



GOVERNING BOARD SPECIAL MEETING
April 22, 2026

Technology Building, Second Floor Conference Room
1670 David E Cook Way, Clovis, California

4:00 PM - PUBLIC SESSION

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. During the meeting, speakers who have requested to address the Board will be called to do so. Comments on items that are on the agenda are to be made when the item is called by the Board President. Comments on matters that are not on the agenda are to be made during the Public Presentations. Pursuant to Board Bylaw No. 9323, each speaker generally has up to two (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. Each regular Board meeting will be video recorded by the District, the recording of which will be made accessible to the public within 48 hours of the Board meeting at:

<https://www.cusd.com/board-agendas-meetings-archives>

Regular Meeting AGENDA

Additional information regarding this agenda may be viewed through the District's website at

<https://pwr.cusd.com/boardagendas.html>

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 327-9105. 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 representative, 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 Workshop

E. ADJOURNMENT

CUSD Board Agenda Item

Agenda Item: D 1

Title: Facilities Workshop

CONTACT: Michael Johnston

FOR INFORMATION:

FOR ACTION: April 22, 2026

RECOMMENDATION:

DISCUSSION:

FISCAL IMPACT:

REVISIONS:

ATTACHMENTS:

Description

Upload Date

[Facilities Workshop Presentation](#)

04-23-2026



Governing Board Workshop

FACILITY SERVICES

We are ONE TEAM, committed to quality facilities and student success

April 22, 2026

Facility Tenets



World Class Facilities

Delivering best-in-class learning environments that set the standard for excellence



Students & Community

ALL students and EVERY community deserve access to the very best facilities



Modern Facilities

Upgrading existing and older facilities as a foundation of the Capital Facility Program



Equity

Ensuring equitable distribution of resources across all schools and communities

Introduction of Team

Denver Stairs

Assistant Superintendent,
Facility Services



Nick Mele

Administrator, Facility Services



Andrew Nabors

Coordinator, Strategic Planning &
Analytics



Cherie Larson Torigian

Financial Analyst III



Introduction of Team

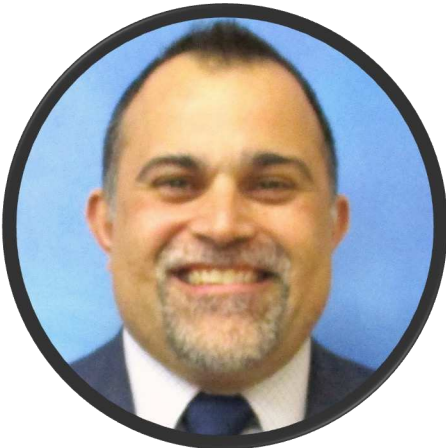
Nick Mele

Assistant Superintendent,
Facility Services



Matt Hernandez

Administrator, Facility Services



Andrew Nabors

Coordinator, Strategic Planning &
Analytics



Cherie Larson Torigian

Financial Analyst III



Introduction of Team

Chris Petty

Director, Plant Operations



Rick Lawson

Director, Construction & Engineering



Overview

01 Enrollment



- TK/K
- New Development
- Facility Challenges
- New Facility Timelines

02 Construction



- TBEC
- Fowler Campus
- Nelson
- SOS Gym

03 Funding Updates



- Developer Fees
- State Funding
- Bond History
- Bond Projects

04 New School Case Study



- Budget & Planning
- Site Acquisition & Design
- Construction & Closeout

Wins

\$854M+

in total capital facility projects over the last decade

2

Successful Bond Measures
\$735M Local Funding

5

New Schools Opened
Boris, Young, Hirayama, TBEC, Online

5

District Wide Safety Projects
Catapult, Window Film, Bollards, Cameras,
Access Control



TBEC

Opened state-of-the-art facility



Fowler Campus

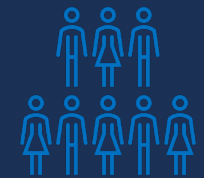
New campus successfully launched

Plant Ops

- 417 employees
 - Custodial 272 Employees- 80 Day and 192 Night
 - Maintenance 72 Employees
 - Grounds 73 Employees
- 5 Million Sq. Ft. Cleaned daily
- 1,300 Acres of Grounds Maintained
 - 35 Varsity Fields including 2 Stadiums
- 22,564 Annual workorders Completed



Enrollment Projections & Implications



Using Enrollment Projections



Class Sizes & Capacity



Facility Planning



Program Placement

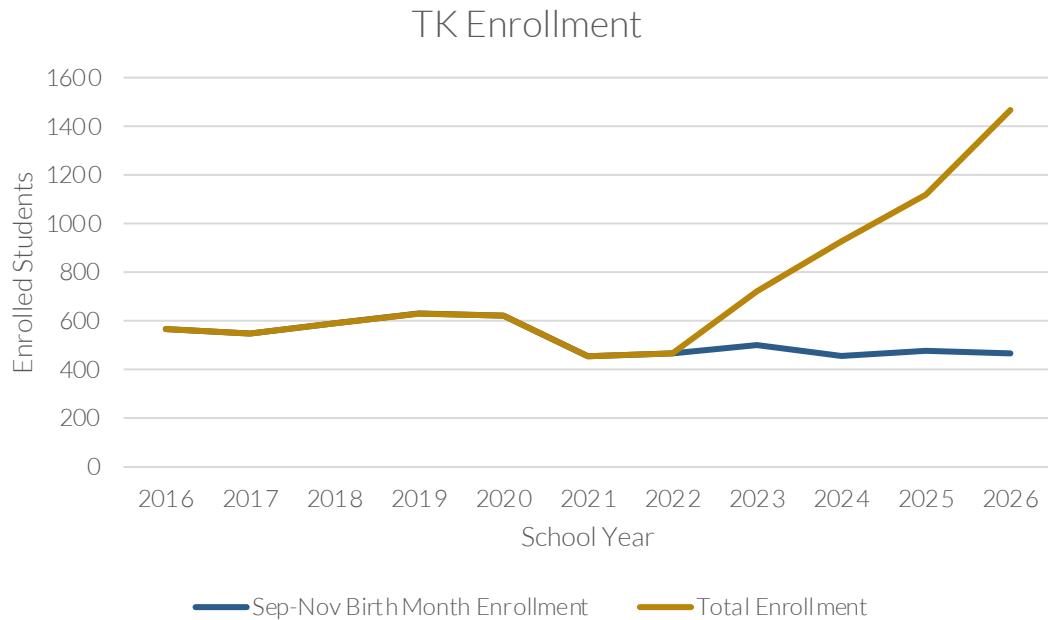
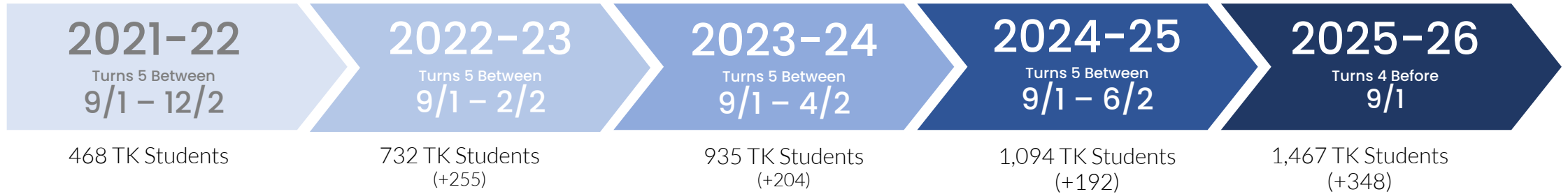


Economic Analysis



Budgets & Staffing

Impacts of UTK/TK

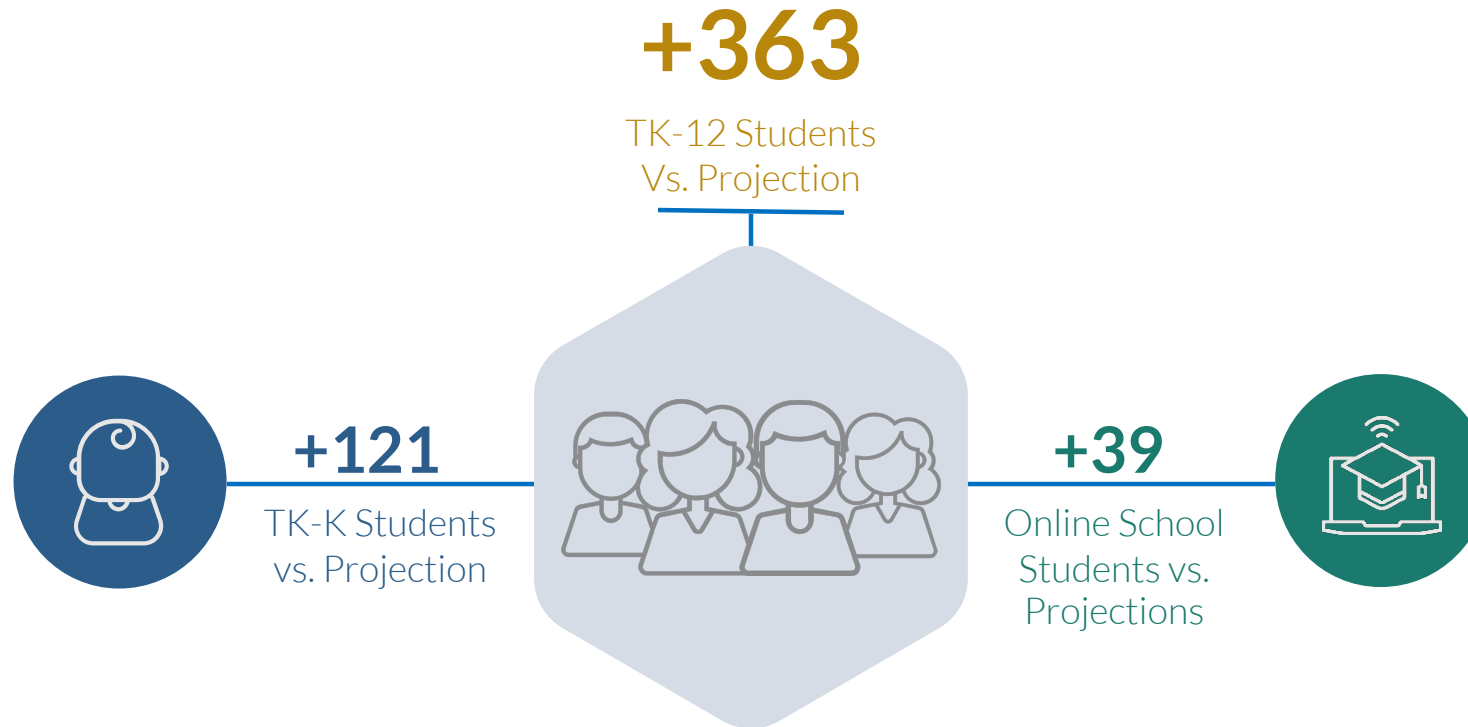


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Additional classrooms



2025-26 Enrollment



- Large influx of TK students, primarily in the East, High and North areas
- Buchanan saw a large increase in secondary students
- Grade 9 over 112 students district wide

Master Enrollment Plan



Review development activity & potential

(October)



Prepare enrollment projections

(November - December)



