



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

SPECIAL GOVERNING BOARD MEETING
April 21, 2021

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

4:00 P.M. - OPEN SESSION

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**

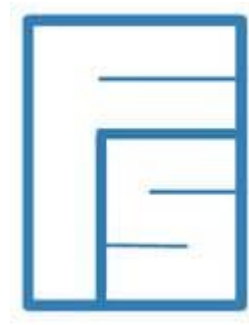
2021 Governing Board Workshop Facility Services

April 21, 2021



FACILITY SERVICES VISION:

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







Overview

- Overview of Department
- Architect/Contractor Selection
- Enrollment Projections
 - Impacts of COVID-19 (yield rates, 10 yr. projection, loss of students)
- Future Project Planning
 - Bond project list
 - Facility Finances
 - SFNA (School Facilities Needs Analysis)– Developer Fees
 - Future Bond Needs (2024)



Facility Tenants

- 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



Denver Stairs
Assistant Superintendent

Lussy Vang
Administrative Assistant, Sr.

Rick Lawson
Director, Construction &
Engineering

Chris Smith
Project Manager

Chris Petty
Director, Plant Operations

Chris Allen
Manager, Custodial Services
Secondary

Bill Rice
Manager, Custodial Services
Elementary

Ralph Westcott
Manager, Grounds/Landscape
Services

Adam Belmont
Manager, Maintenance

Nick Mele
Administrator, Facility Services

Cheryl Cross
Administrative Assistant

Stuart Ogren
Coordinator, Energy
Management

Gary Foster
Building Automation System
Analyst II

Eric Colvin
Building Automation System
Analyst I

Andrew Nabors
Senior Analyst, Development
& Boundary Analysis

Cherie Larson
Senior Accountant





Team Present for April 21st meeting

- **Denver Stairs** – Assistant Superintendent, Facility Services
- **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 Senior, Facility Services





It's People Not Programs





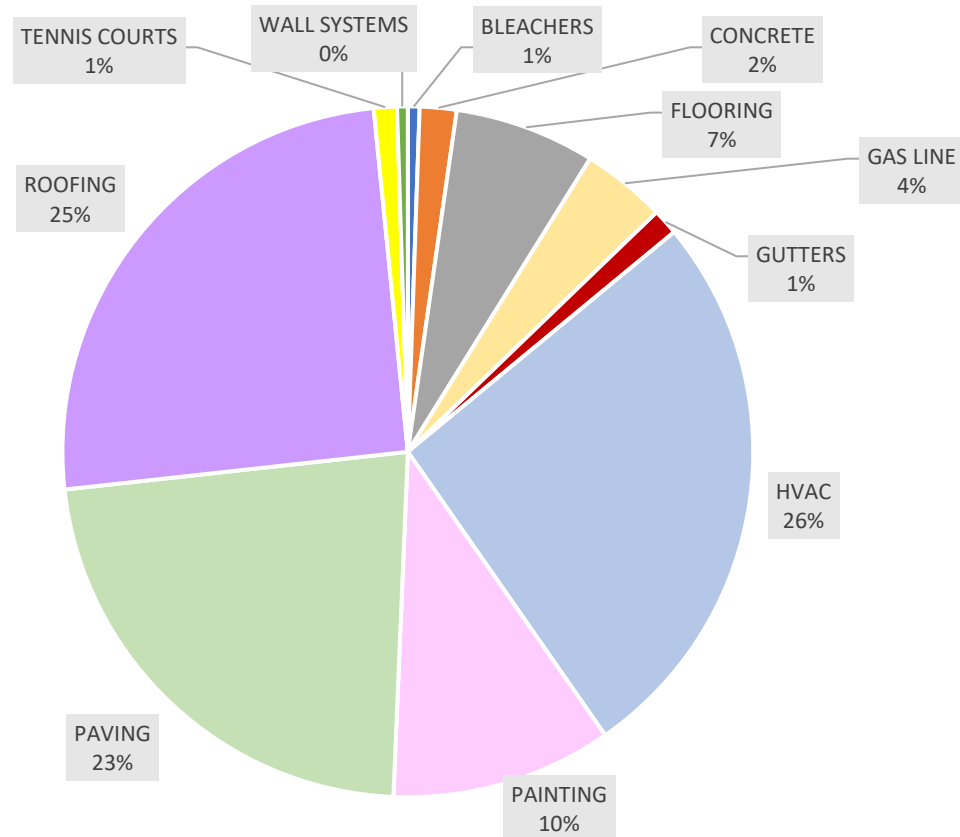
It's People not Programs

- Field Requests – Processes an average of 58,000 active schedules per year
- Custodial cleans 4.8 million square feet of buildings daily
- Maintenance
 - Completed 10,000 work orders ytd
 - Maintain 4.8 million square feet of buildings
- Grounds
 - Mow 537.14 acres of turf weekly
- Energy Department
 - Since FY2007/2008 the Energy Department has applied for and received over \$11.5M in rebates
 - Solar has offset our electrical costs by \$15.9m
- Finance
 - Manage over \$700m in the next 6 years
 - ZERO Audit findings for last bond measure
- Construction
 - Since 2012, completed over 200 construction projects
 - Since 2012, processed 5,955 invoices and payment applications
 - Since 2012, paid out \$805,097,268
- Development
 - Tracking 198 Developments (77 Active) totaling over 11,000 lots annually



Deferred Maintenance 2017-2020

Bleachers	\$ 83,509
Concrete	\$ 263,226
Flooring	\$ 1,006,034
Gas Line	\$ 602,535
Gutters	\$ 186,499
HVAC	\$ 4,017,176
Painting	\$ 1,580,988
Paving	\$ 3,451,153
Roofing	\$ 3,844,086
Tennis Courts	\$ 164,570
Wall Systems	\$ 76,556
TOTAL	\$ 15,276,333





Architect & Contractor Pools

- Architects (est. 2017)
 - Darden
 - Gonzalez
 - SIM/PBK
 - Teter
- Contractors (est. 2018)
 - Bernard's
 - Bush
 - Durham
 - Harris
 - Mark Wilson





Enrollment Projections & Implications

Boundary Adjustments / Bradley Center



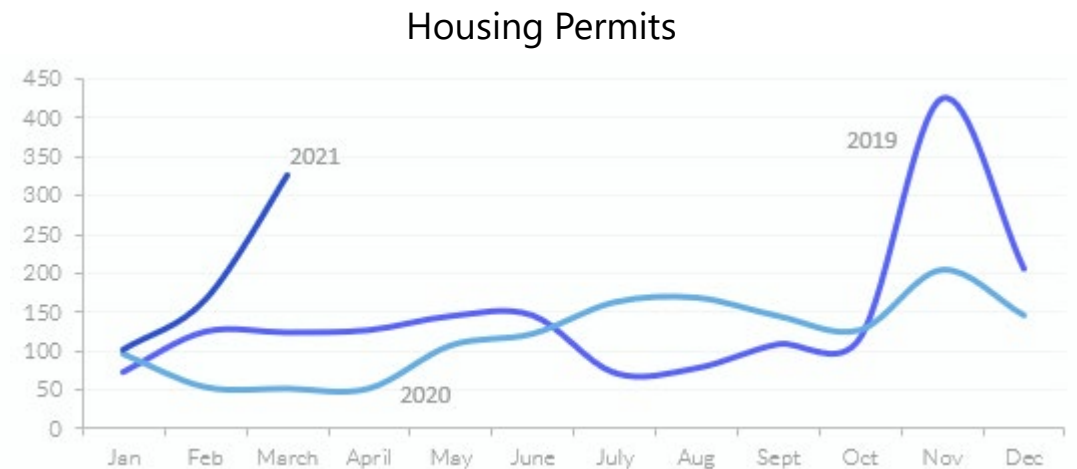
Using Enrollment Projections

- 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

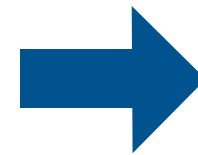


Impacts from COVID-19

- Expected to see a dip in the housing market and instead saw the exact opposite.
- Experiencing a significant dip in enrollment, mainly in our primary grade levels
- Anticipating when and how many of our “missing” students will return has proven challenging
- Yield rates for new housing declined



