



CLOVIS UNIFIED SCHOOL DISTRICT
1450 Herndon Avenue • Clovis, California 93611-0599

SPECIAL GOVERNING BOARD MEETING
April 17, 2024

Technology Center 2nd Floor Conference Room
1670 David E Cook Way, Clovis, California

PUBLIC SESSION - 4:00 P.M.

Members of the public who wish to provide public comments must do so in-person during the board meeting. **Please complete and submit a Public Comment Form before the start of the Public Session on the day of the meeting.** The Public Comment Form is available outside the board meeting room on the day of the meeting. Based on Government Code section 54954.3, the Board will only receive comments on items that are on the agenda during a special board meeting. Pursuant to Board Bylaw No. 9323, each speaker generally has up to 2 minutes to speak. The Board President may adjust the time allotted for each speaker and limit the total time for public comment. No speaker may yield his or her time to another speaker.

Special Meeting
AGENDA

Additional information regarding this agenda may be viewed through the District's website at <https://www.cusd.com/BoardMeetingsAgendasArchives.aspx>

In compliance with the Americans with Disabilities Act, if you need special assistance to access the Board meeting room or to otherwise participate at this meeting, including auxiliary aids or services, please contact the Superintendent's Office at 327-9100. Notification at least 48 hours prior to the meeting will enable the District to make reasonable arrangements to ensure accessibility to the Board meeting.

Public records relating to an open session agenda item of a regular meeting that are distributed within 24 hours prior to the meeting will be available for public inspection at the District Office, 1450 Herndon Avenue, Clovis, California.

An invocation may be held prior to the start of the Board meeting. Attendance during and participation in the invocation are optional and voluntary. No students, parents, members of the public, Board members, student board member, or employees are required to attend or participate in the invocation.

- A. CALL TO ORDER**
- B. ROLL CALL**
- C. ADOPTION OF AGENDA**
- D. WORKSHOP**
 - 1. Facilities Board Workshop
- E. ADJOURNMENT**

Governing Board Workshop Facility Services

April 17, 2024



2024



FACILITY SERVICES VISION:

*We are ONE TEAM,
Committed to Quality Facilities
and Student Success*



Facility Tennent's



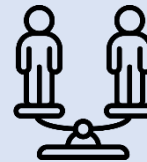
World class facilities



Upgrading existing and older facilities is and will be a foundation of the Capital Facility Program



ALL students and EVERY community deserve the best



Equity

Introduction of Team

Denver Stairs

Assistant Superintendent,
Facility Services



Nick Mele

Administrator,
Facility Services



Andrew Nabors

Coordinator,
Administrative Services



Cherie Larson

Financial Analyst III

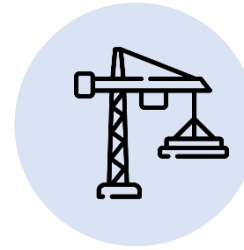


Overview



Enrollment

- TK/K
- Updated Outlook



Construction

- TBEC
- Hirayama
- D.O. Master Plan
- New Schools Timeline



Boundary Changes

- Review of Boundary Change Process



Funding Updates

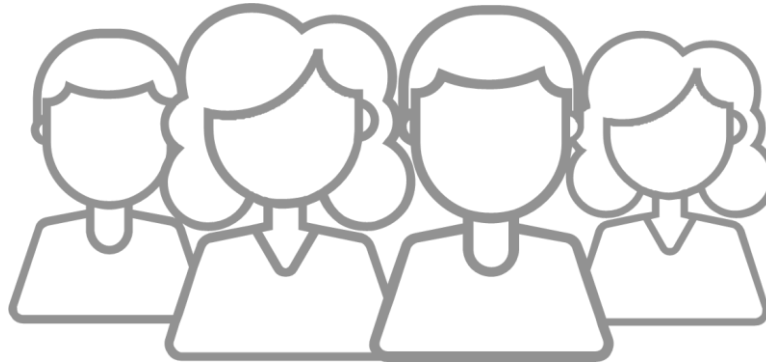
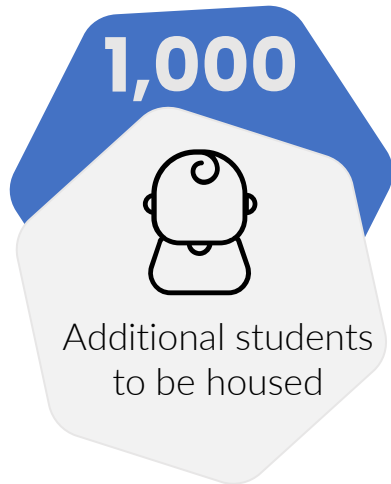
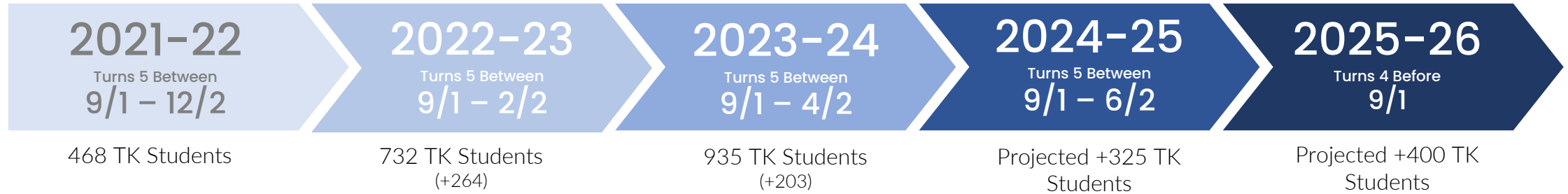
- Developer Fees
- Bond Dollars
- 2024 Bond Timeline

Enrollment Projections & Implications

Using Enrollment Projections

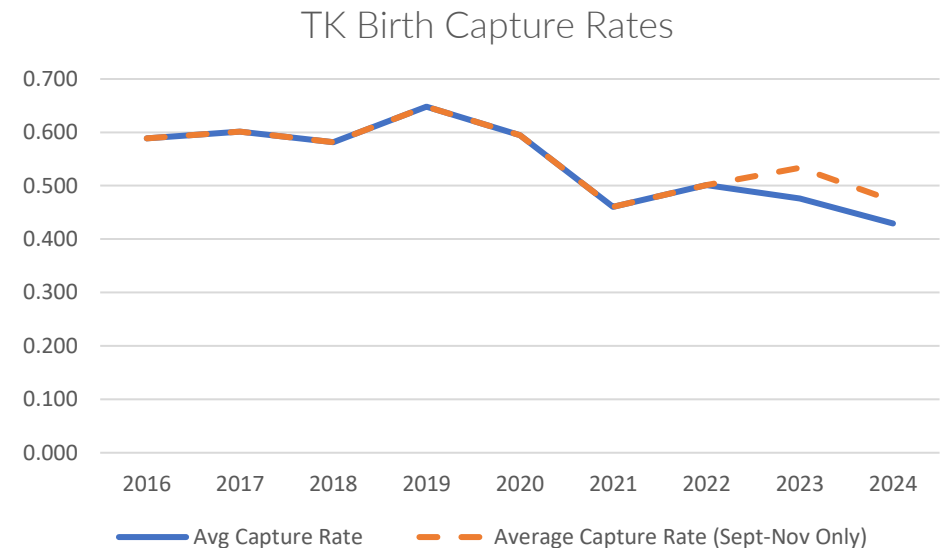
- Anticipate class sizes, underutilization, and overcrowding across all schools
- Foresee when enrollment may exceed capacities, with the advantage of knowing what is driving capital facility needs
- Place special programs in schools that are geographically the closest to the students who need to access the programs, while taking facility capacities into consideration
- Analyze current economic trends to factor how they will impact our future enrollment
- Work with Business Services to help establish the budget and identify staffing needs

Impacts of UTK/TK



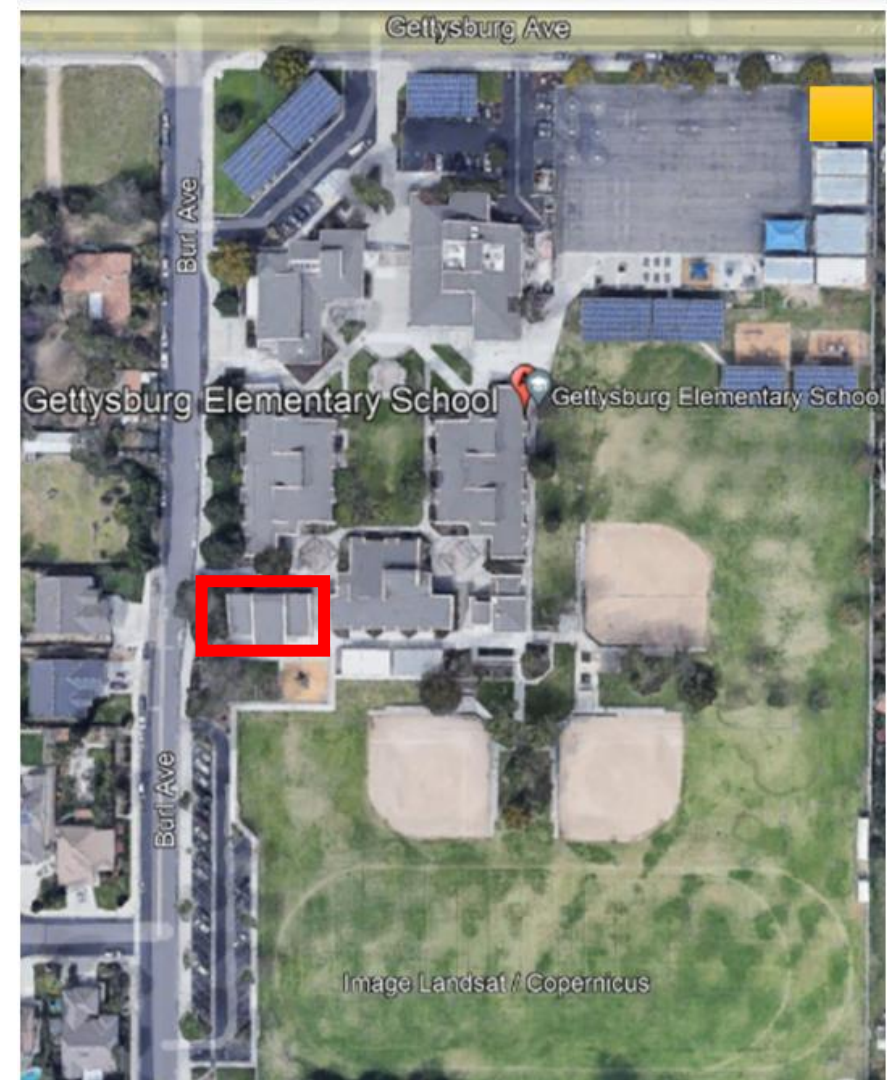
Additional UTK/TK Students

- We analyze birth months of historical students combined with birth rates by zip code by month
- Lower capture rates have been realized post-pandemic
- We're watching –
 - Overall capture rate trends
 - Are younger students enrolling at the same rates
 - Increased migration rates from K to 1st Grade

