

Aircraft Maintenance Technology (AMT) Program Relocation FAQ's

Last Updated: March 16, 2020 – See Updates in **RED** within this document

Why does the Aircraft Maintenance Technology Program need to move?

Since 1977, the Aircraft Maintenance Technology (AMT) Program has been housed at the San Francisco International Airport (SFO). CCSF had a 40-year lease with SFO, which ended in 2017. CCSF has gotten several lease extensions since 2017, but was informed in July 2020 that no more lease extensions would be granted, and that the program needed to vacate the premises by December 31, 2020. Interim Chancellor Vurdien spoke with SFO Chief Operations Officer Jeff Littlefield in late October 2020 to ask again for a lease extension, but no extension has been granted, and the program will move out by December 31, 2020.

Is the AMT Program moving to the Evans Center?

The move of the AMT Program to the Evans Center is **currently on hold** while CCSF continues to develop specific relocation plans. The AMT Program falls under the jurisdiction of the Federal Aviation Administration (FAA), and FAA requirements for the program must be met. In addition, CCSF is still reviewing the environmental impact of this potential move.

Why is CCSF considering moving the AMT Program to the Evans Center?

Relocation of the AMT Program to a college-owned property will ensure that the program's facilities requirements will be addressed for the long-term sustainability of the program. Of the college-owned properties, the Evans Center is the only one that is in a space zoned by the city as appropriate to industrial activities. In addition, CCSF already has a bond-funded project for renovation of the Evans Center, and the construction costs needed for the relocation of the AMT Program can be incorporated into that project.

Has CCSF explored different locations at SFO for the AMT Program?

Yes. In the last three years CCSF has looked at different locations inside the SFO property to house the AMT Program. Despite these efforts, CCSF has been unable to find a workable location. Each of the locations reviewed would require significant amounts of construction, funded by CCSF. It would not be financially prudent for CCSF to invest in these construction costs without an assurance of being able to stay at that location for the long term, and CCSF was unable to get assurances of a long-term lease.

Has CCSF looked at other locations in San Francisco for the AMT Program?

Yes. In the last three years CCSF has looked at other locations in San Francisco. As with other locations in SFO, no workable space has been found. Other locations in San Francisco offer the same challenges as locations in SFO – the requirement for CCSF to invest in construction costs without an assurance of a long-term lease.

Has CCSF looked at other locations *outside* San Francisco for the AMT program?

No. Like all California Community Colleges, CCSF is required to operate its programs within its service area. CCSF's service area is the City and County of San Francisco. In order to operate a program outside of its service area, CCSF would need to first obtain permission from the community college that covers that area. Locations outside of San Francisco would also have the same challenges as other properties not owned by the College – the requirement for CCSF to invest in construction costs without an assurance of a long-term lease.

Why won't SFO extend CCSF's lease?

SFO has a number of long-term projects as part of its 2016 Airport Development Plan. One of the components of this plan is the conversion of the Airport Center buildings (Buildings 928 and 928A) for use by SFO's Airport Maintenance. Ultimately, this location belongs to SFO, and they are under no obligation to extend CCSF's lease.

Has CCSF approached the Airport Commission?

No. The Airport Commission is primarily a policy-making body, establishing the policies by which the airport operates. The Commission is prohibited by Charter from involving itself in the day-to-day operation of the airport.

Where is the AMT Program equipment going in the meantime?

With the need to vacate the SFO property by December 31, 2020, and the move to the Evans Center on hold, AMT Program equipment is being moved into storage at the Ocean Campus, near Bungalow 606.

Where is CCSF with the FAA process?

CCSF has reached out to the FAA regarding the requirements for the relocation the AMT program to the Evans Center and have made contact with the lead inspector in charge of overseeing the program's certification inspections. CCSF staff have a biweekly progress meeting with FAA staff to discuss the specific requirements needed for the program to be permanently relocated to Evans. The FAA has provided the team with specifications for the certification, and CCSF staff are using it as guidance during space planning efforts.

Where is CCSF with the environmental process?

CCSF plans to follow the guidelines set forth by the California Environmental Quality Act (CEQA) in determining the potential environmental impacts of the AMT program's integration into the Evans Center.

CCSF staff have had preliminary discussions with several consultants to help develop the scope for the full analysis of the environmental impact for the proposed move of the AMT Program to the Evans Center. After a review with the CCSF's Purchasing Department, the scope of work needed to complete full analysis is beyond any of the current contracts we have open, and so a new professional services contract for the environmental analysis would have to be procured to complete this task.

A Request for Proposals (RFP) for an Environmental Consulting firm (RFP #2021-018) was sent to a pool of pre-qualified firms on 12/11/20. We received one proposal from Impact Sciences on 12/30/20. Staff has reviewed the proposal and found Impact Sciences to be well-qualified and quipped for the requested scope of services and will be recommending that the District contract with Impact Sciences to complete the environmental technical studies and reporting per CEQA guidelines. Due to the fee amount, the contract will need pre-Board approval and is currently planned to be part of the January 28, 2021 BOT meeting agenda. Work will begin shortly after contract approval and execution.

In the meantime, CCSF staff have also compiled a list of chemicals being used by the AMT Program in preparation for this analysis. CCSF staff have also commissioned an acoustical engineer to measure the noise pollution from the aeronautical equipment, including jet engines. Testing commenced the week of December 7th. The acoustical analysis report has been completed and will be provided to Impact Sciences as part of their overall report.

3/16/21: Impact Sciences has begun on their initial study and has been gathering information about the existing conditions over the last couple of weeks including site visits from a biologist and hazardous materials engineer. Their study is ongoing and we are expecting reports for public review in May.

How is information being shared with the community, and how is community input being solicited?

CCSF has created a web site to share information about the potential move of the AMT Program to the Evans Center. CCSF has been holding Evans Center Community Forums to provide information about the potential move, and to hear input from members of the community. These meetings will continue as CCSF continues to explore its options.

What will happen to the other programs at Evans Center if the AMT Program moves in?

There are no plans to remove any current programs from the Evans Center, other than Fashion. CCSF's Facilities Department is working with a design team and the Department Chairs over the programs at Evans to analyze the space utilization of all the departments at the Center, including Administration. These efforts will improve the access and efficiencies of space for all programs and are part of the overall modernization project of the Center.

Can bond funds be used for construction on leased property? Can bond funds be used to make lease payments?

Use of bond funds is governed by both state and federal law. While there is no absolute bar against using bond funds to improve property not owned by the College, there are several restrictions in both state and federal law that are subject to interpretation. Similarly, the use of bond funds for lease payments is also restricted. For that reason, CCSF administration is working closely with bond counsel to guide us on how to best proceed. Bond funds can be used for construction on lease properties, but there are minimum requirements required in the lease that must be approved by bond counsel.