61
Students per
100 Homes



57
Students per
100 Homes



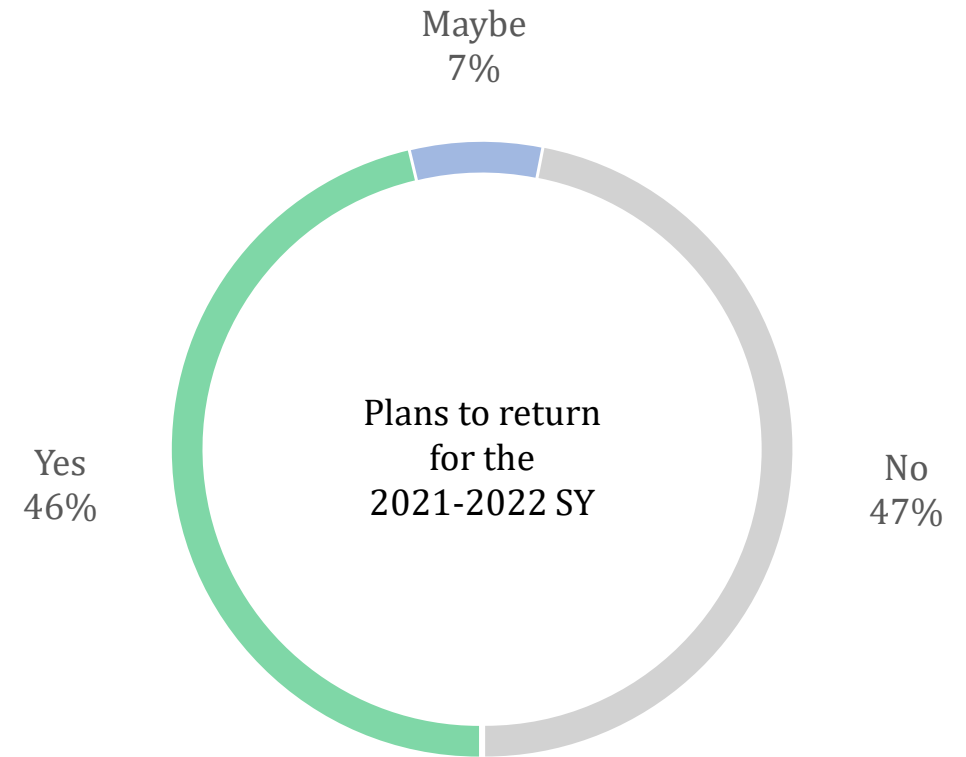
Current Enrollment

- -461 in TK/K
- -684 in TK-2nd Grade
- Not concentrated in any boundary area
- Some areas saw greater losses in various grades than others
 - CW was +5 in K projections while others averaged -75
 - BHS had double digit gains in grades 7-9



