



## Local Ballot Measure: R

### Full Text of Measure R

#### INTRODUCTION

The Santa Rita Union Elementary School District was established in 1871 and serves the North East corner of Salinas, in Monterey County. Monterey County, described as the “greatest meeting of land and sea” celebrated its quadricentennial in 2002. With an area of about 3,300 square miles, the County of Monterey borders the Pacific Ocean almost at the midpoint of California with 99 miles of coastline. The County is located about 100 miles south of San Francisco and 240 miles north of Los Angeles. It is bordered by Santa Cruz County to the north, San Benito (originally part of Monterey County), Fresno and Kings Counties to the east and San Luis Obispo County to the south. The Board of Trustees of the District formed School Facilities Improvement District No. 2022-1 of the Santa Rita Union Elementary School District, which encompasses all but a small portion of the lands within the boundaries of the District. The District has six schools (4 elementary and 2 middle schools) and serves over 3,600 Salinas area students. Each of the six schools serve the lands within SFID No. 2022-1. The District has an ongoing need for facilities and infrastructure improvements of facilities serving SFID No. 2022-1 including basic repairs of old school facilities and facilities systems infrastructure including fixing deteriorating roofs, plumbing, and electrical systems; modernization of outdated existing elementary and middle school classrooms, restrooms, and school facilities; provision of state-of-the-art classrooms with student access to computers and modern technology; and enhancement of campus safety and security. Addressing these needed facilities issues requires that the District ask the voters of SFID No. 2022-1 to approve a General Obligation Bond.

The State of California requires a local match, funded primarily through local, general obligation bonds, for school districts wishing to pursue matching state funds for the upgrade or replacement of school buildings and facilities. The millions of dollars potentially available through the State match allows local taxpayers to benefit from the tax dollars they already pay to Sacramento.

It is imperative that our students are housed in educational environments consistent with the District’s priority to provide school facilities that are safe, attractive, and appropriate for learning. The District needs to act locally to provide a school environment to ensure our students have the educational opportunities they deserve, and a school environment the community can take pride in.



## Local Ballot Measure: R

### **SFID No. 2022-1 Repair/Educational Improvement/Student Safety Bond Measure**

To modernize existing elementary and middle schools; provide state of the art classrooms; repair old facilities and infrastructure; and enhance safety/security; shall the Santa Rita Union Elementary School District School Facilities Improvement District No. 2022-1 measure authorizing \$24,900,000 in bonds at legal interest rates, levying approximately 3¢ per \$100 and providing an estimated average \$1,460,000 annually while bonds are outstanding, with citizens' oversight, annual audits, all funds staying local and NO money for administrators' salaries, be adopted?

As required by the California Constitution, the proceeds from the sale of the bonds will be used only for the purposes authorized under Article XIII A of the California Constitution, including construction, reconstruction, rehabilitation, or replacement of school facilities, furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities, as specifically set forth in this Exhibit A, and costs incident thereto, and not for any other purpose, including salaries and other routine school operating expenses.

The following list describes the specific projects the District proposes to finance with proceeds of the bonds. The scope of specific projects, the order of construction, and their completion is contingent on final project costs and the availability of needed funds. Further, projects on the project list are of the type that issuing the authorized general obligation bonds as stated will not cause the State to reduce any financial hardship contribution that would otherwise be available to the District had these bonds not been authorized, issued, and or expended for their stated purpose.

### **SCHOOL FACILITIES PROJECTS TO BE FUNDED FROM BOND PROCEEDS**

The following Bond Project List includes both projects that can be completed using the bond proceeds, along with State matching funds and other building funds the District is projected to receive and projects that are proposed and needed but whose construction is contingent on the amount of bond funds available, plus the amount of State matching and other building funds the District may receive in the future, which is a function of the State building program rules, passage of State bonds, and the growth rate of the District. The completion of specific projects is also contingent on final project costs.

