

**MEASURE SUBMITTED TO THE VOTERS**

**SCHOOL**

**TAMALPAIS UNION HIGH SCHOOL DISTRICT  
HIGH SCHOOLS MODERNIZATION AND  
COMPLETION BOND OF 2006  
MEASURE A**

**A** To provide funding to complete a District-wide facility modernization program, including technology upgrades and classroom renovation and reconstruction, and bring all facilities up to District standards, shall the Tamalpais Union High School District be authorized to issue \$79.92 million in bonds at interest rates within the legal limit to improve school sites as specified in the District's Bond Project List, and establish a Citizens' Oversight Committee to monitor all expenditures?

**TAMALPAIS UNION HIGH SCHOOL DISTRICT  
FULL TEXT OF MEASURE A**

**HIGH SCHOOLS MODERNIZATION AND COMPLETION BOND OF 2006**

This Proposition may be known and referred to as the "High Schools Modernization and Completion Bond of 2006" or as "Measure A".

**FINDINGS**

In March of 2001, voters authorized the Tamalpais Union High School District to issue \$121,000,000 of bonds to renovate and modernize all schools in the Tamalpais Union High School District.

The Tamalpais Union High School District has issued the full amount of authorized bonds for the renovation and modernization projects identified and approved by voters at the time of the 2001 election.

The original bonds were not sufficient to complete all the high school renovation and modernization projects identified and approved at the time of the 2001 election due to unforeseen conditions of the school facilities and significant increases in construction costs since the 2001 election; and

This bond measure is needed to complete the renovation and modernization program at all high schools, to bring all facilities up to District standards, and to comply with evolving state and federal standards.

**BOND AUTHORIZATION**

By approval of this proposition by at least 55% of the registered voters voting on the proposition, the Tamalpais Union High School District shall be authorized to issue and sell bonds of up to \$79,920,000 in aggregate principal amount to provide financing for the specific school facilities projects listed in the Bond Project List attached hereto as Exhibit A, 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 Tamalpais Union High School District's voters and taxpayers may be assured that their money will be spent wisely to address specific facilities needs of the Tamalpais Union High 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 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 not later than 60 days after 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 Superintendent of the District shall cause a report to be filed with the Board no later than December 31 of each year, commencing December 31, 2006, 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 of the District 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 this ballot proposition, and shall be reproduced in any official document required to contain the full statement of the bond proposition.

The Bond Project List describes the specific projects the Tamalpais Union High 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 (whether performed by the District or by third parties), annual financial and performance audits, a customary contingency for unforeseen design and construction costs, and other costs incidental to and necessary for completion of the listed projects. The final cost of each project will be determined as plans are finalized, construction bids are awarded, and projects are completed. Certain construction funds expected from non-bond sources have not yet been secured. Until all project costs and funding sources are known, the Board of Trustees cannot determine the amount of bond proceeds available to be spent on each project, nor guarantee that the bonds will provide sufficient funds to allow completion of all listed projects. Some projects may be subject to further government approvals by State officials and boards, and to local environmental review. For these reasons, inclusion of a project on the Bond Project List is not a guarantee that the project will be completed.

**MEASURE A CONTINUED ON NEXT PAGE**



**FURTHER SPECIFICATIONS**

**Specific 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 shall constitute the specific purposes of the bonds, and proceeds of the bonds shall be spent only for such purposes, pursuant to Government Code Section 53410.

**Reimbursement for Project Costs.** A portion of the proceeds of the bonds in an amount not to exceed \$1,000,000 shall be applied to reimburse the District for expenditures made on or after January 1, 2006 and prior to the date of the election for the capital costs of modular buildings and preliminary expenditures directly related to the Bond Project List contained in Exhibit A.

