

RESOLUTION NO. 11-59-19

RESOLUTION OF THE BOARD OF EDUCATION OF THE TUSTIN UNIFIED SCHOOL DISTRICT ORDERING A SCHOOL BOND ELECTION WITHIN SCHOOL FACILITIES IMPROVEMENT DISTRICT NO. 2020-1 OF THE TUSTIN UNIFIED SCHOOL DISTRICT, ESTABLISHING SPECIFICATIONS FOR AN ELECTION ORDER, REQUESTING CONSOLIDATION WITH OTHER ELECTIONS WITHIN SCHOOL FACILITIES IMPROVEMENT DISTRICT NO. 2020-1 OCCURRING ON MARCH 3, 2020, AND TAKING RELATED ACTIONS

RESOLVED by the Governing Board (“Board”) of the Tustin Unified School District (“District”), of the County of Orange, State of California, that:

WHEREAS, since 1972 when the District unified to educate students, it has proudly made teaching and learning excellence its core mission to help students thrive both now and in the future; and

WHEREAS, the District is committed to creating and supporting a learning environment that challenges and enables students to achieve their highest potentials preparing for high school, college, and future careers; and

WHEREAS, in keeping with the District’s commitment to educational excellence, the safe, modern school facilities and education technology are recognized as essential to providing a high-quality education and maintaining a high-quality community, and throughout the years, the District has made school facility maintenance and planning a priority; and

WHEREAS, the Tustin Unified School District (“District”) has, pursuant to Chapter 2 of Part 10 of the California Education Code, commencing with Section 15300, formed School Facilities Improvement District No. 2020-1 of the Tustin Unified School District (“Improvement District No. 2020-1”) pursuant to State of California (“State”) law to include a certain specified portion of the territory within the District, as shown on Exhibit “A” attached hereto; and

WHEREAS, the District desires to acquire, construct, modernize and improve school facilities and equipment to benefit students in Improvement District No. 2020-1 and as generally described in Resolution No. 10-50-19 and specifically described herein (“School Facilities”); and

WHEREAS, in the judgment of the District’s Board of Education (“Board”), the least costly method of providing a portion of the needed funding for the School Facilities is by means of general obligation bonds (“Bonds”) of Improvement District No. 2020-1; and

WHEREAS, Section 1(a) of Article XIII A of the California Constitution enacted in 1978, subject to exceptions, limits *ad valorem* property taxes on real property to one percent (1%) of the full cash value of such property; and

WHEREAS, Proposition 46, approved by the voters of the State in 1986, added a provision to Section 1(b) of Article XIII A to exempt from such one percent (1%) of full cash

value limitation those *ad valorem* taxes used to pay debt service of any bonded indebtedness for the acquisition or improvement of real property approved on or after July 1, 1978, by two-thirds (2/3) of the votes cast by the voters voting on the proposition for bonded indebtedness; and

WHEREAS, the Smaller Classes, Safer Schools and Financial Accountability Act (“Proposition 39”) was adopted by the voters within the State of California in 2000, added Section 1(b)(3) of Article XIII A of the California Constitution and amended Section 18(b) of Article XVI of the California Constitution, to allow a public school district, upon approval by a two-thirds vote of its Board of Education, to incur bonded indebtedness approved in an election conducted after such date for the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities or the acquisition or lease of facilities or real property for school facilities, in consideration of safety, class size reduction, and information technology needs, to be approved by fifty-five percent (55%) of the voters of such school district provided that certain findings, determinations, certifications and requirements are applicable to such a bond election and the proposition for such bonded indebtedness includes specified accountability requirements all as set forth in Proposition 39, as adopted, and related State legislation are satisfied (“Proposition 39 Accountability Requirements”); and

WHEREAS, under existing State law, March 3, 2020, is a Statewide Primary Election Date; and

WHEREAS, Education Code Section 15340 permits the District to call an election within the boundaries of Improvement District No. 2020-1, and in the judgment of the Board, it is advisable to order the Orange County Registrar of Voters (“County Registrar”) to call such election within Improvement District No. 2020-1, on the question of whether the Bonds shall be issued and sold for the purposes set forth below and subject to the Proposition 39 Accountability Requirements; and

WHEREAS, Education Code Section 15340 permits the District to call an election within the boundaries of Improvement District No. 2020-1 pursuant to the provisions, and subject to the requirements, of Proposition 39 and related State legislation; and

NOW, THEREFORE, THE BOARD OF EDUCATION OF THE TUSTIN UNIFIED SCHOOL DISTRICT DOES HEREBY RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:

Section 1. The foregoing recitals are true and correct and are incorporated herein by this reference.

Section 2. The Board, pursuant to California Education Code (“Education Code”) Sections 15100 *et seq.* and 15264 *et seq.*, Section 1(b)(3) of Article XIII A of the California Constitution and Section 18(b) of Article XVI of the California Constitution, hereby orders and calls an election to submit to the electors of Improvement District No. 2020-1 (“Election”) the question of whether Bonds may be issued and sold for the purpose of raising money to finance the School Facilities listed within Exhibit “B,” which is also on file at the District Office, and for paying costs incident thereto, which Election will occur on a Statewide Primary Election Date.

The amount of the bond authorization shall be \$215,000,000 as further set forth in the exhibits hereto.

Section 3. That the date of the election shall be March 3, 2020, and the election shall be held solely within the boundaries of Improvement District No. 2020-1, as depicted on the map attached hereto as Exhibit “A,” the original of which is on file with the District.

Section 4. The purpose of the Election shall be for the voters in Improvement District No. 2020-1 to vote on a proposition as set forth in Section 11 hereof (“Proposition”), containing the question of whether the District shall issue the Bonds for the purposes stated therein, including the Proposition 39 Accountability Requirements, and subject to the terms and conditions set forth in this Resolution.

Section 5. That the authority for ordering the Election is contained in Education Code Sections 15340, 15100 *et seq.*, and 15264 *et seq.*, Section 1(b)(3) of Article XIII A of the California Constitution and Section 18(b) of Article XVI of the California Constitution as amended pursuant to the provisions of Proposition 39.

Section 6. This Resolution constitutes the order of the District to the County Registrar to call and conduct the Election (“Election Order”) within the boundaries of Improvement District No. 2020-1 on March 3, 2020, which is a Statewide Primary Election Date, subject to the terms, provisions, and requirements set forth herein.

Section 7. The authority for the specification of the Election Order is contained in Education Code Section 5322.

Section 8. The Clerk of the Board is directed to send, or cause to be sent, a certified copy of this Resolution to the County Registrar and a certified copy of this Resolution to the Orange County Clerk of the Board of Supervisors (“County Clerk”) (on or prior to December 5, 2019). The Clerk of the Board shall also transmit, or cause to be transmitted, a courtesy copy of this Resolution to the Orange County Superintendent of Schools (on or prior to December 5, 2019).

