

March 2003

To Residents of Districts 7, 8, and 11 City and County of San Francisco



Dear Community Members:

The Board of Trustees of City College of San Francisco joins me in providing you with information related to the College's Education Facilities Improvement Bond (Proposition A), which passed by a 73% voter approval rate in November 2001. I would also like to take this opportunity to update you regarding specific developments at your neighborhood City College Campus on Ocean Avenue resulting from the Bond's passage. These updates will be provided periodically throughout the project planning for all Prop A activity, along with a number of specific recommendations relating to future facilities on this Campus.

I am delighted to report that the City College's Proposition A Citizens Oversight Committee is functioning exceptionally well under the leadership of its Chair and former College Trustee, Mr. Robert Varni. The Committee has held three well-attended meetings; approved a set of By-Laws and a Code of Conduct; and has been actively engaged in carrying out its oversight responsibilities. The contents of this report have and the related recommendations will be presented to our Board of Trustees for review and approval and then shared with the Citizens Oversight Committee members. We look forward to their formal review and approval of our recommendations at their May meeting.

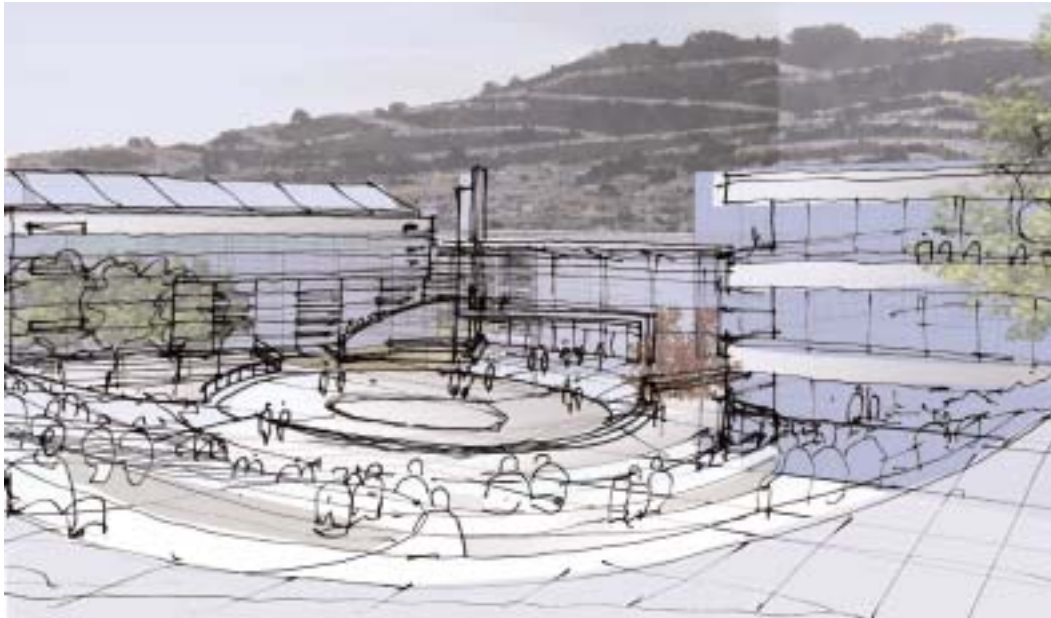
We are now moving ahead with several major facilities projects at the Ocean Avenue Campus and owe you many, many thanks for your continued interest and support. We will host a series of open meetings with the community to talk about the general developments of our Prop A Bond projects over the next several months and years, with the first one scheduled for **Monday, April 14 at 6 p.m. in the Pierre Coste cafeteria facility at the Ocean Avenue Campus.** Hope to see you there!

Sincerely,

Dr. Philip R. Day, Jr.
Chancellor

Board of Trustees

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Rendering of Architectural Concept of Community Health and Wellness Center (view from Cloud Circle).

STATUS REPORT ON FACILITIES PROJECTS AT THE OCEAN AVENUE CAMPUS

An architectural/engineering group has been selected and approved by the College Board of Trustees for the **Community Health and Wellness Center** to be built on the Ocean Avenue Campus. However, its relationship to the **Community Cultural, Performing and Media Arts Classroom/Laboratory** on the same campus is one of the primary purposes for this report to our neighbors. Proposition A included \$25M for each project. The fact is that neither of the two can be built for \$25M. We knew that from the outset, and communicated it directly as we engaged in the Prop A Campaign.

The planned Phase II Bond (\$155M), requiring your voter approval several years from now, includes an additional \$25M for each project. This will be needed in the event we are unsuccessful in securing State "matching" dollars to build, given the size and scope of facilities in both cases. In the meantime, with the funds that are now available, we have made some timely decisions that will allow us to begin construction on several high-demand projects.

