

## Resolution #24-14

### Resolution of the Board of Education of Brea Olinda Unified School District Ordering an Election and Establishing Specifications of the Election Order

**WHEREAS**, Brea Olinda Unified School District (the “District”) serves over 6,000 students in preschool through high school across 10 schools; and

**WHEREAS**, student achievement in the District’s award-winning schools is among the highest in Orange County and more than 90% of Brea high school graduates are college and career-bound; and

**WHEREAS**, some District schools were built more than 100 years ago, and many of the classrooms, labs, and school facilities have not been upgraded in decades; and

**WHEREAS**, in particular, Brea Junior High is over 100 years old, needs significant and urgent repairs and upgrades, and is the District’s only junior high school, which is attended by all students advancing through the Brea school system; and

**WHEREAS**, Brea schools have 48 portable classrooms that are more than 25 years old, exceed their expected lifespan, and are falling apart with structural damage and water leaks; and

**WHEREAS**, other school facilities were built so long ago that they don’t meet today’s earthquake safety standards, have hazardous materials, leaking pipes, and the underground infrastructure is failing, resulting in gas leaks, water leaks, and sewage backups; and

**WHEREAS**, the District received a report on June 23, 2016 from the Orange County Grand Jury entitled “Dealing with Asbestos in Orange County Public Schools” which identified over two-thirds of Orange County’s public schools containing asbestos, and recommends all school districts in Orange County to “remove all asbestos from schools and other facilities in their district within twenty years or sooner and report progress on its plan annually at its board meetings”; and

**WHEREAS**, the District has identified Encapsulated Asbestos at Arovista, Country Hills, Falcon Academy, Laurel, Mariposa, and Brea Junior High School and does not receive funding to remove it; and

**WHEREAS**, while academic achievement in Brea schools is strong, classrooms, labs, and school facilities are outdated, worn-out and need upgrades for Brea students to stay competitive with other top-performing schools in Orange County and the Southern California region; and

**WHEREAS**, the District has conducted a comprehensive assessment of school facilities needs through the facility master planning process and identified the most urgent and high-priority facilities needs impacting student safety and academic instruction; and

**WHEREAS**, the District received community input from parents, teachers, staff and community members about school facilities needs and priorities; and

**WHEREAS**, because the State does not provide dedicated or adequate funding to repair and upgrade school facilities, voter-approved school improvement bond measures are one of the only options for funding repairs and upgrades;

**WHEREAS**, the District is one of only two school districts in Orange County that has not approved a bond measure to improve Brea schools in the last 25 years; and

**WHEREAS**, the Board of Education (the “Board”) has determined that in order to continue high quality education at our Brea neighborhood schools within the District locally controlled funding from a school improvement bond measure is needed to improve aging classrooms, labs and school facilities and equipment; and

**WHEREAS**, locally controlled funding from a school improvement bond measure would repair or replace deteriorating roofs, plumbing, heating, ventilation, gas lines, sewer lines, and electrical systems; and

**WHEREAS**, locally controlled funding from a school improvement bond measure would remove hazardous materials like asbestos and lead pipes from older school sites; and

**WHEREAS**, locally controlled funding from a school improvement bond measure would upgrade older schools so they meet current health and safety codes and improve access for students with disabilities; and

**WHEREAS**, locally controlled funding from a school improvement bond measure would keep computer systems and instructional technology infrastructure up-to-date; and

**WHEREAS**, locally controlled funding from a school improvement bond measure would provide classrooms, facilities, and technology needed to support high-quality instruction in math, science, engineering, and technology; and

**WHEREAS**, locally controlled funding from a school improvement bond measure would improve student safety and campus security systems including security fencing, security cameras, emergency communications systems, smoke detectors, fire alarms, and sprinklers; and

**WHEREAS**, the proposed school improvement bond measure requires a clear system of fiscal accountability, including independent audits and a citizens’ oversight committee, to ensure funds are spent as promised; and

**WHEREAS**, a local measure would provide funds that cannot be taken away by the State to repair, upgrade and modernize school facilities; and

