

**Full Text of Measure G
Brea Olinda Unified School District**

The following is the full proposition presented to the voters by the Brea Olinda Unified School District.

"To repair/replace leaky roofs, deteriorating/inadequate plumbing/sewer/electrical systems, improve access to computers/technology; repair/construct/acquire/modernize/equip classrooms/labs/ restrooms/school facilities; and make health/safety improvements; shall the Brea Olinda Unified School District measure authorizing \$123,000,000 of bonds at legal rates, levying approximately 4.9¢ per \$100 assessed value (averaging \$6,700,000 annually) while bonds are outstanding, be adopted, with independent audits, citizens' oversight, no money for administrators' salaries and no money taken by the State?"

A site by site analysis was conducted to identify District-Wide facility projects. The estimated costs of these projects are more than \$299 million dollars. Projects will be prioritized by the Brea Olinda Unified School District Administration and Board of Education as bond proceeds are received.

Areas of need include:

- Repairs/Basic Health & Safety Improvements
- 21st Century Learning/Classroom Renovation and Modernization
- School Facility Repairs & Upgrades/Quality School Projects

As further described in the Bond Project List below, the Board of Education, among other things, desires to:

- repair/upgrade outdated classrooms, leaky roofs, bathrooms/plumbing/electrical wiring
- meet handicap accessibility/earthquake safety requirements
- remove asbestos/hazardous materials
- upgrade libraries, science labs, technology
- repair/construct/acquire facilities/equipment

BOND AUTHORIZATION

By approval of this proposition by at least 55% of the registered voters voting on the proposition, the Brea Olinda Unified School District (the "District") shall be authorized to issue and sell bonds of up to \$123,000,000 in aggregate principal amount to provide financing for the specific school facilities projects listed under the heading entitled "BOND PROJECT LIST" below (the "Bond Project List"), subject to all of the accountability safeguards specified below.

ACCOUNTABILITY SAFEGUARDS

This measure requires strict taxpayer protections to ensure funds are spent appropriately. A clear system of accountability is required, including a Citizens' Oversight Committee and independent audits. All money raised by the measure will stay local to support Brea Olinda Unified School District schools — no money can be taken away by the State. By law, no funds can be used for administrators' salaries or benefits.

The provisions in this section are specifically 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 California Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000 (codified at Sections 15264 and following of the California Education Code (the "Education Code")).

Evaluation of Needs. The Board of Education of the District (the "Board") has conducted a thorough assessment of all facilities in order to evaluate and address the facilities needs of the District at each campus and facility, and to determine which projects to finance from a local bond at this time. The Board hereby certifies that it has evaluated safety, class size reduction and information technology needs in developing the Bond Project List.

Limitations on Use of Bonds. Proceeds from the sale of bonds authorized by this proposition shall be used only for the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities, and not for any other purpose, including teacher and administrator salaries and other school operating expenses.

Independent Citizens' Oversight Committee. The Board shall establish an independent citizens' oversight committee (pursuant to Education Code Section 15278 and following), to ensure bond proceeds are expended only for the school facilities projects listed in the Bond Project List. The committee shall be established within 60 days of the date when the results of the election appear in the minutes of the Board. In accordance with Section 15282 of the Education Code, the citizens' oversight committee shall consist of at least seven members and shall include a member active in a business organization representing the business community located within the District, a member active in a senior citizens' organization, a member active in a bona fide taxpayers' organization, a member that is a parent or guardian of a child enrolled in the District, and a member that is both a parent or guardian of a child enrolled in the District and active in a parent-teacher organization. No employee or official of the District and no vendor, contractor or consultant of the District shall be appointed to the citizens' oversight committee.

Annual Performance Audits. The Board shall conduct an annual, independent performance audit to ensure that the bond proceeds have been expended only on the school facilities projects listed in the Bond Project List. The results of these audits shall be made publicly available and shall be submitted to the citizens' oversight committee in accordance with Section 15286 of the Education Code.

Annual Financial Audits. The Board shall conduct an annual, independent financial audit of the bond proceeds until all of those proceeds have been spent for the school facilities projects listed in the Bond Project List. The results of these audits shall be made publicly available and shall be submitted to the citizens' oversight committee in accordance with Section 15286 of the Education Code.

