



MOUNTAIN EMPIRE UNIFIED SCHOOL DISTRICT
\$15 MILLION BOND MEASURE

August 2018 Update

SDCTA Position:

SUPPORT

Rationale for Position:

Mountain Empire Unified School District’s proposed bond measure meets key provisions of SDCTA’s Bond Support Criteria, and the District has demonstrated a clear need for the funds. The application submitted by MEUSD outlines draft budgets and timelines for each of the proposed projects. The descriptions of the projects submitted have been thoroughly vetted, and no reason has been found that would prevent the District from executing the projects.

In July 2018, the SDCTA had taken a position of SUPPORT, with the condition that the District adopted SDCTA-recommended best practices. Since then, the District’s General Counsel has adopted a “No Pay to Play” policy including planned ethics education for District Board members, SDCTA’s Independent Citizens’ Oversight Committee Best Practices, and SDCTA’s School Construction and Professional Services Procurement Best Practices. This analysis reflects the updated position of SUPPORT.

Title: Measure ‘X’

Jurisdiction: Mountain Empire Unified School District

Type: Bond Issue

Vote: 55% Supermajority

Status: On the November 6, 2018 General Election Ballot

Issue: \$15 Million Bond Measure

Description: The issuance of \$15 million of Proposition 39 General Obligation Bonds with an increase in property taxes by a maximum of \$60 per \$100,000 of assessed value to fund school modernization.

Fiscal Impact: The total cost of the bond, including principal and interest, is estimated at \$30,274,822. The District is proposing to raise the tax rate by an estimated \$36.99 per \$100,000 of assessed valuation.

Background

Mountain Empire Unified School District (MEUSD) consists of 7 schools over 660 square miles in southeastern San Diego County. Established in 1923, the District currently serves approximately 1,677 students from pre-Kindergarten through twelfth grade. In addition to its schools, the District has an Alternative Education Program and Transition Program serving students aged 18 to 22 with special needs.



The average age of schools in the district is 49 years; the oldest was built in 1935 and the newest was built in 1990. In 2017, the Board of Education for MEUSD approved a new Long-Range Facilities Master Plan which outlined and prioritized the District's short- and long-term needs, which totaled \$18.4 million. These needs include the replacement of roofs, plumbing, sewer, and electrical systems, improving ADA accessibility and safety, and modernizing classrooms. When including the cost of replacing portables over 25 years of age and completing the construction of one of the District's middle schools, long-term needs at MEUSD total \$40.2 million.

In 2012, the District placed a \$30 million bond measure on the ballot, which SDCTA supported. The measure failed by 1%, and the District has returned to address a shorter list of essential needs with a new bond measure.

Proposal

Later this summer, the Mountain Empire Unified School District Board of Education will vote to place a \$15 million school bond measure on the November 6, 2018 ballot.

The ballot question expected to be put before voters will read as follows:

“To construct, renovate and equip classrooms, science labs, and school facilities that support college and career readiness in math, science, engineering, technology and skilled trades; improve school safety/security; repair deteriorating roofs, plumbing, and electrical systems, shall Mountain Empire Unified School District issue \$15,000,000 in bonds at legal interest rates, with estimated repayment amounts averaging \$840,967.27 annually for approximately 36 years at projected tax rates averaging 3.7 cents per \$100 of assessed value, with annual audits and citizens' oversight?”

The District has submitted its request for support from the San Diego County Taxpayers Association (SDCTA). The request included materials intended to satisfy the 2018 SDCTA Bond Support Criteria. Those materials have been reviewed and an analysis of the results is provided below. A summary table of the analysis can also be found at the end of this report.

Review of SDCTA Bond Support Criteria

Program Description

Despite MEUSD's practice of setting aside funds for continuous maintenance and construction needs, such as \$1.93 million for its Building Fund in fiscal year 2015, more funding is needed to modernize its facilities. The \$15 million bond program proposed by this measure would address the District's needs for its most deteriorated classrooms. In addition to bond revenues, the District intends to apply for state modernization and Career Technical Education Facilities Program funding. Appendix A contains the bond project list as it appears on the ballot.



The District’s Schools include Alternative Education, Camp Lockett Middle School, Campo Elementary School, Clover Flat Elementary School, Descanso Elementary School, Mountain Empire High School, Pine Valley Middle School, and Potrero Elementary School. Projects at each school will be completed in three phases.