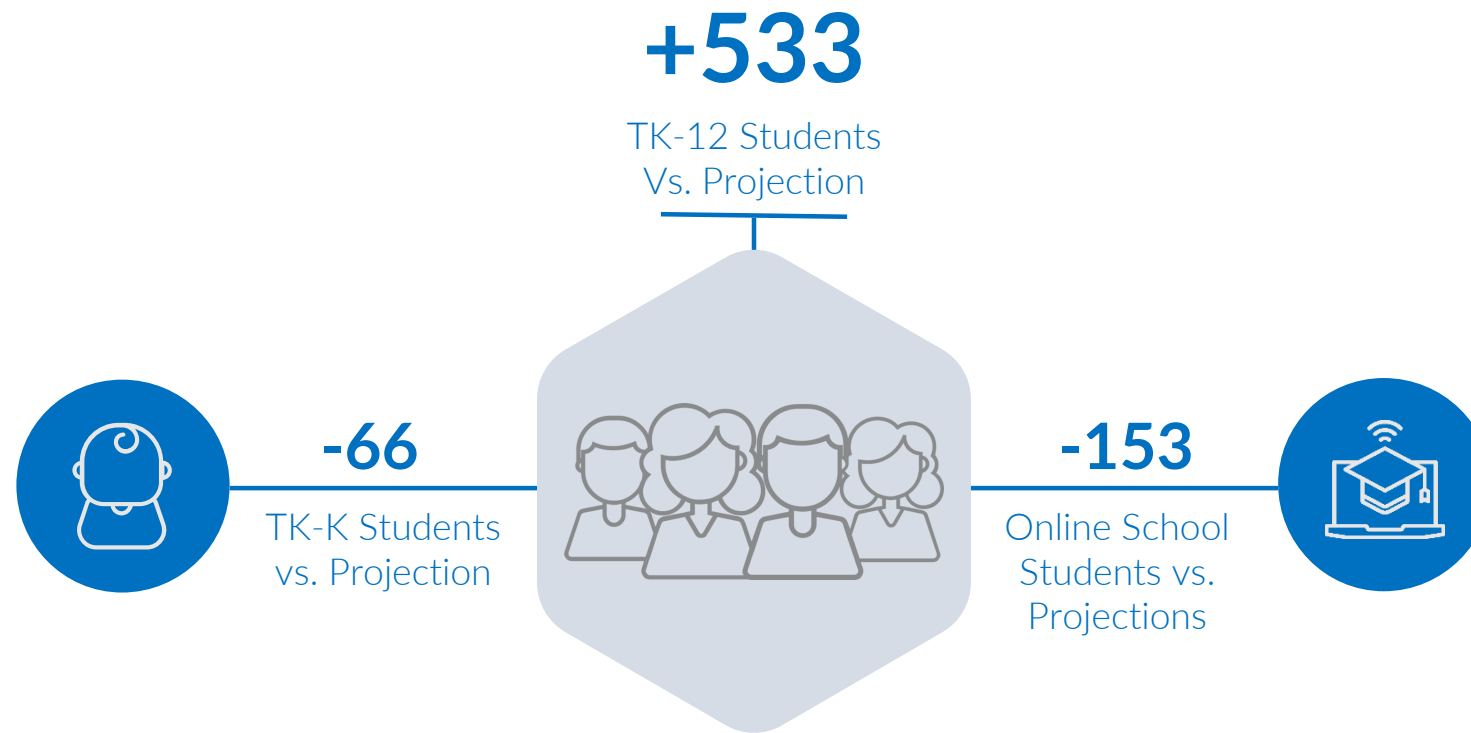


UTK/TK Facility Impacts

- Mitigated TK growth with existing facilities so far
- Continuing to monitor growth across the district, adding facilities where needed and possible
- Expect 20 more TK teaching stations to be identified during the roll-out
 - Re-purposing existing spaces on our campuses
 - Identifying campuses with no available space and what other options are available (Adding portables)



2023-24 Enrollment

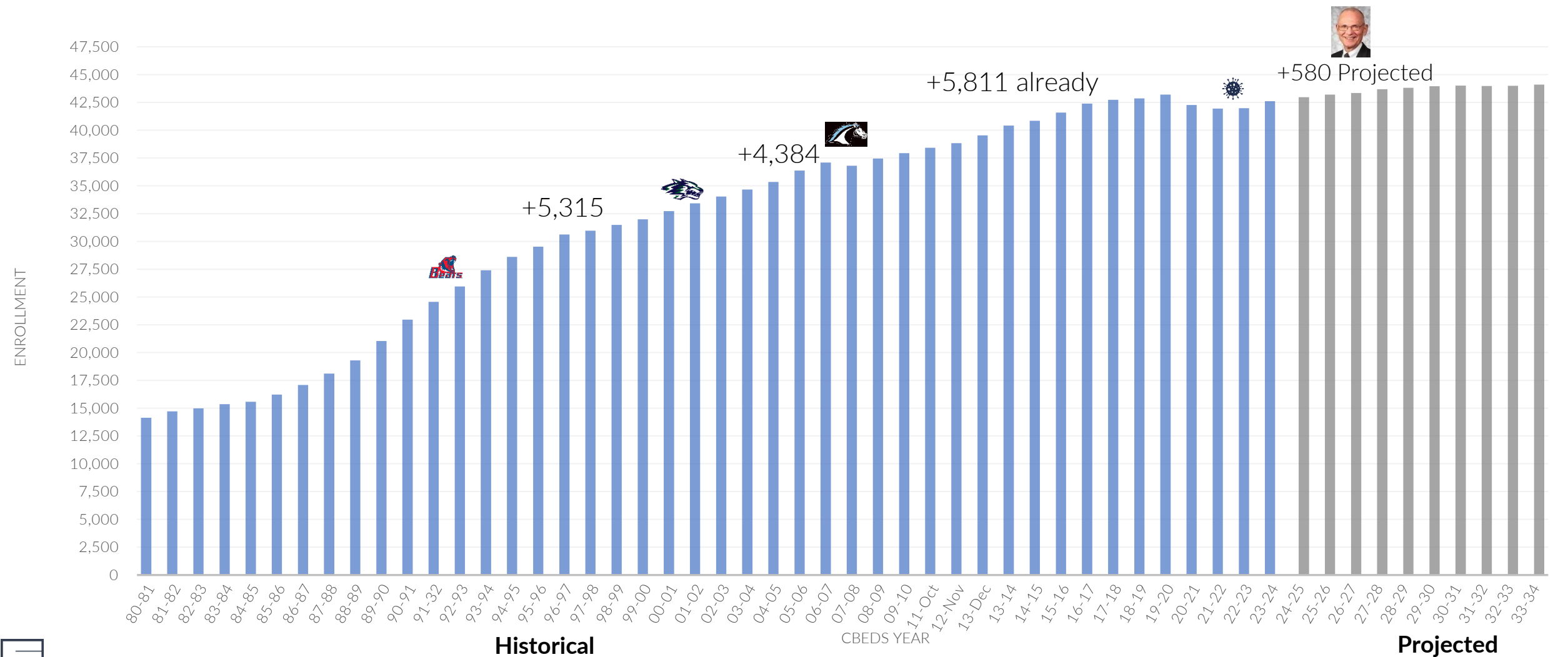


- Clovis East Area beat projections by 182 students
- Clovis North Area rebounded well this year, beating projections by 168 students, mostly in grades K-2

