

# RIVER DELTA UNIFIED SCHOOL DISTRICT

## Bond Measure K

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### MEASURE K

"To upgrade schools, retain/attract quality teachers by repairing leaky roofs; removing asbestos/mold; keeping schools safe; updating technology, fire/drinking water safety; repairing, constructing, equipping/acquiring educational facilities to prepare students for college/jobs/careers, shall River Delta Unified School District issue \$14,600,000 in bonds at legal rates levying an estimated 6¢/\$100 of assessed value, averaging \$845,000 raised annually while bonds are outstanding, requiring audits, citizens' oversight/all funds used locally, be adopted?"

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### IMPARTIAL ANALYSIS OF MEASURE K

Prepared by County Counsel

Measure K, if approved by the voters, would allow the School Facilities Improvement District No. 2 of the River Delta Unified School District ("District") to incur bonded indebtedness up to a maximum amount of \$14,600,000. 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, within School Facilities Improvement District No. 2.

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 K 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 K requires: 1) the appointment of a citizen's oversight committee and 2) completion of annual independent performance and financial audits.

If Measure K 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 K 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 K requires approval by 55% of the voters voting thereon.

A "YES" vote on Measure K means you wish to allow the District to incur bonded indebtedness.

A "NO" vote on Measure K means you do not wish to allow the District to incur bonded indebtedness.

**\*\*\*YOU CAN FIND THE MEASURE ARGUMENTS FOLLOWING THE FULL TEXT OF THIS MEASURE\*\*\***

### **EXHIBIT A**

### **FULL TEXT OF MEASURE K**

Upon the passage of Measure K, the River Delta Unified School District ("School District") on behalf of School Facilities Improvement District No. 2 ("SFID No. 2") shall be authorized to issue bonds in the aggregate amount of \$14,600,000 (the "Bonds"), bearing interest at rates not exceeding the statutory limit, for the purpose of funding the school facilities projects listed below under the heading "School Facilities Projects to Be Funded with Proceeds of Bonds" (the "Bond Projects").

#### **Bond Accountability Measures**

The Board certifies that it evaluated safety, aging classrooms and schools, class size reduction, career technology, and information technology needs in developing the list of the Projects set forth below.

The Board will conduct financial and performance audits annually to account for the Bond funds and for their expenditure on the specific authorized projects.

The Board will appoint a citizens' oversight committee (the "Citizens' Oversight Committee") having a minimum of seven members and including at least one member active in a business organization representing the business community located within the School District, one member active in a senior citizens' organization, one member active in a bona fide taxpayers' organization, one member who is the parent or guardian of a child enrolled in the School District, and one member who is both a parent or guardian of a child enrolled in the School District and active in a parent-teacher organization.

The Project List set forth below describes the specific projects the School District proposes to finance with proceeds of the Bonds.

Proceeds from the sale of bonds authorized by this measure shall be used only for the construction, reconstruction, rehabilitation, removal, or replacement, along with related costs of school facilities as set forth herein, including the furnishing and equipping of said school facilities, or the acquisition or lease of real property for said school facilities.

### **School Facilities Projects to Be Funded with Proceeds of Bonds**

In order to meet all identified facility needs, the School District intends to complete Projects using a combination of funding sources. These sources may include joint-use funds, development impact fees, state funds, and other available funds. The School District will pursue state matching funds if and when they become available, and if received, they will be used for Projects on this list of authorized Projects or other high priority capital outlay expenditures as permitted in Education Code section 17070.63(c).

It is the intent of this Resolution to generate funds for the construction, reconstruction, modernization, repair, and upgrade of schools serving School District students in SFID No. 2, as identified in the attached map (see "Exhibit A-1").