**WHEREAS**, the bond measure provided for in this resolution is subject to strict accountability requirements, including a public expenditure plan, independent annual audits, review of all spending by an Independent Citizens’ Oversight Committee, and the requirement that no money can be spent on administrator salaries or pensions and that all funds be used locally to improve neighborhood schools; and

**WHEREAS**, strong local schools help improve property values and the quality of life in our community; and

**WHEREAS**, Proposition 46, approved by the voters of the State on June 3, 1986 (“Proposition 46”), amended Section 1(b) of Article XIII A of the California Constitution by adding a provision that exempts from the 1% of full cash value limitation, those *ad valorem* taxes used to pay for debt service of any bonded indebtedness for the acquisition or improvement of real property approved on or after July 1, 1978, by two-thirds of the votes cast by voters voting on the proposition; and

**WHEREAS**, on November 7, 2000, the voters of California approved the Smaller Classes, Safer Schools and Financial Accountability Act (“Proposition 39”) which reduced the voter threshold for *ad valorem* tax levies used to pay for debt service on bonded indebtedness to 55% of the votes cast on a school district general obligation bond; and

**WHEREAS**, concurrent with the passage of Proposition 39, Chapter 1.5, Part 10, Division 1, Title 1 (commencing with Section 15264) of the Education Code (the “Act”) became operative and established requirements associated with the implementation of Proposition 39; and

**WHEREAS**, the Board desires to make certain findings herein to be applicable to this election order and to establish certain performance audits, standards of financial accountability and citizen oversight that are contained in Proposition 39 and the Act; and

**WHEREAS**, the Board desires to authorize the submission of a proposition to the District’s voters at an election to authorize the issuance of bonds to pay for certain necessary improvements and enhancements to District educational facilities; and

**WHEREAS**, the Board hereby determines that, in accordance with Opinion No. 04-110 of the Attorney General of the State of California, the restrictions in Proposition 39 which prohibit any bond money from being wasted or used for inappropriate administrative salaries or other operating expenses of the District shall be enforced strictly by the District’s Citizens’ Oversight Committee; and

**WHEREAS**, pursuant to Education Code Section 15270, based upon a projection of assessed property valuation, the Board has determined that, if approved by voters, the tax rate levied to meet the debt service requirements of the bonds proposed to be issued will not exceed the Proposition 39 limits per year per \$100,000 of assessed valuation of taxable property; and

**WHEREAS**, Section 9400 *et seq.* of the Elections Code of the State of California (the “Elections Code”) requires that a tax rate statement be contained in all official materials relating to the election, including any ballot pamphlet prepared, sponsored, or distributed by the District; and

**WHEREAS**, in an effort to increase competition and maintain fairness among all potential contractors, reduce costs of construction, and efficiently apply taxpayer dollars, the Board, to the extent doing so is not prohibited by law (including the doctrines of legislative entrenchment and the single subject rule) and does not eliminate any eligibility for potential State or federal funding or financial assistance, as part of the bond proposition, desires to provide that the District will not build and maintain bond-financed facilities under a project labor agreement (a “PLA”); and

**WHEREAS**, the Board desires to authorize the filing of a ballot argument in favor of the proposition to be submitted to the voters at the election; and

**WHEREAS**, pursuant to the California Elections Code, it is appropriate for the Board to request consolidation of the election with any and all other elections to be held on Tuesday, November 5, 2024, and to request the Orange County Registrar of Voters to perform certain election services for the District;

**NOW THEREFORE, THE BOARD OF THE BREA OLINDA UNIFIED SCHOOL DISTRICT DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:**

Section 1. That the Board, pursuant to Education Code Sections 15100 *et seq.*, 15264 *et seq.*, and Government Code Section 53506, hereby requests the Orange County Registrar of Voters to conduct an election

under the provisions of Proposition 39 and the Act and submit to the electors of the District the question of whether bonds of the District in the aggregate principal amount of \$160 million (the “Bonds”) shall be issued and sold for the purpose of raising money for the projects described in Exhibits A and B hereto. Both exhibits are directed to be printed in the voter pamphlet. The District’s Superintendent, or a designee thereof, is hereby authorized and directed to make any changes to the text of this Resolution, the measure, or to the abbreviated form of the measure, as may be convenient or necessary to comply with the intent hereof, the requirements of election officials, and requirements of law.

