

## **EXHIBIT A**

### **FULL TEXT OF BOND PROPOSITION**

#### **DIXON UNIFIED SCHOOL DISTRICT CLASSROOM REPAIR, RENOVATION AND SAFETY MEASURE**

This Proposition may be known and referred to as the “Dixon Unified School District Classroom Repair, Renovation and 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 registered voters voting on the proposition, the Dixon Unified School District (the “District”) shall be authorized to issue and sell bonds of up to \$30,400,000 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”), 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 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 (the “Education Code”).

**Evaluation of Needs.** The Board of Education of the District (the “Board”) has prepared a facilities needs assessment in order to evaluate and address all of the facilities needs of the District at each campus and facility, and to determine which projects to finance from a local bond at this time. 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.

**Independent Citizens’ Oversight Committee.** The Board shall establish an independent citizens’ oversight committee (pursuant to Education Code Section 15278 and following), to ensure bond proceeds are expended only for the school facilities projects listed in the Bond Project List. The committee shall be

established within 60 days of the date when the results of the election appear in the minutes of the Board. In accordance with Section 15282 of the 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.** The Board shall conduct an annual, independent performance audit to ensure that the bond proceeds 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 Education Code.

**Annual Financial Audits.** The Board 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 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 Education Code.

**Special Bond Proceeds Account; Annual Report to Board.** 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 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 January 1 of each year, commencing January 1, 2018, stating (a) the amount of bond proceeds received and expended in that year, and (b) 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.

**Other Accountability Safeguards.** To the extent doing so is not prohibited by law (including the doctrines of legislative entrenchment and the single subject rule), (i) the District shall continue to contribute the legally required amount to its routine restricted maintenance account from non-bond proceeds, currently 3 percent of general fund expenditures, and (ii) the District shall

structure the bonds to mature in compliance with Section 147(b) of the Internal Revenue Code (or any successor thereto).

### **FURTHER SPECIFICATIONS**

**Joint-Use Projects.** The District may enter into agreements with other public agencies or nonprofit organizations for joint use of school facilities financed with the proceeds of the bonds in accordance with Education Code Section 17077.42 (or any successor provision). The District may seek State grant funds for eligible joint-use projects as permitted by law, and this proposition hereby specifies and acknowledges that bond funds will or may be used to fund all or a portion of the local share for any eligible joint-use projects identified in the Bond Project List or as otherwise permitted by California State regulations, as the Board shall determine.

**Single Purpose.** 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 all the enumerated purposes shall constitute the specific single purpose of the bonds, and proceeds of the bonds shall be spent only for such purpose, pursuant to California 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 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.

### **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 the 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 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. Any authorized repairs shall be capital expenditures. The Bond Project List does not authorize non-capital expenditures. 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 and 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 contracts are awarded and projects are completed. In addition, certain construction funds expected from non-bond sources, including State of California

grant funds for eligible projects, have not yet been secured. Therefore, the Board cannot guarantee that the bonds will provide sufficient funds to allow completion of all listed projects. Alternatively, if the District obtains unexpected funds from non-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 of the bonds under this proposition are as follows:

<b>CLASSROOM REPAIR, RENOVATION AND SAFETY PROJECTS</b>
<b>Repair, Renovate and Reopen Old Dixon High School as a Grade 6-8 Middle School</b>
(The final cost of this project will be determined as plans are finalized, construction contracts are awarded and the project is completed. For informational purposes only, the District’s best estimate of the cost of this project is approximately \$15,200,000, including the project’s share of soft costs. The inclusion of this information is not a limitation on the amount of bond proceeds the District may allocate to this project.)
<b>The following projects are authorized to be financed at the Old Dixon High School:</b>
<ul style="list-style-type: none"> <li>• Construct and equip new classrooms, classroom buildings, laboratories, school support facilities, music, theater, art facilities, libraries, restrooms, building connections, and operations and maintenance facilities.</li> <li>• Modernize, upgrade, renovate, rehabilitate, re-configure, expand and equip classrooms, classroom buildings, laboratories, restrooms, common areas and school support facilities, including library, multipurpose room/auditorium, food storage, preparation and service, cafeteria, music, theater, and other arts, career and technical education, operations and maintenance, and office, staff and administrative support facilities, whether permanent, portable or modular, including interior and exterior (as applicable) doors, windows, door and window hardware, roofs, rain gutters and downspouts, walls, ceilings and floors and finishes, paint, siding, insulation, casework, cabinets, secured storage, carpets, drapes, window coverings, infrastructure, lighting, sinks, drinking fountains, fixtures, signage, fencing, landscaping, driveways, parking lots, common areas, playfields, furniture and equipment.</li> <li>• Renovate, restore, re-configure and/or modernize portable buildings or replace such buildings with permanent, portable or modular buildings.</li> <li>• Construct, renovate, restore, re-configure and/or modernize multi-purpose/performing art centers.</li> <li>• Furnish and equip classrooms and other school facilities, including, but not limited to, desks, chairs and classroom furniture, science and lab equipment, school-site maintenance equipment, copy machines, “cubicle” partitions, chairs, storage units and school office equipment.</li> <li>• Improve, correct, restore or renovate grounds, buildings and structures or portions</li> </ul>

thereof to eliminate or mitigate health and safety risks to students, faculty, staff, parents and the public or comply with local, state and federal building, health, safety, access and other related requirements, including seismic safety requirements, Field Act requirements and access requirements of the Americans with Disabilities Act (ADA).

