



REPORT OF THE LOS ANGELES COMMUNITY COLLEGE DISTRICT BOND PROGRAM MONITOR

Activities
October 1 – December 31, 2024





Quarterly Report of the Activities of Bond Program Monitor
(October 1 – December 31, 2024)



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Introduction

This report represents a high level summary of activities undertaken by the Los Angeles Community College District’s (“LACCD” or “the District”) Bond Program Monitor (the “BPM”) during the last Quarter of 2024 (October 1st through December 31st, 2024) (the “Quarter”). The BPM serves as the eyes and ears of the District’s stakeholders – the District Board of Trustees, the Chancellor, BuildLACCD, LACCD faculty, students and staff, contractors, consultants and the citizens of greater Los Angeles – to identify and respond to allegations of fraud, waste, and abuse and/or violations of laws, regulations and rules occurring within the District’s Bond Construction Projects, and to help the District maintain the integrity of its publicly-funded Bond Construction program, BuildLACCD and the projects it undertakes.

In monitoring for potential misconduct such as conflicts of interest, collusion, manipulation of bids, fraudulent billing, corruption, and other forms of fraud, waste, abuse as well as violations of laws and regulations and District policies and rules, the Monitor has the power to take complaints from anyone with information about possible failures of integrity occurring within the greater Bond Construction Program and at any of the District’s nine college campuses. The Monitor does not hold enforcement power, but rather provides recommendations for actions to the District. The BPM reports to the Chancellor and serves as the Chancellor’s eyes and ears over the Bond Program. The BPM is focused solely on the Bond Program, and is not tasked with monitoring the greater District programs or activities. The role of the BPM is to function as an impartial investigator responsible for helping to 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 Los Angeles Community College District (“LACCD” or “the District”) to serve as the Interim BPM on a one-year contract. Since assuming the Interim BPM role, focus has been on establishing the requisite policies, procedures, infrastructure, systems and protocols that serve to underpin a robust and independent monitoring structure that can address the size and complexity of the District’s Bond Construction Program; messaging the BPM hotline and complaint channels; educating stakeholders on the role of the BPM and how to contact the Monitor; reviewing; fielding and evaluating complaints; conducting investigations; and providing recommendations to the District with respect to identified gaps or possible improvements in controls related to the Bond Construction program.



Executive Summary

During the period October 1st through December 31st, 2024 (“activity period” or the “Quarter”), the BPM has, among other activities, opened eight new investigations, whilst continuing to fact-gather for already open matters; issued monthly updates to the District Chancellor; issued written reports to the Office of General Counsel (OGC); attended meetings with stakeholder groups such as the District’s Board of Trustees Facilities Master Planning and Oversight Committee (FMPOC); conferred with the District’s external Bond counsel; reviewed District policies and procedures relevant to the Bond Construction Program (BCP); and regularly met and conferred with District and BuildLACCD officials. The BPM also held regularly scheduled calls with BDO, the Internal Audit function to BuildLACCD’s PMO and KPMG, the District’s Bond Performance Auditor. These regular touch-points allow the Office of the BPM to coordinate and create synergies of oversight of the greater Bond Construction program. The Office of the Bond Program Monitor is not an auditor. The BPM does not set an advanced annual schedule of specific domains within the Program to audit. Rather, the Monitor and her team accepts complaints and concerns relating to the Bond Program from all stakeholders – internal and external; conducts investigations anywhere within the greater Program when warranted; and pursues across the Program any element where integrity appears to be potentially compromised.. The Monitor is not an inspector general function, as the office is not vested with complete autonomy. Nonetheless, the Monitor can bring external enforcement action should a situation arise where a significant failure of integrity occurs within the Program. Readers may think of the Monitor as a “fire-spotter” of sorts. If the Bond Program is the forest, then the Monitor sits in the observation tower looking across the whole of the Program. When smoke is seen from far away, the Monitor investigates, seeking to prevent the spread of harm to the District and the Program.



