

**FILED**

**AUG 08 2022**

**EXHIBIT A**

**FULL TEXT OF BOND PROPOSITION**

BY  DEPUTY  
REGISTRAR OF VOTERS

**RIALTO UNIFIED SCHOOL DISTRICT  
CLASSROOM UPGRADE/HEALTH/SAFETY MEASURE**

This proposition may be known and referred to as the "Rialto Unified School District Classroom Upgrade/Health/Safety Measure" or as "Measure \_\_\_\_".  
*[designation to be assigned by County Registrar of Voters]*

**BOND AUTHORIZATION**

By approval of this proposition by at least 55% of the voters of the Rialto Unified School District (the "District") voting on the proposition, the District shall be authorized to issue and sell bonds of up to \$340,000,000 in aggregate principal amount to provide financing for the specific school facilities projects listed under the heading entitled "BOND PROJECT LIST" below (the "Bond Project List"), and qualify to receive State of California matching grant funds, subject to all of the accountability safeguards specified below.

**ACCOUNTABILITY SAFEGUARDS**

The provisions in this section are specifically included in this proposition in order that the voters and taxpayers of the District may be assured that their money will be spent to address specific school facilities needs of the District, all in compliance with the requirements of Article XIII A, Section 1(b)(3) of the California Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000 (codified at Sections 15264 and following of the California Education Code).

**Evaluation of Needs.** The Board of Education of the District (the "Board") has evaluated the facilities needs of the District in order to determine which projects to finance from a local bond at this time. In order to address the facilities needs of the District, the Board deems it necessary and advisable to fund the specific school facilities projects listed in the Bond Project List. The Board hereby certifies that it has evaluated safety, class size reduction and information technology needs in developing the Bond Project List.

**Limitations on Use of Bonds.** Proceeds from the sale of bonds authorized by this proposition shall be used only for the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities, and not for any other purpose, including teacher and administrator salaries and other school operating expenses. More specifically, the Bond Project List provides for the specific projects the District proposes to finance with proceeds from the sale of bonds authorized by this proposition and such proceeds shall be applied only to those specific purposes.

**Independent Citizens' Oversight Committee.** In accordance with and pursuant to California Education Code Section 15278 *et seq.*, the Board shall establish an independent citizens' oversight committee, within 60 days of the date that the Board enters the election results on its minutes pursuant to Section 15274

of the California Education Code, to ensure that (a) bond revenues are expended only for the purposes specified in Article XIII A, Section 1(b)(3) of the California Constitution, and (b) that no funds are used for any teacher or administrative salaries or other school operating expenses. In accordance with Section 15282 of the California Education Code, the citizens' oversight committee shall consist of at least seven members and shall include a member active in a business organization representing the business community located within the District, a member active in a senior citizens' organization, a member active in a bona fide taxpayers' organization, a member that is a parent or guardian of a child enrolled in the District, and a member that is both a parent or guardian of a child enrolled in the District and active in a parent-teacher organization. No employee or official of the District and no vendor, contractor or consultant of the District shall be appointed to the citizens' oversight committee.

**Annual Performance Audits.** In compliance with the requirements of Article XIII A, Section 1(b)(3)(C) of the California Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000, the Board shall conduct an annual, independent performance audit to ensure that the proceeds from the sale of bonds authorized by this proposition have been expended only on the school facilities projects listed in the Bond Project List. These audits shall be conducted in accordance with the Government Auditing Standards issued by the Comptroller General of the United States for performance audits. The results of these audits shall be made publicly available and shall be submitted to the citizens' oversight committee in accordance with Section 15286 of the California Education Code.

**Annual Financial Audits.** In compliance with the requirements of Article XIII A, Section 1(b)(3)(D) of the California Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000, the Board shall conduct an annual, independent financial audit of the proceeds from the sale of bonds authorized by this proposition until all of those proceeds have been spent for the school facilities projects listed in the Bond Project List. These audits shall be conducted in accordance with the Government Auditing Standards issued by the Comptroller General of the United States for financial audits. The results of these audits shall be made publicly available and shall be submitted to the citizens' oversight committee in accordance with Section 15286 of the California Education Code.

**Special Bond Proceeds Account; Annual Report to Board.** In compliance with the requirements of California Government Code Section 53410 and following, upon approval of this proposition and the sale of any bonds approved, the Board shall take actions necessary to establish an account in which proceeds of the sale of bonds authorized by this proposition shall be deposited. In compliance with the requirements of California Government Code Section 53411, as long as any proceeds of the bonds remain unexpended, the chief fiscal officer of the District shall cause a report to be filed with the Board at least once a year, stating (a) the amount of funds collected and expended in that year, and (b) the status of any project required or authorized to be funded from bond proceeds. The report may relate to the calendar year, fiscal year, or other appropriate annual period as the chief fiscal officer of the District shall determine, and may be incorporated into the annual budget, audit, or other appropriate routine report to the Board.