Section 9. Pursuant to Education Code Section 5342 and Part 3 (commencing with Section 10400) of Division 10 of the California Elections Code (“Elections Code”), the County Registrar and the Orange County Board of Supervisors (“County Board”) are hereby requested to take any and all actions necessary to consolidate the Election ordered hereby with any and all other elections to be held on March 3, 2020, within the boundaries of Improvement District No. 2020-1, and to take all other actions necessary to call and conduct the Election specified herein. The County Registrar, the County Clerk and the County Board are hereby also requested to take all other actions necessary to conduct the Election called and ordered hereby.

Section 10. Pursuant to Section 5303 of the Education Code and Section 10002 of the Elections Code, the County Board is requested to permit the County Registrar to render all services specified by Section 10418 of the Elections Code relating to the Election, for which services the District agrees to reimburse Orange County (“County”) in full upon presentation of a bill from the County, such services to include the publication of the Notice of School Bond Election and the mailing of the sample ballot and Tax Rate Statement (as described herein).

Section 11. Based upon the requirements of the California Constitution and State law, the Proposition to be voted on by the voters in the District in such Election shall be as set forth in Exhibit “B” attached hereto and incorporated herein by this reference. The full text of the Proposition, which commences with the heading “TEXT OF BOND MEASURE” and includes all of the text thereafter on Exhibit “B,” (including Attachment “1”) shall be printed in the voter information pamphlet (voter information guide) provided to voters, with such measure designation as is assigned to the Proposition by the County elections official (the County Registrar).

Section 12. A Ballot Measure Statement, to comply with Education Code Section 5322 and Elections Code Section 13247, and other applicable law, is attached hereto as Exhibit “C” and incorporated herein by this reference. The Superintendent, Chief Financial Officer and District legal counsel are hereby authorized to communicate with, and provide directions to, the County Registrar as to the form of the Ballot Measure Statement to be used.

Section 13. Notice of such Election (Bond Measure) shall be provided by the County Registrar as provided for under State law.

Section 14. If the Bonds are approved pursuant to the requirements of the California Constitution and applicable California law, the Board shall establish and appoint members to an independent citizens’ oversight committee in accordance with the requirements of Article 2 of Chapter 1.5 of Part 10 of the Education Code.

Section 15. Pursuant to Education Code Section 15272, and as included in Exhibit “B” attached hereto, the Board hereby directs that the County Registrar cause to be printed in or on the ballot materials for the Election the following statement:

“If this Bond measure is approved, the Tustin Unified School District Board of Education will appoint a citizens’ oversight committee and conduct annual independent audits to assure that bond funds are spent only on school and classroom improvements and for no other purposes.”

Section 16. The Board certifies that the proceeds from the sale of the Bonds will be used only for the purposes specified in Article XIII A, Section 1(b)(3) as further specified in Exhibit “B,” and not for any other purpose, including teacher and administrator salaries and other school operating expenses. Further, as required by Article XIII A, the Board hereby certifies that it has evaluated safety, class size and information technology needs in developing the list of School Facilities projects set forth in Exhibit “B.”

Section 17. As required by Article XIII A, Education Code Section 15278 and California Government Code (“Government Code”) Section 53410, in the event fifty-five percent (55%) (or more) of the voters voting in the District approve of the Bonds, the Board shall:

(a) conduct annual, independent performance audits to ensure that the funds have been expended only on the School Facilities set out in Exhibit “B”;

(b) conduct annual, independent financial audits of the proceeds from the sale of the Bonds until all of those proceeds have been expended for the School Facilities set out in Exhibit “B”; and

(c) apply the Bond proceeds only to the specific purposes stated in the Measure.

Section 18. That in accordance with Education Code Section 15270, the Bonds will only be issued if the tax rate levied to meet the requirements of Section 18 of Article XVI of the California Constitution will not exceed Sixty Dollars (\$60) per year per One Hundred Thousand Dollars (\$100,000) of taxable property within Improvement District No. 2020-1 when assessed valuation is projected by the District to increase by the amount allowed by law in accordance with Article XIII A of the California Constitution.

Section 19. To the extent applicable, the Board finds that in connection with the calling of the Election and in accordance with Education Code Section 15100(c), the District has obtained reasonable and informed projections of assessed property valuations that take into consideration projections of assessed property valuations within the boundaries of the Improvement District as made by the County Assessor.

Section 20. Pursuant to California Government Code Sections 53410 and 53411 and other provisions of State law, the Board hereby finds, determines, and directs as follows:

(a) The purpose of the Bonds to be authorized pursuant to the Election is to finance the School Facilities as described herein.

(b) The Board hereby directs that at the time the Bonds are authorized by the Board for issuance and sale, the Board shall provide in such issuance resolution or other bond issuance documents that the proceeds of the Bonds shall be used only for the purpose set forth in Section 20(a), above.

(c) The Board hereby directs that at the time the Bonds are authorized by the Board for issuance and sale, the Board shall provide in such issuance resolution or other bond issuance documents for the creation of one or more funds or accounts (which may include subaccounts) into which the proceeds of the Bonds, or each series of Bonds as the case may be, shall be deposited. The Bonds may be issued in one or more series consistent with applicable law, including the provisions and restrictions of this Section 20, which shall apply to each such series of the Bonds.

(d) The District’s Superintendent, or the District’s Chief Financial Officer (as shall be applicable), shall have the responsibility (once the Bonds are authorized and issued) to provide to the Board, no less often than annually, a written report which shall contain at least the following information:

(i) The amount of the Bond proceeds received and expended within the identified period of time. If no Bonds have been issued and sold, the report may simply note such situation;

- (ii) In the event that Bonds have been issued and sold, and proceeds therefore received, the report shall include the status of the acquisition, construction, or financing of the School Facilities with the proceeds of such Bonds or series of Bonds; and
- (iii) In the event that taxes have been levied in a fiscal year to pay principal and interest on the Bonds, the amount of principal and interest due on the Bonds in the corresponding calendar or fiscal year.

The report required by this Section 20(d) may be combined with other periodic reports which include the same information, including, but not limited to, periodic reports made to the California Debt and Investment Advisory Commission or continuing disclosure reports or other reports made in connection with the Bonds, or any series thereof.

The requirements of this Section 20(d) shall apply only until all Bonds, or each series of Bonds, are redeemed or defeased, but if the Bonds or any series of Bonds are refunded, such provisions shall apply until all such refunding Bonds are redeemed or defeased.

