

## **FULL TEXT OF BOND MEASURE**

**for**

### **THE AMADOR COUNTY UNIFIED SCHOOL DISTRICT**

#### **INTRODUCTION**

The Amador County Unified School District (the “District”) serves approximately 4,000 students in preschool, Transitional Kindergarten, Kindergarten, and Grades 1 through 12 in schools throughout Amador County. The District is nestled in the heart of the Gold Country in the Sierra Nevada Foothills of Amador County, which is close to San Francisco, Sacramento, Yosemite and Lake Tahoe. Amador County is known as “The Heart of the Mother Lode” with some of the most successful gold mines during the California Gold Rush. The 2020 United States Census reports Amador County has a population of 40,474 and encompasses 595 square miles. The Board of Trustees (the “Board”) has developed, articulated, and regularly reviewed an overarching set of fundamental principles which describe the Amador County Public Schools’ core beliefs, values and tenets. The Board, the District and the County Office of Education incorporate these principles into all programs, activities, and operations. Among them, the District believes that education is a shared responsibility, and that all are entitled to safe, welcoming, and nurturing environment.

The District has an ongoing and urgent need to repair, modernize and improve old or outdated classrooms and facilities; repair or replace old or leaky roofs and outdated infrastructure; replace old or outdated portables with permanent classrooms; upgrade science, computer, and career technical education, labs and facilities; maintain and improve six existing elementary schools in the communities they currently serve; and build new facilities to improve the quality of education at consolidated schools, and expand program offerings at the middle and high school campuses, better preparing all students for vocational jobs, college and careers. Addressing these needed facilities issues requires that the District ask its voters 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. This bond measure would provide the District’s local match. 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 students are housed in educational environments consistent with the District’s mission to provide school facilities where every student is prepared, supported, and inspired to achieve career and college success in a rapidly evolving world through highly engaging teaching, rigorous learning and innovative pathways supported by strong partnerships in a safe, caring and collaborative environment. We need to act locally to provide a school environment to ensure students have the educational opportunities they deserve, and a school environment the community can take pride in.

#### **BONDS**

To repair and improve local schools, shall Amador County Unified School District’s measure be adopted to repair old classrooms and facilities; repair/ replace leaky roofs and outdated infrastructure; replace outdated portables with permanent classrooms; and build new facilities to improve the quality of education at consolidated schools; by issuing \$64,000,000 in bonds at legal rates, levying approximately 5¢ per \$100 of assessed value, raising an estimated average \$4,300,000 annually while bonds are outstanding, with audits and citizen oversight?

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.

Overall and throughout the District, the bond measure will:

- Repair, modernize and improve old or outdated classrooms and facilities.
- Repair or replace old or leaky roofs and outdated infrastructure.
- Replace old or outdated portables with permanent classrooms.
- Upgrade science, computer, and career technical education, labs and facilities.
- Maintain and improve six existing elementary schools in the communities they currently serve.
- Build new facilities to improve the quality of education at consolidated schools and expand program offerings at the middle and high school campuses, better preparing all students for vocational jobs, college and careers.

#### **Project List – Specific Sites**

##### **Jackson Elementary School**

- Repair, modernize and improve existing and outdated classrooms and facilities, including restrooms, classroom interior and exterior finishes, casework, windows and window coverings in permanent buildings, painting, and shade structures over south-facing windows.
- Repair and replace roofs.
- Repair, replace and/or upgrade heating, ventilation and air conditioning systems.
- Repair, replace and/or improve outdated infrastructure and grounds, including walkways and drainage between classroom wings, electrical systems, plumbing, other drainage systems, playgrounds, concrete and grading, and guardrails and posts.
- Improve student safety and security, including repairing/replacing/upgrading fire safety systems.
- Improve ADA access, including to the lower playfield.

- Construct new Transitional Kindergarten/Kindergarten complex.

#### **Pine Grove Elementary School**

- Repair, modernize and improve existing and outdated classrooms and facilities, including restrooms, exterior finishes, painting, and window replacement.
- Repair and replace roofs.
- Repair, replace and/or upgrade heating, ventilation, and air conditioning systems.
- Improve student safety and security, including repairing/replacing/upgrading fire safety systems and lighting.
- Repair, replace and/or improve outdated infrastructure and grounds, including plumbing, the septic system, electrical systems, kitchen, dry rot, water damage, flooring/foundations, underground utilities and installing a backup generator.

#### **Pioneer Elementary School**

- Repair, modernize and improve existing and outdated classrooms and facilities, including restrooms, exterior finishes, painting, window replacement and upgrading the stage and multi-media system.
- Repair and replace roofs.
- Repair, replace and/or upgrade heating, ventilation, and air conditioning systems.
- Repair, replace and/or improve outdated infrastructure and grounds, including electrical systems, drainage, plumbing, the septic system and leech field, cell phone coverage, shade structures, installing a backup generator, and paving the track around the field.
- Improve student safety and security, including repairing/replacing/upgrading fire safety systems.
- Improve ADA access.

#### **Plymouth Elementary School**

- Repair, modernize and improve existing and outdated classrooms and facilities, including restrooms, exterior finishes and painting.
- Repair and replace roofs and gutters.
- Repair, replace and/or upgrade heating, ventilation and air conditioning systems.
- Repair, replace and/or improve outdated infrastructure and grounds, including plumbing, electrical systems, irrigation and water systems, and doors.
- Improve student safety and security, including repairing/replacing/upgrading fire safety systems.

