

## APPENDIX A

### FULL TEXT OF BOND MEASURE

“To improve the quality of education; repair/replace roofs; upgrade and renovate 50 to 60-year-old classrooms, restrooms, and school facilities; provide equity at sites; and make safety/security improvements; shall San Luis Coastal Unified School District’s measure be approved authorizing \$349,000,000 of bonds at legal rates, levying an estimated 4.9 cents per \$100 of assessed value generating on average \$17,970,000 annually while bonds are outstanding, with annual audits, independent citizens’ oversight, NO money for salaries and all funds spent locally?”

### BOND AUTHORIZATION

By approval of this measure by at least 55% of the registered voters voting on the measure, the District will be authorized to issue and sell bonds of up to \$349,000,000 in aggregate principal amount at interest rates not to exceed legal limits and to provide financing for the specific types of school facilities projects listed in the Bond Project List included below, subject to all the accountability requirements specified below.

### ACCOUNTABILITY REQUIREMENTS

The provisions in this section are specifically included in this measure in order that the voters and taxpayers in the District may be assured that their money will be spent wisely. Expenditures to address specific facilities needs of the District will be 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 Trustees of the District has identified detailed facilities needs of the District, and has determined which projects to finance from a local bond. The Board of Trustees hereby certifies that it has evaluated safety, class size reduction, enrollment growth, and information technology needs in developing the Bond Project List described below.

**Independent Citizens’ Oversight Committee.** Following approval of this measure, the Board of Trustees will establish an independent citizens’ oversight committee, under Education Code Sections 15278 and following, to ensure bond proceeds are expended only on the types of school facilities projects listed below. The committee will be established within 60 days of the date when the results of the election appear in the minutes of the Board of Trustees.

**Performance Audits.** The Board of Trustees will conduct annual, independent performance audits to ensure that the bond proceeds have been expended only on the school facilities projects listed below.

**Financial Audits.** The Board of Trustees will conduct annual, independent financial audits of the bond proceeds until all of those proceeds have been spent for the school facilities projects listed below.

**Government Code Accountability Requirements.** As required by Section 53410 of the Government Code, (1) the specific purpose of the bonds is set forth in this Full Text of the Measure, (2) the proceeds from the sale of the bonds will be used only for the purposes specified in this measure, and not for any other purpose, (3) the proceeds of the bonds, when and if issued, will be deposited into a building fund to be held by the San Luis Obispo County Treasurer, as required by the Education Code, and (4) the Superintendent of the District shall cause an annual report to be filed with the Board of Trustees of the District not later than January 1 of each year, which report shall contain pertinent information regarding the amount of funds collected and expended, as well as the status of the projects listed in this measure, as required by Sections 53410 and 53411 of the Government Code.

### **NO TEACHER OR ADMINISTRATOR SALARIES**

Proceeds from the sale of bonds authorized by this measure shall be used only for the purposes specified in Article XIII A, Section 1(b)(3), specifically the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, and the acquisition or lease of school facilities, and not for any other purpose, including teacher and administrator salaries and other school operating expenses.

### **STATE MATCHING FUNDS**

The following statement is included in this measure pursuant to Education Code Section 15122.5: Approval of this measure does not guarantee that the proposed projects that are the subject of bonds under this measure will be funded beyond the local revenues generated by this measure. The District's proposal for the projects described below may assume the receipt of matching state funds, which, if available, could be subject to appropriation by the Legislature or approval of a statewide bond measure.

### **INFORMATION ABOUT ESTIMATES AND PROJECTIONS INCLUDED IN BALLOT**

Voters are informed that any estimates or projections in the bond measure or ballot materials, including relating to estimated tax rates, the duration of issued bonds and related tax levies and collections are provided as informational only. Such amounts are estimates and are not maximum amounts or limitations on the terms of the bonds, the tax rate or duration of the tax supporting repayment of issued bonds. Such

estimates depend on numerous variables which are subject to variation and change over the term of the District's overall facilities and bond financing plan, including but not limited to the amount of bonds issued and outstanding at any one time, the interest rates applicable to issued bonds, market conditions at the time of sale of the bonds, when bonds mature, timing of project needs and changes in assessed valuations in the District. As such, while such estimates and approximations are provided based on information currently available to the District and its current expectations, such estimates and approximations are not limitations and are not binding upon the District. In addition, the abbreviated and condensed statement of the bond measure presented to voters which is subject to a word count limitation imposed by State law does not limit the scope and complete meaning of the measure provided in this Full Text of Bond Measure and related ballot materials.

### **BOND PROJECT LIST**

**Scope of Projects.** Bond proceeds will be expended on the modernization, renovation, expansion, acquisition, construction/reconstruction, rehabilitation, and/or replacement of school facilities of the San Luis Coastal Unified School District, including the furnishing and equipping of such school facilities, at all current and future sites and properties with a primary goal of improving district schools to provide similar classrooms and facilities at all sites.

**School Facility Project List.** The items presented on the following list provide the types of school facilities projects authorized to be financed with voter-approved bond proceeds. Specific examples included on this list are not intended to limit the types of projects described and authorized by this measure.