Section 21. The Bonds may be issued in one or more series by the District from time to time, and notwithstanding any statutory provision relating to the maximum term of such Bonds, each series of Bonds shall mature not more than the applicable legal limit from the date of issuance thereof. The Bonds may be issued under the provisions of the Education Code, under the provisions of Section 53506 of the California Government Code, or under any other provisions of law authorizing the issuance of general obligation bonds by school districts.

Section 22. In its capacity as stewards of public funds, the Board will develop and implement a fiscally responsible, accountable and transparent bond program, conducted in accordance with the following principles of the Orange County Taxpayers Association:

(a) There is a clear need to build and/or modernize facilities, as documented by the facilities condition assessments. The Bond Project List describes specifically how bond funds will be spent.

(b) Bond funds will not be used to pay for computers, vehicles, technology devices, or other equipment that will become obsolete while the related bond debt is outstanding.

(c) The District will maintain a reserve of at least 2-3% of its operating funds for routine facility maintenance.

(d) The District intends to aside a fund (from sources other than bond funds) equivalent to 2% - 4% of the principal amount of the bonds issued for future construction and repair.

(e) The District will use the services of an independent registered municipal advisor for each issue of bonds.

(f) Bonds will be issued via competitive sale if the District's credit rating is at least in the "A" category, and by a selected underwriter for a negotiated sale via a request for proposals (RFP) proposals if the District's credit rating is below the "A" category.

(g) While the District does not plan to enter into a Project Labor Agreement, if the District determines in the future to enter into a Project Labor Agreement, it will conform such agreement to the current criteria of the Orange County Taxpayer's Association.

(h) The District will adopt a "no pay to play" policy consistent with the guidelines of the Orange County Taxpayers Association, requiring disclosure of contributions in excess of \$500 in favor of a District bond measure or candidate campaign, or to a District foundation supporting such a campaign, by persons who obtain bond funded contracts.

Section 23. Any or all of the members of this Board are authorized to act as an author of any ballot argument prepared in connection with the Election, including a rebuttal argument.

Section 24. The Superintendent, Chief Financial Officer, President of the Board, and their respective designees, are hereby authorized to execute and deliver any Tax Rate Statement (prepared or provided pursuant to Elections Code Sections 9400-9404) or any other document and to perform all other acts or actions necessary to place the bond measure called hereby on the ballot and to conduct the Election ordered herein. This shall include, but shall not be limited to, payment to the County for costs or expenses incurred by the County in calling and conducting the Election for the Proposition as directed herein. Such costs may, to the extent legally permissible, be recovered as a cost of issuance of the Bonds if so authorized by the electors.

Section 25. The Superintendent, the Assistant Superintendent, Business Services, the President of the Board, and/or their respective designee(s), are hereby authorized and directed to make any changes to the text of the Proposition or the Ballot Measure Statement referenced in Section 12 hereof and set forth in Exhibits "B" and "C" as required to conform to any requirements of Section 1(b) of Article XIII A of the California Constitution, Proposition 39, State Law or the County Registrar.

Section 26. The Superintendent, Chief Financial Officer, President of the Board, Clerk of the Board and/or their respective designee(s), District staff, and District consultants are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they may deem necessary or advisable in order to give effect to and comply with the directives, terms, and intent of this Resolution. Such actions heretofore taken by such officers, officials, consultants, and staff are hereby ratified, confirmed, and approved.

Section 27. This Resolution shall take effect immediately upon adoption hereof.

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APPROVED, ADOPTED, AND SIGNED on November 18, 2019.

**BOARD OF EDUCATION OF THE TUSTIN
UNIFIED SCHOOL DISTRICT**

By: _____
James H. Laird, President, Board of Education of
the Tustin Unified School District

ATTEST:

Lynn Davis, Clerk, Board of Education of the Tustin
Unified School District

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

I, Lynn Davis, Clerk, Board of Education of the Tustin Unified School District, do hereby certify that the foregoing was duly adopted by the Board of Education of such District at a regular meeting of said Board held on the 18th day of November, 2019, at which a quorum of such Board was present and acting throughout and for which notice and an agenda was prepared and posted as required by law and at which meeting all of the members of such Board had due notice and that at such meeting the attached resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Clerk, Board of Education of the Tustin Unified
School District

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

I, Lynn Davis, Clerk, Board of Education of the Tustin Unified School District, do hereby certify that the foregoing is a full, true and correct copy of Resolution No. 11-59-19 of said Board, and that the same has not been rescinded, amended or repealed.

Dated this 18th day of November, 2019.

Clerk, Board of Education of the Tustin Unified
School District

EXHIBIT "A"

