

**CHABOT-LAS POSITAS COMMUNITY COLLEGE
DISTRICT BOND MEASURE B**

<p>B MEASURE B: <u>Community College Job Training, Repair/Safety Measure:</u> To prepare students for jobs/four-year colleges, improve safety, accommodate increasing enrollment at Chabot and Las Positas Colleges by: • Repairing leaky roofs; • Upgrading fire safety, campus security, plumbing/ventilation systems and electrical wiring for computer technology; • Removing asbestos; • Upgrading nursing/paramedics/job training classrooms; • Repairing, constructing, acquiring, equipping classrooms, labs, sites and facilities; shall Chabot-Las Positas Community College District issue \$498,000,000 in bonds, at legal rates, with guaranteed annual audits, citizen oversight, and no money for administrators' salaries?</p>	BONDS YES
	BONDS NO

**COUNTY COUNSEL'S IMPARTIAL ANALYSIS
OF MEASURE B**

**IMPARTIAL ANALYSIS BY THE ALAMEDA
COUNTY COUNSEL OF THE
CHABOT-LAS POSITAS COMMUNITY COLLEGE
DISTRICT BOND MEASURE**

Measure B, a Chabot-Las Positas Community College District (the "District") bond measure, seeks voter approval to authorize the District to issue and sell general obligation bonds over time at an aggregate principal amount not to exceed Four Hundred Ninety-Eight Million Dollars (\$498,000,000). If the bonds are authorized and sold, the principal and the interest will be payable from the proceeds of tax levies made upon the taxable property in the District.

The purpose of the bonds is to finance the District projects and improvements at Chabot and Las Positas Colleges, as set forth in the ballot measure, to: repair leaky roofs; upgrade fire safety, campus security, plumbing/ventilation systems and electrical wiring for computer technology; remove asbestos; upgrade nursing/paramedics/job training classrooms; and repair, construct, acquire, and equip classrooms, labs, site and facilities.

Section 1(b) of Article XIII A of the California Constitution provides an exception to the one percent property tax limit by allowing special districts to increase the property tax rate above one percent to pay off bonded indebtedness only for the purchase or improvement of real property. Education Code 15274 provides that at least 55% of qualified electors who vote on the measure must vote "yes" in order for the measure to be approved.

If the measure is approved, Education Code sections 15272 and 15278-15282 require the District to appoint a citizens' oversight committee and conduct an annual, independent performance audit to ensure the bond moneys are expended on school and classroom improvements and for no other purpose. The citizens' oversight committee is charged with ensuring that, as prohibited by Article XIII A, Section 1(b)(3)(A), of the California Constitution, no funds are used for any teacher or administrative salaries or other school operating expenses.

Approval of this measure would authorize the District to levy an ad valorem tax on the assessed value of real property within the District by an amount needed to pay the principal and interest on these bonds. The estimate of the tax rate required to be levied to fund the bonds in each year throughout the term of authorization would be \$19.88 per \$100,000 dollars of assessed valuation, as set forth more fully in the measure's Tax Rate Statement in this Voter Pamphlet. The Tax Rate Statement for Measure B in this voter pamphlet reflects the District's best estimates, based upon currently available data and projections, of the property tax rates required to service the bonds in the first year in which taxes are expected to be levied to pay debt service on the bonds, the year in which the tax is expected to be highest, and the year following the last expected issuance of bonds, all as required by statute.

If 55% of the qualified electors voting on this measure do not vote for approval, the measure will fail and the District would not be authorized to issue the bonds to fund projects and improvements.

s/RICHARD E. WINNIE
County Counsel of Alameda County

TAX RATE STATEMENT FOR MEASURE B
TAX RATE STATEMENT REGARDING
PROPOSED \$498,000,000 CHABOT-LAS POSITAS
COMMUNITY COLLEGE DISTRICT
GENERAL OBLIGATION BONDS

An election will be held in Chabot-Las Positas Community College District (the "District") on March 2, 2004, for the purpose of submitting to the electors of the District the question of incurring a bonded indebtedness of the District in a principal amount of \$498 million. If such bonds are authorized and sold, the principal thereof and interest thereon will be payable from the proceeds of tax levies made upon the taxable property in the District. The following information regarding tax rates is given to comply with Section 9401 of the California Elections Code. Such information is based upon the best estimates and projections presently available from official sources, upon experience within the District, and other demonstrable factors.

