

SAN JOAQUIN DELTA COMMUNITY COLLEGE DISTRICT

MEASURE K

“DELTA COLLEGE JOB TRAINING, REPAIR, AFFORDABLE EDUCATION MEASURE. To improve local community college classrooms/ labs/ access for nursing/ vocational career training, student safety; remove asbestos, lead paint, mold; ensure safe drinking water; repair deteriorating sewers, roofs; acquire, construct, repair classrooms, sites, facilities, equipment; shall San Joaquin Delta Community College District School Facilities Improvement District No. 1’s measure authorizing \$598,000,000 in bonds at legal rates, levying \$16 per \$100,000 assessed valuation, generating \$34,800,000 annually while bonds are outstanding, be adopted, requiring local control, oversight, audits, spending disclosure?”

IMPARTIAL ANALYSIS OF MEASURE K

Prepared by the San Joaquin County Counsel

The Board of Trustees for the San Joaquin Delta Community College District (the “District”) proposes Measure K (the “Measure”) for the District’s School Facilities Improvement District No. 1 which includes all territory of the District located in San Joaquin County, Sacramento County and Alameda County.

Approval of Measure K would authorize the District to issue and sell general obligation bonds in an aggregate principal amount not to exceed \$598,000,000 at interest rates not to exceed legal limits (the “Bonds”). Proceeds from the sale of bonds authorized by Measure K shall be used to finance the projects and purposes described by the District in Exhibits A and B to the Measure as printed in the voter information pamphlet. The projects and purposes include, but are not limited to:

- Removing asbestos, lead paint, and mold;
- Providing clean drinking water;
- Upgrading job training and vocational classrooms;
- Increasing local, affordable access to higher education;
- Preparing students for transfer to four-year colleges and universities; and,
- Improving student safety on campus.

No funds derived from the Bonds may be used for general operating expenses or teacher, faculty and college administrator salaries.

The Tax Rate Statement printed in the voter information pamphlet contains the District’s best estimates of tax rates required to be levied to service the bond debt during the life of the Bonds. At the time that the Measure was filed, the best estimate of the average annual tax rate that would be required to be levied to fund the Bonds over the entire duration of the bond debt service is \$16 per \$100,000 of assessed valuation of all property to be taxed. It is estimated that the tax will be collected until fiscal year 2059-60. The best estimate of the total debt service, including principal and interest, that would be required to be repaid if all the Bonds are issued and sold is approximately \$1,183,000,000.

To assure that funds derived from the Bonds are spent only for the purposes expressly stated in the Measure, Measure K would require the District to: (1) establish an independent citizens’ oversight committee; (2) conduct annual, independent performance and financial audits; and, (3) direct the proceeds of the Bonds to be deposited into a special fund.

A “Yes” vote on Measure K is a vote to authorize the issuance of general obligation bonds in the amount of \$598,000,000 to be financed by an annual property tax to fund the specified projects and purposes identified by the District.

A “No” vote on Measure K is a vote against the issuance of the proposed general obligation bonds.

Measure K passes if 55% of the registered voters voting on the Measure vote “Yes”.

YOU CAN FIND THE MEASURE ARGUMENTS FOLLOWING THE FULL TEXT OF THIS MEASURE

FULL TEXT BALLOT PROPOSITION

SAN JOAQUIN DELTA COMMUNITY COLLEGE DISTRICT REPAIR, STUDENT SAFETY AND JOB TRAINING MEASURE
ELECTION: November 5, 2024

“DELTA COLLEGE JOB TRAINING, REPAIR, AFFORDABLE EDUCATION MEASURE.

To improve local community college classrooms/ labs/ access for nursing/ vocational career training, student safety; remove asbestos, lead paint, mold; ensure safe drinking water; repair deteriorating sewers, roofs; acquire, construct, repair classrooms, sites, facilities, equipment; shall San Joaquin Delta Community College District Facility Improvement District No.1’s measure authorizing \$598,000,000 in bonds at legal rates, levying \$16 per \$100,000 assessed valuation, generating \$34,800,000 annually, while bonds are outstanding, be adopted, requiring local control, oversight, audits, spending disclosure?”

