

2021-2022 ANNUAL REPORT

PROPOSITION A 2005 & PROPOSITION A 2020

CITY COLLEGE OF SAN FRANCISCO
CITIZENS' BOND OVERSIGHT COMMITTEE



CITY
COLLEGE
OF SAN FRANCISCO

CONTENTS

- INTRODUCTION** **1**
- Contacting the CBOC **1**

- LETTER FROM CHAIR** **2**
- Committee Members (Fiscal Year 2021-2022) **2**
- Board of Trustees Members (Fiscal Year 2021-2022) **2**
- Chancellor (Fiscal Year 2021-2022) **2**

- BACKGROUND** **3**
- Roles and Responsibilities **3**
- Committee Proceedings **4**
- Audit Report **5**
- Committee Opinion Statement **5**
- How You Are Helping City College Build For The Future **6**
- Current & Upcoming Projects Funded By The Bond Measures **6**

- BOND EXPENDITURES FOR FISCAL YEAR 2021-2022** **7**

- BOND PROJECT LIST FOR FISCAL YEAR 2021-2022** **8**

- FREQUENTLY ASKED QUESTIONS** **11**

- APPENDICES** **12**

INTRODUCTION



This is the San Francisco Community College District's (City College of San Francisco) Citizens' Bond Oversight Committee (CBOC) Annual Report to the Community approved by the CBOC on May 4, 2023.

CONTACTING THE CBOC

Additional questions can be addressed to the Citizens' Bond Oversight Committee in care of City College of San Francisco's Facilities Office, facilities@ccsf.edu, (415) 239-3055.

A physical copy of this report is also available by request.

Para pedir este informe en Español póngase en contacto con:

如需中文报告·请联系：

City College of San Francisco
50 Frida Kahlo Way, B-606
San Francisco, CA 94112
(415) 239-3055
facilities@ccsf.edu

This report is available from the CBOC's website at:

<https://bit.ly/AnnualRpts>

LETTER FROM CHAIR

To: The Board of Trustees and Residents of the San Francisco Community College District

The Citizens' Bond Oversight Committee is pleased to present its 2021-2022 annual report on the district's general obligation bond programs. In November 2005, the voters supported the district by passing Proposition A 2005, a \$246.3M bond initiative; and in March 2020, the voters supported Proposition A 2020, an \$845M general obligation bond measure. These bond measures, established under Proposition 39, have the common goal of improving and equipping the teaching environments to better serve our students' and community needs.

The principal duties of the committee include informing the public about the expenditure of bond proceeds; ensuring that the district spends bond money only for the purposes set forth in the propositions; and producing an annual report of the committee's proceedings and activities, including a compliance statement. The Board of Trustees' responsibilities include overseeing the bond program, prioritizing projects, and monitoring progress and spending on individual projects.

In December of 2020, Proposition A 2020 had its first bond sales, Series A and A-1, totaling \$300 million. These bond proceeds have been designated for the Performing Arts Education Center with Diego Rivera Mural, the Science, Technology, Engineering, Arts, Math (STEAM) Center, and the Student Union and Student Success Center. Propositions A 2005 and A 2020 together funded the project activity in this reporting period.

The bond program management and construction teams continued to make steady progress. Please review this report to learn more about the bond program's and oversight committee's activities during this fiscal year. A full disclosure of the performance and financial audits can be viewed here: <https://bit.ly/37eWApG>

The City College of San Francisco Citizens' Bond Oversight Committee thanks the community for its continued support.

