



City College of San Francisco

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MINUTES

SAN FRANCISCO COMMUNITY COLLEGE DISTRICT CITIZENS' BOND OVERSIGHT COMMITTEE PROP A 2001 / PROP A 2005 / PROP A 2020

**Thursday January 12, 2023
3:00 PM – 5:00 PM**

Via Zoom Conference Call

[Zoom Recording](#)

1. Call to Order – Han Zou (chair) 1:06 PM

2. Roll Call
 - Peter Gallegos – not present
 - Dennis Kelly – not present
 - A.J. Thomas – present
 - Orlando Galvez – present
 - Christine Hanson – present
 - Thomas Havey – not present
 - Shanon Lampkins-Jones – present
 - Rafael Musni – present
 - Linda Fadeke Richardson – present
 - Steven Tang – present
 - Han Zou – present
 - There is a quorum.

3. Approval of the Agenda
 - a. Recommendation to amend the order of the agenda by Chair Zou to move items 8 and 9a and 9b to follow item 4. Member Thomas will need to leave the meeting early and we wish to get all voting items done before that time.
 - i. Motion to amend by Member Fadeke Richardson, seconded by Member Musni.
 - ii. Public comment made by Harry Bernstein regarding public comment policy.
 - iii. Roll Call Vote
 1. Ayes: Zou, Fadeke Richardson, Hanson, Lampkins-Jones, tang, Thomas, Musni, Galvez
 2. Nays: 0
 3. Abstentions:0
 4. Motion passes

- b. Recommendation to amend the agenda by Chair Zou to change the presenter for item 9 to Member Lampkins-Jones as she is the new chair of that working group.
 - i. Motion to amend by Member Thomas, seconded by Member Fadeke Richardson.
 - ii. There was no discussion on this item.
 - iii. Roll Call Vote
 - 1. Ayes: Zou, Fadeke Richardson, Hanson, Lampkins-Jones, Tang, Thomas, Musni, Galvez (8)
 - 2. Nays: 0
 - 3. Abstentions:0
 - 4. Motion passes

4. Resolution Permitting Online Meeting (AB 361)

- a. Motion to approve by Member Thomas, seconded by Member Fadeke Richardson.
- b. There was no discussion on this item.
 - i. Roll Call Vote
 - 1. Ayes: Zou, Fadeke Richardson, Hanson, Lampkins-Jones, Tang, Thomas, Musni, Galvez (8)
 - 2. Nays: 0
 - 3. Abstentions:0
 - 4. Motion passes

5. Fiscal Year 2020-2021 Project Update and Financial Reports (formerly item 8)

- a. Jeff Scogin presented a Project Update report.
 - i. When this committee reviewed and approved the 2019/2020 annual report there was a request by the committee to receive a list of expenditures and activities. In anticipation, presented was a similar list for the fiscal year 2020-2021 listed by bond, totals, and notes of activities accomplished.
 - ii. Member Fadeke Richardson noted that there are still lingering projects from the 2005 bond.
 - iii. Member Musni questioned DRT (Diego Rivera Theater) negative 76k for 2001. Jeff Scogin explained that this is the overcharge for fiscal year 2019/2020 that was noted in the audit. This document shows the correction of the overcharge from the 2001 bond to 2005 bond.
 - iv. Comment by Harry Bernstein regarding charges for Fort Mason design services.
 - v. Member Hanson asked two questions.
 - 1. Campus Police upgrades, Bookstore renovation and other expenses for at least 5 years has been listed as ADA and Renovation project for 2005 bond. It is a different type of listing under 2020. How do you delineate between 2005 and 2020?
 - 2. The spending on the Ocean Campus gas line repair – is there a mechanism or fund in place? Since the 2020 project list is open-ended it is probably in compliance, but it seems more facilities maintenance than bond project spending in line with the 2005 project list. AVC Alberto Vasquez mentioned he can follow up; he’s not that familiar with the 2005 project list. AVC Vasquez also stated we do have capital projects state funds, and some are earmarked for these concerns. A request for emergency work is board approved.

