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W.E. O’NEIL CONSTRUCTION

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W.E. O’NEIL CONSTRUCTION

Contractor partners with airport to use an innovative building technique at one of the world’s busiest aviation hubs

Welcoming the Olympics & Paralympics

Contractor W.E. O'Neil partners with airport to use an innovative building technique at one of the world's busiest aviation hubs



Rendering of LAX's Midfield Satellite Concourse (MSC) South
(Courtesy Los Angeles World Airports)



W.E. O'Neil Construction

COO
John Finn

VP, PRECONSTRUCTION
Brian Rush

PROJECT EXECUTIVE
Jim Nelson

LOCATION
El Segundo, California

Los Angeles World Airports (LAWA) is making great strides toward completing its multi-billion-dollar and multi-phase Capital Improvement Program (CIP) in anticipation of the 2028 Olympic and Paralympic Games. The CIP is improving the infrastructure of Los Angeles International Airport (LAX) to better accommodate the influx of global visitors. These improvements will enhance the traveling experience for domestic flyers at one of the world's busiest airports. In 2022, LAX welcomed nearly 66 million guests; it anticipates this number will continue to grow.

LAWA recently began sitework on the Midfield Satellite Concourse (MSC) South project, an initiative that is a part of the CIP's second phase. The airport authority is partnering with the local offices of W.E. O'Neil Construction and Woods Bagot, nationally ranked construction and design entities, to bring the vision to life. LAWA, W.E. O'Neil and the project team are expanding the existing concourse, the West Gates at Tom Bradley International Terminal, to increase its operational capacity for the 2026 World Cup, 2028 Olympic and Paralympic Games and general passenger needs for many decades thereafter.



Once the project is complete, MSC South will be a two-story concourse with eight gates that can accommodate the Boeing 737, the Airbus 320 and various other medium-sized aircraft. The project team completed the upfront work this past summer, and W.E. O’Neil has since moved on to the bulk of construction. MSC South has an estimated completion date of 2025—a year that coincides with W.E. O’Neil’s 100-year anniversary.

BUILDING THE EXPANSION OFF-SITE

MSC South sets itself apart from anything LAWA has ever done. It’s the very first LAWA project to use the Offsite Construction and Relocation (OCR) building technique. The project will be built in nine segments constructed a little over a mile away from the final project site, transported across the airfield and fitted together on-site. The OCR technique is both innovative and adaptive, saving public funds and time with a high degree of building control and supervision.

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Aerial view showing location of MSC South. (Courtesy Los Angeles World Airports)

Building off-site allows the project team to accelerate the construction timeline and make it easier to stay on schedule. The OCR technique also reduces disruptions to LAX's ongoing operations. MSC South is an "airport island" bordered by active runways and taxiways on all sides, so the more work that can be done off-site, the better.

"It is a testament to LAWA and the project team's consistent focus on innovation that LAX's new Midfield Satellite Concourse (MSC) South is being delivered with an Offsite Construction and Relocation technique that will enable an accelerated project timeline, save money and be flexible enough to adapt to meet future needs if required," says Justin Erbacci, Chief Executive

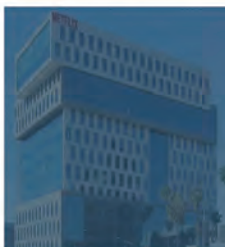


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Proud to be selected as part of the LAWA Midfield Satellite Concourse South project team at LAX.

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Officer at LAWA. “MSC South is original in both the way it is being constructed and in its overall design, which celebrates our transformation while paying tribute to the architectural legacy of our airport.”

“The big savings of this application is time,” says Jim Nelson, Project Executive at W.E. O’Neil.

“We can concurrently build on the airfield all of the underground utilities, the mat foundation—all of that work we can do at the same time that we’re actually building the structures in the corner of the property.”

BUILDING DREAMS AND RELATIONSHIPS

W.E. O’Neil builds more than buildings—it

WOLVERINE FIRE PROTECTION

Congratulations to W.E. O’Neil and their outstanding team of professionals! Wolverine Fire Protection is excited to work together on this innovative and groundbreaking project at LAX. We are proud to partner with such a renowned contractor to complete the fire suppression systems for the MSC South project. As a company who has experienced the trials and tribulations to reach 65 years in the construction industry, we are impressed with the success W.E. O’Neil has seen since 1925. We look forward to kicking off (and partnering) in the next 100+ years of W.E. O’Neil’s success.

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West Gates at LAX's Tom Bradley International Terminal in the foreground with the future MSC South site in the background. (Courtesy Los Angeles World Airports)

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Xcel Mechanical Systems is one of the largest Design-Build mechanical contractors in California and one of the safest in the United States. Our HVAC, Plumbing, Engineering and Construction teams have delivered successful projects on the most prestigious campuses and in some of the most iconic buildings in Southern California. Today, we celebrate having been selected by our distinguished General Contracting Partner W.E. O'Neil Construction to help deliver the new Midfield Satellite Concourse (MSC) South project at Los Angeles International Airport (LAX).



Proof of Performance at LAX

Xcel Mechanical Systems is a certified Local Business Enterprise (LBE) in the City of Los Angeles and has completed more than 50 terminal and airfield projects at LAX as part of the airport's \$15 billion modernization program.

Xcel Mechanical Systems is honored to have been selected by W.E. O'Neil Construction to partner on the Midfield Satellite Concourse (MSC) South project at LAX and the innovative Offsite Construction and Relocation (OCR) method that will be used to deliver it.



LAX Tom Bradley Int'l Terminal APM Interface (Design Build HVAC & Plumbing)



LAX American Airlines Terminal 4.5 APM Interface (Design Assist HVAC)



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ONE OF THE THINGS I'm most proud of is our people."
-John Finn

Concept diagram depicting inspiration drawn from California Modernism that informed the design vocabulary of LAX's MSC South's exterior brise soleil. (Courtesy Los Angeles World Airports)



Light



Structure



Performance

builds dreams and strong, long-lasting relationships. The firm is able to build incredible structures like MSC South by coming together with designers, engineers and architects to create a vision, and the general contractor is honored to bring that vision into reality. According to Chief Operating Officer John Finn, the company couldn't do it without partners.

"We build great relationships—internal and external. We believe in that wholeheartedly. That's how we've become a 100-year-old company," Finn says. "It's leveraging based upon our relationships. Eighty percent of our clients are repeat because we value that relationship. One of the things I'm most proud of is our people. Our people are dedicated to our clients' and our design partners' vision."

The pursuit of great people and partnerships has led W.E. O'Neil to where it is today. This year, W.E. O'Neil moved up to the 95th spot in Engineering News-Record's Top 400 General Con-

tractors. The contracting company will reach its centennial anniversary as a 100-percent employee-owned company with 12 offices across six states, the latest of which are located in Pleasanton and Austin—and it plans to keep growing. A century's worth of growth has prepared W.E. O'Neil to take on amazing projects like MSC South. The concourse is a pivotal milestone for both W.E. O'Neil and LAX. It's one of the many projects that millions of people from around the world will see as they gather for the 2028 Olympic and Paralympic Games. The team at W.E. O'Neil is excited to leave their mark on LAX and be a part of something bigger.

"LAX is making a big push because the Olympics and Paralympics are going to be in L.A. in 2028. There's a People Mover train that's opening in 2024 and many other infrastructure projects coming soon," Finn says. "We're just kind of like a cog in the wheel. But this is an important cog in the wheel and certainly a very innovative way to deliver our project." ■