- Inspect buildings and other structures and renovate, replace and/or improve such structures to eliminate/mitigate any structural deficiencies or dry rot, termite, mold or similar damage or hazards.
- Acquire and install exterior lighting, fire detection and suppression, security, emergency, clock, bell, data, voice and audio-visual communication (including telephone and public address) systems, networks, fixtures, equipment and controls.
- Acquire and install campus signage.
- Construct, improve, replace, renovate and rehabilitate walkways, covered walkways, breezeways and sidewalks.
- Landscape and improve irrigation and drainage of grounds.
- Expand or construct new storage and maintenance buildings and/or facilities.
- Install, improve, replace or upgrade exterior campus fencing.
- Resurface, refurbish, renovate and paint building exteriors as needed.
- Construct, modernize, improve, renovate, replace, reconfigure, convert, and equip quads, courtyards and other outdoor areas, including installation or improvement of seating, tables and outdoor gathering amenities.
- Renovate, repair, resurface, upgrade, expand, construct and/or install and improve paved and other hard surfaces, benches, walls, gates, fencing, play areas, quads, courtyards, outside instructional areas, playfields, and running tracks, including physical education fields and related facilities, and acquire, improve, replace and/or upgrade physical education and outdoor area equipment and fixtures.
- Acquire, install, and/or upgrade energy-saving systems, improvements and equipment, including water heating systems, natural light improvements, upgraded insulation and roofing, efficient lighting, windows and window coverings, shade structures, energy management and conservation systems, and other passive technologies, and structures to support such systems, improvements and equipment and related infrastructure. Energy-saving systems include existing systems as well as systems developed in the future.
- Construct, improve, replace, renovate and rehabilitate internet or other network access systems, and telephone, radio, fire alarm, public address, intrusion alarm and surveillance and other security systems.
- Renovate, replace, upgrade, acquire, install and/or integrate major site/building/utility systems, equipment and related infrastructure and housing, including lighting, plumbing, electrical (including wiring and related infrastructure for modern technology), heating, refrigeration, cooling and ventilation, water, sewer, gas, irrigation, drainage, and energy efficiency/management monitoring systems, networks, fixtures, equipment and controls.

All or portions of these projects may be used as joint-use projects within the meaning of Section 17077.42(c) of the Education Code (or any successor provision).

## **Repair/Renovate Anderson Elementary School**

(The final cost of this project will be determined as plans are finalized, construction contracts are awarded and the project is completed. For informational purposes only, the District's best estimate of the cost of this project is approximately \$12,100,000, including the project's share of soft costs. The inclusion of this information is not a limitation on the amount of bond proceeds the District may allocate to this project.)

### **The following projects are authorized to be financed at Anderson Elementary School:**

- Construct and equip new classrooms, classroom buildings, laboratories, school support facilities, music, theater, arts facilities, libraries, restrooms, building connections, and operations and maintenance facilities.
- Modernize, upgrade, renovate, rehabilitate, re-configure, expand and equip classrooms, classroom buildings, laboratories, restrooms, common areas and school support facilities, including library, multipurpose room/auditorium, food storage, preparation and service, cafeteria, music, theater, art, preschool, operations and maintenance, and office, staff and administrative support facilities, whether permanent, portable or modular, including interior and exterior (as applicable) doors, windows, door and window hardware, roofs, rain gutters and downspouts, walls, ceilings and floors and finishes, paint, siding, insulation, casework, cabinets, secured storage, carpets, drapes, window coverings, infrastructure, lighting, sinks, drinking fountains, fixtures, signage, fencing, landscaping, driveways, parking lots, common areas, playfields, furniture and equipment.
- Renovate, restore, re-configure and/or modernize portable buildings or replace such buildings with permanent, portable or modular buildings.
- Construct, renovate, restore, re-configure and/or modernize multi-purpose facilities.
- Furnish and equip classrooms and other school facilities, including, but not limited to, desks, chairs and classroom furniture, science and lab equipment, school-site maintenance equipment, copy machines, "cubicle" partitions, chairs, storage units and school office equipment.
- Improve, correct, restore or renovate grounds, buildings and structures or portions thereof to eliminate or mitigate health and safety risks to students, faculty, staff, parents and the public or comply with local, state and federal building, health, safety, access and other related requirements, including seismic safety requirements, Field Act requirements and access requirements of the Americans with Disabilities Act (ADA).
- Inspect buildings and other structures and renovate, replace and/or improve such structures to eliminate/mitigate any structural deficiencies or dry rot, termite, mold or similar damage or hazards.
- Acquire and install exterior lighting, fire detection and suppression, security, emergency, clock, bell, data, voice and audio-visual communication (including telephone and public address) systems, networks, fixtures, equipment and controls.
- Acquire and install campus signage.
- Construct, improve, replace, renovate and rehabilitate walkways, covered walkways, breezeways and sidewalks.

