

Board Office Use: Legislative File Info.	
File ID Number	20-1090
Introduction Date	May 22, 2020
Enactment Number	
Enactment Date	



Memo

To Facilities Committee

From Joshua R. Daniels, General Counsel
Tadashi Nakadegawa, Acting Deputy Chief of Facilities Planning and Management
Jody Talkington, Senior Director of Strategic Projects

Committee Meeting Date June 12, 2020

Subject Proposed 2020 G.O. Bond Measure

Action Staff requests the Facilities Committee (i) approve a refined bond project list that includes less than \$1 billion in estimated cost, (ii) discuss the process for analyzing community input on the refined bond project list, and (iii) approve forwarding the draft bond measure to the Board of Education for consideration and vote.

Background In October 2019, the Governing Board unanimously approved Resolution 1920-0168 - *Directing Facilities Committee to Consider and Make Recommendations to the Governing Board as to Whether Said Board Shall Undertake the Planning Steps Necessary to Ultimately Call a Facilities General Obligation Bond Election and/or a Parcel Tax Election for Facilities Maintenance in November 2020*. Among other things, this Resolution directed the Facilities Committee to bring a Facilities Master Plan (FMP_ and final Bond Measure language, including amount sought, to the Board for approval no later than May of 2020. Consistent with the Resolution, the Board adopted the FMP on May 13, 2020. Due to the COVID-19 pandemic, the final bond measure language, including amount sought, is being brought to the Facilities Committee and then to the Board in June rather than May.

The FMP identified \$3.4 billion in project needs across the District, and it broke down that amount as follows:

- Building Systems: \$1,352,000,000
- Educational Adequacy, Equity & Operational Efficiency: \$962,000,000
- Seismic: \$697,000,000

- Sites and Grounds: \$110,000,000
- Energy, Resiliency, and Sustainability: \$110,000,000
- Accessibility: \$84,000,000
- Fire and Security: \$45,000,000
- Coordination and Planning: \$80,000,000

Discussion

Voter Surveys

The District contracted with FM3 to conduct a voter survey in January 2020 to provide information to help determine the amount of the bond and which projects to include in the bond. In light of the drastic changes that occurred since January, FM3 was asked to conduct a second voter survey in May 2020 to provide updated information regarding the amount of the bond and which projects to include in the bond. The second voter survey supports the conclusion that a \$735 million bond measure appears viable for November 2020. Support among the City's major demographics is above the 55% threshold and such support is durable in the face of pro and con messaging. Additionally, voters display little tax sensitivity.

In terms of specific projects, the second survey found:

- The highest priority investments to relate to basic repairs, although supporting distance learning, career technical education, early childhood education, and affordable housing for students and staff is also of great importance to voters.
- Voters resonated with messages that described how the bond will invest in basic repairs, repurpose an unused school site for administrative use to stop paying rent at 1000 Broadway, better support students in response to the COVID-19 pandemic, and include accountability requirements.
- Voters expressed concern regarding the perceived history of misuse of funds, the City's high cost of living, and the plans for an administration building (with no mention of rent at 1000 Broadway), although support still remains above the threshold for passage after voters hear this information.
- Funding an administrative building would not significantly reduce support as long as it is used to repurposing unused school site for administrative use in order to stop paying rent at 1000 Broadway.

A more details analysis of the survey results (including some comparisons between the January results and the May results) is included as Attachment A.

Based on the survey results and the significant project needs, **the proposed amount for a November 2020 bond measure is \$735 million**, which is the amount generated by the maximum tax rate permitted;

still, this figure amounts to only approximately one-fifth of the District's need. Therefore, the Board—based on staff and community input—must determine which projects would be funded by this potential bond and which projects would need to be funded by a subsequent bond.

Draft Bond Measure

With this amount as a foundation, staff—in consultation with outside counsel and bond consultants—have drafted the necessary documents to place the bond measure on the November 2020 ballot, with the exception that the named projects are not yet included. (The documents are contained in Attachment B.) Specifically, these documents include (i) the draft of the Resolution calling the election, (ii) the draft of the full text of the bond measure (Exhibit A to the Resolution), (iii) the draft of the Tax Information Statement (Exhibit B to the Resolution), and (iv) the draft of the Board Secretary's Certificate certifying that the Resolution was properly adopted.

A bond measure typically names specific projects in the bond project list as well as more general language for projects that could be constructed as any site. Almost all bond measures also include language to enable a district to modify the scope of work in response to changing circumstance, which might involve everything from higher than expected inflation to the discovery of asbestos to earthquakes. This current draft of the bond measure utilizes this structure. It contains the bond project list portion, which currently includes a blank section for site-specific projects and a proposed description of district wide projects as well as additional language allowing the District to adjust to changing needs of projects.

Bond Project List

A structure and process is needed to identify the \$735 million in projects to prioritize out of the \$3.4 billion in total project needs. The natural place to look for such a structure is the FMP, which identified four goals, five themes, and five priorities.

Goals

- Alignment with other OUSD planning efforts
- Transparency to the public
- Enable funding for future projects
- Smart asset management to ensure plan implementation

Themes

- Equitable investments
- Administrative management & project completion concerns

- Classroom environmental quality & educational adequacy
- School infrastructure (kitchen, cafeteria, restrooms, etc.)
- Issues related to specific sites

Priorities

- Complete deferred Measure J projects
- Promote projects in every region and district of Oakland
- Ensure there are high quality school sites in every community
- Support Citywide Plan initiatives with facility investment
- Pursue projects that enable OUSD to generate revenue or reduce ongoing costs

However, the 14 bullets listed above are too numerous to provide the necessary structure. Therefore, staff has synthesized them into four separate but overlapping categories or buckets:

- *Greatest Health/Safety Needs*: Those sites/facilities that are most in need of health and safety improvements.
- *Previously Approved Projects*: Those projects that have previously been approved by the Board but have not been completed.
- *Strategic Initiatives*: Those initiatives that will best enable District facilities to serve future students.
- *Districtwide Improvements*: Similar improvements needed by all school sites.

Attachment C shows how the 14 goals, themes, and priorities fit within the four buckets. This structure was previously shared with and discussed at the Facilities Committee and the public on May 22, 2020. No concerns were raised by the Facilities Committee during that discussion.

As noted at that same Facilities Committee meeting, the first step to identify the \$735 million in projects was for staff to make an initial attempt to identify likely high prioritize projects for each bucket. Staff did so, narrowing the need from \$3.4 billion down to \$1.1 billion, which breaks down into the four buckets as follows:

- | | |
|---------------------------------|--------------------------|
| • Greatest Health/Safety Needs: | \$245.4 million |
| • Previously Approved Projects: | \$238.3 million |
| • Strategic Initiatives: | \$251.7 million |
| • Districtwide Improvements: | \$250.0 million |
| <hr/> | |
| • Bond Program Management: | \$56.0 million |
| • 10% for Contingency: | \$73.5 million |
| • EST. TOTAL: | \$1,114.0 million |

Attachment D includes the listing of the specific projects in each bucket, a brief description of the scope for each project, and a brief description of its importance. The types of data and considerations used to select these listed projects included:

- Ranking on the Facilities Conditions Index (FCI): The FCI is a measurement of the facility condition of each sites. (It is calculated based on the ratio of costs to repair the buildings to the cost to replace the buildings—the lower the ratio, the better the condition of the buildings.)
- Regional distribution: All regions of the District should benefit from the bond.
- Project type distribution: All type of schools should be included in the bond.
- Future growth and/or demand: Consideration of where future growth and/or demand in the District is going to be.
- Need to generate demand: Consideration of how new facilities could generate demand for particular sites
- Other projects funded at sites through Measures B and J: Attachment E includes the vast majority of the facilities projects funded by Measures B and J.
- Projects not completed: Projects that were named in Measures B or J or that the Board approved but were not completed.

In reviewing and understanding this initial proposed list of high priority projects for each bucket, it is important to note that many projects fit into multiple buckets and there are many important and urgent needs that are not listed. Additionally, **it is critical to understand that project costs CANNOT be included in the bond language.** This is because the actual projects costs are likely to be different due to inflation, changes in scope, unforeseen circumstances, and other factors. (Indeed, most of these costs come from the FMP, which was completed in April 2020. Since that time, the estimated cost of at least one project, Roosevelt Middle School, has increased as the scope was better understood; other projects, like the Alt Ed/CTE/Adult Ed Hub, are basic estimates due to the lack of a specific plan for the project.) Nevertheless, these estimated costs are necessary to include at this point in the process—i.e., when determining what specifics projects to include in the bond—because the District (i) does not overcommit itself or (ii) overpromise what can be funded by the bond.

Clearly, further refinement of the high priority projects for each bucket is necessary in order to reduce the estimated cost of \$1.1 billion from the current list down to \$735 million. Therefore, the Facilities Committee will be asked to reduce the estimated cost in each bucket to approximately \$200 million, which will bring the total cost to less

than one billion dollars. Reducing the estimated cost may be done through narrowing the scope of a project or eliminating that project. While the Facilities Committee may add one or more projects to a bucket, doing so will necessitate reducing the estimated costs for the bucket even further.

The Facilities Committee's reduced list for each bucket will then be shared with the public for feedback on how to prioritize the remaining projects. While the COVID-19 pandemic has limited the opportunity to solicit community input in person, staff has been able to schedule the following opportunities for virtual community input on the remaining projects:

- Tuesday, June 16, 2020 @ 6:30pm: Regional Engagement (focus on School Board Member Districts 5, 6, and 7)
- Monday, June 22, 2020 @ 6:30pm: Regional Engagement (focus on School Board Member Districts 1 and 4)
- Tuesday, June 23, 2020 @ 6:30pm: Regional Engagement (focus on School Board Member Districts 2 and 3)

Additionally, there will be an online survey to receive community input outside of the regional engagements. (The zoom information will be made available for the regional engagements and the survey link will be made available after the Facilities Committee meeting, once the revised list is known.)

Staff will then synthesize the feedback and present a final proposed project list to the Board, along with those projects that were not included, for consideration and approval at a special meeting on June 29, 2020 at 6:00 p.m. (Please note that the deadline to approve the resolution placing a tax measure on the November 2020 ballot is August 7, 2020, and there are no scheduled Board meetings before that date.)

Fiscal Impact

See the Tax Information Statement, which is Exhibit B to the Resolution, which is found in Attachment B.

Attachment

Attachment A - Tracking Voter Attitudes Toward an Oakland Unified School District Bond Measure
Attachment B – Draft of Bond Measure Language
Attachment C – Comparing FMP Goals, Themes, and Priorities to Four Buckets
Attachment D – Specific Projects for Bond Project List
Attachment E – Measures B and J Completed Projects



OAKLAND UNIFIED
SCHOOL DISTRICT

Community Schools, Thriving Students

Tracking Voter Attitudes Toward an Oakland Unified School District Bond Measure

*Key Findings from a Citywide Survey of Likely Voters
Conducted May 13-19, 2020*

ATTACHMENT A

FM3
RESEARCH

OPINION
RESEARCH
& STRATEGY

Methodology

- 400 interviews with District voters likely to cast a ballot in the November 2020 election
- Interviews conducted May 13-19, 2020
- Interviews online, on landlines and cell phones
- Margin of sampling error of $\pm 4.9\%$ at the 95% confidence level
- Some percentages may not sum to 100% due to rounding





OAKLAND UNIFIED
SCHOOL DISTRICT

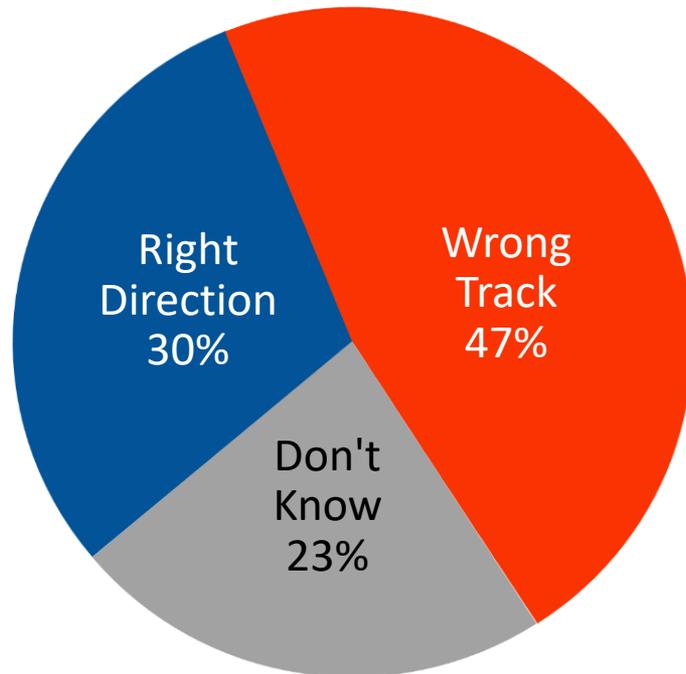
Community Schools, Thriving Students

Issue Context

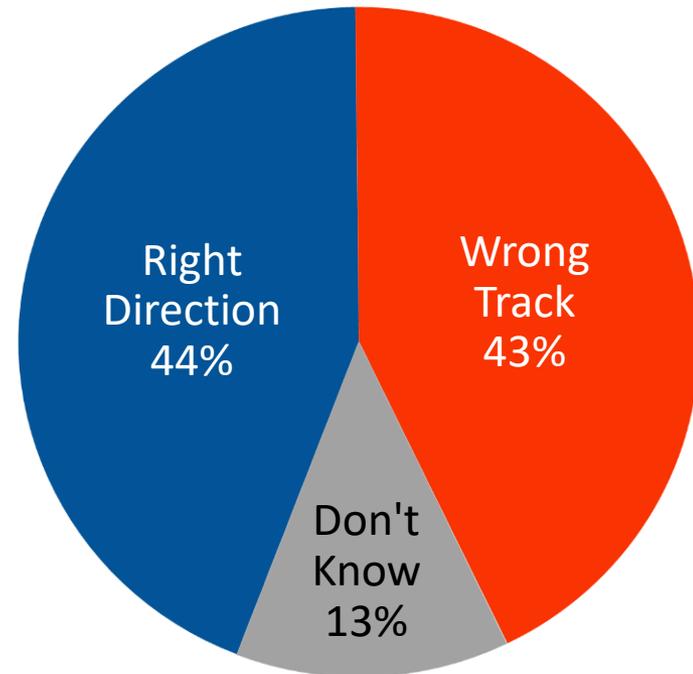
Voters' perception of the direction of the City has improved in the past few months.

Would you say that things in Oakland are generally headed in the right direction, or do you feel that things are off on the wrong track?

