



**RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT**

**REQUEST FOR PROPOSALS (RFP #13/14-02)**

**TO PROVIDE**

**BOND COUNSEL SERVICES**

**May 29, 2014**

**RESPONSES DUE:**

**4:00 P.M. Pacific Standard Time  
June 19, 2014**

**Submit to:**

**Peter Hardash  
Vice Chancellor, Business Operations/Fiscal Services  
Rancho Santiago Community College District  
2323 North Broadway  
Santa Ana, CA 92706-1640**

## REQUEST FOR PROPOSALS TO PROVIDE BOND COUNSEL SERVICES

### 1. INTRODUCTION

The Rancho Santiago Community College District (District) is initiating the process of identifying and selecting a firm to provide bond counsel services. The purpose of this Request for Proposal is to obtain the information that we deem as pertinent to our decision making process and to collect such information in a uniform format from all Proposers. Upon receipt and review of all Proposer responses, we will make a determination about the disposition for this project and will notify Proposers accordingly.

The Rancho Santiago Community College District (RSCCD) hereby invites interested Proposers to submit proposals to provide such services for a period to be mutually determined.

When submitting the proposal, please provide information to include, but not be limited to, your range of services offered relating to bond programs, other legal services, various fee/cost structures, any other unique features offered, and references from other school districts. In order for the District to gain a better understanding of your firm, please provide any other information you may deem pertinent.

Notwithstanding other provisions of the RFP, you are hereby advised that this request is an informal solicitation of proposals only. It is not intended, nor is it to be construed, as engaging in formal competitive bidding pursuant to any statute, ordinance, policy or regulation.

### 2. INFORMATION AND GENERAL CONDITIONS

#### 2.1 Preparation of Proposal Documents

Proposals must be received by **4:00 p.m. on June 19, 2014**. Proposals will be date stamped to record receipt thereof. Any proposal received after this date and time, may, at the sole discretion of the District be returned without consideration.

The address for submission of proposals is:

Rancho Santiago Community College District  
Peter Hardash  
Vice Chancellor Business Operations/Fiscal Services  
2323 North Broadway Suite 404-1  
Santa Ana, CA 92706-1640

The proposal may be mailed or delivered in person during normal business hours which are 8:00 a.m. to 5:00 p.m., Monday through Thursday. Delivery of proposals is the sole responsibility of the Proposer. All proposals must be signed as part of an introductory letter and offer (see 5.5.2). All proposals become the property of the District.

2.2 Number of Copies and Mailing of the Proposal

**Five (5) copies** of the proposal shall be submitted in a sealed envelope. One of the copies shall be unbound and marked "Master" and shall contain original signatures in all locations requiring a signature. Another copy of the complete proposal shall be submitted in an electronic format on a CD, DVD or USB stick. The envelope containing the proposal will clearly identify the Proposer in the return address location. The sealed envelope will be addressed as follows:

RFP #13/14-02  
Peter Hardash  
Vice Chancellor Business Operations/Fiscal Services  
2323 North Broadway Suite 404-1  
Santa Ana, California 92706-1640

2.3 Amendments to RFP

If it is necessary to make material changes to the RFP, the District will mail written RFP addenda to all recipients of record of the original RFP.

Any oral communication by the District's Contact Person(s) concerning this RFP is not binding and shall in no way modify the RFP or the obligations of the District or the Proposer.

2.4 Withdrawal

The Proposer may withdraw a proposal at any time prior to the proposal due date and time by submitting a request in writing.

A proposal is an irrevocable offer valid at the date scheduled for the proposal opening and for ninety (90) days thereafter. During this period, the service provider is expected to keep available the professional staff proposed for the assignment. The Client will make its best effort to complete negotiations within this period. If the Client wishes to extend the validity period of the proposals, the service provider who does not agree has the right not to extend the validity of their proposals.

2.5 Proposer's Cost

The cost of developing a proposal is the Proposer's responsibility and is not chargeable to the District. The District further reserves the right to reject any and all proposals. Proposer acknowledges the District's right to reject any and all proposals.

2.6 District Contact Persons

Proposers with questions regarding the Scope of Work should contact:  
Peter Hardash  
Vice Chancellor Business Operations/Fiscal Services  
(714) 480-7340 or [hardash\\_peter@rsccd.edu](mailto:hardash_peter@rsccd.edu)

**2.7 Immaterial Defect in Proposal**

The District may waive any immaterial deviation or defect in a proposal. The District's waiver shall in no way modify the RFP documents or excuse the Proposer from full compliance with accepted standards of performance.