6. Annual Report Fiscal Year 2020-2021 – Member Lampkins-Jones (formerly item 9)

- a. Committee Opinion Statement
 - i. In preparing the 2020-21 the working group determined it was appropriate to use a similar design to the 2019/2020 annual report. The following suggestions were incorporated:
 - 1. Page 1 includes a statement to direct any questions or comments for the CBOC to the Office of Facilities.
 - 2. Page 4 under Committee Proceedings Fiscal Years for the reports were added. This page also states the timeline for which proceedings took place beyond the fiscal year to include any actions or discussions related to the expenditures of the fiscal year. Under “Audit Report,” a sentence with information regarding when the audit was presented to the committee was added.

3. Page 5 shows a list of current and upcoming projects in progress.
4. The accounting team and district staff provided additional edits:
 - a. Page 2 – the Board of Trustees Member List was updated for the fiscal year period.
 - b. Pages 5 and 10 – the photo captions were updated.
 - c. Page 6 – proposition A 2005 remaining funds and total remaining funds were updated to reflect the audit report.
 - d. Page 7 – The Diego Rivera Theater Project Expenses were corrected.
5. The Committee Opinion Statement states that the committee concluded that the district was in compliance with the requirements of Article 13A section 1B.3 of the California Constitution.
 - a. Member Hanson said she had asked the auditor to test the compliance of Gough with the project list and that does not seem to have happened. The Police and Deans project, all these need to be checked.
6. Member Fadeke Richardson stated that all the public comments and comments from the committee are incorporated in the report, and she agrees the college is in compliance with Proposition 39 and made a motion to approve the report.
7. Member Thomas agreed that the presentation is concise and easy to understand with link access for additional information.
8. Motion to approve the Committee Opinion Statement by member Fadeke Richardson, seconded by member Thomas. There was no discussion on this item.
 - ii. Roll Call Vote:
 - Ayes: Thomas, Galvez, Lampkins-Jones, Fadeke Richardson, Tang, Zou (6)
 - Nays: Hanson (1)
 - Abstentions: Musni (1)
 - Motion passed.

b. Annual Report Year 2020-2021 - Review and Approval

- i. Comment by member Hanson: It is nice to see public comments were taken and the date of audit receipt included. My concern is the batching of projects that we have reported on page 8 of the report. Projects listed under 2005 ADA and Renovation were listed differently in previous reports. I don't think this is accurate compared to previous presentations.
- ii. Chair Zou responded that there was a previous discussion regarding the changes in categorization of projects.
- iii. Jeff Scogin stated this is the first year this is the committee is reporting via the annual report Proposition A 2020 expenditures. The formal project list was taken to the board organized with formal project numbers and groupings. We've seen those in the past few meetings in our fiscal financial report as well as the project list. The financial data was given to this group to organize a transition period from the 2005 grouping to the 2020 grouping. Regarding Member Hanson's comments with some projects being nested under ADA and Renovation, our recommendation was to break those out as individual pieces and report on them as such. So, there is a bit of an awkward transition. If the committee likes, we could break it out in 2 separate tables, but that may create more confusion.
- iv. Member Fadeke Richardson commented on the ADA Renovation. We know this project was on the 2005 list and the presumption is that the project is completed, on which she would like confirmation. With this report there is transparency, and we can trace by project the expenses, so she is comfortable with this report that the committee asked for.
- v. Member Hanson would like to see an asterisk with further explanation on the ADA projects, that there are changes between the 2005 and 2020 lists, which Chair Zou agreed we could accommodate.
- vi. Member Fadeke Richardson asked if the ADA Project was complete. AVC Alberto Vasquez responded that the project as it was listed is complete, but in prior years it had a lot of associated

sub-projects, which is what was broken out for transparency. We will continue to have future ADA projects, but they will not fall under the 2005 category and will be noted differently.

