

EXHIBIT A
to Resolution Ordering Election

FULL TEXT OF PROPOSITION
(the following to be printed in voter information pamphlet)

HIGH SCHOOL REPAIR, SAFETY AND
CAREER EDUCATION MEASURE OF 2008

This Proposition may be known and referred to as the “High School Repair, Safety and Career Education Measure of 2008” or as “Proposition U ”.

BOND AUTHORIZATION

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, and upon approval of this proposition by at least 55% of the registered voters voting on the proposition, the Grossmont Union High School District shall be authorized to issue and sell bonds of up to \$417,000,000 in aggregate principal amount 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.

ACCOUNTABILITY SAFEGUARDS

The provisions in this section are specifically included in this proposition in order that the Grossmont Union High School District’s voters and taxpayers may be assured that their money will be spent wisely to address specific facilities needs of the Grossmont Union High 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 (Education Code Sections 15264 and following).

Evaluation of Needs. The Governing Board has prepared an updated 2008 Long Range Facilities Master Plan in order to evaluate and address all of the facilities needs of the Grossmont Union High School District at each campus and facility, and to determine which projects to finance from a local bond at this time. The Governing Board hereby certifies that it has evaluated safety, class size reduction and information technology needs in developing the Bond Project List.

Citizens’ Bond Oversight Committee. In connection with the passage of Proposition H, the Governing Board established an independent Citizens’ Bond Oversight Committee (pursuant to Education Code Section 15278 and following), to ensure Proposition H bond proceeds are spent only for the school facilities projects approved by Proposition H. Upon approval of this measure, the Governing Board shall designate the District’s existing Citizens’

Bond Oversight Committee to ensure bond proceeds from this measure are spent only for the school facilities projects listed in the Bond Project List incorporated in this measure.

Annual Performance Audits. The Governing 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.

Annual Financial Audits. The Governing 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.

Special Bond Proceeds Account; Annual Report to Board. Upon approval of this proposition and the sale of any bonds approved, the Governing Board 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 Deputy Superintendent, Business Services 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 the immediately preceding fiscal 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.

BOND PROJECT LIST

The Bond Project List below describes the specific projects the Grossmont Union High 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 Governing Board 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 Governing Board may make changes to the Bond Project List in the future consistent with the projects specified in the proposition.

PART ONE:

Site Discretionary Funds. Each existing comprehensive high school, and Chaparral High School, will be allocated \$150 per student (based upon fiscal year 2009-10 enrollment) of bond proceeds (as “site discretionary funds”) to be spent on qualified, permitted projects listed in this Part One of the Bond Project List.

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

School Improvements to Support Student Health, Safety & Security

- Improve safety of student drop-off and pick-up areas, parking, and pedestrian and vehicular circulation
- Provide school site security improvements, including increased lighting, and vandalism and intrusion safeguards
- Upgrade and install classroom ventilation or air conditioning
- Improve and install student physical education fields and courts
- Improve school site front entrance

Projects to Improve School Accessibility; Code Compliance Upgrades

- Repair and renovate or expand student restrooms
- Upgrade and expand student food service areas and kitchens to meet increased standards
- Repair and renovate physical education facilities, and fields for accessibility and safety
- Repair and replace aging and obsolete portable classrooms
- Improve accessibility for people with disabilities and comply with Americans with Disabilities (ADA) and Title 24
- Improve school site signage
- Improve facilities to comply with Title 9 requirements

School Improvements to Support Student Learning & Instruction

- Provide up-to-date classroom and instructional technology required for 21st century student learning and teaching
- Upgrade and expand classrooms, labs, and specialized facilities for career and vocational technology programs
- Provide and improve classrooms, labs, and specialized facilities for career technical education programs

Major Building Systems Repair and Replacement

- Complete major repair and renovation projects as indicated:
 - Repair and replace deteriorating plumbing and underground sewer systems
 - Repair and replace aging, leaky roofs
 - Repair and replace outdated, inefficient heating, ventilation and air cooling systems
 - Upgrade electrical capacity and repair aging wiring to support instructional technology