Master Enrollment Plan

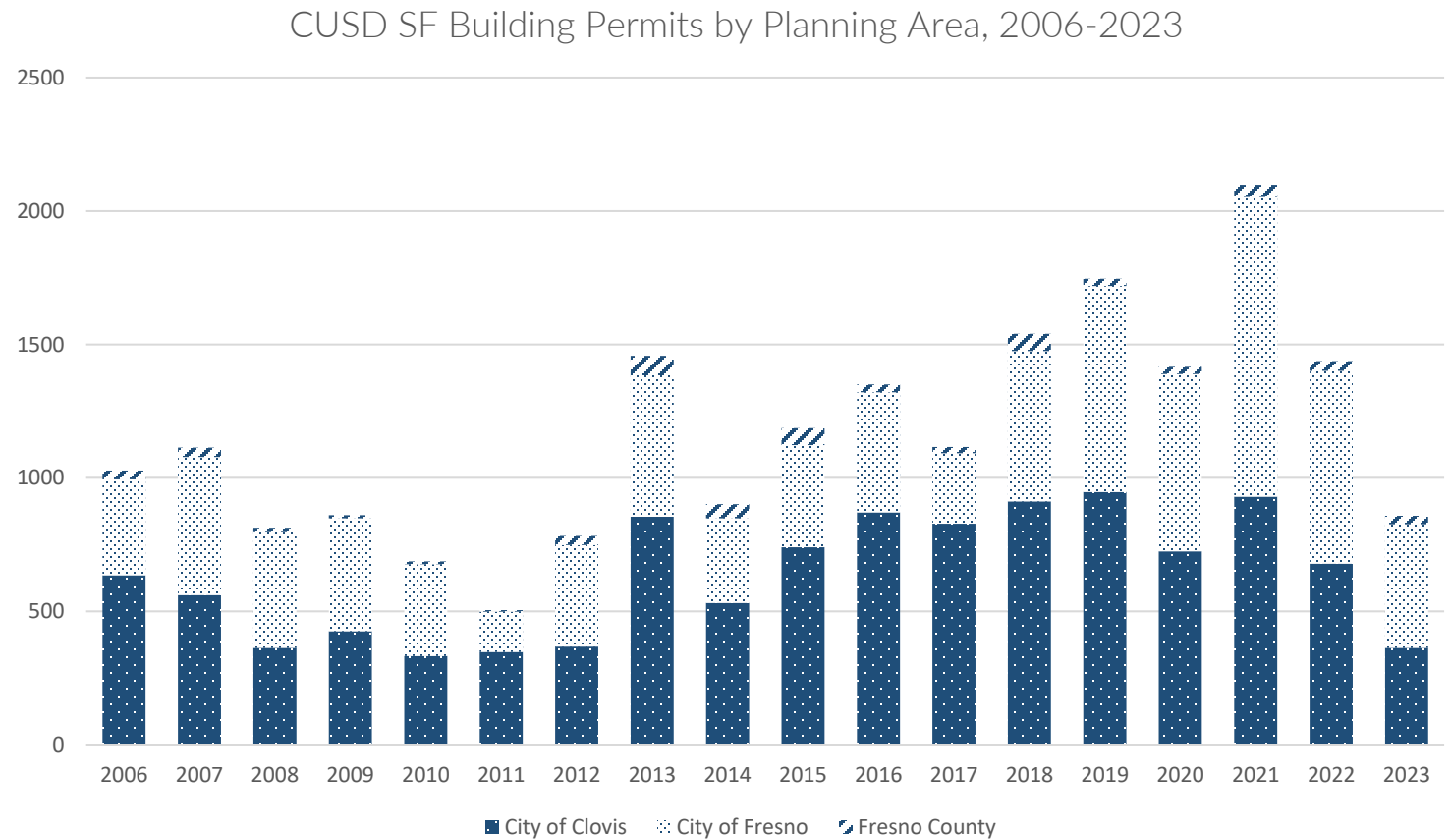
- Determine the new school facilities needed to accommodate projected enrollment growth for years 2023-2033
- Process:
 - Review development activity/potential
 - Prepare enrollment projections
 - Determine number, type and general location of facilities based on the above

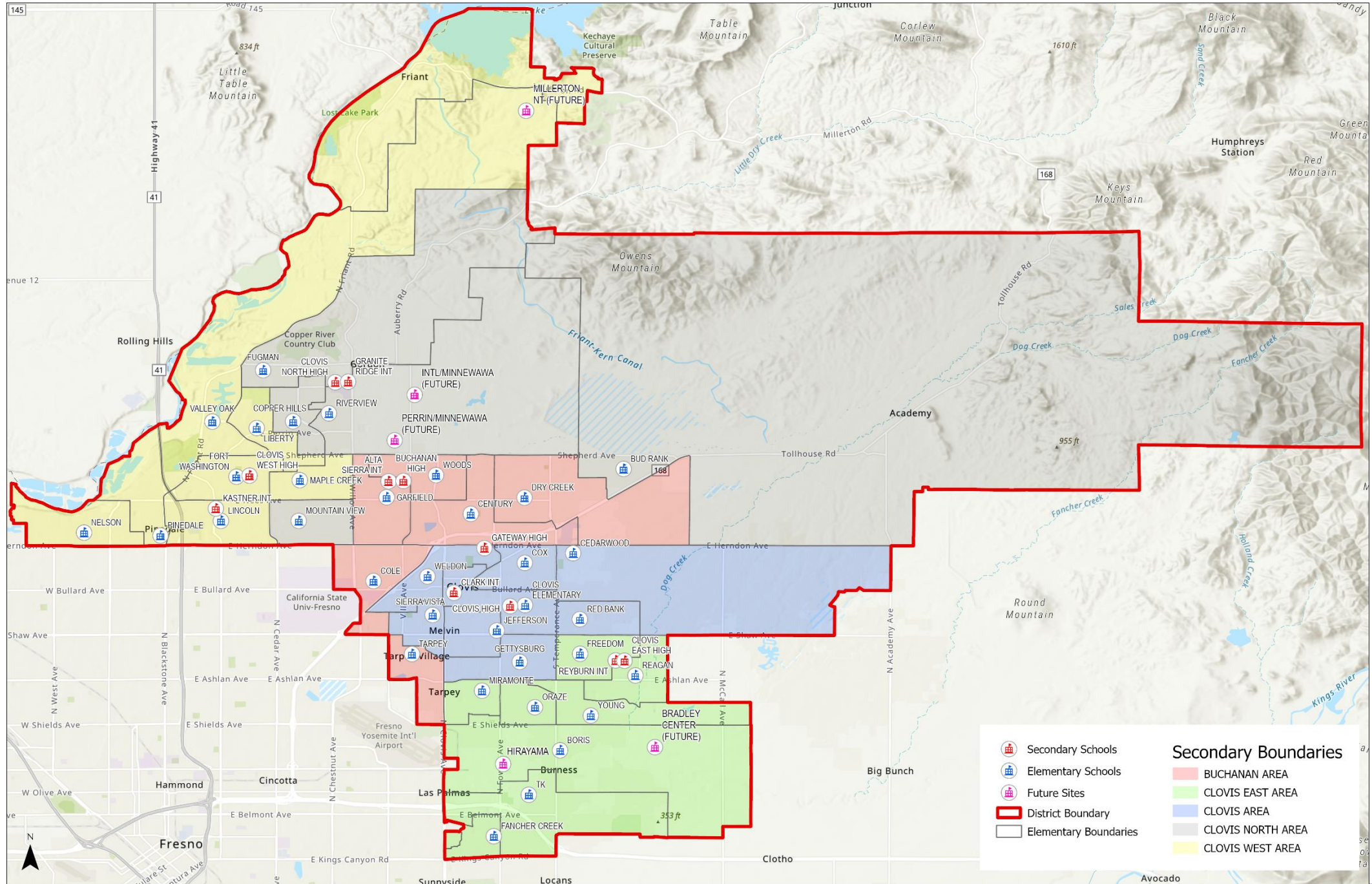
Historical & Projected CBEDS Enrollment



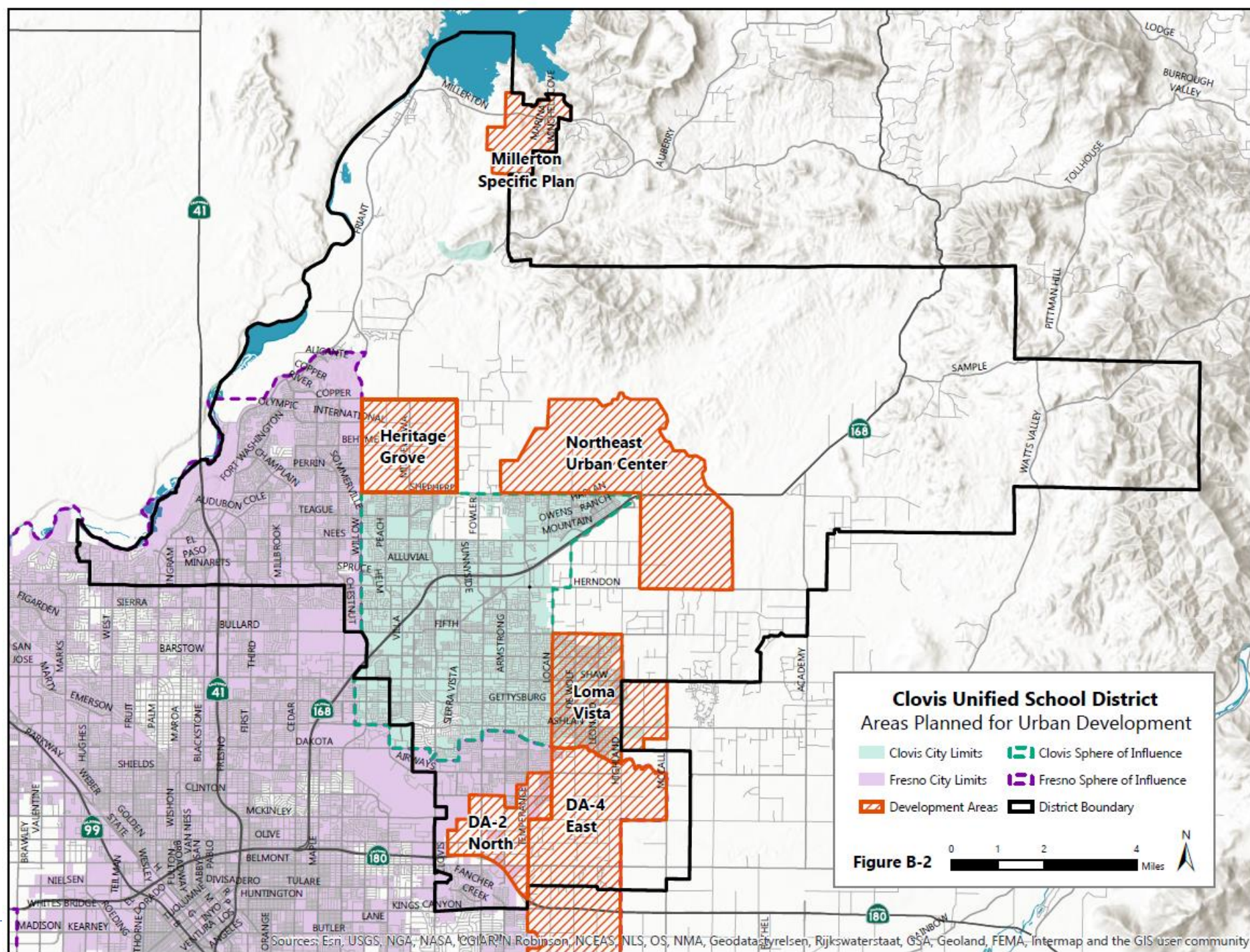
Development Activity

- Average of 1,200 SF (single-family) units and 300 MF (multi-family) units during the past 5 years
- Average of 1,000 SF units and 160 MF units per year during past 10 years
- We've seen a decline in new home starts over the last year but continue to see a lot of land development activity to bring vacant developable lots online





