

# Long Range Facility Audit 2009-2019

Clovis Unified School District • August 2009



Clovis High School





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## Acknowledgements

HMC Architects submits the CUSD Facility Needs Assessment with acknowledgement to the District's Facility Division, Maintenance & Operations staff, Director of Construction & Engineering and over-all support from the office of the Assistant Superintendent, Facility Services. HMC would like to acknowledge the District Facility Audit Leadership team (listed below) for their support of the process to clarify and define the District building standards and their ongoing support of the facility audit process.

### **Board of Education**

Sandra A. Bengel  
Christopher Casado  
Brian D. Heryford  
Ginny Hovsepian  
Elizabeth J. Sandoval  
Scott Troescher  
Jim van Volkinburg, DDS

### **District Superintendent**

Terry Bradley, Ed.D, Superintendent

### **Steering Committee**

Don Ulrich, Assistant Superintendent, Facility Services  
Steve Ward, Associate Superintendent, Business Services  
John Poytress, Director of Plant Operations  
Stan Kawaguchi, Grounds Supervisor  
Brad Pawlowski, Maintenance Supervisor  
Chris Allen, Custodial Supervisor  
Bill Rice, Custodial Supervisor  
Robert Schram, Food Services Supervisor  
Rick Lawson, Director of Construction Services  
Dan Resciniti, Director of Technology Services  
Joe Bjerke, Director of Transportation

## Acknowledgements (cont'd)

HMC Architects and Harris Construction also recognize the following team of local consultants for their diligence in conducting a detailed assessment of the current facilities on 33 school sites and 12 District support facilities constructed prior to 2001 in the time schedule outlined by the District. In addition, all District facilities were assessed for the condition of technology. Their recommendations and insights are based on over 100 years of collective experience in public school construction.

Consultant	Company	Role
Scott Griffith	HMC Architects	Principal in Charge
Walt Byrd	HMC Architects	Project Manager
Jeff Berrios, Mandie Abels, Rick Sacksteder, Stanley Ng	HMC Architects	Building Conditions
Doug Reitz	Harris Construction	Cost Estimation & Scheduling
Tyler Arrigoni, John Fowler, Gil Galvan	OneInterface.net	Electrical & Technology
Gary Lindeman, David Oustad	Lawrence, Nye, Anderson	Mechanical & Plumbing
Sean Smith, Fred Wong	Blair, Church & Flynn	Site, Turf, Irrigation

Our team recognizes the extraordinary commitment of the Clovis community for supporting five local school bond measures, and the Clovis Unified School District Governing Board and Superintendent for their commitment to providing “world class” facilities for the students, staff and community. Faced with significant encroachments to the general fund, the CUSD Governing Board continues to prioritize funding for the construction of new schools, modernization and improvement of existing facilities, and Maintenance & Operation. Although our team has identified a significant amount of work for the District for over the next 10 years, every consultant commented on the excellent condition of the facilities targeted in this audit. Our team also recognizes the on-going efforts of the Plant Operations staff for their commitment to maintain all District facilities in excellent condition.

Last but not least, our team would like to express appreciation to HMC's Ontario Office for their support of this project. In particular, we would like to recognize Amanda Ishak and Matt Endsley. Amanda and Matt proved to be an invaluable resource for our team in producing a final product that will serve as a roadmap to provide outstanding facilities for the students and staff of the Clovis Unified School District.



## Executive Summary/Planning Guidelines

The primary goal of the CUSD Long Range Facility Audit was to provide the same “standard” of learning environment for all students, and working environment for all employees. The Clovis Unified School District issued a Request for Proposals on October 12, 2008 to select a firm to conduct a Long Range Facility Needs Assessment. On December 1, 2008, the District selected HMC Architects, in partnership with Harris Construction, to clarify the District’s building and equipment standards, and to conduct a detailed facility needs assessment of existing facilities constructed prior to 2001. The condition of the technology infrastructure was assessed for all District sites, as well.

The objectives of the CUSD Facility Audit Request for Proposals were:

- Identify standards for the District’s infrastructure
- Assess District facilities constructed prior to 2001 against these standards
- Assess all District facilities against standards for technology infrastructure
- Identify , prioritize, and estimate costs for projects that will move all District facilities toward approved standards
- Identify projects into a 10 Year Facility Master Plan, with projects prioritized for 1-2 years, 3-5 years, and 6-10 years

## Project Scope

The scope of work for the CUSD Long Range Facility Audit included conducting a comprehensive audit of all current CUSD facilities constructed prior to 2001 (all sites were assessed for the condition of the technology infrastructure), including facilitating multiple meetings with site and District staff to clarify building and equipment standards for the following disciplines:

- Site Work
- Architectural/Building Conditions
- HVAC
- Plumbing
- Electrical
- Technology on all District facilities



## Project Timeline

**Phase 1:** Completed by January 31, 2009

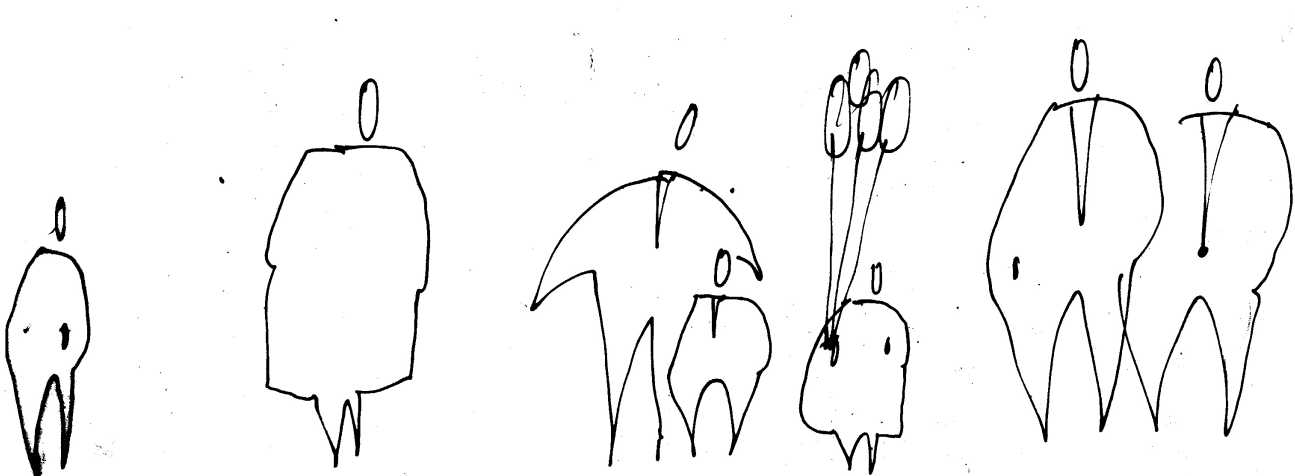
- Facilitate multiple meetings with District personnel to establish facility and equipment standards for disciplines identified

**Phase 2:** Completed by May 31, 2009

- Conduct an assessment of all facilities constructed prior to 2001 and identify projects that will bring identified deficiencies up to approved District standards

**Phase 3:** Completed by June 30, 2009

- Conduct a Governing Board workshop to update the Board and District Administration regarding the status of the CUSD Long Range Facility Audit
- Present a final report to District Leadership and CUSD Governing Board in both a written and electronic format







## Project Process

The following phases of work were established to address the scope of the CUSD Long Range Facility Audit within the timeframe established by the District. The expected outcome was to deliver a 10-Year Facility Master Plan, based on professional experience, and aligned with current and future funding opportunities.

### Phase 1: Meet with District Facility Leadership Team to clarify District Building Standards

- Task 1: Introduce Facility Needs Audit process to District Leadership through multiple District forums (Supt. Cabinet, Supt. Staff, Area Leadership meeting, District SART)
- Task 2: Review the following data related to the standard and condition of current facilities
- Elementary Education Specifications and Building Standards
  - District maintenance records
  - 10-year deferred maintenance program
  - 10-year District Facilities Master Plan
- Task 3: Meet with District Facility Leadership Team
- Scheduled milestones for the project
  - Clarify educational program goals and District Strategic Plan
  - Clarify the program for District Support Facilities
  - Establish sustainability goals and green practices for the project
  - Clarify equity standards and community expectations for each school
  - Establish District Building & Equipment Standards
- Task 4: Meet with site Principals and designated District staff of targeted sites:
- The facility audit process and purpose
  - Schedules and tasks
  - Site/facility self-assessment Zoomerang model
  - Clarify difference between District maintenance projects and facility audit projects

### Phase 2: Comprehensive Assessment of Facilities to identify deficiencies to District Standards

- Task 1: Project Monitoring Schedule
- Establish milestone meetings to include:
    - Site kick-off meetings
    - Site self-assessment schedule
    - Site visitations
    - Summery schedule with site staff
  - Conduct "mock" facility audit of elementary, secondary and support site
    - Train consultants for consistency
    - Establish common check lists for consultant to report findings from site visits
    - Provide results of site self-assessment surveys to consultants prior to visitation of the sites
  - Create and distribute a Site-Self Assessment Tool for the Principal and the Plant Supervisors to complete prior to consultant visits to sites
    - The Principal survey focused on how the facilities on their sites are addressing the following District Aims:
      - Maximizing Student Achievement
      - Ensuring a safe and positive learning environmentPrincipals and Directors were also asked to prioritize up to three facility projects on their campus
    - The Maintenance & Operations Survey focused on how the facilities are addressing the

## Project Process (cont'd)

following District Aim:

Operating with increasing efficiency and effectiveness

- Conduct facility audit to evaluate condition, and relationship to District Standards for each building
  - Consultants submit visitation schedules for site review
  - Site custodial staff and District maintenance staff available as needed to assist the audit team
- Conduct regular “milestone” meetings with consultants at the conclusion of each group of site visitations
  - Site observation checklist are submitted to Harris Construction for cost estimating, escalated to time of construction
- Consultants complete a summary report of findings, including, but not limited to, the following:
  - Itemized and detailed list of equipment condition, replacement schedule, infrastructure upgrades, modernizations/facility improvements to bring all sites into compliance with current accessibility, building codes, District educational specs, and/or standards sorted by site and by building
  - Make recommendations for future projects: 1-2 years, 3-5 years and 6-10 years
  - Project scope and schedule of work
  - Estimate costs to the date of construction for each project

### Phase 3: Final Deliverable for the District Facility Assessment Projects

- Task 1: Prepare milestone meeting report for the District Board Sub Committee
- Task 2: Prepare final deliverable document for Principals, Facility & Plant Op Departments, Governing Board, and Superintendent
- Facility Master Plan sorted by site which includes replacement and repair schedules
  - Projects sorted by Energy, Deferred Maintenance, Health & Safety, and ADA
  - Prioritize projects for the next 1-2 year, 3-5 years and 6-10 years
  - Escalate cost of each project to date of construction
- Task 3: Present findings and “draft” deliverable to the Governing Board
- Schedule a Board Workshop to present findings
- Task 4: Final Deliverable
- Governing Board to receive summary report of findings, including identified projects (including cost estimates) for all sites
  - The District Facility Leadership Team to receive a detailed summary of findings, including identified projects (included cost estimates) for all sites in a written and electronic format
    - The District will have ability to adjust and manipulate the database to respond to changing conditions within the District.
  - Site Principals/directors will receive a summary report of findings and projects for their school/ District site (including cost estimates)
- Task 5: Implementation of the Long Range Facility Audit
- Update Elementary and Secondary Educational Specifications
  - Conceptual Design for projects based on educational specifications
  - Create an implementation schedule for identified projects



## Project Recommendations

District Administrators, Principals, and Directors were provided an opportunity to identify projects they believed would enhance the efficiency and effectiveness of the District Mission “to be a quality educational system, providing the opportunity for all students to reach their potential in mind, body and spirit.” A wide variety of projects were suggested by the District. Individual projects were evaluated by our team of consultants, based on the following criteria, to determine their feasibility and practicality for the District:

- Alignment to the approved District building standards and educational specifications
- Alignment to the current educational program need(s) requested with the project
- Feasibility of cost to the District (based on our opinion) and space availability on the site

Cost estimations were only done on projects that our consultants felt aligned to the components of our “decision-making” criteria. Only projects that were determined to be feasible and practical were included in the site narratives.

