

REPORT FROM

## OFFICE OF THE CITY ADMINISTRATIVE OFFICER

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Date: April 7, 2026

CAO File No. 0220-05291-1842

Council File No. 15-1207-S8

Council District: 9

To: The Mayor  
The Council

From: Matthew W. Szabo, City Administrative Officer 

Subject: LOS ANGELES CONVENTION CENTER EXPANSION AND MODERNIZATION  
PROJECT - MARCH 2026 STATUS UPDATE

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### RECOMMENDATIONS

That the Council, subject to approval of the Mayor:

1. Authorize the Office of the Controller to transfer \$3,164,416.43 in appropriations between funds and departments as specified in Attachment B for the City staff and administrative expenses for work related to the Los Angeles Convention Center Expansion and Modernization Project;
2. In accordance with Recommendation No. 1 authorize the Controller to reimburse the General Fund within MICLA, upon City Administrative Officer (CAO) approval and receipt of requesting departments' labor services, construction materials, and supply invoices for completed work to include reimbursement for labor services documentation that must contain an hourly breakdown with task descriptions and codes detailing the completed MICLA eligible work, relative to the departmental accounts designated for the following projects; and,
3. Authorize the City Administrative Officer to make technical corrections as necessary to those transactions included in this report to implement Mayor and Council intentions.

### SUMMARY

On September 19, 2025, the Council authorized the Los Angeles Convention Center (LACC) Expansion and Modernization Project (Project). On September 30, 2025, the City entered into a Project Agreement (PA) with AEG Plenary Conventions Los Angeles, LLC (APCLA) to complete the Project (C-202903). Construction on the Project began in October 2025.

This report provides an update on the LACC Project activities that have occurred since the February Project Status Update Report (February Report) released by this Office on March 6, 2026. This report includes a monthly construction update prepared by the Bureau of Engineering (BOE) (Attachment A) for work completed through March 25, 2026. This report also includes an update on City-Retained costs, signage, and local job hiring. Recommendations are

also included to reimburse several departments for City staffing costs (Attachment B). This Office and BOE will continue to provide Project status reports on a monthly basis.

## **DISCUSSION**

### Project Construction

The Monthly Progress Report is an update on Project Construction, including information on key design and construction elements, Project expenditures, a 30-day look ahead, and a key risks and mitigation summary. A summary of key items are discussed below.

### *Project Schedule*

Each month, the Project developer, APCLA provides the City with a schedule update describing construction progress, updates to the baseline Project schedule, details of any Relief Events that have occurred, and identification of any risk issues that could cause disruption to construction and impact the Project's critical path. This schedule is prepared with input from the Project contractor PCL Webcor Joint Venture (PWJV). APCLA's February Schedule Update indicates a nine day delay in meeting the Olympic Readiness milestone date of March 31, 2028, which is a reduction from the 17 days as reported in the December Schedule Update. As reported by this Office in the February Report, this delay is due to additional work undertaken by APCLA on behalf of the Los Angeles Department of Water and Power (LADWP). The City is continuing to review the schedule to determine if the delay could negatively impact the Project. Should there be a validated delay, APCLA is required to propose a Recovery Plan to put the Project back on schedule. Additionally, APCLA and the City are required to work together to make other adjustments to facilitate the use of the LACC for the 2028 Olympic and Paralympic Games (2028 Games) per the terms of the PA.

The Project Agreement (PA) requires APCLA to submit three 2028 Olympic and Paralympic Games (2028 Games) Look-Ahead Reports (Look Ahead Report) prior to the Olympics Readiness Deadline of March 31, 2028. The first Look Ahead Report is due two years before Olympics Readiness on March 31, 2026, with additional reports due 18-months and 12-months before Olympics Readiness. APCLA submitted the first Look Ahead Report on April 3, 2026. The City will review APCLA's submission and will report on any critical findings in a future status update report.

### *Key Risks and Mitigation Measures*

Attachment A references six key risks and describes the mitigation measures that the City team is currently engaged in. Resolution of these items will take ongoing communications between the City, APCLA, PWJV, and other organizations as necessary. This Office and BOE will continue to provide status updates on these items. The Signage - Ordinance Amendment risk item that was identified in the February Report has been removed from this list as the City is working internally to advance the Ordinance. Added to this list is Pico Passage, which is explained in greater detail below.

