



M E M O R A N D U M

Los Angeles World Airports

REPORTS
RD OFFICE

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Date: March 25, 2009

To: Board of Airport Commissioners

From: Gina Marie Wyndsey, Executive Director
Los Angeles World Airports

Subject: Completion of Selection Process and Contract Negotiations for Construction
Manager at Risk – Bradley West Gates PK-TB04

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 Gates project. LAWA will be seeking your approval to award a contract to Walsh Austin Joint Venture to provide Pre-Construction Services for the proposed Bradley West Gates 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 for Pre-Construction Services, Walsh Austin will prepare project procedures and 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 include an option, to be exercised by BOAC and the City Council, to perform construction services. Authorization to execute the contract for Pre-Construction Services 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.

This memorandum serves as my formal recommendation to BOAC to award a Pre-Construction Services contract to Walsh Austin Joint Venture based upon the Request for Proposals approved by BOAC by Resolution 23679 on December 15, 2008. 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.

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