## Cost Estimation

Potential project costs were estimated according to the cost index at the time of construction. An inflation calculator was incorporated into the detailed Excel spreadsheets for each site. Costs were estimated using a baseline average for equipment, materials & labor, and should be considered “estimates”. An additional 25% was added to each project that includes the “fees” for testing, inspection, and architectural/engineering. These costs (are in addition to the project construction costs) will need to be considered when the District chooses to schedule the project.



## Final Deliverables

Results were presented to the District in various formats depending on the needs of the end user. Below is a summary of the contents for these reports.

District Staff	CUSD Facility Audit Report
Governing Board and District Superintendent	District overview, including a Power Point presentation
Office of Facility Services Office of Maintenance and Operations	District summary, summary of all schools and support facilities (including supporting detailed spreadsheets and consultant checklists)
Site Principals	School Site Summary Report





## The Implementation of a 10-Year Facility Needs Master Plan

The CUSD Facility Needs Audit will provide the District access to a significant amount of data, information, and recommendations regarding the condition of District facilities constructed prior to 2001 (and the technology infrastructure for all facilities). The primary goal of the CUSD Facility Needs Assessment was to develop a long range plan to bring all District school facilities, and support facilities, up to current approved District building and equipment standards. How the District chooses to use this data, information and recommendations to guide their decision making process, will be critical to the success of this effort.

It is our recommended that the District consider the CUSD Facility Audit within the context of a long range (10-year) Facility Master Plan. A 10-Year Facility Master Plan should be flexible and adaptable to changing conditions within the District and community. We feel that it will be essential to base decisions on a well crafted set of Elementary and Secondary Educational Specifications.

Another critical factor to be considered by the District will be the availability of state and local funding. It is our recommendation that an open dialogue begin immediately with the community to illustrate the need to upgrade current facilities well in advance of a formal campaign for a bond measure.

Important components that we recommend the District to consider, is to fully implement the results of the Long Range Facility Audit, are the following:

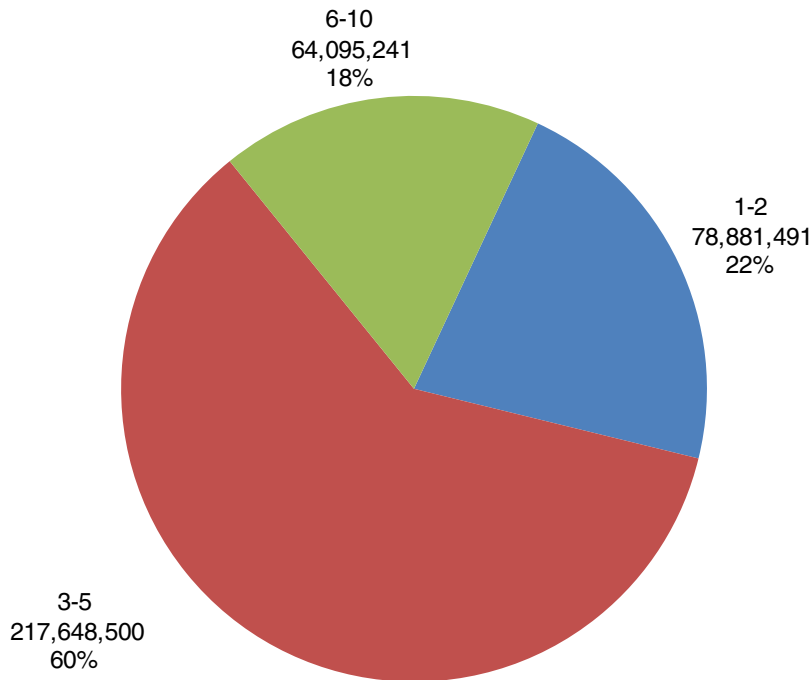
1. A thorough review and update of the District's current Elementary and Secondary educational specifications and building standards to insure alignment to curriculum and instructional methodologies to appropriate space relationships requirements.
2. Development of a conceptual design master plan, based on the educational specifications, for each building modernization, addition and expansion. These conceptual diagrams should identify the size, configuration and location of new facilities and reconfiguration of existing facilities.
3. Review current funding sources and begin to develop strategies for a future bond campaign. Evaluate the potential community tolerance for future bond initiatives for CUSD.
4. Strategically create a project implementation schedule for future projects indentified in the 10-Year Facility Needs Assessment Master Plan. This schedule must be based on maximizing current and potential funding sources.





## District-Wide Project Data

### District Summary

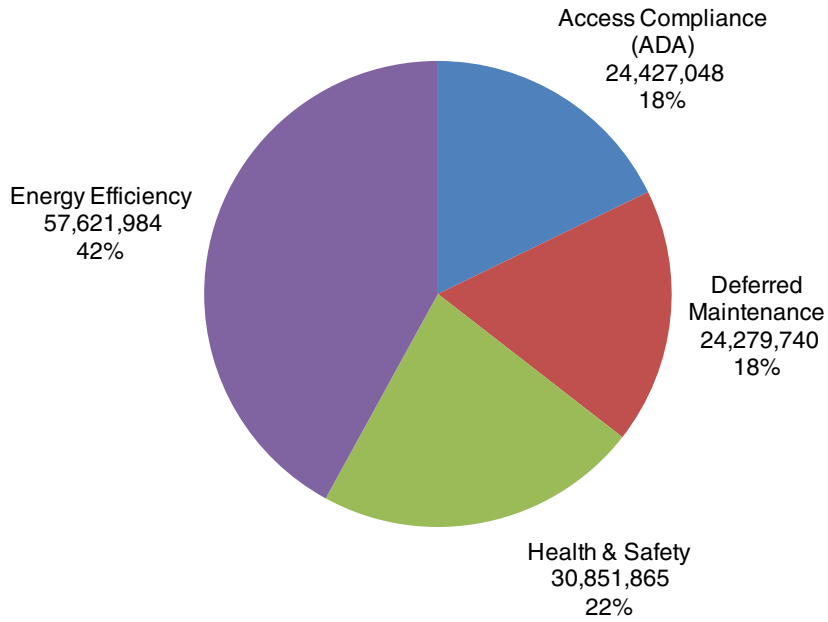


### Total District Needs Assessment

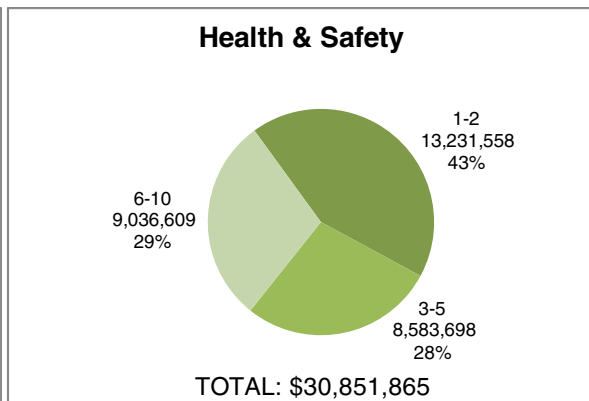
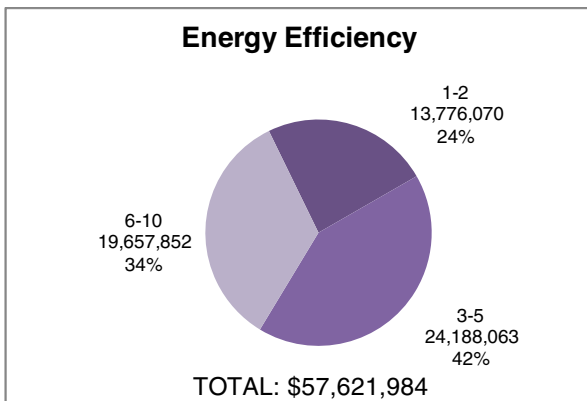
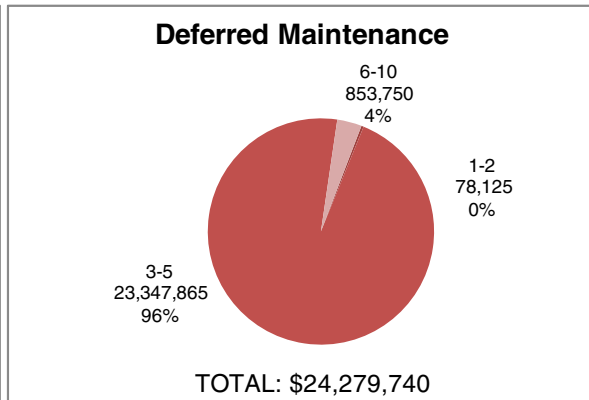
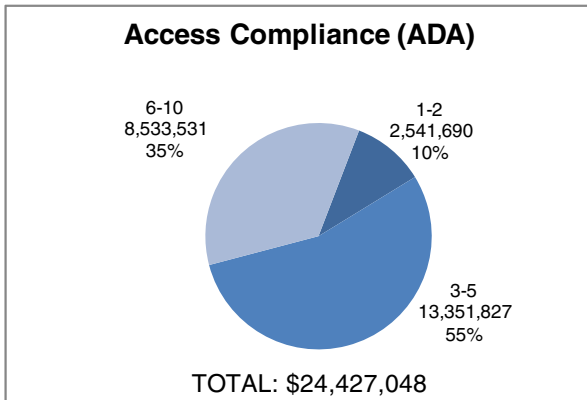
Summary by Area	Total
Group 1 - David E. Cook Center	50,304,840
Group 2 - Buchanan Area	77,683,445
Group 3 - Clovis North Area	17,534,207
Group 4 - Clovis Area	91,537,174
Group 5 - Clovis West Area	74,897,993
Group 6 - Clovis East Area	48,667,574
Total	\$ 360,625,232



