

## SAN JUAN UNIFIED SCHOOL DISTRICT

### MEASURE P

**P** “San Juan Unified School District Classroom Repair/Student Safety Measure. To repair/upgrade all schools by: repairing aging/deteriorating classrooms/bathrooms/leaky roofs/plumbing/drinking fountains/water pipes/electrical wiring; upgrading classroom technology, math/science/computer labs, vocational education classrooms, and outdated fire safety/security systems; removing asbestos/lead paint; and, repairing, constructing, and acquiring educational facilities/equipment, shall San Juan Unified School District issue \$750,000,000 in bonds at legal rates, requiring annual independent financial audits, citizens oversight, and keeping all funds local?”

### IMPARTIAL ANALYSIS OF MEASURE P

(San Juan Unified School District – School Bond Measure)

Prepared by County Counsel

Measure P, if approved by the voters, would allow the San Juan Unified School District (“District”) to incur bonded indebtedness up to a maximum amount of \$750,000,000. The proceeds from the issuance and sale of such general obligation bonds could only be used for the construction, reconstruction, rehabilitation or replacement of school facilities, including the furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities.

No funds derived from bond sales may be used for general school operating expenses, including administrator and teacher salaries, or for any purpose or project other than those expressly stated in the measure. Measure P lists the school facility improvement projects within the District intended to be financed by bond sales.

To assure that funds are spent only as specified in the measure, Measure P requires: 1) the appointment of a citizen’s oversight committee and 2) completion of annual independent performance and financial audits.

If Measure P is passed, the actual dates of sale and the amount of bonds sold would be governed by the District based on the need for construction funds and other factors. If Measure P is approved, the tax rates necessary for payment of principal and interest on any bonds sold will be largely dictated by the timing of the bond sales, the amount sold at a given sale, market interest rates at the time of each sale (although in no event greater than the maximum bond interest rate allowed by law), as well as actual assessed valuation of taxable property in the District over the term of repayment.

Passage of Measure P requires approval by fifty-five percent of the voters voting thereon.

### FULL TEXT OF MEASURE P

FULL TEXT BALLOT PROPOSITION  
OF THE SAN JUAN UNIFIED SCHOOL DISTRICT  
ELECTION NOVEMBER 8, 2016

**This Proposition may be known and referred to as the “San Juan Unified School District Classroom Repair / Student Safety Measure” or as “Measure P”.**

### FINDINGS

The San Juan Unified School District 2014 Master Plan shows the district has more than \$2.4 billion in facility needs, including the need to rehabilitate many schools that are now over 60 years old and in need of significant improvements.

**Upgrade needs** include fixing deteriorating classrooms, leaky roofs, water pipes, plumbing, bathrooms, and electrical wiring; removing asbestos and lead paint; and replacing outdated fire safety systems.

**21st Century Learning needs** include technological upgrades to classrooms, science labs and computer labs to meet modern educational standards.

**School Safety & Security needs** include installing security fencing, cameras, lighting, and other essential security systems.

Funds from the measure are subject to strict accountability, including independent annual financial audits, citizens' oversight, and a prohibition against using bond funds for administrators' salaries or pensions. All funds will be spent locally to improve neighborhood schools, and cannot be taken by state politicians.

### **BOND AUTHORIZATION**

By approval of this proposition by at least 55% of the registered voters voting on the proposition, the San Juan Unified School District (the "District") shall be authorized to issue and sell bonds of up to \$750,000,000 in aggregate principal amount to provide financing for the specific school facilities projects listed in the Bond Project List, and in order to qualify to receive State matching grant funds, subject to all of the accountability safeguards specified below.

### **ACCOUNTABILITY SAFEGUARDS**

The provisions in this section are specifically included in this proposition in order that the District's voters and taxpayers may be assured that their money will be spent wisely to address specific facilities needs of the District, all in compliance with the requirements of Article XIII A, Section 1(b)(3) of the State Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000 (codified at Education Code Sections 15264 and following).

Evaluation of Needs. The Board of Education hereby certifies that it has evaluated the facilities needs of the District, and the priority of addressing each of these needs. In the course of its evaluation, the Board of Education took safety, class size reduction and information technology needs into consideration while developing the Bond Project List.

