

# SOUTHWESTERN COMMUNITY COLLEGE DISTRICT

(This Measure will appear on the ballot in the following form.)

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## MEASURE Z

**SOUTHWESTERN COLLEGE AFFORDABLE EDUCATION, JOB TRAINING/ VETERAN SUPPORT MEASURE.** To repair/ upgrade local community college campuses, prepare students/ veterans for jobs/ university transfer, repair deteriorating roofs, electrical wiring, gas, water/ sewer lines, remove asbestos/ lead paint, improve energy efficiency/ campus safety/ security, upgrade, acquire, repair, construct classrooms/ labs/ sites/ facilities/ equipment, shall Southwestern Community College District issue \$400 million in bonds at legal rates, no money for administrators' salaries/ pensions, independent audits, citizen oversight, all funds used locally?

Bonds – Yes

Bonds – No

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This measure requires approval by 55% of the voters voting on the measure. Full text of this measure follows the arguments and rebuttals.

### COUNTY COUNSEL IMPARTIAL ANALYSIS

This measure was placed on the ballot by the governing board of the Southwestern Community College District ("District"). This measure, if approved by 55% of the votes cast on the measure, will authorize the District to issue and sell \$400,000,000 in general obligation bonds. The sale of these bonds by the District is for the purpose of raising money for the District, and represents a debt of the District. In exchange for the money received from the bond holders, the District promises to pay the holders an amount of interest for a certain period of time, and to repay the bonds on the expiration date.

Voter approval of this measure will also authorize an annual tax to be levied upon the taxable property within the District. The purpose of this tax is to generate sufficient revenue to pay interest on the bonds as it becomes due and to provide a fund for payment of the principal on or before maturity.

Proceeds from the sale of bonds authorized by this measure may be used by the District for the construction, reconstruction, rehabilitation or replacement of community college facilities, including the furnishing and equipping of community college facilities, or the acquisition or lease of real property for community college facilities.

The interest rate on any bond, which is established at the time of bond issuance, could not exceed 12% per annum. The final maturity date of any bond could be no later than 40 years after the date the bonds are issued as determined by the District.

The tax authorized by this measure is consistent with the requirements of the California Constitution. The California Constitution permits property taxes, above the standard one percent (1%) limitation, to be levied upon real property to pay the interest and redemption charges on any bonded indebtedness for, among other things, the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, when approved by 55% of the voters if:

## COUNTY COUNSEL IMPARTIAL ANALYSIS (CONTINUED)

- (1) the proceeds from the sale of the bonds are used only for the purposes specified,
- (2) the District, by evaluating safety, class size reduction, and information technology needs, has approved a list of specific projects to be funded,
- (3) the District will conduct an annual, independent performance audit, and
- (4) the District will conduct an annual, independent financial audit.

If a bond measure is approved, state law requires the District to establish an independent citizens' oversight committee. The District has made this ballot measure subject to these requirements.

Approval of this measure does not guarantee that the proposed projects in the District that are the subject of these bonds will be funded beyond the local revenues generated by this measure.

A "YES" vote is a vote in favor of authorizing the District to issue and sell \$400,000,000 in general obligation bonds.

A "NO" vote is a vote against authorizing the District to issue and sell \$400,000,000 in general obligation bonds.

### TAX RATE STATEMENT

An election will be held in the Southwestern Community College District (the "District") on November 8, 2016, for the purpose of submitting to the electors of the District the question of incurring a bonded indebtedness of the District in a principal amount of \$400,000,000. If such bonds are authorized and sold, the principal thereof and interest thereon will be payable from the proceeds of tax levies made upon the taxable property in the District. The following information regarding tax rates is provided to comply with Section 9401 of the Election Code of the State of California. Such information is based upon the best estimates and projections presently available from official sources, upon experience within the District and other demonstrable factors.

Based upon the foregoing and projections of the assessed valuations of taxable property in the District, and assuming the entire debt service, including principal and interest on the bonds, will be paid through property taxation:

1. The best estimate from official sources of the tax rate which would be required to be levied to fund the bonds issue during the first fiscal year after the first sale of bonds, and an estimate of the year in which that tax rate will apply is \$0.0250 per \$100, or \$25.00 per \$100,000 of assessed valuation of all property to be taxed in fiscal year 2017-2018.
2. The best estimate from official sources of the tax rate which would be required to be levied to fund the bonds issue during the first fiscal year after the last sale of bonds and an estimate of the year in which that rate will apply is \$0.0250 per \$100, or \$25.00 per \$100,000 of assessed valuation of all property to be taxed in 2029-2030.
3. The best estimate from official sources of the highest tax rate which would be required to be levied to fund the bond issue and an estimate of the year in which that rate will apply is \$0.0250 per \$100 or \$25.00 per \$100,000 of assessed valuation of all property to be taxed in fiscal year 2017-2018.

