



REPORT OF THE LOS ANGELES COMMUNITY COLLEGE DISTRICT BOND PROGRAM MONITOR

Activities
April 1 – June 30, 2026





Quarterly Report of the Activities of Bond Program Monitor
(April 1 – June 30, 2026)



Affiliated Monitors, Inc.
Office of the Bond Program Monitor
September 8, 2026

Office of the Bond Program Monitor

1200 S Brand Blvd., #401

Glendale, CA 91204

LACCDBondProgrammonitor.org

Monitor@laccdbondprogrammonitor.org



Introduction

This report represents a high-level summary of activities undertaken by the Office of the Bond Program Monitor (the “OBPM”) of the Los Angeles Community College District (“LACCD” or the “District”) during the second quarter of 2026 (April 1, 2026, through June 30, 2026) (the “Period”). The OBPM serves as the eyes and ears of the District’s stakeholders to identify and respond to allegations of fraud, waste, and abuse, and/or violations of laws, regulations or rules occurring within the District’s Bond Construction Program (the “Program”), and to help the District maintain the integrity of this important publicly funded Program, the BuildLACCD organization, and the projects it undertakes.

The OBPM has the authority to take complaints from anyone with information about allegations of violations of integrity occurring within the Program, including BuildLACCD, and at any of the District’s nine college campuses where Bond-funded construction projects are underway. The OBPM does not hold enforcement power but rather provides the Districts with its recommendations for ameliorative actions following its investigations. The OBPM reports to the Chancellor and is focused solely on the Bond Program and is not tasked with monitoring the District in general. The role of the OBPM is to provide impartial oversight to help ensure the District’s multi-billion-dollar capital Program funded by Propositions A, AA, J, CC and LA is performing with the utmost integrity.

On May 2, 2024, Affiliated Monitors, Inc. (“AMI”) was selected by the District to serve as the Interim BPM on a one-year contract. On April 2, 2025, the District Board of Trustees (the “Board”) approved the award of a five-year contract to AMI to continue to serve as the formal Bond Program Monitor. AMI is proud to serve the District in this important role and will continue to work for continuous improvements that lead to the highest level of integrity in the Program.



Executive Summary

During the Period, the OBPM continued to investigate two open matters. During the Period, the OBPM closed one matter, issued one Preliminary Determination report to the District, received two new complaints and two inquiries, and had two investigations that moved to either a closed status or result in a Report of Investigation (ROIs).

The Monitor has continued to issue monthly updates to the District Chancellor; attend meetings with stakeholder groups such as the District’s Board of Trustees and its Facilities Master Planning and Oversight Committee (“FMPOC”); review District policies and procedures related to the Program; and regularly met and conferred with District and BuildLACCD officials, employees and contractors.

This Period, Lisalee Anne Wells (“Ms. Wells”) joined the OBPM as the Interim Bond Program Monitor and assumed responsibility for overseeing the activities of the OBPM team. To introduce Ms. Wells to the greater Bond program, the OBPM team undertook its first of many planned visits to all nine college campuses. Members of the OBPM team visited the College Project Team (“CPTs”) of the Los Angeles Harbor College. The planned visits to each of the colleges are to re-introduce the role of the OBPM, discuss operational matters, gain an understanding of any new or evolving concerns, make the OBPM more accessible to campus-level teams, and supplement information gathering for open investigations.

Summary of Activities of the Bond Program Monitor

April 1 – June 30, 2026

I. OBPM Website

The BPM’s dedicated website, LACCDBondProgrammonitor.org continues to provide District employees, contractors, external stakeholders and the general public with information and links on how to contact the BPM with any complaints or concerns involving the Program via a dedicated online forum,



Quarterly Report of the Activities of Bond Program Monitor (April 1 – June 30, 2026)



a stand-alone toll-free telephone hotline, an Email address, a Mobile app, QR code, and physical mailing address.