**Other Terms of the Bonds.** When sold, the bonds shall bear interest at an annual rate not exceeding the statutory maximum, and 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**

**TAMALPAIS UNION HIGH SCHOOL DISTRICT**

**BOND PROJECT LIST**

**Tamalpais High School**

700 Miller Avenue, Mill Valley  
Built in 1908

**Building Systems & Safety Improvements:**

- Upgrades required for compliance with Americans with Disabilities Act and similar state laws
- Upgrade heating system
- Acquire and install new telephone communication system
- Upgrade computer networks to provide wireless connectivity
- Repair or replace school building roofs
- Upgrade campus water and wastewater systems
- Acquire and install photovoltaic solar energy systems to create supplemental electric generation; provided that the Board of Trustees shall seek other sources of funding in addition to bond proceeds for this project

**Renovation & New Construction:**

- Complete classroom renovations, including doors, windows, lights and floors, etc., as needed to bring classrooms up to District standards
- Upgrade one classroom to support distance learning
- Replace the Keyser Building
- Upgrade existing swimming pool or construct new swimming pool facility and remove existing pool
- Acquire and install passive solar energy system for heating swimming pool
- Provide access to front entrance of Wood Hall in compliance with the Americans with Disabilities Act
- Repair or replace field house
- Replace weight room
- Construct new or upgrade existing basketball and tennis courts
- Construct announcer booth at football field
- Acquire and construct, or repair, storage facilities on campus

**Exterior & Grounds Improvements:**

- Upgrade exterior lighting systems
- Install, repair or replace irrigation and drainage systems
- Landscaping
- Restore or resurface parking lots and upgrade, add or replace campus entrances

**Sir Francis Drake High School**  
1327 Sir Francis Drake Boulevard, San Anselmo  
Built in 1951

**Building Systems & Safety Improvements:**

- Upgrades required for compliance with Americans with Disabilities Act and similar state laws
- Upgrade heating system
- Acquire and install new telephone communication system
- Upgrade computer networks to provide wireless connectivity
- Repair or replace school building roofs
- Upgrade campus water and wastewater systems
- Acquire and install photovoltaic solar energy systems to create supplemental electric generation; provided that the Board of Trustees shall seek other sources of funding in addition to bond proceeds for this project

**Renovation & New Construction:**

- Complete classroom renovations, including doors, windows, lights and floors, etc., as needed to bring classrooms up to District standards
- Upgrade one classroom to support distance learning
- Upgrade existing swimming pool or construct new swimming pool facility and remove existing pool
- Acquire and install passive solar energy system for heating swimming pool
- Repair or replace gymnasium floor and bleachers
- Repair or replace portable buildings with new portable or modular buildings, or new construction of permanent buildings
- Construct announcer booth at football field
- Acquire and construct, or repair, storage facilities on campus

**Exterior & Grounds Improvements:**

- Upgrade exterior lighting systems
- Install, repair or replace irrigation and drainage systems
- Landscaping
- Upgrade or repair baseball field
- Upgrade or repair Red Hill Field, including joint-use improvements
- Repair or replace basketball and tennis courts, including relocation if necessary
- Repair or resurface Main and Saunders parking lots

**Redwood High School**  
395 Doherty Drive, Larkspur  
Built in 1958

**Building Systems & Safety Improvements:**

- Upgrades required for compliance with Americans with Disabilities Act and similar state laws
- Upgrade heating system
- Acquire and install new telephone communication system
- Upgrade computer networks to provide wireless connectivity
- Repair or replace school building roofs
- Upgrade campus water and wastewater systems
- Upgrade gymnasium electrical system
- Acquire and install photovoltaic solar energy systems to create supplemental electric generation; provided that the Board of Trustees shall seek other sources of funding in addition to bond proceeds for this project



(Full Text of Measure A Continued)

**Redwood High School (cont'd)**

395 Doherty Drive, Larkspur  
Built in 1958

**Renovation & New Construction:**

- Complete classroom renovations, including doors, windows, lights and floors, etc., as needed to bring classrooms up to District standards
- Upgrade one classroom to support distance learning
- Repair or replace lockers, including for gymnasium
- Upgrade existing swimming pool or construct new swimming pool facility and remove existing pool
- Acquire and install passive solar energy system for heating swimming pool
- Renovate gymnasium to add additional courts
- Construct announcer booth at football field

**Exterior & Grounds Improvements:**

- Upgrade exterior lighting systems
- Construct new basketball and tennis courts and repair or replace existing basketball and tennis courts
- Install, repair or replace irrigation and drainage systems
- Landscaping
- Repair or resurface fire road
- Repair or resurface west parking lot and District-owned portion of Williams Avenue, and upgrade, add or replace campus entrances

