

**REPORT FROM**

## **OFFICE OF THE CITY ADMINISTRATIVE OFFICER**

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Date: June 9, 2026

CAO File No. 0220-05291-1874

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 - MAY 2026 STATUS UPDATE

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### **RECOMMENDATION**

To note and file this report.

### **SUMMARY**

This report provides an update on the Los Angeles Convention Center (LACC) Expansion and Modernization Project (Project) activities that have occurred since the April Project Status Update Report (April Report) released by this Office on May 13, 2026. This May Status Update Report (May Report) includes a monthly construction update prepared by the Bureau of Engineering (BOE) for work completed through May 1, 2026 (Attachment A). The May Report also includes an update on City-Retained costs, signage, and local job hiring. The next report that this Office provides related to the Project will be the release of a report seeking bond issuance authorization of approximately \$1.8 billion in late July 2026. BOE will continue to provide updates on the Project to the Board of Public Works on a monthly basis. Subsequent to the release of the bond issuance report, this office will resume monthly status updates.

As further detailed in Attachment A, the overall Project status remains on track. The Project expenditures are also on track and anticipated to remain within the approved budget. In Attachment A, the schedule status is shown as being on track, which is a confirmation of the anticipated remediation of the nine-day delay reported in the April Report.

### **DISCUSSION**

#### Project Construction

BOE reviews information on key design and construction elements, a 30-day look ahead, and a key risks and mitigation summary that is submitted by APCLA. Information provided includes a schedule update describing construction progress, details of any Relief Events or Claims 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 by the Project contractor, PCL Webcor Joint Venture (PWJV) and reviewed for compliance and coordination by BOE.

### *Project Schedule*

APCLA indicates that the Project is on track to meet the Olympics Readiness date of March 31, 2028. Key tasks, including site demolition and early works to facilitate LACC operations are complete, including the construction of temporary ramps, egress, and walls. Attachment A reports that the next key activity is the commencement of foundation work at the West Hall which is anticipated to be achieved in June 2026. The next key activity is the completion of all pile and foundation work for the LACC Expansion building which is scheduled to be completed in July 2026.

### *Key Risks and Mitigation Measures*

The following Key Risks and Mitigation strategies remain consistent with those outlined in the April Report. Further details regarding these risks are provided in Attachment A. BOE is actively working to mitigate these concerns, which will continue to be evaluated and managed throughout the construction phase.

- **Fire Life Safety (FLS) Strategy:** The existing fire life safety (FLS) systems at the LACC require updates and re-certification per the relevant Authorities Having Jurisdiction (AHJs) prior to the completion of the Project. The City and APCLA have agreed to a phased permitting strategy to ensure the Olympic Readiness milestone is achieved. On March 9, 2026 BOE issued a Directive Letter requesting APCLA to complete a Rational Analysis intended to meet the LAFD requirements for this permit. The Rational Analysis assesses the existing system issues, develops a workplan and will propose a smoke control strategy and quantify project costs. The APCLA is performing the Rational Analysis and resolution is anticipated in late 2026.
- **Signage Cost Overruns:** The projected signage costs remain at approximately \$30 million over the allowance budget, per the 50 percent construction drawings received in April 2026. The PWJV and BOE continue to review pricing to address cost overruns. Currently, the PWJV is bidding components of the signage construction, which will inform the cost estimates.
- **Building Management System (BMS):** Ongoing coordination sessions continue to occur regarding the BMS integration plan to define the potential scope additions and determine if there are any pricing impacts.
- **Design Development:** The PWJV and City team continues to meet to resolve outstanding design comments ahead of the 100 percent Construction Document submittal in mid-June, which precedes anticipated Building Permit issuance in July 2026. The resolution of these outstanding comments is important to ensure that they're captured in the Project design in order to maintain the Project schedule and budget.
- **Unforeseen Conditions on Pico Blvd.:** Utility conflicts, including an existing storm drain and new LADWP duct bank, have been identified along Pico Blvd. that APCLA indicate were not identified by previous ground penetrating radar surveys or in as-builts documents. The PWJV has revised drawings related to a storm drain reroute beneath the path of

LADWP utilities in the area. LADWP, BOE, and APCLA continue to review and approve the realignment and merit.

