

2006 BOND QUESTIONS & ANSWERS

1. What are the high schools in the Tamalpais High School District and when were they originally built?
 - Tamalpais High School (191,000 sq. ft.)- 1908 with buildings added in 1921 and 1950s.
 - Drake High School (150,000 sq. ft.) - 1951
 - Redwood High School (212,000 sq. ft.) - 1958
 - San Andreas High School (with new modulars 13,279 sq. ft.) - 1993
 - Tamiscal High School (with new modulars 5,878 sq. ft.) - 1993

2. How many students, from what communities, are served by the Tamalpais High School District?

Approximately 3,900 students from all of southern and western Marin (Sausalito, Tiburon/Belvedere, Mill Valley, Bolinas-Stinson Beach, Marin City, Corte Madera, Larkspur, Kentfield, Ross, San Anselmo, Fairfax, San Geronimo, Lagunitas, Woodacre, Nicasio)

3. What is the history of renovation of the TUHSD high schools?

The District's first bond for facilities was a bond levy passed by voters in June of 1961 for \$3 million. It was a 25-year levy that paid for various projects including remodel of Wood Hall at Tamalpais High School.

In March of 2001, a general obligation bond for \$121 million was passed by voters to renovate/modernize all schools in the district. The District received an additional \$13.5 million in state modernization funds in 2002.

4. What was promised to the voters in the 2001 bond?

To enhance the quality of education through facility modernization and technology upgrades; ensure safety for students, staff, and community users; remove asbestos; renovate and build classrooms and student facilities; replace inadequate electrical, roofing, heating/ventilation and plumbing; improve disabled access and earthquake safety; and rehabilitate athletic facilities.

5. What has been accomplished with the 2001 bond revenues?

Virtually every building, inside and out, in the entire District has been touched by modernization in some way. On all campuses and in the District Office, modernization:

- Remodeled 224 classrooms amounting to a total of 600,000 square feet
- Upgraded water, gas, sewer and electrical utility systems
- Upgraded technology to accommodate current computer usage, including the addition of computer labs
- Installed major fiber optics cabling throughout the district to allow high speed communications and for further technological advancements
- Replaced heaters and light fixtures with new, more energy efficient and functioning products
- Replaced doors, windows and student lockers where needed
- Removed asbestos where necessary and other hazardous materials from walls, floors, ceilings, and light fixtures
- Installed new floors, ceilings, and casework as needed
- Painted buildings inside and out
- Reconfigured administrative spaces to improve efficiency of operation
- Added four new science classrooms¹
- Completely replaced the Tamiscal campus with new modular buildings
- Replaced three deteriorated modular buildings on the San Andreas campus
- Added four modular classrooms for physical and special education at Redwood
- Constructed a new Student Center at Drake including a state-of-the-art cafeteria and covered eating area for student and community use; modernized existing eating facilities at Redwood and Tam
- Constructed a new multi-purpose performing arts center at Tamalpais (expected completion August, 2006)
- Constructed a new lobby for the Redwood Theater

On the three comprehensive campuses, modernization upgraded football, softball and baseball fields and tracks, replaced or repaired most gymnasium floors and

¹ Two additional science classrooms are scheduled for the Keyser project at Tamalpais High

bleachers, and upgraded locker rooms.

6. Why wasn't renovation completed with the 2001 bond revenues?

Unforeseen site conditions on all campuses, increased material costs world-wide, and a tight construction market have further pinched the modernization budget. Nonetheless, with the exception of Keyser Hall at Tamalpais High School, approximately 90% of the projects listed for completion in the 2001 Master Plan will be completed by the end of the 2005-06 school year.

7. What work remains to complete the renovation of all the high schools in the Tam District?

- Replace 18 classrooms in Keyser Hall that were condemned at Tamalpais High School
- Replace irrigation and landscaping at all schools
- Install new phone/communications system districtwide
- Complete classroom upgrades, including door replacements, window casing at Redwood and Drake High Schools
- Increase site lighting in stairways and areas between buildings at all schools
- Replace main gym flooring and bleachers at Drake High School
- Replace electric panel in Redwood High School gym
- Repair Redwood High School fire road
- Replace and relocate (if necessary due to underground problems) all pools at the three comprehensive high schools with larger pools that meet CIF (athletic) standards; install solar panels for heating pools
- Additional utility upgrades not done with 2001 bond
- Replace, in phases, Drake High School heating system
- Replace and/or relocate creekside portables (6) at Drake High School due to age and safety concerns
- Expand Redwood High School gym by creating an additional court as exists at Drake and Tamalpais High Schools
- Renovate and resurface basketball and tennis courts at all schools and add two more tennis courts at Redwood High School
- Renovate Tamalpais High School parking lot with new entrance and better, safer traffic flow
- Repair roofs throughout district as needed
- Repave west parking lot at Redwood High School, which includes redo of utilities under parking lot

