

## MEASURE I

Approval of Measure I does not guarantee that the proposed project or projects in the Cambrian School District that are the subject of bonds under Measure I will be funded beyond the local revenues generated by Measure I. The school 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.

## COUNTY COUNSEL'S IMPARTIAL ANALYSIS OF MEASURE I

Upon approval of 55% of the votes cast by voters in an election, California law permits school districts to issue general obligation bonds, secured by the levy of ad valorem taxes on property within a district, for the purpose of 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.

The Board of Trustees (Board) of the Cambrian School District (District) proposes issuing bonds in the amount of up to \$39,000,000. As identified in the measure, bond proceeds would be used for, including, but not limited to, (1) providing additional classrooms; (2) enhancing school safety and security; (3) updating fire and earthquake safety systems; (4) providing access to 21<sup>st</sup> century learning technology; (5) maximizing energy efficiency; (6) repairing or replacing leaky windows; (7) replacing outdated heating/cooling equipment; and (8) building/equipping classrooms, facilities and sites. A detailed list of projects and allowed expenditures is included within the full text of the measure.

The California Constitution provides that proceeds of school district bond measures cannot be used for teacher and administrator salaries and other school operating expenses. The District would conduct annual performance and financial audits, and appoint an independent citizens' oversight committee to ensure bond proceeds are expended only for the school facilities on the bond project list provided in the measure.

The District's best estimate of the tax rate to be levied to fund the proposed bond issue is \$30.00 per \$100,000 of assessed value during the fiscal year after the initial sale of the bonds (expected to occur in 2014-2015). The District's best estimate of the tax rate to be levied to fund the proposed bond issue is \$27.74 per \$100,000 of assessed value during the fiscal year after the final sale of the bonds (expected to occur in 2043-2044). The District's best estimate of the highest tax rate that would be required to be levied to fund the bond issue is \$30.00 per \$100,000 per fiscal year of assessed valuation (expected to occur in years 2014-2015, 2032-2033, 2039-2040).

Measure I was placed on the ballot by the Board.

A "yes" vote is a vote to authorize the issuance and sale of the bonds in the amount of up to \$39,000,000 to be secured by the levy of ad valorem taxes on property located within the District.

## COUNTY COUNSEL'S IMPARTIAL ANALYSIS OF MEASURE I - Continued

A "no" vote is a vote to not authorize the issuance and sale of the bonds in the amount of up to \$39,000,000 to be secured by the levy of ad valorem taxes on property located within the District.

Orry P. Korb  
County Counsel

By: /s/ Susan Swain  
Lead Deputy County Counsel

## COMPLETE TEXT OF MEASURE I

Upon the passage of Measure I, the Cambrian School District (the "District") shall be authorized to issue bonds in the aggregate amount of \$39,000,000, bearing interest at rates not exceeding the statutory limit, for the purposes of improving the quality of education in local schools and protecting the safety of the students of the District.

Specifically, the Board of Trustees (the "Board") of the Cambrian School District evaluated the District's urgent and critical facility issues, including safety, security, growing enrollment, class size, deteriorating facilities and technology in developing the scope of projects to be funded by Measure I bond proceeds. The District conducted a facilities evaluation, received public input and developed a Facilities Master Plan to develop the bond project list (the "Project List") below. Teachers, staff, community members and the Board have identified key health, safety and security needs so that the most critical facility needs will be addressed first. **Therefore, in approving this Project List, the Board of Trustees determines that the District should:**

- (i) Upgrade emergency fire and security systems to ensure the safety of our students;
- (ii) Add classrooms and support spaces and repurpose existing District property to ensure our schools are up-to-date and reduce overcrowding;
- (iii) Reduce operating costs through energy efficiency measures like updating single-paned windows, installing solar panels and replacing old and inefficient equipment with modern heating, cooling and electrical systems;
- (iv) Support academic programs through improved classroom technology and facilities;
- (v) Establish a ten-year classroom technology fund;
- (vi) Retain all bond money to be used in our local community;
- (vii) Ensure comparable academic and extracurricular facilities for all students.