## TAX RATE STATEMENT (CONTINUED)

4. The best estimate from official sources of the total debt service, including principal and interest which would be required to be repaid by tax rates levied on taxable property, if all the bonds are issued, sold and paid as projected would be \$ 771,677,155.

The attention of all voters is directed to the fact that the foregoing information is based upon projections and estimates only. The actual tax rates 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 the market interest rates at the time of the sales, and the actual assessed valuations over the term of repayment of the bonds. The date of sale and the amount of bonds sold any given time will be determined by the District based on its need for construction funding as well as other factors. The actual interest rates at which the bonds will be sold will depend on bond market conditions at the time of sale. Actual assessed valuations at future dates will depend upon the amount and value of taxable property within the District as determined by the County Assessor in the County of San Diego in the annual assessment and the equalization process. Accordingly, the actual tax rate and the years in which such rates are applicable may vary from those presently estimated above.

Acting Superintendent/President  
Southwestern Community College District

Timothy Flood  
Dated: 8-10-16

# ARGUMENT IN FAVOR OF MEASURE Z

Southwestern Community College Affordable Education  
Job Training & Veterans Support Measure

## **Make College Affordable.**

The cost of California's public universities has skyrocketed. South Bay students rely on Southwestern College to improve job skills, earn an associate degree, and transfer to 4-year colleges and universities. Measure Z ensures Southwestern College can provide affordable, quality higher education for students and working families throughout the South Bay.

## **Prepare Students for 21<sup>st</sup> Century Careers.**

Technology has changed our economy. Many workers, including 70% of nurses and 80% of law enforcement, attend community colleges to learn essential science and computer skills. Measure Z will build state-of-the-art classrooms and expand technology training programs to prepare students for 21<sup>st</sup> century careers and find better-paying jobs in fields like biotech, engineering, healthcare.

## **Accountability & Transparency.**

- Independent Citizens Oversight Committee.
- Funds must be spent locally.
- Mandatory Annual Fiscal Audits.
- No Funds for Administrators' Salaries.
- 100% Transparency Rating - San Diego Taxpayers Association

## **Affordable Job Training and Vocational Education.**

Many good-paying careers don't require 4-year degrees, but do require career technical training. Measure Z ensures Southwestern College provides a positive alternative for students seeking vocational training and workers who need to learn new job skills later in life.

## **Assist Veterans Re-Entering the Workforce.**

Southwestern College serves thousands of military veterans, many of whom recently returned from war zones and face tough challenges. Measure Z expands veterans' services and job training to help returning veterans complete their education and re-enter the workforce.

## **Critically Needed Repairs.**

Many Southwestern College classrooms were built 50 years ago and are outdated, deteriorating and run down. Measure Z makes urgently needed repairs, including removing asbestos and lead paint, improving fire/earthquake safety, renovating electrical, gas and sewer lines, fixing leaky roofs, and repairing classrooms and labs.

## **YES ON MEASURE Z**

*Making College and Job Training Affordable*

JIM MAHLER  
President,  
American Federation of Teachers

LINDA LEGERRETTE  
Director,  
Middle Class Taxpayers Association

BOB MUFF  
Southwestern College Citizens  
Bond Oversight Committee

NICK SEGURA  
Director  
San Diego Electrical Job Training Center

VINCENT ALEXANDER AVILA-WALKER  
President, Southwestern College  
Student Veterans Organization

## REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE Z

Measure Z's tax increase is unfair to seniors and fixed income property owners.

Why another bond so soon? How can Southwestern still claim leaky roofs, rusty pipes or unsafe conditions after spending all the prior bond money voters approved? Was bond money wasted on pools, AstroTurf, bleachers or theaters instead of classrooms and student safety? **WAS PRIOR BOND MONEY WASTED ON NO BID CONTRACTS TO FRIENDS AND SUPPORTERS?** How can voters trust Southwestern not to waste this money too?

