



G Los Alamitos Unified School District, School Modernization, Career Technology & Safety Measure

To renovate, construct, acquire classrooms, science labs, instructional technology/equipment for student achievement in math, science, arts, engineering/careers; repair/upgrade 50 year old high school classrooms/school facilities, deteriorating roofs, plumbing, sewer/electrical systems; improve student safety, shall this Los Alamitos Unified School District measure authorizing \$97,000,000 in bonds at legal rates, levying approximately 3 cents/\$100 assessed value (\$6,200,000 annually) while bonds are outstanding be adopted, funds for local schools only, with taxpayer oversight, no administrator salaries?

What your vote means

YES	NO
If 55% of the voters within the Improvement District voting on the measure vote "yes," the school district may proceed to sell the bonds and levy the related taxes as estimated in the tax rate statement.	A "no" vote on this measure will disapprove the issuance of the bonds and the levy of the taxes for such bonded indebtedness.

For and against

FOR	AGAINST
<p>Michael Varipapa Mayor, City of Seal Beach</p> <p>Shelley Hasselbrink Los Alamitos City Councilmember (Mayor 2017), Orange County Fire Authority Board Member, Los Alamitos Area Chamber of Commerce Member</p> <p>Thomas W. Stretz, Jr. President Elect of Los Alamitos/Seal Beach Rotary Club, Past President Seal Beach Police Foundation, Los Alamitos Honorary Police Officers Assn. Member</p> <p>Dr. Jody L. Roubanis Parliamentarian and Past President, Los Alamitos Unified Council of PTAs</p> <p>Eddie Kesky Local Business Owner, 28-year Rossmoor Resident</p>	No argument against this measure was submitted.



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Full Text of Measure G Los Alamitos Unified School District

"To renovate, construct, acquire classrooms, science labs, instructional technology/equipment for student achievement in math, science, arts, engineering/careers; repair/upgrade 50 year old high school classrooms/ school facilities, deteriorating roofs, plumbing, sewer/electrical systems; improve student safety, shall this Los Alamitos Unified School District measure authorizing \$97,000,000 in bonds at legal rates, levying approximately 3 cents/\$100 assessed value (\$6,200,000 annually) while bonds are outstanding be adopted, funds for local schools only, with taxpayer oversight, no administrator salaries?"

PROJECT LIST

The Board of Education of the Los Alamitos Unified School District is committed to improving the **quality of education** in local schools by providing safe, secure, upgraded classrooms, labs and career technical education facilities needed to **support high quality instruction in science, technology, engineering, arts and math**. To that end, the Board evaluated the District's urgent and critical facility needs, including safety issues, class size reduction, computer and information technology, and prepared a Facilities Master Plan, dated October 10, 2017 which is incorporated herein in its entirety, in developing the scope of projects to be funded. The District conducted a facilities evaluation and received public input in developing this Project List. Teachers, staff, community members and the Board have prioritized the key health and safety needs so that the most critical facility needs are addressed. The Board concluded that protecting the **quality of our schools**, the quality of life in our community, and the value of our homes is a **wise investment**.

Therefore, in approving this Project List, the **Board of Education determines that the District must:**

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

The Project List includes the following types of upgrades and improvements at District schools and sites:

IMPROVE THE QUALITY OF EDUCATION: Basic School Repair and Upgrade Projects

Goal and Purpose: Los Alamitos High School was built in the 1960's and still has classrooms with one or two electrical outlets, which is not enough to support the educational technology to prepare students for success. This measure will help ensure that our schools stay competitive with other top performing districts.

- Upgrade and repair aging high school classrooms and school facilities.
- **Repair or replace deteriorating roofs, plumbing, sewer and electrical systems** where needed.
- Install heating and air conditioning systems, where needed, to improve air quality and keep classrooms from getting too hot or too cold.
- Improve access to school facilities for students with disabilities.

PREPARE STUDENTS FOR COLLEGE AND CAREERS: College and Career Technical Education Facilities Upgrade Projects

Goal and Purpose: If we want our students to succeed in college and careers, they must be skilled in the use of today's technologies and have a solid background in science, technology, engineering and math.