Independent Citizens' Oversight Committee. The Board of Education shall establish an independent Citizens' Oversight Committee (pursuant to Education Code Section 15278 and following), to ensure bond proceeds are spent only for the school facilities projects listed in the Bond Project List. The committee shall be established within 60 days of the date on which the Board of Education enters the election results on its minutes.

Annual Performance Audits. The Board of Education shall conduct an annual, independent performance audit to ensure that the bond proceeds have been expended only on the school facilities projects listed in the Bond Project List.

Annual Financial Audits. The Board of Education shall conduct an annual, independent financial audit of the bond proceeds (which shall be separate from the District's regular annual financial audit) until all of those proceeds have been spent for the school facilities projects listed in the Bond Project List.

Special Bond Proceeds Account: Annual Report to Board. Upon approval of this proposition and the sale of any bonds approved, the Board of Education shall take actions necessary pursuant to Government Code Section 53410 and following to establish an account in which proceeds of the sale of bonds will be deposited. As long as any proceeds of the bonds remain unexpended, the Superintendent or the Chief Business Officer of the District (or such other employee as may perform substantially similar duties) shall cause a report to be filed with the Board no later than April 1 of each year, commencing April 1, 2018, stating (1) the amount of bond proceeds received and expended in that year, and (2) the status of any project funded or to be funded from bond proceeds. The report may relate to the calendar year, fiscal year, or other appropriate annual period as such officer shall determine, and may be incorporated into the annual budget, audit, or other appropriate routine report to the Board.

### **FURTHER SPECIFICATIONS**

Specific Purposes. All of the purposes enumerated in this proposition shall be united and voted upon as one single proposition, pursuant to Education Code Section 15100, and shall constitute the specific purposes of the bonds, and proceeds of the bonds shall be spent only for such purposes, pursuant to Government Code Section 53410.

Joint Use. The District may enter into agreements with the County of Sacramento or other public agencies or nonprofit organizations for joint use of school facilities financed with the proceeds of the bonds in accordance with Education Code Section 17077.42 (or any successor provision). The District may seek State grant funds for eligible joint-use projects as permitted by law, and this proposition hereby specifies and acknowledges that bond funds will or may be used to fund all or a portion of the local share for any eligible joint-use projects identified in the Bond Project List or as otherwise permitted by California State regulations, as the Board of Education shall determine.

Rate of Interest. The bonds shall bear interest at a rate per annum not exceeding the statutory maximum, payable at the time or times permitted by law.

Term of Bonds. The number of years the whole or any part of the bonds are to run shall not exceed the legal limit, though this shall not preclude bonds from being sold which mature prior to the legal limit.

## PROJECT LIST

The Bond Project List below describes the projects the San Juan Unified School District proposes to finance with proceeds of voter approved bonds. Listed projects will be completed as needed at a particular District site according to District established priorities, and the order in which such projects appear on the Bond Project List is not an indication of priority for funding or completion. The final cost of each project will be determined as plans are finalized, construction bids/proposals are awarded, and projects are completed. Certain construction funds expected from non-bond sources, including State grant funds for eligible projects, have not yet been secured. Until all project costs and funding sources are known, the District cannot determine the amount of bond proceeds available to be spent on each project, nor guarantee that the bonds will provide sufficient funds to allow completion of all listed projects. Completion of some projects may be subject to further government approvals by State officials and boards, to environmental review, and to input from the public. For these reasons, inclusion of a project on the Bond Project List is not a guarantee that the project will be funded or completed. The Bond Project List contains more projects than the District currently estimates the Bonds can fund to provide flexibility should additional efficiencies be realized or should District priorities change. The Board may undertake repairs, improvements, acquisitions, demolitions, relocations, new construction, and/or furnishing or equipping of school facilities, to complete each or any of the projects listed below as may be determined desirable by the District at the time the project is undertaken. All authorized repairs are capital expenditures. The Board of Education may make changes to the Bond Project List in the future consistent with the projects specified in the proposition. Section headings are not part of the project list and are provided for convenience only.

