

**EXHIBIT A  
BALLOT MEASURE C  
ANTELOPE VALLEY UNION HIGH SCHOOL DISTRICT**

**FULL TEXT OF BOND MEASURE**

**Antelope Valley High Schools/Job Skills Improvement Measure:** To improve local high schools, upgrade vocational classrooms/ labs/ technology for skilled trades, science, engineering, math, aerospace education, practical career skills; fix deteriorating gas/ sewer lines, leaky roofs, ensure safe drinking water; upgrade student/ school safety; attract/retain quality teachers; shall Antelope Valley Union High School District's measure authorizing \$398,000,000 in bonds at legal rates, levying 2 cents per \$100 assessed value, raising \$25,000,000 annually while bonds are outstanding, be adopted, with citizen oversight, spending disclosure, local control?

Bonds - Yes

Bonds – No

**PROJECT LIST**

The Governing Board ("Board") of the Antelope Valley Union High School District (the "District") is committed to safe, clean schools with upgraded classrooms, libraries, science technology engineering and mathematics (STEM) labs and up-to-date technology systems to keep pace with 21st century learning standards. To that end, the Board evaluated the District's urgent and critical facility needs, including safety issues, class size, computer and information technology, enrollment trends and needs analysis in developing the scope of projects to be funded. The District conducted a facilities evaluation and received extensive public input in developing the plan through school site meetings, community presentations, opinion leader input, and interactive materials. Teachers, staff, parents, community members and the Board have prioritized the key health and safety needs so that the most critical facility needs are addressed. The Board concluded that if these needs are not addressed now, the problems will only become more pressing and expensive to address. Because only those acquisitions and capital improvements included on this Project List may be funded, in whole or in part, with the proceeds of the bonds, the Board has listed many possible capital improvement projects and/or acquisitions. This does not mean that any or all of the projects listed on this Project List will be completed or funded. The placement of the listing of a particular capital improvement on the Project List does not imply any particular prioritization among such improvements, which remains within the province of the Board by subsequent action. In approving this Project List, the Board determines that the District should:

**GENERAL:**

- Construct, acquire, modernize, equip, repair and improve facilities including classrooms, labs, and learning spaces for general education and career education programs in fields including transfer education, nursing, fire and police academies, science, technology, engineering, aerospace and other programs.
- Replace portable classrooms and spaces with new permanent facilities.
- Repair and replace roofs, windows, doors and fixtures, as needed.
- Science, Technology, Engineering, Arts and Math (STEAM) building for existing and new programs, including, but not limited to the addition of engineering and computer science.
- Expand and improve Career Technical Education (CTE) facilities for programs.
- Replace deteriorating water lines to ensure safe drinking water; upgrade and replace water and plumbing systems including water storage for domestic and firefighting use, supply to shower and locker rooms, science labs, drinking fountains, irrigation, fire sprinkler systems, and hydrants
- Repair deteriorating gas lines and remove asbestos.
- Improve school safety and security by upgrading wiring, lighting, fire alarms, and security and communication systems; including security at main school entrances.
- Improve and enhance disability access throughout the District, replace or renovate facilities and equipment, including elevators, to comply with federally mandated Americans with Disabilities Act (ADA) requirements and ensure ADA compliance.
- Provide furnishings, fixtures, and equipment to support new and modernized learning spaces.
- Construct and improve roadways, parking structures, parking facilities, walkways, grounds, wayfinding and signage.
- Upgrade and construct restrooms.
- Repair and replace heating, air conditioning, and ventilation (HVAC) systems.
- Upgrade electrical systems, lighting.
- Provide up-to-date information and technology systems and equipment, including cable infrastructure, network expansion to support student access to technology and specialized equipment, wireless access points and administrative systems.
- Upgrade and improve faculty preparation rooms, to accommodate faculty needs.
- Improve irrigation systems and landscaping.
- Construct, improve and repair athletic and physical education facilities.
- Finance or refinance real property leases, or prepay leases.
- Provide temporary facilities during facilities construction and renovations.
- Infrastructure, sewers, streets, plumbing.
- Add lighting and paving.
- Land acquisition for growth/expansion.
- Construct facilities department showers/locker room, emergency treatment area.