- Pico Passage: APCLA, BOE, and LAFD continue to meet to discuss APCLA’s approach to addressing LAFD’s comments on the alternate design to the covered segment of Pico Blvd. It is anticipated that a solution which addresses the comments will be needed in order to issue the Building Permit in July 2026.

Project Costs

The Project remains within budget. Since the April Report, Project costs of \$218.1 million have been expended.

<b>LACC Project Expenditures as of May 22, 2026 (in millions)</b>				
	<b>Total Planned</b>	<b>April Report</b>	<b>Change</b>	<b>May Report</b>
Base Scope <sup>1</sup>	\$1,606.6	\$172.8	\$26.0	\$198.8
Developer Fee	35.0	5.0	-	5.0
Allowances <sup>1</sup>	345.2	10.5	1.5	12.0
City Retained Costs	552.6	0.5	1.8	2.3
<b>Total</b>	<b>\$2,539.4</b>	<b>\$188.8</b>	<b>\$29.3</b>	<b>\$218.1</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. These amounts include funds that are held in retention.</i>				

*Base Scope and Developer Fee*

Base Scope expenditures totaling \$198.8 million have been approved for work completed through May 22, 2026. The APCLA Project invoice for April 2026 is under review and payment is anticipated in June.

*Allowances*

Allowance items reflect scope areas within the Project which were complex and not sufficiently developed to include in the Project price. The Project includes four allowance items required under the Project Agreement (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).

Specific phases of work are managed via Allowance Orders, which utilize negotiated estimates and are reconciled when budget and schedule proposed by APCLA are accepted by BOE. Payments for this work are issued following completion of all or portions of the total scope for an Allowance. As of May 22, 2026, \$58 million in allowance orders have been authorized with \$12.0 million in payments distributed to date; \$3.4 million for Digital Signage, \$0.9 million for the LADWP Bond St. Network Station, and \$7.7 million 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 expects to process several 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: No expenditures have occurred. Per the terms of the PA, APCLA is required to provide a Relief Event Notice within 14 days of becoming aware of a Relief Event. Following the submission of a Relief Event Notice, the City maintains the right to request additional documentation as necessary, which the Developer is obligated to furnish to facilitate further review. The Relief Event Notice may advance to a Relief Event Claim if APCLA alleges entitlement to cost or schedule. The PA includes timelines intended to expedite the resolution of the Relief Event Notice or Claim, though this period may be adjusted if the parties are actively discussing remediation strategies.

As of May 1, 2026, 16 Notices of Relief Events have been filed; eight of which have become Relief Event Claims. Three of the Relief Event Claims are related to the LACC's Fire Life Safety systems, which is discussed in the Key Risks and Mitigation Measures section of this report. Four of the Relief Event Claims are related to Utility Information, and one is related to Hazardous Materials. The outcome of these claims is still pending further documentation by APCLA.

- 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. These positions are included in the 2026-27 Proposed Budget. Authorizations include positions within BOE (13 positions), Bureau of Contract Administration (11 positions), Board of Public Works, Office of Accounting (OOA, 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.

#### Digital Signage Commercial Program

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. The City has shared with AEG its proposed terms for managing these signs and anticipates a response in summer 2026.

Concurrent to these negotiations, the City issued a Request for Information (RFI) on May 19, 2026 via the Regional Alliance Marketplace for Procurement (RAMP) to conduct market research regarding the implementation of the City's digital signage program at the LACC. Responses to this RFI may assist the City in shaping the scope of the media sales manager role and the commercial terms. Responses are due June 15, 2026.

Bond Financing Update

There are no substantive updates for the month of May 2026 related to the bond financing. As stated in the April Update, this Office expects to release a report seeking bond issuance authorization of approximately \$1.8 billion 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 information on progress related to Targeted Hiring Hours as of May 4, 2026. This information is updated from the information presented in Attachment A.

<b>Project Labor Agreement Progress as of May 4, 2026</b>				
	<b>DPW-PLA Requirement</b>	<b>February</b>	<b>March</b>	<b>April</b>
Local Hire Hours	30%	35%	36%	35%
Transitional Worker Hours	10%	5%	6%	7%
Local Apprentice Hours	50%	44%	43%	45%

**FISCAL IMPACT STATEMENT**

As this report is a note and file, there is no additional General Fund impact. 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 completion.

