

# City College of San Francisco

50 PHELAN AVENUE x SAN FRANCISCO, CA 94112 x 415) 2393000

## CITIZENS'

Members Present: Mr. Faruq Ahmad, Ms. Christine Hanson, Mr. Kenneth Laslavic, Mr. Rafael Musni, Mr. Todd A. Suhevits, Ms. Karen Waltz and Mr. Daniel Weaver

Presenters: Mr. David Martin, CFOMs. Linda da Silva, Associate Vice Chancellor of Facilities

Guests: Michael Adams, Harry Bernstein, Mary Ann Duggan, Will Maynez, David Pilpel

1. Call to order and Roll Call: Mr. Rafael Musni, Chair called the meeting to order at 9:30 AM. CBOC member Christine Hanson requested to move agenda item 3.j. regarding the CBOC bylaws review to occur before the Facilities Master Plan presentation. CBOC Chair Rafael Musni amended the roll call to include CBOC member Kenneth Laslavic (9:39 AM arrival).
2. Review and approve minutes for prior meetings
  - a. Minutes to the September 22, 2016 meeting unanimously approved. CBOC member Daniel Weaver moved to approve the minutes of September 22, 2016, seconded by CBOC member Todd Suhevits. Minutes were approved unanimously (Ayes: Faruq Ahmad, Christine Hanson, Rafael Musni, Todd Suhevits, Daniel Weaver).
  - b. Minutes to the January 19, 2017 meeting unanimously approved. CBOC member Daniel Weaver moved to approve the minutes of January 19, 2017, seconded by CBOC member Faruq Ahmad. Minutes were approved unanimously (Ayes: Faruq Ahmad, Christine Hanson, Kenneth Laslavic, Rafael Musni, Todd Suhevits, Daniel Weaver).
    - i. CBOC Chair Rafael Musni inquired if phoning in was addressed. Linda da Silva responded that if a Committee member wanted to phone in the notice would include the member's physical location and per Brown Act posted 72 hours prior to the meeting. CBOC member Christine Hanson noted that the wording in the Brown Act is very specific how your voice can be counted and will be distributed to the Committee.
3. CBOC Reports
  - a. CBOC Bylaws Review Task Force
    - i. CBOC member Christine Hanson recommended that the Committee send a note to the Board of Trustees to request amending the bylaws to include wording taken

### BOARD OF TRUSTEES

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out of the previous bylaws. She suggested removing the provision forbidding the formation of ad hoc or subcommittee and putting back parameters for the ability to form sub

- x. Michael Adams provided a public comment that the relationship of the Bond Oversight Committee is between Committee and the Board of Trustees, not between Committee and administration and would be more appropriate for the Committee to directly communicate with the Board
- xi. Harry Bernstein provided a public comment that the Committee should be able to form subcommittees. He recalled a meeting when Mr. Zacovic was the Interim Vice Chancellor where David Casnocha observed that the bylaws were out of date and offered a revised version of the bylaws that went before the Board of Trustees and was approved. He commented that he would like for the Committee to have a report on these changes and that the Committee should not be prevented from doing work that they should be doing.

b. Update on Facilities Master Plan

- i. Linda da Silva provided a brief update on the 10 year Facilities Master Plan still in development. An update will be provided to the Board at the next meeting on April 27, 2017. The draft proposed master plan will be going to the Board in August or September of 2017.

- 1) CBOC member Christine Hanson inquired if the project will require State augmented funding and Bond funding. Linda da Silva responded that it is still too early to tell and explained that the utility infrastructure project will scope to budget as opposed to budget to scope and this project will be designed and scoped to the budget of \$63 million with the goal of not needing any additional funding. With the prior project mentioned, because the project is an A type health and safety project, the funding covers the seismic and code upgrade but does not fund additions or replacements and does not adequately fund project management or FF&E
- 2) CBOC member Faruq Ahmad inquired if the College is developing other sources of capital that may be available that are restrictive and more flexible so that we are not going into a project faced with a predictable short fall. Linda da Silva responded that the College's Office of Institutional Development tasked with financial and community development is writing grants and seeking philanthropic support for the College. The institution is focused now to support the Performing Arts Education Center. Bonds may or may not be used to supplement the State funding on the Eddy Street project. There are limited capital funds that may be available if there is a funding shortfall. The goal is to scope to budget and utilize the funding for the project.

