

EXHIBIT B
FULL TEXT BALLOT PROPOSITION
CERRITOS COMMUNITY COLLEGE DISTRICT
BOND MEASURE ELECTION NOVEMBER 8, 2022

“CERRITOS COLLEGE SAFETY, REPAIR, CAREER TRAINING MEASURE. To repair, upgrade, and replace instructional, training, and support facilities; remove asbestos/ lead paint; maintain safe drinking water; earthquake/fire safety; prepare local workforce, students/veterans with modern job training and university transfer; acquire equipment, facilities, sites, shall Cerritos Community College District’s measure authorizing \$425,000,000 in bonds at legal rates, levying \$25/\$100,000 assessed valuation, raising \$19,000,000 annually while bonds are outstanding, be adopted, requiring independent audits/ public disclosure of spending?”

PROJECTS

The Board of Trustees of the Cerritos Community College District, to be responsive to the needs of its community, evaluated Cerritos College’s urgent and critical facility needs, its capacity to provide students, active military, and **Veterans** with support and **job training** facilities, its ability to deliver an **affordable education** and **prepare local students to transfer to four-year colleges** and universities and for success in **college** and **careers**. **Job training** facilities, safety issues, class size and offerings, and information and computer technology were each considered in developing the scope of projects to be funded. Further, the District prepared a Facilities Master Plan to evaluate all the Cerritos College’s facility needs. In developing the scope of projects, **basic repairs**, job training facilities, campus safety, facilities supporting Veterans, and the expansion of opportunities for local students to receive an affordable, quality education, were **prioritized**. If these facility needs are not addressed now, Cerritos College would be unable to remain competitive in preparing students for **jobs in high demand industries** and **university transfer**. The Board of Trustees determines that Cerritos College **MUST**:

- (i) **Mandate public disclosure of all spending;**
- (ii) **Provide the job training and specialized skills needed to compete for in-demand jobs;**
- (iii) **Prepare students for transfer to 4-year colleges and universities;**
- (iv) **Meet current earthquake and fire safety regulations.**

The following types of projects are authorized to be undertaken at District facilities:

**AFFORDABLE EDUCATION
FOR LOCAL RESIDENTS AND VETERANS:
Basic Repair Projects Needed To Train Students For
High Demand Jobs**

Goals and Purposes:

With the cost of attending California's public universities has risen to nearly six times that of attending a community college, more and more local students and their families are relying on Cerritos College for an affordable education. Passing this measure ensures that local students have access to the necessary college credits and certifications, and job skills at a reasonable price.

Several of the science and engineering labs at Cerritos College were built decades ago, and lack the infrastructure needed to provide a modern education in health care, science, math, technology, and engineering. This measure will help replace outdated electrical wiring, expand science, computer and engineering labs, and update instructional technology to ensure students can prepare competitively for a 21st century career.

Some of the classrooms at our local community college were built over 60 years ago and need basic health and safety improvements. Funds will be used to remove asbestos, mold and lead paint, repair leaky roofs and deteriorating restrooms and plumbing, improve handicapped accessibility, ensure water fountains have clean drinking water, replace outdated electrical and air-conditioning systems and upgrade security and fire safety systems so students can learn in safe, healthy classrooms.

- Repair deteriorating gas, electrical and sewer lines.
- **Maintain clean drinking water** at college buildings.
- Meet earthquake and fire safety regulations.
- **Repair deteriorating and leaky roofs.**
- Remove lead paint, mold and asbestos.
- Improve student safety systems.
- Replace outdated electrical wiring.
- Upgrade ventilation and filtration systems to clean and improve classroom air quality.
- Improve security cameras and lighting for student safety.
- Upgrade campus safety systems to respond to emergencies.

**JOB TRAINING AND COLLEGE TRANSFER:
Facility Improvements
To Train Students For Jobs and University Transfer**

Goals and Purposes:

Cerritos College is an essential resource for students seeking a vocational education that provides the job training, technical knowledge, and specialized skills to compete for good-paying, modern careers. This bond measure will allow our local community college to upgrade vocational education programs, such as nursing and other medical professionals, law enforcement, software programming and engineering, so students can train and learn the skills they need to prepare for today's in-demand jobs and a competitive global economy.

Cerritos College plays a crucial role in training our current and future local nurses and other healthcare professionals. This measure will expand and upgrade the programs that have provided thousands of nurses, nurses' aides, and other medical professionals for local hospitals and health clinics over past decades.

