



CITY of CLOVIS

Agenda • City Council Meeting

Council Chamber, 1033 Fifth Street, Clovis, CA 93612 (559) 324-2060

www.clovisca.gov

March 2, 2026

6:00 PM

Council Chamber

In compliance with the Americans with Disabilities Act, if you need special assistance to access the City Council Chamber to participate at this meeting, please contact the City Clerk at (559) 324-2060 (TTY – 711). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the Council Chamber.

The Clovis City Council meetings are open to the public at the physical address listed above. There are numerous ways to participate in the City Council meetings: you are able to attend in person; you may submit written comments as described below; and you may view the meeting which is webcast and accessed at www.clovisca.gov/agendas.

Written Comments

- Members of the Public are encouraged to submit written comments at: www.clovisca.gov/agendas at least two (2) hours before the meeting (4:00 PM). You will be prompted to provide Council Meeting Date, Item Number, Name, Email, Comment
- Please submit a form for each item you are commenting on.
- A copy of your written comment will be provided to the City Council noting the item number. If you wish to make a verbal comment, please see instructions below.
- Please be aware that any written comments received that do not specify a particular agenda item will be marked for the general public comment portion of the agenda.
- If a written comment is received after 4:00 PM on the day of the meeting, efforts will be made to provide the comment to the City Council during the meeting. However, staff cannot guarantee that written comments received after 4:00 PM will be provided to City Council during the meeting. All written comments received prior to the end of the meeting will be made part of the record of proceedings.

Campaign Contribution Prohibition and Mandatory Disclosure – Pursuant to Government Code section 84308, a Councilmember shall not accept, solicit, or direct a campaign contribution of more than \$500 from any party or their agent, or from any participant or their agent, while a proceeding involving a license, permit, contract, or other entitlement for use is pending before the City or for 12 months after a final decision is rendered in that proceeding. Any Councilmember who has received a campaign contribution of more than \$500 within the preceding 12 months from a party or their agent, or from a participant or their agent, must disclose that fact on the record of the proceeding and shall not make, participate in making, or in any way attempt to use their official position to influence the decision.

Pursuant to Government Code section 84308, subdivision (e), any party to a covered proceeding before the City Council is required to disclose on the record of the proceeding any campaign contribution, including aggregated contributions, of more than \$500 made within the preceding 12 months by the party or their agent to any Councilmember. The disclosure shall be made as required by Government Code Section 84308, subdivision (e)(1) and California Code of Regulations, Title 2, section 18438.8. No party or their agent, and no participant or their agent, shall make a campaign contribution of more than \$500 to any Councilmember during the covered proceeding or for 12 months after a final decision is made in that proceeding. The foregoing statements do not constitute legal advice, and parties and participants are urged to consult with their own legal counsel regarding the applicable requirements of the law.

Call to Order

Flag Salute - Councilmember Basgall

Roll Call

Presentations/Proclamations

1. Presentation of Proclamation Declaring March 6, 2026, as Arbor Day.
2. Presentation of Proclamation Declaring March 2026, as American Red Cross Month.
3. Presentation by City Clerk on the Public Agenda and Meetings Portal.

Public Comments

This is an opportunity for the members of the public to address the City Council on any matter within the City Council's jurisdiction that is not listed on the Agenda. In order for everyone to be heard, please limit your comments to 3 minutes or less, or 10 minutes per topic. Anyone wishing to be placed on the Agenda for a specific topic should contact the City Manager's office and submit correspondence at least 10 days before the desired date of appearance.

Consent Calendar

Items considered routine in nature are to be placed upon the Consent Calendar. They will all be considered and voted upon in one vote as one item unless a Councilmember requests individual consideration. A Councilmember's vote in favor of the Consent Calendar is considered and recorded as a separate affirmative vote in favor of each action listed. Motions in favor of adoption of the Consent Calendar are deemed to include a motion to waive the reading of any ordinance or resolution on the Consent Calendar. For adoption of ordinances, only those that have received a unanimous vote upon introduction are considered Consent items.

4. Administration - Approval - Minutes from the February 17, 2026 City Council Meeting.
5. Administration – Receive and File – Economic Development Corporation Serving Fresno County Quarterly Report, Q2 October - December 2025.
6. Administration – Approval – Award the Request for Proposals and approve the purchase of Storage Area Network equipment from vCloud Tech Inc. in the amount of \$79,432.13.

7. General Services – Approval – Authorize the City Manager to Execute the Real Property Purchase and Sale Agreement for the Property Located near the intersection of East International Avenue and North Minnewawa Avenue in the City of Clovis, County of Fresno, California, bearing Fresno County Assessor's Parcel No. 580-072-41s from GV Land Holdings, LLC, a California limited liability company, in the Amount of \$4,150,000; and Approval –Res. 26-____, Amending the 2025-2026 General Government Facilities Fund to Allocate Funds in the Amount of \$4,150,000 for Purchase of the Property.
8. General Services – Approval - Claim Rejection of the General Liability Claim on behalf of Carmen Garcia.
9. General Services - Approval - Res. 26 - _____, Approving a Side Letter Agreement with the Transit Employees Bargaining Unit (TEBU) Establishing a "4-9-4" Work Schedule.
10. Public Utilities - Approval - Waive Formal Bidding Requirements, Award a Contract to Karbonous, Inc. to Purchase and Replace Granular Activated Carbon (GAC) at Well 27 in the Total Amount of \$117,011, and authorize the City Manager to execute the Agreement.
11. Public Utilities – Approval – Bid Award for CIP 25-20, Sierra Bicentennial Park – Stadium Lighting Upgrade, to Wild Electric, Inc., in the Amount of \$85,500, and Authorize the City Manager to Execute the Contract on Behalf of the City.

Administrative Items

Administrative Items are matters on the regular City Council Agenda other than Public Hearings.

12. Workshop: Planning and Development Services Department Update.
Staff: Renee Mathis, Planning and Development Services Director
Recommendation: Receive and File
13. Receive and File – Status Report for Facilities Condition Assessment.
Staff: Benjamin Little, Engineer II
Recommendation: Receive and File
14. Receive and File - Report on the 2025 National Community Survey (NCS) results.
Staff: Chad McCollum, Economic Development, Housing, and Communication Director,
Taylor Danielson, Communications and Marketing Analyst
Recommendation: Receive and File

City Manager Comments

Council Comments

Adjournment

Future Meetings

Regular City Council Meetings are held at 6:00 PM in the Council Chamber. The following are future meeting dates:

Mar. 9, 2026 (Mon.)
Mar. 16, 2026 (Mon.)
Apr. 6, 2026 (Mon.) To be cancelled
Apr. 13, 2026 (Mon.)

