



Mission Center

San Francisco Community College District Citizens' Bond Oversight Committee

Annual Report to the Community
on Proposition A 2001 and Proposition A 2005
for the Fiscal Years July 2016 to June 2019

Published August 27, 2020



Annual Report to the Community for the Fiscal Years July 2016 to June 2019

This is the San Francisco Community College District's (City College of San Francisco) Citizens' Bond Oversight Committee (CBOC) Annual Report to the Community approved by the CBOC on July 1, 2020.

Contacting the CBOC

Additional questions can be addressed to the Citizens' Bond Oversight Committee in care of City College of San Francisco's Office of the Senior Vice Chancellor of Administrative and Student Affairs. A physical copy of this report is also available by request.

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This report is available from the CBOC's website at:
<https://bit.ly/AnnualRpts>

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CBOC Roles & Activities

Letter from Chair

As the elected chair of the Citizens' Bond Oversight Committee (CBOC), it is my duty to try and put this report into a context that makes sense to the average San Francisco resident.

The Citizens' Bond Oversight Committee (CBOC) is an appointed group of neighbors who have volunteered to provide layman's oversight on the construction bonds the residents of San Francisco have voted to approve. The CBOC serves without pay or benefits and the members can have no vested interest in the projects being overseen.

The existing CBOC was formed in December of 2019 after previous CBOCs faced several years of incomplete efforts by the prior volunteers who undertook this work. Prior CBOCs had not published a report over the last two years. In an effort to make up for lost time, the current committee increased its meeting frequency substantially and incorporated site visits into its meeting schedule. One of the initial site meetings included a tour of the Evans Campus to assess the impact of bond construction expenditures at the site. Several other satellite campus tours were scheduled but had to be cancelled due to the Shelter-in-Place (SIP) order issued in March 2020 responding to the COVID-19 pandemic. In response to the SIP order and state emergency orders regarding public meetings, the CBOC converted its meeting schedule to an online format as permitted by state law.

The current CBOC has prioritized meeting the committee's obligation to produce accurate and timely annual reports to the public. In furthering that effort, the CBOC has met five times over the last two months, conducted numerous working sessions, and collaborated closely with City College staff, bond counsel, and bond consultants to produce the attached Annual Reports for the public's review.

We are pleased to present to you this omnibus package containing the 2016-2017, 2017-2018, and 2018-2019 Annual Reports of the 2001 San Francisco Proposition A and 2005 San Francisco Proposition A Citizens' Bond Oversight Committee covering the period of July 1, 2016 through June 30, 2019. These Reports are submitted to the City College of San Francisco Board of Trustees and local district residents by the City College of San Francisco's Citizens' Bond Oversight Committee in fulfillment of its role as specified by law.

With the publication of these reports, the CBOC's reporting has been brought current and in compliance with its duties as mandated by the CBOC bylaws.

COMMITTEE MEMBERS (Fiscal Year 2019 – 2020)

Amar Thomas, Chair
At-Large Member

Peter Gallegos
At-Large Member

Christine Hanson
At-Large Member

Shanon Lampkins-Jones
At-Large Member

Rafael Musni
At-Large Member

Linda Fadeke Richardson
At-Large Member

Steven Tang
At-Large Member

Dennis J. Kelly
Senior Citizens' Organization Member

BOARD OF TRUSTEES MEMBERS (as of July 1, 2020)

Shanell Williams, President

Tom Temprano, Vice President

Brigitte Davila

Ivy Lee

Alex Randolph

John Rizzo

Thea Selby

Vick Van Chung, Student Trustee

CHANCELLOR (as of July 1, 2020)

Ramalingum "Rajen" Vurdien (Interim)

CBOC Roles & Activities

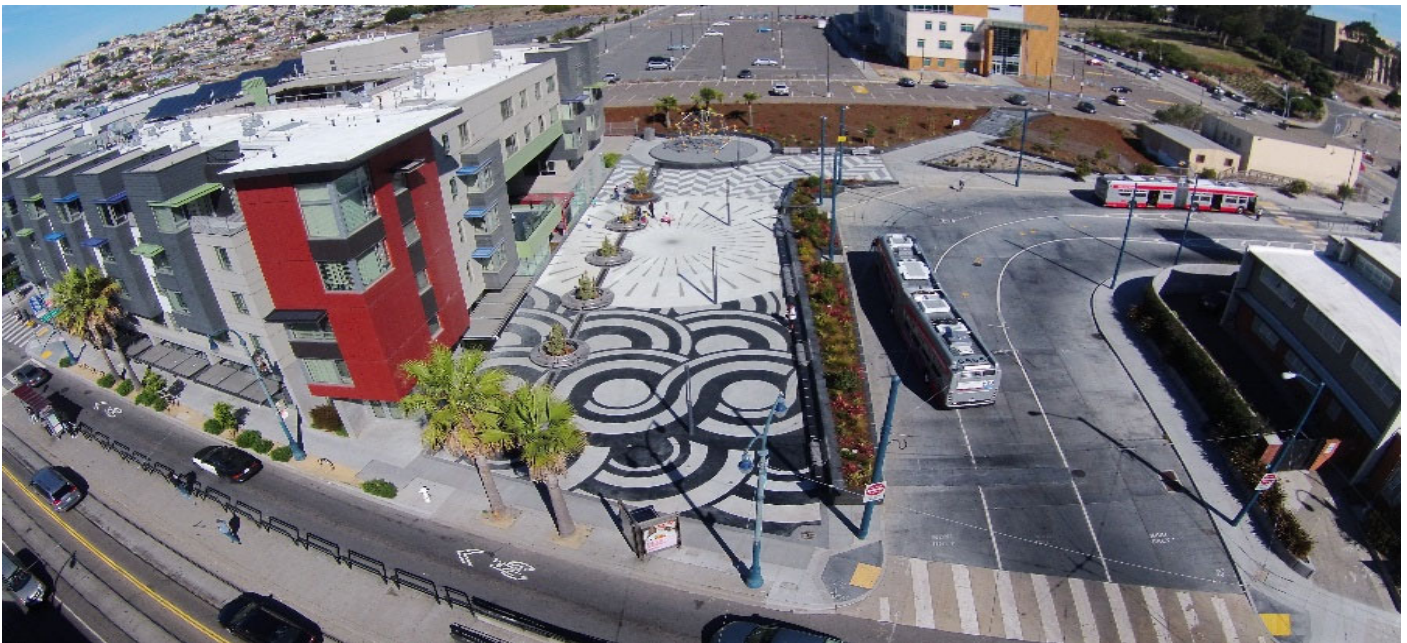
This effort would not have been possible without the hard work of both long-term and new CBOC members, and the hard work of CCSF staff, Bond Counsel, and Bond Consultants. The CBOC would especially like to thank Marian Lam for her professional and tireless efforts in supporting and coordinating with the CBOC over the course of its work.

