



BALLOT MEASURE SUBMITTAL FORM

Official Use Only: Date Stamp

Jurisdiction Name: San Lorenzo Unified School District

Election Date: June 5, 2018

BALLOT TITLE & QUESTION TO BE PRINTED

Note: The information as it appears within the text boxes will be printed on the ballot. The 75 word count limit begins in the ballot title (if a title is provided); otherwise, the count begins in the ballot question.

Insert Ballot Title here *(if applicable)*:

Insert Ballot Question here:

To upgrade outdated classrooms, restrooms and educational buildings at local schools; make health, safety and security improvements; improve student access to technology; replace and upgrade outdated heating, ventilation, and electrical systems; shall San Lorenzo Unified School District issue \$130,000,000 of bonds at legal rates with citizen oversight and audits, raising an average of \$8,000,000 annually for bonds while bonds remain outstanding from rates estimated at \$0.06 per \$100 assessed valuation, with no money used for administrative salaries?

TYPE OF MEASURE

PERCENTAGE NEEDED TO PASS

- Regular Measure Parcel Tax
 Bond Measure Charter Amendment

- 50% + 1 66.6667% 2/3
 Other: 55%

FULL TEXT OPTION

Full Text to be printed in the Voter Information Pamphlet:

- YES *(note: must submit separate copy of Full Text along with this form)*
 NO – A Full Text was not submitted
 NO – Do not print, but it's available to the public at: _____

AUTHORIZED REPRESENTATIVE

The authorized representative/contact person should be the person who will be receiving the typeset proofs

Print Name: Madeline Gabel

Signature: 

Date: March 6, 2018

CONTACT INFORMATION *(for office use)*

CONTACT INFORMATION *(for public)*

Phone #: 

Phone #:

E-Mail: 

E-Mail:

Website: www.slzUSD.org

COUNTY COUNSEL'S IMPARTIAL ANALYSIS OF MEASURE B

ANALYSIS BY THE ALAMEDA COUNTY COUNSEL OF A SAN LORENZO UNIFIED SCHOOL DISTRICT BOND MEASURE

Measure B, a San Lorenzo Unified School District ("District") bond measure, seeks voter approval to authorize the governing Board of the District to issue and sell bonds of up to \$130,000,000 in aggregate principal amount at interest rates within the legal limits. The primary purpose of the bonds is to finance specific school facilities projects in the measure.

Pursuant to Section 18 of Article XVI and Section 1 of Article XIII A of the California Constitution and California Education Code Section 15274, this Measure will become effective upon the affirmative vote of at least 55% of the qualified electors voting on this measure.

California Education Code Section 15100 restricts the use of the proceeds from the bonds sale to items such as building school buildings, improving school grounds, supplying school buildings and grounds with equipment, and the acquisition of real property for school facilities. In addition, proceeds may only be used for the projects listed in the measure. This measure provides that its proceeds will fund projects that include, among others: repairing and replacing roofs; upgrading electrical systems; acquiring, installing, and upgrading security systems; and replacing portable classrooms. Proceeds may not be used for any other purpose, such as teacher and administrator salaries.

If 55% of those who vote on the measure vote "yes," the District will be authorized to issue bonds in the amount noted above. Approval of this measure will authorize a levy on the assessed value of taxable property within the District by an amount needed to pay the principal and interest on these bonds in each year that the bonds are outstanding.

The Tax Rate Statement for Measure B in this sample ballot pamphlet reflects the District's best estimates, based upon currently available data and projections, of the property tax rates required to service the bonds. The best estimate of the average annual tax rate required to be levied to fund the bonds over the entire duration of the bond debt service is \$0.06 (six cents) per \$100 (or \$60 per \$100,000) of assessed valuation. The best estimate of the highest tax rate required to be levied to fund the bonds is \$0.06 (six cents) per \$100 (or \$60 per \$100,000) of assessed valuation. If all of the bonds are issued and sold, the best estimate of the total debt service, including principal and interest, is approximately \$264,000,000.

An independent citizens' oversight committee will ensure that the bond proceeds are expended only on the projects outlined in the measure. Performance and financial audits will be conducted annually.

This measure is placed on the ballot by the governing board of the District.

