

Bond Program Biweekly Report

ending May 22, 2026

City-side Colleges

LACC Administration & Workforce Building – Topping Off Milestone



On May 13, 2026, Los Angeles City College reached a significant construction milestone with the topping off of the new **Administration & Workforce Building**, marking completion of the building's structural frame. This milestone signifies the transition from structural work to exterior enclosure and interior buildout.

The **\$72 million, four-story, 67,230-square-foot facility** is centrally located on campus and is designed to serve as a primary gateway to LACC. Once complete, the building will consolidate a range of critical campus functions, including administrative offices, instructional spaces, IT support services, campus safety operations, a multi-purpose room, and dedicated student and faculty resource areas. The project is also aligned with the District's sustainability goals, targeting **LEED Gold certification** and incorporating features such as a solar array, battery energy storage system, and design elements that maximize natural daylight while improving energy efficiency.

BuildLACCD

The topping off ceremony provided an opportunity to recognize the collective efforts of the project team, including LACCD, Build-LACCD, the Design-Build Entity (**McCarthy Building Companies & Steinberg Hart**), and trade partners. The event was well attended and included remarks, team recognition, and engagement activities for the workforce. Attendees also had the opportunity to access the rooftop via the construction elevator, highlighting the building's future fourth-floor terrace and offering panoramic views of the Los Angeles skyline, including Downtown Los Angeles, the Hollywood Sign, and Griffith Observatory.

The project remains on track for **completion in early 2027** and will play a key role in enhancing student services, operational efficiency, and the overall campus experience at Los Angeles City College.

See our social media post about this event [here!](#)



Valley-side Colleges

The Industrial Technology Building Takes Shape at LA Pierce College



On **May 19, 2026**, **Los Angeles Pierce College** celebrated a significant milestone in the construction of the new **Industrial Technology Building (ITB)** as the last beam was placed atop of the single-story, 51,000 square foot facility. In front of crowd of over 50 people, two members of **Ironworkers Local 433** set the last beam signed by the construction crew, general contractor, project team and LAPC community.

Since construction began in May 2025, the general contractor, **Icon West**, has made steady progress on the project. In addition to the installation of the 300 tons of steel, the structure was formed by 8-inch and 12-inch concrete masonry units (CMU), installed by the men and women of the **International Union of Bricklayers and Allied Craftworkers (BAC) Local 4**. With the project now approximately 33% completed, over the next six months, the general contractor will be focused on the installation of the



electrical floor boxes, subsurface plumbing lines throughout the site and pouring the Slab on Grade (SOG) throughout. By the end of the year, the installation of the metal deck roofing will begin.

As will be the new home for the Automotive Service Technology, Engineering Design and Technology, Machining, Computer Numerically Controlled (CNC) Machining, and Welding academic programs, this state-of-the-art instructional and laboratory facility is on track to open for classes in the Fall of 2027. Located adjacent to the bond funded **Expansive Automotive Building**, the proximity of these programs will create valuable opportunities for collaboration for students.

Designed by **PBWS Architects**, the Industrial Technology Building reflects Pierce College's signature architectural style, featuring contemporary arched portals, white plaster walls, and courtyards. The main entry plaza faces the intersection of Mason Ave and Olympic Drive. The spacious and inviting outdoor plaza offers a comfortable gathering space protected by a roof canopy and illuminated by natural light from the oculus above. The site landscaping will create a green buffer, with thoughtfully curated types of trees, shrubs, and plants that contribute to both aesthetics and environmental comfort.

The project is funded by Measure CC, LA and State Capital Overlay funds. **SafeworkCM** is the College Leadership Project Team, led by the College Project Director, **Soufiane Boudiaf**, Design Manager, **Pavan Bhatia**, Project Managers, **Juan J. Santana and James Neville**, Project Engineer, **Sana Imran**, Relocation Project Manager, **Kelly McCann-Miller**, and Regional Program Manager, **Dora Lorente**.