**San Andreas High School**

599 William Avenue, Larkspur  
Built in 1993

**Building Systems & Safety Improvements:**

- Upgrades required for compliance with Americans with Disabilities Act and similar state laws
- Upgrade heating system
- Acquire and install new telephone communication system
- Upgrade computer networks to provide wireless connectivity
- Repair or replace school building roofs
- Upgrade campus water and wastewater systems
- Acquire and install photovoltaic solar energy systems to create supplemental electric generation; provided that the Board of Trustees shall seek other sources of funding in addition to bond proceeds for this project

**Renovation & New Construction:**

- Complete classroom renovations, including doors, windows, lights and floors, etc., as needed to bring classrooms up to District standards
- Construct new classroom

**Exterior & Grounds Improvements:**

- Upgrade exterior lighting systems
- Install, repair or replace plant area irrigation and drainage systems
- Landscaping
- Repair or replace walkways

**Tamiscal Independent Study High School**

305 Doherty Drive, Larkspur  
Built in 1993

**Building Systems & Safety Improvements:**

- Acquire and install new telephone communication system
- Upgrade computer networks to provide wireless connectivity
- Acquire and install photovoltaic solar energy systems to create supplemental electric generation; provided that the Board of Trustees shall seek other sources of funding in addition to bond proceeds for this project

**Renovation & New Construction:**

- Acquire and construct, or repair, storage facilities on campus

**Exterior & Grounds Improvements:**

- Upgrade exterior lighting systems
- Install, repair or replace plant area irrigation and drainage systems
- Landscaping

**The Carlisle Building (the "Old District Office") and the Corporation Yard**

395 Doherty Drive, Larkspur

**Building Systems & Safety Improvements:**

- Upgrades required for compliance with Americans with Disabilities Act and similar state laws
- Upgrade heating system
- Acquire and install new telephone communication system
- Upgrade computer networks to provide wireless connectivity
- Upgrade water and wastewater systems
- Acquire and install photovoltaic solar energy systems to create supplemental electric generation; provided that the Board of Trustees shall seek other sources of funding in addition to bond proceeds for this project

**Renovation & New Construction:**

- Upgrade existing restroom facilities to meet American with Disabilities Act
- Construct new multipurpose classroom (approximately 1600 sq. ft.), including restroom facilities
- Repair, renovate or convert existing modernization program offices to other District uses
- Acquire, construct or repair storage facilities

**ALL SCHOOL SITES**

at which Renovation, Major Repairs  
and/or New Construction to be Completed

Remove hazardous materials, e.g., asbestos, lead, etc., where necessary

Address unforeseen conditions revealed by construction/modernization (e.g., plumbing or gas line breaks, dryrot, seismic, structural, etc.)

Other improvements required to comply with existing building codes, including the Field Act

Furnishing and equipping

– of newly constructed classrooms and facilities

– replace worn/broken/out of date furniture and equipment, as needed

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**ALL SCHOOL SITES (cont'd)**  
at which Renovation, Major Repairs  
and/or New Construction to be Completed

Necessary site preparation/restoration in connection with new construction, renovation or remodeling, or installation or removal of relocatable classrooms, including ingress and egress, removing, replacing, or installing irrigation and drainage, utility lines, trees and landscaping, relocating fire access roads, and acquiring any necessary easements, licenses, or rights of way to the property

Rental or construction of storage facilities and temporary classrooms (including relocatables) as needed to house materials and students displaced during construction

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

**TAX RATE STATEMENT  
MEASURE A**

An election will be held in the Tamalpais Union High School District (the "District") on June 6, 2006, to authorize the sale of up to \$79,920,000 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 one 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 Sections 9400-9404 of the Elections Code of the State of California.~~

1. The best estimate of the tax which would be required to be levied to fund this bond issue during the first fiscal year after the sale of the first series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is one and four tenths cents per \$100 (\$14.00 per \$100,000) of assessed valuation in fiscal year 2006-07.

2. The best estimate of the highest tax rate which would be required to be levied to fund this bond issue, based on estimated assessed valuations available at the time of filing of this statement, is one and nine tenths cents per \$100 (\$19.00 per \$100,000) of assessed valuation in fiscal year 2009-10.