II. Summary of Activities of the Bond Program Monitor [April 1 – June 30, 2026]

- During this Period, the OBPM had two open investigations; moved two investigations into pending report or closure memo status; and closed two investigations: one resulting in a Preliminary Determination for possible additional action and one with recommendations, but no further investigative actions deemed necessary. (*See Sections IV - V below*).
- Members of the OBPM have been attending relevant District meetings and conferring with stakeholders.
- Members of the OBPM have been conducting interviews and issuing Requests for Information (RFIs) related to Bond Program complaints and open investigations.
- Members of the OBPM continued to communicate with the District Chancellor.
- Members of the OBPM began visiting the campus CPTs.

III. Number of Complaints Received This Period

During this Period, the OBPM received two new complaints and two inquires.

April: The OBPM received a phone message that initially appeared to be a complaint. The individual had originally contacted AMI via its main office telephone number indicating a desire to speak about LACCD. Later that same day, a member of the OBPM team returned the individual's call and following a conversation with the person, determined that the reason for their contact was to ask a question, but not to lodge a complaint. The OBPM team member directed the individual to the OBPM hotline channels should the person wish to issue a formal complaint. As of this writing, no further communication has been received from the individual.



Quarterly Report of the Activities of Bond Program Monitor (April 1 – June 30, 2026)



May: The OBPM received two complaints in the month of May 2026. Both complaints came through the BPM hotline:

The first complainant alleged concerns regarding their working hours relative to their employment status with BuildLACCD. Following a conversation with the complainant, the OBPM team determined that the matter related to an internal Human Resources issue and was not within the assigned scope of the OBPM. The OBPM team referred the complainant to the Human Resources department of the complainant's employer.

The second complaint received in May was from a student at one of the LACCD colleges who alleged they were subject to harassment and stalking on campus. The OBPM team determined that the complaint did not relate to the Program and therefore declined to investigate the matter. The OBPM team referred the complainant to Campus Safety and the local Sheriff substation on the relevant college campus.

June: The OBPM received an inquiry from a former complainant who had initially filed a complaint with the OBPM in February 2026. At the time of their original complaint, the individual had threatened litigation against the District and related parties, causing the OBPM to refer the complaint to the District's Office of General Counsel ("OGC"), as the OBPM is precluded from investigating complaints that are also the subject of litigation involving the District. Following the referral, the OBPM closed its initial review of the complaint. The OBPM team had instructed the complainant to direct all further inquiries to the District's OGC. The communication received in June 2026 wanted a status on their pending case against the District and the related parties and sought copies of information already provided to them. The communications were again forwarded to the OGC for follow-up.

IV. Number of Investigations Moved to Preliminary Determination or Closed/Resolved This Period

During the Period, the OBPM closed one matter and issued one Preliminary Determination report with recommendations to the District. A Preliminary Determination represents findings and suggests



Quarterly Report of the Activities of Bond Program Monitor (April 1 – June 30, 2026)



additional actions for the District to take, or approve a second phase of investigation where one may be warranted. The one matter that was closed in this Quarter was:

- An investigation relating to allegations that former District employees and current BuildLACCD employees were accepting gifts from an active vendor to BuildLACCD, failing to disclose the gifts and potentially violating the Code of Conduct and District Conflict of Interest rules. The investigation did not substantiate the existence of an actual conflict of interest; however, it identified certain control deficiencies that could give rise to potential or perceived conflicts of interest. The OBPM closed the matter and issued recommendations to the District to remediate these gaps.

During this Period, the OBPM issued one Preliminary Determination report to the District. The matter related to allegations of individuals within campus-level teams (“CPT”s) potentially billing for time not worked and of individuals lacking the minimum qualifications for the positions to which they are assigned or currently hold. Secondary allegations also asserted that these same people had been hired for roles within the Program because of who they knew or were related to. The investigation did find merit in some of the allegations and recommendations were made to the District on closing identified control gaps that had allowed these events to occur.

