



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

SPECIAL GOVERNING BOARD MEETING
May 20, 2020

Professional Development Building, Boardroom
1680 David E. Cook Way, Clovis, California

3:00 P.M. PUBLIC SESSION Pursuant to Executive Order N-29-20 issued by Governor Gavin Newsom on March 17, 2020, any or all Board Members and members of the public may attend board meetings by telephone. Members of the public who wish to provide public comments on any item that is on this agenda are requested to complete a public presentation form, which may be accessed at <https://www.cusd.com/RequestforPublicPresentation.aspx>. Please submit all such requests before 2:30 p.m. on the day of this special Board meeting. Public comments are limited to three minutes per speaker. For those members of the public who request to provide public comments via telephone, a District staff member will call the speaker. For those public members who wish to attend the meeting and/or make public comments in person, the board meeting room indicated above is open. However, the Board may limit the number of persons in the board meeting room at any time pursuant to guidance from public health officials.

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 72 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. WORKSHOP

1. Facilities Board Workshop

D. ADJOURNMENT

CONTACT PERSON: Denver Stairs

FOR INFORMATION:

FOR ACTION: May 20, 2020

RECOMMENDATION:

DISCUSSION:

FISCAL IMPACT/FUNDING SOURCE:

ATTACHMENTS:

Description	Upload Date	Type
Facilities Workshop Presentation	1/4/2024	Backup Material

REVISIONS:

2020 Governing Board Workshop Facility Services May 20, 2020



FACILITY SERVICES VISION:

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







April 19,2015



April 19,2020



Facility Tenets

- World class facilities
- Our kids and community deserve the best
- ALL children and EVERY community deserves these high standards
- Upgrading existing and older facilities is and will be a foundation of our Capital Facility Program
- Equity



It's People Not Programs





Introductions – Facility Team

- **Rick Lawson** - Director, Construction & Engineering
- **Chris Petty** - Director, Plant Operations
- **Stuart Ogren** - Coordinator, Energy Management
- **Cherie Larson** - Senior Accountant
- **Andrew Nabors** - Senior Analyst, Development & Boundary Analysis
- **Nick Mele** - Administrator, Facility Services
- **Lussy Vang** - Administrative Assistant, Facility Services
- **Cheryl Cross** – Administrative Assistant, Facility Services



COVID-19

- Won't know full impact on housing market until economy “opens up”
 - Statewide housing market expected to drop 21% this year (per Department of Finance) – local impacts still unknown
 - 1Q20 Housing Starts were on par with previous 3 quarters. Double YoY (1Q19).
 - Local developers remain optimistic and are taking advantage of the current time to plan future developments / master plans
- Students expected to join us in the next few years are already born





Educational Specifications/ Building Standards



C.U.S.D. Elementary Education Specifications

Dr. Eimear O'Farrell
District Superintendent

Denver Stairs
*Assistant Superintendent
Facility Services*

Nick Mele
*Administrator
Facility Services*



Facility Services

December 2018



C.U.S.D. Building Standards

Eimear O'Farrell, Ed.D.
District Superintendent

Denver Stairs
*Assistant Superintendent
Facility Services*

Nick Mele
*Administrator
Facility Services*



Facility Services

Updated: July 2019



Facility Board WS - Overview

- Enrollment Capacity vs. Enrollment Projection
- School Attendance Boundaries
- Future Bond Planning



Understanding Capacities

Enrollment vs. Permanent vs. Average



- **Permanent Capacity:** The number of students eligible to be housed at a school site based upon the design of permanent facilities.
- **Enrollment Capacity:** The Maximum number of students eligible to be housed at a school site based upon the permanent and portable classrooms and that can be supported by the on-site infrastructure.
- **Average Capacity:** The average between the permanent and enrollment capacity. This is used to determine the future facility needs.



OPSC Loading Standards

Office of Public School Construction

K-6 Pupils	7-8 Pupils	9-12 Pupils	Non-Severe Pupils	Severe Pupils
25	27	27	13	9

Un-housed Pupil Need

- District has 300 (K-6) students, would like to build 10 classrooms
- Based on the K-6 loading standard;
 - 10 classrooms x 25 pupils = 250 pupils
- 300 pupils minus 250 pupils = 50 pupils
- Therefore, the District would have an un-housed pupil need for 50 students



Elementary Permanent Design Capacities

- Not all schools are equal – we have sites with total permanent classrooms ranging from 21-29
- Various programs including Special Ed on campuses also influence capacity

Elementary School	Permanent Classrooms	Permanent Design
Bud Rank	28	820
Cedarwood	24	700
Century	24	700
Clovis	29	855
Cole	24	700
Copper Hills	26	760
Cox	23	675
Dry Creek	21	615
Fancher Creek	24	700
Freedom	29	855
Ft. Washington	21	615
Fugman	28	820
Garfield	23	675
Gettysburg	23	675
Jefferson	22	640
Liberty	23	675
Lincoln	23	675

Elementary School	Permanent Classrooms	Permanent Design
Maple Creek	23	675
Miramonte	22	640
Mt. View	25	735
Nelson	20	580
Pinedale	21	615
Reagan	28	820
Red Bank	23	675
Riverview	28	820
Roger S. Orazo	28	820
Sierra Vista	22	640
Tarpey	22	640
Temperance-Kutner	22	640
Valley Oak	22	640
Virginia Boris	28	820
Weldon	22	640
Woods	28	820
Young	28	820

Board Policy 7110.2(3)



Elementary Enrollment Capacities

- Total classroom counts include permanent and portable classrooms able to housed on the campus including those used for campus club
- More classrooms does not always mean additional capacity due to what programs may be available on site
- Other factors including the size of the MPRs and number of restrooms on a campus are factored into their Enrollment Capacities

Elementary School	Total Classrooms	Enrollment Capacity
Bud Rank	35	900
Cedarwood	28	750
Century	36	800
Clovis	33	855
Cole	35	800
Copper Hills	30	825
Cox	28	750
Dry Creek	35	900
Fancher Creek	39	875
Freedom	34	855
Ft. Washington	27	750
Fugman	32	875
Garfield	34	800
Gettysburg	30	750
Jefferson	31	750
Liberty	26	750
Lincoln	30	750

Elementary School	Total Classrooms	Enrollment Capacity
Maple Creek	30	675
Miramonte	30	640
Mt. View	34	735
Nelson	26	580
Pinedale	32	615
Reagan	38	820
Red Bank	32	675
Riverview	31	820
Roger S. Oraz	35	820
Sierra Vista	30	640
Tarpey	35	640
Temperance-Kutner	36	640
Valley Oak	25	640
Virginia Boris	32	820
Weldon	31	640
Woods	32	820
Young	30	820

Board Policy 7110.2(1)



Secondary Permanent Design Capacities

- Total number of permanent classrooms at our high schools range from 77 – 104
- Intermediate school classroom counts range from 41 - 56
- None of our campuses are equal in terms of classroom counts
- Various programs including Special Ed on campuses also influence capacity

School	Permanent Classrooms	Permanent Capacity
Clovis High	88	2275
Clovis West	77	1991
Buchanan	102	2637
Clovis East	104	2689
Clovis North	100	2585
Gateway	20	540

Clark	50	1272
Kastner	41	1043
Alta Sierra	50	1272
Reyburn	53	1348
Granite Ridge	56	1425

Board Policy 7110.2(3)



Secondary Enrollment Capacities

- Clovis High and Clovis West have greatly increased their capacities with portables on campus but do not have room for more
- REC has capacity to add a significant amount of portables
- CNEC does not have room for any portables
- Capacity at the Buchanan Educational Center is limited for additional portables

School	Permanent Classrooms	Portable Classrooms	Total Classrooms	Current Capacity
Clovis High	88	16	104	2808
Clovis West	77	16	93	2511
Buchanan	102	5	107	2889
Clovis East	104	2	106	2862
Clovis North	100	0	100	2700
Gateway	20	0	20	540

Clark	50	10	60	1620
Kastner	41	5	46	1242
Alta Sierra	50	2	52	1404
Reyburn	53	2	55	1485
Granite Ridge	56	0	56	1512

Board Policy 7110.2(1)



Enrollment Projections & Implications

Boundary Adjustments/Bradley Center/Bond Measure



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.
- It's still unclear how long or to what extent the COVID-19 situation will impact our district at this time. We expect a short-term dip in housing production however this report covers a 10-year period and 15-year averages are used through our studies.