Planned Development Areas



Tract Maps North



Tract Maps South



Summary: Elementary Schools

- We are currently planning on the ES 36 site to open August 2030 pending enrollment projections to be completed this fall and passage of a Bond to fund the project
- We continue to monitor enrollment at Cedarwood, Dry Creek, Riverview, and Fugman due to continued development in those areas
- We continue to monitor declining or low enrollment at Jefferson, Maple Creek, Nelson, Pinedale, Sierra Vista, Valley Oak, and Weldon
- Working with developers to analyze need for future school sites given newly proposed master planned communities including Vista Ranch near Temperance and Shepherd
- There are also sites available at Minnewawa/International, Perrin/Minnewawa, the Bradley Center, and Millerton New Town to be considered as growth areas and water availability shift over the next few years

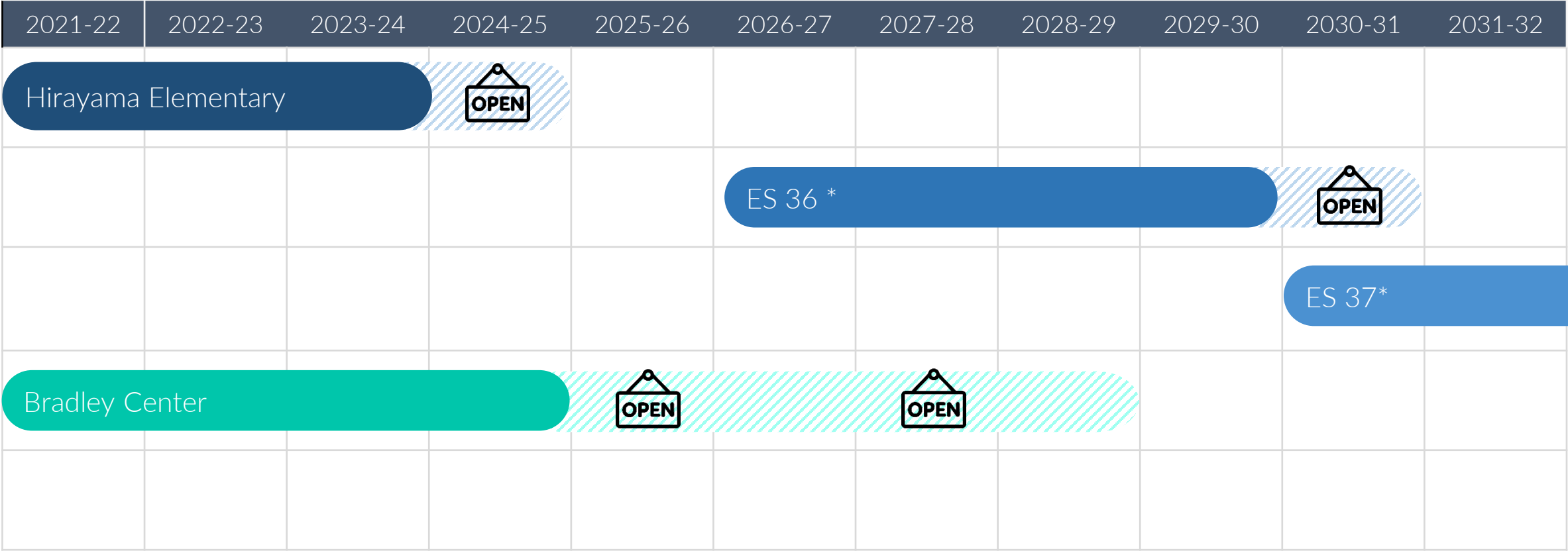
Summary: Secondary Sites

- Reyburn Intermediate is still projected to reach over 1,850 students in 2024-25, the most students we have ever housed on a 7-8 campus
- Clovis East High School is projected to be over 3,100 students next year. A combined 7-12 enrollment for that year at that Ed. Center is projected to be over 4,900 students
- Opening the first phase of the Terry Bradley Educational Center in 2025 for grades 7-9 and adding a grade level each following year

Enrollment Challenges

- Next school year we may see more impacted schools leading up to the new boundaries and opening of TBEC in 2025-26
- Maximizing the use of our current facilities before opening new school sites
- UTK/TK expansion and determining the number of students this grade level will generate.

New Schools Timeline



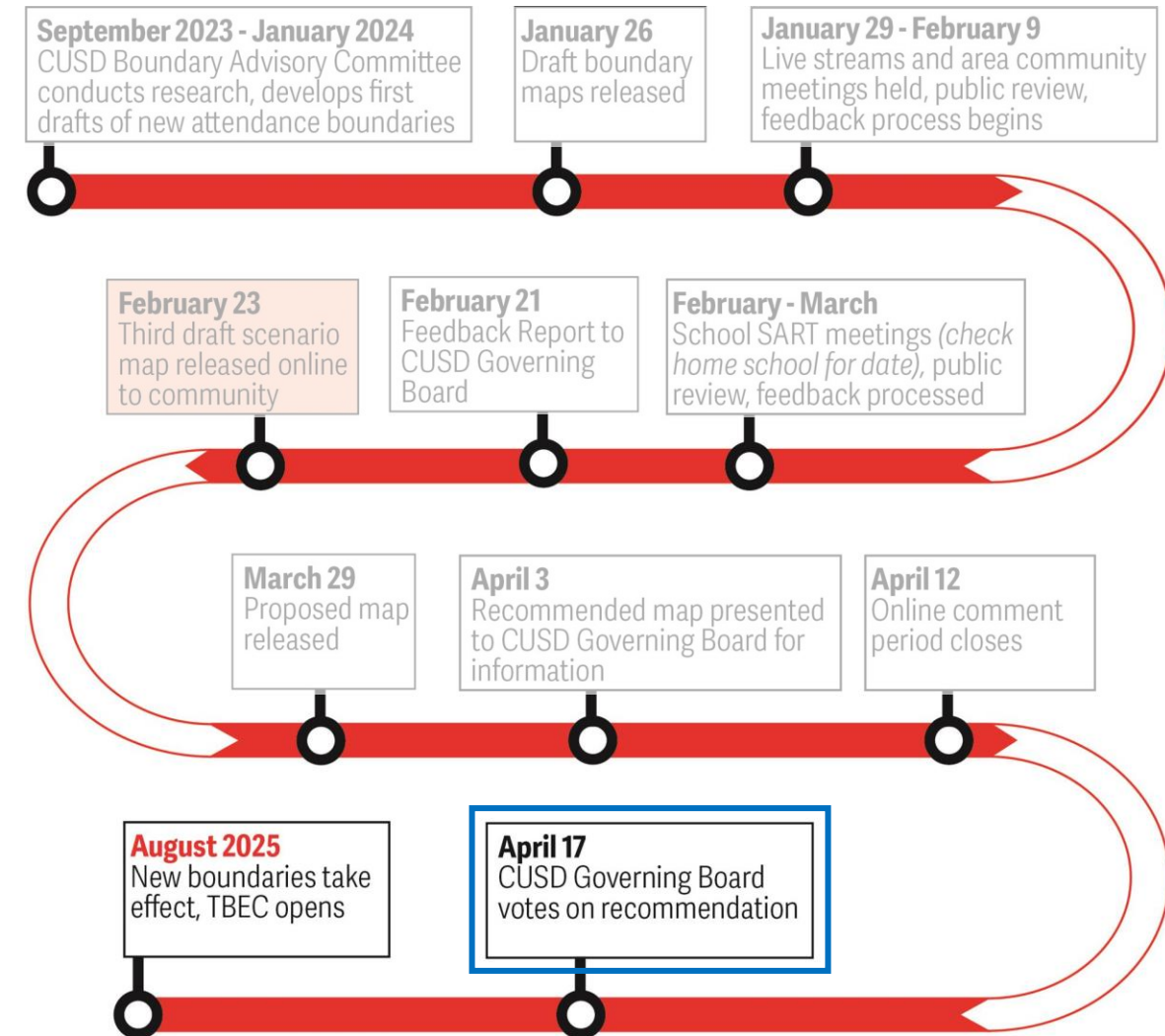
**Enrollment and funding contingent*



District-Wide Boundary Changes

Boundary Changes Timeline

- Hirayama Boundaries take affect next school year, 2024-25
 - Board Approved Feb 2023
- District Wide/Clovis South Area boundary changes take affect the following year, 2025-26