I. Summary of Activities of the Bond Program Monitor October 1 – December 31, 2024

- During this Quarter, the Office of the BPM received eleven new complaints. From these complaints, several new investigations were opened, resulting in a near doubling of the total number of investigations the BPM now has open. Therefore, the BPM has spent much of this Quarter focused on fact-gathering and triaging to prioritize certain investigative matters.
- An investigation related to *potential* Levine Act violations by members of the Board of Trustees (“BoT”) was received in the early part of the month of October. The initial investigation involved ~~the~~ three firms and their subs bidding on the PMO RFP re-compete with the potential to impact the award of the PMO contract that was being re-bid by the District.
- The BPM has continued to meet with the College Project Directors at the District’s college campuses for the purposes of gaining a better understanding how they perceive the integrity of operations and activities of the Bond Construction program.
- The BPM continued its distribution of posters and banners for active construction sites across the District’s college campuses. These posters and banners advertise the Whistleblower hotline and how to contact the BPM with any concerns or complaints to the wider District audience including CPT staff, campus staff, students and faculty, construction contractors and their subs, and the general public.
- The BPM and her team have fifteen open and active investigations currently on-going (*see II and IV below*).
- The BPM, in conjunction with District Procurement, has also identified gaps in documentation, where the District is denied information housed exclusively in Build’s systems, inaccessible to District personnel and different from what is housed in District systems. Other than the abbreviated DocView, none of the systems from the District or Build are accessible to the BPM. *Please see discussion below.*
- The BPM has spent time reviewing the parameters of the BPM program under current Board policies and comparing expectations against existing restrictions and federal Inspector General Standards. The BPM will be issuing a briefing on this matter to the Chancellor and Board of Trustees (BoT) in the forthcoming months.
- The BPM began developing curriculum to train the BoT on the rules of California’s Levine Act and their obligations under the Act.



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- The BPM continued to meet and communicate with District leaders, including the Chancellor, various Vice-Chancellors, the CFO, General Counsel, personnel from District Procurement, and IT, as well as with KPMG, the Bond Program Performance Auditor, BDO, the Internal Audit function to Jacobs, the PMO for BuildLACCD, and BuildLACCD personnel on a regular basis.

II. Website, Hotline and Communication Efforts

The Office of the BPM has continued to take proactive steps to message the BPM hotline, website, and its core mission. As part of the messaging and advertising to make the widest range of District stakeholders aware of the BPM and channels by which to lodge complaints or concerns relating to the Bond Construction program, the BPM has placed posters for display in all relevant locations such as campus-level PM trailers and the BuildLACCD office in Monterey Park. Additionally, the BPM has hung banners on all college campus active construction sites. The posters and banners advertise the Whistleblower Hotline, and provide the many ways in which the Monitor may be contacted. The banners, designed for the active Bond construction projects on the nine campuses, are made of Tyvek and hang on the outside of fences surrounding the construction sites. The banners are large enough to be seen by construction crews entering and exiting the construction sites, students and faculty walking or driving by, and are sufficiently durable to last through sun, wind, and rain.

The BPM's dedicated website, LACCDBondProgrammonitor.org went live with full functionality on June 19, 2024. The site provides 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 District's Bond Construction Program via a dedicated online form, stand-alone toll-free telephone hotline, Email address, Mobile app, QR code, and physical mailing address.

Meeting and Conferring with Key Stakeholders



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The BPM and her team have established regular attendance at key District meetings and regularly travel to campuses to meet with CPLT's and stakeholders. Additionally, the BPM has continued to endeavor to become widely known in the District, offering an 'open-door' to any stakeholders wishing to discuss the Bond Program. This effort has helped to make the BPM known and accessible, whilst encouraging stakeholders to share any concerns they may have about the program.

The BPM holds monthly meetings with the District Chancellor and provides regular monthly summaries of monitoring activities, as well as maintaining regular communication with the Chancellor on investigative developments. This Quarter, the BPM also held monthly meetings with the District's Vice Chancellor & Chief Facilities Executive and the Associate Vice Chancellor of Facilities Planning & Sustainability. Additionally, the BPM regularly communicates with District CFO, District General Counsel and others from the Office of General Counsel ("OGC"), personnel from across BuildLACCD, as well as campus-level PMs and their staff. The BPM would like to thank the many campus Project Directors who have warmly welcomed the BPM team to their job sites, shared their current projects and plans, and candidly discussed their programs.

The BPM holds regular monthly meetings with the BuildLACCD PMO Internal Audit function performed by BDO. These meetings allow the BPM and BDO to share developments and discuss ways in which to plan areas of focus and collaborate. The BPM also holds Quarterly meetings with the Bond Performance Auditor, KPMG, providing the opportunity to share and exchange information and activities relative to each office's remit.