**The following projects, in addition to the projects contemplated by the District's 2014 facility master plan, which are hereby incorporated herein by reference, are authorized at all current and future district owned properties and facilities, including, but not limited to:**

**(age of school noted in parentheses)**

### **Elementary Schools**

Arlington Heights Elementary (57)  
Cambridge Heights Elementary (46)  
Cameron Ranch Elementary (52)  
Carmichael Elementary (74)  
Carriage Drive Elementary (30)  
Cottage Elementary (63)  
Cowan Fundamental Elementary (57)  
Coyle Avenue Elementary (53)  
Del Dayo Elementary (65)  
Del Paso Manor Elementary (65)  
Deterding Elementary (63)  
Harry Dewey Fund. Elementary (60)  
Dyer-Kelly Elementary (67)  
Grand Oaks Elementary  
Green Oaks Fundamental Elementary (57)  
Greer Elementary (56)  
Howe Avenue Elementary (65)  
Thomas Kelly Elementary (56)  
Earl Le Gette Elementary School (59)  
Mariemont Elementary (63)  
Mariposa Avenue Elementary (66)  
Mission Avenue Open (62)  
Northridge Elementary (57)  
Oakview Community Elementary (56)  
Ottomon Elementary (30)  
Pasadena Avenue Elementary (55)  
Charles Peck Elementary (55)  
Pershing Elementary (55)  
Albert Schweitzer Elementary (55)  
Skycrest Elementary (57)  
Trajan Elementary (34)  
Twin Lakes Elementary (28)  
Whitney Avenue Elementary (62)

### **K-8 Schools**

Gold River Discovery Center (22)  
Kingswood K-8 (56)  
Lichen K-8 (54)  
Orangevale Open K-8 (64)  
Sierra Oaks K-8 (56)  
Starr King K-8 (60)  
Thomas Edison Language Institute (57)  
Woodside K-8 (38)

### **Middle Schools**

Arcade Fundamental Middle School (78)  
Arden Middle School (78)  
John Barrett Middle School (59)  
Andrew Carnegie Middle School (53)  
Winston Churchill Middle School (53)  
Louis Pasteur Middle School (52)  
Will Rogers Middle School (53)  
Sylvan Middle School (78)

### **High Schools**

Bella Vista High School (55)  
Casa Roble Fundamental High School (50)  
Del Campo High School (53)  
El Camino Fundamental High School (65)  
El Sereno High School (68)  
Encina Preparatory High (57)  
La Entrada (64)  
Mesa Verde High School (42)  
Mira Loma High School (56)  
Rio Americano High School (52)  
San Juan High School (103)

### **Other Facilities**

La Vista Center (64)  
Laurel Ruff - Community  
Transition Programs (62)  
Ralph Richardson Center (59)  
Sunrise Tech Center (64)  
Creekside (63)

### **District-Owned Charter Facilities**

Coleman (59)  
Littlejohn (59)  
Old Orangevale (79)  
Palisades (57)  
Winterstein Adult (64)  
Billy Mitchell (56)

## **SCHOOL REPAIR, HEALTH, AND SAFETY PROJECTS**

- Upgrade or replace building components including, but not limited to, roofs, flooring, windows, siding, structural systems, paving, plumbing, irrigation, electrical systems, interior and exterior paint, and facades.
- Fire and safety system acquisition, upgrades and repairs, including, but not limited to: fire alarms, fire hydrants, security systems, and safety systems.
- Upgrade classrooms, labs, and restrooms.
- Remove hazardous materials from school buildings and grounds, including but not limited to: asbestos and lead.
- Building improvements, including but not limited to: restrooms, structural repairs and improvements, doors, and door locks, food service storage, preparation, and serving areas, food service equipment, administrative areas, counseling areas, student services areas, locker rooms, including showers and lockers, portable classrooms (including acquisition), etc.
- Plumbing acquisition, upgrades, and repairs, including but not limited to: water and sewage drainage, valves, back flow prevention, laterals, storm drains, water mains, sinks, water heaters, neutralization tanks, shower heads and other fixtures, etc.
- HVAC system acquisition, upgrades, and repairs, including but not limited to: boilers, gas lines, control systems, automation systems, chilled water coils, control valves, etc.
- Physical education and athletic facility upgrades, including but not limited to: gymnasiums and team-rooms, field and other outdoor lighting, tennis courts, tracks and fields, pools and pool equipment (including chlorine rooms), bleachers, etc.
- Landscape and water conservation improvements including but not limited to: tree mitigation, walkways, walkway covers, ramps, soil stabilization, soil mitigation, fencing, new or upgraded irrigation systems, uneven paving and concrete, etc.
- Multi-purpose rooms.
- Americans with Disabilities Act required or recommended improvements.
- Parking, pick-up and drop off, and ingress/ egresses, including, but not limited to: new parking, re-lining and re-sealing parking lots, redesigning pick-up and drop-off areas, widening roads, etc.
- Furniture and equipment acquisition and/or replacement