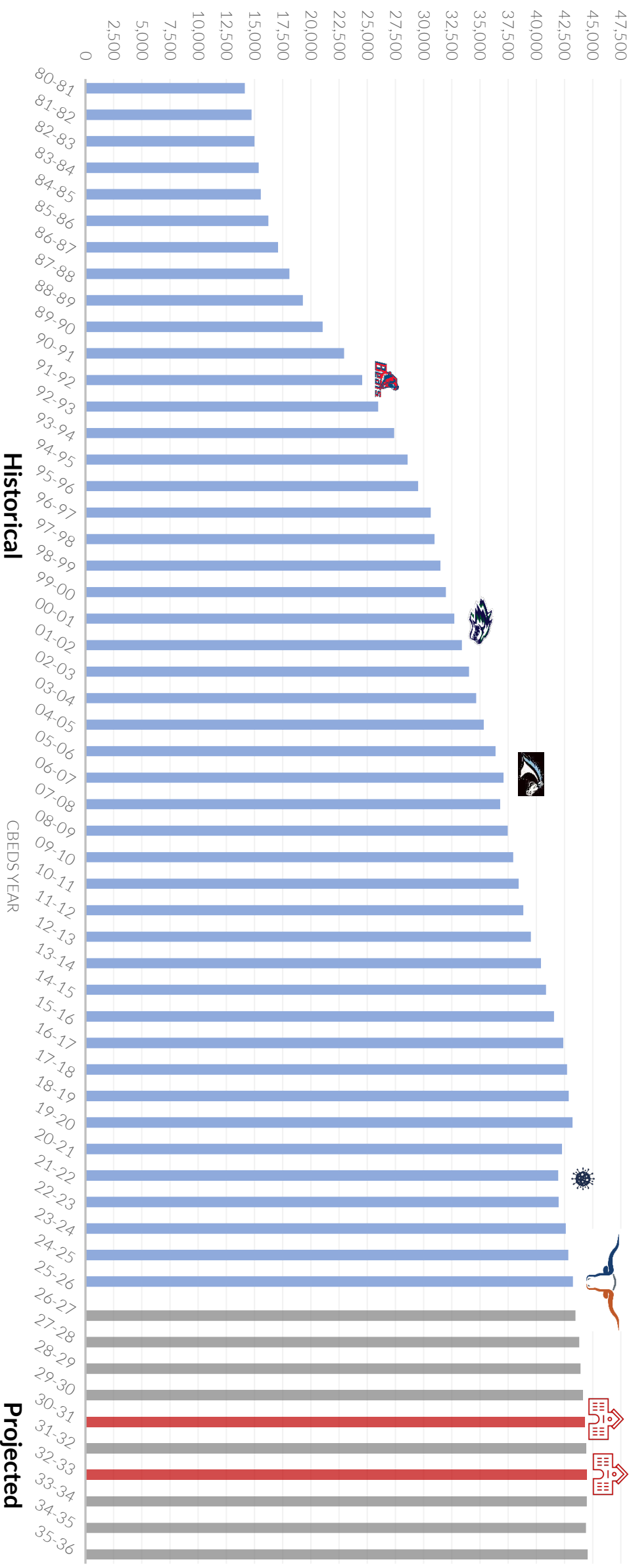
Determine facility and staffing needs

(December-January)

Historical & Projected CBEDS Enrollment

Historical & Projected October CBEDS Enrollment

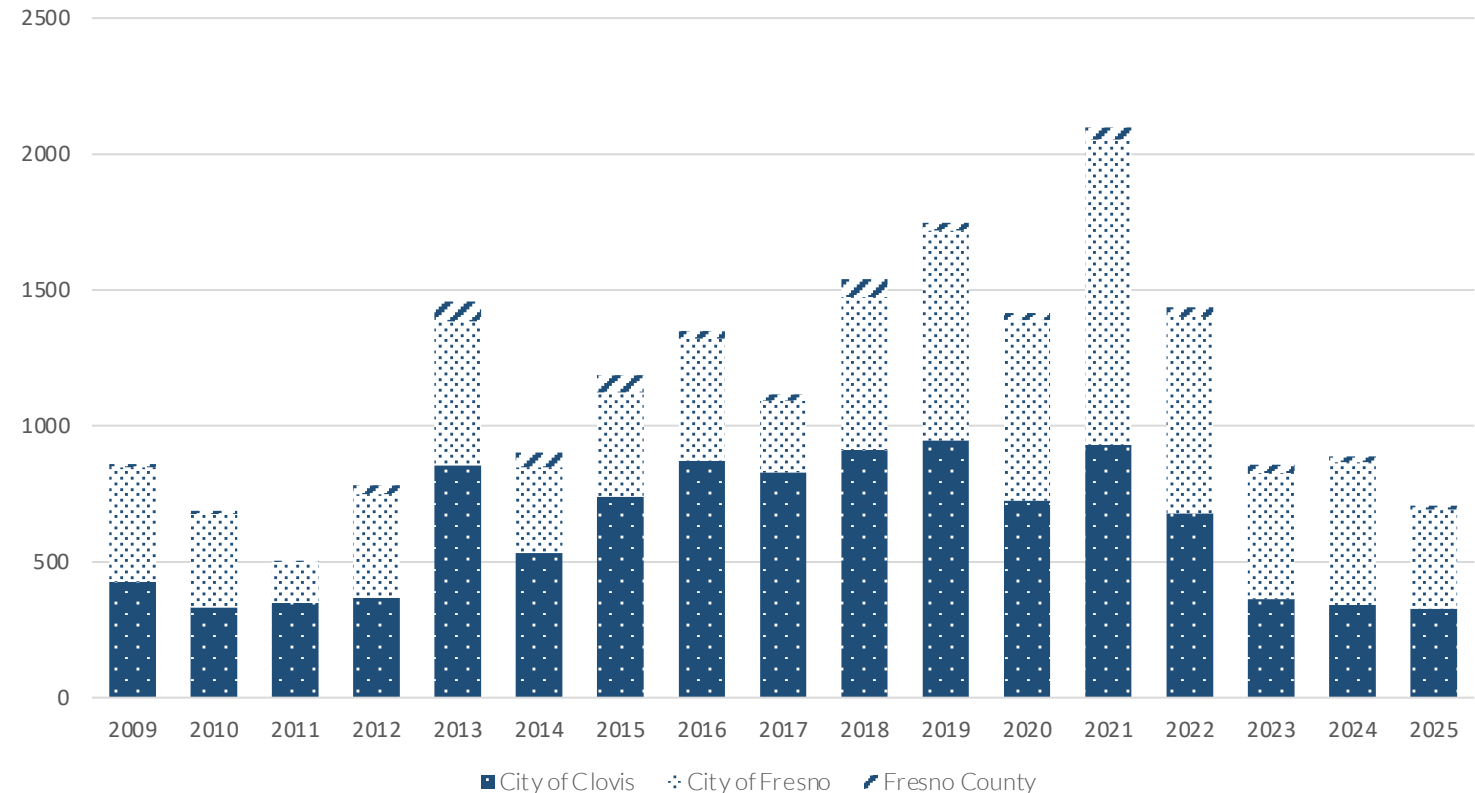
+1,332 Projected Growth

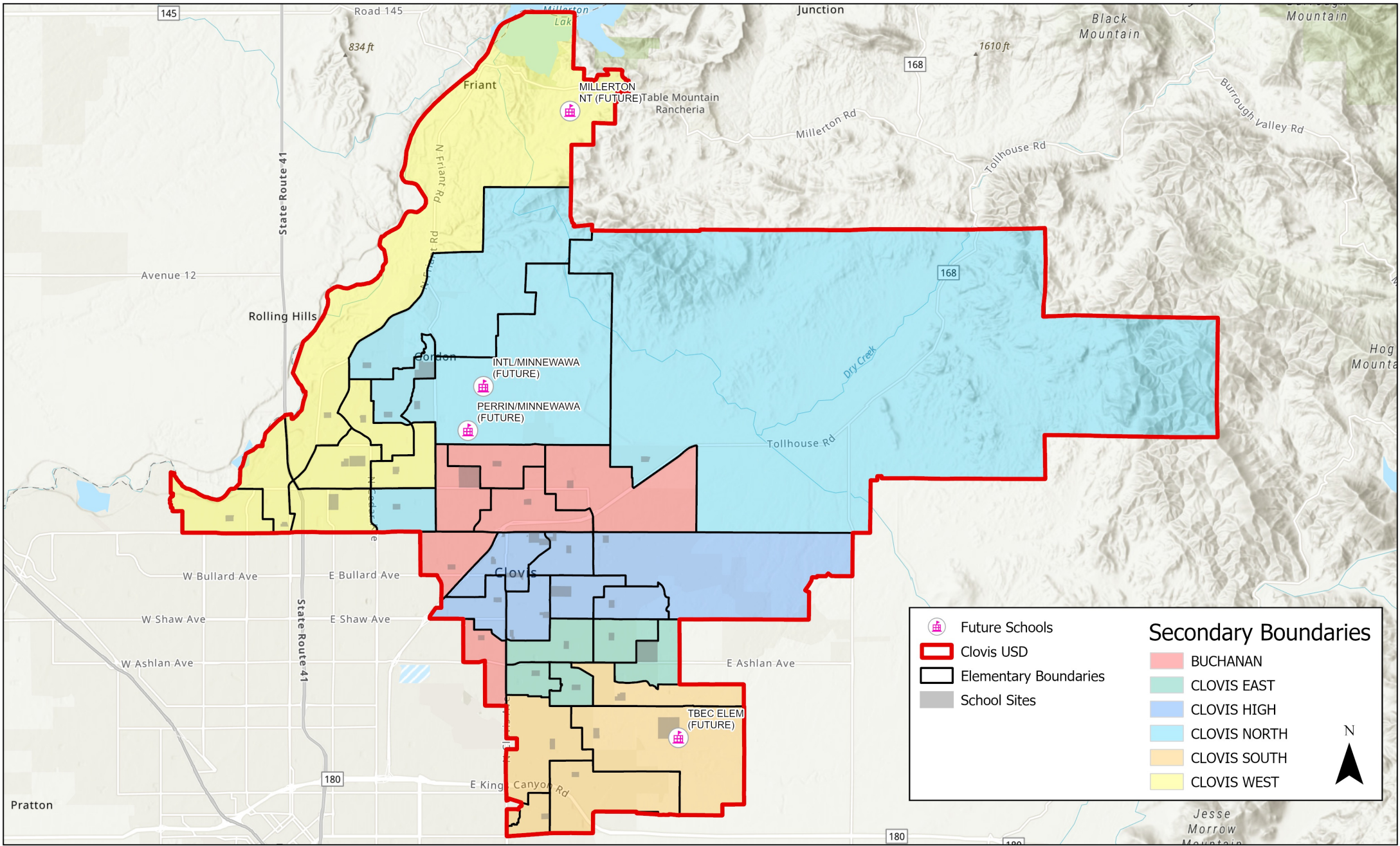


Development Activity

- Average of 1,170 SF (single-family) units and 300 MF (multi-family) units during the past 5 years
- Average of 1,299 SF units and 400 MF units per year during past 10 years
- We've seen a decline in new home starts over the last three years but continue to see a lot of land development activity to bring vacant developable lots online

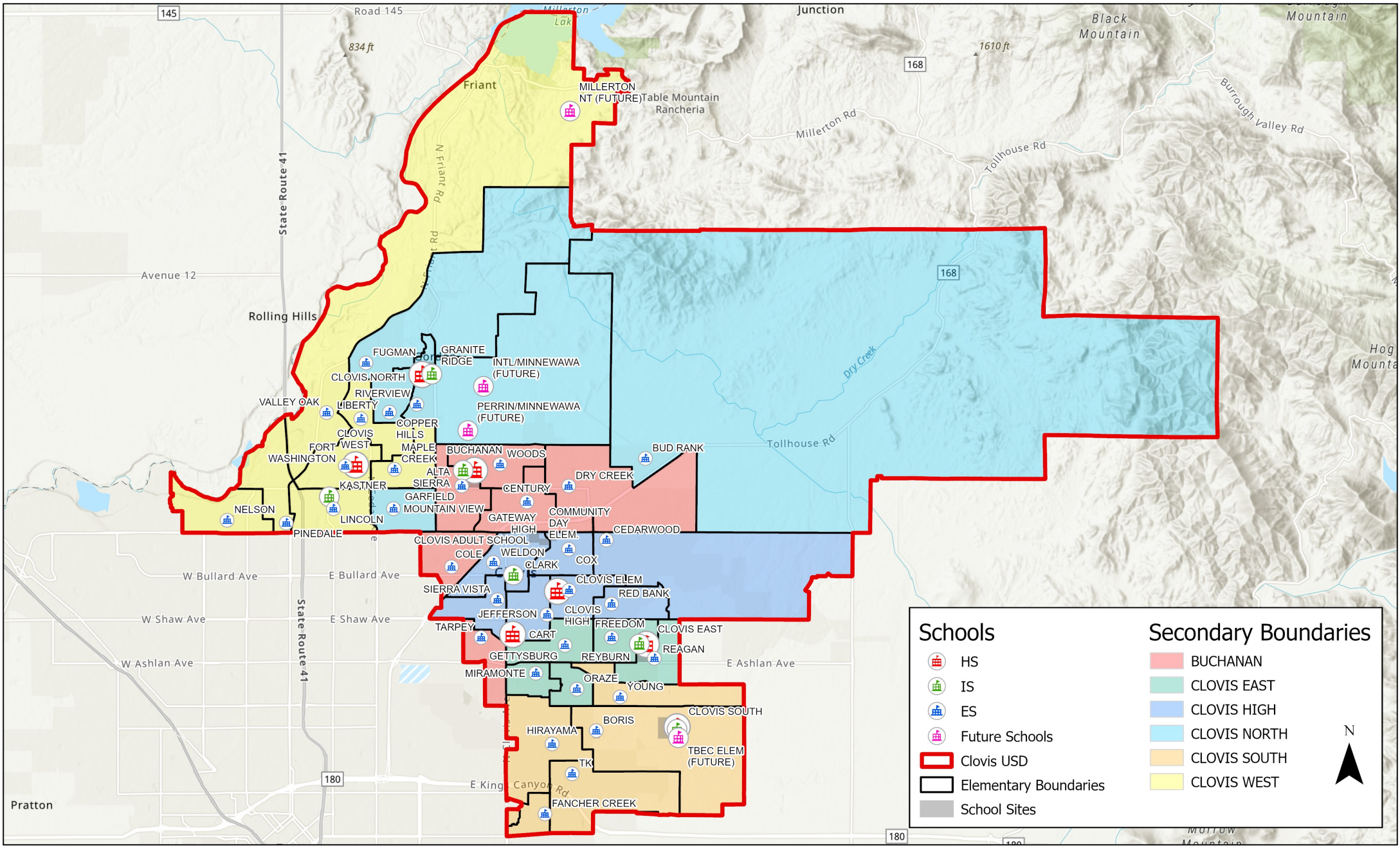
CUSD SF Building Permits by Planning Area, 2009-2025