-1,121

Enrolled Students
vs Projected





FACILITY SERVICES



85%

Still live within
CUSD boundaries



11%

Planned to return
this year



1,018

FEWER new
enrollments over
prior year



249

MORE TK-6
drops over
prior year



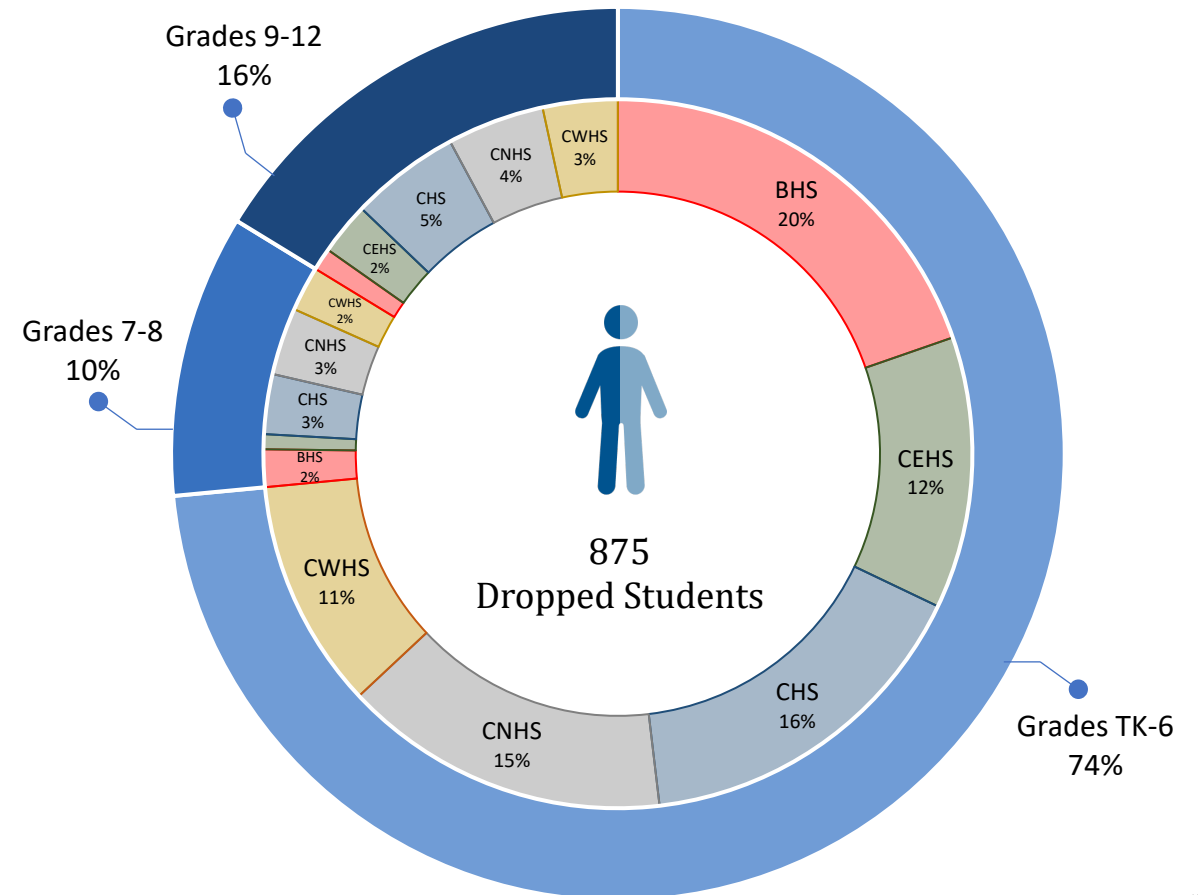
18

MORE 7-8
drops over
prior year



79

FEWER 9-12
drops over
prior year



* Numbers based on 2019 and 2020 October CBEDs numbers





Master Enrollment Plan

- 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

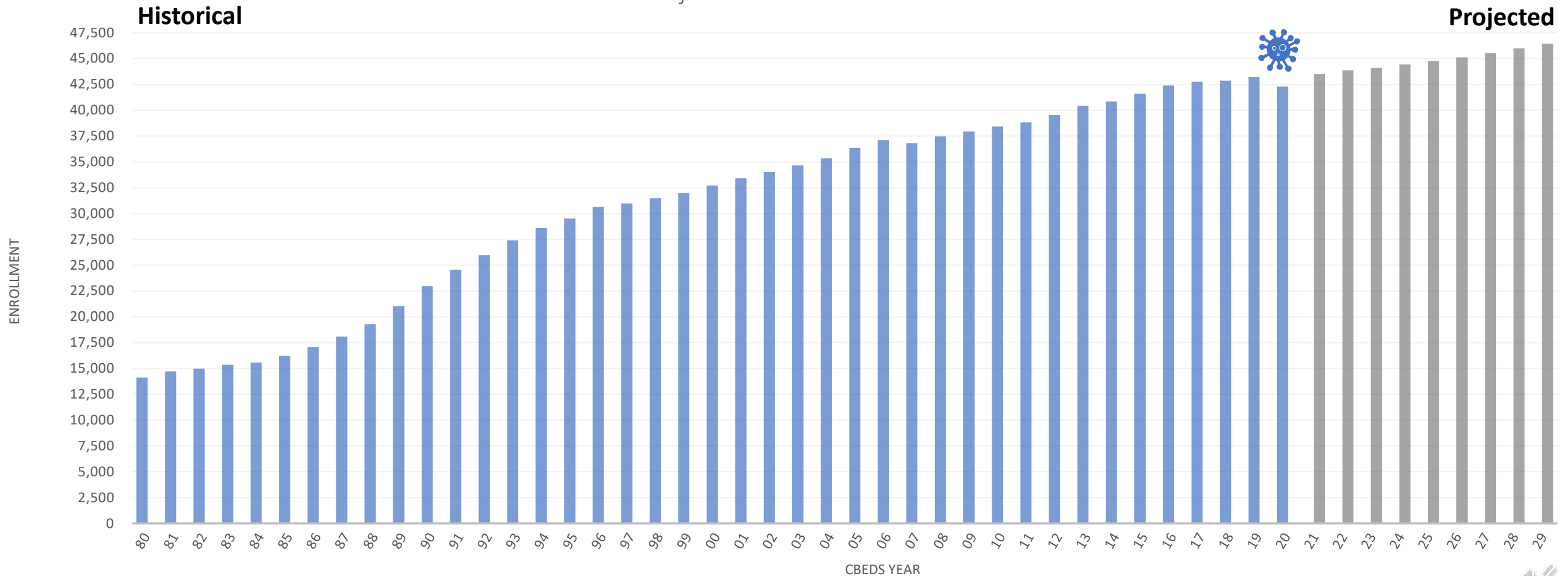
**This is typically an annual process. Was not completed this year due to COVID*



