

VOTER INFORMATION PAMPHLET

Containing

MEASURE C

MT. DIABLO UNIFIED SCHOOL DISTRICT

TUESDAY, JUNE 8, 2010

Arguments in favor of or against the proposed measure are the opinions of the authors.

If you would like to receive this information in Spanish please call (925) 335-7800. If you have already requested voting information in Spanish, the information will be mailed to you automatically.

Si desea recibir esta información en español, por favor llame al (925) 335-7800. Si ya solicitó información para votar en español, ésta será enviada automáticamente por correo.

**BOND MEASURE C
MT. DIABLO UNIFIED SCHOOL DISTRICT**

To support quality education and safety for local students, and reduce impacts of State budget cuts by improving science, career and technical education facilities; upgrading classroom instructional technology; repairing leaky roofs; improving safety; maximizing energy efficiency including adding solar panels and modern air conditioning; and repairing, replacing, equipping or modernizing other school facilities; shall Mt. Diablo Unified School District issue \$348,000,000 of bonds at legal interest rates, with independent citizen oversight, audits, and no money for administrator salaries?

**COUNTY COUNSEL'S IMPARTIAL ANALYSIS OF
BOND MEASURE C**

The California Constitution provides that school districts may issue 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 voting at an election for that purpose.

By resolution, the Mt. Diablo Unified School District has proposed that bonds of the District be issued in an amount up to \$348,000,000. This measure provides that proceeds from the sale of the bonds will generally be used to “support quality education and safety for local students, and reduce impacts of State budget cuts by improving science, career and technical education facilities; upgrading classroom instructional technology; repairing leaky roofs; improving safety; maximizing energy efficiency including adding solar panels and modern air conditioning; and repairing, replacing, equipping or modernizing other school facilities.” The specific projects are set forth in the bond project list attached to the resolution of the Board of Education. The measure provides that a citizens' oversight committee will be established to ensure that bond proceeds are properly expended and that annual performance and financial audits will be conducted. The measure further provides that bond proceeds will only be used for the purposes specified in the measure, and not for any other purpose.

Approval of this measure authorizes the levy of ad valorem taxes upon taxable property to repay the bonded indebtedness, both principal and interest, in each year that bonds are outstanding. The Mt. Diablo Unified School District has prepared a Tax Rate Statement, which represents the school district's best estimates of the property tax rates

required to service the bonds. The estimated average annual tax rate required to be levied to fund the bonds is expected to be \$40.83 per \$100,000 of assessed valuation over the life of the bonds. The District estimates that the combined annual tax for these bonds and the District's Measure C bonds approved by voters at the March 5, 2002 bond election is expected to be no higher than \$60 per \$100,000 of assessed valuation.

Approval of the measure does not guarantee that the proposed project or projects in the District that are the subject of bonds under the measure will be funded beyond the local revenues generated by the measure. The proposed project or projects may assume the receipt of matching state funds, which could be subject to appropriation by the Legislature or approval of a statewide bond measure.

A "yes" vote authorizes the issuance of the bonds and the levy of taxes as estimated in the Tax Rate Statement to repay the bonded indebtedness. A "yes" vote by 55% of the voters within the District voting on the measure is required for passage of this measure. A "no" vote on this measure disapproves the issuance of the bonds and the levy of the taxes for the bonded indebtedness.

**TAX RATE STATEMENT FOR
BOND MEASURE C**

An election will be held in the Mt. Diablo Unified School District (the "District") in Contra Costa County on June 8, 2010, to authorize the sale of up to \$348,000,000 in bonds of the District to finance school facilities as described in the proposition. If the bonds are approved, the District expects to sell the bonds in several 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 9400-9404 of the Elections Code of the State of California.

1. The best estimate of the tax which would be required to be levied to fund this bond issue during the first fiscal year after the sale of the first series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is \$0.00634 per \$100 (\$6.34 per \$100,000) of assessed valuation in fiscal year 2010-11.

2. The best estimate of the tax rate which would be required to be levied to fund this bond issue during the first fiscal year after the sale of the last series of bonds, based on estimated

assessed valuations available at the time of filing of this statement, is \$0.01689 per \$100 (\$16.89 per \$100,000) of assessed valuation in fiscal year 2016-17.

3. The best estimate of the highest tax rate which 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 \$0.05948 per \$100 (\$59.48 per \$100,000) of assessed valuation in fiscal year 2034-35.

Based on the tax rates estimated above, the average annual tax over the life of the bonds would be \$40.83 per \$100,000 of assessed valuation. The combined annual tax for these bonds and the District's Measure C bonds approved by voters on March 5, 2002, is expected to be no higher than \$60.00 per \$100,000 of assessed valuation, the highest annual tax estimated for the Measure C bonds approved on March 5, 2002.