MWS: BC:MFC:09260186

Attachment A

# Monthly Progress Update

## LA Convention Center Modernization & Expansion Project

May 20, 2026

Prepared by:

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

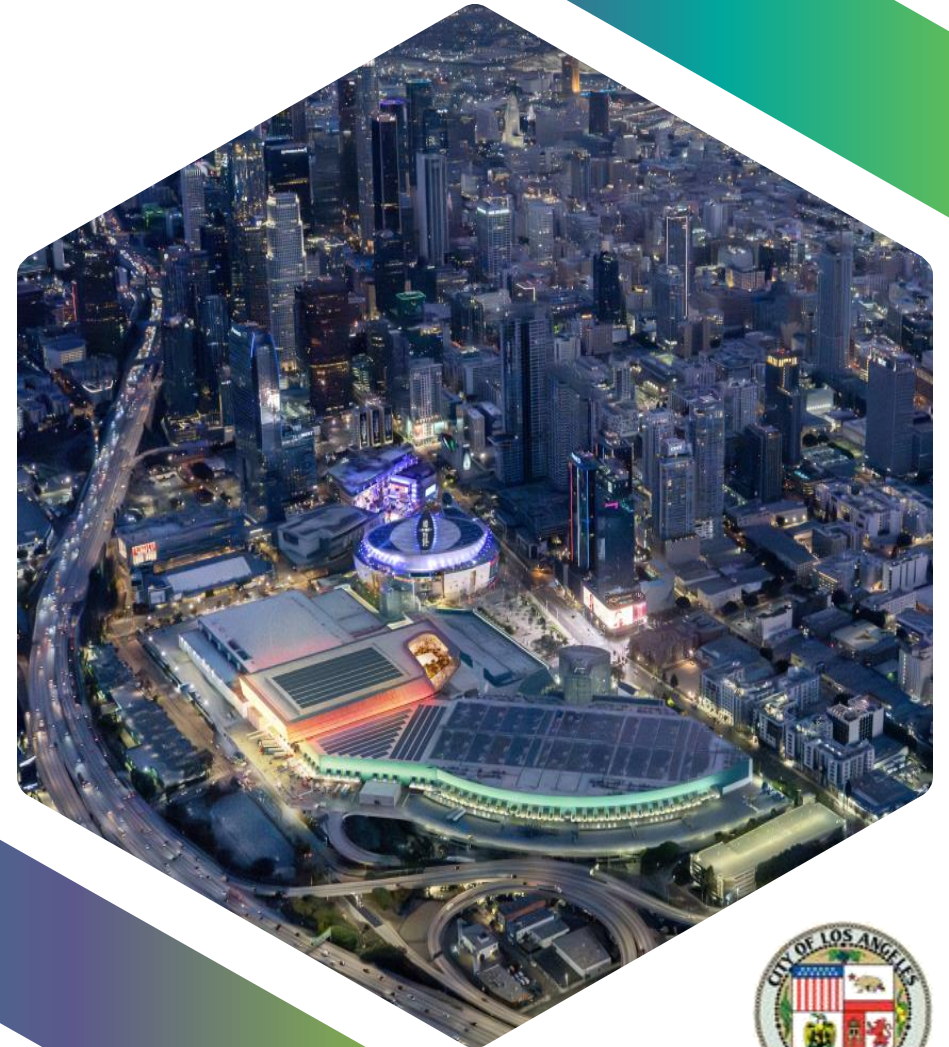
ENGINEERING



CITY OF LOS ANGELES



CITY OF LOS ANGELES DEPT OF PUBLIC WORKS  
Bureau of Contract Administration  
QUALITY • OPPORTUNITY • COMPLIANCE



# Agenda

- **Project Highlights**
- **Executive Dashboards**
- **Monthly Key Activity Schedule**
- **Payments to Date**
- **Project Labor Agreement Progress on Targeted Hiring Hours Requirements**
- **Business Inclusion Program: Pledged Subcontractor Participation Progress**
- **Accomplishments and Lookahead – May 2026**
- **Key Risk Topics and Mitigation Summary**



# Project Highlights



*Auger cast piles completed (drilled and concreted in a single continuous operation);  
foundation grade beams and pile caps in progress - April 24, 2026*



# Executive Dashboards – Last 4 Weeks Ending 5/1/2026

On Track **OVERALL STATUS**
On Track **SPEND**
On Track **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>0 days</b>
Next Milestone	Demo Complete – Ready for Foundation – West Hall 5/13/2026

- APCLA's March 2026 monthly schedule update is projecting no delay to Olympics Readiness.
- Current critical permits include West Hall Fire Command Center & Generator Room permits targeted for 5/12 and currently in plan check; Pico Hall New addition MEP permits targeted for 6/1.
- Foundation work is in progress and will be followed by structural steel erection.

