



Annual Report to the Community



Citizens' Oversight Committee Phase 1 Bond Issue · October 2005



Ocean Avenue Campus

WELLNESS CENTER

WAREHOUSE

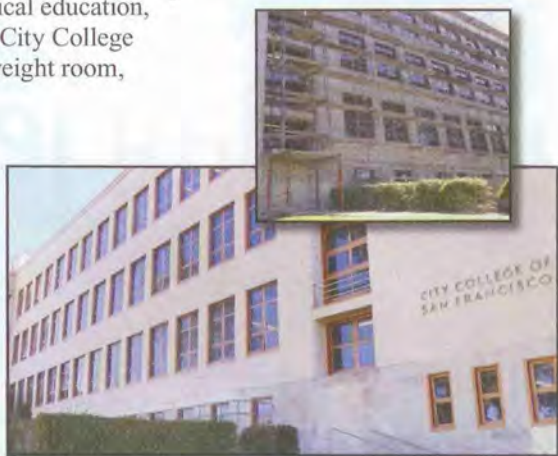


COMMUNITY WELLNESS CENTER

Site work has started 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. A terraced sixty-foot grade connects Ocean Avenue to Cloud Drive and the campus's main thoroughfare. Located between the student union and the library, the new building creates 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 successfully 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 aquatics center.

SCIENCE BUILDING RENOVATION

The Science Building renovation included new windows, side entrance doors and fire alarm modernization, which was completed in December of 2004.



SPECIFICATIONS

Square Footage: 156,818 Sq. ft.
 Construction Estimate: \$49,000,000
 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: August 2007



STUDENT HEALTH CENTER

Construction of the new Student Health Center began in June. 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 will serve 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 projected to use 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 is designed to include 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 Estimate: \$7,100,000
 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
 Anticipated completion date: June 2006.

BALBOA RESERVOIR

TRANSPORTATION AND PARKING

The parking supply at Ocean Avenue campus consists of over 2,000 parking spaces designated for students in the Balboa Reservoir on the west side of Phelan Avenue, with 779 parking spaces designated for staff, faculty and ADA-accessible parking spaces east of Phelan Avenue. Work has been completed.



Ocean Avenue Campus



CHILD DEVELOPMENT CENTER

Construction of the Child Development Center at the City College of San Francisco Ocean Avenue Campus will commence in September, 2005. 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 caregiving 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.

Alemaný Campus

The campus is exploring the possibility of expanding the current site at Tenderloin Community School. The Adult Learning Center at 31 Gough, which has Adult Basic Education and GED programs, may relocate its entire program to the Alemaný Campus. Renovation to improve handicap access has been completed. A seismic upgrade project is planned.

SPECIFICATIONS

Site Area: 32,000 Sq. ft.
 Ground Floor Coverage: 11,000 Sq. ft.
 Total Floor Area: 11,000 GSF
 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: August 2006.



Mission Campus

Construction started in August, 2005 of 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" building will be preserved, where Mission Campus and San Francisco Unified School District's Downtown High School are located. The addition of two 4 story buildings will create a secure courtyard for the needed outdoor space.

SPECIFICATIONS

Construction Estimate: \$66 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 Exhibits space
- Bookstore and Caf 
- Parking Availability
- Graphic Communication Labs, Science Labs, Language Labs, Computer Labs and Traditional Classrooms
- Broadcasting facilities and classrooms (TV and Radio)
- Administration offices, Facility offices and lesson preparation facilities
- Conference, Meeting facilities, Library and multi-media rooms

Evans Campus

The newest campus of CCSF campuses opened in 1994. The college has purchased the Evans Campus and is renovating and remodeling the facility so that it can be the focus of an expanded mix of vocational and technical programs. The Evans campus plans to expand the Construction and Maritime Trades Training Center and develop a transportation hub, including automotive, aeronautics, railroad, maritime, and intelligent transportation system.



John Adams Campus

The main building 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. The plan is to return the gymnasium to its original state and expand PE offerings to include basketball, volleyball, aerobics, badminton, martial arts, and

adaptive PE for DSP&S students. Phase 2 Bond improvements needed in this campus facility will include: seismic upgrade of main building, remodel of bathrooms, library expansion, exterior door and window replacements, replace floors, remodel Vocational Nursing skills labs, remodel Counseling, Matriculation and Admissions and Records space, provide office space for faculty, upgrade electrical system, install technology network, signage for interior and exterior of buildings, and remodel DSP&S offices. This work will be done in 2007.



