

ACCOUNTABILITY SAFEGUARDS (Continued)

Bond Issuance Limitation. The District is required by law to make its best estimates of the ad valorem property tax rate required to be levied on all taxable property in the District to pay debt service on the proposed bonds. The District's tax rate estimates appear in the Tax Rate Statement that the Registrar is required to provide in the Voter Information Pamphlet mailed to voters in connection with the election. Based on historical assessed value data and certain assumptions about future growth in assessed values and how, when and at what cost the bonds will be issued, the District shall only issue bonds if it projects that the tax rate necessary to pay debt service on the proposed bonds, when combined with the tax rate necessary to pay debt service on presently outstanding bonds in each year, will not exceed the rate levied in the 2007-08 fiscal year (being \$66.70/\$100,000 of assessed value) to pay debt service on the presently outstanding bonds alone.

Independent Citizens' Oversight Committee. The Board of Education shall establish an independent Citizens' Oversight Committee (pursuant to Education Code Section 15278 and following), to ensure bond proceeds are spent only for the school facilities projects listed in the Bond Project List. The committee shall be established within 60 days of the date when the results of the election appear in the minutes of the Board of Education.

Annual Performance Audits. The Board of Education shall conduct an annual, independent performance audit to ensure that the bond proceeds have been expended only on the school facilities projects listed in the Bond Project List.

Annual Financial Audits. The Board of Education shall conduct an annual, independent financial audit of the bond proceeds until all of those proceeds have been spent for the school facilities projects listed in the Bond Project List.

Special Bond Proceeds Account; Annual Report to Board. Upon approval of this proposition and the sale of any bonds approved, the Board of Education shall take actions necessary pursuant to Government Code Section 53410 and following to establish an account in which proceeds of the sale of bonds will be deposited. As long as any proceeds of the bonds remain unexpended, the Superintendent of the District shall cause a report to be filed with the Board no later than December 31 of each year, commencing December 31, 2009, stating (1) the amount of bond proceeds received and expended in that year, and (2) the status of any project funded or to be funded from bond proceeds. The report may relate to the calendar year, fiscal year, or other appropriate annual period as the Superintendent shall determine, and may be incorporated into the annual budget, audit, or other appropriate routine report to the Board.

BOND PROJECT LIST

The Bond Project List below describes the specific projects the San Diego Unified School District proposes to finance with proceeds of the bonds. 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 the Bond 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 spent on 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 Bond Project List is not a guarantee that the project will be funded or completed. The Board of Education may make changes to the Bond Project List in the future consistent with the projects specified in the proposition.

School Improvements to Support Student Health, Safety and Security

- Install security lighting, as well as, increase vandalism and intrusion safeguards, including modifications to fencing
- Install a site communications system
- Remove or minimize risks of any potentially hazardous material throughout the facility
- Retrofit/install classroom heating, ventilation, and air-conditioning systems to comply with district standards

Projects to Improve School Accessibility, Code Compliance Upgrades

- Renovate existing restrooms
- Improve accessibility to all classrooms, labs, restrooms, and other school facilities to comply with accessibility regulations, including ADA Title I & II
- Meet new, stringent health standards by renovating kitchens and food service areas

Major Building Systems Repair/Replacement

- Repair/replace deteriorating plumbing and sewer systems
- Repair/replace frayed or aging electrical wiring
- Upgrade electrical systems as needed
- Repair/restore building interiors, exteriors, finishes, and fixtures
- Repair site sidewalks and hardscape areas
- Repair/replace/upgrade performance spaces/multipurpose rooms

O'Farrell Community School, 6130 Skyline Drive, San Diego, CA 92114

Project Improvements to Support Student Learning and Instruction

- Install a wireless network (WIFI)
- Provide 21st century technology upgrades, including audiovisual projection capabilities for all students

School Improvements to Support Student Health, Safety and Security

- Install security lighting, as well as, increase vandalism and intrusion safeguards, including modifications to fencing
- Provide campus-wide emergency communications system
- Remove or minimize risks of any potentially hazardous material throughout the facility
- Retrofit/install heating, ventilation, and air-conditioning systems to comply with district standards
- Join with the City of San Diego to co-fund joint-use playfields

Projects to Improve School Accessibility, Code Compliance Upgrades

- Renovate existing restrooms
- Improve accessibility to all classrooms, labs, restrooms, and other school facilities to comply with accessibility regulations, including ADA Title I & II
- Install a kitchen grease trap to comply with city regulations

Major Building Systems Repair/Replacement

- Repair/replace deteriorating plumbing and sewer systems
- Repair/replace frayed or aging electrical wiring
- Upgrade electrical systems as needed
- Repair/restore building interiors, exteriors, finishes, and fixtures
- Repair site sidewalks and hardscape areas
- Repair/replace/upgrade performance spaces/multipurpose rooms

Promise Charter School, @ Former Mead, 730 45th Street, San Diego, CA 92102

Project Improvements to Support Student Learning and Instruction

- Install a wireless network (WIFI)
- Provide 21st century technology upgrades, including audiovisual projection capabilities for all students

School Improvements to Support Student Health, Safety and Security

- Install security lighting, as well as, increase vandalism and intrusion safeguards, including modifications to fencing
- Install a site communications system
- Remove or minimize risks of any potentially hazardous material throughout the facility
- Retrofit/install heating, ventilation, and air-conditioning systems to comply with district standards

Additional Projects

- Provide matching funds to construct classrooms and schools to accommodate enrollment growth for new housing developments in the Miramar area
- Retrofit and build classrooms, labs and facilities to improve specialized instruction
- Provide matching funds to construct classrooms and schools in the downtown area to meet educational needs of the district