See *Section XIII* below for further outreach and communication efforts undertaken by the BPM this period.

II. Number of Complaints Received This Period



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The BPM received a total of eleven new complaints in this Quarter. Three of the complaints did not warrant opening an investigation. One complaint received in December alleged problems of financial aid services within the District. Because the complaint did not relate to the Bond Construction Program, the BPM declined to investigate, instead referring the complainant to the District's Internal Audit complaint line. A second complaint did involve a vendor to the District, but the vendor was not associated with the Bond Construction Program, but rather serving the District elsewhere. The matter was thus referred to the District for consideration. The third complaint related to events that occurred in 2009 and was deemed to lack merit.

The BPM takes all complaints received very seriously and gives them full attention prior to determining whether an investigation is warranted. All complaints are archived. Should a new complaint come in related to a prior complaint that adds additional information, this could potentially prompt the opening of an investigation where in the first instance facts provided in the initial complaint may have been deemed to lack either merit or sufficient detail to warrant the opening of a formal investigation. Similarly, just because a complaint brought to the Office of the BPM involves allegations relating to matters outside of the Bond Program, the BPM does not ignore these. Rather, every effort is made to refer these types of complaints to the appropriate District officials, departments or even external organizations that would have oversight responsibility relevant to the complainants' allegations or concerns.

III. Number of Investigations Opened This Period

The remaining eight new complaints received this Quarter were deemed to have merit and the BPM opened official investigations into the complainants' allegations. The BPM takes this opportunity to remind readers of this Report that allegations and rumors do not constitute facts. Anyone can allege anything. It is facts that matter and ultimately determine the result of any investigation. Similarly, an increase in the number of complaints that the Office of the BPM received this Quarter is not evidence of any increase in wrong-doing or malfeasance within the Bond Program. Rather, it reflects that people identify the value of the BPM hotline and feel comfortable bringing their concerns to the BPM.



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Just as in any investigative or regulatory enforcement environment, an open investigation does not necessarily result in the identification of wrong-doing. There may be no findings; identification of areas for improvement; or merely detection of a failure to adhere to policies, rather than a violation of laws or regulations. Each investigation is unique and requires the collection of facts relevant to the distinctive nature of the allegations and circumstances of the complaint.

The BPM opened four new investigations in October 2024:

1. Related to a former District employee involved in inappropriate interactions with and approvals involving vendors to the Bond Program. The allegations touch upon conflicts of interest and California Political Reform Act. The matter is complex and a report to the District is anticipated to be made by the BPM in the first Quarter of 2025.
2. Related to allegations of a certain function within BuildLACCD failing to include the Office of General Counsel (“OGC”) in discussions with contractors/vendors as they are supposed to do, and wasting Bond Program resources. The allegations include abuses of power that may be negatively impacting the Bond Construction Program. As discussed below, this matter was closed by the BPM and ultimately referred to the OGC.
3. Related to allegations of individuals within campus-level teams potentially billing for time not worked. The investigation is on-going, but the BPM anticipates resolving the matter in the first Quarter of 2025.
4. Related to former District employees and current Build employees accepting gifts from an active vendor to BuildLACCD and failing to disclose the gifts and potentially violating the Code of Conduct and conflict of interest rules.

The BPM opened three new investigations in November:

1. Related to allegations of inappropriate work on campus projects that may be wasteful, abusive of Bond funds and violate the principles of Prop 39, CA Ed. Code § 17173, and CA Const. Art. XIII A, § 1(b)(3).
2. Related to allegations of the appropriateness of certain Furniture, Fixtures & Equipment expenditures within the Bond Program.



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3. Related to allegations that individuals who do not possess the minimum qualifications for the positions they are assigned to or currently hold and that they have been hired to roles within the Bond Program because of who they know or to whom they are related.

The BPM opened one new investigation in December:

1. Related to allegations that a contracted employee within BuildLACCD also owns and operates a separate company with active services that may present certain conflicts of interest.

The BPM is tasked with investigating to the fullest extent possible any potential ethical or legal violations involving the District's Bond Program and then making recommendations for remedial action to the District. In the highly unlikely event the District fails to act on a recommended remediation, the BPM has the authority to take the matter to external Bond counsel and/or external regulators. The BPM does not observe a problem and then fail to act, as this would be completely contrary to the integrity of the program, and undermine the effectiveness of the Monitor. The Monitor takes the remit conferred upon it by the District Board of Trustees (BOT) extremely seriously and does not close an investigation until and unless it is resolved satisfactorily, or is confirmed to be completely without merit.