\*Excludes other City-related costs such as City staff cost, PM & CM Cost, etc.

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>\$1,989.47</b>
Authorized Contingency Budget	\$292.76
<b>Total Authorized Budget*</b>	<b>\$2,282.23</b>

Allowance Order Snapshot (\$ million)			
Type	Total No Approved	Authorized Amount	% of Allowance Budget
Allowances	4	\$58m	7.3%

Contingency Snapshot (\$ million)			
Type	Total No Issued	Executed Amount	% 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>



# Monthly Key Activity Schedule – 2026

## Updated Construction Schedule Summary

Olympics Readiness  
(March 31, 2028) & Exclusive  
Use Period  
(June 1 – Sept 30, 2028)

Key Milestones/ Activities	2025			2026					2027					2028					2029												
	Oct			Jan			Apr		Jul		Oct			Jan		Apr			Jul		Oct			Jan		Apr					
	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A
Mobilization (10/01/25)	▲																														
Demolition - Excluding Leave Out & Removal of Temp Ramp																															
Early Work - Ramps, Temp Egress, Temp Walls																															
Central Utility Plant (CUP) Construction																															
Closure of Pico Passage - as required by DWP (12/04/25)	▲																														
Pico Passage Closure Period																															
Test Pile Program																															
Foundations																															
Utility Relocations & New Installations																															
Non-Ductile Concrete																															
Structural Steel Erection																															
Ground Truss Assembly																															
Slab on Metal Deck - SOMD																															
Modernization																															
Sitework																															
Interiors																															
Façade																															
CUP Programming & Start Up - Tie In of Existing Building																															
Digital Signage Install																															
Main Production Support - MPS Kitchen																															
New CUP Online For Existing Facility (9/13/2027)																															
Base Building Programming & Start Up																															
Punchlist																															
Reopening of Pico Passage (3/2/2028)																															
Olympics Readiness Deadline - Desired Mar 31, 2028 (03/31/28)																															
Testing & Commissioning - New Building																															
Substantial Completion Deadline - Feb 9, 2029 (05/11/29)																															
Final Completion Deadline – May 11, 2029																															

# Executive Summary: Status of Payments

## Financial Performance

- Oct - Dec 2025 invoices paid to date
- Jan - Feb 2026 invoices paid to date

## 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

Project Monthly and Cumulative Payments



Year Quarter	2025			2026		
	Q4			Q1		
	Oct	Nov	Dec	Jan	Feb	Mar
<b>Payments<sup>1</sup></b>	\$109.0m	\$16.7m	\$16.9m	\$19.9m	\$25.7m	\$27.6m
<b>Cumulative Payments</b>	\$109.0m	\$125.7m	\$142.6m	\$162.6m	\$188.3m	\$215.8m

1. Payments exclude Developer Cost Reimbursement of \$2.73m paid out through Commercial Paper but are inclusive of retainage