Special Bond Proceeds Account; Annual Report to Board. Upon approval of this proposition and the sale of any bonds approved, the Board 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 of the District shall cause a report to be filed with the Board no later than January 1 of each year, commencing January 1, 2021, stating (a) the amount of bond proceeds received and expended in the relevant annual period, and (b) the status of any project funded or to be funded from bond proceeds. The report may relate to the calendar year, fiscal year, or other appropriate annual period as the Superintendent of the District shall determine, and may be incorporated into the annual budget, audit, or other appropriate routine report to the Board.

Project Labor Agreements. In an effort to increase competition and maintain fairness among all potential contractors, reduce costs of construction, and efficiently apply taxpayer dollars, the District, to the extent doing so is not prohibited by law (including the doctrines of legislative entrenchment and the single subject rule) and does not eliminate any eligibility for potential State or federal funding or financial assistance, hereby declares that it shall not build and maintain bond-financed facilities under a project labor agreement.

FURTHER SPECIFICATIONS

Joint-Use Projects. The District may enter into agreements with other public agencies or nonprofit organizations for joint use of school facilities financed with the proceeds of the bonds in accordance with Education Code Section 17077.42 (or any successor provision). The District may seek State grant funds for eligible joint-use projects as permitted by law, and this proposition hereby specifies and acknowledges that bond funds will or may be used to fund all or a portion of the local share for any eligible joint-use projects identified in the Bond Project List or as otherwise permitted by California State regulations, as the Board shall determine.

Single Purpose. All of the purposes enumerated in this proposition shall be united and voted upon as one single proposition, pursuant to Education Code Section 15100, 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, pursuant to California Government Code Section 53410.

Other Terms of the Bonds. When sold, the bonds shall bear interest at an annual rate not exceeding the statutory maximum, and that interest shall be made payable at the time or times permitted by law. The bonds may be issued and sold in several series, and no bond shall be made to mature more than the statutory maximum number of years from the date borne by that bond.

BOND PROJECT LIST

This Bond Project List describes the specific projects the District proposes to finance with proceeds of the bonds, shall be considered a part of the bond proposition and shall be reproduced in any official document required to contain the full statement of the bond proposition. Listed projects will be completed as needed at a particular school or facility site according to Board-established priorities, and the order in which such projects appear on the Bond Project List is not an indication of priority for funding or completion. Any authorized repairs shall be capital expenditures. The Bond Project List does not authorize non-capital expenditures. This Bond Project List is the product of a District-wide assessment of facilities, consultations with stakeholders, and the District's 2018 Facilities Master Plan, which is incorporated herein by reference. Each project is assumed to include its share of costs of the bond issuance, construction-related costs, such as project and construction management, architectural, engineering, inspection and similar planning and testing costs, demolition and interim housing costs, legal, accounting and similar fees, costs related to the independent annual financial and performance audits, a contingency for unforeseen design and construction costs, environmental studies (including environmental investigation, remediation and monitoring), design and construction documentation, temporary housing of dislocated District activities caused by construction projects, and other costs incidental to and necessary for completion of the listed projects (whether the related work is performed by the District or third parties). The final cost of each project will be determined as plans are finalized, construction bids are awarded, and projects are completed. In addition, certain construction funds expected from non-bond sources have not yet been secured. Therefore, the Board cannot guarantee that the bonds will provide sufficient funds to allow completion of all listed projects. Alternatively, if the District obtains unexpected funds from non-bond sources with respect to listed projects, such projects may be enhanced, supplemented or expanded to the extent of such funds. Some projects may be subject to further government approvals, including by State officials and boards and/or local environmental or agency approval. Inclusion of a project on the Bond Project List is not a guarantee that the project will be completed (regardless of whether bond funds are available).

Approval of this proposition does not guarantee that the proposed projects that are the subject of this proposition will be funded beyond the local revenues generated by this proposition. The District's receipt of matching State funds will be subject to appropriation by the Legislature and approval of a statewide bond measure.

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 are finalized, construction bids are awarded and projects are completed. Based on the final costs of each project, certain projects may be delayed or may not be undertaken.