IV. Number of Investigations Closed/Resolved This Period

The BPM closed two investigations during this Quarter:

1. An investigation opened in the last quarter (August 2024) in response to the BPM identifying that certain Trustees had received campaign contributions in the past twelve months from one or more of the firms bidding on District RFP 24-03, the then-PMO re-compete. In reviewing filings of California Fair Political Practices Commission (FPPC) mandatory Forms 460 and 497, the BPM identified potential conflicts of interest with respect to certain Trustees and campaign contributions they had received over the past twelve months. Ahead of the anticipated vote on award of contract for RFP 24-03 scheduled for early November 2024, the BPM identified that each of the three firms bidding in the



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PMO re-compete formally listed the sub-contractors they intended to use if awarded the contract and that these same identified sub-contractors had also made campaign contributions to Board Trustees.

Calif. Gov't, Code § 84308 *et seq.* of the Political Reform Act (known as the “Levine Act”)¹ forbids government officials, including candidates for public office, from accepting, soliciting, or directing campaign contributions of more than \$250² to themselves or any other officer or candidate, from any party, participant or their agents whilst a proceeding involving an entitlement for use is pending before the agency or after a final decision is made on the proceeding. Under California’s Levine Act, prohibitions on elected officials voting on contracts also exist for those who have accepted campaign contributions made by named sub-contractors to the primary firms being considered for award.

In this case, many of the named sub-contractors were also found to have made campaign contributions to BoT members during the relevant period. Five of the seven Trustees were impacted by the rule and would have had to recuse themselves from approving the PMO award if the anticipated vote and award went ahead in November as planned. Whilst there is a mechanism that would have allowed the vote on the PMO award to proceed, the appearance of conflicts and potential for award dispute was considered high. The District and the BPM take the fairness and perceived fairness of all contracting related to the Bond Program extremely seriously. The BPM was in regular communication with the OGC and the District’s external Bond Counsel, Best Best & Krieger LLP, and with other relevant District officials to address the issues raised by the campaign contributions. In October, the BPM provided a written report of relevant findings, and made a recommendation that the District withdraw the RFP for the PMO re-compete for the time-being. The BPM closed the investigation when the PMO re-compete was withdrawn.

¹ As amended by California SB 1439, January 1, 2023

² As of January 1, 2025, the threshold has been raised to amounts above \$500.



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2. As discussed below, one investigation opened during this Quarter was ultimately identified as relating to on-going litigation and thus referred to the District's Office of General Counsel. Upon referral, the BPM closed the investigation within her office.

V. Number of Investigations Currently On-Going

With the eight new cases opened, this brought the total number of investigations open at some point during this Quarter to seventeen. The BPM closed one of the new investigations within the same month as it was opened; identifying that the matter had a direct nexus to litigation the District was already involved with. The information from the BPM's opened case was subsequently forwarded to the District's Office of General Counsel to be addressed within the framework of the litigation. At the close of this Quarter, a total of fifteen investigations remained open.

The Office of the BPM is actively fact-gathering for all remaining sixteen investigations. The BPM anticipates concluding three or more these matters in the first Quarter of 2025, with findings and recommendations to be provided to the Chancellor and BoT.

VI. Number of Matters Referred to Prosecutorial Authorities

1. No matters from the BPM's office have been referred to prosecutorial authorities this Quarter. However, the BPM anticipates that it may recommend the District refer to the FPCC any potential violations of the California Political Reform Act upon issuance of one or more of its investigative findings.
2. The BPM received a telephonic death threat in the month of October 2024. The BPM consulted with the District's Director of District Security and deputies with the Los Angeles County Sheriff's Department. Whilst the BPM declined to file a formal report at this time, she reserves the option to do so in the future. The Sheriff's Department is aware of the threat and in coordination with the BPM will stay apprised of any additional or active threats made against the Monitor or her team.

The Monitor takes threats against anyone in the Office of the Bond Program Monitor, or those assisting the BPM team in their investigations very seriously and reminds those who may be contemplating making direct or veiled threats toward the BPM team or against those who work



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with them that such actions may constitute a criminal violation. The BPM will not hesitate to bring the full force of legal remedies and enforcement agencies to bear against anyone under the misapprehension that attempts to intimidate, pressure, menace or threaten the BPM or team is acceptable behavior.

