

FULL TEXT OF BALLOT MEASURE TT

EXHIBIT A

PASADENA SCHOOLS IMPROVEMENT BOND OF 2008

This Proposition may be known and referred to as the "Pasadena Schools Improvement Bond of 2008" or as "Measure TT".

FINDINGS

- Nearly all of the Pasadena schools are over 50 years old. The Pasadena Unified School District has passed 1 bond in the last 42 years. It was passed in 1997 and now the schools are 11 years older.
- Over \$720 Million in school project needs and related costs were identified in 1996-1997 in preparation for the \$240 Million bond.
- Through aggressive pursuit of additional sources of funding, including State matching grants, the District was able to raise an additional \$105 Million for a total funding availability of \$345 Million.
- Estimated cost for projects identified but not done amounted to \$375 Million in 1997 dollars.
- Construction inflation since 1997 is over 180%, so an equivalent total cost estimate for the projects identified but not done in today's dollars would be \$1.050 Billion.
- Outside architectural assessments as part of a Facilities Master Plan process in the past nine months have identified projects totaling over \$1 Billion.

BOND AUTHORIZATION

By approval of this proposition by at least 55% of the registered voters voting on the proposition, the Pasadena Unified School District shall be authorized to issue and sell bonds of up to \$350,000,000 in aggregate principal amount to provide financing for the specific school facilities projects listed in the Bond Project List below, and in order to qualify to receive State matching grant funds, subject to all of the accountability safeguards specified below.

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. Proceeds of the bonds may be used to pay or reimburse the District for the cost of District staff when performing work on or necessary and incidental to the bond projects.

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Page 269

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FULL TEXT OF BALLOT MEASURE TT (Continued)

ACCOUNTABILITY SAFEGUARDS

The provisions in this section are specifically included in this proposition in order that the Pasadena Unified School District's voters and taxpayers may be assured that their money will be spent wisely to address specific facilities needs of the Pasadena Unified School District, all 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 Section 15264 and following).

Evaluation of Needs. The Board of Education has prepared an updated facilities plan in order to evaluate and address all of the facilities needs of the Pasadena Unified School District at each campus and facility, and to determine which projects to finance from a local bond at this time. The Board of Education hereby certifies that it has evaluated safety, class size reduction and information technology needs in developing the Bond Project List.

Independent Citizens' Oversight Committee. The Board of Education shall establish an independent Citizens' Oversight Committee (pursuant to Education Code Section 15278 and following), to ensure bond proceeds are spent only for the school facilities projects listed in the Bond Project List. The committee shall be established within 60 days of the date when the results of the election appear in the minutes of the Board of Education.

Annual Performance Audits. The Board of Education shall conduct an annual, independent performance audit to ensure that the bond proceeds have been expended only on the school facilities projects listed in the Bond Project List.

Annual Financial Audits. The Board of Education shall conduct an annual, independent financial audit of the bond proceeds until all of those proceeds have been spent for the school facilities projects listed in the Bond Project List.

Special Bond Proceeds Account; Annual Report to Board. Upon approval of this proposition and the sale of any bonds approved, the Board of Education shall take actions necessary pursuant to Government Code Section 53410 and following to establish an account in which proceeds of the sale of bonds will be deposited. As long as any proceeds of the bonds remain unexpended, the Superintendent of the District shall cause a report to be filed with the Board no later than December 31 of each year, commencing December 31, 2009, stating (1) the amount of bond proceeds received and expended in that year, and (2) the status of any project funded or to be funded from bond proceeds. The report may relate to the calendar year, fiscal year, or other appropriate annual period as the Superintendent shall determine, and may be incorporated into the annual budget, audit, or other appropriate routine report to the Board.

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PR-900508-2

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Page 270

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FULL TEXT OF BALLOT MEASURE TT (Continued)

FURTHER SPECIFICATIONS

Specific Purposes. 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 shall constitute the specific purposes of the bonds, and proceeds of the bonds shall be spent only for such purposes, pursuant to Government Code Section 53410.

Joint Use. The District may enter into agreements with other public agencies or nonprofit organizations for joint use of school facilities financed with the proceeds of the bonds 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 bond funds 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 of Education shall determine.