**2.8 Authorization To Do Business**

Proposer must be authorized to do business in California. If a Proposer is a sole proprietorship or partnership, the Proposer may be required to furnish a copy of a current business license issued in California. If the Proposer is a corporation, it must be approved by the California Secretary of State.

**2.9 Agreement**

At the District's discretion, the content of this RFP and the response thereto may be incorporated into any final contract.

**2.10 Disposition of Proposals**

All materials submitted in response to this RFP become the property of the District and will become public records after the award of contract, except for information identified by the Proposer as being proprietary and which is eligible for nondisclosure under the California Public Records Act.

**3. OVERVIEW OF DISTRICT**

**3.1 District Background**

The Rancho Santiago Community College District (RSCCD) is one of the largest of California's 72 community college districts serving over 40,000 students. The Rancho Santiago Community College District has one of the state's oldest community colleges, Santa Ana College, and also one of its newest, Santiago Canyon College. Centered in Orange County in a growing and dynamic area, the District serves a population of more than 700,000 residents in the communities of Anaheim Hills, Garden Grove, Irvine, Orange, Santa Ana, Tustin and Villa Park. Encompassing 24 percent of Orange County's total area (193 square miles), the District maintains eight facilities. In addition to Santa Ana College and Santiago Canyon College, these include the Centennial and Orange Continuing Education Centers, the Digital Media Center, the Orange County Regional Fire Training Center, the Orange County Sheriff's Regional Training Academy and the District Operations Center.

3.1.2 The G.O. Bond Measure Q was approved by the electorate of the Santa Ana College Facilities Improvement District No. 1 of the Rancho Santiago Community College District on November 6, 2012. This measure authorizes the Rancho Santiago Community College District (RSCCD) to issue up to \$198 million in general obligation bonds to finance renovation, repair and construction at Santa Ana College.

3.1.3 At this time, the District anticipates issuing bonds in three series of sales. Series A funding is estimated at \$70 million. Series B funding is estimated at approximately \$50 million. And Series C funding would be remaining authorization of \$78 million.

These estimates may change due to construction schedule needs and assessed valuation rates.

See Exhibit A for a copy of the official text of the Measure Q bond from the sample ballot.

#### **4. STATEMENT OF WORK**

##### **4.1 Scope of Services**

The Rancho Santiago Community College District is requesting proposals for a firm to provide a variety of bond counsel services including, but not limited to, consultation related to the issuance of General Obligation Bonds, refunding of long-term district debt, and managing district indebtedness on an as needed basis.

##### **4.2 Technical Standards**

The services shall be provided in such a manner to meet all generally accepted standards for bond counsel services to a governmental agency. Services will be in compliance with all legal codes and regulations within the laws of the State of California.

- 4.2.1 The proposal should set forth Consultant's understanding of all applicable Tax Laws, Local Tax Roll and County Assessment Requirements, Prop 47 and Prop 39 laws and/or other relative to general obligation bonds, Community Facility Financing District Laws, State Funding Requirements, the Government Code, the Education Code, and local ordinances and/or other applicable regulations.

##### **4.3 Role of Bond Counsel**

- 4.3.1 Bond Counsel shall provide legal advice and counsel regarding public school finance, bond and debt obligation, lease revenue, certificates of participation, local, state and federal regulatory compliance, and all transactions relating to all aspects of school district and community college finance, as well as the tax aspects of such transactions.
- 4.3.2 Bond Counsel shall provide objective legal opinion with respect to the authorization and issuance of the debt obligations and whether interest paid is tax-exempt under federal and/or State laws and regulations.
- 4.3.3 Bond Counsel shall examine applicable law, prepare authorizing documents, consult with parties to the transactions, reviewing proceedings, and performing additional duties as necessary to render the opinion(s).
- 4.3.4 Bond Counsel shall provide continuing advice regarding any actions necessary to ensure that interest will continue to be tax-exempt.
- 4.3.5 Bond Counsel shall prepare legal documents for the financing, including closing documents and transcripts.
- 4.3.6 Bond Counsel shall participate, when requested, in activities associated with rating agency and/or bond insurer reviews.

