

# Facilities Committee - Special Meeting DRT / PAEC Meeting Minutes – December 12, 2022

## Roll Call

### FC Members Present:

Administrators: Alberto Vasquez (Chair), Anthony Tave  
Faculty: Steven Brown (co-Chair), Wynd Kaufmyn, Madeline Mueller  
Classified Staff: David Delgado  
Students: Chineseman Lai  
Unrepresented: Tim Ryan

### Committee Alternates Present:

Administrators:  
Faculty:  
Classified Staff: Karl Gamarra, Michael Snider  
Students:  
Unrepresented:

### Not Present:

Administrators: Kit Dai, Zachary Lam, David Yee (alternate)  
Faculty: Thomas Menendez, Alan D'Souza  
Classified: Maria Salazar-Colon, Athena Steff, Carlita Martinez (alternate)  
Students: Maurice Chilton II  
Unrepresented:

**Resources:** Facilities Committee Web Page

## 1. Call to Order

The meeting of the Facilities Committee (FC) was called to order by AVC Vasquez at **1:05 PM**. In keeping with COVID-19 procedural standards this meeting was held via video conference.

## 2. Approval of Agenda

- a. A motion to approve the agenda made by Co-Chair Steven Brown, seconded by Anthony Tave. The motion passed by acclamation.

## 3. Public Comment – Items not on the agenda

**NOTE:** Only comments submitted in writing prior to the meeting and in compliance with the requirements are presented verbatim in the meeting minutes. Any other information presented here is a topic summary only. Complete comments are available in the Zoom recording of the meeting.

- a. Michael Snider commented that some nursing students were not able to get in for their 7:30 AM class. Alberto Vasquez acknowledged there was a mix-up this morning that caused that situation.

4. **Budget Reconciliation** – Chancellor David Martin
  - a. The Bond List Revisions document was shared. A link to this document was provided in the agenda.
  - b. The college has spent the fall reviewing and updating the design plans for the DRT.
  - c. Construction inflation has been unprecedented – approx. 40% since before the pandemic.
  - d. Existing plans were reviewed and revisited to make sure they still meet the needs of the college programs. There was a review of floor plans, square footage, types of spaces for the programs, etc.
  - e. The new estimate is \$180 million for a building of 77k sq feet. It is believed that this will meet the needs and be a point of pride and a resource for the community for performing arts in general.
  - f. Chancellor Martin reviewed the Bond List proposed bond budgets.
  - g. The proposed allocation represents an additional \$80m to the DRT budget. This comes with a reduction in budget for Science Hall and Cloud Hall of \$15M each.
  - h. The Chancellor expressed that we can still make significant updates to these two projects at the lower proposed budgets.
  - i. The Creative Arts project would be deferred (currently a \$30 million budget). This project could be future funded by either bond passage or state funding. An IPP has been sent to the state for potential state construction funding. This building is in the best current condition of the buildings that were slated for projects.
  - j. There is \$50 million in contingency funds. The proposal pulls \$20 million from this to make up the shortfall. The Board of Trustees would need to vote/approve this. DSA will not approve the project without funding in place first.
  - k. Steven Brown read a written public comment submitted by Harry Bernstein: *The Committee received a justification for increasing the allocation for Diego Rivera Theater (aka PAEC). Background (some missed opportunities). 1) STWEP Robert Agrella cancelled the approved, funded project shortly after State takeover of CCSF (August/September 2013). 2) Board approved the Design Build Entity construction method, selecting a team by mid-2020. Chancellor Vurdien cancelled their contract in November 2020, delaying estimated completion by 2-3 years. The worst period of construction inflation in 40 years occurred before new team was approved in 2022. Meanwhile, the STEAM building, comparable to DRT in size, with a \$170 million budget, confirms the belief that the original \$101 million DRT budget was too low. Voters first funded our Performing Arts Center in 2001, again in 2005 and 2020. Now is the time to honor that promise. Funding's needed before submitting project to DSA; the Chancellor found it in the budget. Support allocation now.*
  - l. There was also a letter submitted to the committee in support of the budget allocation. Please see Meeting Minutes Addendum A.
  - m. It was proposed by Wynd Kaufmyn that we add an agenda action item to next week's meeting for the committee to vote to recommend the budget revisions to the PGC.
5. **Mural Relocation** – Chancellor David Martin
  - a. There have been conversations with a couple of different groups to explore the idea of relocating the mural to the Treasure Island Museum. There is not an agenda action item currently, this is informational. This topic will be an agenda item again for next week's regular Facilities Committee meeting. The college is waiting for Treasure Island to come with a proposal. Action cannot be taken until that occurs.
6. **New Construction Web Page** – AVC Alberto Vasquez
  - a. AVC Vasquez reviewed new and upcoming changes to the New Construction web page. The plan is to update the page at least once per month.
7. **Adjournment** – 1:55 PM