DONNA R. ZIEGLER
County Counsel

The above statement is an impartial analysis of Measure B, which is printed in full in this sample ballot pamphlet. If you desire an additional copy of the measure, please call the Elections Official's office at (510) 272-6933, and a copy will be mailed at no cost to you. You

may also access the full text of the measure on the Alameda County website at the following address: www.acgov.org/rov/.

MAR 14 2018

Reg. of Voters

**Argument in Favor of
Measure B**

The San Lorenzo Unified School District has 16 excellent TK-12 schools that have served the students in our community for many generations. However, most of the schools are over 60 years old and they are in need of major renovations, repairs and enhancements. In 2016, the District developed a Facilities Master Plan which identified over \$573 million of repairs and modernization that is needed to effectively serve the students in our community.

A Yes vote on Measure B will provide \$130 million, funding critical repairs and improvements that foster a safe and productive learning environment. A Yes vote on Measure B will enable the Governing Board to prioritize needs including:

- Replace old plumbing, heating and electrical systems to increase efficiency and save money
- Upgrade security systems to improve school campuses and protect students and staff
- Renovate athletic fields
- Redesign and improve drop-off areas to improve traffic and student safety
- Renovate and repair restrooms
- Repair or replace leaky roofs
- Renovate and update schools to provide all students access to high quality classrooms
- Construct new classrooms to replace old portable classrooms
- Upgrade Science, Technology, Engineering, Arts and Math classrooms
- Modernize school libraries and computer labs

Measure B provides for strict accountability as bond funds are spent. All Measure B funds must be used for specific local school projects and none of the funds can be used for administrator or teacher salaries. In addition, an Independent Citizens' Oversight Committee will be appointed to review all bond expenditures to make sure all funds benefit local schools.

Quality schools enhance our property values and support our students. Great schools make great communities.

Please join us in voting Yes on Measure B.



BALLOT MEASURE ARGUMENT SUBMISSION FORM

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Submission of: (select one)

[X] Argument in Favor (300 words or less)

[] Argument Against (300 words or less)

Measure letter: B

Title of Election: Primary Election

Jurisdiction: San Lorenzo Unified School District

Election Date: June 5, 2018

Submitted by: (select one)

[X] The Governing Body of Alameda County, a school district, or a special district

A governing board member who signs an argument must be authorized to do so by the governing board.

[] Bona Fide Organization

Arguments from a bona fide organization must be signed by one of the principal officers. The individual signing an argument on behalf of a bona fide organization does not have to be a registered voter in the jurisdiction.

[] Individual(s) eligible to vote on the measure

Individual(s) signing an argument must be registered voters eligible to vote on the measure.

Indicate County Board Member or Specific District: (if applicable)

Name of Organization/Association: (if applicable) San Lorenzo Unified School District

Contact Person's Printed Name: Fred Brill
Title: Superintendent

Address:

Phone #:

Fax #:

E-Mail

Permission to Post Contact Information on Internet

[] Grant [X] Deny

Permission to the Alameda County Registrar of Voters to post the below listed information on the Alameda County Registrar of Voters internet site.

INFORMATION TO BE POSTED:

Name:(Print)

Address:

Phone #:

Fax #:

E-Mail Address:

Website Address:

Signature:

Date:

3-14-18

Submitted by:

Name:

Phone#:

Email:

RECEIVED
Alameda County

MAR 14 2018

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No more than five signatures shall appear with any argument submitted. If more than five are submitted, only the first five will appear on the voter information pamphlet.

Names and titles listed will be printed in the order that they are listed in below.

DECLARATION BY AUTHOR(S) OF ARGUMENTS OR REBUTTALS
(Election Code Section 9600)

The undersigned author(s) of the argument:

Measure B Election Date: June 5, 2018 Jurisdiction: San Lorenzo Unified School District

Argument in Favor
(300 words or less)

Argument Against Measure
(300 words or less)

Rebuttal to Argument Against
(250 words or less)

Rebuttal to Argument in Favor
(250 words or less)

Hereby state that such argument is true and correct to the best of (his/her/their) knowledge and belief.