- **Fire Life Safety Strategy (Formerly Mechanical Test & Inspection Panel (MTIP)):** The existing LACC fire life safety systems will need to be updated and re-certified by various Authorities Having Jurisdiction (AHJs). The Project team continues to work with APCLA and the AHJs to clarify Project requirements, determine responsibilities, solutions, and next steps. The team anticipates that it will take several months to diagnose the issues and create a workplan for updating the existing systems.
- **Signage Cost Overruns:** On February 24, 2026, the City received an updated Design Development (DD) pricing report. The City team believes that the report does not include adequate details and justification for pricing. The City will continue to work with APCLA and the PWJV to resolve issues.
- **Building Management System (BMS):** There are currently two BMS providers with overlapping scopes of work. Compatibility concerns have been identified between the incumbent LACC services provider and the provider contracted by the PWJV. The Project team has determined that the PWJV-contracted provider will complete the remaining work on the BMS. The existing LACC service provider will inventory completed and outstanding tasks so that PWJV can define the required integration scope and pricing.
- **Design Development:** APCLA seeks to accelerate the 90 percent construction drawing (CD) submittal by a month to April 2026. The City team has determined that there are 56 design-solution items requiring delivery dates and resolution comments from the PWJV prior to the submission of CDs. All items must be resolved prior to the next design submissions. The City has exercised its right to extend the Owner Review Period.
- **Unforeseen Conditions on Pico Blvd.:** Utility conflicts and previously unidentified utilities have been identified along Pico Blvd., including an existing storm drain and a new LADWP duct bank. These conflicts require a permanent conduit-relocation corridor along the Westbound side of Pico Blvd. The Project team meets regularly to advance design, logistics, and field sequencing to resolve and reconfigure the utility routing.
- **Pico Passage:** The covered segment of Pico Blvd. is subject to fire-life safety construction requirements in accordance with National Fire Protection Association (NFPA) standards. As the 50 percent Construction Design submittal did not satisfy NFPA requirements, an alternate design solution is necessary. The Project team is currently coordinating with AHJs to review a proposed solution, which includes the installation of height restriction barriers to prevent larger vehicles from entering the passage. To date, the AHJs have issued “tentative approval” for this alternate design approach and remain in discussion on resolution of this item.

Project Costs

The Project remains within budget. Below is a breakdown of the Project costs and payments which have been processed.

<b>LACC Project Expenditures as of March 25, 2026 (in millions)</b>		
	<b>Planned</b>	<b>Paid</b>
Base Scope <sup>1</sup>	\$1,606.6	\$131.8
Developer Fee	35.0	5.0
Allowances <sup>1</sup>	345.2	5.8
City Retained Costs	552.6	0.5
<b>Total</b>	<b>\$2,539.4</b>	<b>\$143.1</b>
<i>1 - In the September 19, 2025 report released by this Office, these costs were included in Design and Construction Costs totaling \$1,952 million.</i>		

*Base Scope and Developer Fee*

Base Scope Project costs have been paid to APCLA for work completed through December 2025. Subsequent to March 25, 2026, the January 2026 payment was processed. The February 2026 invoice is under City review. The \$5 million Developer Fee payable to APCLA within the first monthly progress payment was completed.

*Allowances*

Allowance items reflect scope areas within the Project which were complex and not sufficiently developed to include in the Project price. Allowance Orders are processed based on negotiated estimates for specific phases of work. Invoicing for the negotiated work is processed subsequent to the work being completed. The Project includes four allowance items required under the PA; Digital Signage (\$147.6 million), Los Angeles Department of Water and Power (LADWP) Bond St. Network Station (\$69.5 million), LADWP Service Adjustments (\$87.1 million), and Kitchen and Food Service (\$41.0 million). As of March 25, 2026, \$58 million in various allowance orders have been executed. A total of \$5.8 million has been paid for LADWP Service Adjustments.

*City Retained Costs*

City-Retained Costs include funding for unforeseen contingencies, claims, and scope modifications, as well as consultant services, Furniture, Fixtures, and Equipment (FF&E), and the City's Public Art Program, in addition to City staff and administrative expenses. These expenditures are anticipated to occur throughout the duration of the construction period. The Project team remains focused on finalizing procedures for the disbursement of contract payments within City financial systems and expects to process further consultant payments and staffing cost reimbursements prior to the fiscal year end. Key active City-Retained costs are highlighted below:

- **Unforeseen contingencies, claims and scope changes:** As of March 25, 2026, the City has received 11 Notices of Relief Events for various construction related items and two Relief Event Claims related to the LACC's existing building systems. All Notices and Claims are still open and are under review by the City. The outcome of these Notices and Claims will be provided in a future update.

- City Staff and Administrative Costs:** A total of 33 positions were approved for this Project in the 2025-26 Budget and the Council action in September 2025 for BOE (13 positions), Bureau of Contract Administration (11 positions), Board of Public Works, Office of Accounting (six positions), the Los Angeles Fire Department (two positions), and the CAO (one position). Of the approved positions three are vacant; two in BOE and one in the CAO.

This report includes recommendations to transfer appropriations totaling \$3,164,416.43 within the MICLA LACC Construction Fund to reimburse BOE, Bureau of Public Works Construction Administration, Bureau of Public Works, and Department of City Planning for salaries and administrative costs.

Signage

Pursuant to the terms of the PA, the City is required to negotiate exclusively with Anschutz Entertainment Group (AEG) for a one-year period regarding the management of the two digital signs facing the freeway. On March 10, 2026, this Office met with AEG to initiate these negotiations and presented the City’s proposed terms for managing these signs. The City is continuing to further develop these terms to ensure that the management structure remains compliant with guidelines for tax-exempt bond-financed capital improvements and will provide AEG with additional guidance in early April. We anticipate that AEG will submit a response to the City’s proposal in late May.