January 2020

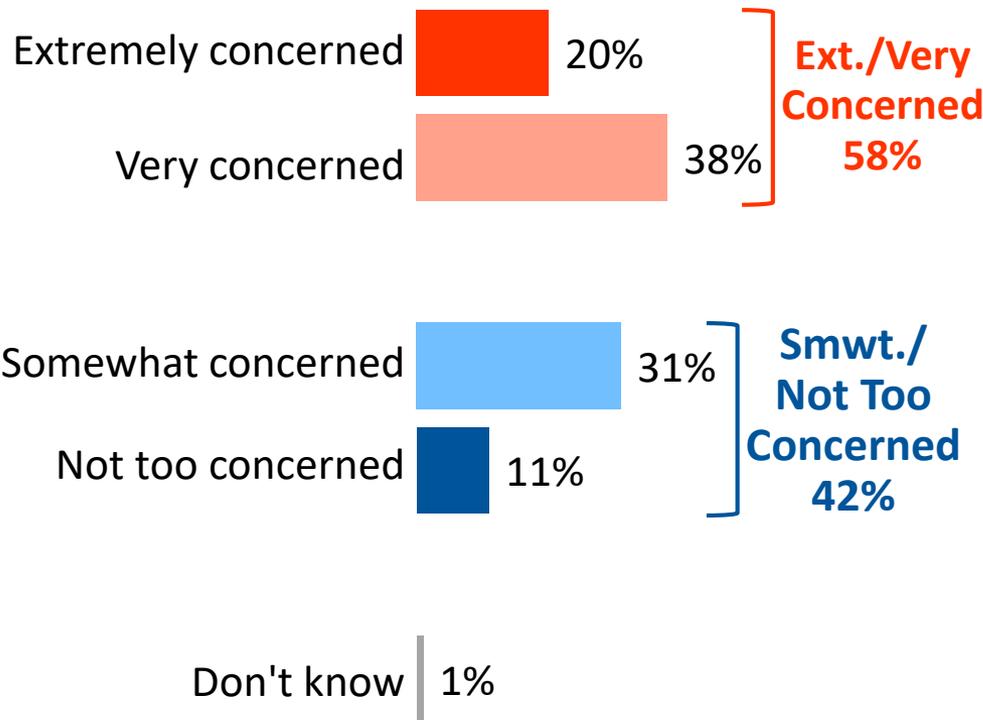


May 2020



A majority say they are concerned about a family member getting sick.

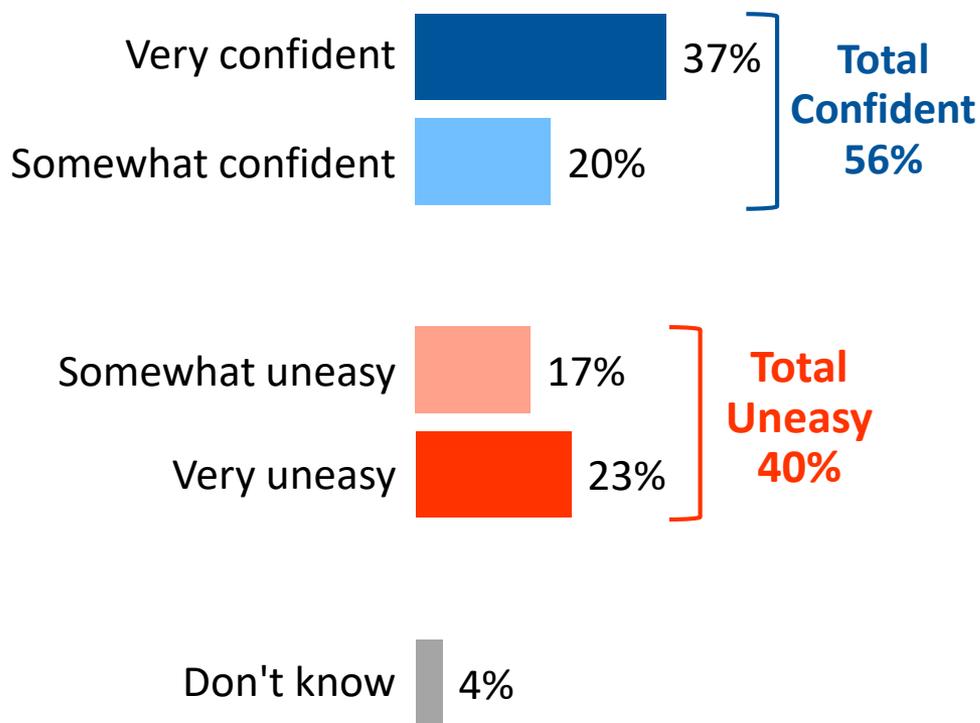
How concerned are you that you or a close family member will get sick from the coronavirus?



Demographic Group Disproportionately Likely to be Concerned	Extremely/Very Concerned
All Voters	58%
Ages 40-49	72%
HH Income <\$60,000	69%
Latinos	69%
High School Educated	68%
Trustee District 3 - Hodge	67%
Ages 65-74	67%
Non-College Educated Women	66%
Democrats Ages 50+	65%
Trustee District 6 - Gonzales	65%
African Americans	64%
Election Day Voters	64%

Two in five say they are uneasy about their personal financial situation over the next few months.

Thinking about your personal financial situation over the next few months, do you feel confident or uneasy you will be able to meet your living expenses?

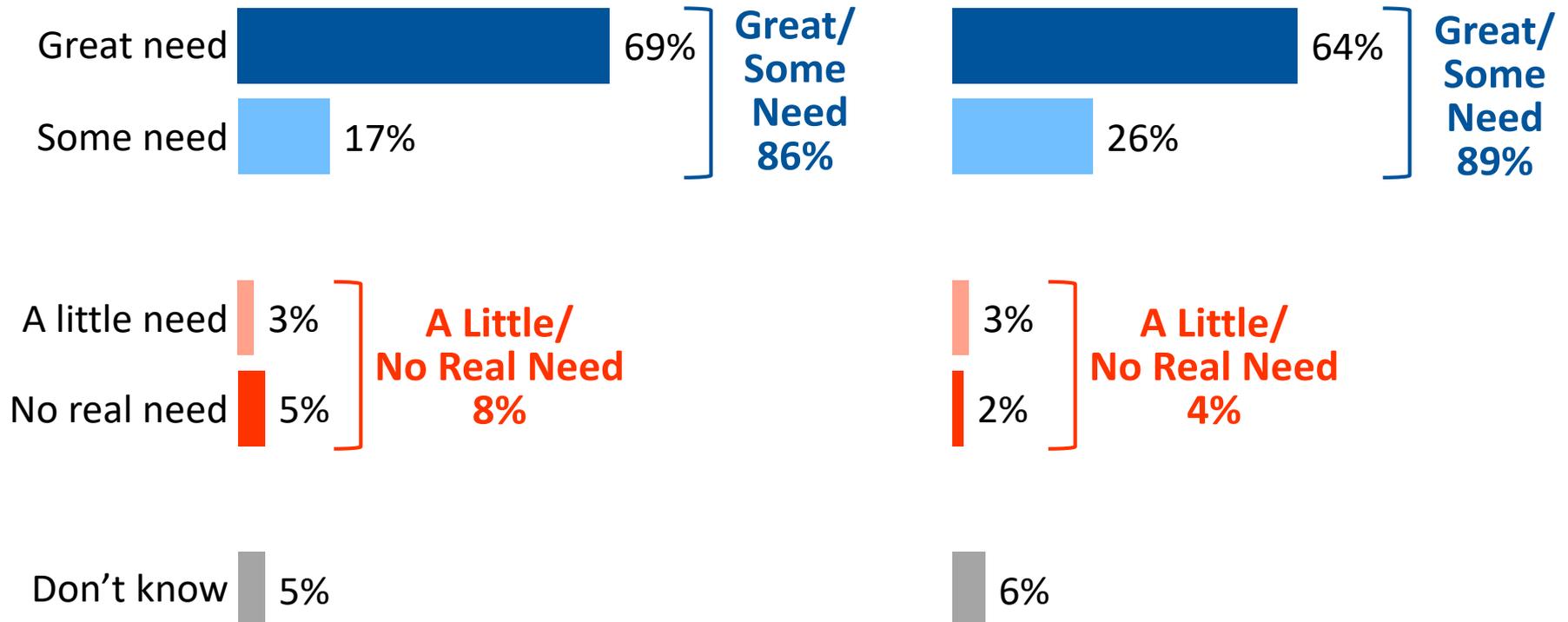


Total Confident <i>Groups most likely to be confident</i>	Total Uneasy <i>Groups most likely to be uneasy</i>
56% of Electorate	40% of Electorate
HH Income \$150,000+	HH Income <\$60,000
Trustee District 4 – Yee	Trustee District 6 - Gonzales
Ages 65+	Non-College Educated Women
Asians/Pacific Islanders	Election Day Voters
Men Ages 50+	Latinos
Whites	Ages 30-39
Ages 18-29	Renters
Homeowners	Women Ages 18-49
Trustee District 1 - London	Some College Education
Democratic Men	Some College or Less
Post-Graduate Educated	Ages 50-64
Non-College Educated Men	Independent Women
HH Income \$90,000-\$150,000	Women

Nearly nine in ten see a need for funding for schools and for repair and rehabilitation.

Generally speaking, would you say that **Oakland public schools** have a great need for more money, some need, a little need, or no real need for more money?

Generally speaking, how much need is there for the **repair and rehabilitation of existing public schools** in Oakland: a great need, some need, a little need, or no real need?



Perceptions of need have remained consistent over time.

Great/Some Need

Year	<i>Oakland public schools' need for more money</i>	<i>For the repair and rehabilitation of existing public schools in Oakland</i>
May 2020	86%	89%
January 2020	85%	84%
2012*	91%	87%
2009	93%	-



OAKLAND UNIFIED
SCHOOL DISTRICT

Community Schools, Thriving Students

Initial Reactions to a Proposed Bond Measure

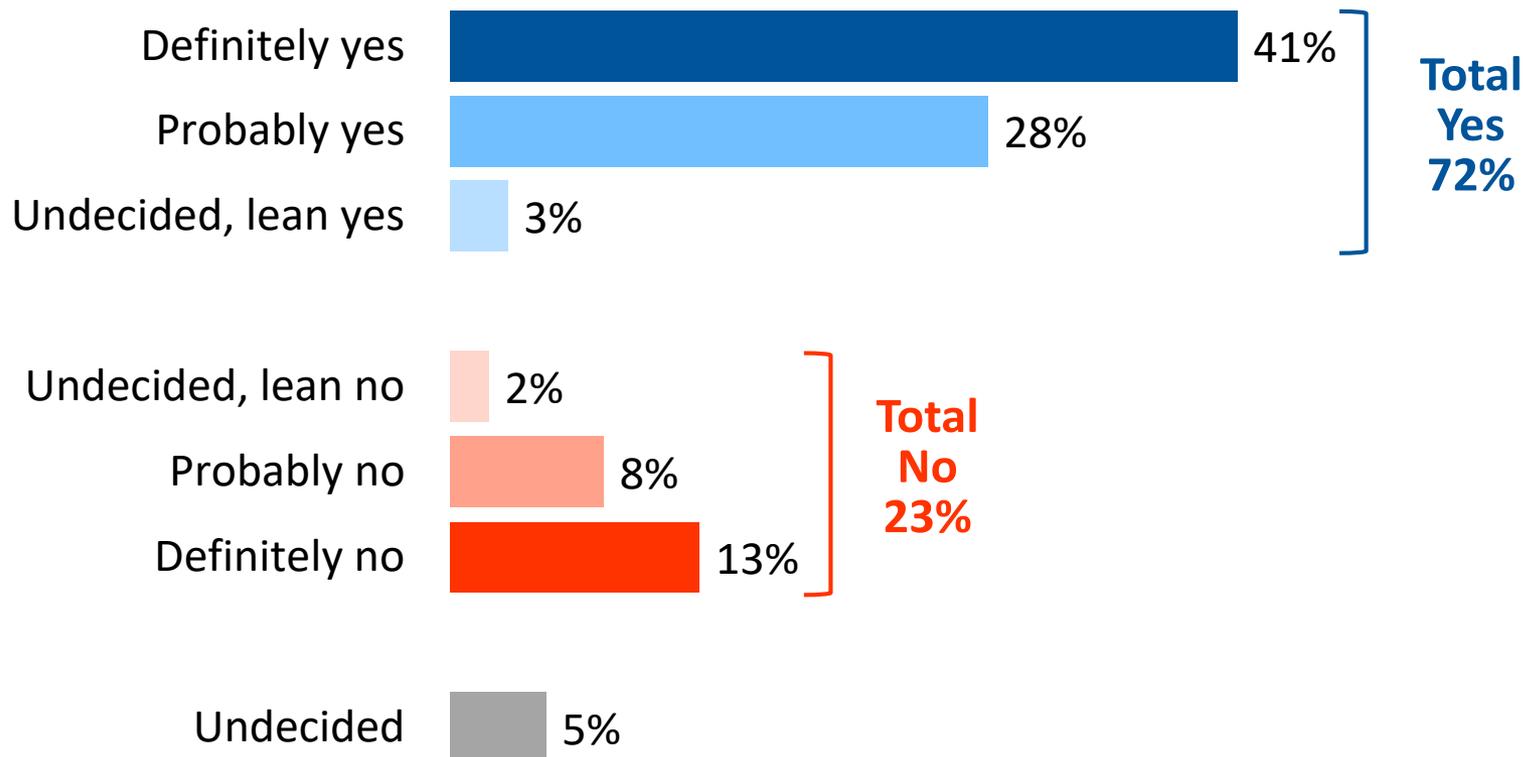
Ballot Language Tested

Oakland Unified School District Classroom Repair/ Safety Improvement Measure.

- To upgrade classrooms, science labs, and technology;
- improve student safety and security;
- repair outdated bathrooms, electrical systems, plumbing and sewer lines; and
- improving energy efficiency and earthquake safety,

shall Oakland Unified School District be authorized to issue \$735 million in bonds at legal interest rates, levying an estimated \$60 per \$100,000 assessed value, raising an average of \$48.5 million annually for approximately 30 years, with citizens' oversight, audits, no money for administrator salaries?