	Future Schools		BUCHANAN
	Clovis USD		CLOVIS EAST
	Elementary Boundaries		CLOVIS HIGH
	School Sites		CLOVIS NORTH
			CLOVIS SOUTH
			CLOVIS WEST

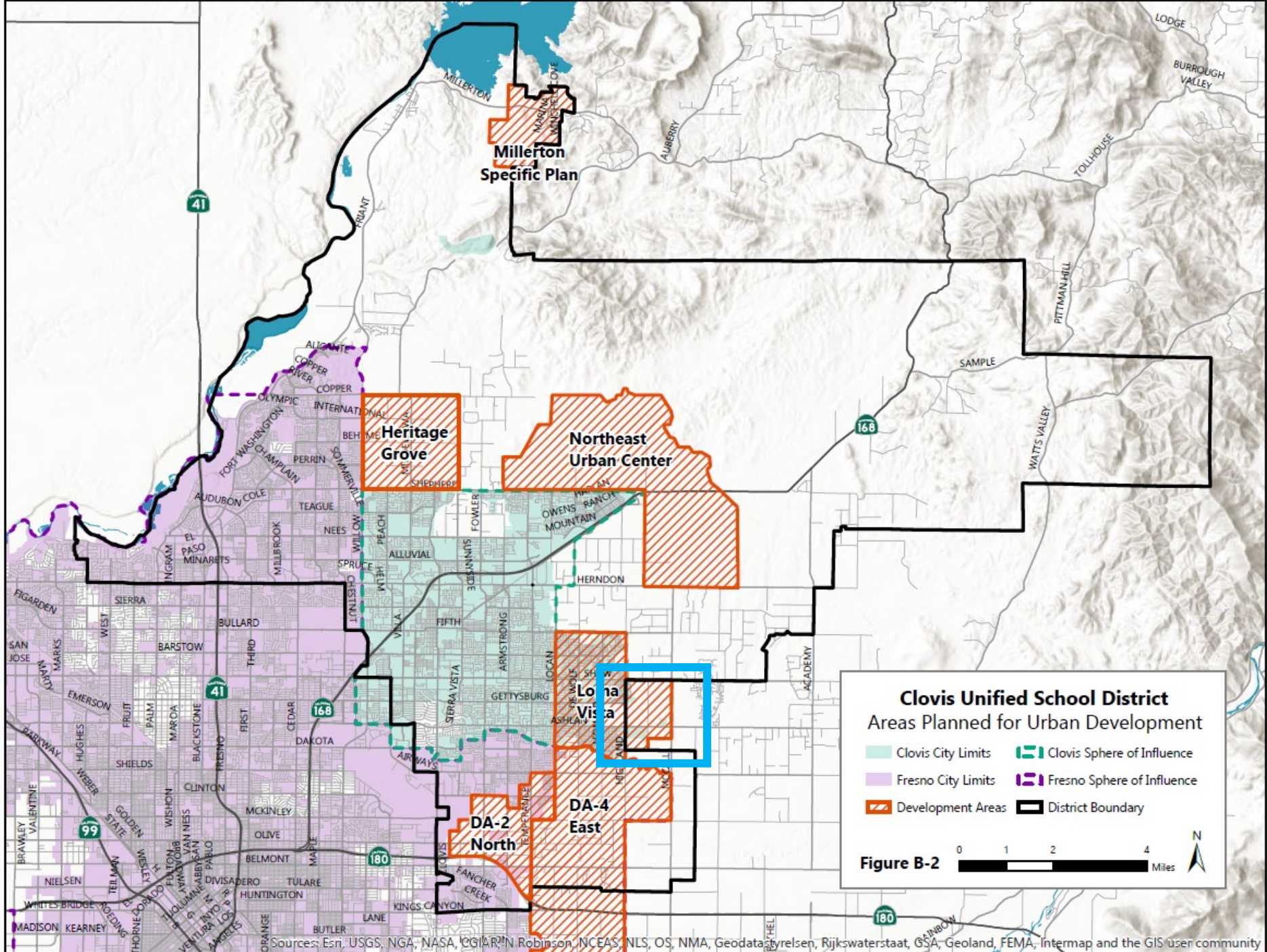
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Schools	Secondary Boundaries
HS	BUCHANAN
IS	CLOVIS EAST
ES	CLOVIS HIGH
Future Schools	CLOVIS NORTH
Clovis USD	CLOVIS SOUTH
Elementary Boundaries	CLOVIS WEST
School Sites	

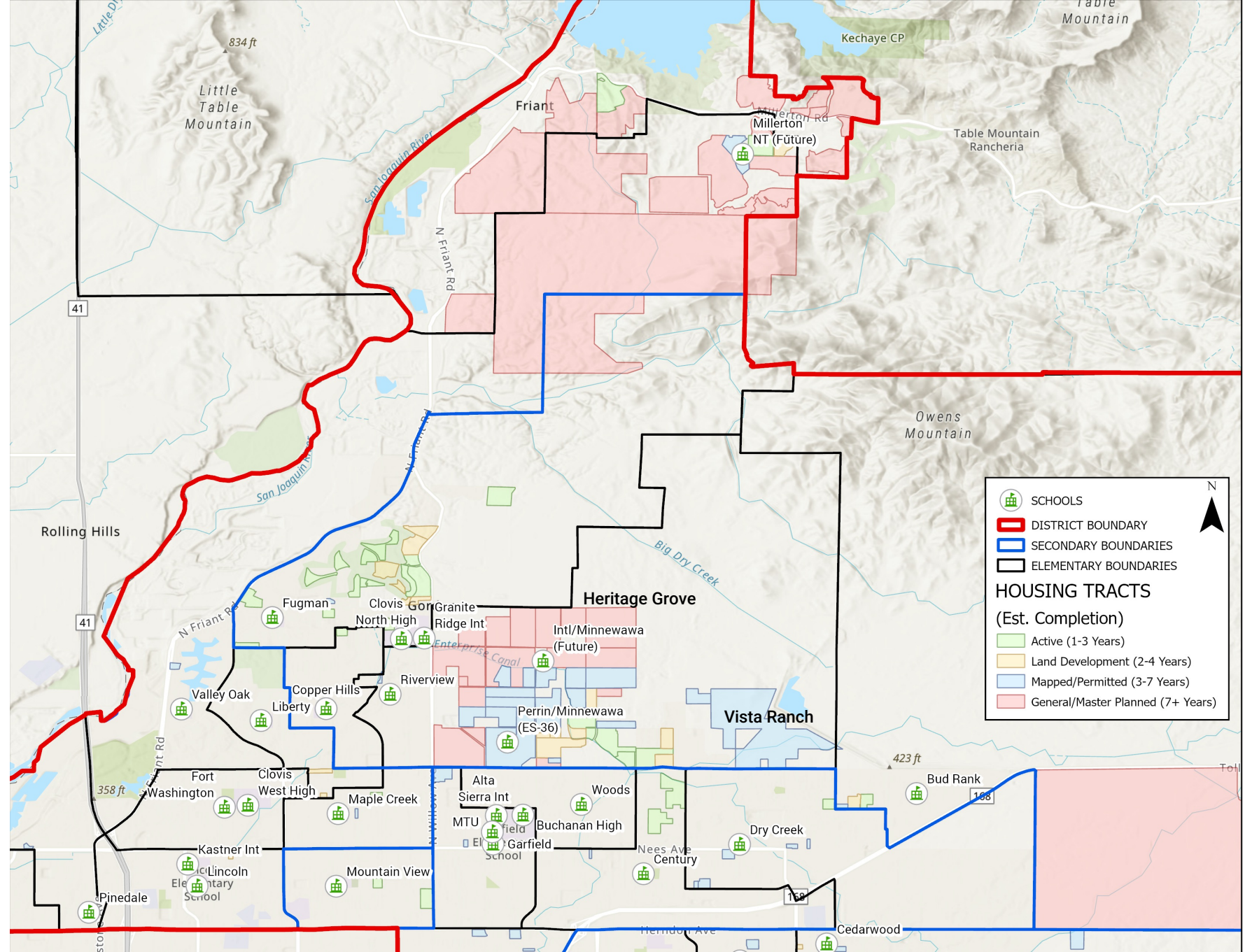
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Planned Development Areas



Future Development

Tract Maps North



LEGEND

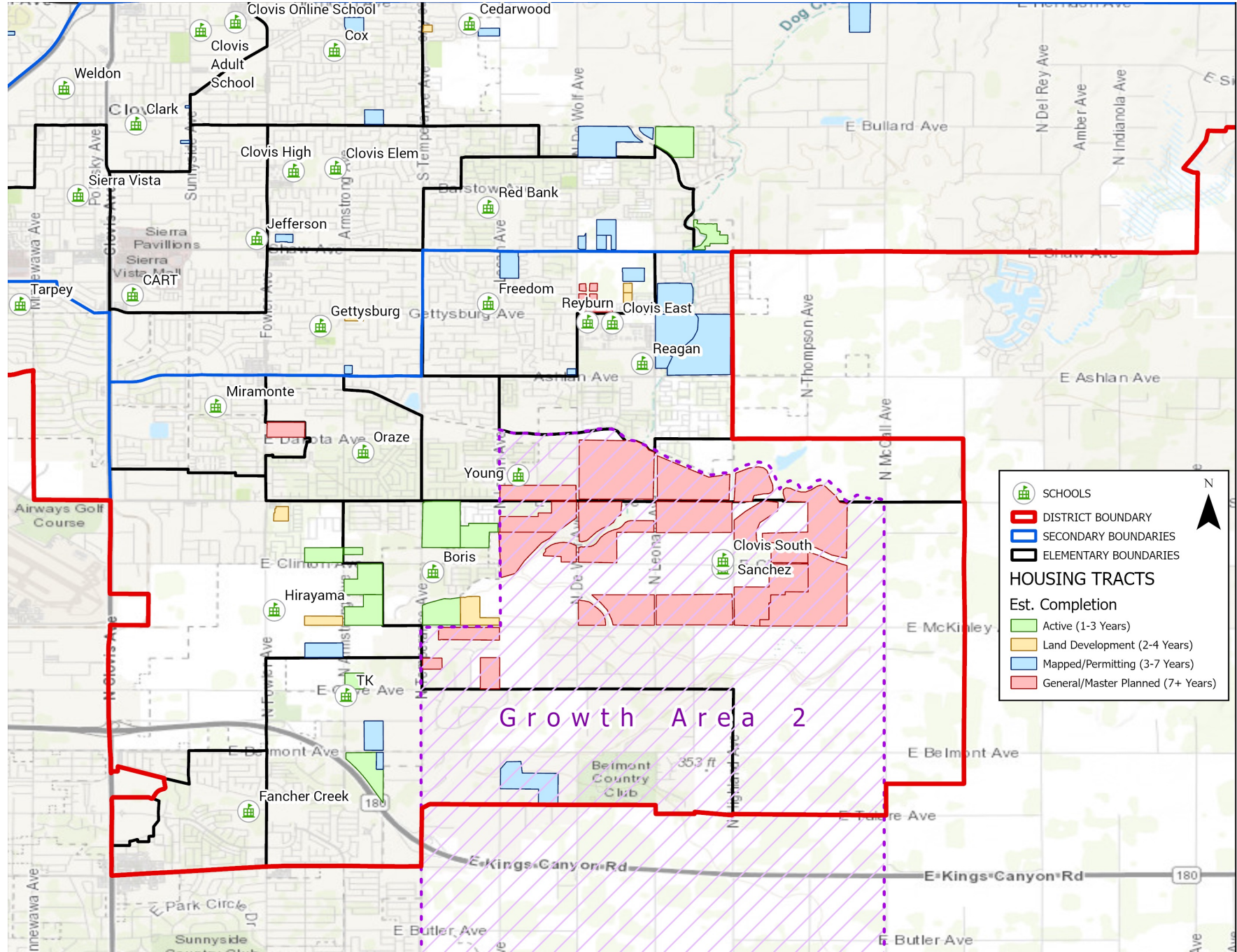
- SCHOOLS
- DISTRICT BOUNDARY
- SECONDARY BOUNDARIES
- ELEMENTARY BOUNDARIES

HOUSING TRACTS
(Est. Completion)

