

# Full Text for Measure K

## SANTA CRUZ CITY HIGH SCHOOL DISTRICT

### **INTRODUCTION**

Santa Cruz City Schools is comprised of an elementary and a high school district, governed by a common Board of Education and a general administrative staff. The Santa Cruz City High School District serves students residing in the City of Santa Cruz and in county locations from Davenport to Soquel. The secondary district includes two middle schools, three comprehensive high schools, a continuation school, an independent studies program and a home school program with a combined population of approximately 4,660 students. Santa Cruz is located on northern California's Monterey Bay and is the home of the world class University of California at Santa Cruz. A small city with a population of approximately 54,600, Santa Cruz offers countless attractions to the resident or visitor including beaches, wooded hills and a flourishing and diverse cultural scene. The Santa Cruz City High School District is focused upon achieving an explicit set of strategic goals, which includes ensuring that the District creates positive, engaging school environments that promote the development of cognitive skills and the social emotional well-being of all students. Among its core values, the District believes that people thrive in safe environments.

The District has an ongoing need for basic repairs including fixing deteriorating roofs, plumbing, and electrical systems; in addition to facilities and infrastructure improvements including upgrading classrooms, science labs, and instructional technology to support student achievement in science, math, reading, technology, arts, and skilled trades; installing solar energy improvements to reduce environmental impacts; and constructing affordable teacher-staff rental housing so that the District can attract and retain experienced, high-quality teachers and essential staff. Addressing these needed facilities issues requires that the District ask its voters to approve a General Obligation Bond.

The State of California requires a local match, funded primarily through local, general obligation bonds, for school districts wishing to pursue matching state funds for the upgrade or replacement of school buildings and facilities. The millions of dollars potentially available through the State match allows local taxpayers to benefit from the tax dollars they already pay to Sacramento.

It is imperative that our students are housed in educational environments consistent with the District's priority to provide school facilities where every student is inspired and empowered in a safe, nurturing, and innovative environment to follow their passions as they discover, pursue, and realize their life goals. We need to act locally to provide a school environment to ensure our students have the educational opportunities they deserve, and a school environment the community can take pride in.

### **KEY FINDINGS**

The Santa Cruz City High School District is committed to continuing a strong, high-quality educational program for the students in all of its local public schools.

The Santa Cruz City High School District, in partnership with parents and community, strives to provide a safe and supportive environment where students develop a solid foundation to become productive, responsible citizens, and lifelong learners. To meet these goals, the District must provide students with safe, secure, clean, and environmentally responsible facilities, and provide access to 21st century classrooms, technology and school facilities.

Specifically, the Board of Education desires, among other projects, to:

- Repair or replace deteriorating roofs, plumbing, heating, ventilation, and electrical systems where needed;
- Remove hazardous materials like asbestos, lead pipes, and lead paint from older school sites;
- Modernize classrooms, facilities, and technology to support high quality instruction in math, science, engineering, and technology;
- Upgrade older classrooms so they meet current health codes, building safety codes, and provide proper access for students with disabilities.

### **BONDS**

To repair/upgrade local middle and high school classrooms/facilities to support achievement in science, math, technology, arts, and skilled trades; build affordable teacher-staff rental housing; install solar/reduce environmental impacts; fix deteriorating roofs, plumbing and electrical; remove asbestos/lead; shall Santa Cruz City High School District's measure authorizing \$249 million in bonds at legal rates be adopted, levying an estimated 3¢ / \$100 assessed value (\$12 million annually) while bonds are outstanding, with citizen oversight and all money staying local?

As required by the California Constitution, the proceeds from the sale of the bonds will be used only for the purposes authorized under Article XIII A of the California Constitution, including construction, reconstruction, rehabilitation, or replacement of school facilities, furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities, as specifically set forth in this Exhibit A, and costs incident thereto, and not for any other purpose, including salaries and other routine school operating expenses.

The following list describes the specific projects the District proposes to finance with proceeds of the bonds. The scope of specific projects, the order of construction, and their completion is contingent on final project costs and the availability of needed funds. Further, projects on the project list are of the type that issuing the authorized general obligation bonds as stated will not cause the State to reduce any financial hardship contribution that would otherwise be available to the District had these bonds not been authorized, issued, and or expended for their stated purpose.