Bond Financing Update

This Office has formed the financing team consisting primarily of the municipal advisor, underwriters, and bond and disclosure counsels through various qualified lists (C.F. 23-0540, 22-0248, and 22-0195) to begin the preparation of the second planned bond issuance in the amount of approximately \$1.8 billion to finance the remaining Project costs. This Office expects to release a report seeking bond issuance authorization in late July 2026. The bond sale and closing are expected to occur in October 2026.

Local Job Hiring

The Bureau of Contract Administration's Office of Contract Compliance monitors for compliance with the Department of Public Works Project Labor Agreement (DPW-PLA). Attachment A includes additional details on the Project workforce. Below is an update on Targeted Hiring Hours as of March 25, 2026.

	Target	Actual	Variance
Local Hire Hours	30%	36%	6%
Transitional Worker Hours	10%	6%	(4%)
Local Apprentice Hours	50%	43%	(7%)

## **FISCAL IMPACT STATEMENT**

The recommendations stated in this report include transfers in appropriations and authorized reimbursements for expenditures totaling \$3,164,416.43. Sufficient funds exist within the Municipal Improvement Corporation of Los Angeles (MICLA) Lease Revenue Bonds, Series 2025 (LACC) Construction Fund No. 27M to support the Project expenditures through October 2026. The anticipated second bond sale in October 2026 will support the remaining Project expenditures through project completion.

*MWS:BC:MFC:09260153*

Attachment A (Monthly Progress Update from the Bureau of Engineering and Bureau of Contract Administration)  
Attachment B (Transfer Instructions)

# Monthly Progress Update

## LA Convention Center Modernization & Expansion Project

March 25, 2026

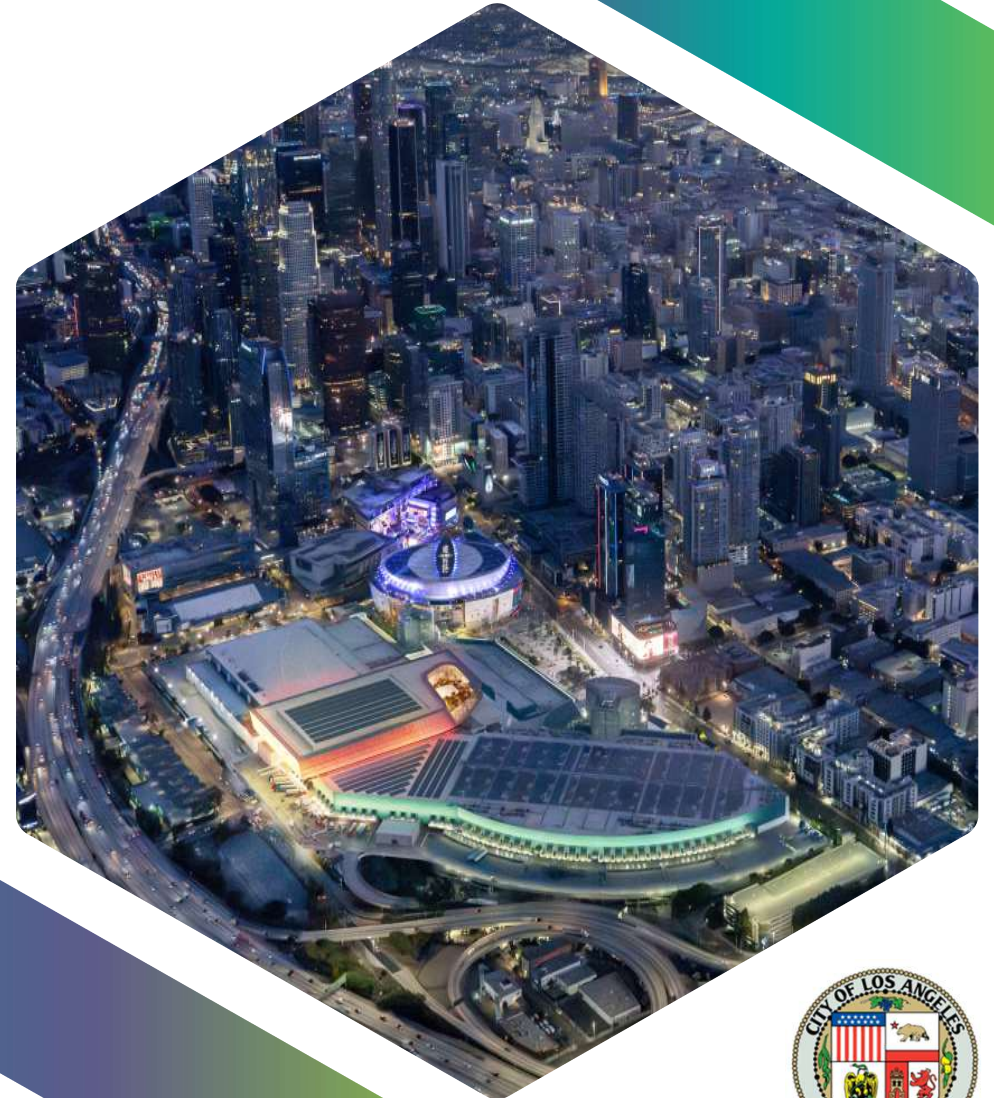
Prepared by:

City of Los Angeles Bureau of Engineering  
and Bureau of Contract Administration

**ENGINEERING**



CITY OF LOS ANGELES



# Agenda

- Project Highlights
- Executive Dashboards
- Financial Performance
- Key Activity Schedule
- Project Labor Agreement Progress on Targeted Hiring Hours Requirements
- Business Inclusion Program: Pledged Subcontractor Participation Progress
- Last 4 Weeks Ending 3/6/2026
- 30-Day Lookahead
- Key Risk Topics and Mitigation Summary



# Project Highlights

## WORKFORCE HIRING FAIR

March 5th at The Los Angeles Convention Center West Hall Concourse Hall  
Doors Open 9:00AM | Program 10:00AM | Open Networking 11:00AM  
Refreshments provided | FREE Parking with registration at 1201 South Figueroa Street



**NO CONSTRUCTION EXPERIENCE**



**LOCAL UNION CRAFTWORKERS**



**SOME CONSTRUCTION EXPERIENCE**



**PRE-APPRENTICESHIP MC3 GRADUATES**

*This event is inclusive of all construction experience levels!*



*Job Fair – March 5, 2026*



*Project Team BBQ - March 3, 2026*

# Project Highlights



*Temporary South Hall Ramp – March 6, 2026*



*Concourse Exterior Façade Demolition – March 6, 2026*

# Project Highlights



*South Hall Truss – March 6, 2026*



*Build Out of Staff Offices at Convention Center*

# Executive Dashboards – Last 4 Weeks Ending 3/6/2026

On Track **OVERALL STATUS**
On Track **SPEND**
Watch **SCHEDULE**

Olympic Readiness Deadline	3/31/2028
Exclusive-Use Period	6/1/2028 – 9/30/2028
Substantial Completion Deadline	2/9/2029

Schedule Dashboard	
Relief Event Delay Allowance	20 of 20 days remaining
Adverse Weather Day Float	24 of 28 days remaining
Total Float (Shared)	0 days to date
<b>Total Schedule Impacts</b>	<b>-9 days*</b>
Next Milestone	Piles Start 04/16/2026

- 3/19 Coordination meeting with Mayor’s Office, Developer, BOE, and AHJ aligned on phased permitting strategy for Fire Life Safety (FLS) and smoke-control system approvals to protect Olympics Readiness
- APCLA is expected to share a detailed phased permitting strategy and execution timeline for review/approval by LADBS/LAFD by early week of 3/30.
- Team continues to coordinate with APCLA/PWJV and AHJs on FLS issues to advance new-building approvals concurrent with existing smoke-control remediation.
- Current critical permits include Pico Hall Early Foundations (pending final AHJ clearances) and Fire Command Center / Network Station, for which Core & Shell permits have been received and follow-on approvals are underway.

Project Budget (\$ million)	
Base Scope	\$1,606.55
Authorized Allowance Budget	\$345.19
Developer Fee	\$35.0
Design and Site Due Diligence Cost	\$1.98
Entitlement Cost	\$0.75
<b>Firm Fixed Price (FFP) Total</b>	<b>\$1989.47</b>
Authorized Contingency Budget	\$292.76
<b>Total Authorized Budget</b>	<b>\$2282.23</b>

Allowance Order Snapshot (\$ million)			
Type	Total No Issued	Executed Amount	Allowance Budget %
Allowances	4	\$58.0	16.8%

Contingency Snapshot (\$ million)			
Type	Total No Issued	Executed Amount	Percent of FFP Total
Contingency (claims)	0	0	0%
Contingency (scope change)	0	0	0%
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0%</b>



