



City College of San Francisco

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SAN FRANCISCO COMMUNITY COLLEGE DISTRICT CITIZENS' BOND OVERSIGHT COMMITTEE PROP A 2001 / PROP A 2005

MINUTES

THURSDAY, JANUARY 30, 2020
EVANS CENTER
CONFERENCE ROOM 2nd FLOOR, ROOM 220D
1400 EVANS AVENUE, SAN FRANCISCO, CA 94124

Members Present: A.J. Thomas (Chair), Ernest Jackson (Vice-Chair), Christine Hanson, Peter Gallegos, Dennis Kelly, Shanon Lampkins-Jones, Rafael Musni, Linda Fadeke Richardson, Steven Tang

Presenter: Torrance Bynum, Ilona McGriff, David Niemerow, John Watkins, Rob Brykalski, Ivette Esparza-Leon

1. **Call to order and Roll Call:** A.J. Thomas, Chair, called the meeting to order at 10:10 AM. Roll call was taken and all members were present.
2. **Approval of January 30, 2020 Agenda** – Approved.
3. **Chancellor's Comments** – None.
4. **Review and Approve Minutes**
 - a. May 9, 2019
 - i. Committee Member Hanson inquired if her proposed additions and changes to the minutes as discussed in the last meeting were received and incorporated. Chair Thomas will follow up with District staff. Motion to postpone approval of the May 9, 2019 minutes was passed.
 - b. October 11, 2019 – Approved. (Kelly/Richardson)
 - c. December 13, 2019 – Approved (Kelly/Richardson)

5. **Introduction of New Committee Member – Steven Tang**

Chair Thomas welcomed new committee member Steven Tang and asked him to introduce himself. Steven Tang is currently working at the City and County of San Francisco Department of Public Health. Previously, he was at a mid-sized law firm that represented California public agencies. He spent several years in practice representing California Community College, school districts and other educational districts and municipalities. He misses the connection to supporting the community and supporting education and would like to use his legal background and skills to

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help out on this board. Chair Thomas asked the committee members to briefly introduce themselves.

6. Bond Projects Status Report

Torrance Bynum, previous Dean of Evans, Southeast, and Airport, is the new Associate Vice Chancellor (AVC) of Planning, Construction and Facilities. The Program Management Team provided brief introductions: David Niemerow, Director of Construction; John Watkins, Director of Planning and Project Development; and Rob Brykalski, Bond Program Manager.

a. Evans Center Project Update and Tour

AVC Bynum provided an overview of the Evans Center Board approved Bond funded \$1.4M project. Classrooms, administration, and student services will be moving into a temporary Sprung structure in front of the building by the end of the Spring semester in May/June. There will be no impact to the automotive and construction program areas. CityBuild and the college's construction program will continue to utilize the construction space outside. Fashion will move temporarily to 1800 Oakdale Southeast Center. There will be a briefing today with the City and supervisors on plans for the property at 1800 Oakdale. The desire is to move the programs housed at 1800 to the new 1550 property with PUC. The goal of this project is to have no interruption and impact to the class schedule with intent to complete in three years. A contractor has been selected to prepare the site for the current sprung structure and the complete design is still in progress. The plan is to replace lost parking spaces with street parking, parking in surrounding neighborhoods, and asking the City to permit use of the empty lot on the corner. Bayview Plaza has offered parking for students in their lot. Before the project started, there were town hall meetings to engage with the community.