PROJECTS

The Board of Trustees of Delta College, to be responsive to the needs of its community, evaluated Delta College’s urgent and critical facility needs, and its capacity to provide students, and veterans with support and **job training** facilities, an **affordable education** and prepare them for success in local jobs. Job training facilities, safety issues, class size and offerings, and information and computer technology were each considered in developing the types of projects to be funded by this measure. In developing the types of projects described herein, **basic repairs** (such as **removing asbestos** and mold, repairing deteriorating sewer lines, wiring, and roofs and repairing deteriorating bathrooms and plumbing), job training facilities, **student safety**, facilities supporting job training/vocational/agricultural classrooms, and the expansion of opportunities for local students to receive an **affordable**, quality **education**, were **prioritized**. If these facility needs are not addressed now, Delta College would be unable to remain competitive in preparing students for jobs in high demand industries and **transfer to four-year colleges and universities**.

The Board of Trustees determines that **Delta College MUST:**

- (i) **Remove asbestos, lead paint, and mold;**
- (ii) **Provide clean drinking water;**
- (iii) **Upgrade job training and vocational classrooms;**

- (iv) Increase local, affordable access to higher education;
- (v) Prepare students for transfer to four-year colleges and universities;
- (vi) Improve student safety on campus.

The types of projects which are authorized to be undertaken at all Delta College campuses and education centers, include:

PROVIDE LOCAL STUDENTS AN AFFORDABLE EDUCATION IN A SAFE ENVIRONMENT:

Basic Improvements Needed To Allow Delta College to Provide Job Training and Vocational Programs That Are Needed To Prepare Students For Good-Paying Local Jobs

Goals and Purposes: Delta College is an essential resource for students seeking a career and vocational education that provides the job training, technical knowledge, and specialized skills to compete for good-paying careers. This bond measure will allow our local community college to upgrade career and vocational education programs, so students can compete for in-demand jobs in skilled trades like welding, automotive technology, heavy machinery operation and more

Last year saw a record number of school shootings in the U.S. putting over 43,000 students in harm's way. Our local community college needs to enhance security, including upgrading emergency communications systems, lighting, door locks, alarms and cameras to make our local community college a safer place for students, faculty, staff, and community members who use the campus.

Most of the classroom buildings at Delta College were built decades ago and need essential health and safety repairs and upgrades. Funds from this measure will be used to safely remove hazardous materials including lead paint, asbestos and mold, repair leaky roofs, deteriorating restrooms, plumbing, and electrical systems, and ensure safe drinking water so students can learn in safe, healthy classrooms.

- Repair or replace leaky roofs, deteriorating sewers, wiring, bathrooms and plumbing.
- **Upgrade classrooms and labs for career technical education programs to prepare students to enter the workforce.**
- Improve energy and water conservation to reduce costs.
- Improve access to reliable wifi on all campuses.
- **Remove asbestos, lead paint, and mold.**
- Improve security and safety systems.
- Replace outdated and inefficient technology in classrooms.
- **Provide clean drinking water.**
- Improve access for disabled students.

- Install fire safety equipment including alarms, smoke detectors, and fire safety doors.

PROVIDE JOB TRAINING AND COLLEGE TRANSFER:

Classroom and Program Improvements To Help Local Students, and Veterans Transfer to Four-Year Universities; Be Trained For Careers Including Agriculture, Nursing, and First Responders

Goals and Purposes: Many of the local paramedics and emergency first responders in our area get their training at Delta College. This measure will help maintain and upgrade the equipment and facilities for training the first responders who protect and serve our community.

Up to 80% of local nurses rely on their local community colleges to receive their training. This measure will help train the local nurses and nursing assistants, EMTs, and other medical professionals who serve our community on a regular basis and who we will need for future public health emergencies.

With the cost of attending California public universities more than six times that of community colleges, more and more local students and their families rely on Delta College for an affordable gateway to higher education and job training. This measure will help protect and enhance the quality of education at Delta College and improve access for local families and students.

- Upgrade and expand science, computer, and technology labs.
- Improve classrooms for engineering, robotics and applied science.
- **Upgrade nursing training classrooms and labs.**
- Upgrade classrooms and labs for science technology, engineering and math.
- Upgrade training classrooms and labs for EMTs.
- Upgrade classrooms and technology to help train local teachers.