The Governing Body of Alameda County, a school district, or a special district	Bona Fide Organization	Individual (s) eligible to vote on the measure

1.	Print Name: <u>Michelle Clowser</u>	Title: <u>Lifetime Resident</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residence Address:					
Signature:		Date: <u>3-13-2018</u>			

2.	Print Name: <u>Angelica Huerta</u>	Title: <u>Resident / Parent</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residence Address:					
Signature:		Date: <u>3.13.18</u>			

3.	Print Name: <u>Basil Wong</u>	Title: <u>Resident / Parent</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residence Address:					
Signature:		Date: <u>3/13/2018</u>			

4.	Print Name: <u>ISABEL PALVORA</u>	Title: <u>PARENT</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residence Address:					
Signature:		Date: <u>3/13/2018</u>			

5.	Print Name: <u>Robert H. Glaze</u>	Title: <u>Resident / Former Councilmember</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residence Address:					
Signature:		Date: <u>3/14/2018</u>			

**TAX RATE STATEMENT
REGARDING PROPOSED**

**\$130,000,000
SAN LORENZO UNIFIED SCHOOL DISTRICT
GENERAL OBLIGATION BONDS**

An election will be held in the San Lorenzo Unified School District (the "District") on June 5, 2018, to authorize the sale of up to \$130,000,000 in bonds of the District to finance school facilities as described in the measure. If such bonds are authorized and sold, 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 9400-9404 of the Elections 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 District's assessed valuation, the following information is provided:

1. The best estimate of the average annual tax rate which 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 \$0.06 per \$100 of assessed valuation (or \$60 per \$100,000 of assessed value). The final fiscal year in which it is anticipated that the tax will be collected is 2050-51.
2. The best estimate of the highest tax rate which would be required to be levied to fund this bond issue, based on a projection of assessed valuations available at the time of filing of this statement, is \$0.06 per \$100 of assessed valuation (or \$60 per \$100,000 of assessed value). It is estimated that such rate would be levied starting in fiscal year 2018-19 and following.
3. The best estimate 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 \$264,000,000.

Voters should note the estimated tax rate is based on the assessed value (not market value) of taxable property on the County's official tax rolls. 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 amounts are not maximum amounts and are not binding upon the District. The actual debt service, tax rates and the years in which they will apply may vary from those used to provide the estimates set forth above, due to factors such as variations in the timing of bond sales, the par amount of bonds sold and market interest rates available at the time of each sale, actual assessed valuations over

the term of the bonds, and other factors. The date and amount of bonds sold at any given time will be determined by the District based on the need for project funds and other considerations. The actual interest rates at which the bonds will be sold will depend on conditions in the bond market at the time of sale. Actual future assessed valuations 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.

By: _____
Superintendent
San Lorenzo Unified School District

FULL TEXT OF BOND MEASURE

INTRODUCTION

“To upgrade outdated classrooms, restrooms and educational buildings at local schools; make health, safety and security improvements; improve student access to technology; replace and upgrade outdated heating, ventilation, and electrical systems; shall San Lorenzo Unified School District issue \$130,000,000 of bonds at legal rates with citizen oversight and audits, raising an average of \$8,000,000 annually for bonds while bonds remain outstanding from rates estimated at \$0.06 per \$100 assessed valuation, with no money used for administrative salaries?”

BOND AUTHORIZATION

By approval of this Measure by at least 55 percent of the registered voters voting on the measure, the San Lorenzo Unified School District will be authorized to issue and sell bonds of up to \$130,000,000 in aggregate principal amount at interest rates not to exceed legal limits and to provide financing for the specific types of school facilities projects listed in the Bond Project List described below, subject to all the accountability requirements specified below.

ACCOUNTABILITY REQUIREMENTS

The provisions in this section are specifically included in this measure in order that the voters and taxpayers in the District may be assured that their money will be spent wisely. Expenditures to address specific facilities needs of the District will be 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 Education Code Sections 15264 and following.)

Evaluation of Needs. The School Board has identified detailed facilities needs of the District and has determined which projects to finance from a local bond. The School Board hereby certifies that it has evaluated safety, class size reduction, enrollment growth, and information technology needs in developing the Bond Project List shown below.

