

EXHIBIT B

FULL TEXT BALLOT PROPOSITION OF THE GLENDALE COMMUNITY COLLEGE DISTRICT BOND MEASURE ELECTION FOR NOVEMBER 5, 2024

“GLENDALE COMMUNITY COLLEGE AFFORDABLE HIGHER EDUCATION/ CAREER TRAINING MEASURE. To maintain affordable higher education; prepare students for four- year college/ university transfer; repair deteriorating gas/ sewer lines, roofs; provide safe drinking water; improve access for students with disabilities; remove asbestos, mold, lead; upgrade nursing/ career training classrooms, shall Glendale Community College District’s measure be adopted authorizing \$600,000,000 in bonds at legal rates, levying \$25 per \$100,000 assessed valuation (\$29,000,000 annually) while bonds are outstanding, requiring independent oversight, public spending disclosure?”

PROJECT LIST

The Board of Trustees of the Glendale Community College District (the “Board”) certifies that it has evaluated the urgent and critical capital needs of the Glendale Community College District (“GCCD” or the “District”), including school and student safety issues, enrollment trends, class size reduction, overcrowding, parking deficiencies, energy efficiency and computer technology, seismic safety requirements, and aging, outdated or deteriorating buildings in developing the scope of projects to be funded with Bond proceeds. In developing the scope of projects, the District has prioritized key health and safety and sustainability needs so that the most critical facility needs are addressed first. The Board conducted an evaluation of facilities at all District sites and received input from its stakeholders in developing the scope of projects to be funded. This input informed the decision of the Board that if these needs were not addressed in the near future, problems would become more difficult and expensive to remediate in the future.

In approving this Project List, the Board has made the following findings and determinations:

- GCCD is one of the region’s top community colleges for students pursuing degrees, certificates and transfers, with one of California’s highest transfer rates to the University of California system and other in-state four-year universities.
- Each year, nearly 25,000 students participate in education and job training programs at GCCD.
- The cost to attend California’s public universities has risen to nearly six times that of attending a community college and GCCD provides affordable opportunities for local students to earn college credits and certifications, learn job skills at a reasonable cost and transfer to four-year colleges and universities without incurring significant debt.
- GCCD trains many of the essential workers such as welders, nurses, medical professionals, emergency medical technicians and others who serve our

community, and also provides job training for veterans returning to the local workforce.

- GCCD has served the Glendale area for nearly 100 years and most of the campus was built over 60 years ago.
- While some buildings at GCCD have been upgraded in recent years, many classrooms, learning labs and job training facilities are outdated and in need of repairs and upgrades.
- For example, aging infrastructure like electrical systems, security systems, plumbing and underground gas and sewer lines need to be replaced.
- Classrooms and labs need updates to support modern learning technology and to meet current educational standards.
- Upgrades and improvements are needed to ensure accessibility, earthquake safety, fire safety and campus security.
- GCCD has partnered with architects, engineers, and education facility experts to carefully assess every classroom, lab, and college facility to identify and prioritize needed repairs and upgrades.
- Because the State of California (the “State”) does not provide dedicated or adequate funding for repairing and upgrading community college facilities, the Board believes that locally controlled funding from a voter-approved bond measure is needed to fund high priority repairs and upgrades.
- Locally controlled funding would be used to repair or replace deteriorating roofs, plumbing, underground gas and sewer lines and outdated mechanical and electrical systems.
- Locally controlled funding would be used to provide classrooms, equipment, and technology to support critical career training pathways like nursing, law enforcement, firefighting, paramedics, robotics, and engineering.
- Locally controlled funding would be used to improve access for students with disabilities.
- Locally controlled funding would be used to remove hazardous materials like asbestos, mold, and lead where present in college facilities.
- Locally controlled funding would be used to improve accessibility, earthquake safety, fire safety, and campus security, including safety lighting in parking lots and walkways.
- A local bond measure would require strict accountability, including an independent citizens’ oversight committee, mandatory annual audits, and public disclosure of all spending.
- All funds from a local bond measure would be controlled locally for improvements at GCCD only and could not be taken away by the State.
- No funds from a local bond measure could be used for administrator salaries or benefits.