Budget, Funding, and Execution Plan

The District’s Long-Range Facilities Master Plan was developed with the help of San Diego County Office of Education, Educational Facility Solutions Group. The Group also provided cost estimations for construction, soft costs, and construction cost index estimates for school facility projects. The Table below for a summary of the bond program’s budget. MEUSD expects to complete projects in three phases, with final bond issuance and project expenditures occurring in fiscal year 2025-26.

Table 1: MEUSD Bond Program Budget

Location	Description	Cost
Phase 1		
Mountain Empire High School	Roofing	\$1,923,625
Mountain Empire High School	Science Labs	\$478,500
Mountain Empire High School	Plumbing and Water Sewer Lines	\$1,997,875
Camp Lockett Middle School	Septic System	\$137,500
Campo, Clover Flat, Descanso, Camp Lockett, High School, Pine Valley, Potrero	Security Systems	\$606,375
Mountain Empire High School	Exterior and Interior Finishes	\$856,125
Phase 2		
Mountain Empire High School	Exterior and Interior Finishes	\$897,625
Campo, Clover Flat, Descanso, Camp Lockett, High School, Pine Valley, Potrero	HVAC Replacement	\$2,012,500
Campo, Clover Flat, Descanso, Camp Lockett, Pine Valley, Potrero	Roofing	\$1,321,875
Campo, Clover Flat, Descanso, Camp Lockett, High School, Pine Valley, Potrero	Fire Systems	\$335,938
Campo, Clover Flat, Pine Valley, Potrero	Electrical/Lighting	\$683,313
Campo, Clover Flat, Descanso, Camp Lockett, High School, Pine Valley, Potrero	Exterior and Interior Surfaces	\$748,749
Phase 3		
Campo, Clover Flat, Descanso, Camp Lockett, Pine Valley, Potrero	Exterior and Interior Surfaces	\$1,385,107
Campo, Clover Flat, Pine Valley, Potrero	Electrical/Lighting	\$828,312
Campo, Clover Flat, Descanso, Camp Lockett, Pine Valley, Potrero	Fencing	\$786,581
Total		\$15,000,000



The District's Superintendent, Assistant Superintendent Business Services, and Director of Facilities and Maintenance have years of relevant experience to help execute the bond program. However, MEUSD may seek outside help due to limited resources through an RFP process for architectural and construction management services. The District may also contract with the San Diego County Office of Education, Facilities Planning Division, which it has done in the past. Additionally, the District used the help of its financial advisor, KNN Public Finance, for bond planning services.

All bonds will be issued as current interest bonds with maturities that do not exceed 30 years. The District used a conservative 3.5% growth rate assumption for the assessed value of property within its boundaries, which affects the estimated property tax rate and future bond revenue.

Ballot Resolution and Language

The District has not yet adopted the final ballot language and tax rate statement, but expects to do so in July or August. The District has submitted language to SDCTA that outlines the ballot question, as well as other items pertaining to SDCTA's best practices.

The draft ballot resolution contains language indicating that the District will not use a project labor agreement in order to promote fair and open competition for all bond construction projects, as well as the District's intent to pursue practical opportunities to incorporate joint-use within its bond program. The District has also included specified Education Code provisions regarding the use of capital appreciation bonds (CABs) in its ballot resolution and is amending its debt policy to require citizens' oversight committee approval before authorizing the sale of CABs.

The District has adopted a "No Pay to Play" policy including planned ethics education for District Board members, SDCTA's Independent Citizens' Oversight Committee Best Practices, and SDCTA's School Construction and Professional Services Procurement Best Practices to its General Counsel for review. These items were approved during the Board's August 14, 2018 Board meeting agenda for adoption.

Deferred Maintenance Funding

The District allocates 3% of General Fund revenues, or roughly \$700,000, to Deferred Maintenance and Routine Restricted Maintenance annually. The bond proposal would help modernize district facilities to help eliminate a variety of maintenance needs.