For more information regarding the committee's proceedings, meeting minutes and agendas please visit <https://www.ccsf.edu/about-ccsf/board-trustees/cboc-meetings>.

The City College of San Francisco Citizens' Bond Oversight Committee thanks the community for their continued support.

Very truly yours,

A.J. Thomas
Committee Chair



Unity Plaza (Photo Credit: San Francisco Department of Real Estate)

CBOC Roles & Activities

Background

Voters in San Francisco approved bond measure Proposition A in 2001, which provided \$195 million in funding to eliminate portable buildings, improve disabled accessibility, complete the creation of a technology network, and build/complete new campuses in the Mission and Chinatown/North Beach neighborhoods. Voters approved Proposition A in 2005, a \$246.3 million bond which provided for capital improvements including increasing student access to advanced computer technology and bio/stem cell technology, renovating classrooms, building new facilities for upper division classes, neighborhood classes and the performing arts. [Links to the Voter Guides are included in Appendices]

As required by Education Code Section 15278, the District Board of Trustees established a Citizens' Bond Oversight Committee comprised of volunteers who represent specific constituencies, including senior citizens, businesses, taxpayer organizations, students, and the community-at-large. The Committee is charged with the responsibility to assure voters that bond proceeds are expended only for construction, reconstruction, rehabilitation or replacement of College facilities in compliance with the ballot language approved by voters, and that no funds are used for teacher or administrator salaries or operating expenses.

Roles and Responsibilities

The CBOC writes an annual report on the expenditure of taxpayers' money for bond-funded school construction to ensure that bond funds are spent in accordance with the California Constitution Article XIII Section (1)(b)(3) and the provisions of the ballot language. The CBOC also reviews and reports on the annual audits, in addition to their other monitoring and reporting activities. For more information on the responsibilities of the CBOC please visit <https://bit.ly/CBOCRolesResponsibilities>.

The 2019 - 2020 Committee has met seven times, these meetings included:

- Evans Campus classrooms tour and presentation on the plans for temporarily housing programs while the building is renovated
- Staff presentations
- Review of Financial and Performance Audits
- Discussions with Bond Counsel, David Casnocha regarding bond status, Proposition 39, CBOC Committee structure, roles, responsibilities and obligations, statutory requirements, compliance, expenditure of bond funds, clarifications on bond project list and scope including CCSF legal authority and contractual obligation, oversight and management of bond expenditures
- Review of Educational and Facilities Master Plan
- Prepare the Annual Report for fiscal years 2016-2017, 2017-2018, 2018-2019

Committee Activities

The Committee convened and participated in several key activities central to their main charge, such as preparing the Annual Report, reviewing program expenditures, and reviewing annual audits.

On July 20, 2017, the CBOC approved a resolution to be submitted to the Board of Trustees requesting that the CBOC's bylaws be amended. On August 24, 2017, the Board of Trustees approved the Amended and Restated Bylaws, which removed the limit to the number of times the CBOC could meet in a year and a restriction of the formation of sub-committees. This supports the committee's ability to hold necessary meetings throughout the year and draft the Annual Report for review and approval by the full CBOC Committee.

CBOC Roles & Activities

During the 2018-2019 fiscal year the CBOC lost several members and on four occasions was unable to hold its regularly scheduled full committee meeting due to the lack of a quorum. However, due to the bylaw changes the smaller Annual Report Sub-Committee was still able to continue its work to create the draft report which a quorum of the full Committee could eventually oversee and vote to approve. The Sub-Committee's work formed the basis for this report.

Working on the draft report in May 2019, the Committee requested a meeting with then Chancellor Rocha to discuss the report prior to approval, but the meeting did not happen before four of the five members terms expired.

With new members, the renewal of former members, as well as one member constant throughout 2019, the committee began again to work on the pending report and bring the report status current by reporting the subsequent reports for years 2018 and 2019.

More detailed information about the bond projects, timelines, and expenditures-to-date is available on the District's facilities web site: <https://bit.ly/BondsOverview> On this page you can find information related to the activities of the Citizens' Bond Oversight Committee. The Bond Oversight Committee welcomes members of the community to its meetings.

Monitoring Bond Fund Expenditures

During the past year, the Citizens' Bond Oversight Committee monitored the bond fund expenditures by reviewing the District's bond project plans, timelines and proposed expenditures. At its meetings, the Committee was provided financial reports and project plan updates describing the bond-related activities undertaken by the District.

CBOC Roles & Activities

The Challenge of Changes

The construction of bond projects involves a process spanning many years. Though this report covers the time period between July 2016 and June 2019, the spending during that time period also reflects decisions made in previous years by College staff and two Special Trustees whose powers included the power to veto actions of the reinstated Board until January 2016. During this time, there was a significant period of stress that impacted the functions of the school due to the accreditation crisis, which began in 2012 and was resolved in 2017. Some of the challenges faced by the District during the accreditation crisis and excessive executive turnover, which in turn created continuity challenges for long range planning.

SPECIAL TRUSTEE

Robert Agrella, July 2012 - Feb 2015

Guy Lease, Feb 2015 – Dec 2016

CHANCELLOR

Pamila Fisher, May 2012 – Oct 2012

Thelma Scott-Skillman, Oct 2012 – Oct 2013

Art Tyler, Nov 2013 – June 2015

Susan Lamb, June 2015 – June 2017

Mark Rocha, July 2017 – March 2020

Dianna Gonzales, April 2020 – June 2020
(Interim)

Ramalingum "Rajen" Vurdien, July 2020
(Interim)

VICE CHANCELLOR OF FINANCE & ADMINISTRATION

Peter Goldstein, Oct 2013 (March 2014)

Ron Gerhard, Oct 2013 – June 2015

Mark Zacovic, July 2015 – Dec 2015

Ron Gerhard, Dec 2015 – June 2017

David Martin, July 2017 – Dec 2017

George Kozitza, Dec 2017 – April 2018

Luther Aaberge, May 2018 – July 2019

FACILITIES

Fred Sturner, Sept 2014 – Oct 2015

Art Tyler, June 2015 – Feb 2016

Marian Lam, Feb 2016 – Feb 2017

Linda Da Silva, Aug 2016 – Dec 2017

Rueben Smith, Jan 2018 – Nov 2019

James Sohn, Nov 2019 – April 2020

Charmaine Curtis – May 2020

Building a Better Community

How You Are Helping City College Build for the Future

Thanks to taxpayers, taxes collected from property owners to pay back the investors' purchase of 2001 and 2005 Bonds have already provided new and upgraded buildings to enhance the educational experience of City College of San Francisco students. The community at large has benefited greatly by using the facilities for meetings and programs. Construction will continue with the remaining bond funds according to the approved projects which will improve critical infrastructure necessary for education.