New Construction

TBEC, Hirayama, Fowler/Herndon

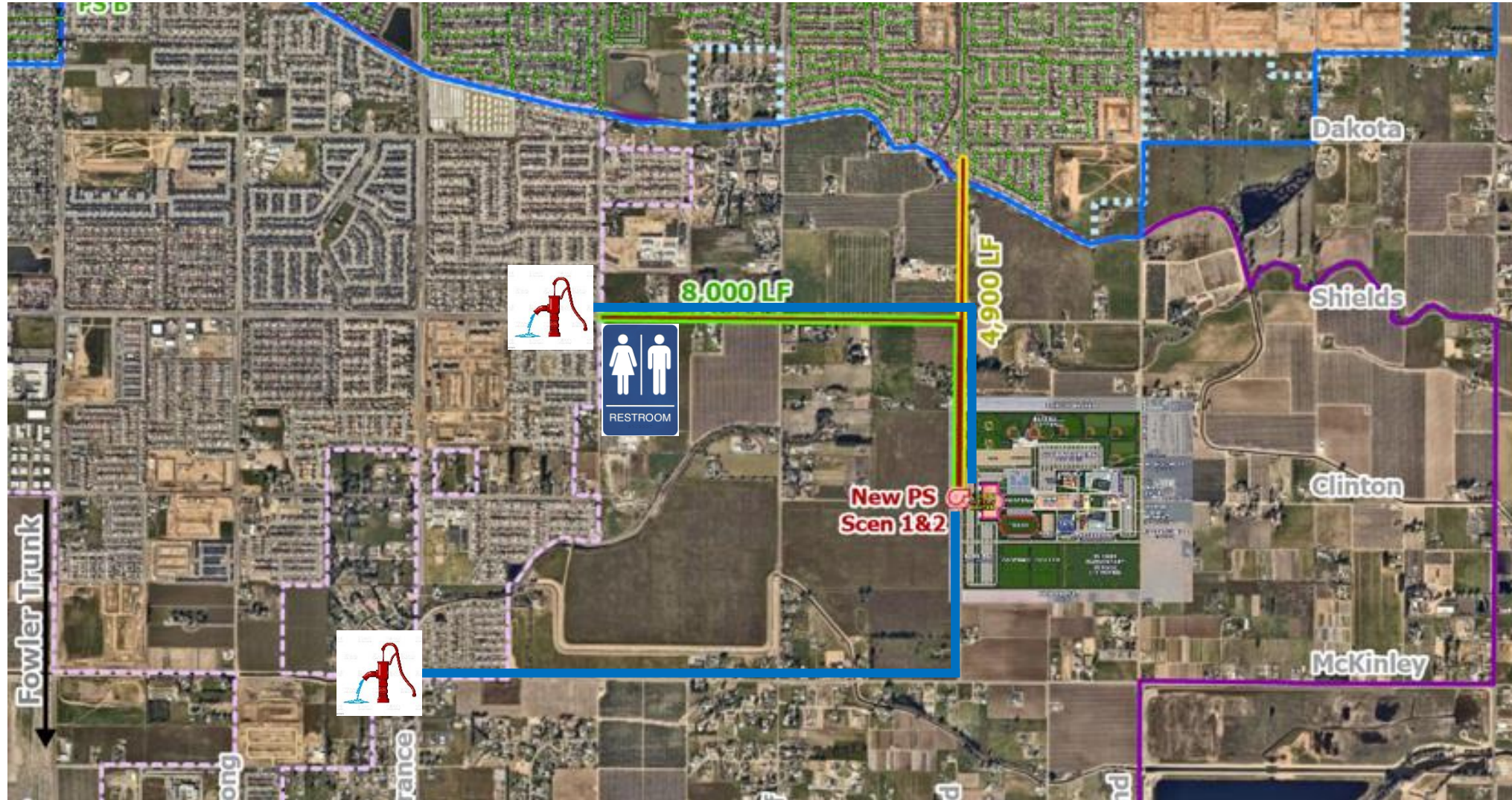


Current SEDA Status

South East Development Area

- EIR funded and in-progress with a hard deadline of completion by August 2023
- Plan has not evolved significantly since drafted in 2008
- Waste-water providing the biggest hurdle; City's current plan:
 - RFQ for development in progress to bring consultant on board, est March 2023
 - 2-year design process
 - Bond issuance to run in parallel with some of the final design work
 - Award of construction Sept 2025 with 2-year construction timeline
- Estimated infrastructure completion 2028
- Other potential concerns over impact fees for both waste-water and VMT (Vehicle Miles Traveled; traffic impact mitigation)

Infrastructure plans

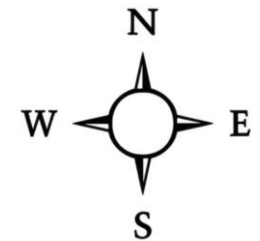


E. PRINCETON AVE.

LEONARD AVE.

N. HIGHLAND AVE.

E. WELDON AVE.





NORTH 



Hirayama Elementary





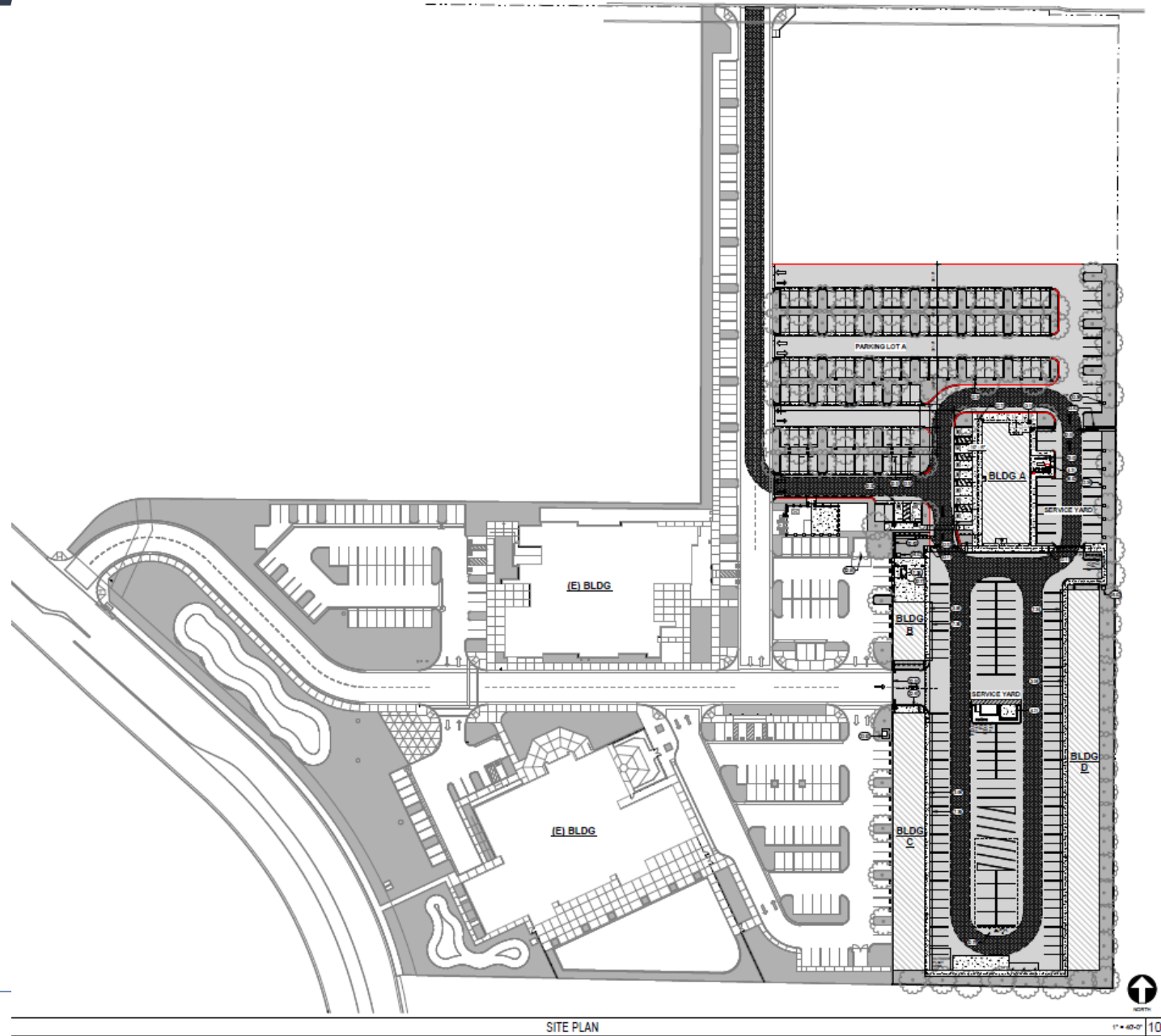
Schedule Update

- Opens August 2024
- Classrooms will be housed in portables
- Building B (classroom wing) complete October 2024
- Fully complete January/February 2025



Fowler/Herndon

Fowler/Herndon

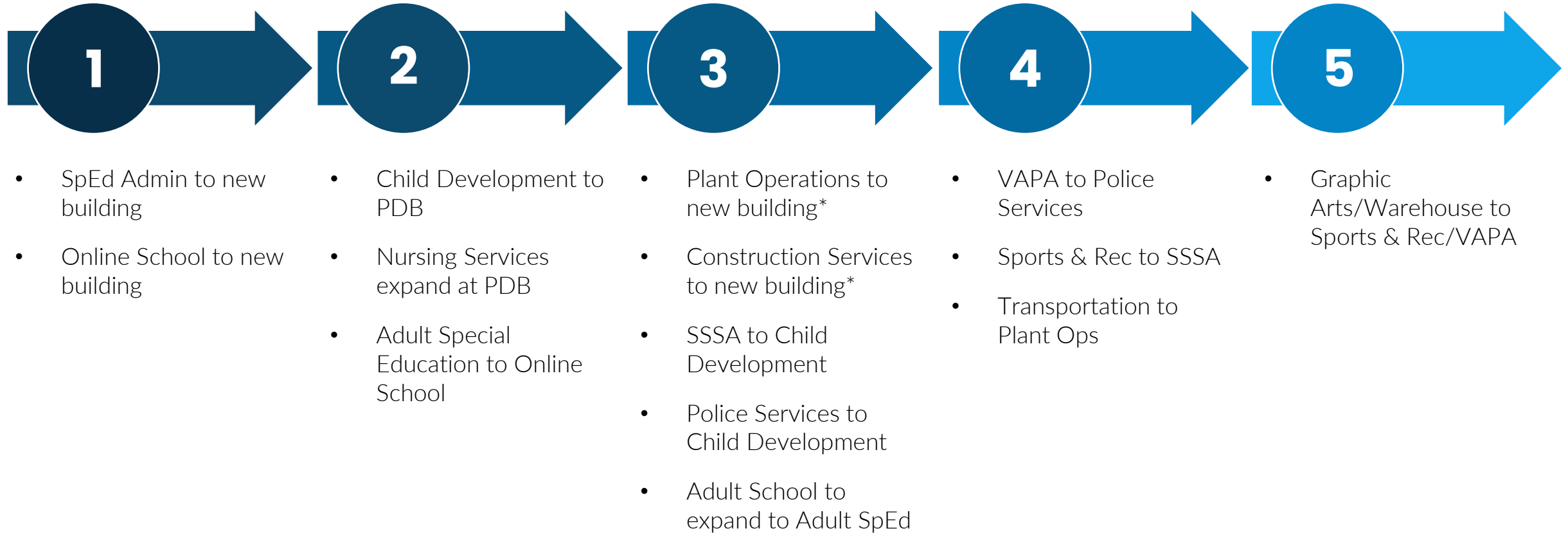


Fowler/Herndon as of 4/11/2024





District Campus Master Plan



Access Control (Auto-locking doors)