Specific Projects which may be funded by the Bonds shall include the following:

#### **Infrastructure and Systems**

- Repair/replace/upgrade drinking water systems to ensure safe drinking water. These systems may include additional wells and filtration systems.
- Install and/or replace/repair/upgrade fire water systems. These systems include fire hydrants, backflow prevention systems, double decker valves, fire sprinklers, and appurtenant infrastructure.
- Install/update/replace/repair fire and life safety systems as required by current codes and/or the Division of the State Architect. These systems could include, but are not be limited to: Ansul systems; door hardware; fire suppression systems; remove unrated space; upgrade existing spaces for fire safety; kitchen and kitchen equipment upgrades, etc.
- Install and/or replace/repair/upgrade security systems. These systems may include fencing, gates, video surveillance cameras, security alarms, security bars, door hardware, blackout curtains, and other security measures.
- Replace/repair/upgrade electrical systems to current standards.
- Install and/or replace/repair/upgrade equipment and technology systems necessary for student learning, efficient operations, increased capacity and/or processing speed. These systems may include but are not limited to wiring for computers and internet.
- Replace/repair/upgrade heating, air conditioning, and ventilation systems with new energy efficient systems.
- Replace/repair/upgrade emergency power systems.
- Replace/repair/upgrade interior and exterior lighting systems and controls.
- Replace/repair/upgrade public address, intercom, clock, bell, telephone and/or VOIP systems.

- Install updated energy management systems, to promote energy efficiency and cost reduction.

### **Building and Grounds**

- Replace/repair/upgrade roof and roof drainage systems including but not limited to eliminating leaky roofs. Replace damaged areas due to dry rot.
- Repair/replace/upgrade deteriorating sewer and gas lines.
- Upgrade seismic, structural, and fire-life safety systems.
- Replace/repair/upgrade plumbing systems, including but not limited to repair/removal/replacement of boiler systems and septic systems.
- Upgrade student and staff restrooms to current standards including accessibility.
- Asbestos, mold, and lead abatement or encapsulation.
- Install/update/replace/repair American Disability Act systems as required by current codes and/or the Division of the State Architect. These systems could include, but are not limited to: accessible ramps to portable classrooms; detectable warning surface on paving edge; install/repair handrails; install/replace signage; install curb ramps; install accessible doors; install/repair accessible restrooms, for both students and staff; install/repair accessible drinking fountains; install/repair site asphalt and/or concrete for path of travel, parking and accessibility; field improvements related to restrooms, accessibility and viewing, etc.
- Replace/repair/upgrade security/surveillance systems, add additional systems where needed.
- Upgrade of classrooms and facilities at any School District school site within SFID No. 2 Boundaries.
- Repair/replace/upgrade/remove portable classrooms.
- Improve and upgrade school sites through necessary site work including but not limited to; excavation and/or grading, removal of obsolete portable classrooms and other outdated systems, installation of landscaping, and construction and paving of pathways.
- Repair/replace/upgrade window and flashing systems.
- Repair/replace/upgrade stucco and siding.
- Replace/repair/upgrade/construct library, multi-purpose, cafeteria, gymnasium, athletic, field, classroom, office and support spaces, and/or computer lab facilities.
- Repaint/upgrade interior finishes.
- Repaint building exteriors.
- Replace/repair/upgrade flooring systems.
- Upgrade and improve scope in the flood plain to protect existing and new facilities.

### **Parking, Emergency Vehicle and Access Roads, Asphalt Hardcourts**

- Replace/repair/upgrade asphalt paving, including correction of drainage problems. Replace asphalt systems site-wide as necessary.
- Repair/upgrade and/or expand school site parking, roadways, grounds and other infrastructure such as utility systems, including installing exterior lighting, repairing pathways, walkways, ADA access ramps and related landscaping

## Play Fields, Sports Facilities, and Play Structures

- Replace/repair/upgrade/ improve safety of physical education, sports facilities, and play structures.
- Replace/repair/upgrade fields and hardscape areas, including automating irrigation systems.

