

**EXHIBIT A**

**BALLOT LABEL**

To repair old, outdated classrooms and school facilities, fix deteriorating roofs, plumbing and electrical systems, improve student safety and campus security, and upgrade classrooms, labs, facilities and technology to support achievement in science, math, reading, technology, arts and engineering, shall the La Mesa – Spring Valley School District measure authorizing \$136,000,000 in bonds at legal rates be adopted, levying approximately 2.4 cents per \$100 assessed value (\$7,879,000 annually) while bonds are outstanding, with citizen oversight and all money staying local?

Bonds - YES \_\_\_\_\_

Bonds - NO \_\_\_\_\_

## **EXHIBIT "B"**

### **FULL BALLOT TEXT**

#### **LA MESA-SPRING VALLEY SCHOOL DISTRICT CLASSROOM IMPROVEMENT BOND PROPOSITION**

By approval of this measure by at least fifty-five percent (55%) of the registered voters voting thereon, the La Mesa-Spring Valley School District shall be authorized to issue and sell bonds of up to \$136 million in aggregate principal amount to provide financing for the specific school facilities projects listed below in the Section III: Bond Project List, subject to all of the accountability safeguards specified herein.

#### **SECTION I: KEY FINDINGS**

- The Board of Education ("Board") of the La Mesa-Spring Valley School District ("District") is committed to providing a well-balanced educational program that nurtures academic growth in a safe, modern learning environment for all local students.
- While the District and the Board are proud of the award-winning schools and academic performance overall, the quality and condition of school facilities have not kept pace with this progress.
- Many District schools and classrooms are over 50 years old and deteriorating, and require extensive repair and upgrades to continue to provide a safe and modern learning environment for local students as well as serve our community well for the decades to come. In order to fulfill these critical objectives, the District must:
  - Repair or replace deteriorating roofs, plumbing, sewer lines and electrical systems where needed to ensure that all students receive instruction in 21<sup>st</sup> century classrooms, labs, technology and school facilities that support modern curriculum and provide a well-rounded education;
  - Improve student safety and campus security systems, including security fencing, security locks in classrooms, emergency communication systems, security cameras, smoke detectors, fire alarms and sprinklers, as well as upgrade our older schools so they meet current health codes, building safety codes and provide proper access for students with disabilities;
  - Provide modern classrooms, labs, technology infrastructure and educational facilities to support engaging, hands-on learning experiences in subjects including science, technology, engineering, arts and math;
  - Make schools more energy efficient and reduce the use of electricity, water and other resources to improve environmental sustainability and cut utility bills and create savings that can be used to protect the quality of core academic classroom programs like math, science, reading and writing;
  - Expand and upgrade classrooms to help reduce student overcrowding as needed to protect student health and safety.

- The cost of identified upgrades and improvements are beyond the scope of the District's current operating budget, and passing this bond measure provides a guaranteed source of locally controlled funding to maintain and improve this community's local school facilities.
- The District believes that investing in local school improvements will create local construction jobs and help stimulate the local economy.
- This bond measure will benefit local schools, as no funds can be taken away by the State or other school districts, and by law, no money may be used for administrator salaries or pensions. This bond measure requires strict fiscal accountability protections including mandatory annual audits and an independent citizens' oversight committee comprised of local residents to ensure funds are managed and spent properly.
- This bond measure would qualify our schools for millions in state matching funds that would otherwise go to other school districts.

## **SECTION II: ACCOUNTABILITY MEASURES**

The provisions in this section are included in this proposition in order that the voters and taxpayers of the District may be assured that their money will be spent to address specific facilities needs of the District, all 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 Section 15264 *et seq.* of the California Education Code).

***Evaluation of Needs.*** The Board of Education has evaluated the facilities needs of the District, and has identified projects to finance from a local bond measure at this time. The Board of Trustees hereby certifies that it has evaluated safety, class size reduction and information technology needs in developing the Bond Project List.