Respectfully submitted,

Han Zou
Committee Chair

COMMITTEE MEMBERS (Fiscal Year 2021 – 2022)

Amar Thomas

Chair (elected August 2, 2021 – August 5, 2022)

Peter Gallegos

Orlando Galvez

Christine Hanson

Thomas Havey

Dennis J. Kelly

Vice Chair (elected August 5, 2022 – current)

Shanon Lampkins-Jones

Rafael Musni

Linda Fadeke Richardson

Steven Tang

Han Zou

Chair (elected August 5, 2022 – current)

BOARD OF TRUSTEES (Fiscal Year 2021 – 2022)

Shanell Williams

President

Tom Temprano

Vice President

Aliya Chisti

Brigitte Davila

John Rizzo

Thea Selby

Alan Wong

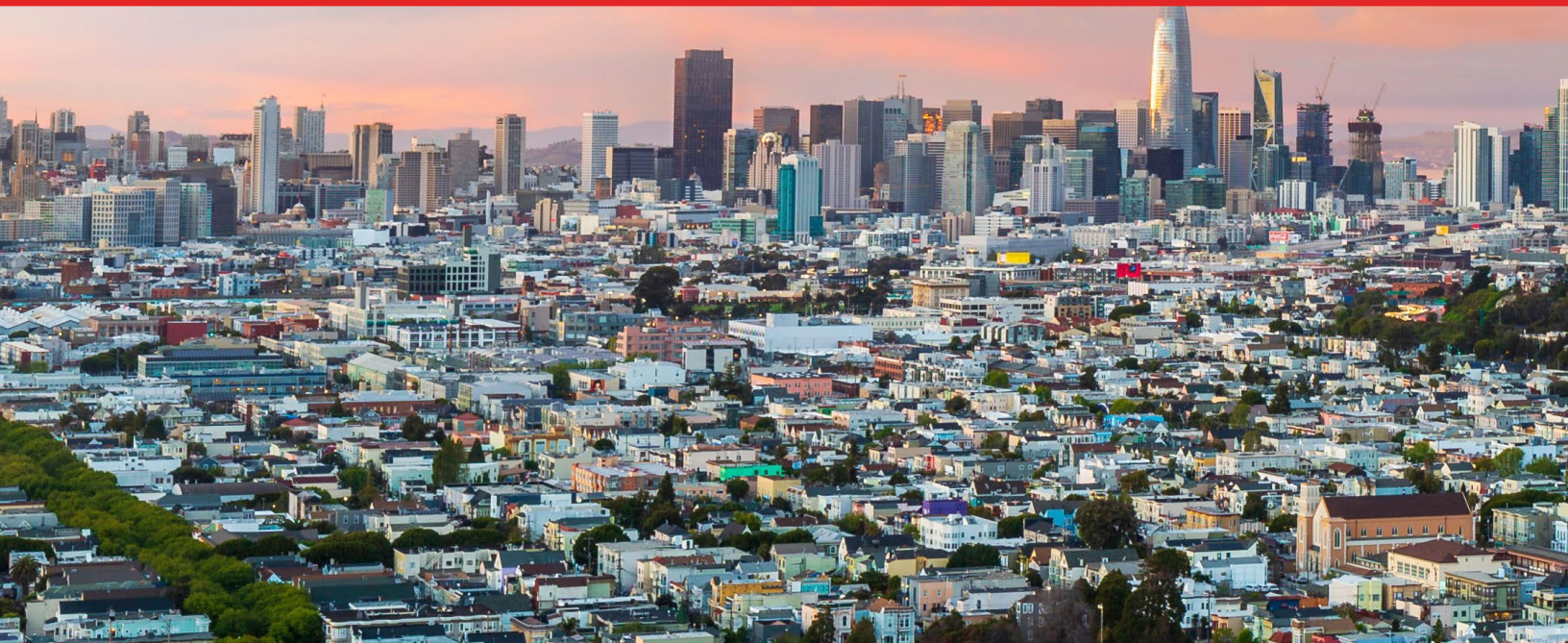
Juan Malinalli Villalobos

Student Trustee

CHANCELLOR (Fiscal Year 2021 – 2022)

David Martin

BACKGROUND



In 2005, voters approved Proposition A, a \$246.3 million bond which provided for capital improvements including increasing student access to advanced computer technology and bio/stem cell technology, renovating classrooms, building new facilities for upper division classes, neighborhood classes and the performing arts.

In 2020, the voters of the San Francisco Community College District approved Proposition A, an \$845 million bond measure. Under the ballot measure approved, the District was authorized to use the proceeds to fix/repair City College facilities; make necessary seismic retrofit/earthquake safety improvements; make the College more environmentally sustainable through energy efficient buildings/increased renewable energy use; and acquire, construct, repair facilities, sites/equipment to prepare students for well-paid, local science, technology, and arts related jobs.