During the Prop A Campaign, we made a promise to diligently pursue all opportunities for State matching dollars whenever possible so as to ease the burden on the local district. It was a promise kept. City College has succeeded in securing State matching funds for two major, new district facilities:

- **New Mission Campus: \$28.5M**
- **New Chinatown/North Beach Campus: \$30M**

Proposition A also approved \$10M for the construction of a new facility for Child Development and Teacher Training, called the **Joint-Use Facility** in partnership with San Francisco State University. We have been successful in getting this facility approved by the State Board of Governors and included on their long-range Capital Priority List for \$27.4M. This project is not expected to begin until 2005, with construction to be completed in 2008. Finally, renovation and seismic upgrading funds for the **John Adams Campus** have been provided with additional State funds in the amount of \$23.4M.

The **Community Cultural, Performing and Media Arts Classroom/Laboratory's** chances for support from the State are extremely high because of the priority associated with instruction and classroom space. We feel that it is highly probable that \$30M-35M in support from the State could be advanced and funded out of a future statewide bond (2005/06 or 2007/08). Conversely, we know that the Community Health and Wellness Center is definitely **NOT** eligible for State funding because the State classified it simply as a "gymnasium." Identifying resources to get the Wellness Center built is a high priority because of related projects that would have an immediate impact on our student body.

Specifically, a new Student Health Services facility was included within Proposition A. We had the option of including it as a part of the new Joint-Use Facility between City College of San Francisco and San Francisco State University, along with a new Child Development Center/Laboratory School--or include it as a part of the Community Health and Wellness Center. As mentioned earlier, we have been successful in getting the Joint-Use Facility approved by the State Board of Governors and included on their long-range Capital Outlay Priority List. Even if we assumed that everything would go as planned, occupancy in the new facility would not occur until 2008, at the earliest. While getting the funding identified and in the "pipeline" represents a significant victory, we cannot wait that long to provide a new home for Student Health Services (currently serving more than 5,000 students) or for the Child Care Center. Both of these services are now based in bungalows dating back to the 1950s.

This in mind, we have decided to include both the Student Health Facility and Child Development Center/Laboratory School within the overall project planning for the Community Health and Wellness Center and will consider both as separate annexes to this primary facility. The advantage of this approach is that it puts these sub-projects on a very fast track and both could be built and opened even before the larger Health and Wellness Complex is finished. Furthermore, the new Student Health Facility would include a second floor with 10-12 new classrooms, which would allow the Ocean Avenue Campus to eliminate many of its dilapidated bungalows also being used as classrooms.

Focusing our energy first on the Community Health and Wellness Center (and its annexes) makes sense for another important reason. The timetable for State funding for the Joint-Use Facility and for receiving State approval on the Community Cultural, Performing and Media Arts Classroom/Laboratory coincides with plans for site-development and expansion of the Ocean Avenue Campus into the Balboa Reservoir. The construction project related to doing site development on this same area requires us to work jointly with the Public Utilities Commission (PUC), both from a financial and project-management perspective. Currently, the only funds listed in the PUC bond measure for this project are \$300K for engineering related studies. If the PUC is dependent on future bond funds to support their commitment to the project, those funds would not be available until 2010-2012.

All considered, we intend to recommend to our Board of Trustees the reallocation of \$41.34M of Prop A funds, most of which is currently designated to the Performing Arts Laboratory, to be directed to the Community Health and Wellness Center. This latter facility could then be put on a "fast track" for completion well before the Phase II Bond, which would supply the dollars needed--and at the right time--to construct the Community Cultural, Performing and Media Arts Classroom/Laboratory on the current site of the Balboa Reservoir if no State matching funds are available. It needs to be emphasized that under Proposition 39, the District has the legal flexibility to reallocate these funds.

It should also be underscored that we would be leaving enough money in the Performing Arts Project account to offset the cost of doing the planning associated with the development of a Final Project Proposal that will remain on schedule for submission July 1, 2003, and approved by the State over the summer and fall months of this year. Once we complete the necessary paperwork for the Community Cultural, Performing and Media Arts Classroom/ Laboratory and get it on the State's List, we could then ensure that the State will pick up 50% of the cost of this new complex. Again, if for whatever reasons we are not successful in this approach, we still would have a total of \$50M available in the next bond to build the facility with local funds, if necessary.

If we are able to move forward with the above plan as proposed, coupled with the construction that will be well underway on both the Mission, Chinatown/North Beach, Downtown, and Evans campuses, we will have done a lot to demonstrate our commitment to getting these projects underway; addressing long-standing facilities problems throughout the district; and finally be able to move forward on our Phase II Bond and other State-funded projects with success and confidence.

RECOMMENDATIONS:

- 1) Construct the New Community Health and Wellness Center;**
- 2) Design and Build a new and expanded Health Services Center – including 10-12 new classrooms;**
- 3) Design and Build a new Childcare Development Center and Laboratory;**
- 4) Design and Build a new practice field for soccer, football, and other activities;**
- 5) Eliminate at least 75% of the existing bungalows on the Ocean Avenue Campus that are 15 years or older.**

The Total Cost for achieving the above is **\$65.8M.**