



Full Text - Measure J Bond – August 2010

BOND AUTHORIZATION

By approval of this proposition by at least 55% of the registered voters voting on the proposition, the South San Francisco Unified School District (the "District") shall be authorized to issue and sell bonds of up to \$162,000,000 in aggregate principal amount to provide financing for the specific school facilities projects listed in the Bond Project List below, subject to all of the accountability safeguards specified below.

ACCOUNTABILITY SAFEGUARDS

The provisions in this section are specifically included in this proposition in order that the District's voters and taxpayers may be assured that their money will be spent wisely 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 Education Code Sections 15264 and following).

Evaluation of Needs.

The Board of Trustees has evaluated the facilities needs of the District at each campus and facility to determine which projects to finance from a local bond at this time. The Board has certified that it has evaluated safety, class size reduction and information technology needs in developing the Bond Project List.

Limitation on Use of Bond Proceeds.

The State Constitution allows proceeds from the sale of bonds authorized by this proposition to be used only for the construction, reconstruction, rehabilitation, or replacement of school facilities listed in this proposition, including the furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities, and not for any other purpose, including teacher and administrator salaries and other school operating expenses. 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 the bond projects.

Independent Citizens' Oversight Committee.

The Board of Trustees shall establish an independent Citizens' Oversight Committee (pursuant to Education Code Section 15278 and following), to ensure bond proceeds are spent only for the school facilities projects listed in the Bond Project List. The committee shall be established no later than 60 days following the date on which the Board enters the election results on its minutes.

Annual Performance Audits.

The Board of Trustees shall conduct an annual, independent performance audit to ensure that the bond proceeds have been expended only on the school facilities projects listed in the Bond Project List.

Annual Financial Audits.

The Board of Trustees shall conduct an annual, independent financial audit of the bond proceeds until all of those proceeds have been spent for the school facilities projects listed in the Bond Project List.

Special Bond Proceeds Account; Annual Report to Board.

Upon approval of this proposition and the sale of any bonds approved, the Board of Trustees shall take actions necessary pursuant to Government Code Section 53410 and following 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 or the chief fiscal officer of the District shall cause a report to be filed with the Board no later than December 31 of each year, commencing December 31, 2011, stating (1) the amount of bond proceeds received and expended in that year, and (2) the status of any project funded or to be funded from bond proceeds. The report may relate to the calendar year, fiscal year, or other appropriate annual period as such officer shall determine, and may be incorporated into the annual budget, audit, or other appropriate routine report to the Board.

FURTHER SPECIFICATIONS

Specific Purposes.

All of the purposes enumerated in this proposition shall be united and voted upon as one single proposition, pursuant to Education Code Section 15100, and shall constitute the specific purposes of the bonds, and proceeds of the bonds shall be spent only for such purposes, pursuant to Government Code Section 53410.

Joint Use.

In order to maximize the benefits of the bond proceeds to further enhance the student environment, the District may enter into agreements with any city, county, or other public agencies or nonprofit organizations for joint use of school facilities financed with the proceeds of the bonds in accordance with Education Code Section 17077.42 (or any successor provision). The District may seek State grant funds for eligible joint-use projects as permitted by law, and this proposition hereby specifies and acknowledges that bond funds will or may be used to fund all or a portion of the local share for any eligible joint-use projects identified in the Bond Project List or as otherwise permitted by California State regulations, as the Board of Trustees shall determine.

Rate of Interest.

The bonds shall bear interest at a rate per annum not exceeding the statutory maximum, payable at the time or times permitted by law.

Term of Bonds.

The number of years the whole or any part of the bonds are to run shall not exceed 40 years from the date of the bonds or the date of any series thereof.

SPENDING AUTHORIZATION

The Bond Project List below describes the specific projects the District proposes to finance with proceeds of the bonds. Inclusion of a project on the Bond Project List is not a guarantee that the project will be funded or completed. Listed projects will be completed as needed at a particular site according to Board-established priorities, and the order in which such projects appear on the Bond Project List is not an indication of priority for funding or completion. The Board of Trustees may make changes to the Bond Project List in the future consistent with the projects specified in the proposition.

Until all project costs and funding sources are known, the Board of Trustees cannot determine the amount of bond proceeds available to be spent on each project, nor guarantee that the bonds will provide sufficient funds to allow completion of all listed projects. 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 have not yet been secured, including State grant funds the District might reasonably expect to request for eligible projects, deferred maintenance funds, public agency or nonprofit partner contributions to joint-use projects, utility rebates, etc. 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.

Project costs include costs of the election and bond issuance, construction overhead, and related costs, such as construction management, architectural, engineering, inspection and other planning and permitting costs, legal, accounting and similar fees, independent annual financial and performance audits, a customary construction contingency, and other costs incidental to and necessary for completion of the listed projects (whether work is performed by the District or by third parties).

The District is hereby authorized to use bond proceeds to acquire any of the projects on the Bond Project List through temporary leases, lease-purchase arrangements, or other appropriate financial arrangements, and to execute the purchase option under any lease or otherwise pay off outstanding lease obligations, for any of these authorized facilities.

