

Bond Program Biweekly Report

ending January 23, 2026

Valley-side Colleges

Plant Facilities Warehouse and Shop Construction Kicks Off Construction



Construction officially began on January 12, 2026 on the new \$29.6 million **Plant Facilities Warehouse and Shop** project at **Los Angeles Mission College (LAMC)**. When completed in 2028, the 27,820-square-foot state-of-the-art facility will be the new home of the College's maintenance and operations.

Over the coming months, **Suffolk Construction Company** will be focused on the foundational site work, including demolishing the existing warehouse and asphalt, surveying to establish the building footprint, and identifying and relocating or removing existing underground utilities. By the end of the year, visible progress is expected as the Concrete Masonry Unit (CMU) walls and structural steel begin to rise, giving shape to the new facility.

More than a dozen building trades are anticipated to work on this project over the next 24 months. During the initial three Project Labor Agreement (PLA) pre-jobs, work assignments were issued to **IBEW Local 11, Operating Engineers Local 12, Laborers Local 300** and **Western States Carpenters**, for scopes of work that include excavation, electrical, and formwork.

Landscaping on the 1.1-acre project site will include a native plant palette and materials to minimize irrigation requirements. The site is designed to capture stormwater as part of an infiltration system, recharging the underground aquifer.

Designed by **Moore Ruble Yudell, Architects & Planners**, the facility is targeting LEED Gold certification and is set to be the District's **first Net-Positive energy building**. The project includes 574 solar photovoltaic panels, capable of generating up to 252,560 KW of renewable power – over 115% of the facility's average daily use – and a Battery Energy Storage System for enhanced energy management, reliability, and resiliency.

The new facility will include administrative offices, trade shops, custodial space, operations administrative offices, and ancillary space, providing LAMC with a modern and efficient facility for its maintenance and operations.

The Plant Facilities Warehouse and Shop is made possible through funding from Measure CC, Measure LA, and the State Capital Outlay Program. Element Consulting Group is the College Project Leadership Team, led by College Project Director **Karl Aldridge**, Project Manager **Bobby Dieken**, Project Engineer **Ivis Menjivar**, and the PMO Regional Project Director is **Dora Lorente**.

Sea-side Colleges

The Plant Facilities and Physical Plant Shops Building Takes Shape



The last steel beam of the one-story structure was placed on December 10, 2025.

The **Plant Facilities and Physical Plant Shops** project at **West Los Angeles College** (WLAC) has reached a major construction milestone with the successful completion of the structural steel framing for the new 15,943 square foot building. The project will replace outdated bungalows and support areas with a new, modern space that centralizes all of the College's maintenance and operations functions together in one location.

In November 2025, approximately 200 tons of steel were delivered on-site. Crews then erected the steel frame over a three-week period. With this critical construction phase now complete, all lanes of Albert Vera Street have fully reopened and are accessible to the students, faculty and visitors. Over the next six months, general contractor, **Icon West, Inc.**, will be focused on the installing and framing the exterior building walls.

Since kicking off construction in May 2025, more than 15 building trades have been working to keep this project on track for its expected mid-2027 completion.

Designed by **AE3 Partners**, the facility is targeting LEED Silver certification. Key sustainable features include a fully electric HVAC system and landscaping that incorporates native, drought-resistant plant species throughout the 1.91-acre project site. The stormwater management system is designed to capture, treat, and infiltrate up to 14,265-gallons of stormwater runoff, supporting the District's commitment to sustainability.

The Plant Facilities and Physical Plant Shops project is made possible through funding from Measure J and the State Capital Outlay Program. MAAS Group is the College Project Leadership Team, led by interim College Project Director **Scott Preston**, Design Manager **Sean Maghsodi**, Project Manager, **R. Daniel Mendez-Cisneros**, Project Engineer **Jennifer Jordan**, and the PMO Regional Project Director is **Natalie Mason**.



