

# Annual Report to the Community



Citizens' Bond Oversight Committee  
Phase 1 & 2 Bond Issues • March 2007





# A Message from the Citizens' Bond Oversight Committee

Dear Citizens of San Francisco:

This Annual Report is submitted to the Board of Trustees by the San Francisco Community College District Citizens' Bond Oversight Committee in fulfillment of its role and specified by law. This report represents an overview of timely and regular meetings held by the Committee during 2006.

The Committee wishes to report that, to the best of its knowledge, the San Francisco Community College District is in full compliance with Article XIII A of the State of California Constitution.

Article XIII A Section 1 (b) (3) (C) of the State Constitution requires that "the school district board, community college board, or county office of education conduct an annual, independent performance audit to ensure that the funds have been expended only on the specific projects listed." In addition, Article XIII A Section 1 (b) (3) (A) of the California Constitution prohibits the use of bond funds for "teacher and administrator salaries and other school operating expenses" and "that funds can be expended only on the projects listed" and included in the bond.

As verified by the District's independent auditors, Macias, Gini, and O'Connell, LLP, in their reports titled Schedule of Proceeds and Use of General Obligation Bonds (Election Series A, B, C) with Independent Auditor's Report For the Period from July 1, 2005 through June 30, 2006 and Schedule of Proceeds and Use of General Obligation Bonds (Election Series A) with Independent Auditor's Report For the Period from June 20, 2006 through June 30, 2006, the San Francisco Community College District has met all requirements specified in Article 13A including the ones referenced above. The auditors' opinions are included as attachments to this report.

The complete audit reports issued by the District's independent auditors are available on the Bond Oversight Committee's web page at <http://www.ccsf.edu/Board/Bond/framefinancial.html> and are also available for public inspection at the SFCCD, District Business Office, 33 Gough Street, San Francisco, California and the City College of San Francisco Library, 50 Phelan Avenue, San Francisco, California.

In conclusion, it should be noted that during 2006 the College continued to make responsible progress in its bond-funded planning and construction projects.

Project	Current 2001 Bond Budgets	Current 2005 Bond Budgets	Combined 2001 & 2005 Bond Budgets	Expenditures & Encumbrances	Bond Funds Available
Mission Campus	\$29,287,000	\$14,300,000	\$43,587,000	\$27,667,104	\$15,919,896
Chinatown/North Beach	24,794,000	45,000,000	69,794,000	13,487,784	56,306,216
Acquis'n of Evans Campus & Retrofit	10,461,278	-	10,461,278	9,638,729	822,549
Computer Network/Energy Conservation	15,883,145	10,000,000	25,883,145	13,377,641	12,505,504
Renovations/Remodeling/ADA	15,841,584	15,000,000	30,841,584	17,489,965	13,351,619
Joint Use Facility	-	20,000,000	20,000,000	292,556	19,707,444
Community Health & Wellness Center incl Stdnt Hlth Svcs & Child Dev Cntr	92,950,000	-	92,950,000	91,027,332	1,922,668
Performing Arts Education Center	1,800,000	70,000,000	71,800,000	1,602,911	70,197,089
Balboa Reservoir	3,272,277	-	3,272,277	3,020,760	251,517
Moggia Property w/Improvements	5,410,716	-	5,410,716	5,449,615	(38,899)
New Student Development Center	-	28,000,000	28,000,000	-	28,000,000
Adv. Tech/Bio Stem Cell Learning	-	34,000,000	34,000,000	-	34,000,000
John Adams Campus Retrofit & Remodel	-	10,000,000	10,000,000	867,438	9,132,562
<b>Total</b>	<b>\$ 199,700,000</b>	<b>\$ 246,300,000</b>	<b>\$ 446,000,000</b>	<b>\$ 183,921,835</b>	<b>\$ 262,078,165</b>

Allocation of the SFCCD's 2001 & 2005 Bond funds as of June 30, 2006.