Unlock Main Doors



Lock Doors End of Day



LOCKDOWN
EMERGENCY



Lock Down Release



Door is locked and secure



Door is closed and unlocked



Door has been opened less than 8 minutes

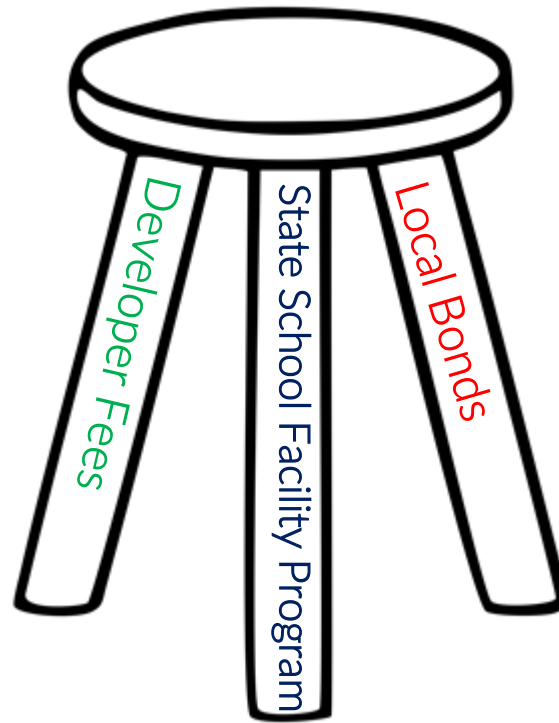


Door has been opened longer than 8 minutes

Facility Finances



Facility Financing in the State of California

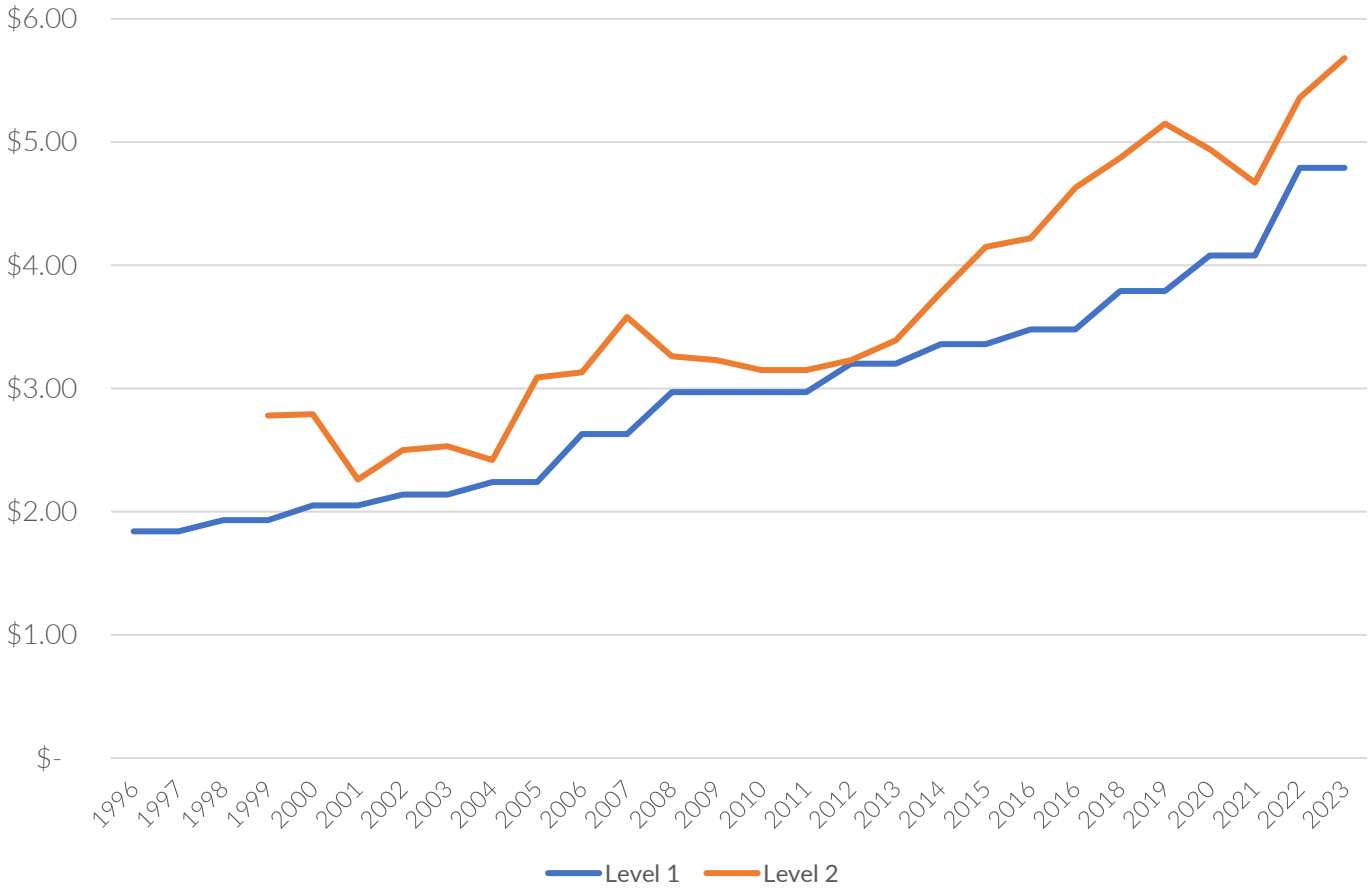


Developer Fees

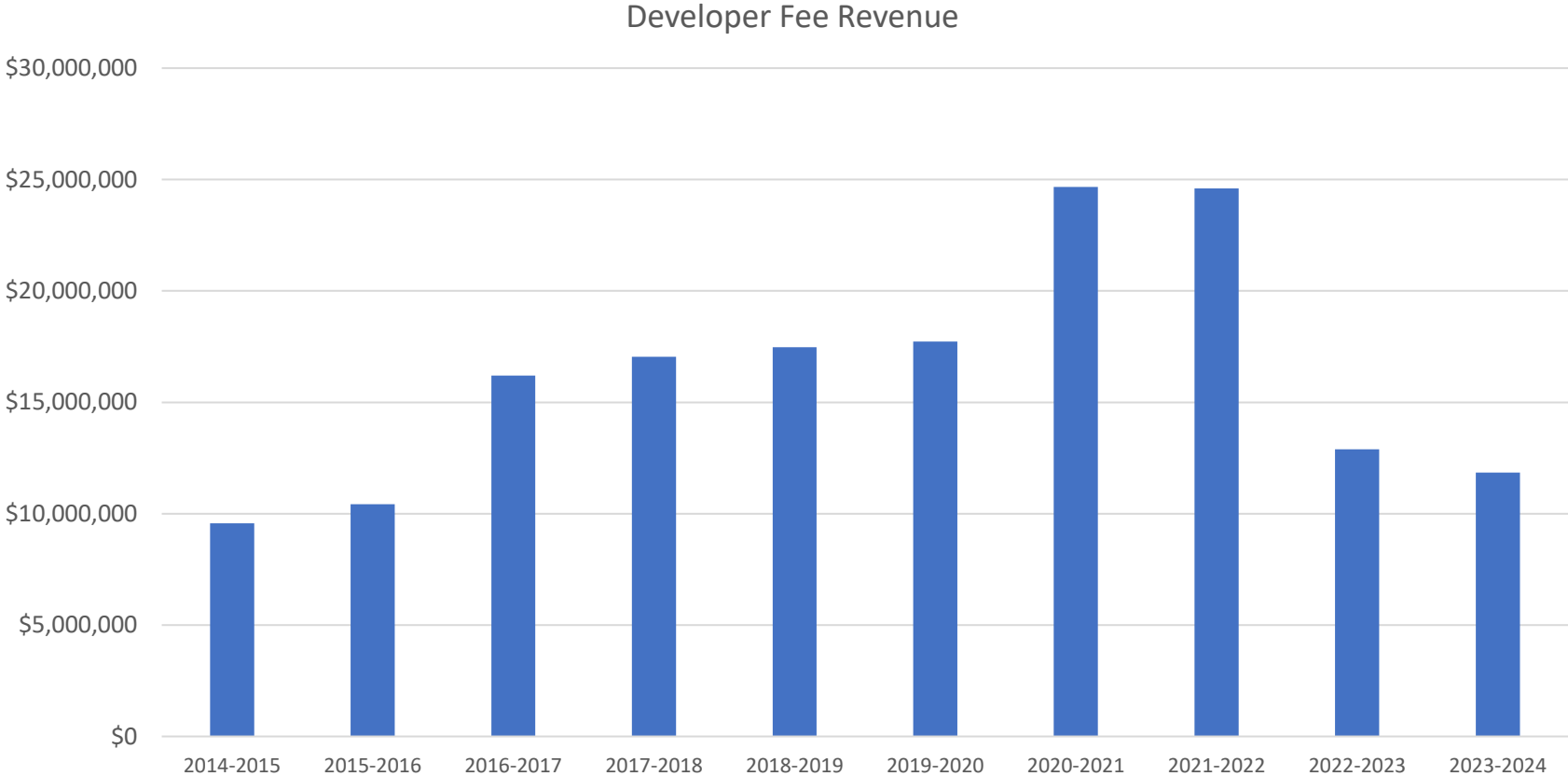
- AB 2926 (1986) – Authorized school districts to levy school fees on new development projects, subject to limits imposed by Government Code known as Level 1 Fees
- SB-50 (1998) - Approval to levy alternative school fees known as Level 2 and Level 3 Fees
- A Fee Justification Study (FJS) is prepared to serve as the basis for justifying Level 1 Fees
- A School Facilities Needs Analysis (SFNA) is prepared to adopt Level 2 or Level 3 Fees
- Dollars can be spent on new construction only