- Approval of a local bond measure would help GCCCD qualify for state matching funds that would otherwise go to improve educational facilities in other communities.

In so doing, the District will adhere to FISCAL ACCOUNTABILITY safeguards such as these:

1. All expenditures will be subject to annual financial and performance audits performed by qualified audit firms;
2. No Bond funds will be used to pay the salaries, benefits or pensions of administrators, staff, teachers or professors at the District;
3. All funds will remain subject to local control and will not be expended for any purpose not included on this Project List;
4. Provide public disclosure of all project expenditures via the District website; and
5. The District will appoint and support an independent Citizens' Oversight Committee to insure that the above requirements and restrictions are observed.

This Project List includes the following specific projects. All new construction projects and renovations will be undertaken and designed to promote energy efficiency and to take advantage of modern technology to reduce or abate impacts on the climate and will be in full compliance with current ADA guidelines for the type of facility involved.

All Campuses

- Repair and replace deteriorating gas pipes, underground sewer lines, drainage systems, electrical systems, mechanical systems, and plumbing.
- Repair and replace deteriorating roofs.
- Upgrade, repair and refurbish water systems so there is safe drinking water on all campuses, including installation of bottle refilling stations.
- Upgrades and enhancements to improve accessibility, including to ensure compliance with Federal Americans with Disabilities Act (ADA) and State-mandated accessibility requirements.
- Remove or abate hazardous materials, including asbestos, lead paint, mold in all college facilities.
- Upgrade, improvement, modernization, repair and renovation of career training facilities, classrooms, and learning labs, including furnishing, equipment and technology, to support critical career training pathways like nursing, law enforcement, firefighting, paramedics, robotics, and engineering.
- Update classrooms and labs with modern learning technology and to meet current educational standards.
- Upgrade, install, repair and replace earthquake shutoff valves and fire alarms and safety systems, including fire safety doors, smoke alarms, sprinklers and detectors.

- Upgrade, install, repair and replace campus security systems, including intrusion and security systems, access control systems, cameras and video systems, safety and security lighting in parking lots, walkways, and other campus areas, door locks, and communication technology.
- Upgrade, modernization and improvement of campus-wide technology, including computers and computer labs, wiring, media and audio/visual equipment, communication and telecommunication equipment, wireless systems, increased bandwidth and internet access, and other hardware and software systems.
- Upgrades and modernization of campus sustainability features, including:
 - o Construction, development, acquisition, and installation of solar photovoltaic panels and systems, which may include shade canopies over walkways, outdoor areas, parking areas, and lunch shelters; and
 - o Construction, development, acquisition, and installation of thermal energy storage tanks, including upgrades to infrastructure and systems
- Improvement and upgrades to campus-wide signage and wayfinding facilities.
- Upgrades to campus-wide restroom facilities.
- Furnishings and equipment for all classrooms and campus facilities.
- Upgrades, improvements, modernization and renovation of athletic facilities, including resurfacing, renovations and improvements to the track, upgrade and rehabilitation of football fields, construction and rehabilitation of stadium seating, construction and installation of new scoreboards, and construction and installation of stadium lighting

Verdugo Campus

- Construction and reconstruction of the Instructional Building & Conference Center to house additional and expanded conference facilities, dance facilities and a new cafeteria.
- Construction of campus facilities to house programs from the Civic Auditorium swing space
- Construction of additional elevators to provide direct access to student administrative services from the Bridge Tower to Sierra Vista Learning Commons.
- Construction of a new sound stage at the upper parking lot, including LED screens, to assist with job training and broadening the film and television program.
- Construction of a new parking structure and tennis court, and relocation of the existing campus police facility.
- Partial demolition and reconstruction of the student center and redesign of Sierra Madre

Building.