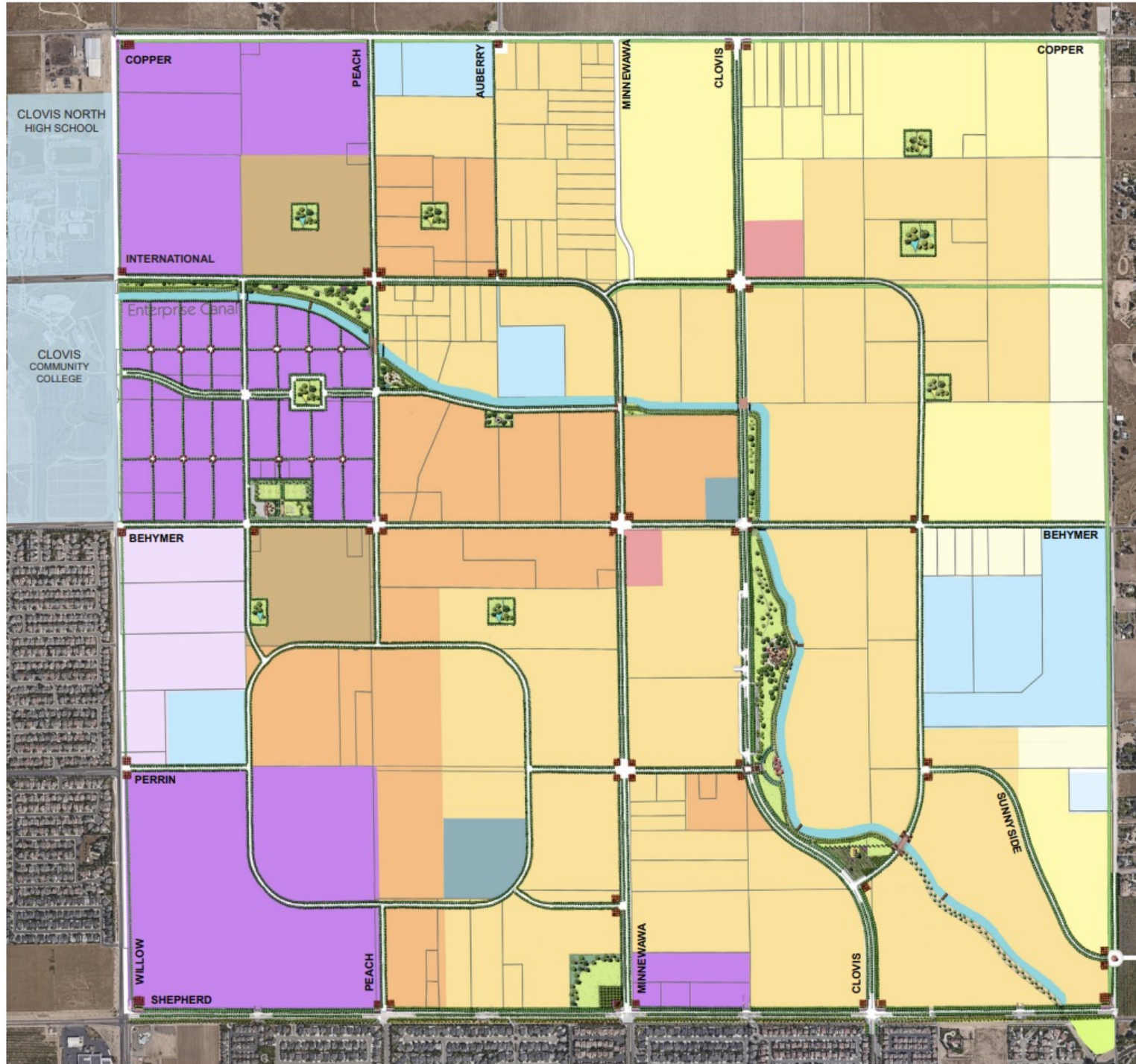
- Active (1-3 Years)
- Land Development (2-4 Years)
- Mapped/Permitted (3-7 Years)
- General/Master Planned (7+ Years)

Future Development

Tract Maps South



Heritage Grove Land Use



LAND USE:

- RR - Rural Residential (1 DU/2 AC)
- VL - Very Low Density Residential (0.6-2.0 DU/AC)
- L - Low Density Residential (2.1-4.0 DU/AC)
- MU-V - Mixed Use Village
- MU-BC - Mixed Use/ Business Campus
- NC - Neighborhood Commercial
- S - School
- M - Medium Density Residential (4.1-7.0 DU/AC)
- MH - Medium High Density Resid. (7.1-15.0 DU/AC)
- H - High Density Residential (15.1-25.0 DU/AC)
- P - Public/Quasi-Public Facilities
- PK - Park
- W - Water

LEGEND:

- PARKS / OPEN SPACE
- INTERIOR GATEWAY
- COMMUNITY GATEWAY
- CORNER GATEWAY
- CANAL
- TRAIL AT CANAL
- COMMUNITY TRAIL
- ROUNDABOUT



Summary: Elementary Schools

- We are currently planning on ES 36 (Perrin/Minnewawa) to open August 2030 and ES 37 in August 2032 (location TBD) pending enrollment and passage of a future Bond to fund the project
- Continuing to monitor the result of the boundary changes, paired with growing facility needs from Special Ed. and TK
- Evaluating a potential school site within the Vista Ranch proposed development near Temperance and Shepherd
- 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 and Sanchez Intermediates are expected to level off around 1,000 students
- Clovis East is projected to be around 1,800 students and Clovis South around 1,650
- Granite Ridge and Clovis North are projected to near capacity in 2031, largely dependent on the pace of growth in Heritage Grove
- Currently looking into purchasing property located in Northeast portion of our district



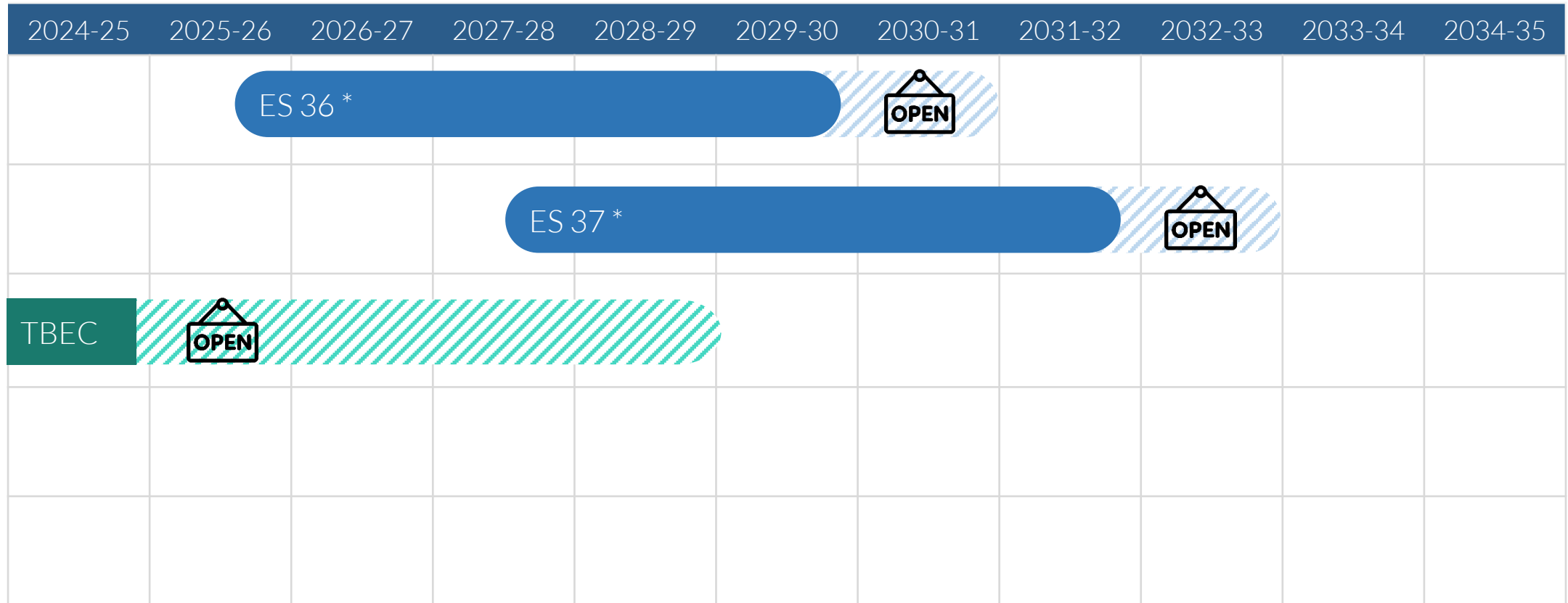
Facility Challenges

Recent legislative and district practice changes have had a significant impact on our facilities, often without corresponding increases in facility funding

Source (Year)	Description	Facility Impact
Enrollment	TK-6 Enrollment since 2018-19	-27 Rooms
District (2021-22)	CSR ¹ for Grades 4-6. (37→34 Students)	+18 Rooms
CA Legislature (2022-23)	TK CSR ¹ (27→24 Students)	+6 Rooms
District (2022-23)	Title I CSR ¹ , Moved from 1 grade level to Grades K-3	+12 Rooms
District (2024-25)	1 Additional Title I School Allocation	+1 Room
CA Legislature (2025-26)	TK CSR ¹ (24→20 Students)	+11 Rooms
District (2025-26)	2 Additional Title I School Allocations	+2 Room
SDC Enrollment	SDC program growth since 2018-19	+59 Rooms
Net Impact		+ 82 Rooms