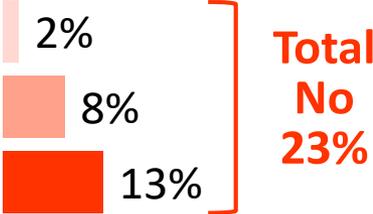
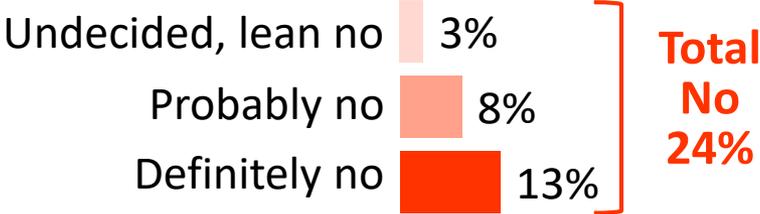
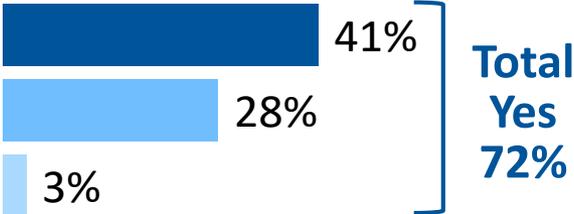
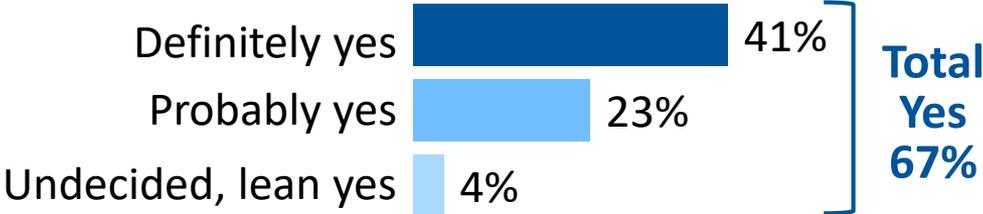
Nearly three-quarters offer support for the bond measure.



Support for the proposed bond has increased slightly since January – even with a higher amount.

\$675 Million Bond – January 2020

\$735 Million Bond – May 2020



Undecided 9%

Undecided 5%

Voters under 40, Democrats, and independents are especially supportive although majority support cuts across most demographic groups.

Demographic Group	Total Yes	Total No	Undecided
All Voters	72%	23%	5%
Gender			
Men	76%	20%	4%
Women	69%	25%	6%
Age			
18-29	94%	3%	3%
30-39	76%	16%	8%
40-49	65%	30%	5%
50-64	69%	26%	4%
65-74	66%	32%	2%
75+	60%	31%	9%
Party			
Democrats	73%	22%	6%
Independents	75%	20%	5%
Republicans	35%	65%	0%

Latino voters and those in District 1 are particularly supportive.

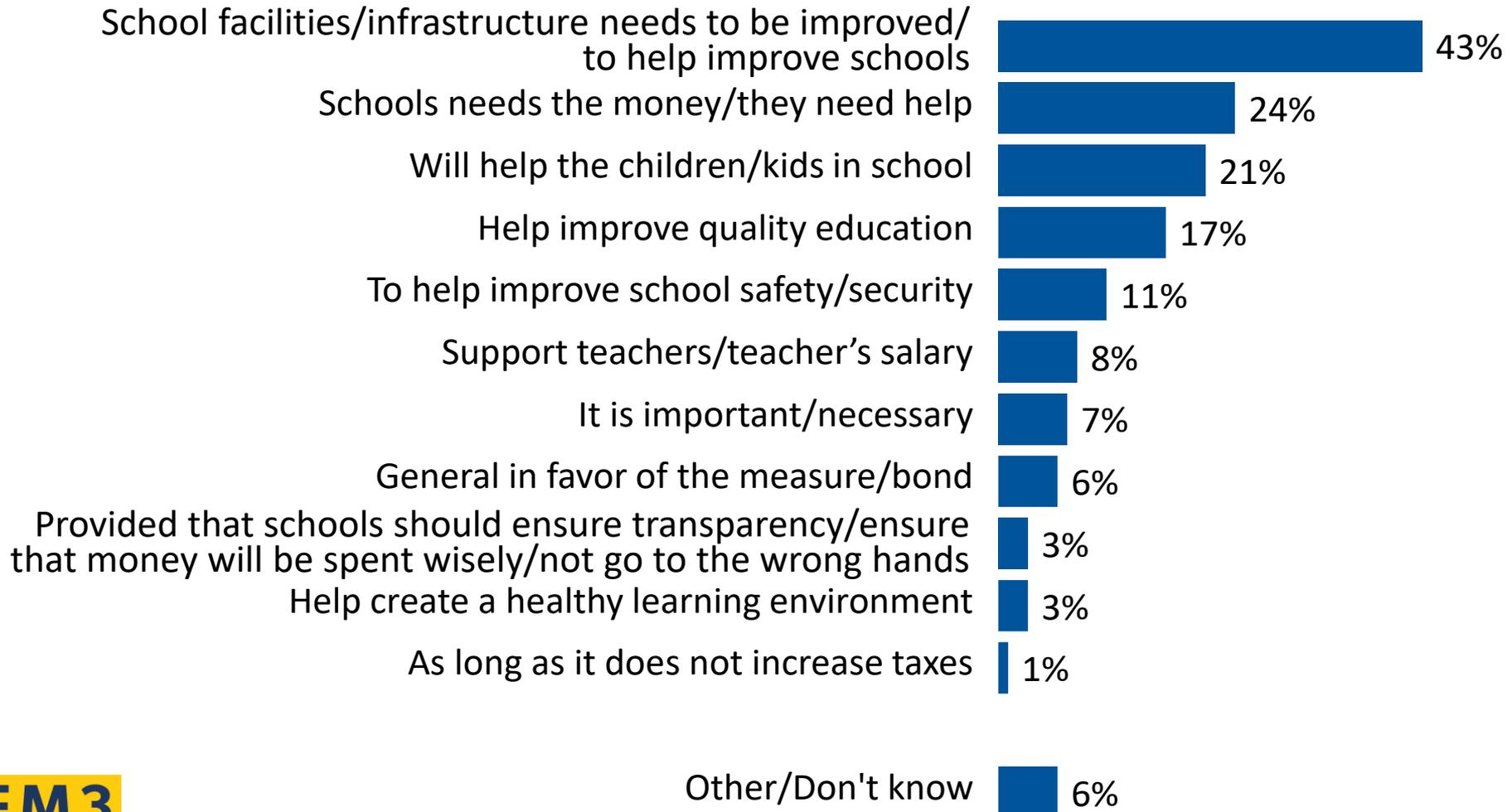
Demographic Group	Total Yes	Total No	Undecided
Race/Ethnicity			
Whites	69%	22%	9%
Latinos	86%	12%	2%
African Americans	72%	26%	2%
Asians/Pacific Islanders	76%	23%	2%
<i>All Voters of Color</i>	77%	20%	3%
Trustee District			
1 – London	80%	18%	3%
2 – Eng	65%	26%	9%
3 – Hodge	76%	14%	11%
4 – Yee	75%	24%	0%
5 – Torres	70%	26%	4%
6 – Gonzales	72%	25%	3%
7 – Harris	55%	38%	7%
Education			
High School Educated	75%	18%	7%
Some College Education	75%	18%	8%
Four-year College Graduates	73%	24%	3%
Post-Graduate Educated	66%	28%	6%

Strong support cuts across lines of income, homeownership and likelihood of voting, with some variation.

Demographic Group	Total Yes	Total No	Undecided
Household Income			
<\$60,000	83%	12%	5%
\$60,000-\$90,000	60%	28%	12%
\$90,000-\$120,000	69%	23%	8%
\$120,000+	75%	25%	0%
Residence			
Homeowners	64%	32%	4%
Renters	82%	11%	7%
Participation in the Last 6 Statewide Elections			
1+/6	72%	23%	5%
2+/6	70%	24%	6%
3+/6	68%	25%	7%
4+/6	68%	25%	7%
5+/6	67%	25%	8%
6+/6	65%	25%	9%

The “yes” vote is motivated by the sense that schools need the funding.

*In a few words of your own, why would you vote YES on the measure?
(Open-ended; Asked of Supporters Only, N=287)*



Verbatim Comments in Favor of the Measure

I am fortunate that an increased assessment would not present a hardship for me. I am always in favor of supporting our school system, and upcoming demands on the state budget make that essential.

If you want teachers and students to feel cared about and supported to learn, they need to see that the community supports high quality facilities. Simple as that.

I support more importance placed on educating our children and giving them the best chance for well paying jobs and being good citizens.

Many Oakland schools are in decrepit condition. We need to give our children the best environment to learn as they are the future. If you do upkeep now it will be more affordable than putting it off for the future.

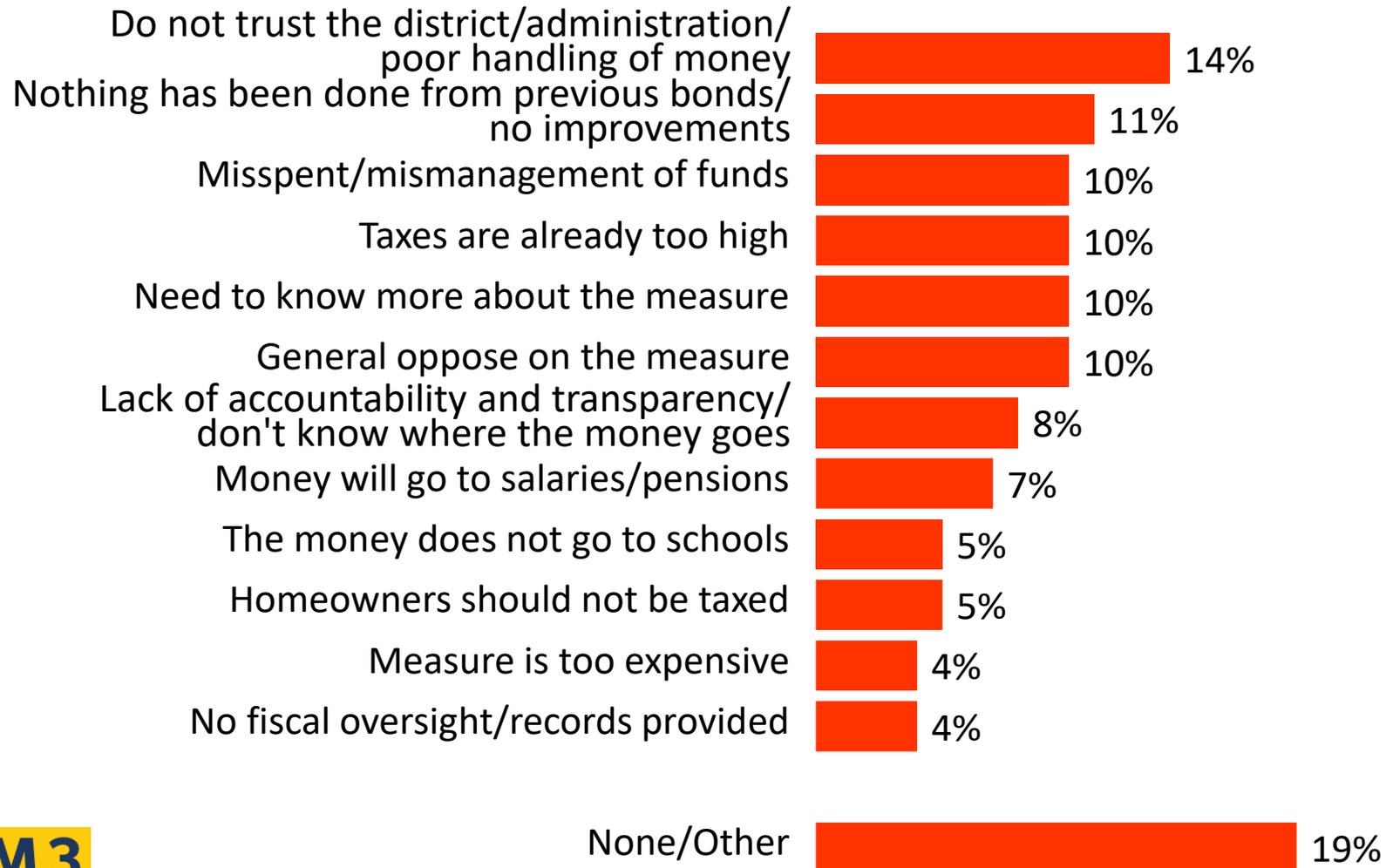
I care about the kids in Oakland and the disparity between schools. All schools should be equally safe and have what the kids needs. No schools should be better" than others."

I want to see OUSD put money into improving schools. There are a lot of old schools.

Opposition is driven by distrust of the District and, to a lesser extent, a dislike of taxes.

*In a few words of your own, why would you vote **NO** on the measure?*

(Open-ended; Asked of Opponents Only, N=92)



Verbatim Comments in Opposition to the Measure

I already voted for money for schools, but money is misspent and disappears, and schools still need repairs, etc. There seems to be no accountability.

From the previous school bond measure, OUSD has not shown that they can be trusted to competently follow through on promises. Facilities and Mgmt. are not held accountable. (Example debacle with Gleview Elementary.)

It seems to me the Oakland school board is more concerned about themselves and not Oakland's students.

I have put three kids through OUSD schools and the District seems poorly-run.

Nothing gets done in Oakland. And what little that is done, is not done well or right.

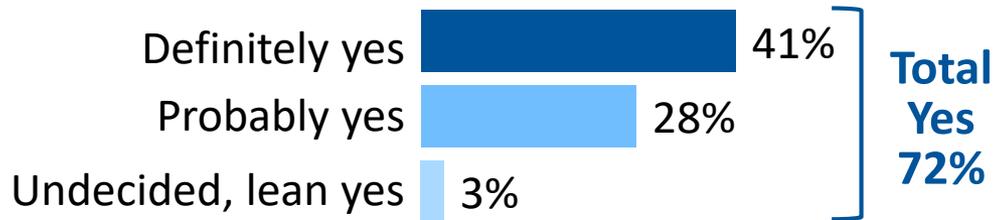
There have been many tax add-ons for Oakland schools already. Property taxes have increased considerably.

OUSD central staff and the school board are too incompetent - especially with financial management - to be trusted with the responsibility of managing the funds raised by the bonds or the projects they would pay for.

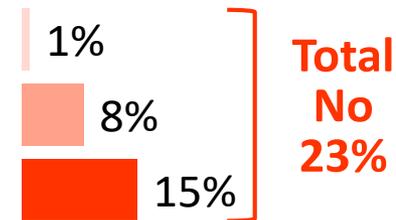
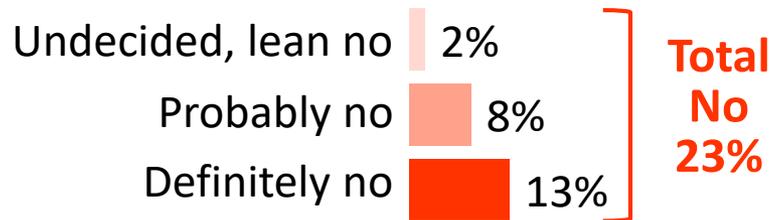
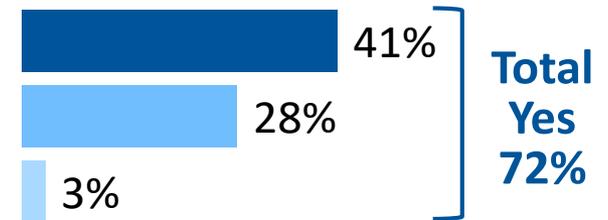
Voters are not sensitive to the size of the bond.

