

FULL TEXT BALLOT PROPOSITION  
OF THE AMADOR COUNTY UNIFIED SCHOOL DISTRICT  
BOND MEASURE ELECTION NOVEMBER 6, 2018

The following is the full proposition presented to the voters by the Amador County Unified School District.

**INTRODUCTION**

Some Amador County Unified School District classrooms and buildings were built more than 60 years ago and are in urgent need of basic repairs and safety upgrades; including broken plumbing and bathrooms, leaky roofs, aging electrical systems, outdated wiring for computer technology and limited access for disabled students. This bond measure includes strict accountability requirements including a Citizens' Oversight Committee and independent annual financial and performance audits. No money from this measure will go towards administrators' salaries or pensions and all funds will stay local and cannot be taken by Sacramento.

Students who don't go to college need job skills training, technical knowledge, and specialized skills to compete for good-paying jobs. This measure will support career technical education programs that require equipment, technology and classroom space to ensure our students can compete in the labor market.

In order to succeed in the twenty-first century economy, our students need skills in the fields of science, technology, engineering, and math. But many of our county schools' science labs are over 40 years old. This measure will upgrade classrooms so that all students have access to the technology needed to help them develop the vital skills required to be successful at community college or university and compete in a twenty-first century economy.

Many schools in our area have outdated security and safety features, including aging electrical and fire safety systems, as well as inadequate safety lighting, fencing, and emergency communications systems. This measure will allow our schools to make basic security upgrades that will help to keep our children safe. This measure will ensure that our schools are able to retain and attract quality teachers.

By upgrading and building new classrooms, the best teachers will want to teach in our community because classrooms will be up-to-date and have greater access to new technology to support twenty-first century instruction needs. The District's school's vocational and career education programs are effectively connecting students with local employers, like Jackson Rancheria and Sutter Amador Hospital. This measure will enable our local schools to update classroom technology so that students expand the skills and training necessary to improve their internship and career opportunities.

The Board of Trustees of the Amador County Unified School District is committed to providing all students with a well-rounded and high-quality education in local schools by providing facilities for career and technical education and preparing students for 21st Century Learning and attracting and retaining quality teachers. To meet this goal, the Board evaluated the District's urgent and critical facilities needs, including fire safety issues, basic repairs, and computer and information technology in developing the scope of projects to be funded. The District conducted

a facilities evaluation and received stakeholder input in developing this Project List. Teachers, principals, staff, community members and the Board have prioritized preparing students for college, vocational jobs and career success so that the most critical facility needs are addressed.

The Amador County Unified School District Facilities Plan shows the district has more than \$160 million in facility needs, including the need to rehabilitate many schools, some that are now over 60 years old and in need of significant improvements. Upgrade needs include fixing deteriorating classrooms, leaky roofs, water pipes, plumbing, bathrooms, and electrical wiring; removing asbestos and lead paint; and replacing outdated fire safety systems. 21st Century Learning needs include technological upgrades to classrooms, science labs and computer labs to meet modern educational standards.

Therefore, in approving the Project List below, the Board of Trustees determines that the District must:

- 1) Remove mold, lead paint, and asbestos, repair leaky roofs and decaying walls.
- 2) Ensure fire safety.
- 3) Ensure school drinking water continues to be safe.
- 4) Upgrade outdated science, technology, engineering and math (STEM) labs.
- 5) Update electrical systems and wiring for computers and internet access.
- 6) Improved accessibility for disabled students.
- 7) Replace deteriorated infrastructure including sewer and gas lines, plumbing and restrooms.
- 8) Adhere to fiscal accountability safeguards such as:
  - a. All funds must be used locally to the benefit of local students.
  - b. All expenditures must be subject to annual independent financial audits.
  - c. No funds used for administrators' salaries or pensions.
  - d. An independent citizens' oversight committee must be appointed to ensure that all funds are spent only as authorized.

## **BONDS**

To provide well-rounded, high quality education to all local students, shall Amador County Unified School District upgrade career/technical education, science/computer labs/facilities; remove mold; repair leaky roofs; ensure fire/drinking water safety; construct, acquire facilities, sites/equipment to prepare students for college, vocational jobs/careers by issuing \$78,000,000 in bonds at legal rates, levy an estimated average 5.9¢/\$100 of assessed value (\$3,900,000 annually) while bonds are outstanding, with audits/oversight, be adopted?