Measure Z would give Southwestern an additional \$400 million at a cost of \$771.6 million to taxpayers over decades.

A \$500,000 property can expect \$125 more taxes per year for decades if Measure Z passes. Worse the estimated high of \$25 per \$100,000 is not guaranteed. IT COULD BE HIGHER!

You already pay taxes for your elementary schools' bonds and these districtwide taxes:

Countywide Proposition 13  
Sweetwater High School District, Bond 2000  
Sweetwater High School District, Bond 2006  
Southwestern Community College, Bond 2000  
Southwestern Community College, Bond 2008  
Metropolitan Water District

### STOP TAXING US TO DEATH!

District's promised Citizens' Bond Oversight Committee is a toothless tiger. Measure Z lacks a specific prioritized project list with estimated costs so voters and Citizens' Bond Oversight Committee can measure accountability.

Worse, many bond funded contracts will be handed out without competitive bidding that has historically protected schools from wasted funds, fostered healthy market competition, allowed all qualified bidders a fair opportunity to participate and protected against fraud, favoritism, corruption. **Google:** Sweetwater school pay to play OR Fresno Leaseback FBI Arax.

Vote NO until these problems are fixed.

[www.CaITAN.org](http://www.CaITAN.org)

M. KEVIN O'NEILL, President  
California Taxpayers Action Network

## ARGUMENT AGAINST MEASURE Z

Don't be a victim of The School Bond Scam! ([www.schoolbondscam.org](http://www.schoolbondscam.org))

News articles and campaign finance disclosures show Wall Streeters, contractors and consultants pay money to pass school bonds for their immediate profit leaving each taxpayer with decades of additional debt. **Google:** "Local School Bonds: Big Donors Win Big Contracts" OR Orange County Register's "Bankers Push School Bonds for C.A.S.H."

The School Bond Scammers gladly pay to pass bonds anticipating school boards will reward them with inflated no bid contracts in return. **Google:** Sweetwater school pay to play OR Fresno Leaseback FBI Arax.

Voice of San Diego's August 6, 2012 investigative report revealed Poway School District's "Capital Appreciation Bonds" put their taxpayers on the hook to pay back about \$1 billion for their \$105 million bond. **Google:** "Thanks a Billion"

California Taxpayers Action Network ([www.caltan.org](http://www.caltan.org)) is not against all school bonds and has supported those (i.e. Walnut Valley Unified School District) that contain proper internal controls to prevent waste and encourage good value for taxpayers.

This bond does not include such taxpayer protections. Contracts can be handed to favored contractors and consultants without regard to price!

Worse, this bond lacks a prioritized Project List with estimated project costs for each and a commitment to build the proposed projects in the promised prioritized order. This bond allows pet projects to be built instead of necessary ones.

Why does District need another bond so soon after their last one? Did they handout over priced contracts and put in astroturf fields with the last bond instead of making needed classroom repairs?

Vote NO until they propose a better bond next election.

California Taxpayers Action Network is a San Diego based all-volunteer, statewide network of taxpayer advocates who promote sound fiscal policies, practices and business methods by government entities for the public's benefit and protection.

M. KEVIN O'NEILL  
President,  
California Taxpayers Action Network

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# REBUTTAL TO ARGUMENT AGAINST MEASURE Z

## THE OPPONENTS HAVE THEIR FACTS WRONG. . .

Measure Z is designed to protect taxpayers and make college affordable for South Bay residents.

### Ironclad Taxpayer Safeguards.

- All funds, by law, must be spent locally.
- Annual, independent financial audits account for every penny.
- Independent Oversight Committee reviews every expenditure.
- Total transparency. Every project listed on the ballot and online here: [www.swccd.edu/FMP](http://www.swccd.edu/FMP)
- NO funds for administrators' salaries/pensions.
- Funding Sacramento can NOT take away!

### **Trusted By Taxpayer Advocates**

The **Middle Class Taxpayers Association** supports Measure Z. Southwestern College was awarded a 100% Transparency Rating from the **San Diego Taxpayers Association** for its school bond oversight program.

### **South Bay's Affordable College**

For over 50 years, working people in South Bay have relied on Southwestern College for an affordable, quality education and path to the middle class. Measure Z will renovate classrooms, expand job training and upgrade technology to enable a new generation of students to pursue careers, earn associate's degrees and transfer to 4-year colleges.

