

Bond Program Biweekly Report

ending August 28, 2026

Sea-side Colleges

Behind the Scenes: Furnishing Cougar Den, it is all about the Details



As Cougar Den at Los Angeles Southwest College prepares for its official opening, the selection of furnishings was intentionally and carefully curated to meet student needs.

Cougar Den is a statement, boasting a modern, industrial design with concrete floors, exposed beams, and concrete walls. Yet, the space feels welcoming, using soft fabrics and wooden accents to bring warmth and a sense of belonging. BuildLACCD's **Aundria Armstrong**, the Relocation Project Manager for the Seaside Colleges, explains that every piece of furniture or equipment is chosen with purpose. In her role, she supports the

architectural vision **HGA Architects** developed and balances the practical, daily needs of LASC's diverse student population.

Special attention was given to how students would actually move through Cougar Den.

- **The Student Lounge** invites students to stay a while with Jean Nouvel Lounge seating, Jean Nouvel Tete-A-Tete innovative figure-eight sofas, and Davis Fenix custom 31H ADA accessible tables.
- **The Outdoor Balcony** uses Davis Ginkgo wire tables and Ginkgo chairs that give transparent, unobstructed views of the campus center from the second floor.
- **The Café and Lobby** feature Coalesse sleek, lightweight, and durable chairs that are easy to clean and reconfigure depending on whether someone is settling in solo for a study session or hanging out with a group of friends.
- **The Game Room** establishes a fun and relaxing vibe with a foosball table, an air hockey table, and the latest video console. The three low-seated Hosu chairs feel like recliners and yet augment the vibe of the room with their vibrant fabric patterns.
- **The Dining Areas** give the College maximum flexibility to use the space in numerous ways. Outdoors, diners will eat outside at Wausau Tile Collapsible umbrella-shaded picnic tables. Indoors, the spacious floor plan has a dedicated dining room equipped with a 95-1/2" x 54" plasma screen, comprised of four smaller plasmas, each measuring 47-3/4" x 27".

Special attention was provided to the function of the furniture. For example, the original chairs for the student lounge were low to the ground and may have posed challenges, like getting in and out. Aundria swapped them for the Hosu lounge chairs that added more height for ease of use without sacrificing the natural leg angle and height when using a laptop – a common activity for College students!

Another notable custom feature was the conference table base. Due to the custom size and offset positioning of the tabletop, the original table legs would not have adequately concealed the off-center floor cores required to provide power and data connectivity for

the LED screens. To address this challenge, **Technology Project Manager Collin Reyes** collaborated with the vendor to develop a custom design solution, resulting in specialized laminate-clad bases that seamlessly match the table finish while providing concealed access for power and data cabling. This approach maintained both the space's functionality and aesthetic integrity.

Rapid advances in technology also kept the team on their toes. The original table cutouts featured only power cubbies. The tables were upgraded to include HDMI ports featuring the new Ultra96 cabling standard – enabling higher resolution and higher refresh rates. Each modification ensures that LASC's students and staff have custom solutions to support their success.

Cougar Den will serve as the hub of student life at LASC when it opens in September. It will offer students hot and fresh food options from a variety of food stations, advance orders can be picked up from food lockers, and select items will be available in the food pantry to prepare at home. A separate café and bakery also offer a convenient pickup window facing Cougar Walk for those on the go. The facility offers collaborative meeting rooms, two podcast rooms with acoustic paneling, and a tucked-away cove, equipped with power and data, for a quieter study experience. A striking multipurpose room for large-scale events fully opens with accordion doors to a large outdoor balcony. With sustainability and the bottom line in mind, Aundria chose to repurpose 80 chairs from campus storage to pair with the multipurpose room layout, saving the project over \$60,000.

Prioritizing inclusivity, the building features a Mother's Room, giving nursing mothers a quiet place to nurse or pump. Just inside, four stalls are outfitted with upholstered chairs and adjoining side tables. The CPT also added matching curtains to heighten privacy and comfort.

