

MANTECA UNIFIED SCHOOL DISTRICT

BOND MEASURE A

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| A | Manteca Unified School District Student/Teacher Health and Safety Protection Measure. To upgrade classrooms and school facilities for safe in-person learning; improve campus security/ emergency communication systems; repair/replace aging electrical, heating/ventilation, roofs, and plumbing; and update job training facilities/equipment, shall Manteca Unified School District's measure be adopted authorizing \$260,000,000 in bonds at legal rates, levying 4.5¢ per \$100 assessed value, raising approximately \$13,900,000 annually while bonds are outstanding, requiring independent oversight/audits and all funds benefiting local schools? | BONDS YES |
| | | BONDS NO |

55% Voter Approval Required

FULL TEXT OF BOND MEASURE A

**APPENDIX A
FULL TEXT BOND MEASURE**

INTRODUCTION

The following is the abbreviated form of the bond measure:

“Manteca Unified School District Student/Teacher Health and Safety Protection Measure. To upgrade classrooms and school facilities for safe in-person learning; improve campus security/ emergency communication systems; repair/replace aging electrical, heating/ventilation, roofs, and plumbing; and update job training facilities/equipment, shall Manteca Unified School District's measure be adopted authorizing \$260,000,000 in bonds at legal rates, levying 4.5¢ per \$100 assessed value, raising approximately \$13,900,000 annually while bonds are outstanding, requiring independent oversight/audits and all funds benefiting local schools?”

BOND AUTHORIZATION

By approval of this measure by at least 55 percent of the registered voters voting on the measure, the Manteca Unified School District will be authorized to issue and sell bonds of up to \$260,000,000 in aggregate principal amount at interest rates not to exceed legal limits and to provide financing for the specific types of school facilities projects listed in the Bond Project List described below, subject to all the accountability requirements specified below.

FINDINGS OF DISTRICT BOARD OF TRUSTEES

In connection with calling for the bond election, the Manteca Unified School District Board of Trustees has made the following findings:

Manteca Unified School District is committed to providing quality education to its students. The District's facilities are in need of repairs, upgrades, and safety improvements in order to provide quality education in a safe and modern environment.

Due to the COVID-19 pandemic, upgrades are needed to protect student and teacher health and safety, including upgrades to classrooms to allow for social distancing and safe in-person learning, adding new handwashing and sanitizing stations, replacing drinking fountains with bottle filler stations for safe drinking water, and touchpoint reduction improvements including lighting, door hardware, and plumbing fixtures.

Many Manteca Unified local schools are over 50 years old and a stable, local funding source is needed to enable the District to provide upgraded facilities for present and future students.

The District needs to improve student safety and campus security, including upgrading fire alarms, video surveillance, emergency communication systems, fences, doors and windows.

The District needs to upgrade classrooms to meet modern academic and technology standards to help students succeed and to help retain quality teachers.

Currently the District has inefficient electrical, heating and ventilation systems, aging roofs and asphalt, and needs to upgrade plumbing to provide safe and reliable drinking water for students.

Schools need to be improved for better access to classrooms and school facilities for students and staff with disabilities and to accommodate growth in student enrollment.

Aging job and career training facilities at District high schools need to be updated to prepare students for good jobs and to compete in a challenging job market and aging job and career training facilities at District high schools need to be updated to prepare graduates for good jobs and to compete in a challenging job market.

Investing millions in upgrading local school facilities will help create good local jobs and stimulate the local economy and the recent economic downturn is resulting in lower construction costs and interest rates, which will help the District upgrade local school facilities at a lower cost to taxpayers.

The bond measure called pursuant to this Resolution requires an independent citizens' oversight committee and mandatory annual audits to ensure funds are spent as authorized by District voters and as provided by law, no money may be used for salaries or pensions, all funds must stay local in District schools, and no funds can be taken by the State.

ACCOUNTABILITY REQUIREMENTS

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

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

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

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

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

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

pertinent information regarding the amount of funds collected and expended, as well as the status of the projects listed in this measure, as required by Sections 53410 and 53411 of the Government Code.

NO TEACHER OR ADMINISTRATOR SALARIES

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

STATE MATCHING FUNDS

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

INFORMATION ABOUT ESTIMATES AND PROJECTIONS INCLUDED IN BALLOT

Voters are informed that any estimates or projections in the bond measure or ballot materials, including relating to estimated tax rates, the duration of issued bonds and related tax levies and collections are provided as informational only. Such amounts are estimates and are not maximum amounts or limitations on the terms of the bonds, the tax rate or duration of the tax supporting repayment of issued bonds. Such estimates depend on numerous variables which are subject to variation and change over the term of the District's overall facilities and bond financing plan, including but not limited to the amount of bonds issued and outstanding at any one time, the interest rates applicable to issued bonds, market conditions at the time of sale of the bonds, when bonds mature, timing of project needs and changes in assessed valuations in the District. As such, while such estimates and approximations are provided based on information currently available to the District and its current expectations, such estimates and approximations are not limitations and are not binding upon the District.