This measure will upgrade classrooms, science labs and career technical education facilities so students are prepared for college and good paying jobs in fields like health sciences, engineering and the skilled trades.

- **Provides the facilities and technology to support high quality instruction in core subjects like science, technology, engineering, music, the arts and math.**
- Construct additional classrooms, science labs, computer labs and school facilities to reduce overcrowding and meet growing demand for science and technology courses.
- **Upgrade classrooms, science labs and career technical education facilities so students are prepared for college and good paying jobs careers in health sciences, engineering, and skilled trades.**

IMPROVE SCHOOL SAFETY: Safety and Security Projects

Goal and Purpose: Whether or not you have school-age children, protecting the quality of our schools, the quality of life in our community, and the value of our homes is a wise investment. This measure will upgrade security cameras, security fencing, emergency communications

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systems, smoke detectors, fire alarms and sprinklers, for improved student safety.

- Replace aging, outdated portable classrooms that are expensive to repair and maintain with safe, modern classrooms that meet today's academic standards.
- Upgrade fire alarm systems to automatic systems, add smoke detectors and sprinklers to make students safe in the event of an emergency.
- **Improve student safety and campus security systems, including security, fencing, and security cameras.**
- Upgrade emergency communication systems to improve student safety.

The listed projects will be completed as needed. Each project is assumed to include its share of furniture, equipment, architectural, engineering, and similar planning costs, program/project management, staff training expenses and a customary contingency for unforeseen design and construction costs. In addition to the listed projects stated above, the Project List also includes the acquisition of a variety of instructional, maintenance and operational equipment, including the reduction or retirement of outstanding lease obligations and interim funding incurred to advance fund projects from the Project List; payment of the costs of preparation of all facility planning, facility studies, assessment reviews, facility master plan preparation and updates, environmental studies (including environmental investigation, remediation and monitoring), design and construction documentation, and temporary housing of dislocated District activities caused by construction projects. In addition to the projects listed above, the repair and renovation of each of the existing school facilities may include, but not be limited to, some or all of the following: renovate student and staff restrooms; construct, install, repair and/or replace heating and ventilation systems, site paving, utilities, campus accessibility, water heaters, mechanical units, boilers, walkways, walkway covers, power outlets, bell/clock systems; upgrade facilities and utility systems for energy efficiencies, including solar panels; install signage, electronic marquees, shade structures and fencing; repair, replace worn-out and deteriorated roofs, windows, walls, doors, drinking fountains and hydration stations; install wiring and electrical systems to safely accommodate computers, technology and other electrical devices and needs; upgrade or construct parking facilities, support facilities, including administrative, physical education (including upgrading or adding swimming pool, gyms, gym floors, and locker rooms), multipurpose rooms, and performing arts buildings; repair and replace fire alarms, emergency communications and security systems; resurface, replace or upgrade fields, hard courts, turf (including synthetic turf), field house; upgrade drainage, irrigation and erosion control systems and campus landscaping; expand parking and pick-up/drop-off areas; upgrade interior and exterior painting, walls, ceilings and floor coverings; demolition; upgrade kitchens/school cafeterias and lunch shelters; construct, remodel and/or expand various forms of storage, cabinetry, and support spaces, libraries, administrative offices and classrooms; repair, upgrade and install interior and exterior lighting systems; install or improve playgrounds, athletic fields, tracks, and play apparatus; replace outdated security fences and security systems (including access control systems), provide indoor space for assemblies or for rainy day lunch; construct/upgrade music labs, auditoriums, and learning spaces. The upgrading of District-wide technology infrastructure includes, but is not limited to, computers, LCD projectors, portable interface devices, cameras, servers, switches, routers, modules, sound projection systems, laser printers, digital white boards, document projectors, upgrade voice-over-IP, call manager and network security/firewall, wire classrooms for internet connectivity, wireless technology systems, refresh classroom technology and other miscellaneous equipment. The budget for each project is an estimate and may be affected by factors beyond the District's control. The final cost of each project will be determined as plans and construction documents are finalized, construction bids are received, construction contracts are awarded 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. Demolition of existing facilities and reconstruction of facilities scheduled for repair and upgrade may occur, if the Board determines that such an approach would be more cost-effective in creating more enhanced and operationally efficient campuses. Necessary site preparation/restoration may occur in connection with new construction, renovation or remodeling, or installation or removal of relocatable classrooms, including ingress and egress, removing, replacing, or installing irrigation, utility lines, trees and landscaping, relocating fire access roads, and acquiring any necessary easements, licenses, or rights of way to the property. Proceeds of the bonds may be used to pay or reimburse the District for the cost of District staff when performing work on or necessary and incidental to bond projects. Bond proceeds shall only be expended for the specific purposes identified herein. The District shall create an account into which proceeds of the bonds shall be deposited and comply with the reporting requirements of Government Code § 53410.