The need for each of these Projects, as well as others, is specified and detailed in the **River Delta Unified School District Facility Condition Assessment Report (the “Report”)** dated October 13, 2019 and incorporated herein by reference. Additional Projects not specified above may be necessary based on the Report. These additional Projects include work identified in the Report, to the extent it serves SFID No. 2. Such additional Projects include, but are not limited to, the acquisition of land, instructional, maintenance and operational furniture and equipment; preparation of all facilities planning and project implementation studies, feasibility and assessment reviews, master planning, and environmental studies; acquisition of temporary housing for displaced programs or activities caused or necessitated by construction projects, and construction, repairs, and improvements in the event of unforeseen emergencies or other circumstances in order to permit the continuance of existing educational services or to avoid danger to life or property; other work necessary to satisfy the requirements of the Division of State Architect or other State laws, codes, and regulations.

### Bond Program Management Costs

Project expenditures may also include:

- **Program Costs:** Staffing and other general and administrative costs to manage and execute the Bond Program.
- **Escalation Reserve:** Reserve for unforeseen inflation costs.
- **Program Reserve:** Reserve for unanticipated scope costs or for unanticipated opportunities to enhance Project scope or schedules.

Further, each Project is assumed to include its share of costs of the election and Bond issuance, architectural, engineering, and similar planning costs, construction management, Bond Project staff, staff training expenses associated with new Bond-funded equipment and systems, and a customary contingency for unforeseen design and construction costs.

For any of the Bond Projects described above with respect to construction at an existing School District site, the School District is authorized to identify an alternate site and/or acquire land for such purpose and construct the approved Project at such site if the School District has determined that the existing site does not satisfy the requirements of the Division of State Architect or other State laws, codes, and regulations, including, but not limited to hazardous substances, applicable to school district properties.

The final cost of each Project will be determined as plans are finalized and Projects are completed. Based on the final costs of each Project, certain of the Projects described above may be delayed or may not be completed. The allocation of Bond proceeds may also be affected by the final costs of each Project.

Necessary site preparation/grading/restoration may occur in connection with new construction, reconstruction, modernization, renovation, rehabilitation or replacement, furnishing and equipping, including ingress and egress, removing, replacing or installing irrigation, utility lines, trees and landscaping, relocating fire access roads, and acquiring any necessary easements, leases, licenses, or rights of way to the property.