- vii. Member Thomas asked Member Hanson if she would support the Compliance Statement if a footnote was added to provide context. Member Hanson replied that her issue with compliance is about some of the actual spending such as the Gough Street project. Her concern is some of this spending will not be explained and that the 2005 project list would be lumped in with 2020. She is concerned that any spending that might still be done on the 2005 bond will be treated the same as 2020, which is very different. She stated that it has been reported in a different way and to change it begs an explanation until all the funding from 2005 is done.
- viii. Public Comment was heard from Harry Bernstein regarding design service charges for Ft. Mason.
- ix. Public Comment was heard from E. Simon Hanson regarding the format of the report and the presentation of past spending.
- x. Public Comment was heard from Wynd Kaufmyn regarding the same concerns raised by Member Hanson.
- xi. Member Fadeke Richardson spoke to establish that the members digested a lot of reports from 2001, 2005 and 2020. She asked what kind of statements are intended for the asterisk. She expressed not wanting to leave this meeting without knowing what this is. She further stated that the purpose of the committee is to ensure compliance and that the report is transparent, and requested a sentence that would be added so it can be discussed and vote on now, during this meeting.
- xii. Member Hanson suggested that the accounting people are more familiar with the specifics and could more concisely construct a statement.
- xiii. Chair Han Zou said that the committee can approve the report pending the statement that will be drafted by Jeff Scogin that can later be shared with the committee members.
- xiv. Member Thomas said he was impressed by this committee's dedication to transparency and deliberation. He does not think that "sweeping under the rug" is a fair characterization and the committee has been accepting of amendments.
- xv. Motion by Member Musni, seconded by member Lampkins-Jones to approve the report with an asterisk to call out the clarification of the ADA column in the 2005 vs. 2020 bond, with review and approval by the working group prior to publication. There was no discussion on this item.
- xvi. Roll Call Vote
Ayes: Zou, Fadeke Richardson, Hanson, Lampkins-Jones, Tang, Thomas, Musni, Galvez (8)
Nays: 0
Abstentions: 0
Motion passed.

7. Approval of the Meeting Minutes for October 7, 2022 (formerly Item 5)

- a. Chair Han Zou recommended to table this item because Member Thomas had to leave the meeting. This resulted in a table-by-default due to lack of a quorum.

8. Updates from the Chair (formerly item 6)

- a. No updates from Chair Zou.
- b. No communications received via email.

9. Public Comment on Items not on the agenda (formerly item 7)

- a. Comment by Harry Bernstein regarding the committee's review of expenditures.
- b. Comment by E. Simon Hanson regarding the format of the committee meetings.

10. Fiscal Year 2021-2022 Annual Report Appointment of Working Group

- a. Chair Zou stated he would like to maintain the current group in the hope that we keep successfully moving forward and catching up on the reports as it has been functioning well.

11. Fiscal Year 2022-23 Prop A 2001/2005 & 2020 (formerly item 11)

a. AVC Alberto Vasquez presented an update report.

- i. Diego Rivera Theatre – the reconciled estimate from the architect required an increase in budget to \$181 million, which has been approved by Board of Trustees
- ii. STEAM Project (Science, Technology, Engineering, Arts and Mathematics) – There was a groundbreaking ceremony on 12/15/22. Construction began 12/19/22.
- iii. Student Success Center has been approved by DSA (Division of State Architect) since the last meeting. Swing space projects are underway so we can move the 4-5 departments out of Conlan Hall prior to the start of demolition.
- iv. 750 Eddy Project has been submitted to the state for construction funding. They are reviewing the estimate and cost as it's been in the pipeline for a long time.
- v. Ocean Infrastructure Projects – one of the projects has been closed out, and the second we are working with an architect to get some fire alarm pieces completed so we can close out that as well.
- vi. A slide with summary of projects was shared with the committee, beginning with the Diego Rivera Theater project.
 1. Schematic design has been received from the architect and is under review.
 2. The cost estimate reconciliation is completed, and the Board of Trustees has approved the budget.
 3. The next step is to select a contractor. We will be using the Construction Manager at Risk model for this project, since two previous attempts to use a design/build model were not successful.
- vii. STEAM Center slide
 1. DSA approved the project in November 2022.
 2. The contractor mobilized to begin construction in December 2022.
- viii. Student Success Center slide
 1. We received DSA approval in November 2022.
 2. Swing space renovations started in Fall 2022 for upcoming relocations.
 3. The next step is to finalize the construction GMP budget.
- ix. Cloud Hall Renovation slide
 1. This project was impacted by \$15 million to move funds to the Diego Rivera Theater project.
 2. The goal is to continue with a full modernization with the established budget. We have an architect on board who is developing structural criteria as well as interior spaces.
- x. Ocean Campus Utility Infrastructure slide
 1. We are waiting for a project completion in the Science Hall so we can get DSA approval. After that we will submit to the state for construction funding.
- xi. 750 Eddy Street slide
 1. DSA has approved the project. The district has requested release of construction funding through the California Community Colleges Chancellor's Office.
- xii. Evans Center slide
 1. We have been working on water access backflow as required by the city.
 2. We are trying to complete the main building construction documents, which has been held up due to a concern with the aeronautics program. There are parallel plans with and without the program.
- xiii. Member Fadeke Richardson asked about the status of 1550 Evans. AVC Vasquez responded that has been in a legal discussion with the Chancellor and the city at a higher level understanding the issues and concerns regarding the funding. Recently there was a grand opening at the adjacent building that the city built. There is still a legal clarification with the use of the bond funds.