Two matters from the prior Period remain in open but Preliminary Determination status due to complexities surrounding these matters:

- The first matter concerns the results of the OBPM’s fact-finding into allegations of a District employee abusing their position to direct contracts to a vendor on the Bond Program for whom they subsequently went to work, and for unauthorized activities relating to the PMO re-compete process. The Preliminary Determination report issued by the OBPM on the matter is currently under review by the District.
- The second matter relates to potential violations of the Levine Act. The OBPM received questions about the OBPM report from several District Trustees and their respective personal



Quarterly Report of the Activities of Bond Program Monitor (April 1 – June 30, 2026)



counsel. In response to questions from the Trustees, the OBPM sought an external review of its initial findings of the draft Report of Investigation by independent political campaign finance counsel during this Period. The external review was completed this quarter and a final report provided to the District. The District requested the report be reviewed and discussed with its own external counsel which is scheduled to take place in the Third Quarter of 2026.

V. Number of Investigations Currently Ongoing

Two investigations are currently ongoing as of June 30, 2026, and two investigations are pending a report or closure memo. The OBPM is actively fact-gathering for the two open investigations. The current investigations relate to:

- Allegations of favoring certain product brands and vendors and inappropriately imposing them upon the Program's contractors performing work for BuildLACCD.
- Allegations of BuildLACCD employees working outside of their assigned duties or serving in positions for which they are not qualified.

The OBPM takes this opportunity to focus on the importance of due process in all these investigations. No matter how serious allegations of wrongdoing may appear at the time they are made to the OBPM, even if there are multiple allegations of the same infractions or misconduct, this does not, in and of itself, constitute proof of guilt. The OBPM takes as much time as needed to conduct sufficient fact-gathering to ensure that the process is fair to all concerned.

VI. Number of Matters Referred to Prosecutorial Authorities

No matters from the OBPM have been referred to prosecutorial authorities this Period.



Quarterly Report of the Activities of Bond Program Monitor
(April 1 – June 30, 2026)



VII. Number of Prosecutions, Convictions, Recoveries from Referred Matters

No prosecutions, convictions, or recoveries from past or referred matters from the OBPM occurred during this Period.

VIII. Number of Matters Referred for Civil or Administrative Remedy

No matters from the OBPM were referred for civil or administrative remedy this Period.

IX. Pro-Active Assessment Activities Conducted This Month

Consistent with the District’s contract with AMI as OBPM (6.0 ‘Excluded Services’), no proactive monitoring by search and detect methodologies in the absence of reported suspicion of fraud, waste, abuse of other “Misconduct” as defined in the District’s Solicitation of Quotations Bond Program Monitoring Service § 1.2 was conducted this Period. Any testing by the OBPM of BuildLACCD processes, procedures or outcomes were related to specific investigations and/or information suggesting fraud, waste or abuse.

X. OBPM Meetings Held with District Officials, Leaders & Stakeholders

During this Period, the OBPM has attended District meetings and met with officials and stakeholders from across the District’s Bond Construction Program:

- The OBPM team attended District FMPOC meetings on April 15, May 20 and June 17, 2026.
- The OBPM team met with the CPT at East Los Angeles College on April 22, 2026.
- The OBPM team held several calls with the District Chancellor during the month of May 2026.
- The OBPM team met with the CPT members at Los Angeles Harbor College on June 30, 2026.



Quarterly Report of the Activities of Bond Program Monitor (April 1 – June 30, 2026)



- The OBPM team have held regular correspondence with individuals from BuildLACCD's PMO, District's vendors, and campus CPTs throughout this Period.

The OBPM team maintains an open-door policy and welcomes all District Trustees, members of the District Citizens' Oversight Committee (DCOC), personnel from the PMO, CPTs, District employees, and stakeholders from across the District and the Build program to contact OBPM team members with questions, concerns, recommendations, or inquiries about the Program. The OBPM team has enjoyed a warm reception from the CPTs and appreciates their sharing of information about projects, and their insights. Together, we all help keep the District's Bond Construction program operating at the highest standards of ethics and integrity.

Questions to the OBPM may be directed to:
Monitor@LACCDBondProgramMonitor.org

LACCD Bond Program Monitor