

**SWEETWATER UNION HIGH SCHOOL DISTRICT**

**RESOLUTION NO. 4567**

**RESOLUTION ORDERING A SCHOOL )  
BOND ELECTION ON NOVEMBER 6, 2018, )  
AND AUTHORIZING NECESSARY )  
ACTIONS IN CONNECTION THEREWITH )**

ON THE MOTION OF Member \_\_\_\_\_, seconded by Member \_\_\_\_\_, the following resolution is adopted.

WHEREAS, the Board of Trustees ("Board") of the Sweetwater Union High School District ("District"), San Diego County, California, is authorized to order elections within the District and to designate the specifications thereof, pursuant to Sections 5304 and 5322 of the California Education Code ("Education Code"); and

WHEREAS, the District has provided quality secondary (Grade 7-12) education to students in the local community over its long history, consistent with its mission to ensure a safe, inclusive, collaborative culture that empowers each student to actively engage in a meaningful educational experience to pursue personal and academic success; and

WHEREAS, great local schools keep property values high and the community strong; and

WHEREAS, the community's support for general obligation bonds in the past has helped to meet critical renovation, modernization and safety needs at the District's schools; and though bond funding has made a significant impact, the district's aging education facilities need repairs and upgrades to meet modern academic and safety standards and ensure all schools are safe, secure campuses to protect the students and staff, and have up-to-date technology and modern classrooms that will attract and retain the best teachers and staff; and

WHEREAS, the District has updated its comprehensive Needs Assessment and Facilities Master Plan with input from parents, teachers, staff, and members of the community to identify the upgrades needed at each school site in order to keep students secure, meet modern safety standards, meet the District's goals for supporting current academic standards, prepare students for college and career/job success, and address specific priorities at individual school sites; and

WHEREAS, bond revenue is the primary means by which all local school districts are able to keep their school buildings and classrooms in good repair, safe, designed and equipped to support changing educational standards, methods and approaches; and

WHEREAS, the District cannot rely on the State of California to fund school facility improvements and the limited state dollars available for facility upgrades often require local matching funds that could be provided by a local bond measure; and

WHEREAS, a bond measure will benefit local schools, and no funds can be taken away by the state or other school districts, and by law, no money can be used for teacher or administrator salaries or pensions or other school operating expenses; and

WHEREAS, this bond measure requires strict fiscal accountability protections, including mandatory annual audits and an independent citizens' oversight committee comprised of local residents, to ensure funds are managed and spent properly; and

WHEREAS, the Board is specifically authorized to order elections for the purpose of submitting to the electors the question of whether bonds of the District shall be issued and sold for the purpose of raising money for the purposes hereinafter specified, pursuant to Section 15100 *et seq.* of the Education Code; and

WHEREAS, pursuant to Section 18 of Article XVI and Section 1 of Article XIII A of the California Constitution (also known as "Proposition 39"), and Section 15266 of the Education Code, school districts may seek approval of general obligation bonds and levy an *ad valorem* tax to repay those bonds upon a fifty-five percent (55%) vote of those voting on a proposition for that purpose, provided certain accountability measures are included in the proposition; and

WHEREAS, the Board deems it necessary and advisable to submit such a bond proposition to the electors to be approved by fifty-five percent (55%) of the votes cast; and

WHEREAS, such a bond election must be conducted concurrent with a statewide primary election, general election or special election, or at a regularly scheduled local election, as required by Section 15266 of the Education Code, and on November 6, 2018, a general election is scheduled to occur throughout the District; and

WHEREAS, pursuant to Section 15268 of the Education Code, if the measure is approved by the voters, bonds may only be issued if the tax rate levied to meet the debt service requirements would not exceed thirty dollars (\$30) per year per one hundred thousand dollars (\$100,000) of taxable property when assessed valuation is projected by the District to increase in accordance with Article XIII A of the California Constitution; and

WHEREAS, the estimated tax rates, duration of tax collection, and total estimated amount of debt service, is described in the Tax Rate Statement contained in **Exhibit C** hereto; and

WHEREAS, Section 9400 *et seq.* of the California Elections Code requires that a tax rate statement be contained in all official materials, including any ballot pamphlet prepared, sponsored or distributed by the District, relating to the election; and

WHEREAS, in the judgment of the Board, it is advisable to request that the San Diego County Registrar of Voters ("County Registrar") act as the election official and call an election and submit to the registered voters of the District the full ballot proposition as detailed herein, in coordination with each other as necessary.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Trustees of the Sweetwater Union High School District as follows:

Section 1. Specifications of Election Order. Pursuant to Sections 5304, 5322, 15100 *et seq.*, and Section 15266 of the Education Code, an election shall be held within the District on November 6, 2018, for the purpose of submitting to the registered voters of the District the full ballot proposition contained in **Exhibit B** ("Full Ballot Text"), which Full Ballot Text is hereby approved. The County Registrar shall provide for the performance of its duties in accordance with Education Code Section 5303 and in accordance with any and all other laws and regulations applicable to such elections.