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

No prosecutions, convictions, or recoveries from past or referred matters from the BPM's office occurred this period.

VIII. Number of Matters Referred for Civil or Administrative Remedy

No matters from the BPM's office were referred for civil or administrative remedy this period.

IX. Trends or Patterns Identified

The BPM has observed that cooperation from many Build employees and even some District personnel has not been as consistent or robust as needed. The BPM has numerous investigations currently open and progress on several has been severely hampered by the failure of individuals contacted by the BPM to respond either in a timely manner, or at all. The BPM raised this issue to the OGC and Chancellor and hopes the District will prompt its personnel and vendors under Build to comply with their obligations to cooperate with the BPM in the future. Further to this obstacle to resolving complaints, the BPM re-emphasizes the need for direct access to key BuildLACCD and District systems that house information relevant to effective monitoring of the District's Bond Construction Program.



X. Pro-Active Assessment Activities Conducted This Month

Consistent with the District’s contract with AMI as BPM (6.0 ‘Excluded Services’), the BPM did not conduct any 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.. Any testing by the Office of the BPM of BuildLACCD processes, procedures or outcomes were related to specific investigations and/or information suggesting fraud, waste or abuse.

XI. Policies Reviewed

- The BPM reviewed the meeting agendas and minutes of the meetings of the Board of Trustees.
- The BPM reviewed California Public Contract Code § 12102 *et seq.*; Cal. Code Reg. tit 2 § 872 *et seq.*, and other relevant California State regulations regarding public procurement bidding and bid protests.
- The BPM reviewed CA Government Code § 84308 *et seq.* of the Political Reform Act (known as the “Levine Act”).
- The BPM reviewed *Prop B Campaign Finance Disclosure Requirements for Los Angeles County Offices, including Districts, County Code 2.190 – Political Campaigns for County Offices*; and the *Proposition B Handbook* issued by the Los Angeles County Registrar-Recorder/County Clerk.
- The BPM reviewed Prop. B Reporting filings, including Forms 460 and 497, for the current seated District Board Trustees, and of those currently running for open Trustee seats in the November 5, 2024 General Election.
- The BPM reviewed California Fair Political Practices Commission Guidance; CA Govt. Codes § 1090 and § 1091; Cal. Atty. Gen. Ops. 84 (2001); case law relevant to public agency employees ‘financial interest’ and ‘remote interest’; LACCD Memo dated 14 December, 2022 from then District General Counsel Maribel Medina to the seated Board of Trustees (“BOT”) regarding CA Senate Bill 1439 (“SB 1439”); and LACCD Memo dated July 24, 2024 from



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District Acting General Counsel Anne Diga to the BOT regarding SB 1439 amending the (CA) Levine Act and its application to the Trustees.

- The BPM reviewed relevant vendor contracts, sub-contracts and MATOCs between the District and vendors currently under investigation by the Office of the BPM.
- The BPM reviewed CA State Bar Rule 1.6, Confidential Information of a Client.
- The BPM reviewed California Institute for Local Government Public Agency Attorney Ethics Guidance.
- The BPM reviewed the agenda and minutes of the District Academic Senate.
- The BPM reviewed the Chancellor's Monthly Report of September 9, 2024.
- The BPM reviewed certain college's Foundation documents and meeting minutes.
- The BPM reviewed certain Form 700 filings.
- The BPM review BuildLACCD's Monthly Progress Reports and dashboards for the months within the Quarter.
- The BPM re-reviewed the 2023 Performance Audit Report of the Bond Program.
- The BPM re-reviewed certain relevant sections of the CA Uniform Public Construction Cost Accounting Act (under § 22000 *et seq*) and the CA Uniform Construction Cost Accounting Commission's Cost Accounting Policies and Procedures Manual.
- The BPM reviewed District Board Rules, Ch. VII, Art. 1 (§ 7100), Board Responsibility for Contracting.
- The BPM reviewed regulations relating to members of citizens' bond oversight committees and the filing of Statement(s) of Economic Interest.
- The BPM reviewed relevant sections of the California Community Colleges Chancellor's Office, Chaptered Legislation and Guidance 2024 Report, dated 5 November 2024.
- The BPM reviewed § 82542 of the CA Ed. Code, as amended by Section 2 of Ch. 66, reflecting amendments under AB1142.