## Breakdown by Project Category



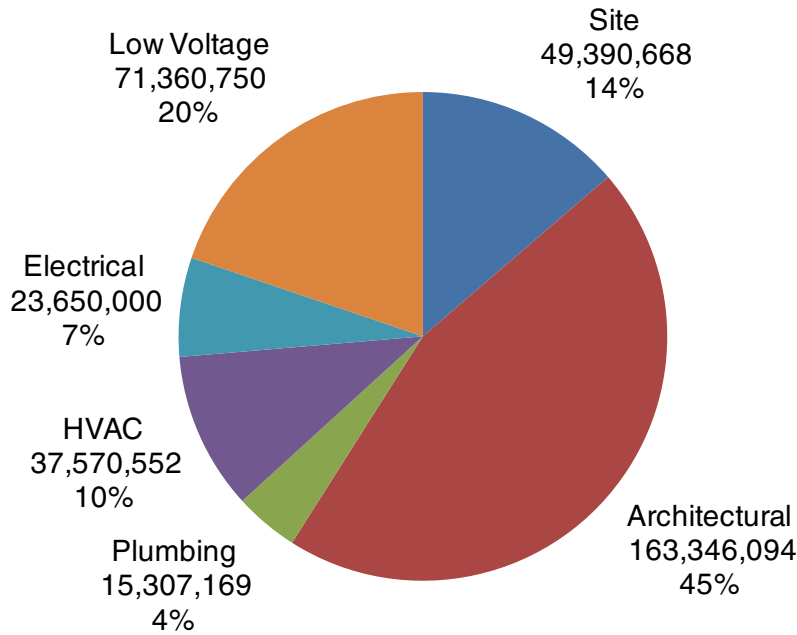
**TOTAL: \$137,180,638**







### Total by Discipline



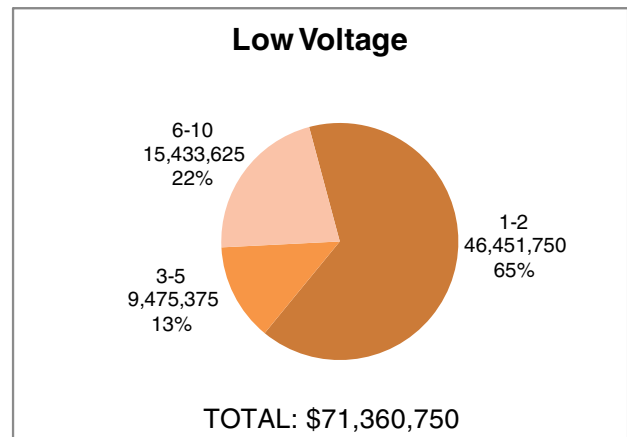
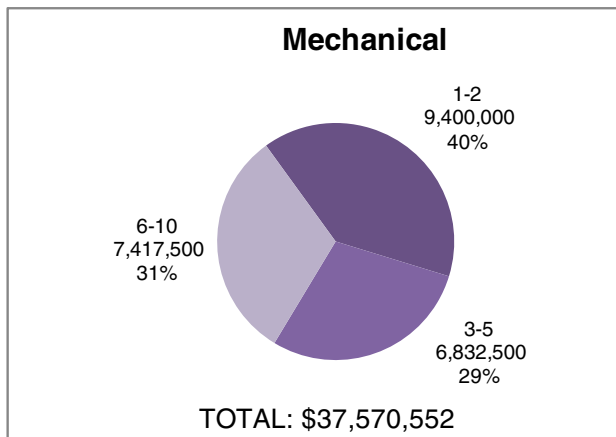
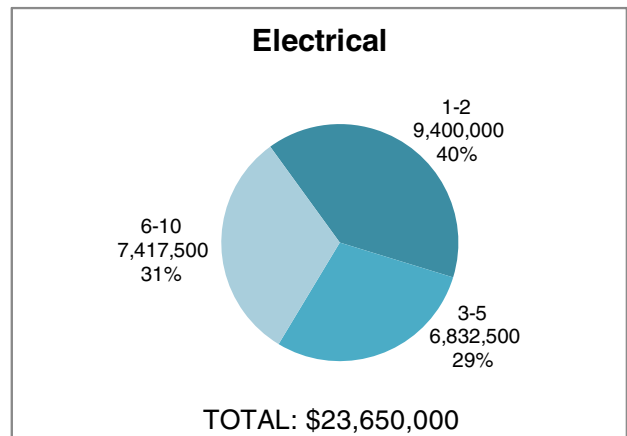
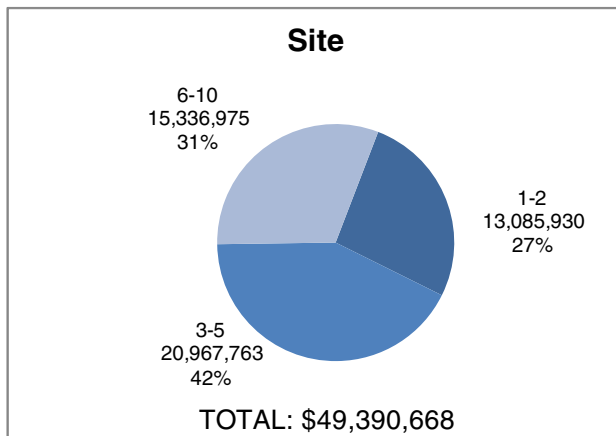
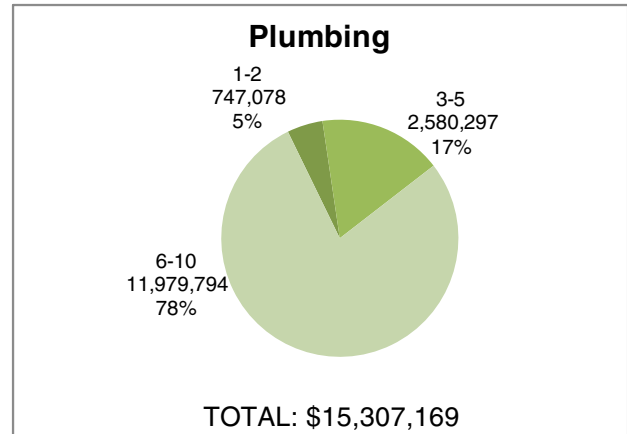
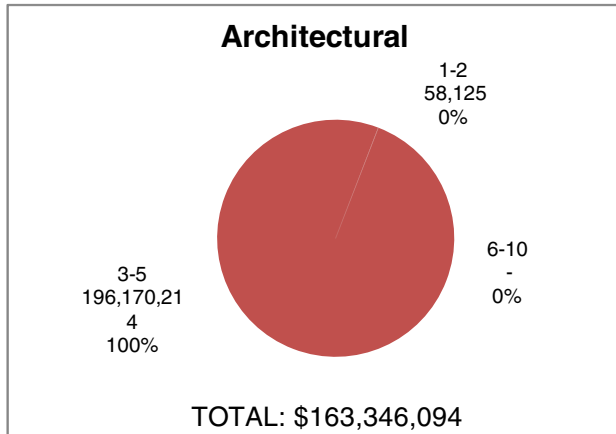
**TOTAL: \$360,625,232**

### Total District-Wide Needs Assessment

Summary by Discipline	1-2	3-5	6-10	TOTAL BY PROJECT CATEGORY
Site	13,085,930	20,967,763	15,336,975	49,390,668
Architectural	58,125	163,287,969	-	163,346,094
Plumbing	747,078	2,580,297	11,979,794	15,307,169
HVAC	9,138,608	14,504,597	13,927,347	37,570,552
Electrical	9,400,000	6,832,500	7,417,500	23,650,000
Low Voltage	46,451,750	9,475,375	15,433,625	71,360,750
<b>Total</b>	<b>\$ 78,881,491</b>	<b>\$ 217,648,500</b>	<b>\$ 64,095,241</b>	<b>\$ 360,625,232</b>