Figure 2: MEUSD Deferred Maintenance Ten-Year Plan

Project	Spending
Roofing	\$3,245,491
Paving	\$3,330,469
Fencing	\$812,000
Exterior and Interior Surfaces	\$4,366,106
Water and Septic	\$2,963,687
Security Systems	\$606,375
Fire Systems	\$335,938
HVAC	\$2,012,500
Electrical/Lighting	\$683,324
Total	\$18,355,890

SDCTA School Bonds Coursework

The SDCTA recommends that senior staff, Board members, or Independent Citizen Oversight Committee members from each school district attend the San Diego Taxpayers Educational Foundation’s coursework around best practices for school bond programs. Along with UC San Diego Extension, SDTEF hosts “The Practice of Designing & Running School Bonds” course, a hybrid in person and online course designed for school district superintendents and executive financial staff to learn about the process of designing, campaigning for, and running a school bond program. Along with Point Loma Nazarene University, SDTEF hosts a “Legitimate and Effective School Bonds” Course, an online course designed for school board members and ICOC members, as well as candidates, to learn about their oversight role for a bond program.

Mountain Empire Unified School District’s Assistant Superintendent Business Services participated in SDCTA’s school bonds course in May of 2016. The District indicated that it will encourage its elected members and District staff to take the most recent SDCTA bonds coursework.

Fiscal Impact

The measure may increase the property tax rate by a maximum of \$60 per \$100,000 of assessed property valuation by law. The District is proposing to raise the tax rate by an estimated \$36.99 per \$100,000 assessed valuation. Based on the average home price in the District, this will result in a \$67.69 increase to each homeowner annually. The highest estimated tax rate expected is \$42.22 per \$100,000 of assessed valuation. Assessed valuation growth projections are conservatively estimated as 3.5% annually, whereas the 20-year historical assessed valuation growth had averaged 4.41% per year.

Based on cash flow projections and the estimated timeline for the sale of bonds the District has outlined a reasonable financing plan for a November 2018 bond. The length of time to access \$15 million of bond authorization is projected as six years, and the District’s financial advisor estimates that the cost of each issuance will not exceed \$200,000.



There will be no Capital Appreciation Bonds included in the entire bond program and the repayment ratio is expected to be 2.02 to 1. Total cost of the bond, including principal and interest, is estimated to be \$30,274,822. The following bond issues are anticipated.

Figure 3: Estimated Bond Proceeds

Series A (2019)	Series B (2022)	Series C (2025)	Total
\$6,000,000	\$6,000,000	\$3,000,000	\$15,000,000

Mountain Empire Unified School District Bond Support Application and SDCTA Bond Support Criteria			
Criteria Item	Info Provided?	Criteria Met?	Comments
Program Description	Yes	Yes	1) Bond program outlines the needs and proposed projects at each of the District's schools
			2) Project list focuses on addressing the oldest, most deteriorated classroom buildings
			4) Project list within proposed ballot resolution is site specific
Program Budget and Funding	Yes	Yes	1) Bond financing scenarios made using 3.5% assessed valuation growth rates
			2) Costs associated with borrowing included, as well as expected interest revenues
			3) District has estimated that the added tax rate will be \$36.99 per \$100,000 of assessed valuation
			4) The District will be using current interest bonds with a maximum maturity of 30 years as the debt financing mechanism
Cost Estimation and Feasibility	Yes	Yes	1) Project cost estimates, which include hard and soft costs, developed with the help of the San Diego County Office of Education, Educational Facility Solutions Group
			2) Preliminary budget included with a timeline for completion of projects
			3) Needs estimated at \$40,187,888, not all of which will be addressed by this bond measure
Program Justification	Yes	Yes	1) The District justifies the need for the measure to complete the most pressing projects listed in the Facilities Master Plan
			2) The funds from this bond would be sufficient to complete the proposed projects without additional sources
			2) Funding would help improve roofs, plumbing, sewer and electrical systems, ADA accessibility, and school safety, and modernize science labs to support STEM.
Program Execution Plan	Yes	Yes	1) Estimated bond issuance schedules have been provided
			2) Estimated program timeline and project schedules provided
			3) District plans to oversee projects with the help of several contractors with extensive experience
Fair and Open Competition	Yes	Yes	1) District included language stating that the District will promote fair and open competition for all District construction projects within its ballot resolution
			2) District has clearly stated that it will not use a Project Labor Agreement