See our social media post about this event [here!](#)

Seaside Colleges

Site Demolition Complete, Clearing the Way for a New Campus Center at WLAC



Making way for the new **Dr. Morris J. Heldman Center**, demolition of twelve outdated bungalows is wrapping up Sequence 1 at **West Los Angeles College (WLAC)**. The bungalows date back to the initial years of the 57-year-old College. The general contractor, GGG, cleared 65,000 square feet of building space. The next challenge to overcome is

removing 30,000 square feet of hot asphalt containing asbestos and other hazardous materials. Special equipment will remove the ACM material in accordance with AQMD requirements, with specific attention to removal and dumping procedures. When completed, the site will be ready for construction of the much-anticipated Dr. Morris J. Heldman Center!

WLAC moves closer to the 2030 debut with the goal to submit to the Division of State Architect in September of 2026. The Design-Build Entity, **Swinerton/AC Martin**, is currently developing the design documents for the 4-story, 75,000-square-foot building. The new Heldman Center will house an ecosystem of resources, including the library, counseling services, tutoring, and ASO offices, and promote both community and innovation with indoor and outdoor meeting spaces. New to the College, the media center will include immersive virtual reality equipment to foster the learning style of today's

students who are training in the fast-growing fields of esports or livestream content creation.

Positioned in the center of campus, the new Heldman Center will have entrances to the building on both the first and second floors to improve vertical accessibility by connecting multiple levels. In support of the District's sustainability and clean energy goals, the building will integrate a photovoltaic system and highly efficient building attributes and aims to achieve LEED Gold certification.

This project uses funds from Measures CC and Measure LA. **MAAS Companies, Inc.** is the College Project Leadership team, led by College Project Director **Don Searle**, with support from **Scott Preston**, Project Design Manager **Sean Maghsodi**, Project Manager **Chris Brown**, Project Engineer **Jessica Ganjian** and **Isabel Ordaz**, PMO Regional Project Director **Natalie Mason**, PMO Design Manager **Ken Murai**, and PMO Program Master Planning Director **Deborah Wylie**.



Program-wide

BuildLACCD's Construction Networking Event Cultivates Collaboration



On May 19, 2026, **BuildLACCD** hosted its largest-ever **Construction Networking Event**, connecting small businesses with prime contractors and subcontractors. The multipurpose room in the Student Union at **Los Angeles City College (LACC)** reverberated with chatter and enthusiasm from the **228 attendees** and **60 exhibiting representatives** participating in the event.

Associate Vice Chancellor of Facilities, Planning, & Sustainability **Peggy Quijada de Franke** welcomed the group and noted that the Student Union, where they were standing, and the Parking Structure that they parked their vehicles in were two tangible examples of LACCD's Bond Program success story. From steel frames to the technology required to operate these facilities, participants could recognize how their services play a valuable role in LACCD's capital projects. Vice Chancellor and Chief Facilities Executive **Dr. Leigh Sata** emphasized these opportunities by explaining that the Program currently has 165 projects in the planning phase, and each will require strong collaborators to advance



them. He closed by acknowledging and thanking the many partners in the room who have shared in LACCD's values of delivering safe, sustainable, and quality learning facilities.

The Construction Networking Event was organized by the **Community Economic Development (CED)** team, led by **Nicolas Barrios**. **Jairi Sanchez**, CED Outreach Coordinator, worked with LACCD's Pre-Qualified Service Provider prime contractors bidding on projects ranging from \$25K to \$5M, and also invited their first-tier subcontractors to participate in the event as exhibitors. These **29 firms** set the platform for engaging conversations full of synergy for future projects:

- McCarthy Construction
- Swinerton Builders
- W.E. O'Neil
- Charles Pankow Builders
- Bernards
- Icon West
- Suffolk Construction
- Avsar Construction
- Bosch Building Technologies
- World Wide Construction
- GMZ Engineering
- Penta Building Group
- Suttles Plumbing
- Climatec
- ACCO Engineered Systems
- Circulating Air
- Brymax Construction Services
- Southland Industries
- Pacific Asian Consortium in Employment
- National Association of Minority Contractors
- BuildLACCD
- LACCD
- Inclusive Action
- BEM
- Contractors Best Insurance Services
- Rosendin Electric
- Comet Electric
- JT Wimsatt
- Next Level