SFID NO. 2020-1 BOUNDARY MAP

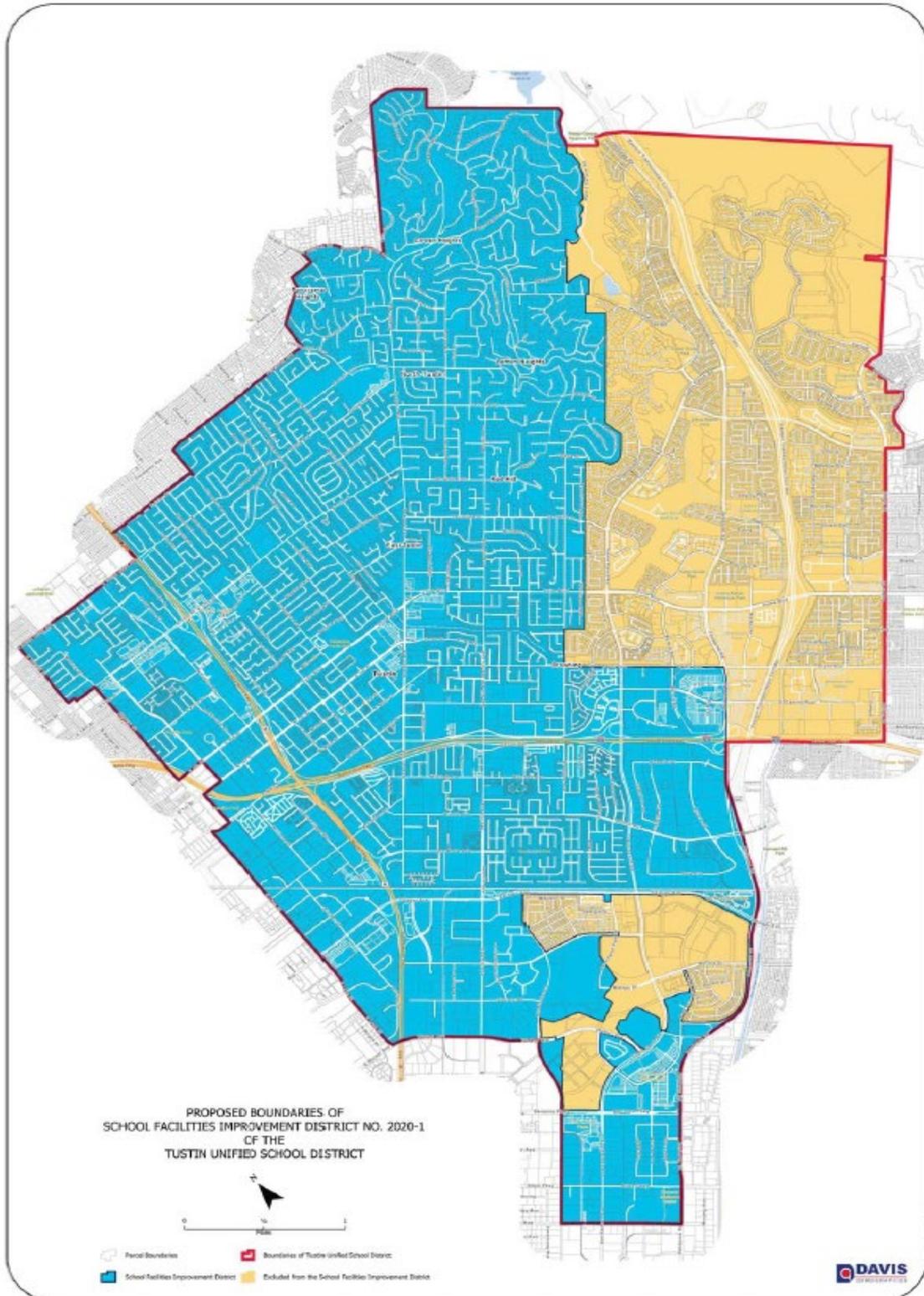


EXHIBIT “B”

TEXT OF BOND MEASURE

**BOND PROPOSITION OF THE SCHOOL FACILITIES IMPROVEMENT DISTRICT
NO. 2020-1 OF THE TUSTIN UNIFIED SCHOOL DISTRICT**

(March 3, 2020):

**TUSTIN UNIFIED SCHOOL DISTRICT
SAFE AND MODERN CLASSROOM BOND MEASURE**

INTRODUCTION

The Tustin Unified School District (District) is committed to providing an innovative educational program that nurtures academic growth in a safe, modern learning environment. Thanks to our supportive community and dedicated parents, teachers and staff, student achievement is among the top in the state.

Many of the District’s schools were built more than 50 years ago and need to be repaired and upgraded. In order for our students to succeed in college and careers, they must be skilled in the use of today’s technologies and have a solid background in science, math, engineering and technology. Improvements would enhance school safety and security, and upgrade classrooms and labs to meet 21st Century instructional standards. Basic repairs are needed at some aging facilities, including: (i) repairing or replacing deteriorating roofs, outdated plumbing, sewer lines and electrical systems; (ii) creation of flexible, multi-use classrooms to support hands-on science instruction and learning-by-doing; and (iii) upgrades to school security systems including security cameras, emergency communications systems, smoke detectors, fire alarms and sprinklers.

Passage of a school facilities improvement bond measure will provide locally controlled funding that cannot be taken away by the State and must stay here in our local communities to improve local schools. A school facilities improvement bond measure will require strict fiscal accountability requirements, including a citizens’ oversight committee, mandatory annual audits and a prohibition against any funds being used for administrators’ salaries, pensions or benefits. Passage of a school improvement bond measure will help the District qualify for state matching funds that otherwise may be lost to other school districts.

DISTRICT CAPITAL FACILITIES PLANNING

In order to address the District’s educational facility’s needs and provide a positive learning environment for community students in an environment geared towards student safety and security, the Board evaluated safety issues, class size reduction, computer and information technology and other factors. The District has prepared a Facilities Master Plan as part of developing the scope and description of the projects to be funded through a bond measure.

The District conducted a facilities evaluation that included public input from over 1400 community members in developing this Project List. Teachers, staff, community members and the Board have prioritized the key health and safety needs so that the most critical facility needs are addressed.

BOARD FINDINGS

Based on the reviews, community input, the Facilities Master Plan and in consideration of student needs for education and safety, the Board has made certain determinations:

In approving this Project List, the Board of Education determines that the District must:

- (A) Repair or replace deteriorating roofs, plumbing, sewer and electrical systems, where needed; and
- (B) Upgrade classrooms and career technical education facilities to prepare students for college and good paying jobs in fields like health sciences, engineering and skilled trades; and
- (C) Repair and upgrade aging elementary and middle school classrooms and school facilities to support high quality instruction in science, technology, engineering, arts and math; and
- (D) Strengthen campus health and safety features to help ensure secure campuses; and
- (E) Adhere to specific fiscal accountability safeguards such as:
 - (i) All expenditures must be subject to annual independent financial audits.
 - (ii) No funds can be used for administrators' salaries and pensions.
 - (iii) All money must stay local to support our students and cannot be taken away by the State or used for other purposes.
 - (iv) An independent citizens' oversight committee must be appointed to ensure that all funds are spent only as authorized.

The Board has concluded that protecting the quality of our schools, the quality of life in our community and the value of our homes is a wise investment.

BOND AUTHORIZATION

In order to acquire, construct and reconstruct school facilities, and provide for supporting infrastructure at the existing school sites of the Tustin Unified School District, and in so doing increase health, safety, welfare and educational effectiveness of classrooms and physical education facilities for students, shall the Tustin Unified School District on behalf of School Facilities Improvement District No. 2020-1 be authorized to issue Bonds in an amount not to exceed \$215,000,000, including the furnishing and equipping of school facilities or the

acquisition or lease of real property for schools and school facilities listed in Attachment “1” on file at the District office and herein incorporated, which Bonds shall be issued for a term not to exceed the applicable statutory maximum, at an interest rate below the legal maximum, and which Bonds shall be subject to the following provisions:

- (A) That proceeds of the Bonds shall be used only for the construction of school facilities and supporting infrastructure, including the furnishing and equipping of school facilities or the acquisition or lease of real property for school facilities pursuant to California Constitution Article XIII A, Section 1(b)(3) and further that the proceeds of the Bonds shall be used only for the purposes specified in California Constitution Article XIII A, Section 1(b)(3) (as amended by Proposition 39) and not for any other purpose, including teacher and non-construction related administrator salaries and any other school operating expenses,
- (B) That a list of the specific school facilities projects to be funded with the proceeds of the Bonds is attached hereto as Attachment “1” and, based upon the adoption of this Resolution, this Board of Education hereby certifies that it has evaluated safety, class size reduction and information technology needs in developing the school facilities listed in Attachment “1”,
- (C) That the Board of Education of the District shall conduct annual, independent performance audits to ensure that the proceeds from the sale of the Bonds have been expended only on the specific projects listed in this bond proposition,
- (D) That the Board of Education of the District shall conduct annual, independent financial audits of the proceeds from the sale of the Bonds until all of those proceeds have been expended for the school facilities projects identified herein,
- (E) That the Board of Education of the District will, pursuant to the provisions of applicable State law, appoint a citizens’ oversight committee, and conduct annual independent audits (as referenced above) to assure that the Bond proceeds are spent only on the school, facilities and classroom improvements, projects and costs identified in Attachment “1” and for no other purposes.