Based upon the foregoing and projections of the District's assessed valuation, and assuming the entire debt service will be paid through property taxation:

1. The best estimate of the tax which would be required to be levied to fund the 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 \$19.88 per \$100,000 of assessed valuation for the year 2004-05.

2. The best estimate from official sources of the tax rate which would be required to be levied to fund the bond issue during the first fiscal year after the last sale of the bonds and an estimate of the year in which that rate will apply based on estimated assessed valuations available at the time of filing of this statement, is \$19.88 per \$100,000 of assessed valuation for the year 2012-13.

3. The best estimate of the highest tax rate which would be required to be levied to fund the bond issue and an estimate of the year in which that rate will apply, based on estimated assessed valuation available at the time of filing of this statement is \$19.88 per \$100,000 of assessed valuation for the year 2012-13.

Attention to all voters is directed to the fact that the foregoing information is based upon projections and estimates only. The actual times of sales of said bonds and the amount sold at any given time will be governed by the needs of the District and other factors. The actual interest rates at which the bonds will be sold, which in any event will not exceed the maximum permitted by law, will depend upon the bond market at the time of sales. The actual assessed values in the future years will depend upon the value of property within the District as determined in the assessment and the equalization process. Hence, the actual tax rates and the years in which such rates are applicable may vary from those presently estimated as above stated.

s/SUSAN A. COTA
Chancellor
Chabot-Las Positas Community College District

ARGUMENT IN FAVOR OF MEASURE B

Measure B will strengthen and modernize job and career training program facilities at Chabot and Las Positas Community Colleges, allowing the District to provide students with access to the quality higher education they need to succeed.

Chabot College is nearly 40-years-old and serves over 12,000 students each semester. Like any institution its age, Chabot College is in dire need of major safety repairs and renovations.

Measure B will update and expand job training classrooms, modernize labs used for training nurses, repair leaky roofs and decaying walls and remove unsafe asbestos throughout Chabot College.

Measure B will strengthen Chabot College's two primary missions: training local students to start their careers and giving them access to the higher education they need to transfer to a four-year university.

Las Positas College is seriously overcrowded. The campus must be modernized and expanded in order to meet student demand for higher education in the Tri-Valley area.

Measure B will allow Las Positas College to construct a new science and technology building, a child development lab, and new classroom buildings, giving it the new classrooms and labs the students desperately need.

Measure B will also allow Las Positas College to provide even greater career training to students in the areas of accounting information systems, computer programming and science technology.

There are taxpayer safeguards in Measure B. An independent Citizens Oversight Committee will conduct annual audits to ensure Measure B bond funds are used appropriately, and by law, not one penny of Measure B funds will be used for salaries or administration.

Please join local nurses, firefighters, police officers, students, faculty, business owners, retirees and community leaders in voting Yes on Measure B.

s/ELLEN M. CORBETT

California State Assemblymember

s/JOHN DAVINO

High School Principal

s/CHARLES C. PLUMMER

Alameda County Sheriff

s/JAMES P. HANSON

Certified Public Accountant

s/SCOTT HAGGERTY

Alameda County Supervisor

**NO ARGUMENT AGAINST MEASURE B
WAS SUBMITTED.**

FULL TEXT OF BOND MEASURE B

The following is the full proposition presented to the voters of the Chabot-Las Positas Community College District.

Community College Job Training, Repair/Safety Measure: "To prepare students for jobs/four-year colleges, improve safety, accommodate increasing enrollment at Chabot and Las Positas Colleges by:

- Repairing leaky roofs;
- Upgrading fire safety, campus security, plumbing/ventilation systems and electrical wiring for computer technology;
- Removing asbestos;
- Upgrading nursing/paramedics/job training classrooms;
- Repairing, constructing, acquiring, equipping classrooms, labs, sites and facilities;

shall Chabot-Las Positas Community College District issue \$498,000,000 in bonds, at legal rates, with guaranteed **annual audits, citizen oversight**, and no money for administrators' salaries?"

