

EXHIBIT A

FULL TEXT OF BOND PROPOSITION

**SONOMA VALLEY UNIFIED SCHOOL DISTRICT
ENERGY EFFICIENCY FOR COST SAVINGS
AND TEACHER RETENTION BOND MEASURE**

This Proposition may be known and referred to as the “Sonoma Valley Unified School District Energy Efficiency for Cost Savings and Teacher Retention Bond 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 registered voters voting on the proposition, the Sonoma Valley Unified School District (the “District”) shall be authorized to issue and sell bonds of up to \$40,000,000 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”), and qualify to receive State of California matching grant funds, 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 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 California Education Code (the “Education Code”) Sections 15264 and following).

Evaluation of Needs. The Board of Trustees of the District (the “Board”) has prepared an updated facilities plan in order to evaluate and address all of the facilities needs of the District at each campus and facility, 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, including, to the extent permitted by law, the acquisition or lease of real property in connection with an existing or future financing of the specific school facilities projects listed in the Bond Project List, including the prepayment of existing or future interim lease, certificate of participation or lease revenue

bond financings, and not for any other purpose, including teacher and administrator salaries and other school operating expenses.

Independent Citizens' Oversight Committee. The Board shall establish an independent citizens' oversight committee (pursuant to Education Code Section 15278 and following), to ensure bond proceeds 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 when the results of the election appear in the minutes of the Board. 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. The Board 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. The results of these audits shall be made publicly available.

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

Special Bond Proceeds Account; Annual Report to Board. 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 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 January 1 of each year, commencing January 1, 2011, stating (a) the amount of bond proceeds received and expended in that year, and (b) 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 of the District shall determine, and may be incorporated into the annual budget, audit, or other appropriate routine report to the Board.

FURTHER SPECIFICATIONS

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 proceeds of the bonds shall be spent only for such purpose, pursuant to California Government Code Section 53410.

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 40 years from the date borne by that bond.

NO-TAX-RATE-INCREASE FINANCING PLAN

The District is required by law to make its best estimates of the *ad valorem* property tax rate required to be levied on all taxable property in the District to pay debt service on the proposed bonds. These estimates and the factors that might cause the tax rate to vary from these estimates in the future are described in the Tax Rate Statement that the County Registrar of Voters is required to print in the Voter Information Pamphlet to be distributed to voters in connection with the election. It is the District's current plan to structure the proposed bonds so that the tax rate necessary to pay debt service on those bonds, when combined with the tax rate necessary to pay debt service on currently outstanding bonds in each year, will not exceed the rate levied in the current fiscal year (fiscal year 2010-11) to pay debt service on the currently outstanding bonds alone.

BOND PROJECT LIST

The Bond Project List below lists the specific projects the District proposes to finance with proceeds of the bonds. The Bond Project List shall be considered a part of the 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 facility 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. Each project is assumed to include its share of costs of the election and bond issuance, construction-related costs, such as project and construction management, architectural, engineering, inspection and similar planning and testing costs, demolition and interim housing costs, legal, 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 and necessary for completion of 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, including State of California grant funds for eligible projects, have not yet been secured. Therefore, the Board cannot guarantee that the bonds will provide sufficient funds to allow completion of all listed projects. 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.

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

**SCHOOL MODERNIZATION, IMPROVEMENT
AND ENERGY EFFICIENCY PROJECTS**

The major objectives of this proposition are as follows:

- To improve the energy efficiency of our schools to save over \$1 million in each of the next several years with further savings projected thereafter that could be put back into classrooms and used to retain and attract quality teachers, keep class sizes small, preserve school library hours, maintain music and art classes, and upgrade technology in our schools, and help stop Sacramento's current fiscal crisis and the Governor's proposed school budget cuts from affecting the quality of education provided locally;
- To improve access to computers for our students and prepare our students for today's tough market for jobs and careers by upgrading technology in classrooms, libraries, and computer and science labs; and
- To expand opportunities for career and technical education, including agriculture, manufacturing and technology skills training, by improving our classroom facilities (including Career Technical Education and technology training classrooms) to ensure that local students who choose not to go to college have the opportunity to learn valuable job skills and are able to compete for good-paying jobs when they graduate high school.

To achieve these objectives and improve our local schools, the following projects are authorized to be financed at the schools listed below.