As required by Education Code Section 15278, the District Board of Trustees established a Citizens' Bond Oversight Committee comprised of volunteers charged with the responsibility to assure voters that bond proceeds are expended only for construction, reconstruction, rehabilitation, or replacement of college facilities in compliance with the ballot language approved by voters, and that no funds are used for teacher or administrator salaries or operating expenses.

ROLES AND RESPONSIBILITIES

The CBOC writes an annual report on the expenditure of taxpayers' money for bond-funded school construction to ensure that bond funds are spent in accordance with the California Constitution Article XIII A, Section 1(b)(3)(c) and the provisions of the ballot language. The CBOC also reviews and reports on the annual audits, in addition to its other monitoring and reporting activities. For more information on the responsibilities of the CBOC please visit <https://bit.ly/CBOCRolesResponsibilities>.

BACKGROUND

COMMITTEE PROCEEDINGS

During the 2021-2022 fiscal year, the committee met four times to fulfil several key activities central to their main charge, such as reviewing program expenditures and preparing the annual report. Key activities from these proceedings listed below:

August 2, 2021

- Election of Chair & Vice Chair
- Bylaws Review & Training
- Review of Financial and Performance Audit Reports, Fiscal Year 2019-2020
- Review of Prop A 2020 Bond Sale & Refunding

November 10, 2021

- Review and Discussion of Bylaw Amendments Requested by Committee
- Review of Prop A 2001, 2005, & 2020 Current Project Updates
- Review of Program Financial Reports, Fiscal Year 2020-2021

February 23, 2022

- Review of Financial and Performance Audit Reports, Fiscal Year 2020-2021
- Review of Bylaw Amendments Approved by Board of Trustees
- Review of Prop A 2001, 2005, & 2020 Current Project Updates
- Review of Program Financial Reports, Fiscal Year 2020-2021

May 13, 2022

- Status Update of Financial and Performance Audit Reports, Fiscal Year 2020-2021
- Review of the Draft Fiscal Year 2019-2020 Annual Report
- Review of Prop A 2001, 2005, & 2020 Current Project Updates
- Review of Prop A 2001, 2005, & 2020 Project Summary Report for Fiscal Year 2020-2021

A full listing of the committee's agendas and meeting minutes can be accessed here:

<https://www.ccsf.edu/about-ccsf/board-trustees/cboc-meetings>



Diego Rivera Theater with Mural Project (rendering)

BACKGROUND

AUDIT REPORT

The performance and financial audits of the 2005 and 2020 general obligation bond funds for the fiscal year ending June 30, 2022, were performed by Eide Bailly, an independent certified public accounting firm, in accordance with generally accepted auditing standards and governmental auditing standards issued by the Comptroller General of the United States. The audits were presented to the Board of Trustees on February 16, 2023, and distributed to the Citizens' Bond Oversight Committee. The following paragraph is extracted from page 14 of the audit report:

Results

The results of our tests indicated that the District expended General Obligation Bond Funds (Election of 2005 and Election of 2020) funds only for the specific projects approved by the voters in accordance with Proposition 39 and outlined in Article XIII A, Section 1(b)(3)(C) of the California Constitution.

A full disclosure of the performance and financial audits can be viewed here: <https://bit.ly/37eWApG>

A governance letter by the auditor, addressed to the Board of Trustees and the Citizens' Bond Oversight Committee, was included with the performance and financial audits. The letter identified the following potential significant risks (extracted from page 2 of the governance letter):

- *Management Override of Controls* – Professional standards require auditors to address the possibility of management overriding controls. Accordingly, we identified as a significant risk that management of the District may have the ability to override controls that the District has implemented. Management may override the District's controls in order to modify the financial records with the intent of manipulating the financial statements to overstate the District's financial performance or with the intent of concealing fraudulent transactions.
- *Revenue Recognition* – We identified revenue recognition as a significant risk due to financial and operational incentives for the District to overstate revenues.