Section 2. Abbreviation of Proposition/Ballot Label. Pursuant to Sections 13119 and 13247 of the California Elections Code, and Section 15122 of the Education Code, the Board hereby directs the County Registrar to use the abbreviation of the Full Ballot Text ("Ballot Label") that is attached hereto as **Exhibit A**. The Ballot Label shall function merely as an abbreviation of the Full Ballot Text and does not stand alone as a complete and binding statement of the measure, nor is it possible for the Ballot Label to contain all of the project and financial information a voter might wish to consider in casting a vote. Voters are urged to review the Full Ballot Text and the Tax Rate Statement to obtain a complete understanding of the measure, including all of the financial projections and estimates upon which the measure is based. The District Superintendent, or a designee thereof, is hereby authorized and directed to make any changes to the text of **Exhibit A**, as may be convenient or necessary to comply with the intent of this Resolution, the requirements of elections officials, or requirements of law.

Section 3. Voter Pamphlet. The County Registrar is hereby requested to reprint the Full Ballot Text in its entirety in the voter information pamphlet to be distributed to voters pursuant to Section 13307 of the Elections Code. In the event the Full Ballot Text is not reprinted in the voter information pamphlet in its entirety, the County Registrar is hereby requested to print, immediately below the impartial analysis of the bond proposition, in no less than 10-point boldface type, a legend substantially as follows:

"The above statement is an impartial analysis of Measure \_\_\_\_.  
If you desire a copy of the measure, please call the San Diego  
County Registrar of Voters at \_\_\_\_\_ and a copy will  
be mailed at no cost to you."

Section 4. Accountability Measures. Pursuant to legal requirements, and as specified in the Full Ballot Text, the Board certifies that the District:

- (a) Has evaluated the facilities needs of the District and has evaluated safety, class size reduction and information technology needs in developing the bond project list (the "Bond Project List") contained in the Full Ballot Text;
- (b) Will establish an independent Citizens' Bond Oversight Committee to ensure that bond proceeds are expended only for the school facilities projects described in the Bond Project List, in accordance with Education Code Section 15278 et seq.;
- (c) Will conduct or cause to be conducted an annual, independent performance audit to ensure that the bond proceeds have been expended only on the school facilities projects described in the Bond Project List;
- (d) Will conduct or cause to be conducted an annual independent financial audit of the bond proceeds until all of those proceeds have been spent for the school facilities projects described in the Bond Project List; and
- (e) Shall take all actions to establish an account in which proceeds of the sale of the bonds will be deposited, and to cause a report to be filed with the Board no later than each January 1, identifying proceeds received and expended in the past fiscal year and the status of any project funded or to be funded with bond proceeds. The first report shall be due no later than January 1 of the first year after which bonds have been issued and proceeds spent.

Section 5. Required Vote. Pursuant to Section 18 of Article XVI and Section 1 of Article XIII A of the State Constitution, the above proposition shall become effective upon the affirmative vote of at least fifty-five percent (55%) of those voters voting on the proposition.

Section 6. Request to County Officers to Conduct Election; Cost of Election. The County Registrar is hereby requested, pursuant to Section 5322 of the California Education Code, to take all steps to call and hold the election in accordance with law and these specifications. The District will reimburse the Registrar and the County for costs associated with the election as required by law.

Section 7. Consolidation of Election and Canvass of Vote.

- (a) Pursuant to Section 15266(a) of the Education Code, the election shall be consolidated with the election on November 6, 2018.

- (b) The Board of Supervisors of San Diego County is authorized and requested to canvass the returns of the election, as necessary, pursuant to Section 10411 of the California Elections Code.

Section 8. Delivery of Order of Election to County Officers. The clerk of the board is hereby directed to deliver or cause to be delivered, no later than **August 10, 2018** (which date is 88 days prior to the election date), one copy of this Resolution to the County Registrar with the completed Tax Rate Statement (in substantially the form attached hereto as **Exhibit C**), completed and signed by the Superintendent or his/her designee, and shall file a copy of this Resolution with the Clerk of the Board of Supervisors of San Diego County.

Section 9. Ballot Arguments. Members of the Board are hereby authorized, if desired, to prepare or participate in and file with the County Registrar a ballot argument in favor of the proposition contained in Section 1 hereof, within the time established by the County Registrar.

Section 10. Intention to Reimburse. The District may incur costs associated with bond-funded projects described in **Exhibit B** hereto prior to the issuance of bonds. For purposes of establishing compliance with the requirements of Section 1.150-2 of the regulations of the U.S. Treasury Department, the Board hereby declares its official intent to use proceeds of the bond to reimburse itself for lawful expenditures on capital projects described on the Bond Project List, up to a maximum principal amount of \$494,000,000.

Section 11. Further Authorization. The members of this Board, the superintendent, and the assistant superintendent of facilities and operations (each, a "District Representative") are hereby authorized and directed, individually and collectively, to do any and all things that they deem necessary or advisable in order to effectuate the purposes of this Resolution, including selection of a final Ballot Label, and modification of the Full Ballot Text, the Ballot Label, and Tax Rate Statement if he or she determines such modifications are necessary and in the District's best interests. This Resolution and all of its Exhibits that are filed with the County Registrar by a District Representative shall constitute the final, binding ballot measure of the District, and the measure, as submitted is hereby deemed ratified and approved.

Section 12. Effective Date. This Resolution shall take effect upon its adoption.