Respectfully Submitted:  
Henry Der, Chair  
Citizens' Bond Oversight Committee

**Citizens' Bond Oversight Committee Members** – Marivic Bamba • Jim Chappell • Jose Cisneros • Paul Conroy • Henry Der, Chair • Carolyn Devine  
Stephen Falk • Katherine Higgins • Michelle Horneff-Cohen, Vice Chair • Mara Kopp • Haig Mardikian • John Rizzo • Rudyard Vance • Derick Brown

# Ocean Avenue Campus



## COMMUNITY WELLNESS CENTER

Construction is well underway for the Wellness Center, a state-of-the-art facility at the City College of San Francisco, which will serve as a gateway to the school's Ocean Avenue Campus. Fronting on Ocean Avenue and located between the student union and the library, the new building is a much-needed campus facility. Designed to consolidate the requirements of physical education programs with those of the men's and women's athletic departments, the new center will relocate into one building many diverse program elements. It will provide a spacious new home for student activities including team athletics, a dance program, physical education, and martial arts. The community and City College students will also enjoy the use of a weight room, fitness center, and swimming pool.

### SPECIFICATIONS

Square Footage: 156,818 Sq. ft.  
 Construction Estimate: \$81,250,000  
 Bidding: April 2005  
 Site Area: 5.54 Acres  
 Ground Level Coverage: 78,000 Sq. Ft.  
 Total Floor Area: 158,000 GSF  
 Approximate area breakdown are:  
     Level 1 – 49,000 GSF  
     Level 2 – 78,000 GSF  
     Level 3 – 31,000 GSF  
 Building Bulk: 3 stories  
 16 parking spaces along entry drive and 27 spaces to the south of the central shop facility  
 Anticipated completion date: January 2008



## STUDENT HEALTH CENTER

Construction of the new Student Health Center was completed in June 2006. Located at the strategic corner of Phelan and Judson, the North gateway to the Ocean Avenue campus, this new 22,000 sf modern health care facility serves City College's diverse community of students with trained medical staff for services such as general medical needs, psychology counseling, eye examinations, HIV counseling and testing, and alternative health care such as nutrition counseling and weight management. Over 20,000 students a year are using the facility. The program includes patient registration, triage, consultation, treatment rooms, exam rooms, and psychology consultation rooms. A health education area has been designated for students to research and review information on a computer or various pamphlets and displays. Support spaces include a multi-use room, nurse practitioner work room, medical records and billing and administration. The second floor of the Student Health Center includes 10 full-size classrooms on an efficient, double-loaded corridor which when completed will allow the College to remove 10 aging portable classrooms. A new bridge connects the new second floor classrooms directly to an adjacent two-story classroom building.

### SPECIFICATIONS

*Design Features*  
 Treatment and Exam Rooms  
 Triage  
 Health Consultation  
 Psychological Consultation  
 Health Education  
 High Profile corner of campus  
 Construction Cost: \$9,700,000  
 Site Area: 29,697 Sq. ft.  
 Ground Level Coverage: 10,500 Sq. ft.  
 Total Floor Area: 21,000 Sq. ft.  
 Approximate floor area by function:  
 Health Center: 10,500 Sq. ft.  
 Classrooms: 10,500 GSF  
 Building Bulk: 2 stories  
 Completion Date: June 2006

