

EXHIBIT “A”

**BOND PROPOSITION OF THE
REDLANDS UNIFIED SCHOOL DISTRICT**
(November 5, 2024):

FULL TEXT OF BOND MEASURE

**REDLANDS UNIFIED SCHOOL DISTRICT STUDENT HEALTH/SAFETY,
CLASSROOM REPAIR MEASURE**

BOND MEASURE TITLE

This measure may be known and referred to as the “Redlands Unified School District Classroom Student Health/Safety, Classroom Repair Measure” or as “Measure ___”. *[designation to be assigned by County Registrar of Voters]*

KEY FINDINGS

- Redlands Unified School District (the “District”) is committed to creating safer schools that will prepare students to compete in the highly competitive 21st century economy; and
- The District has conducted a thorough assessment of its school facility needs and received input from teachers, staff and the community and evaluated the District’s urgent and critical school facility needs, including safety issues, career technical education facility requirements, computer and classroom instructional technology needs, and prepared a needs assessment in developing the scope of facility projects to be funded; and
- The District believes that students deserve to learn in classrooms that are healthy and safe, but recognizes that over 80 percent of local schools are more than 60 years old and in urgent need of basic health and safety repairs; and
- The District wants to create safer schools including removing asbestos, mold and lead; fixing leaking roofs, deteriorating sewer, gas and electrical systems, broken plumbing and bathrooms; and providing safe drinking water; and
- The District recognizes that its older schools, with ancient grids and wiring are more vulnerable to extreme heat and strong winds that cause more frequent power outages in our schools that can disrupt student learning and puts their health at risk; and
- The District wants to create safer schools with up-to-date electrical wiring and windows, efficient air conditioning systems, and necessary shade structures; and
- The District believes that continued improvements to school facilities will improve the high quality of education for each student in every classroom; and

- The District believes that continued improvements to school facilities will help retain and attract high quality teachers; and
- The District believes that updating instructional technology will equip our students with skills and a solid background in science, math and technology needed to succeed in college and careers; and
- This measure will benefit local schools and no funds can be taken away by the State of California (the “State”) or other school districts, and by law, no money can be used for administrator salaries; and
- This bond requires strict fiscal accountability protections including mandatory annual audits and an independent citizens’ oversight committee made up of local residents to ensure funds are managed and spent properly.

In order to acquire, construct and reconstruct school facilities, and provide for supporting infrastructure at the existing school sites of the Redlands Unified School District, and in so doing increase health, safety, welfare and educational effectiveness of classrooms for students, shall the Redlands Unified School District be authorized to issue Bonds in an amount not to exceed 500 million dollars, including the furnishing and equipping of school facilities or the acquisition or lease of real property for schools and school facilities listed in Attachment “1” on file at the District office and herein incorporated, which Bonds shall be issued for a term not to exceed the applicable statutory maximum, which is currently twenty-five (25) years in the case of bonds issued under the authority of the Education Code and forty (40) years in the case of bonds issued under the authority of the Government Code, at an interest rate below the legal maximum.

ACCOUNTABILITY SAFEGUARDS

If this bond measure is approved, all bonds and bond funds shall be subject to all of the accountability safeguards set forth below:

- (A) That proceeds of the Bonds shall be used only for the construction of school facilities and supporting infrastructure, including the furnishing and equipping of school facilities or the acquisition or lease of real property for school facilities pursuant to California Constitution Article XIII A, Section 1(b)(3) and further that the proceeds of the Bonds shall be used only for the purposes specified in California Constitution Article XIII A, Section 1(b)(3) (as amended by Proposition 39) and not for any other purpose, including teacher and non-construction related administrator salaries and any other school operating expenses.
- (B) That a list of the specific school facilities projects to be funded with the proceeds of the Bonds is attached hereto as Attachment “1” and, based upon the adoption of this Resolution, this Board of Education hereby certifies that it has evaluated safety, class size reduction and information technology needs in developing the school facilities listed in Attachment “1”.