Mountain Empire School District Bond Support Application and SDCTA Bond Support Criteria			
Criteria Item	Info Provided?	Criteria Met?	Comments
Bond Financing & Technology	Yes	Yes	1) District adopted provisions regarding the use of Capital Appreciation Bonds in August 2017
			2) No technology devices will be purchased with bond funds
Deferred Maintenance and Major Repair & Replacement Plan	Yes	Yes	1) District included a history of deferred maintenance spending
			2) District provided a ten-year deferred maintenance project list
Financial Status	Yes	Yes	1) District provided a listing of all outstanding debt
			2) District described procedures for disclosing bond-related information
Selection of Bond Agency	Yes	Yes	1) District described process used to select financial professionals
			2) District outlined the process for selecting a method of sale
Joint Use of Facilities	Yes	Yes	1) District has included language within the ballot resolution indicating its intent to pursue practical opportunities to incorporate joint-use
Complete Ballot and Resolution Language	Yes	Yes	1) Ballot language and resolution for \$15 million will be adopted by the Board at its July or August meeting
			2) Ballot language outlines project list by site
Bidding Process	Yes	Yes	1) District has adopted a “No Pay to Play” policy during its August 14, 2018 meeting
Provision for an “Independent Citizens’ Oversight Committee”	Yes	Yes	1) District has adopted SDCTA’s “Independent Citizens’ Oversight Committee Best Practices” during its August 14, 2018 meeting
Adoption of SDCTA School Construction and Professional Services Procurement Best Practices	Yes	Yes	1) District has adopted SDCTA’s “School Construction and Professional Services Procurement Best Practices” during its August 14, 2018 meeting
Education of Governing Board Members and Oversight Committee Members	Yes	Yes	1) The District’s Assistant Superintendent Business Services attended the SDCTA school bonds course in 2016. The District will encourage elected members and staff to attend SDCTA’s most recent courses.
Opposition to Special Elections			

Appendix A: Project List

The specific projects authorized to be financed with proceeds of the bonds under the adopted resolution language are as follows:

MOUNTAIN EMPIRE HIGH SCHOOL
The following projects are authorized to be financed at Mountain Empire High School:
<ul style="list-style-type: none"> • Modernize, upgrade, renovate, rehabilitate, re-configure, expand and/or upgrade classrooms, classroom buildings, science labs, restrooms, common areas and school support facilities (including library, multipurpose room/auditorium, food storage, preparation and service, cafeteria and office/staff 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, surfaces, cabinets, secured storage, carpets, drapes, window coverings, infrastructure, lighting, sinks, drinking fountains, fixtures, signage, fencing, landscaping, furniture and equipment. • Renovate, replace, upgrade, acquire, install and/or integrate major site/building/utility systems, equipment and related infrastructure and housing, including lighting, electrical (including wiring and related infrastructure for modern technology), heating, refrigeration, cooling (including HVAC) and ventilation, water, sewer, gas, irrigation, drainage, and energy efficiency/management monitoring systems, networks, fixtures, equipment and controls. • Renovate, replace, upgrade, acquire, and/or install roofing and/or insulation. • Upgrade and/or acquire and install exterior lighting, fire detection and suppression, security alarm, video surveillance, emergency, master key and door lock. • Renovate, replace, upgrade, expand and/or install fencing. • Renovate, resurface, upgrade, expand, construct and/or install and improve paved and other hard surfaces, benches, walls, gates, fencing, play and outside instructional areas, playfields, including turf, p.e. fields and related facilities, and landscaping, and acquire, improve, replace and/or upgrade related equipment and fixtures. <p>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).</p>
CAMP LOCKETT MIDDLE SCHOOL
The following projects are authorized to be financed at Camp Lockett Middle School:
<ul style="list-style-type: none"> • Modernize, upgrade, renovate, rehabilitate, re-configure, expand and/or upgrade classrooms, classroom buildings, restrooms, common areas and school support facilities (including library, multipurpose room/auditorium, food storage, preparation and service, cafeteria and office/staff 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, surfaces, cabinets, secured storage, carpets, drapes, window coverings, infrastructure, lighting, sinks, drinking fountains, fixtures, signage, fencing, landscaping, furniture and equipment.

- Renovate, replace, upgrade, acquire, install and/or integrate major site/building/utility systems, equipment and related infrastructure and housing, including lighting, electrical (including wiring and related infrastructure for modern technology), heating, refrigeration, cooling (including HVAC) and ventilation, water, sewer, gas, irrigation, drainage, and energy efficiency/management monitoring systems, networks, fixtures, equipment and controls.
- Renovate, replace, upgrade, acquire, and/or install roofing and/or insulation.
- Renovate, replace, upgrade, acquire, and/or install septic system.
- Upgrade and/or acquire and install exterior lighting, fire detection and suppression, security alarm, video surveillance, emergency, master key and door lock.