The Project List includes, but is not limited to, upgrades and improvements to the following school campuses and facilities to that **ALL STUDENTS HAVE EQUAL ACCESS TO UP-TO-DATE CLASSROOMS, TECHNOLOGY, AND LIBRARY PROGRAMS:**

**High School Facilities**

- Antelope Valley High School
- Eastside High School
- Highland High School
- William J. "Pete" Knight High School
- Lancaster High School
- Littlerock High School
- Palmdale High School
- Quartz Hill High School
- Other Districtwide School Facilities

#### **Alternative High School Facilities**

- Desert Winds
- R. Rex Parris
- Phoenix High School
- Desert Pathways

#### **Early College High School Facilities**

- SOAR High School
- SOAR Palmdale Campus

#### **Academies of the Antelope Valley Facilities**

- Knight Prep Campus
- SOAR Prep Campus
- Virtual Academy

#### **Antelope Valley Adult Education Facilities**

- Lancaster Campus
- Lancaster Career Technical Education
- Palmdale Campus
- Rosamond Campus

The specific types of projects authorized to be financed with proceeds of the bonds under this proposition are as follows:

#### **School Safety, Security and Health Projects**

**Goal and Purpose:** To reduce maintenance and operating costs, thereby returning more money to the classroom, allowing the District to retain qualified teachers and protect instruction in core subjects like math, science and technology, make a basic repair projects, including, but not limited to, the following:

- Acquire, replace, upgrade and/or install student, teacher and administrator safety and security systems, including lighting, fencing, smoke detectors, fire alarms, sprinklers, security alarms, signage, safety doors, safety locks and hardware, cameras and emergency communication systems.
- Upgrade and/or install security window coverings and visitor verification systems.
- Improve, upgrade and/or re-configure entryways and exits at school campuses.
- Reconfigure, renovate, repair, resurface, improve and/or expand roads, sidewalks, driveways, parking lots and related areas, and student pick-up/drop-off areas.
- Upgrade and/or replace, gas lines, plumbing and restrooms.
- Renovate, rehabilitate, re-configure, replace and/or upgrade portable classrooms and restrooms, and furnish and equip the same.
- Renovate, replace and/or install drinking facilities.
- Upgrade/improve school sites/grounds and facilities and acquire/install equipment and furniture for students with disabilities and compliance with Americans with Disabilities Act.
- Upgrade, improve, expand and/or construct facilities that support health, wellness, and mental health of students.
- Renovate, repair, resurface, upgrade, expand, construct and/or install and improve paved and other hard surfaces, sports fields/playfields and landscaping, and acquire, improve, replace and/or upgrade sports fields/facilities and student recreational facilities, equipment and fixtures.

#### **School Renovation, Repair and Upgrade Projects**

**Goal and Purpose:** To reduce maintenance and operating costs, thereby returning more money to the classroom, allowing the District to retain qualified teachers and protect instruction in core subjects like math, science and technology, make a variety of basic repair projects, including, but not limited to, the following types of projects:

- Repair classrooms, restrooms, and deteriorating roofs.
- Repair, replace, and/or install heating, plumbing and air-conditioning systems.
- Improve, update, and/or replace fire safety systems, including fire safety doors, smoke alarms and detectors.
- Improve and increase disabled access.
- Update agricultural facilities throughout District.
- Update sports fields and related facility equipment and fixtures.
- Replace classroom furniture and equipment.
- Improve school site parking, and student pickup/drop-off areas.
- Renovate, rehabilitate, re-configure, replace, expand and/or upgrade portable and permanent classrooms, classroom buildings, and school support facilities, including interior and exterior doors, windows, door and window hardware, roofs, rain gutters and downspouts, walls, marker boards, ceilings and floors and finishes, paint, siding, insulation, casework, cabinets, carpets, drapes, window coverings, lighting, sinks, fixtures, signage, fencing, furniture and equipment.
- Acquire, install and/or construct renewable energy and/or energy-saving systems, improvements and equipment, including photovoltaic solar panels, electricity generation and distribution systems, upgraded insulation, efficient lighting, energy management and conservation systems, windows and structures to support such systems, improvements and equipment and related infrastructure.
- Rehabilitate, renovate, upgrade and/or replace such systems, improvements and equipment as needed in the future.

#### **Improvements and Equipment to Support 21st Century Learning And Classroom Instructional Technology Academic Programs**

**Goal and Purpose:** To ensure all students have equal access to up-to-date classrooms and library programs, and to upgrade classroom computers and computer technology to allow our teachers and students to use up-to-date teaching methods and enhance instruction in core academic subjects like math, science and technology, make

**improvements, including, but not limited to, the following types of improvements:**

- Improve and update classroom instructional technology needed for improved student learning.
- Upgrade and/or install up-to-date technology, data and communication equipment.
- Update, expand and install science, technology, engineering, and mathematics (STEM) lab facilities and technology equipment.
- Upgrade and expand school library facilities and equipment.
- Rehabilitate and replace such equipment, fixtures and infrastructure as needed in the future; technology equipment, fixtures and infrastructure includes existing technology equipment, fixtures and infrastructure as well as technology equipment, fixtures and infrastructure developed in the future.
- Renovate, replace, upgrade, acquire, install and integrate electrical (including wiring and related infrastructure for modern technology) and data systems, equipment, power sources and supplies and related technology infrastructure.
- Acquire, install and upgrade technology equipment, fixtures and infrastructure, including interactive educational technology and projection systems, computers, tablets, laptops, printers, scanners, digital projectors and cameras, audio systems, video systems, phone and sound projections systems, peripherals, smart boards, education software, telecommunications software, security software, monitors, network equipment (including servers, network interface devices, network switches and routers, wireless network equipment, firewalls, network security equipment, racking, power and cooling equipment, wiring and uninterruptible power supplies), as needed for classroom instructional technology systems.