¹CSR - Class Size Reduction

Projected New Schools Timeline

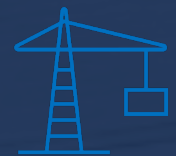


**Enrollment and funding contingent*

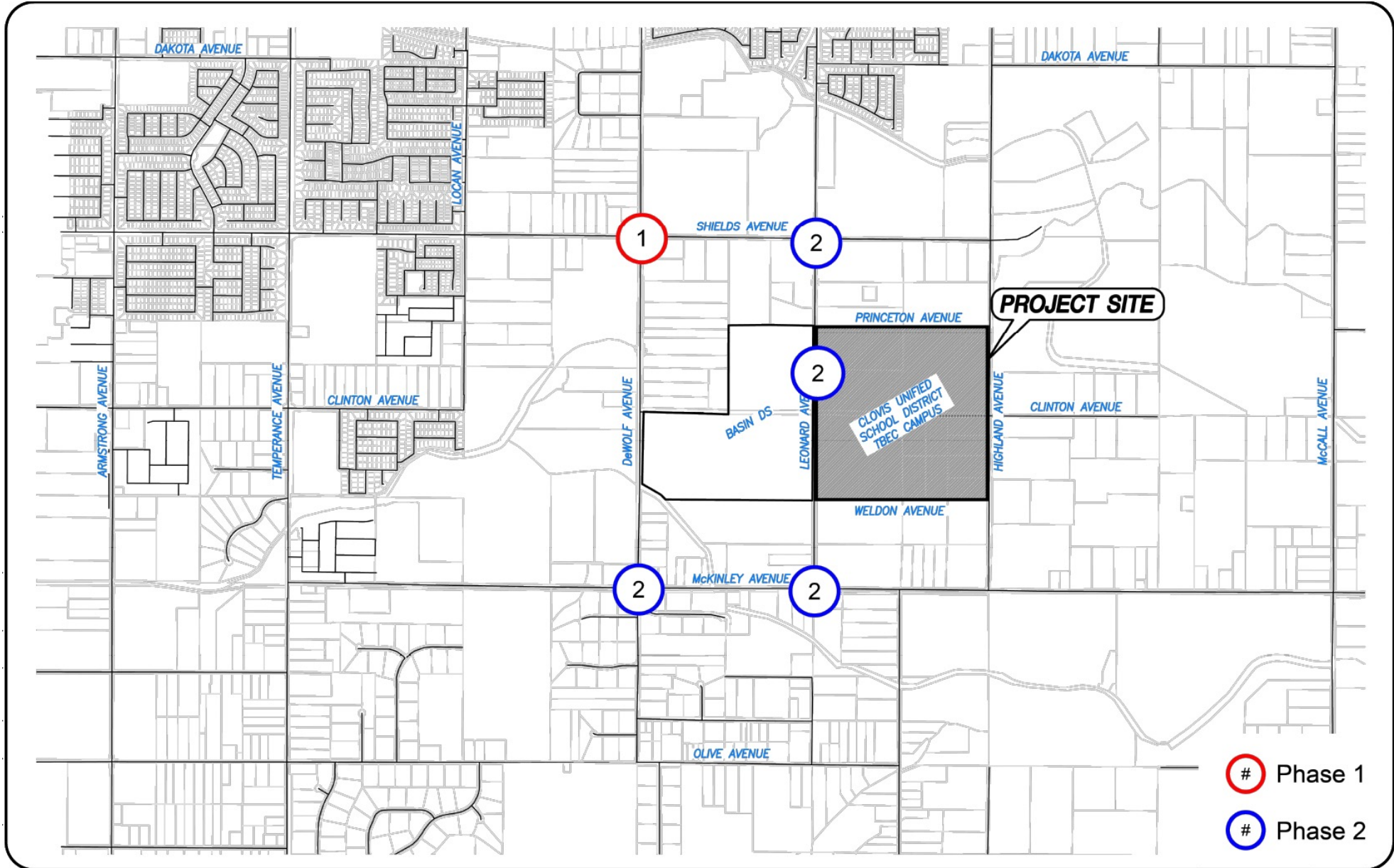


Construction Projects

TBEC, Fowler Campus, Nelson & SOS Gym



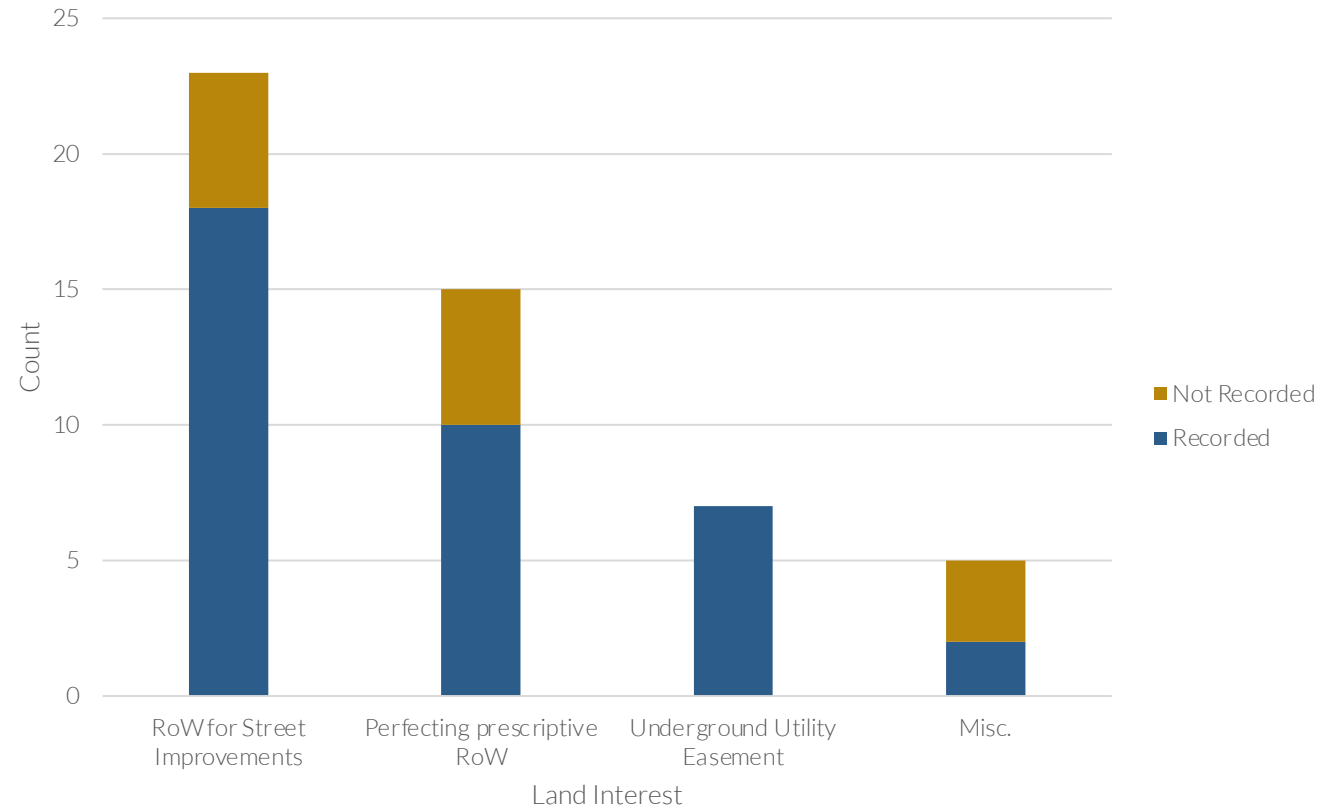
TBEC Signal Plans



TBEC Easements

Phase 1

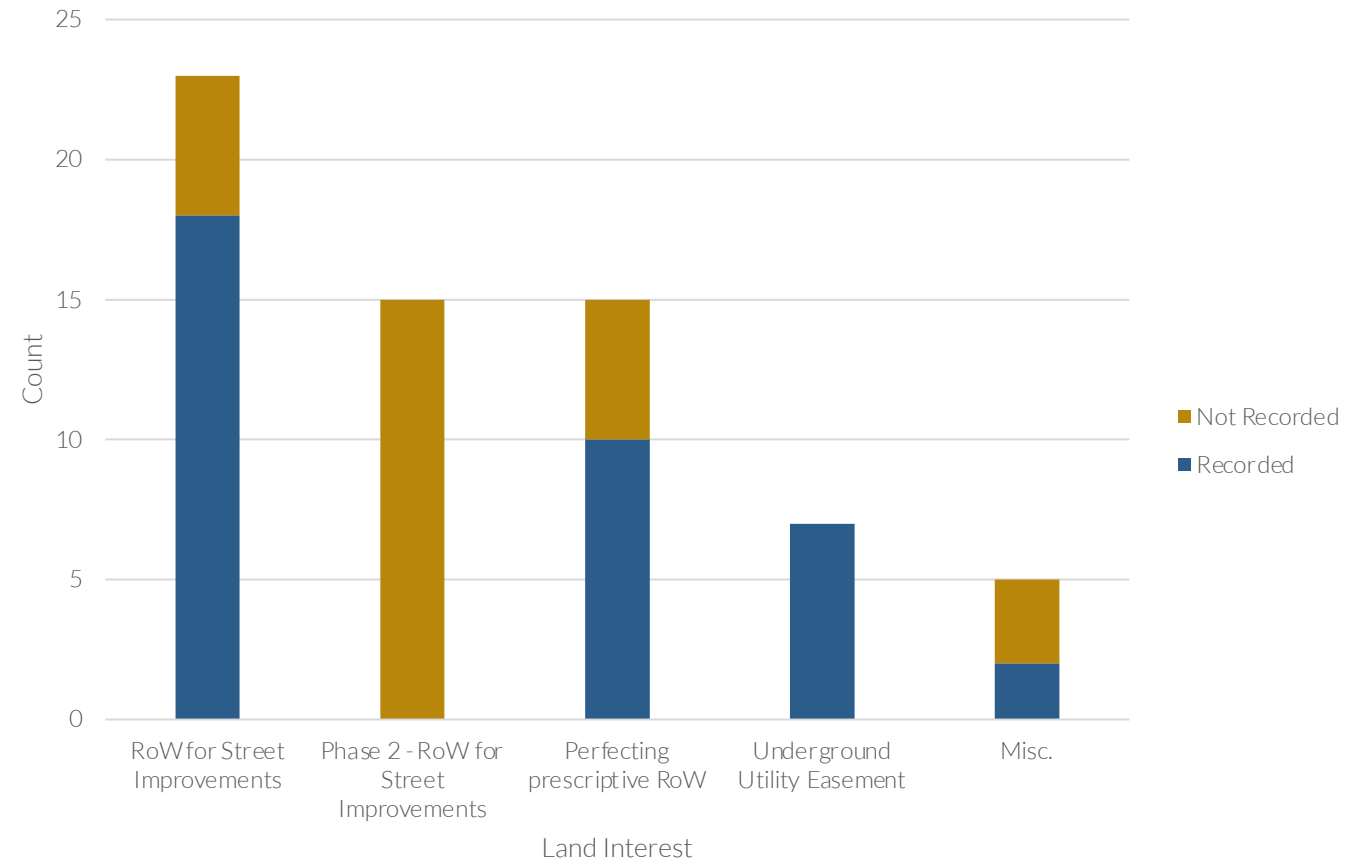
Land Interest	Recorded	Not Recorded	Total
RoW for Street Improvements	18	5	23
Perfecting prescriptive Row	10	5	15
Underground Utility Easement	7	0	7
Misc.	2	3	5
Total	37 (74%)	13 (26%)	50