CITY of CLOVIS

Proclamation

Declaring March 7, 2026 as Arbor Day

WHEREAS, In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, The special day, called Arbor Day, was first observed in the State of Nebraska with the planting of more than one million trees; and

WHEREAS, Arbor Day is now observed throughout our nation and the world; and

WHEREAS, Trees provide valuable resources such as reducing erosion, lowering heating and cooling costs, moderating air temperatures, cleaning our atmosphere by sequestering carbon dioxide and producing oxygen, and by providing habitat for wildlife; and

WHEREAS, Trees are a renewable resource further providing paper products, lumber, fuel for heating, and material for many other products; and

WHEREAS, Trees in our community increase property values, enhance economic activity, and beautify our City.

NOW, THEREFORE, BE IT RESOLVED, that the Clovis City Council, on behalf of the citizens of Clovis, declare March 7, 2026, as

Arbor Day

IN WITNESS THEREFORE, I hereunto set my hand and cause the official seal of the City of Clovis to be affixed the 2nd day of March, 2026.




Vong Mouanoutoua, Mayor

CITY of CLOVIS

Proclamation

Declaring March 2026 as American Red Cross Month

WHEREAS, During American Red Cross Month in March, we recognize the compassion of people in the City of Clovis and reaffirm our commitment to care for one another in times of crisis; and

WHEREAS, This generous spirit is woven into the fabric of our community and advances the humanitarian legacy of American Red Cross founder Clara Barton — one of the most honored women in our country's history — who nobly dedicated herself to alleviating suffering; and

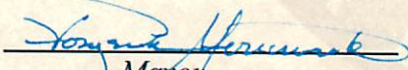
WHEREAS, Today, kindhearted individuals in our community exemplify Barton's commitment as they step up to provide a beacon of hope for our neighbors in need. Through their voluntary and selfless contributions, they make a lifesaving difference in people's darkest hours — whether it's delivering shelter, food, and comfort during disasters; supporting military families, veterans, and caregivers through the unique challenges of service; saving lives with first aid, CPR and other skills; or delivering aid and reconnecting loved ones separated by global crises; and

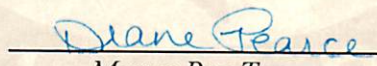
WHEREAS, We hereby recognize this month of March in honor of all those who lead with their hearts to serve people in need, and we ask everyone to join in this commitment to strengthen our community.

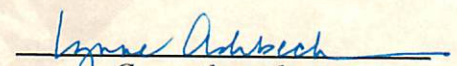
NOW, THEREFORE, BE IT RESOLVED, that the Clovis City Council, on behalf of the citizens of Clovis, does declare March 2026 as

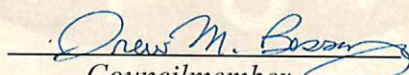
American Red Cross Month

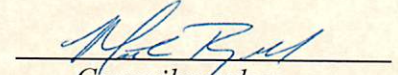
IN WITNESS THEREOF, We hereunto set our hands and cause the official seal of the City of Clovis to be affixed this 2nd day of March 2026.


Mayor


Mayor Pro Tem


Councilmember


Councilmember


Councilmember



PRELIMINARY - SUBJECT TO APPROVAL

CLOVIS CITY COUNCIL MEETING

February 17, 2026

6:00 P.M.

Council Chamber

Meeting called to order by Mayor Mouanoutoua at **6:00**

Flag Salute led by Councilmember Ashbeck

Roll Call: Present: Councilmembers Ashbeck, Basgall, Bessinger, Mayor Pro Tem Pearce
Mayor Mouanoutoua

PUBLIC COMMENTS – 6:01

Deric McQueen, Fresno resident, expressed concerns with the new Clovis transit system, including text alerts, waiting times, accessibility concerns at bus stops, and difficulty making timely connections to get home from work.

Carol Seibold, spoke in support of the high school students who participated in walkouts and expressed concern about students and adults being intimidated, and questioned by those harassing students who were not being addressed by Clovis Police Department.

Kay Errotabere, resident, thanked the Council for decisions related to displaying the national motto in the Council Chambers, selecting a garbage service provider, supporting transit services, obtaining a zero-emissions bus waiver, and the police response to the high school student walkouts.

Steven Trevino, resident, requested city investment and recognition for his neighborhood and shared concerns about unequal attention to different areas of the city, as well as concerns about recent immigration enforcement and community impact.

Tracy Borne, resident, spoke in support of students' First Amendment rights during the high school student walkouts and asked that enforcement efforts focus on individuals who threatened student safety rather than those who were supporting and protecting students.

Kyla Mitchell, spoke in support of teaching students' civic engagement and standing up for what is right, and encouraged unity within the community.

Mayor Mouanoutoua noted for the record, that written public comments for the Council Chamber signage were received by Amanda Woody and David Weber and written public comments regarding the high school student walkout related to First Amendment Rights received from Dr. Jeni-Ann Kren and Rachel Youdelman.

CONSENT CALENDAR – 6:24

Bill Scott, resident, raised concerns about Consent Calendar items 2-7 regarding proposed pay increases for city employees.

PRELIMINARY - SUBJECT TO APPROVAL

Motion by Councilmember Ashbeck, seconded by Councilmember Bessinger, that the items on the Consent Calendar be approved. Motion carried by unanimous vote.

1. Administration - Approval - Minutes from the February 9, 2026, Council Meeting.
2. General Services – Approval – **Res. 26-15**, Approving a Side Letter Agreement with the Clovis Public Works Employees Association (CPWEA) to Establish a Modified Salary Structure Methodology.
3. General Services – Approval – **Res. 26-16**, Approving a Side Letter Agreement with the Clovis Police Officers Association (CPOA) to Establish a Modified Salary Structure Methodology.
4. General Services – Approval – **Res. 26-17**, Approving a Side Letter Agreement with the Clovis Public Safety Employees Association (CPSEA) to Establish a Modified Salary Structure Methodology.
5. General Services – Approval – **Res. 26-18**, Approving a Side Letter Agreement with the Clovis Employee Association (CEA) to Establish a Modified Salary Structure Methodology.
6. General Services – Approval – **Res. 26-19**, Approving a Side Letter Agreement with the Clovis Firefighters Association (CFFA) to Establish a Modified Salary Structure Methodology.
7. General Services – Approval – **Res. 26-20**, Approving a Side Letter Agreement with the Clovis Professional and Technical Association (CPTA) to Establish a Modified Salary Structure Methodology.
8. Planning and Development Services – Approval – Bid Award for CIP 26-02 ADA Curb Return Ramps - 2026 to Tosted Asphalt, Inc., in the amount of \$171,673.58 and Authorize the City Manager to execute the contract on behalf of the City.
9. Police – Approval – Waive Formal Bidding Requirements and Authorize the Purchase of a New Tait Public Safety Radio Infrastructure System in the Amount of \$2,201,415.40, Utilizing the NASPO ValuePoint Cooperative Contract.