The specific projects authorized to be financed with proceeds of the bonds under this proposition are as follows:

SCHOOL FACILITIES PROJECTS TO BE FUNDED FROM BOND PROCEEDS REPAIRS/BASIC HEALTH & SAFETY IMPROVEMENTS

Project Listing

Brea Olinda Unified School District has provided local students with an excellent education for over a century. However, since many of our schools were built decades ago, our facilities are aging and require basic health and safety repairs to ensure safe and secure learning environments for all students throughout District schools.

- Installing and upgrading security features such as adding cameras and alarm systems to all of our campuses, and evaluating/installing/modifying fencing and access control measures;

- Replacing outdated and deteriorating restrooms, plumbing and sewer systems;
- Student drop off zone/student safety upgrades;
- Seismic retrofitting;
- Asbestos removal at school sites, including without limitation Arovista, Country Hills, Fanning, Laurel, Mariposa schools and Brea Junior High School;
- Updating fire safety systems, intercom/emergency communications systems, and adding portable assistive listening systems in classrooms and instructional areas;
- Handicap accessibility, Americans with Disabilities Act (ADA) access upgrades;
- Updating site electrical systems and internal power systems to bring up to current code regulations;
- Playground safety/equipment upgrades;

21st CENTURY LEARNING/CLASSROOM RENOVATION & MODERNIZATION

Project Listing

Outdated classrooms, labs and career technical education facilities also need to be modernized to provide a high-quality education. Upgraded school facilities would support the science, technology, engineering and math education students need to be prepared for college and careers. Projects in this category may be undertaken at any school site.

- Provide necessary infrastructure and instructional technology for all nine schools;
- Provide upgrades to wireless infrastructure and internet access and support;
- Additional classroom technology equipment;
- Classroom audio amplification to assist for teachers in communication in the classroom;
- Energy efficiencies and environmental upgrades (lighting, windows, heating/ventilation/air conditioning, energy management systems, insulation);
- Casework, cabinetry, counters and storage;
- Modern flexible furniture to promote collaboration and provide up-to-date learning environments;
- Replace/renovate/modernize aging cafeteria and multi-purpose rooms (floors, ceilings, walls, wiring, lighting, resurfacing stages, furniture, etc.);
- Make improvements to Brea Olinda High School Performing Arts Center,
- Update/upgrade physical education facilities at Brea Junior High School and Brea Olinda High School;

SCHOOL FACILITY REPAIRS & UPGRADES/QUALITY SCHOOLS PROJECTS

Project Listing

The District has engaged in a comprehensive facilities master planning process to identify the most urgent and high-priority facilities improvement needs at our schools. Priority improvements include modernizing outdated classrooms and school facilities, safety and security updates, seismic upgrades and school drop-off and pick up area improvements. Additionally, some new construction is needed to provide equity in District schools, address portable classrooms that need to either be replaced or rebuilt with permanent buildings, and to expand needed facilities at all school sites.

- Restoring deteriorating/leaking roofs at all nine campuses and auxiliary buildings;
- Replacing aging and damaged fencing;
- Painting exteriors/interiors;
- Heating/Ventilation/Air Conditioning (new units to replace aging units, many of which are over 30 years old);
- Reinforcing and repairing eroding hillsides;
- Address deteriorating and potentially unsafe concrete and asphalt throughout the District;
- Replacing carpeting/flooring District-wide.
- Building classrooms at Brea Junior High School housing STEAM focused math, science, arts and technology classes;
- Construct and renovate various physical education facilities district-wide;
- Renovate Performing Arts Center at Brea Junior High School and construct music and education facilities;

- Upgrade classrooms;
- Remove or replace portables and construct modern classrooms and facilities at school sites;
- Upgrade school office entrances at multiple schools for improved student safety and parent access;
- Construct a Multi-Purpose Room at Fanning Elementary School;
- Add buildings to accommodate growth in Kindergarten, Transitional Kindergarten, Special Education, and Child Development classes throughout the District;
- Construct classrooms and facilities at Brea Olinda High School, to house career technical education (CTE), Music, and various physical education and athletic programs.