

## APPENDIX A

### BALLOT MEASURE FULL TEXT

#### INTRODUCTION

The following is the abbreviated form of the bond measure:

To repair, modernize and construct classrooms/buildings for career/technical education at Yuba and Woodland Colleges and Colusa, Lake and Sutter County campuses including nursing/ healthcare, fire/police and agricultural technology, shall the Yuba Community College District measure authorizing \$228.4 million of bonds be approved with legal rates, annual levies less than 2.5 cents per \$100 of assessed valuation while bonds are outstanding (generating \$13.3 million per year), annual audits, independent oversight and access to State matching funds?

Bonds—Yes

Bonds—No

#### BOND AUTHORIZATION

By approval of this measure by at least 55 percent of the registered voters voting on the measure, the District will be authorized to issue and sell bonds of up to \$228,400,000 in aggregated principal at interest rates not in excess of the legal limit and to provide financing for the specific educational facilities projects listed in the Bond Project List described below, subject to all the accountability requirements specified below.

The Bonds may be issued under the provisions of the California Education Code (starting at Section 15100), under the provisions of the California Government Code (starting at Section 53506), or under any other provision of law authorizing the issuance of general obligation bonds by community college districts. The Bonds may be issued in series by the District from time to time, and each series of Bonds shall mature within the legal limitations set forth in the applicable law under which the Bonds are issued.

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 Board of Trustees of the District has identified detailed facilities needs of the District and has determined which projects to finance from a local bond. The 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 educational 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 Board of Trustees.

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

**Financial Audits.** The Board of Trustees will conduct annual, independent financial audits of the bond proceeds until all of those proceeds have been spent for the educational 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 Alameda County Treasurer, as required by the California Education Code, and (4) the Chancellor or the Chief Business Officer 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 educational facilities, including the furnishing and equipping of educational facilities, and the acquisition or lease of educational facilities, and not for any other purpose, including teacher and administrator salaries and other 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.

## **BOND PROJECT LIST**

**Scope of Projects.** Bond proceeds will be expended to modernize, replace, renovate, construct, acquire, equip, furnish, rebuild and otherwise improve educational and support facilities within the District. Projects which are described below include all related and incidental costs, including their share of the costs of the election and bond issuance and costs of design, engineering, architect and other professional services, inspections, site preparation, utilities, and other planning, legal, accounting and similar costs, independent

annual financial and performance audits, a customary contingency, and other costs incidental to and necessary for completion of the listed projects.

Bond proceeds may also be expended to acquire equipment in any classroom or other educational facility within the District. The District may alter the scope and nature of any of the specific projects that are described below as required by conditions that arise over time.

Whenever specific items are included in the following list, they are presented to provide examples and are not intended to limit the generality of the broader description of authorized projects. The order in which particular projects are listed is not intended to indicate priority for funding or completion.

### **RENOVATION, MODERNIZATION, REPAIR AND CONSTRUCTION OF SCHOOL FACILITIES**

Bond proceeds will be expended to modernize, replace, renovate, construct, acquire, equip, rebuild and furnish the District's classrooms, restrooms, and other educational and joint-use facilities including those located at:

- Yuba College, Marysville Campus
- Yuba College, Sutter County Campus
- Woodland Community College
- Woodland Community College, Lake County Campus
- Woodland Community College, Colusa County Campus
- Yuba Community College District, District Offices

The District intends to use funds to increase permanent classroom and facility capacity for academic and job training classes, general education programs including math, sciences, upgrade science labs, childhood development education, and veterinarian technology programs. Such projects shall renovate, construct, expand and equip buildings, classrooms, labs, and educational facilities and areas devoted to:

- General Education
- Childhood development education
- Math
- Sciences
- Technology
- Engineering
- Fire and police training programs
- Veterinarian technology programs
- Business/Multi-use Instruction
- Distance Education Technology Projects
- Outdoor Lab and Learning Spaces
- New Agriculture Technology
- Child Development & Police Department
- Student Housing

Projects include repairing and/or replacing classrooms, buildings and other educational facilities and areas including but not limited to:

- Leaky roofs
- Acquire land to expand educational facilities
- ADA Accessibility Improvements (All Locations) Acquire equipment to increase safety and reduce fire hazards with alarms, smoke detectors, fire safety doors and sprinklers
- Repair, replace and upgrade electrical and mechanical systems to reduce energy consumption
- Remove all harmful asbestos, install security systems and access control systems, enhance emergency communications systems, install emergency lighting, signage, and door locks and fences
- Upgrade campus technology, and construct “smart / shared learning classrooms” to improve technology-enhanced active-engaging learning
- Improve campus road network and surfacing, reseal and restripe parking areas, improve pedestrian safety and increase access for emergency vehicles
- Improve wayfinding directional signs and mapping kiosks
- Outdoor learning labs and spaces
- Decaying walls, old ceiling tiles and flooring
- Plumbing, sewer and drainage systems
- Electrical systems and wiring
- Deteriorated restrooms
- Heating, ventilation and cooling systems
- Irrigation piping systems
- Wiring/wireless technologies for classrooms and other student learning areas and other campus buildings and facilities
- Maintenance Building/Print Shop
- Multi-Purpose Facility
- Multi-Building Renovations
- New Agriculture Technology Building
- New Instructional Building/Purchase Land
- Resurface Athletic Fields and Track
- Gyms
- Automotive
- Utilities Infrastructure Improvements
- IT Infrastructure Improvements
- LED Lighting Improvements
- Remove old temporary and extremely deteriorated buildings
- Sidewalks, roadways, bus lanes
- Secure Archive Records, and General College Program Storage
- New District Offices Building

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 educational functions, including modular facilities; federal and state-mandated safety upgrades; addressing unforeseen conditions revealed by construction/modernization and other necessary improvements required to comply with 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, including by District personnel, 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 District facilities, or to provide additional educational 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.