

MINUTES OF THE CBOC MEETING:

December 13, 2012
135 Van Ness Avenue, Room 209

Facilitator: Jim Quadra, Chair

Committee Members Present: Yakuh Askew Nan McGuire
Walter Haub Monica Pressley
Craig Issod Jim Quadra, Chair
Brian Liles Mike Theriault, Vice Chair

Committee Members Not Present: Lourdes Garcia Nancy Mayeda

Interested Parties Present: David Goldin Richard PioRoda
Leonard Tom Steve Kolm
Joyce Nilo

Minutes prepared by: Susan Ortega-Resurreccion

1. Jim Quadra presided over the meeting.

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

3. Approval of Minutes of October 11, 2012 meeting.

The minutes were unanimously approved by the CBOC members present in the meeting.

4. Public Comment – None.

5. Program Status Reports from:

- **Chair, Vice Chair Comments** - None.

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

Leonard informed the committee that with the success of the Green Schoolyard 2003 in the high schools and middle schools, a similar program will be implemented for the 2006 high schools and middle schools. Jim asked for an update on the Bond 2003 projects. Leonard replied that everything is complete. David suggested that the Bond Program Green Schoolyard can make a presentation.

- **David Goldin – Project review current work progress/Discussion of charter school needs 2012/2013.**

None.

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

Leonard reported that the State grant for Martin Luther King for \$2.9M will be added to the Bond 2006 program. He also mentioned that a Bond sale of about \$180M will probably take place in the summer or fall of 2013.

Leonard distributed the copy of the current program schedule for reference. A question was asked if any of the schools are LEED schools. David replied that Willie Brown could probably qualify, but may not be feasible. It was asked how much is budgeted for Willie Brown. Leonard replied that it is all Bond funding; \$55M, using a combination of 2006 and 2011 funds (\$4M from 2006 Bond and \$51M from 2011 Bond). Monica asked what the increase of \$1M from original budget of \$50M is for. David indicated that the change is due to the

perception of the construction market. 11 proposals were received and four were prequalified for further review.

David indicated that the vision for the new Willie Brown School is to attract the people in the community to stay in the community and have a successful school with a strong, magnet core like science or music. Also, to address social and health issues the District will engage in a partnership with UCSF. Asst. Superintendent DeeDee Desmond is leading the team on hiring the principal, planning the curriculum and addressing other social issues in the community. Tenderloin ES was mentioned as an example where a dental/medical facility was inset in the school. The medical portion never materialized, but a functional dental clinic is in place and UC dental students cycle in and do free work. A question was asked if Bond money can build a space for a clinic. David replied that there is nothing in the Bond language that defines what is in a school. Medical and dental equipment can't be purchased, but building walls as part of the school will be done. Another issue raised is that with these additional social services included, the new school might be perceived as a school for poor kids. These issues are not new, with Gloria Davis as a perfect example.

6. Presentation of Willie Brown MS Design. (Steve Kolm, K2A Architects).

K2A Architects is the selected bridging architects for the Willie Brown project. K2A created the program, figured out use of each room, developed design plans for the building that will be turned over to the selected design builder. This was presented to the community and to the Buildings & Grounds Committee. Steve Kolm and Joyce Nilo are here to present the design to the committee. Steve relayed to the committee the path they traveled to come up with the design, from conversations with the District academic staff to get a sense of the academic side, to folks from UCSF to get information on the wellness center project. At the same time they had a series of meetings with the community. They started with a very simple diagram given several constraints such as a really hazardous traffic street between Silver, Thurgood Marshall and Revere Streets. They designed a building complex with a central hub for the community and the main entry at Silver and Revere. Steve described academic rooms, gymnasium, wellness center and an area focus on visual and performing arts. Joyce indicated that she was keeper of timeline and organized meetings between the academic and community groups making sure this was a sustainable project. Meetings were packed from January thru May. Nan asked if they had met with the SF Green Schoolyard Alliance. Joyce replied that they met with the District Green Schoolyard Program. Steve added that this is a very green building with solar panels on the roof, lots of natural light into the building, high efficiency energy, a community garden, science labs that open to the garden. Rain water will be captured and stored in cisterns. Question of traffic safety was raised; Joyce reported that they are coordinating with the Department of Public Works on any traffic and safety issues. Steve added that the trend for 21st century learning is the whole idea of bringing teaching inside and outside of the classroom. This school will have an outdoor teaching class, a little observatory where a telescope can be set up. Walter asked the number of anticipated students. David replied 650. Walter asked if it's "open" to the District. David replied that it is unclear what schools will feed into the site. Question was asked if the health center is accessible to the families or just the students. David replied that the plan was open only to students and it's predicated on us finding a partner because this design will not furnish the wellness center. Partners in terms of what? David replied that somebody who will provide the doctors, dentist, optometrist, and some sort of grant to provide the equipment.