If community members are interested in learning more about the tax rates associated with the Proposition A 2001 and Proposition A 2005 Bonds, please visit the City of San Francisco, Office of the Controller website: <https://bit.ly/2COctPT>.

Completed Projects Funded by 2001/2005 Bond Measures

- Downtown Center – 2004
- Balboa Reservoir Berm Removal – 2005
- Student Health Center – 2006
- Mission Center – 2007
- Community Health & Wellness Center – 2008
- Child Development Center – 2008
- Accessibility Upgrades – 2009
- Evans Center – 2010
- John Adams Center Upgrade – 2010
- Land Acquisition & Improvements for Parcel Adjacent to Ocean Avenue (Unity Plaza) – 2010
- Ocean West Campus (Balboa Reservoir) Infrastructure – 2012
- Joint Use Facility (Multi-Use Building) – 2012
- Chinatown / North Beach Center – 2012
- Renovation / Remodeling / ADA Access / Child Care – 2006 to current



Mission Center



John Adams Center

Building a Better Community

Projects Highlights

Below are a few project highlights. For more information on the Proposition A 2001 and A 2005 projects, please visit:

<https://bit.ly/BondProjects-BallotLanguage>.

Chinatown/North Beach Center

The purpose of the project was to provide a new building that would become the permanent home to the academic and student service programs offered through the Chinatown/North Beach Center. Educational programs at the Chinatown/North Beach Center include credit and noncredit classes: noncredit ESL, Home Health Aide, credit and noncredit Business.

The new Chinatown/North Beach Center is also home for many other credit classes -- Math, Physics, Chemistry, Geology, Nutrition, Fashion, Astronomy, Health Sciences and Foreign Languages. The square footage of the new Chinatown/North Beach Center is 186,764 sqft and has a library, a bookstore, and Culinary program.



Chinatown / North Beach Center

Wellness Center, Ocean Campus

The Wellness Center was completed in 2008 and replaces the North and South Gyms. It houses state-of-the-art exercise equipment, gymnasium and pool.



Pool Heater Replacement, Wellness Center, Ocean Campus



Wellness Center, Ocean Campus

Building a Better Community

Projects Delayed Pending Additional Funding

Thanks to our community's support, Proposition A 2020, an \$845M general obligation bond measure, was passed on March 3, 2020. The following delayed projects will now have the necessary funds to move forward.

Performing Arts Education Center (PAEC)

The construction of City College's Performing Arts Education Center and Diego Rivera Theatre at the Ocean Campus will include an auditorium, recital hall and black box theater to house performances and events. The auditorium concourse will display the mural "Pan-American Unity" by renowned artist Diego Rivera. The facility will provide modern, efficient classrooms supported and inspired by technology studios and rehearsal spaces for disciplines of critical thinking, creativity, artistic expression and intelligent communication.

This project will be funded by Proposition A 2005 and Proposition A 2020.



Performing Arts Education Center – Artist Rendering



Diego Rivera Theatre – Artist Rendering

Advanced Technology & Bio-Stem Cell Technology Learning Center -- STEAM

Planning is in process for a 5-6 Story facility to be the anchor of Science, Technology, Engineering, Arts, and Math learning. Located on the site north of the new Diego Rivera Theatre, this multi-story building will be constructed in a phased manner with the theatre, and house performing and creative arts elements, as well as general purpose classroom and state of the art laboratory space.



CONCEPT STEAM Rendering (LPA Architects)

Building a Better Community

Student Development Center

The construction of a new building and associated infrastructure on the Ocean Avenue Campus to provide for the consolidation of student services (admissions, registration, financial aid, matriculation, counseling, advising, and career planning) in a one-stop service center for all students is slated for completion in 2024 and is currently in the design phase.

This project will be funded by Proposition A 2005 and Proposition A 2020.



Student Development Rendering (TBP)

Fiscal Year 2016-2017 Report

Fiscal Year 2016-2017 Report

Bond Expenditures for Fiscal Year 2016-2017

As of June 30, 2017, the District has expended \$193,427,987 of 2001 Proposition A funds – 99% of the total authorization and expended \$198,940,892 of 2005 Proposition A funds – 81% of the total authorization. The Committee additionally requested a bond audit reconciliation for review of detailed project expenditures for compliance with the ballot language project list.

Bond Authorizations:

| | |
|-------------------------|----------------------|
| Proposition A 2001 | \$195,000,000 |
| Proposition A 2005 | \$246,300,000 |
| Total Bond Funds | \$441,300,000 |

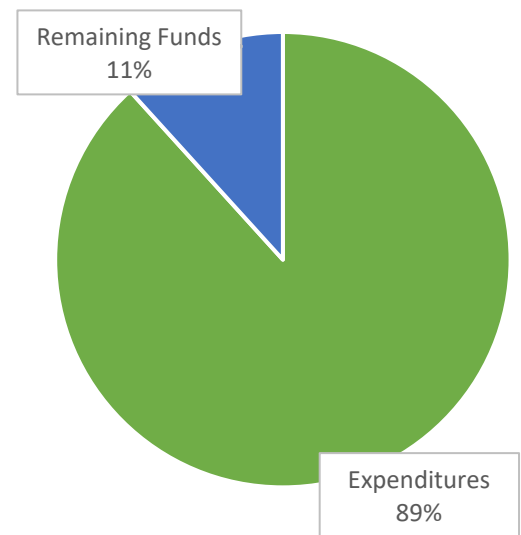
Bond Expenditures:

| | |
|--------------------------------|----------------------|
| Proposition A 2001 | \$193,427,987 |
| Proposition A 2005 | \$198,940,892 |
| Total Bond Expenditures | \$392,368,879 |