ADMINISTRATIVE ITEMS – 6:27

6:27 ITEM 10 - Discussion and Direction – City Gateway Entry Feature and Signage, Theme and Design Guidance.

The following residents addressed Council on the above item: Steven Trevino.

Council provided direction to staff to develop conceptual gateway sign designs that use a consistent, universal sign structure at major entry points, incorporate Clovis' history and identity, establish a clear hierarchy of sign types for primary and secondary locations, and evaluate placement, neighborhood integration, cost, and feasibility and return with concepts following public outreach, prior to Council consideration for approval in August 2026.

7:03 ITEM 11 - Workshop: Fire Department Update.

Upon call, there was no public comment.

Received and filed.

PRELIMINARY - SUBJECT TO APPROVAL

7:25 ITEM 12 - Receive and File – Informational Update on the Annual Tobacco Retailer License Fee.

The following residents addressed Council on the above item: Bao Xiong with Asian Pacific Islander Partners & Advocates Countering Tobacco Program.

Received and filed.

7:36 ITEM 13 - Consider Approval - **Res. 26-21**, Adopting a Modified Salary Structure Methodology for City of Clovis Unrepresented Management Employees and Changes to Wages.

Upon call, there was no public comment.

Motion for approval by Councilmember Bessinger, seconded by Councilmember Basgall. Motion carried by unanimous vote.

CITY MANAGER COMMENTS – 7:39

City Manager Haussler announced there will be a Planning Commission meeting on February 26, 2026. Clovis' 114th birthday is on February 27, 2026, and staff are exploring ways to celebrate this occasion in a more meaningful way.

COUNCIL COMMENTS – 7:39

There was a consensus of the Council to place a future agenda item to discuss potential ways to recognize or invest in the Stanford Addition neighborhood.

ADJOURNMENT

Mayor Mouanoutoua adjourned the meeting of the Council to March 2, 2026.

Meeting adjourned: 7:46 p.m.

Mayor

City Clerk



CITY of CLOVIS

Report to the City Council

To: City Council

From: Administration

Date: March 2, 2026

Staff: Chad McCollum, Economic Development, Housing, and Communication Director

Subject: Administration – Receive and File – Economic Development Corporation Serving Fresno County Quarterly Report, Q2 October - December 2025.

Recommendation: Receive and File

Attachments: 1. EDC Quarterly Report, Q2 Oct - Dec 2025 ATT 1 Report

Recommendation:

That the City Council receive and file the Quarter 2 Report, October – December 2025, from the Economic Development Corporation serving Fresno County.

Executive Summary:

The Economic Development Corporation serving Fresno County (EDC) has submitted their Quarter 2 Report of activities for the City Council to receive and file, as required per the 2025-2026 Agreement with the City.

Background:

In August 2025, the City of Clovis and the EDC entered into a contract for the 2025-2026 fiscal year to provide regional marketing and business services to Clovis businesses. In exchange, the City will pay the EDC \$12,500 quarterly. In addition, the City may pay an amount up to \$15,000 annually for initiatives and special project needs which may arise during the contract term. Attached is a report detailing the progress of their activities in Q2 serving Clovis businesses.

Fiscal Impact:

The City will forward the Quarter 2 installment payment to EDC. The funds were budgeted in the fiscal year budget.

Reason for Recommendation:

The attached report meets the requirements established in the 2025-2026 Agreement between the EDC and the City of Clovis.

Actions Following Approval:

Staff will file the report and send payment to the EDC.

Conflict of Interest:

None.



CITY OF CLOVIS QUARTERLY SUMMARY

Quarter 2, Oct. - Dec. 2025





SEMICON WEST CONFERENCE

The Fresno County Economic Development Corporation (EDC), in partnership with the City of Fresno, the City of Clovis, and California State University, Fresno, led a regional delegation to the 2025 SEMICON West Conference held in Phoenix, Arizona, from October 7-9, 2025. The three-day event brought together global leaders from across the semiconductor industry, providing a high-impact platform for Fresno County to showcase its readiness for advanced manufacturing investment.

Throughout the conference, the Fresno County EDC and its partners promoted the region's strategic advantages—including its central California location, skilled and growing workforce, and strong academic alignment through Fresno State's engineering and research programs. With the semiconductor industry expanding rapidly—from roughly \$400 billion less than a decade ago to \$603 billion last year and an expected \$679 billion in 2025—the delegation emphasized Fresno County's potential as a cost-effective, innovation-friendly hub for new and expanding semiconductor companies. This coordinated effort reflects the region's long-term commitment to diversifying its economy and positioning Fresno County as a key player in the global semiconductor supply chain.



REBORNE BREWING

In Q2, EDC connected with Reborne Brewing owner Ryan Parsley to support the project and ensure he was plugged into key EDC and partner resources. Staff provided utility rate support to help stabilize energy costs and strengthen cash flow, and coordinated with Reborne, the Clovis Chamber of Commerce, and City of Clovis staff on a formal Grand Opening to drive earned media and local visibility. We also connected Ryan with a local brewery to explore contract brewing as a potential additional revenue stream, and with the Small Business Development Center at Clovis Community College for added business consulting support. Next year, staff will help identify part-time hiring resources to support production as the business scales.

Q2 BY THE NUMBERS

44

CLIENTS SERVED

5

CLOVIS RESIDENTS PLACED IN
NEO SUBSIDIZED EMPLOYMENT

\$30,000+

REIMBURSED TO CLOVIS NEO BUSINESSES

3

NEW AND RENEWED
NEO EMPLOYERS

BLUEWHITE ROBOTICS ESTABLISHES OFFICE IN CLOVIS

In Q2 of the fiscal year, Bluewhite Robotics (BWR) finalized its office expansion into Clovis, co-locating with Tellus Agriculture and Consumer Goods and establishing dedicated space for executive leadership, engineering, and sales staff. Since 2024, Economic Development Director Chad McCollum and EDC staff have supported BWR through the expansion process, including helping identify suitable nearby land for product demonstration and testing. The company develops autonomous retrofit kits—distributed through growers and tractor distributors—that help automate key equipment while creating skilled job opportunities in assembly, testing, sales, and ongoing maintenance. As the company evaluates further expansion and additional business verticals, the EDC team will continue working closely with BWR and City of Clovis staff to identify and pursue available resources to help accelerate job growth and investment.