Resolution No. 4567  
July 23, 2018  
Page 6

PASSED AND ADOPTED by the Board of Trustees of the Sweetwater Union High School District, County of San Diego, State of California, this 23<sup>rd</sup> day of July, 2018, by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\*\*\*\*\*

State of California        )  
County of San Diego        ) SS

I, Deanne Vicedo, Clerk of the Board of Trustees of the Sweetwater Union High School District, County of San Diego, State of California, do hereby certify that the foregoing is a true copy of a resolution adopted by said board at a regular meeting thereof, at the time and by the vote therein stated, which original resolution is on file in the office of said board.

\_\_\_\_\_  
Deanne Vicedo, Clerk

July 23, 2018  
Date

## EXHIBIT A

### BALLOT LABEL

#### **Option 1 - [Per AB 195]**

To repair and upgrade aging middle/high school classrooms, science labs, facilities and instructional technology supporting student achievement and career training in math, science, engineering, technology, arts and skilled trades; construct classrooms to relieve overcrowding; and improve student safety/security, shall Sweetwater Union High School District issue \$494 million in bonds at legal rates, raising approximately \$30 million annually over 40 years at 2 cents per \$100 of assessed value, with independent citizen oversight and all money staying local?

Bonds – Yes \_\_\_\_\_

Bonds – No \_\_\_\_\_

#### **Option 2 - [If AB 195 Stayed or Repealed]**

To repair and upgrade aging middle/high school classrooms, science labs, facilities and technology that support student achievement and career training in math, science, engineering, technology, arts and skilled trades; repair deteriorating roofs, plumbing, electrical; remove hazardous materials, asbestos, lead paint; construct classrooms to relieve overcrowding; and improve student safety/security, shall Sweetwater Union High School District issue \$494 million in bonds at legal interest rates, with independent citizen oversight, no money for administrators, and all money staying local?

Bonds – Yes \_\_\_\_\_

Bonds – No \_\_\_\_\_

**NOTE:** Pending legislation may impact the final wording of this provision.

## **EXHIBIT B**

### **SWEETWATER UNION HIGH SCHOOL DISTRICT BOND PROPOSITION** **FULL BALLOT TEXT**

By approval of this measure by at least fifty-five percent (55%) of the registered voters voting thereon, the Sweetwater Union High School District shall be authorized to issue and sell bonds of up to \$494 million in aggregate principal amount to provide financing for the specific school facilities projects listed below in the Bond Project List, subject to all of the accountability safeguards specified herein.

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

- The Sweetwater Union High School District is committed to continuing to provide a strong, high-quality education for all students in all its local middle and high schools that effectively prepares students for college and career success; and
- Some local schools have been updated, but others are nearly 50 years old and badly in need of improvements; and
- The District has updated its comprehensive Needs Assessment and Facilities Master Plan with input from parents, teachers, staff, and members of the community to identify the upgrades needed at each school site in order to meet modern safety standards, to meet the District's goals for supporting current academic standards and to address specific priorities at individual school sites; and
- Addressing urgent needs includes completing identified repairs to replace leaky roofs, keep schools clean, well-maintained and in good condition, perform essential safety repairs and maintenance on classrooms and facilities and upgrade fire and earthquake safety; and
- Upgrades are also needed to update classrooms and science labs for a well-rounded, 21st-century education, to effectively prepare students for college and career success, and to equip schools with the learning technology needed to attract and retain the best teachers and staff; and
- Ensuring our local middle and high schools provide a high-quality education keeps our property values and community strong; and
- Bond revenue is the primary means by which the District is able to keep its school buildings and classrooms in good repair, safe, designed and equipped to support changing educational standards, methods and approaches; and
- This bond measure will benefit local schools and no funds can be taken away by the State or other school districts, and by law, no money can be used for administrator salaries or pensions; and



- This bond measure requires strict fiscal accountability protections including mandatory annual audits and an independent citizens' oversight committee comprised of local residents to ensure funds are managed and spent properly.

## **SECTION II: ACCOUNTABILITY MEASURES**

The provisions in this section are included in this proposition in order that the voters and taxpayers of the District may be assured that their money will be spent to address specific facilities needs of the District, all in compliance with the requirements of Article XIII A, section 1(b)(3) of the State Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000 (codified at Section 15264 *et seq.* of the California Education Code).

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

***Independent Citizens' Bond Oversight Committee.*** The Board of Education shall establish an independent Citizens' Bond Oversight Committee in accordance with Education Code sections 15278-15282 and applicable Board policy, to ensure bond proceeds are expended only for the school facilities projects listed in the Bond Project List. An existing Citizens' Bond Oversight Committee, or members thereof, may be empowered by the Board of Education to oversee the expenditure of bond proceeds from this measure. The committee shall be so empowered, or a new committee established, within sixty (60) days of the date when the Board of Education enters the results of the election in its official minutes.

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

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

***Annual Report to Board.*** Upon approval of this measure and the sale of any bonds approved, the Board of Education shall take actions necessary to establish an account in which proceeds of the sale of bonds will be deposited. As long as any proceeds of the bonds remain unexpended, the Superintendent shall cause a report to be filed with the Board of Education no later than January 1 of each year, commencing on the first January 1 after bonds have been issued and proceeds spent, stating (1) the amount of bond proceeds received and expended in the past fiscal year, and (2) the status of any project funded or to be funded from bond proceeds. The report may be incorporated in

the annual budget, annual financial report, or other appropriate routine report to the Board.

