

Date: 8-9 - OKAY

WASHINGTON UNIFIED SCHOOL DISTRICT

MEASURE V

EXHIBIT B

TAX RATE STATEMENT

An election will be held in the Washington Unified School District (the "District") on November 4, 2014, to authorize the sale of up to \$49,800,000 in bonds of the District for the specific school facilities projects listed in the Bond Project List established by the District, as described in the proposition. If the bonds are authorized, the District expects to sell the bonds in one or more 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 3.894 cents per \$100 (\$38.94 per \$100,000) of assessed valuation in fiscal year 2015-16.

2. 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 last series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is 3.9 cents per \$100 (\$39.00 per \$100,000) of assessed valuation in fiscal year 2019-20.

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 available at the time of filing of this statement, is 3.9 cents per \$100 (\$39.00 per \$100,000) of assessed valuation in fiscal years 2019-20, 2027-28, & 2029-30.

4. The best estimate of the average tax rate which would be required to be levied to fund this bond issue during the life of the bonds, based on estimated assessed valuations available at the time of filing of this statement, is 3.897 cents per \$100 (\$38.97 per \$100,000) of assessed valuation.

Voters should note that estimated tax rate is based on the ASSESSED VALUE of taxable property on Yolo 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. 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 Yolo County Assessor in the annual assessment and the equalization process.

Dated: June 27, 2014.

s/ Dayton Gilleland
Superintendent
Washington Unified School District



WASHINGTON UNIFIED SCHOOL DISTRICT

**COUNTY ATTORNEY'S
IMPARTIAL ANALYSIS OF MEASURE V**

The Washington Unified School District has placed Measure V on the ballot.

Upon approval of 55% of the votes cast by voters in an election, California law permits school districts to issue bonds, secured by the levy of ad valorem taxes on property within a district, for the purposes of construction, reconstruction, rehabilitation, or replacement of school facilities, including furnishings and equipping school facilities, or the acquisition or lease of real property for school facilities.

The Board of Education of the Washington Unified School District (District) proposes issuing bonds in the amount of \$49.8 million. Bond proceeds will be used to fund projects included on the Bond Project List set forth in the Measure. Projects include, but are not limited to, the reconstruction, renovation and repair of elementary school classrooms and other school facilities; removal of dry rot/mold; replacement of leaking roofs/windows; classroom accessibility for disabled students; and providing up-to-date classrooms, science/computer labs, career technology education facilities. Bond proceeds shall be used only for the construction, reconstruction, rehabilitation, or replacement of school facilities, including furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities as described on the Bond Project List. The District has certified that it has evaluated and taken into consideration the safety, class size reduction, and information technology needs in developing the Bond Project List.

Approval of this Measure does not guarantee that the proposed project or projects in the District that are the subject of bonds under this Measure will be funded beyond the local revenues generated by the Measure. The District's proposal for the project or projects may assume the receipt of matching state funds, which could be subject to appropriation by the Legislature or approval of a statewide bond measure. Proceeds of the bonds cannot be used for administrators' or teachers' salaries or any other operating expenses. The District would conduct annual performance and financial audits, and appoint an independent citizens' oversight committee to ensure bond proceeds are expended as promised and specified.

The District's best estimate of the tax rate to be levied to fund the proposed bond issue is \$38.94 per \$100,000 of assessed valuation during the first fiscal year after the sale of the first series of bonds and \$39.00 per \$100,000 of assessed valuation during the first fiscal year after the sale of the last series of bonds. The District's best estimate of the highest tax rate that would be required to be levied

to fund the bond issue is \$39.00 per \$100,000 per fiscal year of assessed valuation.

A "yes" vote is a vote to authorize the issuance and sale of bonds in the amount of \$15 million to be secured by the levy of ad valorem taxes on property located within the district.

A "no" vote is a vote not to authorize the issuance and sale of the bonds in the amount of \$15 million to be secured by the levy of ad valorem taxes on property located within the district.

Dated: August 8, 2014.

s/ Philip J. Pogledich, County Counsel

By Hope P. Welton, Senior Deputy

The above statement is an impartial analysis of Measure V. If you desire a copy of the measure, please call the Yolo County Registrar of Voters at (530) 666-8133 and a copy will be mailed at no cost to you.



WASHINGTON UNIFIED SCHOOL DISTRICT

ARGUMENT IN FAVOR OF MEASURE V

Vote YES on Measure V!