***Independent Citizens' Oversight Committee.*** The Board of Education shall establish an independent Citizens' Oversight Committee in accordance with Education Code sections 15278-15282 and applicable Board resolutions and policies, to ensure bond proceeds are expended only for the school facilities projects listed in the Bond Project List. The committee shall be established within sixty (60) days of the date when the Board of Education enters the results of the election in its official minutes.

***Annual Performance Audit.*** The Board of Education shall conduct or cause to be conducted an annual, independent performance audit to ensure that the bond proceeds have been expended only on the school facilities projects described in the Bond Project List.

***Annual Financial Audit.*** The Board of Education shall conduct or cause to be conducted an annual, independent financial audit of the bond proceeds until all of those proceeds have been spent for the school facilities projects described in the Bond Project List.

***Annual Report to Board.*** Upon approval of this measure and the sale of any bonds approved, the Board of Education shall take actions necessary to establish an account in which proceeds of the sale of bonds will be deposited. As long as any proceeds of the bonds remain unexpended, the Superintendent shall cause a report to be filed with the Board of Education no later than January 1 of each year, commencing on the first January 1 after bonds have been issued and some proceeds spent, stating (1) the amount of bond proceeds

received and expended in the past fiscal year, and (2) the status of any project funded or to be funded from bond proceeds. The report may be incorporated into the annual budget, annual financial report, or other appropriate routine report to the Board.

### **SECTION III: BOND PROJECT LIST**

This Bond Project List, which is an integral part of the measure, describes the specific projects the District proposes to finance with proceeds of the bonds. All information contained within this "Section III: Bond Project List" comprises the list and description of permissible projects and expenses that may be paid from bond proceeds, and where such projects may be or are intended to be completed.

Proceeds from the sale of bonds authorized by this measure shall be used only for the construction, reconstruction, rehabilitation, replacement, furnishing and equipping of school facilities on the Bond Project List, which is organized as shown below by project categories. Projects to be completed are of various types, including new/replacement construction ("N/RC"), modernization of existing facilities ("M"), projects to increase capacity ("I") and updates to facilities to meet code compliance or safety requirements ("U"). Each project is marked to indicate the classification it meets.

In order to meet all identified facility needs, the District intends to complete projects using a combination of funding sources, including joint use funds or other partner contributions, development impact fees, state funding (if available), and other available funds. In order to maximize community benefit and efficiently apply taxpayer dollars, the District will make a good faith effort to pursue practical opportunities to expand community joint use facilities in every new construction project. In pursuing joint use, the District's goal is to maximize the use of facilities by the broader community without adversely impacting District's operations or finances. In addition, the District will pursue state matching funds if and when they become available, and if received, they will be used for, and mainly applied to, projects on the Bond Project List or other high priority capital outlay expenditures as permitted in Education Code section 17070.63(c).

Specific projects to be funded by the bond measure include, without limitation, the following:

#### **CATEGORY A. PROJECTS TO IMPROVE STUDENT AND CAMPUS SAFETY AND SECURITY**

Projects to improve student and campus safety and security shall include the following projects, which are authorized to be completed at each, any or all of the sites listed below:

- Install fencing, gates, barriers and signage to improve controlled access to schools (U, N/RC)
- Renovate school points of entry to improve campus security (U, M)
- Upgrade, replace or install communications systems, including intercom, emergency communications and/or master clock systems (U, M, N/RC)
- Upgrade fire alarms (U, M)
- Install door and window hardware, locks and/or safety treatments (U, M, N/RC)
- Install exterior security cameras (U, N/RC)
- Improve safety of student pick-up and drop-off zones, including circulation improvements to reduce traffic congestion and improve traffic flow; add, expand or replace accessible parking areas for persons with disabilities
- Resurface and restripe parking lots (U, M)

- Abate hazardous materials such as asbestos and lead paint from older school sites (U, M)

Schools and Sites where Category A projects are planned:

<u>Elementary Schools</u>		<u>Middle Schools</u>
➤ Avondale Elementary	➤ Loma Elementary	➤ La Mesa Arts Academy
➤ Bancroft Elementary	➤ Maryland Avenue Elementary	➤ Parkway Middle School
➤ Casa de Oro Elementary	➤ Murdock Elementary	➤ Spring Valley Academy
➤ Fletcher Hills Elementary	➤ Murray Manor Elementary	➤ STEAM Academy
➤ Highlands Elementary	➤ Northmont Elementary	
➤ Kempton St. Literacy Academy	➤ Rancho Elementary	<u>Other Sites</u>
➤ La Mesa Dale Elementary	➤ Rolando Elementary	➤ District Education Center
➤ La Presa Elementary	➤ Sweetwater Springs Elementary	➤ District Operations Center
➤ Lemon Avenue Elementary		

## **CATEGORY B. PROJECTS TO MODERNIZE AND IMPROVE BUILDING FUNCTIONS AND SYSTEMS**

Projects to modernize and improve building functions and systems include the following projects, which are authorized to be completed at each, any or all of the sites listed below:

- Repair/replace heating, ventilation & air conditioning (HVAC) systems (M, N/RC)
- Replace or repair roofs (M, N/RC)
- Install or acquire energy equipment and systems to improve energy efficiency and implement sustainability and best/green energy practices and pay off lease obligations incurred for energy efficiency projects (M)
- Renovate school or classroom interiors, including fixtures, flooring, paint, ceilings and lighting (M, N/RC)
- Upgrade school or site exteriors, including walls, paint, lighting, windows and doors (M, N/RC)
- Upgrade electrical infrastructure (U, M)
- Upgrade utility/sewer/water/storm drain and gas lines and plumbing infrastructure (U, M)
- Upgrade or construct restrooms (U, M, I)
- Renovate classroom space to meet state and local code and regulatory requirements (U, M, I, N/RC)
- Perform Americans with Disabilities Act (ADA) compliance upgrades to expand and create accessible paths of travel and compliant gate and door hardware (U, M, N/RC)
- Upgrade, construct or relocate food service facilities, kitchens, shelters and server areas (I)
- Renovate and upgrade play areas on elementary and middle school campuses, including installation of new equipment, shade structures, grass play fields, resurfacing of play areas (M)
- Refresh or replace trees and exterior landscaping (M)

Schools and Sites where Category B projects are planned:

<u>Elementary Schools</u>		<u>Middle Schools</u>
➤ Avondale Elementary	➤ Loma Elementary	➤ La Mesa Arts Academy
➤ Bancroft Elementary	➤ Maryland Avenue Elementary	➤ Parkway Middle School
➤ Casa de Oro Elementary	➤ Murdock Elementary	➤ Spring Valley Academy
➤ Fletcher Hills Elementary	➤ Murray Manor Elementary	➤ STEAM Academy
➤ Highlands Elementary	➤ Northmont Elementary	
➤ Kempton St. Literacy Academy	➤ Rancho Elementary	<u>Other Sites</u>
➤ La Mesa Dale Elementary	➤ Rolando Elementary	➤ District Education Center
➤ La Presa Elementary	➤ Sweetwater Springs Elementary	➤ District Operations Center
➤ Lemon Avenue Elementary		

### **CATEGORY C. PROJECTS TO SUPPORT GROWTH AND CHANGING PROGRAMMATIC NEEDS**

Projects to support growth and changing programmatic needs include the following projects, with are authorized to be completed at each, any or all of the sites listed below:

- Create or modernize libraries and other spaces to include innovation/collaboration space with expanded technology infrastructure (M, N/RC)
- Create or construct, furnish and equip additional classrooms, labs and learning spaces and buildings (M, N/RC, I)
- Create or construct additional student support offices and spaces (N/RC, I, M)
- Refresh multipurpose rooms to provide comfortable, modern and accessible spaces for school gatherings and events (U, M, N/RC)
- Add, furnish and equip classrooms, labs and other learning spaces to support student growth (I, N/RC)
- Remove or demolish aging portable classrooms (M)
- Replace aging portable classrooms with new permanent, modular or portable classrooms (I, M, N/RC)