Cougar pride is displayed throughout the 31,000-square-foot building. From the alternating blue and gold chairs in the student lounge to the cougar decal on the game

room window and the mascot wallpaper wrapping the dining room. Each branding detail sends a message to Cougars that they belong and that this is their den.

This project is funded by **Measure CC**. The **general contractor is W.E. O'Neil Construction**. **Yang Construction Management** is the College Project Leadership Team, led by **College Project Director Eloy Retamal**, **Project Design Manager Gang Chen**, **Project Management lead by Thomas Obed**, **Project Engineers Vanessa Humski and Scott Morrison**, **Relocation Project Managers Aundria Armstrong and Susannah Caleb**, and **Seaside Regional Program Director Natalie Mason**.

Join LASC for the Cougar Den Ribbon-Cutting Ceremony on September 10th. RSVP at [Los Angeles Southwest College Cougar Den Ribbon Cutting](#).

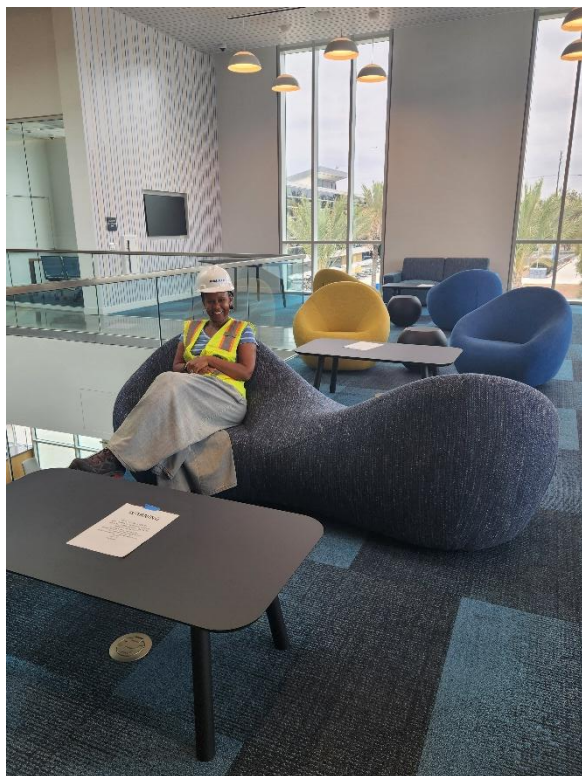


Figure 1 Aundria Armstrong on her favorite Jean Nouvel tête-à-tête sofa

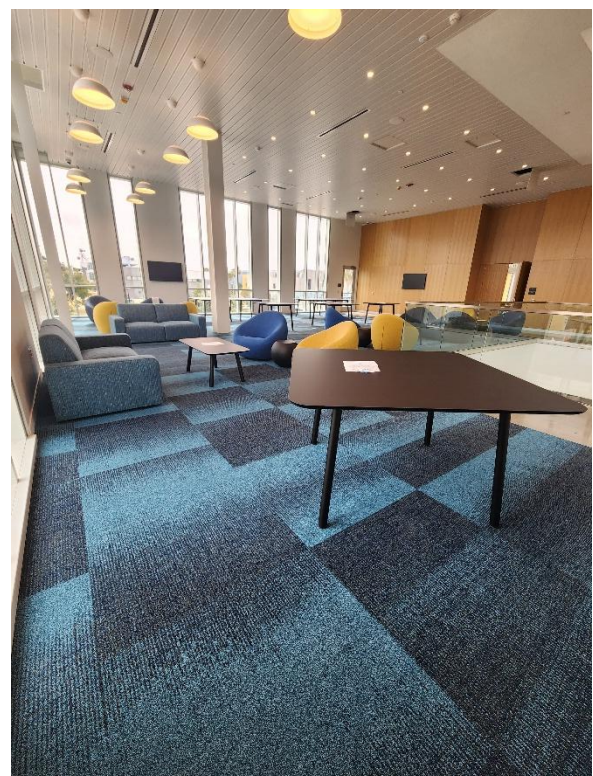


Figure 2 Student Lounge



Valley-side Colleges

The New Industrial Technology Building at Pierce College Marks 50% Construction Completion