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

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

Proceeds from the sale of bonds authorized by this measure shall be used for the construction, reconstruction, rehabilitation, replacement, acquisition, furnishing and equipping of school facilities on the Bond Project List.

In order to meet all identified facility needs, the District may complete projects using a combination of funding sources, including joint use, development impact fees, special tax revenue and state funding as available. In order to maximize community benefit and efficiently apply taxpayer dollars, the District will make a good faith effort to pursue practical opportunities to expand community joint use facilities. In pursuing joint use, the District’s goal is to maximize the use of facilities by the broader community without adversely impacting District’s operations or finances. In addition, the District will pursue state matching funds if and when they become available, and if received, they will be used for and mainly applied to projects on the Bond Project List or other high priority capital outlay expenditures as permitted in Education Code section 17070.63(c). Placement of a project on the Bond Project List is not a guarantee that every project listed will be completed. Furthermore, while no specific project is dependent on the receipt of state funding for completion, approval of this measure does not guarantee that all projects on this Bond Project List at all listed sites will be funded beyond the local revenues generated by this measure. The District’s proposal for the projects assumes the receipt of some state matching funds, which could be subject to appropriation by the Legislature or approval of a statewide bond measure.

Specific projects that may be funded by bond proceeds include projects in Category A and Category B, list below. Category A projects may be completed at any and all school sites, buildings and facilities where such project is determined necessary or required, including without limitation, adult education facilities, administrative and support buildings, and alternative education program facilities. Category B projects are intended to be completed at the site indicated. Whether and how a project is described in Category B does not limit the District’s ability to perform a Category A project at any particular site.

#### **Category A. Districtwide Campus Upgrades to Support Student Health, Safety and Security**

The following projects are authorized to be completed at each, any or all of the District’s schools, sites, buildings and facilities if and where determined necessary:

1. Acquire and install classroom intrusion alarms, video surveillance cameras, safety locks on classroom doors, fencing, gates, related safety infrastructure, and exterior lighting for student safety.
2. Upgrade emergency communications, marquees, related infrastructure, and technology backup systems.
3. Update aging classrooms and facilities to meet current fire, seismic safety and disability access codes.
4. Improve student safety and traffic circulation by upgrading or providing additional school drop-off areas, safe paths of travel and parking facilities.
5. Resurface asphalt areas, patios and lunch areas to improve student safety.
6. Remove and abate hazardous materials such as asbestos and lead paint from school sites.
7. Upgrade and install classroom ventilation and air conditioning systems.
8. Improve or repair campus infrastructure, including replacement of outdated and deteriorating utility infrastructure, electrical, lighting, plumbing, heating, sewer and ventilation systems.
9. Perform code and regulatory compliance reviews for all school facilities and remediate non-conformance.
10. Repair or replace leaky roof systems.
11. Install, replace or update energy efficiency equipment and systems, including solar energy systems, to improve energy efficiency and implement sustainability and best/green energy practices.
12. Improve site accessibility and install ramps to meet disability access codes.
13. Improve site curb appeal by repairing, restoring or refreshing building interiors, exteriors, finishes and fixtures, hardscape and landscape, including signage and marquees.
14. Renovate and expand restrooms for students and staff.
15. Improve, add, or upgrade school site technology and infrastructure in order to enhance network-based content and curriculum delivery and network security; and acquire computer hardware for student use in the classroom that is current and up-to-date.
16. Build new or transform and upgrade existing spaces to ensure functional and safe kitchens, cafeterias, outdoor common areas, eating areas, and multi-purpose rooms.
17. Construct, install or repair outdoor shade structures, shelters and canopies for student comfort and safety.
18. Remove or demolish aging portable buildings and restrooms and replace with permanent construction.
19. Repair or replace natural and synthetic fields and associated facilities and scoreboards for safety and compliance.
20. Relocate and reconstruct or upgrade grounds and custodial yards/facilities, including utility support vehicles and equipment.
21. Acquire land and construct new schools.
22. Consolidate district operations by centralizing administrative programs and offices on single site for improved operational efficiency.
23. Perform major building systems repair and replacement as follows:

- Renovate, upgrade and/or repurpose existing classrooms, labs and buildings to accommodate 21st century learning methods.
- Construct new classrooms and classroom buildings, science labs, innovation and maker spaces, and career technology education spaces.
- Reconfigure and/or refurbish or replace athletic/physical education facilities, locker rooms, courts, fields, gymnasiums and accessory facilities.

**Category B: Site-Specific Campus Upgrades to Prepare Students for College and Careers and Meet Code Compliance Standards**

The following projects may be completed at the specific sites as described below. Category B projects supplement Category A projects.