Bond Funds Remaining:

| | |
|-----------------------------------|---------------------|
| Proposition A 2001 | \$1,572,013 |
| Proposition A 2005 | \$47,359,108 |
| Total Bond Funds Remaining | \$48,931,121 |

Total Bond Expenditures vs Remaining Funds



Fiscal Year 2016-2017 Report

Bond Audit Reconciliation (Project List for Fiscal Year 2016-2017)

| Project | Expense Classification | Amount |
|---|--------------------------------|--------------------|
| 2005 Chinatown Phase II | | \$59,160 |
| | Building Improvements | \$8,297 |
| | Durable Supplies | \$778 |
| | Other Consulting | \$10,195 |
| | Planning Costs | \$11,045 |
| | Project Management | \$28,846 |
| Performing Arts Center | | \$288,697 |
| | Planning Costs | \$288,697 |
| Prop 39 - Architectural/Engineering | | \$2,167 |
| | Planning Costs | \$2,167 |
| Childcare Center Renovations | | \$1,685,036 |
| | Add-Expendable Furniture/Fixt | \$84 |
| | Building Improvements | \$16,650 |
| | Construction in Progress | \$708,443 |
| | Fees for Services | \$44,033 |
| | Instructional Supplies | \$1,612 |
| | Legal Services | \$775,772 |
| | Planning Costs | \$92,753 |
| | Project Management | \$45,690 |
| ADA and Renovation | | \$1,078,517 |
| 2005 Legal & Audit Exp | Legal Services | \$91,369 |
| Bench Contracts | Other Consulting | \$142,586 |
| | Project Management | \$64,941 |
| Civic Center Temporary Site | Add-Expendable Misc. Equipment | \$22,744 |
| | Building Improvements | \$14,863 |
| | Construction in Progress | \$188,367 |
| | Maint & Repair - Non-Equipment | \$20,635 |
| | Project Management | \$35,894 |
| Facilities Master Plan TCO | Fees for Services | \$121 |
| | Legal Services | \$5,188 |
| | Planning Costs | \$447,234 |
| SM 13-14 Downtown Campus | Construction in Progress | \$44,058 |
| | Project Management | \$506 |
| SM 13-14 Rosenberg Library | Project Management | \$10 |
| Total 2016-2017 Non-Payroll Expenses | | \$3,113,578 |
| | 2016-17 Payroll Expense | \$98,825 |
| | Reclass to Capital Outlay Fund | \$(220,814) |
| Total Bond Expenses 2016-17* | | \$2,991,589 |

* This table includes Proposition A 2005 expenditures only as there were no Proposition A 2001 expenditures in the 2016-17 fiscal year.

Fiscal Year 2016-2017 Report

The Bond Audit Reconciliation table above represents a one-year snapshot of bond fund spending beginning July 2016 to the end of June 2017. To view the total spending on projects up to the end of this period, see the chart from the Bond Financial and Performance Audit on page 7 of the Performance Audit. The 2016-17 Audit Reports are available here: <https://bit.ly/2016-17Audits>.

Committee Members active during Fiscal Year 2016-2017

- Rafael Musni, Chair
- Faruq Ahmad
- Christine Hanson
- Kenneth Laslavic
- Karen Waltz
- Daniel Weaver
- John Mahoney
- Todd A. Suchevids
- Brenna Stroud
- Bradley Hook, Student Representative

Board of Trustees Members active during Fiscal Year 2016-2017

- Thea Selby – President
- Dr. Brigitte Davila – Vice President
- Dr. Amy Bacharach
- Rafael Mandelman
- Steve Ngo
- Alex Randolph
- John Rizzo
- Bouchra Simmons - Student Trustee

Committee Proceedings during Fiscal Year 2016-2017

July 14, 2016

- Touring City College of San Francisco Bond facilities

September 22, 2016

- Review of Current Projects
- Facilities Master Plan Review
- Approve 2015 Annual Report
- Citizens Oversight Committee Bylaws Review

January 19, 2017

- Review the Bond Audit Report ending June 30, 2016
- Call for 2015-16 Annual Report Subcommittee members
- CBOC Website

April 21, 2017

- Update on Facilities Master Plan
- State Capital Outlay funded Projects and report on development of State Capital Outlay Grant Applications
- Status update on Bond Projects
- CBOC Membership Drive and Highlights of CBOC Website Improvements
- Review the Bond Financial Report
- CBOC Bylaws Review Task Force

May 17, 2017

- Discussion of Best Practices

Fiscal Year 2016-2017 Report

Project Activity during Fiscal Year 2016-2017

2005 Chinatown Phase II: The Chinatown complex during this period was largely completed, save for certain defects in construction and minor items on the “punch list”. The administration responded to the defects with a lawsuit for the builder to address the deficiencies. This lawsuit is ongoing however the building is in use.

Performing Arts and Education Center: Special Trustee Robert Agrella cancelled the PAEC in 2013. In 2016 the City College Board of Trustees passed a resolution reopening the project in phases with the Phase1 auditorium. The redesign of the PAEC, using current building code requirements, is on-going. Within this reporting period July 2016 to June 2017, the College spent \$288,697. The plan going forward includes the auditorium portion of the original concept with the Diego Rivera mural prominently displayed in the lobby.

Proposition 39 - Architectural/Engineering: The California Clean Energy Jobs Act (Prop 39), requires educational agencies collect corporate taxes and expend them on clean energy projects. Architectural/engineering services have been provided for the Prop 39 Energy Efficiency Project.

2005 ADA and Renovation: This section outlines spending from the 2005 Proposition A Bond under the ADA and Renovation project. This includes the following projects, some of which are ongoing and some of which were completed during this fiscal period.