# Financial Performance

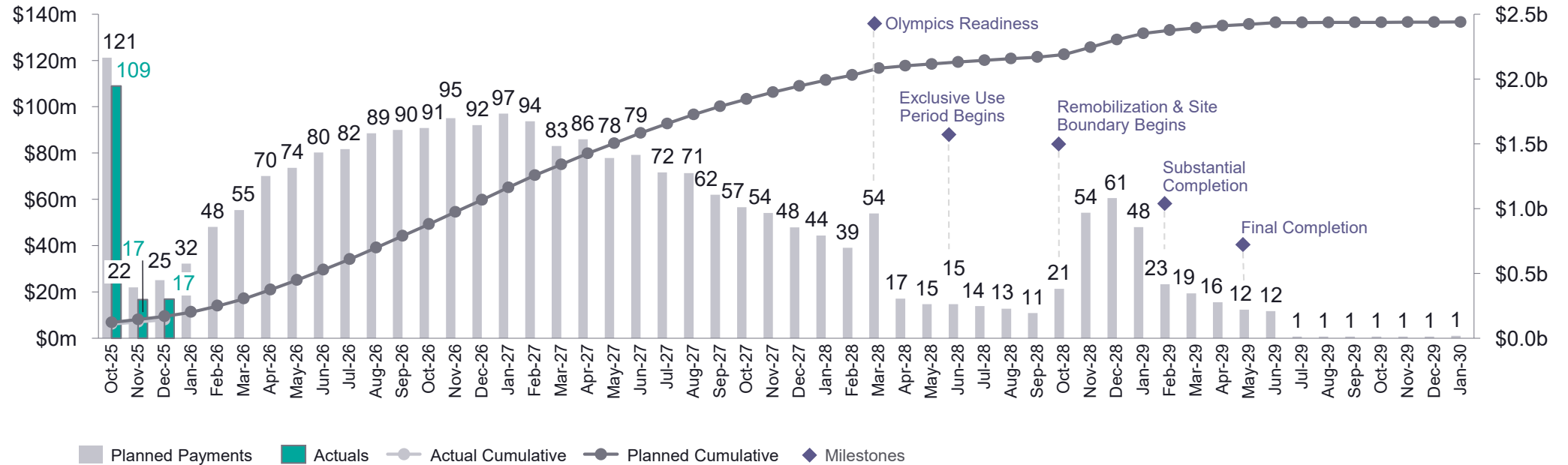
## Financial Performance

- Oct to Dec 2025 invoices paid to date
- Jan and Feb 2026 invoices under review
- Avg time to process payment = **8 days**

## Major Milestones

- Olympics Readiness 03/31/28
- Exclusive Use Period 06/01/28 - 9/30/28
- Remobilization & Site Boundary 10/01/28 - 10/20/28
- Substantial Completion 02/09/29
- Final Completion 5/11/29

Full Project Actual and Planned Payments



2025-26 Actual and Planned Payments

Year Quarter	2025			2026											
	Q4			Q1			Q2			Q3			Q4		
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
<b>Planned Paid</b>	\$121.2m	\$22.0m	\$25.1m	\$32.2m	\$48.1m	\$55.4m	\$70.1m	\$73.6m	\$80.2m	\$81.7m	\$88.5m	\$90.0m	\$90.8m	\$95.1m	\$92.1m
<b>Actual Value of Work Performed*</b>	\$109.0m	\$16.7m	\$16.9m	-	-	-	-	-	-	-	-	-	-	-	-
<b>Planned Cumm</b>	\$121.2m	\$143.2m	\$168.3m	\$200.5m	\$248.6m	\$304.0m	\$374.1m	\$447.6m	\$527.8m	\$609.5m	\$698.0m	\$788.0m	\$878.8m	\$973.9m	\$1065.9m
<b>Actual Cumm Value of WP</b>	\$109.0m	\$125.7m	\$142.6m	-	-	-	-	-	-	-	-	-	-	-	-

\*Actual Value of Work Performed excludes Developer Cost Reimbursement of \$2.73m paid out through Commercial Paper and includes retention  
Source: LACC Project Financials (BCA/BOE approved final payments)

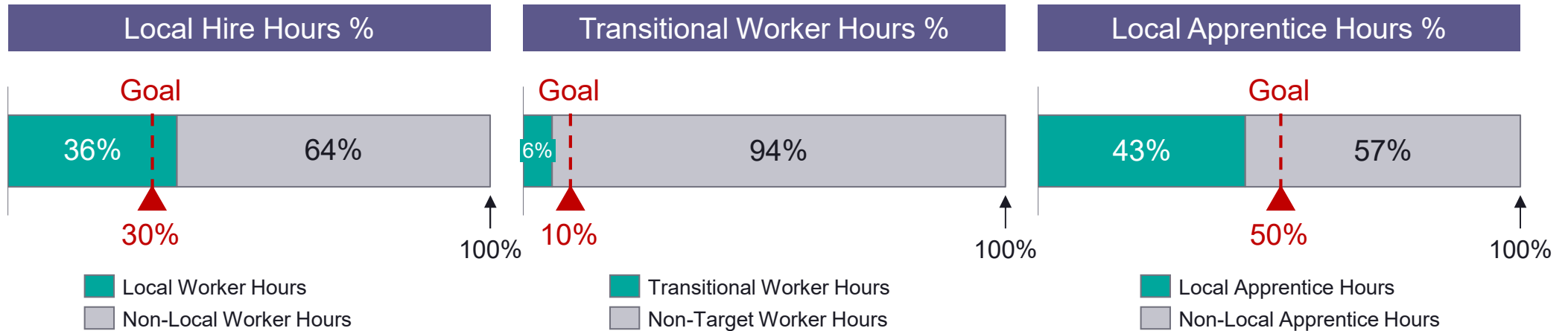




# Project Labor Agreement Progress on Targeted Hiring Hours Requirements

## LACC Workforce at a Glance

- 30 Verified Contractors
- 118,783 Construction Work Hours
- 393 Certified Payrolls
- 501 Total Workers
- 159 Local Workers (32%)
- 83 Apprentices
- 35 Local Apprentices (42%)
- 17 First Period Apprentices
- 11 First Period Local Apprentices
- 38 Transitional Workers (8%)



