



Shasta | Tehama | Trinity Joint Community College District

SHASTA-TEHAMA-TRINITY JOINT COMMUNITY COLLEGE DISTRICT FULL TEXT OF MEASURE C

BOND AUTHORIZATION

By approval of this measure by at least 55 percent of the registered voters voting on the measure, the Shasta-Tehama-Trinity Joint Community College District (the “District”) will be authorized to issue and sell bonds of up to \$129,630,000 in aggregate principal amount at interest rates not to exceed legal limits and to provide financing for the specific school facilities projects listed under the heading “Bond Project List” below, subject to all the accountability requirements specified below.

ACCOUNTABILITY REQUIREMENTS

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 District Board of Trustees (the “District Board”) has identified detailed facilities needs of the District and has determined which projects to finance from a local bond. The District 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 District Board 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 school 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 District Board.

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

Financial Audits. The District Board will conduct annual, independent financial audits of the bond proceeds until all of those proceeds have been spent for the school 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 Shasta County Treasurer, as required by the California Education Code, and (4) the Superintendent/President of the District shall cause an annual report to be filed with the District Board 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), being the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, and the acquisition or lease of school facilities, and not for any other purpose, including teacher and administrator salaries and other school 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.

INFORMATION ABOUT ESTIMATES AND PROJECTIONS INCLUDED IN BALLOT

Voters are informed that any estimates or projections in the bond measure or ballot materials, including relating to estimated rates of *ad valorem* property taxes, the duration of issued bonds and related levies and collections of *ad valorem* property taxes are provided as informational only and are not binding on the District. Such amounts are estimates and are not maximum amounts or limitations on the terms of the bonds, the rate or the duration of the tax supporting repayment of issued bonds. Such estimates depend on numerous variables which are subject to variation and change over the term of the District's overall facilities and bond financing plan, including but not limited to the amount of bonds issued and outstanding at any one time, the interest rates applicable to issued bonds, market conditions at the time of sale of the bonds, when bonds mature, timing of project needs and changes in assessed valuations in the District. While such estimates and approximations are provided based on information currently available to the District and its current expectations, such estimates and approximations are not limitations and are not binding upon the District. In addition, the abbreviated and condensed statement of the bond measure presented to voters which is subject to a word count limitation imposed by State law does not limit the scope and complete meaning of the measure provided in this Full Text of Bond Measure and related ballot materials.

BOND PROJECT LIST

Scope of Projects. Bond proceeds will be expended on the construction, reconstruction, rehabilitation, or replacement of school facilities of the Shasta-Tehama-Trinity Joint Community College District, including furnishing and equipping, and the acquisition or lease of real property for school facilities, and not for any other purpose, including teacher and administrator salaries or other school operating expenses, all in compliance with California Constitution Article XIII A, Section 1(b)(3).

This measure authorizes bond projects to be undertaken at all current and future District properties, sites and campuses, and includes real property acquisition.

Specific School Facility Project List. The items presented on the following list provide the specific school facilities projects authorized to be financed with voter-approved bond proceeds. Examples provided in each category does not limit the broader meaning of the type of project authorized. Authorized projects are:

- Upgrade, expand and construct facilities for career training supporting successful careers and transfer to universities.
- Construct classrooms and training facilities including all related improvements supporting career technical education, including careers in welding, public safety, agriculture and nursing.
- Develop through new construction and/or facilities modernization a regional training center to support community education and regional educational collaboratives.
- Provide new science and math labs and expand College facilities providing instruction in Science, Technology, Engineering and Math (STEM).
- Expand, modernize and construct simulation and specialized labs for career training and preparation including careers in public safety and medicine.
- Expand and modernize the Regional Public Safety Training Center and related facilities to provide needed educational programs for fire, law enforcement and emergency medical training.
- Upgrade and replace existing information technology infrastructure and network systems to improve efficiency and increase capacity.
- Upgrade and modernize old restrooms and replace deteriorating plumbing and sewer systems.
- Upgrade outdated and inadequate electrical systems.
- Renovate, repair or replace outdated laboratories, classrooms, and support facilities, including all improvements such as windows, doors, flooring, roofing, lighting, security systems, instructional and learning equipment and devices.
- Improve student safety, disabled access and accommodations to meet all legal and regulatory requirements, emergency preparedness, and security systems, including security cameras, emergency mass announcement

systems, keying systems, lighting, fencing, smoke detectors, fire alarms and sprinklers.

