

MEASURE SUBMITTED TO THE VOTERS

SCHOOL

**SAUSALITO MARIN CITY SCHOOL DISTRICT
SCHOOL IMPROVEMENT BOND OF 2004
MEASURE I**

To permit Sausalito Marin City School District to finance construction/modernization of Martin Luther King, Jr. Academy, Bayside/Willow Creek modernization, replacement of Bayside School's kindergarten-first grade building; repair of inadequate electrical, heating, ventilation and plumbing; safety improvements, including upgrades to playgrounds and athletic fields; improvements to meet current building codes, improved accessibility, and technology upgrades; shall Sausalito Marin City School District issue \$15,900,000 of bonds at interest rates within the legal limit, with a Citizens' Oversight Committee to audit expenditures?

**SAUSALITO MARIN CITY SCHOOL DISTRICT
SCHOOL IMPROVEMENT BOND OF 2004
FULL TEXT OF MEASURE I**

This Proposition may be known and referred to as the "School Improvement Bond of 2004" or as "Measure I".

FINDINGS

Sausalito Marin City School District kindergarteners, first – and second – graders use a portable classroom building installed in 1968.

Sausalito Marin City School District middle school students use a building designed as an elementary school. Their school building does not include the state-mandated elements of a middle school such as science labs, performance space and athletic facilities.

Since 1930, Sausalito Marin City School District has not held a school bond election.

The Sausalito Marin City School District has sought and obtained federal and state grants for eligible construction projects when possible.

Obtaining further state matching funds for eligible school modernization requires local matching funds.

BOND AUTHORIZATION

By approval of this proposition by at least 55% of the registered voters voting on the proposition, the Sausalito Marin City School District shall be authorized to issue and sell bonds of up to \$15,900,000 in aggregate principal amount to provide financing for the specific school facilities projects listed in the Bond Project List attached hereto as Exhibit A, and in order to qualify to receive State matching grant funds, subject to all of the accountability safeguards specified below.

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.

ACCOUNTABILITY SAFEGUARDS

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

Evaluation of Needs. The Board of Trustees has prepared an updated facilities plan in order to evaluate and address all of the facilities needs of the Sausalito Marin City School District at each campus and facility, and to determine which projects to finance from a local bond at this time. The Board of Trustees hereby certifies that it has evaluated safety, class size reduction and information technology needs in developing the Bond Project List contained in Exhibit A.

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

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

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

Special Bond Proceeds Account; Annual Report to Board. Upon approval of this proposition and the sale of any bonds approved, the Board of Trustees shall take actions necessary to establish an account in which proceeds of the sale of bonds will be deposited. As long as any proceeds of the bonds remain unexpended, the Business Manager of the District shall cause a report to be filed with the Board no later than December 31 of each year, commencing December 31, 2005, stating (1) the amount of bond proceeds received and expended in that year, and (2) the status of any project funded or to be funded from bond proceeds. The report may relate to the calendar year, fiscal year, or other appropriate annual period as the Superintendent shall determine, and may be incorporated into the annual budget, audit, or other appropriate routine report to the Board.

BOND PROJECT LIST

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

The Bond Project List, which is an integral part of this proposition, lists the specific projects the Sausalito Marin City School District proposes to finance with proceeds of the bonds. Listed construction projects, repairs, rehabilitation projects and upgrades will be completed as needed at a particular school site according to Board-established priorities. Each project is assumed to include its share of costs of the election and bond issuance, architectural, engineering, inspection and similar planning costs, construction management, and a customary contingency for unforeseen design and construction costs. The final cost of each project will be determined as plans are finalized, construction bids are awarded, and projects are completed. In addition, certain construction funds expected from non-bond sources, including State grant funds for eligible projects, have not yet been secured. Therefore, the Board of Trustees cannot currently determine the amount of bond proceeds to be spent on each project, or guarantee that the bonds will provide sufficient funds to allow completion of all listed projects.



(Full Text of Measure I Continued)

Some projects may be subject to further government approvals, including by State officials and boards and local environmental approval. Inclusion of a project on the Bond Project List is not a guarantee that the project will be completed.

FURTHER SPECIFICATIONS

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

Other Terms of the Bonds. When sold, the bonds shall bear interest at an annual rate not exceeding the statutory maximum, and that interest will 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 25 years from the date borne by that bond.

