

EXHIBIT A
FULL TEXT BALLOT PROPOSITION OF THE
SANTA MONICA COMMUNITY COLLEGE DISTRICT
BOND MEASURE ELECTION FOR NOVEMBER 8, 2022

SANTA MONICA COLLEGE AFFORDABLE HIGHER EDUCATION, CAREER TRAINING, CLASSROOM UPGRADES. To improve access to affordable education for local students, veterans, first-generation college students; provide affordable housing for homeless students; modernize instructional labs for nursing, healthcare, sustainability, media, science career training; repair/upgrade obsolete vocational classrooms/aging facilities, shall Santa Monica Community College District authorize \$375,000,000 in bonds at legal rates, levying 2.5 cents per \$100 assessed valuation, raising \$23,000,000 annually while bonds are outstanding, with citizens oversight, public spending disclosure?

PROJECT LIST

The Board of Trustees of the Santa Monica Community College District (the “District”) certifies that it has evaluated the District’s urgent and critical capital needs, including District and student safety issues, enrollment trends, energy efficiency and computer technology, seismic safety requirements, and aging, outdated or deteriorating District buildings in developing the scope of projects to be funded. In developing the scope of projects, the District has prioritized the key health and safety and sustainability needs so that the most critical school site needs are addressed. The Board conducted an evaluation at all District sites and received input in developing the scope of projects to be funded. In approving this Project List, the Board of Trustees determines that the District should:

Adhere to specific **COMMUNITY ACCOUNTABILITY** safeguards such as these:

- (a) All bond expenditures are subject to review by a Citizens Oversight Committee which reports to the public, as provided in Education Code Section 15278 et seq.
- (b) The District will involve faculty, staff and students in curriculum development at financed facilities throughout the life of the bond construction program.
- (c) The District will provide an opportunity for input from community and neighborhood residents during the development of projects to be funded by this bond measure.
- (d) The District will apply energy-saving and sustainability standards to all repairs and improvements.
- (e) The District will enter into or extend Cooperative Use Agreements with the City of Santa Monica, the City of Malibu and the Santa Monica-Malibu Unified School District in order to make the most efficient use of bond funds whenever feasible.

The Project List includes the following types of projects:

All \$375 million of bond proceeds will be spent within the Cities of Santa Monica and Malibu or at sites that share a boundary and are contiguous with the Cities of Santa Monica or Malibu.

None of the bond proceeds can be taken away by the State of California.

All projects funded by bond proceeds will be available for educational and public uses authorized in this Project List.

Replacement safety and modernization projects were identified by means of an independent facilities assessment. Replacement projects and projects to meet new educational needs have been presented to and approved by the District Board of Trustees and are included as priority items in the District's Capital Improvement Plan on file with the State Chancellor's Office.

The items proposed for financing in whole or in part with the proceeds of the District's general obligation bonds include the following capital projects at any or all District facilities:

- provide facilities, classrooms and/or equipment for career education programs in such fields as nursing, respiratory therapy, computer technology, computer science, new media, early childhood education, business, graphic design, photography, film, and other occupations in more than 80 fields of study;
- development and implementation of facilities master plans and related requirements such as environmental impact reports and soils testing, architectural, engineering and similar planning costs;
- demolition of temporary and/or obsolete and unsafe facilities;
- installation and/or upgrading of emergency lighting, fire alarm and security systems;
- installation, upgrade or repair of roadways, walkways, grounds, parking lots and garages;
- entrance improvements; upgrade facilities to comply with Federal mandated Americans with Disabilities Act (ADA) handicap accessibility requirements and State of California seismic standards;
- signage for safety and public information;
- upgrade and/or construction of new and existing restrooms;
- installation, repair and/or 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 leaky roofs, windows, walls, doors and drinking fountains;
- installation of wiring and electrical systems to safely accommodate computers, technology and other electrical devices and needs;
- resurfacing or replacing hard courts, turf and irrigation systems and campus landscaping;
- building new and/or renovating existing athletic facilities and lockers;
- upgrading or replacing inadequate libraries, and administrative spaces;
- installing interior and exterior painting and floor covering; installing covered walkways; construction of various forms of storage and support spaces;
- replacing water and sewer lines and other plumbing systems;
- financing/refinancing of real property leases; financing/refinancing of previously approved bond-financed projects;
- acquiring related furnishings and equipment for all renovation, improvement and/or new and existing construction project components;

- the relocation and/or acquisition of temporary facilities during the renovation, improvement and/or new construction of project components as necessary to maintain education programs in operation during construction;
- the construction, reconstruction, rehabilitation, or replacement of District facilities, including the furnishing and equipping of District facilities, or the acquisition or lease of real property for District facilities;
- acquiring, refinancing and/or entering into arrangements for the use and/or joint use of real property for existing and future classrooms, student services, child care and/or other uses; making site improvements, building infrastructure and/or constructing additional facilities for the purpose of expanding instructional programs to meet future educational demands of District students.