XII. Significant Problems or Impairments and Recommendations for Remediation

The Office of the BPM continues to encounter certain critical obstacles to performing its work effectively. Namely, during this Quarter the BPM did not have access to many of the systems that house documentation relevant to its investigations. The Office of the BPM is organized to report to the Chancellor. This should mean that the BPM has at its disposal the access needed to locate relevant information within District systems as they relate to the Bond Construction Program easily and without delay. This current deficiency in access needs to be addressed comprehensively and at the highest levels.

The Office of the BPM has identified gaps in systems and access to information relevant to the BuildLACCD program. Multiple repositories of contracts, invoices, billings, and other relevant documentation contain disparate pieces of information creating barriers to comprehensive insights into vendors, activities, contractors, and support for projects and personnel in the Bond Construction program. It is understood that there are future plans to consolidate some of these systems sometime during 2025 and 2026. The lack of full access to relevant information slows down not only BPM investigations, but also negatively impacts access to data needed by the District's procurement, finance, and legal teams. The District has not fully made relevant technologies and systems available to the BPM, nor has the BuildLACCD PMO. To conduct its investigations, and to monitor the integrity of the Bond Construction Program, the Office of the BPM needs full access to all relevant systems and technologies utilized by the District. Hindered access to information may result in costly delays, and even leave critical areas of the District's Bond Construction Program unexamined, to the detriment of the District and the taxpayers who fund the Bond Program.

XIII. Areas of Forthcoming Review and Audit

The BPM has begun to follow BuildLACCD's efforts to develop student housing at a reasonable price consistent with protecting taxpayer dollars from waste and abuse and will continue to scrutinize proposals relating to the student housing efforts.

The BPM has learned about poor performance by certain vendors at several colleges. The BPM will be examining the facts related to these vendors and the projects and will open formal investigations, if warranted.

The BPM has learned through conversations with District personnel and contractors of several activities/projects that raise questions of appropriateness and/or have been identified as potentially



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problematic. The BPM has begun to draft initial plans for fact-gathering specific to these identified activities. Specifically, the BPM will be:

- Testing BuildLACCD SOP's for change orders based on discussion with District personnel that they are currently too high-level and may allow abuse of District Bond monies. The BPM has discussed this effort with BDO, the Internal Audit function of the PMO, and they will also add it into their forthcoming audit schedule for 2025.
- Testing the appropriateness of certain expenses.

XIV. Follow-Up Requests Received from the Board of Trustees

No formal requests by District Board Trustees were received this Quarter.

XV. BPM Meetings Held with District Officials, Leaders & Stakeholders

During this period, the BPM has attended District meetings and met with officials and stakeholders from across the District's Bond Construction Program:

- The BPM participated in several calls with the District's external Bond Program counsel, John Holloway and Michael Maurer of Best Best & Krieger, LLP during the weeks of October 1 and 7, 2024.
- The BPM attended the BoT meeting on October 9, 2024.
- The BPM held its monthly standing meeting with Dr. Francisco Rodriguez, Chancellor, on October 15, 2024.
- The BPM met with CPT/PM at Valley College on October 15, 2024.
- The BPM met with the CPT/PM of Pierce College on October 15, 2024.
- The Deputy to the BPM held the BPM's monthly standing call with BDO, BuildLACCD's internal auditor on October 15, 2024.
- The BPM attended the FMPOC meeting on October 16, 2024, which was moved.
- The BPM met with a Trustee on October 16, 2024.



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- The BPM held its Quarterly standing meeting with KPMG, Bond Performance Auditor on October 18, 2024.
- The BPM met with the new Interim Vice Chancellor of Facilities Planning, Dr. Leigh Sata on October 23, 2024.
- The BPM held regular communications with District departments including Procurement, Contracts, Office of General Counsel, and CFO.
- The BPM communicated and held calls with members of the District's Procurement & Contracts Departments.
- The BPM held regular communications with the Director of the PMO throughout the month of October.
- The BPM communicated with the President of the District Academic Senate on multiple occasions.
- The BPM held regular calls and communications with the District Office of General Counsel to discuss issues relevant to the BPM's activities.
- The BPM communicated several times with the Jacobs' (BuildLACCD PMO) Assistant General Counsel and Chief Compliance Officer.
- The BPM held regular correspondence with individuals from BuildLACCD, and certain campus-level PMs throughout the month of October.
- The BPM communicated on multiple occasions in October with Leonard McCray, District Director of Safety and Security Services and the Los Angeles Sheriff's Department to discuss a threat made to the BPM.
- The BPM was to attend the DCOC meeting scheduled October 18, 2024, but the meeting was postponed for lack of a quorum.
- The BPM held a virtual meeting with the newly appointed General Counsel, Jeffrey Prieto on November 4, 2024.
- The BPM attended the BoT meeting on November 6, 2024.
- On November 6, 2024, members of the BPM team met with CPT teams at the following campuses: Harbor, Southwest and West LA.