Purpose of Master Enrollment Plan

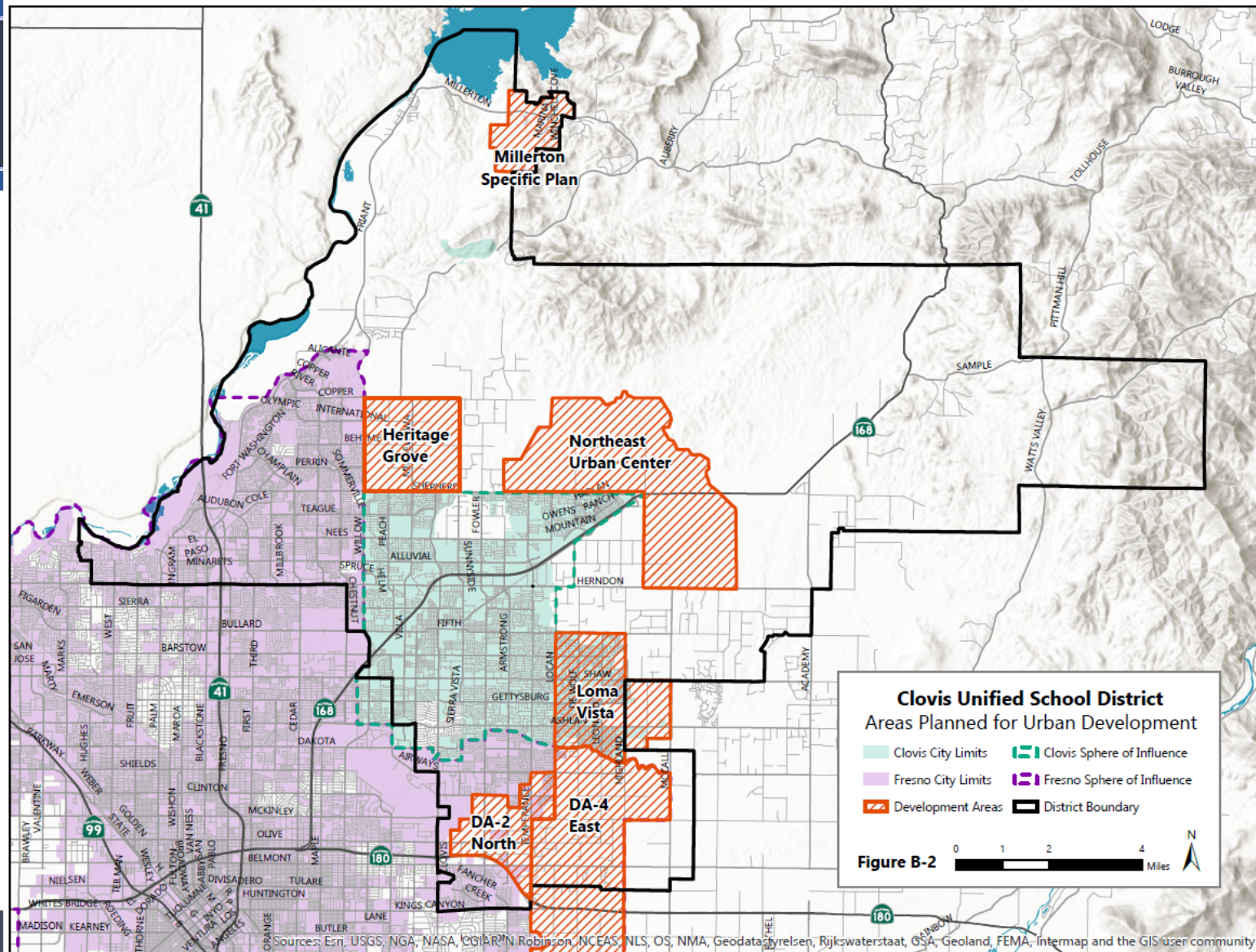
- To determine the new school facilities needed to accommodate projected enrollment growth – 2020-2030
- Process:
 - Review development activity/potential
 - Prepare enrollment projections
 - Determine number, type and general location of facilities based on the above



Boundary changes are inevitable

- District wide vs. new school boundary
- At a minimum we would expect to adjust boundaries affecting 2,300 students in the next 10 years impacted from opening new schools
- In an ultra fiscally conservative approach we could see approximately 7,000 students affected by boundary changes in 10 years to maximize the use of **our current campuses and facilities**

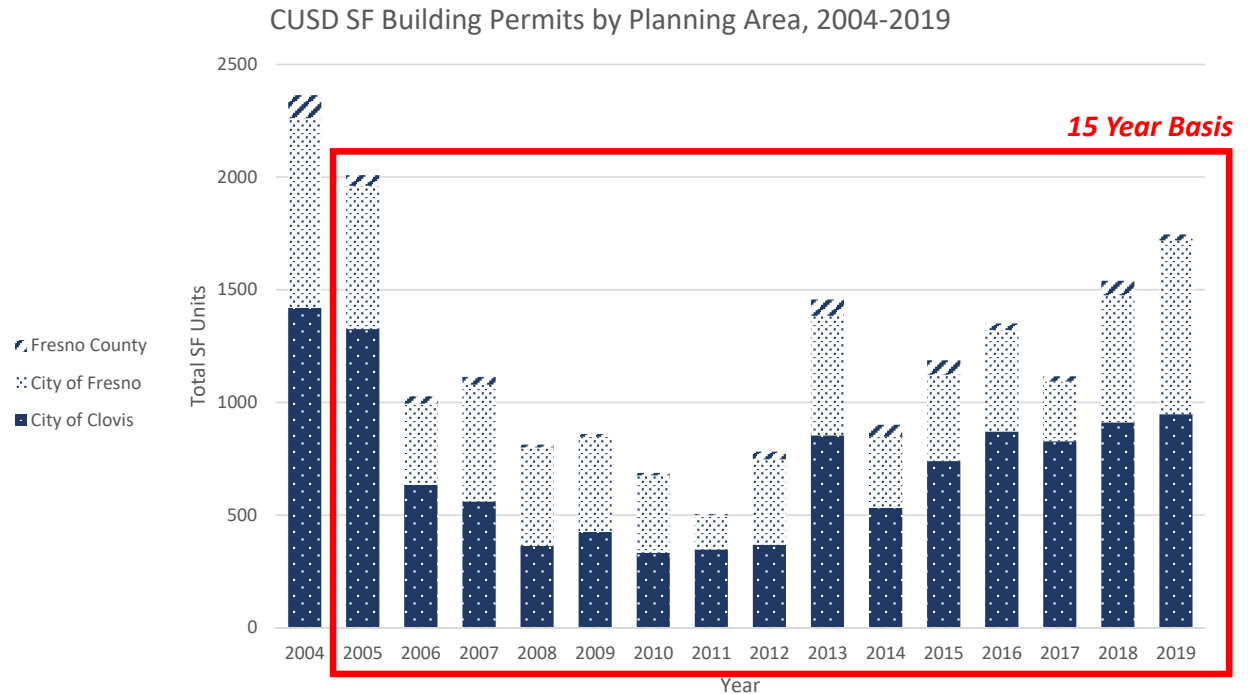
Potential Development Areas



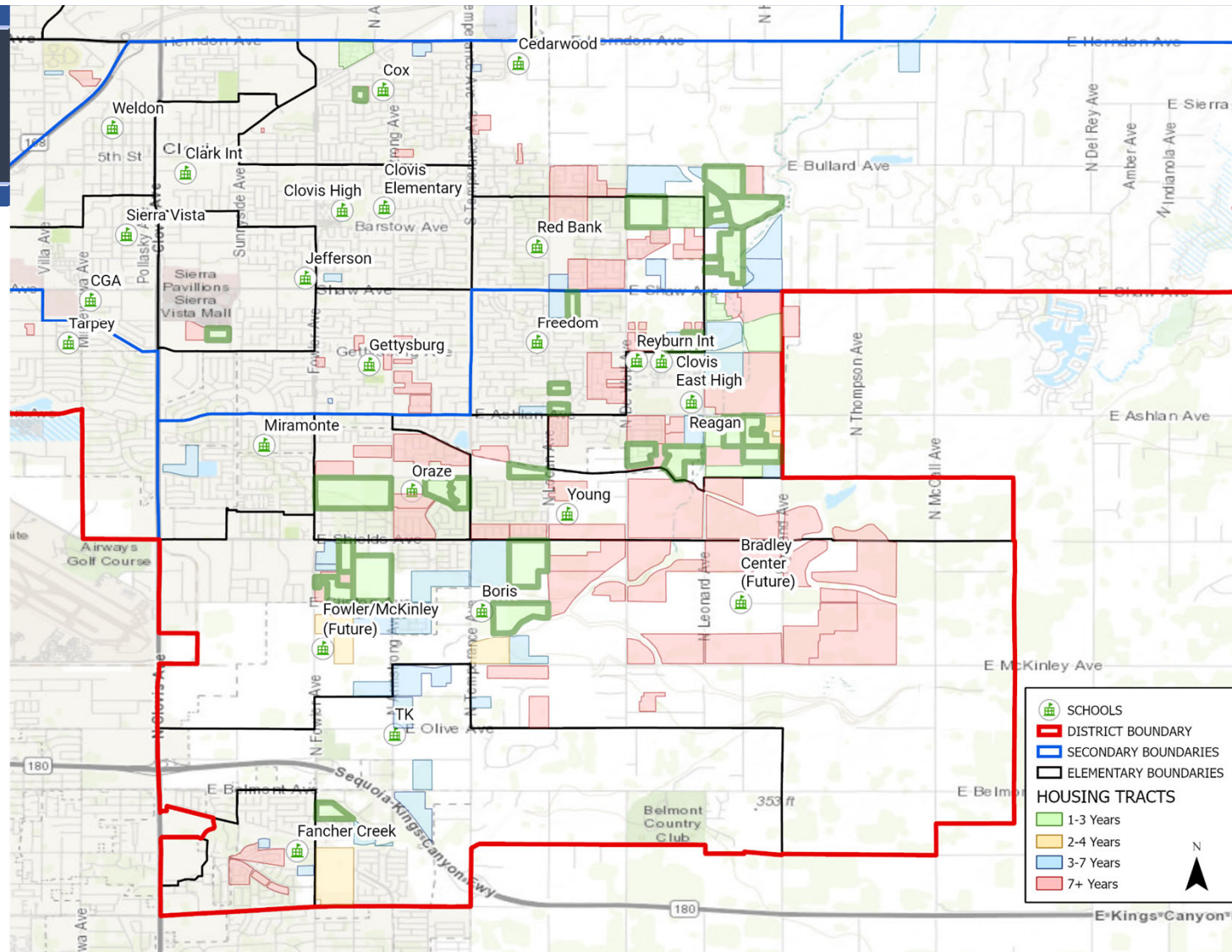


Development Activity/Potential

- Average of 1,127 SF units and 239 MF units per year during past 10 years
- Average of 1,388 SF units and 417 MF units during the past 5 years
- For this years projections we based future projections based on the 15-year average of 1,140 SF units and 224 MF units per year