Let's make sure West Sacramento school children have the equipment and facilities necessary to be the best students they can be. Vote YES on Measure V to ensure kids are safe in the classrooms we provide for them.

SAFE AND SECURE SCHOOLS

Independent evaluations of West Sacramento schools show the need for modifications to doors, windows, emergency exits, fencing and gates. Measure V helps us keep our kids safe in an emergency.

Many West Sacramento schools are decades old and need significant repairs. Measure V will fund critical improvements to school facilities, including removal of mold and dry rot, fixing of broken windows and leaky roofs, and replacement of aging plumbing, heating and cooling systems.

QUALITY LEARNING ENVIRONMENTS

Measure V will help us modernize classrooms for career technology and vocational training, provide up-to-date science labs and library facilities, and update classroom electrical wiring to support classroom computers and instructional technologies.

Measure V will also help us make sure school buildings are up to current codes and ensure access for disabled students.

STUDENTS READY FOR COLLEGE OR A CAREER

Every student should be ready for college or a career by graduation. Measure V will provide equal access to modern, high-quality educational facilities and bring all schools up to the same standard - protecting the quality of academic instruction in core subjects like math, science, reading, and writing.

Measure V makes West Sacramento schools eligible for state matching funds. All Measure V funds stay local, cannot be used for administration, and cannot be taken away by the state. Annual audits will be reviewed by a local citizens' oversight committee.

Say YES to West Sacramento schools. Please vote YES on Measure V.

- s/ Mark Johannessen, City Councilmember
- s/ Jim Brewer, Bryte-Broderick, Community Leader
- s/ Marty Swingle, Owner, Capital West Realty
- s/ Trish Dietrich, Teacher
- s/ Theresa Garcia, Grandparent

WASHINGTON UNIFIED SCHOOL DISTRICT

ARGUMENT AGAINST MEASURE V

(None Filed)



MEASURE V

EXHIBIT A

WASHINGTON UNIFIED SCHOOL DISTRICT

BOND PROJECT LIST

Bond funds may be spent on the following projects at some or all of the District's sites although there is no guarantee that the bonds will provide sufficient funds to allow completion of all listed projects:

- Install/update/replace/repair fire and life safety systems as required by current codes and/or the Division of the State Architect. These systems could include, but not be limited to: Ansul systems; panic door hardware; fire suppression systems; remove unrated space; upgrade existing spaces for fire safety; kitchen and kitchen equipment upgrades, etc.
- Install/update/replace/repair American Disability Act systems as required by current codes and/or the Division of the State Architect. These systems could include, but not be limited to: accessible ramps to portable classrooms; detectable warning surface on paving edge; install/repair handrails; install/replace signage; install curb ramps; install accessible doors; install/repair accessible restrooms, both student and staff; install/repair accessible drinking fountains; install/repair site asphalt and/or concrete for path of travel, parking and accessibility; field improvements related to restrooms, accessibility and viewing, etc.
- Replace/repair roof and roof drainage systems.
- Remove dry rot and mold.
- Replace/repair/upgrade electrical systems to current standards.
- Replace/repair heating and ventilation systems with new energy efficient systems.
- Replace/repair plumbing systems, including repair/removal/replacement of boiler systems.
- Replace/repair play equipment and upgrade fall protection systems.
- Replace/repair water and sewer systems.
- Replace/repair window systems.
- Replace/repair asphalt paving, including correction of drainage problems. Replace asphalt systems site-wide if necessary.
- Replace/repair technology systems necessary for student learning, efficient operations, security, increased capacity and/or processing speed.
- Update and/or provide technology
- Replace/repair public address, intercom, clock, bell, and telephone and/or VOIP systems.
- Replace/repair security/surveillance systems, add additional systems where needed.
- Update, modernize, and/or provide school facilities such as classrooms, career tech. and vocational training facilities, science and computer labs, gyms, libraries, restrooms, etc.
- Update and/or replace equipment
- Install and/or construct energy management, energy conservation and/or energy generation projects, including but not limited to: photovoltaic, thermal, and/or similar systems.