Section 2. That the date of the election shall be November 5, 2024.

Section 3. That the purpose of the election shall be for the voters in the District to vote on a proposition, a copy of which is attached hereto and marked Exhibit A, incorporated by reference herein, and containing the question of whether the District shall issue the Bonds to pay for improvements to the extent permitted by such proposition. In compliance with Proposition 39 and the Act, the ballot propositions in Exhibits A and B are subject to the following requirements and determinations:

(a) the proceeds of the sale of the Bonds shall be used only for the purposes set forth in the ballot measure and not for any other purpose, including teacher or administrator salaries or other school operating expenses;

(b) that the Board, in establishing the projects set forth in Exhibit B, evaluated the safety, class size reduction, classroom, educational, and information technology needs of the District as well as the importance of the projects to student achievement and high quality instruction;

(c) that the Board shall cause an annual, independent performance audit to be conducted to ensure that the Bond monies are spent only for the projects identified in Exhibit B hereto (the “Bond Project List”);

(d) that the Board shall cause an annual, independent financial audit of the proceeds from the sale of Bonds to be conducted until all of the Bond proceeds have been expended;

(e) that the Board will cause the appointment of a Citizens’ Oversight Committee in compliance with Education Code Section 15278 no later than 60 days after the Board enters the election results in its minutes pursuant to Education Code Section 15274. The Citizens’ Oversight Committee shall consist of at least seven (7) members and at no time consist of less than seven (7) members, with the possible exception of brief periods to fill any vacancies. The Citizens’ Oversight Committee may not include any employee or official of the District or any vendor, contractor or consultant of the District. The Citizens’ Oversight Committee shall include all of the following: One (1) member who is active in a business organization representing the business community located within the District; One (1) member who is active in a senior citizens’ organization; One (1) member who is active in a bona fide taxpayer association; One (1) member who is a parent of a child in the District schools; One (1) member is both a parent of a child in the District schools and active in a parent-teacher organization (e.g. school site council or PTO). In furtherance of its specifically enumerated purposes, the Citizens’ Oversight Committee may engage in any of the following activities relating solely and exclusively to the expenditure of the Proposition 39 bond proceeds:

(i) Inspect District facilities and grounds to ensure that Proposition 39 bond proceeds are expended in compliance with applicable law;

(ii) Receive and review copies of all deferred maintenance proposals or plans developed by the District related to bond funded projects;

(iii) Receive project updates from the District, including project plan changes;

(iv) Review efforts of the District to maximize Proposition 39 bond revenues by implementing cost-saving programs;

(v) Receive and review copies of the annual, independent financial and performance audits performed by independent consultant(s);

(vi) Receive from the Board, within three months of the District receiving the above-described audits, responses to any and all findings, recommendations, and concerns addressed in said audits, and review said responses; and

(f) that the tax levy authorized to secure the Bonds of this election shall not exceed the Proposition 39 limits per \$100,000 of taxable property in the District when assessed valuation is projected by the District to increase in accordance with Article XIII A of the California Constitution.