#### **Districtwide Improvements**

- Improve, repair, modernize, rehabilitate, and equip existing Santa Rita elementary and middle schools
- Provide state of the art classrooms, science, and instruction labs to support student achievement
- Enhance student safety and security, including fencing, cameras, lighting, drop-off/pick-up areas and parking, campus accessibility, and removing hazards in play areas and athletic fields
- Upgrade, repair and replace deteriorating classrooms and infrastructure such as portables,



## Local Ballot Measure: R

- restrooms, roofs, and outdated electrical, fire alarm and sprinkler systems, including HVAC
- Improve and equip student support facilities, including playgrounds, eating/meeting areas, drinking fountains, walkways, and open spaces
- Improve/build transitional kindergarten classrooms and support facilities
- Address unforeseen conditions revealed by construction/modernization (such as aging plumbing or gas lines, dry rot, seismic, structural, etc.).
- Meet Federal and State-mandated Occupational Safety & Health Administration (OSHA) safety upgrades
- Abate and remove hazardous materials identified prior to or during construction

### **Gavilan View M.S.**

- Upgrade/replace aging portables, and build new classrooms
- Provide science, technology, engineering, arts and math (STEAM) labs that can be used by all grade levels
- Repair/replace old, leaky roofs, water pipes, electrical systems, doors, windows, flooring, drainage and other infrastructure, including painting, dry rot and building exteriors, cracked concrete walkways, and landscaping/irrigation
- Repair existing and construct new restrooms
- Repair and upgrade school heating and air conditioning systems
- Improve student safety and security, including fencing, EMS/communication/bell systems, cameras, lighting, parking, campus accessibility, and removing hazards in play areas and athletic fields
- Update fire alarm and sprinkler system
- Improve access for people living with disabilities
- Upgrade/construct athletic fields and facilities, including gym and locker rooms

### **John Gutierrez M.S.**

- Repair/upgrade roofs, doors and other infrastructure, including painting, storage, the battery back-up system, walkways, irrigation systems, and landscaping
- Improve student safety and security, including fencing, lighting, parking, campus accessibility, and removing hazards in play areas and athletic fields
- Build new classrooms
- Repair existing restrooms
- Update fire alarm and sprinkler systems
- Provide outdoor shade structures, eating and places for learning
- Upgrade athletic facilities, including gyms and play fields



## Local Ballot Measure: R

### **La Joya Elementary**

- Upgrade/replace aging portables, and build new classrooms
- Repair/upgrade outdated and aging classrooms, including improving necessary utilities and infrastructure such as electrical systems and outlets
- Provide science, technology, engineering, arts and math (STEAM) labs, including constructing a new music room
- Improve student safety and security, including fencing, cameras, lighting, EMS/communication/bell systems, drop-off/pick-up areas and parking, campus accessibility, and removing asbestos and hazards in play areas and athletic fields
- Improve access for people living with disabilities
- Repair/replace old, leaky roofs, plumbing/water pipes, sewer/septic, electrical systems, gas lines, lighting, doors, windows, solar system and replace battery back-up, drainage and other infrastructure, including wi-fi, painting, building exteriors, walkways, playfields, and landscaping/irrigation
- Repair and upgrade school heating and air conditioning systems
- Repair existing and construct new restrooms
- Update fire alarm and sprinkler systems
- Provide outdoor shade structures, playgrounds, eating and places for learning
- Improve/build transitional kindergarten classrooms and support facilities

### **McKinnon Elementary**

- Upgrade/replace aging portables, and build new classrooms
- Provide science, technology, engineering, arts and math (STEAM) labs,
- Repair/upgrade roofs and other infrastructure, including doors, walkways, battery back-up, drainage, playfields, and landscaping/irrigation
- Improve student safety and security, including fencing, cameras, EMS system, parking, campus accessibility, and hazards in play areas and athletic fields
- Improve access for people living with disabilities
- Repair and upgrade school heating and air conditioning systems
- Repair existing/construct new restrooms
- Update fire alarm and sprinkler systems
- Provide outdoor shade structures, eating and places for learning
- Improve/build transitional kindergarten classrooms and support facilities
- Replace battery back-up system

### **New Republic Elementary**

- Improve student safety and security, including fencing, cameras, EMS systems, and parking
- Improve access for people living with disabilities
- Repair/upgrade roofs and other infrastructure, including walkways, painting, storage, battery back-up, playfields, drainage, and landscaping/irrigation
- Repair existing restrooms
- Repair and upgrade school heating and air conditioning systems
- Update fire alarm and sprinkler systems



## Local Ballot Measure: R

- Provide outdoor shade structures, play structures, eating and places for learning
- Improve/build transitional kindergarten classrooms and support facilities

### **Santa Rita Elementary**

- Upgrade/replace aging portable classrooms
- Improve student safety and security, including fencing, EMS/bell systems, cameras, lighting, drop-off/pick-up areas and parking, campus accessibility, and removing hazards in play areas and athletic fields
- Repair and upgrade school heating and air conditioning systems
- Improve access for people living with disabilities
- Repair/upgrade roofs, lighting, flooring, doors, walkways, drainage and other infrastructure, including painting, battery back-up, playfields, and landscaping/irrigation
- Repair existing and construct new restrooms
- Update fire alarm and sprinkler systems
- Provide outdoor shade structures, play structures, eating and places for learning

Improve/build transitional kindergarten classrooms, preschool and support facilities

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.