Bonds - Yes

Bonds - No

PROJECTS

The Board of Trustees of the Chabot-Las Positas Community College District, to be responsive to the needs of students and the community, evaluated the District's urgent and critical facility needs, including safety issues, enrollment growth, energy cost reduction and information and computer technology, in developing the scope of projects to be funded, as outlined in both the Las Positas College Facilities Plan of September 2003, and the Chabot College Facilities Planning & Management Report (together the "Facilities Master Plan"), accepted by the Board of Trustees, incorporated herein, and as shall be further amended from time to time. In developing the scope of projects the faculty, staff and students have prioritized the key health and safety needs so the most critical needs and the most urgent and basic repairs that will make the colleges clean and safe for learning are addressed. The Board conducted independent facilities evaluations and received public input and review in developing the scope of college facility projects to be funded, as listed in the Facilities Master Plan. This input of faculty, community and business leaders concluded that if these needs were not addressed now, the problems would only get worse. **In preparing the Facilities Master Plan the Board of Trustees made eight important determinations:**

- (i) **In tough economic times community colleges, including Chabot and Las Positas Colleges, are critically important to re-train people who want to expand their job skills, particularly paramedics, nurses and police who play a critical role in responding to emergencies;**
- (ii) **Statewide budget cuts are damaging Chabot and Las Positas Colleges' ability to provide a high-quality education for local students;**
- (iii) **Chabot College and Las Positas College must provide facilities and classes for academic pro-**

grams for students who want to transfer to four-year colleges;

- (iv) **Chabot College and Las Positas College must provide valuable programs such as Senior Citizen courses and lifelong learning;**
- (v) **Chabot College and Las Positas College must upgrade and expand job training classrooms to meet the demands of a changing workforce;**
- (vi) **Chabot College and Las Positas College must help provide a better-educated workforce which will benefit local businesses and stimulate our economy through new classrooms, computer labs and expand job training programs;**
- (vii) **It would be less expensive to upgrade and repair aging community college buildings and classrooms now, than in the future; and**
- (viii) **Completing Las Positas College is needed due to the rapid growth of the Tri-Valley Area which has resulted in thousands of new students entering college each year.**

The Facilities Master Plan is on file at the District's Office of the Chancellor, and includes the following projects:

CHABOT COLLEGE

- **Repair, Acquire, Upgrade, Equip, and/or Replace Obsolete Classrooms, Science and Computer Labs, Instructional Facilities, Sites and Utilities; Meet Demands of Changing Workforce:**

Repair, upgrade and/or replace leaky roofs, decaying walls, old ceiling tiles and flooring, plumbing, sewer, drainage, electrical systems, wiring, unsanitary and run down bathrooms, heating, ventilation and cooling systems, telecommunication systems, bleachers, classrooms, fields and grounds, science laboratories, lecture halls, other instructional facilities and campus expansion including property; wire classrooms for computers and technology, increase safety, increase energy efficiency, acquire equipment, reduce fire hazards, reduce operating costs so more classes and job training can be offered, improve academic instruction, and meet legal requirements for disabled access.

- **Improve Emergency Access and Evacuation Routes:**

To improve student safety, redesign campus road network to eliminate unsafe conditions, reduce gridlock, improve pedestrian safety and increase access for emergency vehicles; add parking to accommodate increasing student population.

- **Expand Classroom and Facility Capacity, Upgrade Classrooms/Labs For Nursing and Emergency Medical Services:**

Increase classroom and facility capacity for academic and job training classes, including math, nursing and medical training, science labs, child development, dental health, physical and health education facilities, graphic, fine and performing arts; consolidate the library, research rooms, computer labs, distance learning into one resource center; central services; construct "smart classrooms" for enhanced distance learning.

- **Upgrade, Repair, Equip, Construct and/or Expand Student Services and Technology/Vocational Buildings:**

Renovate, repair, equip, and construct and/or expand student services buildings to include academic advisement centers, job and college-transfer counseling areas, lecture/meeting/seminar rooms, computer hook-up and study areas, and other student support; classrooms and space dedicated to technology and engineering vocational training.

- **Refinance Existing Lease Obligations related to Classrooms and Facilities:**

This refinancing will lower interest rates will save district expenses and increase funds available for instruction.

- **Repair, Replace and Upgrade Electrical and Mechanical Systems to Reduce Energy Consumption and Utility Bills and Accommodate Computer Technology, Internet Access and Communications Systems.**

- **Expand a Campus Police and Security Building.**

- **Safety Improvements; Asbestos Removal; Earthquake Safety Repair:**

Remove all harmful asbestos; upgrade existing fire alarms, sprinklers, smoke detectors, intercoms and fire doors; install security systems, exterior lighting, emergency lighting, door locks and fences, repair uneven sidewalk and walkways. Establish areas that can serve as community emergency relief sites in time of disaster.

