

MINUTES OF THE CBOC MEETING:

June 14, 2012
135 Van Ness Avenue, Room 210

Facilitator: Jim Quadra, Chair

Committee Members Present: Lourdes Garcia Nan McGuire
Walter Haub Monica Pressley
Craig Issod Jim Quadra, Chair
Brian Liles Mike Theriault, Vice Chair
Nancy Mayeda

Committee Members Not Present: Yakuh Askew

Interested Parties Present: Leonard Tom Myong Leigh
Wade Joffrion

Minutes prepared by: Susan Ortega-Resurreccion

1. Mike Theriault initiated and called the meeting to order. Jim Quadra took over and presided over the meeting.

2. Roll call. A quorum is present for this meeting.

3. Approval of Minutes of April 12, 2012 meeting.

Mike reprised the earlier correction by Nan. The minutes were unanimously approved by the CBOC members present in the meeting subject to the following changes/additions:

Page 1, Section 5. Program Status Reports from, paragraph 2, line 2.

“Nan reported on a new program initiated this year by SGSA, called Green School Corps...”

and

Page 2, Section 8. Orientation for CBOC members, Brown Act and CBOC Bylaw review.

To add at the end:

“Richard indicated that it is within the scope of the committee’s responsibility to address the issue of potential waste of bond monies for projects.”

4. Public Comment – None.

5. Discussion with Deputy Superintendent of Operations, Myong Leigh regarding better communication with District on planning and use of facilities.

Jim briefed Myong about previous committee discussions about “safety nets” for Bond funds, which involved waste of funds. **An example is Treasure Island ES. Hundreds of thousands of dollars were spent on design for a project that was not built. That was considered by the committee as a waste.** The committee is requesting to implement safety measures to avoid these situations in the future as it is the committee’s responsibility to report to the citizens of San Francisco how their monies is expended.

- Myong introduced himself to the committee, including giving background on his responsibilities in the District and his involvement with the Lopez case and all 3 bond measures. He voiced his appreciation of the Bond Program team and the CBOC. He respond to the committee’s concerns on the “bloopers” (Treasure Island ES and Willie Brown Academy) mentioned, indicating that part of the problem was due to the specific deadlines for completion of projects set by the Lopez stipulation. That caused the

dilemma requiring those projects to proceed as scheduled. He indicated that there were communication issues in the past, but was glad of recent improvements. He explained the “good, bad, and ugly” in the District. There are over 100 facilities used for academic and non-academic purpose, a very dynamic set of situations for enrollment capacity, demand of charter schools, and a lot of inner variables affecting demand for facilities. A rational decision is difficult due to the complexity of the challenge. This year a staff team, Facilities Utilization Team, was put in place. He is chair of this team with support from David as a core member and 4 of the 7 assistant superintendents of the schools, and some other staff from academic program comprising a total of about 20 people. This is to gather people who have knowledge and familiarity of the school and community to do analysis and decision on this particular school. He admitted it bothered him that these issues were not systematically addressed previously.

- **Craig asked if previous data were considered and the economic effect on the decisions on these projects.** Myong replied that David pointed out those issues early, but the decision was not relayed by the Superintendent quickly enough.
- **Walter asked if these circumstances come up again with the existing team in place, will decision be made quickly enough, based upon needs or other factors. What structure in place will remain that will institutionalize the system in place?** Myong informed the committee that he has taken over this system to ensure that he can monitor the progress and stability of this system. The established group has been very receptive on these issues and it is working.
- **Craig asked what the committee can put in line with the financial structure of the Bond with the District decisions on these projects.** Myong replied that the system in place (the FUT) should prevent unnecessary spending of this type in the future. An example ISA in the Potrero District and Webster ES. Concerns about merger of the ES and HS, suggest relocation of ISA. Design of this project has been placed on hold until discussions have been held to resolve this programmatic issue.
- **Brian commented and concurred with other committee member’s concerns about previous projects that were completed, but later “shut down”.** He wanted assurance with the new Bond that unnecessary expenditures like that will not occur.
- **Jim asked if this group is instrumental in making decisions on avoiding the unnecessary expenses above.** Myong replied that decision could have been made even without this group as this is not part of the Lopez case which was confirmed by Leonard. The advisory team makes recommendations to the superintendent and superintendent in turn makes recommendations to the Board. Jim said that with the Lopez case not in the picture for the Bond 2011 projects, Leonard and David should have full control of timeline and finance without worrying of Lopez deadlines. He also mentioned that with Leonard and David communicating with Superintendent’s office and the CBOC, unnecessary expenses can be avoided.
- **Jim voiced his concern about the CBOC reporting to the Board when it felt there were programmatic decisions (or lack of decisions) that conflicted with the committee’s responsibility to make the public aware of prudent use Bond funds. What was the most effective way of doing that?** Myong indicated that he did not think that there would be any future issues like the examples previously cited. He acknowledged the committee’s concerns and feelings about the issues of unnecessary expenses and was willing to respond in the future. Jim asked if there were any wasteful expenses since the time Richard Carranza met with the committee. Leonard replied that there have not been any situations like Treasure Island or Willie Brown since that meeting.

6. Program Status Reports from:

- Chair, Vice Chair Comments

Mike indicated that the Willie Brown MS project will become an issue due to local hire program requirements. Will the Bond be able to pay for this program?

- **Greening Program status: Green schoolyard report by Nan McGuire.**

No report.

- **David Goldin – Project review current work progress. (Wade Joffrion)**

Leonard stated that David is not present and we will not review of current work progress on projects this time. Leonard introduced Wade Joffrion of AECOM, a District consultant as part of PPDM (Planning Program Design Management) who will present the project review of current work progress. Leonard informed the committee of a major operational change from using a PEA (Primary Executive Architect) to the PPDM for the Bond 2011 projects.

Wade reviewed the organization chart of the Bond Program with inclusion of PPDM. He briefed the committee on the new process of project design. Mike asked about the equity of distribution of work to PMs. Wade replied that this was previously assigned by Maureen Shelton, Director of Construction Management.

Wade continued his presentation, discussing; program overview, regional allocation of PMs/CMs, consistency and standardization of process based on lessons learned, applying lessons learned to reduce change orders, status of launched projects. He stated that PPDM primary function is to support the District PMs on a day to day basis.

- **Leonard Tom – 2003, 2006 and 2011 Bond financial report update.**

Bond 2003, Lincoln HS repainting will be done this summer for about \$1M. **Bond 2006**, the last 6 projects are near completion and most will be complete by end of summer. The State Allocation Board will decide about funding \$10M of additional grants for 2006 school sites by end of this month. Design of a new academic campus at 300 Seneca Ave. (formerly San Miguel ES) is underway. It may become a permanent campus for Leadership HS. Nan mentioned there was extensive greening program at Denman MS, which is adjacent to Seneca campus. **Bond 2011**, the first round of 2011 sites are actively engaged in project assessments right now. Sarah Cooper CDC will be used as a swing school for the northern quadrant of the 2011 school projects.

7. Discussion of charter school needs 2012/2013.

Jim suggested that this topic be moved to the next CBOC meeting. He also mentioned of inviting Elaine Nunn for the discussion.

8. Proposed Schedule and Agenda for Next Meeting.

Jim requested that details on the discussion with Myong be specially noted on the minutes of this meeting.

Proposed next meeting – 2nd Thursday, August 9, 2012.

- 1) Discussion of Charter school needs.
- 2) Update of local hire funding issue.

9. Adjournment.

Meeting was adjourned.