Suppose that instead of a \$735 million bond measure resulting in annual property tax of \$60 per \$100,000 of assessed value, raising \$48.5 million annually, the Oakland Unified School District bond measure that I just described were for \$675 million and resulted in an annual property tax of \$54 dollars per \$100,000 of assessed value, raising \$44.5 million annually?

\$735 Million Bond



\$675 Million Bond





OAKLAND UNIFIED
SCHOOL DISTRICT

Community Schools, Thriving Students

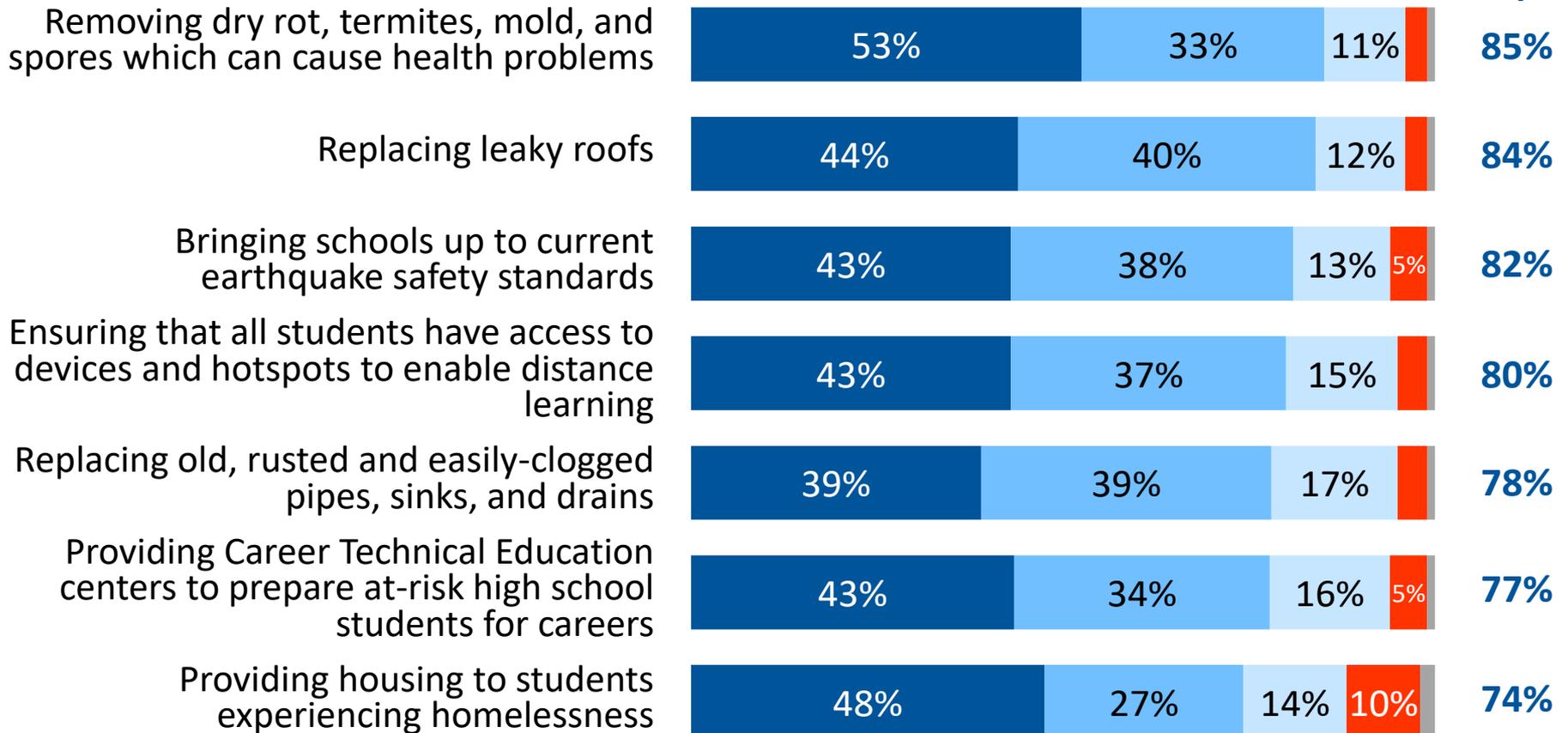
Potential Bond Measure Spending Priorities

Basic repairs guaranteeing health and safety, distance learning, career training, and housing for students in need are top priorities.

I am now going to read you a list of individual projects and provisions that might be funded by the bond measure. Please tell me how important it is to you that each be included in the measure: extremely important, very important, somewhat important, or not too important?

■ Ext. Impt. ■ Very Impt. ■ Smwt. Impt. ■ Not Too Impt. ■ Don't Know

Ext./Very Impt.



Child development centers and affordable housing for employees are also important.

■ Ext. Impt. ■ Very Impt. ■ Smwt. Impt. ■ Not Too Impt. ■ Don't Know **Ext./Very Impt.**

Providing child development centers for preschool children



74%

Providing affordable housing for teachers and other school district employees



71%

*Improving water quality and reducing flooding by redesigning schoolyards to absorb stormwater



65%

*Converting paved schoolyards into living, green landscapes that provide nature education for children



58%

Ensuring Oakland's schoolyards are safe and accessible for community members outside of school hours



53%

Building an administration building is less important to voters than other investments.

■ Ext. Impt. ■ Very Impt. ■ Smwt. Impt. ■ Not Too Impt. ■ Don't Know

Ext./Very Impt.

Repurposing an unused school site for administrative use to eliminate the cost of renting office space



52%

*Planting shade trees in schoolyards to improve air quality



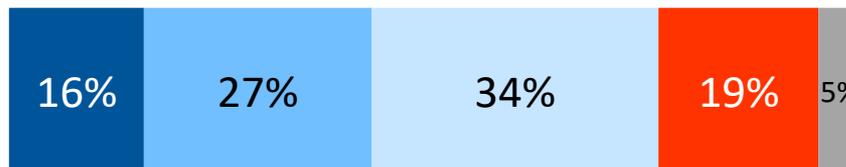
50%

*Planting shade trees in schoolyards to reduce temperatures



45%

Building a multi-use administration building with additional space for early education programs and student services



42%

Perception of spending priorities tested in January has not changed.

(Extremely/Very Important)

Project/Provision	January 2020	May 2020	Difference
Removing dry rot, termites, mold, and spores which can cause health problems	83%	85%	+2%
Replacing leaky roofs	86%	84%	-2%
Bringing schools up to current earthquake safety standards	78%	82%	+4%
Replacing old, rusted and easily-clogged pipes, sinks, and drains	82%	78%	-4%

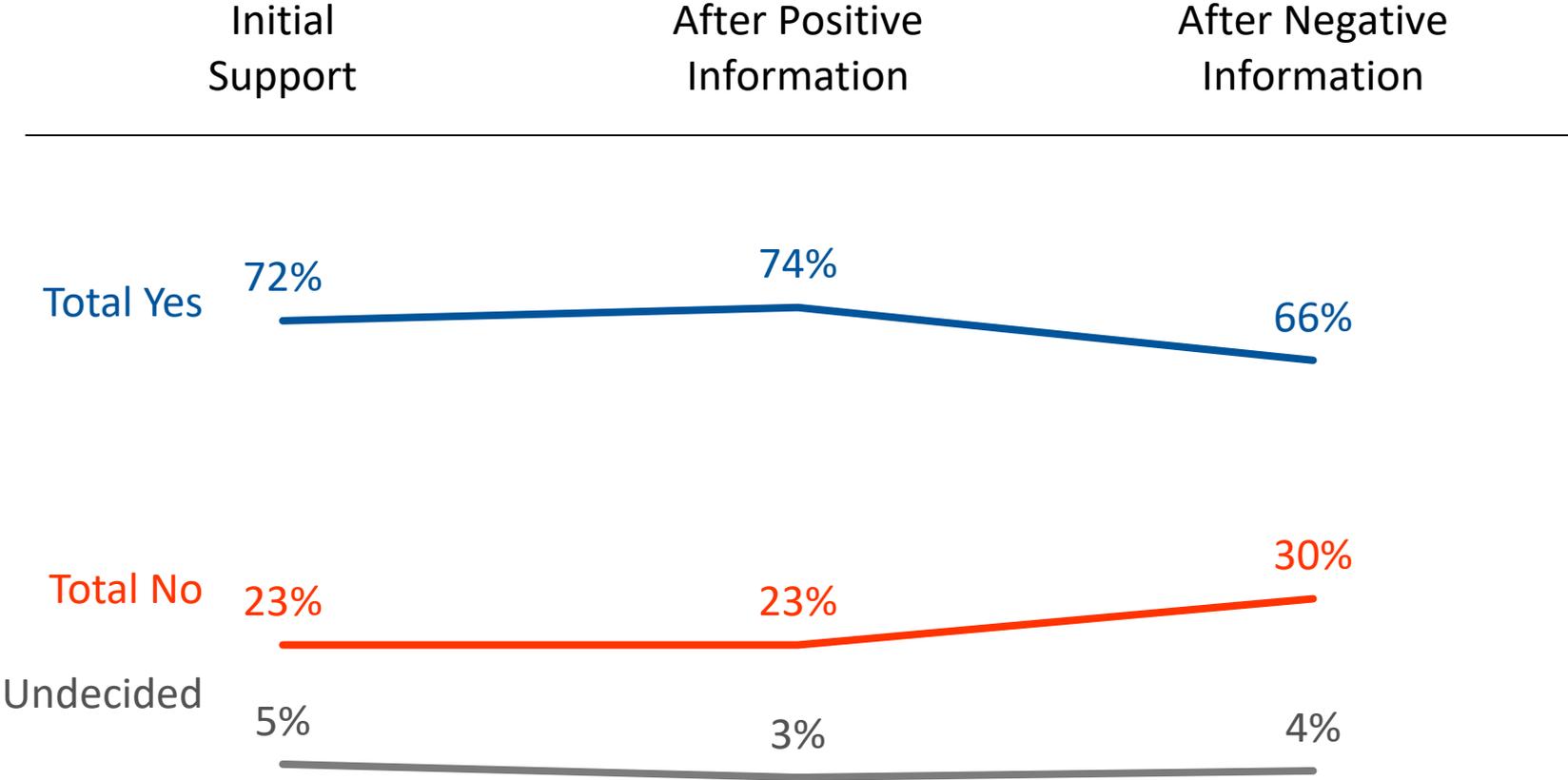


OAKLAND UNIFIED
SCHOOL DISTRICT

Community Schools, Thriving Students

The Impact of Pro and Con Arguments

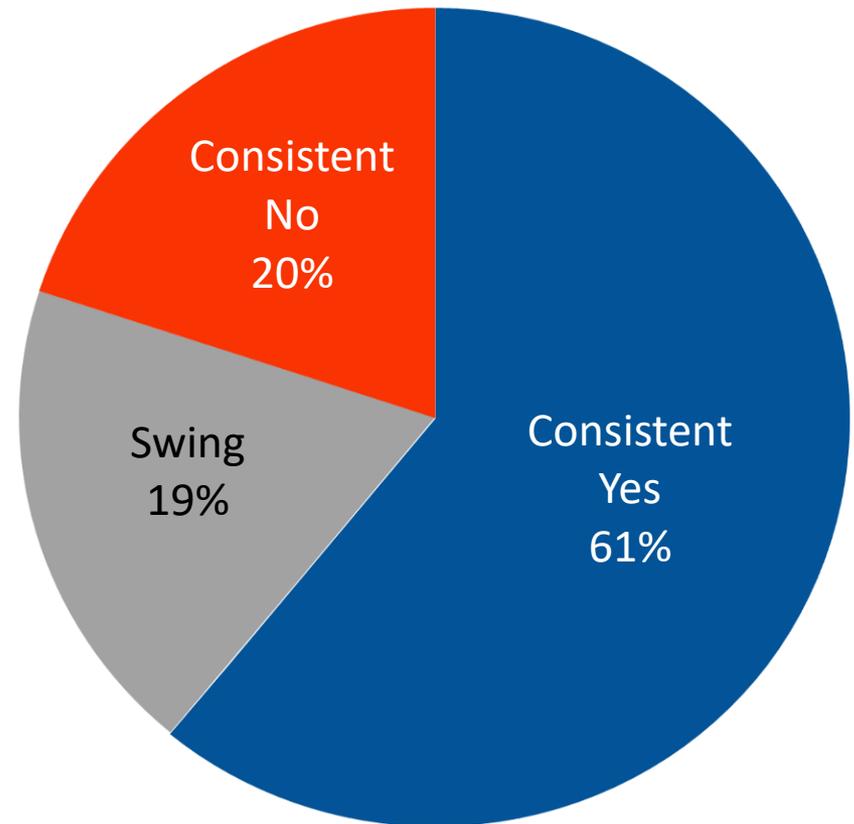
Support for the measure remains above the 55% threshold after an exchange of information.



Segmenting the Electorate by Consistency of Support for a Bond

- ❖ **Consistent Yes:** Voters who consistently indicated they would vote “yes” on the measure
- ❖ **Consistent No:** Voters who consistently indicated they would vote “no” on the measure
- ❖ **Swing:** Voters who do not fall into any of the other categories – remaining consistently undecided or switching positions

The following slide show demographic groups that *disproportionately* fall into one category or the other.



Demographic Profile of the Segments

Consistent Yes	Swing	Consistent No
<i>61% of the Electorate</i>	<i>19% of the Electorate</i>	<i>20% of the Electorate</i>
Non-College Educated Men	Trustee District 3 – Hodge	Women Ages 50+
Ages 18-29	Independent Women	Ages 40+
Latinos	Ages 75+	Independents Ages 50+
HH Income <\$60,000	HH Income \$60,000-\$90,000	Homeowners
Democratic Men	Ages 30-39	HH Income \$150,000+
Men Ages 18-49	Non-College Educated Women	Trustee District 2 – Eng
Trustee District 1 - London	Child attends Private or Parochial School	Child Attends Charter School
Renters	Child attends public school	College-Educated Women
Some College Education	Independents Ages 18-49	Trustee District 7 – Harris
Independent Men	Trustee District 7 – Harris	Trustee District 5 – Torres



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Pro and Con Arguments

Messages in Favor of the Measure

Ranked by % Very Convincing

(REPAIRS) Our local schools need basic health and safety improvements. This measure will repair deteriorating classrooms, plumbing, potentially faulty electrical systems and air conditioning, and leaky roofs. Children deserve and need safe, clean schools so they can learn.