WORKFORCE TRAINING UPDATES

SCCCD TRUCK DRIVING HERNDON CAMPUS

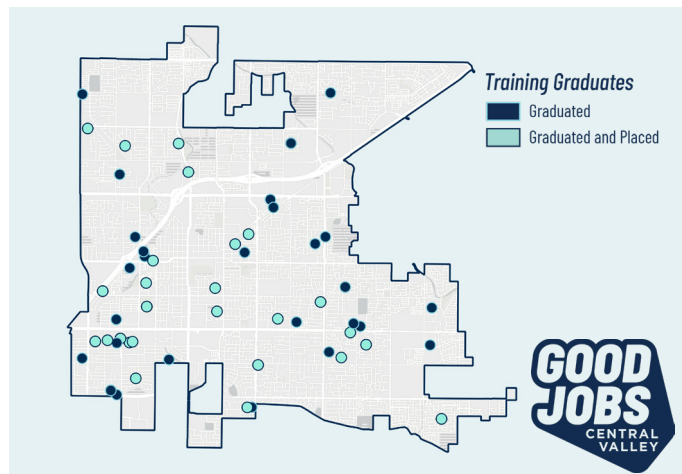
To date, **34** participants have completed Truck Driving Training at the SCCC Training Institute Herndon Campus, with an additional 16 participants currently enrolled. Of the 34 graduates, **27** have found employment within the industry, resulting in a **79.5% placement rate** among graduates.

GOOD JOBS CHALLENGE YEAR-END UPDATE

81 Clovis residents began Good Jobs Challenge training programs across the Business Services, Manufacturing, and Transportation and Logistics sectors. Of these, **48** completed training and 18 are currently still enrolled. **36** residents found employment within their chosen industry, resulting in a **75% placement rate**.

Over the lifetime of the program, 116 Clovis residents have participated in trainings, with 70 having completed training and 18 currently enrolled. **50** Clovis residents have been placed into industry employment as a result of Good Jobs Challenge programs.

2025 G-JC COMPLETIONS



CLIENTS SERVED

Services provided include, but are not limited to: Direct Outreach, Technical Assistance, Retention and Expansion Services, and Workforce Development.

B.B Floral and Gift
Baerg & Associates, Certified Public Accountants
Central Valley Indian Health
Central Valley Indian Health-Behavioral
Clovis Appliance
Clovis Laser Center
Colorado Grill Clovis, Inc.
Complete Home Security & Services
Concierge Wealth Management Services
Dedicated Care
Department of Social Services
Hampton Inn & Suites Clovis-Airport North
Hearing Life
Hemb Law Group
High Performance Academy

Hinds Hospice- Thrift Store Clovis
IDLS Sierra Avenue, LLC Ignite Press
Jackson Jewelers
Judy's Place Thrift Store
Kure Home Health
Larry's Towing
Lawvex
Lucido Properties
Lucky 13 Embroidery and Design
M. Angel Angulo CPA, Inc
Magnolia Crossing Assisted Living
Main Creek Pest Solutions Inc.
Monkey Dog Coffee
Papa's Place
Reborne Brewing Co

Rocket Fizz
Rustic Lace Boutique
Sassano's Mens Wear
Senior Helpers
Sequoia Companion Care
SERVPRO of Clovis, Fresno Northeast, Shaver Lake
Signature Smiles
SMS Services Inc.
Taylor Design
Taylor Home Design
Valley Partners
Viva Boutique
Wawona Frozen Foods
Well Being Senior Solutions



CITY of CLOVIS

Report to the City Council

To: City Council
From: Administration
Date: March 2, 2026
Staff: Jesse Velez, Deputy Director of Information Technology
Subject: Administration – Approval – Award the Request for Proposals and approve the purchase of Storage Area Network equipment from vCloud Tech Inc. in the amount of \$79,432.13.

Recommendation: Approve

Attachments: 1. Storage Area Network Equipment RFP ATT 1 Quote vCloud

Recommendation:

For the City Council to Award the Request for Proposals (RFP) and approve the purchase of Storage Area Network equipment from vCloud Tech Inc. in the amount of \$79,432.13.

Executive Summary:

The Information Technology Division is tasked with maintaining equipment and keeping vital technology systems running. In the event of a disaster (e.g. fire, flood, virus infection) to one or more of those systems occurs – an effective and reliable failover datacenter is needed to resume operation of these critical applications.

The current failover system at our Disaster Recovery datacenter is nearing capacity and, with anticipated growth it will be running out of available resources in the near future. Staff went out with a Request for Proposals (RFP) for a replacement system and received two (2) responses with vCloud Tech Inc. provided the most complete and responsive proposal.

Background:

The Information Technology Division maintains all technology servers, storage and data and is tasked with keeping these vital technology systems running. In the event of a disaster (e.g. fire, flood, virus infection) an effective and reliable failover system to support the operation of the city's 300 plus servers is needed to resume operation of these critical applications.

With the increased use of technology in all departments, the current storage area network (SAN) system at our Disaster Recovery site is running out of available resources, server migrations to/from this failover system are taking longer to complete, and the limited compute time is putting a strain on

data recovery services.

Staff went out with an RFP using the PlanetBids Portal for a replacement system and received two (2) responses. The cost of each of the proposals is as follows:

Vendor Name	Bid Amount
vCloud Tech Inc.	\$79,432.13
AMS.net / MGT	\$144,553.69

The proposal from vCloud Tech Inc was the lowest cost proposal and it met all system requirements. Staff is recommending that Council award the RFP for the Storage Area Network equipment to vCloud Tech Inc. for \$79,432.13 as shown in their quote (Attachment 1).

Fiscal Impact:

Funds for this failover system are included in the 2025-2026 budget for the IT Division.

Reason for Recommendation:

There has been significant growth in the Disaster Recovery datacenter storage and computing needs. Maintaining a secure and reliable failover system for the city's 300-plus servers and data is critical. Finally, staff has worked with vCloud Tech Inc. on previous projects and they provided the most complete and responsive proposal.

Actions Following Approval:

Staff will order the storage and network equipment. When it arrives, it will be configured and seamlessly integrated into the City's data center.

Conflict of Interest:

None.