- Repair and restore classroom and building interior and exterior finishes and fixtures
- Repair and replace inadequate temporary classrooms, school buildings or sites with cost-effective permanent construction

PART TWO:

Unless otherwise noted, the following projects are authorized to be completed at the following school sites:

GROSSMONT HIGH SCHOOL

- Demolish deteriorated classrooms and build new academic classrooms
- Provide job training teaching spaces for auto shop, digital photography, business/finance and child development careers
- Improve technology in classrooms, computer labs, and classrooms for college preparation
- Upgrade/replace heating, ventilation and air conditioning units with more energy efficient systems
- Upgrade aging safety systems including fencing, security cameras or lighting for improved safety/security
- Convert dilapidated administrative spaces to special education teaching stations
- Modernize high school guidance counseling spaces and create college/career center
- Rehabilitate dilapidated 70 year old gym to create joint-use multipurpose facility
- Modernize cafeteria
- Renovate girls physical education teaching stations

HELIX CHARTER HIGH SCHOOL

- Modernize career job training classrooms for printing and graphics programs
- Improve technology and classrooms, computer labs, and classrooms for college preparation
- Upgrade/replace heating, ventilation and air conditioning units with more energy efficient systems
- Upgrade aging safety systems including fencing, security cameras or lighting for improved safety/security
- Replace deteriorated buildings with new joint-use multipurpose facility for large group instruction
- Create college/career education and counseling center
- Renovate school spaces to improve one-stop access for student support services
- Repair and renovate school cafeteria

- Modernize boys and girls physical education and instructional support spaces

EL CAJON VALLEY HIGH SCHOOL

- Modernize career job training classrooms including business and finance pathways, video production, printing and graphics programs
- Improve technology in classrooms, computer labs, and the school Library/Media Center
- Upgrade/replace heating, ventilation and air conditioning units with more energy efficient systems
- Construct new joint-use multipurpose facility to increase options for large group instruction/events
- Upgrade aging safety systems including fencing, security cameras, lighting and covered walkways for improved safety/security
- Provide new teaching/learning spaces for associated student body
- Renovate school spaces to improve one-stop access for student support services
- Modernize cafeteria and kitchen
- Modernize boys and girls physical education teaching spaces and support areas

MOUNT MIGUEL HIGH SCHOOL

- Modernize career job training classrooms for plastics, wood shop, drafting, floral design, cosmetology, education and family services career pathways
- Improve technology in classrooms, computer labs, and classrooms for college preparation
- Upgrade/replace heating, ventilation and air conditioning units with more energy efficient systems
- Construct new joint-use multipurpose facility to increase options for large group instruction/events
- Upgrade aging safety systems including fencing, security cameras, and lighting for improved safety/security
- Improve vehicle access to campus—including pick-up, drop-off zones, driveways, hardscapes, etc.
- Renovate school spaces to improve one-stop access for student support services
- Construct track for physical education instruction and community use

EL CAPITAN HIGH SCHOOL

- Modernize career job training classrooms for plastics, wood shop, drafting, culinary arts, child development, floral design, plant and animal science and 4-H programs
- Improve technology in classrooms, student support areas, computer labs, and classrooms for college preparation

- Upgrade/replace heating, ventilation and air conditioning units with more energy efficient systems
- Construct new joint-use multipurpose facility to increase options for large group instruction/events
- Upgrade aging safety systems including fencing, security cameras, and lighting for improved safety/security
- Modernize and expand physical education spaces, team rooms and classrooms
- Modernize classrooms to meet the needs of special education students

GRANITE HILLS HIGH SCHOOL

- Add/construct new science labs
- Modernize and construct new career job training classrooms for culinary arts and fashion design
- Relocate and modernize job training classroom for digital photography
- Repair/renovate/upgrade Library Media Center including adding new computer technology labs
- Improve technology/equipment in classrooms, labs, and classrooms for college preparation
- Upgrade/replace heating, ventilation and air conditioning units with more energy efficient systems
- Construct new joint-use multipurpose facility to increase options for large group instruction/events
- Upgrade aging safety systems including fencing, security cameras, and lighting for improved safety/security
- Construct joint-use instructional aquatics facility
- Renovate school spaces to improve one-stop access for student support services
- Construct new classrooms to replace 40-year old relocatables and dilapidated buildings
- Repair and renovate school cafeteria and physical education teaching stations