(COVID) This measure will help prepare Oakland schools to serve our students during a pandemic. It will invest in upgraded technology for distance learning and upgrade classrooms and facilities to help children keep a safe physical distance from one another.

***(HEALTH)** Part of this bond will be used to transform paved schoolyards into green schoolyards, which feature trees, gardens, and community-designed recreational spaces. Green schoolyards increase students' physical activity and promote mental and social health.

(1000 BROADWAY) The District pays millions of dollars in rent each year for a building to house its central administration. This measure will eliminate the need for those rent payments by repurposing an unused school site for administrative use.

(ACCOUNTABILITY) This bond measure includes strict accountability requirements including a citizens' oversight committee, and independent annual financial and performance audits. No money from this measure will go towards administrators' salaries or pensions and all funds will be spent locally.

Messages in Favor of the Measure *(Continued)*

Ranked by % Very Convincing

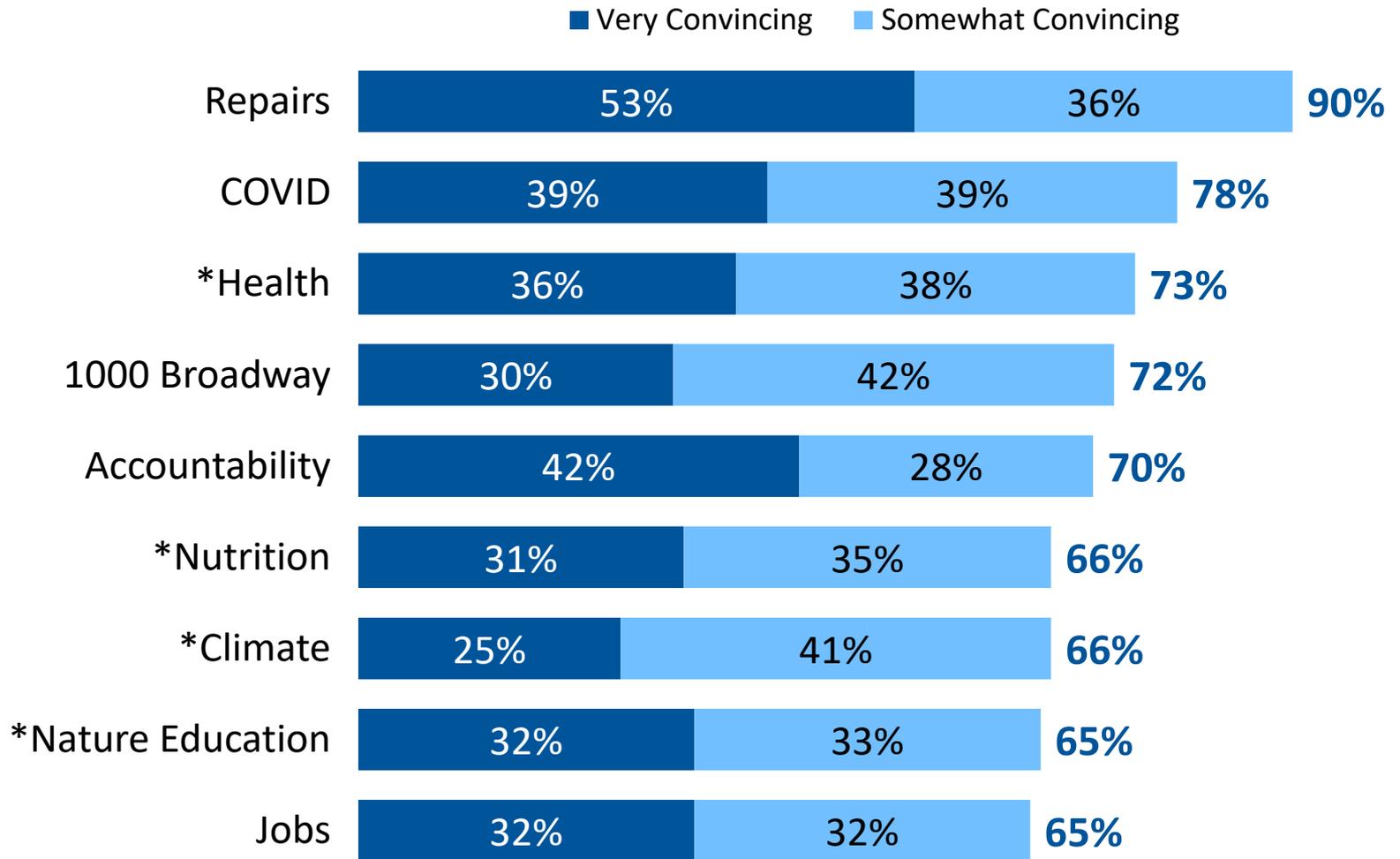
***(NUTRITION)** Part of this bond will be used to transform paved schoolyards into green schoolyards, with feature fruit trees and vegetable gardens. Green schoolyards can help provide fresh, school-grown food and deepen students' understanding of nutrition through gardening and cooking programs.

***(CLIMATE)** Part of this bond will help to cool schoolyards, improve air quality, and make Oakland more resilient to the effects of climate change by converting paved schoolyards into recreational landscapes with shade trees and gardens.

***(NATURE EDUCATION)** Part of this bond measure will replace pavement with grass and green schoolyards, which will provide outdoor classrooms for Oakland students so they can study and learn about nature.

(JOBS) This measure will create good, family-supporting local jobs in Oakland at a time when so many people are out of work because of the COVID-19 pandemic.

Messages centered on repairs and COVID-19 response are most convincing.



Messages in Opposition to the Measure

Ranked by % Very Convincing

(COST OF LIVING) The cost of living in Oakland is way too high already – middle-income families can barely afford rent or a mortgage as it is. We just can't afford to add hundreds of dollars in additional taxes for families that are having a hard time making ends meet.

(ADMIN BUILDING) One out of every \$10 from this bond – \$60 million total – will be spent on a fancy new office building for high-paid administrators. We should vote no until the District gives us a proposal where every dime goes directly to the needs of students.

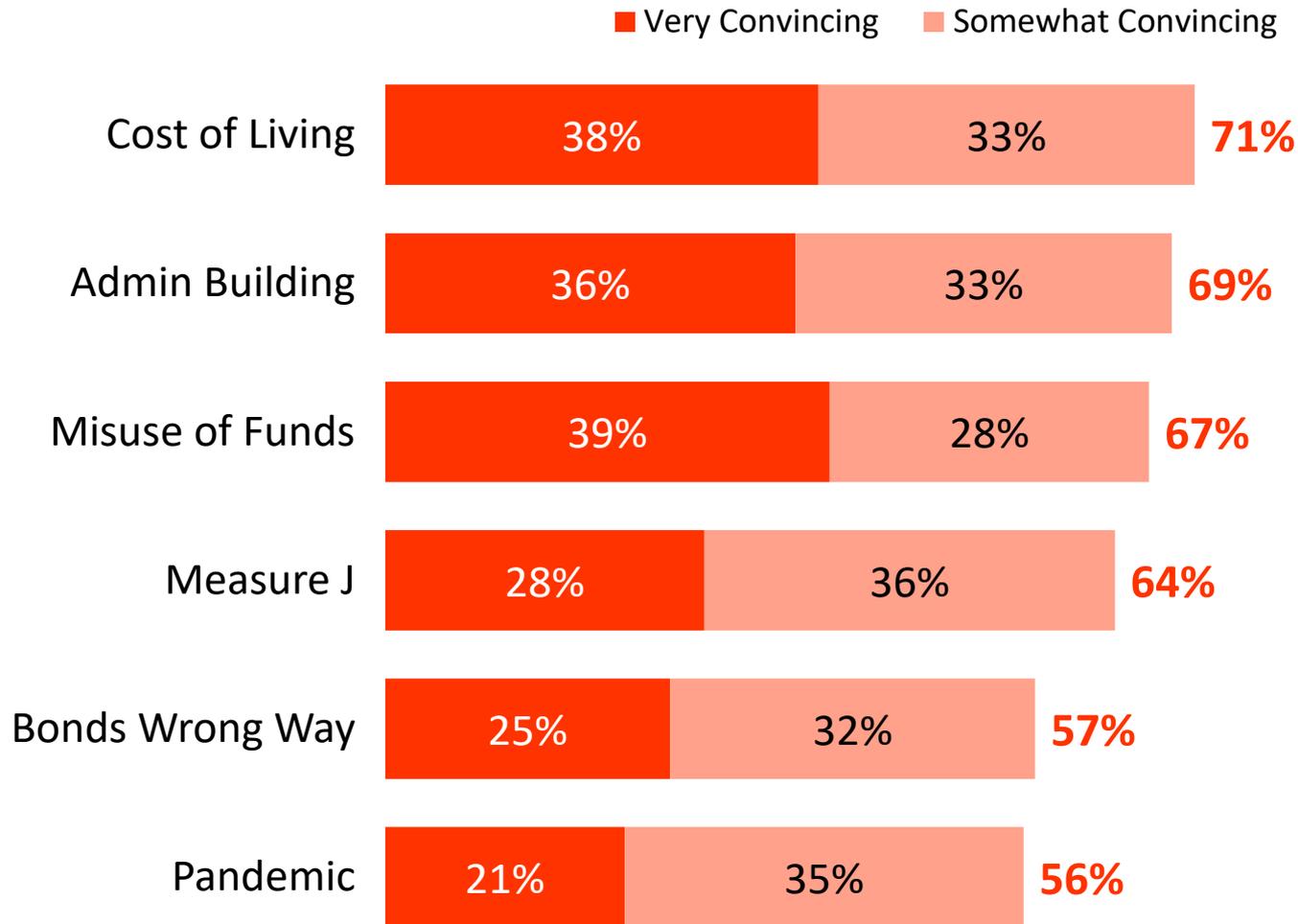
(MISUSE OF FUNDS) The District has a history of misusing bond funds. We have no trust that these bond funds will be managed properly.

(MEASURE J) Oakland voters have approved three prior bond measures in the last 20 years. The average homeowner is already paying hundreds of dollars each year to pay off these existing bonds, and the school district hasn't even spent all the bond money yet. It's too soon for another bond.

(BONDS WRONG WAY) A bond measure is the wrong way to fund these improvements. This measure will actually cost taxpayers twice as much to pay off with interest, just like buying a home. That is way too much debt to leave to our children and grandchildren.

(PANDEMIC) Now is not the right time to spend hundreds of millions of dollars on school buildings. We need to devote our money and attention to dealing with the pandemic and the public health emergency instead.

Opposition messages describing high cost of living, the plans for an administration building, and misuse of funds are most convincing.





OAKLAND UNIFIED
SCHOOL DISTRICT

Community Schools, Thriving Students

Conclusions

Conclusions

- The highest priority investments continue to relate to basic repairs, although supporting distance learning, career technical education, early childhood education, and affordable housing for students and staff is also of great importance to voters.
- Messages describing how the bond will invest in basic repairs, repurpose an unused school site for administrative use to stop paying rent at 1000 Broadway, better support students in response to the COVID-19 pandemic, and include accountability requirements all resonate very broadly.
- The strongest criticisms focus on a history of misuse of funds, the City's high cost of living, and the plans for an administration building, although support still remains above the threshold for passage after voters hear this information.
- In summary, a \$735 million bond measure appears viable for November 2020.
 - Support among the City's major demographics is above the 55% threshold.
 - Voters display little tax sensitivity in comparing a \$735M and \$675M bond.
 - Support is durable in the face of pro and con messaging.
 - Funding an administrative building would not significantly reduce support as long as it is used to repurposing unused school site for administrative use in order to stop paying rent at 1000 Broadway.

For more information, contact:



OPINION
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ATTACHMENT B – DRAFT OF BOND MEASURE LANGUAGE

BOARD OF EDUCATION OF THE
OAKLAND UNIFIED SCHOOL DISTRICT
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

RESOLUTION NO. 2021-0001

ORDERING A SCHOOL BOND ELECTION, AND AUTHORIZING NECESSARY ACTIONS IN
CONNECTION THEREWITH

WHEREAS, the Board of Education (the “Board”) of the Oakland Unified School District (the “District”), located in the County of Alameda (the “County”), is authorized to order elections within the District and to designate the specifications thereof, pursuant to Sections 5304 and 5322 of the California Education Code (the “Education Code”); and

WHEREAS, the Board is specifically authorized to order elections for the purpose of submitting to the electors the question of whether bonds of the District shall be issued and sold for the purpose of raising money for the purposes authorized pursuant to Education Code Sections 15100 *et seq.*; and

WHEREAS, pursuant to Section 18 of Article XVI and Section 1 of Article XIII A of the California Constitution, and Section 15266 of the Education Code, school districts may seek approval of bonds and levy an *ad valorem* tax to repay those bonds upon a 55% vote of those voting on a proposition for the purposes hereinafter specified, provided certain accountability requirements are included in the proposition, including (a) that the proceeds from the sale of the bonds be used only for the purposes specified in Article XIII A, Section 1(b)(3) of the Constitution, and not for any other purpose, including teacher and administrator salaries and other school operating expenses, (b) that a list of the specific school facilities projects to be funded be included, which the school district board has certified that it has evaluated safety, class size reduction and information technology needs in developing, and (c) that performance and financial audits be required and there be oversight by an independent citizens’ oversight committee to ensure that all funds are spent properly and as promised to the voters; and

WHEREAS, the Board deems it necessary and advisable to submit such a bond proposition to the electors, which, if approved by 55% of the votes cast, would permit the District to issue its bonds; and

WHEREAS, the Board has prepared a Facilities Master Plan in order to evaluate and address the facilities needs of the District and to determine which projects to finance from a local bond at this time; and

WHEREAS, the Board deems it necessary and advisable to fund the specific school facilities projects listed under the heading entitled “BOND PROJECT LIST” in the bond proposition contained in Exhibit A attached hereto (the “Bond Project List”); and

ATTACHMENT B – DRAFT OF BOND MEASURE LANGUAGE

WHEREAS, the Board has determined that the projects listed on the Bond Project List are authorized to be financed with bonds of the District under subsection (a) of Sections 15100 and 15264 *et seq.* of the Education Code and are for purposes specified in Article XIII A, Section 1(b)(3) of the Constitution, and not for any other purpose, including teacher and administrator salaries and other school operating expenses; and

