

**MINUTES OF THE CBOC MEETING:**

June 13, 2013  
 135 Van Ness Avenue, Room 210

Facilitator:	Jim Quadra, Chair	
Committee Members Present:	Yakuh Askew	Nan McGuire
	Craig Issod	Monica Pressley
	Walter Haub	Jim Quadra, Chair
	Nancy Mayeda	Mike Theriault, Vice Chair
Committee Members Not Present:	Lourdes Garcia	Brian Liles
Interested Parties Present:	Leonard Tom	Lori Shelton
	David Goldin	Maureen Shelton
		Richard Pio Roda
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 April 15, 2013 meeting.**

The minutes were unanimously approved by the CBOC members present in the meeting, 1 - abstention.

**4. Public Comment – None.****5. Discussion of Local Hire Policy.**

Mike asked if he needs to be excused. Jim replied that it is just a presentation of the report on the Board committee meeting.

Leonard reported that the meeting with the committee of the whole for a couple of hours have resulted with proposed amendments on the version of local hire policy that staff had submitted based on commentary received from the commissioners (Fewer and Haney). A number of amendments were proposed including eliminate \$1M threshold on contracts, extend local hire participation rates and apprentice participation rates to all building trades instead of the 7 trades on the original proposal.

David added that the \$1M threshold is standard with other Districts. Commissioner Haney added the veterans goal of 10%. The committee passed the local hire policy unanimously with the amendments. This will be negotiated and implemented under the PLA. He mentioned that one of the discussions by the committee of the whole was the appropriateness of the Bond Oversight committee as the oversight committee for the local hire. Commissioner Mendoza suggested that local hire report to the Building and Grounds committee twice a year, resolving the issue of the oversight committee. The amendments approved were threshold contracts from \$2M to \$1M and 25% goal for contractors at large and for 7 trades.

Craig asked if CBOC's request for an independent economic assessment and a third party legal opinion were discussed with the Board. David replied that Leonard presented the economic detailed costs to the Board, at a minimum of \$300K/year. Bulk of local hire is more of reporting than sanctioning for noncompliance. The Bond

Program's goal is to implement the policy under the PLA. David added that it was a tough meeting with lots of public comments. Jim asked if the comments were in support of local hire and Leonard confirmed they were.

Jim pointed out that the CBOC requests on local hire was ignored by the Board. He and Craig went up to the Board and requested for an independent economic assessment and a third party legal opinion were ignored. What is CBOC's next step? Jim suggested to agendize an action item for the next CBOC meeting.

Walter asked who the CBOC's lawyer is. David replied that it is Sidley Austin. Sidley Austin affirmed that District's action is okay.

Jim expressed that there are still avenues that can be taken even though the Board had approved the local hire policy. The deed is not complete as there are still negotiations with the PLA. He suggested to agendize an action item for the next CBOC meeting.

Monica asked for clarification on the legal opinions. Jim replied that this type of local hire is prohibited unless implemented in the PLA. This is a fix for a conflict with the union, but there is no requirement for local hire so therefore no problem to fix. When District legal was asked if this policy is challenged, the reply was he does not think it will be challenged. Jim expressed that his problem is what Craig said, we don't know what the costs are. At a minimum \$300K/year, these are additional costs taken away from the bond program for administrative costs.

Leonard pointed out that the Bond Program is facing potential additional administrative costs anyway due to State requirement for 2014. The Bond Program is required to prequalify major subcontractors. Leonard asked how Jim feels about these costs. Jim replied that generating costs due to state compliance is part of bond program like ADA. This is different in comparison with internal costs due to local hire.

## **6. Program Status Reports from:**

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

- **David Goldin – Project review current work progress.**

David introduced Maureen Shelton to discuss the current and upcoming projects and Lori Shelton to discuss the current and upcoming greening projects.

- **Maureen Shelton: Report on Summer 2013 Bond construction projects.**

Maureen distributed an overview of summer projects which includes a few boiler projects and a library project, Monroe ES is ongoing together with Lowell Phase 1; Bret Harte, Cesar Chavez and Yick Wo started construction this summer. Overall this summer is pretty light. A question was asked about Willie Brown's status. She replied that Willie Brown is under design completion and confirmed that local hire was included in the Willie Brown RFQ.

- **Lori Shelton: Report on Summer 2013 Green schoolyard projects.**

Lori reported on the greening summer projects which includes 10 (Chinese Ed Ctr, Chinese Immersion, Cleveland ES, Carver ES, Francis Scott Key ES, Glen Park ES, Guadalupe ES, Lawton, Spring Valley ES, and Sutro ES). Focus on some of these schools are to create separate and distinct outdoor classroom area at Chinese Ed Ctr, create planting area, outdoor classroom and teaching space at Lawton, and create planting area and outdoor seating area at Sutro. Craig asked what it takes to greening a rooftop. Lori replied that the first thing is to do a structural analysis to determine if the structure can hold the weight of greening structure.

Nan added that SF Green Schoolyard Alliance now known as Education Outside would like to attend a CBOC meeting and do a presentation. David agreed and will put this on the next agenda.

- **Leonard Tom – 2003, 2006 and 2011 Bond financial report update.**
- Leonard reported that Bond 20013 is done with exception of Lincoln under litigation due to bankruptcy in contract. Projects under litigation are Lincoln HS and Edison Charter with JDS contractors and 1350 7<sup>th</sup> Avenue with DL Falk contractors. Bond 2006 remains active with 7 “go back” active projects. There are 2 projects added, Leadership and McAteer/SOTA campus. State funding for Leadership is uncertain as it involves status of school. Construction is schedule by end of this year. The extent of work will depend on the grant. The other major project is McAteer/SOTA campus which is currently under design phase. Total budget of about \$34M. Door lockset projects are underway.
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- Bond 2011: Major challenges to main budget at project sites, may eliminate or reduce 4 sites, additional \$1M to sustainability project, 30 sites left to assess., possibly more reduction or eliminate projects. \$60M possible state eligibility pending state bond. \$205M bond to sell by September with eligibility meeting with S&P in July.
- Bond 2006 may not close until 2016. Part of reason for Bond 2006 length of closing is due to savings which may not happen with Bond 2011. Nan asked if contingency funds for Bond 2006 can be used for Bond 2011. Leonard replied no due to restricted bond language.
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- 7. Proposed Schedule and Agenda for Next Meeting.**  
Proposed Agenda for next meeting:
  - 1) Action Item: CBOC views on recently approved local hire policy.
  - 2) Greening Program: Presentation by Education Outside.
- 8. Adjournment.**  
Meeting was adjourned.