- (C) That the Board of Education of the District shall conduct an annual, independent performance audit to insure that the proceeds from the sale of the Bonds have been expended only on the specific projects listed in this bond proposition.
- (D) That the Board of Education of the District shall 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 identified herein.
- (E) That the Board of Education of the District will, pursuant to the provisions of applicable State law, appoint a citizens' oversight committee, and conduct annual independent audits (as referenced above) to assure that the Bond proceeds are spent only on the school, facilities and classroom improvements, projects and costs identified in Attachment "1" and for no other purposes. There shall be public disclosure of all bond fund spending.

Repayment Projections: The tax levied to repay the Bonds is estimated to average \$25,309,665 annually anticipated to be collected through 2064 at a rate of approximately \$0.0378 per \$100 / \$37.80 per \$100,000 of assessed value as further set out in the Tax Rate Statement provided to voters with this bond measure.

Taxpayer Protections: The following taxpayer protections are specifically provided in this Bond Measure and by law:

- Bond funds shall be used only for the school facilities projects identified herein, and **not for any other purpose.**
- As required by law, an **Independent Citizen's Oversight Committee** shall oversee expenditures of bond funds, and related matters, and shall report to the Board of Education and communicate with the public with public disclosure of such expenditures.
- As required by law, the School District shall conduct **annual financial audits and performance audits** (using independent auditors) for all bond funds.
- Bond Funds **shall not be used** for construction related administrator salaries or other non-construction related operating expenses.

ATTACHMENT “1”

REDLANDS UNIFIED SCHOOL DISTRICT

SCHOOL FACILITIES PROJECTS

The general obligation bonds of the Redlands Unified School District (“District”) would be used to finance the design, acquisition, installation, restoration and construction of public schools and school facilities and providing facilities improvements and upgrades, and related facilities costs, including, but not limited to, financing the following: modernizing, repairing and rehabilitating existing school facilities and adding certain new school facilities to meet current health, safety and instructional standards which will improve the overall educational experience for all students in the District. Such projects include, but are not limited to, repairing and replacing leaky roofs; renovating bathroom facilities at each District school campus; and reconstruction, renovation, modernization and construction of classrooms, libraries, roofing, playgrounds, plumbing, electrical and network infrastructure, walkways, fields and related projects. Project costs for expansion of existing facilities may include, but are not limited to, some or all of the following: site preparation, infrastructure and related expenses; and construction, acquisition or lease of temporary, portable or permanent classrooms, instructional support and ancillary facilities.

The following School District education facilities and educational support facilities are identified as the sites and facilities on which the bond funds may be expended:

The Bond Project List below lists the specific projects the District proposes to finance with proceeds of the bonds. The Bond Project List shall be considered a part of this bond proposition and shall be reproduced in any official document required to contain the full statement of the bond proposition.

STUDENT HEALTH/SAFETY, CLASSROOM REPAIR PROJECTS

The following projects are authorized to be financed at all school facilities sites District wide, including those school sites listed below:

Elementary & Early Education School Facilities

Arroyo Verde Elementary School	Lugonia Elementary School
Bryn Mawr Elementary School	Mariposa Elementary School
Crafton Elementary School	McKinley Elementary School
Cram Elementary School	Mentone Elementary School
Franklin Elementary School	Mission Elementary School
Highland Grove Elementary School	Smiley Elementary School
Judson & Brown Elementary School	
Kimberly Elementary School	Victoria Elementary School

Kingsbury Elementary School	Early Education School Facilities
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Middle School Facilities

Beattie Middle School	Moore Middle School
Clement Middle School	Cope Middle School
Design, construct and furnish Middle School No. 5	

High School & Alternative Education Facilities

Citrus Valley High School	Redlands High School
Orangewood High School	Adult Education Facilities
Redlands East Valley High School	Other District-wide facilities (as described herein)