To the extent permitted by law 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, construction management 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; costs of the election; project construction oversight, management and administration during the duration of such projects, including by District personnel, and bond issuance costs.

Unforeseen conditions may arise during the course of planning, design and construction resulting in the scope and nature of any of the specific projects described above being altered by the District. In the event that the District determines that, with respect to a modernization or renovation project, it is more economical for the District or otherwise in the District's best interests to be undertaken as new construction, this bond measure authorizes said new construction,



## Local Ballot Measure: R

including land acquisition, relocation, expansion and construction and/or reconstruction, and all costs relating thereto. Conversely, if the District determines that it is more economical or otherwise in the best interests of the District to modernize or renovate District facilities instead of undertaking a new construction project, this bond measure authorizes such a project. In addition, this measure authorizes the acquisition of real property, including necessary rights of ways or other real property interests, required to expand District facilities, to provide access to school or other District facilities, or to provide additional school or related facilities. Further, authorized projects include reimbursements for project costs previously paid and paying and/or prepaying interim financing for the types of projects included on the project list, such as bond anticipation notes. Finally, projects on this list may be undertaken and used as joint use projects with other public agencies.

Approval of the District's bond measure does not guarantee that all of the identified projects within this Bond Project List will be funded. The District plans to pursue funds from the State of California, if available, to complete certain of the identified facilities projects. The District is unable to anticipate all unforeseen circumstances which may prevent some of the projects listed above from being undertaken or completed.

The order in which projects are listed in the foregoing Bond Project List does not suggest an order of priority. Project prioritization is vested in and will be determined by the District Board of Trustees. Bond proceeds shall only be expended for the specific purposes identified herein. The District shall create an account into which proceeds of the bonds shall be deposited and comply with the reporting requirements of Government Code section 53410.

These projects may include participation in the State Facility Program's Joint-Use Program to gain matching funds for teacher education, multi-purpose rooms, gymnasiums, libraries, childcare, and other qualifying Joint-Use facilities. With respect to such joint-use projects, the bond funds authorized by this Measure may be used to pay all of the local share needed to qualify the projects for special State matching funds under the State Facility Program's Joint-Use Program requirements.

The Board of Trustees hereby certifies that it has evaluated the safety, class-size reduction, and information technology needs of the District in developing this list of school facilities projects.



## Local Ballot Measure: R

### **ACCOUNTABILITY MEASURES**

If the bonds are approved, the Board of Trustees will implement the following accountability measures in accordance with State law:

(a) Use the bond proceeds only for the purposes authorized under Article XIII A of the California Constitution, including construction, reconstruction, rehabilitation, or replacement of school facilities, furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities and related uses, as specifically set forth in this Exhibit A, and costs incident thereto, and not for any other purpose, including salaries and other routine school operating expenses;

(b) Conduct an annual, independent performance audit to ensure that the bond proceeds have been expended only on the projects and uses listed in this Exhibit A;

(c) Conduct an annual, independent financial audit of the proceeds from the sale of the bonds until all of those proceeds have been expended for school facilities projects and uses listed in this Exhibit A; and

(d) Establish and appoint members to an independent citizens' oversight committee to ensure the bonds are used only for the projects and uses listed in this Exhibit A.

### **STATE MATCHING FUNDS**

California Education Code section 15122.5 requires the following statement to be included in this sample ballot:

"Approval of this bond measure does not guarantee that the proposed projects in the Santa Rita Union Elementary School District that are the subject of bonds under this measure will be funded beyond the local revenues generated by this bond measure. The school district's proposal for certain of the projects assumes the receipt of matching state funds, which are subject to appropriation by the Legislature or approval of a statewide bond measure."

### **ANNUAL TAX AMOUNT, RATE, AND DURATION**

The bonds shall bear interest at an annual rate not exceeding the statutory maximum. The maturity of the bonds shall not exceed the maximum term allowed by law at the time of issuance (currently 25 years if issued under Education Code section 15140, or 40 years if issued under Government Code section 53508, so long as the bonds are not capital appreciation bonds ("CABs," which CABs are limited to 25 years)). Accordingly, as further set forth in the tax rate statement, the *ad valorem* tax will be levied at such rates and for so long as may be required to meet the debt service needs of the bonds proposed to be issued, including such bonds that may be issued



## Local Ballot Measure: R

to refund any approved bonds.

---