- **Childcare Center Renovations:** Soon after completion of the Orfaea Family Center for Child Development Center, the building began to show signs of deterioration. Eventually, it became clear that there were significant construction defects. In 2013, the District retained the law firm of Meyers Nave and initiated litigation against the general contractor Hunt Construction, Inc. the architect MK Think, and subcontractor, Project Frog, Inc. The legal expenses listed were part of that lawsuit.
- After the reporting period covered in this report the parties settled the case and the defendants jointly agreed to pay to the District a global settlement of \$4.8 million dollars. The settlement money was returned to the bond fund. The site is currently marked for demolition.
- The Child Development and Family Studies program has successfully continued in a new location on campus. It is for that site the expenses for building improvements and other project related costs were incurred in this reporting period.
- **Legal and Audit Expenses:** The legal services were spread out among bond projects and totaled \$856,047. The \$91,369 legal expenses included some audit fees and were for the yearly bond audit required by the state of California.
- **Bench Contracts:** These are standing Contracts--a flexible allowance for a limited contract. These expenses can be found in the *Bond Audit Reconciliation and Bench Contract Detail tables* for this fiscal year.
- **Civic Center Temporary Site:** In 2015 the Civic Center was closed due to concerns about seismic issues. Classes were cancelled for one semester until another location, leased from Academy of Art, was found. The upgrades recorded in this report were for the new temporary location. The original Civic Center Campus is ultimately planned to be rebuilt utilizing state funding.

Fiscal Year 2016-2017 Report

- **Facilities Master Plan TCO (Total Cost of Ownership):** The Facilities Master Plan is derived from the Educational Master Plan and provides a blueprint for the facilities and technology that will be required to fully implement the Education Master Plan of a district for each campus. The bond spending during this period was for the contract with tBP Architecture and was the first phase of the FMP process.
- **SM 13-14 Downtown Campus:** The Downtown Center roof has undergone a complete replacement. This spending is related to that work.
- **SM 13-14 Rosenberg Library:** This small amount of spending is related to the waterproofing for the second-floor computer lab.

2016-2017 Financial and Performance Audits

California Proposition 39, California Education Code Section 15278, and the Section 1(b)(3) of Article XIII A of the California Constitution requires annual performance and financial audits on use of general obligation bond proceeds.

In the annual financial and performance audits for Fiscal Year July 2016 through June 2017, the Auditors reviewed a sampling of 44% of 2001 and 2005 Proposition A expenditures. The audits have concluded that the District complied in all material respects with bond measure requirements to expend proceeds only on the facilities projects specified in the bond measure legislation. The auditor issued an unqualified opinion that no deficiencies or unallowable expenses were discovered that should not be charged to the Bond Program. This is the best outcome a District can receive from the audit process. This report was presented to the full Committee at the April 5, 2018 meeting. The auditor answered some of the Committee questions regarding its methods and findings, with additional Committee questions submitted to the auditor via email. The answers to those questions came after multiple Committee Members terms had already expired, but before the new Committee Members were seated. The audit reports are available here: <https://bit.ly/2016-17Audits>

Citizens' Bond Oversight Committee's Final Statement

The Citizens' Bond Oversight Committee in reviewing the documents, reports and statements made by the Board of Trustees, Administration, their vendors and by visiting the physical properties is confident that the school is in compliance with California Constitution Article XIII Section (1)(b)(3) and the parameters of the Bond and that the school has made progress in Bond expenditure controls. Of the remaining items on the project list and the remaining Bond funds, the Committee is satisfied that the Administration is properly advancing towards completion in almost all aspects.

If not already in place, to avoid cost overruns, construction defects and lawsuits, the Committee further recommends that proper procurement process, timely facilities costs estimation and construction, project management controls and oversight be carefully considered, established, and monitored.

Fiscal Year 2017-2018 Report

Fiscal Year 2017-2018 Report

Bond Expenditures for Fiscal Year 2017-2018

As of June 30, 2018, the District has expended \$193,427,987 of 2001 Proposition A funds – 99% of the total authorization and expended \$200,689,538 of 2005 Proposition A funds – 82% of the total authorization.

Bond Authorizations:

| | |
|-------------------------|----------------------|
| Proposition A 2001 | \$195,000,000 |
| Proposition A 2005 | \$246,300,000 |
| Total Bond Funds | \$441,300,000 |

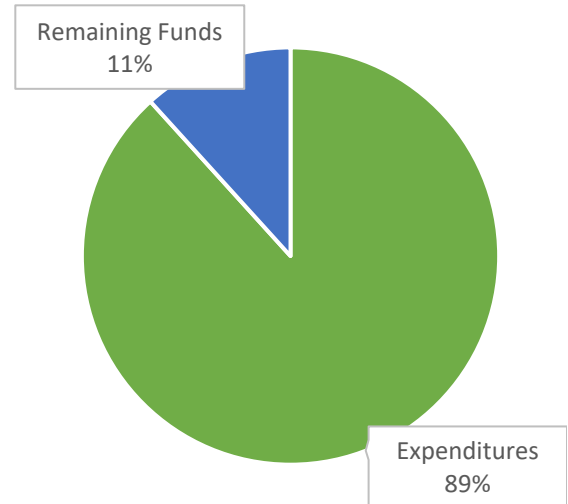
Bond Expenditures:

| | |
|--------------------------------|----------------------|
| Proposition A 2001 | \$193,427,987 |
| Proposition A 2005 | \$200,689,538 |
| Total Bond Expenditures | \$394,117,525 |

Bond Funds Remaining:

| | |
|-----------------------------------|---------------------|
| Proposition A 2001 | \$1,572,013 |
| Proposition A 2005 | \$45,610,462 |
| Total Bond Funds Remaining | \$47,182,475 |

Total Bond Expenditures vs Remaining Funds



Fiscal Year 2017-2018 Report

Bond Audit Reconciliation (Project List for Fiscal Year 2017-2018)

| Project | Expense Classification | Amount |
|--|--------------------------|--------------------|
| 2005 Chinatown Phase II | | \$270,346 |
| | Legal Services | \$255,346 |
| | Other Consulting | \$15,000 |
| 2005 Bond Computer Network | | \$375 |
| | Other Consulting | \$375 |
| Performing Arts Center | | \$32,800 |
| | Planning Costs | \$32,800 |
| Prop 39 - Architectural/Engineering | | \$4,431 |
| | Other Consulting | \$4,431 |
| Childcare Center Renovations | | \$884,911 |
| | Legal Services | \$881,916 |
| | Project Management | \$2,995 |
| ADA and Renovation | | \$466,155 |
| Bench Contracts | Other Consulting | \$22,000 |
| | Project Management | \$331,289 |
| | Sites (Planning) | \$11,593 |
| Civic Center Temporary Site | Building Improvements | \$35,906 |
| Facilities Master Plan TCO | Legal Services | \$(1,375) |
| | Planning Costs | \$31,794 |
| Gough Street Relocation | Fees for Services | \$14,913 |
| SM 13-14 Downtown Campus | Construction in Progress | \$19,983 |
| SM 13-14 Rosenberg Library | Project Management | \$51 |
| Total Non-Payroll Expenses | | \$1,659,017 |
| | Payroll Expense | \$89,629 |
| Total Bond Expenses 2017-18* | | \$1,748,646 |

* This table includes Proposition A 2005 expenditures only as there were no Proposition A 2001 expenditures in the 2017-18 fiscal year.