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/project management, staff training expenses, a customary contingency, and costs associated with the Total Cost of Ownership of facilities and equipment. In addition to the listed types of projects stated above, the types of authorized projects of the measure also include the acquisition of a variety of instructional, maintenance and operational equipment, including interim funding incurred to advance fund projects and the refinancing of outstanding lease obligations, payment of the costs of preparation of all facility planning, fiscal reporting, 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 college activities caused by construction projects. In addition to the projects listed above, repair, renovation and construction projects may include, but not be limited to, some or all of the following: renovate student and staff restrooms; replace aging electrical and plumbing systems; repair and replace heating, ventilation and air conditioning systems, including upgrading the central plant, acquire vehicles; upgrade of facilities for energy efficiencies including photovoltaic/solar installations, battery energy storage and electric vehicle charging stations; repair and replace worn-out and leaky roofs, windows, walls, doors and drinking

fountains; replace or remove outdated buildings and classrooms and construct new classrooms and support buildings; upgrade wiring and electrical systems to safely accommodate computers, technology and other electrical devices and needs; upgrade facilities to meet current environmental sustainability, State compliance standards and earthquake safety; repair and replace fire alarms, emergency communications and security systems; upgrade, resurface, replace or relocate hard courts, tracks, fields, turf and irrigation systems; replace turf on athletic fields; upgrade classrooms; build new or renovate existing facilities such as a science/STEM building, career and technical education building, planetarium, student event center, student union and support services buildings, bookstore, boardroom, parking structures; build new sports fields, gymnasiums and other athletic facilities; upgrade, resurface and recondition existing parking lots, roads and sidewalks; improve vehicular access and circulation; improve drop-off zones; repair, upgrade and install interior and exterior lighting systems; plan, construct, acquire or contribute to affordable student housing units; replace water lines and valves and sewer lines; construct, upgrade, acquire or expand, multi-use classrooms and labs, expand and improve outdoor learning spaces, swing space, student resources center, student library, outdoor classrooms/performance space, interdisciplinary community center, fine/theater and visual arts, music and performing arts facilities, field lights, bleachers, press box, track replacement, collaborative office suites and administrative offices, purchasing and maintenance facility, agricultural dorms, animal science barns, greenhouse, nursery, botanical garden laboratory and public safety facilities; improve water conservation and energy efficiency; acquire land; replace existing window systems with energy-efficient systems to reduce costs; improve insulation, weatherproofing and roofs to reduce costs; improve access for the disabled; install and repair fire safety equipment, including alarms, smoke detectors, sprinklers, emergency lighting, and fire safety doors; replace broken concrete walks, deteriorated asphalt; replace/upgrade existing signage to reflect better wayfinding, install electronic signage, bells and clocks; demolition of unsafe facilities; install or upgrade new security systems, such as security (surveillance) cameras, burglar alarms, handrails, outdoor lighting, safety bollards, fencing, landscaping, gates, gateways and classroom key cards/door locks; replace sewer lines and improve drainage systems to prevent flooding; upgrade roadway and pedestrian paths and pathways and bridges for improved safety and access for emergency vehicles, site parking, utilities and grounds. The upgrading of technology infrastructure includes, but is not limited to, upgrading classroom technology, expanding wireless internet access throughout all Delta College campuses, acquire portable interface devices, servers, switches, routers, modules, sound projection systems, information systems, printers, digital white boards, upgrade voice-over-IP, communication systems, audio/visual and telecommunications systems, call manager and network security/firewall, Internet connectivity, wireless systems, technology infrastructure, and other miscellaneous IT and instructional equipment, data storage, fiber/copper infrastructure, phones, identity access cards, modernizing core network infrastructure and the construction of a data center in the cloud for District's enterprise systems, such as resource planning, domain name systems, cloud applications, integration servers, databases and security software.

The allocation of bond proceeds may be affected by the final costs of each project. Some projects may be undertaken as joint use projects in cooperation with other local public or non-profit agencies. 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 or decisions will be determined as plans and construction documents are finalized, construction bids are received, construction contracts are awarded and projects are completed. Based on the final budgets of projects or on the then current priorities of the District, certain of the projects described above may be delayed or may not be undertaken. 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 more enhanced and operationally efficient campuses. In addition to the listed types of projects stated above, the types of authorized projects of the measure also include the acquisition of a variety of instructional, maintenance and operational equipment. Necessary site preparation/restoration, including the

acquisition and installation of temporary facilities (swing space) 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, relocating fire access roads, 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 cost of District staff when performing work on or necessary and incidental to bond projects. Bond proceeds shall only be expended for the types of projects and purposes identified herein. The District shall create an account into which proceeds of the bonds shall be deposited and comply with the reporting requirements of Government Code Section 53410.