- Renovation, upgrade, modernization and improvements to the Advanced Technology Building, Child Development Center, Library, Life Skills, Tongva Building, and Sartoris Field.
- Upgrades, improvements, modernization and renovation of Plaza Vaquero and the campus quad, including the construction of a new exterior amphitheater and seating
- Construction of a new fire and public safety academy, including necessary demolition and renovations of existing building, and furnishing and equipping of academy, including installation of necessary technology

Garfield Campus

- Renovation and reconstruction of the Tropico Building
- Expansion of parking lots
- Construction and installation of an urban garden
- Construction of outdoor gathering spaces, including improvements and upgrades to existing outdoor gathering spaces
- Expansion of outdoor areas for the Parent Support Center

Montrose Campus

- Demolition of the Citibank Building and replacement with a proposed future development to enhance community outreach and civic engagement services.

Listed building, repair and rehabilitation projects and upgrades will be completed as needed. Each project is assumed to include its share of furniture and equipment, as well as architectural, engineering, and similar planning costs, program/construction management, and a customary contingency for unforeseen design and construction costs, including interim funding incurred to advance fund projects. In addition to the listed repair and construction projects stated above, the Project List also includes the acquisition of a variety of instructional, maintenance and operational equipment; the construction of new facilities, or the renovation, repair, replacement or rehabilitation, or upgrade, modernization, or expansion of existing facilities, including classrooms, labs, multi-use rooms, buildings, administrative support spaces, student support buildings, libraries, learning resource centers, the child development center, the Firefighting Training Academy, performing and fine arts centers, visual and digital media facilities, performing arts and entertainment industry facilities, trades, welding, engineering, and technology buildings, and other facilities to serve students; the construction, expansion or reconfiguration of facilities to create large lecture classrooms; the acquisition of land; the payment of the costs of preparation of all facility planning, facility assessment reviews, facility master plan updates, environmental studies (including environmental investigation, remediation

and monitoring) and construction documentation; and temporary housing of dislocated District activities caused by bond construction projects. The upgrading of technology infrastructure includes, but is not limited to: computers, projectors and projection systems; media control stations; portable interface devices; centralized storage and backup systems; uninterruptable power supplies; racks; servers; switches; routers; modules; sound systems; access control systems; printers; digital white boards; document projectors and cameras; upgraded voice-over IP; communications software and systems; collaborative systems; a new combined enterprise center, including student systems and business operations; network management software; enterprise-wide software system replacement or upgrade; network security/firewall; wiring and cabling; and other miscellaneous equipment and software. The acquisition, installation and/or construction of renewable energy and/or energy-saving systems, improvements and equipment, including photovoltaic solar panels, battery storage systems, electricity generation and distribution systems, upgraded insulation, weatherproofing, efficient lighting, energy management and conservation systems, electrical and mechanical systems, windows and structures to support such systems, improvements and equipment and related infrastructure is included in this Project List. The District may construct, install, upgrade, repair, replace or rehabilitate safety and security systems in connection with any of the projects listed herein, including security doors, fencing, lighting, security cameras and closed-circuit systems, gates, door locks and centralized lockdown systems, emergency exits, emergency communications systems, emergency power, smoke detectors, fire alarms and sprinklers, safety doors, and other security devices and systems. Any project herein may include construction or reconstruction of any facilities to comply with accessibility requirements under the Americans with Disabilities Act; and other Federal and State accessibility codes and regulations; Field Act requirements; the removal or abatement of asbestos, lead paint, mold or other hazardous materials; or improvements to meet State seismic and other structural integrity standards.

In addition to the projects listed above, the upgrade, rehabilitation, repair and renovation of each of the existing District facilities may include, but not be limited to, some or all of the following: renovation of student and staff restrooms; installation, repair and replacement of heating, air conditioning and ventilation systems; upgrade of facilities for energy efficiency and to reduce fire risks; repair and replacement of worn-out and leaky roofs; repair, replacement or installation of windows, including drapes or other window coverings, replacement with energy-efficient windows, and associated hardware; repair or rehabilitation of ceilings, walls, doors, cabinetry, carpets, drinking fountains, sinks, rain gutters and downspouts, marker boards, siding, casework, interior and exterior lighting, fixtures, signage, fencing; demolition of unsafe facilities; installation of wiring and electrical systems to safely accommodate computers, technology and other electrical devices and needs; repairing and replacing fire alarms, emergency communications and security systems; resurfacing or replacing of hard courts, turf and irrigation systems and campus landscaping; upgrading or replacing inadequate libraries, and administrative spaces; building new and/or renovating existing athletic facilities and athletic fields; upgrading the tennis support building, press box, and locker rooms; installing artificial turf and bleachers; construction of field and stadium lighting; construction, upgrading, modernization, and rehabilitation of auditoriums and theaters, dance studios, and fine, visual, and performing arts spaces and dance, music and arts studios, including stage and backstage areas, scene shops, costume shop, dressing rooms, rehearsal spaces, seating, lighting and LED systems, sound systems, recording systems, orchestra pit, public lobby, box office, accessibility improvements, and other related services and other furnishings and equipment appropriate for