FACILITY SERVICES

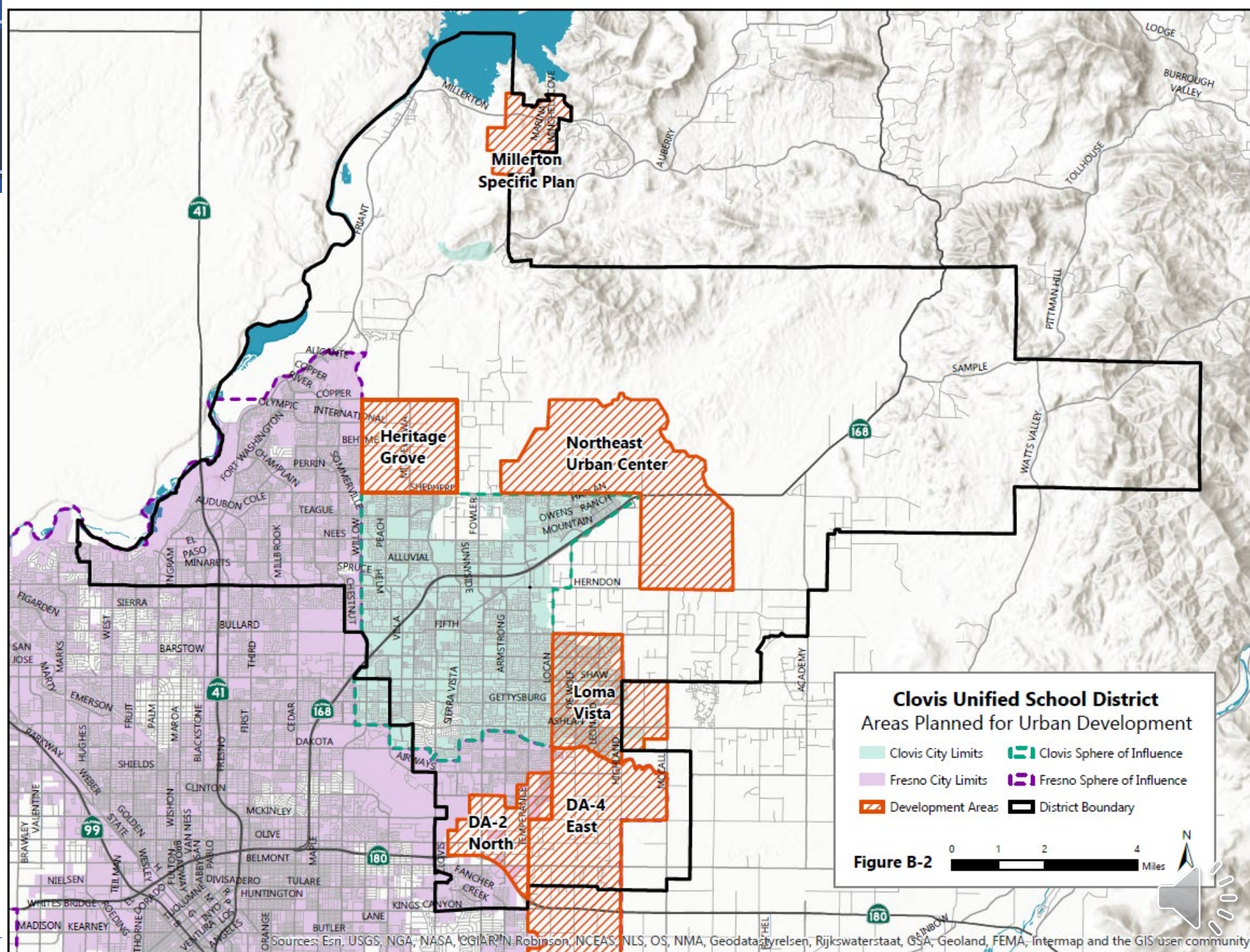


Historical & Projected October CBEDS Enrollment





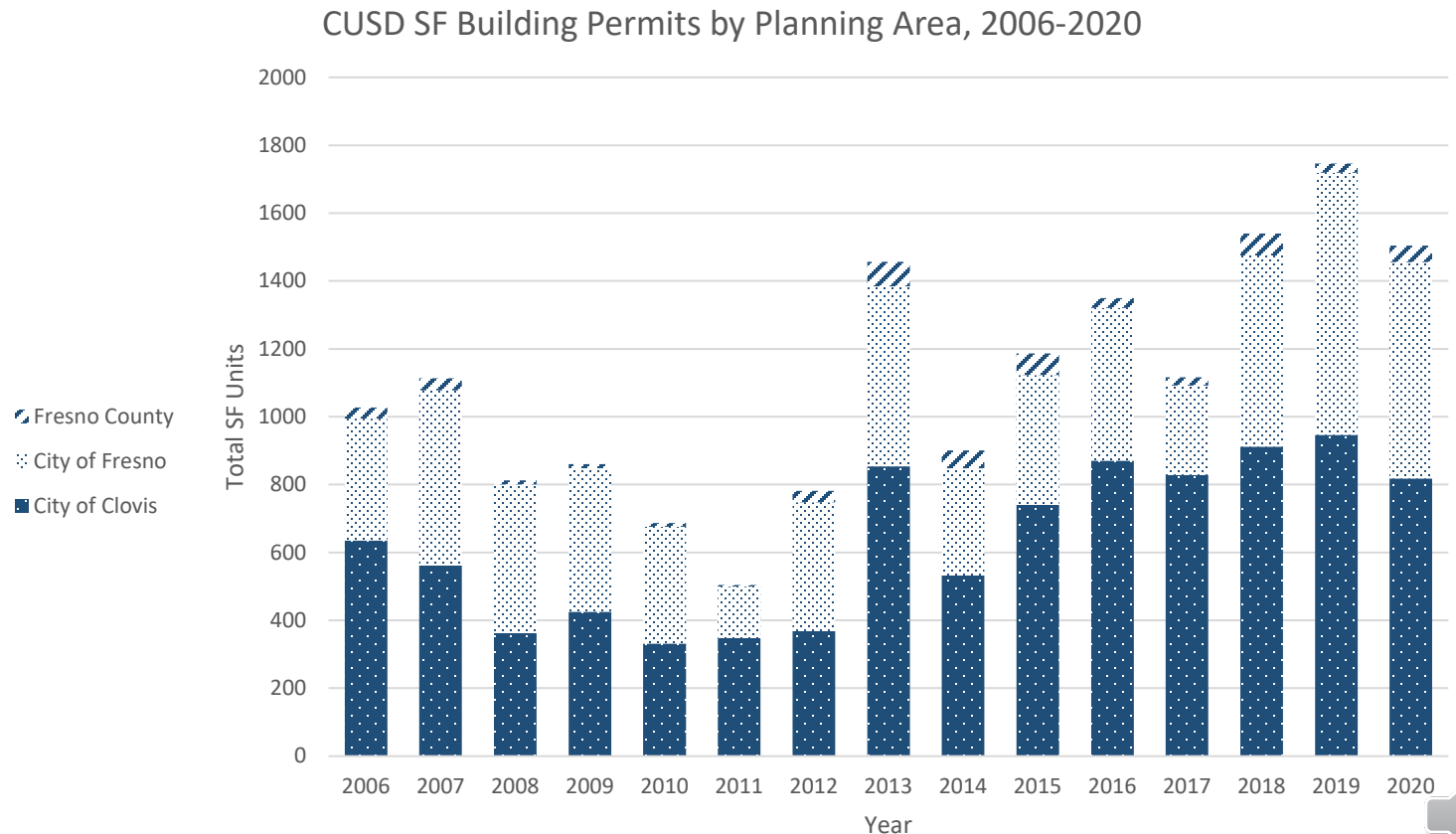
Potential Development Areas





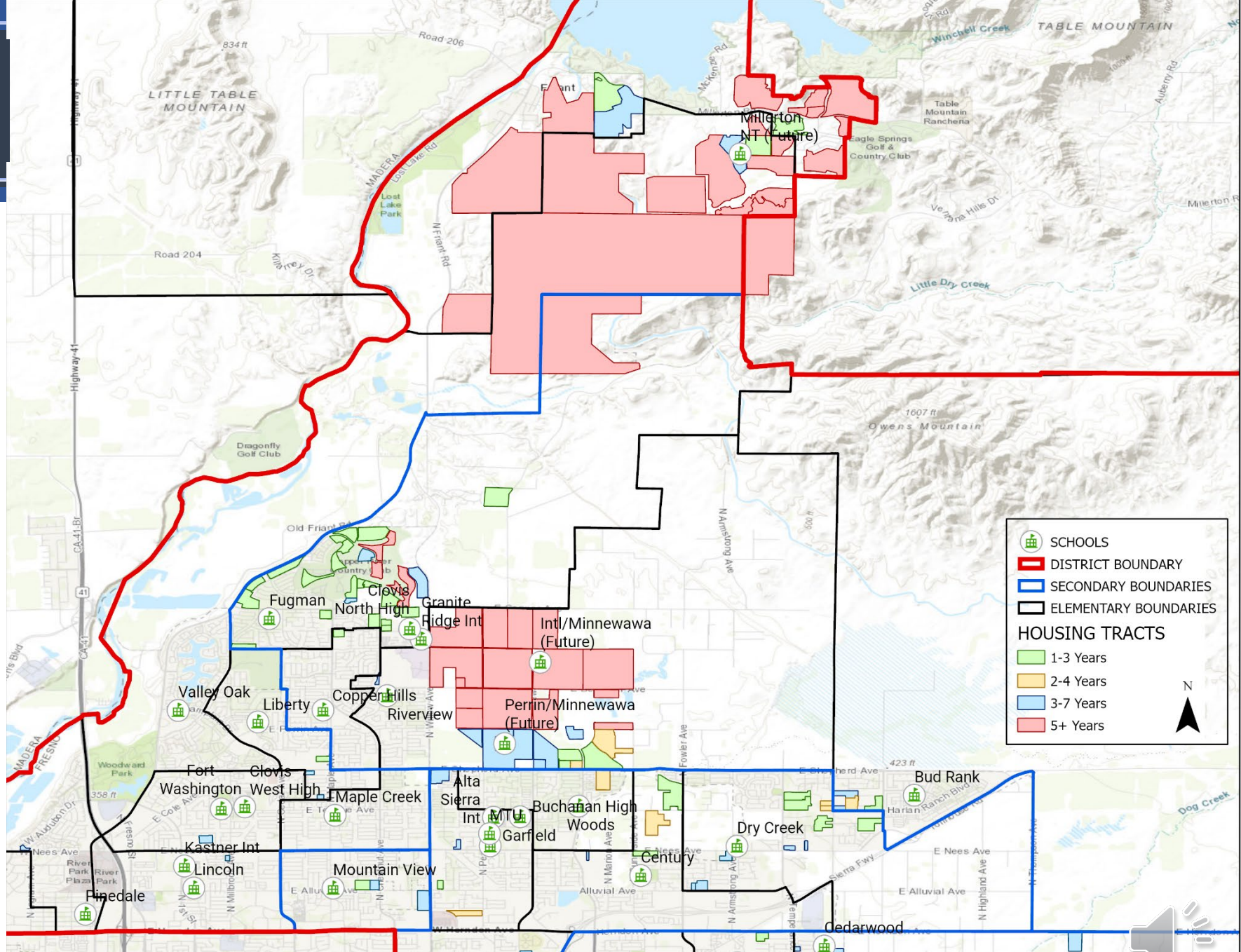
Development Activity Potential

- Average of 1,208 SF units and 288 MF units per year during past 10 years
- Average of 1,105 SF units and 507 MF units during the past 5 years
- 15-Year Averages were used for last years projections to account for the uncertain impact COVID would have on our local market