HEALTH AND SAFETY REPAIRS AND RENOVATIONS TO AGING SCHOOL FACILITIES

- Structural repairs and upgrades, roofing, replacement of windows, doors, and building finish materials.
- Replace, upgrade or repair interior finishes: paint, ceiling and wall finishes, window coverings, flooring and casework.
- Replace, upgrade or repair heating, ventilation and air conditioning (HVAC) systems.
- Repairing inefficient and potentially faulty electrical systems.
- Repairing or replacing infrastructure including water, sewer, gas and related utility systems.
- Replace, upgrade or repair electrical systems, including lighting, power distribution and control systems.
- Replace, upgrade or repair plumbing including fixtures and repairs to sewer and water distribution systems.
- Code compliance upgrades and replacement of non-conforming buildings and structures at existing facilities.
- Renovate, rehabilitate, re-configure, replace and/or upgrade portable classrooms and restrooms, and furnish and equip the same.
- Technology Upgrades, improvements, alterations to Network infrastructure.
- Parking facility improvements, including resurfacing, expansion and lighting.
- Improve, upgrade, replace, expand student playgrounds, athletic fields, aquatic facilities, student recreational and athletic equipment, gymnasiums, and locker-room facilities.
- Upgrading, modernizing, equipping and furnishing District classrooms, academies, facilities for fine and performing arts, and other facilities including kitchens, cafeterias, multi-purpose rooms and bathrooms, including constructing additional bathrooms/restrooms where needed.

UPGRADE SCHOOLS, FACILITIES, CLASSROOMS, LABS, CAREER TECHNICAL EDUCATION AND EDUCATIONAL SUPPORT FACILITIES

- Improve, upgrade, renovate, and/or construct and install classroom and lab facilities and related support facilities needed to support the career technical education requirements for student job training, and career placement.
- Renovate, rehabilitate, re-configure, replace, expand and/or upgrade portable and permanent classrooms, classroom buildings, labs and school support facilities, including interior and exterior doors, windows, door and window hardware, roofs, rain gutters and downspouts, walls, marker boards, ceilings and floors and finishes, paint, siding, insulation, casework, cabinets, carpets, drapes, window coverings, lighting, sinks, fixtures, signage, fencing, furniture and equipment.
- Improve, upgrade, replace, expand student playgrounds, athletic fields, stadiums, aquatic facilities, student recreational and athletic equipment, gymnasiums, and locker-room facilities.
- Furnish and equip career technical education facilities; furnishing and equipping shall include initial purchases, and scheduled and necessary replacements, upgrades and updating of technology.
- Renovate, repair, upgrade, expand, construct and equip central kitchen and school site kitchen facilities.
- Add, modify, replace and equip school sites with modern security and communications systems or equipment, including, but not limited to, the District's Emergency Management System (EMS), to promote campus and student safety and security.
- Renovate, repair, upgrade and construct new restroom and sanitary structures, water and wastewater plumbing and related structures and infrastructure.
- Renovate, repair, modernize, upgrade and provide for new construction of facilities at District education support facilities and sites, to include the packinghouse, service center, central kitchen, transportation centers, board room, special services facilities, District offices, enrollment center, technology services facilities, warehouse facilities, Orange Street PDC, language center and supply facilities.

PROJECTS AT EXISTING SCHOOL SITES

Authorized projects include upgrading, expanding, replacing and/or constructing new facilities or integrating land property acquisitions for existing school sites, including currently vacant school sites, as the Board of Trustees may determine is necessary to improve the delivery of the District's educational programs and/or address overcrowding at District school sites including furnishing and equipping all such facilities.

**PROJECTS INVOLVING RENOVATION,
REHABILITATION OR REPAIR**

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 determines that replacement new construction is more practical than renovation, rehabilitation or repair, considering the building's age, condition, expected remaining life, comparative cost and other relevant factors.

**ACTIONS TO ENSURE HAZARDOUS MATERIALS MITIGATION, ADA
COMPLIANCE AND OTHER NEEDS DURING CONSTRUCTION/RENOVATION**

- Remove and mitigate hazardous materials (e.g. asbestos, lead, PCB, mold, mildew, etc.) where necessary.
- Improve contingencies as required to comply with existing building codes and state/federal requirements, including access requirements of the ADA.
- Provide adequate furniture and equipment for all classrooms, and spaces to be newly constructed, modernized or reconstructed.
- Acquisition of any of the facilities on this School Facilities Project List through temporary lease or lease-purchase arrangements or execute purchase option under lease for any of these authorized facilities.
- Necessary site preparation/restoration in connection with renovation or remodeling, 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 ways to property.
- If the Board of Education determines that replacement is more economical than rehabilitation, improvement, or renovation of existing classrooms/school facilities, in those particular cases replacement/new construction will be explored/pursued.
- Provide temporary (interim) classrooms and other school facilities as needed to accommodate students and school functions displaced during construction, including, but not limited to, relocation costs.
- The costs to demolish/remove facilities when no longer needed and the costs to restore site and utility systems after removal.
- Modernization upgrade or replacement of structures includes permanent, portable or modular structures.