The full governance letter can be found here: <https://bit.ly/3ojuPEH>

The audit did not cite any examples of either of these problems in the auditor's findings.

COMMITTEE OPINION STATEMENT

Based on its review, the committee has concluded that the district was in compliance with the requirements of Article XIII A, Section 1(b)(3) of the California Constitution.

HOW YOU ARE HELPING CITY COLLEGE BUILD FOR THE FUTURE

Thanks to taxpayers, taxes collected from property owners to pay back the investors' purchase of 2005 and 2020 Bonds have already provided new and upgraded buildings to enhance the educational experience of City College of San Francisco students. The community at large has benefited by using the facilities for meetings and programs. Construction will continue making use of the remaining bond funds according to the approved projects designed to improve the critical infrastructure necessary for education.

Community members who are interested in learning more about the tax rates associated with the Proposition A 2005 and Proposition A 2020 Bonds, should visit the City of San Francisco Bond Measures webpage: <https://www.ccsf.edu/about-ccsf/board-trustees/bond-measures-overview>

CURRENT & UPCOMING PROJECTS FUNDED BY 2005/2020 BOND MEASURES

- Diego Rivera Theater with Mural
- STEAM Center
- Student Success Center
- Science Hall Academic Building Renovation
- Cloud Hall Academic Building Renovation
- Creative Arts Extension/Multimedia Building
- New Child Care Center
- Education Center at 1550 Evans (PUC/SFUSD)
- Other Center Renovations
- IT Infrastructure



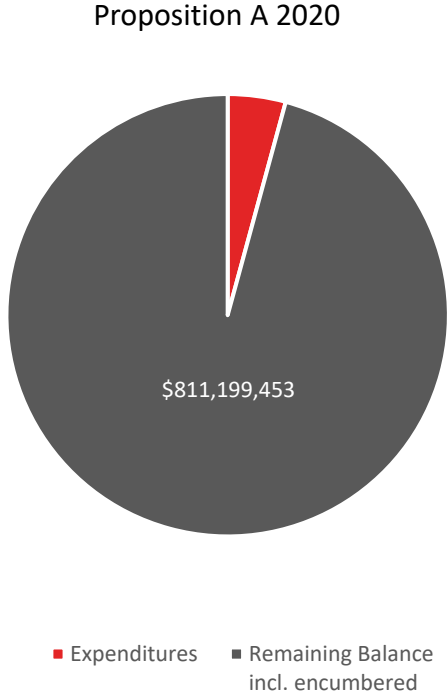
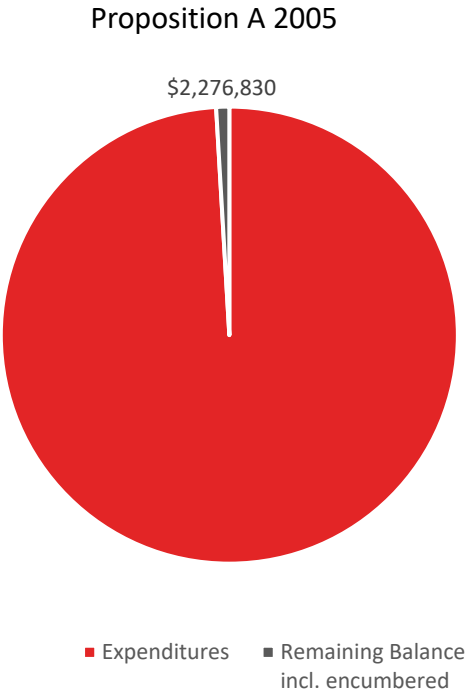
STEAM Center Construction Site

BOND EXPENDITURES FOR FISCAL YEAR 2021-2022

Bond Authorizations*	Amount
Proposition A 2005	\$246,300,000
Proposition A 2020	\$845,000,000
Total Bond Authorizations	\$1,091,300,000

Fiscal Year 2021-2022 Bond Expenditures	Amount
Proposition A 2005	\$5,282,014
Proposition A 2020	\$20,165,940
Total Fiscal Year 2021-2022 Expenditures	\$25,447,954

Remaining Bond Funds as of June 30, 2022	Amount
Proposition A 2005**	\$2,276,830
Proposition A 2020	\$811,199,453
Total Bond Funds Remaining (including encumbered)	\$813,476,283



Note: Rounding factors may apply.