Quote



Q1AS43326826 2026-02-25 Expires: 2026-03-05 FTIN: 46-3104792 | Cage: 77T86 | DUNS: 079508688

BILL TO

City Of Clovis
Patrick Linares
1033 Fifth Street
Clovis , CA 93612

patrickl@cityofclovis.com

(559) 324-2000

SALES REPRESENTATIVE

vCloud Tech Inc.
609 Deep Valley Drive Suite 200. Rollin
g Hills Estates. CA 90274

Aiden Scott

ascott@vcloudtech.com

(833) 482-5683 x 713

CONTRACT & QUOTE DETAILS

CONTRACT NAME
 OM

CONTRACT NO
N/A

PAYMENT TERM
 Net 30

RFQ NUMBER
 IT-RFP0226-1

UEI
 LBTHZ1LB1RQ3 (vCloud Tech Inc)

GRAND TOTAL
 \$79,432.13

#	PART NO	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
1	4662-7H2-0000	4662-7H2 #1:IBM Storage FlashSystem 5300 NVMe Control Enclosure	1	\$8,904.21	\$8,904.21
2	4662-7H2-8S2009	256GB Base Cache - Resiliency Bundle	1	\$0.00	\$0.00
3	4662-7H2-9730	Power Cord - PDU Connection	1	\$13.24	\$13.24
4	4662-7H2-ACHQ	10 GbE Shortwave SFP+ Transceivers (Four)	1	\$47.31	\$47.31
5	4662-7H2-ADN1	Order Type 1 Indicator - CTO	1	\$0.00	\$0.00
6	4662-7H2-AGSG	19.2TB FCM 4	6	\$7,107.97	\$42,647.82
7	4662-7H2-AHPG	AC Power Supply (100-240v) (Pair)	1	\$0.00	\$0.00
8	4662-7H2-AHZD	All Flash Solution Indicator	1	\$0.00	\$0.00
9	4662-7H2-AKNC	Premium S&H Indicator	1	\$0.00	\$0.00
10	4662-7H2-ALBR	10 Gb Ethernet 4 Port Adapter Cards (Pair)	1	\$2,081.36	\$2,081.36
11	4662-7H2-ALE0	Encryption Enablement	1	\$1,182.60	\$1,182.60
12	4662-7H2-ALEC	Encryption USB Flash Drives (Four Pack)	1	\$94.61	\$94.61
13	4662-7H2-ALH0	IBM Storage Expert Care Indicator	1	\$0.00	\$0.00
14	4662-7H2-ALJ5	EC Basic 5 Year	1	\$0.00	\$0.00
15	4862-B05-0000	4662-7H2 #1:5 year IBM Storage Expert Care Basic	1	\$13,352.37	\$13,352.37
16	5608-B22-0000	3-Year Registration SWMA for 5608-PC2	1	\$0.00	\$0.00
17	5608-B22-0001	Per Storage Device SWMA 3 Year Reg	1	\$1,117.22	\$1,117.22
18	5608-PC2-0000	IBM Storage Intelligence Control	1	\$0.00	\$0.00
19	5608-PC2-0001	Per Storage Device with 1 Year SW Maint	1	\$3,020.74	\$3,020.74
20	5775-STG-0000	Support Line for Storage - 5 Year	1	\$0.00	\$0.00
21	5775-STG-0526	Support per Server (N/C)	1	\$0.00	\$0.00
22	0000-S&H-0000	undefined	1	\$428.75	\$428.75

ATTACHMENT 1

Subtotal	\$72,890.23
Sales Tax	\$6,541.90

Additional Notes

Please note that IBM has announced price increases for this solution effective next week.



CITY of CLOVIS

Report to the City Council

To: City Council

From: General Services

Date: March 2, 2026

Staff: Bethany Berube, Deputy General Services Director

Subject: General Services – Approval – Authorize the City Manager to Execute the Real Property Purchase and Sale Agreement for the Property Located near the intersection of East International Avenue and North Minnewawa Avenue in the City of Clovis, County of Fresno, California, bearing Fresno County Assessor's Parcel No. 580-072-41s from GV Land Holdings, LLC, a California limited liability company, in the Amount of \$4,150,000; and Approval –Res. 26-____, Amending the 2025-2026 General Government Facilities Fund to Allocate Funds in the Amount of \$4,150,000 for Purchase of the Property.

Recommendation: Approve and Authorize

Attachments:

1. Real Property Purchase ATT 1 Budget Amendment Res. 26-____
2. Real Property Purchase ATT 2 Sale Agreement - APN 580-072-41s
3. Real Property Purchase ATT 3 Vicinity Map

Recommendation:

1. For the City Council to authorize the City Manager to execute the real property purchase and sale agreement for the property located near the intersection of East International Avenue and North Minnewawa Avenue in the City of Clovis, County of Fresno, California, bearing Fresno County Assessor's Parcel No. 580-072-41s from GV Land Holdings, LLC, a California limited liability company, in the Amount of \$4,150,000; and
2. For the City Council to approve a resolution amending the 2025-2026 General Government Facilities Fund to allocate \$4,150,000 to purchase the property.

Executive Summary:

Approval of this request would authorize the City Manager to execute a Real Property Purchase and Sale Agreement and complete the acquisition of real property located near the intersection of East International Avenue and North Minnewawa Avenue in the City of Clovis, Fresno County, California, identified as Fresno County Assessor's Parcel No. 580-072-41s (the "Property"), from GV Land Holdings, LLC, a California limited liability company, in the amount of \$4,150,000.

The Property has been identified as the site for the development of the Clovis Transit Operations

Center (Phase 1), which will support Clovis Transit's transition to a zero-emission fleet in compliance with the California Air Resources Board (CARB) Innovative Clean Transit (ICT) regulation. Acquisition of the Property is a critical first step in delivering the Transit Operations Center project, which will accommodate fleet expansion, operational needs, and the installation of future zero-emission vehicle infrastructure under Phase 3.

Funding for the acquisition will be provided through Senate Bill 125 (SB 125) formula-based allocations administered by the Fresno Council of Governments (FCOG), including Transit and Intercity Rail Capital Program (TIRCP) funds. The purchase price of \$4,150,000.00, along with minor escrow and incidental closing costs, will be funded through the General Government Facilities Fund. Staff has confirmed that sufficient funding is available within the General Government Facilities Fund to complete the acquisition.

The City retained LSA Associates, Inc., to conduct an environmental review of the proposed acquisition under the California Environmental Quality Act (CEQA). Based on that analysis, LSA has determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), commonly referred to as the "Common Sense" exemption. The proposed activity is limited to the acquisition of a single parcel, with no physical changes proposed as part of this action. Therefore, it can be seen with certainty that there is no possibility that the acquisition would result in a significant effect on the environment.

Approval of the accompanying resolution will amend the 2025-2026 General Government Facilities Fund to allocate \$4,150,000 for the purchase of the Property. There will be no fiscal impact to the General Fund.

Background:

In 2014 the Transit and Intercity Rail Capital Program (TIRCP) was created by Senate Bill (SB) 862 and modified by SB 9 in 2015 to provide grants from the Greenhouse Gas Reduction Fund (GGRF) to fund transformative capital improvements that modernize California's intercity, commuter, and urban rail systems, and bus and ferry transit systems, to reduce greenhouse gas emissions, vehicle miles traveled, and congestion. The California State Transportation Agency (CALSTA) administers the TIRCP program. CALSTA offers competitive and formula-based grant opportunities for projects that support greenhouse gas emission reductions.