Future Development Tract Maps South





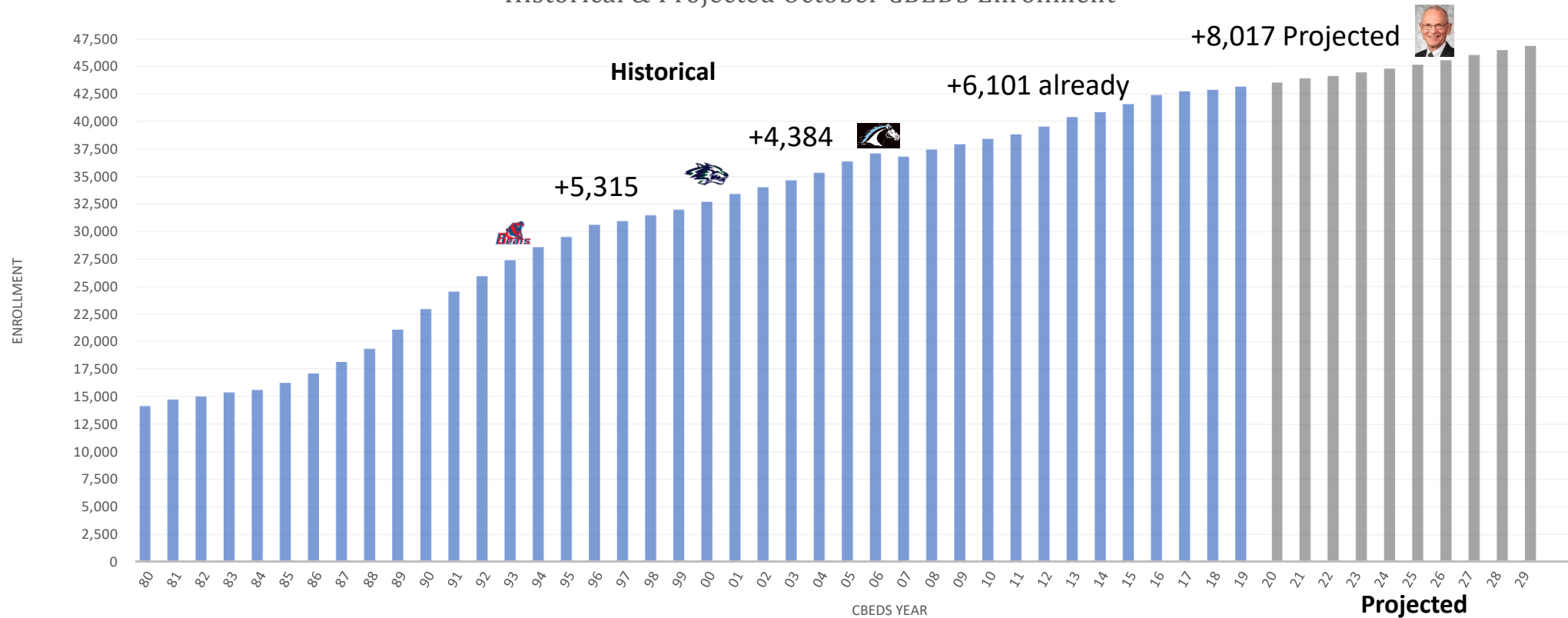


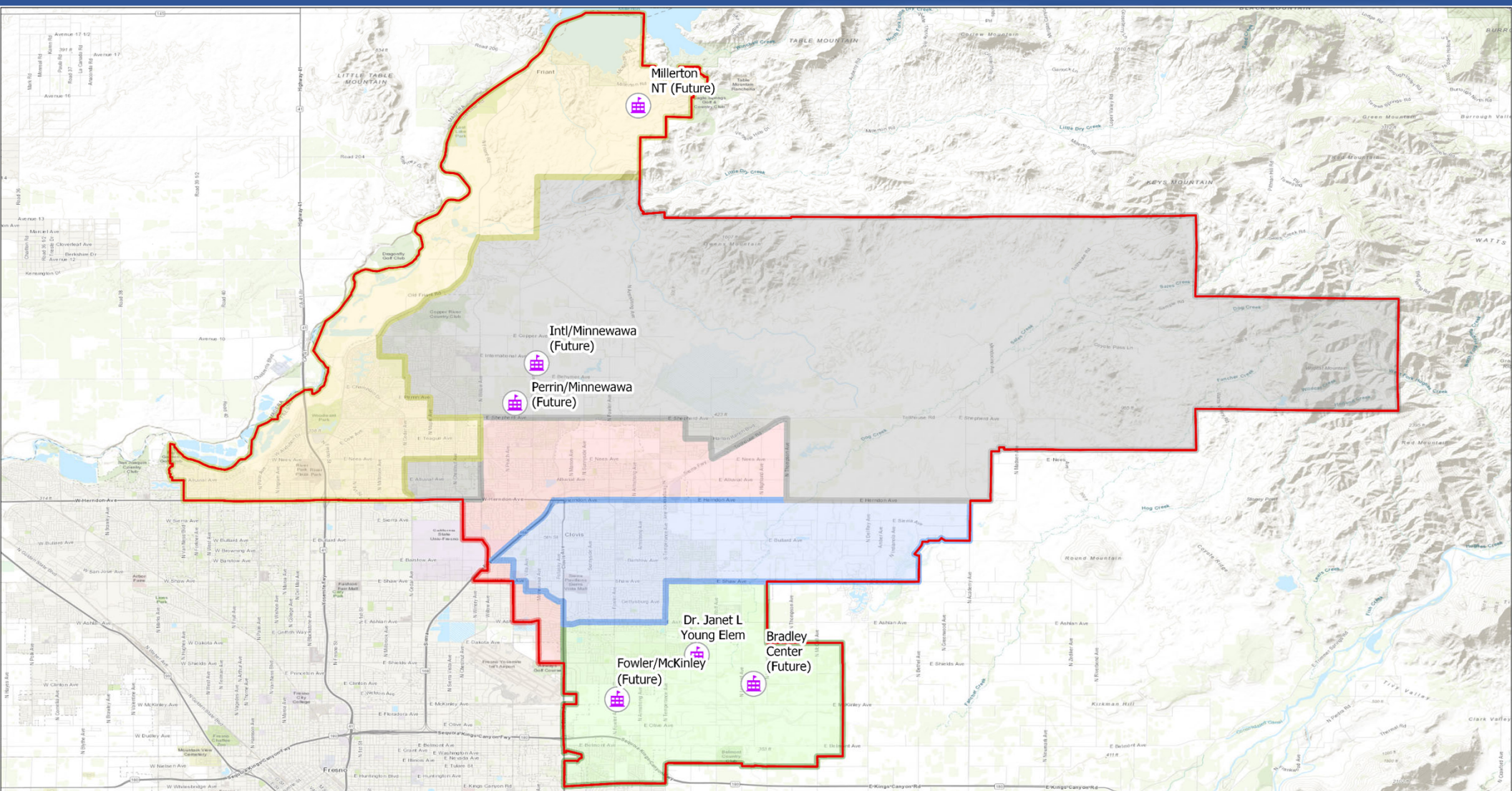
Enrollment Projections

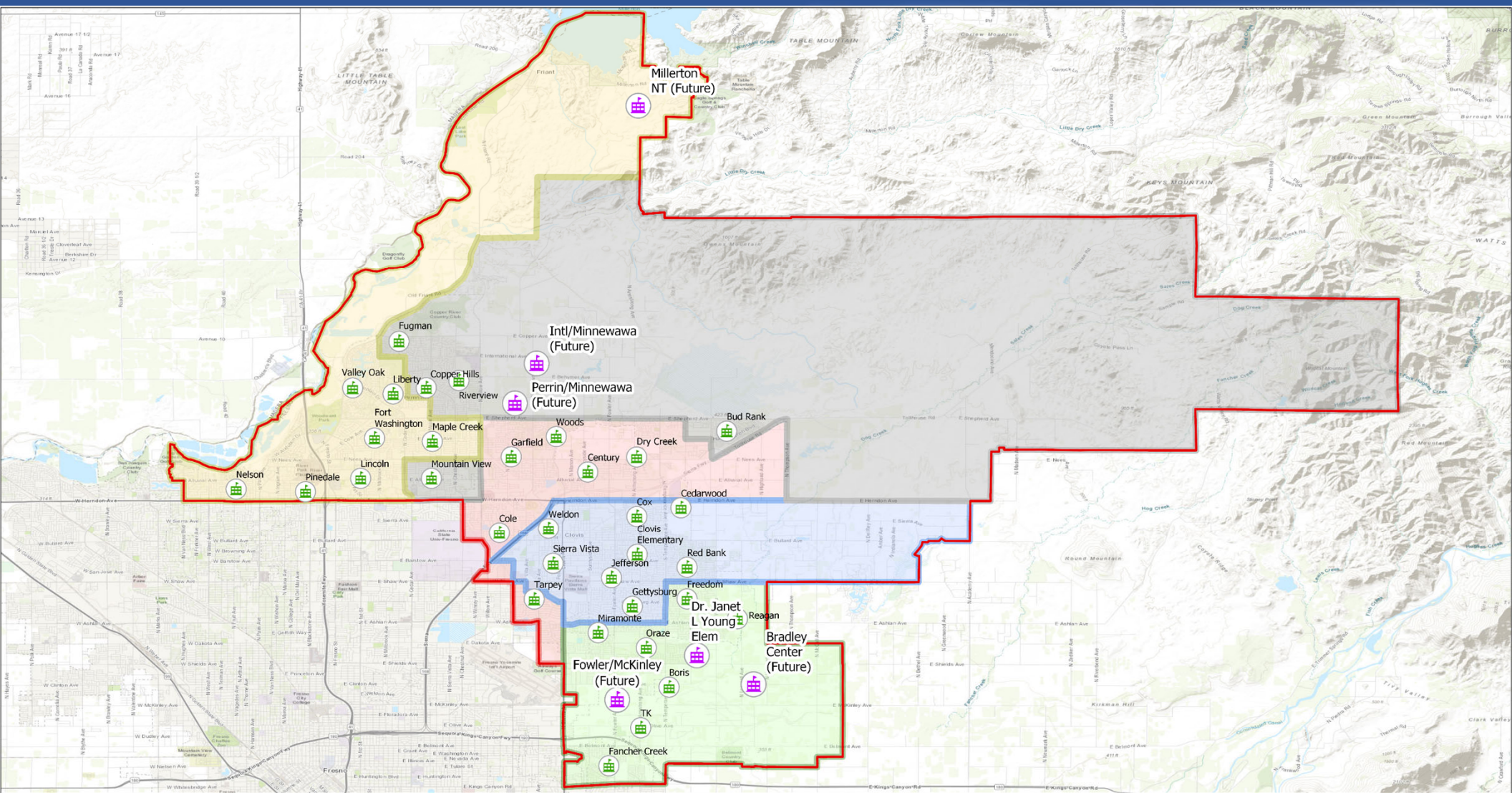
- Projected enrollment for 10 years
 - District Wide (TK-12)
 - Grade Group (TK-6, 7-8, 9-12)
 - Summary