## **SCHOOL, CLASSROOM AND SUPPORT FACILITY UPGRADE PROJECTS**

- District facilities, including but not limited to: restrooms, floors and roofs, structural repairs and improvements, windows, doors, and door locks, asbestos mitigation, facade improvements, food service storage, preparation, and serving areas, food service equipment, administrative facilities, multi-purpose educational facilities, physical education/athletic facilities; education support facilities, counseling areas, student services areas, locker rooms, including showers and lockers, portable classrooms (including acquisition), etc.
- Additional classrooms and facilities for all District schools, buildings, and sites.
- Acquisition of real property.
- Prepayment of lease payments.
- For any project involving modernization or renovation of a building or the major portion of a building, the District shall be authorized to proceed with new replacement construction if replacement and new construction is preferable considering the building's age, condition and other relevant factors.

## **21st CENTURY CLASSROOM TECHNOLOGY, ENERGY EFFICIENCY, AND VOCATIONAL EDUCATION PROJECTS**

- Technology and computer labs, including, but not limited to, such items deemed necessary for technological interaction, such as classroom computers, displays, electronic notebooks or tablets specific to the curriculum.
- Electrical systems and electrical infrastructure upgrades, repairs and acquisition, including, but not limited to: back-up generators, outdoor lighting, electrical wiring, and electrical panels.
- Technology equipment and infrastructure acquisition, upgrades and repairs, including, but not limited to, computer systems, networking infrastructure, cabling, and wireless access.
- Security fencing, security alarms, security camera systems, and ingress/egress control.
- Energy efficiency projects, including, but not limited to: solar energy generation facilities, energy management systems, electrical charging stations, energy efficient lighting systems, energy efficient windows, window shades, etc.

## **INCIDENTAL WORK AUTHORIZED AT ALL SITES**

(at which Projects listed above are undertaken)

Each project listed above includes allocable costs such as election and bond issuance costs, architectural, engineering, inspection and similar planning costs; construction management (whether by the District or a third-party), annual financial and performance audits, a contingency for unforeseen design and construction cost escalation and other costs necessary, incidental or related to the completion of the listed projects and otherwise permitted by law, including but not limited to:

- Remove hazardous materials, e.g., asbestos, lead, etc., where necessary
- Address unforeseen conditions revealed by construction/ modernization (e.g., plumbing or gas line breaks, dry-rot, seismic, structural, etc.)
- Other improvements required to comply with building codes
- Furnishing and equipping of newly constructed classrooms and facilities, and replacing worn/broken/ out of date furniture and equipment
- Acquisition of any of the facilities on the Bond Project List through temporary lease, lease- lease-back, or lease-purchase arrangements, or execute purchase option under a lease for any of these authorized facilities
- Demolition of existing facilities and reconstruction of facilities scheduled for modernization, if the Board of Education determines that such an approach would be more cost-effective in creating more enhanced and operationally efficient campuses.
- Rental and/or construction of temporary classrooms , locations, and facilities (including modular classrooms, or district offices) as needed to house district students and/or staff displaced during construction
- Necessary site preparation/ restoration in connection with new construction, renovation or remodeling, or installation or removal of modular classrooms, including ingress and egress, removing, replacing, or installing irrigation, utility lines, trees and landscaping, relocating fire access roads, and acquiring any necessary easements, licenses, or rights of way to the property.

The Bond Project List shall be considered a part of this ballot proposition, and shall be reproduced in any official document required to contain the full statement of the bond proposition. A copy of the District's 2014 Facility Master Plan may be obtained from the Senior Director of Facilities, Maintenance & Transportation of the District.

### **TAX RATE STATEMENT**

An election will be held in the San Juan Unified School District (the "District") on November 8, 2016, to authorize the sale of up to \$750,000,000 in bonds of the District to finance school facilities as described in the proposition. If the bonds are approved, the District expects to issue the Bonds in six series over time. Principal and interest on the bonds will be payable from the proceeds of taxes levied upon the taxable property in the District. The following information is provided in compliance with Sections 9400 through 9404 of the California Elections Code.