## **FURTHER SPECIFICATIONS**

**Single Purpose.** All of the purposes enumerated in this proposition shall be united and voted upon as one single proposition, pursuant to California Education Code Section 15100, and all the enumerated purposes shall constitute the specific single purpose of the bonds, and the proceeds from the sale of bonds authorized by this proposition shall be spent only for such purpose, pursuant to California Government Code Section 53410.

**Bonds may be Issued in Excess of Statutory Bonding Limit.** Issuance of all of the authorized bonds might require the outstanding debt of the District to exceed its statutory bonding limit (currently 2.50% of the total assessed valuation of taxable property in the District). In that event, the District intends to seek a waiver of its bonding limit from the State Board of Education, which has the power to waive certain requirements of the California Education Code applicable to the District. By approval of this proposition, the voters have authorized the District to seek such a waiver, and to issue authorized bonds in excess of the District's statutory bonding limit as the State Board of Education may approve. No such waiver has yet been sought or granted.

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

## **ESTIMATED BALLOT INFORMATION**

The District is required by law to include in the statement of the bond proposition to be voted on estimates of the amount of money to be raised annually to repay the bonds and the rate and duration of the tax to be levied for the bonds. As of the time this proposition was placed on the ballot, the District estimated an average tax rate of approximately 6 cents per \$100 of assessed valuation (annual repayment amount averaging \$16,314,271) while the bonds are outstanding (estimated to be approximately 39 years). Attention of all voters is directed to the fact that such information is based upon the District's projections and estimates only, which are not binding upon the District. The amount of money to be raised annually and the rate and duration of the tax to be levied for the bonds 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 project funds and other factors. The actual interest rates at which the bonds will be sold will depend on the bond market at the time of each sale. Actual future assessed valuation will depend upon the amount and value of taxable property within the District as determined by the County Assessor in the annual assessment and the equalization process.

## **BOND PROJECT LIST**

The Bond Project List below lists the specific projects the District proposes to finance with proceeds of the bonds. The Bond Project List shall be considered a part of this bond proposition and shall be reproduced in any official document

required to contain the full statement of the bond proposition. Listed projects will be completed as needed at a particular school or school facility site according to Board-established priorities, and the order in which such projects appear on the Bond Project List is not an indication of priority for funding or completion. In so far as permitted by law, each project is assumed to include its share of costs of the election and bond issuance, construction-related costs, such as project and construction management, architectural, engineering, inspection and similar planning and testing costs, demolition and interim housing costs, legal, accounting and similar fees, costs related to the independent annual financial and performance audits, a contingency for unforeseen design and construction costs, and other costs incidental to or necessary for completion of the listed projects (whether the related work is performed by the District or third parties). The final cost of each project will be determined as plans are finalized, construction bids are awarded, and projects are completed. In addition, certain project funds expected from non-local bond sources, including State of California grant funds for eligible projects, have not yet been secured. Therefore, the Board cannot guarantee that the bond proceeds will provide sufficient funds to allow completion of all listed projects. Alternatively, if the District obtains unexpected funds from non-local bond sources with respect to listed projects, such projects may be enhanced, supplemented or expanded to the extent of such funds. Some projects may be subject to further government approvals, including by State officials and boards and/or local environmental or agency approval. Inclusion of a project on the Bond Project List is not a guarantee that the project will be completed (regardless of whether bond funds are available).

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

<b>RIALTO UNIFIED SCHOOL DISTRICT CLASSROOM UPGRADE/HEALTH/SAFETY MEASURE PROJECTS</b>	
<b>The following projects are authorized to be financed at all school facilities sites District wide, including the following:</b>	
<b><u>Elementary &amp; Early Education School Facilities</u></b>	
<b>Bemis Elementary School</b>	<b>Kelley Elementary School</b>
<b>Boyd Elementary School</b>	<b>Kordyak Elementary School</b>
<b>Casey Elementary School</b>	<b>Morgan Elementary School</b>
<b>Curtis Elementary School</b>	<b>Morris Elementary School</b>
<b>Dollahan Elementary School</b>	<b>Myers Elementary School</b>
<b>Dunn Elementary School</b>	<b>Preston Elementary School</b>
<b>Fitzgerald Elementary School</b>	<b>Simpson Elementary School</b>
<b>Garcia Elementary School</b>	<b>Trapp Elementary School</b>
<b>Henry Elementary School</b>	<b>Werner Elementary School</b>