Cerritos College provides excellent training that prepares students to transfer to Cal State, UCs, or private universities to complete their bachelor's degrees. Cerritos College also allows high school students to get a jumpstart on earning college credit by taking college courses before they even graduate. This measure will ensure that Cerritos College can continue to offer this caliber of education while saving families money on the first few years of tuition.

- Prepare returning Veterans for universities and good paying jobs.
- Maintain job training, vocational classrooms, labs and advanced technology to help train nurses.
- Upgrade science, engineering, computer classrooms and labs.
- Improve technology.
- **Provide facilities to prepare students to transfer to four-year colleges and universities.**
- Maintain job training, vocational classrooms, labs and technology to help train first responders and paramedics.

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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, a customary contingency, and costs associated with the Total Cost of Ownership of facilities and equipment. In addition to the listed projects stated above, authorized projects also include the acquisition of a variety of instructional, maintenance and operational equipment, including interim funding incurred to advance fund projects from payment of the costs of preparation of all facility planning, fiscal reporting, 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, including leasing portable buildings and off-campus parking. 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: renovate student and staff restrooms; install or upgrade elevators; replace aging electrical and plumbing systems; repair and replace heating, ventilation and air conditioning systems; upgrade of facilities for energy efficiencies, including photovoltaic/solar installations, battery energy storage and electric vehicle charging stations; repair and replace worn-out and leaky roofs, windows, walls doors and drinking fountains; replace or remove outdated buildings and classrooms and construct new general education and vocational classrooms, labs and support buildings, including facilities for campus police, student services, adult education, cosmetology and child development; install wiring and electrical systems to safely accommodate computers, online learning and technology and other electrical devices and needs; upgrade facilities to meet current environmental sustainability and State compliance standards; repair and replace fire alarms, emergency communications and security systems; upgrade, resurface, replacing or relocate hard courts, fields, turf and irrigation systems; install artificial turf on athletic fields; upgrade classrooms; build or upgrade facilities, corporation building and yard; construct, expand or reconfigure facilities to create large lecture classrooms; construct student parking structure, field house and stadium; upgrade, resurface and recondition existing parking lots; improve vehicular access and traffic circulation; improve drop-off zones; repair, upgrade and install interior and exterior lighting systems; replace water lines and valves, sewer lines and other plumbing systems; construct, upgrade, acquire or expand multi-use classrooms and labs, and workforce facilities, centers for academic and student achievement services, adult education/workforce development facilities, applied technology center, career and technical education building, student service/campus center and instructional buildings, trades and technology building, library, and athletic facilities; improve water systems and conservation and energy efficiency; acquire or lease land; replace or upgrade outdated security and safety systems; replace existing window systems with energy-efficient systems to reduce costs; improve insulation, weatherproofing and roofs to reduce costs; improve access for the disabled; install and repair fire safety equipment, including alarms, smoke detectors, sprinklers, emergency lighting, and fire safety doors; replace broken concrete walks, deteriorated asphalt; replace/upgrade existing signage, bells and clocks; demolition of unsafe facilities; install new security systems, such as security (surveillance) cameras, burglar alarms, handrails, outdoor lighting, fencing, gates and classroom door locks; improve drainage systems to prevent flooding; upgrade roadway and pedestrian paths for improved safety and access for emergency vehicles, site parking, utilities and grounds. The project list also includes the refinancing of outstanding lease obligations. The upgrading of technology infrastructure includes, but is not limited to, upgrading classroom technology, expanding wireless internet access throughout college campus, acquire portable interface devices, servers, switches, routers, modules, sound projection systems, information systems, printers, digital white boards, upgrade voice-over-IP, communication systems, enterprise software, licenses and warranties, audio/visual and telecommunications systems, call manager and network security/firewall, Internet connectivity, wireless systems, technology infrastructure, online education systems and other miscellaneous IT and instructional equipment, DATA storage, fiber/copper infrastructure, phones, identity access cards, the creation and upgrading of technology for distance learning, acquire necessary software and the construction and installation of a data center in the cloud for District

enterprise systems, such as resource planning, websites, domain name systems, cloud applications and information security.

The allocation of bond proceeds may be affected by the District's receipt of State matching funds and the final costs of each project. 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.

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FISCAL ACCOUNTABILITY

This bond measure has strict accountability requirements including:

1. All money will benefit Cerritos College campuses and CANNOT BE TAKEN BY THE STATE.
2. **PUBLIC DISCLOSURE OF ALL SPENDEING WILL BE REQUIRED.**
3. Require **independent** oversight and **yearly audits** to ensure all funds are used locally, effectively and as authorized by the voters.
4. 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, faculty and college administrator salaries, pensions and other operating expenses.
5. **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.