modern dance, music, and art programs; improving sanitation and recycling; expanding parking, including resurfacing and reconditioning existing parking lots; improving vehicular access, traffic circulation, and drop-off zones; installing interior and exterior painting and floor covering; installing covered walkways; demolition; and construction of various forms of storage and support spaces; replacing water and sewer lines, valves, and other plumbing systems; improvement of water conservation systems, and replacing outdated security systems.

Any of the projects listed herein may be completed in conjunction with other public education, city, county or college institutions, including libraries, childcare centers, multi-purpose rooms, gymnasiums and athletic facilities to increase the efficient use of bond proceeds. Projects and upgrades listed above may be completed as needed, and any of such projects may or may not be completed as a joint use project with another public entity, as determined by the Board. The District may also pursue public-private partnerships or partnerships with nonprofit entities to complete any of the projects listed herein and reduce costs to the District, in compliance with applicable law, and at the direction of the Board.

The allocation of bond proceeds will be affected by the District's receipt of State matching funds and the final costs of each Project. Approval of Measure ____ does not guarantee that the proposed Project or Projects within the District that are the subject of bonds under Measure ____ will be funded beyond the local revenues generated by Measure _____. The District's proposal for the project or projects may assume the receipt of matching state funds, which could be subject to appropriation by the Legislature or approval of a statewide bond measure. In the absence of State matching funds, which the District will aggressively pursue to reduce the District's share of the costs of the Projects, the District may not be able to complete some of the Projects listed above.

When specific projects are included in the above list, they are presented to provide examples and are not intended to limit the generality of the broader description of authorized projects. The order in which particular projects are listed is not intended to indicate priority for funding or completion. Projects at each site will be accomplished to address the individual site deficiencies and priorities as enumerated in the college's facilities master plan. The building, repair and rehabilitation projects and upgrades listed herein will be completed as needed.

The final cost of each project will be determined as plans are finalized, construction bids are awarded and projects are completed. Based on the final costs of each project, certain projects described above may be delayed or may not be completed. Demolition of existing facilities and reconstruction of facilities scheduled for repair and upgrade may occur, if the Board determines that such an approach would be more cost-effective in creating more enhanced and operationally efficient campuses. Necessary site preparation/restoration may occur in connection with new construction, renovation or remodeling, or installation or removal of relocatable classrooms, including ingress and egress, removing, replacing or installing irrigation, storm drain, and utility lines, trees and landscaping, relocating fire access roads, and acquiring any necessary easements, licenses, or rights of way to the property. Proceeds of the bonds may be used to pay or reimburse the District for the costs of District staff when performing work on or necessary and incidental to bond projects. Bond proceeds shall only be expended for the specific purposes identified herein.

NO ADMINISTRATOR SALARIES. PROCEEDS FROM THE SALE OF THE BONDS AUTHORIZED BY THIS PROPOSITION SHALL BE USED ONLY FOR THE ACQUISITION, CONSTRUCTION, RECONSTRUCTION, REHABILITATION, OR REPLACEMENT OF DISTRICT FACILITIES, INCLUDING THE FURNISHING AND EQUIPPING OF FACILITIES, AND NOT FOR ANY OTHER PURPOSE, INCLUDING TEACHER AND ADMINISTRATOR SALARIES OR PENSIONS OR OTHER OPERATING EXPENSES.