WHEREAS, in accordance with Section 1 of Article XIII A of the California Constitution, and as provided in the text of the bond proposition, the Board has evaluated safety, class size reduction and information technology needs in developing the Bond Project List; and

WHEREAS, in accordance with Section 1 of Article XIII A of the California Constitution, and as provided in the text of the bond proposition, the Board deems it necessary and advisable to require that performance and financial audits be required as part of the bond proposition and there be oversight by an independent citizens' oversight committee to ensure that all funds are spent properly and as promised to the voters; and

WHEREAS, such a bond election must be conducted concurrent with a statewide primary election, general election or special election, or at a regularly scheduled local election at which all of the electors of the District are entitled to vote, as required by Section 15266 of the Education Code; and

WHEREAS, on November 3, 2020, a statewide general election is scheduled to be conducted throughout the District; and

WHEREAS, subsection (c) of Section 15100 of the Education Code provides that, before the governing board of a school district may order an election pursuant to Education Code Sections 15100 *et seq.*, it shall obtain reasonable and informed projections of assessed property valuations that take into consideration projections of assessed property valuations made by the county assessor; and

WHEREAS, although the County Assessor does not make projections of assessed property valuations, the Board has been presented with projections of assessed property valuations of the property within the boundaries of the District in connection with developing the bond proposition that take into consideration, among other things, the long-term historical average growth rates of assessed property valuations of the property within the boundaries of the District and the Board finds those projections to be reasonable and informed; and

WHEREAS, based upon such projections of assessed property valuation, if approved by voters, the Board estimates that the tax rate levied to meet the debt service requirements of the bonds proposed to be issued will not exceed the maximum tax rate permitted by Section 15270 of the Education Code; and

WHEREAS, Section 9400 *et seq.* of the California Elections Code (the "Elections Code") requires that a tax information statement be contained in all official materials, including any

ATTACHMENT B – DRAFT OF BOND MEASURE LANGUAGE

voter information guide prepared, sponsored or distributed by the District, relating to the election; and

WHEREAS, the Board now desires to authorize the filing of a ballot argument in favor of the bond proposition to be submitted to the voters at the election;

NOW, THEREFORE, be it resolved, determined and ordered by the Board of Education of the Oakland Unified School District as follows:

Section 1. **Recitals.** All of the above recitals are true and correct.

Section 2. **Specifications of Election Order; Required Certification.** Pursuant to Education Code Sections 5304, 5322, 15100 *et seq.*, and 15266, and Section 18 of Article XVI and Section 1 of Article XIII A of the California Constitution, the Board hereby submits the bond proposition, contained in Exhibit A attached hereto and incorporated herein, for the statewide general election to be held within the boundaries of the District on November 3, 2020. In accordance with Section 1 of Article XIII A of the California Constitution, and as provided in the text of the bond proposition, the Board hereby certifies that it has evaluated safety, class size reduction and information technology needs in developing the bond project list set forth in the bond proposition.

Section 3. **Conduct of Election.** (a) *Request to County Officers.* Pursuant to Section 5303 of the Education Code, the Registrar of Voters of the County (the “Registrar of Voters”) is required to, and is hereby requested to, take all steps to hold the election in accordance with law and these specifications.

(b) *Abbreviation of Proposition.* Pursuant to Sections 13119 and 13247 of the Elections Code, Sections 5322 and 15122 of the Education Code, the Board hereby directs the Registrar of Voters to use the following statement of the bond proposition on the ballot:

Oakland Unified School District Classroom Repair/Safety Improvement Measure.

- *To upgrade classrooms, science labs, and technology;*
- *improve student safety and security;*
- *repair outdated bathrooms, electrical systems, plumbing and sewers;*
and
- *improve energy efficiency and earthquake safety,*

shall Oakland Unified School District be authorized to issue \$735 million in bonds at legal interest rates, levying an estimated \$60 per \$100,000 assessed value, raising an average of \$48.5 million annually for approximately 30 years, with citizens’ oversight, audits, no money for administrator salaries?

As provided above, the Registrar of Voters is hereby requested to include the phrase “See voter guide for tax rate information” in the statement of the proposition.

ATTACHMENT B – DRAFT OF BOND MEASURE LANGUAGE

(c) *Voter Pamphlet.* The Registrar of Voters is hereby requested to reprint the full text of the bond proposition as set forth in Exhibit A in its entirety in the voter information pamphlet to be distributed to voters.

(d) *Consolidation Requirement.* Pursuant to Section 15266(a) of the Education Code, the election shall be consolidated with the statewide election on November 3, 2020, and pursuant to Education Code Section 5342 and Part 3 (commencing with Section 10400) of Division 10 of the Elections Code, the Registrar of Voters and the Board of Supervisors of the County are hereby requested to order consolidation of the election with such other elections as may be held on the same day in the same territory or in territory that is in part the same. The District hereby acknowledges that the consolidated election will be held and conducted in the manner prescribed by Section 10418 of the Elections Code.

(e) *Canvass of Results.* The Board of Supervisors of the County is authorized and requested to canvass the returns of the election, pursuant to Section 10411 of the Elections Code.

(f) *Required Vote.* Pursuant to Section 18 of Article XVI and Section 1 of Article XIII A of the California Constitution, the bond proposition shall become effective upon the affirmative vote of at least 55% of the voters of the District voting on the proposition.

(g) *Election Costs.* The District shall pay all allocable costs of the election approved by the Board of Supervisors of the County pursuant to Education Code Section 5421.

Section 4. Delivery of Order of Election to County Officers. The Clerk of the Board of the District is hereby directed to cause to be filed as soon as practicable, and in any event no later than August 7, 2020 (which date is not fewer than 88 days prior to the date set for the election), one copy of this Resolution to the Registrar of Voters, including the tax information statement attached hereto as Exhibit B, containing the information required by Elections Code Section 9400 *et seq.*, completed and signed by the Superintendent of the District, and shall file a copy of this Resolution with the Clerk of the Board of Supervisors of the County. With respect to the tax information statement attached hereto as Exhibit B, the Board hereby adopts the procedures set forth in Election Code Section 9405.

Section 5. Ballot Arguments. The President of the Board, or any member or members of the Board as the President shall designate, are hereby authorized, but not directed, to prepare and file with the Registrar of Voters a ballot argument in favor of the bond proposition, within the time established by the Registrar of Voters, which shall be considered the official ballot argument of the Board as sponsor of the bond proposition.

Section 6. Further Authorization. The members of the Board, the Superintendent of the District, and all other officers of the District are hereby authorized and directed, individually and collectively, to do any and all things that they deem necessary or advisable in order to effectuate the purposes of this resolution in accordance with the terms hereof and of applicable provisions of law.

ATTACHMENT B – DRAFT OF BOND MEASURE LANGUAGE

Section 7. Effective Date. This Resolution shall take effect upon its adoption by a two-thirds vote.

PASSED AND ADOPTED this day, _____, 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

President of the Board of Education of the
Oakland Unified School District

Attest:

Secretary of the Board of Education of the
Oakland Unified School District

ATTACHMENT B – DRAFT OF BOND MEASURE LANGUAGE

EXHIBIT A

FULL TEXT OF BOND PROPOSITION

OAKLAND UNIFIED SCHOOL DISTRICT

This proposition may be known and referred to as the “Oakland Unified School District Classroom Repair / Safety Improvement Measure” or as “Measure ___”. *[designation to be assigned by County Registrar of Voters]*

BOND AUTHORIZATION

By approval of this proposition by at least 55% of the voters of the Oakland Unified School District (the “District”) voting on the proposition, the District shall be authorized to issue and sell bonds of up to \$735,000,000 in aggregate principal amount to provide financing for the specific school facilities projects listed under the heading entitled “BOND PROJECT LIST” below (the “Bond Project List”), subject to all of the accountability safeguards specified below.

ACCOUNTABILITY SAFEGUARDS

The provisions in this section are specifically included in this proposition in order that the voters and taxpayers of the District may be assured that their money will be spent to address specific school facilities needs of the District, all in compliance with the requirements of Article XIII A, Section 1(b)(3) of the California Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000 (codified at Sections 15264 and following of the California Education Code (the “Education Code”)).

Evaluation of Needs. The Board of Education of the District (the “Board”) has prepared a Facilities Master Plan in order to evaluate and address the facilities needs of the District, and to determine which projects to finance from a local bond at this time. The Board hereby certifies that it has evaluated safety, class size reduction and information technology needs in developing the Bond Project List.

Limitations on Use of Bonds. Proceeds from the sale of bonds authorized by this proposition shall be used only for the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities, and not for any other purpose, including teacher and administrator salaries and other school operating expenses. More specifically, the Bond Project List provides

ATTACHMENT B – DRAFT OF BOND MEASURE LANGUAGE

for the specific projects the District proposes to finance with proceeds from the sale of bonds authorized by this proposition and such proceeds shall be applied only to those specific purposes.

Independent Citizens' Oversight Committee. In accordance with and pursuant to Education Code Section 15278 and following, the Board shall establish an independent citizens' oversight committee, to ensure proceeds from the sale of bonds authorized by this proposition are expended only for the school facilities projects listed in the Bond Project List. The committee shall be established within 60 days of the date that the Board enters the election results on its minutes pursuant to Section 15274 of the Education Code. In accordance with Section 15282 of the Education Code, the citizens' oversight committee shall consist of at least seven members and shall include a member active in a business organization representing the business community located within the District, a member active in a senior citizens' organization, a member active in a bona fide taxpayers' organization, a member that is a parent or guardian of a child enrolled in the District, and a member that is both a parent or guardian of a child enrolled in the District and active in a parent-teacher organization. No employee or official of the District and no vendor, contractor or consultant of the District shall be appointed to the citizens' oversight committee.

Annual Performance Audits. In compliance with the requirements of Article XIII A, Section 1(b)(3)(C) of the California Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000, the Board shall conduct an annual, independent performance audit to ensure that the proceeds from the sale of bonds authorized by this proposition have been expended only on the school facilities projects listed in the Bond Project List. These audits shall be conducted in accordance with the Government Auditing Standards issued by the Comptroller General of the United States for performance audits. The results of these audits shall be made publicly available and shall be submitted to the citizens' oversight committee in accordance with Section 15286 of the Education Code.

Annual Financial Audits. In compliance with the requirements of Article XIII A, Section 1(b)(3)(D) of the California Constitution, and the Strict Accountability in Local School Construction Bonds Act of 2000, the Board shall conduct an annual, independent financial audit of the proceeds from the sale of bonds authorized by this proposition until all of those proceeds have been spent for the school facilities projects listed in the Bond Project List. These audits shall be conducted in accordance with the Government Auditing Standards issued by the Comptroller General of the United States for financial audits. The results of these audits shall be made publicly available and shall be submitted to the citizens' oversight committee in accordance with Section 15286 of the Education Code.

ATTACHMENT B – DRAFT OF BOND MEASURE LANGUAGE

Special Bond Proceeds Account; Annual Report to Board. In compliance with the requirements of California Government Code Section 53410 and following, upon approval of this proposition and the sale of any bonds approved, the Board shall take actions necessary to establish an account in which proceeds of the sale of bonds authorized by this proposition shall be deposited. In compliance with the requirements of California Government Code Section 53411, as long as any proceeds of the bonds remain unexpended, the chief business officer of the District shall cause a report to be filed with the Board no later than January 1 of each year, commencing on the first January 1 after the sale of the first series of bonds, stating (a) the amount of funds collected and expended in that year, and (b) the status of any project required or authorized to be funded from bond proceeds. The report may relate to the calendar year, fiscal year, or other appropriate annual period as the chief business officer (or other officer designated by the Board) of the District shall determine, and may be incorporated into the annual budget, audit, or other appropriate routine report to the Board.

FURTHER SPECIFICATIONS

Joint-Use Projects. The District may enter into agreements with other public agencies or nonprofit organizations for joint use of the school facilities financed with the proceeds from the sale of bonds authorized by this proposition in accordance with Education Code Section 17077.42 (or any successor provision). The District may seek State grant funds for eligible joint-use projects as permitted by law, and this proposition hereby specifies and acknowledges that, subject to the limitations on the uses provided for herein, the proceeds from the sale of bonds authorized by this proposition will or may be used to fund all or a portion of the local share for any eligible joint-use projects identified in the Bond Project List or as otherwise permitted by California State regulations, as the Board shall determine.

Single Purpose. All of the purposes enumerated in this proposition shall be united and voted upon as one single proposition, pursuant to Education Code Section 15100, and all the enumerated purposes shall constitute the specific single purpose of the bonds, and the proceeds from the sale of bonds authorized by this proposition shall be spent only for such purpose, pursuant to California Government Code Section 53410.

Bonds may be Issued in Excess of Statutory Bonding Limit. Issuance of all of the authorized bonds might require the outstanding debt of the District to exceed its statutory bonding limit of 2.50% of the total assessed valuation of taxable property in the District. In that event, the Board reserves the right to seek a waiver of its bonding limit from the State Board of Education, which has the power to waive certain requirements of the Education Code applicable to the District. By approval of this proposition, the voters have authorized the District to seek such

ATTACHMENT B – DRAFT OF BOND MEASURE LANGUAGE

a waiver, and to issue authorized bonds in excess of the 2.50% limit as the State Board of Education may approve. No such waiver has yet been sought or granted.

Other Terms of the Bonds. When sold, the bonds shall bear interest at an annual rate not exceeding the statutory maximum, and that interest shall be made payable at the time or times permitted by law. The bonds may be issued and sold in several series, and no bond shall be made to mature more than the statutory maximum number of years from the date borne by that bond.

BOND PROJECT LIST

The Bond Project List below lists the specific (types of) projects the District proposes to finance with proceeds of the bonds. The Bond Project List shall be considered a part of this bond proposition and shall be reproduced in any official document required to contain the full statement of the bond proposition. Listed projects will be completed as needed at a particular school or school facility site according to priorities established by the Board from time to time, and the order in which such projects appear on the Bond Project List is not an indication of priority for funding or completion. To the extent permitted by law, each project is assumed to include its share of costs of the election, bond issuance costs, construction-related costs, such as project and construction management, architectural, engineering, inspection and similar planning and testing costs, demolition and interim housing costs, legal, litigation, insurance, accounting and similar fees, costs related to the independent annual financial and performance audits, a contingency for unforeseen design and construction costs, and other costs incidental to or necessary for the listed projects (whether the related work is performed by the District or third parties). The final cost of each project will be determined as plans are finalized, construction bids are awarded, and projects are completed. In addition, certain construction funds expected from non-bond sources have not yet been secured. Therefore, the Board cannot guarantee that all listed projects will be completed. Alternatively, if the District obtains unexpected funds from non-bond sources with respect to listed projects, such projects may be enhanced, supplemented or expanded to the extent of such funds. Some projects may be subject to further government approvals, including by State officials and boards and/or local environmental or agency approval. Inclusion of a project on the Bond Project List is not a guarantee that the project will be completed (regardless of whether bond funds are available). The Board has found and determined that all projects listed below are capital expenditures. Any project listed below may be accomplished by construction, reconstruction, rehabilitation or replacement, as applicable and as determined by the Board, and includes furniture or equipment related thereto. The District may also undertake demolition at a school facility. The District may acquire or replace furniture and equipment in connection with each project listed below as necessary. Headings and subheadings in the Bond Project List are the types of projects the District

ATTACHMENT B – DRAFT OF BOND MEASURE LANGUAGE

intends to undertake and the projects that may be undertaken are not limited to the specifically enumerated projects listed thereunder.