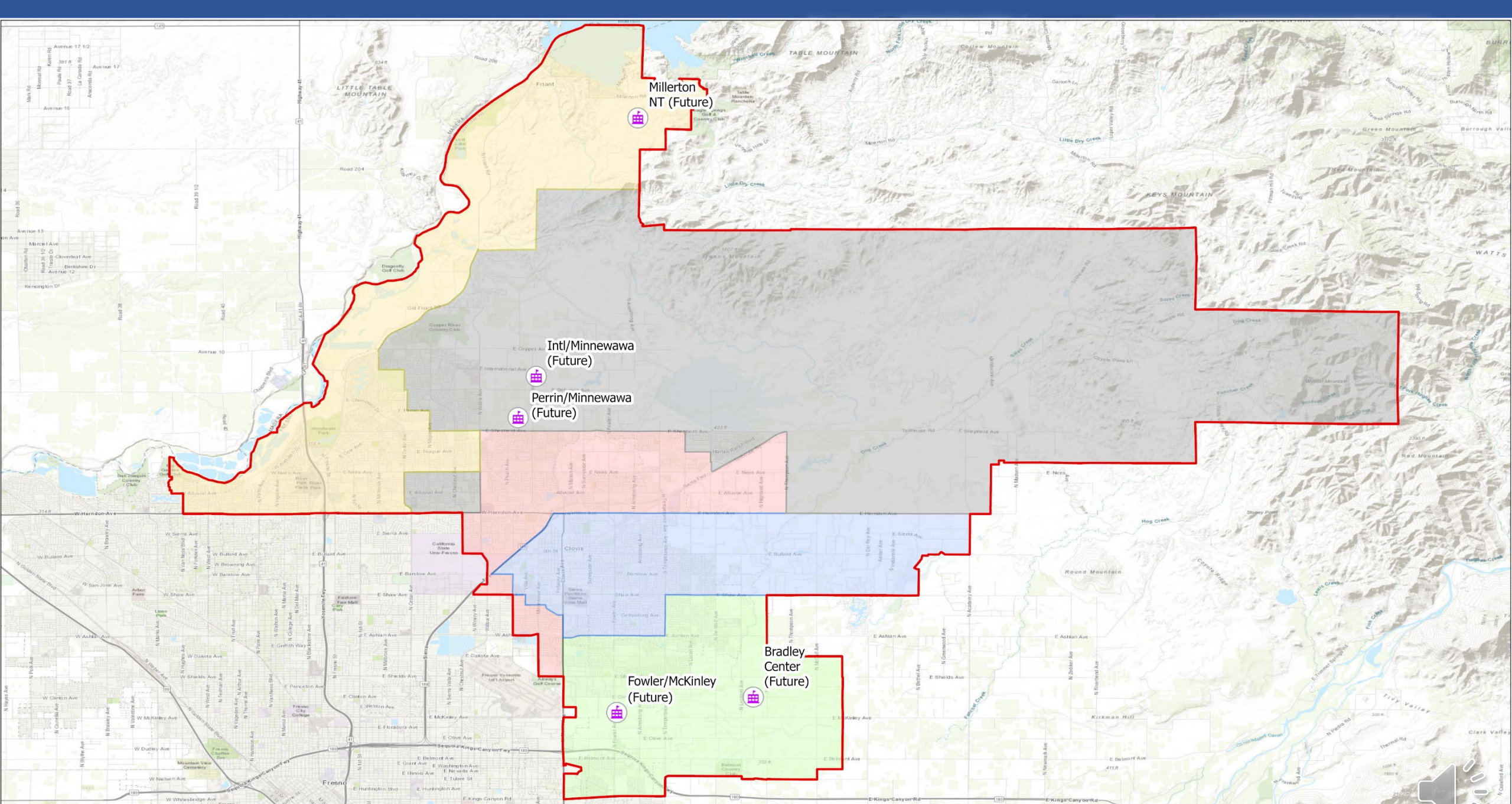


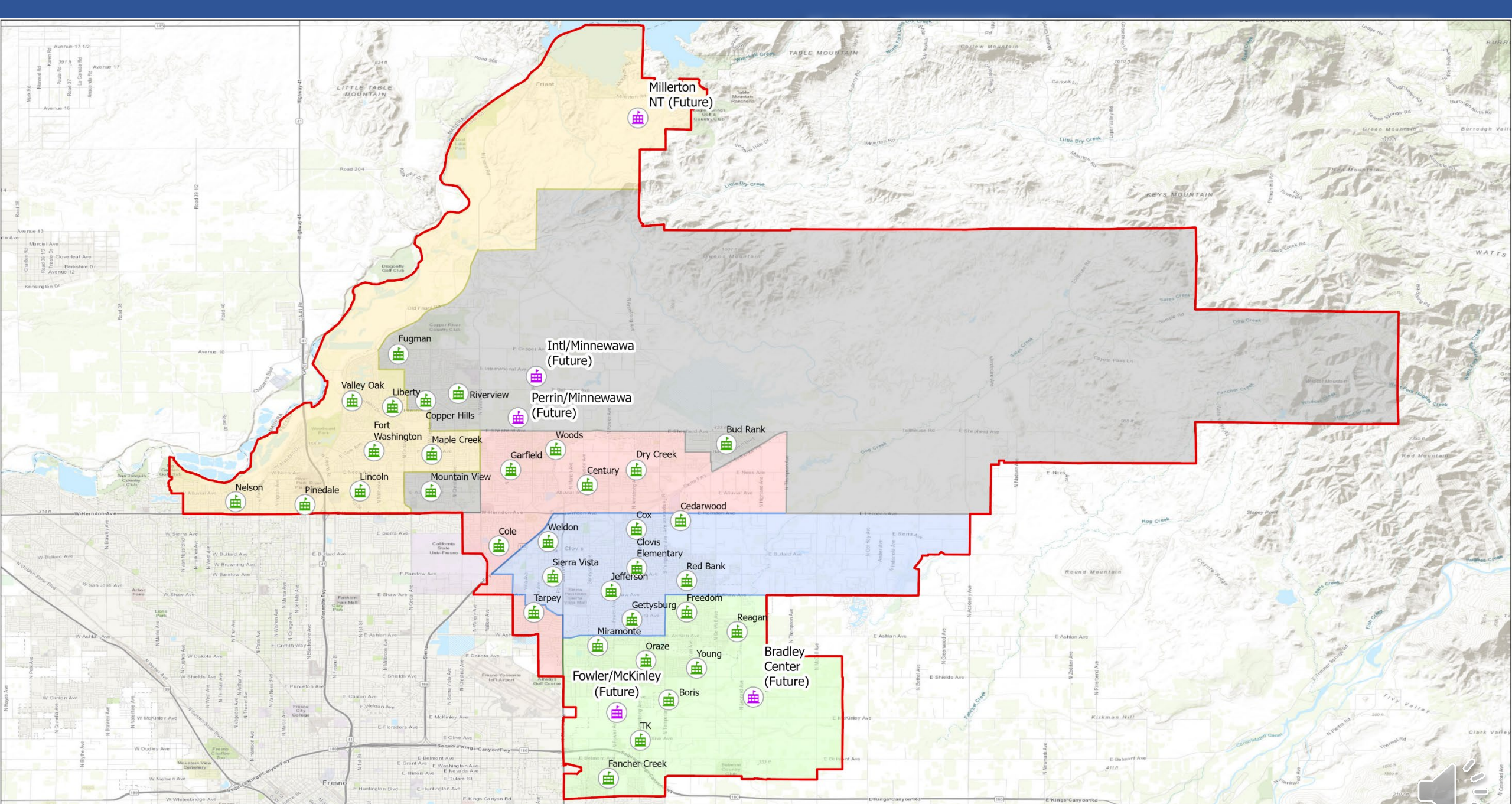


Future Development Tract Maps North











Summary: Elementary Schools

- Our projections show a need for two more elementary schools between now and 2029-30.
- Our data shows the next elementary school will be at either Perrin/Minnewawa or Fowler/McKinley pending the development activity and student yields in each area.
- The Dry Creek boundary area is currently impacted. We have a new permanent classroom wing addition under construction at the site to increase permanent design capacity by 3 classrooms. Capping and bussing may be needed at the start of this next year prior to the completion of this project.
- 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.



Summary: Secondary Sites

- Reyburn Intermediate is projected to reach 1,800 students in 2024-25, the most students we have ever housed on a 7-8 campus
- 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 2025 for grades 7-8 and adding a grade level each following year would help accommodate the growth at a reasonable pace. This timeline would set the campus to be fully operational by the 2029-30 school years.



Enrollment Challenges

- Balance enrollment without needing massive boundary changes