<b>Hughbanks Elementary School</b>	<b>Early Education School Facilities</b>
<b><u>Middle School Facilities</u></b>	
<b>Frisbie Middle School</b>	<b>Kucera Middle School</b>
<b>Jehue Middle School</b>	<b>Rialto Middle School</b>
<b>Kolb Middle School</b>	
<b><u>High School &amp; Alternative Education Facilities</u></b>	
<b>Carter High School</b>	<b>Rialto High School</b>
<b>Eisenhower High School</b>	<b>Zupanic Virtual Academy</b>
<b>Milor High School</b>	<b>Adult Education and Other Districtwide School Facilities</b>

### **SAFETY, SECURITY AND HEALTH PROJECTS**

- Acquire, replace, upgrade and/or install safety and security systems, including lighting, fencing, smoke detectors, fire alarms, sprinklers, security alarms, signage, safety doors, safety locks and hardware, cameras and emergency communication systems.
- Improve, upgrade, construct and/or re-configure entryways and exits, perimeter fencing, and controlled access points at school campuses.
- Reconfigure, renovate, repair, resurface, improve and/or expand roads, sidewalks, driveways, parking lots and related areas, and student pick-up/drop-off areas.
- Upgrade and/or replace, gas lines, plumbing and restrooms.
- Renovate, rehabilitate, re-configure, replace and/or upgrade portable classrooms, and furnish and equip the same.
- Renovate, replace and/or install drinking facilities.
- Improve, correct, restore and/or renovate grounds, buildings, and structures or portions thereof to eliminate or mitigate health and safety risks and/or comply with local, state and federal building, health, safety, access and other related requirements, including access requirements of the Americans with Disabilities Act (ADA).
- Upgrade, improve, expand and/or construct facilities that support health, wellness, and mental health of students.
- Renovate, repair, resurface, upgrade, expand, construct and/or install and improve paved and other hard surfaces, playgrounds, playfields and landscaping, and acquire, improve, replace and/or upgrade playground and student recreational equipment and fixtures.

### **21ST-CENTURY LEARNING AND INSTRUCTIONAL TECHNOLOGY PROJECTS**

- Acquire, install and upgrade technology equipment, fixtures and infrastructure, including interactive educational technology and projection systems, computers, tablets, laptops, printers, scanners, digital projectors and cameras, audio systems, video systems, phone and sound projections systems, peripherals, smart boards, education software, telecommunications software, security software, monitors, network equipment (including servers, network interface devices, network switches and routers, wireless network equipment, firewalls, network security equipment, racking, power and cooling equipment, wiring and uninterruptible power supplies); furnishing and equipping shall include initial purchases, and scheduled and necessary replacements, upgrades and updating of technology.
- Rehabilitate and replace such technology equipment, fixtures and infrastructure as needed in the future as well as acquire, install and upgrade technology equipment, fixtures and infrastructure developed in the future.

- Renovate, replace, upgrade, acquire, install and integrate electrical (including wiring and related infrastructure for modern technology) and data systems, equipment, power sources and supplies and related technology infrastructure.
- Renovate, reconfigure and/or upgrade school facilities as needed to install or accommodate new technology and equipment systems.
- Improve, upgrade, renovate, install and/or construct and equip classroom and lab facilities and related support facilities, including for career technical education and student job training.

**SCHOOL BUILDINGS, CLASSROOM AND SUPPORT FACILITIES, AND CAREER TECHNICAL EDUCATION FACILITIES PROJECTS**

- Improve, upgrade, renovate, and/or construct and install classroom and lab facilities and related support facilities, including such facilities needed to support the career technical education requirements for student job training, career placement, and college preparation.
- Renovate, rehabilitate, re-configure, replace, expand, upgrade and/or construct portable and permanent classrooms, classroom buildings, labs and school support facilities, including interior and exterior doors, windows, door and window hardware, roofs, rain gutters and downspouts, walls, marker boards, ceilings and floors and finishes, paint, siding, insulation, casework, cabinets, carpets, drapes, window coverings, lighting, sinks, fixtures, signage, fencing, furniture and equipment.
- Improve, upgrade, replace, expand, and/or construct student playgrounds, athletic fields, stadiums, aquatic facilities, gymnasiums, multipurpose rooms, and related facilities and equipment, including student recreational and athletic equipment, lighting, and locker-room facilities.
- Acquire and install and/or replace heating, ventilation and air conditioning and lighting systems.
- Furnish and equip school facilities; furnishing and equipping shall include initial purchases, and scheduled and necessary replacements, upgrades and updating of technology.
- Acquire sites and construct new school facilities, including facilities needed to accommodate future development or changes in educational programs.
- Upgrade, expand and/or construct community engagement facilities.
- Renovate, repair, upgrade, expand, construct and equip central kitchen and school site kitchen facilities.
- Improve, upgrade, renovate, and/or construct visual and performing arts facilities, including performing arts centers and auditoriums.
- Acquire sites and construct early education school facilities, including facilities needed to support transitional kindergarten and full day kindergarten education programs.
- Renovate, re-configure, replace, expand, upgrade and/or construct transportation support facilities and warehouse facilities, including facilities for maintenance and storage.