The Bond Audit Reconciliation table above represents a one-year snapshot of bond fund spending beginning July 2017 to the end of June 2018. To view the total spending on projects up to the end of this period, see the chart from the Bond Financial and Performance Audit on page 7 of the Performance Audit. The 2017-18 Audit Reports are available here:

<https://bit.ly/2017-18Audits>

Fiscal Year 2017-2018 Report

Committee Members active during Fiscal Year 2017-2018

- Rafael Musni, Chair
- Christine Hanson, Vice-Chair
- Anni Chung
- Daniel Weaver
- Kenneth Laslavic, Esq.
- Karen Waltz
- Bradley Hook
- Faruq Ahmad

Board of Trustees Members active during Fiscal Year 2017-2018

- Dr. Brigitte Davila - President (elected President Jan 2018)
- Alex Randolph - Vice President (elected Vice President Jan 2018)
- Rafael Mandelman
- John Rizzo
- Thea Selby
- Tom Temprano
- Shanell Williams
- Bouthaina Belayadi - Student Trustee (term ended June 2018)
- Max Hirschfeld - Student Trustee (term started June 2018)

Committee Proceedings during Fiscal Year 2017-2018

July 20, 2017

- CBOC Draft Proposed Amended Bylaws
- CBOC 2017 Annual Report for Fiscal Year 2015-16

October 13, 2017

- Chair Report and Update
- CBOC Draft 2017 Annual Report for Fiscal Year 2015-16

November 17, 2017

- CBOC Draft 2017 Annual Report for Fiscal Year 2015-16
- Draft 2017 Annual Report Postcard

April 15, 2018

- Review the Bond Audit Report ending June 30, 2017
- Review the 2017 CBOC Annual Report for Fiscal Year July 2015 to June 2016
- Call for Subcommittee Members for 2018 Annual Report to the Community for Fiscal Year July 2016 to June 2017

Project Activity during Fiscal Year 2017-2018

2005 Chinatown Phase II: Continued legal services to address construction defects.

2005 Bond Computer Network: Spending related to the campus network infrastructure.

Performing Arts and Education Center: Planning services evaluating the option and costs for the Arts Complex.

Prop 39 - Architectural/Engineering: Energy and retro-commissioning in support of reducing energy usage

Fiscal Year 2017-2018 Report

and costs and to identify and implement low-cost improvements for building systems.

2005 ADA and Renovation: This includes the following projects, some of which are ongoing and some of which were completed during this fiscal period.

- **Childcare Center Renovations:** The Board of Trustees approved the settlement agreement for the Child Development Center Litigation. After more than four years of complex litigation, the parties settled the case. The three defendants and multiple additional subcontractors jointly agreed to pay to the District a global settlement of \$4.8 million dollars.
- **Legal and Audit Expenses:** The legal services were spread out among bond projects and totaled \$1,135,886. The expense associated with the 2017-2018 fiscal year bond audit was \$15,000.
- **Bench Contracts:** These are standing Contracts--a flexible allowance for a limited contract. These expenses can be found in the *Bond Audit Reconciliation and Bench Contract Detail tables* for this fiscal year. Management firm was selected to provide bond program and capital improvement management services.
- **Civic Center Temporary Site:** Completion of construction for accessibility upgrades at the temporary Civic Center leased facility. The original Civic Center campus is in the planning phase for a seismic and code upgrade.
- **Facilities Master Plan TCO (Total Cost of Ownership):** Development of the Facilities Master Plan final draft for stakeholder re-engagement.
- **Gough Street Relocation:** Relocation services for facility.
- **SM 13-14 Downtown Campus:** Final construction costs for the Downtown Center reroofing work.
- **SM 13-14 Rosenberg Library:** Services related to the library water intrusion project.

2017-2018 Financial and Performance Audits

California Proposition 39, California Education Code Section 15278, and the Section 1(b)(3) of Article XIII A of the California Constitution requires annual performance and financial audits on use of general obligation bond proceeds.

In the annual financial and performance audits for Fiscal Year July 2017 through June 2018, the Auditors reviewed a sampling of 75% of 2001 and 2005 Proposition A expenditures. The audits have concluded that the District complied in all material respects with bond measure requirements to expend proceeds only on the facilities projects specified in the bond measure legislation. The auditor issued an unqualified opinion that no deficiencies or unallowable expenses were discovered that should not be charged to the Bond Program. This is the best outcome a District can receive from the audit process. This report was presented to the full Committee at the May 9, 2019 meeting. The auditor answered Committee questions regarding its methods and findings. The audit reports are available here: <https://bit.ly/2017-18Audits>

Fiscal Year 2017-2018 Report

Citizens' Bond Oversight Committee's Final Statement

The Citizens' Bond Oversight Committee in reviewing the documents, reports and statements made by the Board of Trustees, Administration, their vendors and by visiting the physical properties is confident that the school is in compliance with California Constitution Article XIII Section (1)(b)(3) and the parameters of the Bond and that the school has made progress in Bond expenditure controls. Of the remaining items on the project list and the remaining Bond funds, the Committee is satisfied that the Administration is properly advancing towards completion in almost all aspects.

If not already in place, to avoid cost overruns, construction defects and lawsuits, the Committee further recommends that proper procurement process, timely facilities costs estimation and construction, project management controls and oversight be carefully considered, established, and monitored.



Fiscal Year 2018-2019 Report

Fiscal Year 2018-2019 Report

Bond Expenditures for Fiscal Year 2018-2019

As of June 30, 2019, the District has expended \$193,427,987 of 2001 Proposition A funds – 99% of the total authorization and expended \$211,591,826 of 2005 Proposition A funds – 86% of the total authorization.