## **PROJECT LIST**

Bond funds will be expended on projects to provide safe, secure and up-to-date facilities and equipment, to repair and replace aging infrastructure, to update school grounds, safety and security systems, to repair and replace plumbing, provide facilities to support 21st Century

Learning, and to increase energy efficiency and conserve resources. The Project List includes the following types of upgrades and improvements at schools and sites, District-wide:

**Ione Elementary School**, located at 415 S. Ione Street, Ione, California – new construction, rehabilitation, reconstruction, or replacement of classrooms, facilities, and improvements, including:

- Construct new, permanent classroom buildings (“New Classrooms”)
- Code compliance and safety upgrades to facilities, including restrooms, fire alarms, seismic safety or other retro-fitting (e.g., gas/water shutoff valves), and/or paving (“Code and Safety Improvements”)
- Infrastructure upgrades, including exterior enclosures (“Upgrade Exterior Enclosures”)
- Replace or retrofit roofing systems (“Roofing Upgrades”)
- Replace heating, ventilation, and air conditioning (“HVAC”) and/or make other utility systems upgrades, such as EMS (“HVAC Upgrades”)
- Technology installation and upgrades, including electrical service or distribution, lighting, receptacles, phones, television, and/or data systems (“Technology Upgrades”)
- Create accessible paths of travel (paving, thresholds, and landings), upgrade door frames and related hardware, upgrade and improve restrooms, casework, signage, and/or other facilities to comply with the Americans with Disabilities Act (“ADA Compliance Upgrades”)
- Modernize existing facilities, including replacement of floor, wall, and ceiling finishes and addition of casework (“Modernize Classrooms”)

**Jackson Elementary School**, located at 220 Church Street, Jackson, California – new construction, rehabilitation, reconstruction, or replacement of classrooms, facilities, and improvements, including:

- New Classrooms
- Code and Safety Improvements
- Upgrade Exterior Enclosures
- Roofing Upgrades
- HVAC Upgrades
- Technology Upgrades
- ADA Compliance Upgrades
- Modernize Classrooms

**Pine Grove STEM Elementary School**, located at 20101 Highway 88, Pine Grove, California – new construction, rehabilitation, reconstruction, or replacement of classrooms, facilities, and improvements, including:

- New Classrooms
- Code and Safety Improvements
- Upgrade Exterior Enclosures
- Roofing Upgrades
- HVAC Upgrades
- Technology Upgrades

- ADA Compliance Upgrades
- Modernize Classrooms

**Pioneer VAPA Elementary School**, located at 24625 Highway 88, Jackson, California – new construction, rehabilitation, reconstruction, or replacement of classrooms, facilities, and improvements, including:

- New Classrooms
- Code and Safety Improvements
- Upgrade Exterior Enclosures
- Roofing Upgrades
- HVAC Upgrades
- Technology Upgrades
- ADA Compliance Upgrades
- Modernize Classrooms

**Plymouth Elementary School**, located at 18601 Sherwood, Plymouth, California – new construction, rehabilitation, reconstruction, or replacement of classrooms, facilities, and improvements, including:

- New Classrooms
- Code and Safety Improvements
- Upgrade Exterior Enclosures
- Roofing Upgrades
- HVAC Upgrades
- Technology Upgrades
- ADA Compliance Upgrades
- Modernize Classrooms

**Sutter Creek Primary & Elementary School**, located at 340 Spanish Street, Sutter Creek, California – new construction, rehabilitation, reconstruction, or replacement of classrooms, facilities, and improvements, including:

- New Classrooms
- Code and Safety Improvements
- Upgrade Exterior Enclosures
- Roofing Upgrades
- HVAC Upgrades
- Technology Upgrades
- ADA Compliance Upgrades
- Modernize Classrooms

**Ione Junior High School**, located at 450 S. Mill Street, Ione, California – new construction, rehabilitation, reconstruction, or replacement of classrooms, facilities, and improvements, including:

- New Classrooms
- Code and Safety Improvements
- Upgrade Exterior Enclosures
- Roofing Upgrades
- HVAC Upgrades
- Technology Upgrades
- ADA Compliance Upgrades
- Modernize Classrooms

**Jackson Junior High School**, located at 747 Sutter Street, Jackson, California – new construction, rehabilitation, reconstruction, or replacement of classrooms, facilities, and improvements, including:

- New Classrooms
- Code and Safety Improvements
- Upgrade Exterior Enclosures
- Roofing Upgrades
- HVAC Upgrades
- Technology Upgrades
- ADA Compliance Upgrades
- Modernize Classrooms