Section 4. That the Board will develop and implement a financially responsible, accountable and transparent bond program, conducted in accordance with the following principles of the Orange County Taxpayers Association:

(a) there is a clear need to build or modernize facilities, documented by the District's Bond Project List that identifies specific problems to be corrected and specific projects to be completed;

(b) bond funds will not be used to pay for computers, vehicles, technology items, or other equipment that will become obsolete while the related bond debt is outstanding, in accordance with federal tax law requirements;

(c) the District will maintain a reserve of at least 3% of its operating funds for maintenance of facilities;

(d) the District will set aside funds (from sources other than general obligation bond proceeds) equivalent to 2%-4% of the principal amount of the bonds issued, for deferred maintenance of construction projects;

(e) the District will use the services of an independent registered municipal advisor when issuing bonds;

(f) bonds will be issued via competitive sale if the District's credit rating is at least in the single "A" category, and may be issued via negotiated sale by an underwriter selected through a request for proposals if the District's credit rating is below the single "A" category;

(g) the bond measure states clearly that the District does not plan to build and maintain its bond-financed facilities under a project labor agreement and, if the District determines in the future to enter into such an agreement, it will conform such agreement to the current criteria of the Orange County Taxpayers Association;

(h) the District will adopt a “no pay to play” policy consistent with the guidelines of the Orange County Taxpayers Association, requiring disclosure of certain contributions in favor of a District bond measure or candidate campaign, or to a District foundation supporting such a campaign, by persons who obtain bond funded contracts;

(i) the District will ensure that (i) training approved by the Orange County Taxpayers Association is made available to the Citizens’ Oversight Committee and District employees working therewith, (ii) all documents received and reports issued by the Citizens’ Oversight Committee be a matter of public record and be made available to the public on an internet website maintained by the District, (iii) the District will place a prominently displayed and clearly marked link to all bond information and citizens’ oversight material on the homepage of the District’s website; and

(j) the taxpayer organization representative appointed to the Citizens’ Oversight Committee will be a member of a bona fide Orange County countywide taxpayer association; and any such individual representing themselves as a member of the Orange County Taxpayers Association shall be approved by the Orange County Taxpayers Association.

Section 5. That the authority for ordering the election is contained in Education Code Sections 15100 *et seq.*, 15264 *et seq.*, and Government Code Section 53506.

Section 6. That the authority for the specifications of this election order is contained in Section 5322 of the Education Code.

Section 7. That the Orange County Registrar of Voters and the Orange County Board of Supervisors are hereby requested to consolidate the election ordered hereby with any and all other elections to be held on November 5, 2024, within the District. As provided in Elections Code Section 10403, the District acknowledges that the consolidation election will be conducted in the manner described in Elections Code Section 10418.

Section 8. That the Secretary of the Board is hereby directed to deliver a certified copy of this Resolution to the Orange County Registrar of Voters no later than July 19, 2024, including the tax rate statement attached hereto as Exhibit C, containing the information required by Elections Code Section 9400 *et seq.*, completed and signed by the Superintendent of the District, and shall file a copy of this Resolution with the Clerk of the Board of Supervisors of the County.

Section 9. That Bonds issued pursuant to Education Code Section 15264 *et seq.* shall have a maturity not exceeding twenty-five (25) years, and Bonds issued pursuant to Section 53506 of the Government Code shall have a maturity not exceeding forty (40) years. The maximum rate of interest on any Bond shall not exceed the maximum rate allowed by Education Code Sections 15140 to 15143, as modified by Government Code Section 53531.

Section 10. That the Board requests the governing body of any such other political subdivision, or any officer otherwise authorized by law, to partially or completely consolidate such election and to further provide that the canvass of the returns of the election be made by anybody or official authorized by law to canvass such returns, and that the Board consents to such consolidation. The Board further authorizes the submission of a tax rate statement and primary and rebuttal arguments, as appropriate, to be filed with the Orange County Registrar of Voters by the established deadlines.

Section 11. Pursuant to Education Code Section 5303 and Elections Code Section 10002, the Board of Supervisors of Orange County is requested to permit the Registrar of Voters to render all services specified by Elections Code Section 10418 relating to the election, for which services the District agrees to reimburse Orange County, such services to include the publication of a Formal Notice of School Bond Election and the mailing of the sample ballot and tax rate statement (described in Elections Code Section 9401) pursuant to the terms of Education Code Section 5363 and Elections Code Section 12112.

ADOPTED, SIGNED AND APPROVED this 18th day of July, 2024.