Bond Authorizations:

| | |
|-------------------------|----------------------|
| Proposition A 2001 | \$195,000,000 |
| Proposition A 2005 | \$246,300,000 |
| Total Bond Funds | \$441,300,000 |

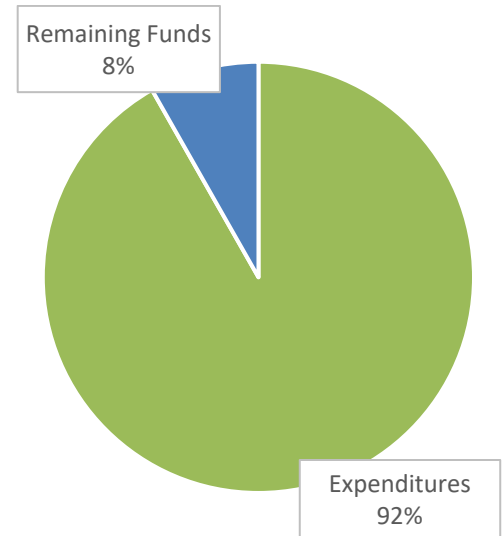
Bond Expenditures:

| | |
|--------------------------------|----------------------|
| Proposition A 2001 | \$193,427,987 |
| Proposition A 2005 | \$211,591,826 |
| Total Bond Expenditures | \$405,019,813 |

Bond Funds Remaining:

| | |
|-----------------------------------|---------------------|
| Proposition A 2001 | \$1,572,013 |
| Proposition A 2005 | \$34,708,174 |
| Total Bond Funds Remaining | \$36,280,187 |

Total Bond Expenditures vs Remaining Funds



Fiscal Year 2018-2019 Report

Bond Audit Reconciliation (Project List for Fiscal Year 2018-2019)

| Project | Expense Classification | Amount |
|--|--------------------------------|---------------------|
| 2005 Chinatown Phase II | | \$422,280 |
| | Legal Services | \$422,280 |
| Performing Arts Center | | \$3,524,757 |
| | Planning Costs | \$3,524,757 |
| Prop 39 - Architectural/Engineering | | \$1,091,996 |
| | Construction in Progress | \$1,091,996 |
| Childcare Center Renovations | | \$544,035 |
| | Construction in Progress | \$286,295 |
| | Fees for Services | \$4,047 |
| | Legal Services | \$(3,288) |
| | Other Consulting | \$6,552 |
| | Planning Costs | \$245,035 |
| | Project Management | \$5,393 |
| ADA and Renovation | | \$4,822,628 |
| Bench Contracts | Other Advertising | \$2,637 |
| | Other Consulting | \$60,736 |
| | Project Management | \$2,104,861 |
| | Sites (Planning) | \$58,183 |
| Facilities Master Plan TCO | Fees for Services | \$ 1,366 |
| | Other Advertising | \$374 |
| | Planning Costs | \$75,407 |
| | Project Management | \$303,812 |
| Gough Street Relocation | Add-Expendable Computer Equip | \$83,672 |
| | Add-Expendable Furniture/Fixt | \$548,236 |
| | Add-Expendable Misc. Equipment | \$28,890 |
| | Construction in Progress | \$741,983 |
| | Fees for Services | \$15,021 |
| | Hazardous Materials | \$13,596 |
| | Other Consulting | \$3,450 |
| | Planning Costs | \$652,229 |
| | Project Management | \$73,919 |
| Campus Police & Dean's Office | Planning Costs | \$13,741 |
| SM 13-14 Rosenberg Library | Project Management | \$119 |
| Student Development & Welcome Ctr | Planning Costs | \$40,396 |
| Total Non-Payroll Expense | | \$10,405,697 |
| | Payroll Expense | \$496,592 |
| Total Bond Expenses 2018-19* | | \$10,902,288 |

* This table includes Proposition A 2005 expenditures only as there were no Proposition A 2001 expenditures in the 2018-19 fiscal year.

Fiscal Year 2018-2019 Report

The Bond Audit Reconciliation table above represents a one-year snapshot of bond fund spending beginning July 2018 to the end of June 2019. To view the total spending on projects up to the end of this period, see the chart from the Bond Financial and Performance Audit on page 7 of the Performance Audit. The 2018-19 Audit Reports are available here: <https://bit.ly/2018-19Audits>

Committee Members active during Fiscal Year 2018-2019

- Rafael Musni, Chair, At-Large Member
- Christine Hanson, Vice-Chair, At-Large Member
- Anni Chung, Senior Citizens' Organization Member
- Shanon Lampkins-Jones, At-Large Member
- Daniel Weaver, Business Organization Member
- Kenneth Laslavic, Esq., At-Large Member
- Karen Waltz, Bona Fide Taxpayer Association Member

Board of Trustees Members active during Fiscal Year 2018-2019

- Alex Randolph, - President (elected President Jan 2019)
- Tom Temprano - Vice President (elected Vice President Jan 2019)
- Dr. Brigitte Davila
- Ivy Lee
- John Rizzo
- Thea Selby
- Shanell Williams
- Max Hirschfeld - Student Trustee

Committee Proceedings

October 11, 2018

- Project Status Report/Construction Schedule/Budget/Spending Plan on Remaining Bond Funds
- CBOC Annual Report Subcommittee
- FMP Reengagement Process
- Facilities Project Update on Reservoir Project and Gough Relocation
- CBOC Website Re-design
- CBOC Membership Selection Process
- Chair/Vice-Chair Election
- Request next year's audit items to be tested for compliance with project list and request for additional specific items to be tested

November 15, 2018

- CBOC Annual Report Subcommittee
- Annual Report Postcard Mailing Update
- CBOC Website Re-design
- CBOC Membership Selection Process

January 22, 2019

- Bond Projects Update
- CBOC Annual Report Subcommittee
- CBOC Membership Selection Process Update

Fiscal Year 2018-2019 Report

May 9, 2019

- Review the Bond Audit Report ending June 30, 2018
- Bond Projects Status Report
- Review the 2018 CBOC Annual Report for Fiscal Year July 2016 to June 2017
- Call for Subcommittee Members for 2019 Annual Report to the Community for Fiscal Year July 2017 to June 2018

Project Activity during Fiscal Year 2018-2019

China Town: Continued legal services to address construction defects.

Performing Arts and Education Center: 2018/2019 work included recoding previously approved sets of drawings from 2012 and 2015 to meet the current code requirements including seismic upgrades. This project is directly referenced in the 2004 Facilities Master Plan and the 2019 Facilities Master Plan.