MONTE VISTA HIGH SCHOOL

- Modernize career job training classrooms for drafting, auto and machine tools
- Renovate and expand Library Media Center and text book storage facility
- Improve technology in classrooms, computer labs, and the school Library/Media Center
- Upgrade/replace heating, ventilation and air conditioning units with more energy efficient systems

- Construct new joint-use multipurpose facility to increase options for large group instruction/events
- Upgrade aging safety systems including fencing, security cameras, and lighting for improved safety/security
- Modernize boys and girls physical education teaching stations
- Renovate school spaces to improve one-stop access for student support services
- Construct track for physical education instruction, student fitness and community use

SANTANA HIGH SCHOOL

- Modernize career job training classrooms for digital photography, video production, drafting, auto and machine tools, culinary arts, child development, and cosmetology
- Replace aging portable classrooms with new permanent classrooms
- Improve technology in classrooms, computer labs, and classrooms for college preparation
- Upgrade/replace heating, ventilation and air conditioning units with more energy efficient systems
- Construct new joint-use multipurpose facility to increase options for large group instruction/events
- Construct track for physical education instruction, student fitness and community use

VALHALLA HIGH SCHOOL

- Modernize career job training classrooms for interior design and automotive fields
- Improve technology in classrooms, science/computer labs, and classrooms for college preparation
- Upgrade/replace heating, ventilation and air conditioning units with more energy efficient systems
- Construct new joint-use multipurpose facility to increase options for large group instruction/events
- Modernize boys and girls physical education teaching stations
- Construct new weight room to replace facility in tent
- Modernize academic classrooms on the 300 and 400 level
- Upgrade windows and lighting

WEST HILLS HIGH SCHOOL

- Provide permanent water and sewer extensions to play fields
- Construct new joint-use aquatics facility for instructional and community use
- Construct track and field for physical education instructional, student fitness and community use

STEELE CANYON HIGH SCHOOL

- Construct new joint-use aquatics facility for instructional and community use

CHAPARRAL HIGH SCHOOL

- Construct new job training classrooms for culinary arts, cosmetology, construction, floral design and multi-media/video production pathways
- Improve technology and lighting in classrooms, computer labs
- Upgrade/replace heating, ventilation and air conditioning units with more energy efficient systems
- Modernize classrooms and upgrade student and staff restroom facilities to meet current standards
- Upgrade aging safety systems including fencing, security cameras or lighting for improved safety/security
- Remove deteriorated portable classrooms to provide physical education field space

NEW HIGH SCHOOL—ALPINE/BLOSSOM VALLEY AREA

- Complete site development including utilities and road extensions
- After district-wide enrollment at the existing comprehensive high school sites, including the two current charter schools, equals or exceeds 23,245 (which is the official 2007-08 CBEDS enrollment) at the time of release of request for construction bids, begin and complete construction—classrooms and general use school buildings and grounds to accommodate up to 800 students, adequate academic/vocational/job-training equipment, library/multimedia facilities, computer and science labs, food service facilities, and space for student-support services

GUHSD WORK TRAINING CENTER

- Add physical therapy spaces
- Improve parking lot access, lighting and student off to improve vehicle access to campus—including pick-up, drop-off zones, driveways, hardscapes, parking lot, security lighting, etc.
- Upgrade aging kitchen, cafeteria and covered lunch area

The Governing Board of the District has adopted the 2008 Long Range Facilities Master Plan update for the Grossmont Union High School District, which includes a comprehensive list of all projects that may also be accomplished with proceeds from this bond. The District intends to complete the projects described herein using a combination of proceeds of the bonds and State matching funds. Bond proceeds in the amount of \$417,000,000 would qualify the District to receive approximately \$50,000,000 from State matching funds and allow additional facilities to be renovated consistent with the adopted 2008 Long Range Facilities Master Plan. The 2008 Long Range Facilities Master Plan is on file at the District Office and may be amended from time to time by the Governing Board of the District as permitted by law.