See our social media post from the event [here!](#)

Board of Trustees Committees Re-cap – May 20, 2026

Facilities Master Planning & Oversight Committee

LASC Wayfinding, Roadway Conversion, and Infrastructure Improvements (Schematic Design Phase)



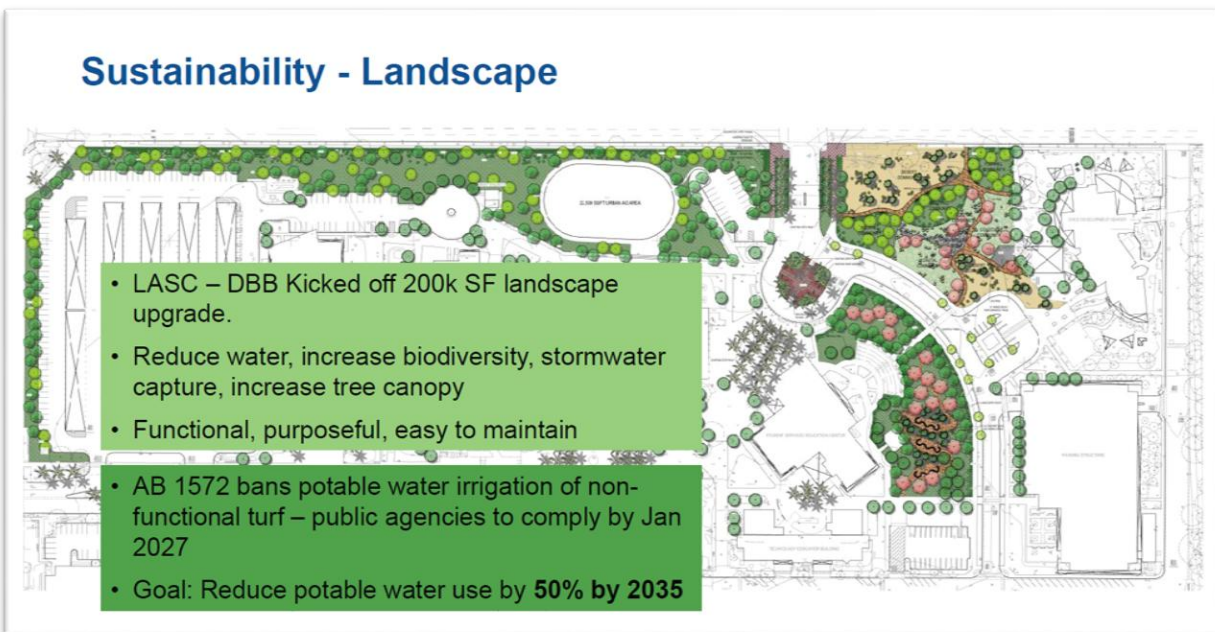
Natalie Mason, Regional Program Director for Westside Colleges, presented the schematic design for a comprehensive campus improvement project at Los Angeles Southwest College (LASC) focused on wayfinding, infrastructure upgrades, and student experience enhancements. The project aims to implement a **standardized campus-wide signage and wayfinding system** and includes **major physical improvements** such as the conversion of a roadway into a new pedestrian-friendly corridor “Cub Walk” with upgraded sidewalks, added green space and shade trees. The project will also **replace aging hydronic lines** to improve heating and cooling reliability.

Construction is scheduled to start in **Q2 2027**, and completion targeted for **Q1 2029**. The total construction budget is estimated at **\$16.5 million**, funded through Measure J and

The Affinity Village is intended as a **collaborative, inclusive space** supporting a range of student populations and programs, including Black Student Initiatives, Hispanic-Serving Institution programs (Puente), Pride Center, Rising Scholars, Dream Resource Center, and Asian Pasifika Desi American (APDA) programs. This approach promotes shared cultural space, cross-program collaboration, and recognition of the college's diverse student body.