The Facilities Master Plan is on file at the District Office of the Superintendent and includes the following projects:

### **Student Security, Health and Safety, Earthquake and Fire Safety, and Energy Efficiency Projects**

**Goal and Purpose:** To ensure that all students are safe and learning in a healthful environment, to protect and extend the useable life of school facilities, reduce energy costs so that more money is available for classroom use, and reduce greenhouse gas emissions, all District Schools will benefit from a variety of health projects, safety projects and energy efficiency projects.

#### **Student Health and Safety:**

- Upgrade fire alarm systems and fire sprinkler systems to meet current codes.
- Replace/upgrade existing security systems.

## COMPLETE TEXT OF MEASURE I - Continued

- Correct earthquake safety deficiencies where found to be necessary.
- Repair, replace and expand fencing, doors, locks, exterior lighting and other barriers to provide increased security for students and staff.
- Upgrade emergency communication systems, including warning systems and public address systems.
- Improve, expand or construct safer student pickup and drop off areas.

### **School Building and site repairs and upgrades:**

- Repair or replace outdated heating and ventilation systems.
- Repair or replace drainage, sewer, gas, electrical, irrigation and water systems.
- Repair or replace leaking roofs, gutters and downspouts.
- Repair or replace pavement, sidewalks, fencing, outdoor structures and landscape areas.
- Repair or replace deteriorated walls, ceilings, doors, windows, cabinets, interior and exterior building finishes.
- Repair or replace school activity marquis.
- Repair and or replace existing school furniture.

### **Energy Improvements:**

- Install energy efficient mechanical and electrical systems.
- Replace or improve leaking single-paned windows.
- Install solar panels to reduce energy/utility costs and return savings to educational programs.
- Upgrade classroom lighting and maximize the use of daylight to reduce operational costs.
- Install or upgrade energy management systems.
- Improve insulation, weather proofing and roofs to reduce costs.
- Implement water conservation projects.

### **New Classroom and Student Support Services Projects and Conversion of Existing Spaces to Reduce Classroom Overcrowding and Provide Comparable Facilities for All Students**

**Goal and Purpose:** To reduce school and classroom overcrowding, provide equitable facilities and provide earthquake safe, fire safe and accessibility compliant classrooms, support spaces and school grounds.



### COMPLETE TEXT OF MEASURE I - Continued

- Add, renovate or convert classrooms, student support spaces and school sites as necessary on the existing five school campuses to accommodate and balance enrollment growth among the District schools.
- Construct an adequately sized media arts facility at Sartorette Elementary School and reclaim the existing classroom currently used for the library.
- To reduce overcrowding at existing District schools, repair, modernize and reopen the existing Steindorf school and construct new spaces as needed to establish a Science, Technology, Engineering, Art and Mathematics (STEAM) curriculum that will be a school of choice for District students.
- Construct an adequately sized multi-purpose, staff and kitchen facility at Bagby Elementary School and repurpose the existing multi-use facility for other District needs.
- Develop outdoor spaces and install shade structures to accommodate outdoor student activities and create flexible learning environments.
- Repair, renovate and expand playgrounds, play equipment, blacktop and landscaped play areas.
- Replace portable classrooms with modern and durable permanent classrooms.
- Meet accessibility requirements, including walks, ramps and accessible parking.

#### **District-Wide Instructional Technology For Effective Learning Environment Projects**

**Goal and Purpose:** To improve current instructional methods, to integrate modern technology into daily student learning, and to ensure that our schools remain among the best in the State.

- Provide and maintain upgraded technology, data and communication equipment.
- Upgrade and expand wireless systems, telecommunications, Internet and network connections.
- Upgrade and replace computers, hardware and software systems.
- Install updated wiring to accommodate modern educational technology.