EXHIBIT A

SAUSALITO MARIN CITY SCHOOL DISTRICT

BOND PROJECT LIST

Construct, furnish and equip a new middle school designed to serve a capacity of up to 180 students in grades six through eight at the site of the existing Martin Luther King, Jr. Academy, which may incorporate elements of the existing school buildings and necessary rehabilitation of such buildings, to include the following features:

- Life science laboratory to enable students to carry out experiments and project-based learning;
- Library and technology learning center;
- Classrooms for instruction in core curriculum: English, Social Studies and Math;
- Choral, dance and instrumental music rooms and recording studios;
- Enrichment Learning Center;
- Speech, language and psychology support space;
- Administrative offices, nurse's office and school reception;
- Parking and drop-off area;
- Maintenance, operations, janitorial workspaces and storage including space for emergency preparedness;
- Multipurpose room to include equipment and space for physical fitness and nutrition instruction, showers and lockers, kitchen, cafeteria, and storage;
- Auditorium to include equipment and space for student performances, school assemblies, and instructional planning space, including fully equipped stage and dress areas;
- Outdoor track and athletic field, hard court area and playground area; and
- Demolition and disposal of old buildings as applicable for new construction.

Replace existing kindergarten and first grade building at Bayside Elementary School campus on Nevada Street in Sausalito, designed to serve a capacity of up to 100 students, including:

- Multiple use space for student services support and special needs, including space for individual and small group activities, work and planning areas for volunteers and teachers;
- Classrooms;
- Space for students to participate in assemblies, student presentations and activities;
- Restrooms for girls, boys and faculty;
- Secured outdoor playground area;
- Administrative offices;
- Provide furniture and equipment; and
- Demolition and disposal of old building as applicable for new construction.

Upgrade existing facilities at Bayside Elementary School and Willow Creek Academy on Nevada Street in Sausalito, to address educational needs, life safety issues and Americans with Disabilities Act compliance:

- Community parking and drop-off zones, and improve school bus access;
- Improvements to meet requirements of the Americans with Disabilities Act and related State or local laws;
- Improvements to meet requirements of fire, safety and building codes;
- Telephone, internet and advanced communications systems, including equipment and related infrastructure;
- State-required or approved Modernization, as needed, including electrical, plumbing, interior and exterior lighting, heating, and ventilation systems; windows, window coverings and energy saving devices, walls and wall coverings, floors and floor coverings, ceilings, and cabinets;
- Resurface, repair, or replace existing outdoor playfields and play areas; and
- Replace and upgrade all restroom facilities.

ADDITIONAL WORK
(as required in connection with
New Construction or Major Renovations)

- Relocation or removal of existing relocatable classrooms as necessary to allow for new construction.
- Site work and landscaping.
- Address unforeseen safety and structural conditions revealed by modernization work (e.g., dryrot, seismic or structural weakness, etc.)
- Rental or construction of temporary classrooms (including relocatables) as needed to house students displaced during construction.



(Full Text of Measure I Continued)

- Acquisition of any of the facilities on the Bond Project List through temporary lease or lease-purchase arrangements, or execute purchase option under a lease for any of these authorized facilities.
- Furnishing and equipping — replace worn/broken/out-of-date furniture and equipment.
- Provide/Purchase new school furniture and equipment, including computer and science equipment.

**EXHIBIT B
TAX RATE STATEMENT
MEASURE I**

An election will be held in the Sausalito Marin City School District (the "District") on November 2, 2004, to authorize the sale of up to \$15,900,000 in bonds of the District to finance school facilities as described in the proposition. If the bonds are approved, the District expects to sell the bonds in two series. Principal and interest on the bonds will be payable from the proceeds of tax levies made upon the taxable property in the District. The following information is provided in compliance with Section 9400-9404 of the Elections Code of the State of California.

1. The best estimate of the tax rate which would be required to be levied to fund this bond issue during the first fiscal year after the sale of the first series of bonds, based on estimated assessed valuations at the time of filing of this statement, is three cents per \$100 (\$29.80 per \$100,000) of assessed valuation in fiscal year 2005-06.
2. The best estimate of the tax rate which would be required to be levied to fund this bond issue during the first fiscal year after the sale of the last series of bonds, based on estimated assessed valuations at the time of filing of this statement, is three cents per \$100 (\$29.90 per \$100,000) of assessed valuation in fiscal year 2007-08.
3. The best estimate of the highest tax rate which would be required to be levied to fund this bond issue, based on estimated assessed valuations at the time of filing of this statement, is three cents per \$100 (\$30.00 per \$100,000) of assessed valuation in fiscal year 2019-20.