### Additional Specifications

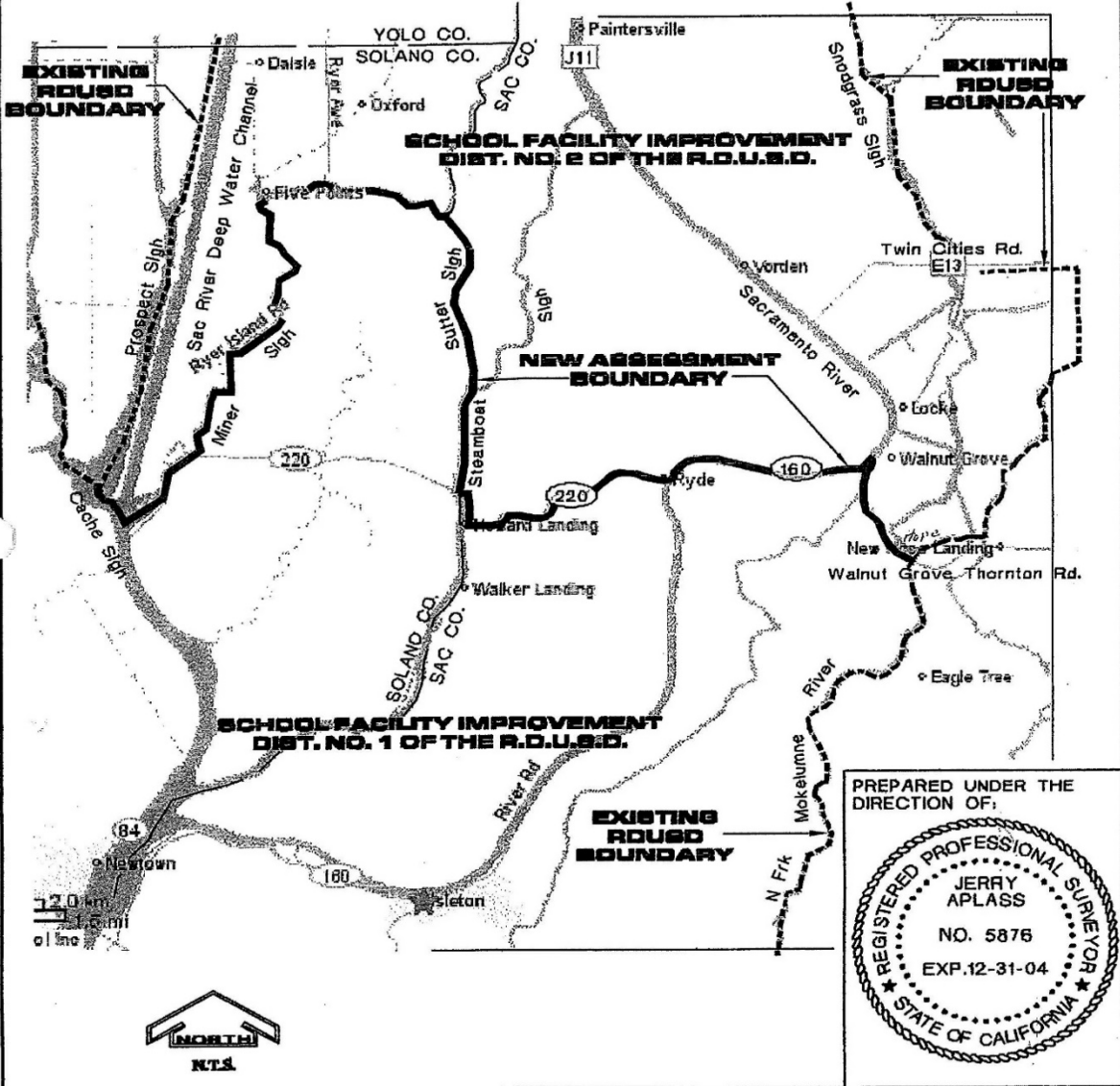
Listed Projects, including repairs, improvements, rehabilitation projects, and upgrades, will be completed only as feasible, and the list of Projects does not imply a particular prioritization among such improvements. Such prioritization remains within the province of the Board of Education by subsequent action. The Projects may be completed at any and all school sites where such Project is determined necessary. Where economically feasible, buildings, fixtures, and equipment may be replaced rather than modernized, renovated, or repaired.

Single Purpose. All of the purposes enumerated in this Bond measure shall be united and voted upon as one single measure, pursuant to Section 15100 of the Education Code, and all the enumerated purposes shall constitute the specific single purpose of the Bonds and proceeds of the Bonds shall be spent only for such purpose.

Other Terms of the Bonds. When sold, the Bonds shall bear interest at an annual rate not exceeding the statutory maximum. The Bonds may be issued and sold in several series, and in accordance with a plan of finance determined by the Board pursuant to requirements of law.

Project Requiring State Matching Funds. Approval of Measure K does not guarantee that the proposed Projects that are the subject of Bonds under Measure K will be funded beyond the local revenues generated by Measure K. Some of the School District's Projects may assume the receipt of state matching funds, which could be subject to appropriation by the Legislature or approval of a statewide bond measure.

# EXHIBIT "A-1"



PREPARED UNDER THE  
DIRECTION OF:

**JERRY  
APLASS**  
NO. 5876  
EXP. 12-31-04

REGISTERED PROFESSIONAL SURVEYOR  
STATE OF CALIFORNIA

## RIVER DELTA UNIFIED SCHOOL DIST. Adjusted Assessment Boundary

**B** BURRELL  
CONSULTING  
GROUP INC.

1001 ENTERPRISE WAY, SUITE 100  
ROSEVILLE, CA. 95678  
PH. (916) 783-8898  
FAX (916) 783-8222

SCALE: N.T.S.	DATE: 6/9/04
DRAWN BY: KRK	REVISED: 6/16/04
APPROVED BY: JVA	DWG: MAP



## **EXHIBIT B** **TAX RATE STATEMENT**

An election will be held within the boundaries of School Facility Improvement District No. 2 ("SFID No. 2) of the River Delta Unified School District (the " School District") on November 3, 2020, to authorize the sale of up to \$14,600,000 in bonds to upgrade schools, retain/attract quality teachers by repairing leaky roofs: removing asbestos/mold; keeping schools safe; updating technology, fire/drinking water safety; repairing, constructing, equipping/acquiring educational facilities to prepare students for college/jobs/careers, with local funding that cannot be taken by the State, independent citizen oversight, no money for administrators, and all funds used for River Delta Schools within SFID No. 2.