<b>Bonita Vista High School</b>	<b>Bonita Vista Middle School</b>
<ul style="list-style-type: none"> <li>• Improve campus safety and security, including perimeter fencing, security cameras, security lighting and access control;</li> <li>• Renovate Building 700;</li> <li>• Upgrade or replace site infrastructure, including plumbing, electrical, gas, and low voltage for technology;</li> <li>• Construct new performing arts building;</li> <li>• Upgrade existing spaces to ensure functional and safe kitchens, cafeterias, outdoor common areas, eating areas, and multi-purpose rooms;</li> <li>• Convert building to administration, counseling, and student/ community services and learning center;</li> <li>• Repurpose former administration building into Library/Innovation Center.</li> </ul>	<ul style="list-style-type: none"> <li>• Improve campus safety and security, including perimeter fencing, security cameras, security lighting and access control;</li> <li>• Expand and upgrade performing arts classrooms and multipurpose facility;</li> <li>• Upgrade and expand administrative, parent and counseling center;</li> <li>• Upgrade library into innovation center;</li> <li>• Upgrade existing spaces to ensure functional and safe kitchens, cafeterias, outdoor common areas, eating areas, and multi-purpose rooms;</li> <li>• Upgrade or replace site infrastructure, including plumbing, electrical, gas, irrigation and low voltage for technology;</li> <li>• Renovate career technical education classroom building;</li> <li>• Modernize locker rooms and adaptive physical education facility;</li> <li>• Upgrade outdoor physical education natural track and multi-purpose field;</li> <li>• Reconfigure and expand parking and drop-off areas.</li> </ul>

<b>Castle Park High School</b>	<b>Castle Park Middle School</b>
<ul style="list-style-type: none"> <li>• Improve campus safety and security, including perimeter fencing, security cameras, security lighting and access control;</li> <li>• Upgrade or replace site infrastructure including plumbing, electrical, gas, irrigation and low voltage for technology;</li> <li>• Renovate Building 1200;</li> <li>• Renovate and expand counseling and administration building;</li> <li>• Upgrade existing spaces to ensure functional and safe kitchens, cafeterias, outdoor common areas, eating areas, and multi-purpose rooms;</li> <li>• Renovate locker rooms, dance, weight rooms and restrooms;</li> <li>• Install synthetic track and field, restrooms, concessions, stadium lights and ticket booth, including ADA and path of travel requirements.</li> </ul>	<ul style="list-style-type: none"> <li>• Improve campus safety and security, including perimeter fencing, security cameras, security lighting and access control;</li> <li>• Upgrade or replace site infrastructure, including plumbing, electrical, gas, irrigation and low voltage for technology;</li> <li>• Upgrade existing spaces to ensure functional and safe kitchens, cafeterias, outdoor common areas, eating areas, and multi-purpose rooms;</li> <li>• Relocate Library/Innovation Center;</li> <li>• Rehabilitate administration facility and relocate counseling center;</li> <li>• Construct new multi-purpose facility;</li> <li>• Reconfigure student and bus pickup and drop off;</li> <li>• Upgrade outdoor physical education natural track and multi-purpose field;</li> <li>• Renovate locker room and adaptive physical education facility.</li> </ul>

<p style="text-align: center;"><b>Chula Vista High School</b></p> <ul style="list-style-type: none"> <li>• Improve campus safety and security, including perimeter fencing, security cameras, security lighting and access control;</li> <li>• Upgrade or replace site infrastructure including plumbing, electrical, gas, irrigation and low voltage for technology;</li> <li>• Upgrade existing spaces to ensure functional and safe kitchens, cafeterias, outdoor common areas, eating areas, and multi-purpose rooms;</li> <li>• Reconfigure and upgrade gymnasium and locker rooms;</li> <li>• Renovate Buildings 100, 300, 400 and 500;</li> <li>• Install synthetic track and field, restrooms, concessions, stadium lights and ticket booth, including ADA and path of travel requirements.</li> </ul>	<p style="text-align: center;"><b>Chula Vista Middle School</b></p> <ul style="list-style-type: none"> <li>• Improve campus safety and security, including perimeter fencing, security cameras, security lighting and access control;</li> <li>• Upgrade or replace site infrastructure including plumbing, electrical, gas, irrigation and low voltage for technology;</li> <li>• Upgrade outdoor physical education natural track and multi-purpose field;</li> <li>• Upgrade existing spaces to ensure functional and safe kitchens, cafeterias, outdoor common areas, eating areas, and multi-purpose rooms;</li> <li>• Renovate Buildings 400, 900, 2500 and auditorium;</li> <li>• Upgrade library into innovation center;</li> <li>• Upgrade adaptive physical education facility and outdoor physical education natural track and multi-purpose field.</li> </ul>
<p style="text-align: center;"><b>Eastlake High School</b></p> <ul style="list-style-type: none"> <li>• Improve campus safety and security, including perimeter fencing, security cameras, security lighting and access control;</li> <li>• Construct new classrooms and classroom buildings, science labs, innovation and maker spaces;</li> <li>• Upgrade library into innovation center;</li> <li>• Reconfigure locker rooms;</li> <li>• Add new shade structures;</li> <li>• Increase food service access by adding points of sale;</li> <li>• Increase parking and improve vehicular/pedestrian circulation.</li> </ul>	<p style="text-align: center;"><b>Eastlake Middle School</b></p> <ul style="list-style-type: none"> <li>• Improve campus safety and security, including perimeter fencing, security cameras, security lighting and access control;</li> <li>• Reconfigure locker rooms;</li> <li>• Construct new building for science labs, maker spaces and classrooms;</li> <li>• Upgrade outdoor physical education natural track and multi-purpose field;</li> <li>• Relocate and expand parking, and improve student drop-off/pick up.</li> </ul>