FISCAL ACCOUNTABILITY. THE EXPENDITURE OF BOND MONEY ON THESE PROJECTS IS SUBJECT TO STRINGENT FINANCIAL ACCOUNTABILITY REQUIREMENTS. BY LAW, PERFORMANCE AND FINANCIAL AUDITS WILL BE PERFORMED ANNUALLY, AND ALL BOND EXPENDITURES WILL BE MONITORED BY AN INDEPENDENT CITIZENS' OVERSIGHT COMMITTEE (EDUCATION CODE SECTION 15278 *ET SEQ.*) TO ENSURE THAT FUNDS ARE SPENT AS PROMISED AND SPECIFIED. THE CITIZENS' OVERSIGHT COMMITTEE MUST INCLUDE, AMONG OTHERS, REPRESENTATIVES OF A *BONA FIDE* TAXPAYERS ASSOCIATION, A BUSINESS ORGANIZATION AND A SENIOR CITIZENS ORGANIZATION. NO DISTRICT EMPLOYEES OR VENDORS ARE ALLOWED TO SERVE ON THE CITIZENS' OVERSIGHT COMMITTEE.

EXHIBIT B

SHORT FORM OF BOND MEASURE

“GLENDALE COMMUNITY COLLEGE AFFORDABLE HIGHER EDUCATION/ CAREER TRAINING MEASURE. To maintain affordable higher education; prepare students for four- year college/ university transfer; repair deteriorating gas/ sewer lines, roofs; provide safe drinking water; improve access for students with disabilities; remove asbestos, mold, lead; upgrade nursing/ career training classrooms, shall Glendale Community College District’s measure be adopted authorizing \$600,000,000 in bonds at legal rates, levying \$25 per \$100,000 assessed valuation (\$29,000,000 annually) while bonds are outstanding, requiring independent oversight, public spending disclosure?”

EXHIBIT C

TAX RATE STATEMENT CONCERNING MEASURE ___

**TAX RATE STATEMENT
REGARDING PROPOSED
\$600,000,000
GLENDALE COMMUNITY COLLEGE DISTRICT
GENERAL OBLIGATION BONDS**

An election will be held in Glendale Community College District (the “District”) on November 5, 2024, for the purpose of submitting to the electors of the District the question of issuing bonds of the District in the principal amount of \$600,000,000. If such bonds are authorized and sold, the principal thereof and interest thereon will be payable from the proceeds of taxes levied on the taxable property in the District. The following information regarding tax rates is given to comply with Section 9401 of the California Elections Code. This information is based upon the best estimates and projections presently available from official sources, upon experience within the District and other demonstrable factors.

Based upon the foregoing and projections of the assessed valuations of taxable property in the District, and assuming the entire debt service on the bonds will be paid through property taxation:

1. The best estimate from official sources of the average annual tax rate that would be required to be levied to fund the bond issue over the entire duration of the bond debt service, based on estimated assessed valuations available at the time of the filing of this statement, or on a projection based on experience within the District or other demonstrable factors, is \$25 per \$100,000 of assessed valuation of all property to be taxed. The final year in which the tax is anticipated to be collected is 2065-66.

2. The best estimate from official sources of the highest tax rate that would be required to be levied to fund the bond issue and an estimate of the year in which that rate will apply, based on estimated assessed valuations available at the time of the filing of this statement, or a projection based on experience within the District or other demonstrable factors, is \$25 per \$100,000 of assessed valuation of all property to be taxed and the year 2026-27.

3. The best estimate from official sources of the total debt service, including the principal and interest that would be required to be repaid if all the bonds are issued and sold, is \$1,217,389,000.

Attention of voters is directed to the fact that the foregoing information is based upon projections and estimates. The actual timing of sales of the bonds and the amount to be sold at any time will be governed by the needs of the District and other factors. The actual interest rates at which the bonds will be sold, which will not exceed the maximum permitted by law, will depend upon the bond market at the time of sale. The actual assessed valuations in future years will depend upon the value of property within the District as determined in the assessment and

the equalization process. Assessed value is not the same as market price of real property. Therefore, the actual tax rates and the years in which those tax rates will be applicable may vary from those presently estimated and stated above.

Superintendent/President
Glendale Community College District