Project costs for the above referenced projects may include installation costs, engineering and design costs, project management/construction management costs, warranty costs, master facilities planning, state or local costs or expenses involving design, planning, site and facilities development costs and charges, environmental review(s) and proceedings, necessary supporting infrastructure costs, relocation costs and expenses, necessary contingency plans and related costs construction and completion of the aforementioned facilities projects, audit costs, direct legal costs and related costs. Project costs may also include the payment or prepayment of existing or future lease payments and/or interim financing costs for lease of authorized facilities, property or buildings, prepayment of lease obligations for facilities purposes (including temporary classroom facilities) and payment of costs and expenses for interim financing of authorized facilities (including, but not limited to, financing delivery costs). 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. Allowable project costs also include: costs of issuing the bonds or other securities (as authorized under California law), informational distribution costs and election costs authorized under State law.

The scope and nature of any of the specific projects described above may be altered by the District as required by unforeseen conditions that may arise during the course of design and accomplishment of the projects. In the event that a modernization or renovation project is more economical for the District to be undertaken as new construction, this bond measure authorizes land acquisition, relocation and construction and/or reconstruction, and all costs relating thereto, for said reason or, alternatively, based on other considerations deemed in the best interest of the District by the Board of Education. 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.

The terms of this bond proposition and the words used in the Bond Project List shall be interpreted broadly to effect the purpose of providing broad and clear authority for the officers and employees of the District to provide for the school facilities projects the District proposes to finance with the proceeds of the sale of bonds authorized by this proposition within the authority provided by law, including Article XIII A, Section 1(b)(3) of the California Constitution, Education Code Section 15000 *et seq.* and the Strict Accountability in Local School Construction Bonds Act of 2000. Without limiting the generality of the foregoing, such words as repair, improve, upgrade, expand, acquire, construct, furnish, modernize, renovate, and reconfigure are used in the Bond Project List to describe school facilities projects in plain English and are not intended to expand the nature of such projects beyond, or have an effect on, and shall be interpreted to only permit, what is authorized under Article XIII A, Section 1(b)(3) of the California Constitution, Education Code Section 15000 *et seq.* and the Strict Accountability in Local School Construction Bonds Act of 2000. In this regard, the Bond Project List does not authorize, and shall not be interpreted to authorize, expending proceeds of the sale of bonds authorized by this proposition for current maintenance, operation or repairs. The school facilities projects on the Bond Project List only authorize use of bond funds for capital expenditures.

This School Facilities Project List describes the specific facilities and capital projects the District may finance with proceeds of the Bonds. In addition, authorized projects include reimbursements for paid project costs 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. Listed projects will be completed as needed at a particular school site according to Board-established priorities, and the order in which such projects appear on this School Facilities Project List is not an indication of priority for funding or completion. 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, including State grant funds for eligible projects, have not yet been secured. Until all project costs and funding sources are known, the Board of Education cannot determine the amount of bond proceeds available to be allocated for each project, nor guarantee that the bonds will provide sufficient funds to allow completion of all listed projects. 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. For these reasons, inclusion of a project on the School Facilities Projects List is not a guarantee that any specific project listed herein will be funded, constructed or completed by a specific date.

The headings or titles of the sections of this bond proposition, including any headings or titles included in the Bond Project List, are solely for convenience of reference and shall not affect the meaning, construction or effect of this bond proposition.

The Board hereby declares, and the voters by approving this bond proposition concur therewith, that every section and part of this bond proposition has independent value, and the Board and the voters would have adopted each provision hereof regardless of every other provision hereof. Upon approval of this bond proposition by the voters, should any part be found by a court of competent jurisdiction to be invalid for any reason, all remaining parts hereof shall remain in full force and effect to the fullest extent allowed by law, and to this end the provisions of this bond proposition are severable.

In preparing the foregoing School Facilities Project List, the Board of Education of the Redlands Unified School District has evaluated safety, class size and information technology needs.