Schools and Sites where Category C projects are planned:

<u>Elementary Schools</u>	<u>Middle Schools</u>
➤ Avondale Elementary	➤ La Mesa Arts Academy
➤ Bancroft Elementary	➤ Spring Valley Academy
➤ Highlands Elementary	
➤ Kempton St. Literacy Academy	
➤ La Mesa Dale Elementary	
➤ Loma Elementary	
➤ Murdock Elementary	
➤ Rolando Elementary	

Projects are intended to be performed at the specific sites (including academies, preschools or specialized programs housed on such sites) listed for each Project Category; however, unforeseen events or conditions may create the need for a project to be undertaken at a site not indicated or to be undertaken on land acquired or leased for such project. The Board of Education may authorize the completion of listed projects at other

schools, sites or buildings where the project is deemed necessary, even if such site or location is not specifically identified above.

Listed projects, repairs, improvements, rehabilitation projects and upgrades will be completed only as needed, and the listing of projects does not imply a particular prioritization among such improvements. Projects may be done in phases, based on Board of Education priorities. Decisions regarding the scope, timing, prioritization or other facets of project implementation will be made solely by the Board of Education by subsequent action. Where terms such as "renovate," "upgrade," and "improve" are used in the Bond Project List, the Board of Education has the discretion to determine the best method for accomplishing the project's objective. For any listed project involving renovation or modernization of a building or the major portion of a building, the District may proceed with new replacement construction instead (including any necessary demolition), if the District determines that replacement and new construction is more practical than renovation, considering the building's age, condition, expected remaining life, comparative cost and other relevant factors. In addition, where feasible, projects may be completed in partnership with other agencies on a joint use basis using bond proceeds. Property, buildings and equipment listed on the bond project list may be acquired through lease, sale, lease-purchase, lease-leaseback or other project delivery or acquisition methods determined appropriate by the Board. Use of Project Labor Agreements for construction projects is not envisioned or required, but should the District consider entering into such agreements in the future, it will provide advance notice to the public and seek input from the Citizens' Bond Oversight Committee, consistent with board policy or bylaws.

Each project is assumed to include its share of costs of bond issuance, architectural, engineering, legal and similar planning costs, construction management, bond project staff and consultants, staff development and training expenses associated with learning construction techniques and approaches and new bond-funded equipment and systems, and a customary contingency for unforeseen design and construction costs. Payment of the costs of preparation of facilities planning and project implementation studies, feasibility and assessment reviews, master planning, environmental studies, permit and inspection fees and temporary housing and relocation costs for dislocated programs or activities caused or necessitated by projects on the Bond Project List are permissible bond expenditures. All projects may be furnished and equipped using bond proceeds to ensure the functionality and usability of facilities and sites constructed or reconstructed with bond proceeds.

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. Necessary site preparation, grading or restoration may occur in connection with acquisition of property, new construction, modernization, renovation or remodeling, or installation or removal of modular classrooms, 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.

#### **SECTION IV: ADDITIONAL SPECIFICATIONS**

**No Operating Expenses.** Proceeds from the sale of Bonds authorized by this proposition shall be used only for the construction, reconstruction, rehabilitation or replacement of school facilities on the Bond Project List, including the furnishing and equipping of said school facilities, or the acquisition or lease of real property for said school facilities, and not for any other purpose, including teacher or administrator salaries and other school operating expenses in accordance with applicable law.

**Single Purpose.** All of the purposes enumerated in this proposition shall be united and voted upon as one single proposition, pursuant to Section 15100 of the California 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.

**Potential State Matching Funds.** While no specific project is dependent on the receipt of state funding for completion, approval of this measure does not guarantee that all projects on this Bond Project List at all listed sites will be funded beyond the local revenues generated by this measure. The District's proposal for the projects assumes the receipt of some state matching funds, which could be subject to appropriation by the Legislature or approval of a statewide bond measure.