BOARD OF EDUCATION OF THE BREA OLINDA  
UNIFIED SCHOOL DISTRICT

By \_\_\_\_\_  
Paul Ruiz, Board of Education President

Attest:

\_\_\_\_\_  
Brinda C. Leon, Board of Education Secretary

STATE OF CALIFORNIA    )  
  ) ss  
ORANGE COUNTY         )

I, Brinda C. Leon, do hereby certify that the foregoing is a true and correct copy of Resolution #24-14, which was duly adopted by the Board of Education of the Brea Olinda Unified School District at the meeting thereof held on the 18th day of July, 2024, and that it was so adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

By \_\_\_\_\_  
Brinda C. Leon, Board of Education Secretary





**Resolution #24-14**  
**Resolution of the Board of Education of Brea Olinda Unified School District Ordering an Election and Establishing Specifications of the Election Order**  
**EXHIBIT A**

**“Brea Olinda Unified School District Improvement Measure.** To upgrade/ repair 108-year-old Brea Junior High/ aging neighborhood schools, fix deteriorating roofs, plumbing, electrical, remove asbestos/ lead, modernize/ construct classrooms, science labs, career technology facilities for current academic/ health/ safety standards, improve access for students with disabilities, shall Brea Olinda Unified School District’s measure authorizing \$160,000,000 in bonds at legal rates be adopted, levying \$39/ \$100,000 assessed value (\$10,000,000 annually) while bonds are outstanding, with independent oversight, audits, all funds for local schools?”

Bonds – Yes

Bonds – No

**Resolution #24-14**  
**Resolution of the Board of Education of Brea Olinda Unified School  
District Ordering an Election and Establishing Specifications of the  
Election Order**

**EXHIBIT B**

**FULL TEXT BALLOT PROPOSITION  
OF THE BREA OLINDA UNIFIED SCHOOL DISTRICT  
BOND MEASURE ELECTION NOVEMBER 5, 2024**

The following is the full proposition presented to the voters by the Brea Olinda Unified School District.

**“Brea Olinda Unified School District Improvement Measure.** To upgrade/ repair 108-year-old Brea Junior High/ aging neighborhood schools, fix deteriorating roofs, plumbing, electrical, remove asbestos/ lead, modernize/ construct classrooms, science labs, career training facilities for current academic/ health/ safety standards, improve access for students with disabilities, shall Brea Olinda Unified School District’s measure authorizing \$160,000,000 in bonds at legal rates be adopted, levying \$39/ \$100,000 assessed value (\$10,000,000 annually) while bonds are outstanding, with independent oversight, audits, all funds for local schools?”

**KEY FINDINGS**

- Brea Olinda Unified School District (the “District) serves over 6,000 students in preschool through high school across 10 schools.
- Student achievement in the District’s award-winning schools is among the highest in Orange County and more than 90% of Brea high school graduates are college and career-bound.
- Some District schools were built more than 100 years ago, and many of the classrooms, labs, and school facilities have not been upgraded in decades.
- In particular, Brea Junior High is over 100 years old, needs significant and urgent repairs and upgrades, and is the District’s only junior high school, which is attended by all students advancing through the Brea school system.
- Brea schools have 48 portable classrooms that are more than 25 years old, exceed their expected lifespan, and are falling apart with structural damage and water leaks.
- Other school facilities were built so long ago that they don’t meet today’s earthquake safety standards, have hazardous materials, and leaking pipes, and the underground infrastructure is failing, resulting in gas leaks, water leaks, and sewage backups.
- The District received a report on June 23, 2016 from the Orange County Grand Jury entitled “Dealing with Asbestos in Orange County Public Schools” which identified over two-thirds of Orange County’s public schools containing asbestos, and recommends all school districts in Orange County to “remove all asbestos from schools and other facilities in their district within twenty years or sooner and report progress on its plan annually at its board meetings.”