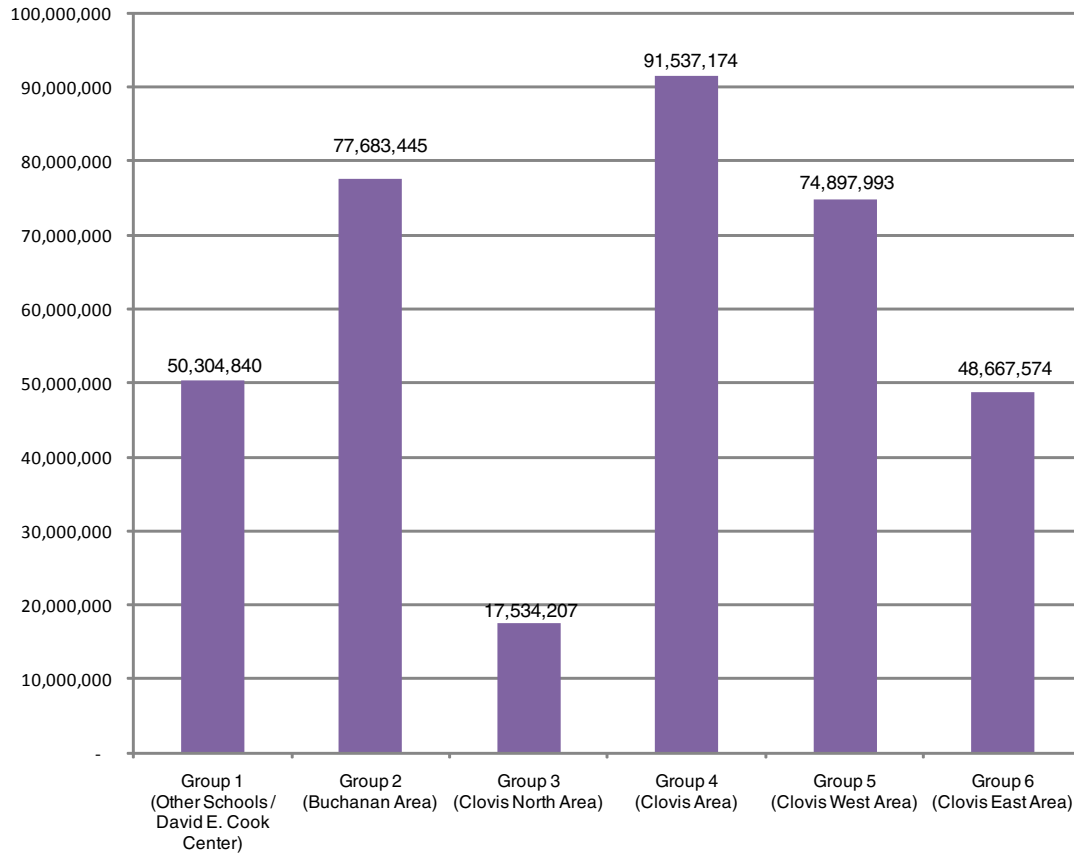


## Breakdown by Discipline

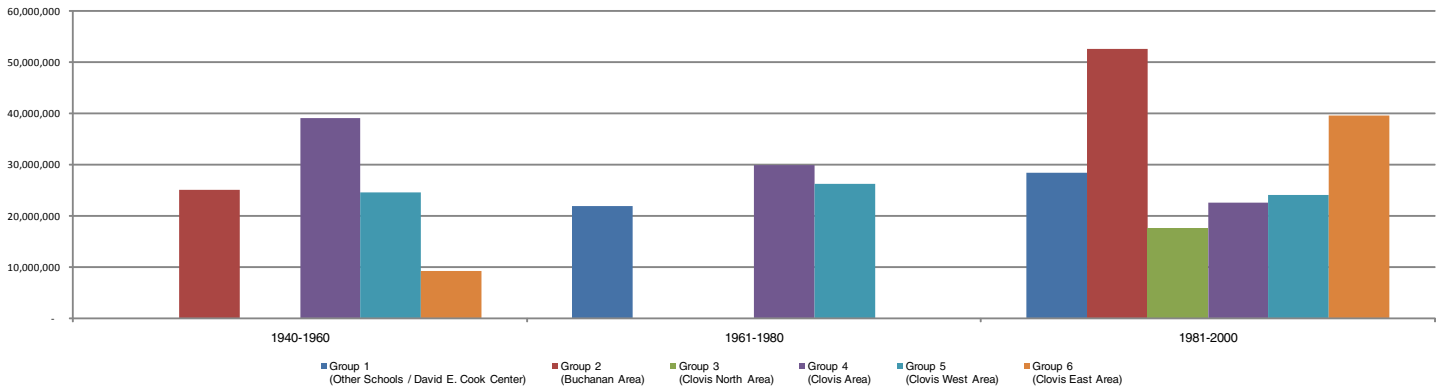




## Total by High School Attendance Area



## Summary by Year of Construction





## District Wide Summary

School	1-2	3-5	6-10	TOTALS
Alta Sierra Intermediate School	2,496,910	5,216,060	2,096,841	9,809,811
Buchanan High School	2,186,412	21,113,939	6,053,820	29,354,171
Bud Rank Elementary School	110,000	0	263,125	373,125
Cedarwood Elementary School	1,436,885	2,494,889	600,128	4,531,902
Center for Advanced Research and Technology	1,196,649	223,846	3,290,386	4,710,881
Century Elementary School	1,417,335	2,656,039	1,667,101	5,740,475
Clark Intermediate School	2,474,515	11,935,481	3,538,113	17,948,109
Clovis Adult School	932,248	1,147,288	771,922	2,851,457
Clovis East High School	2,314,387	7,211,415	3,167,906	12,693,708
Clovis Elementary School	1,100,364	1,428,374	1,369,444	3,898,181
Clovis High School	2,410,497	15,979,777	6,308,134	24,698,408
Clovis North Educational Complex	16,250	0	0	16,250
Clovis West High School	3,061,024	8,037,810	3,922,954	15,021,788
Cole Elementary School	2,028,375	6,622,411	618,425	9,269,211
Community Day School	993,923	92,800	324,500	1,411,223
Copper Hills Elementary School	1,129,439	3,332,618	866,839	5,328,896
David E. Cook Center	4,113,934	10,129,830	2,608,958	16,852,721
Dry Creek Elementary School	2,934,689	3,401,961	861,266	7,197,916
Fancher Creek Elementary School	2,719,828	3,640,398	505,943	6,866,169
Fort Washington Elementary School	1,384,638	2,223,079	817,482	4,425,198
Freedom Elementary School	928,750	238,125	786,250	1,953,125
Fugman Elementary School	457,500	168,750	1,521,875	2,148,125
Garfield Elementary School	1,732,454	3,540,405	1,246,270	6,519,130
Gateway/Enterprise Alternative Education	568,218	3,035,519	1,460,165	5,063,902
Gettysburg Elementary School	2,631,511	5,551,824	982,827	9,166,161
Jefferson Elementary School	2,230,678	3,693,616	637,967	6,562,261
Kastner Intermediate School	1,828,375	7,082,309	2,336,927	11,247,611
Liberty Elementary School	2,189,887	4,008,284	337,368	6,535,539
Lincoln Elementary School	1,972,780	2,832,691	969,173	5,774,643
Maple Creek Elementary School	1,166,640	3,864,558	1,131,446	6,162,644
Mickey Cox Elementary School	1,444,861	3,077,500	725,055	5,247,416
Miramonte Elementary School	1,473,484	4,932,677	1,105,791	7,511,951
Mountain View Elementary School	2,203,822	4,700,859	624,754	7,529,436
Nelson Elementary School	2,330,241	2,987,061	517,735	5,835,037
Pinedale Elementary School	1,601,134	11,778,223	973,842	14,353,199
Reagan Elementary School	72,500	0	291,875	364,375
Red Bank Elementary School	1,999,173	2,079,408	888,234	4,966,814
Reyburn Intermediate School	1,609,284	5,748,866	2,748,988	10,107,138
Riverview Elementary School	864,000	298,125	976,250	2,138,375



## District Wide Summary

School	1-2	3-5	6-10	TOTALS
Sierra Outdoor School	802,875	18,460,531	151,250	19,414,656
Sierra Vista Elementary School	2,254,104	5,064,534	544,542	7,863,179
Tarpey Elementary School	2,216,081	5,631,262	790,013	8,637,355
Temperance-Kutner Elementary School	2,858,873	5,295,594	1,016,641	9,171,108
Valley Oak Elementary School	2,597,333	2,702,636	242,364	5,542,333
Weldon Elementary School	2,337,383	3,930,881	386,479	6,654,743
Woods Elementary School	51,250	56,250	1,047,875	1,155,375
Total:	\$ 78,881,491	\$ 217,648,500	\$ 64,095,241	\$ 360,625,232



# Site Requested Project List

(as submitted by site Principals)

## Group 1: Other Schools/David E. Cook Center

### Clovis Adult School

- None

### Center for Advanced Research and Technology

- HVAC system needs to be analyzed and repaired to assure a comfortable temperature for student learning. Some rooms exceed 85 degrees on a regular basis
- Replace locks on classroom doors to give teachers capability to lock from inside in the event of threat
- Repair/replace outside security cameras

### Gateway/Enterprise Alternative Education

- None

### Sierra Outdoor School

- Upper classroom building modernization
- Lower classroom building modernization
- New Gymnasium
- Irrigation to ball field
- Bus loading and unloading area
- Maintenance and Transportation Building
- Amphitheater stage

### Maintenance and Transportation Building

- Additional office space in the maintenance/transportation building
- Install restroom upstairs in work control area
- Push fence in north parking lot towards Herndon: redevelop parking lot
- Additional T-shed in outside storage area

### District Office West

- Landscape face-lift

### District Office East

- None

### Grounds Building

- Additional grounds building north of the existing grounds building: bays for storage
- Move mechanics shop to new building
- Add concrete and landscaping between Professional Development Building and warehouse

### Security and Attendance Building

- None

### Warehouse and Graphic Arts Building

- None

### District Services Building

- None

### Construction Services Building

- None



## Group 2: Buchanan Area

### Century Elementary School

- Rain gutters added to buildings
- Fix drainage problems around school
- Gates on Kindergarten parking lot to prevent people from driving on campus during off hours
- Review of main parking lot and bus loading zone
- Upgrade planter areas

### Cole Elementary School

- Technology Infrastructure
- New Multipurpose Room/Cafeteria/Teacher Lounge
- New Administrative office, reception and office staff area

### Dry Creek Elementary School

- Construction of a new academic building to house all 4-6 grade classes, music, and special education
- Landscape upgrade

### Garfield Elementary School

- A new addition to our library
- Landscaping and concrete areas need to be renovated
- Remodeling of the front office
- Kindergarten storage upgrade

### Tarpey Elementary School

- Main office expansion/upgrade
- Landscape upgrade

### Woods Elementary School

- None

### Alta Sierra Intermediate School

- Library demo kiosk
- Phone systems tech infrastructure
- Landscaping: hills planter flatten mounds

### Buchanan High School

- Heating and cooling system needs to be fixed
- Need a new counseling center
- Need a new bathroom facility at the pool

## Group 3: Clovis North Area

### Bud Rank Elementary School

- None

### Copper Hills Elementary School

- Extend student drop off zone

### Fugman Elementary School

- None

### Mountain View Elementary School

- HVAC upgrade

### Riverview Elementary School

- None

### Granite Ridge Intermediate School

- None

### Clovis North High School

- None



# Site Requested Project List (cont'd)

(as submitted by site Principals)

## Group 4: Clovis Area

### Cedarwood Elementary School

- Add dry wells on #2 and #3 baseball fields (very poor drainage)

### Clovis Elementary School

- Have bollards placed throughout the campus so people would not drive on the campus
- Have more signage and red painted curbs for entire frontage road that goes through the campus
- Area, lighting, and sound
- Multipurpose Room window coverings

### Mickey Cox Elementary School

- Lighting: improved in kindergarten classrooms, cafeteria and amphitheatre areas
- Air condition corrections: students get irritable and act out when the temperature gets too high in the classrooms and library

### Gettysburg Elementary School

- We would love to have a new snack bar, like newer schools have, out by our ball fields. This would also allow us some much needed storage space

### Jefferson Elementary School

- Public address/bell system
- Air conditioning both chiller and boiler need to be replaced
- Cameras need to be repaired to work correctly

### Red Bank Elementary School

- HVAC
- Teacher workroom expansion
- Access to greater technology in the classroom (projector, wireless, etc.)

### Sierra Vista Elementary School

- Library expansion
- Moderization of Multipurpose Room
- AC/Heating system replaced
- Cement upgrade and repair

### Weldon Elementary School

- Concrete project in front of A wing and blacktop
- Classroom technology renovation (electrical access, ceiling mounts for LCD, pull down screens)
- Multipurpose Room/Kitchen renovation

### Clark Intermediate School

- New gym floor (scheduled: added athletic facilities, field space: Rodeo Grounds)
- Technology that would allow classrooms to have video capabilities
- Amphitheater landscape upgrade
- Room for stagecraft and storage for the MET
- Landscaping, irrigation, and playfield improvements

### Clovis High School

- The lockers in the girls locker room need to be replaced from 1969 to provide larger lockers for students to store their backpacks in during PE class to prevent thefts including enough lockers for each student
- Modernization of facilities to have all classrooms have LCD mounts and wiring in the ceiling, computers labs, field houses, band and folklorico practice rooms, etc.





## Group 5: Clovis West Area

### Fort Washington Elementary School

- None

### Liberty Elementary School

- Renovate the main office/library
- Get a new AC/Heating system
- Additional areas for teacher collaboration and storage

### Lincoln Elementary School

- New restrooms adjacent to the playground.  
Currently the only restrooms close by are in the snack bar area and face away from supervision
- Walkway-cement work: cement curbs for flower beds, cement work for raised planter boxes
- Regrading grass: drainage issues

### Maple Creek Elementary School

- Air conditioning and heating unit replaced
- Fire alarm system-heat sensors
- Traffic calming devices and speed bumps in parking lot

### Nelson Elementary School

- Multipurpose Room modernizing
- HVAC upgrades
- Updating of paint/landscaping
- Technology infrastructure

### Pinedale Elementary School

- Multipurpose Room modernizing
- Library Media Center
- Classroom space and design to meet the vision of our schools
- Improvement in technology in the buildings so that it supports our vision, and improvement in the cooling and heating systems
- Remodel Classroom

### Valley Oak Elementary School

- Window replacement

### Kastner Intermediate School

- Need upgrade technology labs
- Locker room lockers sorely need to be replaced
- Chiller and air handler in Multipurpose Room/ Bandroom always down
- Replace gym bleachers as wood bleachers are a safety hazard
- Need to retrofit the woodshop with safer equipment
- Replace gymnasium bleachers

### Clovis West High School

- Camera Installation
- More fob systems for doors so access into A building by staff does not require the need to leave the doors unlocked
- Completion of appropriate counseling center



## Site Requested Project List (cont'd)

(as submitted by site Principals)

### Group 6: Clovis East Area

#### Fancher Creek Elementary School

- A new addition to our library
- Landscaping and concrete areas need to be renovated
- Remodeling of the front office

#### Freedom Elementary School

- None

#### Miramonte Elementary School

- Landscape upgrade
- Modernize main office

#### Reagan Elementary School

- None

#### Temperance-Kutner Elementary School

- Build a main office
- A new AC/Heating system
- security alarm system for entire school
- Technology infrastructure

#### Reyburn Intermediate School

- HVAC upgrades
- Bell/alarm sensors
- Water main cracks

#### Clovis East High School

- Athletic office modernization
- New restrooms for baseball stadium



## Site Areas

### **Group 1: Other Schools/David E. Cook Center**

- Clovis Adult School
- Center for Advanced Research and Technology
- Gateway/Enterprise Alternative Education
- Community Day School
- Sierra Outdoor School
- Maintenance and Transportation Building
- District Office West
- District Office East
- Grounds Building
- Security and Attendance Building
- Warehouse and Graphic Arts Building
- District Services Building
- Construction Services Building
- Professional Development Building

### **Group 2: Buchanan Area**

- Century Elementary School
- Cole Elementary School
- Dry Creek Elementary School
- Garfield Elementary School
- Tarpey Elementary School
- Woods Elementary School
- Alta Sierra Intermediate School
- Buchanan High School

### **Group 3: Clovis North Area**

- Bud Rank Elementary School
- Copper Hills Elementary School
- Fugman Elementary School
- Mountain View Elementary School
- Riverview Elementary School
- Clovis North Educational Center

### **Group 4: Clovis Area**

- Cedarwood Elementary School
- Clovis Elementary School
- Mickey Cox Elementary School
- Gettysburg Elementary School
- Jefferson Elementary School
- Red Bank Elementary School
- Sierra Vista Elementary School
- Weldon Elementary School
- Clark Intermediate School
- Clovis High School

### **Group 5: Clovis West Area**

- Fort Washington Elementary School
- Liberty Elementary School
- Lincoln Elementary School
- Maple Creek Elementary School
- Nelson Elementary School
- Pinedale Elementary School
- Valley Oak Elementary School
- Kastner Intermediate School
- Clovis West High School

### **Group 6: Clovis East Area**

- Fancher Creek Elementary School
- Freedom Elementary School
- Miramonte Elementary School
- Reagan Elementary School
- Temperance-Kutner Elementary School
- Reyburn Intermediate School
- Clovis East High School





# Clovis High School

1055 Fowler, Clovis, CA 93611 • t. 559-327-1000, f. 559-327-1010



## General Information

<b>Grade Level Configuration:</b>	9-12
<b>Enrollment Capacity:</b>	2,561
<b>Site Acreage:</b>	80
<b>Total Plan Square Footage:</b>	235,222

**Overview:** Clovis High School was opened in 1969. Clovis High School currently has 93 permanent classrooms and 10 portable classrooms to accommodate a student body of 2561. Along with an administration building, library media center, multipurpose room, two gymnasiums, snack bar and restroom the facilities adequately support the instructional programs. Clovis High School has numerous athletic playfields and play courts to accommodate school and community programs. In addition, the District operates and maintains Lamonica Stadium located on the Clovis High School campus. Various community groups utilize the school and district facilities and play courts outside the normal school day. At this time, the school is operating at capacity.