Historical Developer Fee Rates

Fiscal Year	Level 1	Level 2	Commercial
2017/18	\$3.48	\$4.63	\$0.56
2018/19	\$3.79	\$4.87	\$0.61
2019/20	\$3.79	\$5.15	\$0.61
2020/21	\$4.08	\$4.94	\$0.66
2021/22	\$4.08	\$4.67	\$0.66
2022/23	\$4.79	\$5.36	\$0.78
2023/24	\$4.79	\$5.68	\$0.78
2024/25	\$5.79	Coming May 2024	\$0.84



Historical Developer Fee Revenue



State Facility Funding

- SB-50 (1998) established the School Facility Program (SFP)
- Designed as a collaboration between the state and local school districts
- Provided in the form of per pupil grants not actual costs
- Grants are to construct new school facilities and modernize existing school facilities 25 years old
- New construction grant provides funding on a 50/50 state and local match
- Modernization grant provides funding on a 60/40 state and local match
- Funding exclusively from statewide general obligation bonds approved by California voters

State School Facilities Bond History

Proposition	Election Year	Amount
Proposition 47	November 2002	\$13.0 Billion
Proposition 55	March 2004	\$12.3 Billion
Proposition 1D	March 2006	\$7.3 Billion
Proposition 51	November 2016	\$9.0 Billion
Proposition 13 - FAILED	March 2020	\$15.0 Billion

Prop 51 has been fully allocated, and another State bond is needed to reimburse projects on the waiting list





Clovis USD Prop 51 Reimbursements

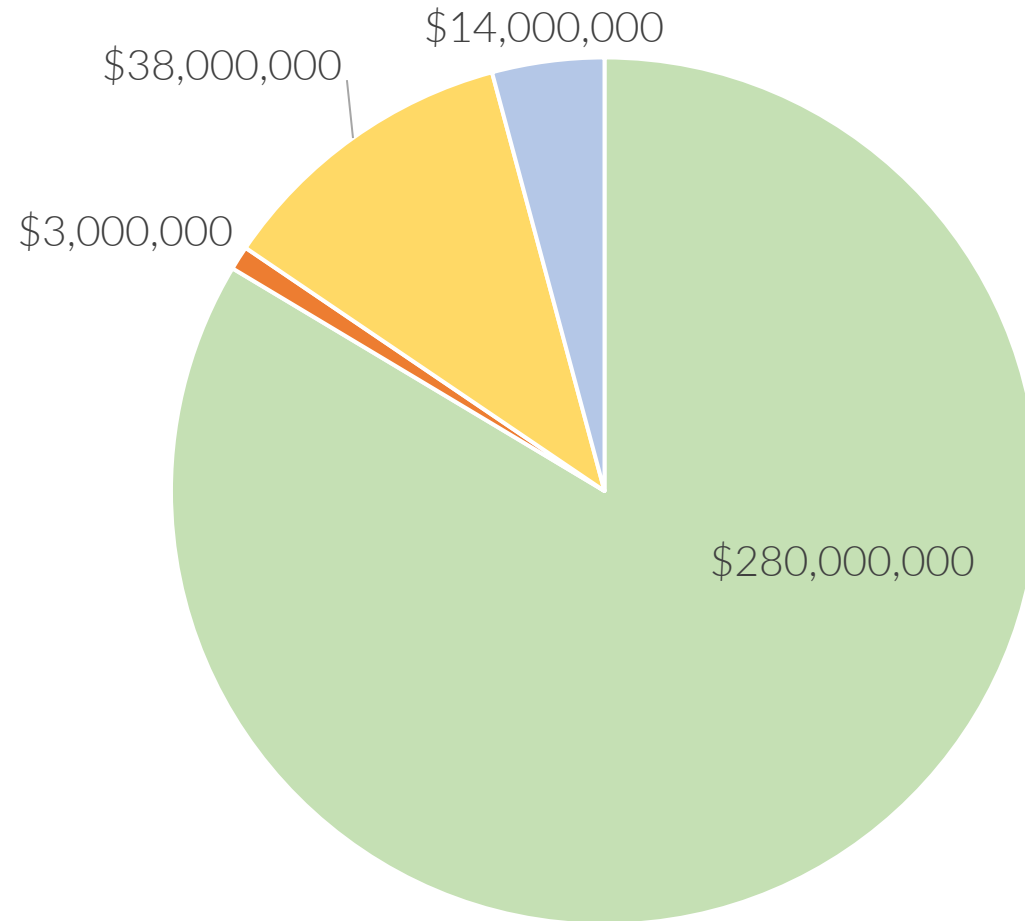


Fiscal Year	Amount
2017/18	\$ 792,881
2018/19	\$ 16,833,786
2019/20 *	\$ 41,479,499
2020/21 *	\$ 11,981,645
2021/22	\$ 10,772,957
2022/23	\$ 16,490,615
Total	\$ 98,351,383

*Includes CTE New Construction Grants

2020 Bond – \$335,000,000

-  Bradley Ed Center
-  Health
-  Modernizations
-  Safety



Bond Project Start Dates & Construction Commitments

2021-2022 \$14,000,000	2022-2023 \$71,800,000 Total Spent \$85,800,000	2023-2024 \$195,500,000 Total Spent \$281,300,000	2024-2025 \$53,700,000 Total Spent \$335,000,000	2025-2026 \$0 Available Total Spent \$335,000,000
Reyburn Modernization				
Dry Creek Mod. / Wing Add.				
BiPolar Ionization				
Bradley Center				
EMS/HVAC Upgrades				
Snack Bar Screens				
Lockdown Systems				
	Clovis West Pool			
	Clovis West Wing			
	Clovis East Fire Panel			
		Clark/MET		
			Sierra Outdoor School Gym	



Cost of Doing Business





Source: U.S. Bureau of Labor Statistics

fred.stlouisfed.org

	1-Month % Change	12-Month % Change	Change Since Feb 2020
Inputs To Industries			
Inputs to construction	1.4%	1.5%	40.6%
Inputs to multifamily construction	1.1%	2.7%	39.8%
Inputs to nonresidential construction	1.3%	1.8%	41.3%
Inputs to commercial construction	1.0%	1.4%	41.1%
Inputs to healthcare construction	0.9%	1.5%	40.7%
Inputs to industrial construction	1.1%	2.3%	36.8%
Inputs to other nonresidential construction	1.3%	1.7%	41.3%
Inputs to maintenance and repair construction	1.6%	1.0%	38.9%
Commodities			
Adhesives and sealants	-0.3%	0.1%	33.1%
Brick and structural clay tile	2.6%	4.6%	29.5%
Concrete products	0.3%	6.6%	37.1%
Construction machinery and equipment	0.1%	4.3%	29.7%
Construction sand, gravel, and crushed stone	1.0%	7.7%	35.3%
Copper wire and cable	-0.1%	-5.1%	31.9%
Crude petroleum	7.5%	1.6%	60.1%
Fabricated structural metal products	-0.3%	2.4%	56.0%
Gypsum products	2.6%	-0.2%	44.9%
Hot rolled steel bars, plates, and structural shapes	-2.5%	-6.8%	47.2%
Insulation materials	2.1%	3.3%	41.0%
Iron and steel	1.3%	2.7%	63.3%
Lumber and wood products	0.8%	-2.8%	25.3%
Natural gas	-7.2%	-19.0%	60.4%
Plumbing fixtures and fittings	-0.2%	1.4%	18.1%
Prepared asphalt, tar roofing and siding products	1.1%	7.1%	42.6%
Softwood lumber	1.7%	-10.4%	8.1%
Steel mill products	2.9%	5.0%	76.6%
Switchgear, switchboard, industrial controls equipment	0.5%	6.7%	42.7%
Unprocessed energy materials	3.6%	-3.5%	74.4%

Source: U.S. Bureau of Labor Statistics



Source: U.S. Bureau of Labor Statistics

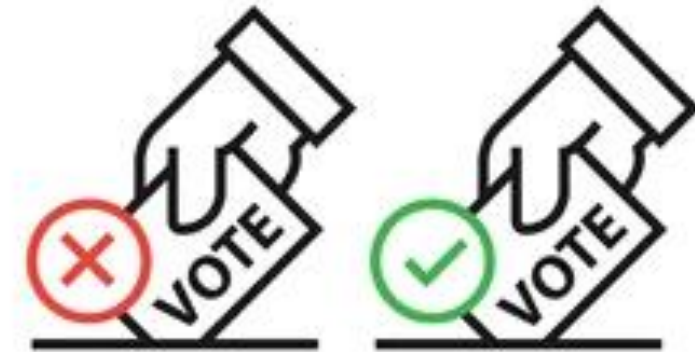
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2024 Bond Measure



CUSD Bond History

November 1986	\$ 59,000,000
November 1991	\$ 95,000,000
June 1992	\$ 79,000,000
March 1993	\$ 49,000,000
March 1996	\$ 98,000,000
March 2001	\$ 79,000,000
March 2004	\$ 168,000,000
June 2012	\$ 298,000,000
March 2020	\$ 408,000,000
November 2020	\$ 335,000,000
November 2024	TBD



* Our goal will be to keep the current tax rate for property owners in Clovis Unified School District at \$155 per \$100,000 of assessed (not market) property value

Citizens Committee To Study Capital Facility Needs

Timeline: 7 meetings from January through June

Members: Over 40 members from our community and business partners

Purpose: Develop and prioritize capital facility needs to advise the CUSD Governing Board on a bond measure amount the community will support to complete the needed projects in CUSD

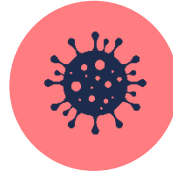
2024 Bond Timeline

Develop/update District facility master plan to identify and prioritize potential bond projects	Current – April 2024
Bond team meeting, including District Personnel, financial advisor, bond council, pollster, and strategist	Current – April 2024
Determine all available sources of capital improvement funds, including State funds, capital find reserves, and bond proceeds	Current – April 2024
Community outreach to educate voters on District’s facility needs	Ongoing
Identify potential issues in the community that could impact bond	Current – April 2024
Bond Committees formed	Dec 2023
Conduct Voter opinion survey	April 2024
Adjust community message based on voter opinion survey	May 2024
Identify community leaders to serve on campaign committee	July 2024
Finalize bond project list, election amount, estimate tax rates, and draft ballot language	July 2024
Adopt resolution, including tax rate statement, calling for bond election (Must be received by County Registrar of Voters by August 9, 2024)	July 2024
Prepare impartial analysis (bond counsel, county counsel) and pro-ballot argument (Committee, campaign consultant) for voter pamphlet	August 2024
Election	Nov 5, 2024
Certify election results	Dec 2024