The College Project Team (CPT) at Los Angeles Pierce College (LAPC) brought the project partners together on August 17, 2026, to mark 50% construction completion - an important milestone for the Industrial Technology Building (ITB) project. **After starting construction in May 2025, the project remains on track to achieve substantial completion in Quarter 2 2027.**

Symbolizing gratitude for the collaborative effort driving the work, the CPT hosted a luncheon with tacos and quesadillas. This event provided a valuable opportunity for the general contractor, **Icon West**, the architectural firm, **PBWS**, and the CPT to check in, discuss current challenges, and realign on objectives as ITB progresses toward a planned completion in 2027. **LAPC's President's Cabinet also joined the gathering**, expressing their appreciation to the teams transforming their campus with premier learning facilities.

When complete, the Mission-style, 51,828-square-foot building will serve as the new home for the following in high-demand programs:

- Automotive Service Technology
- Engineering Design and Technology
- Machining & Computer Numerical Control (CNC) Machining
- Welding

As technology rapidly advances in these long-standing industries, the new ITB will offer world-class facilities designed to equip the next generation of students with the technical skills needed to excel in an increasingly competitive workforce.

This project is funded by Measure CC and California State Capital Overlay Funds. **Safework** is the College Project Leadership Team, led by **College Project Director Soufiane Boudiaf**, **Design Manager Pavan Bhatia**, **Project Managers Juan Santana and James NeVile**, **Project Engineer Sana Imran**, **Relocation Project Manager Kelly McCann-Miller**, and **Valleyside Regional Program Director Dora Lorente**.





Program-wide Initiatives

BuildLACCD Connects with Local and Small Businesses at CMAA Meet the Owners & Primes Event



Representatives from BuildLACCD participated in the **Construction Management Association of America (CMAA) Southern California Chapter's Meet the Owners & Primes 2026: Exhibition Hall & Speed Networking event** on August 20, 2026, at The Grand in Long Beach. The annual networking forum brings together public agency owners, construction management professionals, consultants, contractors,

and industry partners to foster collaboration and discuss upcoming capital improvement opportunities throughout Southern California.

As the region's largest public higher education capital improvement programs, BuildLACCD joined owner agencies from across Southern California to share information about the District's ongoing facilities modernization efforts, future project opportunities, community economic development initiatives, and commitment to delivering safe, innovative, and student-centered learning environments. Throughout the evening, representatives engaged directly with industry professionals, providing an opportunity to strengthen existing partnerships while introducing new firms to the Bond Program's work across LACCD's nine colleges.

The event served as an important platform for promoting collaboration between public agencies and the construction management community. By participating in industry forums such as CMAA's Meet the Owners & Primes event, **BuildLACCD continues to**

support transparency, encourage competition, and build relationships across the construction management industry.



Board of Trustees Committees Re-cap – August 19, 2026

BOT Facilities Master Planning & Oversight Committee

Student Housing Initiative Update



Student Housing Initiative Update

Facilities Master Planning and Oversight Committee (FMPOC)

August 19, 2026



Dr. Leigh T. Sata, Vice Chancellor and Chief Facilities Executive, was joined by **Ann Volz**, President of Volz Company; **Mike Loganbill**, Vice President of Volz Company; and **Ava Bromberg**, President and CEO of Creative Urban Solutions, to provide an update on the District's Student Housing Initiative. The team highlighted significant progress on the new East Los Angeles College (ELAC) and Cal State Los Angeles (CSULA) Intersegmental Housing Partnership, which will provide affordable student housing opportunities for ELAC students beginning in Fall 2026.