The Committee approved to add a **not-to-exceed budget of \$2.2 million** to convert the space that supports **inclusivity, and overall improves space efficiency**.

Facilities Planning & Development Department Update



Peggy Quijada de Franke, Associate Vice Chancellor of Facilities Planning & Sustainability, presented a comprehensive update on key districtwide initiatives spanning custodial operations, special events coordination, and sustainability efforts, with contributions from **James Conway** and **Carl Keil** (Custodial Cleanliness Initiative), **Laurelyn Johnson** and **Saodi Bullie** (Special Events & Olympics Committee), and **Javier Tobias** and **Lisa Williams** (Energy & Sustainability).

The **Custodial Cleanliness Initiative** highlighted measurable progress achieved through benchmarking and operational improvements in partnership with Core America. Following a 2023 assessment that identified gaps in supervision, training, and standardization, the District implemented targeted corrective actions, resulting in an increase in **overall cleanliness scores from 74.6% to 81.7% by 2025**, along with reduced variability across campuses. Ongoing efforts focus on institutionalizing improvements through standardized procedures, training programs, and continued third-party audits.

The **Special Events & Olympics Committee** reported on efforts to strengthen districtwide coordination for major events and establish consistent processes for facilities rentals. Key accomplishments include launching a **centralized facilities rental webpage, developing standardized tools and templates, and conducting a districtwide rental rate survey** to establish market-based benchmarks. These initiatives are improving transparency, supporting cost recovery, and aligning practices across colleges while preparing for large-scale events such as the **2028 Olympics**.

The **Energy & Sustainability Update** emphasized continued implementation of the District's Roadmap to Sustainability & Climate Action, including major investments in lighting upgrades, electric vehicle charging infrastructure, central plant decarbonization, and energy efficiency systems. With over **\$200 million in clean energy projects in planning**, the District is advancing toward ambitious goals of **100% clean electricity by 2030 and carbon-free energy by 2040**, while also improving landscape sustainability through water conservation and regulatory compliance measures.

Student Housing Program Update

Dr. Leigh T. Sata, Vice Chancellor and Chief Facilities Executive, provided a brief update on the District's student housing efforts, focusing on near-term partnership opportunities. He reported that negotiations with **Cal State LA (CSULA)** are progressing well, with ongoing meetings and the District moving closer to finalizing an agreement to secure student housing beds. He also highlighted a new opportunity to acquire the **UCLA South**

Bay Villas property near LA Harbor College, which offers approximately 400 beds and represents a promising option for near-term delivery.

Trustee **Steve Veres** requested that staff prepare a **one-way Board memo summarizing overall housing progress** and agendaize student housing for further discussion at the **June 17, 2026 FMP&OC meeting**.

Institutional Effectiveness & Student Success Committee

BuildLACCD Internship Program Update



Dr. Leigh T. Sata, Vice Chancellor and Chief Facilities Executive, presented an overview of the BuildLACCD Internship Program, highlighting its continued role in providing **paid, hands-on career experience** for LACCD students across disciplines including architecture, engineering, construction, IT, and program management. Established in 2014, the program offers structured work experience of up to **960 hours per student** and has been expanded since 2021 through requirements tied to major program contracts, strengthening partnerships with program and construction management firms.

For Spring 2026, the program includes **72 interns representing all nine colleges**, supported by ongoing outreach efforts such as career fairs, classroom presentations, and community engagement. The District is also exploring opportunities to further expand the program through additional industry partnerships, course credit alignment, and increased access for affinity groups.

Dr. Sata's presentation concluded with remarks from three current interns, **Alison Fu**, **Cristian Torres**, and **Vanessa Guardado**, who shared their personal experiences and emphasized the program's value in building professional skills, confidence, and career pathways within the construction and facilities industry.

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

- [Active Design Projects Status Report \(as of April 30, 2026\)](#)
- [Active Construction Projects Status report \(as of April 30, 2026\)](#)