Independent Citizens’ Oversight Committee. Following approval of this measure, the School Board will establish an Independent Citizens’ Oversight Committee, under Education Code Sections 15278 and following, to ensure bond proceeds are expended only on the types of school facilities projects listed below. The committee will be established within 60 days of the date when the results of the election appear in the minutes of the School Board.

Performance Audits. The School Board will conduct annual, independent performance audits to ensure that the bond proceeds have been expended only on the school facilities projects listed below.

Financial Audits. The School Board will conduct annual, independent financial audits of the bond proceeds until all of those proceeds have been spent for the school facilities projects listed below.

Government Code Accountability Requirements. As required by Section 53410 of the Government Code, (1) the specific purpose of the bonds is set forth in this Full Text of the Measure, (2) the proceeds from the sale of the bonds will be used only for the purposes specified in this measure, and not for any other purpose, (3) the proceeds of the bonds, when and if issued, will be deposited into a building fund to be held by the Alameda County Treasurer, as required by the California Education Code, and (4) the Superintendent of the District shall cause an annual report to be filed with the School Board not later than January 1 of each year, which report shall contain pertinent information regarding the amount of funds collected and expended, as well as the status of the projects listed in this measure, as required by Sections 53410 and 53411 of the Government Code.

NO TEACHER OR ADMINISTRATOR SALARIES

Proceeds from the sale of bonds authorized by this measure shall be used only for the purposes specified in Article XIII A, Section 1(b)(3), those being for the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, and the acquisition or lease of school facilities, and not for any other purpose, including teacher and administrator salaries and other school operating expenses.

STATE MATCHING FUNDS

The following statement is included in this measure pursuant to Education Code Section 15122.5: Approval of this measure does not guarantee that the proposed project or projects that are the subject of bonds under this measure will be funded beyond the local revenues generated by this measure. The District's proposal for the project or projects described below may assume the receipt of matching state funds, which, if available, could be subject to appropriation by the Legislature or approval of a statewide bond measure.

ESTIMATES AND PROJECTIONS INCLUDED IN BALLOT.

This measure authorizes the issuance of general obligation bonds to finance the types of projects set forth on the Bond Project List set forth below. The measure presented to District voters on the Ballot, as set forth above under the heading "INTRODUCTION", includes information regarding the estimated rate of the approved tax per \$100 of assessed valuation and the amount of revenues expected to be raised annually to repay issued bonds through final maturity. It is expected that the proposed tax will be levied and collected for a duration equal to each year in which bonds are outstanding, which is currently estimated to be through 2051. Each of these estimates and approximations are provided as informational only and in accordance with legal requirements. Such amounts are estimates only, and are not maximum amounts or limitations on the terms of the bonds or the tax rate or duration supporting repayment of bonds. The approximations and estimates provided depend on a number of variables which are subject to variation and change over the term of the District's overall facilities and bond financing plan, including but not limited to the amount of bonds issued and outstanding at any one time, the interest rates applicable to issued bonds, market conditions at the time of sale of the bonds, when bonds mature, timing of project needs and changes in assessed valuations in the District. As such, while such estimates and approximations

have been provided based on information currently available to the District and its current expectations, such estimates and approximations are not binding upon the District.

BOND PROJECT LIST

Scope of Projects. Bond proceeds will be expended on the expansion, modernization, renovation, acquisition, construction/reconstruction, rehabilitation, and/or replacement of school facilities of the San Lorenzo Unified School District, including the furnishing and equipping of such school facilities, at all of the District's current educational and support sites, including future sites.

Schools to be Funded. All of the schools in the San Lorenzo Unified School District will receive funds from the bonds. The following is a list of schools in the San Lorenzo School District:

Adult School
Arroyo High School
Bay Elementary School
Bohannon Middle School
Colonial Acres Elementary School
Corvallis Elementary School
Dayton Elementary School
Del Rey Elementary School
Lewelling School Site (DICE)
Edendale Middle School
Grant Elementary School
Hesperian Elementary School
Hillside Elementary School
Lorenzo Manor Elementary School
Royal Sunset High School
East Bay Arts High School
San Lorenzo High School
Washington Manor Middle School.