- xiv. Member Fadeke Richardson asked about the increase of Diego Rivera Theater budget and how that was accomplished without impacting other projects. AVC Vasquez said he would address that on agenda item 11c.
- xv. Member Fadeke Richardson also brought up that the Evans Center was in 2005 and is still ongoing. The AMT program is highly regarded and desired by the community. AVC Vasquez said that is an important message and he will relay it. In prior years there have been other projects done that reference the Evans Center without clarifying the scope, so it shows up again and again as Evans, yet it could be a completed project and there is another project supporting it. On our end there is a need for improvement to distinguish the projects, so it is not just “Evans Center”.
- xvi. Member Hanson stated we could do a better job of cross-referencing the Facilities Master Plan with these projects. AVC Vasquez stated that a lot of these projects were part of the 2020 approved Facilities Master Plan. We can note that on future slide presentations.
- xvii. Member Hanson asked about the status of the Diego Rivera Mural. AVC Vasquez responded that it is currently at MOMA. The board approved the Chancellor to discuss a temporary relocation with a group at Treasure Island. The Chancellor has said that when there is more information, he will bring it to the constituency groups.
- xviii. Member Hanson inquired how the college is dealing with loss of parking due to the STEAM construction. AVC Vasquez responded that the city transferred over lower reservoir rights to Bridge Housing, and it is no longer under CCSF control. They have a parking vendor, Douglas Parking, that will be opening the lot Monday through Friday for student use. They have initially stated a rate of \$6.50 per day. Our current rate is \$5, so that is the impact. There is a delay in the start of their construction project so we don’t know how long this will be available, but we will continue to work with them.
- xix. A public comment was heard from Harry Bernstein regarding 1550 Evans.
- b. Financial report 2021-22 presented by Jeff Scogin of AKG.
 - i. Jeff Scogin reviewed the report for the committee in detail.
 - ii. This is the same format since February 2022, so this should be the fifth time the committee has received these quarterly financial reports.
 - iii. Member Lampkins-Jones asked if these reports could satisfy Mr. Bernstein’s request for quarterly review. Mr. Scogin replied that it yes it could, since the committee has received quarterly reports since February 2022.
 - iv. Member Fadeke Richardson commended the report for clarity, transparency, and comprehensive information.
 - v. A Public Comment was heard from Harry Bernstein regarding the timeline for the Diego Rivera Theater.
- c. Bond List Revision #2 presented by AVC Alberto Vasquez
 - i. AVC Vasquez presented in detail a comprehensive array of bond list revisions as approved by the Board of Trustees.
 - ii. The slides presented demonstrate where the \$80 million budget increase for the Diego Rivera Theater comes from (as previously asked by member Fadeke Richardson). The projects mainly

affected are Cloud Hall and Science Hall. We will be able to meet the requirements for fire / life safety modernization within the budget that is still available.

- iii. Member Fadeke Richardson asked if the movement of money between projects is sustainable. AVC Vasquez responded that it is a challenging question since nobody can predict market conditions. The Bond List Revisions presented demonstrates, documents, and explains the movement of funds between projects so there is transparency where there may not have been in the past.

12. Review of Member Term Chart and upcoming meeting dates – Chair Han Zou

- a. The majority of committee members terms end in May 2023. AVC Vasquez advised we will work with Chair Zou on next steps.
- b. We hoped to have set meeting dates, but we are in a new year and schedules change so we will have to set up new dates.

13. Next meeting's agenda topics – Chair Han Zou

- a. Financial and Performance Audit Report for Fiscal Year 2021-2022
- b. Fiscal Year 2021-2022 Annual Report
 - i. Committee's Opinion Statement – Discussion and Vote
 - ii. Annual Report Year 2021-2022 – Review and Approve
- c. Please contact Chair Zou or Marian Lam to add additional topics.

14. Motion to adjourn by Member Fadeke Richardson, seconded by Member Musni.

- a. Meeting adjourned 3:00 PM