*Does not include interest earnings.

**Data sourced from the Financial and Performance Audits General Obligation Bond Funds (Election of 2005 and Election of 2020) June 30, 2022, conducted by Eide Bailly, LLP, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States.

For the full audit report please visit: <https://bit.ly/37eWApG>

BOND PROJECT LIST FOR FISCAL YEAR 2021-2022

Project / Expense Classification	Prop A – 2005 FY2122 Expenses	Prop A – 2020 FY2122 Expenses	Total FY2122 Expenses
Evans Center Renovation	\$493,654	\$1,457,431	\$1,951,085
Construction	\$144,164	\$15,689	\$159,853
Hazardous Materials		\$13,645	\$13,645
Planning and Design Costs	\$11,818	\$79,033	\$90,850
Program Management Fees	\$103,306	\$175,650	\$278,955
Project Management Fees		\$139,439	\$139,439
Swing Space (Interim Housing)	\$233,611	\$283,238	\$516,849
Testing, Inspection and Investigation	\$756	\$750,738	\$751,494
IT infrastructure		\$212,168	\$212,168
Miscellaneous Equipment		\$212,168	\$212,168
Rush Stadium Turf Field Replacement		\$550,268	\$550,268
Construction		\$506,162	\$506,162
Planning and Design Costs		\$385	\$385
Project Management Fees		\$43,722	\$43,722
State Funded Local Match: 750 Eddy Street Seismic and Code Upgrade		\$328,338	\$328,338
Planning and Design Costs		\$212,032	\$212,032
Program Management Fees		\$86,565	\$86,565
Testing, Inspection and Investigation		\$29,741	\$29,741
State Funded Local Match: Ocean Campus Utility Infrastructure Replacement		\$130,397	\$130,397
Planning and Design Costs		\$5,993	\$5,993
Project Management Fees		\$84,240	\$84,240
Testing, Inspection and Investigation		\$40,164	\$40,164
STEAM Center	\$113,812	\$10,106,595	\$10,220,407
Construction		\$697,825	\$697,825
DSA Fees		\$813,900	\$813,900
Other State and Local Jurisdictional Fees and Permits		\$7,634	\$7,634
Planning and Design Costs	\$108,032	\$8,078,046	\$8,186,078
Program Management Fees	\$5,780	\$499,528	\$505,308
Project Management Fees		\$9,222	\$9,222
Testing, Inspection and Investigation		\$440	\$440
Cloud Hall Academic Building Renovation - Project Group		\$303,751	\$303,751
Cloud Hall - Allied Health Relocation to JAD		\$72,281	\$72,281
Advertising		\$1,111	\$1,111
Project Management Fees		\$71,170	\$71,170
Cloud Hall Academic Building Renovation		\$231,470	\$231,470
Hazardous Materials		\$20,044	\$20,044
Other State and Local Jurisdictional Fees and Permits		\$3,600	\$3,600
Planning and Design Costs		\$48,795	\$48,795
Program Management Fees		\$5,233	\$5,233
Project Management Fees		\$135,799	\$135,799
Testing, Inspection and Investigation		\$18,000	\$18,000