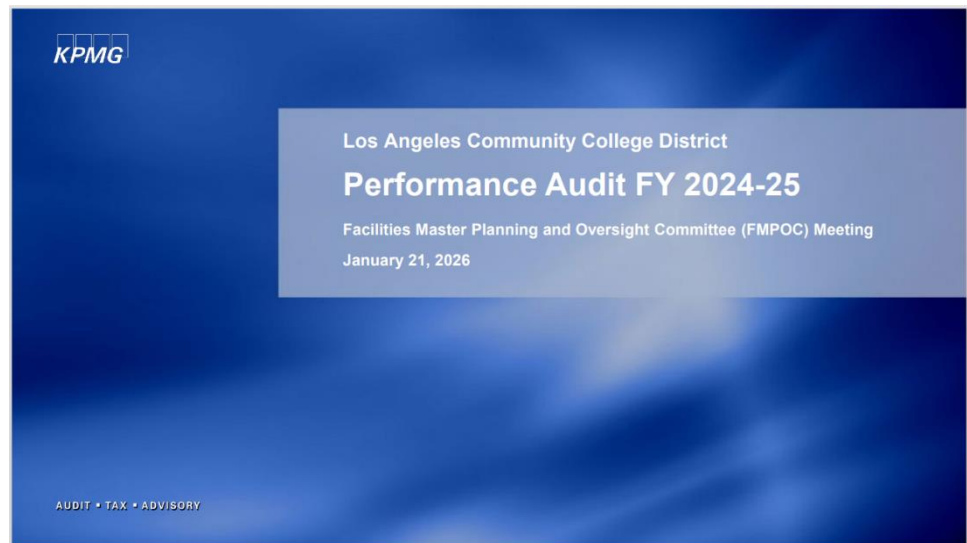


Rendering of the completed facility

Program-wide

Facilities Master Planning & Oversight Committee – January 21, 2026 Summary

The January 21, 2026 Facilities Master Planning and Oversight Committee meeting opened with a presentation of the **FY 2024–25 Performance Audit of the Los Angeles Community College District construction bond program**, delivered



by **Erika Alvord, Managing Director, and Gaurav Mathur, Director of KPMG LLP**. The audit examined projects funded by Proposition A, Proposition AA, Measure J, Measure CC, and Measure LA, with the objective of assessing the effectiveness, efficiency, and economy of the District's bond program.

The Audit concluded the program's expenditures complied with Proposition A/AA and Measure J/CC/LA requirements, no significant internal control deficiencies, and confirmed that all but one recommendation has already been addressed by the Program Management Office. The audit observed three areas for improvement:

- Occasional gaps in outlined **Standard Operating Procedures (SOPs)** process and requirements
- One instance of non-compliance related to project closeout documentation timelines
- Opportunities to further clarify SOP requirements.

All observations were classified as **low priority**, and the District achieved a **higher-than-average SOP score of 3.37 out of 4.0**, reflecting improvement since the prior audit cycle and strong performance compared to peer institutions.

The second agenda item and presentation focused on **Los Angeles Mission College's Pacoima site** and its role in expanding educational access to short-term CTE programs in Allied Health and noncredit ESL, GED preparation and vocational education in a



community where 41.9% of the adult population has less than a high school diploma¹. The presentation was led by **Armida Ornelas, Ph.D., President, Laura Cantú, Ph.D., Vice President of Academic Affairs**, and **Bryan Rodriguez, Ph.D., Dean of Academic Affairs**.

Since opening in October 2023, the LAMC-Pacoima site has rapidly grown into a vital community-based education hub, offering tuition-free, noncredit programs including ESL, GED preparation, vocational training, and short-term Allied Health CTE programs. Strong enrollment growth and fully funded **noncredit FTES under the State Funding Formula** support the long-term

¹ U.S. Census Bureau, 2023 American Community Survey 5-year Estimates for Zip Code Tabulation Area 91331

sustainability of the site. A proposed lease renewal would allow LAMC to continue operating from a modern facility purpose-built for instruction and student services. A multi-year business plan projects continued FTES growth, increasing apportionment revenue, and sustained operating surpluses, positioning the Pacoima site as a cornerstone of Vision 2030 equity and workforce development goals.



The final item presented provided a high-level **Cityside Colleges Facilities Overview**, delivered by **Leigh Sata, Ed.D., Vice Chancellor and Chief Facilities Executive**. The presentation highlighted major capital investments and

transformation efforts at **Los Angeles City College, East Los Angeles College, and Los Angeles Trade–Technical College**, with a combined total investment exceeding **\$3.5 billion** across multiple bond measures and funding sources.

At **Los Angeles City College**, projects include student-centered improvements such as the recently completed cafeteria on the first floor of the Student Union and enhancements to the Main Quad. **East Los Angeles College** continues to advance large-scale transformation projects, notably the **Southeast Campus, Nursing and Allied Health** facilities, and major accessibility improvements and utility upgrades. Due to time constraints, the information pertaining to **Los Angeles Trade-Technical College** will be presented at the February 18, 2026 meeting.

For more information on all **BuildLACCD active projects**, please see the following:

- [Active Design Projects Status Report \(as of December 31, 2025\)](#)
- [Active Construction Projects Status Report \(as of December 31, 2025\)](#)