The following is a list of District schools and properties and their first date of construction:

- Baywood Elementary - 1975
- Bellevue-Santa Fe Elementary - 1964
- Bishop's Peak Elementary - 1950
- Del Mar Elementary - 1960
- Hawthorne Elementary - 1961
- Los Ranchos Elementary - 1958
- Monarch Grove Elementary - 1991
- Morro Elementary - 1935
- Pacheco Elementary - 1953
- Building Grounds and Transportation
- Yard - 1966
- Sinsheimer Elementary - 1953
- C.L. Smith Elementary - 1962
- Sunnyside Elementary - 1953
- Teach Elementary - 1948
- Laguna Middle School - 1968
- Los Osos Middle School - 1975
- Morro Bay High School - 1958
- Pacific Beach High School - 1938
- San Luis Obispo High School - 1936
- District Office/Adult Education Office - San Luis Obispo Junior High School - 1953

Specific project improvements at:

**Pacific Beach High School, Laguna and Los Osos Middle Schools (first built in 1938, 1968 and 1975, respectively):**

- Repair and replace outdated roofs
- Make health, safety and handicapped accessibility improvements throughout the campus
- Construct, upgrade, and renovate science, technology, engineering, and math classrooms and labs
- Provide updated career technical programs
- Construct new classrooms, replace aging temporary portable classrooms, and modernize/upgrade outdated classrooms
- Make security improvements improving site entrances and perimeters throughout the campus
- Improve student and staff safety by upgrading drop-off, pick-up areas, pedestrian walkways, and parking
- Renovate and expand existing multipurpose buildings and gymnasiums
- Renovate/replace outdated plumbing, sewer, and irrigation systems
- Upgrade security systems and fire alarms
- Upgrade inadequate electrical systems
- Upgrade P.E. fields and facilities for school and community use
- Make energy efficiency and water conservation improvements including updating outdated windows, lighting, heating, solar, ventilation, and air conditioning systems
- Renovate or construct student support facilities including restrooms, libraries, cafeterias, kitchens, student services, and school offices

Specific project improvements at:

**Elementary Schools and other student support facilities throughout the district:**

- Repair or replace leaky roofs
- Make health, safety and handicapped accessibility improvements throughout the district
- Improve student access to computers and modern technology
- Construct new classrooms, replace aging temporary portable classrooms, and modernize/upgrade outdated classrooms
- Construct, upgrade, and renovate multipurpose rooms
- Upgrade inadequate electrical systems
- Renovate/replace outdated plumbing, sewer, and irrigation systems

- Make energy efficiency and water conservation improvements including updating outdated windows, lighting, heating, solar, ventilation, and air conditioning systems
- Renovate or construct student support facilities including restrooms, libraries, cafeterias, multi-purpose rooms, kitchens, student services, and district offices
- Make security improvements improving site entrances and perimeters throughout the campus
- Upgrade P.E. fields and facilities for school and community use.
- Improve student and staff safety by upgrading drop-off, pick-up areas, and parking
- Expand/construct facilities for new transitional kindergarten classes.
- Upgrade security systems and fire alarms.
- Construct, modernize and upgrade district facilities that support transportation and maintenance of facilities

**Comprehensive High Schools:**

- Repair or replace leaky roofs
- Modernize or renovate classrooms
- Upgrade fields and facilities for school and community use

Each of the bond projects described in this Bond Project List include the costs of furnishing and equipping such facilities, and all costs which are incidental but directly related to the types of projects described above.

Examples of incidental costs include, but are not limited to: costs of design, engineering, architect and other professional services, facilities assessments, inspections, site preparation, utilities, landscaping, bond project construction management, administration and other planning and permitting, legal, accounting and similar costs; independent annual financial and performance audits; a customary construction contingency; demolition and disposal of existing structures; the costs of interim housing and storage during construction including relocation and construction costs incurred relating to interim facilities; rental or construction of storage facilities and other space on an interim basis for materials and other equipment and furnishings displaced during construction; costs of relocating facilities and equipment as needed in connection with the projects; interim classrooms and facilities for students, administrators, and school functions, including modular facilities; federal and state-mandated safety upgrades; addressing unforeseen conditions revealed by construction/modernization and other necessary improvements required to comply with existing building codes, including the Field Act; access requirements of the Americans with Disabilities Act; and costs of the election; bond issuance costs; and project administration during the duration of such projects, as permitted by law.

The District may alter the scope and nature of any of the specific projects that are described above as required by unforeseen conditions that may arise during the course of design and construction. In the event that a modernization or renovation project may result in higher costs than new construction, this bond measure authorizes land acquisition, relocation and construction and/or reconstruction, and all costs relating thereto, for said reasons or, alternatively, based on other considerations deemed in the best interest of the District by the Board of Trustees. In addition, authorized projects include paying and/or prepaying interim or previously obtained financing for the types of projects included on the project list, such as bond anticipation notes, and includes prepayment of lease payments to acquire title to facilities and/or equipment previously financed. Projects may also be undertaken on a joint use basis with other public entities.

Approval of this bond measure does not guarantee that the proposed projects will be funded beyond the local revenues generated by the measure. The District's capital needs currently exceed the amount of bonds the voters are being asked to authorize. The District plans to pursue funds from other sources to advance the identified projects to the extent possible. If matching funds from the State or any other source become available, they will be used for and applied to the Bond Project List.

The order in which particular projects are listed is not intended to suggest priority for funding or completion, and itemization of projects in the list above does not guarantee that all such projects will be undertaken. Project priorities will be determined by the Board of Trustees. The ability of the District to undertake and complete the listed projects is subject to numerous variables including the adequacy and availability of sufficient funding sources. The District is unable to anticipate all unforeseen circumstances which may prevent some of the projects listed above from being undertaken or completed.

**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.**