# Year Built/Renovated/Modernized

Based on available drawings and discussions with District maintenance personnel, we obtained the following information regarding year constructed and Division of the State Architect (DSA) approval for campus construction projects.

**Opened:** 1969  
**Architect:** Lew & Nargis & Darden

Building/Rooms:	DSA Application Number:	Approval Date:	MODERNIZATION ELIGIBILITY	
			25 Years + 12 Months:	50 Years + 12 Months:
Ceramics E05	39091	2/25/1976	Done	2/25/2027
North Gym N Building	57450	6/8/1992	6/8/2018	6/8/2043
LMC	31387	11/18/1968	Done	11/18/2019
All (except below)	29051	11/29/1967	Done	11/29/2018

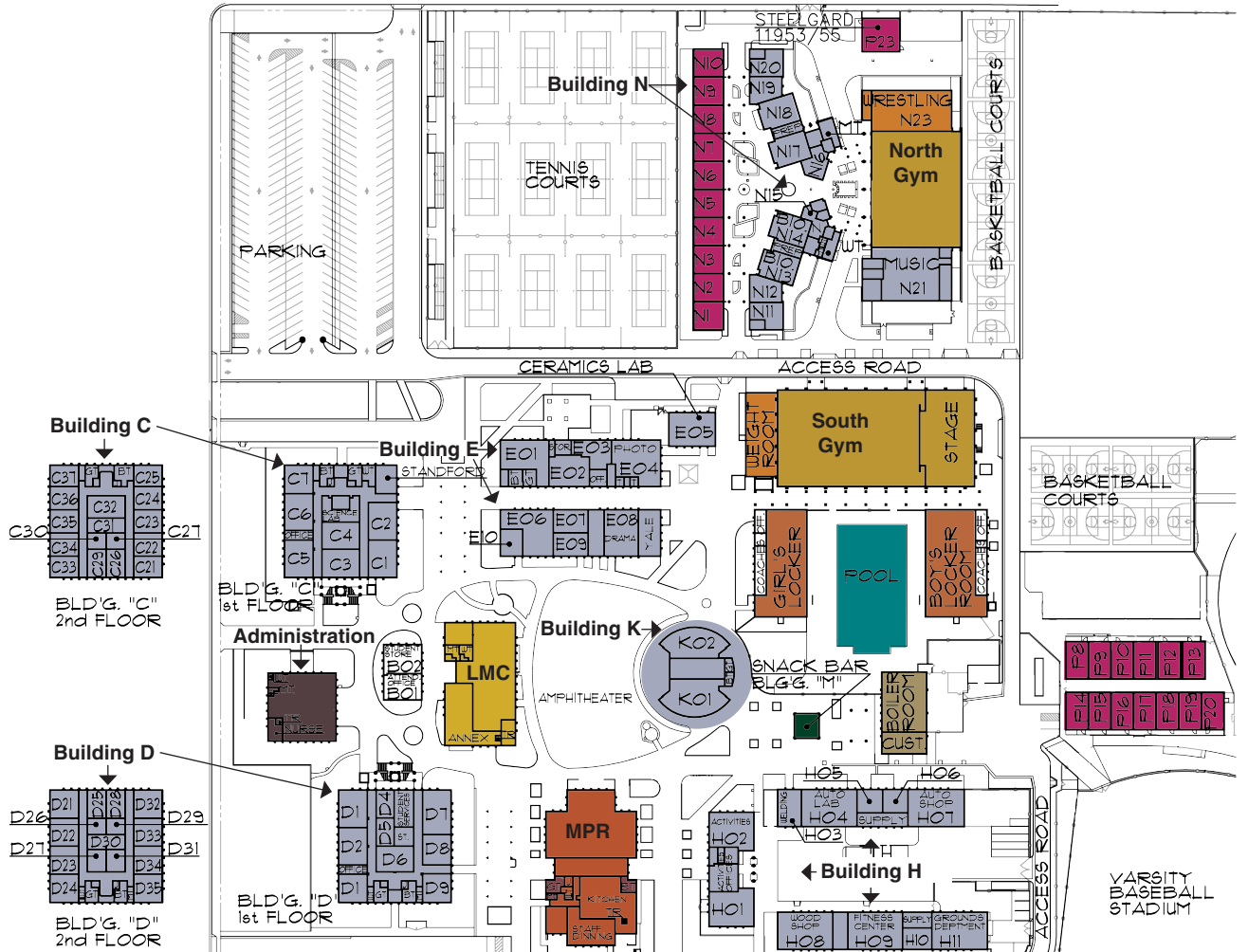
## Site Plan Legend

-  Classroom Building
-  Kindergarten
-  Multipurpose Room
-  Snack Bar
-  Administration
-  Library/Media Center
-  Locker Room
-  Wrestling/Weights
-  Restroom
-  Gymnasium
-  Shop Building
-  Maintenance
-  Cluster Office
-  Storage Building
-  Concert Hall
-  Field House
-  Pool Office
-  Portables
-  Large Gym
-  Small Gym





# Site Plan



# Civil Engineering

## ADA Compliance

Observations: The concrete condition is fair. There are many locations of cracking and trip hazards. The curb ramps do not meet ADA requirements. The accessible stall signage and striping require moderate changes. ADA detectable warning surface is required in various locations. Storm drain inlet grates do not meet ADA requirements for maximum grate openings. Walk gates do not meet ADA requirements. Some of the drinking fountains do not meet ADA requirements.

Recommendations: Reconstruct concrete improvements to eliminate trip hazards. • Add accessible stall signage and striping as required. • Add ADA detectable warning surface at various locations. • Replace storm drain inlet grates in accessible paths of travel with ADA compliant grates. • Replace walk gates with ADA compliant gate hardware. • Replace drinking fountains with ADA compliant drinking fountains.

## Site Drainage

Observations: The storm drain system is in fair working condition. There is evidence of standing water in the staff and student parking lots. Tree leaves have clogged many of the campus storm drain inlets.

Recommendations: Reconstruct concrete and asphalt concrete improvements where slope can be improved. • Add additional storm drain inlets to prevent standing water. • Replace clogged storm drain inlets.

## Transportation Facilities

Observations: There are 572 standard parking stalls on the campus – 78 short of the District Standard of 650. There are also 29 accessible parking stalls – meeting ADA requirements. Bus loading zone length complies with District Standards. Parent drop-off zone length complies with District Standards. There are bicycle racks for 148 bicycles.

Recommendations: Although the site provides 78 fewer stalls than District Standard of 650, there is off-site parking available along the school frontage that may offset this deficit. • The District should consider the amount and availability of off-site street parking in evaluating whether or not to provide additional on-site parking.

## Athletic Facilities

Observations: The varsity football stadium is in good working condition, but the exterior stadium stairs do not meet ADA requirements. There is no ADA access to the press box.

The varsity baseball stadium is in good working condition, but the exterior stadium stairs do not meet ADA requirements. There is no ADA access to the press box or ADA access from the stadium to the baseball field. The concrete dugouts and team bench lengths do not meet District Standards and the drinking fountain in the dugout. The 2 site drinking fountains are not ADA compliant.

The junior varsity baseball backstop does not have ADA compliant field access, backboards are mostly wood, additional concrete is needed around the dugouts, dugout playfield access openings are not ADA compliant and new backstop horizontal rails are required to meet District Standards. There are 2 5-row bleachers, no foul ball poles, no PA system, no electrical outlets and no electronic scoreboard. The drinking fountain is not ADA compliant.

The freshmen baseball backstop does not have ADA compliant field access, backboards are mostly wood, additional concrete is needed around the dugouts, dugout playfield access openings are not ADA compliant, and new backstop horizontal rails are required to meet District Standards. There is 1 9-row bleacher, and there are no electrical outlets. The drinking fountain is not ADA compliant.

The varsity softball stadium is in good working condition, but backstop backboards are mostly wood and the drinking fountain is not ADA compliant. There is an open area east of the stadium which will be converted to turf to provide additional area.





## Civil Engineering (cont'd)

The junior varsity softball is in good working condition, but backstop backboards are mostly wood and the drinking fountain is not ADA compliant.

The freshmen softball backstop does not have ADA compliant field access, dugout playfield access openings are not ADA compliant, and backstop backboards are mostly wood. There are 2 5-row bleachers, and no electrical outlets. There is no drinking fountain at the backstop.

Soccer fields meet District Standards, but the field turf needs minor weed control.

Track and field facilities are generally in good condition, but 1 additional long jump practice pit and 1 additional discus ring are required to meet District Standards. Timers, starting blocks, and a concession stand are also needed to meet District Standards.

Tennis courts meet District Standards, but will require modifications to access walk gates to meet ADA requirements.

The playcourts do not meet District Standards.

Recommendations: At the football and baseball stadiums, add a colored, slip-resistant strip to the nose of each stair tread on all of the exterior stairs. • Extend handrails on all exterior stairs to meet ADA requirements. • Expand varsity baseball dugouts and team bench areas, add a vertical lift to the press box and provide ADA access from the stadium to the playing field. • On junior varsity baseball, freshmen baseball, junior varsity softball, and freshmen softball fields, reconstruct dugout playfield access openings to be ADA compliant. • Replace all wood and HPDE backboards with new HDPE backboards to meet District Standards. • Add additional concrete around dugouts and add horizontal rails to meet District Standards. • Replace 2 5-row bleachers at junior varsity baseball with 2 10-row bleachers, replace 1 9-row bleacher at freshman baseball with 2 10-row bleachers, and replace 2 5-row bleachers at freshman softball with 2 10-row bleachers. • Add 1 long jump practice pit and discus ring. • Add timers, starting blocks, and a concession stand to meet District Standards. • Modify tennis court access walk gates to be ADA compliant. • Add 6 additional basketball courts and 6 additional volleyball courts to meet District Standards.

### Landscape

Observations: All of the campus facilities meet the District Standard of 95% for landscaping coverage. The Junior Varsity Baseball and Softball, Freshman Baseball and Softball, soccer fields, and campus area do not meet the District Standard for weed a condition of less than 25%. There are a few locations of bare planters and turf areas.

Recommendations: Add shrubs, ground cover, and trees to bare planters. • Replace turf in bare areas. • Eradicate weeds as required.

### Irrigation System

Observations: The irrigation system is 9 years old and is in good working condition. The irrigation system is controlled by central ready E.T. irrigation controllers and act as standalone units now. The irrigation supply is from two existing well pump system. One is located in the pool yard and the other well is located on Clovis Elementary School site. The Clovis Elementary School well provides water for both sites. Manual switches to operate the dirt infield sprinklers for all the baseball and softball fields except for varsity baseball are missing. Minor irrigation repairs are required in various planter and turf areas to keep the irrigation system operating efficiently.