School Facility Project List. The items presented on the following list are the types of projects authorized to be financed with voter-approved bond proceeds. Specific examples included on this list are not intended to limit the broad types of projects described and authorized by this measure. The types of projects authorized are:

- Construct, upgrade, modernize, repair, reconstruct, repurpose and expand classrooms and school facilities, including libraries, computer and science laboratories, gymnasiums, multi-use facilities, restrooms, cafeterias/kitchens, storage, performing arts venues, academies and support facilities, career technology, music and arts facilities, including furnishing and equipping said facilities.
- Repair and/or replace leaky and/or deteriorating roofs.

- Replacement of deteriorating plumbing and sewer systems, replacement of outdated heating and ventilation systems and upgrade and improvement of inadequate electrical systems.
- Modernize, repair, reconstruct, rehabilitate, repurpose and expand classrooms, libraries and school facilities, computer and science laboratories, gymnasiums, multi-use facilities, restrooms, cafeterias/kitchens, storage, performing arts venues and halls, academies and support facilities, including furnishing and equipping said facilities.
- Improve education centers and academies, including computer and science laboratories, gymnasiums, multi-use facilities, student services facilities, restrooms, cafeterias and kitchens, storage, performing arts venues and halls, academies and support facilities, including furnishing and equipping said facilities.
- Construct, modernize, repair and expand classrooms and other school facilities for the purpose of supporting 21st-century programs in science, technology, engineering, arts and math.
- Improve access to computers and modern technology, including installing, repairing and/or upgrading all infrastructure, and acquiring hardware, software, computers, devices and other modern instructional equipment to meet modern learning standards.
- Replace and/or repair deteriorating and aging portable classrooms with modern and permanent facilities.
- Acquire, install, repair and/or upgrade campus security systems, including smoke detectors, fire alarms, sprinkler systems, fencing, school communication systems and lighting to promote student safety.
- Install, repair, replace or upgrade heating, ventilation and air-conditioning systems.
- Acquire, install, repair and rehabilitate facilities to ensure all District facilities are in compliance with ADA requirements and other applicable laws, codes and regulations, including on and offsite improvements necessary to mitigate CEQA requirements.
- Repair, upgrade, renovate, improve and equip school grounds, sports fields, tracks, aquatic facilities and other physical education and athletic facilities, including all related equipment to meet the needs of physical education and athletic programs and improve health, fitness and safety of students and the local community.
- Make health and safety improvements, such as installing necessary seismic reinforcements and repairing and/or replacing aging building materials, including removal of hazardous materials identified either prior to or during construction.

- Make, acquire and install energy efficiency repairs and upgrades and improvements, such as windows, doors, lighting and lighting control systems, roofing, insulation, solar panels and floor coverings.
- Upgrade, repair, replace, acquire and/or install all infrastructure such as sewer, water, drainage, electrical and utility systems.
- Acquire, install and upgrade and/or repair landscaping, lighting and signage.
- Acquire, repair, install and expand sites for adequate parking and storage facilities, including improvements to the corporation yards.

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. 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; bond issuance costs; and project administration including by District personnel during the duration of such projects, as permitted by law.

The scope and nature of any of the specific projects described above may be altered by the District as required by unforeseen conditions that may arise during the course of design and construction. In the event that a modernization or renovation project may result in higher costs than new construction, this bond measure authorizes land acquisition, relocation and construction and/or reconstruction, and all costs relating thereto, for said reasons or, alternatively, based on other considerations deemed in the best interest of the District by the School Board. 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. In addition, authorized projects include paying and/or prepaying interim or previously obtained financing for the types of projects included on the project list, such as bond anticipation notes, and includes prepayment of lease payments to acquire title to temporary school facilities and/or equipment previously financed.

Approval of the District's bond measure does not guarantee that all of the identified projects within this Bond Project List will be funded beyond what can be completed with local funds generated by the bond measure. The District plans to pursue funds from the

State of California, if available, to complete certain of the identified facilities projects.

The order in which school facilities projects are listed in the foregoing Bond Project List does not suggest an order of priority. Project priorities will be determined by the School Board. The District is unable to anticipate all unforeseen circumstances which may prevent some of the projects listed above from being undertaken or completed.