- 4.3.7 Bond counsel shall provide legal advice on the use of bond proceeds.
- 4.3.8 Bond counsel shall provide legal assistance with the administration of the district's bond program, including matters related to the functioning of the Citizens Oversight Committee.
- 4.3.9 Bond Counsel shall draft and analyze legislation and be available to appear before legislative committees on issues related to the sale of obligations by the State or financing authorities.
- 4.3.10 Bond Counsel shall prepare the preliminary and final official statements for use in all District offering documents.
- 4.3.11 Bond Counsel shall provide the District with a "10-b5 Opinion" with respect to the preliminary and final official statements.
- 4.3.12 Bond Counsel shall provide other legal opinions as required.
- 4.3.13 Bond Counsel shall participate in meetings, as requested, relating to the issuance of bonds or notes.
- 4.3.14 Bond Counsel shall keep the District informed of rulings by Federal and State Regulatory Agencies, such as the U.S. Securities Exchange Commission and Municipal Securities Rulemaking Board, that impact the District's bond financing process.
- 4.3.15 Bond Counsel shall prepare, on the District's behalf, all documents and materials necessary to comply with all applicable "continuing disclosure" requirements for the transaction.
- 4.3.16 Bond Counsel shall review, as necessary, applicable law and pertinent documents.
- 4.3.17 Bond Counsel shall participate, as requested, in informational meetings and discussions with various parties, including investors.
- 4.3.18 Serve as the District's counsel on debt financing projects.
- 4.3.19 Provide independent legal advice and serve solely the interests of the District.

## **5. PROPOSAL INFORMATION REQUIREMENTS**

All proposals shall include the following:

### **5.1 Profile of Firm**

- 5.1.1 General information regarding firm: size, location(s), and organizational structure. Include contact information for the office in closest proximity to Long Beach and primary contact person.

5.1.2 Detail your firm's experience in providing services to local educational agencies, including California community college districts, of a comparable size to the Rancho Santiago Community College District.

5.1.3 Provide the names and resumes of all key members of the firm who will be responsible for providing services to the District.

## 5.2 References

5.2.1 Provide a list of California community college districts or business clients within the last five (5) years for which the firm has performed bond counsel services. Include the names of the organizations, contract beginning and end dates, and names, titles, and telephone numbers of individuals that the District may contact as references for your firm.

## 5.3 Fees/Cost of Services

This section should disclose a range of cost and fee options used by your firm, dependent on the actual services performed. The District is particularly interested in the firm's method of earning fees for services related to bond issuance (for new projects and refunding).

5.3.1 The Proposer shall indicate if they expect to derive any income as a direct result in their involvement in our program other than the fees earned directly from the District. Such a source of income or revenue should be disclosed as part of this RFP.

## 5.4 Additional Information

5.4.1 Describe how and why your firm is different from other firms providing bond counsel services, and why our selection of your firm would be the best decision for the District.

5.4.2 Firms shall include a sample of their Services Agreement, if any, with their proposal. The agreement should reflect a sample scope based on the information contained herein.

5.4.3 Describe any recent (within the last five years) legal action alleging violations of the law in connection with an offering of municipal securities in a California transaction against the firm or any employee of the firm. If any such allegations exist, describe in detail any settlements or judgments involving such actions. If none, please so indicate.

## 5.5 Proposal Requirements – General

5.5.1 The proposal should be concise, well organized, respond to all the items outlined in the scope of work and document that the firm has the necessary qualifications and experience to deliver the services.



- 5.5.2 The proposal shall include a signed letter offer by an authorized officer of the firm. It shall also contain the legal name and address of the company, and the legal form of the company (Partnership, corporation etc). If the company is a wholly-owned subsidiary of a parent company, identify the parent company.

## 5.6 Criteria for Selection

### 5.6.1 The selected firm will:

- Demonstrate an ability to provide comprehensive bond counsel services to a California community college district.
- Have a proven track record of outstanding customer service.
- Demonstrate a thorough understanding of all requirements of this RFP.
- Demonstrate exceptional knowledge concerning all regulations relating to debt instruments typically used by California community college districts.
- Demonstrate a clear understanding of the District's current environment, Board priorities, and financial condition.
- Provide complete responses to the questions contained herein.
- Submit a competitive proposal.

- 5.6.2 The District reserves the right to request an interview with and/or additional information from any firm prior to its selection. However, the District is under no obligation to conduct such interviews prior to making a selection.

- 5.6.3 The District reserves the right to make or not make a selection from this RFP.