# Ocean Avenue Campus

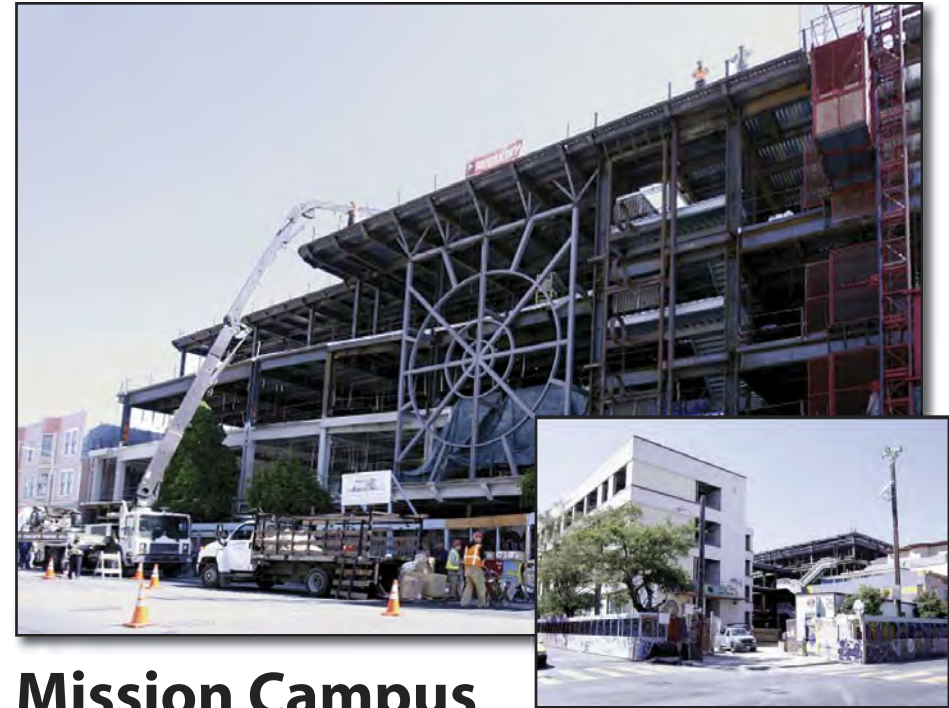


## CHILD DEVELOPMENT CENTER

Construction of the Child Development Center at the City College of San Francisco Ocean Avenue Campus is underway. The Center will provide high-quality early care and an education program responsive to the diversity of families and their children's needs. The new building located next to the new Student Health Center on Phelan and Judson will complete the anchor on this corner of the campus. The Center will combine care giving to toddler and pre-school age children and integrate programs and classes through the Family Studies Department. Toddler and Preschool age groups will have separate wings. The facility will provide an age appropriate learning environment that will encourage developing small and gross motor manipulative skills. Each space will be complete with storage, high ceilings, restrooms, and natural light. The interior spaces will have a close relationship to secured designated outdoor play areas only steps away. Separate observation rooms will allow Family Studies students and teachers to observe activities without disturbing or distracting the children. Spaces such as the classroom, conference room, kitchen, family reading room and resource room will support both the children, parents, staff and the Family Studies program.

### SPECIFICATIONS

Site Area: 32,000 Sq. ft.  
 Ground Floor Coverage: 11,000 Sq. ft.  
 Total Floor Area: 11,000 GSF  
 Construction Cost Estimate: \$3,536,600  
 Approximate floor area by function:  
 Reception/Staff: 2,940 GSF  
 Toddlers: 1,800 GSF  
 Preschool: 3,380 GSF  
 Academic: 1,460 GSF  
 Main Circulation/Lobby: 1,420 GSF  
 Building Bulk: 1 story, off-street parking is provided in the existing Parking Lot F and reservoir west of Phelan Ave.  
 Anticipated completion date: March 31, 2007



## Mission Campus

Construction is underway on the new Mission Campus, which is located in the heart of the Mission District and will not only serve the educational needs, but the community as well. Many of the features of the 1935 and 1938 "art nouveau" era which influenced the design of the Bartlett Street facility are being preserved. The project is scheduled to open Fall 2007.

### SPECIFICATIONS

Construction Estimate: \$74 million, including state contribution of over \$30 million  
 Estimated Completion Date: Fall 2007  
 Total Floor Area: 197,904 Sq. ft. (3 buildings)  
 Assignable: 119,000 Sq. ft.  
 Site Area: 56,240 Sq. ft.  
 80% Ground Level Coverage  
 Building Bulk: 4 stories  
 50 parking spaces at basement level  
 Site control: 75 year ground lease  
 Anticipated completion date: August 2007

### MAIN PROJECT ELEMENTS

- Shared facilities with Downtown High School
- Multi-use spaces
- Child Development Center
- Student Services area
- Latino Parent Center.
- Art Exhibit space
- Bookstore and Café
- Parking Availability
- Graphic Communication Labs, Science Labs, Language Labs, Computer Labs and Traditional Classrooms
- Multi-media Classroom/Laboratory
- Administration offices, Facility offices and lesson preparation facilities.
- Conference, Meeting facilities, Library and multi-media rooms

# Performing Arts Center

The new Community Performing Arts and Education Center will feature a 650-seat auditorium, a black box theatre, a 150-seat recital hall and associated classrooms, student rehearsal/practice rooms, faculty office and meeting space. Preliminary design has been completed and working drawings are underway. Construction to begin in 2008.