Other Terms of the Bonds. When sold, the bonds shall bear interest at an annual rate not exceeding the statutory maximum, 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 35 years from the date borne by that bond.

BOND PROJECT LIST

The Bond Project List below describes the specific projects the Pasadena Unified School District proposes to finance with proceeds of the bonds. Listed projects will be completed as needed at a particular school site according to Board-established priorities, and the order in which such projects appear on the Bond Project List is not an indication of priority for funding or completion. The final cost of each project will be determined as plans are finalized, construction bids are awarded, and projects are completed. Certain construction funds expected from non-bond sources, including State grant funds for eligible projects, have not yet been secured. Until all project costs and funding sources are known, the Board of Education cannot determine the amount of bond proceeds available to be spent on each project, nor guarantee that the bonds will provide sufficient funds to allow completion of all listed projects. Completion of some projects may be subject to further government approvals by State officials and boards, to local environmental review, and to input from the public. For these reasons, inclusion of a project on the Bond Project List is not a guarantee that the project will be funded or completed. The Board of Education may make changes to the Bond Project List in the future consistent with the projects specified in the proposition.

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PR-900508-3

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Page 271

LOS ANGELES
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FULL TEXT OF BALLOT MEASURE TT (Continued)

Unless otherwise noted, the following projects are authorized to be completed at each or any of the District's school sites.

Allendale Elementary School	Altadena Elementary School
Audubon School	Burbank Elementary School
Cleveland Elementary School	Don Benito Fundamental School
Edison Elementary School	Field Elementary School
Franklin Elementary School	Hamilton Elementary School
Jackson Elementary School	Jefferson Elementary School
Linda Vista Elementary School	Loma Alta Elementary School
Longfellow Elementary School	Madison Elementary School
McKinley Elementary School	Norma Coombs Alternative School
Noyes Elementary School	Roosevelt Elementary School
San Rafael Elementary School	Sierra Madre School – Lower Campus
Sierra Madre School – Upper Campus	Washington Accelerated Elementary School
Webster Elementary School	Willard Elementary School
Charles W. Eliot Middle School	Washington Middle School
Woodrow Wilson Middle School	Oak Knoll
Blair International Baccalaureate School	CIS Academy
Marshall Fundamental Secondary School	John Muir High School
Pasadena High School	Rose City High School

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PR-900508-4

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Page 272	

FULL TEXT OF BALLOT MEASURE TT (Continued)

- Replace, repair or upgrade plumbing, piping and drainage systems, including water supply, meters, water heating, and wastewater systems, plumbing fixtures and sinks, etc., within buildings and sites and to connect with city supply and drainage systems
- Upgrade, acquire and install climate control systems for heating, ventilation, cooling/air conditioning (HVAC), including alternative and passive technologies to conserve energy, such as energy management systems, energy-efficient windows, window coverings and shade control, shade canopies, etc.
- Improve fire safety and life safety systems, including install/replace alarms, smoke/fire detection systems, and sprinklers
- Construct new permanent classrooms and classroom buildings or acquire and install portable classrooms to accommodate changes in grade configuration, enrollment growth and expanded programs
- Rehabilitate existing restrooms and provide additional restrooms
- Construct or install improvements required to comply with access requirements of the Americans with Disabilities Act (ADA), and existing state and local building codes, including upgrade, modify, or construct restroom facilities, ramps, doors, parking, etc.
- Upgrade/install voice and data communications systems, including network and electrical infrastructure to accommodate computer technology upgrades
- Modernize and reconfigure kindergarten classrooms and facilities, including restrooms
- Upgrade, repair, replace, modify or construct site improvements, paths, sidewalks and walkways, canopies, lunch shelters, exterior shade structures, landscaping improvements, irrigation and drainage, etc.
- Upgrade classroom and other facility interiors, including floor and ceiling finishes, carpeting, windows, cabinets and casework, replace, install or construct interior walls, and equipment attached to wall surfaces (including white boards, marker boards, tack boards, television mounts, scoreboards, fire extinguishers, etc.)
- Implement energy-saving and water-saving projects District-wide
- Interior and exterior lighting upgrades throughout the District, including for security and energy efficiency
- Renovate, construct or reconstruct gymnasiums and student locker rooms (may be joint-use projects)
- Provide and equip library/media centers
- Renovate, construct, or reconstruct cafeterias/auditoriums/multi-purpose rooms and kitchens, and acquire and install food preparation equipment and fixtures (may be joint-use projects)