Voters should note that these estimated tax rates are based on the *assessed value* of taxable property in the District as shown on the official tax rolls of the County of Contra Costa, *not* on the property's market value. In addition, taxpayers eligible for a property tax exemption, such as the homeowner's exemption, will be taxed at a lower effective tax rate than described above. Property owners should consult their own property tax bills and tax advisors to determine their property's assessed value and any applicable tax exemptions.

The actual tax rates 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, the market interest rates at the time of each sale, and actual assessed valuations over the term of repayment of the bonds. The estimates are based upon the District's projections and are not binding upon the District. The dates of sale and the amount of bonds sold at any given time will be determined by the District based on the need for project 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.

Dated: March 11, 2010

Paul Strange
President
Mt. Diablo Unified School District
Board of Education

ARGUMENT IN FAVOR OF BOND MEASURE C

It's no secret that State budget cuts have taken a serious toll on our local schools in the Mt Diablo Unified School District, serving Concord, Pleasant Hill, Walnut Creek, Clayton, Bay Point, Martinez, and Pittsburg. Students, parents, teachers, and administrators are doing everything possible to protect quality education despite these challenges.

Measure C won't solve every problem facing our local schools, but it will provide some much-needed support to local students at a time when state funding is increasingly unreliable.

Vote Yes on C:

- Upgrade science labs with up-to-date equipment and technology;

- Add and improve classrooms and labs for career training and vocational programs, so local students can get the skills and training they need to compete for jobs in the 21st Century;

- Replace old, leaky windows and doors, add air conditioning and make other basic repairs needed at local schools that were built in the 1950s and 1960s;

- Improve classroom instructional technology across the district, which will support teaching reading, writing, math, and science, and protect local schools' ability to offer advanced classes with modern curriculum needed for college preparation;

- Improve energy efficiency through solar technology and other upgrades that will cut costly utility by more than half - creating vital savings to help minimize teacher layoffs and protect academic programs;

- Qualify for State matching funds to help repair and improve our local schools;

Best of all, not one dime of Measure C funds can be taken by the State. All funds will be spent to improve local neighborhood schools right here in our community.

Measure C funds will be subject to independent citizen oversight and annual, public audits to ensure funds are used only on voter-approved projects.

Measure C is a chance to support our local schools in the face of drastic, ongoing State funding cuts. Please vote “Yes” and stand up for local students.

Michael G. Harris, O.D.
Council Member & Former
Mayor Pleasant Hill

Mark Peterson
Council Member, Former Mayor
Concord

Kish Rajan
Council Member, Walnut Creek

Hank Stratford
Mayor of Clayton

Gloria Magleby
President, Bay Point Chamber

**ARGUMENT AGAINST
BOND MEASURE C**

None filed.

**FULL TEXT OF
BOND MEASURE C**

FULL TEXT BALLOT PROPOSITION
OF THE MT. DIABLO UNIFIED SCHOOL DISTRICT
BOND MEASURE ELECTION JUNE 8, 2010

PRIORITY SCHOOL PROJECTS LIST

The Board of Trustees of the Mt. Diablo Unified School District evaluated the District’s urgent and critical facility needs, including safety issues, enrollment trends, class size, energy efficiency and computer and information technology, in developing the scope of projects to be funded. In developing the scope of projects, teachers, staff and community members have prioritized the key health and safety needs so that the most critical facility needs are addressed. The District conducted a facilities evaluation in developing this Priority School Projects List. This input concluded that if these needs were not addressed now, the problems would only get worse.

Bond proceeds will be expended to modernize, replace, renovate, expand, construct, acquire, equip, furnish and otherwise improve the classrooms and school facilities of the District, including those located at the following locations:

Elementary Schools			
Ayers	Bancroft	Bel Air	Cambridge
Cornerstone	Delta View	Eagle Peak	El Monte
Fair Oaks	Gregory Gardens	Hidden Valley	Highlands
Holbrook	Meadow Homes	Monte Gardens	Mt. Diablo
Mountain View	Pleasant Hill	Rio Vista	Sequoia
Shore Acres	Silverwood	Strandwood	Sun Terrace
Sunrise	Valhalla	Valle Verde	Walnut Acres
Westwood	Woodside	Wren Avenue	Ygnacio Valley
Middle Schools			
Diablo View	El Dorado	Foothill	Glenbrook
Oak Grove	Pine Hollow	Pleasant Hill	Riverview
Sequoia	Valley View		
High Schools			
Clayton Valley	College Park	Concord	Mt. Diablo
Northgate	Ygnacio Valley		
Mt. Diablo Adult Education			
Loma Vista Adult Center		Pleasant Hill Education Center	

Alternative Schools and Programs			
Alliance Program	Cares After School Program	Coordinator Care Team	Crossroads NSHS
Diablo Day	Foster Youth Services	Gateway NSHS	Homeless
Home and Hospital	HOPE	Horizons: CIS	Horizons: Home Study
Nueva Vista NSHS	Olympic	Prospect NSHS	Robert R. Shearer Preschool
Shadelands	Summer School	Summit NSHS	Transitional Learning
Work Experience			