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).

CAMPO ELEMENTARY SCHOOL

The following projects are authorized to be financed at Campo Elementary School:

- Modernize, upgrade, renovate, rehabilitate, re-configure, expand and/or upgrade classrooms, classroom buildings, restrooms, common areas and school support facilities (including library, multipurpose room/auditorium, food storage, preparation and service, cafeteria and office/staff 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, surfaces, cabinets, secured storage, carpets, drapes, window coverings, infrastructure, lighting, sinks, drinking fountains, fixtures, signage, fencing, landscaping, furniture and equipment.
- Renovate, replace, upgrade, acquire, install and/or integrate major site/building/utility systems, equipment and related infrastructure and housing, including lighting, electrical (including wiring and related infrastructure for modern technology), heating, refrigeration, cooling (including HVAC) and ventilation, water, sewer, gas, irrigation, drainage, and energy efficiency/management monitoring systems, networks, fixtures, equipment and controls.
- Renovate, replace, upgrade, acquire, and/or install roofing and/or insulation.
- Upgrade and/or acquire and install exterior lighting, fire detection and suppression, security alarm, video surveillance, emergency, master key and door lock.
- Renovate, replace, upgrade, expand, and/or install fencing.
- Renovate, resurface, upgrade, expand, construct and/or install and improve paved and other hard surfaces (including playgrounds), benches, walls, gates, fencing, play and outside instructional areas, playfields, including turf, p.e. fields and related facilities, and landscaping, and acquire, improve, replace and/or upgrade playground equipment and fixtures.

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).

CLOVER FLAT ELEMENTARY SCHOOL

The following projects are authorized to be financed at Clover Flat Elementary School:

- Modernize, upgrade, renovate, rehabilitate, re-configure, expand and/or upgrade classrooms, classroom buildings, restrooms, common areas and school support facilities (including library, multipurpose room/auditorium, food storage, preparation and service, cafeteria and office/staff 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, surfaces, cabinets, secured storage, carpets, drapes, window coverings, infrastructure, lighting, sinks, drinking fountains, fixtures, signage, fencing, landscaping, furniture and equipment.

- Renovate, replace, upgrade, acquire, install and/or integrate major site/building/utility systems, equipment and related infrastructure and housing, including lighting, electrical (including wiring and related infrastructure for modern technology), heating, refrigeration, cooling (including HVAC) and ventilation, water, sewer, gas, irrigation, drainage, and energy efficiency/management monitoring systems, networks, fixtures, equipment and controls.
- Renovate, replace, upgrade, acquire, and/or install roofing and/or insulation.
- Upgrade and/or acquire and install exterior lighting, fire detection and suppression, security alarm, video surveillance, emergency, master key and door lock.
- Renovate, replace, upgrade, expand, and/or install fencing.
- Renovate, resurface, upgrade, expand, construct and/or install and improve paved and other hard surfaces (including playgrounds), benches, walls, gates, fencing, play and outside instructional areas, playfields, including turf, p.e. fields and related facilities, and landscaping, and acquire, improve, replace and/or upgrade playground equipment and fixtures.

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).

DESCANSO ELEMENTARY SCHOOL

The following projects are authorized to be financed at Descanso Elementary School:

- Modernize, upgrade, renovate, rehabilitate, re-configure, expand and/or upgrade classrooms, classroom buildings, restrooms, common areas and school support facilities (including library, multipurpose room/auditorium, food storage, preparation and service, cafeteria and office/staff 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, surfaces, cabinets, secured storage, carpets, drapes, window coverings, infrastructure, lighting, sinks, drinking fountains, fixtures, signage, fencing, landscaping, furniture and equipment.
- Renovate, replace, upgrade, acquire, install and/or integrate major site/building/utility systems, equipment and related infrastructure and housing, including lighting, electrical (including wiring and related infrastructure for modern technology), heating, refrigeration, cooling (including HVAC) and ventilation, water, sewer, gas, irrigation, drainage, and energy efficiency/management monitoring systems, networks, fixtures, equipment and controls.
- Renovate, replace, upgrade, acquire, and/or install roofing and/or insulation.
- Upgrade and/or acquire and install exterior lighting, fire detection and suppression, security alarm, video surveillance, emergency, master key and door lock.
- Renovate, resurface, upgrade, expand, construct and/or install and improve paved and other hard surfaces (including playgrounds), benches, walls, gates, fencing, play and outside instructional areas, playfields, including turf, p.e. fields and related facilities, and landscaping, and acquire, improve, replace and/or upgrade playground equipment and fixtures.