TBEC Easements

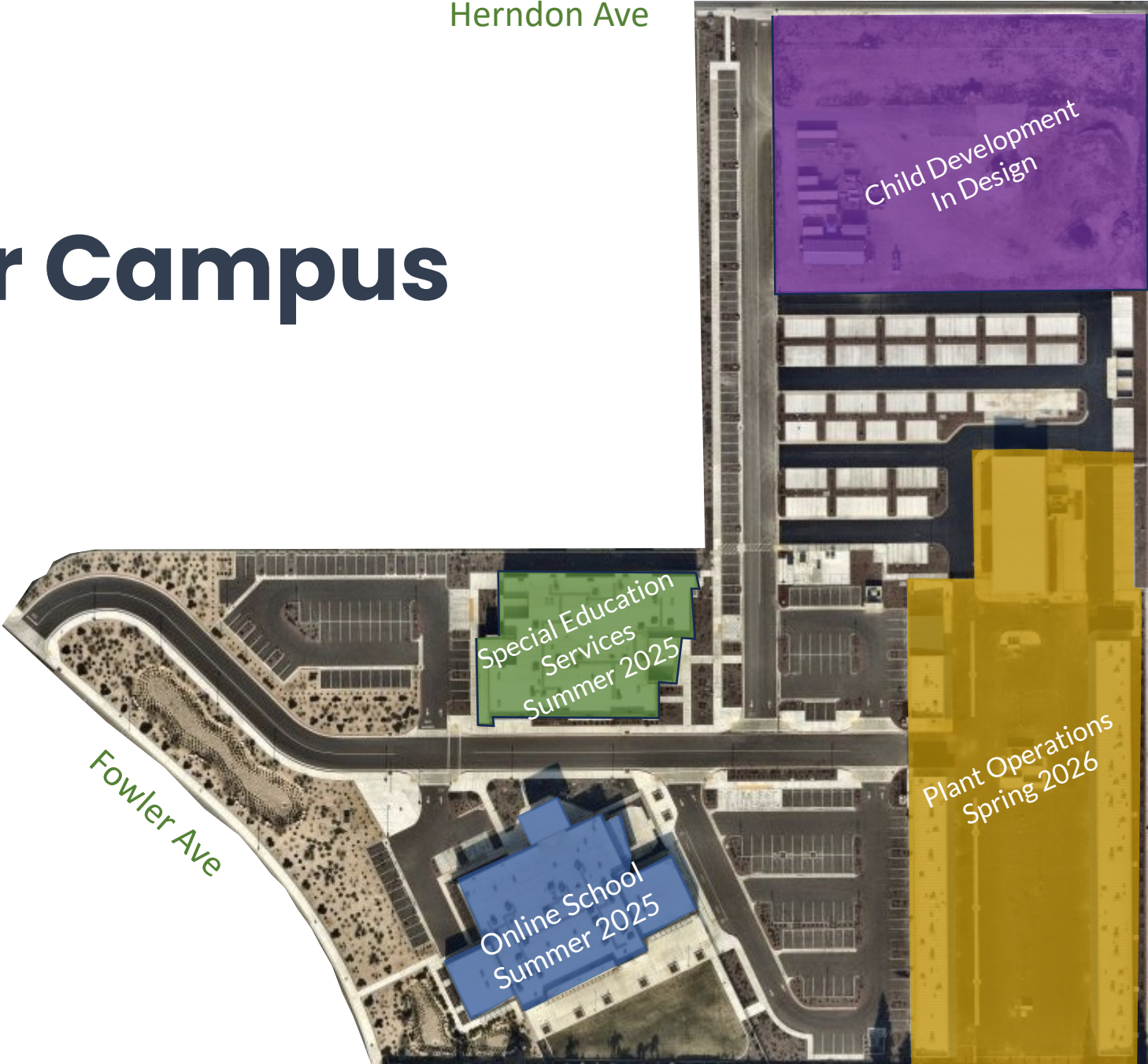
Phases 1 & 2

Land Interest	Recorded	Not Recorded	Total
RoW for Street Improvements	18	5	23
Phase 2 – RoW for Street Improvements	0	15	15
Perfecting prescriptive Row	10	5	15
Underground Utility Easement	7	0	7
Misc.	2	3	5
Total	37 (57%)	28 (43%)	65



Herndon Ave

Fowler Campus



Fowler Ave

Special Education Services
Summer 2025

Online School
Summer 2025

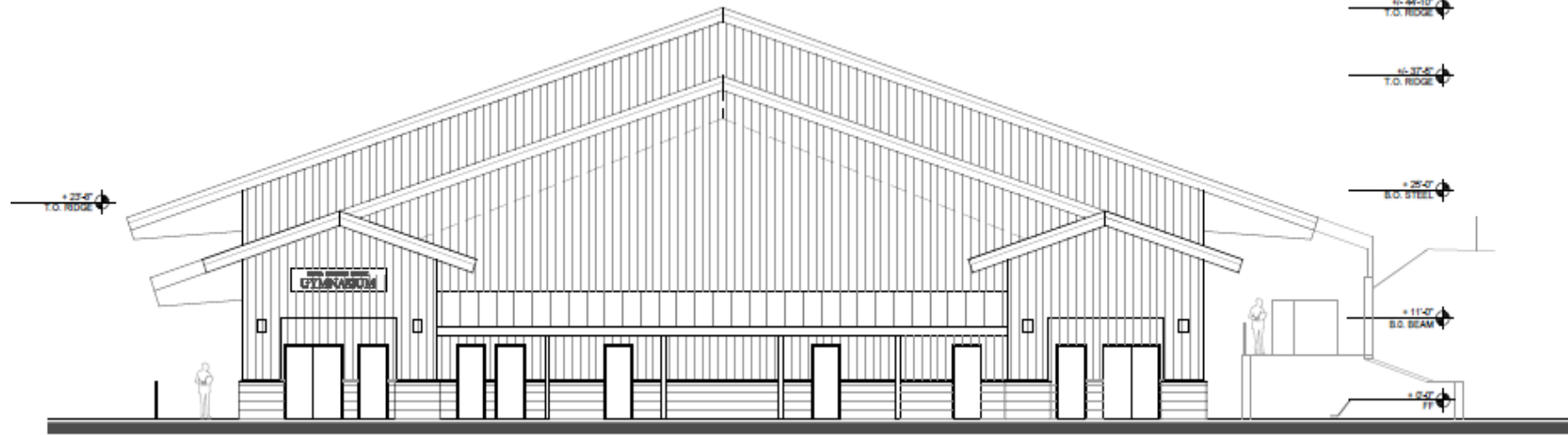
Plant Operations
Spring 2026



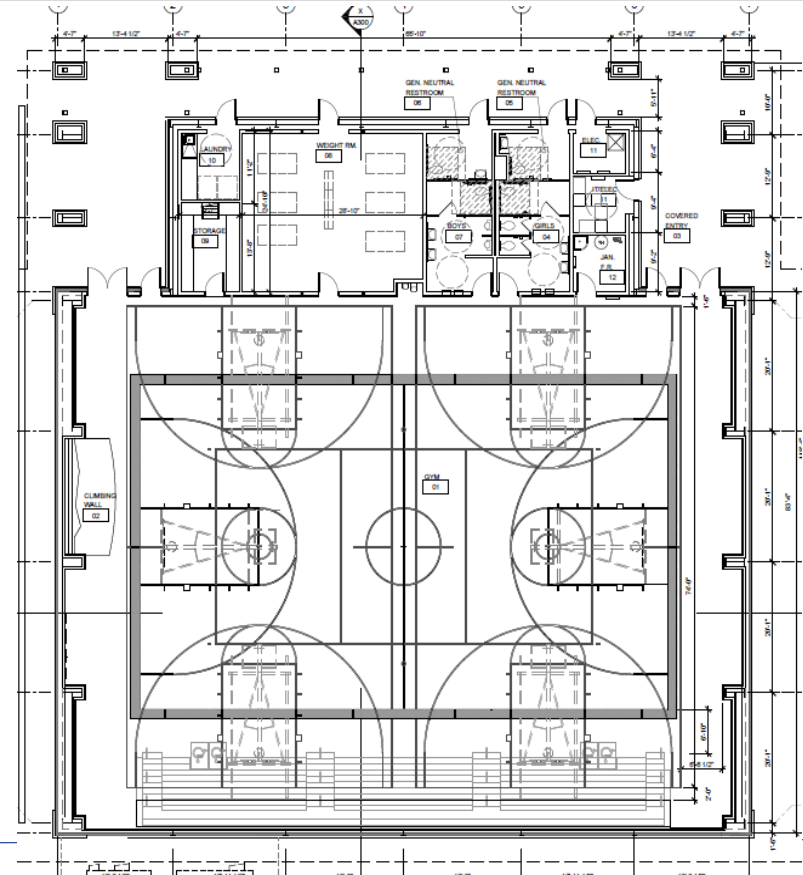
Nelson



SOS Gym



NORTH ELEVATION



Funding Updates



California TK-12 Facility Funding



Developer Fees

Fees levied on new residential and commercial development to offset school impacts



State School Facility Program

State matching funds through new construction and modernization grant programs



Local General Obligation Bonds

Voter-approved bonds issued by school districts for construction, renovation, and modernization

Also Known as the "Three-Legged Stool" of K-12 School Facility Funding

Developer Fees



AB 2926 (1986)

Authorized school districts to levy fees on new development projects, subject to Government Code limits (Level 1 Fees)



SB-50 (1998)

Approval to levy alternative school fees known as Level 2 and Level 3 Fees



Fee Justification Study

A Fee Justification Study (FJS) is prepared to serve as the basis for justifying Level 1 Fees



Needs Analysis

A School Facilities Needs Analysis (SFNA) is prepared to adopt Level 2 or Level 3 Fees