BOND PROJECT LIST

Unless otherwise noted, the projects in the Bond Project List are authorized to be completed at each or any of the District's sites. District schools and locations are:

Elementary Schools

Buri Buri Elementary School	120 El Campo Drive, South San Francisco J
unipero Serra Elementary School	151 Victoria Street, Daly City
Los Cerritos Elementary School	210 West Orange Avenue, South San Francisco
Martin Elementary School	35 School Street, South San Francisco
Monte Verde Elementary School	2551 St. Cloud Drive, San Bruno
Ponderosa Elementary School	295 Ponderosa Road, South San Francisco
Skyline Elementary School	55 Christen Avenue, Daly City
Spruce Elementary School	501 Spruce Avenue, South San Francisco
Sunshine Gardens Elementary School	1200 Miller Avenue, South San Francisco

Middle Schools

Alta Loma Middle School	116 Romney Avenue, South San Francisco
Parkway Heights Middle School	825 Parkway Avenue, South San Francisco
Westborough Middle School	2570 Westborough Boulevard, South San Francisco

High Schools

El Camino High School	1320 Mission Road, South San Francisco
South San Francisco High School	400 B Street, South San Francisco
Baden High School	825 Southwood Drive, South San Francisco

Other Facilities

South San Francisco Adult Education	825 Southwood Drive, South San Francisco
Children's Center	530 Tamarack Lane, South San Francisco
District Offices	398 B Street, South San Francisco
Foxridge (Community Day School)	2525 Wexford Avenue, South San Francisco
Sierra Vista (Training Center)	257 Longford Drive, South San Francisco
Hillside (pre-K)	1400 Hillside Boulevard, South San Francisco

Renovation, Repair and Construction

- Major renovation, repair and construction at the following school sites: Buri Buri Elementary School, Martin Elementary School, Alta Loma Middle School, Parkway Heights Middle School, South San Francisco High School
- Replace deteriorating portable classrooms with new permanent classroom buildings and support facilities
- Construct additional classrooms, classroom buildings and school support service space at sites where needed
- Upgrade and/or renovate science classrooms and labs to provide facilities equipped to meet all curriculum and safety requirements
- Repair/replace deteriorated roofs or portions of roofs to extend the useful life of school facilities
- Repair/rehabilitate classroom buildings and other structures in need of strengthening for earthquake safety
- Improve student safety by replacing, upgrading and / or installing fire- and life-safety systems, emergency communications systems, and security systems including alarms, smoke- and fire-detection systems and sprinklers, and building and campus security improvements including fencing, locks, exterior lighting, etc.
- Upgrade outdated electrical, heating and ventilation, and power generation and distribution systems, to provide for basic facilities operating needs, meet the requirements of technology upgrades, etc.
- Replace, repair or upgrade aging and /or inadequate gas lines, and plumbing & drainage systems, including water supply, water heating, wastewater systems, and plumbing fixtures; within buildings and sites and to connect with city supply and drainage systems
- Renovate and/or construct restrooms to replace deteriorating facilities with upgraded toilet facilities
- Provide improvements to comply with the requirements of the Americans with Disabilities Act (“ADA”) and state building codes. These improvements may include upgrades, modifications, and construction of restrooms, classrooms and other school facilities such as ramps, paths, doors, and parking
- Upgrade and/or renovate school libraries and theaters, and construct new libraries, gymnasiums and/or multipurpose rooms for instructional, athletic and physical education, and performing arts uses, as well as community uses □
- Renovate, improve, construct and/or repair athletic fields, tracks and turf, swimming pool, bleachers, lighting, fencing, etc., including irrigation and drainage, to improve student safety and allow greater use of school facilities including community use
- Improvement of school grounds, including paths, ramps, school entry areas, outdoor student eating areas, student drop-off areas, and parking; construct new outdoor performance/instruction spaces for classes, school event, and community use
- Replace / upgrade / install new classroom teaching tools and educational equipment, including smart boards, computers, digital projectors, audio and video recording and editing equipment, etc. □ Furnish and equip classrooms, athletic facilities and other facilities, including replacement of equipment on an ongoing basis, as needed
- Upgrade voice and data communication systems, including wired and wireless network equipment
- Upgrade buildings with efficient technologies to conserve energy and reduce costs, such as energy-efficient windows, window coverings, improved insulation, and climate control systems
- Install solar panels and power-generating equipment, and other alternative/renewable energy systems

- Remove, dispose of, and otherwise remediate hazardous materials, including asbestos, lead, etc., where necessary
- Address unforeseen conditions revealed by renovation / construction (including plumbing breaks, dry rot, seismic, structural defects, etc.)
- Necessary site preparation and restoration in connection with new construction, renovation or remodeling, or installation or removal of portable classrooms, including demolition and replacement of existing structures; removing, replacing, or installing irrigation, drainage, utility lines (gas, water, sewer, electrical, data and voice, etc.), trees and landscaping; relocating fire access roads; and acquiring any necessary easements, licenses, or rights of way to the property
- Rental or construction of storage facilities and other space on an interim basis, as needed, to accommodate construction materials, equipment, personnel, and interim classrooms (including relocatables) for students and school functions or other storage for classroom materials displaced during construction
- All other work, furnishing and equipping, necessary and incidental to specific projects described above.

For any project involving renovation, rehabilitation or repair of a building or the major portion of a building, the District shall be authorized to proceed with new replacement construction instead (including any necessary demolition), if the Board of Trustees determines that replacement and new construction is more practical than renovation, rehabilitation and repair, considering the building's age, condition, expected remaining life, comparative cost, and other relevant factors.

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