The school facilities projects to be funded include:

School Renovation, Repair and Upgrade Projects

- Renovate, repair, expand and/or upgrade the interior and/or exterior of existing classrooms and school facilities throughout the District, including infrastructure and landscaping improvements.
- Repair outdated temporary portable classrooms or replace with permanent classrooms.
- Repair and upgrade roofs, ceilings, walls, and floors.
- Replace existing wiring systems to meet current electrical and accessibility codes and increased capacity.
- Repair/replace existing plumbing systems to meet current codes, including drainage.
- Install additional and/or replace outdated heating, ventilation, air conditioning systems, and lighting systems with building code compliant systems.
- Provide enhanced computer labs.
- Upgrade, expand, repair and/or equip science labs, multi-purpose rooms, food service facilities, auditoriums, libraries, and other school facilities.
- Classroom interiors will receive improvements such as new paint, carpet/vinyl tile/asbestos abatement, white markerboards, tackable surfaces, increased secure storage capacity for instructional materials and equipment, etc.
- Replace existing window systems with energy efficient systems.

School Site Health, Safety and Security Projects

- Upgrade or replace buildings that do not meet current minimum building code standards.
- Remove all dry rot and repair damage caused by dry rot.
- Replace/upgrade existing signage, bells, clocks and fire protection systems.
- Install, repair, upgrade, or replace safety and security systems for students and staff, including new fencing around the schools.
- Install energy efficient systems including “green” building projects and sustainable building practices to promote energy-efficiency (e.g., solar, high performance lighting, electrical systems panel, HVAC etc.).

- Upgrade and repair play areas and play fields.
- Replace existing wooden doors and hardware.
- Upgrade, repair, or expand school site parking, driveways, walkways, ground, and utilities.
- Abate and remove hazardous materials identified prior or during construction.
- Repair, replace and/or upgrade paved surfaces, turf, and other grounds to eliminate safety hazards and improve outside instructional areas.

District-Wide Wiring and Technology for Instructional Support and Effective Learning Environment Projects

- Upgrade and expand campus wide-intercom and wireless systems, and telecommunications, internet, and network connections.
- Upgrade media, audio/visual equipment, and other technology for effective learning environments, including smart boards and “distance learning”.
- Upgrade and replace classroom equipment and instructional aides.

Construction Projects at School Sites

- Construct additional classrooms/classroom buildings, restrooms and other related school facilities throughout the District.

Miscellaneous Projects

- Address unforeseen conditions revealed by construction/modernization (such as plumbing or gas line breaks, dry rot, seismic, structural, etc.).
- Other improvements required to comply with existing building codes, including the Field Act, and access requirements of the Americans with Disabilities Act.
- Necessary site preparation/restoration 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 (such as

gas lines, water lines, electrical lines, sewer lines, and communication lines), trees and landscaping, relocating fire access roads, and acquiring any necessary easements, licenses, or rights of way to the property.

- Rental or construction of storage facilities and other space on an interim basis, as needed to accommodate construction materials, equipment, and personnel, and interim classrooms (including relocatables) for students and school functions or other storage for classroom materials displaced during construction.
- Acquisition of any of the facilities on the Bond Project List through temporary lease or lease-purchase arrangements, or execute purchase option under leases for any of these authorized facilities.
- For any project involving rehabilitation or renovation of a building or the major portion of a building, the District shall be authorized to proceed with new replacement construction instead, if the Board of Trustees determines that replacement and new construction is more economically practical than rehabilitation and renovation, considering the building's age, condition, expected remaining life, and other relevant factors.
- Acquisition of leasehold interest on facilities currently subject to lease.
- All work necessary and incidental to specific projects described above, including demolition of existing structures.

The listed building repair and rehabilitation projects, including upgrades will be completed as needed. Each project is assumed to include its share of furniture, equipment, architectural, engineering, and similar planning costs, program management, staff training expenses and a customary contingency, and escalation for unforeseen design and construction costs. In addition to the listed repair and construction projects stated above, the Priority School Projects List also includes the payment of the costs of preparation of all facility planning, facility assessment reviews, environmental studies, construction documentation, inspection and permit fees, and temporary housing of dislocated District activities caused by bond projects. The allocation of bond proceeds may be affected by the District's receipt of State matching funds and the final costs of each project. In the absence of State matching funds, which the District will aggressively pursue to reduce the District's share of the costs of the projects, the District may not be able to complete some of the projects listed above. 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 are finalized, construction bids 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, landscaping, 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, redirecting fire access, 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. 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 the bond projects. 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 TRUSTEES 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, ENERGY EFFICIENCY, 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.

Approval of Measure C does not guarantee that the proposed project or projects in the Mt. Diablo Unified School District that are the subject of bonds under Measure C will be funded beyond the local revenues generated by Measure C. The district's proposal for the project or projects may assume the receipt of matching State funds, which could be subject to appropriation by the Legislature or approval of a Statewide bond measure.