SPECIFICATIONS

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

Downtown Campus

Remodeling has been completed for the first floor, 2nd floor library, 5th floor computer labs and basement. The dining room is relocated to the lobby area. As a result, the Culinary & Service Skills Training Program will experience a dramatic change in how it operates. The exposure of the dining room to pedestrian traffic on 4th and Mission Streets will mean hundreds of additional customers and will transform the Educated Palate into a high-volume, vibrant restaurant. The space vacated by the dining room provides for the creation of a Center for advanced Media & Animated Technologies. Anticipated completion date December, 2005.



Other Forthcoming Projects

CHINATOWN CAMPUS

The existing Chinatown/North Beach Campus occupies 10 locations. A new facility bordering the Chinatown, North Beach, and Financial Districts is being designed. Construction will be completed in 2008/2009.

The new campus will include dedicated classroom space, expanded offices, student activity areas, (i.e. student lounge, library

with a learning resource center and tutorial services, childcare center, 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. The building will include an auditorium, multi-purpose space, and an art gallery.

JOINT CCSF/SFSU FACILITY

In response to recognized shortages of teachers, child care workers and certified health care professionals including community healthcare workers, drug and alcohol educators, and occupational health care providers, City College of San Francisco and San Francisco State University are jointly proposing the establishment of a Health Sciences/Community Health Works, Teacher Training and Child Development/Family Studies facility on CCSF's Ocean Avenue Campus.

During the past ten years, CCSF and SFSU have created many collaborative programs including the Community Health Worker Program; concurrent enrollment for CCSF and SFSU students, career pathway programs in

many occupational areas; and a special transfer programs for targeted students.

The facility will be one of the first of its kind in the State of California. Among the unique programs to be found in this facility will be Community Health Workers program, YES WE CAN Urban Asthma Partnership (a program focused on state-of-the-art asthma care), credential earning programs for State of California Drug and Alcohol Educators program, San Francisco Bay Area Regional Health Occupation Resource Center (RHORC), the International Healthcare Resource Center (to assist foreign born enter into the American health field) and the Health Care Interpreter Program.

COMMUNITY PERFORMING ARTS EDUCATION CENTER

Phase 1 Bond funds have been allocated to support the development of the Preliminary Design Specifications; selection and appointment of an architectural and engineering firm; and preparation of design plans which must be submitted to the State for approval.

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TECHNOLOGY INFRASTRUCTURE IMPROVEMENTS

With funding from the 2001 Bond, City College has been able to transform its technology infrastructure. College buildings, including remote campuses, are now fully wired with high speed fiber optic cable and electronics which connect the entire College with access to all computerized operations including email and the Internet. Desktops for faculty and staff have been upgraded and a major computer laboratory for students has been modernized along with expanded access ports for students at strategic locations around campus. A new telephone system and distributed video conferencing now operate over the network saving the College thousands of dollars in operating

costs. Web access to College applications has enabled the majority of students to enroll and register online, pay bills, and communicate with faculty. In partnership with the City of San Francisco Department of Telecommunications, fiber optic cable is being installed between campus locations which will deliver technology College-wide at less expense. The investment of \$16 million in technology is enabling the College to provide better instructional support and more online student services to improve administrative systems with greater efficiency and to realize cost reductions through technology that permit the reallocation of resources for instruction.



A Message from the Citizens Oversight Committee

October 3, 2005



Dear Citizens of San Francisco:

The Committee submits this 2005 report regarding the \$195,000,000 Bond awarded to the San Francisco Community College District by the voters in 2001. This is the first report to the community because, until 2005 most of the College's efforts were concentrated on the required planning in preparation of major construction projects. During its four year term, the Committee has worked independently of the Districts Board of Trustees; met on a quarterly schedule and reviewed reports submitted by the Administration.

The District has applied the Bond revenues to multiple projects throughout the City College of San Francisco campuses. These projects, and their current status, have been described by the Administration on the following pages of this report. As of this point in time, the District has expended, encumbered, and committed approximately \$151,000,000 of the total Bond allocation.

The Committee has required that the Board of Trustees have a Financial and Performance audit conducted by an independent firm of Certified Public Accountants. These reports, which are positive and unqualified, have been completed and are available to the public on the City College of San Francisco web site or from the Chancellor's office. The Committee has reviewed and accepted these reports without exception.

The Committee does call your attention to one significant change in plans involving the Mission Campus. The original site for that campus was sold recently. A new site was acquired on a prepaid 75 year ground lease upon which the \$60,000,000 facility is being erected.

I wish to thank the members of the Committee who have served diligently through these past four years.

Robert Varni
Chairperson, Citizens Oversight Committee



Citizens Oversight Committee Members

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