- COVID-19 impacts on our timelines/projections
- We expect two upcoming spikes in enrollment
 - When CUSD returns to full time in-person
 - When other districts also return - if later than CUSD



Boundary Changes

- 3 Schools opening in 3 years starting August 2024
- Boundary change process will start next year for the first elementary school
- Will need to consider at that time if we need to complete a district-wide boundary change as we prepare for the first phase of The Bradley Center the following year or if the district wide boundary change will be a separate process.
- We expect 2,300 students will be affected by boundary changes in the next 10 years as a direct result of opening new schools



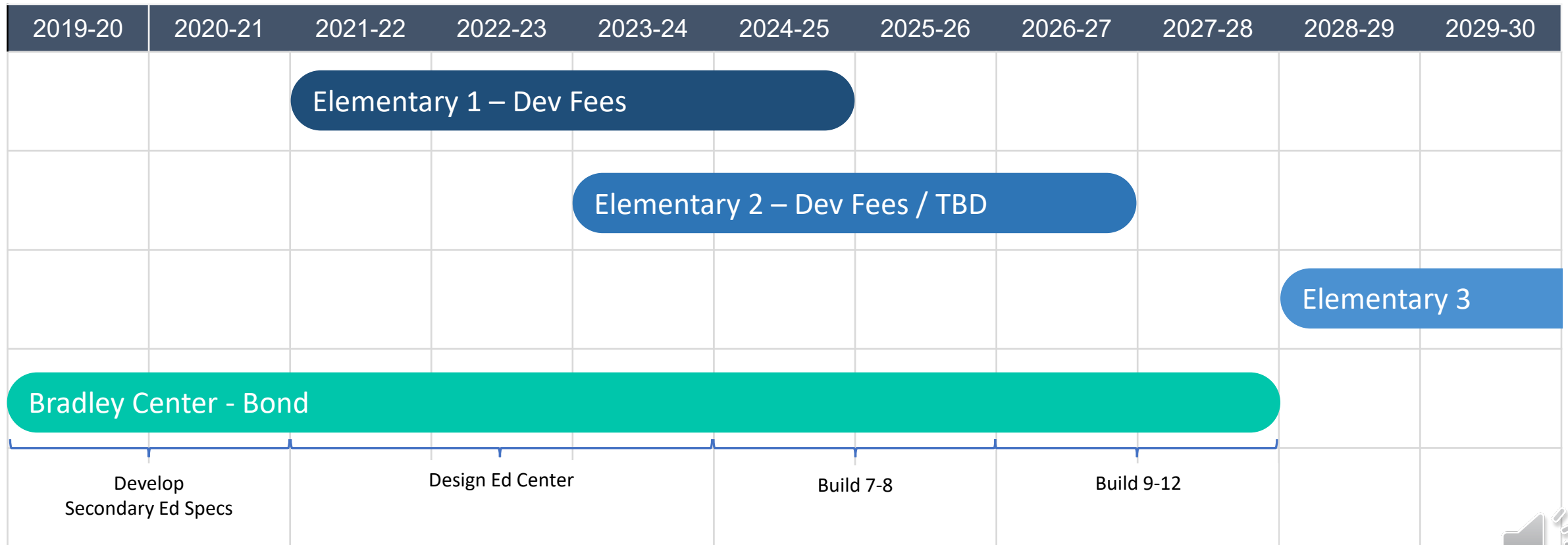


SEDA (South East Development Area) Update

- 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
- City of Fresno awarded CEQA and Infrastructure study grants
 - Public EIR Draft expected December 2021
 - Anticipating significant infrastructure development costs for the area
- Unpredictable long-term growth in the area



Development and Funding Timeline

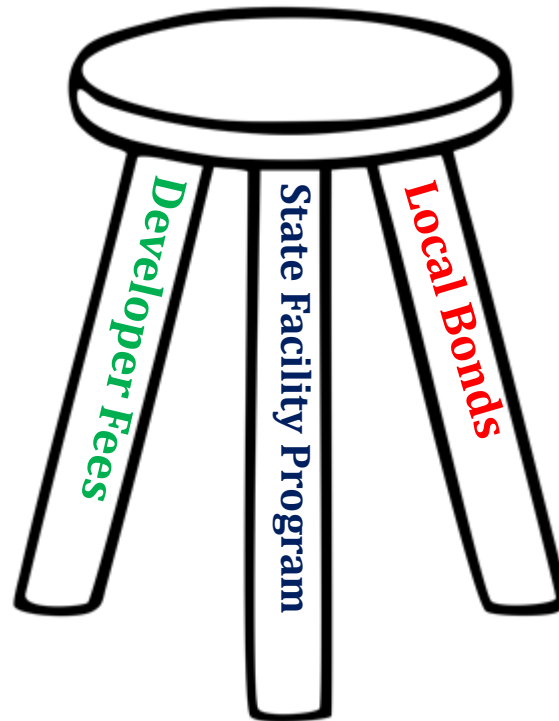




Facility Finances



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 or re-construction only





Developer Fee Rates Per Sq. Ft.