Prioritization of facilities projects should reflect the following considerations:

- Basic Standards: “Safe, Warm and Dry”
- Safety, Security and Health
- Accessibility
- Code compliance
- Educational Standards: “Equitable and Visionary”
- Technology infrastructure that supports and improves the Instructional Program, Security and Communication
- Career Technical / Vocational Education Facilities
- Investment Standards: “Value”
- Facilities that will be fully utilized
- Return on investment for each bond project should be identified and positive
- Each project should be fiscally feasible and funds to complete the project should be identified and available before work begins
- Increasing Community and Student Pride

* * *

The listed projects will be completed as needed. Each project is assumed to include its share of furniture, equipment, architectural, engineering, and similar planning costs, program management, staff training expenses and a customary contingency, and escalation for unforeseen design and construction costs. In addition to the listed projects stated above, the Project List also includes the acquisition of a variety of instructional, maintenance and operational equipment, including the reduction or retirement of outstanding lease obligations and interim funding incurred to advance fund projects from the Project List, payment of the costs of preparation of all facility planning, facility studies, assessment reviews, facility master plan preparation and updates, environmental studies (including environmental investigation, remediation and monitoring), design and construction documentation, and temporary housing of dislocated District activities caused by bond projects. The upgrading of technology infrastructure includes, but is not limited to, computers, LCD projectors, portable interface devices, servers, switches, routers, modules, sound projection systems, laser printers, digital white boards, document projectors, upgrade voice-over-IP, call manager and network security/firewall, and other miscellaneous equipment and software.

The allocation of bond proceeds may be affected by the District’s receipt of State matching funds and the final costs of each project. In the absence of State matching funds, which the District will pursue to reduce the District’s share of the costs of the projects, the District may not be able to complete some of the projects listed above. The budget for each project, as defined in the Capital Investment Program is an estimation and may be affected by factors beyond the District’s control. The final cost of each project will be determined as plans are finalized, construction bids are awarded and projects are completed. Based on the final costs of each project, certain of the projects described above may be delayed or may not be completed. Demolition of existing facilities and reconstruction of facilities scheduled for repair and upgrade may occur, if the Board determines that such an approach would be more cost-effective in creating enhanced and operationally efficient campuses. Necessary site preparation/restoration and landscaping, may occur in connection with new construction, renovation or remodeling, or installation or removal of relocatable classrooms, including ingress and egress, removing, replacing, or installing irrigation, utility lines, trees and landscaping, redirecting fire access, and acquiring any necessary easements, licenses, or rights of way to the property.

FISCAL ACCOUNTABILITY: IN ACCORDANCE WITH EDUCATION CODE SECTION 15272, THE BOARD OF EDUCATION WILL APPOINT A CITIZENS’ OVERSIGHT COMMITTEE AND CONDUCT ANNUAL INDEPENDENT AUDITS TO ASSURE THAT FUNDS ARE SPENT ONLY ON DISTRICT PROJECTS AND FOR NO OTHER PURPOSE. THE EXPENDITURE OF BOND MONEY ON THESE PROJECTS IS SUBJECT TO STRINGENT FINANCIAL ACCOUNTABILITY REQUIREMENTS. BY LAW, PERFORMANCE AND FINANCIAL AUDITS WILL BE PERFORMED ANNUALLY, AND ALL BOND EXPENDITURES WILL BE MONITORED BY AN INDEPENDENT CITIZENS’ OVERSIGHT COMMITTEE TO ENSURE THAT FUNDS ARE SPENT AS PROMISED AND SPECIFIED. THE CITIZENS’ OVERSIGHT COMMITTEE MUST INCLUDE, AMONG OTHERS, REPRESENTATION OF A BONA FIDE TAXPAYERS ASSOCIATION, A BUSINESS ORGANIZATION AND A SENIOR CITIZENS ORGANIZATION. NO DISTRICT EMPLOYEES OR VENDORS ARE ALLOWED TO SERVE ON THE CITIZENS’ OVERSIGHT COMMITTEE.

NO ADMINISTRATOR SALARIES: PROCEEDS FROM THE SALE OF THE BONDS AUTHORIZED BY THIS PROPOSITION SHALL BE USED ONLY FOR THE ACQUISITION, CONSTRUCTION, RECONSTRUCTION, REHABILITATION, OR REPLACEMENT OF SCHOOL FACILITIES, INCLUDING THE FURNISHING AND EQUIPPING OF SCHOOL FACILITIES, AND NOT FOR ANY OTHER PURPOSE, INCLUDING TEACHER AND SCHOOL ADMINISTRATOR SALARIES AND OTHER OPERATING EXPENSES.