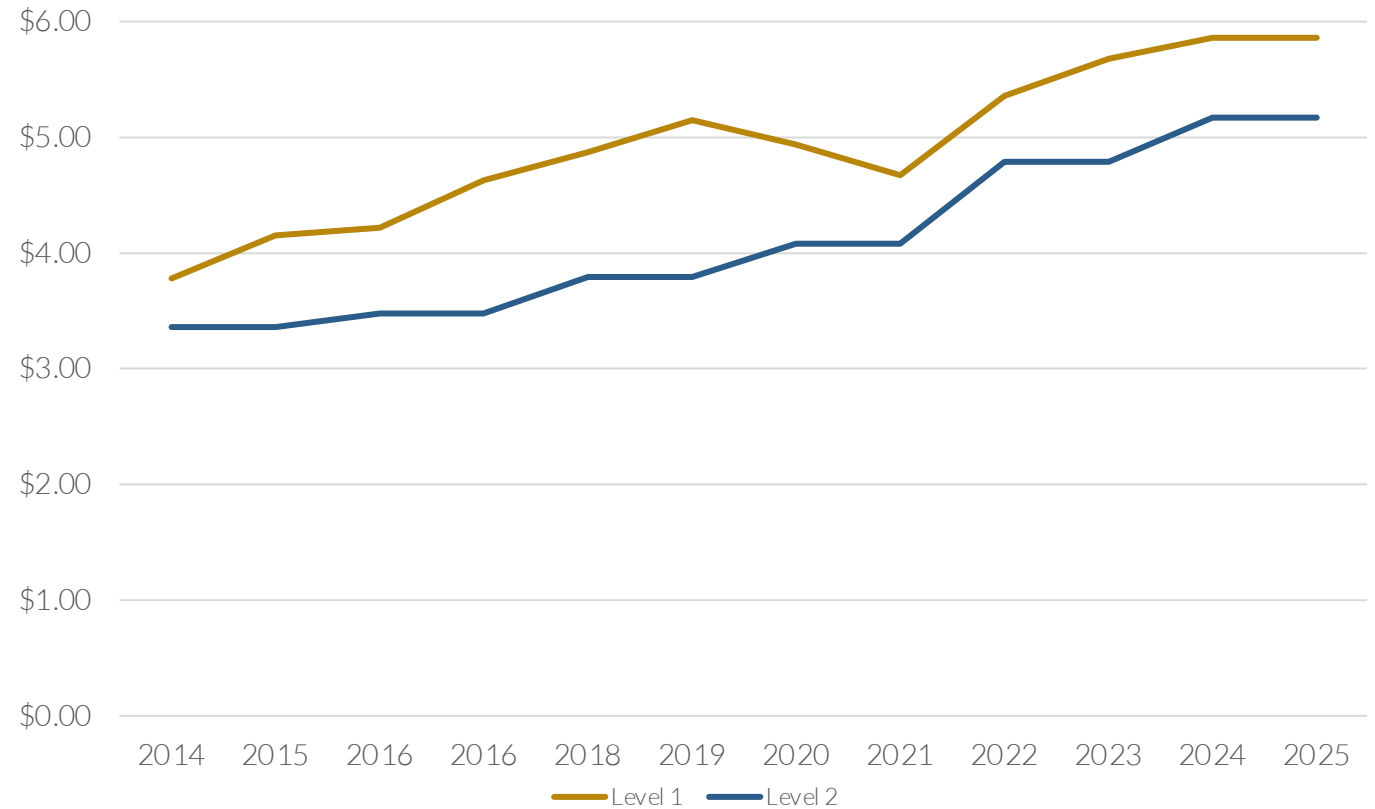


Spending Restriction

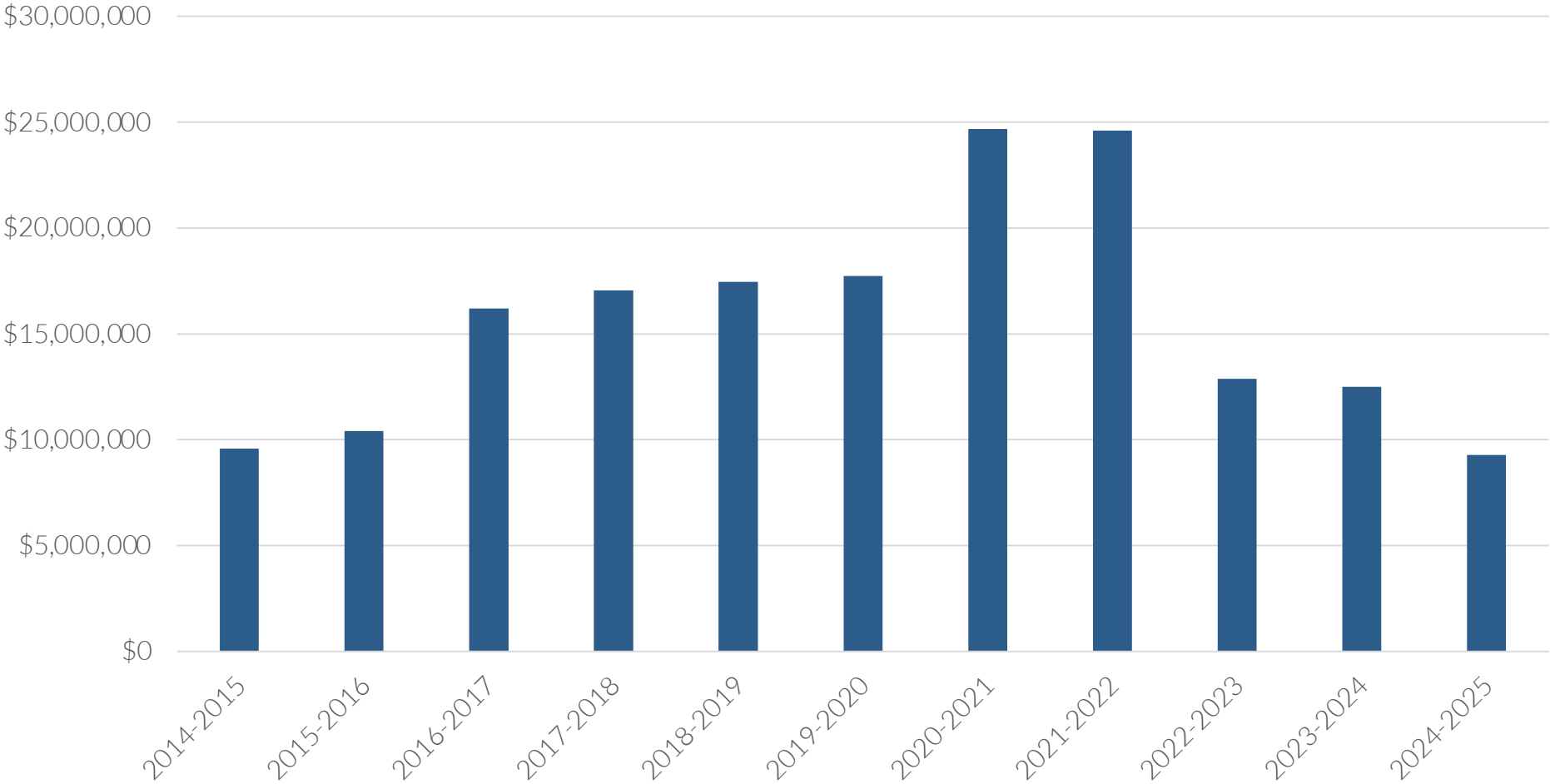
Developer fee dollars can be spent on new construction only

Historical Developer Fee Rates

Fiscal Year	Level 1	Level 2	Commercial
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	\$5.17	\$5.86	\$0.84
2025/26	\$5.17	\$5.86	\$0.84
2026/27	\$5.38	May-26	\$0.87



Historical Developer Fee Revenue



State Facility Funding



School Facility Program

Established by SB-50 (1998) as a state-local collaboration providing per-pupil grants for school construction and modernization



State-Local Match

New construction funded on a 50/50 state-local match; modernization (facilities 25+ years) funded on a 60/40 match

**State pays its share of eligible costs not the actual cost of the project.*



Voter-Approved Bonds

Funded exclusively through 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
Proposition 2	November 2024	\$10.0 Billion

Modernization grants are already fully allocated under Prop 2.
All future projects will be on the waiting list for a future bond.

Clovis USD SFP Reimbursements

Type	Prop 51	1x General Fund	Prop 2 *	Future Bond **
Modernization	\$ 69,078,568	\$ 8,446,939	\$ 0	\$ 63,798,867
New Construction	\$ 23,342,390	\$ 17,878,798	\$ 92,169,941	\$ 0
Career Tech Ed	\$ 5,930,425	\$ 0	\$ TBD	\$ 0
Total	\$ 98,351,383	\$ 26,325,737	\$ 92,169,941	\$ 63,798,867

*Estimated amounts on the workload list so far

** Applications submitted for future funding



Local Facility Funding



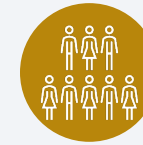
GO Bond Authority

Prop 46 (1985) restored school district authority to issue General Obligation bonds for property acquisition and improvement, repaid by local property taxes



Debt Limits

Bonding capacity is based on Assessed Value (AV) within district boundaries; unified school districts are currently limited to 2.5% of AV



Voter Approval & Oversight

Prop 39 (2000) lowered approval from 2/3 to 55%; districts must establish a Citizen's Oversight Committee per Ed. Code §15278

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	\$ 400,000,000
2028	TBD



* Our goal is 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

Deferred Maintenance

"A" List

Site	Category	Estimated Cost
Clovis West	Roofing	\$400,000
District Wide	Carpet, Roofing, Bleachers, Gym Floors	\$340,000
Garfield	Paint	\$150,000
Gettysburg	Flooring	\$400,000
Kastner	Paving	\$550,000
Miramonte	Paving	\$250,000
Tarpey	Roofing	\$700,000
	<i>Contingency</i>	\$195,300
	<i>Inspection/Consultant</i>	\$70,000
	Total	\$3,055,300

"B" List

Site	Category	Estimated Cost
Clark	Flooring	\$500,000
Clovis North	Painting	\$500,000
	<i>Contingency</i>	\$40,000
	<i>Inspection/Consultant</i>	\$10,000
	Total	\$1,050,000

COMBINED TOTAL \$4,105,300



Bond Project List

New Schools/Facilities	Total w/Escalation	Cost Summary
New Elementary Design	\$6,000,000	
Complete TBEC	\$180,000,000	
Miscellaneous New Construction	\$30,030,000	100% Funded
Total	\$216,030,000	

Improve/Repair/Safety	Total w/Escalation	Cost Summary
Modernizations	\$71,352,427	50% Reduction
Building Infrastructure	\$46,084,295	40% Reduction
Energy Upgrades	\$23,580,000	50% Reduction
Safety Upgrades	\$35,700,000	
Athletic Upgrades	\$0	Removed
Technology	\$7,150,000	
Total	\$183,866,722	

Total	\$399,896,722	
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Summer 2026

Project	Budget
Nelson	\$15,000,000
Safety	\$10,000,000
ES 36 Design	\$6,000,000
Roofing	\$5,000,000
Garfield	\$3,000,000
Backstops	\$2,900,000
Electrical	\$1,000,000
Merriman	\$715,000
Polished Concrete	\$150,000
Total	\$43,765,000



Summer 2027

Project	Budget
Safety	\$10,000,000
Nelson	\$6,475,000
Maple Creek	\$5,500,000
Tarpey	\$5,500,000
Roofing	\$5,000,000
Garfield	\$3,000,000
Polished Concrete	\$1,500,000
Electrical	\$1,000,000
Total	\$37,975,000



Summer 2028

Project	Budget
TK Wing Replacement	\$14,500,000
Safety	\$9,750,000
ES 37 Design	\$6,000,000
Roofing	\$5,000,000
Fancher Creek	\$4,000,000
Clovis High	\$3,750,000
Districtwide A/V	\$3,575,000
Districtwide LED	\$3,500,000
Cedarwood MPR	\$3,450,000
Mt. View MPR	\$3,200,000
Weldon MPR	\$2,750,000
Kastner Cluster Offices	\$2,200,000
Copper Hills Admin	\$2,145,000
Clovis East Pool Bathroom	\$1,500,000
Polished Concrete	\$1,500,000
Electrical	\$1,000,000
Total	\$67,820,000



Summer 2029

Project	Budget
Cole Wing Replacement	\$14,500,000
Districtwide LED	\$8,580,000
Districtwide A/V	\$3,575,000
Roofing	\$3,500,000
Red Bank MPR	\$3,500,000
Gettysburg MPR	\$3,300,000
Clark MPR	\$3,000,000
Mickey Cox	\$2,574,000
Liberty MPR	\$2,100,000
Polished Concrete	\$1,500,000
Clovis West Restrooms	\$850,000
SV Kinder HVAC	\$575,000
Ft. Washington Lift	\$215,000
Total	\$49,019,000



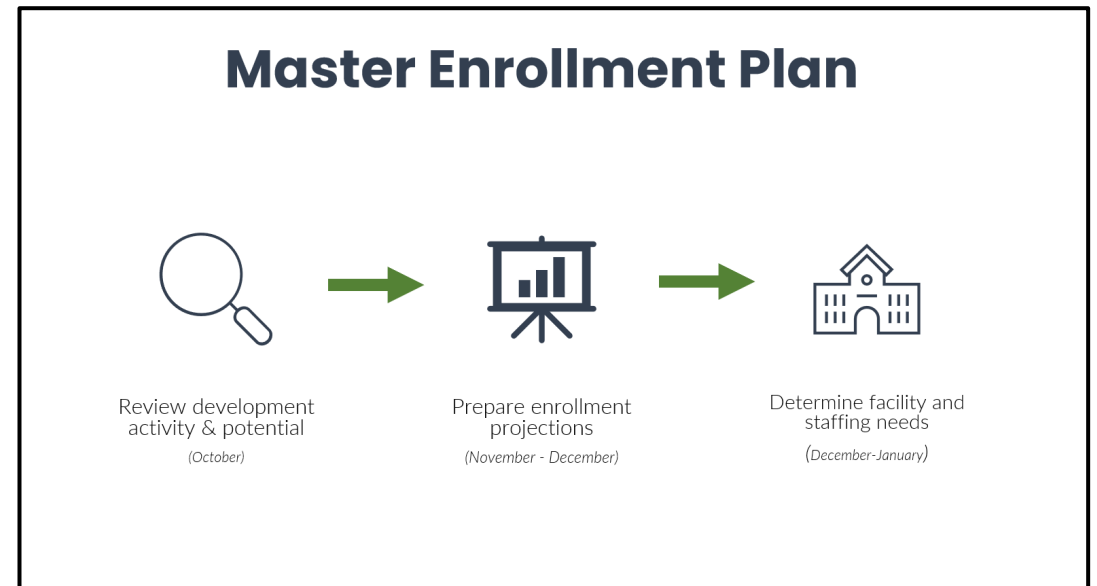
New School Case Study

From Concept to Reality



Needs Assessment & Planning

- Everything begins with identifying the need:
 - Enrollment growth, overcrowding, or program changes
- Key activities:
 - Demographic studies
 - Facility condition assessments
 - Educational specifications (Ed Specs)
 - Master planning



Funding & Budget Development



Realistic Project Budget

Hard Costs · Soft Costs · Site Costs · Inflation/Escalation · Contingencies



Construction Allocation

Construction represents 70–75% of total budget; soft costs are calculated as a percentage of construction costs



Available Funding Sources

Local GO Bonds · Developer Fees · State Facility Program · One-time money or grants



Cash Flow Management

Monthly multi-fund meetings to manage and coordinate all construction projects and funds

Budget Estimate



Projected costs with 3.5% annual escalation



Sample Funding Shell

% of CONSTRUCTION	CONSTRUCTION BIDS	\$59,000,000
5.50% *	ARCHITECT	\$3,245,000
1.00%	DSA PLAN APPROVAL	\$590,000
4.50%	SITE DEVELOPMENT/AGENCY FEES	\$2,655,000
1.00%	ENGINEER/OTHER PLANNING	\$590,000
0.25% *	PRE CONSTRUCTION	\$147,500
4.00% *	GENERAL CONDITIONS	\$2,360,000
3.50% *	CONSTRUCTION MANAGEMENT	\$2,065,000
0.50%	CM REIMBURSABLES	\$295,000
1.25%	TESTING	\$737,500
0.75%	INSPECTION	\$442,500
3.50%	SOLAR	\$2,065,000
1.50%	OTHER CONSTRUCTION	\$885,000
5.00%	CONTINGENCY	\$2,950,000
2.50%	OCIP INSURANCE	\$1,475,000
3.00%	FURNITURE/EQUIPMENT	\$1,770,000
	TOTAL PROJECT COSTS	\$81,272,500

**Fixed percentage for this project vs estimated percentage of costs*



Site Acquisition (if applicable)

1 Initial Evaluation

LEAs identify and evaluate potential sites, ideally comparing at least three options for safety and suitability.