### **SCHOOL FACILITIES PROJECTS TO BE FUNDED FROM BOND PROCEEDS**

The following Bond Project List includes both projects that can be completed using the bond proceeds, along with State matching funds and other building funds the District is projected to receive and projects that are proposed and needed but whose construction is contingent on

the amount of bond funds available, plus the amount of State matching and other building funds the District may receive in the future, which is a function of the State building program rules, passage of State bonds, and the growth rate of the District. The completion of specific projects is also contingent on final project costs.

Projects listed below may be completed at any and all schools, sites and facilities, including support facilities and other District-owned properties, where such project is determined necessary, including without limitation:

- Harbor High School
- Santa Cruz High School
- Soquel High School
- Branciforte Middle School
- Mission Hill Middle School
- LaFonda Campus
- 313 Swift Street Site

The bond measure will fund renovations and repairs to keep facilities safe, clean and accessible; upgrade facilities to support 21st Century teaching and learning methods, as follows:

- Remove hazardous materials like asbestos, lead pipes, and lead paint from older school sites.
- Repair or replace deteriorating roofs, plumbing, heating, ventilation, and electrical systems where needed.
- Upgrade older classrooms so they meet current health codes, building safety codes, and provide proper access for students with disabilities.
- Upgrade classrooms and labs for career technical education courses so students are prepared for college and good paying jobs in fields like health sciences, engineering, and skilled trades.
- Protect the environment by installing solar, improving energy and water conservation, and completing projects that reduce greenhouse gas emissions.
- Modernize classrooms, facilities and technology to support high-quality instruction in reading, writing, math, science, engineering, and technology.
- Create modern, multi-use classrooms to support hands-on science instruction and learning-by-doing.
- Replace aging portable classrooms that are expensive to repair and maintain with safe, modern classrooms that meet today's academic standards.
- Modernize classrooms and facilities to support high quality instruction in music, visual, and performing arts.

- Construct affordable rental housing for teachers and staff so they can afford to live in the community where they work.
- Upgrade classrooms and computer systems to keep pace with technology.
- Improve student safety and campus security systems, including security lighting, security cameras, emergency communications systems, smoke detectors, fire alarms, and sprinklers.
- Upgrade outdoor learning, physical education, and athletic facilities to support student health, fitness, and safety.
- Refinance or retire part or all debt on existing facilities and school sites, including but not limited to lease financing obligations secured by real property.

Each of the bond projects described in this Bond Project List include the costs of furnishing and equipping such facilities, and all costs which are incidental but directly related to the types of projects described above.

To the extent permitted by law examples of incidental costs include, but are not limited to: costs of design, engineering, architect and other professional services, facilities assessments, inspections, site preparation, utilities, landscaping, construction management and other planning and permitting, legal, accounting and similar costs; independent annual financial and performance audits; a customary construction contingency; demolition and disposal of existing structures; the costs of interim housing and storage during construction including relocation and construction costs incurred relating to interim facilities; rental or construction of storage facilities and other space on an interim basis for materials and other equipment and furnishings displaced during construction; costs of relocating facilities and equipment as needed in connection with the projects; interim classrooms and facilities for students, administrators, and school functions, including modular facilities; federal and state-mandated safety upgrades; addressing unforeseen conditions revealed by construction/modernization and other necessary improvements required to comply with existing building codes, including the Field Act; access requirements of the Americans with Disabilities Act; costs of the election; project construction oversight, management and administration during the duration of such projects, including by District personnel, and bond issuance costs.

In addition to the projects listed above, the repair and renovation of each of the existing school facilities may include, but not be limited to, some or all of the following: renovate student and staff restrooms; upgrade or install signage, clocks and fencing; upgrade of facilities for energy efficiency; repair and replace worn-out and deteriorated roofs, windows, walls, doors and drinking fountains; upgrade public address systems; install wiring and electrical systems to safely accommodate computers, technology and other electrical devices and needs; meet earthquake safety standards; improve water conservation; upgrade or construct support facilities, including administrative, physical education (including upgrading gyms, stadiums, athletic facilities, tracks, bleachers, lockers and equipment rooms), and classrooms, labs, and performing arts and music classrooms; repair and replace fire alarms, emergency communications and security systems; resurface or replace hard courts, turf; irrigation and drainage systems and campus landscaping; replace asphalt and broken

pavement; expand or improve parking lots and drop-off areas; replace portable classrooms; interior and exterior painting, floor covering and tile replacement; upgrade or expand school cafeterias; construct various forms of storage and support spaces and classrooms; repair, upgrade and install interior and exterior lighting systems; improve athletic fields and shade structures; replace or upgrade outdated security fences, gates and security systems (including access control systems); and upgrade heating, ventilation and air conditioning systems. The upgrading of technology infrastructure includes, but is not limited to, servers, switches, routers, modules, sound projection systems, call manager and network security/firewall, wireless technology systems, and other miscellaneous equipment.