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

Attention of all voters is directed to the fact that the foregoing information is based upon the District's projections and estimates only, which are not binding upon the District. The actual tax rates and the years in which they will apply may vary from those presently estimated, due to variations from these estimates in the timing of bond sales, the amount of bonds sold and market interest rates at the time of each sale, and actual assessed valuations over the term of repayment of the bonds. 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, including the legal limitations on bonds approved by a 55% vote. The actual interest rates at which the bonds will be sold will depend on the bond market at the time of each sale. Actual future assessed valuation will depend upon the amount and value of taxable property within the District as determined by the County Assessor in the annual assessment and the equalization process.

Dated: July 29, 2004.

s/ Rose Marie Roberson, Ed.D., Superintendent
Sausalito Marin City School District

STATE MATCHING FUNDS

California Education Code Section 15122.5 requires the following statement to be included in this sample ballot:

Approval of this bond measure does not guarantee that the proposed projects in the Sausalito Marin City School District that are the subject of bonds under this measure will be funded beyond the local revenues generated by this bond measure. The school district's proposal for certain of the projects may assume the receipt of matching state funds, which are subject to appropriation by the Legislature or approval of a statewide bond measure.

**IMPARTIAL ANALYSIS BY COUNTY COUNSEL
MEASURE I**

If this Measure is approved by a fifty-five percent (55%) vote, pursuant to the Article XIII A (1)(b)(3) of the California Constitution, the Sausalito Marin City School District will be authorized to incur bonded indebtedness of Fifteen Million Nine Hundred Thousand Dollars (\$15,900,000) with an interest rate not-to-exceed the limit set by law. The proceeds of the proposed bonds must be used for the purposes set forth in the Measure and for no other purposes, and will be subject to oversight by a citizens' oversight committee and annual independent audits to assure that the funds are spent only for the school facilities projects listed in the Measure.

Dated: August 17, 2004

PATRICK K. FAULKNER
County Counsel

MEASURE I CONTINUED ON NEXT PAGE



ARGUMENT IN FAVOR OF MEASURE I

Five years ago, recognizing the loss that we suffered when our children were not properly educated within our own community; our district embarked on a journey to revitalize our public schools.

Test scores during this five-year period have climbed from the 300s to nearly 700. Clearly tremendous progress has been made. In fact, last year, Bayside Elementary was recognized as one of two "most improved schools in California."

Today, our goal is scores of 900. We call it "Vision 900," a program that will take our schools from better to best.

To achieve excellence, however, we need to improve our schools' facilities.

Did you know that our grades K-2 have been housed in portable buildings that have been used since 1968?

Did you know that our middle school is a converted elementary school that does not include many state-mandated elements, such as science labs, performance space and athletic facilities found in every other middle school in Marin County?

Did you know that the Sausalito Marin City School District is the only district in the county not to have benefited from a bond measure in the modern era?

Did you know that our district has not placed a school bond measure on the ballot since 1930?

Despite raising nearly \$500,000 to paint, and replace siding and heating units, the job of rehabilitating aging and inadequate facilities still needs to be done. After careful consideration, your school board has voted unanimously to place Measure I on the ballot to secure the necessary funding to replace portables, build a new middle school and update existing facilities.

We can, and we must, have public schools in our community that reflect our values. Our children deserve nothing less. Join us in support of Measure I.

Together we will make our schools the best in Marin.

s/ George T. Stratigos, President
Sausalito Marin City School District Board

s/ Dr. Shirley A. Thornton, Vice-President
Sausalito Marin City School District Board

s/ Diana L. Turner, Clerk
Sausalito Marin City School District Board

s/ Thomas H. Clark, Trustee
Sausalito Marin City School District Board

s/ Mark S. Trotter, Trustee
Sausalito Marin City School District Board

NO ARGUMENT AGAINST THIS MEASURE

WAS SUBMITTED

END OF MEASURE I