A question was asked based on report that the school needs to stress two things: science and math. Where are the social studies, English and other subjects set up? Steve replied that there is a multipurpose building for general education. A question was asked if the gym will be accessible when school is closed without having to go through the whole school. Steve replied access for the gym and library, where a big conference room is designed, will be accessible when the rest of the school is still closed. How much square footage for the wellness center? 3600 sq. ft. Segmentable? Joyce said it has its own entrance. Has entrance security been increased? There is just one entrance, right past the administration and principal. During school hours, everybody comes through those doors on the prow.

A question on design-build control was raised. David replied that enhancement for improvement may be suggested, but in general we've set a very high bar because we wanted to work with the community. A question was asked if other Districts have done this bridging architect method. Steve replied that they did it for Skyline College and San Mateo Community College District. A question was asked about how far people came from at the community meetings. Steve replied that they had good turnouts from immediate neighbors. The Asian community had grown in the Bayview area and was represented. There were quite a number of people who are very active members of Bayview/Hunters Point and they represent a lot of people's feelings out there.

7. Discussion of local hire funding in relation with Bond funds.

David reported that there are some strong opinions within in the District and Bayview neighborhood regarding "local hire." The City and the Community College have local hire policies in place. A resolution regarding local hire in the District was sponsored by 2 Board members and introduced to the Board of Education last Tuesday night by Norman Yee and Sandra Fewer. It includes a mandatory local hire policy that asks the District to: 1) Set up local hire oversight committee, and 2) fund bonuses and other things for contractors that are successful. The District Legal counsel has reservations about that. While the City, which is a charter city, is free to do certain things under local hire, the District is bound by State contracting laws. We think it has potential serious impact on us. This proposed resolution would not solve the problem of minority participation rates, particularly for certain minority groups in the Bayview. This resolution will be presented to the Buildings & Grounds Committee on Monday night for discussion. This has some real implications that we need to study and research. Our Bond counsel is now looking at this with the District General Counsel.

David said that he sees the bigger issues are for Bond counsel. Can Bond funds be used for incentives, bonuses, paying into funds for social programs that are not related to construction, whether they are a good idea or not? There are complex issues raised that will affect the Bond Program's current projects. Impacts are not just monetary, but could affect timelines. Jim's input from bond perspective: the citizens vote on the Bond requires disclosure on how the Bond is going to be crafted and used. This is a post bond election policy issue. Voters didn't vote on local hire when they voted on the Bond, so the amount of money that could be used is now limited by potential additional cost.

Jim asked that the Bond Counsel come and meet the committee and provide information about any substantial deviation due to this local hire policy. Bond Counsel should talk about specific uses of the Bond money. Jim recommended asking Bond Counsel's opinion on the complexity and role of the Bond Program in the proposed local hire policy. David will set up a meeting with District General Counsel and the committee's Chair and Vice Chair to discuss the committee's request for a Bond Counsel's opinion on this local hire policy.

8. Proposed Schedule and Agenda for Next Meeting.

Proposed next meeting – as scheduled/2nd Thursday, February 14, 2013.

1) Discussion with District General Counsel with regards to proposed local hire policy.

9. Adjournment.

Meeting was adjourned.