**Other School Facility and District-Wide Projects**

- Planning, designing and providing temporary housing necessary for listed bond projects.
- 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.
- The inspection and analysis of grounds, buildings and structures to assess health and safety risks to students, faculty, staff, parents and the public and compliance 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), and the improvement, correction, repair or renovation of such grounds, buildings and structures or portions thereof identified as such health and safety risks or acquire, install and/or construct other improvements to comply with such laws and requirements.
- Acquisition and improvement of real property and the construction of new school facilities needed to accommodate future increases in student enrollment and/or from reductions in the number of students per classroom.
- Acquisition of all or a portion of any school site or facility, or an interest therein, or make lease payments with respect to any school site or facility, encumbered in order to finance or refinance the listed bond projects pursuant to a lease, certificate of participation or lease revenue bond financing.
- Improve, upgrade, renovate and/or construct visual and performing arts facilities, including performing arts centers and auditoriums.
- Construct, renovate, repair and replace District facilities, including faculty and administrative offices.
- Address other unforeseen conditions revealed by construction, renovation or modernization (including plumbing or gas line breaks, dry rot, seismic and structural deficiencies, etc.).
- Furnishing and equipping of 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.

Listed building, repair and rehabilitation projects and upgrades will be completed as needed. Each project is assumed to include its share of furniture, equipment, architectural, engineering, and similar planning costs, program/construction management, and a customary contingency for unforeseen design and construction costs. In addition to the listed repair and construction projects stated above, the Project List also includes the acquisition of a variety of instructional, maintenance and operational equipment; the acquisition, construction, repair, renovation and modernization of existing and new classrooms and other facilities to serve students; the reduction or retirement of outstanding lease obligations, as applicable; repairs and replacement of faculty and administrative support spaces and other District-wide support facilities, including, but not limited to transportation and nutrition services facilities; the payment of the costs of preparation of all facility planning, facility assessment reviews and updates, environmental studies (including environmental investigation, remediation and monitoring) and construction documentation; and temporary housing of dislocated District activities caused by bond construction projects. The upgrading of technology infrastructure includes, but is not limited to: projectors and display systems; media control stations; portable interface devices; centralized storage and backup systems; uninterruptible power supplies; racks; servers; switches; routers; modules; sound systems; access control systems; printers; digital white boards; document projectors and cameras; upgraded voice-over IP; communications software and systems; collaborative systems; network management software; enterprise-wide software system replacement or upgrade; network security/firewall; wiring and cabling; Wi-Fi capabilities, access points and other miscellaneous equipment and software.

In addition to the projects listed above, the acquisition, construction, repair and renovation of District facilities may include, but not be limited to, some or all of the following: renovation of student and staff restrooms; repair and replacement of heating, air conditioning and ventilation systems; upgrade of facilities for energy efficiency and to reduce fire risks; repair and replacement of worn-out and leaking roofs, insulation, windows, walls, doors and drinking fountains; demolition of unsafe facilities; installation of wiring and electrical systems to safely accommodate computing devices, technology and other electrical devices and needs; repairing and replacing fire alarms, emergency power, communications and security systems; resurfacing or replacing of hard courts, turf and irrigation systems and campus landscaping; upgrading or replacing libraries, and faculty spaces; updating gymnasium and other athletic venues; installing artificial surfaces, flooring, field seating, bleachers, concessions, lighting and restrooms; improving sanitation and recycling; expanding parking; installing interior and exterior painting and floor covering; installing covered walkways; demolition; and construction of various forms of storage and support spaces; replacing water and sewer lines and other plumbing systems; improving food services, purchasing and warehouse facilities, and replacing outdated security systems.

**ADDITIONAL CONDITIONS**

The allocation of bond proceeds may be affected by the District's receipt of State of California (the "State") matching funds and the final costs of each project. In the absence of State matching funds, which the District will aggressively pursue to reduce the District's share of the costs of the projects, the District may undertake fewer than all of the projects listed above. Some projects may be undertaken as joint use projects in cooperation with other local public or non-profit agencies.