The listed projects will be completed as needed. Each project is assumed to include its share of furniture, equipment, architectural, engineering, surveys, program management, construction management, relocation assistance, staff training expenses and a customary contingency, and escalation for unforeseen design and construction costs. In addition to the listed projects stated above, the Project List also includes the payment of the costs of preparation of all facility planning, facility assessment reviews, environmental studies,

### COMPLETE TEXT OF MEASURE I - Continued

construction documentation, inspection and permit fees, and temporary housing of dislocated District activities caused by bond projects. The upgrading of technology infrastructure includes, but is not limited to, computers, LCD projectors, portable interface devices, servers, switches, routers, modules, sound projection systems, laser printers, digital white boards, document projectors, upgrade voice-over-IP, call manager and network security/firewall, and other miscellaneous equipment and software.

Passage of District's bond measure does not guarantee that all school facilities listed in the bond measure will be completed.

In addition, certain school facilities projects may require state matching funds. State matching funds may be subject to appropriation by the Legislature or approval of a statewide bond measure.

The allocation of bond proceeds may also be affected by the District's eligibility for, and receipt of state matching funds along with 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 enhanced and operationally efficient campuses. Necessary relocation assistance, site preparation/restoration and landscaping, may occur in connection with new construction, renovation or remodeling, or installation or removal of portable 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.

The abbreviated ballot measure reads as follows:

**MEASURE I:** To reduce classroom overcrowding by providing additional classrooms, support high quality education, enhance school safety and security, update fire and earthquake safety systems, provide access to 21<sup>st</sup> century learning technology, maximize energy efficiency, repair or replace leaky windows, replace outdated heating/cooling equipment, and build/equip classrooms, facilities, and sites, shall Cambrian School District issue \$39 million in bonds at legal rates with citizen oversight, annual audits, no funds for administrators' salaries and all funds staying local?

Approval of the District's bond measure does not guarantee that the projects that are the subject of the measure will be funded beyond the local revenues generated by the bond measure. The District's

## COMPLETE TEXT OF MEASURE I - Continued

proposed projects may assume the receipt of state funds, which could be subject to appropriation by the Legislature or approval of a statewide bond measure.

Additionally, the Board will appoint a citizen's oversight committee (the "Committee") having a minimum of seven members and including at least one member active in a business organization representing the business community located within the District, one member active in a senior citizens' organization, one member active in a bona fide taxpayers' organization, one member who is the parent or guardian of a child enrolled in the District, and one member who is both a parent or guardian of a child enrolled in the District and active in a parent-teacher organization.

The District will deposit the proceeds of the bonds in a separate account. The Board is bound to conduct financial and performance audits annually to account for the bond funds and to assure that funds have only been expended on the specific projects authorized.

## TAX RATE STATEMENT

An election will be held in the Cambrian School District (the "District") on June 3, 2014, to authorize the sale of up to \$39,000,000 in bonds of the District to continue improving the quality of education in local schools and protecting the safety of the students of the District. Specifically, bond proceeds shall be utilized for the purposes of acquisition, construction, renovation, furnishing, and equipping of school facilities, support facilities, and equipment.

If the bonds are authorized and sold, debt service thereon 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. It is anticipated that the District will sell the bonds in one series.

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 bonds, based on estimated assessed valuations available at the time of filing of this statement, is 3.000¢ per \$100 (\$30.00 per \$100,000) of assessed valuation in fiscal year 2014-2015.

2. The best estimate of the tax which would be required to be levied to fund this bond issue during the last fiscal year after the sale of the bonds, based on estimated assessed valuations available at the time of filing of this statement, is 2.774¢ per \$100 (\$27.74 per \$100,000) of assessed valuation in fiscal year 2043-2044.

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 3.000¢ per \$100 (\$30.00 per \$100,000) of assessed valuation in fiscal years 2014-2015, 2032-2033, 2039-2040.

4. The best estimate of the average tax rate which would be required to be levied to fund this bond issue during the life of the bonds, based on estimated assessed valuations available at the time of filing of this statement, is 2.990¢ per \$100 (\$29.90 per \$100,000) of assessed valuation.

Voters should note that the estimated tax rates are based on the ASSESSED VALUE of taxable property on the County's official tax rolls, not on the property's market value. Property owners should consult their own property tax bills to determine their property's assessed value and any applicable tax exemptions.