Beyond the Bond



Deferred
Maintenance



ESSER Funds



Prop 51



ELOP Funds



CTE Funds



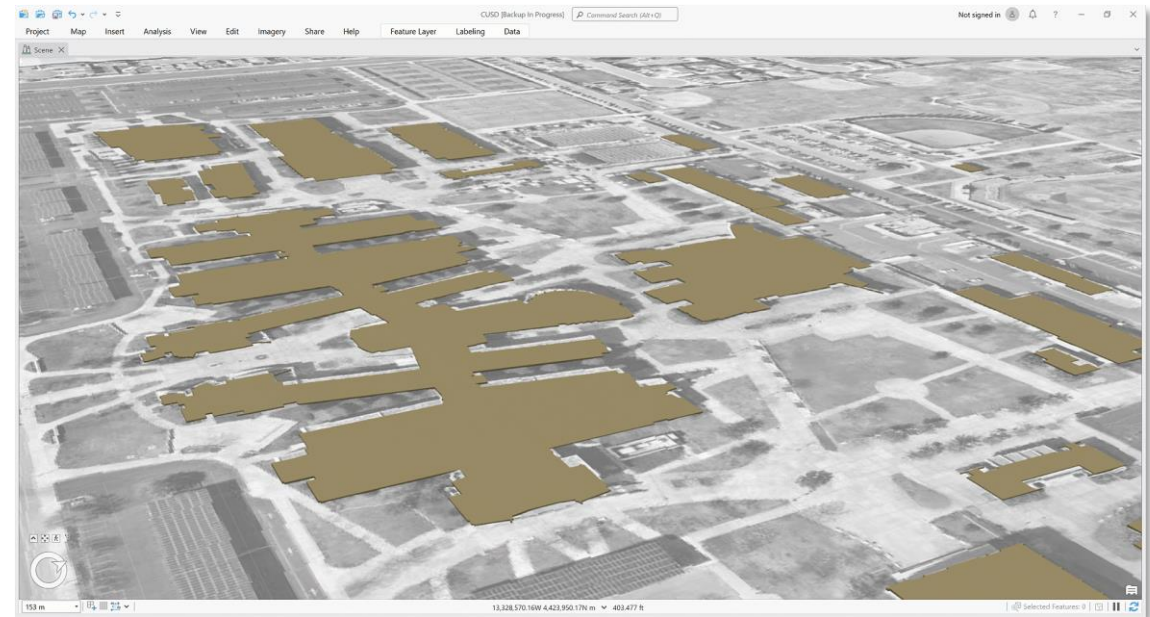
VAPA Funds

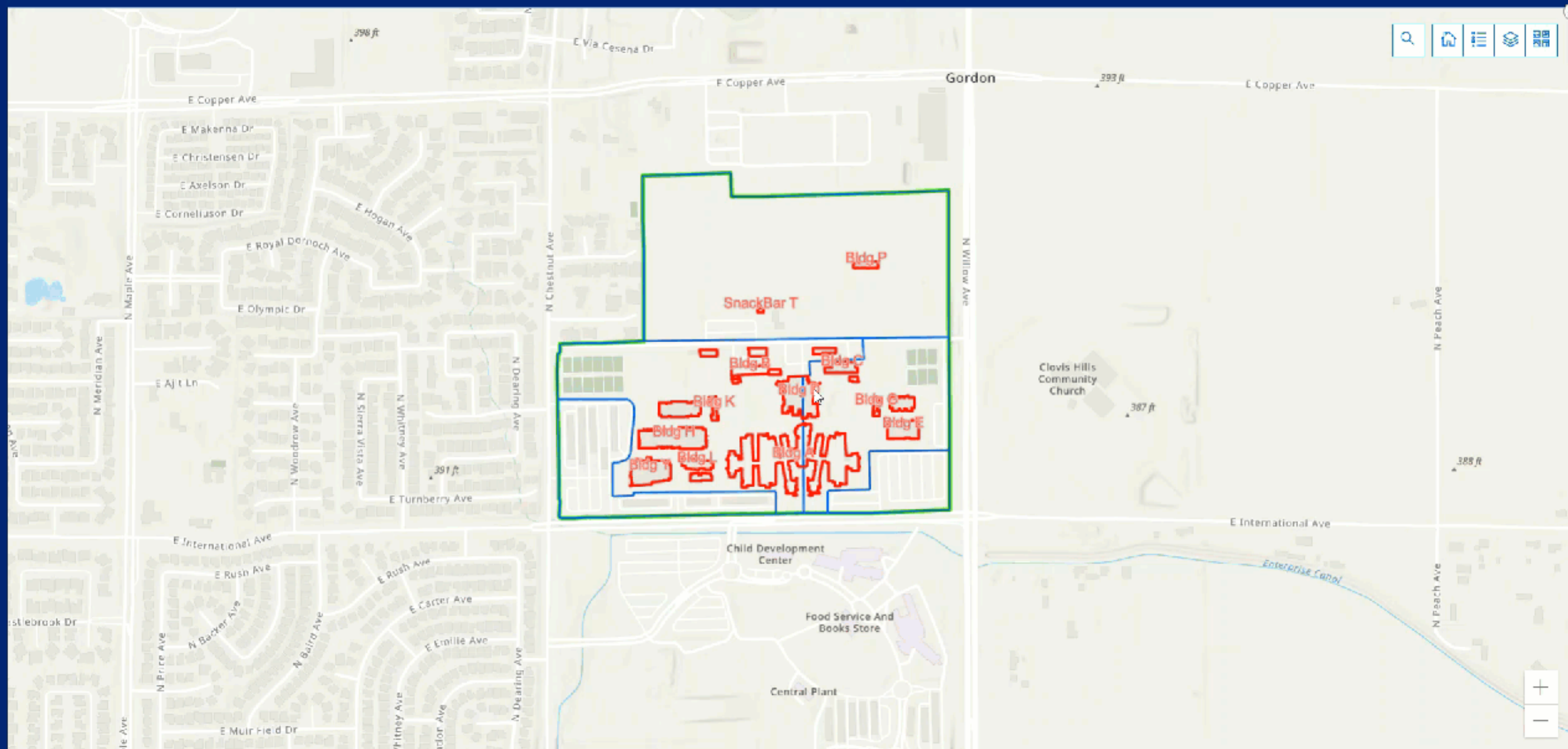


Langan GIS

District Wide GIS Project

- Project kicked off January 12, 2024
- Work underway to geocode and import our CAD drawings into our GIS system
- Developments underway to keep these systems in sync with each other moving forward
- Enables opportunities for improved
 - Space planning & Assignment
 - Site safety plans
 - Asset Management
 - Facility Operations
 - Capital project planning





Recently Completed Projects...



THANK YOU !



Revenues from Solar

- Clovis USD 2023 (Jan-Dec) Revenue from Renewable Energy Certificate (REC) Sales**

1 REC minted for every MWh of production)

RECs Generated (as a function of your owned solar PV production) 7,056

Total Revenue for 2023 \$88,906

**Clovis USD
guarantee on solar
generation**

Site	Commercial Operation Date	Guaranteed Production 1st PeGu Period (kWh)	Actual Production (kWh)	Shortfall (kWh)	Performance Guarantee Rate (\$/kWh)	Accrued PeGu Payment
Buchanan HS	4/14/2018	7,004,915	6,362,298	642,617	\$0.05	\$32,131
Bud Rank ES	1/17/2017	2,350,458	2,301,692	48,766	\$0.05	\$2,438
Cedarwood ES	2/4/2017	1,575,392	1,526,918	48,474	\$0.05	\$2,424
Adult Education Center	2/9/2017	4,910,499	4,639,628	270,871	\$0.05	\$13,544
Clovis East High	4/18/2018	8,328,626	7,774,366	554,260	\$0.05	\$27,713
Clovis HS	6/14/2018	8,450,417	7,405,393	1,045,024	\$0.05	\$52,251
Clovis North High	6/12/2018	8,013,013	7,824,576	188,437	\$0.05	\$9,422
Clovis West High	4/10/2018	8,318,656	6,795,239	1,523,417	\$0.05	\$76,171
Cole ES	12/7/2017	1,727,078	1,601,214	125,864	\$0.05	\$6,293
Copper Hills ES	2/9/2017	1,761,616	1,675,149	86,467	\$0.05	\$4,323
Freedom ES	3/9/2017	2,414,014	2,203,699	210,315	\$0.05	\$10,516
Gateway HS	3/14/2017	1,867,234	1,761,733	105,501	\$0.05	\$5,275
Gettysburg ES	2/2/2017	1,981,733	1,876,017	105,716	\$0.05	\$5,286
Jefferson ES	1/20/2017	1,945,854	1,823,284	122,570	\$0.05	\$6,128
Liberty ES	2/23/2017	1,790,258	1,635,998	154,260	\$0.05	\$7,713
Maple Creek ES	1/13/2017	1,820,677	1,742,968	77,709	\$0.05	\$3,885
Miramonte ES	1/21/2017	2,126,691	1,912,132	214,559	\$0.05	\$10,728
Oraze ES	1/31/2017	2,671,110	2,566,726	104,384	\$0.05	\$5,219
Sierra Vista ES	5/18/2017	1,710,856	1,548,604	162,252	\$0.05	\$8,113
Tarpey ES	3/23/2017	1,811,291	1,602,659	208,632	\$0.05	\$10,432
Temperance Kutner ES	4/10/2017	2,353,888	2,197,012	156,876	\$0.05	\$7,844
Valley Oak ES	1/27/2017	1,755,329	1,628,576	126,753	\$0.05	\$6,338
Veterans Memorial Stadium	12/14/2017	4,242,314	3,766,742	475,572	\$0.05	\$23,779
TOTAL						\$337,965