- The District has identified Encapsulated Asbestos at Arovista, Country Hills, Falcon Academy, Laurel, Mariposa, and Brea Junior High School and does not receive funding to remove it.
- While academic achievement in Brea schools is strong, classrooms, labs, and school facilities are outdated, worn-out and need upgrades for Brea students to stay competitive with other top-performing schools in Orange County and the Southern California region.
- The District has conducted a comprehensive assessment of school facilities needs through the facility master planning process and identified the most urgent and high-priority facilities needs impacting student safety and academic instruction.
- The District received community input from parents, teachers, staff and community members about school facilities needs and priorities.
- Because the State does not provide dedicated or adequate funding to repair and upgrade school facilities, voter-approved school improvement bond measures are one of the only options for funding repairs and upgrades.
- The District is one of only two school districts in Orange County that has not approved a bond measure to improve Brea schools in the last 25 years.
- The Board of Education (the “Board”) has determined that in order to continue high quality education at our Brea neighborhood schools within the District locally controlled funding from a school improvement bond measure is needed to improve aging classrooms, labs and school facilities and equipment.
- Locally controlled funding from a school improvement bond measure would repair or replace deteriorating roofs, plumbing, heating, ventilation, gas lines, sewer lines, and electrical systems.
- Locally controlled funding from a school improvement bond measure would remove hazardous materials like asbestos and lead pipes from older school sites.
- Locally controlled funding from a school improvement bond measure would upgrade older schools so they meet current health and safety codes and improve access for students with disabilities.
- Locally controlled funding from a school improvement bond measure would keep computer systems and instructional technology infrastructure up-to-date.
- Locally controlled funding from a school improvement bond measure would provide classrooms, facilities, and technology infrastructure needed to support high-quality instruction in math, science, engineering, and technology.
- Locally controlled funding from a school improvement bond measure would improve student safety and campus security systems including security fencing, security cameras, emergency communications systems, smoke detectors, fire alarms, and sprinklers.
- The proposed school improvement bond measure requires a clear system of fiscal accountability, including independent audits and a citizens’ oversight committee, to ensure funds are spent as promised.

- A Brea measure would provide funds that cannot be taken away by the State to repair, upgrade and modernize school facilities.
- The bond measure provided for in this resolution is subject to strict accountability requirements, including a public expenditure plan, independent annual audits, review of all spending by an Independent Citizens’ Oversight Committee, and the requirement that no money can be spent on administrator salaries or pensions and that all funds be used locally to improve neighborhood schools.
- The strong local schools help improve property values and the quality of life in our community.

**PROJECT LIST**

The Board of Education of the Brea Olinda Unified School District is committed to **improving the quality of education** in Brea schools by providing safe, secure, upgraded classrooms, labs and technology needed to support high quality instruction **in math, science, engineering, the arts, and technology**. To that end, the Board evaluated the District’s urgent and critical facility needs, including **safety** issues, class size reduction, **basic repairs**, computer and information technology in developing the types of projects to be funded by this measure as described below. The District also prepared a Facilities Master Plan, which is incorporated herein in its entirety. The District conducted a facilities evaluation and received public input in developing this Project List. Teachers, staff, community members and the Board have prioritized the key health and safety needs so that the most critical facility needs are addressed. In particular, Brea Junior High is over 100 years old, needs significant and urgent repairs and upgrades, and is the District’s only junior high school, which is attended by all students advancing through the Brea school system.

As further described in the Bond Project List below, the Board of Education, among other things, desires to:

- repair/upgrade outdated classrooms, leaky roofs, bathrooms/plumbing/electrical wiring
- meet disability accessibility/earthquake safety requirements
- remove asbestos/lead/hazardous materials
- upgrade libraries, science labs, technology infrastructure
- repair/construct/improve/acquire facilities/equipment

While the Board’s priority for this bond measure is the upgrade and repair of 108-year-old Brea Junior High, bond projects are expected to be undertaken at all District school sites and facilities, including but not limited to:

- |  |  |
|--|--|
| ● Arovista Elementary School             | ● Brea Country Hills Elementary School                               |
| ● Falcon Academy of Science & Technology | ● Laurel Elementary Magnet School of Innovation & Career Exploration |
| ● Mariposa Elementary School             | ● Olinda Elementary School   |
| ● Brea Junior High School                | ● Brea Olinda High School  |