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).

PINE VALLEY MIDDLE SCHOOL

The following projects are authorized to be financed at Pine Valley Middle School:

- Modernize, upgrade, renovate, rehabilitate, re-configure, expand and/or upgrade classrooms, classroom buildings, restrooms, common areas and school support facilities (including library, multipurpose room/auditorium, food storage, preparation and service, cafeteria and office/staff 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, surfaces, cabinets, secured storage, carpets, drapes, window coverings, infrastructure, lighting, sinks, drinking fountains, fixtures, signage, fencing, landscaping, furniture and equipment.
- Renovate, replace, upgrade, acquire, install and/or integrate major site/building/utility systems, equipment and related infrastructure and housing, including lighting, electrical (including wiring and related infrastructure for modern technology), heating, refrigeration, cooling (including HVAC) and ventilation, water, sewer, gas, irrigation, drainage, and energy efficiency/management monitoring systems, networks, fixtures, equipment and controls.
- Renovate, replace, upgrade, acquire, and/or install roofing and/or insulation.
- Upgrade and/or acquire and install exterior lighting, fire detection and suppression, security alarm, video surveillance, emergency, master key and door lock.
- Renovate, replace, upgrade, expand and/or install fencing.
- Renovate, resurface, upgrade, expand, construct and/or install and improve paved and other hard surfaces (including playgrounds), benches, walls, gates, fencing, play and outside instructional areas, playfields, including turf, p.e. fields and related facilities, and landscaping, and acquire, improve, replace and/or upgrade related equipment and fixtures.

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).

POTRERO ELEMENTARY SCHOOL

The following projects are authorized to be financed at Potrero Elementary School:

- Modernize, upgrade, renovate, rehabilitate, re-configure, expand and/or upgrade classrooms, classroom buildings, restrooms, common areas and school support facilities (including library, multipurpose room/auditorium, food storage, preparation and service, cafeteria and office/staff 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, surfaces, cabinets, secured storage, carpets, drapes, window coverings, infrastructure, lighting, sinks, drinking fountains, fixtures, signage, fencing, landscaping, furniture and equipment.
- Renovate, replace, upgrade, acquire, install and/or integrate major site/building/utility systems, equipment and related infrastructure and housing, including lighting, electrical (including wiring and related infrastructure for modern technology), heating, refrigeration, cooling (including HVAC) and ventilation, water, sewer, gas, irrigation, drainage, and energy efficiency/management monitoring systems, networks, fixtures, equipment and controls.
- Renovate, replace, upgrade, acquire, and/or install roofing and/or insulation.
- Renovate, replace, upgrade, acquire, and/or install well storage tank.

- Upgrade and/or acquire and install exterior lighting, fire detection and suppression, security alarm, video surveillance, emergency, master key and door lock.
- Renovate, replace, upgrade, expand and/or install fencing.
- Renovate, resurface, upgrade, expand, construct and/or install and improve paved and other hard surfaces (including playgrounds), benches, walls, gates, fencing, play and outside instructional areas, playfields, including turf, p.e. fields and related facilities, and landscaping, and acquire, improve, replace and/or upgrade playground equipment and fixtures.

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).

MISCELLANEOUS

All listed bond projects include the following as needed:

- Removal of hazardous materials such as asbestos and lead paint as needed.
- Construction and/or installation of access improvements for disabled persons, as required by state and federal law.
- Planning, designing and providing temporary housing necessary for listed bond projects.
- Acquisition of any rights-of-way, easements, and/or real property made necessary by listed bond projects, or lease of real property for the listed school facilities projects.
- 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.).
- 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.
- For any project involving renovation, rehabilitation or renovation of a building or the major portion of a building, the District shall be authorized to proceed with new replacement construction/re-construction instead (including any necessary demolition), if the Board of Education of the District determines that replacement and new construction/re-construction is more practical than renovation and rehabilitation, considering the building's age, condition, expected remaining life, comparative cost and other relevant factors.
- 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.