The specific projects authorized to be financed with proceeds from the sale of bonds authorized by this proposition are as follows:

SITE-SPECIFIC PROJECTS
<p>The following projects are authorized at the specific sites indicated below, and are supplemental to, and do not limit the authorization set forth for District-wide projects:</p> <p>TBD</p>
DISTRICT WIDE PROJECTS
<p>The following projects are authorized at all facilities sites throughout the District:</p> <ul style="list-style-type: none"> - Facilities and technological improvements , including, but not limited to: <ul style="list-style-type: none"> ○ early childhood development centers, family counseling rooms, school health centers ○ classroom and instructional technology (e.g., internet-connected devices and portable wifi equipment to connect to the internet) and technology infrastructure including but not limited to technology infrastructure required for distance learning ○ classroom and instructional technology including, but not limited to technology infrastructure for 21st century student learning and/or teaching ○ classrooms, labs, and specialized facilities including but not limited to facilities for career and vocational technology programs ○ electrical infrastructure ○ accommodation of more grade levels ○ facility grounds and building systems ○ central, on-site, and community kitchens ○ school playgrounds, educational gardens, and student athletic facilities ○ landscaping and paving ○ HVAC systems ○ roofs, ○ Hardscape ○ Landscape ○ Athletic fields and gyms, including, but not limited to turf, lighting, seating, and fencing, pools, and courts

ATTACHMENT B – DRAFT OF BOND MEASURE LANGUAGE

- Natural gas systems
- Plumbing, including, but not limited to hot water systems and sprinkler systems
- electrical systems, including but not limited to power distribution
- Sanitation
- removal of portables and replacement with permanent buildings
- mechanical and structural elements of buildings, including, but not limited to, columns, trusses, beams, footers, building expansions, and additional structures.
- Safety and security upgrades including, but not limited to:
 - seismic safety including, but not limited to seismic retrofits
 - wildfire safety
 - security systems and fire alarm systems
 - Centralized clock systems
 - Centralized door locking systems
 - Fencing?
 - Cameras?
 - Anything COVID-19 related here?
 - building accessibility
- Energy efficiency and sustainability improvements, including:
 - renewable power generation equipment, infrastructure, and technology
 - photovoltaic panels
 - lighting, lighting technology, and other lighting control systems
 - window shades, sun-shades, and daylighting enhancements
 - facility insulation
 - automatic control systems
 - storm water impacts including but not limited to drainage and retention
 - resource usage reduction including, but not limited to water, electricity, and natural gas
 - light pollution mitigation
 - living schoolyards
- Improved utilization of unused or under-used assets, including:
 - administrative sites and inactive sites
 - inactive or unused sites for alternative uses including but not limited to employee housing, housing for unsheltered youth, alternative academics, and training
 - sites or parts of sites to house administrative functions
 - sites to host community partners

ATTACHMENT B – DRAFT OF BOND MEASURE LANGUAGE

PROJECTS INVOLVING RENOVATION, REHABILITATION OR REPAIR

For any project involving renovation, rehabilitation, or repair of a building or the major portion of a building, the District shall be authorized to proceed with new replacement construction instead (including any necessary demolition), if the Board of Education determines that replacement and new construction is more practical than renovation, rehabilitation and repair, considering the building's age, condition, expected remaining life, comparative cost, and other relevant factors.

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.
- Associated onsite and offsite development, demolition and other improvements made necessary by listed bond projects.
- Planning, designing and providing (including leasing) temporary housing necessary for listed bond projects.
- Purchase of any rights-of-way and/or easements made necessary by listed bond projects.
- Acquisition of all or a portion of any school site or facility, or an interest therein, with respect to any school site or facility, encumbered in order to finance or refinance the listed school facilities projects, by prepaying lease payments related to the encumbrance.
-

GENERAL PROVISIONS

Interpretation. The terms of this bond proposition and the words used in the Bond Project List shall be interpreted broadly to effect the purpose of providing broad and clear authority for the officers and employees of the District to provide for the school facilities projects the District proposes to finance with the proceeds of the sale of bonds authorized by this proposition within the authority provided by law, including Article XIII A, Section 1(b)(3) of the California Constitution, Education Code Section 15000 *et seq.* and the Strict Accountability in Local School

ATTACHMENT B – DRAFT OF BOND MEASURE LANGUAGE

Construction Bonds Act of 2000. Without limiting the generality of the foregoing, such words as repair, improve, upgrade, expand, modernize, renovate, and reconfigure are used in the Bond Project List to describe school facilities projects in plain English and are not intended to expand the nature of such projects beyond, or have an effect on, and shall be interpreted to only permit, what is authorized under Article XIII A, Section 1(b)(3) of the California Constitution, Education Code Section 15000 *et seq.* and the Strict Accountability in Local School Construction Bonds Act of 2000. In this regard, the Bond Project List does not authorize, and shall not be interpreted to authorize, expending proceeds of the sale of bonds authorized by this proposition for current maintenance, operation or repairs.

Severability. The Board hereby declares, and the voters by approving this bond proposition concur, that every section and part of this bond proposition has independent value, and the Board and the voters would have adopted each provision hereof regardless of every other provision hereof. Upon approval of this bond proposition by the voters, should any part be found by a court of competent jurisdiction to be invalid for any reason, all remaining parts hereof shall remain in full force and effect to the fullest extent allowed by law, and to this end the provisions of this bond proposition are severable.

ATTACHMENT B – DRAFT OF BOND MEASURE LANGUAGE

EXHIBIT B

TAX INFORMATION STATEMENT

An election will be held in the Oakland Unified School District (the “District”) on November 3, 2020, to authorize the sale of up to \$735,000,000 in bonds of the District. If the bonds are approved, the District expects to issue the bonds in multiple series over time. The following information is provided in compliance with Sections 9400 through 9405 of the California Elections Code.

1. Principal and interest on the bonds will be payable from the proceeds of tax levies made upon the taxable property in the District. The proceeds from the sale of bonds authorized by the proposition will benefit the community by providing financing for the school facilities projects described in the proposition.
2. The proposition imposes a tax on taxable property in the District. The tax rate to be levied for the bonds for any given year is generally equal to the debt service on the bonds in such year divided by the assessed value of taxable property within the District for such year.
3. The best estimate of the average annual tax rate that would be required to be levied to fund this bond issue over the entire duration of the bond debt service, based on assessed valuations available at the time of filing of this statement, is 5.3 cents per \$100 (\$53 per \$100,000) of assessed valuation.
4. The best estimate of the highest tax rate that would be required to be levied to fund this bond issue, based on estimated assessed valuations available at the time of filing of this statement, is 6 cents per \$100 (\$60 per \$100,000) of assessed valuation in fiscal year 2027-28.
5. The final fiscal year in which the tax to be levied to fund this bond issue is anticipated to be collected is fiscal year 2049-50. The tax will expire upon the final payment of the bonded indebtedness.
6. The best estimate of the total debt service, including the principal and interest, that would be required to be repaid if all of the bonds are issued and sold is approximately \$1,400,000,000.

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, which could be more or less than the assessed value, and that such estimated tax rates are in addition to taxes levied to pay bonds authorized under other measures and other taxes imposed by or on behalf of the District. In addition, taxpayers eligible for a property tax exemption, such as the homeowner’s exemption, will be taxed at a lower effective tax rate than described above.

ATTACHMENT B – DRAFT OF BOND MEASURE LANGUAGE

Property owners should consult their own property tax bills and tax advisors to determine their property's assessed value and any applicable tax exemptions.

Attention of all voters is directed to the fact that the foregoing information is based upon the District's projections and estimates only, which are not binding upon the District. The projected tax rates, average annual tax rate, highest tax rate, final fiscal year in which the tax is anticipated to be collected, the average annual dollar amount of taxes collected during the ten-year period following the initial tax levy, and the actual total debt service may vary from those presently estimated for a variety of reasons, including, without limitation, due to variations in the timing of bond sales, the amount or amortization of bonds sold, market conditions at the time of each sale, and actual assessed valuations over the term of repayment of the bonds. The dates of sale and the amount or amortization of bonds sold at any given time will be determined by the District based on need for construction funds and other factors, including the legal limitations on bonds approved by a 55% affirmative vote. Market conditions, including, without limitation, interest rates, are affected by economic and other factors beyond the control of the District and will depend on the bond market at the time of each sale. Actual future assessed valuation will depend upon the amount and value of taxable property within the District as determined by the County Assessor in the annual assessment and the equalization process. The growth or decline in assessed valuation is the result of a number of economic and other factors outside the control of the District.

Dated: _____, 2020

Superintendent
Oakland Unified School District

ATTACHMENT B – DRAFT OF BOND MEASURE LANGUAGE

SECRETARY'S CERTIFICATE

I, Kyla Johnson-Trammell, Secretary of the Board of Education of the Oakland Unified School District, County of Alameda, California, hereby certify as follows:

The attached is a full, true and correct copy of a resolution duly adopted at a special meeting of the Board of Education of the District duly and properly held on _____, 2020, and entered in the minutes thereof, of which meeting all of the members of the Board of Education had due notice and at which a quorum thereof was present. The resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

An agenda of the meeting was posted in accordance with applicable state law as modified, particularly by Executive Order No. N-29-20, and a brief description of the adopted resolution appeared on the agenda. A copy of the agenda is attached hereto. The resolution has not been amended, modified or rescinded since the date of its adoption, and the same is now in full force and effect.

WITNESS my hand this _____ day of _____, 2020.

Secretary of the Board of Education
Oakland Unified School District

Attachment C – Comparing FMP Goals, Themes, and Priorities to Four Buckets

This chart shows how the four goals (first four rows), five themes (next five rows), and five priorities (next five rows) map onto the four buckets (columns). While there is obviously some subjectivity in regards to how a particular goal, theme, or priority maps onto one or more of the buckets, the chart is intended to show that every goal, theme, and priority is represented in at least one of the buckets.

	Greatest Health/Safety Needs	Previously Approved	Strategic Initiatives	Districtwide Improvements
<i>Alignment with other OUSD planning efforts</i>		X	X	X
<i>Transparency to the public</i>	X	X	X	X
<i>Enable funding for future projects</i>			X	
<i>Smart asset management to ensure plan implementation</i>	X	X	X	X
<i>Equitable investments</i>	X		X	X
<i>Administrative management & project completion concerns</i>		X		
<i>Classroom environmental quality & educational adequacy</i>	X			X
<i>School infrastructure (kitchen, cafeteria, restrooms, etc.)</i>		X		
<i>Issues related to specific sites</i>	X		X	
<i>Complete deferred Measure J projects</i>		X		
<i>Promote projects in every region and district of Oakland</i>				X
<i>Ensure there are high quality school sites in every community</i>	X		X	X
<i>Support Citywide Plan initiatives with facility investment</i>			X	
<i>Pursue projects that enable OUSD to generate revenue or reduce ongoing costs</i>			X	

ATTACHMENT D - Specific Projects for Bond Project List

Project	Brief Description of Scope	Brief Description of Importance	Est. Cost (in millions)
Greatest Health/Safety Needs			
Oakland Tech HS Health Clinic	Replacement of Health Clinic currently housed in undersized portable	Current Health Clinic is old, undersized and does not adequately support the range of health services required to support the Oakland Tech students and community	\$10.0
Street Academy	Improve and renovate existing facilities to address health and safety needs	Highest school sites on FCI list Serves student body with significant needs	\$16.2
Claremont MS Kitchen and Cafeteria	Multipurpose building to replace fire damaged cafeteria	Multipurpose room damaged by fire five years ago and hasn't been replaced or repaired New kitchen is needed to receive food from Central Kitchen	\$18.0
Melrose Leadership Academy/Maxwell Park ES (MLA)	Renovation of existing facility and construction of an additional classroom wing to consolidate MLA on one campus	High on FCI list High demand school Board-approved expansion	\$49.5
Garfield ES	Complete renovation including seismic upgrades, access compliance, building improvements, and site upgrades	High on FCI list	\$56.7
McClymonds HS	Renovation or replacement	High on FCI list Either renovate entire facility or replace with a new right sized building	\$95.0
Subtotal			\$245.4
Previously Approved Projects			
Laurel CDC	Replacement of Laurel CDC with completely new permanent facility	In Measure B High on FCI list One of the biggest CDCs in District	\$11.5
Hillcrest HS Kitchen	Construction of a new Kitchen and Cafeteria	Site currently has no licensed kitchen facility	\$12.5
Piedmont HS Kitchen	Construction of a new Kitchen and Cafeteria	Site currently has no licensed kitchen facility	\$12.5
Skyline HS	Modernization to include some seismic work, building improvements and possibly right sizing of facility	In Measure J Third largest HS in District	\$59.7
Roosevelt MS*	Complete renovation of existing school including all structural upgrades, or New Replacement school on same site	In Measure J One of the biggest middle schools in District High on FCI list	\$70.6
Administration and Governance Center	Administration Offices to house all central offices, including new data center and Board Meeting Room	Gets admin out of 1000 Broadway/no more paying rent Previously approved Supports admin efficiency by being in single location	\$71.5
Subtotal			\$238.3

ATTACHMENT D - Specific Projects for Bond Project List

Project	Brief Description of Scope	Brief Description of Importance	Est. Cost (in millions)
Strategic Initiatives			
Elhurst United MS	Work to correct deficiencies and further support Elmhurst United program	Further work needed to facilitate unified operation of the site as one school and make minor upgrades	\$20.7
Howard ES	Upgrade classrooms, administration space, and multipurpose room and improve site security	Upgrades necessary to meet future growth	\$21.5
CCPA (6-12)	Construction of additional classrooms to support expansion of CCPA	Expansion of CCPA was approved by Board in 2019 due to current facilities not being large enough	\$35.5
Projects to Increase Access/Improve Quality**	Costs associated with increasing access and improving quality through school consolidations and expansions	If Board continues to expand and consolidate schools, there will be facilities costs associated with doing so	\$40.0
King Estates	Modernization of Campus	Upgrades necessary to meet future growth	\$49.0
Alt Ed/CTE/Adult Ed Hub***	Consolidation of alternative education, career technical education, and possibly some adult education program at single, central location along with some administration space	Centralized location for these programs would improve the ability to offer coordinated programming at state of the art facility	\$85.0
Subtotal			\$251.7
Districtwide Initiatives			
Districtwide Initiatives	Basic facilities repairs (e.g., restroom, access, roofs and windows, security and fire alarm systems), improvements to COVID safe facilities, distance learning devices and infrastructure. See "District Wide Projects" in Bond Measure for more detail.	Basic facilities repairs on needed across the District to ensure the basic operations for all schools COVID-related improvements are critical	\$250.0
Subtotal			\$250.0
Other Necessary Costs			
Bond Program Management	Project managers, construction managers, accountants to oversee projects from conception to completion	These costs are a necessary part of any bond program	\$56.0
10% for Contingency	Contingency for unexpected costs	Best practice is to include 10% contingency for unexpected costs	\$73.5
Subtotal			\$129.5
TOTAL			\$1,114.9

* The estimated amount of this project is based on the FMP. However, subsequent analysis of the project indicates an estimated cost of more than \$90 million.