1. The best estimate of the tax which would be required to be levied to fund this bond issue during the first fiscal year after the sale of the first series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is 6 cents per \$100 (\$60 per \$100,000) of assessed valuation in fiscal year 2017-2018.
2. The best estimate of the tax rate which would be required to be levied to fund this bond issue during the first fiscal year after the sale of the last series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is 6 cents per \$100 (\$60 per \$100,000) of assessed valuation in fiscal year 2030-2031.
3. The best estimate of the highest tax rate which would be required to be levied to fund this bond issue, based on estimated assessed valuations available at the time of filing of this statement, is 6 cents per \$100 (\$60 per \$100,000) of assessed valuation beginning in fiscal year 2017-2018.
4. The best estimate of the total debt service, including the principal and interest, that would be required to be repaid if all of the bonds are issued and sold is \$1,230,000,000.

Voters should note that estimated tax rates are based on the ASSESSED VALUE of taxable property on the County's official tax rolls, not on the property's market value, which could be more or less than the assessed value. In addition, taxpayers eligible for a property tax exemption, such as the homeowner's exemption, will be taxed at a lower effective tax rate than described above. Certain taxpayers may also be eligible to postpone payment of taxes. Property owners should consult their own property tax bills and tax advisors to determine their property's assessed value and any applicable tax exemptions. The estimated rates presented above apply only to the taxes levied to pay bonds authorized by this measure. Additional taxes will be levied to pay bonds issued pursuant to previous, concurrent, and future authorizations.

Attention of all voters is directed to the fact that the foregoing information is based upon the District's projections and estimates only, which are not binding upon the District. The actual tax rates and the years in which they will apply, and the actual total debt service, may vary from those presently estimated, due to variations from these estimates in the timing of bond sales, the amount of bonds sold and market interest rates at the time of each sale, and actual assessed valuations over the term of repayment of the bonds. The dates of sale and the amount of bonds sold at any given time will be determined by the District based on need for construction funds and other factors, including the legal limitations on bonds approved by a 55% affirmative vote. The actual interest rates at which the bonds will be sold will depend on the bond market at the time of each sale. Actual future assessed valuation will depend upon the amount and value of taxable property within the District as determined by the County Assessor in the annual assessment and the equalization process.

Dated: 8/9, 2016.

s/Kent Kern  
Superintendent of Schools  
San Juan Unified School District

### **ARGUMENT IN FAVOR OF MEASURE P**

What do our local schools and the first televisions have in common? *They were both created in the 1950s.*

Many of our local schools are over 60 years old and need significant repairs and upgrades! *Experts say there is over \$2.4 billion in health and safety needs.*

Yes on P repairs deteriorating classrooms, leaky roofs, water pipes, plumbing, bathrooms, and electrical wiring.

Yes on P removes asbestos and lead paint.

Yes on P replaces outdated security and fire safety systems so children can learn in safe and healthy classrooms.

*School safety and security are also a concern. Many of our local schools have outdated,unreliable security features.*

Yes on P installs security fencing, cameras, lighting, and other security upgrades to ensure safe and secure learning environments.

*Many of our local schools currently lack the technology needed to prepare students for 21<sup>st</sup> Century jobs and careers.*

Yes on P upgrades classrooms, science labs and computer labs and improves electrical systems and wiring for computers and internet access - ensuring *all* students have access to 21<sup>st</sup> Century learning.

Yes on P includes *Tough Accountability* and *Taxpayer Safeguards* including an Independent Citizens' Oversight Committee and annual independent audits to ensure all funds are spent as promised to the community. *Measure P* requires all funds go to improving our schools. No Money can be spent on administrators' salaries or pensions.

*It's Simple. Children Deserve Safe And Healthy Schools!*

Join Arden-Arcade, Carmichael, Citrus Heights, Fair Oaks, Orangevale, and Gold River community leaders, realtors, business owners, and school board, in voting Yes on P for safe, healthy local schools!

s/Shannan Brown  
President, San Juan Teachers Association, 2011 California Teacher of the Year

s/Eric Bakke  
Chair, San Juan USD Citizens' Oversight Committee

s/Richard Cowan  
Class of 1964, San Juan Alumni Association President

s/Felicia Wimberly  
Former President (PTA) Parent Teachers Association, Northridge Elementary School

s/Mark McKibbin  
Class of 2016, Valedictorian Casa Roble High School

**NO REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE P WAS FILED**  
**NO ARGUMENT AGAINST MEASURE P WAS FILED**