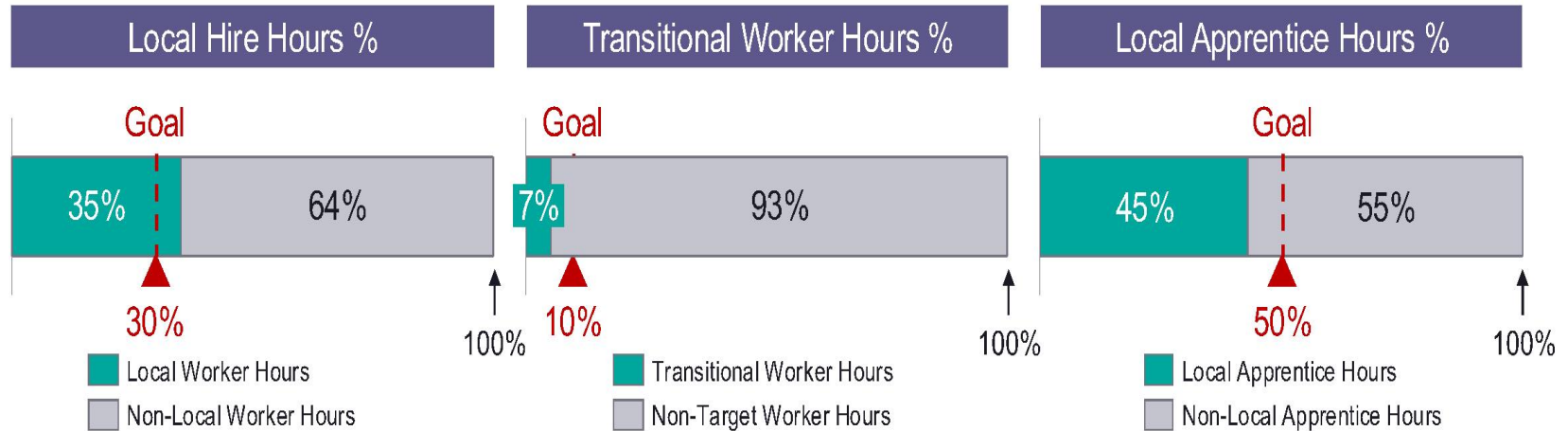
Source: LACC Project Financials (BCA/BOE approved final payments)



# Project Labor Agreement Progress on Targeted Hiring Hours Requirements

## LACC Workforce at a Glance

- 39 Verified Contractors
- 173,401 Construction Work Hours
- 674 Certified Payrolls
- 690 Total Workers
- 207 Local Workers (30%)
- 111 Apprentices
- 49 Local Apprentices (44%)
- 29 First Period Apprentices
- 17 First Period Local Apprentices
- 59 Transitional Workers (9%)



Targeted Hiring Hours Achieved by Month

Month	Total Hours	Local Worker Hours	Local Worker % (30% Required)	Transitional Worker Hours	Transitional Worker % (10% Required)	Total Apprentices Hours	Local Apprentices Hours	Local Apprentices % (50% Required)
August 2025	11	0	0%	0	0%	0	0	0%
September 2025	72	8	11%	0	0%	8	0	0%
October 2025	6,283.57	1,398.3	22%	96	2%	1,128.25	470.75	42%
November 2025	12,416.34	3,901.44	31%	339.37	3%	2,213.37	773.37	35%
December 2025	25,626.75	8,344.5	33%	1,256.5	5%	3,826	1,802	47%
January 2026	31,807.5	11,285.5	35%	1,922.5	6%	5,118.5	2,190.5	43%
February 2026	32,762.5	11,762.5	36%	2,208	7%	5,498.5	2,170	39%
March 2026	38,262	14,836	39%	3,386	9%	6,573.5	3,321	51%
April 2026	26,159.5	9,923.5	38%	2,954.5	11%	4,364.5	2,287.5	52%
TOTAL	173,401.16	61,459.74	35%	12,162.87	7%	28,730.62	13,015.12	45%



# 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)	\$358.1m	18.35%	\$10.9m	0.55%	\$0.6m	0.03%	\$0.2m	0.01%
Women Business Enterprise (WBE)	\$79.6m	4.08%	\$4.8m	0.24%	\$0.8m	0.04%	\$0.4m	0.02%
Small Business Enterprise (SBE)	\$497.4m	25.48%	\$20.8m	1.05%	\$15.0m	0.75%	\$2.8m	0.14%
Disabled Veteran Business Enterprise (DVBE)	\$59.7m	3.06%	\$5.9m	0.30%	\$0.00	0.00%	\$0.00	0.00%
Local Business Enterprise (LBE)	\$397.9m	20.39%	\$499.3m	25.10%	\$489.2m	24.59%	\$27.2m	1.37%
Emerging Business Enterprise (EBE)	\$59.7m	3.06%	\$4.0m	0.20%	\$1.9m	0.09%	\$0.00	0.00%
Other Business Enterprise (OBE)			\$584.1m	29.36%	\$534.2m	26.85%	\$13.3m	0.67%

<b>APCLA's Contract Amount</b>	<b>\$1,951,744,400</b>
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1. Anticipated dollar amounts based on APCLA awarded value

2. Pledged amounts derived from Schedule A forms

3. Verified amounts derived from approved subcontractor Schedule A forms submitted to date.

Source: PWJV BIS Inclusion Plan; Schedule A forms verified by BIS staff

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.