- Expand sustainability through stormwater/rainwater capture and reuse systems, solar initiatives, water reduction programs including but not limited to artificial turf installation, and wastewater facilities improvements.
- Construct new student housing and/or renovate/expand/modernize current student housing.
- Upgrade, modernize, expand and construct indoor and outdoor athletic and recreation facilities including tracks, fields, stadiums and pools and all related facilities such as changing rooms, restrooms, seating, announcement systems and scoreboards, food service and parking, including replacing outdated equipment and renovating facilities for regional competition use, and including all types of indoor and outdoor lighting.
- Construct, update and/or modernize facilities supporting performing arts including instruction and performance spaces, including for music, dance, comedy, and drama/theater, and for other community events.
- Modernize and construct student and staff meeting and gathering spaces including improvements to food service, libraries, study spaces and related areas.
- Improvements to exteriors including ensuring walkways, pathways, ramps and parking lots are repaired and safe and expanded, installing retaining walls as needed, improving grading, adding signage, parking, railings, landscaping, irrigation and exterior lighting.
- Health and safety upgrades Including all upgrades required by laws, regulations and building codes, including the Field Act, to provide a safe and healthy environments including improvements to improve air quality and seismic improvements as recommended, and includes addressing unforeseen conditions revealed in connection with construction such as dry rot or other structural issues.
- Furniture, equipment including technology equipment, and all work necessary and incidental to specific projects described above as more particularly described below.

The order in which the foregoing projects are listed does not suggest an order of priority. Project prioritization is vested in and will be determined by the District Board.

Furnishing and Equipping; Incidental Expenses. Each of the bond projects described on the above 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 and updates to master plan documents, inspections, site preparation, utilities, landscaping, construction management and other planning and permitting, legal including litigation, 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/moving costs

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 school functions, including modular and parking 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; bond issuance and compliance costs; and project administration during the duration of such projects, as permitted by law.

Alterations to Scope; New Construction; Real Property Interests. The scope, nature and priority of any of the specific projects described above may be altered by the District Board. This may occur due to unforeseen conditions that may arise during the course of planning, design and construction, or due to other compelling factors which become apparent in the course of project planning and execution, for example changing project cost considerations, safety considerations including discoveries, programmatic considerations or other considerations that arise or become apparent over the several years of undertaking bond financed projects. In the event that a modernization or renovation project is determined by the Board to be more economical or otherwise in the best interests of the District to be undertaken as new construction, this bond measure authorizes land acquisition, relocation and construction at a new or alternative site, and/or demolition and reconstruction and/or repurposing on the original site, including an expanded site, and all costs relating thereto. In addition, new construction of a facility may be revised to modernization of an existing facility due to any of the factors mentioned herein, among other possible reasons. This measure authorizes the acquisition of interests in 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. This measure also authorizes payment of costs related to consolidation of facilities or campuses.

Interim Financing Included; Joint Use Projects Authorized. 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 or lease financings 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.

Other Funding Sources. Voters are advised that the Bond Project List presents more projects than are expected can be addressed with proceeds of this bond measure. The District Board will determine project prioritization and there is no representation nor guarantee that all projects will be addressed. Additional funds for facilities projects are expected to be pursued from the State's facilities matching funds program, if and to the extent available and qualifying, to provide additional funding for facilities projects.

Unforeseen Circumstances. Many factors which the District cannot predict or control may impact its ability to address each of the projects, including but not limited to construction cost issues, supply chain issues which can cause project delays, labor shortages, and unknown environmental factors or site conditions, among others. The District is unable to anticipate all unforeseen circumstances which may limit or prevent some of the projects listed above from being undertaken or completed.

Interpretation. The terms of this Bond Measure 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. Examples included on the project list are not intended to limit the broader types of projects described and authorized by this measure. Words used in the Project List such as repair, improve, upgrade, expand, modernize, renovate, and reconfigure are used to describe facilities projects in plain English but are not intended to expand the nature of such projects beyond what is authorized by State law. The Bond Project List only authorizes capital expenditures.

Severability. The District Board hereby declares, and the voters by approving this Bond Measure concur, that every section and part of this bond proposition has independent value, and the District Board and the voters would have adopted each provision hereof regardless of every other provision hereof. Upon approval of this measure 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 measure are severable.