SAFETY AND MODERNIZATION PROJECTS

Replacement of a shop-lab building designed to train students for obsolete industrial jobs in the 1950s and 1960s with modern classrooms where students can learn today's career skills. The State has identified the former Technology Building (Drescher Hall) as needing replacement and has placed it in line to receive partial State funding. Replacement facilities will benefit accounting, administration of justice, business, computer science, computer information systems (CIS), cosmetology, photography, fashion design, media studies, and STEM.

Replacement of the Student Activities Building. This 1952 building lacks fire sprinklers and is in poor condition, subject to flooding and utility outages. A replacement building will provide improved and additional resources for the Student Health Center and for student basic needs programs, including food resources and mental health.

Upgrading the Veterans Success Center. SMC's Veterans Success Center provides support to a student's transition from the military to college. The program is currently in temporary quarters.

Expanding the overcrowded Respiratory Therapy program. Additional facilities will also support new pathway programs in Health and in Home Health.

Constructing a Santa Monica College Police Department sub-station. The current police facility is antiquated and undersized. A new facility will improve public and campus safety.

Student Housing. Bond funds will provide a local match to State funds for constructing student housing for full-time students who are homeless or at risk of homelessness. Bond funds may also be used to provide a match to public and private funds for purposes of student housing.

Replacement of Temporary Classrooms. Built in the 1950s, 1970s, and 1990s, these facilities are past their time of usable service.

Landscaping/ Water Conservation Improvements and Completing Pico Boulevard Frontage Improvements. Applying bond proceeds for landscaping improvements, including landscaping improvements to complete the main campus Pico Boulevard frontage, will improve water conservation through water reclamation and installation of drought resistant landscaping.

Converting Library Interiors. Conversion of existing Library floor space used for book stacks to construct and install additional student study areas, tutoring and collaborative learning spaces that will support student success.

Making Environmental Performance Improvements. Bond funds will be used to upgrade District facilities to achieve energy or resource use efficiency and water conservation and achieve sustainability for District operations.

Upgrading Technology Infrastructure. Bond proceeds will be applied to renovate, replace, upgrade, acquire, install and integrate major site, building and utility systems, equipment and related infrastructure, including lighting, electrical, wiring and related infrastructure for modern technology, classroom instructional technology, communications and security technology (including security cameras and monitoring systems), data, voice, public address and audio-visual communication, energy efficiency, management monitoring systems, networks, fixtures, controls and equipment, cable infrastructure, network expansion, wireless access points, enterprise resource planning systems, student information systems, and other communications systems.

COMMUNITY JOINT USE PROJECTS

Providing for a Joint Use Project in the City of Malibu. The Malibu High School Auditorium no longer meets the instructional needs of its students, or the public use needs of the Malibu community. The District will make available bond funds as needed to assist the school district in replacing the auditorium and expanding its use to support media studies and public programs.

Pearl Street Improvements. The District will contribute funding for Pearl Street upgrades to improve public access and public safety, particularly for users of the John Adams Performing Arts Center, the SMC Planetarium, and the SMC Observatory.

ADDITIONAL CONDITIONS

The allocation of bond proceeds may be affected by the District's receipt of State matching funds and the final costs of each project. In the absence of State matching funds, which the District will 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 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 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 PROPOSITION 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 (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 ___ 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 \$375,000,000 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 community college 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 ___ 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 ___ 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 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, as required by the California Education Code, and will be used only for the purposes specified in Measure ___ 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 older facilities, and information 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 Education Code Section 15278 to ensure bond proceeds are expended only on the college 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 college 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 college facilities projects listed above.

Annual Report: The Superintendent/President 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 ___ as required by Sections 53410 and 53411 of the 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 ___, 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.