Necessary site preparation/restoration may occur in connection with new construction, renovation or remodeling, including ingress and egress, removing, replacing or installing irrigation, storm drain, and utility lines, trees and landscaping, relocating or repairing fire access roads and paths of travel, and acquiring any necessary easements, licenses, or rights of way to the property. Proceeds of the bonds may be used to pay or reimburse the District for the costs of District staff when performing work on or necessary and incidental to bond projects. Bond proceeds shall only be expended for the specific purposes identified herein.

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

**FISCAL ACCOUNTABILITY.** 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 (CALIFORNIA EDUCATION CODE SECTION 15278 *ET SEQ.*) TO ENSURE THAT FUNDS ARE SPENT AS PROMISED AND SPECIFIED. THE CITIZENS' OVERSIGHT COMMITTEE MUST INCLUDE, AMONG OTHERS, REPRESENTATIVES 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.

## **BOND AUTHORIZATION**

By approval of Measure C by at least 55 percent of the registered voters voting on the measure, the District will be authorized to issue and sell bonds of up to \$398 million in aggregate principal amount at interest rates not in excess of the legal limit and to provide financing for the specific District facilities projects listed in the Project List as set forth above, subject to the accountability requirements specified below. The bonds may be issued under the provisions of the California Education Code (starting at Section 15100), under the provisions of the California Government Code (starting at Section 53506), or under any other provision of law authorizing the issuance of general obligation bonds by school districts. The bonds may be issued in series by the District from time to time, and each series of bonds shall mature within the legal limitations set forth in the applicable law under which the bonds are issued.

## **FUNDS PROTECTED FOR LOCAL USE**

Proceeds from the sale of bonds authorized by Measure C will be used solely on local projects and will not be subject to appropriation by agencies outside of the District.

## **ACCOUNTABILITY REQUIREMENTS**

The provisions in this section are specifically included in Measure C in order that the voters and taxpayers in the District may be assured that their money will be spent wisely. Expenditures to address specific facilities needs of the District will be 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 California Education Code Sections 15264 and following). The proceeds from the sale of the bonds will be deposited into a Building Fund to be held by the Los Angeles County Treasurer and Tax Collector, as required by the California Education Code, and will be used only for the purposes specified in Measure C and not for any other purpose.

**Evaluation of Needs:** The Board has identified detailed facilities needs of the District and has determined which projects to finance from a local bond at this time. The Board hereby certifies that it has evaluated enrollment growth, student safety, class size accommodation, repairs/upgrades to District facilities, and technology needs in developing the Project List as set forth above.

**Independent Citizens' Oversight Committee:** The Board shall establish an Independent Citizens' Oversight Committee under California Education Code Section 15278 to ensure bond proceeds are expended only on the District facilities projects listed above. The Committee will be established within 60 days of the date when the results of the election appear in the minutes of the Board.

**Performance Audits:** The Board shall conduct an annual, independent performance audit to ensure that the bond proceeds have been expended only on the District facilities projects listed as set forth above.

**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 District facilities projects listed above.

**Annual Report:** The Superintendent or Assistant Superintendent, Business Services of the District is required to cause an annual report to be filed with the Board, the first report to be filed not later than one year after the issuance of the first series of the bonds, which report shall contain pertinent information regarding the amount of funds collected and expended, as well as the status of the projects listed in Measure C as required by Sections 53410 and 53411 of the California Government Code.

## **COMPLETION OF PROJECTS**

Completion of the bond projects listed above is subject to the availability of adequate funding to the District. Approval of the Bond Measure does not guarantee that the proposed projects in the District that are the subject of bonds under the measure will be funded beyond the local revenues generated by the Bond Measure. The District's proposal for the 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 or additional measures. The proceeds from the sale of the bonds will be used only for the purposes specified in Measure C, and not for any other purpose.

## **SCOPE OF PROJECTS**

Bond proceeds will be expended to update, repair, replace, renovate, construct, acquire, equip, furnish, rebuild and otherwise improve educational and support facilities within the District. Projects which are described above include all related and incidental costs, including their share of the costs of the election and bond issuance and costs of design, engineering, architectural and other professional services, inspections, site preparation, utilities, landscaping, construction management and other planning, legal, accounting and similar costs, independent annual financial and performance audits, a customary construction contingency, and other costs incidental to and necessary for completion of the listed projects.

Bond proceeds may also be expended to acquire real property (or any interest in real property) for future educational and support facilities and to acquire and install furniture, fixtures and equipment at any classrooms and other educational facilities within the District. The District may alter the scope and nature of any of the specific projects which are described above as required by conditions that arise during the course of design and construction.

Whenever specific items are included in the above list, they are presented to provide examples and are not intended to limit the generality of the broader description of authorized projects. The order in which particular projects are listed is not intended to indicate priority for funding or completion. Projects at each site will be accomplished to address the individual site deficiencies and priorities as enumerated in the District's Facility Needs Analysis (FNA). Such FNA, as amended, is incorporated herein by reference in its entirety.