Each project listed is assumed to include its share of costs of the election and bond issuance and other construction-related costs, such as construction management, architectural, engineering, inspection and other planning costs, legal, accounting and similar fees, independent annual financial and performance audits, a customary construction contingency, and other costs incidental to and necessary for completion of the listed projects (whether work is performed by the District or by third parties), including:

- Remove, dispose of, and otherwise remediate hazardous materials, including asbestos, lead, etc., where necessary;
- Address unforeseen conditions revealed by construction/modernization (including 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 (ADA);
- Necessary site preparation/restoration in connection with new construction, renovation or remodeling, or installation or removal of relocatable classrooms, including ingress, egress, parking and student dropoff, traffic lights and mitigation; demolition of existing structures; removing, replacing, or installing irrigation, drainage, utility lines (gas, water, sewer, electrical, data and voice, etc.), trees and landscaping; relocating fire access roads; and acquiring any necessary easements, licenses, or rights of way to the property;
- Rent or construct 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 a lease for any of these authorized facilities;
- Furnishing and equipping of existing and newly constructed, modernized or rehabilitated classrooms and facilities on an ongoing basis, including to replace worn, broken, or out-of-date furniture and equipment for all classrooms, athletic facilities and other facilities, as needed; and
- Repair, upgrade, modify, expand, refinish, replace and construct site improvements, including off-street parking areas, pickup/dropoff, signage, paths, sidewalks and walkways, canopies, hard courts (student play areas), athletic play fields, landscaping, irrigation, permanent athletic field equipment and facilities (including nets, basketball standards, goals and goalposts, backstops), field lighting, etc.

FURTHER SPECIFICATIONS

Specific Purposes. All of the purposes enumerated in this proposition shall be united and voted upon as one single proposition, pursuant to Education Code Section 15100, and shall constitute the specific purposes of the bonds, and proceeds of the bonds shall be spent only for such purposes, pursuant to Government Code Section 53410.

Joint Use. The District may enter into agreements with the City of San Diego, County of San Diego, or other public agencies or nonprofit organizations for joint use of school facilities financed with the proceeds of the bonds in accordance with Education Code Section 17077.42 (or any successor provision). The District may seek State grant funds for eligible joint-use projects as permitted by law, and this proposition hereby specifies and acknowledges that bond funds will or may be used to fund all or a portion of the local share for any eligible joint-use projects identified in the Bond Project List or as otherwise permitted by California State regulations, as the Board of Education shall determine.

FURTHER SPECIFICATIONS (Continued)

Sustainability Standards. The Board of Education has adopted Guidelines for Sustainable Construction, requiring design professionals and staff to follow California's Collaborative for High Performance Schools (CHPS) standards and best practices for all future District building projects. These standards incorporate the latest green building practices to reduce operating costs, reduce environmental impact, and increase building life, while creating schools that are healthy, comfortable, well lit and well equipped.

The District intends to incorporate sustainable site design, water conservation, energy efficiency, improving indoor air quality and incorporating sustainable materials and products into the bond projects, emphasizing long term life cycle cost analysis in its design process. It is intended that planned maintenance work will also incorporate improvements to existing facilities with respect to sustainability and energy conservation, whenever feasible.

Other Terms of the Bonds. When sold, the bonds shall bear interest at an annual rate not exceeding the statutory maximum, payable at the time or times permitted by law. The bonds may be issued and sold in several series, and no bond shall be made to mature more than the legal maximum of 40 years from the date borne by that bond.

Renovation/Modernization. For purposes of the Bond Project List, renovation and modernization projects are intended to restore the building systems and infrastructure, weather protections, finishes, and technology, or reallocate and reorganize space, to a condition that will provide a sustainable, functional educational and administrative environment for future years, comparable to new construction. Renovation projects may include, but are not limited to nor necessarily encompass, all of the following, depending upon the age, condition and needs of each particular school facility:

- upgrade electrical, communication (including data and voice), fire alarm, and similar building systems as well as main power service and distribution, which may include active and passive solar power and heating system acquisition, installation and construction;
- replace, repair or upgrade plumbing, piping and drainage systems, including gas and water supply, meters, water heating, and wastewater systems, plumbing fixtures and sinks, etc., within buildings and sites and to connect with city supply and drainage systems;
- replace or modify aging heating, ventilation and air cooling systems with energy-efficient heating and air cooling systems (HVAC), including installing energy management systems (EMS);
- replace, modify, upgrade interior lighting and exterior safety/security lighting systems and fixtures, as necessary;
- repair, modify and construct structural elements of the existing structure as necessary;
- replace or repair aging roofs with similar materials or District standard materials;
- replace, repair, install and construct, as necessary, interior spaces: walls, floor and ceiling finishes, doors, door locks, windows, cabinets and casework, and equipment attached to wall surfaces (including white boards, marker boards, tack boards, television mounts, scoreboards, fire extinguishers, kitchen cabinets/equipment, etc.);
- upgrade, modify and construct restroom facilities;
- comply, as necessary, with Americans with Disabilities Act (ADA) and Title 24 requirements;
- refinish the exterior finishes of the school (including stucco, wood and metal trims, wood siding, paint, etc.); replace doors and windows;
- modify, expand, separate, convert and construct school support areas, including staff work and lunch areas, to provide adequate, functional environments; and
- modify, replace and construct functional components of altered or replaced building components (including rainwater leaders, fascias, mansards, etc.).

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

The Bond Project List shall be considered a part of this ballot proposition, and shall be reproduced in any official document required to contain the full statement of the bond proposition.