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PR-900508-5

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Page 273

LOS ANGELES
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BASE STYLE: **PR-900508-5**

FULL TEXT OF BALLOT MEASURE TT (Continued)

- Construct, repair, replace or modify roofs or portions of roofs
- Upgrade/install, repair, replace school-wide and District-wide security systems, clock and bell systems, public address, etc., including alarms, security cameras, exterior and school site lighting, locks, monitoring systems, fencing, etc.
- Renovate, improve, repair or install playgrounds, hard courts, athletic play fields, tracks and turf, including new synthetic fields at high schools, irrigation and drainage, bleachers, lighting, fencing, etc., and field equipment and facilities (including nets, basketball standards, goals and goalposts, backstops) (may be joint-use projects)
- Upgrade and expand parking and vehicle access to school sites, including off-street parking areas, pickup/drop-off, ingress/egress, signage, etc.
- Upgrade electrical systems as well as main power service and distribution, which may include active and passive solar power and heating system acquisition, installation and construction
- Repair, modify, upgrade or reconstruct structural elements of existing campus structures
- Refinish the exterior finishes of school buildings, including stucco, wood and metal trims, framing and siding, paint, etc.
- Replace doors and door hardware, including install safety/security locks
- Auditorium and stage modernization throughout the District, including replacement of stage curtains, upgraded stage rigging and lighting at all secondary schools
- Reimburse other District funds for costs of authorized projects incurred prior to the election, not to exceed \$5 million
- Remodel existing classrooms to provide additional pre-kindergarten facilities
- Provide District's share of eligible joint-use projects
- Acquisition of any of the facilities on the Bond Project List through temporary lease or lease-purchase arrangements, or execute purchase option under a lease for any of these authorized facilities, or acquire any other facilities the District is currently leasing or financing through lease-leaseback or sale-leaseback
- Furnishing and equipping of existing and newly constructed, modernized or rehabilitated classrooms and facilities on an ongoing basis, including to replace worn, broken, or out-of-date furniture and equipment for all classrooms, athletic facilities and other facilities, as needed
- Replace existing or acquire new computers, technology and related equipment on an ongoing basis

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Page 274

LOS ANGELES
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FULL TEXT OF BALLOT MEASURE TT (Continued)

Each project listed is assumed to include its share of costs of the election and bond issuance and other construction-related costs, such as construction management, architectural, engineering, inspection and other planning costs, legal, accounting and similar fees, independent annual financial and performance audits, a customary construction contingency, and other costs incidental to and necessary for completion of the listed projects (whether work is performed by the District or by third parties), including:

- Remove, dispose of, and otherwise remediate hazardous materials, including asbestos, lead, etc., where necessary.
- Address unforeseen conditions revealed by construction/modernization (including plumbing or gas line breaks, dry rot, seismic, structural, etc.).
- Site preparation/restoration in connection with new construction, renovation or remodeling, or installation or removal of portable classrooms, including ingress and egress, demolition of existing structures, removing, replacing, or installing irrigation and drainage, utility lines (such as gas lines, water lines, electrical lines, sewer lines, and communication lines), trees and landscaping, relocating fire access roads, traffic lights and mitigation, and acquiring any necessary easements, licenses, or rights of way to the property.
- If and as the need arises, and to the extent the Board of Trustees determines that bond funds are available for the purpose, acquisition of land and other interests in real property for additional school buildings and other District facilities.
- Rental or construction of storage facilities and other space on an interim basis, as needed to accommodate construction materials, equipment, and personnel, and interim classrooms (including relocatables) for students and school functions or other storage for classroom materials displaced during construction.

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

The Bond Project List shall be considered a part of this ballot proposition, and shall be reproduced in any official document required to contain the full statement of the bond proposition.

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Page 275

LOS ANGELES
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ARGUMENT IN FAVOR OF MEASURE TT

Parents, teachers, students, and community leaders from Pasadena, Altadena, and Sierra Madre urge you to approve this school improvement bond.