** The estimated amount of this project is a very rough estimate given that the Board has not made any decision regarding future school expansions or consolidations.

*** The estimated amount of this project is based on a prior estimate to renovate the building at 1025 2nd Ave. A specific plan is needed to put forth a true estimate of the cost of this project.

Attachment E - Measures B and J Completed Projects

Site	Very Brief Project Description	Funding Source(s)
955 High Street	Paving	J
Acorn Woodland ES	Site Work (Library)(?)	B
Acorn Woodland ES	Playmatting	J
Allendale ES	Prop 39 Lighting	J
Allendale ES	Fire Alarm	B
Arroyo Viejo CDC	New School Addition	B
Bella Vista ES	Prop 39 Lighting	J
Bella Vista ES	Portable Removal	J
Bella Vista ES	Fire Alarm	B
Bret Harte MS	California Solar Initiative	J
Bret Harte MS	Field Project	J
Bret Harte MS	Modernization	B
Bridges Academy	Playmatting & Playstructures	J
Brookfield ES	Playground	B
Brookfield ES	Fire Alarm Panel Replacement	J
Burbank Preschool	Fire & Intrusion Alarm System Replacement	B
Burbank Preschool	Paving and Access Compliance	J
Burkhalter ES	Portable Installation	B
Calvin Simmons MS	Health Center	B
Calvin Simmons MS	Modernization	B
Calvin Simmons MS	Career Tech Lab	B
Carl Munck ES	Playmatting & Playstructures	J
Castlemont HS	California Solar Initiative	J
Castlemont HS	Scoreboard	J
Castlemont HS	Auditorium Renovation	B
Castlemont HS	Intensive Support Site (ISS)	J
Castlemont HS	Track, Field, & Bleachers	J
Centro Infantil CDC	Fire & Intrusion Alarm System Replacement	B
Cesar Chavez	Fire Alarm	B
Chabot ES	Playmatting & Playstructures	J
Chabot ES	Urban Forestry	B
Chabot ES	Portable Replacement	B
Claremont MS	Prop 39 Lighting	J
Claremont MS	Landscaping	B
Claremont MS	Field Project	J
Claremont MS	Kitchen Fire/MPR	J
Cleveland ES	Playmatting	J
Cleveland ES	Lighting Improvements	J
Cleveland ES	Modernization	B
Cole MS	Health Center	B
Cole MS	Intrusion Alarm & PA Upgrade	B
Cole MS	School Modernization	B
Cole MS	Central Administrative Center	J
Cox ES	Modernization	B
Cox ES	New Classroom Addition, became REACH	B
Crocker Highlands ES	Playmatting & Playstructures	J
East Oakland Pride (Webster)	Kitchen	B
East Oakland Pride (Webster)	Playmatting	J
East Oakland Pride (Webster)	Fire & Intrusion Alarm Panel Replacement	B
East Oakland Pride (Webster)	Portable Removal	B
East Oakland Pride (Webster) & Lockwood ES	Restroom Renovations	J
East Oakland Pride CDC (Webster)	CDC Replacement	B
Edna Brewer MS	California Solar Initiative	J

Attachment E - Measures B and J Completed Projects

Site	Very Brief Project Description	Funding Source(s)
Edna Brewer MS	Field Project	J
Edna Brewer MS	Fire Alarm System Replacement	B
Elmhurst MS	Prop 39 Lighting	J
Elmhurst MS	New School	B
Elmhurst MS	Restroom Renovations	J
Elmhurst MS	Field Project	J
Elmhurst MS	Paving	J
Elmhurst MS	Prop 39 Boiler	J
Elmhurst MS	Modernization	B
Emerson ES	Field Project	J
Emerson ES	Modernization	B
Foster MS	New Central Kitchen	J
Franklin ES	Playmatting	J
Fremont HS	Modernization	B
Fremont HS	Fremont New Construction Modernization	B/J/Fund 25
Frick MS	Fire Alarm Panel Replacement	J
Frick MS	New School Clinic	B
Frick MS	Field Project	J
Frick MS	Intensive Support Site (ISS) Ph2 - New Fence, modifications to (E) Buildings	J
Fruitvale ES	Restroom Renovations	J
Fruitvale ES	Paving	J
Fruitvale ES	Bleachers	J
Fruitvale ES	Fire Alarm System Replacement	B
Garfield ES	Prop 39 Lighting	J
Glenview ES	Fire Alarm	B
Glenview ES	New Construction - Replacement Elementary School	B/J/Fund 25
Global Family @ Jefferson Campus	Playmatting & Playstructures	J
Global Family @ Jefferson Campus	Playmatting	J
Global Family @ Jefferson Campus	Fire Alarm	B
Global Family @ Jefferson Campus	Prop 39 Lighting	J
Global Family @ Jefferson Campus	Portable Replacement (became Learning without Limits)	B
Golden Gate CDC	Fire Alarm	B
Grass Valley CDC	Fire Alarm	B
Grass Valley ES	Playmatting & Playstructures	J
Grass Valley ES	Portable Installation	B
Greenleaf (Whittier)	Interim Housing	B
Greenleaf (Whittier)	New Classroom Building	B
Greenleaf (Whittier)	Interim Housing	B
Greenleaf (Whittier)	Modernization	B
Greenleaf (Whittier)	Greenleaf Expansion	J
Harriet Tubman CDC	Fire Alarm	B
Havenscourt CCPA	Science Classroom	J
Havenscourt MS	California Solar Initiative	J
Havenscourt MS	Health Center	B
Havenscourt MS	Modernization	B
Havenscourt MS	New Classroom Addition	B
Highland CDC	Fire Alarm	B
Highland ES	Interim Housing	B
Highland ES	Fire Alarm	B
Highland ES	Classroom Addition	B

Attachment E - Measures B and J Completed Projects

Site	Very Brief Project Description	Funding Source(s)
Highland ES	Modernization	B
Hintil Kuu CDC	Playmatting & Playstructures	J
Hintil Kuu CDC	New School Replacement (Design Only)	B
Hoover ES	Modernization	B
Horace Mann ES	Playmatting	J
Howard ES	Playmatting	J
Howard ES	Fire Alarm Panel Replacement	B
Joaquin Miller ES	Playmatting & Playstructures	J
Joaquin Miller ES	Playstructure Replacement	J
Joaquin Miller ES	Fire Alarm System Replacement	B
Kaiser ES	Prop 39 Lighting	J
Kaiser ES	Finishing Kitchen	J
King Estates MS	California Solar Initiative	J
King Estates MS	Seismic	B
King Estates MS	Fire Alarm	B
King Estates MS	Seismic Retrofit	B/Fund 35
Lafayette ES	PA Upgrade	B
Lafayette ES	Playmatting & Playstructures	J
Lafayette ES	Fire Alarm	B
Lakeview ES	Fire Alarm Panel Replacement	J
Laurel CDC	Playmatting	J
Laurel CDC	Building Replacement	B
Laurel ES	Fire Alarm	B
Laurel ES	Intrusion Alarm	B
Laurel ES	Modernization	B
Laurel ES	Finishing Kitchen	J
Lazear ES	Modernization	B
LEEC	Relocation	B
LEEC	New School Addition	B
Life Academy	Relocation	B
Lincoln ES	Playmatting & Playstructures	J
Lincoln ES	Water Intrusion Repairs	J
Lincoln ES	Portable Replacement (Two Story Addition)	B
Lockwood CDC	Fire Alarm	B
Lockwood ES	Playmatting & Playstructures	J
Lockwood ES	Fire Alarm	B
Lowell MS	California Solar Initiative	J
Lowell MS	Health Center	B
Lowell MS	Modernization	B
Madison Park Academy	California Solar Initiative	J
Madison Park Academy	New Cameras and Programming	J
Madison Park Academy	Interim Housing	B
Madison Park Academy	Prop 39 E Lighting	J
Madison Park Academy	Interim Housing	B
Madison Park Academy	Health Clinic	B
Madison Park Academy	Modernization	B
Madison Park Academy	New Construction - Expansion of Middle School to 6-12	B/J/Fund 25
Manzanita CDC	Fire Alarm	B
Manzanita ES	Playground	J
Manzanita ES	Modernization	B
Manzanita Seed ES	Playmatting	J
Markham ES	Playmatting & Playstructure	J

Attachment E - Measures B and J Completed Projects

Site	Very Brief Project Description	Funding Source(s)
Markham ES	Fire Alarm Panel Replacement	B
McClymonds HS	California Solar Initiative	J
McClymonds HS	Prop 39 Lighting	J
McClymonds HS	Prop 39 Boiler	J
McClymonds HS	Small Schools	B
McClymonds HS	Intensive Support Site (ISS) Ph2 - Library reno., Mac Café, Africana Center, and ADA upgrades	J
Melrose Leadership Acad. @ Maxwell	Prop 39 Lighting	J
Melrose Leadership Acad. @ Maxwell	Playmatting & Playstructures	J
Melrose Leadership Acad. @ Maxwell	Roofing	J
Montclair ES	Playmatting & Playstructures	J
Montclair ES	New Classroom Addition	B
Montera MS	California Solar Initiative	J
Montera MS	Fire Alarm	B
Montera MS	Gym Retrofit	B
Montera MS	Modernization	B
Oakland HS	California Solar Initiative	J
Oakland HS	Seismic Retrofit	B
Oakland HS	Restroom Renovations	B
Oakland HS	Health Center	B
Oakland HS	HVAC Repair (William Settl.)	B
Oakland HS	Modernization	B
Oakland International HS	California Solar Initiative	J
Oakland International HS	Prop 39E HV Replacement	J
Oakland International HS	Turf Field Replacement	J
Oakland International HS	Modernization	B
Oakland Tech HS	California Solar Initiative	J
Oakland Tech HS	Scoreboard	J
Oakland Tech HS	Scaffolding	B
Oakland Tech HS	Prop 39E Lighting Upgrade	J
Oakland Tech HS	Prop 39 Lighting	J
Oakland Tech HS	Auditorium Seismic	B
Oakland Tech HS	Turf Field Replacement	J
Oakland Tech HS	Modernization	B
Oakland Tech HS - Upper Campus	PA Upgrade	B
Oakland Tech HS - Upper Campus	Fire Alarm	B
Parker ES	Turf Field Replacement	J
Peralta ES	Playmatting & Playstructures	J
Peralta ES	Modernization	B
Piedmont CDC	Fire Alarm	B
Piedmont ES	Library & Science Room	B
Piedmont ES	Fire Alarm	B
Prescott ES	Modernization	B
Prescott ES	Modernization	B
Ralph Bunche Academy	Portables	B
Ralph Bunche Academy	CTE Kitchen	J/CTE
Ralph Bunche Academy	Modernization	B
Redwood Heights ES	Portables	B
Redwood Heights ES	Fire Alarm	B
Roosevelt MS	California Solar Initiative	J
Roosevelt MS	Portable Demolition	J
Roosevelt MS	Modernization	B
Roosevelt MS	Fire Alarm	B

Attachment E - Measures B and J Completed Projects

Site	Very Brief Project Description	Funding Source(s)
Roosevelt MS	Health Center	B
Rudsdale	Roofing	J
Sankofa Academy (Washington)	California Solar Initiative	J
Sankofa Academy (Washington)	Portables	B
Sankofa Academy (Washington)	Prop 39 Lighting	J
Sankofa Academy (Washington)	Playmatting & Playstructures	J
Sankofa Academy (Washington)	Portables	B
Sankofa Academy (Washington)	Expansion	J
Sankofa Academy (Washington)	Modernization	B
Santa Fe CDC	Fire Alarm	B
Santa Fe CDC	Fire Alarm Panel Replacement	J
Santa Fe ES	Fire Alarm Panel Replacement	J
Sequoia ES	Portables	B
Sequoia ES	Prop 39 Lighting	J
Sequoia ES	Playmatting	J
Sequoia ES	Playmatting/Training	J
Skyline HS	California Solar Initiative	J
Skyline HS	Scoreboard	J
Skyline HS	Fire Alarm Panel Replacement	B
Skyline HS	Gym Roofing	J
Skyline HS	Paving	J
Skyline HS	New Classroom Addition	B
Skyline HS	Prop 39 Lighting	J
Skyline HS	Turf Field Replacement	J
Sobrante Park ES	Fire Alarm Panel Replacement	B
Sobrante Park ES	Restroom Renovations	J
Sobrante Park ES	Modernization	B
Stonehurst ES	CDC Replacement	B
Stonehurst ES	Fire Alarm Panel Replacement	B
Stonehurst ES	Portables	B
Stonehurst ES	Restroom Renovations	B
Thornhill ES	Roofing	J
Urban Promise Academy	Gymnasium	B
Various Sites	Security Improvements - Camera Replacements (22 sites)	J
Various Sites	Security Improvements - Multi-Site Camera Project	J
Various Sites (Allendale ES, Garfield ES, Melrsoe Leadership Academy, and Parker ES)	Restroom Renovations	J
Various Sites (Madison Park Academy & Garfield ES)	Playmatting & Playstructures	J
Various Sites (Oakland Tech HS - Upper Campus, Piedmont ES, and Roosevelt MS)	Restroom Renovations	J
West Oakland MS	Prop 39 Lighting	J
Westlake MS	California Solar Initiative	J
Westlake MS	Field Project	J
Westlake MS	Modernization	B
Yuk Yau CDC	Fire Alarm	B
Yuk Yau CDC	Playmatting & Playstructures	J