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: February 28, 2006.

s/ Bob Ferguson  
Superintendent  
TAMALPAIS UNION HIGH SCHOOL DISTRICT

**IMPARTIAL ANALYSIS BY COUNTY COUNSEL  
MEASURE A**

This measure, if approved by 55% of those voting thereon, would authorize the sale of general obligation bonds of the Tamalpais Union High School District (the "District") in the amount of \$79,920,000.

To provide funding to complete a District-wide facility modernization program, including technology upgrades and classroom renovation and reconstruction, and bring all facilities up to District standards, the Tamalpais Union High School District shall be authorized to issue \$79.92 million in bonds at interest rates within the legal limit to improve school sites as specified in the District's Bond Project List, and establish a Citizen's Oversight Committee to monitor all expenditures.

At the discretion of the Board of Trustees of the District, all or any part of the bonds could be sold. Principal and interest on the bonds would be paid by revenue derived from an annual tax levied upon the taxable property within the District. The Tax Rate Statement of the District, which has been mailed with the sample ballot for this election, presents the District's best estimates of the property tax rates required to be levied to pay debt service on the bonds, as required by Elections Code § 9401.

Dated: March 21, 2006.

s/ Patrick K. Faulkner  
County Counsel

**ARGUMENTS FOR AND AGAINST THIS MEASURE  
BEGIN ON THE NEXT PAGE**

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## ARGUMENT IN FAVOR OF MEASURE A

The Tamalpais Union High School District is committed to maintaining quality education for students. Our community enjoys high property values because our schools consistently perform among the best in the state. Modernized school facilities are vital not only to accommodate our challenging academic programs, but to maximize community use of these public assets.

Measure A will provide the District with funds needed to complete the Facilities Master Plan begun with the 2001 bond. Despite increased costs from unforeseen conditions in 50- to 100-year-old buildings, and a 33% increase in materials costs due to global demand, the 2001 bond work has:

- Remodeled 224 classrooms
- Upgraded water, gas, sewer and electrical utility systems
- Upgraded technology including additional computer labs
- Added four new science classrooms
- Constructed a new Student Center at Drake and a Performing Arts Center at Tam for student and community use
- Addressed asbestos, safety and disability access requirements
- Renovated athletic facilities districtwide for student and community use

Numerous important projects remain to complete the job of modernizing our schools, **as detailed in the ballot measure.**

Sound fiscal planning has kept the projected average annual cost to taxpayers of the original bond 37 % below the cost projected in the 2001 election. The 2001 bond cost was initially estimated at \$32.80 per \$100,000 of assessed value, and is currently estimated at \$20.53 per \$100,000. The projected average annual cost of *the new bond plus the original bond* is \$29.44 per \$100,000. Based on the current districtwide average assessed home value of \$580,000, the typical homeowner will pay an additional \$50 per year.

A Citizens Oversight Committee will assure that bond funds are spent as promised and audited annually.

Measure A is an investment in the quality of education and our community. Please vote **Yes on A** to finish the job!

s/ Ruth Dell, President  
TUHSD Board of Trustees

s/ Hal Brown  
Marin County Board of Supervisors

s/ Betsey A. Cutler, Former Mayor of Mill Valley  
TUHSD Bond Fiscal Oversight Committee

s/ Grace A. Hughes, Chairman of the Board  
Marin Airporter

s/ David A. Nash, Science Teacher  
Redwood High School

## REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE A

Tamalpais Union Schools already have excellent classrooms - this bond is really about money for an expensive renovation of one building - Keyser hall at Tam. This follows a \$2-3 million overrun on another Tam building, and a \$5.2 million overrun on construction management, disregarding many others.

What "unforeseen conditions" were in the 50-100 year-old buildings? Bad wiring? Bad plumbing? Dry Rot?? That's why they should have torn down such relics, built one new building instead of 5-6 fix-ups.

Read what the new bond could be used for ... anything or nothing but Keyser! See the Tam campus project listing, that's where the money is going.

Listen carefully, parents of Drake and Redwood students:

This bond will result in overcrowding at your school. After four years of construction, weary Tam students will transfer en masse, rather than face another two more years of dust and debris.