- iii. There was discussion regarding the moving of the Diego Rivera ~~currently~~ housed in the Diego Rivera Theater.
  - iv. Linda da Silva noted that there have been project proposals written in the past for State Capital Outlay funding that involved replacing the Diego Rivera Theater and separate project proposals for the Performing Arts Complex. The consultants will strategize how to combine the proposals for the music and arts programs.
  - v. Will Maynez provided a public comment regarding the Diego Rivera mural. In regards to moving the mural, he hopes that the move can be completed using external money and noted that the new Diego Rivera Mural Project website and \$20,000 photogrammetry shoot was funded externally. He would like to convening the international advisory council in anticipation of this move. He stated that an art conservator, art mover and a structural engineer have assessed how the mural is installed and what would be entailed in removing and moving it across the street and that the original piece in 1940 was designed to be moved. He commented that the scenario would be to get the Phase Performing Arts Center completed to encompass the mural. When the building is complete, the mural will be physically deinstalled, crated, moved and installed, never going into storage. He noted that the artist Diego Rivera explicitly describes that the mural is meant to be viewed from behind a glass façade so it could be seen from outside and could be accomplished if the mural is placed in the planned Performing Arts Center.
  - vi. Harry Bernstein provided a public comment that the PAEC project is often compared with the facility at the Community College in Folsom, a project with the same architect with the same three stages. He commented that it would be unwise to independently evaluate costs without getting insight into what's been happening at that comparable facility that was built in 2011. He commented that he is shocked that an occupancy date of 2023 is being considered. He questioned the appropriateness of evaluating the cost estimates along with the total cost of ownership as they may interfere with the understanding of costs.
  - vii. CBOC member Christine Hanson commented that she was informed by someone in the Theater Department that Phase of the project would allow the College to issue a technical theater certificate and the department will be able to work with the IATSE local (theatrical union) to train people for the theatrical field.
  - viii. CBOC member Christine Hanson shared that in 2015 there was a change to Title V that allowed community colleges to pass along maintenance costs to facility rentals as direct costs for use of college facilities.
- f. Status update on Chinatown/North Beach Center and Ocean Campus Child Development Center Linda da Silva provided a brief update that legal counsel is continuing work on the legal matters and separate claims have been filed on both projects
- i. CBOC member Faruq Ahmad commented there was concern brought up by the Committee last year that \$47 million of Bond money would be used to fix the problems. Linda da Silva commented that the District is hoping to prevail in the legal claims.
- g. Gough Street Relocation to Ocean Campus – Linda da Silva provided a status update on the Gough Street relocation, a non-instructional facility, where Human Resources,

Finance, Accounting, and Purchasing is housed. The Board of Trustees approved late last year and executed a 75-year ground lease with a developer to use the site to construct high density housing necessitating the move of the service units of approximately 90 bodies to the Ocean Campus. Various options are in development and the project will not be Bond funded.

- i. CBOC member Christine Hanson inquired if Bond money has been spent in moving or planning for the Gough Street relocation. David Martin responded that we have some Bond money dedicated to the project for tBP Architects as part of the Facilities Master Plan and a portion of that is related to the Gough Street relocation with approximately a little over \$7,000 to date used for the project.
  - ii. CBOC member Christine Hanson inquired if the FMP plan is funded by capital funds. *David Martin responded that the FMP is being funded by Bond Funds, contract going to the Board acknowledges Bond money spent on this.*
  - iii. CBOC member Christine Hanson inquired how many of the 90 individuals moving from Gough are consultants. Linda da Silva responded that Ellucian embedded consultants working with our IT group would be included in the planned move.
  - iv. Harry Bernstein publicly commented that the issue came before ~~the Board~~ that dedicated facilities in the MUB in the health technologies and early childhood development and the people and programs that were going to be directly impacted were not consulted. He suggested that the Committee continue their focus on whether this project is bond funded or not and noted that it was accepted by the Board of Trustees as being bond funded.
- h. CBOC Membership Drive –Linda da Silva noted ~~that~~ the membership page shows the expiration terms and each member is eligible to continue to serve as members. Members serve two year terms and can serve up to three consecutive ~~year~~ terms. Members interested in continuing serving can inform ~~the Ca~~ and Linda da Silva will carry that recommendation to the Board of Trustees for re-appointment. There is now a link on the website to the ~~app~~ application for new members.
- i. CBOC members Karen Waltz, Faruq Ahmad, Christine Hanson, and Rafael Musni indicated they will continue serving on the CBOC.
  - ii. Linda da Silva indicated that a new student representative, Bradley Hook, is being recommended to the Board at next Thursday’s Board meeting.
  - iii. Linda da Silva has reached out to the Foundation and Self Help for the Elderly organization. She will work on a press release with the College and put a link on the main City College webpage as well.
  - iv. CBOC member Daniel Weaver suggested that the website’s statement should be corrected that the CBOC meets “at least” four times a year.
- i. Highlights of CBOC Website Improvement - Linda da Silva went over the improvements to the CBOC website including the addition of information on purpose and framework around which the Committee operates.
- i. CBOC member Christine Hanson inquired if the Hoover Institute report forwarded by a community member could be included on the website. Linda da Silva responded the report can be added as a resource and suggested to also add links to the Education Code and the CaLBOC website.
  - ii. David Pipel provided a public comment regarding the website and membership drive. He indicated his interest in considering applying to be a member of the



6. Adjournment - Meeting adjourned at 11:37 AM