Recommendations: The existing irrigation well at the pool has been redeveloped more than once and it will eventually reach its useful limit in the future. The well can only supply a small portion of the site's irrigation needs. • A new well needs to be constructed so Clovis High School can be taken off the Clovis Elementary School well and replace the existing well at the pool. The new well to be designed to provide the complete watering needs of Clovis High School. • The new pump will be operated by a Variable Frequency Drive (VFD) System. • Upgrade the current irrigation operating system to a central computer controlled system. • Install manual switches to operate the dirt infield's sprinklers for all baseball and softball fields except for varsity baseball. • Repair and modify the irrigation system as required.

# Architectural

## Administration Building

Observations: The building does not function for its intended use and is undersized in accordance to the District standards.

Recommendations: Remodel the front office portion of the building and provide an addition to accommodate additional office spaces, meeting spaces and storage. • Refer to cost sheet for minor recommendations.

Observations: There appears to be a need for more counselor spaces and offices.

Recommendations: Provide a separate building on campus dedicated to counselors and support staff.

## Library Media Center

Observations: The building does not function for its intended use and is undersized in meeting District standards. This space is lacking a library classroom as well as provisions for a sufficient amount of computers.

Recommendations: Provide an addition to accommodate an enclosed library classroom space, computers and storage spaces. • Refer to cost sheet for minor recommendations.

Observations: The walk-up computer counter is not functional for its intended use. Its height makes it difficult for the students to use the computers and prohibits adequate supervision of the library.

Recommendations: Replace this tall computer counter with one that allows students to sit at the computer and allows for adequate library supervision.

## Multi-Purpose Building

Observations: The building functions for its intended use and adequately provides for a quality space except for the Kitchen area. There is insufficient storage space within the kitchen area.

Recommendations: Provide an addition to this building to accommodate additional ancillary spaces to the Kitchen, primarily for storage. • Refer to cost sheet for minor recommendations.

## Classroom Buildings C, D, E, K & N

Observations: The buildings function for their intended use and adequately provide for a quality space.

Recommendations: Refer to cost sheet for minor recommendations.

## Classroom Building H

Observations: The building functions for its intended use and adequately provides for a quality space. This building is scheduled to receive a modernization and addition via a CTE grant.

Recommendations: Refer to cost sheet for minor recommendations.

## Gymnasium Building, North

Observations: The building functions for its intended use and adequately provides for a quality space except for the band room. This building houses the instrumental band room. This room and support spaces are insufficient in size.

Recommendations: Provide an addition to add more space to the band room itself and provide additional storage spaces to support the band program. • Refer to cost sheet for minor recommendations.



## Architectural (cont'd)

### Gymnasium Building, South

Observations: The building functions for its intended use and adequately provides for a quality space except for the weight room. This building houses the weight room and is insufficient in size. Also, the Fitness Room is part of the PE program and supports the athletic program, The Fitness Room's location is not practical as it is not located immediately near the Gym. It is located in the Industrial Arts classroom wing, Bldg H.

Recommendations: Provide an addition to the weight room to accommodate a larger weight room for additional exercise equipment. • The addition should include space for the Fitness Center so these spaces could augment each other and make classroom space available in the Industrial Arts classroom wing. • Refer to cost sheet for minor recommendations.

### Locker Buildings

Observations: The buildings function for their intended use and adequately provide for a quality space.

Recommendations: Refer to cost sheet for minor recommendations.

### Snack Bar Building

Observations: The building functions for its intended use and adequately provides for a quality space.

Recommendations: Refer to cost sheet for minor recommendations.

### Pool Complex and Maintenance Buildings

Observations: The buildings function for their intended use and adequately provide for a quality space.

Recommendations: Refer to cost sheet for minor recommendations.

### Athletic Fields & Stadiums

Observations: Athletic fields do not have a facility for field support spaces and equipment storage.

Recommendations: Provide a Field House to meet the needs of the Athletic fields.

Observations: The Press Boxes at Lamonica Stadium and Merriman Stadiums do not meet current code relative to wheel chair accessibility.

Recommendations: Add an elevator to the press box at these two stadiums.

Observations: The free standing ticket booths at Lamonica Stadium do not function for their intended use and do not adequately provide for a quality space. They are undersized.

Recommendations: Provide a new ticket booth at each side of the stadium large enough to adequately function for ticket sales.

# Plumbing Engineering

## Administration Building

Observations: Most plumbing fixtures meet the district standard. Most fixtures are ADA compliant. All fixtures are in good condition.

Recommendations: No modernization is required before 6-10 years. • ADA retrofit is suggested. • Replace some fixtures with low flow fixtures to decrease water use.

## Library Media Center

Observations: Most plumbing fixtures meet the district standard. Most fixtures are ADA compliant. Most fixtures are in good condition.

Recommendations: No modernization is required before 3-5 years. • ADA retrofit is suggested. • Replace some fixtures with low flow fixtures to decrease water use.

## Multi-Purpose Building

Observations: Most plumbing fixtures meet the district standard. Most fixtures are ADA compliant. Most fixtures are in good condition.

Recommendations: No modernization is required before 3-5 years. • ADA retrofit is suggested. • Replace some fixtures with low flow fixtures to decrease water use.

## Classroom Building C, 1st Floor

Observations: Most plumbing fixtures meet the district standard. Most fixtures are ADA compliant. All fixtures are in good condition.

Recommendations: No modernization is required before 6-10 years. • ADA retrofit is suggested. • Replace some fixtures with low flow fixtures to decrease water use.

## Classroom Building C, 2nd Floor

Observations: Most plumbing fixtures meet the district standard. Most fixtures are ADA compliant. Most fixtures are in good condition.

Recommendations: No modernization is required before 3-5 years. • ADA retrofit is suggested. • Replace some fixtures with low flow fixtures to decrease water use.

## Classroom Building D, 1st Floor

Observations: Most plumbing fixtures meet the district standard. Most fixtures are ADA compliant. Most fixtures are in good condition.

Recommendations: No modernization is required before 3-5 years. • ADA retrofit is suggested. • Replace some fixtures with low flow fixtures to decrease water use.

## Classroom Building D, 2nd Floor

Observations: Most plumbing fixtures do not meet the district standard. Most fixtures are not ADA compliant. All fixtures are in good condition.

Recommendations: No modernization is required before 6-10 years. • ADA retrofit is suggested. • Replace some



## Plumbing Engineering (cont'd)

fixtures with low flow fixtures to decrease water use.

### Classroom Building E

Observations: Most plumbing fixtures meet the district standard. Most fixtures are ADA compliant. Most fixtures are in good condition.

Recommendations: No modernization is required before 3-5 years. • ADA retrofit is suggested. • Replace some fixtures with low flow fixtures to decrease water use.

### Classroom Building H

Observations: Most plumbing fixtures meet the district standard. Most fixtures are ADA compliant. Most fixtures are in good condition.

Recommendations: No modernization is required before 1-2 years. • ADA retrofit is suggested.

### Classroom Building K

Observations: Most plumbing fixtures do not meet the district standard. Most fixtures are ADA compliant. Most fixtures are in good condition.

Recommendations: No modernization is required before 1-2 years. • ADA retrofit is suggested. • Replace some fixtures with low flow fixtures to decrease water use.

### Classroom Building N

Observations: Most plumbing fixtures meet the district standard. Most fixtures are ADA compliant. Most fixtures are in good condition.

Recommendations: No modernization is required before 1-2 years. • ADA retrofit is suggested. • Replace some fixtures with low flow fixtures to decrease water use.

### North Gymnasium Building

Observations: Most plumbing fixtures meet the district standard. Most fixtures are not ADA compliant. Most fixtures are in good condition.

Recommendations: No modernization is required before 1-2 years. • ADA retrofit is suggested. • Replace some fixtures with low flow fixtures to decrease water use.

### South Gymnasium Building

Observations: Some plumbing fixtures meet the district standard. Most fixtures are not ADA compliant. Most fixtures are in fair condition.

Recommendations: No modernization is required before 3-5 years. • ADA retrofit is suggested.

### Locker Building

Observations: Most plumbing fixtures meet the district standard. Most fixtures are ADA compliant. Most fixtures are in good condition.

Recommendations: No modernization is required before 1-2 years. • ADA retrofit is suggested. • Replace some

# Plumbing Engineering (cont'd)

fixtures with low flow fixtures to decrease water use.

## Snack Bar Building

Observations: All plumbing fixtures meet the district standard. All fixtures are not ADA compliant. Most fixtures are in good condition.

Recommendations: No modernization is required before 6-10 years. • ADA retrofit is not required.

## Pool Building

Observations: Most plumbing fixtures meet the district standard. Most fixtures are not ADA compliant. Most fixtures are in poor condition.

Recommendations: No modernization is required before 1-2 years. • ADA retrofit is suggested.

## Portables Building

Observations: Most plumbing fixtures meet the district standard. Most fixtures are ADA compliant. All fixtures are in good condition.

Recommendations: No modernization is required before 6-10 years. • ADA retrofit is suggested.

## Tennis Courts

Observations: All plumbing fixtures meet the district standard. All fixtures are not ADA compliant. All fixtures are in fair condition.

Recommendations: No modernization is required before 3-5 years. • ADA retrofit is suggested.

## Baseball/Softball Fields

Observations: Most plumbing fixtures meet the district standard. All fixtures are not ADA compliant. Most fixtures are in good condition.

Recommendations: No modernization is required before 1-2 years. • ADA retrofit is suggested.

## Lamonica Stadium

Observations: Most plumbing fixtures meet the district standard. Most fixtures are ADA compliant. All fixtures are in good condition.

Recommendations: No modernization is required before 6-10 years. • ADA retrofit is suggested.



## HVAC

### Administration Building

Observations: All package units meet the district standard. All exhaust fans operate. The EMS is full DDC.

Recommendations: This building is energy efficient. No modernization is required before 6-10 years. Replace or refurbish units at modernization.

### Library Media Center

Observations: Most package units meet the district standard. Some exhaust fans operate. The EMS is full DDC.

Recommendations: This building is energy efficient. • No modernization is required before 1-2 years. • The building energy efficiency would benefit from adding VFDs and CO2 sensors to some units. • Replace or refurbish units at modernization.

### Multi-Purpose Building

Observations: The building has air handlers and is served by the central plant. All exhaust fans operate. The EMS is full DDC.

Recommendations: This building is energy efficient. No modernization is required before 6-10 years. • The building energy efficiency would benefit from adding VFDs and CO2 sensors to the air handlers. • Replace or refurbish units at modernization.

### Classroom Building C, 1st Floor

Observations: The building has unit ventilators served by the central plant. The EMS is full DDC.

Recommendations: This building is energy efficient. • No modernization is required before 6-10 years. • Replace or refurbish units at modernization.

### Classroom Building C, 2nd Floor

Observations: The unit ventilators served by the central plant. All exhaust fans operate. The EMS is full DDC.

Recommendations: This building is energy efficient. • No modernization is required before 6-10 years. • Replace or refurbish units at modernization.

### Classroom Building D, 1st Floor

Observations: The building has unit ventilators served by the central plant. The EMS is full DDC.

Recommendations: This building is energy efficient. • No modernization is required before 6-10 years. • Replace or refurbish units at modernization.

### Classroom Building D, 2nd Floor

Observations: The building has unit ventilators served by the central plant. All exhaust fans operate. The EMS is full DDC.

Recommendations: This building is energy efficient. • No modernization is required before 6-10 years. • Replace or refurbish units at modernization.

# HVAC (cont'd)

## Classroom Building E

Observations: Some package units meet the district standard. The building has air handlers and unit ventilators served by the central plant. Some exhaust fans operate. The EMS is full DDC.