BOND PROJECT LIST

Scope of Projects. Bond proceeds will be expended on the construction, reconstruction, rehabilitation, or replacement of school facilities, including furnishing and equipping, and the acquisition or lease of real property for school facilities, and not for any other purpose, including teacher and administrator salaries or other school operating expenses, in compliance with California Constitution Article XIII A, Section 1(b)(3). This measure authorizes projects to be undertaken at all current and future properties of the Manteca Unified School District, including the following:

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|---------------------------------|-------------------------------|----------------------------|
| August Knodt Elementary School | Lincoln Elementary School | Calla High School |
| Brock Elliott Elementary School | Mossdale Elementary School | East Union High School |
| Ethel Allen Elementary School | Neil Hafley Elementary School | Lathrop High School |
| French Camp Elementary School | New Haven Elementary School | Manteca Day School |
| George Komure Elem. School | Nile Garden Elementary School | Manteca High School |
| George McParland E.S. & Annex | Rustic Elementary School | New Vision High School |
| Golden West Elementary School | Sequoia Elementary School | Sierra High School |
| Great Valley Elementary School | Shasta Elementary School | South Manteca High School |
| Great Valley Annex | Stella Brockman E.S. & Annex | Weston Ranch High School |
| Joseph Widmer Elementary School | Tara Elementary School | Adult Transition School |
| Joshua Cowell Elementary School | Veritas Elementary School | be.tech Schools |
| Lathrop E.S. & Annex | Woodward Elementary School | District Office Facilities |

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

1. Upgrading School Safety and Security

Acquiring, installing, addressing, repairing or replacing District systems and facilities to achieve a safe, secure, accessible and healthy learning environment. Authorized projects include:

- Security and access control systems including surveillance systems, fire alarms, fire sprinkler systems, door hardware, alarm systems, communication systems, and public address systems
- Security fencing, security cameras, and site and field lighting
- Replacing damaged or non-compliant playground equipment
- Repairing or replacing failing asphalt and concrete pavement at playgrounds, walkways and parking areas
- Replacement/removal of old building materials that are now known to be toxic, such as due to asbestos and lead paint
- Code compliance upgrades and replacement of non-conforming buildings and structures at existing facilities
- Safety upgrades and alterations to parking lots and student drop-off / pick-up areas, including improved signage, sidewalks and curbsides
- Improvements to ensure barrier-free access and compliance with all requirements of the American With Disabilities Act (ADA) at all facilities

2. Modernize, Replace and Expand Aging School Facilities To Improve Learning Conditions

- Upgrades, repairs, renovations, expansions and/or replacements to facilities, buildings and building systems, including construction and expansion, to replace or upgrade or expand facilities, systems and/or equipment, increase energy efficiency and/or air quality, bring facilities and systems into current code compliance and provide modern classrooms and school facilities for all students. Authorized projects include:
- Structural repairs and upgrades, including roofing, replacement of windows, doors, flooring and building finish materials
- Interior finishes and renovations: paint, ceiling and wall finishes, window coverings, flooring and casework
- Upgrade/repair and/or replace heating, ventilation and air conditioning (HVAC) systems
- Repairing inefficient and potentially faulty electrical systems
- Repairing, replacing and providing all necessary infrastructure to support facilities including water, sewer, gas and related utility systems.
- Acquire or upgrade electrical systems, including lighting, power distribution and control systems, including renewable energy systems
- Updated plumbing including fixtures and repairs to sewer and water distribution systems
- Technology upgrades, improvements, and alterations to Network infrastructure
- Parking facility improvements, including resurfacing, expansion/acquisition and lighting
- Upgrading, modernizing, equipping and furnishing classrooms and other facilities including kitchens, cafeterias, multi-purpose rooms and bathrooms, including constructing additional bathrooms, to provide improved and modern learning conditions

3. COVID-19 Pandemic Facilities Updates: Improvements to District Facilities to Ensure a Safe and Healthy Learning and Teaching Environment, particularly to address new health concerns relating to COVID-19. Authorized projects include:

- Indoor air quality improvements including: Filtration, ventilation, and purification.
- Outdoor learning improvements including: outdoor classrooms and shade structures.
- Permanent hand washing stations (interior and exterior).
- Stations for water bottle filling replacing drinking fountains.
- Installation of facilities/kiosks for symptom checking/temperature.
- Path of travel improvements facilitating single entry/exit protocols, including fencing and way-finding improvements.
- Touchpoint reduction improvements, including lighting, door hardware and plumbing fixtures.