FISCAL ACCOUNTABILITY: IN ACCORDANCE WITH EDUCATION CODE SECTION 15272, THE BOARD OF EDUCATION WILL APPOINT A CITIZENS' OVERSIGHT COMMITTEE AND CONDUCT ANNUAL INDEPENDENT AUDITS TO ASSURE THAT FUNDS ARE SPENT ONLY ON DISTRICT PROJECTS AND FOR NO OTHER PURPOSE. THE EXPENDITURE OF BOND MONEY ON THESE PROJECTS IS SUBJECT TO STRINGENT FINANCIAL ACCOUNTABILITY REQUIREMENTS. BY LAW, PERFORMANCE AND FINANCIAL AUDITS WILL BE PERFORMED ANNUALLY, AND ALL BOND EXPENDITURES WILL BE MONITORED BY AN INDEPENDENT CITIZENS' OVERSIGHT COMMITTEE TO ENSURE THAT FUNDS ARE SPENT AS PROMISED AND SPECIFIED. THE CITIZENS' OVERSIGHT COMMITTEE MUST INCLUDE, AMONG OTHERS, REPRESENTATION OF A BONA FIDE TAXPAYERS ASSOCIATION, A BUSINESS ORGANIZATION AND A SENIOR CITIZENS ORGANIZATION. NO DISTRICT EMPLOYEES OR VENDORS ARE ALLOWED TO SERVE ON THE CITIZENS' OVERSIGHT COMMITTEE.

NO ADMINISTRATOR SALARIES: PROCEEDS FROM THE SALE OF THE BONDS AUTHORIZED BY THIS PROPOSITION SHALL BE USED ONLY FOR THE ACQUISITION, CONSTRUCTION, RECONSTRUCTION, REHABILITATION, OR REPLACEMENT OF SCHOOL FACILITIES, INCLUDING THE FURNISHING AND EQUIPPING OF SCHOOL FACILITIES, AND NOT FOR ANY OTHER PURPOSE, INCLUDING TEACHER AND SCHOOL ADMINISTRATOR SALARIES AND OTHER OPERATING EXPENSES.



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Impartial Analysis Los Alamitos Unified School District Measure G

The California Constitution provides that school districts may issue general obligation bonds for the construction, reconstruction, rehabilitation or replacement of school facilities, including the furnishing and equipping of school facilities or the acquisition or lease of real property for school facilities, with the approval of 55% of the voters of the district, voting at an election for that purpose. The California Constitution further provides that the bond measure must include a requirement that the bond proceeds will be used only for the permitted purposes and other requirements designed to ensure accountability.

The Board of Education of the Los Alamitos Unified School District ("District") has proposed to the voters within the District's School Facilities Improvement District No. 1 ("Improvement District") that general obligation bonds be issued in an amount up to \$97,000,000 and that *ad valorem* taxes be levied upon taxable property within the Improvement District to repay the bonded indebtedness. The measure provides that proceeds from the sale of the bonds will generally be used to modernize, renovate, repair and construct school facilities within the District, including upgrading security cameras, security fencing, emergency communications systems, smoke detectors, fire alarms and sprinklers; repairing or replacing roofs, plumbing, sewer and electrical systems; replacing portable classrooms; modernizing science labs, and career technical education facilities; and upgrading aging high school classrooms and school facilities. Bond proceeds may only be spent on the projects set forth in the measure.

