



**M E M O R A N D U M**

*Los Angeles World Airports*

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Date: July 31, 2009  
To: Board of Airport Commissioners  
From: Gina Marie Lindsey, Executive Director  
Los Angeles World Airports  
Subject: Completion of Selection Process and Contract Negotiations for Construction Manager at Risk – Bradley Core Improvements PK-TB05

It is my pleasure to inform the Board of Airport Commissioners (BOAC) that Los Angeles World Airports (LAWA) has completed the selection process and negotiated the terms and conditions for a Construction Manager at Risk (CMAR) contract for the proposed Bradley West Core Improvements project. LAWA will be seeking your approval to award a contract to Walsh Austin Joint Venture (Walsh Austin) to provide the proposed Bradley West Core Improvements project. This project is vital to our shared goal to modernize LAX and provide our airline partners and the traveling public with first-class facilities.

Under the proposed CMAR contract, Walsh Austin will perform pre-construction services which include preparation of project procedures and a coordination manual including their staffing plan, organizational structure, construction management methodology and project controls. Other Walsh Austin pre-construction services consist of, but are not limited to, project risk assessment, plan reviews, value engineering and alternative analysis, construction phasing/staging/market resource analysis, cost estimating and budget estimation, claim avoidance and mitigation recommendations, bid reviews and reporting, and constructability reviews and reporting, among others.

In addition to the pre-construction services, this contract will require Walsh Austin to perform construction services including, but not limited to, management, administration, oversight, and supervision of the construction, subcontractors and suppliers, as well as coordination with other contractors and airport operations, and implementation of an effective Quality Control Program that ensures all materials and completed construction conform to contract plans, technical specifications and any other requirements. Authorization to execute the CMAR contract will not provide authorization for the commencement of any construction or construction management work prior to the certification of the Tom Bradley International Terminal Modernization Environmental Impact Report (EIR) and an LAX Plan Compliance approval anticipated for early fall 2009.

This memorandum serves as my formal recommendation to BOAC to award a CMAR contract to Walsh Austin Joint Venture based upon the Request for Proposals approved by BOAC by Resolution 23760 on April 21, 2009. Upon completion of the five-day protest period as detailed in the Request for Proposals, staff will submit a formal agenda item for your consideration.

GML:ew