### **Supporting Returning Veterans**

Thousands of returning heroes have attended Southwestern College's nationally renowned Veteran's Programs to complete their education and re-enter the workforce. Measure Z provides urgently needed funds to support Southwestern's Veterans Programs.

### **Critically Needed Classroom Repairs**

- Replace dangerously outdated electrical systems and deteriorating roofs.
- **Remove hazardous asbestos and lead paint from student classrooms.**
- Improve fire/earthquake safety.

Interest rates and construction costs are at record lows. Putting off urgent repairs would cost us millions more – funds Southwestern College needs to keep college affordable.

## YES ON MEASURE Z

*Making College and Job Training Affordable*

LUCAS RATHE  
Citizens Bond Oversight Committee,  
Southwestern College

VINCENT AVILA-WALKER  
President, Southwestern College  
Student Veterans Organization

NICK SEGURA  
Director  
San Diego Electrical  
Job Training Center

JIM MAHLER  
President,  
American Federation of Teachers

SCOTT BARNETT  
President, TaxpayerAdvocate.org

## FULL TEXT OF MEASURE Z

### SOUTHWESTERN COMMUNITY COLLEGE DISTRICT BOND MEASURE ELECTION NOVEMBER 8, 2016

**“SOUTHWESTERN COLLEGE AFFORDABLE EDUCATION, JOB TRAINING/ VETERAN SUPPORT MEASURE.** To repair/ upgrade local community college campuses, prepare students/ veterans for jobs/ university transfer, repair deteriorating roofs, electrical wiring, gas, water/ sewer lines, remove asbestos/ lead paint, improve energy efficiency/ campus safety/ security, upgrade, acquire, repair, construct classrooms/ labs/ sites/ facilities/ equipment, shall Southwestern Community College District issue \$400 million in bonds at legal rates, no money for administrators’ salaries/ pensions, independent audits, citizen oversight, all funds used locally?”

Bonds - Yes

Bonds – No

### PROJECTS

The Governing Board of the Southwestern Community College District, to be responsive to the needs of its community, evaluated Southwestern College’s urgent and critical facility needs, and its capacity to provide students, active military, and **Veterans** with support and **job training** facilities, and an **affordable education** to prepare them for success in **college** and **careers**. **Veteran’s support**, safety issues, **job training** facilities, class size and offerings, and information and computer technology were each considered in developing the scope of projects to be funded, as such are outlined in the District’s Facilities Master Plan Vision 2025 and incorporated herein by reference in its entirety, and available for review on the District’s website ([www.swccd.edu](http://www.swccd.edu)). In developing the scope of projects, basic repairs, **job training** facilities, campus safety, facilities **supporting Veterans**, and the expansion of opportunities for local students to receive an **affordable**, quality **education**, were **prioritized**. If these facility needs are not addressed now, Southwestern College would be unable to remain competitive in preparing students for jobs in high demand industries and **university transfer**. The Governing Board determines that **Southwestern College MUST:**

- (i) **Increase opportunities for local students to earn college credits, certifications and job skills at reasonable prices and transfer to four-year colleges and universities;**
- (ii) **Expand and improve job training and education programs that prepare students for careers in a 21<sup>st</sup> Century economy;**
- (iii) **Expand and improve the Veteran services and job training;**
- (iv) **Continue training local workers and partnering with local industries in biotech, high-tech manufacturing, nursing, engineering, and fire and paramedic services;**
- (v) **Ensure that all money raised by this measure will stay in our community to support local students, and cannot be taken away by the State or used for other purposes;**

## FULL TEXT OF MEASURE Z (CONTINUED)

- (vi) **PROVIDE LOCAL SOUTH COUNTY STUDENTS WITH AN AFFORDABLE, HIGH-QUALITY EDUCATION;**
- (vii) **Adhere to stringent fiscal accountability safeguards including:**
  - (a) **All expenditures will be subject to annual independent financial audits;**
  - (b) **No funds will be used for administrators' salaries and pensions.**

The following types of projects are authorized to be undertaken at each of the District's locations:

### **PROVIDE AN AFFORDABLE EDUCATION FOR LOCAL RESIDENTS AND VETERANS:**

#### Facility Improvements Needed To Support Core Subjects

**Goals and Purposes:** The cost to attend the California public universities has risen to at least six times that of attending a community college, therefore, more local students and their families rely on Southwestern College to start their education and save tens of thousands of dollars. Additional funds are needed to ensure local students have the opportunity to earn collect credits and certifications, learn job skills at a reasonable price, and transfer to four-year universities.