5. Percentages derived from amount divided by APCLA's Contract Amount



# Accomplishments and Lookahead - May 2026 (1/5)

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

Key Accomplishments (Ending 5/1/26)	30-Day Lookahead (May)
<ul style="list-style-type: none"><li>Continued coordination and technical evaluation of PWJV's proposed FLS and smoke control approach, including review of phasing concepts, Building Management System (BMS) pricing inputs, and legacy-system integration, with tracking progressing through an internal FLS Working Group.</li><li>Continued System Integration meetings to address interfaces between legacy infrastructure and expansion systems.</li><li>Advanced Reg-4 deficiency coordinating with APCLA/PWJV and LACC/CTD on system investigations, prioritization, and next steps.</li></ul>	<ul style="list-style-type: none"><li>Advance campus-wide FLS and smoke control strategy, including review and coordination of proposal phased implementation, assessment methodology, and campus-wide rational analysis.</li><li>Focusing on system integration to resolve legacy-to-new system interface risks, including emergency power, BMS ownership, and operational reliability.</li><li>Continuing active Reg-4 alignment and deficiency resolution, supporting PWJV coordination with AHJs and validating status and corrective paths.</li><li>Continuing Pico Passage FLS coordination to resolve outstanding design considerations.</li></ul>



*Major Milestone: Auger cast pile foundation work underway, drill rig installing piles - April 28, 2026*



# Accomplishments and Lookahead - May 2026 (2/5)

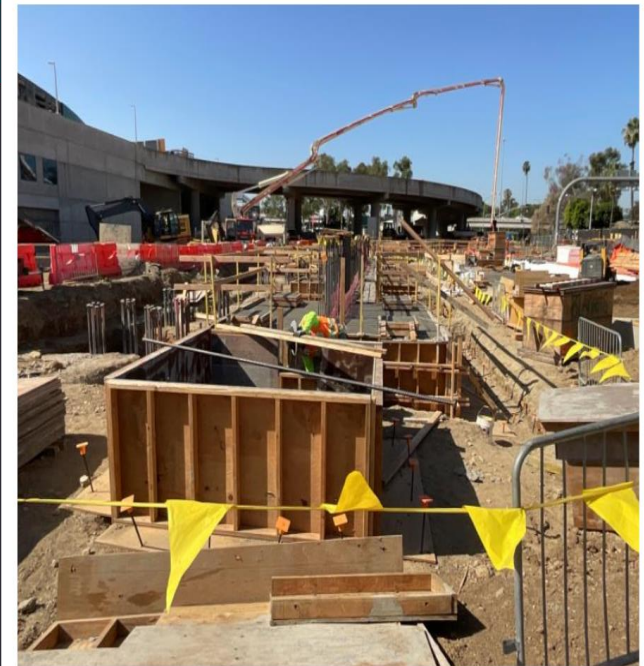
## Construction/DWP Coordination

### Key Accomplishments (Ending 5/1/26)

- Coordinated with LADWP on circuit work, interim power service, vault repairs, traffic control plans (TCP) approvals, and utility conflicts encountered along Pico Boulevard and Convention Center Drive.
- Completed cable pulling for West Hall Satellite Interim Power Vaults #3 and #4
- Supported permitting, inspections, RFIs, and site walks related to vault lids, ventilation requirements, conduit offsets, and grounding installations.
- Coordinated with LADOT, DWP, and PWJV on TCPs and contingency approaches to maintain progress while awaiting approvals.
- Identified utility and environmental risks, including dust accumulation and clearance constraints requiring mitigation.

### 30-Day Lookahead (May)

- The Contractor will focus on the next sequence of construction activities for the Network Station, South and West Hall to prepare for foundations and additional grading.
- Coordinating scheduled cutovers / outages with LACC Operations for Vault 3 shutdown for dust control cleaning if needed.
- Coordinating potential night-time and daytime work windows to minimize disruptions to LACC and DWP operations.