Redwood and Drake will get some plumbing fixed or "maybe" new roofs, "maybe" a new pool - for this you will be paying back \$160 million for \$79 million today, while still paying off the last \$280 million.

Bond measures usually contain built-in reserves for cost overruns. Asking for yet another two-thirds of the original bond measure is excessive. As the late Senator Everett Dirksen remarked, "A billion here, a billion there ... then we're talking about real money."

Seniors get NO exemption.

Tell the TUHSD to work with its present new campus for a while, then we'll talk. Please vote "NO" on "A."

See [www.marintaxpayers.org](http://www.marintaxpayers.org)

s/ Michael Hartnett, M.D.  
Treasurer, concerned citizens for Accountable Government

s/ Basia Crane

s/ Nancy Okada

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## ARGUMENT AGAINST MEASURE A

Politicians have broken their promise to taxpayers by demanding another \$158 Million (\$79 Million with interest) to finish the job they didn't do with the last \$242 Million (\$121 Million with interest) we gave them 5 years ago.

Worse, they again short change Drake and Redwood for Taj-Mahalizing Tam. Officials squandered much of the money on costly renovations of several "Historic" (read dilapidated) buildings, at the behest of a few vociferous Mill Valley gadflies, when it would have been more cost effective to replace several. As a result, Tam has become the most costly school renovation (per student) in the State, gobbling up almost half of the first bond at the expense of Drake and Redwood.

The real reason for this bond is: a \$22+ Million building at Tam, because they ran out of money.

The better solution: construct several high quality modular buildings (NOT portables) in the back of campus and that would resolve Tam's needs, at a cost of about \$1 Million.

To dupe Drake and Redwood users (get their votes), the Board concocted projects for Drake and Redwood which may never be built. Read the bond: "List (of projects) is not a guarantee that project will be completed." The only certainty is a new \$22+ Million building for Tam because the Board already put in \$2 Million "soft costs" to design it, despite lacking the money for construction.

When all the money is spent on bricks and mortar, there will be nothing for teachers. Students will endure another two years of construction misery.

We are mortgaging our children's future, not securing it. They don't need a historically significant building; they need teachers.

When there is no money left, individuals stop spending on non-necessities — unlike politicians.

Seniors get no exemption.

Please vote NO.

s/ Michael Hartnett, MD, Treasurer  
Concerned Citizens for Accountable Government

s/ Basia Crane, Secretary MUTA  
Kentfield Resident

s/ Nancy Okada, Mother  
San Anselmo Resident

## REBUTTAL TO ARGUMENT AGAINST MEASURE A

In 2001 the Tamalpais Union High School District made a promise to taxpayers to bring aging school facilities at Drake, Redwood, Tam, San Andreas and Tamiscal up to the modern standards our community expects and our children deserve. The remaining projects identified in Measure A for all schools will fulfill that promise and complete the work begun in 2001— at a *lower total cost* to taxpayers than projected in 2001.

The 2006 Measure A project list was developed by the District's facilities management team, with input from teachers, students, parents and community members. All agree the projects at all five high schools are essential — and to delay the work will only make it more expensive in the future.

It is simply incorrect to claim that it would have been more cost-effective to tear down several buildings at Tam High School, relocate students, and rebuild.

Keyser Hall at Tam High, which housed eighteen classrooms, *does* require tearing down and rebuilding. Keyser is now closed due to newly discovered mold that poses serious health risks - resulting from major structural and drainage problems. Putting millions into modular buildings on the Tam parking lot is not a responsible option.

While senior homeowners cannot legally be exempted from bonds, all homeowners benefit through higher property values from high-quality schools.

The Tamalpais Union High School District is entrusted with two of our community's most valuable assets: its children and its school facilities. **Please vote YES on A** to help us finish the job started in 2001 and complete the modernization of our high schools.

s/ John Wright  
TUHSD Board of Trustees

s/ Dick Johnson  
Chairman, TUHSD Fiscal Oversight Committee

s/ Anthony Koblenz  
Community Representative to the District Oversight Committee

s/ John Leonard  
Former Mayor of Mill Valley

s/ Nora Barr  
Student Representative to the TUHSD Board of Trustees and  
the Redwood Modernization Site Committee

END OF MEASURE A