4. Aligning Classrooms and Other Facilities with Modern Educational Standards

Improve and/or expand educational facilities in order to align and equalize each facility space to maximize the educational environment for student

achievement and provide updated and modern facilities sufficient to address all programs and needs. Authorized projects include:

- Provide through modernization, repair and/or construction adequate kindergarten and preschool classrooms, support spaces and restrooms.
- Construction of multi-purpose rooms.
- Upgrading, modernizing, expanding, constructing, equipping and furnishing District classrooms, academies, facilities for fine and performing arts and other facilities such as kitchens, cafeterias, multi-purpose rooms and bathrooms
- Improve student access to updated and modern technology, including by providing all necessary infrastructure and providing modern teaching and learning equipment
- Repair, modernize, replace or add restrooms
- Restoration and upgrade of outdoor learning environments and meeting spaces, including play/fitness equipment, asphalt surface, shade structures, and field renovations or expansion including irrigation and landscape improvements.
- Replacement of temporary and/or aging portable classrooms.
- Renovation, upgrades, alterations, and improvements to science classrooms, science labs and support spaces.
- Repair, upgrade, replace and/or resurface, construct and equip physical education and athletic facilities, including outdoor tracks, gymnasiums, locker rooms, tennis courts and all related facilities and improvements.
- Expand, renovate, modernize and equip areas serving student nutrition operations including kitchens, refrigeration, cafeterias, and related facilities.

5. Providing Facilities for Specialized Programs and Career Technical Education. Repair, modernize, improve, expand and construct facilities to further enhance the educational program offerings. Authorized projects include:

- Providing or updating career technical education facilities, including modern and updated classrooms, shops and lab spaces, including agricultural classrooms and related facilities.
- Create flexible learning commons to support existing classroom spaces.
- Alterations, improvements, enhancements, and construction of additional facilities to house visual and performing arts activities across the District, including for District and community use.
- Installation of shade structures and improvements to outdoor learning environments.
- Update, renovate, expand and equip Library Commons and related facilities.
- Construct, upgrade and/or repair resource classrooms and support spaces that house activities including speech, intervention, bi-lingual aides, special education programs and counselors.

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

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

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

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

The order in which projects are listed in the foregoing Bond Project List does not suggest an order of priority. Project prioritization is vested in and will be determined by the District Board of Trustees.

APPENDIX C

**TAX RATE STATEMENT
REGARDING PROPOSED
MANTECA UNIFIED SCHOOL DISTRICT
GENERAL OBLIGATION BONDS**

An election will be held in the Manteca Unified School District (the "District") on November 3, 2020, to authorize the sale of up to \$260 million in bonds of the District to finance school facility improvements as described in the measure. If such bonds are authorized and sold, principal and interest on the bonds will be payable only from the proceeds of ad valorem tax levies made upon the taxable property in the District. The following information is provided in compliance with Sections 9400-9404 of the Elections Code of the State of California. Such information is based upon the best estimates and projections presently available from official sources, upon experience within the District, and other demonstrable factors.

Based upon the foregoing and projections of the District's assessed valuation, the following information is provided:

1. The best estimate of the average annual tax rate which would be required to be levied to fund this bond issue over the entire duration of the bond debt service, based on a projection of assessed valuations available at the time of filing of this statement, is \$0.0441 per \$100 of assessed valuation (or \$44.06 per \$100,000 of assessed value). The final fiscal year in which the tax is anticipated to be collected is 2055-56.
2. The best estimate of the highest tax rate which would be required to be levied to fund this bond issue, based on a projection of assessed valuations available at the time of filing of this statement, is \$0.0450 per \$100 of assessed valuation (or \$44.99 per \$100,000 of assessed value). It is estimated that such rate would be levied starting in fiscal year 2021-22 and following.
3. The best estimate of the total debt service, including the principal and interest, that would be required to be repaid if all the bonds are issued and sold is approximately \$487.44 million.

Voters should note the estimated tax rate is based on the assessed value

(not market value) of taxable property on the San Joaquin County's official tax rolls. In addition, taxpayers eligible for a property tax exemption, such as the homeowner's exemption, will be taxed at a lower effective tax rate than described above. Property owners should consult their own property tax bills and tax advisors to determine their property's assessed value and any applicable tax exemptions.