The measure provides that a citizens' oversight committee will be established to ensure that bond proceeds are properly expended within the District. In addition, annual performance and financial audits will be conducted. The measures also requires the District Superintendent to submit a yearly report to the Board of Education as long as the proceeds of the bond remain unexpended. The measure further provides that bond proceeds will not be used for teacher or administrator salaries or other school operating expenses.

The Board of Education of the Los Alamitos Unified School District has called the election for the purpose of submitting the measure to the voters within the Improvement District. If 55% of the voters within the Improvement District voting on the measure vote "yes," the school district may proceed to sell the bonds and levy the related taxes as estimated in the tax rate statement. A "no" vote on this measure will disapprove the issuance of the bonds and the levy of the taxes for such bonded indebtedness.

Tax Rate Statement Los Alamitos Unified School District Measure G

An election will be held in the School Facilities Improvement District No. 1 of the Los Alamitos Unified School District (the "District") on November 6, 2018, to authorize the sale of up to \$97,000,000 in bonds of the District to finance school facilities as described in the proposition. If the bonds are approved, the District expects to issue the bonds in multiple series over time. Principal and interest on the bonds will be payable from the proceeds of tax levies made upon the taxable property in the District. The following information is provided in compliance with Sections 9400 through 9405 of the California Elections Code.

1. The best estimate 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 filing of this statement, is between 3 cents and 3.4 cents per \$100 of assessed valuation. The final fiscal year in which the tax to be levied to fund this bond issue is anticipated to be collected is fiscal year 2052-53.
2. The best estimate of the highest tax rate that would be required to be levied to fund this bond issue, based on estimated assessed valuations available at the time of filing of this statement, is between 3 cents and 3.4 cents per \$100 of assessed valuation in fiscal year 2019-20.
3. The best estimate of the total debt service, including the principal and interest, that would be required to be repaid if all of the bonds are issued and sold is approximately \$209,745,500.

Voters should note that the estimated tax rate is based on the ASSESSED VALUE of taxable property on the County of Orange 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.



Argument in Favor of Measure G

Vote YES on Measure G to make critical repairs and upgrades to Los Alamitos High School and to improve neighborhood elementary and middle schools within award-winning Los Alamitos Unified School District, serving Los Alamitos, Rossmoor and Seal Beach.

Measure G is needed to protect the high quality of local education, which prepares students to compete for modern careers and sustains our property values.

Academic performance at our local schools is among the best in the region. But aging school facilities threaten our competitive edge. Los Alamitos High was built in the 1960s: some classrooms only have one or two electrical outlets and can't support the educational technology needed to prepare students to compete for success today.

We support Measure G because it will:

- Upgrade classrooms, science labs and career technical education facilities so all students are prepared for college and good paying jobs in fields like health sciences, engineering, and skilled trades;
- Repair and upgrade aging high school classrooms and school facilities, including deteriorating roofs, plumbing, sewer and electrical systems;
- Provide classrooms, science and computer labs, and technology needed to meet the growing demand for high quality courses in science, technology, engineering and math;
- Improve and add safety and security measures at all schools.

Measure G ensures local control and strict accountability, including a specific project list, a watchdog Citizens' Oversight Committee and annual, independent audits. By law, no Measure G money can be used for administrators' salaries or benefits.

Every dollar will be used to improve local schools and cannot be taken by the State.

Even if you do not have school-age children, voting YES on Measure G is a wise investment. Good schools improve the quality of life in our community and protect the value of our homes.

Please join business, education, public safety and civic leaders in voting YES on Measure G!

s/ Michael Varipapa
Mayor, City of Seal Beach

s/ Shelley Hasselbrink
Los Alamitos City Councilmember (Mayor 2017), Orange County Fire Authority Board Member, Los Alamitos Area Chamber of Commerce Member

s/ Thomas W. Stretz, Jr.
President Elect of Los Alamitos/Seal Beach Rotary Club, Past President Seal Beach Police Foundation, Los Alamitos Honorary Police Officers Assn. Member

s/ Dr. Jody L. Roubanis
Parliamentarian and Past President, Los Alamitos Unified Council of PTAs

s/ Eddie Kesky
Local Business Owner, 28-year Rossmoor Resident

No argument against this measure was submitted.