Recommendations: This building is energy efficient. • No modernization is required before 6-10 years. • The building energy efficiency would benefit from adding VFDs and CO2 sensors to the air handlers. • Replace or refurbish units at modernization.

## Classroom Building H

Observations: The building has unit ventilators served by the central plant. Most exhaust fans operate. The EMS is full DDC.

Recommendations: This building is energy efficient. • No modernization is required before 6-10 years. • Replace or refurbish units at modernization.

## Classroom Building K

Observations: The building has air handlers served by the central plant. All exhaust fans do not operate. The EMS is full DDC.

Recommendations: This building is energy efficient. • No modernization is required before 1-2 years. • The building energy efficiency would benefit from adding VFDs and CO2 sensors to the air handlers. • Replace or refurbish units at modernization.

## Classroom Building N

Observations: All package units do not meet the district standard. The building has air handlers and unit ventilators served by the central plant. Some exhaust fans operate. The EMS is full DDC.

Recommendations: This building is energy efficient. • No modernization is required before 3-5 years. • The building energy efficiency would benefit from adding VFDs and CO2 sensors to the air handlers. • Replace or refurbish units at modernization.

## North Gymnasium Building

Observations: The building has air handlers and unit ventilators served by the central plant. The makeup air units do not meet the district standard. Some exhaust fans operate. The central plant for building "N" is located here. The EMS is not full DDC.

Recommendations: This building is energy efficient. • No modernization is required before 3-5 years. • The building energy efficiency would benefit from adding full DDC controls, VFDs to the pumps and CO2 sensors to the air handlers. • Replace or refurbish units at modernization.

## South Gymnasium Building

Observations: All units meet the district standard. All exhaust fans do not operate. The EMS is not full DDC.

Recommendations: This building is energy efficient. • No modernization is required before 1-2 years. • The building energy efficiency would benefit from adding VFDs and CO2 sensors to the air handlers. • Replace or refurbish units at modernization.





## HVAC (cont'd)

### Locker Building

Observations: All air conditioning units do not meet the district standard. The makeup air units meet the district standard. Some exhaust fans operate. The EMS is full DDC.

Recommendations: This building is energy efficient. • No modernization is required before 6-10 years. • Replace or refurbish units at modernization.

### Snack Bar Building

Observations: The package unit does not meet the district standards. All exhaust fans operate. The EMS is full DDC.

Recommendations: No modernization is required before 1-2 years. • Replace units at modernization.

### Pool Building

Observations: The custodial office has a unit ventilator served by the central plant. The central plant for the main campus is located here. The chillers meet the district standard. The boilers do not meet the district standard. All exhaust fans are not operating. The EMS is full DDC.

Recommendations: No modernization is required before 6-10 years. • Replace or refurbish units at modernization.

### Portable Classrooms

Observations: All heat pumps do not meet the district standard.

Recommendations: All buildings are not energy efficient. • Energy use will benefit from the retrofit of low efficiency heat pumps to high efficiency units and DDC control. • No modernization is required before 1-2 years.

## Electrical Engineering

### Site Electrical Distribution System

Observation: The Clovis High site electrical distribution system is in fair condition and is compliant with current electrical codes.

Recommendation: No work recommended.

### Site Electrical Lighting System

Observation: Parking lot lighting and exterior pathway lighting provides adequate coverage and is compliant with current electrical codes.

Recommendation: Clovis High is in need of surveillance lighting controls to provide adequate lighting coverage for the surveillance camera system.

### Electrical Distribution System

Observation: The electrical distribution system for each building at Clovis High is in good condition and is compliant with current electrical codes.

Recommendation: No work recommended.

# Electrical Engineering (cont'd)

## Electrical Lighting System

Observation: The electrical lighting system is in fair condition with good coverage and is compliant with current electrical codes.

Recommendation: Replace light fixtures in approximately 25% of buildings.

## Site Theatrical Lighting System

Observation: Clovis High does not currently have a theatrical lighting system.

Recommendation: No work recommended.

## Site Sound Reinforcement System

Observation: The sound reinforcement system is in poor condition and is not compliant with District and industry standards.

Recommendation: Replace loudspeakers, wiring, controls, and electronics.

# Low Voltage

## Site Fire Alarm System

Observation: The Fire Alarm system is in poor condition and is not compliant with current electrical codes.

Recommendation: Replace fire alarm system, cabling, and devices.

## Site Telephone System

Observation: The telephone system at Clovis High is in poor condition and does not meet District standards. Telephone cabling does not comply with current industry standards and electrical codes.

Recommendation: Replace telephone system, cabling, and handsets.

## Site CATV System

Observation: The CATV system is in good condition and meets current District standards.

Recommendation: No work recommended.

## Site Clock System

Observation: The current clock system at Clovis High does not meet District standards.

Recommendation: Replace clock system and devices.

## Site Public Address System

Observation: The Clovis High public address system is in poor condition. • Public Address cabling is in poor condition and is not compliant with current electrical codes.



## Low Voltage (cont'd)

Recommendation: Replace public address system, cabling, and devices.

### Site Camera Surveillance System

Observation: The camera surveillance system is in fair condition and has adequate coverage. The surveillance electronics and cabling do not meet District standards.

Recommendation: Replace system electronics and cabling.

### Site Audio Visual System

Observation: There are approximately (92) locations at Clovis High that do not have an audio visual system or the current system does not meet District standards.

Recommendation: Install projector, projection screen, loudspeaker, and audio visual controls for each location.

### Data System

Observation: The Clovis High data system is not compliant with current District and industry standards. Data system spaces do not provide adequate room or cooling. Network cabling does not have the capabilities to run high speed networks as required by District standards. Telecom spaces do not have a District standard UPS for power backup.

Recommendation: (1) Data system space requires architectural improvements to meet District and industry standards.

- Approximately (7) new data system spaces are required. (7) data system enclosures are also required to extend the network to smaller buildings.
- All network cabling should be replaced.
- Each data space requires a new UPS and cooling system.
- This site requires (1) environmentally controlled pedestals to contain data system electronics and terminations for portable buildings.



## Summary by Discipline and Priority

Clovis High School		1-2	3-5	6-10	TOTALS
Site		546,132	14,150	1,995,796	2,556,078
Architectural		0	11,646,860	0	11,646,860
Plumbing		41,550	118,950	800,875	961,375
HVAC		149,816	393,361	1,914,836	2,458,014
Electrical		0	192,000	275,000	467,000
Low Voltage		1,190,900	418,500	60,000	1,669,400
	Subtotals: \$	1,928,398	\$ 12,783,821	\$ 5,046,507	\$ 19,758,726
Contingency	5%	96,420	639,191	252,325	987,936
Haz Mat Abatement	5%	96,420	639,191	252,325	987,936
A/E Fees	10%	192,840	1,278,382	504,651	1,975,873
Testing and Inspections	5%	96,420	639,191	252,325	987,936
	Total: \$	2,410,497	\$ 15,979,777	\$ 6,308,134	\$ 24,698,408

An additional 25% was added to each project that includes the “fees” for testing, inspection, and architectural/engineering. These costs (are in addition to the project construction costs) will need to be considered when the District chooses to schedule the project.



## Projects by Discipline and Sub-Categories

Clovis High School	TOTALS
<b>Site</b>	
Landscaping, Irrigation, and Play Field Improvements	1,558,544
Transportation and Parking Lot Improvements	1,099,866
Site Plumbing Renovations	120,625
Site Concrete, Ramps, Stairs, and ADA Improvements	322,035
Fencing and Gates Upgrades	20,063
Asphalt and Play Court Renovations	988
Site Drainage Improvements	72,978
<b>Architectural</b>	
Renovate toilet rooms	145,000
Repair and/or replace floors and floor coverings	1,578,500
Replace and/or repair roofing, roof fences and fascia	25,313
Replace and/or add Play Area or Athletic Field facilities	1,012,500
Repair and/or replace window, door and hardware systems	136,688
Repair and/or replace interior wall finishes	163,000
Repair and/or Replace casework	207,631
Expand and/or reconfigure Library Media Center building	1,837,500
Renovate Pools, Facilities, Decks and Equipment	2,250,000
Paint interior and/or exterior walls	157,781
Add Elevator to stadium press box	47,125
Expand and/or reconfigure Gymnasium building	1,837,500
Repair and/or replace interior ceilings	818,750
Expand and/or reconfigure Administration building	1,837,500
Expand and/or reconfigure Multipurpose building	612,500
ADA Required upgrades	1,891,288
<b>Plumbing</b>	
Toilet Room Plumbing Replacement.	576,047
Classroom Plumbing Replacement	625,672
<b>HVAC</b>	
HVAC/Chiller Upgrade and/or Replacement	3,072,517
<b>Electrical</b>	
Building Power Distribution Energy Improvements	146,250
Exterior Power Distribution Energy Improvements	157,500
Building Lighting Efficiency Improvements	197,500
Exterior Lighting Efficiency Improvements	82,500



## Projects by Discipline and Sub-Categories

Clovis High School		TOTALS
Low Voltage		
Fire Alarm/Life Safety		156,250
Technology System Improvements		1,914,250
Exterior Lighting Efficiency Improvements		16,250
Total	\$	24,698,408



## Summary by Location, Priority and Special Categories

Clovis High School	1-2	3-5	6-10	H&S	DFM	ADA	EE
<b>Site</b>							
Fencing and Gates Upgrades	20,063	0	0				
Landscaping, Irrigation, and Play Field Improvements	0	0	1,558,544	•	•	•	•
Site Drainage Improvements	72,978	0	0				
Site Plumbing Renovations	120,625	0	0				
Transportation and Parking Lot Improvements	199,991	0	899,875				
Asphalt and Play Court Renovations	988	0	0				
Toilet Room Plumbing Replacement.	1,641	13,125	111,797			•	•
Classroom Plumbing Replacement	17,375	34,750	49,484	•		•	•
Technology System Improvements	268,125	93,750	75,000	•			
Fire Alarm/Life Safety	156,250	0	0	•			
Replace and/or add Play Area or Athletic Field facilities	0	1,012,500	0				
Exterior Lighting Efficiency Improvements	16,250	0	0	•			•
Site Concrete, Ramps, Stairs, and ADA Improvements	268,021	17,688	36,326	•		•	
Exterior Lighting Efficiency Improvements	0	82,500	0	•			•
Add Elevator to stadium press box	0	47,125	0			•	
Exterior Power Distribution Energy Improvements	0	157,500	0				
Subtotals	\$ 1,142,305	\$ 1,458,938	\$ 2,731,026				
<b>Administration</b>							
Toilet Room Plumbing Replacement.	0	0	16,844			•	•
Classroom Plumbing Replacement	0	0	15,156	•		•	•
Technology System Improvements	135,625	141,250	0	•			
Repair and/or replace floors and floor coverings	0	71,250	0		•		
HVAC/Chiller Upgrade and/or Replacement	0	3,891	50,638	•			•
ADA Required upgrades	0	188,000	0			•	
Expand and/or reconfigure Administration building	0	1,837,500	0				
Paint interior and/or exterior walls	0	16,875	0		•		
Repair and/or replace interior wall finishes	0	12,000	0				
Repair and/or Replace casework	0	506	0			•	
Repair and/or replace interior ceilings	0	10,000	0				
Building Lighting Efficiency Improvements	0	0	22,500	•			•
Building Power Distribution Energy Improvements	0	0	16,250				•
Subtotals	\$ 135,625	\$ 2,281,272	\$ 121,388				