The attention of all voters is directed to the fact that the foregoing information is based upon projections and estimates only, which amounts are not maximum amounts and are not binding upon the District. The actual debt service, tax rates and the years in which they will apply may vary from those used to provide the estimates set forth above, due to factors such as variations in the timing of bond sales, the par amount of bonds sold and market interest rates available at the time of each sale, actual assessed valuations over the term of the bonds, and other factors. The date and amount of bonds sold at any given time will be determined by the District based on the need for project funds and other considerations. The actual interest rates at which the bonds will be sold will depend on conditions in the bond market at the time of sale. Actual future assessed valuations will depend upon the amount and value of taxable property within the District as determined by the County Assessor in the annual assessment and the equalization process.

By: _____

Clark Burke, Ed.D., District Superintendent Manteca Unified School

IMPARTIAL ANALYSIS OF MEASURE A

Manteca Unified School District General Obligation Bond Measure

Prepared by the San Joaquin County Counsel

Approval of Measure A would allow the Manteca Unified School District (the "District") to incur bond indebtedness up to a maximum principal amount of \$260 Million. The proceeds from the issuance and sale of such general obligation bonds would be used to finance school facility improvements as described in the full text of the measure and set forth in the Bond Project List.

To assure that funds derived from bond sales authorized by Measure A are spent only for the purposes expressly stated within the measure, and for no other purpose, Measure A would require the District to: (1) conduct an annual, independent performance audit to ensure that funds have been expended only on the projects identified on the Bond Project List; (2) conduct an annual, independent financial audit of the proceeds from the sale of the bonds until all of those proceeds have been expended for the school facilities projects listed on the Bond Project List; (3) establish and appoint members to an independent citizens' oversight committee; (4) apply the bond proceeds only to the specific purposes stated in the ballot proposition; (5) cause the creation of accounts into which bond proceeds shall be deposited; and, (6) cause the preparation of an annual report.

If Measure A is approved, and bonds are authorized and sold, the principal thereof and interest thereon shall be payable from the proceeds of tax levies made upon the taxable property in the District. If Measure A is approved, the tax rate necessary for payment of principal and interest on any bonds sold will be largely dictated by the timing of the bond sales, the amount sold at a given sale, market interest rates at the time of each sale (although in no event greater than the maximum bond net interest rate allowed by law), as well as actual assessed valuation of taxable property in the District over the term of repayment. The dates of sale and the amount of bonds sold at any given time will be determined by the District based on the need for the project funds and other factors, including applicable legal limitations. A statement of the tax rate data required by Elections Code Section 9401 will be provided to all registered voters with the sample ballot for the bond election.

Approval of Measure A does not guarantee that the projects proposed by the District that are the subject of the measure will be funded beyond the local revenues generated by the measure, or at all. The District's proposal for such projects may assume the receipt of matching State of California funds that could be subject to appropriation by the State Legislature or to approval by a statewide bond measure.

Passage of Measure A requires approval by fifty-five percent (55%) of voters voting thereon.

ARGUMENT IN FAVOR OF MEASURE A

Vote Yes on A to help our students return to safe and healthy in-person learning as soon as possible.

Many schools are over 50 years old and need essential repairs and improvements to continue to serve our students for decades to come.

Due to the COVID-19 pandemic, upgrades are needed to protect student and teacher health and safety, including upgrades to classrooms to allow for sanitization, social distancing and safe in-person learning.

Measure A funds can only be used to improve local schools and cannot be taken by the State. Yes on A helps our schools qualify for millions in state matching funds that will otherwise go to schools in other communities.

Voting Yes on A will:

- Upgrade classrooms and school facilities for safe in-person learning so students can return to school
- Add new handwashing/sanitizing stations and replace drinking fountains for safe drinking water
- Improve student safety and campus security
- Upgrade inefficient heating and ventilation systems for better air circulation
- Update job training facilities and equipment to prepare graduates for good jobs and to compete in a challenging job market

Measure A requires strict accountability including a detailed project list, Citizens' Oversight Committee and mandatory independent audits. By law, no funds can be used for administrators' salaries or pensions.

Measure A takes advantage of low interest rates and construction costs to repair and upgrade local schools at a lower cost. It will also create good local jobs and pump millions into our local economy.

Even if you do not have school-age children, supporting local schools is a wise investment and protects our property values.

Please join parents, teachers, seniors, elected leaders and business leaders and vote Yes on A for safe and healthy schools!

Vernon Gebhardt
San Joaquin County Board of Education Board Member

Bob Wallace
School Board President

Stephen Winter
Longtime Resident

Stephen J. Schluer
School Board Trustee

Michael Loureiro
Business Owner

ARGUMENT AGAINST MEASURE A

No argument against the measure was filed