- ADA upgrades due to increased requirements mandated by federal & state governments
- Correct flooding and erosion of baseball/softball fields at Drake High School due to heavy rains and street flooding
- Add modular building at San Andreas High School due to expansion of curriculum programs
- Replace outdated weight room at Tamalpais High School
- Add Butler storage buildings for Tamiscal/Corp Yard, Drake and Tamalpais High Schools due to loss of storage space
- Red Hill Field upgrades for equity and educational program at Drake High School
- Install lift/elevator required by DSA at Tamalpais High School
- Add announcer booths for football fields at three large high Schools (Tam, Drake, Redwood)

8. Was all of this work identified in the original Master Plan?

Most of the work listed for future completion was included in the 2001 Master Plan as "Priority Two" projects - i.e., recognized as needed but not likely to be funded by the 2001 bond. All projects are consistent with facility upgrades promised by the language of the 2001 Bond.

The following projects were not mentioned specifically in the original Master Plan but have since been identified as needs for the District:

- New phone system and technology upgrades for wireless networking
- Classroom upgrades for distance learning
- Redwood fire road repair
- Roof repairs
- Solar panels for pools
- Drake baseball field reconstruction
- Additional modular building at San Andreas
- New weight room at Tam (2001 Master Plan called for minor repairs)
- New community education classroom extension at Carlisle Building
- Butler (storage) buildings at Drake, Tam and the Corporation Yard
- Gym expansion at Redwood
- Keyser Building replacement at Tamalpais
- Red Hill Field joint powers project at Drake

- Announcers' booths for three football fields

9. How can I get more information about each of the projects identified in the proposed new bond?

Web page: www.tamdistrict.org and/or contact Sarah Lynn Schoening at sschoening@tamdistrict.org or 415/945-3711

10. What is the amount of the proposed supplemental bond and when is the election?

\$79.92 million in general obligation bonds to complete all identified renovation and modernization projects will be placed before voters on the June 6, 2006 ballot.

11. Has the district explored other financing options?

Yes.

- Sale of district property - lengthy, costly process that could cost more than the sale would bring to the District
- Mello-Roos funding - no significant housing developments in the District
- Certificate of Participation - The Certificate of Participation is usually used by districts that have a projection of long term growth such as a district with increasing student enrollment over many years. TUHSD does not have this stability in funding
- State grants and donations - constantly seeking, but nothing significant is available
- Developers fees - limited new construction and insufficient enrollment growth don't qualify the district for these limited funds

12. Are there State funds available for these final modernization projects?

Currently the district is not eligible for State bond funds. The district aggressively pursued its state funding eligibility for its current modernization project and was able to secure \$13.5 million in 2002.

13. What will this cost the taxpayer and for how long?

As promised in the 2001 bond, the cost of the proposed completion bond plus the new bond will not exceed \$32.80 per \$100,000 of assessed valuation. The current projected average yearly cost of the 2001 bond is \$20.53

per \$100,000 and the new bond would bring the combined rate to a projected \$29.44 per \$100,000 of assessed valuation. The tax will be in effect for 25 years.

14. Why were athletic fields renovated before all classroom buildings were completed?

The implementation plan for the modernization program, approved by the Board in July 2002, called for concurrent projects at all campuses. Work was divided into phases, or increments, each with an independent schedule for design and construction. The phasing plan took several factors into consideration, including time required to design, time needed to build, inflation, and relocation of students.

The athletic fields had to be constructed from Spring through Fall to accommodate both weather and student use. With the modernization program originally scheduled to complete in late 2005, the fields were scheduled for 2004 so that they would be completed as late as possible, but still before the final days of the program, when building construction would require the modernization team's full attention.

Because building renovations began in 2002 and will not finish until mid-2006, holding the fields until the buildings were completed would have stretched the modernization program into 2007, at significantly higher cost.