<b>Granger Junior High School</b>	<b>Hilltop High School</b>
<ul style="list-style-type: none"> <li>• Improve campus safety and security, including perimeter fencing, security cameras, security lighting and access control;</li> <li>• Upgrade or replace site infrastructure including plumbing, electrical, gas, irrigation and low voltage for technology;</li> <li>• Upgrade existing spaces to ensure functional and safe kitchens, cafeterias, outdoor common areas, eating areas, and multi-purpose rooms;</li> <li>• Renovate student locker rooms and adaptive physical education facilities;</li> <li>• Recondition and install natural track and field;</li> <li>• Renovate administration building;</li> <li>• Upgrade site parking.</li> </ul>	<ul style="list-style-type: none"> <li>• Improve campus safety and security, including perimeter fencing, security cameras, security lighting and access control;</li> <li>• Upgrade or replace site infrastructure, including plumbing, electrical, gas, irrigation and low voltage for technology;</li> <li>• Upgrade existing spaces to ensure functional and safe kitchens, cafeterias, outdoor common areas, eating areas, and multi-purpose rooms;</li> <li>• Upgrade drama room;</li> <li>• Renovate gymnasium, locker rooms and adaptive physical education facility;</li> <li>• Rehabilitate administration facility and parent center;</li> <li>• Relocate and reconfigure counseling center and nurse's office;</li> <li>• Build new quad and lunch canopy;</li> <li>• Renovate Building 900.</li> </ul>

<b>Hilltop Middle School</b>	<b>Mar Vista Academy</b>
<ul style="list-style-type: none"> <li>• Improve campus safety and security, including perimeter fencing, security cameras, security lighting and access control;</li> <li>• Upgrade or replace site infrastructure, including plumbing, electrical, gas, irrigation and low voltage for technology;</li> <li>• Upgrade existing spaces to ensure functional and safe kitchens, cafeterias, outdoor common areas, eating areas, and multi-purpose rooms;</li> <li>• Upgrade and expand administrative, custodial and meeting space, campus entry, and parent and counseling center;</li> <li>• Renovate Buildings 100, 700, 800, 900, 1000, and 1200;</li> <li>• Upgrade library into innovation center;</li> <li>• Upgrade outdoor physical education natural track and multi-purpose field;</li> <li>• Renovate student locker rooms and adaptive physical education facilities.</li> </ul>	<ul style="list-style-type: none"> <li>• Improve campus safety and security, including perimeter fencing, security cameras, security lighting and access control;</li> <li>• Upgrade or replace site infrastructure, including plumbing, electrical, gas, irrigation and low voltage for technology;</li> <li>• Upgrade existing spaces to ensure functional and safe kitchens, cafeterias, outdoor common areas, eating areas, and multi-purpose rooms;</li> <li>• Renovate Buildings 105, 500, 600 and 700;</li> <li>• Convert Building 100 into innovation center;</li> <li>• Renovate Building 900 and relocate administration, counseling, student/ community services, and learning center;</li> <li>• Upgrade adaptive physical education facility, locker rooms, and outdoor physical education natural track and multi-purpose field.</li> </ul>



<p style="text-align: center;"><b>Mar Vista High School</b></p> <ul style="list-style-type: none"> <li>• Improve campus safety and security, including perimeter fencing, security cameras, security lighting and access control;</li> <li>• Upgrade or replace site infrastructure, including plumbing, electrical, gas, irrigation and low voltage for technology;</li> <li>• Upgrade existing spaces to ensure functional and safe kitchens, cafeterias, outdoor common areas, eating areas, and multi-purpose rooms;</li> <li>• Modernize Buildings 200, 300, 400/500 and 700;</li> <li>• Install synthetic track and field, restrooms, concessions, stadium lights and ticket booth, including ADA and path of travel requirements;</li> <li>• Convert library to innovation center.</li> <li>• Install synthetic track and field, restrooms, concessions, stadium lights and ticket booth, including ADA and path of travel requirements.</li> </ul>	<p style="text-align: center;"><b>Montgomery High School</b></p> <ul style="list-style-type: none"> <li>• Improve campus safety and security, including perimeter fencing, security cameras, security lighting and access control;</li> <li>• Upgrade or replace site infrastructure, including plumbing, electrical, gas, irrigation and low voltage for technology;</li> <li>• Upgrade existing spaces to ensure functional and safe kitchens, cafeterias, outdoor common areas, eating areas, and multi-purpose rooms;</li> <li>• Reconfigure, refurbish and/or replace indoor and outdoor physical education/athletic facilities;</li> <li>• Convert locker rooms into classrooms;</li> <li>• Renovate drama building and Buildings 100 and 600;</li> <li>• Relocate and reconfigure library, learning center, counseling, parent center, student meeting space and nurse's office.</li> </ul>
<p style="text-align: center;"><b>Montgomery Middle School</b></p> <ul style="list-style-type: none"> <li>• Improve campus safety and security, including perimeter fencing, security cameras, security lighting and access control;</li> <li>• Upgrade or replace site infrastructure, including plumbing, electrical, gas, irrigation and low voltage for technology;</li> <li>• Renovate Building 400, 500 &amp; 900;</li> <li>• Renovate student locker rooms and adaptive physical education facilities and outdoor physical education natural track and multi-purpose field;</li> <li>• Upgrade or provide additional school drop-off areas, safe paths of travel and parking lots.</li> </ul>	<p style="text-align: center;"><b>National City Middle School</b></p> <ul style="list-style-type: none"> <li>• Improve campus safety and security, including perimeter fencing, security cameras, security lighting and access control;</li> <li>• Upgrade or replace site infrastructure, including plumbing, electrical, gas, irrigation and low voltage for technology;</li> <li>• Renovate Buildings 100, 900 and 1600;</li> <li>• Renovate Building AD-1, and construct multi-purpose building;</li> <li>• Upgrade outdoor physical education natural track and multi-purpose field.</li> </ul>