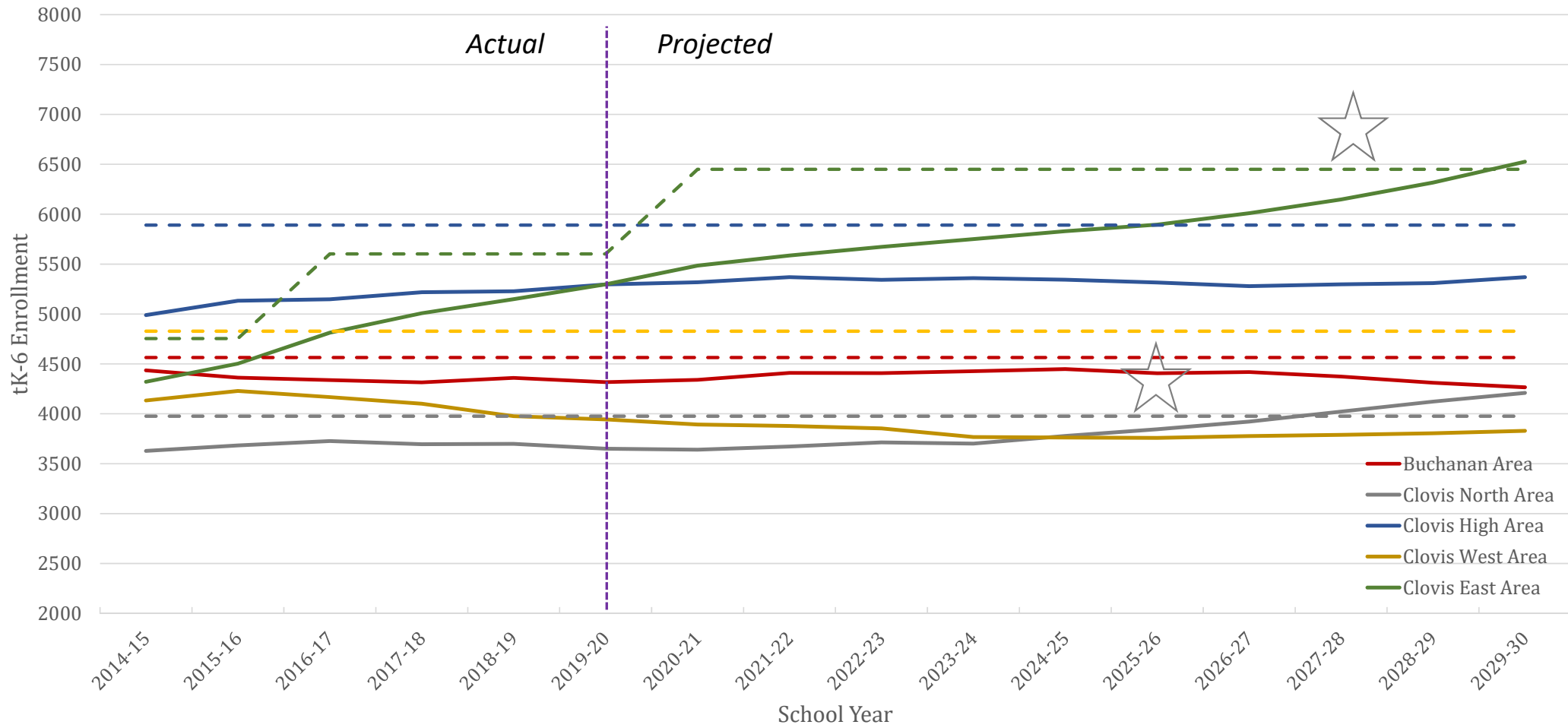
Historical & Projected October CBEDS Enrollment