## Summary by Location, Priority and Special Categories

Clovis High School	1-2	3-5	6-10	H&S	DFM	ADA	EE
<b>Bldg C</b>							
ADA Required upgrades	0	233,313	0			•	
Repair and/or replace interior wall finishes	0	4,000	0				
Paint interior and/or exterior walls	0	2,813	0		•		
Repair and/or Replace casework	0	74,931	0			•	
Classroom Plumbing Replacement	0	0	127,484	•		•	•
Repair and/or replace floors and floor coverings	0	267,656	0		•		
HVAC/Chiller Upgrade and/or Replacement	0	0	514,850	•			•
Repair and/or replace interior ceilings	0	225,000	0				
Technology System Improvements	98,250	13,750	0	•			
Building Lighting Efficiency Improvements	0	0	20,000	•			•
Toilet Room Plumbing Replacement.	0	6,563	74,922			•	•
Building Power Distribution Energy Improvements	0	0	15,000				•
Subtotals	\$ 98,250	\$ 828,025	\$ 752,256				
<b>Bldg D</b>							
Building Power Distribution Energy Improvements	0	0	15,000				•
Repair and/or replace floors and floor coverings	0	332,500	0		•		
Repair and/or Replace casework	0	4,556	0			•	
ADA Required upgrades	0	226,563	0			•	
Repair and/or replace interior ceilings	0	300,000	0				
Building Lighting Efficiency Improvements	0	0	20,000	•			•
Toilet Room Plumbing Replacement.	0	3,281	82,359			•	•
HVAC/Chiller Upgrade and/or Replacement	2,600	0	649,000	•			•
Classroom Plumbing Replacement	0	0	32,594	•		•	•
Technology System Improvements	98,250	13,750	0	•			
Paint interior and/or exterior walls	0	2,813	0		•		
Subtotals	\$ 100,850	\$ 883,463	\$ 798,953				





## Summary by Location, Priority and Special Categories

Clovis High School	1-2	3-5	6-10	H&S	DFM	ADA	EE
<b>Bldg E</b>							
Repair and/or replace window, door and hardware systems	0	19,688	0				•
ADA Required upgrades	0	14,175	0			•	
Building Lighting Efficiency Improvements	0	0	10,000	•			•
HVAC/Chiller Upgrade and/or Replacement	5,200	0	325,714	•			•
Building Power Distribution Energy Improvements	0	0	7,500				•
Paint interior and/or exterior walls	0	17,156	0		•		
Repair and/or replace interior wall finishes	0	16,000	0				
Toilet Room Plumbing Replacement.	0	0	43,422			•	•
Repair and/or replace interior ceilings	0	37,500	0				
Repair and/or Replace casework	0	57,263	0			•	
Classroom Plumbing Replacement	0	12,547	51,000	•		•	•
Technology System Improvements	49,125	6,875	0	•			
Repair and/or replace floors and floor coverings	0	63,750	0		•		
Subtotals	\$ 54,325	\$ 244,953	\$ 437,636				
<b>Bldg H</b>							
Building Power Distribution Energy Improvements	0	0	7,500				•
Building Lighting Efficiency Improvements	0	0	10,000	•			•
Paint interior and/or exterior walls	0	9,000	0		•		
ADA Required upgrades	0	73,797	0			•	
HVAC/Chiller Upgrade and/or Replacement	0	0	253,350	•			•
Repair and/or replace window, door and hardware systems	0	63,000	0				•
Repair and/or replace interior wall finishes	0	16,000	0				
Repair and/or replace interior ceilings	0	37,500	0				
Repair and/or replace floors and floor coverings	0	49,094	0		•		
Technology System Improvements	49,125	6,875	0	•			
Classroom Plumbing Replacement	14,203	8,688	20,516	•		•	•
Toilet Room Plumbing Replacement.	0	0	13,375			•	•
Subtotals	\$ 63,328	\$ 263,953	\$ 304,741				



## Summary by Location, Priority and Special Categories

Clovis High School	1-2	3-5	6-10	H&S	DFM	ADA	EE
<b>Bldg K</b>							
Repair and/or replace interior ceilings	0	15,000	0				
Paint interior and/or exterior walls	0	14,063	0		•		
Repair and/or replace floors and floor coverings	0	43,891	0		•		
HVAC/Chiller Upgrade and/or Replacement	43,572	0	0	•			•
Classroom Plumbing Replacement	953	0	12,141	•		•	•
Toilet Room Plumbing Replacement.	0	0	21,375			•	•
ADA Required upgrades	0	435,813	0			•	
Repair and/or replace interior wall finishes	0	16,000	0				
Building Lighting Efficiency Improvements	0	0	10,000	•			•
Technology System Improvements	49,125	6,875	0	•			
Building Power Distribution Energy Improvements	0	0	7,500				•
Subtotals	\$ 93,650	\$ 531,641	\$ 51,016				
<b>Bldg N</b>							
Repair and/or replace interior ceilings	0	62,500	0				
Repair and/or replace interior wall finishes	0	24,000	0				
Repair and/or replace floors and floor coverings	0	199,609	0		•		
Replace and/or repair roofing, roof fences and fascia	0	25,313	0		•		
Repair and/or Replace casework	0	2,447	0			•	
Paint interior and/or exterior walls	0	8,438	0		•		
ADA Required upgrades	0	102,263	0			•	
HVAC/Chiller Upgrade and/or Replacement	0	361,902	0	•			•
Building Lighting Efficiency Improvements	0	0	10,000	•			•
Building Power Distribution Energy Improvements	0	0	7,500				•
Technology System Improvements	49,125	6,875	0	•			
Toilet Room Plumbing Replacement.	969	969	44,313			•	•
Classroom Plumbing Replacement	813	6,109	79,188	•		•	•
Subtotals	\$ 50,906	\$ 800,423	\$ 141,000				



## Summary by Location, Priority and Special Categories

Clovis High School	1-2	3-5	6-10	H&S	DFM	ADA	EE
<b>Large Gym</b>							
Classroom Plumbing Replacement	0	13,031	8,688	•		•	•
Paint interior and/or exterior walls	0	7,031	0		•		
HVAC/Chiller Upgrade and/or Replacement	19,711	48,303	0	•			•
Expand and/or reconfigure Gymnasium building	0	1,225,000	0				
Repair and/or Replace casework	0	1,097	0			•	
Repair and/or replace floors and floor coverings	0	166,494	0		•		
Technology System Improvements	49,125	6,875	0	•			
Building Lighting Efficiency Improvements	0	0	10,000	•			•
Building Power Distribution Energy Improvements	0	0	7,500				•
Subtotals	\$ 68,836	\$ 1,467,831	\$ 26,188				
<b>Library Media Center</b>							
Repair and/or replace floors and floor coverings	0	11,984	0		•		
Building Power Distribution Energy Improvements	0	0	16,250				•
Expand and/or reconfigure Library Media Center building	0	1,837,500	0				
Technology System Improvements	135,625	157,500	0	•			
Building Lighting Efficiency Improvements	0	0	22,500	•			•
Repair and/or Replace casework	0	65,228	0			•	
Repair and/or replace interior ceilings	0	2,500	0				
Paint interior and/or exterior walls	0	11,250	0		•		
HVAC/Chiller Upgrade and/or Replacement	5,200	3,891	9,833	•			•
Renovate toilet rooms	0	145,000	0			•	
Classroom Plumbing Replacement	0	0	8,750	•		•	•
Toilet Room Plumbing Replacement.	0	953	21,297			•	•
ADA Required upgrades	0	10,469	0			•	
Repair and/or replace window, door and hardware systems	0	17,875	0				•
Subtotals	\$ 140,825	\$ 2,264,150	\$ 78,630				



## Summary by Location, Priority and Special Categories

Clovis High School	1-2	3-5	6-10	H&S	DFM	ADA	EE
<b>Lockers</b>							
Building Lighting Efficiency Improvements	0	0	10,000	●			●
Paint interior and/or exterior walls	0	17,438	0		●		
ADA Required upgrades	0	457,175	0			●	
Building Power Distribution Energy Improvements	0	0	7,500				●
Classroom Plumbing Replacement	7,547	25,094	5,969	●		●	●
Toilet Room Plumbing Replacement.	0	11,484	61,141			●	●
Repair and/or replace window, door and hardware systems	0	29,750	0				●
Repair and/or replace interior wall finishes	0	25,000	0				
Technology System Improvements	49,125	6,875	0	●			
HVAC/Chiller Upgrade and/or Replacement	5,200	0	2,600	●			●
Repair and/or replace floors and floor coverings	0	73,663	0		●		
Subtotals	\$ 61,872	\$ 646,478	\$ 87,209				
<b>Multipurpose</b>							
Repair and/or replace interior wall finishes	0	50,000	0				
Classroom Plumbing Replacement	0	11,281	11,953	●		●	●
Toilet Room Plumbing Replacement.	0	0	41,797			●	●
HVAC/Chiller Upgrade and/or Replacement	0	3,891	208,311	●			●
Repair and/or replace floors and floor coverings	0	98,500	0		●		
Building Lighting Efficiency Improvements	0	0	22,500	●			●
Repair and/or replace window, door and hardware systems	0	6,375	0				●
Paint interior and/or exterior walls	0	16,313	0		●		
ADA Required upgrades	0	145,728	0			●	
Expand and/or reconfigure Multipurpose building	0	612,500	0				
Technology System Improvements	138,125	41,250	0	●			
Repair and/or replace interior ceilings	0	87,500	0				
Building Power Distribution Energy Improvements	0	0	16,250				●
Subtotals	\$ 138,125	\$ 1,073,338	\$ 300,811				
<b>Pool Complex</b>							
Toilet Room Plumbing Replacement.	4,422	0	0			●	●
Classroom Plumbing Replacement	3,203	0	4,344	●		●	●
Renovate Pools, Facilities, Decks and Equipment	0	2,250,000	0				
HVAC/Chiller Upgrade and/or Replacement	14,511	3,891	379,250	●			●
Subtotals	\$ 22,136	\$ 2,253,891	\$ 383,594				



## Summary by Location, Priority and Special Categories

Clovis High School	1-2	3-5	6-10	H&S	DFM	ADA	EE
<b>Portables</b>							
HVAC/Chiller Upgrade and/or Replacement	74,250	5,200	0	•			•
Technology System Improvements	49,125	6,875	0	•			
Building Lighting Efficiency Improvements	0	0	10,000	•			•
Repair and/or replace floors and floor coverings	0	142,500	0		•		
Building Power Distribution Energy Improvements	0	0	7,500				•
Classroom Plumbing Replacement	0	0	12,047	•		•	•
Subtotals	\$ 123,375	\$ 154,575	\$ 29,547				
<b>Small Gym</b>							
Building Lighting Efficiency Improvements	0	0	10,000	•			•
Classroom Plumbing Replacement	813	813	26,547	•		•	•
Paint interior and/or exterior walls	0	30,938	0		•		
Building Power Distribution Energy Improvements	0	0	7,500				•
HVAC/Chiller Upgrade and/or Replacement	0	56,844	0	•			•
Technology System Improvements	49,125	6,875	0	•			
Repair and/or Replace casework	0	1,603	0			•	
Repair and/or replace floors and floor coverings	0	44,297	0		•		
Repair and/or replace interior ceilings	0	31,250	0				
Expand and/or reconfigure Gymnasium building	0	612,500	0				
Subtotals	\$ 49,938	\$ 785,119	\$ 44,047				
<b>Snack Bar</b>							
Building Power Distribution Energy Improvements	0	0	7,500				•
Technology System Improvements	49,125	6,875	0	•			
ADA Required upgrades	0	3,994	0			•	
Paint interior and/or exterior walls	0	3,656	0		•		
Repair and/or replace interior ceilings	0	10,000	0				
Repair and/or replace floors and floor coverings	0	13,313	0		•		
Classroom Plumbing Replacement	0	0	2,594	•		•	•
HVAC/Chiller Upgrade and/or Replacement	17,027	3,891	0	•			•
Building Lighting Efficiency Improvements	0	0	10,000	•			•
Subtotals	\$ 66,152	\$ 41,728	\$ 20,094				

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