## Targeted Hiring Hours Achieved by Month

Month	Total Hours	Local Worker Hours	Local Worker % (30% Required)	Transitional Worker Hours	Transitional Worker % (10% Required)	Total Apprentice Hours	Local Apprentice Hours	Local Apprentice % (50% Required)
<b>August 2025</b>	11	0	0%	0	0%	0	0	0%
<b>September 2025</b>	72	8	11%	0	0%	8	0	0%
<b>October 2025</b>	5,858.30	1,362.80	23%	96	2%	1,122.50	465.00	41%
<b>November 2025</b>	11,659.50	3,849.50	33%	313.50	3%	2,165.50	747.50	35%
<b>December 2025</b>	24,444.75	8,340.50	34%	1,227.50	5%	3,742.00	1,798.00	48%
<b>January 2026</b>	30,475.00	11,285.50	37%	1,922.50	6%	4,960.00	2,190.50	44%
<b>February 2026</b>	31,321.50	11,639.00	37%	2,161.00	7%	5,365.50	2,125.00	40%
<b>March 2026</b>	14,941.00	5,970.00	40%	922.50	6%	2,757.00	1,380.50	50%
<b>TOTAL</b>	<b>118,783.05</b>	<b>42,455.30</b>	<b>36%</b>	<b>6,643.00</b>	<b>6%</b>	<b>20,120.50</b>	<b>8,706.50</b>	<b>43%</b>



# Business Inclusion Program: Pledged Subcontractor Participation Progress

Business Type	Anticipated <sup>1</sup>		Pledged <sup>2</sup>		Verified <sup>3</sup>		Achieved <sup>4</sup>	
	Amount	%	Amount	%	Amount	%	Amount	%
Minority Business Enterprise (MBE)	\$425.7m	18%	\$10.9m	0.46%	\$0.6m	0.03%	\$0.00	0%
Women Business Enterprise (WBE)	\$94.6m	4%	\$4.8m	0.20%	\$0.8m	0.03%	\$0.00	0%
Small Business Enterprise (SBE)	\$591.3m	25%	\$20.8m	0.88%	\$14.9m	0.63%	\$1.2m	0.05%
Disabled Veteran Business Enterprise (DVBE)	\$70.9m	3%	\$5.9m	0.25%	\$0.00	0%	\$0.00	0%
Local Business Enterprise (LBE)	\$473m	20%	\$499.3m	21.11%	\$489.2m	20.68%	\$8.6m	0.37%
Emerging Business Enterprise (EBE)	\$70.9m	3%	\$3.9m	0.17%	\$1.9m	0.08%	\$0.00	0%
Other Business Enterprise (OBE)			\$584.1m	24.70%	\$534.2m	22.59%	\$1.4m	

1. Anticipated dollar amounts based on APCLA awarded value

2. Pledged amounts derived from Schedule A forms

3. Calculations are based ONLY on approved subcontractors. These figures may drop if PWJV and their subcontractors fail to update Schedule A's, as some approved subcontractors are missing."

4. Verified amounts listed in Schedule B. May exclude amounts for subcontractors not listed in PWJV or PWJV subcontractor Schedule A forms and subject to change.

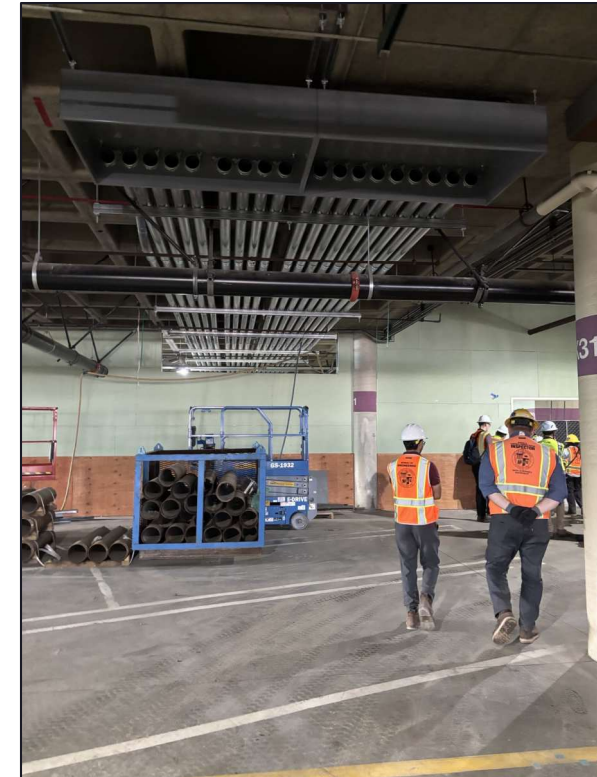


## Last 4 Weeks Ending 3/6/2026 (1/5)

### Key Accomplishments

#### Fire and Life Safety (FLS) / Mechanical, Electrical, Plumbing (MEP)

- Identified an alternative Pico Passage design solution “tentatively accepted” by LAFD supporting Early Foundations permit approval.
- Continued LAFD/LADBS coordination on Rational Analysis, MTIP, REG-4 requirements, recurring integration meetings.
- Advanced REG-4 deficiency identification and alignment on responsible execution teams.
- Identified alternative solution for the West Hall emergency generators to replace existing with new larger generator.
- Continued coordination on Pico Passage roadway/tunnel classification and documentation.