- Brea Canyon High School

The specific projects authorized to be financed with proceeds of the bonds under this proposition are as follows:

### **REPAIRS/BASIC HEALTH & SAFETY IMPROVEMENTS**

**Goals and Purposes:** Although Brea Olinda Unified School District has provided Brea students with an excellent education for over a century, some schools were built so long ago that they don't meet today's earthquake safety standards and have lead pipes, gas leaks, water leaks and sewage backups. It is time to make essential repairs and improvements so that the District's schools can serve the community well for decades to come.

**Student safety and security is a top priority. This measure will provide funding for increased safety and security facilities to protect students and staff in an emergency.**

All schools will benefit from facility repairs and health and safety improvements, including:

- Repairing and/or replacing deteriorating roofs, plumbing, gas lines, heating
- Installing and upgrading security features such as adding cameras and alarm systems, and evaluating/installing/modifying fencing and access control measures;
- Replacing outdated and deteriorating restrooms, plumbing and sewer systems;
- Student drop off zone/student safety upgrades;
- Seismic retrofitting and geotechnical improvements to protect schools and facilities;
- Asbestos removal at school sites, including without limitation Arovista, Country Hills, Falcon Academy, Laurel, Mariposa schools and Brea Junior High School;
- Updating fire safety systems, intercom/emergency communications systems, and adding portable assistive listening systems in classrooms and instructional areas;
- Handicap accessibility, Americans with Disabilities Act access upgrades;
- Updating site electrical systems and internal power systems to bring up to current code regulations;
- Playground safety/equipment upgrades.

### **21<sup>st</sup> CENTURY LEARNING/CLASSROOM RENOVATION & MODERNIZATION**

**Goals and purposes:** Although Brea schools are among the best in the County in terms of academic performance, many classrooms, labs, and other facilities are outdated and in need of modernization. This measure will help ensure schools stay competitive with other top-performing schools in the state.

**If we want kids to succeed in college and careers, they must be skilled in today's technologies and have a solid background in science, math, engineering and technology.**

Projects in this category may be undertaken at any school site and include the following:

- Provide necessary infrastructure and instructional technology for all nine schools;
- Provide upgrades to wireless infrastructure and internet access and support;
- Additional classroom technology equipment;
- Classroom audio amplification to assist for teachers in communication in the classroom;
- Building classrooms at Brea Junior High School housing STEAM focused math, science, arts and technology classes;
- Energy efficiencies and environmental upgrades (lighting, windows, heating/ventilation/air conditioning, energy management systems, insulation);
- Casework, cabinetry, counters and storage;
- Modern flexible furniture to promote collaboration and provide up-to-date learning environments;
- Replace/renovate/modernize aging cafeteria and multi-purpose rooms (floors, ceilings, walls, wiring, lighting, resurfacing stages, furniture, etc.);
- Make improvements to Brea Olinda High School Performing Arts Center,
- Update/upgrade physical education facilities at Brea Junior High School and Brea Olinda High School.

### **SCHOOL FACILITY REPAIRS & UPGRADES/QUALITY SCHOOLS PROJECTS**

**Goals and Purposes: The District has 48 portable classrooms at schools that are 25+ years old. Many of them are falling apart and have structural damage and water leaks. It is expensive to keep repairing these units. This measure would replace decaying portables with modern, permanent classrooms.**

**Some schools were built 100+ years ago and haven't been upgraded in decades. This measure would fund projects to improve the quality and effectiveness of school facilities**

Schools will benefit from a variety of repair and upgrade projects, such as:

- Removing or replacing portables and constructing modern classrooms and facilities at school sites;
- Replacing aging and damaged fencing;
- Painting exteriors/interiors;
- Heating/Ventilation/Air Conditioning (new units to replace aging units, many of which are over 30 years old);
- Reinforcing and repairing eroding hillsides;
- Address deteriorating and potentially unsafe concrete and asphalt throughout the District;
- Replacing carpeting/flooring District-wide.
- Construct and renovate various physical education facilities district-wide;
- Renovate Performing Arts Center at Brea Junior High School and construct music and education facilities;
- Upgrade and add classrooms to relieve overcrowding;

- Upgrade school office entrances at multiple schools for improved student safety and parent access;
- Construct a Multi-Purpose Room at Falcon Academy of Science & Technology;
- Add buildings to accommodate growth in Kindergarten, Transitional Kindergarten, Special Education, and Child Development classes throughout the District;
- Construct classrooms and facilities at Brea Olinda High School to house career technical education (CTE), Music, and various physical education and athletic programs.

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: add or renovate student and staff restrooms; repair and replace electrical, plumbing, heating, ventilation and air conditioning systems; upgrade of facilities for energy efficiencies and financial savings, including solar panels and related improvements; repair and replace worn-out and deteriorated roofs, windows, walls, floors, doors and drinking fountains; construct or renovate offices and facilities for more efficient administration, professional development and multi-purpose learning spaces; install wiring and electrical systems to safely accommodate computers, technology and other electrical devices; upgrade or construct support facilities including administrative, physical education, music, art, performing and fine arts classrooms or facilities, science, computer labs/classrooms, libraries/media centers, career technical facilities, and maintenance facilities and yards; repair and replace fire alarms, emergency communications and security systems; improve facilities to satisfy ADA requirements; resurface or replace asphalt, broken concrete and improve hard courts, turf and irrigation/drainage systems and campus landscaping; install signage, and fencing; expand parking and drop-off areas; improve all site utilities; acquire land; construct new school buildings; upgrade or replace interior and exterior painting, floor covering (including carpets), and school facades; demolition; upgrade kitchens, food service, and school cafeterias; construct various forms of storage and support spaces and classrooms; improve outdoor learning environments; improve playgrounds, play structures, athletic fields (leveling, aerating, seeding, sprinklers), aquatic facilities, pool filtration systems, plaster and decking, and facilities to support student health, fitness and safety; repair, upgrade and install interior and exterior lighting systems; replace outdated security fences and security systems (including access control systems), provide lunch shelters, indoor space for assemblies or for rainy day lunch; upgrade music labs, multi-purpose rooms, learning centers and media centers; add or upgrade parking lots. In addition to the listed projects stated above, the Project List also includes the acquisition of a variety of instructional, maintenance and operational equipment, and 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 upgrading of technology infrastructure includes, but is not limited to, network rewiring, cabling, computers, portable interface devices, servers, switches, routers, modules, sound projection systems, laser printers, digital white boards, document projectors, upgrade voice-over-IP, clock/telephone/ intercom systems, call manager and network security/firewall, wireless technology systems, refresh classroom technology, miscellaneous IT and instructional equipment, data storage, phones, identity cards and the construction and installation of a data center in the cloud for the District's enterprise systems, such as resource planning, websites, domain name systems, cloud applications and information security. 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 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, or on the then priorities of the District, certain of the projects described above may be delayed or may not be undertaken or completed. Demolition of portable classrooms and 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 or drainage systems, utility lines, trees and landscaping, relocating fire access roads, and acquiring any necessary easements, licenses, or rights of way to the property. 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, staff training expenses and a customary contingency for unforeseen design and construction costs. 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 bond projects. Bond proceeds shall only be expended for the types of projects and 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 §53410.

**FISCAL ACCOUNTABILITY:** THIS MEASURE REQUIRES A CLEAR SYSTEM OF ACCOUNTABILITY, INCLUDING A PROJECT LIST DETAILING HOW THE MONEY WILL BE USED, A CITIZEN'S OVERSIGHT COMMITTEE, AND INDEPENDENT AUDITS TO ENSURE MONEY IS SPENT PROPERLY.

IN ACCORDANCE WITH EDUCATION CODE SECTION 15272, THE BOARD OF EDUCATION 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, 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.