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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 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?

What your vote means

YES	NO
A "YES" vote is a vote in favor of authorizing the District to issue and sell up to \$160,000,000 in general obligation bonds.	A "NO" vote is a vote against authorizing the District to issue and sell up to \$160,000,000 in general obligation bonds.

For and against

FOR	AGAINST
<p>James M. Rogers 22-year Teacher and Brea Resident</p> <p>Douglas E. Green, Dr. MIN Pastor, North Hills Church and Brea Resident</p> <p>Paul Ruiz President, BOUSD Board of Education and Retired Police Officer</p> <p>Ho El Park BOUSD Parent and Brea Resident</p> <p>Bridget Somerville Brea Realtor and Former Teacher</p>	<p>No argument against this measure was submitted.</p>



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Full Text of Measure H 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



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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.



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21st 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

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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.

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Brea Olinda Unified School District
Measure**

An election will be held for Brea Olinda Unified School District (the “District”) on November 5, 2024, to authorize the sale of up to \$160,000,000 in bonds to finance facilities as described in the measure. If the bonds are approved, the District expects to sell the bonds in multiple series. Principal and interest on the bonds will be payable from the proceeds of tax levies made upon the taxable property located within the District. The following information is provided in compliance with Sections 9400 through 9404 of the California Elections Code.

1. The best estimate of the average annual tax rate that would be required to be levied to fund this bond issue over the entire duration of the bond debt service, based on estimated assessed valuations available at the time of filing of this statement, is \$39 per \$100,000 of assessed valuation. The final fiscal year in which the tax to be levied to fund this bond issue is anticipated to be collected is fiscal year 2058-59.
2. The best estimate from official sources of the highest tax rate that would be required to be levied to fund this bond issue, and an estimate of the year in which that rate will apply, based on assessed valuations available at the time of filing this statement, and a projection based on experience within the same jurisdiction and other demonstrable factors, is estimated to be \$39 per \$100,000 of assessed valuation first occurring in fiscal year 2025-26.
3. The best estimate from official sources of the total debt service, including the principal and net interest, that would be required to be repaid if all of the bonds are issued and sold is approximately \$332,712,000.

Voters should note that these estimates are based on projections derived from information obtained from official sources, and are based on the ASSESSED VALUE of taxable property on the County of Orange 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, debt service 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. The dates of sale and the amount of bonds sold at any given time will be determined by the District based on need for construction 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.

s/ Brinda C. Leon, Superintendent
Brea Olinda Unified School District

**Impartial Analysis
Brea Olinda Unified School District
Measure H**

This measure was placed on the ballot by the governing board (“Board”) of the Brea Olinda Unified School District (“District”). This measure, if approved by 55 percent of the votes cast on the measure, will authorize the District to issue and sell up to \$160,000,000 in general obligation bonds. The sale of these bonds by the District represents a debt of the District.

Voter approval of this measure will also authorize an annual tax to be levied on taxable property in the District to generate revenue to pay principal and interest on the bonds. The District’s stated best estimate in its tax rate statement of the average annual tax rate required to fund the bonds is \$39 per \$100,000 of assessed value. The final fiscal year in which the tax is anticipated to be collected is fiscal year 2058-59. The best estimate of the total debt service, including principal and interest, required to be repaid if all bonds are issued and sold is \$332,712,000. The interest rate and maturity date on any bond shall not exceed the maximums allowed by law.

Proceeds from the sale of bonds authorized by this measure may only be used by the District for the construction, reconstruction, rehabilitation or replacement of school facilities, including the furnishing and equipping of school facilities, or the acquisition or lease of interests in real property for school facilities in the District. A complete list of the projects and allowed expenditures, which bond proceeds may be spent on, is included in the full text of the measure. The Board has certified that it has evaluated safety, class size reduction, classroom, educational, and information technology needs in developing the project list for this bond measure.

The California Constitution provides that proceeds of school district bond measures cannot be used for teacher or administrator salaries or other operating expenses and requires independent annual performance and financial audits. State law requires the establishment of an independent citizens’ oversight committee for ensuring that bond proceeds are expended as specified in the measure and as provided by law.

A “YES” vote is a vote in favor of authorizing the District to issue and sell up to \$160,000,000 in general obligation bonds.

A “NO” vote is a vote against authorizing the District to issue and sell up to \$160,000,000 in general obligation bonds.



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Argument in Favor of Measure H

Vote Yes on H to protect quality education and student safety in Brea schools.

Each day over **6,000 Brea students** in preschool through high school attend **deteriorating classrooms, science labs and school facilities that need urgent repairs and upgrades.**

While student achievement is strong, many schools don't meet today's **earthquake safety standards**, have hazardous materials like asbestos and lead, and failing infrastructure, resulting in gas leaks, water leaks, and sewage backups.

Students attend class in 48 portable classrooms over 25 years old that are falling apart with structural damage and water leaks.

Specifically, Brea Junior High, which is attended by all Brea Olinda Unified School District students, is over 100 years old and needs critical and urgent improvements.

BOUSD is one of two Orange County school districts that hasn't approved funding for school upgrades in the last 25 years.

Yes on H will:

- Remove hazardous materials like asbestos and lead
- Upgrade schools to meet current health, building, and safety codes
- Improve access for students with disabilities
- Provide up-to-date classrooms and labs to support quality instruction in science, technology, math, and engineering to prepare students for college and in-demand careers
- Replace deteriorating roofs, plumbing, heating, ventilation, gas, sewer, and electrical systems
- Improve student safety and campus security, including fencing, cameras, emergency communications, smoke detectors, fire alarms, and sprinklers

Measure H requires fiscal accountability and local control:

- All funds must stay local for Brea schools only
- **No money can be taken away by the State**
- An independent **oversight committee and annual audits** ensure funds are spent as promised
- **No funds can be used for administrators' salaries**

Measure H helps Brea qualify for millions in state matching funds that will otherwise improve schools in other communities.

Vote Yes on H for overdue repairs and upgrades that protect quality education and student safety in Brea schools.

s/ James M. Rogers
22-year Teacher and Brea Resident

s/ Douglas E. Green, Dr. MIN
Pastor, North Hills Church and Brea Resident

s/ Paul Ruiz
President, BOUSD Board of Education and Retired Police Officer

s/ Ho El Park
BOUSD Parent and Brea Resident

s/ Bridget Somerville
Brea Realtor and Former Teacher

No argument against this measure was submitted.