## Facilities Committee Special Meeting – DRT / PAEC 12/12/2022

### Meeting Minutes Addendum A

Dear Members of the CCSF Facilities Committee,

We urge the Trustees and Chancellor of City College of San Francisco to right-size the budget for the College's PAEC/DRT (Performing Arts Education Center/Diego Rivera Theatre) as soon as possible. An appropriate \$180 million is now needed so that the current fully approved and fiscally double-audited design (that will finally finish the construction of this project) can be immediately forwarded to the Division of State Architect (DSA). DSA approval is required to continue moving the PAEC/DRT towards its anticipated 2025-26 completion.

This project has been promised to (and funded by) San Francisco voting taxpayers for over 20 years. It has also been an unkept promise for over 80 years to CCSF students to complete their campus!

CCSF continues to be an incomplete campus because unlike other educational institutions, City College has never had an official auditorium. Even its current mold-damaged and obsolete little theatre has now been shut down permanently. Such an absence of a required educational facility compromises the student success of all students, especially CCSF Performing Arts students, which is both a serious accreditation as well as a funding issue. This is especially problematic for a city known worldwide for its arts, in particular theater, music and dance.

The citizens of San Francisco have recognized this situation for decades. Starting in the early 2000s, local taxpayers have voted three times overwhelmingly for CCSF bond measures to pay for a Performing Arts Education Center, now known as PAEC/DRT. Despite this clear local mandate, and also having been approved twice already in a larger version by the DSA, various forces at the college have redirected PAEC funds over the years to other projects further down the list of recommendations. In some instances, funding was even taken away from PAEC budgets for items not actually on any approved list.

It's now time to fully fund the latest design for this very long-overdue building. The project has been carefully reduced to an approved smaller but still workable size for Performing Arts students and other academic programs, as well as for community groups. It now also includes a large lobby space to be the permanent home of the college's Diego Rivera mural. The mural will again be available for the full spectrum of educational research and study as Rivera intended in addition to full public viewing from Frida Kahlo Way during all days and times!

This PAEC/DRT will also have important adjacency functions with the new STEAM building to its immediate north which will house the Visual Arts Department along with several sciences. Construction for the STEAM building begins on December 15th. It will be approximately the same size as the PAEC/DRT and has a current budget of around \$170 million. In an obvious error, previous Chancellor Rocha budgeted the PAEC at only \$100 million just before he left the district a few years ago. This was never enough funding even at that time, and certainly not enough now with the tremendous inflationary costs of construction, especially in San Francisco - costs that increase daily. Local construction inflation has been at a 40 years' high for several years. The PAEC/DRT budget needs to be correctly adjusted therefore as soon as possible.

Please finally accept the will of the community, support the Arts, and finish the completion of City College without any further delays.

The signers of this request represent many who want City College Trustees to vote for the updated \$180 million budget ASAP. It is a fair and right action to take for

CCSF students and the entire City of San Francisco.

Sincerely,

Michael Adams-- Alumnus and LifeLong Learner

Jean Barish -- Former Faculty, Biology Department

Richard Baum -- Political Science Faculty, Social Sciences Department

Harry Bernstein -- Musician and Music Department Faculty; Precinct Representative AFT 2121

Lisa Gutierrez Guzman -- CCSF Extension Student; LifeLong Learning student since 2001

Marilee Hearn -- Alumna and Community Advocate for Older Adults

Michael Lyon -- Former Faculty, Biology Department

Tomasita Medál -- Alumna and La Raza Community Arts Advocate

Fred Muhlheim-- Alumnus and LifeLong Learner; CCSF Activist