Each project listed herein is assumed to include its share of costs of the election and bond issuance and other construction-related costs, such as program and 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.);
- Other improvements required to comply with existing building codes, including the Field Act, Title 9, and access requirements of the Americans with Disabilities Act (ADA);
- Necessary site preparation/restoration in connection with new construction, renovation or remodeling, or installation or removal of relocatable classrooms, including ingress, egress, parking and student drop-off, traffic lights and mitigation; demolition of existing 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;
- Rent 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;
- 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;
- 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; and
- Repair, upgrade, modify, expand, refinish, replace and construct site improvements, including off-street parking areas, pick-up/drop-off, signage, paths, sidewalks and walkways, canopies, hard courts (student play areas), athletic play fields, landscaping, irrigation, permanent athletic field equipment and facilities (including nets, basketball standards, goals and goalposts, backstops), field lighting, etc.

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. In order to maximize community benefit and efficiently apply taxpayer dollars, the district shall demonstrate a good faith effort to pursue all practical opportunities to expand community joint-use facilities in every new or expanded school construction project. In pursuing joint use, the district's goal should be to maximize the use of school district facilities to the broader community, without adversely impacting school operations or finances.

The District may enter into agreements with the City of La Mesa, City of El Cajon, City of Santee, County of San Diego, or 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 Governing Board shall determine.

Sustainability Standards. The Governing Board has adopted guidelines for sustainable construction, requiring design professionals and staff to follow California's Collaborative for High Performance Schools (CHPS) standards and best practices for all future District building projects. These standards incorporate the latest green building practices to reduce operating costs, reduce environmental impact, and increase building life, while creating schools that are healthy, comfortable, well lit and well equipped.

The District intends to incorporate sustainable site design, water conservation, energy efficiency, improving indoor air quality and incorporating sustainable materials and products into the bond projects, emphasizing term life cycle cost analysis in its design process. It is intended that planned maintenance work will also incorporate improvements to existing facilities with respect to sustainability and energy conservation, whenever feasible.

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 the legal maximum of 40 years from the date borne by that bond.

Renovation/Modernization. For purposes of the Bond Project List, renovation and modernization projects are intended to restore the building systems and infrastructure, weather protections, finishes, and technology, or reallocate and reorganize space, to a condition that will provide a sustainable, functional educational and administrative environment for future years, comparable to new construction. Renovation projects may include, but are not limited to nor necessarily encompass, all of the following, depending upon the age, condition and needs of each particular school facility:

- upgrade electrical, communication (including data and voice), fire alarm, and similar building systems as well as main power service and distribution, which may include active and passive solar power and heating system acquisition, installation and construction;
- replace, repair or upgrade plumbing, piping and drainage systems, including gas and 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;

- replace or modify aging heating, ventilation and air cooling systems with energy-efficient heating and air cooling systems (HVAC), including installing energy management systems (EMS);
- replace, modify, upgrade interior lighting and exterior safety/security lighting systems and fixtures, as necessary;
- repair, modify and construct structural elements of the existing structure as necessary;
- replace or repair aging roofs with similar materials or District standard materials;
- replace, repair, install and construct, as necessary, interior spaces: walls, floor and ceiling finishes, doors, door locks, windows, cabinets and casework, and equipment attached to wall surfaces (including white boards, marker boards, tack boards, television mounts, scoreboards, fire extinguishers, kitchen cabinets/equipment, etc.);
- upgrade, modify and construct restroom facilities;
- comply, as necessary, with Americans with Disabilities Act (ADA), Title 9 and Title 24 requirements;
- refinish the exterior finishes of the school (including stucco, wood and metal trims, wood siding, paint, etc.); replace doors and windows;
- modify, expand, separate, convert and construct school support areas, including staff work and lunch areas, to provide adequate, functional environments; and
- modify, replace and construct functional components of altered or replaced building components (including rainwater leaders, fascias, mansards, etc.).

For any project involving renovation, repair or rehabilitation 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 Governing Board 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.

[End of Full Text of Proposition]