Staff reported strong interest in the program, with **204 eligible applications received** and **30 signed housing agreements** as of August 12, 2026. The District has completed

substantial preparatory work, including finalizing lease agreements, launching student outreach campaigns, establishing eligibility and application processes, conducting unit inspections, and coordinating Districtwide outreach to foster youth and transitional-aged youth populations. Students are scheduled to begin moving into the housing units on **August 28, 2026**, just prior to the start of the Fall semester.

The presentation also introduced a new initiative focused on **housing opportunities for student veterans**. Through a partnership with Creative Urban Solutions, the District will conduct a targeted survey to better understand veterans' housing needs, affordability thresholds, preferred locations, and desired support services. The survey results will help inform future housing strategies and evaluate potential housing models, including campus-adjacent and veteran-focused developments.

Districtwide Elevator Modernization Program



Districtwide Elevator Modernization Program

Reliability, Accessibility, and Lifecycle Planning for the District's Elevators

Facilities Master Planning & Oversight Committee | August 19, 2026

Presented by: Benoit Thibaud | Facilities Planning & Development

Peggy Quijada de Franke, Associate Vice Chancellor of Facilities Planning & Sustainability, opened the item and introduced **Benoit Thibaud** of Facilities Planning & Development, who presented the Districtwide Elevator Modernization Program. The program follows a Districtwide assessment of elevator infrastructure conducted at nine colleges, evaluating **175 elevators located in more than 100 buildings**. The assessment identified significant challenges related to aging equipment, obsolete components, accessibility deficiencies, and mechanical and electrical infrastructure concerns.

The evaluation found that many elevators were installed between the 1970s and 2019 and require varying levels of modernization. Notably, **85% of assessed elevators** had significant code, ADA, or accessibility-related findings, while **53%** exhibited mechanical, environmental, or maintenance concerns. The District estimates a total modernization investment of approximately **\$208.7 million** over multiple phases, with an average modernization cost of approximately **\$1.5 million per elevator**.

Phase 1 of the program will focus on **42 priority elevators** across nine colleges, representing an estimated investment of **\$49.7 million** over the next three years. Planned improvements may include replacement of obsolete control systems, modernization of hydraulic and traction equipment, ADA accessibility upgrades, machine room and electrical improvements, updated communication systems, and enhanced life-safety features. The phased approach provides a long-term roadmap to address aging infrastructure while ensuring continued accessibility and operational reliability Districtwide.

Semi-Annual Report

August 19, 2026

Facilities Master Plan & Oversight Committee



Dr. Leigh T. Sata, Vice Chancellor and Chief Facilities Executive, introduced **Edwin Van Ginkel**, BuildLACCD's Program Director, who presented the BuildLACCD Semi-Annual Report covering program activity through June 2026. The presentation highlighted continued progress on capital improvements, workforce development initiatives, financial stewardship, and bond program delivery throughout the District. The BuildLACCD program currently manages approximately **\$15.27 billion** in total funding across multiple bond measures and funding sources, with more than **\$8.5 billion committed or expended** to date. In six months, approximately **\$78 million** in task orders and job order were issued and more than **\$20 million** in purchase orders awarded.

The report highlighted strong project delivery performance, noting that **847 projects** have reached substantial completion since the program's inception, including **11 projects completed during the first half of 2026**. Significant recent milestones included ribbon cuttings, project completions, topping-off ceremonies, and groundbreaking events across multiple colleges, including Los Angeles City College, East Los Angeles College, Los Angeles Mission College, Los Angeles Pierce College, Los Angeles Valley College, Los Angeles Trade-Technical College, and West Los Angeles College.

Measure LA New Project Status Report, Active Construction Projects Status Report, and Active Design Projects Status Report

The **Measure LA New Project Status Report, Active Construction Projects Status Report**, and **Active Design Projects Status Report** were received and filed.

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

- [Active Design Projects Status Report \(as of July 31, 2026\)](#)
- [Active Construction Projects Status report \(as of July 31, 2026\)](#)