**Other Terms of the Bonds.** The bonds may be issued and sold in several series, and in accordance with a financing plan determined by the Board of Education pursuant to requirements of law. Bonds will be issued only as current interest bonds. When sold, the bonds shall bear interest at an annual rate not exceeding the statutory maximum and with a maximum term not exceeding the statutory maximum, provided that the average useful life of bonds sold will not exceed one hundred twenty percent (120%) of the average life of the projects being financed or as otherwise provided by federal tax law. Bond funds may be used to reimburse the District for Bond Project list expenditures incurred prior to the election and bond issuance, in accordance with federal tax law.

Attention of all voters is directed to the fact that the financial information contained in this measure is based upon the District's projections and estimates only, which are not binding upon the District, nor are the summary estimates, if any, provided in the Ballot Label. 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 District based on need for construction funds and other factors. 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 District as determined by the County Assessor in the annual assessment and the equalization process.

In preparing this information, the District obtained reasonable and informed projections of assessed property valuations that took into consideration projections of assessed property valuations made by the County Assessor, if any, in accordance with Education Code Section 15100(c).

**EXHIBIT "C"**  
**TAX RATE STATEMENT**

An election will be held within the boundaries of La Mesa-Spring Valley School District ("District") on November 3, 2020 to authorize the sale of up to \$136 million in bonds of the District to finance improvements to educational facilities as described in the measure. If such bonds are approved, authorized and sold, the principal and interest on the bonds will be payable only from the proceeds of *ad valorem* tax levies made upon the taxable property in the District. The following information is provided in compliance with Sections 9400 to 9404, inclusive, of the California Elections Code. Such information is based upon the best estimates and projections presently available from official sources, upon experience within the District and other demonstrable factors.

1. The best estimate from official sources of the average annual tax rate that would be required to be levied to fund this bond issue over the entire duration of the bond debt service, based on a projection of assessed valuations available at the time of filing of this statement, is 2.47 cents per \$100 of assessed valuation (\$24.76 per \$100,000 of assessed valuation). The final fiscal year in which it is anticipated that the tax will be collected is 2053-54.

2. The best estimate from official sources of the highest tax rate that would be required to be levied to fund this bond issue, based on a projection of assessed valuations available at the time of filing this statement, is 2.6 cents per \$100 of assessed valuation (\$26.00 per \$100,000 of assessed valuation). It is estimated that such rate would be levied in fiscal year 2021-22. The best estimate from official sources of the lowest tax rate that would be required to be levied to fund this bond issue, based on a projection of assessed valuations available at the time of filing this statement is 0.94 cents per \$100 of assessed valuation (\$9.40 per \$100,000 of assessed valuation). It is estimated that such rate would be levied in fiscal year 2052-53.

3. The best estimate from official sources of the total debt service, including the principal and interest that would be required to be repaid if all the bonds are issued and sold, is approximately \$260 million, considering the assumptions set forth in paragraphs (1) and (2) above. This estimate results in a debt service ratio of 1.91 to 1, which is less than the maximum ratio of 4 to 1 allowed by Education Code Section 15144.1.

Voters should note that the estimated tax rate is based on the assessed value (not market value) of taxable property on the San Diego County official tax rolls. In accordance with Education Code Section 15100, subparagraph (c), the District has obtained reasonable and informed projections of assessed property valuations that take into consideration projections (if any) of assessed property valuations made by the County Assessor. In addition, taxpayers eligible for a property tax exemption, such as the homeowner's exemption, will be taxed at a lower effective tax rate than described above. Property owners should consult their own property tax bills and tax advisors to determine their property's assessed value and any applicable tax exemptions.

The attention of all voters is directed to the fact that the foregoing information is based upon projections and estimates only, which are not binding upon the District. 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 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 District based on need for construction funds and other factors. 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 District as determined by the County Assessor 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 as stated above.

  
David Feliciano, Superintendent