Projected TK-6 Enrollment

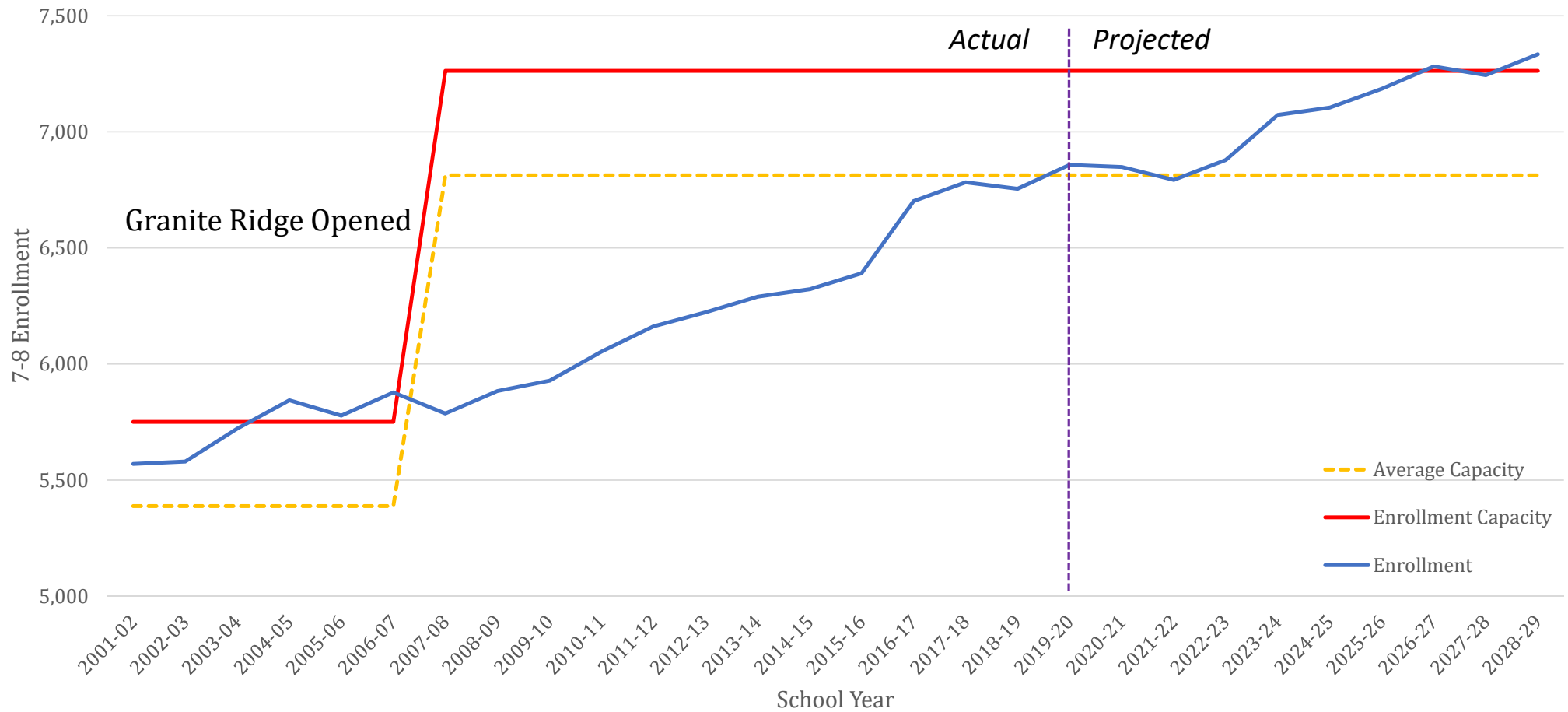




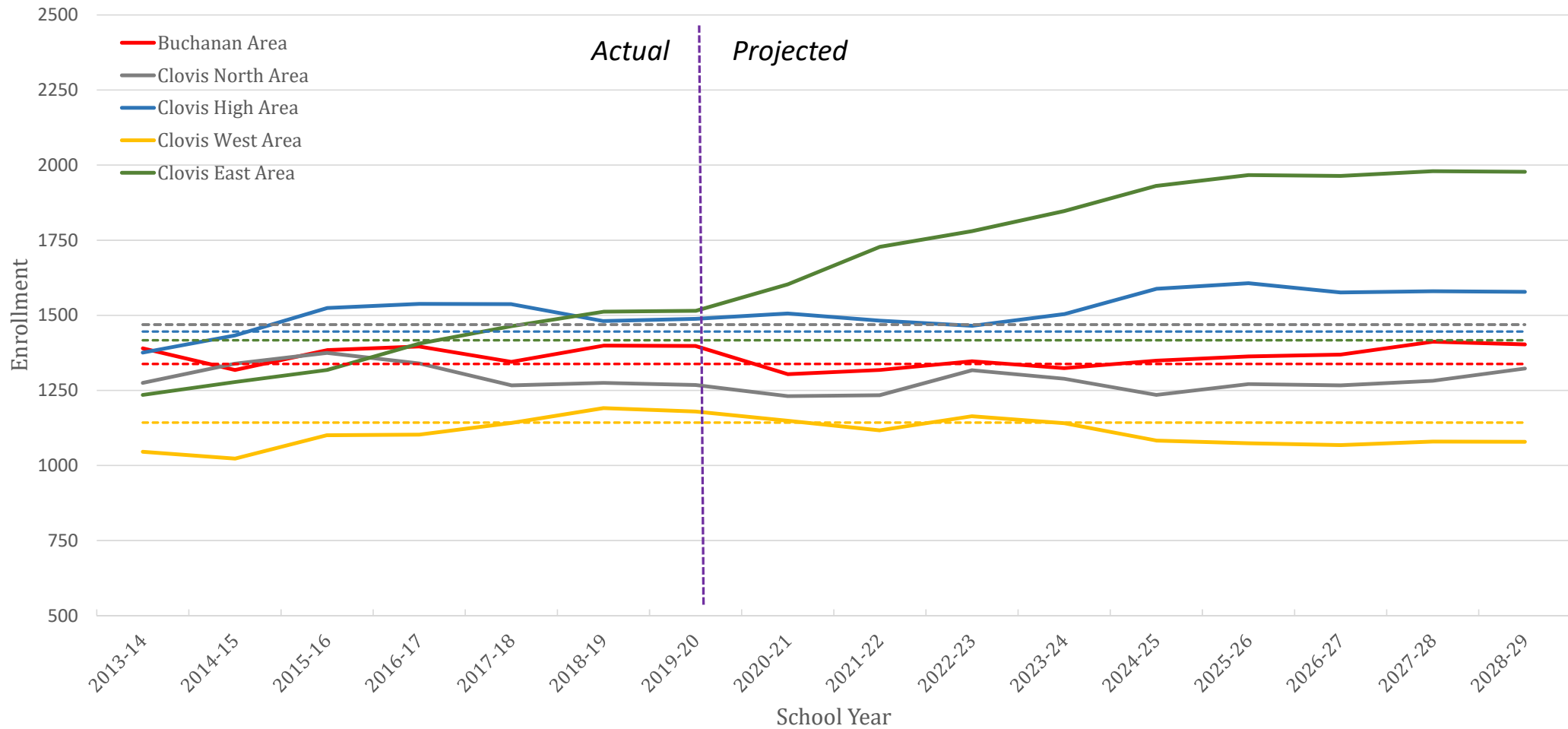
Summary: Elementary Schools

- After Dr. Janet L Young Elementary (2020-21), two more elementary schools could be needed in our district between now and 2029-30.
- Our data shows the next elementary school will be at Perrin/Minnewawa, however it is dependent on development shifting from Loma Vista to Heritage Grove.
- The Southeast (SE) area is the fastest growing: Dr. Janet L Young and other Clovis East Area elementary schools will handle enrollment in SE area until about 2027-28. The proposed site at Fowler/McKinley will likely be the next school in this area.
- The Dry Creek boundary area is currently impacted with 149 enrolled over capacity and it is projected to peak at 242 students over capacity in 2025-26. Capping and bussing will need to be considered to house these students if permanent capacity is not increased.
- Red Bank and Cedarwood are growing due to continued development in the Loma Vista area. Enrollment in these areas will be monitored as development continues and potential boundary changes will be reviewed to better balance elementary schools in this area.
- There are also sites available at Minnewawa/International, The Bradley Center, and Millerton New Town to be considered as growth areas and water availability shift over the next few years.