BOND DIRECTIVES REGARDING BONDS:

The Board of Education of the District directs as follows with respect to the authorization of the Bonds:

- The District will make all reasonable efforts to secure State funding for District capital projects if such State funding is available.
- Bonds issued pursuant to this Bond Measure shall be issued and sold as current interest bonds and/or current interest term bonds and not as Capital Appreciation Bonds (CABs) or bonds with a compounding interest feature.

TAXPAYER PROTECTIONS:

The following taxpayer protections are specifically provided in this Bond Measure and by law:

- Bond funds shall be used only for the school capital facilities projects identified herein, and **not for any other purpose.**
- Requirements of the California Government Code concerning **the use of, and accounting for, the expenditure of bond proceeds** shall be complied with as directed by the Board of Education of the District.
- As required by law, an **Independent Citizen's Oversight Committee** shall oversee expenditures of bond funds, and related matters, and shall report to the Board of Education and communicate with the public on such expenditures.
- As required by law, the School District shall conduct **annual financial audits and performance audits** (using independent auditors) for all bond funds.
- Bond Funds **shall not be used** for teacher or non-construction related administrator salaries or other non-construction related operating expenses.

See voter guide for tax rate information.

ATTACHMENT “1”

SCHOOL FACILITIES IMPROVEMENT DISTRICT NO. 2020-1 **OF THE TUSTIN UNIFIED SCHOOL DISTRICT** **SCHOOL FACILITIES PROJECT LIST**

Proceeds of the general obligation bonds of the School Facilities Improvement District No. 2020-1 of the Tustin Unified School District (“District”) would be used to finance the design, modernization, restoration and construction of public schools and school facilities and providing facilities improvements and upgrades, and related facilities costs, including, but not limited to, financing the following: modernizing, repairing and rehabilitating existing school facilities and adding certain new school facilities to meet current health, safety and instructional standards which will improve the overall educational experience for all students in the District. Such projects include, but are not limited to, upgrading school libraries to contemporary media centers; renovating or adding bathroom facilities at each District school campus; upgrading, installing or replacing shade structures; upgrading student support facilities; renovate or new multi-purpose rooms (MPR); and reconstruction, renovation, modernization and construction of classrooms, upgrading classrooms, innovation/hands-on labs, playground surfacing/equipment, plumbing and electrical resulting from upgrades or new construction, electrical support for network infrastructure, and related projects. Project costs for expansion of existing facilities may include, but are not limited to, some or all of the following: site preparation, infrastructure and related expenses; and construction, acquisition or lease of temporary, portable or permanent classrooms, instructional support and ancillary facilities. Project costs for furniture and equipment may include, but are not limited to, some or all of the following: desks and tables; window and floor covering; kitchen equipment, improvements and furnishings; instructional sound system; science laboratory equipment; and other electronic equipment.

The following projects are identified as projects on which the bond funds may be expended:

MASTER PLAN FACILITIES PROJECTS AND OBJECTIVES

Provide modern facilities needed for core courses and repair and upgrade/replace outdated classrooms:

- Install, add, and upgrade Security/Safety systems and infrastructure to meet needs for Student Safety and Campus Security
- Ensure safety and structural integrity of buildings for student and employee safety by making seismic and safety upgrades and retrofits, if required
- Improve energy efficiency to reduce costs and energy consumption (producing reductions on environmental impacts), through the use/installation of energy-efficient facilities including the installation/use of LED lighting and construction/installation of solar energy facilities
- Upgrade and modernize District schools to provide for compliance with Americans with Disabilities Act (ADA)

- Renovate, upgrade, replace, install, and provide repairs to site infrastructure (Electrical, Utilities, Communications, and Security Networks).
- Replace, update and improve selected drop-off/pick-up access and parking facilities with the goal of reducing traffic congestion in the vicinity of District schools, and for improved student pedestrian safety

**RENOVATION, MODERNIZATION AND REPAIR OF EXISTING DISTRICT
NEIGHBORHOOD SCHOOLS AND SCHOOL FACILITIES**

NEIGHBORHOOD SCHOOL PROJECTS

The Neighborhood School Projects include preparation, planning, design and architectural work, acquisition, construction and installation projects (as further described below) and furnishings and equipment (as further described below) for the following neighborhood school sites and projects:

ELEMENTARY SCHOOL PROJECTS
<u>ARROYO ELEMENTARY SCHOOL</u>
<ul style="list-style-type: none"> ➤ Modernization of Existing Classrooms <i>To include windows, doors, replace deteriorating roofs, ceilings, casework and interior/exterior work, ADA compliance</i> ➤ Safety/Security Upgrades <i>To include safety locks, security systems, monitoring systems, fire systems and alarms, communications systems, surveillance systems, signage and fencing</i> ➤ Building System Improvements/Upgrades/Renovations <i>To include restrooms, HVAC systems, lighting, communication, wireless communications and data, plumbing, lighting and controls, power/power conversation systems</i> ➤ Site Utilities Improvements/Upgrades/Renovations <i>To include natural gas, water, sewer, electrical, storm drain, communications and fire service systems and controls</i> ➤ Creation/Retrofit for Innovation/Hands-on Learning Labs ➤ Construct/Upgrade/Replace Multi-Purpose Rooms and Kitchen Service Facilities <i>To include food service equipment, lunch shelters and sanitary facilities</i> ➤ Repair/Renovate Classrooms, Restrooms, Student Support Facilities and Infrastructure <i>To include Interior and Exterior repairs, renovations, upgrades and modernization projects</i>