In 2023, SB 102 and SB 125 created the Zero Emission Transit Capital Program (ZETCP) and provided direction for appropriated funding. The Budget Acts of 2023 and 2024 established specific categories of funding to be allocated to Regional Transportation Planning Agencies (RTPAs) and passed through to local transit operators within their respective regions. TIRCP funds are now issued on a formula basis to transit agencies throughout California for capital and operations assistance.

The Fresno Council of Governments (FCOG) serves as the RTPA for Fresno County. As the designated RTPA, FCOG is responsible for administering and disbursing allocations, as well as overseeing and meeting reporting requirements under SB 125. CALSTA required RTPAs to submit a list of project proposals representing the total allocation for their region. On August 22, 2024, CALSTA approved FCOG's allocation of \$119,707,058 for four fiscal years (FY 2023/24 through FY 2026/27) of the program and authorized initial disbursements for TIRCP and ZETCP funds. Subsequent program disbursements are subject to adopted policy and guidelines.

Under FCOG's SB 125 funding program, the City of Clovis submitted one capital project: the Clovis Transit Operations Center (Phase 1 and Phase 3). Clovis Transit requires a new operations center to

support the transition and conversion of its existing fleet to comply with the California Air Resources Board (CARB) Innovative Clean Transit (ICT) regulation. The new operations center will also accommodate future service expansion to meet the needs of the growing community.

SB 125 funding will support Phase 1, including the acquisition of real property located near the intersection of East International Avenue and North Minnewawa Avenue for construction of the new Clovis Transit Operations Center. Phase 3 will include the purchase and installation of zero-emission infrastructure to support zero-emission vehicles. TIRCP formula funds will provide \$12,890,942 toward Phase 1, and ZETCP funds will support Phase 3 with \$2,099,516, for a total project allocation of \$14,990,458.

To date, the City has received \$10,490,854.67 in TIRCP funding. The remaining installment is scheduled to be disbursed in 2026 in accordance with the adopted SB 125 program schedule and guidelines. All funds are subject to CALSTA requirements under the January 10, 2025 SB 125 formula-based TIRCP and ZETCP guidelines, including deposit into an interest-bearing account and compliance with reporting and program eligibility requirements.

Acquisition of the subject property represents Phase 1 implementation and is necessary to advance development of the Clovis Transit Operations Center in compliance with CARB's ICT regulation and the City's Zero Emission Bus Rollout Plan.

Fiscal Impact:

The purchase price of the property is \$4,150,000. Minor incidental escrow and closing costs are anticipated to be less than \$5,000 and will be paid from existing Transit Fund authorizations.

Funding for the acquisition will be provided through SB 125 formula-based TIRCP allocations administered by FCOG. The City has received \$10,490,854.67 in TIRCP funds to date, and sufficient funding is available within the General Government Facilities Fund to complete this property purchase. The remaining SB 125 installment is scheduled for disbursement in 2026.

Approval of the attached resolution will amend the 2025-2026 General Government Facilities Fund to appropriate \$4,150,000 for the purchase of the property. There will be no fiscal impact to the General Fund.

Reason for Recommendation:

Acquisition of the property would provide a site to develop a Transit Center to meet the California Air Resources Board's (CARB's) Innovative Clean Transit (ICT) regulation, as designated in the 2025 CARB ICT ZEB Rollout Plan.

Actions Following Approval:

1. The City Manager will execute the property purchase agreement and all other necessary documents to close escrow.
2. Funds will be appropriated in the City of Clovis 2025-2026 General Government Facilities Fund for purchase of the property as specified in the attached Budget Amendment (Attachment 3).

Conflict of Interest:

None.

RESOLUTION 26-

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS
APPROVING AN AMENDMENT TO THE FY2025-26
GENERAL SERVICES DEPARTMENT BUDGET**

WHEREAS, the City Council adopted the FY2025-26 city budget on June 9, 2025; and

WHEREAS, additional funding for Transit became available throughout the year; and

WHEREAS, these revenues and expenditures were not included in the original adopted budget; and

WHEREAS, the additional funds are intended for the Transit fund.

NOW, THEREFORE BE IT RESOLVED, that the City of Clovis hereby approves the budget amendment as shown in the "Summary of Expenditures/Revenues by Department" and "Summary of Expenditures/Revenues by Fund" as **Attachment A**.

* * * * *

The foregoing Resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on March 2, 2026, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED: March 2, 2026

Mayor

City Clerk

SUMMARY OF EXPENDITURES BY DEPARTMENT

DEPARTMENT

General Services – 90000-71468	<u>\$4,150,000</u>
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TOTAL	\$4,150,000
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SUMMARY OF EXPENDITURES BY FUND

General Government Facilities – 90000-71468	<u>\$4,150,000</u>
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TOTAL	\$4,150,000
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SUMMARY OF REVENUES BY DEPARTMENT

DEPARTMENT

General Services – 90000-45076	<u>\$4,150,000</u>
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TOTAL	\$4,150,000
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SUMMARY OF REVENUES BY FUND

General Government Facilities – 90000-45076	<u>\$4,150,000</u>
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TOTAL	\$4,150,000
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**REAL PROPERTY PURCHASE AND SALE AGREEMENT AND
JOINT ESCROW INSTRUCTIONS BETWEEN GV LAND HOLDINGS, LLC
AND THE CITY OF CLOVIS**

This Real Property Purchase and Sale Agreement and Joint Escrow Instructions (“Agreement”) is entered into as of March 2, 2026 (“Effective Date”) by and between the CITY OF CLOVIS, a California municipal corporation (“Buyer”), and GV LAND HOLDINGS, LLC, a California limited liability company (“Seller”), pursuant to the following recitals:

RECITALS:

A. WHEREAS, Seller owns and desires to sell real property consisting of approximately 24.41 gross acres within the City of Clovis, County of Fresno, State of California, more particularly described in Exhibit “A” and depicted in Exhibit “B” attached hereto and incorporated herein by reference (the “Property”); and

B. WHEREAS, Buyer desires to acquire the Property for municipal public facility needs; and

C. WHEREAS, Buyer and Seller have agreed to Buyer’s purchase of the Property by means of this Agreement and the recordation of a grant deed.