Projected 7-8 Enrollment



Projected 7-8 Enrollment

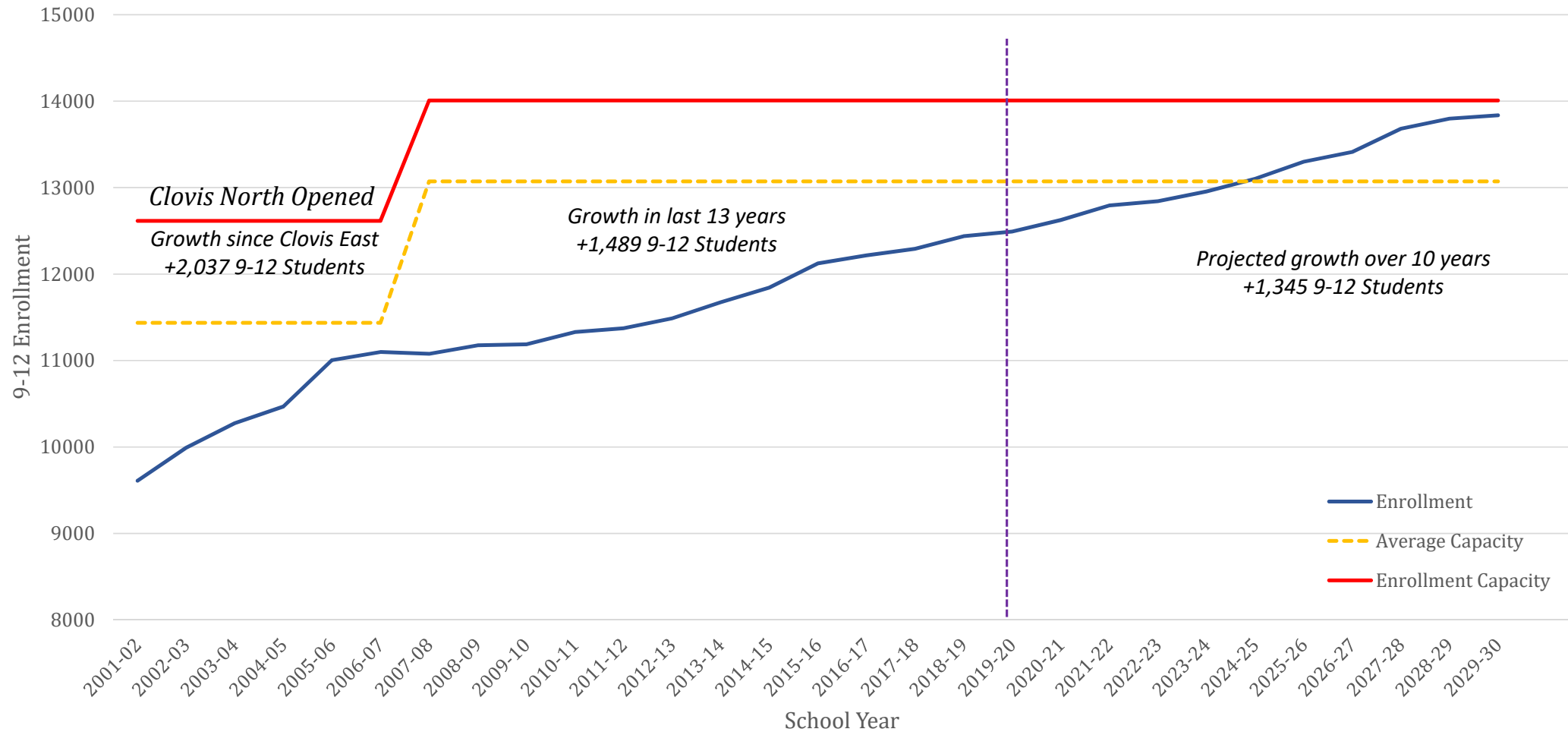




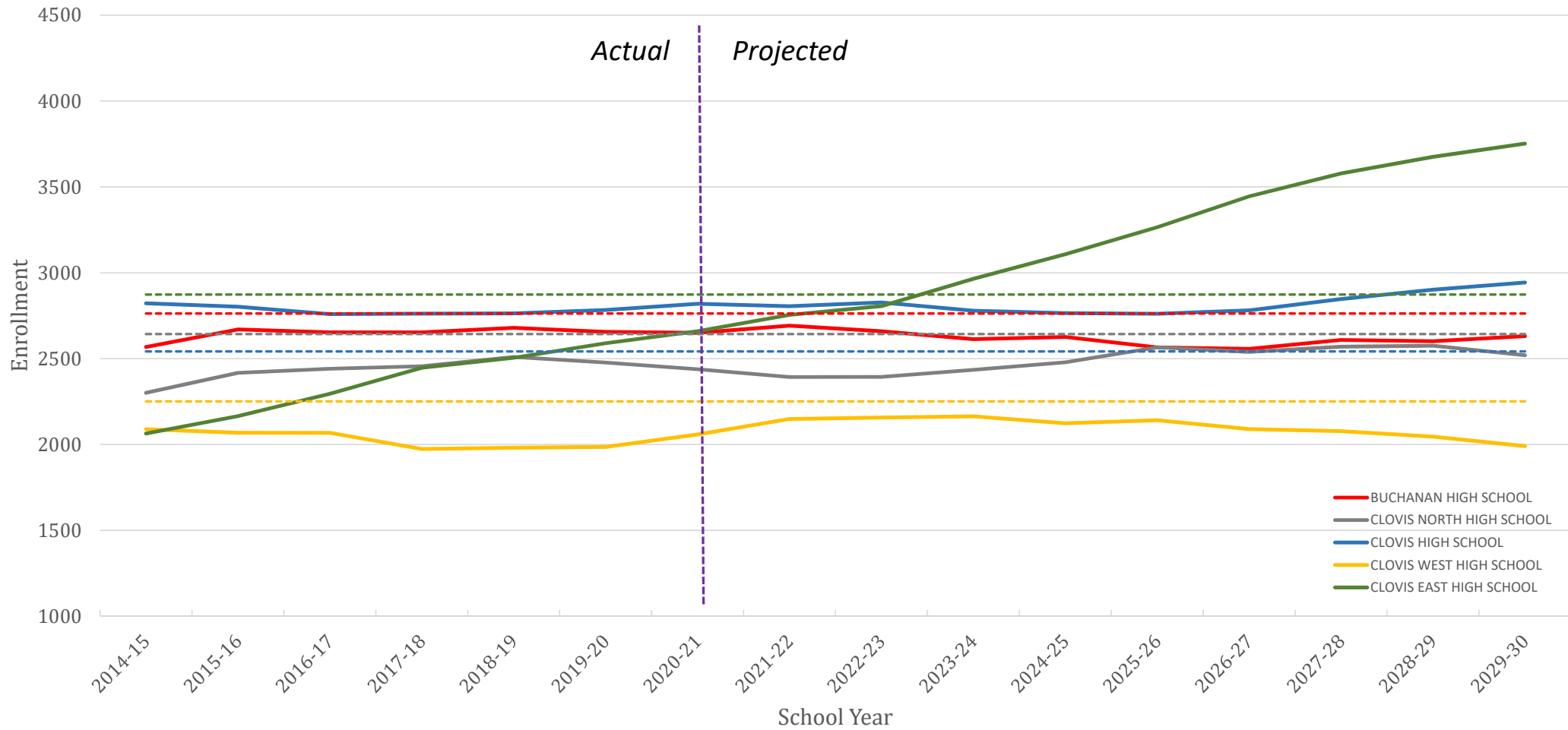
Summary: Intermediate Schools

- Our recent capacity review and study found we are already at our 'Average Capacity' for our Intermediate campuses District Wide
- By 2029-30 Alta Sierra, Clark and Reyburn are projected to be over capacity by 65, 132 and 561 students respectively
- The projected enrollments still show a need for the Intermediate portion of the Bradley Educational Center to open near the midpoint of the projection period.
- Reyburn is projected to reach over 1,800 students in 2024-25, the most students we have ever housed on a 7-8 campus

Projected 9-12 Enrollment



Projected 9-12 Enrollment





Summary: High Schools

- Clovis East High School is projected to be near 3,300 students by 2025-26, the most a high school campus has ever seen in our district. A combined 7-12 enrollment for that year at that Ed. Center is projected to be about 5,400 students.
- Opening the first phase of the Terry Bradley Educational Center in 2024-26 for grades 7-8 and adding a grade level each following year would help accommodate the growth at a reasonable pace. This potential timeline, contingent on passing a bond, would set the campus to be fully operational by the 2029-31 school years.
- The district is projected to reach the Average Capacity of our High Schools by 2024-25 and near Enrollment Capacity in 2029-30.
- None of our high schools have available capacity during the projection period to accommodate a boundary change shift a feeder school.



SEDA (South East Development Area) by the Numbers

- North of McKinley Development will produce a mixture of Single Family and Multi-Family developments totaling around 9,000 units or 4,200 TK-12 students
 - 500 7-8 Students
 - 1,000 9-12 Students
- Without this development Clovis East will be about 600 students over capacity, with it, it will be about 1,600 students over capacity
- Full build out can take 10-20 years from start of building



How will SEDA affect CUSD growth?

- No surface water means no home development
- City agencies are working with FID to identify new sources of water to continue growth
 - City of Clovis has secured a water agreement with FID along with new water fee to go with new development in the area
 - Triggering another review with City of Fresno and their contract for SEDA water supply
- City of Fresno awarded CEQA and Infrastructure study grants
 - Draft plans estimated completion in December 2021
 - Anticipating significant infrastructure development costs for the area
- Unpredictable long-term growth in the area



Short Term Conclusions

- Provide portable temporary housing at CEHS and Reyburn Intermediate started in 2018-19 and will continue as needed
- Young Elementary set to open this August for 2020-21 School Year
- Fowler/McKinley **or** Perrin/Minnewawa design starting in 2022
 - Open in August 2025 for 2025/26 school year
 - Other campus likely to open in August 2027 for 2027-28 school year

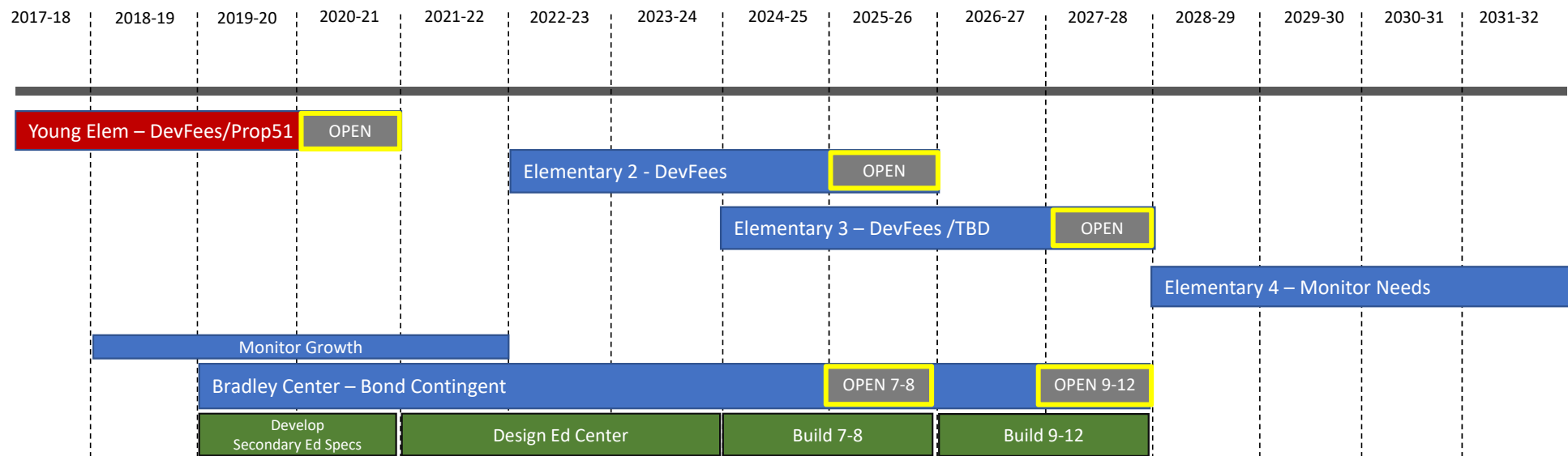


Recommendations

- Continue with the design of the Bradley Center 7-12 campus assuming development opens in the SEDA in near future (2022)
 - Boundary adjustment and temp portables @ Reyburn/CEHS
 - Would require commitment in Fall 2020 Bond
 - Continue with 7-12 design in 2020-21 school year, open in phases
 - Continue to monitor growth and development district wide
 - Lack of growth S. of McKinley would mean secondary schools would be smaller at both Reagan Educational Center and Bradley Educational Centers



Development and Funding Timeline





Funding New Facility Needs

Bond vs No Bond Scenarios



Overview of Options and Scenarios

- Reviewing options and consequences of the following for both Secondary and Elementary grade levels
 - Passing a Bond in November 2020
 - Not Passing a Bond until March 2022
 - Not passing a Bond through March 2022



Passing a Bond in November 2020

- Build Bradley Center as planned (Bond \$)
 - 2,000 Students affected by Boundary Changes
 - 1,500 Moving to Bradley Center
 - 500 Moving who do not attend Bradley Center
- 2 New Elementary Schools (Dev Fees + Prop 51)
 - 1,000 students impacted by future boundary changes to these schools
- Minimal modernizations
- Tax Rate remains \$155



Not Passing a Bond until March 2022

- Bradley Center delayed opening until at least 2026-27 SY (depending on enrollment needs)
- Short-term boundary relief needed for secondary campuses
 - No intermediate or high school campus can handle an extra elementary feeder without adding additional capacity at the site
 - Look into elementary boundary adjustments that would move students near area boundary borders
- Capping and bussing students more a likely feasible short-term solution



Not Passing a Bond until March 2022

- 2 elementary schools still funded through Developer Fees and Prop 51
- Possibly 1 year delay of next elementary school with additional cap and bussing in the district to maximize capacities
- ALL modernizations on hold through 2022
- Tax rate remains \$155



Not Passing a Bond in 2020 or 2022

- Total high school capacity is projected to exceed the cumulative Average Capacity by 764 students in 2022
- Funding for 1 elementary school with \$40M available to support additional capacity projects and existing secondary campuses
- Approximately 7,000 students will be affected by boundary changes
- Will need to consider double-session or year round schools to relieve 9-12 capacity issues by 2030 if no additional capacity is built