- 5.6.4 The District will consider the responses in their totality including experience, fees, and other factors before making a selection of bond counsel who is the best fit for the Rancho Santiago Community College District.



## **EXHIBIT A**

### **FULL TEXT OF MEASURE Q SANTA ANA COLLEGE IMPROVEMENT DISTRICT NO. 1 OF THE RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT**

The following is the full proposition presented to the voters of the Santa Ana College Improvement District No. 1 of the Rancho Santiago Community College District.

"To better prepare Santa Ana College students for success in college/careers by upgrading career training facilities for science, nursing, technology and the trades, repair, construct, acquire classrooms, facilities, equipment, upgrade outdated classrooms and computer systems to keep pace with technology, improve student safety, security systems, and qualify for millions in State matching funds, shall the Santa Ana College Improvement District No. 1 of the Rancho Santiago Community College District issue \$198,000,000 in bonds at legal rates, with independent citizen oversight, no money for administrators, all money staying local?"

Bonds – Yes

Bonds – No

#### **PROJECTS**

The Board of Trustees of the Rancho Santiago Community College District, to be responsive to the needs of its community, evaluated Santa Ana College's urgent and critical facility needs, and its capacity to prepare students for success in college and careers, safety issues, class size and offerings, energy cost reduction and information and computer technology, in developing the scope of projects to be funded, as outlined in the Santa Ana College 2011 Facilities Master Plan, incorporated herein by reference in its entirety (the "Master Plan"), and available for review on the District's website. In developing the scope of projects, the faculty, staff and students have prioritized career training, technology and science training facilities so that the most critical needs that will make Santa Ana College an effective place for learning, are addressed. In the course of developing the Master Plan public input was received. It was concluded that if these facility needs were not addressed now, Santa Ana College would be unable to remain competitive in preparing students for jobs in high demand industries and university transfer. The Board concluded that the longer they waited to repair and upgrade Santa Ana College the more expensive it would be. In implementing the Santa Ana College Master Plan, the Board of Trustees determines that the Santa Ana College must:

- (i) Ensure local students have access to affordable high-quality education and technologies they need to go to four-year universities and compete for good paying jobs;
- (ii) Prepare students for high demand jobs which will rebuild and expand our local community;
- (iii) Upgrade and expand facilities for career training in science, nursing, technology, the trades and other in-demand fields;
- (iv) Upgrade outdated classrooms, labs, libraries and computer systems to keep pace with technology;
- (v) Upgrade the Student and Veterans Services Center to provide counseling and support services to students, military veterans and their families;
- (vi) Modernize facilities to improve access for students with disabilities; and;
- (vii) Adhere to specific accountability safeguards such as:
  - (a) Sacramento must be prohibited from taking any of the funds raised,
  - (b) All expenditures must be subject to annual independent financial audits,
  - (c) No funds can be used for administrators' salaries and pensions,
  - (d) All funds must be used locally,
  - (e) An independent citizen oversight committee must be appointed to ensure that all funds are spent only as authorized.

#### **SANTA ANA COLLEGE**

##### **Academic Facility and Technology Upgrade Projects To Help Students Transfer To Four-Year Universities Or Be Trained For Good Jobs**

**Goal and Purpose:** Ensuring students are either prepared for transfer to University of California or State college systems or be trained for in-demand, good paying jobs is a major objective of Santa Ana College. Improvements to academic facilities and technology implementations will allow it to continue providing access to affordable, high quality education:

- Upgrade and expand facilities for career training in science, nursing, technology, the trades and other in-demand fields, such as nursing, allied health, fire training, industrial technology.
- Upgrade outdated classrooms, science labs, libraries and computer systems to keep pace with technology.
- Construct a science center that will allow for state-of-the-art courses in biology, chemistry and physical science.
- Upgrade the Student and Veteran Services Center to provide counseling and support services to students, military veterans and their families.
- Upgrade and replace existing information technology infrastructure and network systems to improve efficiency and increase capacity.
- Install additional electrical service capacity to improve computer technology and Internet access.
- Upgrade and expand telecommunications, internet and network connections.
- Upgrade and replace technology, hardware and software systems.
- Upgrade and replace classroom instructional equipment and acquire library materials and equipment.
- Upgrade academic buildings for expanded classrooms space to accommodate general education college classes.
- Acquire the technology needed to offer a greater number of online courses for students and the community.