A world class community should have world class schools. Many of ours are not. **MOST OF OUR SCHOOLS ARE OVER 50 YEARS OLD.** Some are not up to basic safety codes. Many have inadequate electrical and plumbing systems, and dilapidated cafeterias, restrooms, and auditoriums. Forcing children to attend rundown schools sends the message that we don't care about them.

Our young people deserve schools that enhance their learning. Older buildings need regular repairs and modernization. Yet our community has issued only one facilities bond in 42 years – fewer than any neighboring district – and not enough to bring all schools up to acceptable modern standards.

The school district has made significant progress in recent years in student achievement and administrative accountability. Measure TT will **GIVE STUDENTS AND TEACHERS THE TOOLS AND FACILITIES THEY NEED** to continue this success.

STRICT ACCOUNTABILITY REQUIREMENTS will protect taxpayers. An independent citizens' oversight committee must report directly to the community on how bond funds are spent. Not one penny goes for non-bond related administration or salaries.

Vote **YES** to guarantee that all district students have equal access to high quality learning facilities.

Vote **YES** to make all school campuses safe and secure, and accessible to persons with disabilities.

Vote **YES** to give all students and teachers the technology and computer systems they need to succeed.

Vote **YES** to make "green" investments in our schools, reducing water and energy costs so we can put more money into classrooms without raising taxes.

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Page 276

LOS ANGELES
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ARGUMENT IN FAVOR OF MEASURE TT (Continued)

While meeting the needs of our children, Measure TT also benefits our community by developing a more educated workforce, creating higher paying jobs, increasing property values, and improving our local economy.

Vote **YES ON MEASURE TT.**

BILL BOGAARD
Mayor of Pasadena

YVONNE E. PINE
President League of Women Voters, Pasadena Area

AUDREY DURDEN
President, Pasadena PTA Council

JOHN BUCHANAN
Former Mayor of Sierra Madre

MAUREEN CARLSON
President, Pasadena Educational Foundation

NO ARGUMENT AGAINST THIS MEASURE WAS SUBMITTED

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Page 277

LOS ANGELES
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STATEMENT IN COMPLIANCE - MEASURE TT

An election will be held in the Pasadena Unified School District (the "District") on November 4, 2008, to authorize the sale of up to \$350,000,000 in bonds of the District to finance school facilities as described in the proposition. If the bonds are approved, the District expects to sell the bonds in series over time. Principal and interest on the bonds will be payable from the proceeds of tax levies made upon the taxable property in the District. The information presented in numbered paragraphs 1-3 below is provided in compliance with Sections 9400-9404 of the Elections Code of the State of California.

1. The best estimate of the tax which would be required to be levied to fund this bond issue during the first fiscal year after the sale of the first series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is 4.033 cents per \$100 (\$40.33 per \$100,000) of assessed valuation in fiscal year 2009-10.

2. The best estimate of the tax rate which would be required to be levied to fund this bond issue during the first fiscal year after the sale of the last series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is 4.257 cents per \$100 (\$42.57 per \$100,000) of assessed valuation in fiscal year 2014-15.

3. The best estimate of the highest tax rate which 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 4.79 cents per \$100 (\$47.90 per \$100,000) of assessed valuation in fiscal year 2038-39.

The District's best estimate of the average tax rate which would be required to be levied to fund this bond issue over all of the years the bonds will be outstanding is \$44.63 per \$100,000 of assessed valuation.

Voters should note that the estimated tax rates are based on the ASSESSED VALUE of taxable property in the District as shown on the County's official tax rolls, not on the property's market value. Property owners should consult their own property tax bills to determine their property's assessed value and any applicable tax exemptions.

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Page 278

LOS ANGELES
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STATEMENT IN COMPLIANCE - MEASURE TT (Continued)

The foregoing information is based upon the District's projections and estimates. Approval of the ballot measure authorizes the issuance of bonds under certain conditions, and is not approval of a specific tax rate. The actual tax rates and the years in which they will apply may vary from those presently estimated, due to variations from these estimates in the timing of bond sales, the amount and repayment structure of bonds sold, market interest rates 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 and repayment structure of bonds sold at any given time will be determined by the District based on its need for construction funds and other factors, including the legal limitations on bonds approved by a 55% vote. The actual interest rates at which the bonds will be sold 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.

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Page 279

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