<p style="text-align: center;"><b>Olympian High School</b></p> <ul style="list-style-type: none"> <li>• Improve campus safety and security, including perimeter fencing, security cameras, security lighting and access control;</li> <li>• Improve vehicular traffic and circulation;</li> <li>• Reconfigure and upgrade Building 150 into career-technical education and maker space classrooms;</li> <li>• Update pavilion area and install shade canopies;</li> <li>• Increase food service access by adding points of sale.</li> </ul>	<p style="text-align: center;"><b>Otay Ranch High School</b></p> <ul style="list-style-type: none"> <li>• Improve campus safety and security, including perimeter fencing, security cameras, security lighting and access control;</li> <li>• Add marquee;</li> <li>• Renovate Building 1400;</li> <li>• Add new shade canopies, update pavilion, and improve landscape;</li> <li>• Increase food service access by adding points of sale.</li> </ul>
<p style="text-align: center;"><b>Rancho Del Rey Middle School</b></p> <ul style="list-style-type: none"> <li>• Improve campus safety and security, including perimeter fencing, security cameras, security lighting and access control;</li> <li>• Increase food service access by adding points of sale;</li> <li>• Upgrade library into innovation center;</li> <li>• Improve vehicular traffic and circulation;</li> <li>• Upgrade outdoor physical education natural track and multi-purpose field.</li> </ul>	<p style="text-align: center;"><b>San Ysidro High School</b></p> <ul style="list-style-type: none"> <li>• Improve campus safety and security, including perimeter fencing, security cameras, security lighting and access control;</li> <li>• Increase food service access by adding points of sale;</li> <li>• Replace roof on gymnasium</li> <li>• Add new shade canopies in quad.</li> <li>• Repair or replace synthetic track and field, restrooms, concessions, stadium lights and ticket booth, including ADA and path of travel requirements.</li> </ul>

<p style="text-align: center;"><b>Southwest High School</b></p> <ul style="list-style-type: none"> <li>• Improve campus safety and security, including perimeter fencing, security cameras, security lighting and access control;</li> <li>• Upgrade or replace site infrastructure, including plumbing, electrical, gas, irrigation and low voltage for technology;</li> <li>• Upgrade existing spaces to ensure functional and safe kitchens, cafeterias, outdoor common areas, eating areas, and multi-purpose rooms;</li> <li>• Construct new classrooms, science labs, career-technical facilities and classroom buildings;</li> <li>• Renovate Buildings 1A, 100, 200, 500 &amp; 600.</li> <li>• Install synthetic track and field, restrooms, concessions, stadium lights and ticket booth, including ADA and path of travel requirements.</li> </ul>	<p style="text-align: center;"><b>Southwest Middle School</b></p> <ul style="list-style-type: none"> <li>• Improve campus safety and security, including perimeter fencing, security cameras, security lighting and access control;</li> <li>• Upgrade or replace site infrastructure, including plumbing, electrical, gas, irrigation and low voltage for technology;</li> <li>• Upgrade existing spaces to ensure functional and safe kitchens, cafeterias, outdoor common areas, eating areas, and multi-purpose rooms;</li> <li>• Repurpose space for development of library/innovation and learning centers;</li> <li>• Upgrade outdoor physical education natural track and multi-purpose field;</li> <li>• Add shade canopies in quad;</li> <li>• Increase food service access by adding points of sale.</li> </ul>
<p style="text-align: center;"><b>Sweetwater High School</b></p> <ul style="list-style-type: none"> <li>• Improve campus safety and security, including perimeter fencing, security cameras, security lighting and access control;</li> <li>• Upgrade or replace site infrastructure upgrades and replacement including plumbing, electrical, gas, irrigation and low voltage for technology;</li> <li>• Upgrade existing spaces to ensure functional and safe kitchens, cafeterias, outdoor common areas, eating areas, and multi-purpose rooms;</li> <li>• Construct new classroom buildings and convert custodial buildings into classrooms;</li> <li>• Renovate Building 1400;</li> <li>• Construct, expand or upgrade performing arts spaces.</li> </ul>	

Listed projects, repairs, improvements, rehabilitation projects and upgrades will be completed as needed. Listed projects are in alphabetical order by name of site. Projects may be done in phases, based on Board of Education priorities. Decisions regarding the scope, timing, prioritization or other facets of project implementation will be made solely by the Board of Education by subsequent action. Where terms such as “renovate,” “upgrade,” “repurpose” and “improve” are used in the Bond Project List, the Board of Education has the discretion to determine the best method for accomplishing the project’s objective. For any listed project involving renovation or modernization of a building or the major portion of a building, the District may proceed with new replacement construction instead (including any necessary demolition), if the District determines that replacement and new construction is more practical than renovation, considering the building’s age, condition, expected remaining life, comparative cost and other relevant factors. In addition, where feasible, projects may be completed in partnership with other agencies on a joint use basis using bond proceeds.