**All listed bond projects include the following as needed:**

- Planning, designing and providing temporary housing necessary for listed bond projects.

- The inspection, sampling and analysis of grounds, buildings and building materials to determine the presence of hazardous materials or substances, including asbestos, lead, etc., and the encapsulation, removal, disposal and other remediation or control of such hazardous materials and substances.
- Seismic and historical evaluations, site surveys (including topographic, geological and utility surveys), and infrastructure analyses.
- Necessary onsite and offsite preparation or restoration in connection with new construction, renovation or remodeling, or installation or removal of relocatable buildings or other temporary buildings, including demolition of structures; removing, replacing, or installing irrigation, drainage, utility lines (gas, water, sewer, electrical, data and voice, etc.), trees and landscaping; and relocating fire access roads or ingress/egress pathways.
- Address other unforeseen conditions revealed by construction, renovation or modernization (including plumbing or gas line breaks, dry rot, seismic and structural deficiencies, etc.).
- Acquire or construct other improvements required to comply with building codes, including seismic safety requirements, the Field Act, and access requirements.
- Acquisition of any rights-of-way, easements, licenses and/or real property made necessary by listed bond projects, or lease of real property made necessary by the listed bond projects.
- Acquire or construct storage facilities and other space on an interim basis, as needed to accommodate construction materials, equipment, and personnel.
- Furnishing and equipping of classrooms and other school facilities; furnishing and equipping shall include initial purchases, and scheduled and necessary replacements, upgrades and updating of technology.
- Acquisition of all or a portion of any school site or facility, or an interest therein, or make lease payments with respect to any school site or facility, encumbered in order to finance or refinance the listed school facilities projects.
- All other costs and work necessary or incidental to the listed bond projects.

**PROJECTS INVOLVING RENOVATION,  
REHABILITATION OR REPAIR**

For any project involving renovation, rehabilitation or repair of a building or the major portion of a building, the District shall be authorized to proceed with new replacement construction instead (including any necessary demolition) if the Board of Education determines that replacement new construction is more practical than renovation, rehabilitation or repair, considering the building's age, condition, expected remaining life, comparative cost and other relevant factors.

**GENERAL PROVISIONS**

**Interpretation.** The terms of this bond proposition and the words used in the Bond Project List shall be interpreted broadly to effect the purpose of providing broad and clear authority for the officers and employees of the District to provide for the school facilities projects the District proposes to finance with the proceeds of the sale of bonds authorized by this proposition within the authority provided by law, including Article XIII A, Section 1(b)(3) of the California Constitution, California



Education Code Section 15000 *et seq.* and the Strict Accountability in Local School Construction Bonds Act of 2000. Without limiting the generality of the foregoing, such words as repair, improve, upgrade, expand, modernize, renovate, and reconfigure are used in the Bond Project List to describe school facilities projects in plain English and are not intended to expand the nature of such projects beyond, or have an effect on, and shall be interpreted to only permit, what is authorized under Article XIII A, Section 1(b)(3) of the California Constitution, California Education Code Section 15000 *et seq.* and the Strict Accountability in Local School Construction Bonds Act of 2000. In this regard, the Bond Project List does not authorize, and shall not be interpreted to authorize, expending proceeds of the sale of bonds authorized by this proposition for current maintenance, operation or repairs. The school facilities projects on the Bond Project List only authorize capital expenditures.

**Headings.** The headings or titles of the sections of the bond proposition, including any headings or titles included in the Bond Project List, are solely for convenience of reference and shall not affect the meaning, construction or effect of the bond proposition.

**Severability.** The Board hereby declares, and the voters by approving this bond proposition concur, that every section and part of this bond proposition has independent value, and the Board and the voters would have adopted each provision hereof regardless of every other provision hereof. Upon approval of this bond proposition by the voters, should any part be found by a court of competent jurisdiction to be invalid for any reason, all remaining parts hereof shall remain in full force and effect to the fullest extent allowed by law, and to this end the provisions of this bond proposition are severable.