BENSON ELEMENTARY SCHOOL

- **Modernization of Existing Classrooms**
To include windows, doors, replace deteriorating roofs, ceilings, casework and interior/exterior work, ADA compliance
- **Safety/Security Upgrades**
To include safety locks, security systems, monitoring systems, fire systems and alarms, communications systems, surveillance systems, signage and fencing
- **Building System Improvements/Upgrades/Renovations**
To include restrooms, HVAC systems, lighting, communication, wireless communications and data, plumbing, lighting and controls, power/power conversation systems
- **Site Utilities Improvements/Upgrades/Renovations**
To include natural gas, water, sewer, electrical, storm drain, communications and fire service systems and controls
- **Creation/Retrofit for Innovation/Hands-on Learning Labs**
- **Construct/Upgrade/Replace Multi-Purpose Rooms and Kitchen Service Facilities**
To include food service equipment, lunch shelters and sanitary facilities
- **Repair/Renovate Classrooms, Restrooms, Student Support Facilities and Infrastructure**
To include Interior and Exterior repairs, renovations, upgrades and modernization projects

BESWICK ELEMENTARY SCHOOL

- **Modernization of Existing Classrooms**
To include windows, doors, replace deteriorating roofs, ceilings, casework and interior/exterior work, ADA compliance
- **Safety/Security Upgrades**
To include safety locks, security systems, monitoring systems, fire systems and alarms, communications systems, surveillance systems, signage and fencing
- **Building System Improvements/Upgrades/Renovations**
To include restrooms, HVAC systems, lighting, communication, wireless communications and data, plumbing, lighting and controls, power/power conversation systems
- **Site Utilities Improvements/Upgrades/Renovations**
To include natural gas, water, sewer, electrical, storm drain, communications and fire service systems and controls
- **Creation/Retrofit for Innovation/Hands-on Learning Labs**
- **Construct/Upgrade/Replace Multi-Purpose Rooms and Kitchen Service Facilities**
To include food service equipment, lunch shelters and sanitary facilities
- **Repair/Renovate Classrooms, Restrooms, Student Support Facilities and Infrastructure**
To include Interior and Exterior repairs, renovations, upgrades and modernization projects

ESTOCK ELEMENTARY SCHOOL

- **Modernization of Existing Classrooms**
To include windows, doors, replace deteriorating roofs, ceilings, casework and interior/exterior work, ADA compliance
- **Safety/Security Upgrades**
To include safety locks, security systems, monitoring systems, fire systems and alarms, communications systems, surveillance systems, signage and fencing
- **Building System Improvements/Upgrades/Renovations**
To include restrooms, HVAC systems, lighting, communication, wireless communications and data, plumbing, lighting and controls, power/power conversation systems
- **Site Utilities Improvements/Upgrades/Renovations**
To include natural gas, water, sewer, electrical, storm drain, communications and fire service systems and controls
- **Creation/Retrofit for Innovation/Hands-on Learning Labs**
- **Construct/Upgrade/Replace Multi-Purpose Rooms and Kitchen Service Facilities**
To include food service equipment, lunch shelters and sanitary facilities

➤ **Repair/Renovate Classrooms, Restrooms, Student Support Facilities and Infrastructure**

To include Interior and Exterior repairs, renovations, upgrades and modernization projects

GUIN FOSS ELEMENTARY SCHOOL

➤ **Modernization of Existing Classrooms**

To include windows, doors, replace deteriorating roofs, ceilings, casework and interior/exterior work, ADA compliance

➤ **Safety/Security Upgrades**

To include safety locks, security systems, monitoring systems, fire systems and alarms, communications systems, surveillance systems, signage and fencing

➤ **Building System Improvements/Upgrades/Renovations**

To include restrooms, HVAC systems, lighting, communication, wireless communications and data, plumbing, lighting and controls, power/power conversation systems

➤ **Site Utilities Improvements/Upgrades/Renovations**

To include natural gas, water, sewer, electrical, storm drain, communications and fire service systems and controls

➤ **Creation/Retrofit for Innovation/Hands-on Learning Labs**

➤ **Construct/Upgrade/Replace Multi-Purpose Rooms and Kitchen Service Facilities**

To include food service equipment, lunch shelters and sanitary facilities

➤ **Repair/Renovate Classrooms, Restrooms, Student Support Facilities and Infrastructure**

To include Interior and Exterior repairs, renovations, upgrades and modernization projects

HEIDEMAN ELEMENTARY SCHOOL

➤ **Modernization of Existing Classrooms**

To include windows, doors, replace deteriorating roofs, ceilings, casework and interior/exterior work, ADA compliance

➤ **Safety/Security Upgrades**

To include safety locks, security systems, monitoring systems, fire systems and alarms, communications systems, surveillance systems, signage and fencing

➤ **Building System Improvements/Upgrades/Renovations**

To include restrooms, HVAC systems, lighting, communication, wireless communications and data, plumbing, lighting and controls, power/power conversation systems

➤ **Site Utilities Improvements/Upgrades/Renovations**

To include natural gas, water, sewer, electrical, storm drain, communications and fire

service systems and controls

- **Creation/Retrofit for Innovation/Hands-on Learning Labs**
- **Construct/Upgrade/Replace Multi-Purpose Rooms and Kitchen Service Facilities**
To include food service equipment, lunch shelters and sanitary facilities
- **Repair/Renovate Classrooms, Restrooms, Student Support Facilities and Infrastructure**
To include Interior and Exterior repairs, renovations, upgrades and modernization projects

LOMA VISTA ELEMENTARY SCHOOL

- **Modernization of Existing Classrooms**
To include windows, doors, replace deteriorating roofs, ceilings, casework and interior/exterior work, ADA compliance
- **Safety/Security Upgrades**
To include safety locks, security systems, monitoring systems, fire systems and alarms, communications systems, surveillance systems, signage and fencing
- **Building System Improvements/Upgrades/Renovations**
To include restrooms, HVAC systems, lighting, communication, wireless communications and data, plumbing, lighting and controls, power/power conversation systems
- **Site Utilities Improvements/Upgrades/Renovations**
To include natural gas, water, sewer, electrical, storm drain, communications and fire service systems and controls
- **Creation/Retrofit for Innovation/Hands-on Learning Labs**
- **Construct/Upgrade/Replace Multi-Purpose Rooms and Kitchen Service Facilities**
To include food service equipment, lunch shelters and sanitary facilities
- **Repair/Renovate Classrooms, Restrooms, Student Support Facilities and Infrastructure**
To include Interior and Exterior repairs, renovations, upgrades and modernization projects

NELSON ELEMENTARY SCHOOL

- **Modernization of Existing Classrooms**
To include windows, doors, replace deteriorating roofs, ceilings, casework and interior/exterior work, ADA compliance
- **Safety/Security Upgrades**
To include safety locks, security systems, monitoring systems, fire systems and alarms, communications systems, surveillance systems, signage and fencing