<p style="text-align: center;"> Sonoma Valley High School Creekside High School Adele Harrison Middle School Altimira Middle School Sonoma Charter School Woodland Star Charter School </p>	<p style="text-align: center;"> Dunbar Elementary School El Verano Elementary School Flowery Elementary School Gateway School Prestwood Elementary School Sassarini Elementary School </p>
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- **Career Technology/Classroom Upgrades.** Modernize, renovate, rehabilitate, re-configure, expand, upgrade, construct and/or re-construct classrooms (including classrooms to support career pathways such as Career Technical Education and technology training classrooms), including doors, windows, walls, ceilings and floors and finishes, insulation, casework, cabinets, carpets, drapes, window coverings, lighting, sinks, fixtures, furniture and equipment.
- **Other School Facility Improvements.** Modernize, renovate, rehabilitate, re-configure, expand and/or upgrade other school facilities, including doors, windows, walls, ceilings and floors and finishes, insulation, casework, cabinets, carpets, drapes, window coverings, lighting, sinks, fixtures, furniture and equipment.
- **Renewable Energy and Energy-Saving/Management/Conservation Systems.** Acquire, install and/or construct renewable energy and/or energy-saving systems, improvements and equipment, including photovoltaic solar panels and other electricity generation and distribution systems, natural light improvements, upgraded insulation, efficient lighting, windows and window coverings, shade canopies, energy management and conservation systems, and other passive technologies, and structures to support such systems, improvements and equipment and related infrastructure; rehabilitate and replace such systems, improvements and equipment as needed in the future.

**SCHOOL MODERNIZATION, IMPROVEMENT
AND ENERGY EFFICIENCY PROJECTS
(continued)**

- **Energy Efficient Roofs.** Replace/upgrade roofs, including rain gutters and downspouts, with more energy efficient roofs to reduce annual energy costs.
- **Major Site/Building/Utility System Improvements.** Renovate, replace, upgrade, acquire, install and integrate major site/building/utility systems, equipment and related infrastructure, including lighting, electrical (including wiring and related infrastructure for modern technology), heating, cooling and ventilation, sewer, water, gas, irrigation, drainage, fire detection and suppression, security, data, voice and audio-visual communication and energy efficiency/management monitoring systems, networks, fixtures, equipment and controls.
- **Technology Upgrades.** Acquire and install technology equipment and fixtures, including computers, digital projectors and cameras, etc.
- **Safe Path of Travel Improvements.** Safe path of travel repairs, replacements, improvements and/or upgrades to sidewalks, walkways (including covered walkways), handrails, guardrails and other path of travel areas.
- **Parking, Pick-Up and Drop-Off Area Safety Improvements.** Renovate, repair, resurface, reconfigure, improve and/or expand parking and related areas and pick-up/drop-off and bus areas to improve ingress/egress and safety and increase capacity to meet site usage.

MISCELLANEOUS

All listed bond projects include the following as needed:

- Remove, dispose of, and otherwise remediate hazardous materials, including asbestos, lead, etc.
- Planning, designing and providing temporary housing necessary for listed bond projects.
- Address other unforeseen conditions revealed by construction or modernization (including plumbing or gas line breaks, dry rot, seismic and structural deficiencies, etc.).
- Acquire or construct other improvements required to comply with building codes, including seismic safety requirements, the Field Act, and access requirements of the Americans with Disabilities Act (ADA).
- Necessary onsite and offsite preparation or restoration in connection with new construction, renovation or remodeling, or installation or removal of relocatable classrooms, including demolition of structures; removing, replacing, or installing irrigation, drainage, utility lines (gas, water, sewer, electrical, data and voice, etc.), trees and landscaping; relocating fire access roads; and acquiring any necessary easements, licenses, or rights of way to the property.
- Acquire or construct 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.

**MISCELLANEOUS
(continued)**

- Furnishing and equipping of classrooms and other school facilities; furnishing and equipping shall include initial purchases, and scheduled and necessary replacements, upgrades and updating of technology.
- All other work necessary and incidental to the listed bond projects.
- Acquisition of all or a portion of any school site, facility, fixture, furniture or equipment, or an interest therein, encumbered in order to finance or refinance the listed bond projects pursuant to a lease, certificate of participation or lease revenue bond financing.

**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 Trustees 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.