Attention of all voters is directed to the fact that the foregoing information is based upon the District's projections and estimates only, which are not binding upon the District. 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 and market interest rates at the time of each sale, and actual assessed valuations over the term of repayment of the bonds.



### **TAX RATE STATEMENT - Continued**

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 construction funds and other factors, including the legal limitations on bonds approved by a 55% vote. 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: February 27, 2014

/s/ Dr. Deborah Blow, Superintendent  
Cambrian School District

### **ARGUMENT IN FAVOR OF MEASURE I**

Vote YES on Measure I to maintain top quality education in the Cambrian School District by reducing overcrowding, repairing and upgrading aging classrooms, replacing outdated classroom technology and improving site safety and security. These critical improvements prepare our students to excel in the 21<sup>st</sup> century economy.

Cambrian elementary schools are a source of community pride. Each is a California Distinguished School and students earn top scores on statewide exams.

Providing safe, modern classrooms for all our students is key to academic achievement. Our schools require upgrades to ensure student safety and security, including fire detection systems, security system improvements, earthquake strengthening, and improved lighting. All schools require basic repairs including replacement of leaky windows and inefficient heating and cooling systems — as well as technology updates to support 21<sup>st</sup>-century learning.

Families move to our neighborhoods due to the quality of education our local schools provide, helping protect all of our property values. By renovating and reopening Steindorf Elementary with a focus on Science, Technology, Engineering, Arts and Math (STEAM), we can accommodate our growing enrollment and provide an innovative education that prepares our students for a future in Silicon Valley.

Energy efficiency improvements and solar power installation will reduce greenhouse gas emissions and save the District \$250,000 per year - savings that will support core academic programs.

#### **Vote YES on I to:**

- Upgrade fire and earthquake safety
- Reduce classroom overcrowding
- Enhance school safety and security
- Provide access to 21<sup>st</sup>-century learning technology
- Repair or replace leaky windows
- Maximize energy efficiency by replacing outdated heating, cooling and electrical equipment

#### **Strong Fiscal Accountability Is Included**

- All funds stay in Cambrian School District —nothing goes to Sacramento
- Citizen oversight and annual public audits ensure transparency
- No funds used for administrators' salaries

### ARGUMENT IN FAVOR OF MEASURE I - Continued

Join parents, teachers, retirees, and local leaders in voting YES on Measure I!

/s/ Judy Chirco  
Former San Jose Vice-Mayor

/s/ Susan Pyne  
Attorney/former member Cambrian Board of Trustees

/s/ Alicia Williamson  
President Cambrian District Teachers Association

/s/ Daniel C. Winsor  
VP, Cambrian Park Little League

/s/ Al R Williams  
Active Grandparent

### REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE I

Proponents of Measure I want to "Repair or replace leaky windows" and "replace outdated heating, cooling, and electrical equipment" and "reduce classroom overcrowding" and "upgrade fire and earthquake safety".

Haven't we heard this song before?

**Yes!** Just 12 years ago they floated, and the voters passed, a \$20,975,000 bond issue that you are undoubtedly still paying for today.

What did they promise to do with that money 12 years go?

1. "Upgrade/repair facilities"
2. "Construct classrooms"
3. And address "health & safety" issues

Sound familiar?

And since they appear to be addressing the same issues as 12 years ago, **at almost twice the cost of the original bond**, what do you think are the chances they'll be back for \$80,000,000 in another 12 years?

**And they want to "go solar".** But, today you can "go solar" without the need to invest huge sums in solar technology that will undoubtedly be obsolete in 5-10 years, because virtually every solar company will put solar up on your roof for free and you'll still see an immediate drop in your electricity bill. They're called Power Purchase Agreements and they're now an industry standard way to "go solar".

**In your home, do you replace your windows every 12 years? Your HVAC system every 12 years? Add an additional room every 12 years? Of course not!**

**Let's teach this School Board to be responsible with your hard earned dollar.**

**Vote NO on Measure I.**

For more information, visit [www.SVTaxpayers.org/2014-06-cambrian-sd-bond](http://www.SVTaxpayers.org/2014-06-cambrian-sd-bond).