2 California Dept. Education (CDE)

Contact School Facilities and Transportation Services Division (SFTSD) representative to schedule a site visit and conduct an initial evaluation (Form SFPD 4.0).

3 Environmental Review

Complete environmental impact report and hazard assessment covering pipelines, hazardous materials, and seismic hazards.

4 Regulatory Standards

Sites must comply with 5 CCR 14010

- Proximity restrictions for high-voltage lines,
- Pipelines, and major traffic areas.

Boundary Changes

1 Executive Committee

- Develop scenarios for steering committee to consider & process feedback
- Members: Executive Cabinet, Area Superintendent, Strategic Planning Coordinators

2 Steering Committee

- Recommends scenario to governing board
- ~35 Members: Board Members, Area Principals, Transportation, Special Education, Employee Groups, Administrative Services

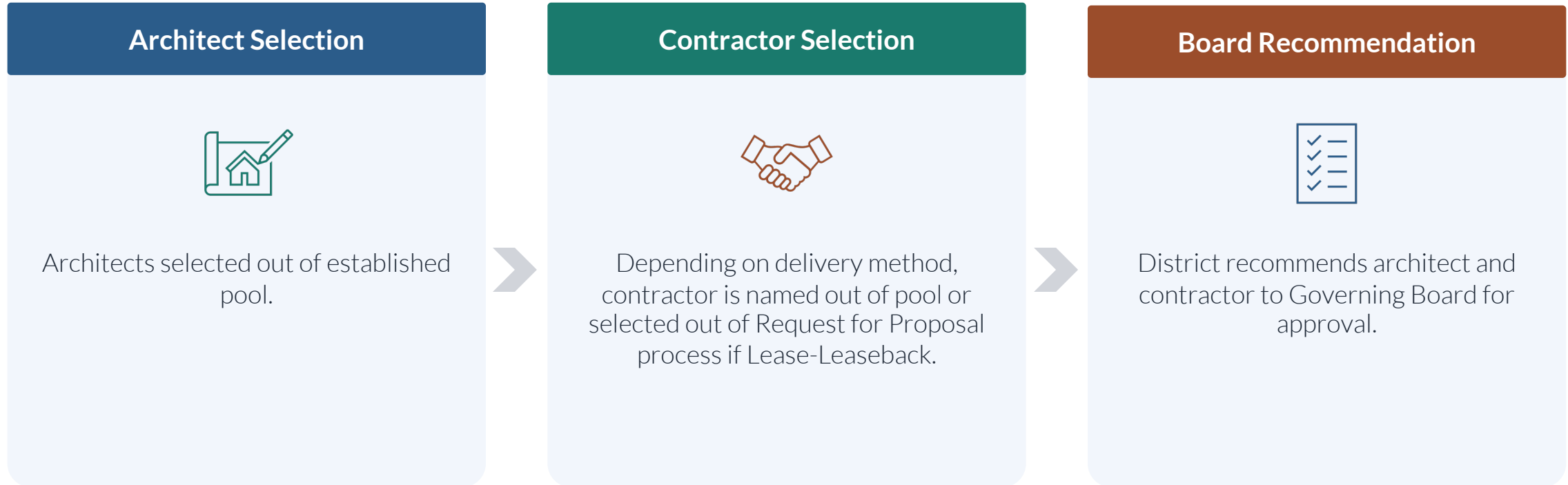
3 Public Outreach

- Area Community Meeting sharing recommendation
- School Site SART Meetings
- CUSD Today, Website, Social Media

Example Timeline



Board Approval of Architect and Contractor



Design Phase



From concept to construction-ready documents

Project Delivery Method Selection



Lease-Lease Back

- RFQ
- Preconstruction Services
- Contracts Managed by Contractor



CM Multi-Prime

- From CM pool
- Preconstruction Services
- Contracts Managed by CUSD



Hard Bid

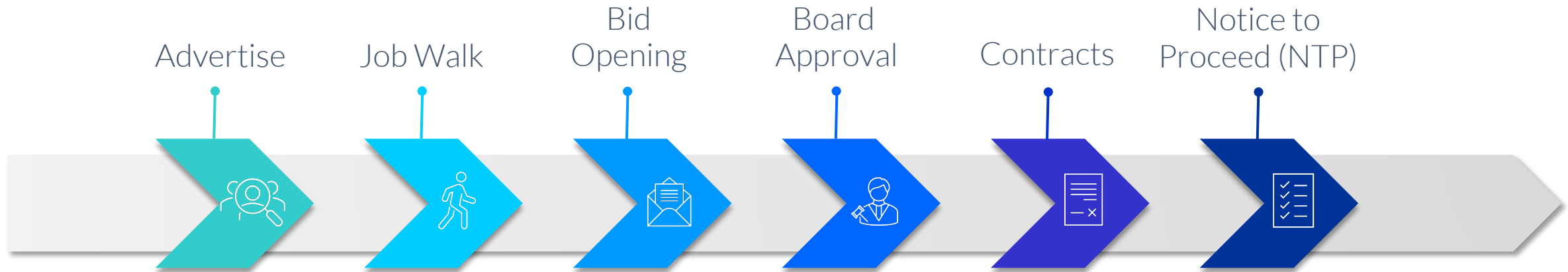
- Competitive bidding
- Lowest responsible bidder
- Traditional delivery approach

Plan Review & Approvals



A continuous revolving process of review, coordination, and approval

Bidding / Procurement



Construction Kick-Off



Notice to Proceed

Establish NTP to formally authorize construction commencement



Review Schedule

Align on project timeline with emphasis on the completion date



Site Protocol

Site safety measures, fencing requirements, and access procedures



Contractor Expectations

Uphold Clovis Unified's high standards for quality and behavior



Director's Message

"Our Students Deserve WORLD CLASS FACILITIES"

Construction



Weekly Owner's Meetings

- Review Project Schedule & 3-Week Look-Ahead
- Review & discuss project issues:
 - Material Lead Times
 - RFIs & Change Order Requests (CORs)
 - Unforeseen Conditions & Agency Requirements



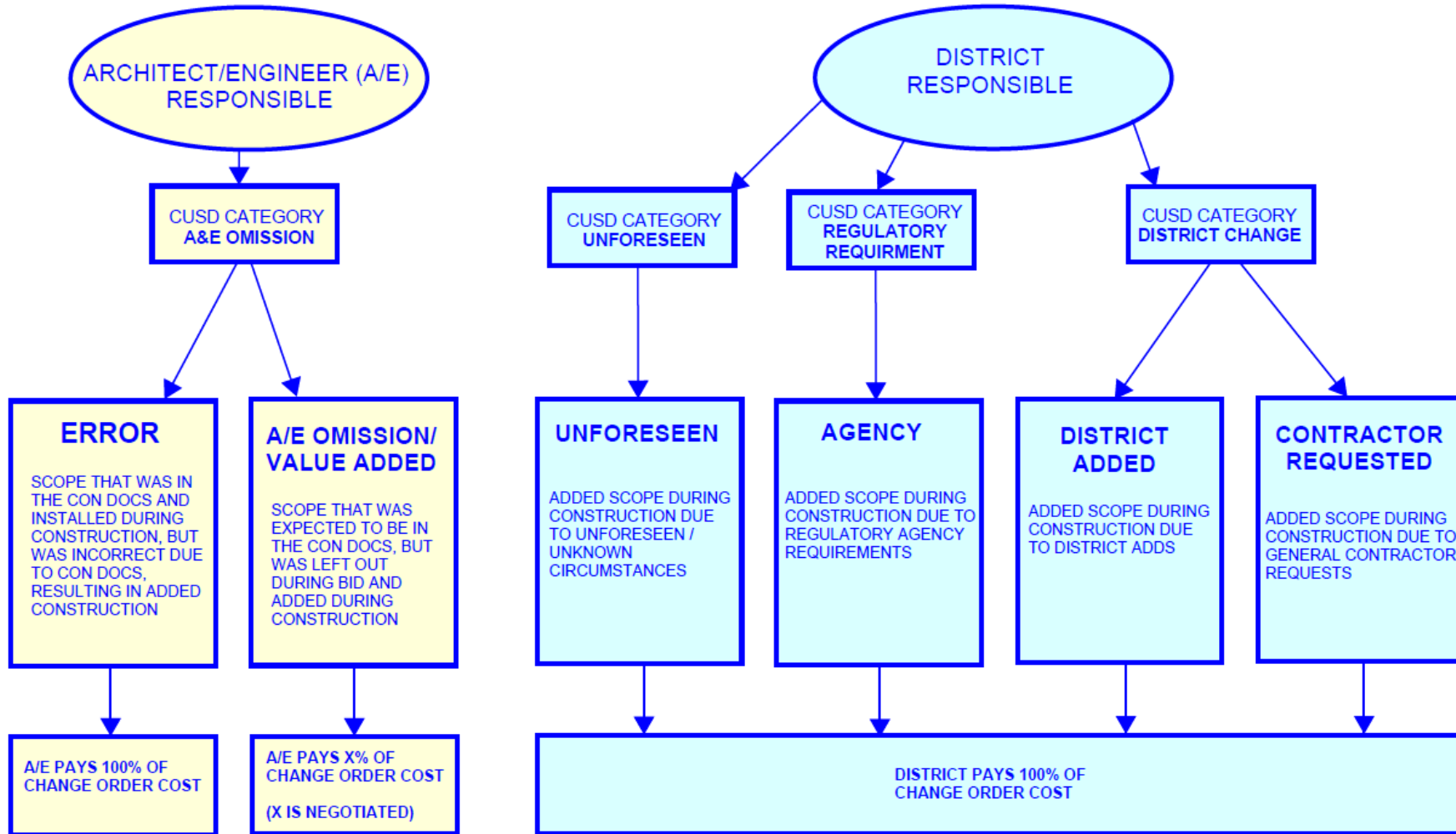
Owner Furnished / Contractor Installed (OFCI)

- Coordinate purchases with General Contractor & Clovis Unified Purchasing
- Examples: Soap & paper towel dispensers, carpet, HVAC equipment



Celebrate the Victories!

CLOVIS UNIFIED SCHOOL DISTRICT CHANGE ORDER CATEGORY RESPONSIBILITY MATRIX



Closeout & Certification



Punchlist Completion

- Develop preliminary punch list with GC
- Identify items for correction or repair
- Coordinate with outside agencies



System Testing

- IOR monitors and signs off
 - Fire Alarm
 - Fire Water
 - Emergency Lighting



IOR Approval & Reporting

- Approves
 - Fire/Life/Safety
 - Access Compliance
 - Structural
- Reports to DSA on compliance with approved documents



Notice of Completion

- Set Board meeting for project acceptance
- All change orders approved before NOC
- Punchlist complete before 35-day recording period



DSA Certification

- Gather required DSA documents
 - Verified Reports
 - Form 168
 - IOR Logs
 - Final Cost



Warranty

- Construction Services handles all requests
- Begins on County NOC recording date
 - Workmanship – 1 year
 - Equipment – 3-5 years
 - Products – Varies

Occupancy & Post Construction

Furniture & Equipment



- Furniture and equipment installed per design specifications
- IT and A/V systems tested and commissioned
- Signage and wayfinding elements placed

Campus Opens to Students



- Building handed over for occupancy
- Orientation and move-in coordination
- Post-occupancy evaluation scheduled

THANK YOU !