**Shenandoah Valley Charter (ACOE)**, located at 10010 Shenandoah Road, Plymouth, California – new construction, rehabilitation, reconstruction, or replacement of classrooms, facilities, and improvements, including:

- New Classrooms
- Code and Safety Improvements
- Upgrade Exterior Enclosures
- Roofing Upgrades
- HVAC Upgrades
- Technology Upgrades
- ADA Compliance Upgrades
- Modernize Classrooms

**Amador High School**, located at 330 Spanish Street, Sutter Creek, California – new construction, rehabilitation, reconstruction, or replacement of classrooms, facilities, and improvements, including:

- New Classrooms
- Code and Safety Improvements
- Upgrade Exterior Enclosures
- Roofing Upgrades
- HVAC Upgrades

- Technology Upgrades
- ADA Compliance Upgrades
- Modernize Classrooms

**Argonaut High School**, located at 501 Argonaut Lane, Jackson, California – new construction, rehabilitation, reconstruction, or replacement of classrooms, facilities, and improvements, including:

- New Classrooms
- Code and Safety Improvements
- Upgrade Exterior Enclosures
- Roofing Upgrades
- HVAC Upgrades
- Technology Upgrades
- ADA Compliance Upgrades
- Modernize Classrooms

**Independence High School**, located at 525 Independence Drive, Sutter Creek, California – new construction, rehabilitation, reconstruction, or replacement of classrooms, facilities, and improvements, including:

- New Classrooms
- Code and Safety Improvements
- Upgrade Exterior Enclosures
- Roofing Upgrades
- HVAC Upgrades
- Technology Upgrades
- ADA Compliance Upgrades
- Modernize Classrooms

**North Star Independent Study School**, located at 525 Independence Drive, Sutter Creek, California – new construction, rehabilitation, reconstruction, or replacement of classrooms, facilities, and improvements, including:

- New Classrooms
- Code and Safety Improvements
- Upgrade Exterior Enclosures
- Roofing Upgrades
- HVAC Upgrades
- Technology Upgrades
- ADA Compliance Upgrades
- Modernize Classrooms

In addition to the projects listed above, the following list describes the specific projects the District proposes to finance with proceeds of the bonds at all District sites.

### **ALL DISTRICT SITES**

- Update, renovate, reconstruct, repair and/or upgrade classrooms, aging science labs, equipment and computer systems to meet current standards and support academic and career pathways necessary to prepare students to compete in a global economy;
- Repair, or replace, old, leaky roofs and gutters, worn-out floors, doors, ceilings, walls, windows, lighting and restrooms;
- Replace deteriorated sewer and gas lines;
- Improve student safety and security systems, including lighting, fencing, gates, communication systems, cameras, classroom door locks, etc.;
- Provide and maintain up-to-date technology, data and communications software and equipment, including cloud-based technology and upgrade instructional technology in the classroom for improved student learning;
- Upgrade technology infrastructure and electrical service capacity and distribution to relieve overloaded electrical systems so that it can handle modern instructional technology;
- Improve telephone, data, video, and communication systems;
- Repair or replace plumbing, fixtures, appliances, irrigation systems and drains with efficient alternatives such as low-flow fixtures and dual-flush toilets to improve water efficiency and reduce usage and costs;
- Construct, expand, reconstruct, repair and/or renovate existing facilities to accommodate new or expanded programs, including classrooms, restrooms, technology centers, multi-purpose educational buildings, performing arts buildings, learning labs, media centers, health centers and other academic, college and career pathways;
- Repair, remove, update, upgrade and/or replace portable classrooms;
- Repair, upgrade and/or replace heating, ventilation, and air conditioning (HVAC) and lighting systems with building code compliant energy efficient systems improving air quality and reducing operating costs, allowing the district to retain qualified teachers and programs;
- Make school site safety improvements to include repairing or replacing sidewalks, concrete and asphalt surfaces;
- Improve, repair and/or replace parking lots, pick-up and drop off area, and ingress/egresses, including, but not limited to: new parking, re-lining and re-sealing parking lots, redesigning pick-up and drop-off areas, widening roads, etc.;
- Make health and safety renovations and/or improvements including, but not limited to removal or mitigation of hazardous materials – including, but not limited to, mold, lead paint and asbestos;
- Handicap accessibility improvements to meet current health, safety and instructional standards;