15. What was the reasoning behind artificial turf on some of the fields? Isn't artificial turf more expensive and less safe?

The District decided to install slightly more expensive synthetic grass and all-weather track on the football/track fields at Tam, Drake and Redwood because:

- The fields are needed year-round for physical education, athletics, and community programs, making it nearly impossible to maintain real grass under this heavy usage.
- Approximately 2 to 3 months each spring the fields were not useable due to the need to reseed the grass on an annual basis.
- The fields do not require as much maintenance costs as real grass.
- Modern synthetic fields have been statistically proven

- to yield fewer injuries to athletes than grass.
- The constant influx of salt water into the fields at Redwood and Tam has for many years required extensive and expensive maintenance on the fields.
 - Synthetic fields produce long-term savings in maintenance costs.

Almost two (2) years of use of synthetic turf on our modernized fields have proven all of the above to be true.

16. Why has Keyser, a building with 18 classrooms on the Tam High School campus, been delayed to the end of the project?

- Keyser Hall was not delayed, but in fact was originally scheduled for construction in Increment 4. Had the Keyser project been scheduled first, design requirements would have delayed construction of the remainder of the campus probably into 2007, with significant additional costs.
- Portable phasing required that Keyser Hall construction be scheduled separately from the other campus buildings, since the site has insufficient space for more portables.
- Wood and Hoetger Halls had to be completed first because they house the electrical, telephone, data and fire alarm backbone for the entire campus.
- Switching of architectural firms on Keyser caused some delay.

17. Why must Keyser be torn down rather than modernized?

Over the course of designing modernization of Keyser Hall, the estimated construction cost for the building increased from \$3.5 million (modernize the building) to nearly \$15 million (to build a new building) plus support costs. The modernization team has re-assessed construction costs this year and determined that the building could be replaced for almost the same cost.

Moreover, the District's consultants have concluded that the mold that re-occurs regularly under the building cannot be permanently abated without major drainage improvements, which cannot be effectively completed without demolishing the building. The cost of continually abating the mold would be several hundred thousand dollars annually.

Rebuilding a new Keyser Hall will take care of the educational and classroom needs at Tamalpais. It will create more useable classrooms - the old Keyser had numerous small rooms that would not meet the State law for minimum classroom size (960 sq.ft.). In addition, the new building allows for the creation of additional science classrooms.

18. Why is it necessary for the district to put an elevator or some type of lift at the front of Tam High School? Can the community be assured that the design will complement the original historic buildings?

All schools in California are required to meet current standards for equal accessibility for the disabled on their campuses. While the Tam campus has met most standards with the addition of five new elevators throughout the campus, equal accessibility from public transit to the main administration building remains an issue.

The Division of the State Architect, who approves all school construction projects, has mandated that the District construct a path of travel from the bus stop on Miller Avenue to the front entrance of Wood Hall to ensure equal accessibility. The concept of switch-back pathways was rejected as requiring unequal energy for someone on crutches or in a manual wheelchair.

The requirement to construct the elevator has been made a condition of the state's final approval of the new theater, as well as construction of any future projects on the Tam campus, including Keyser Hall.

The architect who is currently working with the District on the design of the elevator has been instructed to honor the historic nature of the campus. The Tam Site Committee, District Oversight Committee and Board of Trustees will all work together to make sure that this requirement is met.

19. How does a bond levy differ from the parcel tax I am now paying?

A parcel tax is used to support the day-to-day operational costs of the district, including class-size reduction, instructional materials, advanced placement programs, etc.

In 2004 District voters approved a seven-year extension

to the preexisting parcel tax. District property owners currently pay \$200 per year. There is an annual increment of 3% and the parcel tax expires in 2012.

A bond levy is used to support modernization, major infrastructure repairs, seismic and ADA (disability access) upgrades, and other capital improvements. Proceeds from a bond levy may not be used for operational purposes.

20. Will senior citizens be exempt from paying this tax?

As dictated by State Law, there is no option to exempt senior citizens with a general obligation bond. This is dictated by the state constitution. However, many senior citizens who own property in the community are long-time residents whose property assessments are relatively low.

Although there is no exemption for senior citizens, there is a State property tax assistance program that provides reimbursement for part of the property taxes on the homes of persons with a total household income of \$13,200 or less, who are either 62 or older, blind or disabled.