##### **Essential Repair and Construction Projects To Provide Affordable Access for Students**

**Goal and Purpose:** Many job training and academic facilities at Santa Ana College need basic repair, renovation, or replacement. Addressing these essential repair and new construction projects at Santa Ana College will allow it to continue to provide high quality, affordable education to local students to be prepared for the 21<sup>st</sup> Century economy:

- Repair or replace leaky roofs, worn-out floors, old rusty plumbing and faulty electrical systems.
- Replace existing sewer systems to prevent flooding and water damage and reduce future maintenance costs.
- Repair, renovate or replace aging classrooms and facilities, especially those that lack adequate heating, ventilation, air conditioning, electrical and lighting systems.

- Upgrade utility infrastructure such as electric, communications, environmental, sewer and gas systems to improve function, control and energy efficiency and to reduce energy costs.
- Implement ADA accessibility improvements throughout the campus' buildings, classrooms, and other facilities to ensure availability to persons with disabilities.

#### **21<sup>st</sup> Century Job Training and Infrastructure Projects**

**Goal and Purpose:** Santa Ana College provides essential job training and workforce preparation for students of all ages. In today's economic times, these projects will allow the College to continue offering local residents training and education in the health sciences, occupational therapy, as well as other job training and workforce programs:

- Provide and maintain up-to-date technology, data and communication equipment for job-training programs and facilities.
- Renovate, repair or replace outdated laboratories, classrooms, training centers and support facilities.
- Upgrade and expand telecommunications, Internet and network connections.
- Upgrade and replace technology, hardware and software systems.
- Upgrade and replace classroom instructional equipment.
- Replace or upgrade outdated electrical systems.
- Upgrade earthquake safety for campus facilities and classrooms.
- Upgrade library technology, internet access and research tools.

#### **Energy Efficiency and School Health and Safety Projects**

**Goal and Purpose:** Due to the economy, business in our region are having a hard time finding employees with the right skills for the job. Career training facilities and technical classes are needed to prepare students for high-demand jobs and rebuild our local economy.

##### **Energy Efficiency Returns Savings to the Classroom**

- Install energy management systems and energy efficient systems to reduce energy/utility costs and return savings to educational programs.
- Replace existing window systems with energy efficient systems to reduce costs.
- Replace outdated heating and ventilation systems to save money.
- Improve insulation, weather proofing and roofs to reduce costs.

##### **Student Safety**

- **Modernize school facilities to improve access for students with disabilities.**
- Improve student safety, emergency preparedness and security systems, including, fire safety equipment, alarms, smoke detectors, sprinklers, emergency lighting, and fire safety doors.
- Remove hazardous materials like asbestos and lead paint from older buildings.
- Inspect for/repair gas pipe leaks, replace broken concrete walks, deteriorated asphalt.
- Replace/upgrade existing signage, bells and clocks.
- Install new security systems, such as security (surveillance) cameras, outdoor lighting, fencing, gates and classroom door locks.
- Replace sewer lines and improve drainage systems to prevent flooding.
- Upgrade roadway and pedestrian paths/walkways for improved safety and access for emergency vehicles, site parking, utilities and grounds.

The listed projects will be completed as needed. Each project is assumed to include its share of furniture, equipment, architectural, engineering, and similar planning costs, program/project management, staff training expenses and a customary contingency. In addition to the listed projects stated above, the Project List at Santa Ana College also includes the acquisition of a variety of instructional, maintenance and operational equipment, including the reduction or retirement of outstanding lease obligations and interim funding incurred to advance fund projects from the Project List, payment of the costs of preparation of all facility planning, facility studies, assessment reviews, facility master plan preparation and updates, environmental studies (including environmental investigation, remediation and monitoring), design and construction documentation, and temporary housing of dislocated college activities caused by construction projects. In addition to the projects listed above, repair, renovation and construction projects may include, but not be limited to, some or all of the following: renovation of student and staff restrooms; landscaping; repair and replacement of heating and ventilation systems; upgrade of facilities for energy efficiencies; repair and replacement of worn-out and leaky roofs, windows, walls doors and drinking fountains; construction of a fine and performing arts complex to support academic and community use; removal of outdated buildings and construction of new classrooms and support buildings; renovation of locker rooms; installation wiring and electrical systems to safely accommodate computers, technology and other electrical devices and needs; library materials; repair and replacement of fire alarms, emergency communications and security systems; upgrading, resurfacing, replacing or relocating of hard courts, fields, turf and irrigation systems; construct or renovate athletic facilities, gym, field lighting, gym/pool; upgrade classrooms; construct new or upgrade existing parking lots or facilities; repair, upgrade and install interior and exterior lighting systems; replace water and sewer lines and other plumbing system; replace outdated security systems. The upgrading of technology infrastructure includes, but is not limited to, LCD projectors, portable interface devices, servers, switches, routers, modules, sound projection systems, laser printers, digital white boards, document projectors, upgrade voice-over-IP, call manager and network security/firewall, and other miscellaneous equipment and software.