Not Passing a Bond in 2020 or 2022

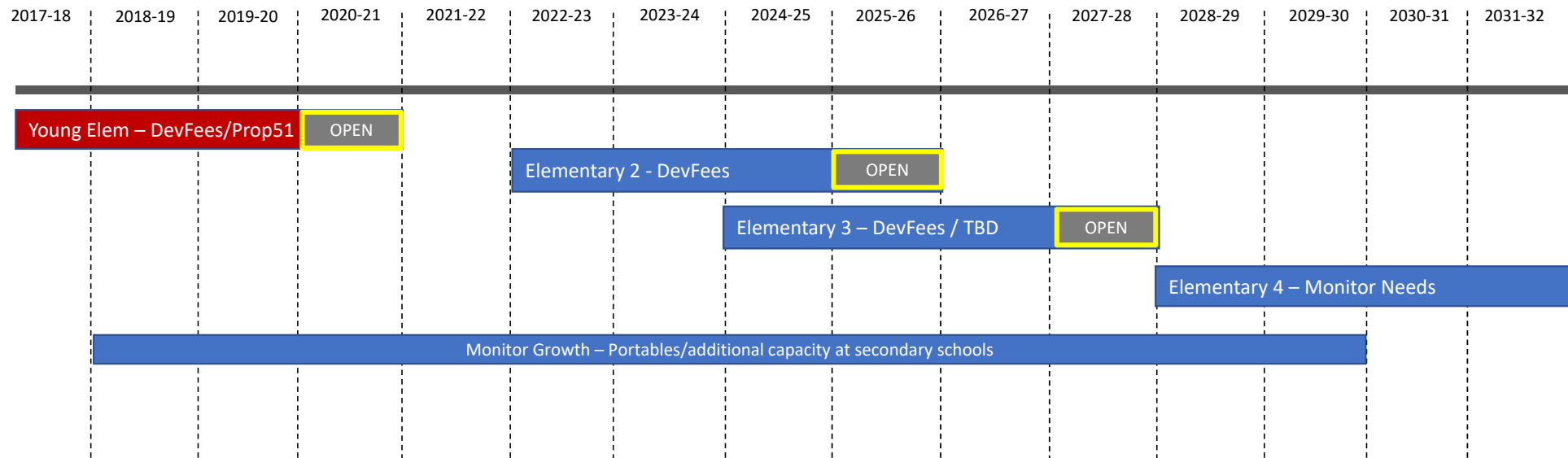
- No modernizations
- Riverview, Boris, and TK are at greatest risk of overcrowding due to projected future growth from new housing
- Tax rate remains \$155

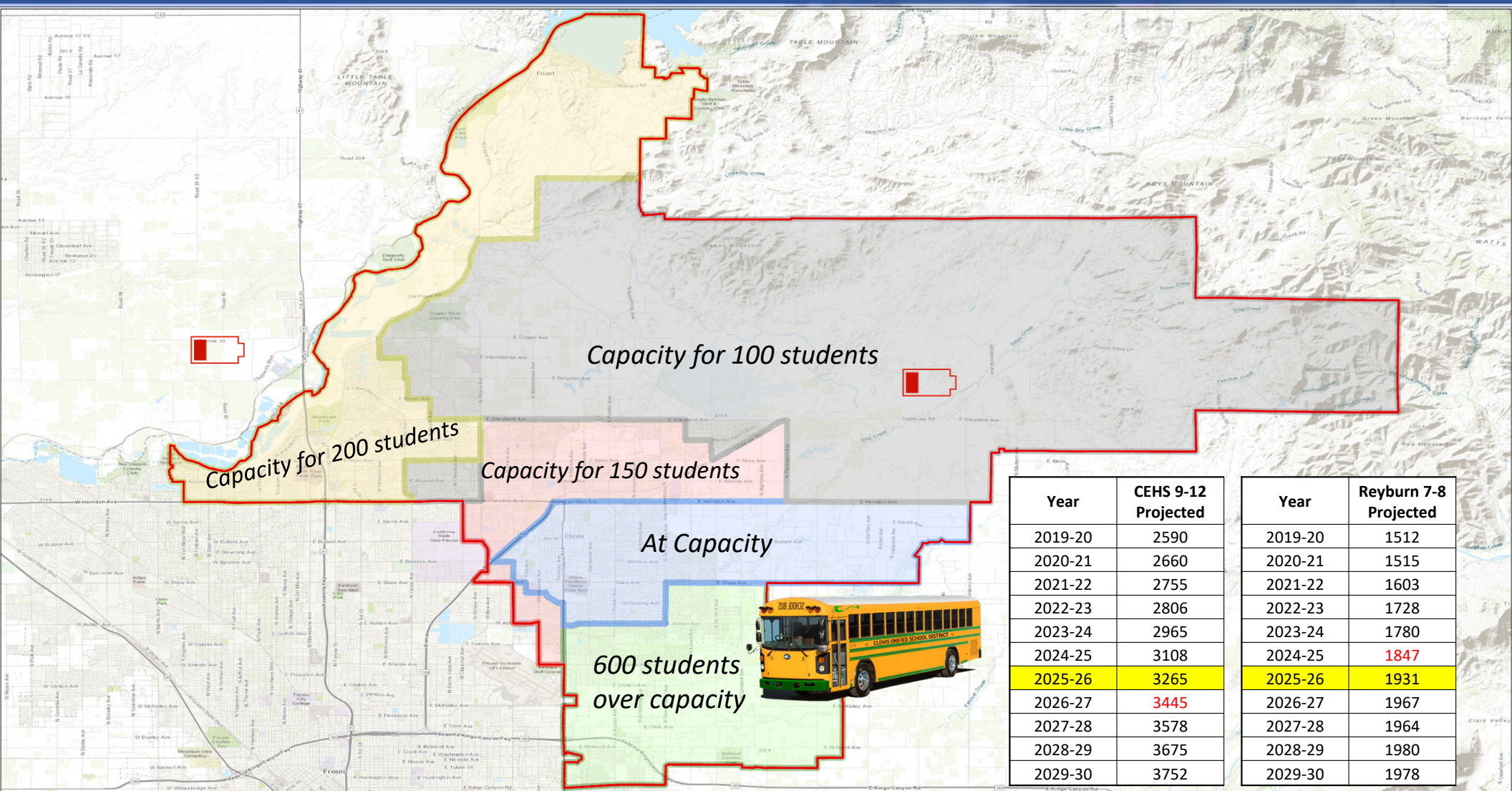


	November 2020	March 2022	No Bond
Elementary 1	<i>Dev. Fees</i>	<i>Dev. Fees</i>	<i>Dev. Fees</i>
Elementary 2	<i>Dev. Fees + Prop 51</i>	<i>Dev. Fees + Prop 51</i>	<i>N/A</i>
Bradley Secondary Campuses	<i>Bond</i>	<i>Bond - Delayed</i>	<i>N/A</i>
Additional Capacity to Existing Secondary Campuses	<i>N/A</i>	<i>N/A</i>	<i>Yes</i>
Short Term Boundary Change or Cap & Bussing	<i>N/A</i>	<i>Yes</i>	<i>Yes</i>
District Wide Boundary Change	<i>N/A</i>	<i>N/A</i>	<i>Yes</i>
Double Session / Year Round Schools	<i>N/A</i>	<i>N/A</i>	<i>Potentially</i>
Tax Rate	\$155	\$155	\$155



Development and Funding Timeline without Bond passage





Year	CEHS 9-12 Projected
2019-20	2590
2020-21	2660
2021-22	2755
2022-23	2806
2023-24	2965
2024-25	3108
2025-26	3265
2026-27	3445
2027-28	3578
2028-29	3675
2029-30	3752

Year	Reyburn 7-8 Projected
2019-20	1512
2020-21	1515
2021-22	1603
2022-23	1728
2023-24	1780
2024-25	1847
2025-26	1931
2026-27	1967
2027-28	1964
2028-29	1980
2029-30	1978