In addition, there is a State property tax postponement program for qualified persons who are 62 or older, blind or disabled, with a household income of \$24,000 or less.

For more information about these programs, please visit the county's treasurer/tax collector's website, www.co.marin.ca.us.

21. Who will pay the cost of putting this measure on the June 6, 2006 ballot?

The funds will come from a special reserve fund that has been set aside by the Board of Trustees for this purpose. This election will have no impact on the general fund or operational programs for students. By placing the measure on the June general election ballot with other measures, the district's share of costs will be substantially reduced.

22. Does the California Lottery provide money for facility improvements?

Lottery money is restricted to funding day-to-day operations and contributes approximately one percent of the district's \$44 million annual budget. These funds

are used to support instructional programs and materials.

23. Would it be cheaper to close and consolidate some of the schools?

This option was explored in 1980 and was not found to be acceptable to the community due to tremendous traffic, parking and dislocation problems. In addition, current enrollment projections do not support this option.

24. How can I be assured there will be enough money to complete these final projects?

State law requires that all bond proceeds must be spent on capital facilities. By statute, the Board of Trustees must ensure the integrity of the Facilities Master Plan is maintained by establishing a Citizens' Oversight Committee for the District.

The Committee will meet on a regular basis and will implement an annual performance audit to ensure that funds have been expended only on the specific projects authorized by the bond measure. In addition, an annual financial audit of the proceeds from the sale of bonds will be conducted until all bond proceeds have been expended.

The total construction costs were based on detailed information gathered by architects, engineers and professional construction cost estimators. Each project includes its share of architectural, engineering, inspection, planning and construction management costs, and contingencies for unforeseen design and construction costs. The final cost of each project will be determined as plans are finalized and construction bids awarded.

25. When the work is completed, will members of the local communities be able to use the facilities for purposes other than community and adult education?

Yes, currently community members of all ages enjoy the use of the schools' meeting rooms, gyms, pools, fields, tennis courts and other recreational facilities. These facilities will continue to be made available to the public seven days a week.

26. How will this bond impact people who don't have children in school?

High schools are the center of our communities. The Tamalpais Union High School District is one of the highest performing districts in the state and our schools and programs have been recognized nationally. As residents, we all benefit from the civic pride and higher property values generated through the excellent reputation of our schools.

Members of our communities participate in adult education courses provided by the high schools and enjoy use of the district's athletic fields and facilities seven days a week.

27. What happens if the bond measure does not pass?

The replacement of Keyser Hall and the completion of the other identified modernization projects are absolutely necessary. Schools will deteriorate further and construction costs will only increase the longer projects are delayed. The cost of construction materials for 2001 bond projects increased 33% between 2001 and 2005. If this bond measure doesn't pass, the district will need to bring the issue back to the voters.

28. Can I review the Resolution passed by the Board of Trustees?

Yes. Final vote on the Resolution to place the supplemental bond on the June 6, 2006 ballot is scheduled for the February 28, 2006 regularly scheduled board meeting - after which, the Resolution and the Tax Rate Statements can be found on the district website at www.tamdistrict.org.

29. Can I tour the new modernization projects in our high school?

Yes. Each school has regularly scheduled times to visit the campus and periodically each of our schools has tours for the public. Please call the school you wish to visit and they will be able to give you the date for their tours.

30. Does the District have standards for facility work?

Yes, one of the first things accomplished by the 2001

Bond was to develop District Standard to ensure quality control, parity among schools, and cost effectiveness in construction materials. A standards committee consisting of not only district personnel but also construction experts and architectural professionals developed the list of items for which standards needed to be developed. Also, standards of other districts were examined to ensure the breath and depth of the standards being developed were adequate without being onerous. This process result in formal Board adoption of District Standards on July 16, 2002. After the hiring of a Director of Technology and upon his recommendation for a section on technology, the District Standards were revised and republished in December of 2004. The District Standards are to be reviewed every two to four years with its technology section scheduled for review each year. The District Standards manual is divided into sixteen sections dealing with such items as doors and windows, mechanical issues, plumbing, flooring, paint, wall surfaces, and the list goes on. A copy of the District Standards can be obtained by contacting Sarah Lynn Schoening at TUHSD - 945-3711.

31. If the project list comes in under budget, what happens to the extra bond funds?

If the project list comes in under budget, any remaining bond proceeds will be used to pay down the debt early, thereby reducing the burden to taxpayers.