Fiscal Year	Level 1	Level 2	Industrial
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
2021/2022	\$4.08	Pending results of SFNA	\$0.66



Developer Fees Collected

Year	Residential	Commercial	Total Sq. Ft.
2017/18	\$ 16,776,361	\$ 271,792	4,104,683
2018/19	\$ 17,102,030	\$ 366,658	3,623,771
2019/20	\$ 17,503,813	\$ 219,118	3,443,123
2020/21	\$ 17,933,993	\$ 123,175	3,171,770

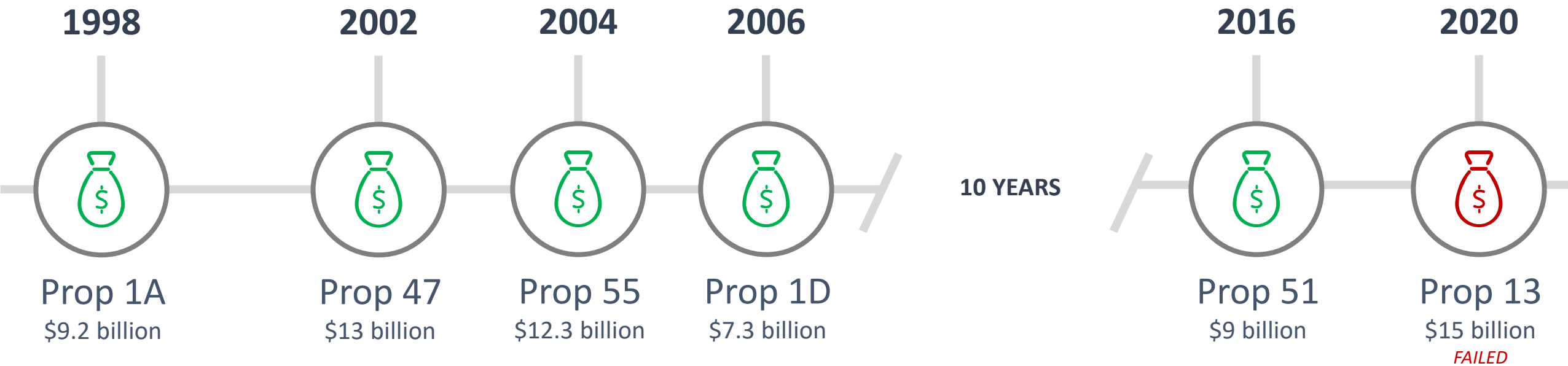


State Facility Funding

- 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
- 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

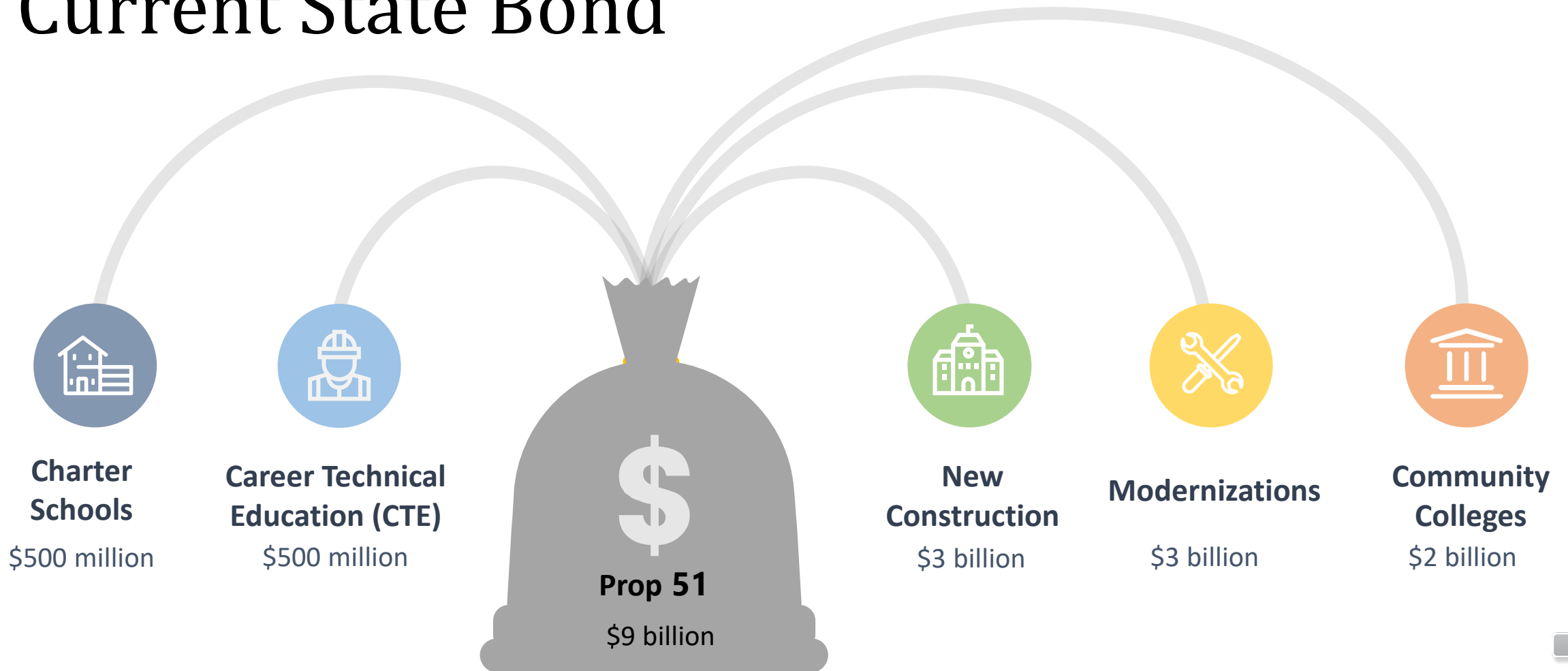


State Bond History





Current State Bond





CUSD Prop 51 Reimbursements

Fiscal Year	Amount
2017/18	\$ 792,881
2018/19	\$ 16,833,786
2019/20	\$ 38,137,271
2020/21	\$ 9,393,448
2021/22*	\$ 10,402,026
2022/23*	\$ 6,111,190
2023/24*	\$ 8,597,839
Total	\$ 90,268,441