/s/ Mark W.A. Hinkle  
President: Silicon Valley Taxpayers Association

/s/ Edward Leo Wimmers  
Chair, Libertarian Party of Santa Clara County

### ARGUMENT AGAINST MEASURE I

When school boards ask voters for permission to go into debt with bond measures like Measure I, what are they saying? They are admitting that everything they are spending your tax dollars on, **now**, is more important than the projects in this ballot measure.

**Budgets reflect priorities.** Cambrian School District is saying **every educational dollar spent today is going to something they consider a higher priority than to "ensure the safety of our students."**

Do you agree?

Education Data Partnership ([www.Ed-Data.K12.ca.us](http://www.Ed-Data.K12.ca.us)) shows at least at least 3,373 students in the district, which means the bond cost could **exceed \$11,500 per student** -- NOT counting interest expense. When you buy a home, truth in lending laws require that you be told the real cost of buying that home. For example:

Borrow **\$390,000**; pay 3% interest for 25 years: payments are **\$22,188/year** in principal and interest, for a lifetime cost of **\$554,700**.

Shouldn't consumer protection laws apply to bond issues, too? As taxpayers, we deserve to know the full truth about Measure I. We don't even know when this debt will begin, let alone what the market interest rate will be, when it does.

Which is more important to you?

1. **Paying for essential safety repairs to "ensure the safety of our students" now**, by using our educational dollars already in the schools' budgets.
2. Sending **new tax dollars** -- in the form of principal and interest payments -- **to big banks, investment brokers**, and other wealthy people, for use in tax shelters.

Is #2 really the best use of our taxes?

If you value children's health and safety more than funding tax shelters, vote **NO** on Measure I.

If you value school maintenance more than making interest payments for 25 years, vote **NO** on Measure I.

For more information, visit [www.SVTaxpayers.org/2014-06-cambrian-sd-bond](http://www.SVTaxpayers.org/2014-06-cambrian-sd-bond).

/s/ Mark W.A. Hinkle  
President: Silicon Valley Taxpayers Association

/s/ Edward Leo Wimmers  
Chair, Libertarian Party of Santa Clara County

### REBUTTAL TO ARGUMENT AGAINST MEASURE I

The Cambrian School District believes that we must invest in our children now to maintain top quality education and prepare our students to excel in a 21<sup>st</sup> century economy. Measure I funds will address overcrowding and make necessary safety and security improvements to our schools. These improvements are needed now. The longer we wait the more expensive these improvements will become.

Don't be misled by the authors who oppose Measure I. They don't have the facts, regularly oppose all school bond measures, and don't live in our community.

Measure I provides funds to repair and upgrade aging classrooms and ensure student safety with upgraded fire and earthquake improvements.

Measure I alleviates overcrowding by renovating and reopening the Steindorf School, focusing on Science, Technology, Engineering, Arts and Math (STEAM) for grades K-8.

Measure I replaces inefficient heating and cooling systems and installs solar power that will reduce greenhouse gas emissions and save the District \$250,000 per year. These savings will be used to support academic instruction.

Measure I **REQUIRES** strong accountability provisions:

- All funds spent only on voter-approved projects
- No funds used for administrators' salaries
- Every dollar benefits our students and can't be taken by Sacramento
- Expenditures are subject to citizen oversight and annual audits.

Measure I is a smart investment. Good schools protect property values and keep our community strong.

**JOIN PARENTS, TEACHERS, RETIREES, LOCAL BUSINESS AND COMMUNITY LEADERS** in voting **YES** on Measure I.

/s/ Kristi Schwiebert  
Principal, Fammatre School

/s/ Pamela Salazar  
President, Home & School Club, Price School

/s/ Chevonne Lorigo-Johst  
Business Owner

/s/ William F. Golden  
Teacher, Cambrian School District

/s/ M. Lister  
Parent