BOND PROJECT LIST FOR FISCAL YEAR 2021-2022

Project / Expense Classification	Prop A – 2005 FY2122 Expenses	Prop A – 2020 FY2122 Expenses	Total FY2122 Expenses
Diego Rivera Theater with Mural	\$21,557	\$859,908	\$881,465
Advertising		\$1,056	\$1,056
Other State and Local Jurisdictional Fees and Permits		\$410	\$410
Planning and Design Costs	\$3,750	\$402,499	\$406,249
Program Management Fees	\$17,807	\$419,744	\$437,551
Project Management Fees		\$31,529	\$31,529
Testing, Inspection and Investigation		\$4,670	\$4,670
Ocean General Campus Wide Improvements - Project Group	\$340,462	\$235,853	\$576,315
Campus Police Upgrades	\$74,383		\$74,383
Construction	\$67,162		\$67,162
Program Management Fees	\$5,908		\$5,908
Swing Space (Interim Housing)	\$1,314		\$1,314
Ocean General Campus Wide Improvements¹		\$2,569	\$2,569
Planning and Design Costs		\$2,569	\$2,569
Restroom Upgrades	\$57,026		\$57,026
Construction	\$16,160		\$16,160
Program Management Fees	\$40,866		\$40,866
Small Cap Projects Summer19	\$14,149		\$14,149
Planning and Design Costs	\$14,149		\$14,149
Infrastructure & Intercampus Comms	\$194,904	\$233,284	\$428,188
Construction	\$193,285		\$193,285
Miscellaneous Equipment		\$194,252	\$194,252
Project Management Fees		\$39,032	\$39,032
Swing Space (Interim Housing)	\$1,620		\$1,620
Other Center Renovations - Project Group	\$4,064,906		\$4,064,906
Downtown Fire Pump	\$2,322,346		\$2,322,346
Construction	\$1,941,785		\$1,941,785
Other State and Local Jurisdictional Fees and Permits	\$2,527		\$2,527
Planning and Design Costs	\$81,355		\$81,355
Program Management Fees	\$230,417		\$230,417
Testing, Inspection and Investigation	\$66,261		\$66,261
Fort Mason Design Services	\$86,485		\$86,485
Construction	\$59,270		\$59,270
Moving, Rental and Storage	\$12,970		\$12,970
Other State and Local Jurisdictional Fees and Permits	\$115		\$115
Program Management Fees	\$14,130		\$14,130
John Adams Fire Academy Project	\$1,656,075		\$1,656,075
Construction	\$1,368,616		\$1,368,616
Planning and Design Costs	\$35,362		\$35,362
Program Management Fees	\$181,026		\$181,026
Testing, Inspection and Investigation	\$71,071		\$71,071

BOND PROJECT LIST FOR FISCAL YEAR 2021-2022

Project / Expense Classification	Prop A – 2005 FY2122 Expenses	Prop A – 2020 FY2122 Expenses	Total FY2122 Expenses
Program Administration Costs - Project Group	\$31,372	\$2,346,326	\$2,377,698
Bond Administration	\$5	\$1,056,618	\$1,056,623
Certified Salaries		\$350,327	\$350,327
Classified Salaries		\$411,243	\$411,243
Fringe Benefits	\$5	\$295,049	\$295,053
Election, Cost of Issuance, Legal and Compliance	\$24,870	\$246,172	\$271,042
Cost of Issuance		(\$28)	(\$28)
Other Consultants	\$24,870	\$246,200	\$271,070
Program Administration		\$1,043,536	\$1,043,536
Other Consultants		\$81,107	\$81,107
Other State and Local Jurisdictional Fees and Permits		\$29,383	\$29,383
Program Management Fees		\$933,046	\$933,046
2005 Legal & Audit Exp	\$6,497		\$6,497
Legal Fees	\$3,189		\$3,189
Other Consultants	\$3,308		\$3,308
Student Success Center - Project Group		\$3,634,905	\$3,634,905
Bungalow 600/700		\$128,308	\$128,308
DSA Fees		\$14,400	\$14,400
Planning and Design Costs		\$113,908	\$113,908
Rosenberg Library Renovations		\$118,378	\$118,378
Hazardous Materials		\$8,478	\$8,478
Planning and Design Costs		\$109,900	\$109,900
Smith Hall Renovations		\$109,065	\$109,065
Hazardous Materials		\$11,875	\$11,875
Planning and Design Costs		\$97,190	\$97,190
Student Success Center		\$3,279,154	\$3,279,154
DSA Fees		\$96,528	\$96,528
Planning and Design Costs		\$2,684,493	\$2,684,493
Program Management Fees		\$467,477	\$467,477
Project Management Fees		\$1,577	\$1,577
Testing, Inspection and Investigation		\$29,081	\$29,081
Swing Space - Project Group	\$216,249		\$216,249
Childcare Center Renovations	\$202,376		\$202,376
Construction	\$199,783		\$199,783
Swing Space (Interim Housing)	\$2,593		\$2,593
Gough Street Relocation¹	\$13,874		\$13,874
Swing Space (Interim Housing)	\$13,874		\$13,874
Total Bond Expenses Fiscal Year 2021-22	\$5,282,013	\$20,165,940	\$25,447,953

Notes: Rounding factors may apply.