NOW THEREFORE, in consideration of the mutual covenants herein contained, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Seller and Buyer agree as follows:

AGREEMENT:

1. The Property. Seller agrees to sell and convey to Buyer, and Buyer agrees to purchase and acquire from Seller, subject to the terms and conditions set forth herein, that certain real property consisting of 24.41 gross acres, located near the intersection of East International Avenue and North Minnewawa Avenue in the City of Clovis, County of Fresno, California, bearing Fresno County Assessor’s Parcel No. 580-072-41s, and more particularly described in Exhibit “A” and depicted in Exhibit “B” attached hereto and incorporated herein, along with all improvements thereon, all easements, licenses, and interests appurtenant thereto, and all entitlements, owned or held by Seller in connection therewith (collectively, the “Property”).

2. Total Purchase Price. The total purchase price for the Property shall be the sum of Four Million One Hundred and Fifty Thousand Dollars (\$4,150,000.00).

3. *Reserved.*

4. Seller’s representations and warranties. Seller represents and warrants that: (a) to the best of Seller’s actual knowledge, Seller owns the Property, free and clear of all liens, licenses, claims, encumbrances, easements, encroachments on the Property from adjacent properties, and any rights of way, other than those disclosed by the public record; (b) Seller has no knowledge of any pending litigation involving the Property; (c) Seller has no knowledge of any violations of, or notices concerning defects or noncompliance with, any code, statute, regulation, ordinance, or judicial order

concerning the Property; and (d) other than as disclosed in that certain Phase I Environmental Site Assessment Report dated November 7, 2025, prepared by Krazan & Associates, Inc., a copy of which has been provided to and is in the possession of both Seller and Buyer, Seller has no knowledge of any material defects in the Property, including, but not limited to, the presence of any hazardous materials in the soil and/or water on, under, or around the Property, excepting only agricultural chemicals which have been applied during normal farming operations in compliance with law on the Property or the orchard located adjacent to the Property. Further, Seller has conducted no tests, studies or surveys which would disclose to Seller the presence of hazardous materials and, therefore, the fact that Seller has no actual knowledge concerning such hazardous materials is not a representation that such do not exist in the soil and/or water on, under or around the Property. These warranties shall survive the close of escrow and the recording of the grant deed.

5. Buyer's representations and warranties. Buyer represents and warrants that: (a) it has the authority to enter into this Agreement, and upon execution of this Agreement, and subject to the conditions precedent set forth herein, Buyer will have full authority to carry out the provisions of this Agreement; (b) Buyer is aware that the Property is agricultural, used for the planting, growing and harvesting of crops, and various chemicals including fertilizers, herbicides and pesticides, some of which may be considered to be hazardous or toxic materials, were used, stored, mixed and applied to the Property in compliance with law during the normal course of the farming operations; and (c) Buyer is purchasing the Property "AS IS", and Buyer is not relying on any representations or warranties of any kind or nature, express or implied, by or on behalf of Seller concerning the Property, except as expressly set forth in this Agreement. These warranties shall survive the close of escrow and the recording of the grant deed.

6. Escrow. Following execution of this Agreement, the parties shall open an escrow with Old Republic Title Company, 7451 N. Remington Avenue, Suite 102, Fresno, CA 93711 ("Title Company"), and deposit this Agreement with the Title Company. This Agreement, when signed by both parties and deposited with the Title Company, will be the joint escrow instructions. Buyer and Seller must sign any other form instructions required by Title Company that are consistent with the terms of this Agreement.

6.1 Deposits into escrow. Buyer and Seller shall deposit all documents, money, and other items with the Title Company that are: (a) identified in this Agreement or, (b) required by the Title Company to effect the close of escrow as provided herein.

6.2 Title. Seller agrees to convey fee simple title to the Property to Buyer subject to all title defects, liens, encumbrances, conditions, covenants, restrictions and other adverse interests of record, except that Seller agrees to cause the release of any monetary liens (except liens for non-delinquent taxes, bonds and assessments) prior to the Closing.

6.3 Title and closing costs. Seller must pay any costs of clearing and conveying title in the condition described in Section 6.2 above, including but not limited to any fees associated with the partial or full reconveyance of any deed(s) of trust, and any delinquent and/or unpaid taxes, assessments, or liens. Buyer shall pay the costs of a California Land Title Association (CLTA) owner's title policy in the amount of the purchase price, insuring Buyer's title in the condition described in Section 6.2, and

costs to record the grant deed. All escrow fees, and other closing fees and costs will be paid by the parties according to the custom in Fresno County.

- 6.4 Close of escrow. Close of escrow shall occur within two (2) business days after all conditions set forth in this Agreement have been satisfied or waived, the Title Company is prepared to issue the title policy described herein, and the Title Company is otherwise able to record the grant deed conveying title to the Property from Seller to Buyer, but in no event shall the closing be later than March 13, 2026, and shall be deemed to be the date on which the grant deed is recorded in the Official Records of Fresno County, California (“close of escrow”).
- 6.5 Prorations. Seller shall pay the second installment of 2025-26 real property taxes at the close of escrow. Buyer, as a public agency, is not obligated to pay property taxes; however, Seller shall receive a credit through escrow for the prorated portion of the second installment of 2025-26 real property taxes attributable to the time period from the escrow closing date through June 30, 2026. Assessments or other charges with respect to the Property shall be prorated between Seller and Buyer as of the closing date based on a thirty (30) day month.
- 6.6 Obligations of Buyer. Subject to the conditions precedent and in addition to performance by Buyer of all obligations of Buyer contained in this Agreement, on or before one (1) business day prior to close of escrow, Buyer shall deposit the following with the Title Company: (i) the purchase price and the sums Buyer is responsible for as described in Sections 6.3 and 6.5 above; and (ii) a Certificate of Acceptance meeting the requirements of California Government Code section 27281.
- 6.7 Obligations of Seller. In addition to fulfilling any other obligations of Seller contained in this Agreement, on or before one (1) business day prior to close of escrow, Seller shall deposit the following with the Title Company: (i) a grant deed transferring fee simple title to the Property duly executed by Seller in recordable form; (ii) all sums described in Sections 6.3 and 6.5 above, and such other sums necessary to deliver free and clear title in accordance with Section 6.2 above, if any; and (iii) documents reasonably required of Seller by Title Company to carry out close of escrow, including without limitation a duly executed certificate of non-foreign status which is required by law, substantially in the form set forth in Exhibit “C” attached hereto.
- 6.8 Disbursements. At close of escrow, Title Company shall: (i) disburse the purchase price to Seller less escrow fees and costs chargeable to Seller; (ii) provide Buyer with the CLTA owner’s title policy in the amount of the purchase price, insuring Buyer’s title in the condition described in Section 6.2, to Buyer; and (iii) provide closing statements to Buyer and Seller, respectively.
- 6.9 Risk of loss. Risk of loss or damage to the Property, or any improvements thereon, shall pass from Seller to Buyer upon close of escrow.
- 6.10 Due Diligence Period. Following the opening of Escrow, Buyer may further investigate and research the suitability and feasibility of the Property for use