*West Hall temporary power conduit feeders for new generator set*

## Last 4 Weeks Ending 3/6/2026 (2/5)

### Key Accomplishments

#### Construction/DWP Coordination

- Active DWP field work continued (vaults, duct banks, conduit coordination, cable pulling, outage coordination).
- Identified utility conflict with storm drain and new DWP duct bank, which requires alternative reconfiguration / solution. PWJV to develop a temporary bypass system/plan to support interim storm drain operations.
- Continued February concourse/elevator-tower demolition to clear work area to maintain progress toward foundations and grading.
- DWP/PWJV determined most feasible permanent corridor for DWP conduit relocation along Pico Blvd. between Figueroa and LA Live. This corridor is the westbound side of Pico Blvd., between the storm drain and water line.
- LACC Line Extension – Circuits #1-3 100% Drawing submitted under two U-Permits for BOE review.



*DWP field coordination along Pico Blvd. to support utility relocation & construction activities.*

# Last 4 Weeks Ending 3/6/2026 (3/5)

## Key Accomplishments

### Design Development (DD)

- City SME review of 50% CD and 100% DD packages, resolving priority gaps; coordinating comment responses w/PWJV/BOE/CTD.
- Completed and circulated Gaps Analyses to highlight design omissions and required follow-up actions.
- Maintained recurring design alignment meetings (BMS, LV, Pico Passage, FF&E, Systems Integration) to coordinate.
- Advanced Design Management deliverables in PMP, including RFI workflows and design-related governance materials.



*Pico Passage Pedestrian Ramp*

## Last 4 Weeks Ending 3/6/2026 (4/5)

### Key Accomplishments

#### Signage

- Completed SME comment consolidation for 100% DD and advanced Gaps Analysis across DD and Expansion packages.
- Reviewed Pricing & Constructability report and final comments being consolidated.
- Aligned with City and SMEs on LED signage procurement strategy; next step is kickoff with APCLA/PWJV.



*Existing arena conditions informing DD-level signage coordination and procurement strategy.*

# Last 4 Weeks Ending 3/6/2026 (5/5)

## Key Accomplishments

### Permitting

- Advanced permitting progress on Early Foundations, FCC, Network Station.
- Two April permits identified (West Hall Non-Ductile Concrete, Pico Hall Emergency Standby System).
- Early Foundations permit path cleared following “tentative approval” of alternative design solution.
- Current critical permits are Pico Hall: Early Foundation, Fire Command Center – New FCC Room & Generator Room, Network Station



*Site conditions supporting Early Foundations and critical permitting progress.*

# 30-Day Lookahead - March 2026 (1/3)

## Project Management & Technical Updates

### FLS Systems / Mechanical, Electrical, Plumbing

- Investigatory field studies and development of rational analysis to inform FLS solution.
- Ongoing review meetings with APCLA, AHJs, and BOE on design approach.

### Construction Progress

- PWJV will execute the next sequence of South and West Hall construction activities, including continued make-ready work, ramp modifications, and concourse/construction interface work to maintain progress toward foundations and grading.
- Team will use updated lookahead schedules to coordinate night-time and daytime work windows, ensuring safe access for LACC operations and minimizing conflicts with DWP and other field activities.

### DWP Coordination

- PWJV subcontractor to continue trenching and duct bank work along Pico in support of the industrial station alterations set out in Appendix 18D.
- Coordinating cutovers / outages with LACC Operations, APCLA/PWJV, and DWP.
- DWP relocation work is trending toward substantial completion by the end of the week, target date is (3/13).



## 30-Day Lookahead - March 2026 (2/3)

### Project Management & Technical Updates

#### Design Progress

- City Technical Team will issue full suite of design review comments for the 50% CD Expansion and 100% DD Digital Signage packages. Specific design comment resolution workshops will be organized to identify solutions and close gaps.
- SMEs will align with PWJV and BOE/CTD on disposition of open design comments in key areas (Pico Passage, FLS/MEP integration, BMS, signage, and systems interfaces)

#### Permitting

- Continued coordination with APCLA/PWJV, AHJs, and BOE to secure key outstanding permits. Priority upcoming permits include the Early Foundations, DWP Network Station, and Fire Command Center (FCC).



# 30-Day Lookahead - March 2026 (3/3)

## Change Management, Finance & Signage Updates

### Change Management

- Continue refinement of Allowance Order processes.
- Continue to resolve Relief Event Claims #001 & #002 - Discovery of Latent Defects – Fire Life Safety Systems at LACC Campus & Discovery of Latent Defects – Mechanical Test Inspection Panel.
- Review Relief Event Notices #003 – #006.

### Finance







- Supporting City on progress payment invoice review process.
- Continued CAO support on City Costs & General Fund impact tracker.

### Signage

- Advance the signage workstream through scheduled design workshops and City/SME alignment to close out outstanding design concerns and gaps on the 100% DD Package.
- Conduct a 100% DD pricing review workshop to address and resolve City/SME comments and align on key cost-drivers.
- Initiate procurement discussions with APCLA/PWJV to align on LED signage procurement process, strategy, and decision-making.