- Landscape and improve irrigation and drainage of grounds.
  - Expand or construct new storage and maintenance buildings and/or facilities.
  - Install, improve, replace or upgrade exterior campus fencing.
  - Resurface, refurbish, renovate and paint building exteriors as needed.
  - Construct, modernize, improve, renovate, replace, reconfigure, convert, and equip quads, courtyards and other outdoor areas, including installation or improvement of seating, tables and outdoor gathering amenities.
  - Renovate, repair, resurface, upgrade, expand, construct and/or install and improve paved and other hard surfaces (including playgrounds), benches, walls, gates, fencing, play areas, quads, courtyards, outside instructional areas, playfields, and running tracks, including physical education fields and related facilities, and acquire, improve, replace and/or upgrade playground, physical education and outdoor area equipment and fixtures.
  - Acquire, install, and/or upgrade energy-saving systems, improvements and equipment, including water heating systems, natural light improvements, upgraded insulation and roofing, efficient lighting, windows and window coverings, shade structures, energy management and conservation systems, and other passive technologies, and structures to support such systems, improvements and equipment and related infrastructure. Energy-saving systems include existing systems as well as systems developed in the future.
  - Construct, improve, replace, renovate and rehabilitate internet or other network access systems, and telephone, radio, fire alarm, public address, intrusion alarm and surveillance and other security systems.
  - Renovate, replace, upgrade, acquire, install and/or integrate major site/building/utility systems, equipment and related infrastructure and housing, including lighting, plumbing, electrical (including wiring and related infrastructure for modern technology), heating, refrigeration, cooling and ventilation, water, sewer, gas, irrigation, drainage, and energy efficiency/management monitoring systems, networks, fixtures, equipment and controls.
- All or portions of these projects may be used as joint-use projects within the meaning of Section 17077.42(c) of the Education Code (or any successor provision).

**Improve Security/Safety and American with Disabilities Act (ADA)  
Compliance at District Schools**

(The final cost of this project will be determined as plans are finalized, construction contracts are awarded and the project is completed. For informational purposes only, the District's best estimate of the cost of this project is approximately \$3,100,000, including the project's share of soft costs. The inclusion of this information is not a limitation on the amount of bond proceeds the District may allocate to this project.)

**The following projects are authorized to be financed at all District school sites and school support facilities:**

- Remove lead, asbestos and other hazardous materials.
- Repair, upgrade, and/or install exterior lighting, fire alarms, emergency communications and related electrical support systems, infrastructure and District support facilities for improved safety and security.

- Repair, upgrade, and/or install campus fencing, exterior lighting, security alarms, security camera and systems, and related exterior improvements needed to increase school safety and security.
- Repair and/or upgrade classrooms, schools and District support facilities to meet current fire, earthquake and other safety codes.
- Repair, upgrade, and/or install sidewalks, walkways, asphalt pavement, parking lots, driveways, and/or playground surfaces/equipment for student safety.
- Repair, upgrade, and/or install new covered areas for safe site pedestrian access and outdoor educational support.
- Repair, upgrade, and/or expand school parking and pick-up/drop-off zones to ensure student safety and alleviate traffic congestion.
- Repair and upgrade food services facilities for health department compliance, better efficiency and adequate capacity.
- Repair and upgrade school and District support facilities as required to comply with existing building codes and state/federal requirements, including access requirements of the Americans with Disabilities Act.

### **Miscellaneous**

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

- Planning, designing and providing temporary housing necessary for listed bond projects, including architectural, engineering, inspection and similar planning and testing costs (including necessary California Environmental Quality Act (CEQA), traffic and other studies needed when constructing or improving school facilities).
- 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.
- Necessary onsite and offsite preparation or restoration in connection with new construction, renovation or remodeling, or installation or removal of relocatable buildings, including demolition of structures; removing, replacing, or installing irrigation, drainage, utility lines (gas, water, sewer, electrical, data and voice, etc.), trees and landscaping; relocating fire access roads; and acquiring any necessary easements, licenses, land or rights of way made necessary by listed bond projects.
- Address other unforeseen conditions revealed by construction, renovation or modernization (including plumbing or gas line breaks, dry rot, seismic and structural deficiencies, etc.).
- Demolition of existing facilities and reconstruction of facilities scheduled for modernization, if the Board of Education of the District determines that such an approach would be more cost-effective in creating more enhanced and operationally efficient campuses.
- Acquire or construct storage facilities and other space on an interim basis, as needed to accommodate construction materials, equipment, and personnel, and interim classrooms (including relocatables) for students and school functions or other storage for classroom materials displaced during construction.
- 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.

- All other costs and work necessary and incidental to the listed bond projects which includes, but not limited to, appraisals, site analyses, risk assessments, and pre-construction studies.