Unforeseen conditions may arise during the course of planning, design and construction resulting in the scope and nature of any of the specific projects described above being altered by the District. In the event that the District determines that, with respect to a modernization or renovation project, it is more economical for the District or otherwise in the District's best interests to be undertaken as new construction, this bond measure authorizes said new construction, including land acquisition, relocation, expansion and construction and/or reconstruction, and all costs relating thereto. Conversely, if the District determines that it is more economical or otherwise in the best interests of the District to modernize or renovate District facilities instead of undertaking a new construction project, this bond measure authorizes such a project. In addition, this measure authorizes the acquisition of real property, including necessary rights of ways or other real property interests, required to expand District facilities, to provide access to school or other District facilities, or to provide additional school or related facilities. Further, authorized projects include reimbursements for project costs previously paid and paying and/or prepaying interim financing for the types of projects included on the project list, such as bond anticipation notes. Finally, projects on this list may be undertaken and used as joint use projects with other public agencies.

Approval of the District's bond measure does not guarantee that all of the identified projects within this Bond Project List will be funded. The District plans to pursue funds from the State of California, if available, to complete certain of the identified facilities projects. The District is unable to anticipate all unforeseen circumstances which may prevent some of the projects listed above from being undertaken or completed.

The order in which projects are listed in the foregoing Bond Project List does not suggest an order of priority. Project prioritization is vested in and will be determined by the District Board of Education. Bond proceeds shall only be expended for the specific purposes identified herein. The District shall create an account into which proceeds of the bonds shall be deposited and comply with the reporting requirements of Government Code section 53410.

These projects may include participation in the State Facility Program's Joint-Use Program to gain matching funds for teacher education, multi-purpose rooms, gymnasiums, libraries, childcare, and other qualifying Joint-Use facilities. With respect to such joint-use projects, the bond funds authorized by this Measure may be used to pay all of the local share needed to qualify the projects for special State matching funds under the State Facility Program's Joint-Use Program requirements.

The Board of Education hereby certifies that it has evaluated the safety, class-size reduction, and information technology needs of the District in developing this list of school facilities projects.

### **ACCOUNTABILITY MEASURES**

If the bonds are approved, the Board of Education will implement the following accountability measures in accordance with State law:

- (a) Use the bond proceeds only for the purposes authorized under Article XIII A of the California Constitution, including construction, reconstruction, rehabilitation, or replacement of school facilities, furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities and related uses, as specifically set forth in this Exhibit A, and costs incident thereto, and not for any other purpose, including salaries and other routine school operating expenses;
- (b) Conduct an annual, independent performance audit to ensure that the bond proceeds have been expended only on the projects and uses listed in this Exhibit A;
- (c) Conduct an annual, independent financial audit of the proceeds from the sale of the bonds until all of those proceeds have been expended for school facilities projects and uses listed in this Exhibit A; and
- (d) Establish and appoint members to an independent citizens' oversight committee to ensure the bonds are used only for the projects and uses listed in this Exhibit A.

### **STATE MATCHING FUNDS**

California Education Code section 15122.5 requires the following statement to be included in this sample ballot:

“Approval of this bond measure does not guarantee that the proposed projects in the Santa Cruz City High School District that are the subject of bonds under this measure will be funded beyond the local revenues generated by this bond measure. The school district's proposal for certain of the projects assumes the receipt of matching state funds, which are subject to appropriation by the Legislature or approval of a statewide bond measure.”

### **ANNUAL TAX AMOUNT, RATE, AND DURATION**

The bonds shall bear interest at an annual rate not exceeding the statutory maximum. The maturity of the bonds shall not exceed the maximum term allowed by law at the time of issuance (currently 25 years if issued under Education Code section 15140, or 40 years if issued under Government Code section 53508, so long as the bonds are not capital appreciation bonds (“CABs,” which CABs are limited to 25 years)). Accordingly, as further set forth in the tax rate statement, the *ad valorem* tax will be levied at such rates and for so long as may be required to meet the debt service needs of the bonds proposed to be issued, including such bonds that may be issued to refund any approved bonds.