# Key Risk Topics and Mitigation Summary

Risk Topics	Description	Trend	Mitigation
<b>Fire Life Safety Strategy</b>	Design, approval, and construction affected by existing Fire Life Safety systems REG 4 deficiencies within smoke control, fire alarm, sprinkler, and mechanical. Will require verification and re-certification.		City issues Directive Letter to APCLA/PWJV, requesting that they develop a new Rational Analysis that incorporates the entire building. Ongoing meetings with AHJ, BOE, and PWJV/APCLA to determine responsibilities, potential solutions, and next steps.
<b>Pico Passage</b>	PWJV differed from City view that covered section of Pico Passage meets the NFPA definition of a tunnel and thus subject to certain fire-safe construction design regulations. The 50% CD did not satisfy NFPA 502 requirements and thus not accepted by LAFD, putting early foundations permit approval at risk, and requiring alternate designs to prevent delays		Coordination meetings with LAFD and LADBS to review new proposed solution, which includes limiting larger vehicles from entering Pico Passage using a height-restriction barrier. AHJ has provided “tentative approval” for alternate design but there are additional details to be resolved.
<b>Signage – Cost Overrun</b>	Material cost-overrun risk; with current estimates (SD Phase) indicating the total program may exceed its signage allowance by \$9.9M+, and risk-weighted analyses suggesting a potential additional \$20M exposure, resulting in a total projected overrun of up to ~\$30M.		PWJV’s DD-phase Pricing Report received on 2/24. Based on initial SME review and feedback, the report does not include adequate details and justification for pricing. City feedback to be shared with APCLA/PWJV and further discussions to resolve issues and align on expectations.
<b>Building Management System (BMS)</b>	There are two BMS providers with overlapping scope, and Siemens cannot proceed with integration until PWJV receives a full accounting of all work JCI has completed and what remains, to develop pricing and an integration plan.		The City has requested JCI’s detailed status of completed and remaining work so PWJV and Siemens can define required integration scope and pricing, and BOE will follow the PA Change Order Process to align all parties on the requested additional scope. Ongoing coordination sessions continue.
<b>Design Development</b>	PWJV is seeking to bring forward the 90% Construction Document (CD) submittal by one month to 04/02/26. This reduction in time could result in comments that will not get incorporated into the 90% CD.		Gap Analysis identified 56 design-solution items requiring delivery dates and resolution commitments from PWJV. All items must be resolved prior to the next design submissions. City exercised right to extended Owner Review Period. Ongoing meetings are being used to drive timely responses.
<b>Unforeseen conditions on Pico Blvd</b>	Utility conflicts along Pico Blvd., including an existing storm drain and new DWP duct bank, require a permanent conduit-relocation corridor along the westbound side of Pico Blvd.		Revised utility routing, including storm-drain reroute beneath the duct bank and associated DWP conduit realignment. Weekly coordination is advancing detailed design, trenching logistics, and field sequencing.






  
 High positive impact    ...    High negative impact



# QUESTIONS



Attachment B

LACC Appropriations Transfers

<b>TRANSFER FROM</b>		<b>TRANSFER TO</b>	
<b>FUND/ACCOUNT</b>	<b>AMOUNT</b>	<b>FUND/ACCOUNT</b>	<b>AMOUNT</b>
<u>Fund 27M/50, MICLA Lease Rev Bond Series 2025 (LACC) Construction Fund</u>		<u>Fund 100/78, Public Works - Bureau of Engineering</u>	
50CTBD, Bureau of Engineering Salaries	\$ 1,411,417.05	001010, Salaries General	\$ 1,017,324.98
50CTBD, Bureau of Contract (BCA) Administration Salaries	\$ 1,241,691.60	<u>Fund 100/78, Public Works - Bureau of Engineering</u>	
50CTBD, BCA Overtime and Expense	\$ 56,872.02	RSC 5361, Related Costs Reimbursement	\$ 394,092.07
50CTBD, Board of Public Works (BPW) Salaries	\$ 424,887.90	<u>Fund 100/76, Public Works - Bureau of Contract Administration</u>	
50CTBD, BPW Overtime and Expense	\$ 11,405.05	001010, Salaries General	\$ 855,159.60
50CCLC, City Retained Costs	\$ 18,142.81	001090, Overtime General	\$ 34,561.65
		003310, Transportation	\$ 8,570.64
		006010, Office & Administrative	\$ 12,763.82
		006020, Operating Expenses	\$ 975.91
		Subtotal	\$ 912,031.62
		<u>Fund 100/76, Public Works - Bureau of Contract Administration</u>	
		RSC 5361, Related Costs Reimbursement	\$ 386,532.00
		<u>Fund 100/74, Board of Public Works</u>	
		001010, Salaries General	\$ 284,415.22
		006010, Office & Administrative	\$ 11,405.05
		Subtotal	\$ 295,820.27
		<u>Fund 100/74, Board of Public Works</u>	
		RSC 5361, Related Costs Reimbursement	\$ 140,472.68
		<u>Fund 100/68, City Planning</u>	
		RSC 5693, Direct Labor	\$ 12,227.26
		RSC 5361, Related Costs Reimbursement	\$ 5,915.55
		Subtotal	\$ 18,142.81
		<b>Total</b>	<b>\$ 3,164,416.43</b>