- Building improvements, including but not limited to: restrooms, structural repairs and improvements, food service storage, preparation and serving areas, food service equipment, administrative areas, counseling areas, student services areas, multi-purpose buildings, education support facilities, storage and warehouse facilities, locker rooms, including showers and lockers, portable classrooms (including acquisition), etc.;
- Physical education and athletic facility upgrades, including but not limited to: gymnasiums and team-rooms, field and other outdoor lighting, tennis courts, tracks and fields, pools and pool equipment (including chlorine rooms), bleachers, etc.;
- Landscape and water conservation improvements including but not limited to: tree mitigation, walkways, walkway covers, ramps, soil stabilization, soil mitigation, fencing, new or upgraded irrigation systems, uneven paving and concrete, etc.;
- Construction, acquisition, repair and/or installation of shade structures to enhance the outdoor student educational environment;
- Furniture and equipment acquisition and/or replacement
- Install energy efficient systems, such as solar photovoltaic panels, dual-pane windows, solar tube skylights, automatic hand dryers, and energy-efficient water heaters and other appliances to save money and natural resources; and
- Upgrade intruder alert and fire alarm systems, including fire safety equipment and sprinklers to make students safe in the event of an emergency.

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### **FISCAL ACCOUNTABILITY**

In accordance with Education Code section 15282, the Board of Trustees will:

- Appoint an independent Citizens' Oversight Committee to include, among others, representation of a bona fide taxpayers' association, a business organization, and a senior citizen organization, to monitor bond expenditures, ensuring funds are spent as promised and specified. No District employees or vendors are allowed to serve on the Citizens' Oversight Committee.
- Conduct annual independent audits to assure that funds are spent only on district projects and for no other purpose;
- Ensure that the expenditure of bond money on these projects is subject to stringent financial accountability requirements;
- Ensure that performance and financial audits will be performed annually,

### **STATE MATCHING FUNDS**

Education Code section 15122.5 requires the following statement to be included in the sample ballot:

“Approval of this bond measure does not guarantee that the proposed projects in the Amador County Unified School District that are the subject of bonds under this measure will be funded beyond the local revenues generated by this bond measure. The Amador County Unified School District’s proposal for certain of the projects assumes the receipt of matching state funds, which are subject to appropriation by the Legislature or approval of a statewide bond measure.”

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.

ANNUAL TAX AMOUNT, RATE, AND DURATION: The bonds shall bear interest at an annual rate not exceeding the statutory maximum. The maturity of the bonds shall not exceed the maximum term allowed by law at the time of issuance. Accordingly, as further set forth in the tax rate statement, the *ad valorem* tax will be levied at such rates and for so long as may be required to meet the debt service needs of the bonds issued, including such bonds that may be issued to refund any approved bonds.

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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, 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.

The construction of facilities included in the project list above is assumed to include the construction of new schools, classrooms and support sites, including the acquisition of land, necessary furnishings, equipment, technology, and installation of site infrastructure, as needed to accommodate continued growth or shifts in student population and provide additional learning facilities or replace aging facilities.

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; upgrade or install signage, clocks and fencing; repair and replace heating and ventilation systems; upgrade of facilities for energy efficiencies; repair and replace worn-out and deteriorated roofs, windows, walls, doors and drinking fountains; upgrade public address systems; install wiring and electrical systems to safely accommodate computers, technology and other electrical devices and needs; meet earthquake safety standards; improve water

conservation; upgrade or construct support facilities, including administrative, physical education (including upgrading gyms, stadiums, athletic facilities, tracks, bleachers, lockers and equipment rooms), theater, and agricultural education classrooms and labs and performing arts and music classrooms; repair and replace fire alarms, emergency communications and security systems; resurface or replace hard courts, turf, install all-weather turf; irrigation and drainage systems and campus landscaping; replace asphalt and broken pavement; expand or improve parking lots and drop-off areas; replace portable classrooms; interior and exterior painting, floor covering and tile replacement; upgrade or expand school cafeterias; construct various forms of storage and support spaces and classrooms; repair, upgrade and install interior and exterior lighting systems; improve athletic fields and shade structures, including adding solar shade structures, and solar panels; replace or upgrade outdated security fences, gates and security systems (including access control systems); and upgrade heating, ventilation and air conditioning systems. The upgrading of technology infrastructure includes, but is not limited to, servers, switches, routers, modules, sound projection systems, call manager and network security/firewall, wireless technology systems, and other miscellaneous equipment. **Some projects throughout the District may be undertaken as joint use projects in cooperation with other local public or non-profit agencies.** 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. 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 section 53410.