The allocation of bond proceeds will be affected by the District's receipt of State matching funds and the final costs of each project. 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 will not be able to complete some of the projects listed above. Some projects may be undertaken as joint use projects in cooperation with other local public or non-profit agencies. The budget for each project is an estimate and may be affected by factors beyond the District's control. The final cost of each project will be determined as plans and construction documents are finalized, construction bids are received, construction contracts are awarded and projects are completed. Based on the final costs of each project, certain of the 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, 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 cost 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. The District shall create an account into which proceeds of the bonds shall be deposited and comply with the reporting requirements of Government Code § 53410.

**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 SCHOOL FACILITIES, INCLUDING THE FURNISHING AND EQUIPPING OF SCHOOL FACILITIES, AND NOT FOR ANY OTHER PURPOSE, INCLUDING TEACHER AND COLLEGE ADMINISTRATOR SALARIES, PENSIONS AND 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 TO ENSURE THAT FUNDS ARE SPENT AS PROMISED AND SPECIFIED. THE CITIZENS' OVERSIGHT COMMITTEE MUST INCLUDE, AMONG OTHERS, REPRESENTATION 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.

**TAX RATE STATEMENT**  
**SANTA ANA COLLEGE IMPROVEMENT DISTRICT NO. 1 OF THE**  
**RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT**  
**MEASURE Q**

An election will be held in the Santa Ana College Improvement District No. 1 of the Rancho Santiago Community College District (the "District") on November 6, 2012, on the question of whether to authorize up to \$198,000,000 in bonds (the "Bonds") to be issued by the District to finance educational facilities as described in the ballot measure. If the Bonds are approved and sold, the principal and interest on the Bonds will be paid from taxes levied on the taxable property in the District. The information contained in numbered paragraphs 1 - 3 below is provided in compliance with Sections 9400-9404 of the Elections Code of the State of California. This information is based on the best estimates and projections presently available from official sources, experience within the District and other demonstrable factors.

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 2.2¢ per \$100 (\$22.00 per \$100,000) of assessed valuation in fiscal year 2013-14.
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 2.2¢ per \$100 (\$22.00 per \$100,000) of assessed valuation in fiscal year 2019-20.
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 2.2¢ per \$100 (\$22.00 per \$100,000) of assessed valuation in fiscal year 2019-20.

Voters should note that the estimated tax rates are based on the *ASSESSED VALUE* of taxable property 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.

Attention of all voters is directed to the fact that the foregoing information is based upon the District's projections and estimates only, which is not binding upon the District. The dates of sale and the amount 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 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 of Bonds sold and market interest rates at the time of each sale, and actual assessed valuations over the term of repayment of the Bonds.

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. Hence, the actual tax rates and the years in which such rates are applicable may vary from those presently estimated above.

Dated: July 23, 2012  
s/ Raúl Rodríguez, Ph.D.  
Chancellor  
Rancho Santiago Community College District

**IMPARTIAL ANALYSIS BY COUNTY COUNSEL**  
**SANTA ANA COLLEGE IMPROVEMENT DISTRICT NO. 1 OF THE**  
**RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT**  
**MEASURE Q**

The California Constitution provides that community college districts may issue general obligation bonds 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, with the approval of 55% of the voters voting on the proposition. The California Constitution further provides that the bond measure must include a requirement that the bond proceeds will be used only for the permitted purposes and other requirements designed to ensure accountability.