The increase in campus shootings has made security more vital than ever. This measure will help make our local community college and higher education centers safer places for students to learn. Funds will be used to upgrade campus security and emergency communications systems, campus lighting, signage, cameras, and door locks, ensuring the safety and security of students.

- Replace deteriorating infrastructure, including gas, water and sewer lines.
- Improve energy and water use efficiency.
- Improve student safety and campus security systems, including security cameras, locks and lighting, telecommunication notification systems and other emergency power and emergency communications systems.
- **Repair leaky roofs, and outdated electrical wiring.**
- Update campus facilities to improve access for students with disabilities.
- Remove asbestos and lead paint from classrooms.

## FULL TEXT OF MEASURE Z (CONTINUED)

### PROVIDE JOB TRAINING, COLLEGE TRANSFER AND VETERAN SUPPORT:

#### Facility Improvements To Help Students and Veterans Transfer to Four-Year Universities or be Trained For High Demand Jobs

**Goals and Purposes:** Computer and technology have changed the economy. No longer can a person rely on a low-skill manufacturing job to earn a decent living. This measure provides Southwestern College with the funds needed to expand and improve job training and education programs that prepare students for careers in 21<sup>st</sup> Century economy.

Southwestern College and its higher education centers have served thousands of military veterans, many of who have recently returned from war zones and face challenges including post-traumatic stress disorder and permanent disability. This measure will upgrade and expand veteran services and job training so returning Service Members receive the support they need to complete their education and enter the civilian workforce.

Southwestern College and its higher education centers provide excellent training that prepares students to transfer to UC and Cal State schools to complete their Bachelor's degrees. They also allow high school students to get a jump start on earning college credit by taking college courses before they even graduate. This measure will ensure we can continue to offer this caliber of education while saving families money on the first few years of tuition.

- Expand and improve facilities which provide job training, counseling, and support services to military veterans and their families.
- **Upgrade classrooms, science labs and technology classrooms to better prepare students to transfer to four-year colleges and universities.**
- Upgrade and construct vocational and job training classrooms.

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### FISCAL ACCOUNTABILITY

This bond measure has strict accountability requirements including:

1. All money will benefit Southwestern College campus and CANNOT BE TAKEN BY THE STATE.
2. NO MONEY can be used for ADMINISTRATOR SALARIES or pensions.
3. Require CITIZENS' OVERSIGHT and yearly audits to ensure all funds are used locally, effectively and as promised.

## FULL TEXT OF MEASURE Z (CONTINUED)

4. NO ADMINISTRATOR SALARIES. Proceeds from the sale of the bonds authorized by this proposition shall be used only for the acquisition, construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, and not for any other purpose, including teacher, faculty and college administrator salaries, pensions and other operating expenses.

5. FISCAL ACCOUNTABILITY. THE EXPENDITURE OF BOND MONEY ON THESE PROJECTS IS SUBJECT TO STRINGENT FINANCIAL ACCOUNTABILITY REQUIREMENTS. BY LAW, PERFORMANCE AND FINANCIAL AUDITS WILL BE PERFORMED ANNUALLY, AND ALL BOND EXPENDITURES WILL BE MONITORED BY AN INDEPENDENT CITIZENS' OVERSIGHT COMMITTEE TO ENSURE THAT FUNDS ARE SPENT AS PROMISED AND SPECIFIED. THE CITIZENS' OVERSIGHT COMMITTEE MUST INCLUDE, AMONG OTHERS, REPRESENTATION OF A BONA FIDE TAXPAYERS ASSOCIATION, A BUSINESS ORGANIZATION AND A SENIOR CITIZENS ORGANIZATION. NO DISTRICT EMPLOYEES OR VENDORS ARE ALLOWED TO SERVE ON THE CITIZENS' OVERSIGHT COMMITTEE.