- i. Bill Shields, Chair of the Labor and Community Studies Program commented that CityBuild is a pre-apprenticeship program that helps get people into skilled building trades. It's a highly successful program at diversifying the construction industry and construction unions. There is a similar program with MUNI for a pre-apprenticeship program for machinists through the automotive program and also a custodial program pre-apprenticeship program operated through the college.
- ii. Committee Member Lampkins-Jones inquired about the requirements for solar on multifamily starting in 2020 and if solar and green jobs are part of the programs. Mr. Shields responded that solar has been offered to students in the regular program and through CityBuild.
- iii. Committee Member Hanson inquired about impacted classes as it relates to scheduling and how do these classes sync up with the new funding formula. Mr. Shields responded that there are complexities to be negotiated as regular programs are funded through unrestricted funds while categorically funded pre-apprenticeship programs allow an exclusive cohort.
- iv. Committee Member Richardson commented that the taxpayers in San Francisco are supportive of all these programs and they want City College to be successful by passing different measures. There is an opportunity to bridge the workforce based on these innovative programs and would like to know what direction they are going and how they are going to be funded.
- v. Committee Member Lampkins-Jones inquired how much more funding is anticipated for the full estimated work beyond the \$1.4M. Mr. Niemerow responded

that an estimate will be available after programming and initial schematic design is complete.

- vi. Committee Member Hanson inquired if the benchmarks in the design process are being followed: Mechanisms designed to reduce costs of professional fees; Mechanisms designed to reduce the cost of site preparation; Recommendations regarding the joint use of core facilities; Mechanisms designed to reduce cost by incorporating efficiencies in school site design and recommendations regarding the use of cost effective and efficient reusable facility plans; and designing to have smaller classrooms. Mr. Niemerow responded that the core values embodied in the program that are going to work for the users, more maintainable, and cost less money over the life of the facility with respect to the total cost of ownership and sustainability. Committee Member Hanson asked if there are any documents that show how they are focusing on those goals that might be helpful as they write their report.
- vii. Committee Member Richardson suggested moving forward and focusing on the task for this committee. Because the 2001 and 2005 bond measure has no reporting done yet, the need is to resolve what are the specific functions and tasks needed to complete the report.
- viii. Vice-Chair Jackson commented on the sense of urgency for this body right now to focus on the committee task.
- ix. Rob Brykalski recommended reviewing the charter of the Bond Oversight Committee at a future meeting so the whole Committee can better understand their limits and involvement. The item can be agendaized for a future meeting.
- x. Bill Shields commented that the intent is to keep all the programs here. He informed the Committee that there has been some talk about CityBuild leaving the college so he is working with the Labor Council to convene a meeting to resolve it.
- xi. Ivette Esparza-Leon presented an animation fly through of the Sprung structure temporary space and provided an overview of the construction project.
- xii. Committee Member Richardson commented on the need to improve street lighting around the College for safety.

Motion to move public comment up in the agenda approved.

7. Public Comment

- a. Brenna Stroud, student, commented on the need for increased security at the rear fence.
- b. Bill Shields commented on the long term question of the viability of the Southeast Campus and the need to get an advisory board for the program operations. He commented about going to the voters for additional funds through higher education program funding and the statewide coalition along with organized labor and others to reform Proposition 13.

The Committee went on a physical tour of the Evans Center led by Dean Ilona McGriff.

8. CBOC Annual Report Subcommittee

Chair Thomas acknowledged the work done by the previous subcommittee that put together a draft report that was not published. He distributed a draft subcommittee task document to the Committee with the members that volunteered and Vice-Chair Jackson as chair. The working group's task

would be to assess the existing draft report from last year that was not finalized and assess whether to use that as the starting point or start over and move forward. The subcommittee would work over the period between now and the next regular meeting.

Motion to establish report subcommittee was seconded. Committee Member Richardson and Committee Member Musni expressed interest to also serve on the report subcommittee. Amendment to the motion to establish a report subcommittee working group to include Committee Member Richardson and Committee Member Musni was seconded and approved by the Committee.

Suggested subcommittee meeting dates February 6, 2020, February 20, 2020, and March 11, 2020.

9. Calendar upcoming Meetings

Next meeting scheduled for March 27, 2020 at 10:00AM. It was suggested to hold the next meeting at the Mission campus.

10. Adjournment – Meeting adjourned at 12:02 PM.