¹ Project groupings changed from the Proposition A 2005 to the Proposition A 2020 project lists. To review this project in its original grouping, please reference the FY1920 report: <https://bit.ly/CCSFCBOC1920>

FREQUENTLY ASKED QUESTIONS

What is a general obligation bond?

General obligation bonds fund projects such as the renovation of existing classrooms and school facilities, as well as construction of new schools and classrooms. Like a home loan, general obligation bonds are typically repaid over 30 years. The loan repayment comes from a tax on all taxable property – residential, commercial, agricultural, and industrial – located in the District.

How can I be sure that general obligation bonds will be spent on improving District facilities?

Fiscal accountability provisions were established to protect taxpayers. As required by law, an independent citizens' bond oversight committee was established to ensure that bond funds are properly spent. Also, by law, there must be annual audits and no bond money can be used for teacher or school administrator salaries.

What is the Citizens' Bond Oversight Committee and why does it matter to me?

The Citizens' Bond Oversight Committee (CBOC) is a collection of community members that are tasked to review the spending of general obligation bonds. This additional oversight is important because you pay for these bonds as part of your property taxes.

What exactly does the CBOC oversee?

The scope of the CBOC duties and responsibilities are outlined in Proposition 39, passed in November of 2000. Oversight includes the review of construction and financial reports for proper expenditure of taxpayers' money. The committee is also responsible for the yearly review of a financial audit and is required to present this information to the public each year.

When does the CBOC meet and can members of the public attend?

All CBOC meetings are open to the public. The meeting schedule, agendas, meeting minutes, and reports are posted online at <https://bit.ly/CBOCMeetings>.

Does the Citizens' Bond Oversight Committee oversee the actual construction?

No. The District's Facilities Department manages planning and construction. Sometimes professional management companies are contracted to provide complementary and supplementary services.

Does the Citizens' Bond Oversight Committee decide how bond funds will be expended?

No. The District's governing Board of Trustees approves projects and expenditures. The Citizens' Bond Oversight Committee monitors expenditures and reports out to the community.

I don't attend City College or have children who attend CCSF; how would bond measures benefit me?

Improvements to schools can have a positive impact on the entire community not only the students. Aside from positive impacts on quality of education, improvements to schools can positively impact the local economy, local property values, traffic flow and safety. The District is committed to hiring from local businesses and companies, benefiting the current workforce.

How can I get additional information?

Visit <https://bit.ly/CCSFFacilities> to keep apprised of latest happenings in the capital improvement program. A complete list of projects is available at this site. For additional questions, please contact the Office of the Vice Chancellor of Facilities, Planning & Construction at (415) 239-3055.

APPENDICES



APPENDIX A: 2005 Bond - Proposition A Ballot Language
<https://bit.ly/2005BallotLanguage>

APPENDIX B: 2020 Bond - Proposition A Ballot Language
<https://bit.ly/2020BallotLanguage>

APPENDIX C: FACILITIES MASTER PLAN (2019)
<https://bit.ly/2019FMP>

APPENDIX D: FACILITIES MASTER PLAN (2004)
<https://bit.ly/2004FMP>

APPENDIX E: EDUCATIONAL MASTER PLAN (2014 - 2020)
<https://bit.ly/2014-2020EMP>

APPENDIX F: EDUCATIONAL MASTER PLAN (2018 - 2025)
<https://bit.ly/2018-2025EMP>

APPENDIX G: Independent Auditor's Financial and Performance Reports
<https://bit.ly/37eWApG>

APPENDIX H: Bond Sale Documents
<https://bit.ly/3i6Re0n>