## SPECIFICATIONS

Square Footage: 101,000 Sq. ft.  
 Construction Estimate: \$116,000,000  
 Anticipated Construction Start Date and Completion: 2008/2010

# Joint CCSF/SFSU Facility

In response to recognized shortages of teachers, child care workers and certified health care professionals including community health care workers, drug and alcohol educators, and occupational health care providers, City College of San Francisco and San Francisco State University have historically collaborated on many programs in these areas that provide both entry, associate degree, and baccalaureate level training. This new facility will be one of the first of its kind in the State of California providing

students in one location the opportunity to work towards and complete the full baccalaureate degree on a community college campus. The building will include classrooms, laboratory and student observation classrooms, as well as office space for faculty and staff, as appropriate.

## SPECIFICATIONS

Square Footage: 110,000 Sq. ft.  
 Estimated Construction Cost: \$66,390,000  
 Anticipated Construction Start Date and Completion: 2008/2009



## SPECIFICATIONS

Estimated cost of Phase 2 is over \$35 million, with approximately \$27 million funded by the state.

# John Adams Campus

The main building (former Lowell High School) was constructed in 1911 and needs both major infrastructure and cosmetic repairs, as well as seismic and electrical/technology upgrades. A seismic upgrade to the gym building was completed and the remodeling began early in 2003, with programs moving into this space in the spring semester. Phase 2 Bond improvements needed in this campus facility will include exterior repairs, exterior brick stabilization and window repairs.

# Chinatown Campus

The existing Chinatown/North Beach Campus occupies 10 different locations. A new facility on the corner of Kearny and Washington street is in the process of being designed. Construction will begin in 2008 and estimated completion date is 2010. Estimated construction cost: \$122M. The new campus will include dedicated classroom space,

library/learning resource center, expanded offices, student support areas (i.e., admissions, counseling, financial aid, student activities and bookstore), faculty work areas, and conference rooms. The building will be designed so that the community can make use of the space for workshops or mini-conferences.



# Downtown Campus

The First Floor, 2nd Floor Library, and the basement instructional facilities have been remodeled at the Downtown Campus. The Educated Palate Dining Room has been relocated to the lobby area and the Culinary & Service Skills Training Program is experiencing a dramatic change in how it operates. The exposure of the dining room to pedestrian traffic on 4th and Mission Streets means hundreds of additional customers and is transforming the Educated Palate into a high-volume, vibrant restaurant.



# Other Forthcoming Projects

## ADVANCED BIO/STEM CELL TECHNOLOGY CENTER

This new facility will provide additional opportunities for training students in career fields related to the expanding bio-technology, stem cell and life-sciences industry in the Bay

Area. The college has delayed the start of this project so that it can effectively pursue the maximum level of state funding available to help augment the local effort.

## NEW STUDENT DEVELOPMENT CENTER

The full range of student services (admissions, registration, counseling/advising, financial aid) and many other student retention and support programs are scattered throughout the Ocean Avenue Campus and typically located in spaces of a size and scope that was appropriate to a

student enrollment population typical of the 1960's. This new facility will provide for a consolidated/one-stop operation that will improve services to students using a more cost-effective approach. The college has delayed the start of this project in order to pursue available state funding.



# **Annual Report to the Community**

**Citizens' Bond Oversight Committee**

**Phase 1 & 2 Bond Issues**

**March 2007**

**City College of San Francisco**

**General Obligation Bonds**

**Election of 2001 Series A,B,C and Election of 2005 Series A**

**San Francisco, California**