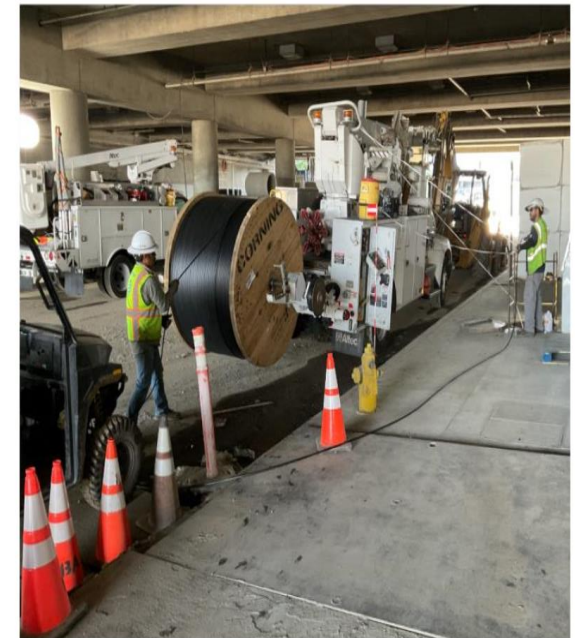
*Foundation concrete pour at foundation at east half of Network Station – April 29, 2026*



# Accomplishments and Lookahead - May 2026 (3/5)

## Expansion Design Development

Key Accomplishments (Ending 5/1/26)	30-Day Lookahead (May)
<ul style="list-style-type: none"><li>Planned, scheduled, and hosted 20+ design-review workshops related to 50% Construction Documents (CD) comments for the Expansion design throughout April, including follow-up sessions covering operational, acoustics, sustainability, and specialty comments.</li><li>Coordinated design calendars and working group sessions to align on the path to 100% CD submittals and comment resolution.</li><li>Continued recurring discipline-specific coordination meetings (e.g., BMS, IT, Fire Alarm, low voltage).</li></ul>	<ul style="list-style-type: none"><li>The City and Developer will continue to hold workshops related to the 50% CD for the Expansion design, which was Accepted with Comments (except for those FLS-related items pending the revised Rational Analysis).</li><li>100% CD for the Expansion design is due on June 12, 2026. Immediate goal is to address as many comments as possible before Developer issues the package for City review and feedback.</li></ul>



*AT&T installing fiber cables beneath Concourse at South side of Pico – April 24, 2026*



# Accomplishments and Lookahead - May 2026 (4/5)

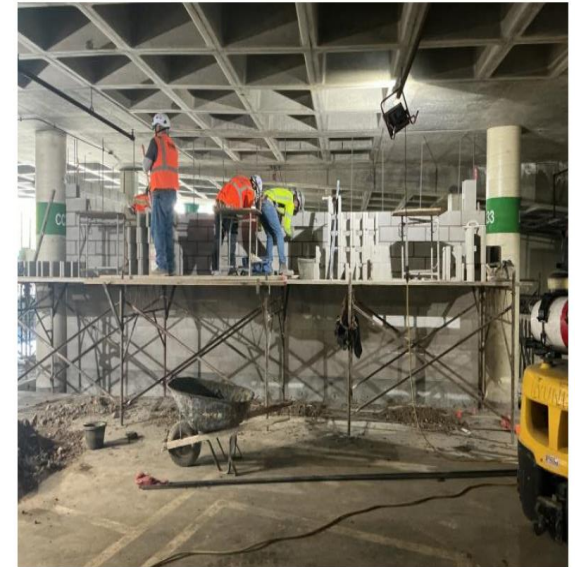
## Digital Signage

### Key Accomplishments (Ending 5/1/26)

- Completed the City's Digital Signage 50% CD design package review, incorporating APCLA/PWJV's high-priority design gap responses into the consolidated comment tracker and transmitting the City's "Accepted with Comments" response on 05/01.
- The 100% DD Signage Pricing Review Workshop was held on 04/08 to review the current cost estimate and understand why certain cost elements are being deferred to subsequent design phases.
- Issued the revised bid term sheet to AEG, including alternative bid structures and an extended six-week response period to support a more thorough evaluation.
- Bid packages for structural steel, electrical and LED & CMS systems were released on RAMP.