- **Technology Upgrades:**

Upgrade Internet access and cable technology; create "smart classrooms" to improve distance learning; upgrade telecommunication systems; campus-wide technology upgrades, computers; replace outdated equipment.

LAS POSITAS COLLEGE – SERVING THE TRI-VALLEY AREA

- **Repair, Upgrade, Equip, and/or Replace Obsolete Classrooms, Science and Computer Labs, Instructional Facilities, Sites and Utilities; Meet Demands of Changing Workforce:**

Repair, upgrade and/or replace leaky roofs, decaying walls, old ceiling tiles and flooring, plumbing, sewer, drainage, electrical systems, wiring, unsanitary and run down bathrooms, heating, ventilation and cooling systems, telecommunication systems, bleachers, classrooms, fields and grounds, science laboratories, lecture halls, and other instructional facilities; wire classrooms for computers and technology, increase safety, increase energy efficiency, acquire equipment, reduce fire hazards, reduce operating costs so more classes and job training can be offered, improve academic instruction, and meet legal requirements for disabled access.

- **Improve Emergency Access and Evacuation Routes:**

To improve student safety, redesign campus road network to eliminate unsafe conditions, reduce gridlock,

improve pedestrian safety and increase access for emergency vehicles; add parking to accommodate increasing student population.

- **Safety Improvements; Asbestos Removal; Earthquake Safety Repair:**

Remove all harmful asbestos; upgrade existing fire alarms, sprinklers, smoke detectors, intercoms and fire doors; install security systems, exterior lighting, emergency lighting, door locks and fences, repair uneven sidewalk and walkways. Establish areas that can serve as community emergency relief sites in time of disaster.

- **Technology Upgrades:**

Upgrade Internet access and cable technology; create "smart classrooms" to improve distance learning; upgrade telecommunication systems; campus-wide technology upgrades, computers; replace outdated equipment.

- **Expand Classroom and Facility Capacity, Upgrade Classrooms/Labs For Science and Emergency Medical Services:**

To accommodate growing enrollment, increase classroom capacity for academic and job training classes, including math, pre-nursing and medical training, science labs, child development, fire service technology, physical and health education facilities, fine and performing arts, pool, classrooms and labs; consolidate the library, research rooms, computer labs, distance learning into one resource center; central services; library/learning resource center; relocate maintenance buildings to free up needed classroom space.

- **Complete Construction of the Science and Technology Building To Include More Classrooms and Labs.**

- **Upgrade, Repair, Equip, Construct and/or Expand Student Services:**

Renovate, repair, equip, and construct and/or expand student services buildings to include academic advisement centers, job and college-transfer counseling areas, lecture/meeting/seminar rooms, computer hook-up and study areas, and other student support.

- **Repair, Replace and Upgrade Electrical and Mechanical Systems to Reduce Energy Consumption and Utility Bills and Accommodate Computer Technology, Internet Access and Communications Systems.**

- **Construct Information Technology Building.**

- **Site, Accessibility:**

Upgrade physical plant and maintenance yard to support growing campus; improve pedestrian access routes.

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, construction management, and a customary contingency for unforeseen design and construction costs. The allocation of bond proceeds will be affected by the District's receipt of State bond funds and the final costs of each project. The

budget for each project is an estimate 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.

The bond program is designed to provide facilities which will serve current and expected enrollment. In the event of an unexpected slowdown in development or enrollment of students at Chabot College and Las Positas College, certain of the projects described above will be delayed or may not be completed. In such case, bond money will be spent on only the most essential of the projects listed above. The District will work with the Citizens' Oversight Committee on prioritizing those projects in the event factors beyond the District's control require that projects be reconsidered.

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 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 COLLEGE FACILITIES, INCLUDING THE FURNISHING AND EQUIPPING OF COLLEGE FACILITIES, AND NOT FOR ANY OTHER PURPOSE, INCLUDING TEACHER AND ADMINISTRATOR SALARIES AND OTHER OPERATING EXPENSES. BY LAW, ALL FUNDS CAN ONLY BE SPENT ON REPAIR AND IMPROVEMENT PROJECTS.