Each project is assumed to include its share of costs of bond issuance, architectural, engineering, legal and similar planning costs, construction management, bond project staff and consultants, staff development and training expenses associated with learning construction techniques and approaches and new bond-funded equipment and systems, the furnishing and equipping of all projects, including equipment to maintain facilities in a safe and clean condition, and a customary contingency for unforeseen design and construction costs. Payment of the costs of preparation of facilities planning and project implementation studies, feasibility and assessment reviews, master planning, environmental studies, permit and inspection fees and temporary housing and relocation costs for dislocated programs or activities caused or necessitated by projects on the Bond Project List are permissible bond expenditures.

The final cost of each project will be determined as plans are finalized and projects are completed. Based on the final costs of each project, certain of the projects described above may be delayed or may not be completed. Necessary site preparation, grading or restoration may occur in connection with acquisition of property, new construction, modernization, renovation or remodeling, or installation or removal of modular classrooms, including ingress and egress, removing, replacing or installing irrigation, utility lines, trees and landscaping, relocating fire access roads and acquiring any necessary easements, leases, licenses or rights of way to the property.

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

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

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

Education Code, and all the enumerated purposes shall constitute the specific single purpose of the bonds and proceeds of the bonds shall be spent only for such purpose.

***Other Terms of the Bonds.*** The bonds may be issued and sold in several series, and in accordance with a financing plan determined by the Board of Education pursuant to requirements of law. When sold, the bonds shall bear interest at an annual rate and with a term not exceeding the statutory maximum. Furthermore, the weighted average maturity of each issue of bonds will not exceed 120 percent (120%) of the average reasonably expected economic life of the projects financed by the bonds, consistent with federal tax law. Bond funds may be used to reimburse the District for Bond Project List expenditures incurred prior to the election and bond issuance, in accordance with federal tax law.

Attention of all voters is directed to the fact that the foregoing information is based upon the District's projections and estimates only, which are not binding upon the District, nor are the summary estimates, if any, provided in the Ballot Label. The actual tax rates, debt service and the years in which they will apply may vary from those presently estimated, due to variations from these estimates in the timing of bond sales, the amount of bonds sold and market interest rates at the time of each sale, and actual assessed valuations over the term of repayment of the bonds. The dates of sale and the amount of bonds sold at any given time will be determined by the District based on need for construction funds and other factors. The actual interest rates at which the bonds will be sold will depend on the bond market at the time of each sale. Actual future assessed valuation will depend upon the amount and value of taxable property within the District as determined by the County Assessor in the annual assessment and the equalization process.

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

## EXHIBIT C

### TAX RATE STATEMENT

An election will be held within the boundaries of Sweetwater Union High School District ("District") on November 6, 2018 to authorize the sale of up to \$494,000,000 in bonds to finance facilities as described in the proposition. If the bonds are approved, the District expects to sell the bonds in multiple series. Principal and interest on the bonds will be payable from the proceeds of tax levies made upon the taxable property located within the School District. The following information is provided in compliance with Sections 9400 to 9404, inclusive, of the California Elections Code.

1. The best estimate from official sources of the average annual tax rate that would be required to be levied to fund this bond issue over the entire duration of the bond debt service, based on assessed valuations available at the time of the election or a projection based on experience within the same jurisdiction or other demonstrable factors, is estimated to be \$0.03 per \$100 (\$30.00 per \$100,000). The final fiscal year in which the tax is anticipated to be collected is 2051-52.
2. The best estimate from official sources of the highest tax rate that would be required to be levied to fund this bond issue, based on assessed valuations available at the time of filing this statement or a projection based on experience within the same jurisdiction or other demonstrable factors, is estimated to be \$0.03 per \$100 (\$30.00 per \$100,000) of assessed valuation, which is projected to be the same in every fiscal year that the bonds remain outstanding.
3. The best estimate from official sources of the total debt service, including the principal and interest, that would be required to be repaid if all the bonds are issued and sold will be approximately \$993,773,319, considering the assumptions set forth in paragraphs (1) and (2) above.

Voters should note that the estimated tax rate is based on the ASSESSED VALUE of taxable property on the San Diego County official tax rolls, not on the property's market value. Property owners should consult their own property tax bills to determine their property's assessed value and any applicable tax exemptions.

Attention of all voters is directed to the fact that the foregoing information is based upon the District's projections and estimates only, which are not binding upon the District. The actual tax rates, debt service and the years in which they will apply may vary from those presently estimated, due to variations from these estimates in the timing of bond sales, the amount of bonds sold and market interest rates at the time of each sale, and actual assessed valuations over the term of repayment of the bonds. The dates of sale and the amount of bonds sold at any given time will be determined by the District based on need for construction funds and other factors. The actual interest rates at which the bonds will be sold will depend on the bond market at the time of each sale. Actual future assessed valuation will depend upon the amount and value of taxable property within the District as determined by the County Assessor in the annual assessment and the equalization process.

Signed:

Dr. Karen Janney, Superintendent

Dated:

July 23, 2018

Draft