If the bonds are authorized and sold, debt service thereon will be payable from the proceeds of tax levies made upon the taxable property in the SFID No. 2. The following information is provided in compliance with Sections 9400-9405 of the Elections Code of the State of California. It is anticipated that the School District will sell the bonds on behalf of SFID No. 2 in three series.

1. The best estimate of the average tax rate which would be required to be levied to fund this bond issue during the life of the bonds, based on estimated assessed valuations available at the time of filing of this statement, is 59.82¢ per \$100 (\$59.82 per \$100,000) of assessed valuation. The final fiscal year in which the tax is anticipated to be collected is 2053- 2054.

2. 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 6.0¢ per \$100 (\$60.00 per \$100,000) of assessed valuation which would first occur in fiscal year 2021 – 2022.

3. The best estimate of total debt service, including principal and interest, which would be required to be repaid if all the bonds are issued and sold is \$27,724,507. This estimate is based on assumptions that interest rates will increase over time, and the Bonds will have a maximum term of 30 years per series. Voters should note that the estimated tax rates are based on the ASSESSED VALUE of taxable property on Sacramento, Solano, and Yolo County's official tax rolls, not on the property's market value. Property owners should consult their own property tax bills to determine their property's assessed value and any applicable tax exemptions.

Attention of all voters is directed to the fact that the foregoing information is based upon the School District's projections and estimates only, which are not binding upon the School District. The actual tax rates, debt service, and the years in which they will apply 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 School District based on the need for construction funds and other factors, including the legal limitations on bonds approved by a 55% 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 School District as determined by the Sacramento County, Solano County, and Yolo County Assessors in the annual assessment and the equalization process.

Dated: June 23, 2020

s/Katherine Wright  
Superintendent  
River Delta Unified School District

## ARGUMENT IN FAVOR OF MEASURE K

Vote Yes on Measure K:

River Delta USD classrooms and buildings are in urgent need of basic repairs and safety upgrades. Some schools were built more than 90 years ago and need fixes to leaky roofs, deteriorating sewer and gas lines, aging electrical systems and more.

Measure K will upgrade classrooms, computer technology, and vocational training rooms to improve student learning so they are prepared to compete for good-paying jobs in a changing 21<sup>st</sup> century economy.

A Yes Vote on Measure K will repair and upgrade infrastructure to:

- keep schools clean and safe,
- retain quality teachers,
- improve drinking water safety, fire safety,
- repair leaky roofs, deteriorating sewer and gas lines, plumbing and bathrooms,
- remove asbestos, mold, and lead paint,
- update electrical wiring for computers/internet access to provide career and technical education,
- improve ADA accessibility and more.

By law:

- all funds will be monitored by an independent citizens' oversight committee, which will review and report on the proper expenditure of taxpayers' money for school construction.
- the District must conduct annual independent financial and performance audits ensuring that proceeds are only spent on specific local school facility projects; all spending will be disclosed publicly.

Every child deserves to learn in safe, clean, high-quality schools. Please Vote Yes on Measure K.

s/Elizabeth Garamendi Kann  
Registered Voter

s/Blanca Maravilla  
Registered Voter

s/Sally Christie  
Registered Voter

s/Lilly Maldonado  
Registered Voter

s/Nancy Vielhauer  
Registered Voter

**\*\*\*NO REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE K WAS FILED\*\*\***

**\*\*\*NO ARGUMENT AGAINST MEASURE K WAS FILED\*\*\***

**\*\*\*NO REBUTTAL TO ARGUMENT AGAINST MEASURE K WAS FILED\*\*\***