#### **Sutter Creek Elementary School**

- Repair, modernize and improve existing and outdated classrooms and facilities, including restrooms, flooring, cabinetry, and countertops.
- Repair and replace roofs and gutters.
- Repair, replace and/or upgrade heating, ventilation, and air conditioning systems.
- Repair, replace and/or improve outdated infrastructure and grounds, including plumbing, electrical systems, and parking lots.
- Construct new Transitional Kindergarten/Kindergarten complex.
- Construct new student support and administration office spaces.
- Improve student safety and security, including repairing/replacing/upgrading fire safety systems.

### **lone Junior High School**

- Construction, reconstruction, rehabilitation, or replacement of school facilities, furnishing and equipping of school facilities, and the acquisition or lease of real property, for the conversion of the existing site to an elementary school site.
- Repair and replace roofs.
- Repair, replace and/or upgrade heating, ventilation, and air conditioning systems.
- Repair, replace and/or improve outdated infrastructure and grounds, including plumbing and electrical systems.
- Repair, modernize and improve existing and outdated classrooms and facilities, including restrooms and the band room.
- Improve student safety and security, including repairing/replacing/upgrading fire safety systems, and constructing new drop-off areas and entrances.
- Construct new pre-school/Transitional Kindergarten/Kindergarten complex.
- Construct new playgrounds.
- Construct new student support and administrative office spaces.

### **Amador High School**

- Construction, reconstruction, rehabilitation, or replacement of school facilities, furnishing and equipping of school facilities, and the acquisition or lease of real property, for the conversion of the existing site to a junior high school site.
- Repair and replace roofs.
- Repair, replace and/or upgrade heating, ventilation and air conditioning systems, including at the gym, shop, administration building, band/drama, and other classrooms and facilities.
- Repair, modernize and improve existing and outdated facilities, including science and computer labs, career technical education classrooms, restrooms, and the cafeteria.

- Repair, replace and/or improve outdated infrastructure and grounds, including all underground utilities, plumbing, electrical systems and resurfacing the existing track.

### **Argonaut High School**

- Construction, reconstruction, rehabilitation, or replacement of school facilities, furnishing and equipping of school facilities, and the acquisition or lease of real property, for the considerable expansion of the existing site.
- Repair and replace roofs.
- Repair, replace and/or upgrade heating, ventilation and air conditioning systems.
- Improve student safety and security, including repairing/replacing/upgrading fire safety systems, building a new entrance and drop-off circle, and parking lot expansion and improvements.
- Repair, modernize and improve existing and outdated facilities, including classrooms, science and computer labs, career technical education classrooms, restrooms, and the band room.
- Construct new and additional facilities and/or convert existing facilities, including classrooms, career technical education facilities, restrooms, a new gym with locker rooms, and a new theater.
- Repair, replace and/or improve outdated infrastructure and grounds, including all underground utilities, plumbing, and electrical systems.
- Replace old and outdated portables with permanent classrooms.

### **Independence Continuation High School**

- Repair and replace roofs.
- Repair, replace and/or upgrade heating, ventilation, and air conditioning systems.
- Repair, modernize and improve existing and outdated classrooms and facilities.
- Improve student safety and security, including repairing/replacing/upgrading fire safety systems.

### **Project List – District-wide**

Projects listed below may be completed at any and all schools, sites and facilities, including support facilities and other District-owned properties, where such project is determined necessary.

- Construct new and/or repair existing transportation, maintenance and warehouse facilities.
- Federal and State-mandated Americans with Disabilities Act (ADA) accessibility upgrades including but not limited to site access, parking, staff and student restrooms, relocation of existing classrooms, installation of electrical devices, drinking fountains, and playground equipment.
- Address unforeseen conditions revealed by construction/modernization (such as aging plumbing or gas lines, dry rot, seismic, structural, etc.).

- Federal and State-mandated Occupational Safety & Health Administration (OSHA) safety upgrades including playground equipment replacement.
- Abate and remove hazardous materials identified prior to or during construction.
- Make other improvements to classrooms and repair, replace, renovate or construct additional 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.

In addition to the projects listed above, the repair and renovation of each of the existing school facilities may include, but not be limited to, some or all of the following: renovate student and staff restrooms; upgrade or install signage, clocks and fencing; upgrade of facilities for energy efficiency; repair and replace worn-out and deteriorated roofs, windows, walls, doors and drinking fountains; upgrade public address systems; install wiring and electrical systems to safely accommodate computers, technology and other electrical devices and needs; meet earthquake safety standards; improve water conservation; upgrade or construct support facilities, including administrative, physical education (including upgrading gyms, stadiums, athletic facilities, tracks, bleachers, lockers and equipment rooms), and classrooms, labs, and performing arts and music classrooms; repair and replace fire alarms, emergency communications and security systems; resurface or replace hard courts, turf; irrigation and drainage systems and campus landscaping; replace asphalt and broken pavement; expand or improve parking lots and drop-off areas; replace portable classrooms; interior and exterior painting, floor covering and tile replacement; upgrade or expand school cafeterias; construct various forms of storage and support spaces and classrooms; repair, upgrade and install interior and exterior lighting systems; improve athletic fields and shade structures; replace or upgrade outdated security fences, gates and security systems (including access control systems); and upgrade heating, ventilation and air conditioning systems. The upgrading of technology infrastructure includes, but is not limited to, servers, switches, routers, modules, sound projection systems, call manager and network security/firewall, wireless technology systems, and other miscellaneous equipment.

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, 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.

These projects may include participation in any of the State Facility Programs including, but not limited to: New Construction, Modernization, Facility Hardship, Career Technical Education, Preschool Transitional Kindergarten and Full-Day Kindergarten, to gain facility matching funds for existing or new facilities. With respect to such projects, the bond funds authorized by this Measure may be used to pay all or a portion of the local share needed to qualify the projects for special State matching funds under the various State Facility Programs 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.

## **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 Amador County Unified 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 to refund any approved bonds.