The Board of Trustees of the Rancho Santiago Community College District (the "District") acting as the legislative body of the Santa Ana College Improvement District No. 1 (the "Improvement District") has proposed to voters within the Improvement District that general obligation bonds of the District be issued in the amount of \$198,000,000 and that ad valorem taxes be levied upon taxable property in the Improvement District to repay the bonded indebtedness. The measure provides that proceeds from the sale of the bonds will be used to improve, renovate and construct facilities at Santa Ana College by upgrading career training facilities for science, nursing, technology and the trades; repairing, constructing and replacing classrooms, facilities and equipment; upgrading computer systems and technology infrastructure; upgrading facilities for energy efficiencies; improving student safety and security systems; and improving access for students with disabilities.

The measure provides that a citizens' oversight committee will be established to ensure that bond proceeds are properly expended. In addition, annual performance and financial audits will be conducted. The measure further provides that bond proceeds will not be used for teacher or administrator salaries or other District operating expenses.

The Board of Trustees of the Rancho Santiago Community College District has called the election for the purpose of submitting the measure to the voters within the Improvement District. If 55% of the voters voting on the measure vote yes, the District may proceed to sell the bonds and levy the related taxes in the Improvement District as estimated in the Tax Rate Statement. A no vote on this measure will disapprove the issuance of the bonds and the levy of the taxes for such bonded indebtedness.

Approval of Measure Q does not guarantee that the proposed project or projects in the Improvement District that are the subject of bonds under Measure Q will be funded beyond the local revenues generated by Measure Q. 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.

## ARGUMENT IN FAVOR OF MEASURE Q

**Voting YES on Q will ensure local students have affordable access to the education, career training and technologies they need to go to four-year universities and compete for good jobs.**

Santa Ana College has served our community for 100 years and has never been more important or in demand. With the cost of attending the University of California and State University systems becoming so expensive, many more students are attending our community college.

Businesses in our region struggle to find employees with the right skills for the job.

YES on Q will allow Santa Ana College to continue providing affordable, high quality education local students need.

Specifically, Measure Q will:

- Upgrade career training classrooms for science, nursing, technology and other in-demand fields
- Update aging classrooms, science labs, libraries and computer systems to keep pace with technology
- Improve access for students with disabilities
- Create a Science Center for state-of-the-art courses in biology, chemistry and physical sciences
- Upgrade the Student and Veterans Service Center to provide support for students, military veterans and their families

Every penny from Measure Q will benefit Santa Ana College. By law, no funds can be taken by the State or used for administrator salaries. An independent citizens' oversight committee and mandatory annual audits will ensure funds are spent properly.

Santa Ana College is a critical part of our community. It trains the healthcare professionals that serve our aging population, the police and firefighters that keep us safe and the skilled workers that fuel our economy.

For thousands of students each year, Santa Ana College is a stepping-stone to universities and good jobs.

**Measure Q will protect the quality, affordability and accessibility of Santa Ana College. Please join our leaders in education, business and technology in voting Yes on Q.**

Visit [www.Campaign-For-Santa-Ana-College.org](http://www.Campaign-For-Santa-Ana-College.org)

s/ Loretta Sanchez  
U.S. Congresswoman

s/ Jane A. Russo  
Retired Superintendent, Santa Ana Unified School District

s/ Ignacio Muniz  
Principal, McFadden Intermediate School, Santa Ana

s/ Mario Munoz  
U.S. Marine Corps Veteran and Santa Ana College Student

s/ John Vu  
Counselor/Faculty Coordinator Service Learning, Santa Ana College

**No argument against this measure was submitted.**





Sample Ballot

2201763

<b>SCHOOL</b> <b>Q-Santa Ana College Facilities Improvement District No. 1</b>  To better prepare Santa Ana College students for success in college/careers by upgrading career training facilities for science, nursing, technology and the trades, repair, construct, acquire classrooms, facilities, equipment, upgrade outdated classrooms and computer systems to keep pace with technology, improve student safety, security systems, and qualify for millions in State matching funds, shall the Santa Ana College Improvement District No. 1 of the Rancho Santiago Community College District issue \$198,000,000 in bonds at legal rates, with independent citizen oversight, no money for administrators, all money staying local?  <input type="checkbox"/> Bonds - Yes <input type="checkbox"/> Bonds - No
<b>CITY</b> <b>GG-City of Santa Ana</b> <b>Proposed Charter Amendment Regarding Term Limits for Office of Mayor</b>  Shall the Charter of the City of Santa Ana be amended to establish and impose upon the office of Mayor term limits of no more than four (4) two-year terms, commencing with the term beginning December 11, 2012?  <input type="checkbox"/> Yes <input type="checkbox"/> No

Sample Ballot

3663031177