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- On November 7, 2024, members of the BPM team met with CPT teams at the following campuses: TradeTech, LACC and ELAC.
- Members of the BPM team attended a meeting at Mission College with the CPT on November 8, 2024.
- A member of the BPM team met with the CPT at Harbor on November 18, 2024.
- The BPM held a virtual meeting with the new Interim Chancellor, Alberto Roman on November 19, 2024.
- On November 19, 2024, the BPM held its standing monthly call with BDO, the PMO Internal Audit function.
- A member of the BPM team attended a virtual meeting of the Board FMPOC on November 20, 2024.
- A member of the BPM team met with the CPT at Pierce on November 22, 2024.
- The BPM held regular communications with District departments including Procurement, Contracts, Office of General Counsel, and CFO in November.
- The BPM held regular correspondence with individuals from BuildLACCD, and certain campus-level PMs throughout the month of November.
- The BPM's offices were closed November 28th and 29th for Thanksgiving. The BPM Hotline remained open and actively staffed.
- A member of the BPM team attended a virtual meeting of the CPT Harbor team on December 13, 2024.
- In agreement with District Chancellor, Dr. Roman, the standing monthly call (scheduled for December 17, 2024) between the Chancellor and the BPM was postponed until January 2025.
- The BPM was scheduled to attend the DCOC meeting on December 13, 2024, but the DCOC cancelled the meeting for lack of a quorum.
- The BPM monthly-scheduled call with BDO, the PM's Internal Audit function, scheduled for December 17, 2024 was postponed by mutual agreement until after the holidays.
- The BPM held regular communications with District departments including Procurement, and the Office of General Counsel in December.



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- The BPM and her team held regular correspondence with individuals from BuildLACCD's PMO, and certain campus-level CPTs throughout the month of December.
- The Office of the BPM was closed Christmas Day, December 25, 2024. The BPM and most BPM team members took one to two weeks' vacation time in December 2024. The Hotline remained open at all times.

XVI. Forthcoming Meetings with District Board of Trustees, Committees, or Other Stakeholders

- The BPM will hold a virtual meeting with the new General Counsel, Jeffrey Prieto on January 17, 2025.
- The BPM will hold its monthly-scheduled call with the Chancellor on January 21, 2025.
- The BPM will hold its monthly-scheduled call with BDO, the PM's Internal Audit function on January 21, 2025.
- Someone from the BPM's office will attend the FMPOC Standing Committee meeting on January 22, 2025.
- The Office of the BPM will continue to communicate regularly with BuildLACCD, personnel from the PMO, campus CPTs and District personnel throughout January 2025.
- The BPM will hold its standing call with the (Interim) Vice-Chancellor of the District's Facilities Maintenance and Operations on February 3, 2025.
- The BPM will provide training on the Levine Act to the District BOT on February 5, 2025.
- The BPM will attend the District Board meeting scheduled for February 5, 2025.
- BPM team members will continue to meet with BuildLACCD PMO personnel, CPTs and contractors as needed throughout the month of January 2025.

The BPM and members of the BPM team will continue to regularly meet with a wide-range of District stakeholders including the Chancellor, Interim Vice-Chancellor of Facilities, personnel from the



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District's OGC, Office of the CFO, Procurement, IT, BuildLACCD personnel, external Bond counsel, Board of Trustees, and others.

The BPM maintains an open-door policy and welcomes all District Board Members, members of the DCOC, personnel from the PMO, CPLTs, District employees, and stakeholders from across the District and the Build program to contact her or BPM team members with questions, concerns, recommendations, or just to say 'hello.' The BPM team has enjoyed a kind reception from the College CPTs and appreciates their insights and sharing of information about projects. Together, we can all help keep the District Bond Construction program operating with ethics and integrity.

Mikhail Gordon

**Mikhail Gordon
LACCD Bond Program Monitor**