* Estimated

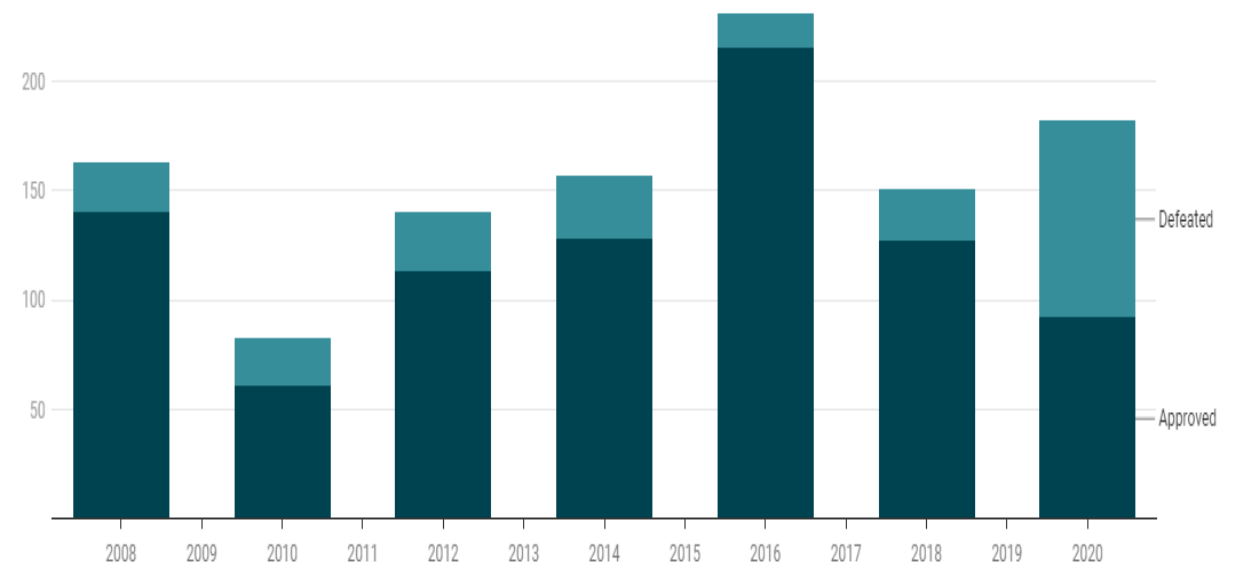




Local School Bonds

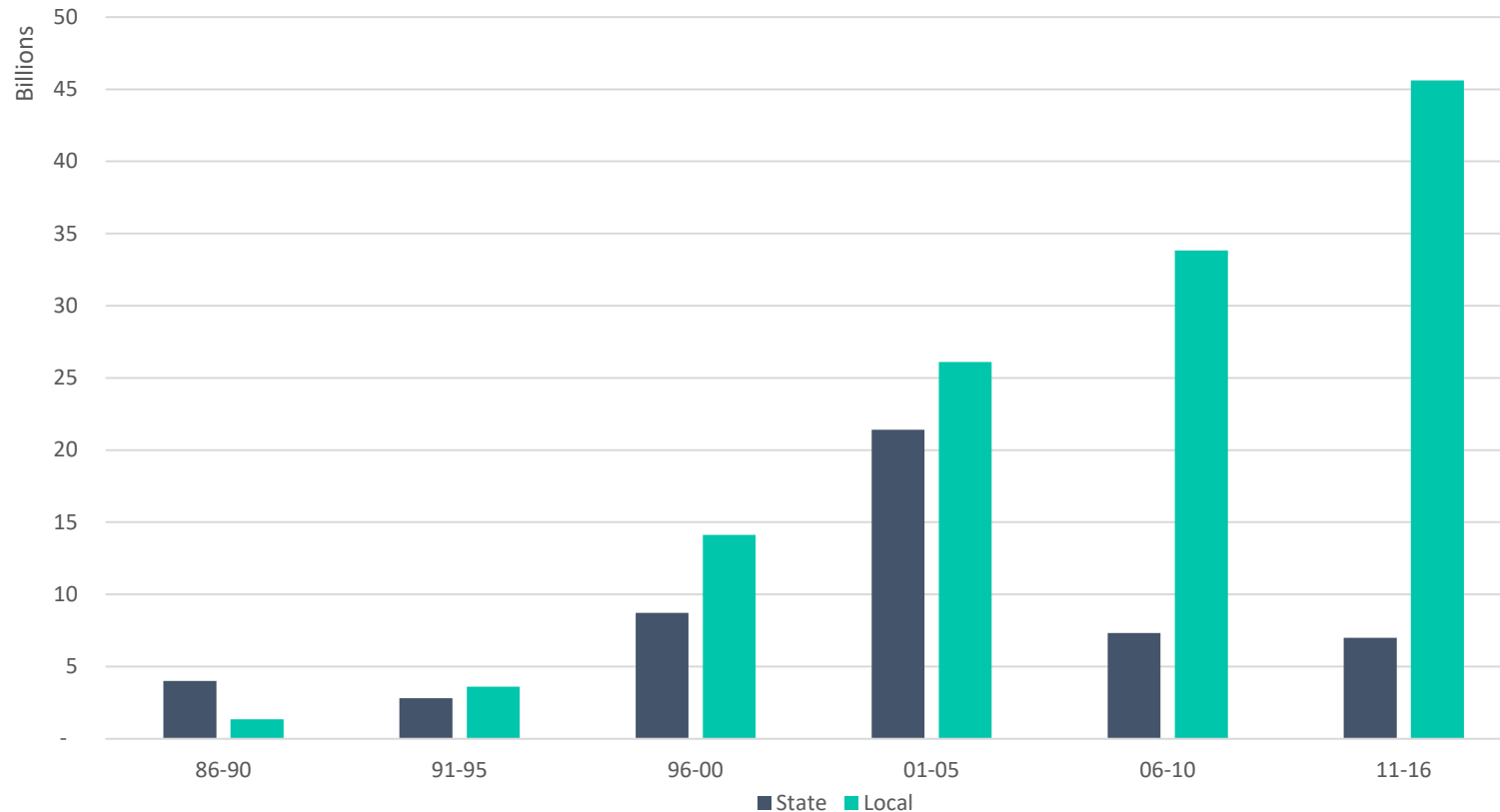
- Needed as match for State Bonds
- 1,532 bonds passed 1986-2016
- 83% approval rate through 2016
- 73% approval rate through 2020

Local school bond measures approved and defeated in California in even-numbered years (2008 - 2020)





Local District Bonds vs State Bonds since 1986



\$51.2 Billion
Total State Bonds

\$124.5 Billion
Total Local District Bonds



CUSD Local Bonds

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



Bond Accountability & Oversight

- Purpose: To inform public regarding expenditure of bond proceeds.
- Committee shall carry out the following:
 - Review and report on bond expenditures
 - Advise the public as to whether bond funds are being spent on official ballot project list
 - Ensure bond funds are expended only on capital facility projects
 - Ensure no funds are used for teacher/administrative salaries other than operating expenses
 - Promptly alert public to any waste or improper expenditure of school construction bond funds.

Name	Representing
Burke Jones – 3 rd Term	Senior Citizens Organization
Roland Roos – 1 st Term	Taxpayer's Association
Matthew Grundy – 2 nd Term	Chamber of Commerce
Samantha Bauer – 2 nd Term	Parent Involved in School Activities
David Fey – 2 nd Term	At Large
Sandy Brown – 1 st Term	Parent
Scott Vived – 1 st Term	Business

Meeting Dates

August 27, 2020
October 22, 2020
January 28, 2021
April 22, 2021





Local 2020 Bond



Safety



Bradley
Center



Modernizations



Health



Bond Project – Start Dates

Summer 2021	Summer 2022	Summer 2023	Summer 2024
Reyburn Modernization			
Dry Creek Modernization / Wing Add.			
Bradley Center			
BiPolar Ionization			
EMS/HVAC Upgrades			
Snack Bar Screens			
Lockdown Systems			
	Clovis West Pool		
	Clovis West Wing		
	Clovis East Fire Panel		
		Clark Wing / MPR	
		MET	
			TK Wing
			Cole Wing
			Sierra Outdoor School Gym





Other Projects

- Clovis East CTE – Farm & Food Product Facility
- Buchanan CTE – Video Production
- Solar Phase 3 – CART, Mickey Cox, BHS/Alta, Granite Ridge, Boris, Young
- Nelson Administration Building & Classroom Casework



FACILITY SERVICES





THANK YOU !