- **Building System Improvements/Upgrades/Renovations**
To include restrooms, HVAC systems, lighting, communication, wireless communications and data, plumbing, lighting and controls, power/power conversation systems
- **Site Utilities Improvements/Upgrades/Renovations**
To include natural gas, water, sewer, electrical, storm drain, communications and fire service systems and controls
- **Creation/Retrofit for Innovation/Hands-on Learning Labs**
- **Construct/Upgrade/Replace Multi-Purpose Rooms and Kitchen Service Facilities**
To include food service equipment, lunch shelters and sanitary facilities
- **Repair/Renovate Classrooms, Restrooms, Student Support Facilities and Infrastructure**
To include Interior and Exterior repairs, renovations, upgrades and modernization projects

RED HILL ELEMENTARY SCHOOL

- **Safety/Security Upgrades**
To include safety locks, security systems, monitoring systems, fire systems and alarms, communications systems, surveillance systems, signage and fencing
- **Building System Improvements/Upgrades/Renovations**
To include restrooms, HVAC systems, lighting, communication, wireless communications and data, plumbing, lighting and controls, power/power conversation systems
- **Site Utilities Improvements/Upgrades/Renovations**
To include natural gas, water, sewer, electrical, storm drain, communications and fire service systems and controls
- **Replace Deteriorating Roofs**

THORMAN ELEMENTARY SCHOOL

- **Safety/Security Upgrades**
To include safety locks, security systems, monitoring systems, fire systems and alarms, communications systems, surveillance systems, signage and fencing
- **Building System Improvements/Upgrades/Renovations**
To include restrooms, HVAC systems, lighting, communication, wireless communications and data, plumbing, lighting and controls, power/power conversation systems
- **Site Utilities Improvements/Upgrades/Renovations**
To include natural gas, water, sewer, electrical, storm drain, communications and fire service systems and controls
- **Construct/Upgrade/Replace Multi-Purpose Rooms and Kitchen Service Facilities**
To include food service equipment, lunch shelters and sanitary facilities

➤ **Repair/Renovate Classrooms, Restrooms, Student Support Facilities and Infrastructure**

To include Interior and Exterior repairs, renovations, upgrades and modernization projects

TUSTIN MEMORIAL ACADEMY

➤ **Modernization of Existing Classrooms**

To include windows, doors, replace deteriorating roofs, ceilings, casework and interior/exterior work, ADA compliance

➤ **Safety/Security Upgrades**

To include safety locks, security systems, monitoring systems, fire systems and alarms, communications systems, surveillance systems, signage and fencing

➤ **Building System Improvements/Upgrades/Renovations**

To include restrooms, HVAC systems, lighting, communication, wireless communications and data, plumbing, lighting and controls, power/power conversation systems

➤ **Site Utilities Improvements/Upgrades/Renovations**

To include natural gas, water, sewer, electrical, storm drain, communications and fire service systems and controls

➤ **Creation/Retrofit for Innovation/Hands-on Learning Labs**

➤ **Construct/Upgrade/Replace Multi-Purpose Rooms and Kitchen Service Facilities**

To include food service equipment, lunch shelters and sanitary facilities

➤ **Repair/Renovate Classrooms, Restrooms, Student Support Facilities and Infrastructure**

To include Interior and Exterior repairs, renovations, upgrades and modernization projects

MIDDLE SCHOOL PROJECTS

COLUMBUS TUSTIN MIDDLE SCHOOL

- **Modernization of Existing Classrooms**
To include windows, doors, replace deteriorating roofs, ceilings, casework and interior/exterior work, ADA compliance
- **Safety/Security Upgrades**
To include safety locks, security systems, monitoring systems, fire systems and alarms, communications systems, surveillance systems, signage and fencing
- **Building System Improvements/Upgrades/Renovations**
To include restrooms, HVAC systems, lighting, communication, wireless communications and data, plumbing, lighting and controls, power/power conversation systems
- **Site Utilities Improvements/Upgrades/Renovations**
To include natural gas, water, sewer, electrical, storm drain, communications and fire service systems and controls
- **Repair/Renovate Classrooms, Restrooms, Student Support Facilities and Infrastructure**
To include Interior and Exterior repairs, renovations, upgrades and modernization projects

CURRIE MIDDLE SCHOOL

- **Modernization of Existing Classrooms**
To include windows, doors, replace deteriorating roofs, ceilings, casework and interior/exterior work, ADA compliance
- **Safety/Security Upgrades**
To include safety locks, security systems, monitoring systems, fire systems and alarms, communications systems, surveillance systems, signage and fencing
- **Building System Improvements/Upgrades/Renovations**
To include restrooms, HVAC systems, lighting, communication, wireless communications and data, plumbing, lighting and controls, power/power conversation systems
- **Site Utilities Improvements/Upgrades/Renovations**
To include natural gas, water, sewer, electrical, storm drain, communications and fire service systems and controls
- **Repair/Renovate Classrooms, Restrooms, Student Support Facilities and Infrastructure**
To include Interior and Exterior repairs, renovations, upgrades and modernization projects

HEWES MIDDLE SCHOOL

- **Modernization of Existing Classrooms**
To include windows, doors, replace deteriorating roofs, ceilings, casework and interior/exterior work, ADA compliance
- **Safety/Security Upgrades**
To include safety locks, security systems, monitoring systems, fire systems and alarms, communications systems, surveillance systems, signage and fencing
- **Building System Improvements/Upgrades/Renovations**
To include restrooms, HVAC systems, lighting, communication, wireless communications and data, plumbing, lighting and controls, power/power conversation systems
- **Site Utilities Improvements/Upgrades/Renovations**
To include natural gas, water, sewer, electrical, storm drain, communications and fire service systems and controls
- **Repair/Renovate Classrooms, Restrooms, Student Support Facilities and Infrastructure**
To include Interior and Exterior repairs, renovations, upgrades and modernization projects

UTT MIDDLE SCHOOL

- **Modernization of Existing Classrooms**
To include windows, doors, replace deteriorating roofs, ceilings, casework and interior/exterior work, ADA compliance
- **Safety/Security Upgrades**
To include safety locks, security systems, monitoring systems, fire systems and alarms, communications systems, surveillance systems, signage and fencing
- **Building System Improvements/Upgrades/Renovations**
To include restrooms, HVAC systems, lighting, communication, wireless communications and data, plumbing, lighting and controls, power/power conversation systems
- **Site Utilities Improvements/Upgrades/Renovations**
To include natural gas, water, sewer, electrical, storm drain, electrical, communications and fire service systems and controls
- **Repair/Renovate Classrooms, Restrooms, Student Support Facilities and Infrastructure**
To include Interior and Exterior repairs, renovations, upgrades and modernization projects

HIGH SCHOOL PROJECTS

FOOTHILL HIGH SCHOOL

- **Safety/Security Upgrades**
To include safety locks, security systems, monitoring systems, fire systems and alarms, communications systems, surveillance systems, signage and fencing