The listed projects will be completed as needed. Each project is assumed to include its share of furniture, equipment, architectural, engineering, and similar planning costs, program/project management, staff training expenses, a customary contingency, and costs associated with the Total Cost of Ownership of facilities and equipment. In addition to the listed projects stated above, authorized projects also include the acquisition of a variety of instructional, maintenance and operational equipment, including interim funding incurred to advance fund projects from payment of the costs of preparation of all facility planning, fiscal reporting, facility studies, assessment reviews, facility master plan preparation and updates, environmental studies (including environmental investigation, remediation and monitoring), design and construction documentation, and temporary housing of dislocated college activities caused by construction projects. In addition to the projects listed above, repair, renovation and construction projects may include, but not be limited to, some or all of the following: renovation of student and staff restrooms; replace aging electrical and plumbing systems; repair and replacement of heating, ventilation and air conditioning systems; acquire vehicles; upgrade of facilities for energy efficiencies, including photovoltaic/solar installations; repair and replacement of worn-out and leaky roofs, windows, walls doors and drinking fountains; replace or remove outdated buildings and classrooms and construction of new classrooms and support buildings; installation of wiring and electrical systems to safely accommodate computers, technology and other electrical devices and needs; upgrade facilities to meet earthquake safety standards, current environmental sustainability and State compliance standards; repair and replacement of fire alarms, emergency communications and security systems; upgrading, resurfacing, replacing or relocating of hard courts, fields, turf and irrigation systems; install sod or artificial turf on athletic fields; upgrade classrooms; build or upgrade facilities; construct, expand or reconfigure facilities to create large lecture classrooms; construct parking lots or structures, upgrade, resurfacing and reconditioning existing parking lots; improve vehicular access and traffic circulation; improve pathways, such as sidewalks, pedestrian bridge, traffic center; improve drop-off zones; repair, upgrade and install interior and exterior lighting systems; replace water lines and valves, gas and sewer lines and other plumbing systems; construct, upgrade, acquire or expand multi-use classrooms and labs, business and computer

## FULL TEXT OF MEASURE Z (CONTINUED)

technology center, academic success center, classrooms and labs at National City, Otay Mesa and San Ysidro Centers, buildings for automotive, journalism, maintenance and operations, language arts, administration, student services, institutional technology, general education, fine arts and visual and performing arts facilities, planetarium, physical education/aquatic facilities, gym, locker rooms, track replacement, support buildings, instructional buildings, athletic fields, improve water conservation and energy efficiency; acquire land; replace or upgrade outdated security and safety systems; replace existing window systems with energy-efficient systems to reduce costs; improve insulation, weatherproofing and roofs to reduce costs; improve access for the disabled; install and repair fire safety equipment, including alarms, smoke detectors, sprinklers, emergency lighting, and fire safety doors; replace broken concrete walks, deteriorated asphalt; replace/upgrade existing signage, bells and clocks; demolition of unsafe facilities; install new security systems, such as security (surveillance) cameras, burglar alarms, handrails, outdoor lighting, fencing, gates and classroom door locks; create outdoor study and gathering spaces; interior and exterior painting, wall and floor covering replacement; improve drainage systems to prevent flooding; upgrade roadway and pedestrian paths for improved safety and access for emergency vehicles, site parking, utilities and grounds. The project list also includes the refinancing of outstanding lease obligations. The upgrading of technology infrastructure includes, but is not limited to, upgrading classroom technology, wiring infrastructure, including Internal Distribution Frames, and infrastructure for Data Centers to insure reliable power sources, expanding wireless internet access, acquire portable interface devices, computers, servers, switches, routers, modules, sound projection systems, information systems, printers, digital white boards, upgrade voice-over-IP, communication systems, audio/visual and telecommunications systems, call manager and network security/firewall, Internet connectivity, wireless systems, technology infrastructure, and other miscellaneous IT and instructional equipment, DATA storage, fiber/copper infrastructure, phones, identity access cards and the creation.

The allocation of bond proceeds may be affected by the final costs of each project. Some projects may be undertaken as joint use projects in cooperation with other local public or non-profit agencies. The budget for each project is an estimate and may be affected by factors beyond the District's control. The final cost of each project will be determined as plans and construction documents are finalized, construction bids are received, construction contracts are awarded 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. Demolition of existing facilities and reconstruction of facilities scheduled for repair and upgrade may occur, if the Board determines that such an approach would be more cost-effective in creating more enhanced and operationally efficient campuses. Necessary site preparation/restoration may occur in connection with new construction, renovation or remodeling, or installation or removal of relocatable 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. Proceeds of the bonds may be used to pay or reimburse the District for the cost of District staff when performing work on or necessary and incidental to bond projects. 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 § 53410.