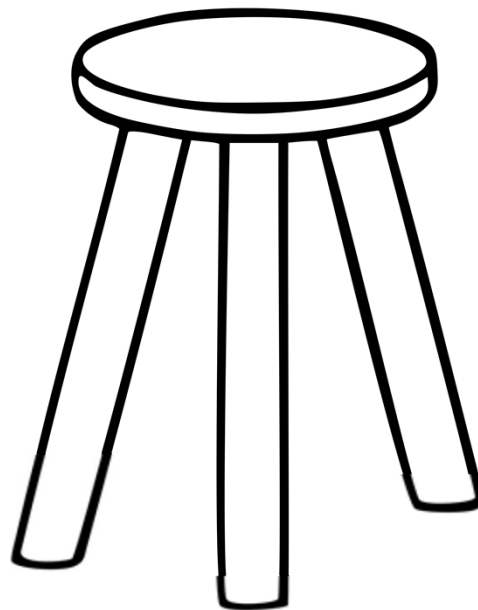
Bond Planning

November 2020



Facility Financing in the State of California

Local Bonds



State Facility Program

- Prop 51
- Future 2020 / 2022 State Bond

Developer Fees



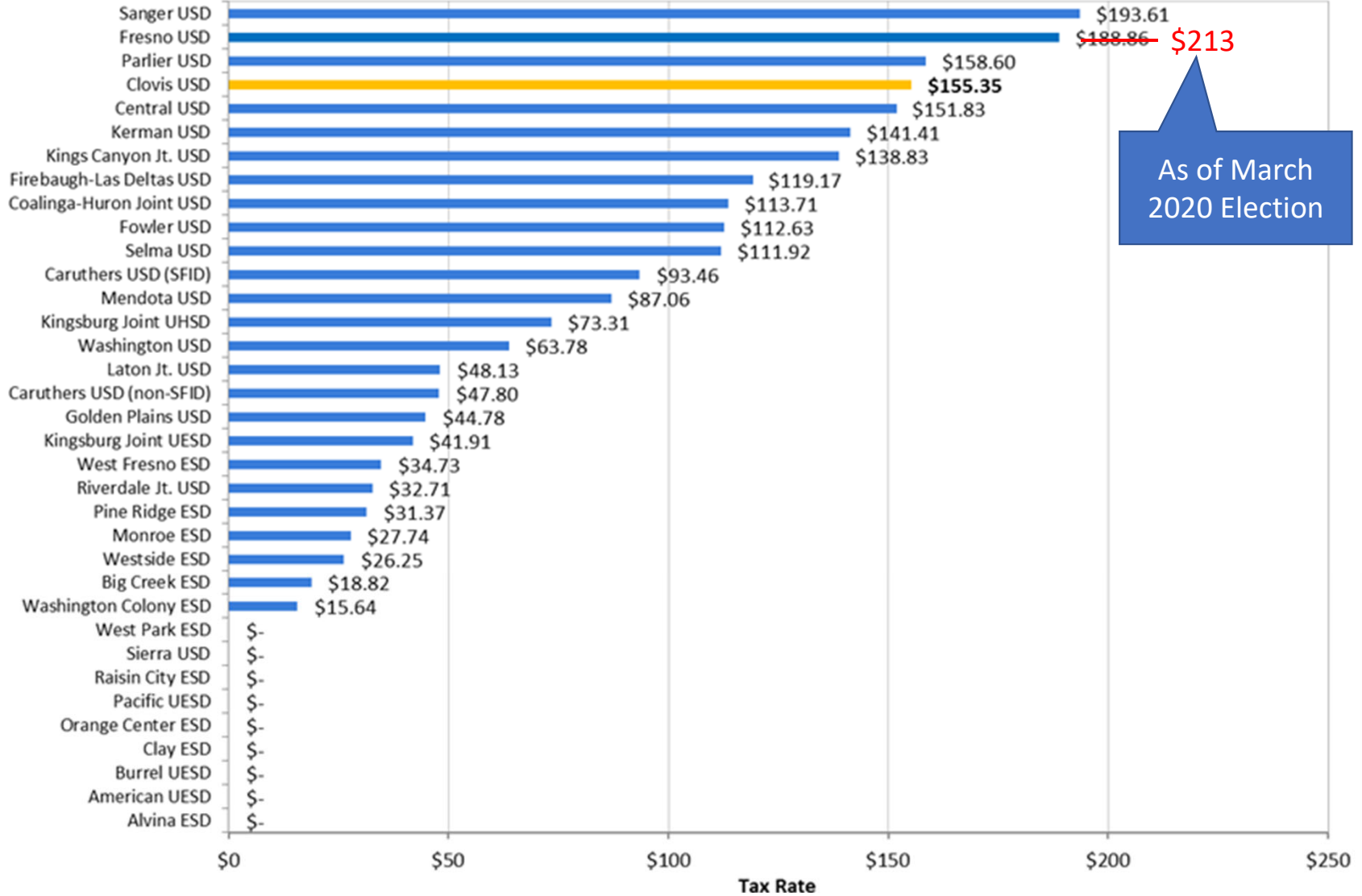
Historical Annual Tax Rates for All Outstanding Bonds

- \$224 1986-1993 7 years
- \$197 1994-2010 16 years
- \$186 2011-2012 1 year
- \$155 2012-present



Fresno County K-12 School Districts 2019-20 Tax Rates

(Source: Fresno County Auditor-Controller)





FM3 Community Post –Election Survey Data

- Generally Speaking, would you say that CUSD has a great need for additional funding, some need, a little need, or no real need for additional funding?
 - Great/Some Need: 46%
- In a few words of your own, please tell me why you voted yes/no:
 - Yes: 41% - School needs improvement/we need it
 - Yes: 25% - Education is important/support education/believe in school
 - No: 37% - Raises Taxes
 - No: 17% - Schools have enough money/ we don't need it



FM3 Community Post –Election Survey Data

- I am going now going to mention different reasons why some people said they voted no to oppose Measure A. For each one, please tell me how important of a reason it was to you personally.
 - 81% - We cannot afford to keep passing more ballot measures that raise our cost of living.
 - 77% - Clovis Unified is already collecting a lot of property taxes from past bond measures.
 - 73% - Would have increased the Clovis Unified portion of my property taxes.
 - 60% Funds would be wasted and not used as promised by school administrators.



FM3 Community Post –Election Survey Data

- I am now going to mention different reasons why some people said they voted yes to oppose Measure A. For each one, please tell me how important of a reason it was to you personally.
 - 89% - To remove hazardous materials like mold, lead paint and asbestos.
 - 89% - To fix rundown classrooms and outdated school buildings by repairing leaky roofs and deteriorating plumbing systems.
 - 88% - To remove hazardous materials like mold, lead paint and asbestos.
 - 82% - to expand schools and build new ones to accommodate growth in student population.



FM3 Community Post –Election Survey Data

- Knowing that Measure A did not pass in March does that make you more or less likely to support a possible ballot measure to increase funding to upgrade and repair CUSD's classroom and schools this November?
 - Total more likely – 34%
 - Total less likely – 18%



Sample Bond Scenarios (November 2020)

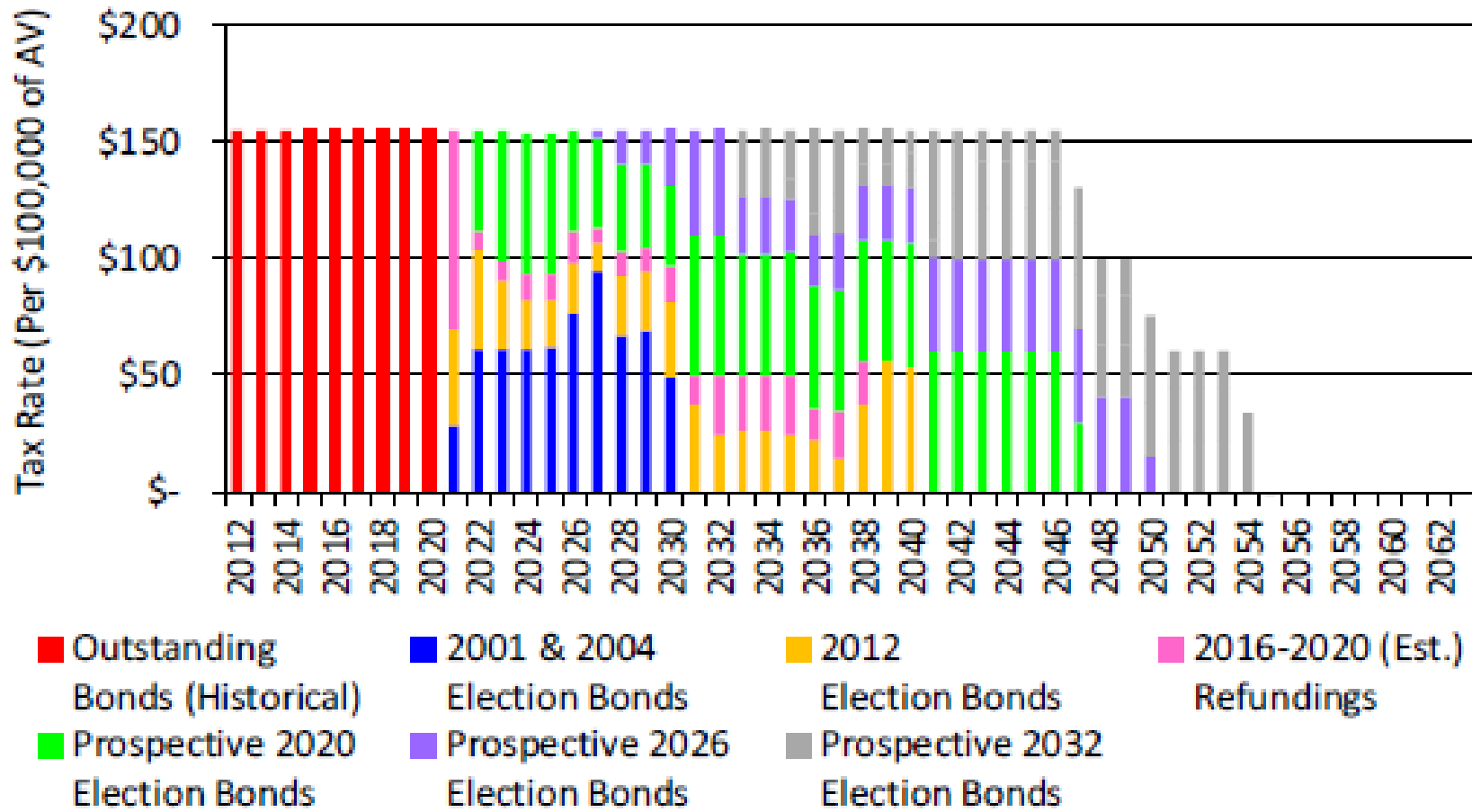
Option	Annual Tax	Term of Bonds	% CABs	Repayment	2020/22/24 Distributions	Total
1	\$ 155.35	25	30%	2.2 to 1	25/75/remain	\$ 335,300,000
2	\$ 155.35	25	no max	no max	25/75/remain	\$ 369,200,000
3	\$ 155.35	30	no max	no max	25/75/remain	\$ 433,200,000



Sample Bond Scenarios (March 2022)

Option	Annual Tax	Term of Bonds	% CABs	Repayment	2022/24/26 Distributions	Total
1	\$ 155.35	25	30%	2.2 to 1	32/75/remain	\$ 385,700,000
2	\$ 155.35	25	no max	no max	32/75/remain	\$ 428,000,000
3	\$ 155.35	30	no max	no max	32/75/remain	\$ 491,400,000
4	\$ 155.35	25	30%	2.2 to 1	Equal	\$ 348,000,000

Projected Tax Rates





Next Steps

- Reconvene Citizens Committee to Study Capital Facility Needs to review new scenarios and survey information.
- District Administration will make recommendation to Governing Board in June 2020.





THANK YOU !