FISCAL ACCOUNTABILITY

This bond measure has strict accountability requirements including:

1. All money will benefit Delta College campuses and CANNOT BE TAKEN BY THE STATE.
2. NO MONEY can be used for ADMINISTRATOR SALARIES or pensions.
3. Require TAXPAYER OVERSIGHT and yearly audits to ensure all funds are used locally, effectively and as promised.
4. 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/school facilities, including the furnishing and equipping of college/school facilities, and not for any other purpose, including teacher, faculty and college administrator salaries, pensions and other operating expenses.
5. **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.**

TAX RATE STATEMENT

SAN JOAQUIN DELTA COMMUNITY COLLEGE DISTRICT GENERAL OBLIGATION BONDS MEASURE K

An election will be held by San Joaquin Community College District (the "District") in the San Joaquin Delta Community College District School Facilities Improvement District No. 1 (the "Improvement District") on November 5, 2024 for the purpose of submitting to the electors of the Improvement District the question of incurring bonded indebtedness of the Improvement District in the principal amount of \$598,000,000. If such bonds are authorized and sold, the principal thereof and interest thereon will be payable from the proceeds of taxes levied on the taxable property in the District. The following information regarding tax rates is given in compliance with Section 9401

of the California Elections Code. This 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 assessed valuations of taxable property in the District, and assuming the entire debt service on the bonds will be paid through property taxation:

1. The best estimate of the average annual tax rate that would be required to be levied to fund the bond issue over the entire duration of the bond debt service, based on assessed valuations available at the time of the filing of this statement, or a projection based on experience within the same jurisdiction or other demonstrable factors, is \$16.00 per \$100,000 of assessed valuation of all property to be taxed. It is estimated that the final fiscal year in which the tax is anticipated to be collected is fiscal year 2059-60.

2. The best estimate of the highest tax rate that 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 valuations available at the time of the filing of this statement, or a projection based on experience within the same jurisdiction or other demonstrable factors is \$16.00 per \$100,000 of assessed valuation of all property to be taxed for fiscal years 2025-26 through and including 2058-59.

3. The best estimate of the total debt service, including the principal and interest, that would be required to be repaid if all the bonds are issued and sold is approximately \$1,183,000,000.

Attention of voters is directed to the fact that the foregoing information is based upon projections and estimates only. The actual timing of sales of the bonds and the amount to be sold at any 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 will not exceed the maximum permitted by law, will depend upon the bond market at the time of sale. The actual assessed valuations in future years will depend upon the value of property within the District as determined in the assessment and the equalization process. Assessed valuation is not the same as market price of real property. Therefore, the actual tax rates and the years in which those tax rates will be applicable may vary from those presently estimated and stated above.

Voters should note that estimated tax rates are based on the *ASSESSED VALUE* of taxable property on the 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.

Dated: June 18, 2024

s/ Dr. Lisa Aguilera Lawrenson
Superintendent/President

ARGUMENT IN FAVOR OF MEASURE K

SAN JOAQUIN DELTA COLLEGE

Vote Yes on Measure K to upgrade local Delta College campuses and ensure students are able to compete for today's jobs!

San Joaquin Delta College is a critical resource for local students to receive specialized skills and training in high paying careers, such as, nursing, healthcare, emergency services, welding, agricultural technology, automotive repair, manufacturing, and many more skilled trades.

Vote Yes on Measure K to continue Delta's long tradition of educating the healthcare professionals our community needs for today's healthcare and any future public health emergencies. More than 400 healthcare workers are trained each year at Delta College, including registered nurses.

Vote Yes on Measure K to provide the much needed funding to upgrade aging vocational classrooms and labs. Many were built decades ago and need essential repairs and upgrades to meet modern educational and safety standards.

Your Yes Vote on Measure K will:

- Upgrade classrooms and labs for career technical education programs to prepare students to enter the workforce;
- Prepare students to transfer to four-year colleges and universities;
- Fix old plumbing and continue to provide clean drinking water;
- Repair leaky roofs and remove asbestos, lead paint, and mold; and
- Improve student safety on campus

Measure K requires strict fiscal accountability:

- All money raised would be locally controlled for upgrades to Delta College – no funds can be taken by the State
- An independent citizens' oversight committee, annual audits, and public spending disclosure will ensure funds are spent as promised

Vote Yes on Measure K to make a wise investment and protect the quality of life in our region by upgrading Delta College.

Join community members, local leaders, and businesses – Vote Yes on Measure K to maintain Delta College and support our local students!

s/ Mayra S. Cuevas, Small Business Owner

s/ Michael Mark, San Joaquin Building Trades

s/ Mercedes Silveira, Measure L Citizen's Oversight Committee

s/ Bernice King Tingle, Delta Community College Foundation, Former President

s/ Faustino Adame Jr, U.S.M.C. – Purple Heart Recipient – Vietnam

NO REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE K WAS FILED

NO ARGUMENT AGAINST MEASURE K WAS FILED

NO REBUTTAL TO ARGUMENT AGAINST MEASURE K WAS FILED