### 30-Day Lookahead (May)

- Coordinating with APCLA/PWJV to schedule Digital Signage 50% CD discipline workshops (starting the week of 5/11) and a pricing workshop (proposed for 5/27) to address outstanding design comments, pricing concerns, and gaps; cadence alignment is ongoing.
- Scheduling a landscaping / vegetation plan workshop with the City to align on next steps following PWJV's pricing report submission.



*FCC Masonry walls started at FCC and Generator rooms - April 29, 2026*



# Accomplishments and Lookahead - May 2026 (5/5)

## Permitting








Key Accomplishments (Ending 5/1/26)	30-Day Lookahead (May)
<ul style="list-style-type: none"><li>▪ Advanced FCC, Network Station MEP, modernization, AHU replacement, and specialty permit packages with LADBS and other AHJs.</li><li>▪ Resubmitted permit corrections as required and supported early LADBS reviews of the 90% CD Expansion drawings through recurring coordination meetings with design teams.</li><li>▪ Supported U-permit progress for DWP circuit work and related supplemental approvals.</li><li>▪ DWP has approved design submittals for Vault 4 roll-up doors, and procurement is underway</li></ul>	<ul style="list-style-type: none"><li>▪ Continue advancement of the next batch of priority permits, including the DWP Network Station and Fire Command Center (FCC) MEP permits.</li><li>▪ Host recurring meetings with LADBS to review design drawings and permitting approach / strategy.</li></ul>



*CHWS/R piping to Central Utility Plant (CUP)  
- April 29, 2026*



# Key Risk Topics and Mitigation

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.		Revised campus-wide Rational Analysis needed to address LAFD comments and maintain FLS compliance. AHJ coordination meetings required to further align on phasing strategy and movement of FCC. Coordination is ongoing to mitigate schedule impacts, align responsibilities, and progress resolution
<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 compliance, putting early foundations permit approval at risk.		APCLA has submitted additional information to address LAFD's comments on the design related to Pico Passage. A meeting to discuss APCLA's additional information will be scheduled with APCLA, BOE and LAFD.
<b>Signage – Cost Overrun</b>	Material cost-overrun risk; with current estimates (50% CD Phase) indicating the direct costs are \$7.5 million over the budgeted allowance. The latest pricing report also includes potential alternates as high as \$18.8 million over.		PWJV provided an updated cost report in response to SME comments. Further discussions and pricing workshop planned for issue resolution. The estimate will be refined through competitive subcontractor pricing and open book review.
<b>Building Management System (BMS)</b>	Two BMS providers have overlapping scope, and Siemens cannot proceed with integration until PWJV receives a full accounting of all work JCI completed and what remains, to develop an integration plan and pricing.		The project team has identified and isolated overlapping scope between the two contractors. PWJV has produced an updated Siemens scoping document, outlining the potential scope additions and preliminary pricing, which City has reviewed and provided feedback on. Ongoing coordination sessions continue.
<b>Design Development</b>	PWJV is targeting submission of the final 100% CD Expansion design package on June 12, 2026. There are several outstanding comments to be addressed prior to City acceptance.		PWJV and City design teams have clearly identified the outstanding comments and developed a comprehensive schedule and proactive approach for comment closure, including hosting several workshops with project stakeholders to discuss and resolve outstanding design comments ahead of the 100% CD submission.
<b>Unforeseen Conditions on Pico Blvd</b>	Unforeseen utilities are impacting installation of the 60" storm drain, delaying foundations and potentially affecting structural steel on the Olympic Readiness critical path. Duct bank relocation will occur post-Olympics due to a PWJV scheduling oversight, requiring a temporary squash box until the permanent storm drain installation.		PWJV submitted revised drawings to AHJs for the 60" storm drain reroute beneath the duct bank with associated DWP conduit realignment. BOE support may be needed to accelerate LADWP water line adjustments. All three conditions are required for review, with a wet-weather bypass plan. Additional valve shutoffs are needed due to expanded excavation and shoring limits.
<b>Permitting</b>	Developer is responsible for developing permit packages and receiving approvals from relevant AHJs. Challenges arise with last-minute PWJV requests for City support to expedite permit review and approvals.		The project team is actively engaged with PWJV to support with upcoming and urgent priority permits, coordinating directly with relevant City divisions to facilitate resolution and sign-off.






  
 High positive impact ... High negative impact



# QUESTIONS