Proposition 39 – Architectural/Engineering: Batmale Hall HVAC upgrades and energy efficiency project including mechanical and electrical upgrades and proper controls. This project is funded partially by The Clean Energy Jobs Act (Proposition 39).

2005 ADA and Renovation: This section outlines spending from the 2005 Proposition A Bond under the ADA and Renovation project. This includes the following projects, some of which are ongoing and some of which were completed during this fiscal period.

- **Childcare Demolition and Judson Village Construction:** Demolition of existing Childcare “Project Frog” buildings were completed in May/June of 2019. The 2019 Facilities Master Plan includes reconstruction of the Childcare Facilities in the same location.
- **Legal and Audit Expenses:** The legal services were spread out among bond projects and totaled \$418,992. The 2018-2019 annual audit expenses were paid for by the unrestricted fund, not the bond.
- **Bench Contracts:** These are standing Contracts--a flexible allowance for a limited contract. These expenses can be found in the *Bond Audit Reconciliation and Bench Contract Detail tables* for this fiscal year. Continued bond program and capital improvement management services and other planning including a Transportation Demand Management and Parking Plan.
- **Campus Police & Dean’s Office:** Planning costs associated with the relocation of the Campus Police.
- **Facilities Master Plan TCO (Total Cost of Ownership):** Development of the Facilities Master Plan final draft plan for review with campus constituents to confirm and finalize plan for adoption. Facilities Master Plan Final Draft was approved by the Board of Trustees at their March 21, 2019 meeting. Planning services for the development of design and construction standards were started during this period.
- **Gough Street Relocation:** Planning and construction costs related to the relocation of operations from Gough Street facility to other district locations.
- **SM 13-14 Rosenberg Library:** Services related to the library water intrusion project.
- **Student Development & Welcome Center:** Project management for a temporary structure to house student development services.

Fiscal Year 2018-2019 Report

2018-2019 Financial and Performance Audits

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In the annual financial and performance audits for Fiscal Year July 2018 through June 2019, the Auditors reviewed a sampling of 69% of 2001 and 2005 Proposition A expenditures. The audits have concluded that the District complied in all material respects with bond measure requirements to expend proceeds only on the facilities projects specified in the bond measure legislation. The auditor issued an unqualified opinion that no deficiencies or unallowable expenses were discovered that should not be charged to the Bond Program. This report was presented to the full Committee at the June 17, 2020 meeting. The auditor answered Committee questions regarding its methods and findings. The audit reports are available here:

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Frequently Asked Questions

What is a general obligation bond?

General obligation bonds fund projects such as the renovation of existing classrooms and school facilities, as well as construction of new schools and classrooms. Similar to a home loan, general obligation bonds are typically repaid over 30 years. The loan repayment comes from a tax on all taxable property – residential, commercial, agricultural and industrial – located in the District.

How can I be sure that general obligation bonds will be spent on improving District facilities?

Fiscal accountability provisions were established to protect taxpayers. As required by law, an independent citizens' bond oversight committee was established to ensure that bond funds are properly spent. Also by law, there must be annual audits and no bond money can be used for teacher or school administrator salaries.

What is the Citizens' Bond Oversight Committee and why does it matter to me?

The Citizens' Bond Oversight Committee (CBOC) is a collection of community members that are tasked to review the spending of general obligation bonds. This additional oversight is important because you pay for these bonds as part of your property taxes.

What exactly does the CBOC oversee?

The scope of the CBOC duties and responsibilities are outlined in Proposition 39, passed in November of 2000. Oversight includes the review of construction and financial reports for proper expenditure of taxpayers' money. The committee is also responsible for the yearly review of a financial audit and is required to present this information to the public each year.

When does the CBOC meet and can members of the public attend?

All CBOC meetings are open to the public. The meeting schedule, agendas, meeting minutes, and reports are posted online at <https://bit.ly/CBOCMeetings>.

Does the Citizens' Bond Oversight Committee oversee the actual construction?

No. The District's Facilities Department manages planning and construction. Sometimes professional management companies are contracted to provide complementary and supplementary services.

Does the Citizens' Bond Oversight Committee decide how bond funds will be expended?

No. The District's governing Board of Trustees approves projects and expenditures. The Citizens' Bond Oversight Committee monitors expenditures and reports out to the community.

When will the Performing Arts Education Center be built?

The CBOC cannot answer this question since it is not involved in overseeing the actual construction or decides how bond funds will be expended. For more information regarding the District's facilities planning, please visit <https://bit.ly/CCSFFacilities>.

I don't attend City College or have children who attend CCSF; how would bond measures benefit me?

Improvements to schools can have a positive impact on the entire community, not only the students. Aside from positive impacts on quality of education, improvements to schools can positively impact the local economy, local property values, traffic flow and safety. The District is committed to hiring from local businesses and companies, benefiting the current workforce. A better quality of education will lead to a better-skilled workforce in the future.

How can I get additional information?

Visit <https://bit.ly/CCSFFacilities> to keep apprised of latest happenings in the capital improvement program. A complete list of projects is available at this site. For additional questions, please contact the Office of the Vice Chancellor of Facilities, Planning & Construction at (415) 239-3055.

APPENDICES

- APPENDIX A 2001 Bond: Proposition A Ballot Language
<https://bit.ly/2001BallotLanguage>
- APPENDIX B 2005 Bond: Proposition A Ballot Language
<https://bit.ly/2005BallotLanguage>
- APPENDIX C FACILITIES MASTER PLAN (2019)
<https://bit.ly/2019FMP>
- APPENDIX D FACILITIES MASTER PLAN (2004)
<https://bit.ly/2004FMP>
- APPENDIX E EDUCATIONAL MASTER PLAN (2014 - 2020)
<https://bit.ly/2014-2020EMP>
- APPENDIX F EDUCATIONAL MASTER PLAN (2018 - 2025)
<https://bit.ly/2018-2025EMP>
- APPENDIX G Independent Auditor's Financial and Performance Reports
Fiscal Year 2016 – 2017:
<https://bit.ly/2016-17Audits>
- Fiscal Year 2017 – 2018:
<https://bit.ly/2017-18Audits>
- Fiscal Year 2018 – 2019:
<https://bit.ly/2018-19Audits>
- To access all Proposition A 2001 and 2005 audit reports, please use the link below:
<https://bit.ly/AllAudits>
- APPENDIX H Bond Sale Documents
To access Proposition A 2001 and 2005 bond sale documents, please use the link below:
<https://bit.ly/3i6Re0n>