- **Building System Improvements/Upgrades/Renovations**
To include restrooms, HVAC systems, lighting, communication, wireless communications and data, plumbing, lighting and controls, power/power conversation systems

- **Site Utilities Improvements/Upgrades/Renovations**
To include natural gas, water, sewer, electrical, storm drain, communications and fire service systems and controls

- **Construct/Upgrade/Replace Kitchen Service Facilities**
To include food service equipment, lunch shelters and sanitary facilities

HILLVIEW HIGH SCHOOL

- **Safety/Security Upgrades**
To include safety locks, security systems, monitoring systems, fire systems and alarms, communications systems, surveillance systems, signage and fencing

- **Building System Improvements/Upgrades/Renovations**
To include restrooms, HVAC systems, lighting, communication, wireless communications and data, plumbing, lighting and controls, power/power conversation systems

- **Site Utilities Improvements/Upgrades/Renovations**
To include natural gas, water, sewer, electrical, storm drain, communications and fire service systems and controls

- **Construct/Upgrade/Replace Multi-Purpose Rooms and Kitchen Service Facilities**
To include food service equipment, lunch shelters and sanitary facilities

- **Repair/Renovate Classrooms, Restrooms, Student Support Facilities and Infrastructure**
To include Interior and Exterior repairs, renovations, upgrades and modernization projects

TUSTIN HIGH SCHOOL

- **Safety/Security Upgrades**
To include safety locks, security systems, monitoring systems, fire systems and alarms, communications systems, surveillance systems, signage and fencing

- **Building System Improvements/Upgrades/Renovations**
To include restrooms, HVAC systems, lighting, communication, wireless communications and data, plumbing, lighting and controls, power/power conversation systems

➤ **Site Utilities Improvements/Upgrades/Renovations**

To include natural gas, water, sewer, electrical, storm drain, communications and fire service systems and controls

➤ **Reconfigure/Expand Science/Engineering Wing**

To include facilities and classrooms for STEM and Engineering education and labs and related facilities relocation and construction

ALL DISTRICT SCHOOL SITES WHERE RENOVATION, MAJOR REPAIRS AND/OR NEW CONSTRUCTION TO BE UNDERTAKEN:

- Remove and mitigate hazardous materials (e.g. asbestos, lead, PCB, mold, mildew, etc.) where necessary.
- Improve contingencies as required to comply with existing building codes and state/federal requirements, including access requirements of the ADA.
- Provide adequate furniture and equipment for all classrooms, and spaces to be newly constructed or reconstructed.
- Acquisition of any of the facilities on this School Facilities Project List through temporary lease or lease-purchase arrangements or execute purchase option under lease for any of these authorized facilities.
- Necessary site preparation/restoration in connection with renovation or remodeling, 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 ways to property.
- If the Board of Education determines that replacement is more economical than rehabilitation, improvement, or renovation of existing classrooms/school facilities, in those particular cases replacement/new construction will be explored/pursued.
- Provide temporary (interim) classrooms and other school facilities as needed to accommodate students and school functions displaced during construction, including, but not limited to, relocation costs.
- The costs to demolish/remove facilities when no longer needed and the costs to restore site and utility systems after removal.
- Modernization upgrade or replacement of structures includes permanent, portable, or modular structures.

Project Costs for Furnishings and Equipment

Project Costs for furnishings and equipment for some or all of the within-identified District campuses may include, but are not limited to, some or all of the following: security, safety and communication systems and equipment, storage and casework, school furniture; window, wall, and durable floor coverings (including tiles and carpeting); media recording, distribution and presentation equipment, including, but not limited to, audio systems, kitchen equipment, improvements and furnishings, fire alarm, security; science laboratory equipment; and/or other infrastructure equipment and systems.

Project costs for the above-referenced projects may include installation costs, engineering and design costs, project management/construction management costs, warranty costs, master facilities planning, state or local costs or expenses involving design, planning, site and facilities development costs and charges, environmental review(s) and proceedings, necessary supporting infrastructure costs, relocation costs and expenses, necessary contingency plans and related costs construction and completion of the aforementioned facilities projects, audit costs, direct legal costs and related costs. Project costs may also include the payment or prepayment of existing or future lease payments and/or interim financing costs for lease of authorized facilities, property or buildings, prepayment of lease obligations for facilities purposes (including temporary classroom facilities) and payment of costs and expenses for interim financing of authorized facilities (including, but not limited to, financing delivery costs). 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. Allowable project costs also include: costs of issuing the bonds or other securities (as authorized under California law), informational distribution costs and election costs authorized under State 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 accomplishment of the projects. In the event that a modernization or renovation project is more economical for the District to be undertaken as new construction, this bond measure authorizes land acquisition, relocation and construction and/or reconstruction, and all costs relating thereto, for said reason or, alternatively, based on other considerations deemed in the best interest of the District by the Board of Education. 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.

This School Facilities Project List describes the specific facilities and capital projects the District may finance with proceeds of the Bonds. In addition, authorized projects include reimbursements for paid project costs and 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 including payment and prepayment of lease payments relating to projects and/or equipment previously financed. listed projects will be completed as needed at a particular school site according to Board-established priorities, and the order in which such projects appear on this School Facilities Project List is not an indication of priority for funding or completion. The final cost of each project will be determined as plans are finalized, construction bids are awarded, and projects are completed. Certain construction funds expected from non-bond sources, including State grant funds for eligible projects, have not yet been

secured. Until all project costs and funding sources are known, the Board of Education cannot determine the amount of bond proceeds available to be allocated for each project, nor guarantee that the bonds will provide sufficient funds to allow completion of all listed projects. Completion of some projects may be subject to further government approvals by State officials and boards, to local environmental review, and to input from the public. For these reasons, inclusion of a project on the Bond Project List is not a guarantee that any specific project listed herein will be funded, completed or completed by a specific date.

In preparing the foregoing list, the Board of Education of the Tustin Unified School District has evaluated safety, class size and information technology needs.

EXHIBIT “C”

BALLOT MEASURE STATEMENT

TUSTIN K-8 CLASSROOM REPAIR, SCHOOL SAFETY/SECURITY MEASURE. To repair/upgrade inadequate classrooms, labs and school facilities supporting college/career readiness in science, math, technology, engineering, arts; Improve student safety, and upgrade deteriorated roofs, plumbing, sewer, lighting, electrical systems; shall the Tustin Unified School District measure be adopted authorizing \$215 million in bonds at legal rates, levying 3 cents per \$100 assessed value (\$12.4 million annually) while bonds are outstanding, with citizen oversight, and all funds staying local?

Bonds - Yes

Bonds – No