consistent with a municipal public facility for a period ending March 6, 2026 ("Due Diligence Period"). The matters subject to Buyer's investigation and testing under this subsection include land use, entitlement, financing, regulatory, and legal due diligence, engineering studies, geotechnical studies (which may include the taking of soil and other samples), physical inspections, and environmental surveys with respect to the Property. To facilitate Buyer's investigation and analysis under this paragraph, Seller grants Buyer and its consultants the right to enter the Property at any time during normal business hours during the Due Diligence Period as described in Section 8 below. Seller also shall provide Buyer with access to all material documents relating to the physical and title condition of the Property within Seller's possession (but Seller makes no representation regarding the accuracy or completeness of the documents). Buyer shall provide 24 hours' notice to Seller, through Seller's designated agent, prior to any such entry. The purchase is contingent upon Buyer's written approval of the condition of the Property. At the expiration of the Due Diligence Period, Buyer may, at its sole discretion, either: (1) accept the condition of the Property and close escrow; or (2) reject the condition of the Property and cancel escrow with no further obligation other than payment of any escrow cancellation fees.

7. Conditions precedent. Close of escrow and Buyer's obligation to purchase the Property are subject to the satisfaction of the conditions precedent stated herein, including Buyer's and Seller's performance of all their respective obligations under this Agreement, and that all of the representations and warranties of the parties remain true as of the close of escrow. The conditions are solely for Buyer's benefit unless otherwise indicated. Each condition must be satisfied or Buyer must waive it in writing prior to close of escrow. If any condition is not satisfied within the Due Diligence Period, Buyer may waive the condition and close escrow, or the parties may mutually agree in writing to extend the escrow to provide additional time to satisfy the condition(s), or Buyer may terminate this Agreement by giving the Seller and Title Company five (5) days' prior written notice. After expiration of said five (5) days, this Agreement, and the escrow shall terminate. Upon termination, the Title Company shall return any documents and money deposited into escrow to the respective depositor, after deducting any escrow cancellation fee, and Buyer will have no further obligation to Seller.

8. Buyer's right to enter Property. Upon the opening of escrow, Seller hereby grants to Buyer, its agents, employees, permittees, contractors, and subcontractors, an immediate right to, at reasonable times, enter upon, over, across, and under the Property for purposes of making such inspections, surveys and tests as may be reasonably necessary or desirable in Buyer's judgment. Such right of entry shall be irrevocable until the close of escrow. Buyer shall use reasonable care in connection with any such entry upon the Property, and shall indemnify and hold Seller harmless from any and all claims, damages, costs, losses and expenses, including attorneys' fees, arising out of or resulting from such entry and/or activities upon the Property; provided, however, this agreement of indemnification does not extend to any damage Seller may suffer by reason of the presence or discovery of hazardous waste on the Property (including any perceived or actual loss of value of the Property), nor does it indemnify Seller from any liability as a consequence of the presence or discovery of hazardous waste on the Property. Except as otherwise provided, the obligations of this Section shall survive close of escrow or the earlier termination of this Agreement.

9. Miscellaneous Provisions.

- 9.1 Further Assurances. Each party will sign and deliver further documents, or take any further actions reasonably required to complete the purchase and sale described herein.
- 9.2 Notices. All notices and other communications required or permitted under this Agreement shall be in writing and duly given on the date of service, if served personally on the person to receive the notice, or delivered by depositing the notice or communication in the U. S. mail, postage prepaid, and addressed to the relevant party at the address set forth below.

To Seller:

GV Land Holdings, LLC
Attn: Darius Assemi
1306 W. Herndon Ave, Ste 101
Fresno, CA 93711

To Buyer:

City of Clovis
Attn: Ryan Burnett, AICP
1033 Fifth Street
Clovis, CA 93612

- 9.3 Entire Agreement. This Agreement is the entire agreement between Seller and Buyer regarding the purchase and sale of the Property, and supersedes all prior discussions, negotiations, commitments or understandings, written or oral. Each Exhibit referred to in this Agreement is by that reference incorporated into and made a part of this Agreement.
- 9.4 Amendment or Termination. This Agreement may only be amended or terminated by mutual written consent of the Seller and Buyer, unless otherwise expressly provided herein.
- 9.5 Successors and Assigns. This Agreement is binding upon and shall inure to the benefit of each party, and each party's heirs, successors, assigns, transferees, agents, employees or representatives. The Buyer may assign this agreement and its rights hereunder.
- 9.6 Time of the Essence. Time is of the essence of each term in this Agreement.
- 9.7 Governing Law. This Agreement and the legal relations between the parties shall be governed by and construed according to California law.
- 9.8 Authority. Each person executing this Agreement on behalf of any party does hereby personally represent and warrant that he or she has the authority to execute this Agreement on behalf of and fully bind such party.
- 9.9 Waiver. Any party's waiver of a breach of any provision herein will not be a continuing waiver or a waiver of any subsequent breach of that or any other provision of this Agreement.

- 9.10 Severability. The provisions of this Agreement are severable. The invalidity, or unenforceability of any provision in this Agreement will not affect the other provisions.
- 9.11 Interpretation. This Agreement is the result of the combined efforts of the parties. If any provision of this Agreement is found ambiguous, the ambiguity will not be resolved by construing this Agreement in favor or against any party, but by construing the terms according to their generally accepted meaning.
- 9.12 Exchange. At Seller's request, Buyer shall cooperate in the completion of a tax deferred exchange involving the Property in compliance with Internal Revenue Code Section 1031 (the "Exchange"), provided that the Exchange is at no cost or expense to Buyer and does not delay the closing of escrow under this Agreement. Seller may assign and/or transfer this Agreement and the Property to an intermediary to facilitate such Exchange. Any such assignment and/or transfer shall not relieve Seller of any obligation hereunder that is to survive the Close of Escrow. Neither party shall be required to acquire or hold title to any property other than the subject real property in connection with the completion of the Exchange.
- 9.13 Execution in Counterpart; Facsimile or PDF Signatures. The parties may sign this Agreement in counterparts such that each document, when all signatures are appended together, will constitute a fully signed original or copy thereof. Signatures delivered by facsimile, PDF, or other electronic transmission shall be binding to the same extent as original signatures.

WHEREFORE, the Seller and Buyer, by their signatures below, enter into this Agreement effective on the Effective Date inscribed above.

BUYER:

CITY OF CLOVIS, a California municipal corporation

By: _____
Andrew Haussler, City Manager

SELLER:

GV LAND HOLDINGS, LLC, a California limited liability company

By:  _____
Darius Assemi, Manager

Exhibit A

Legal Description of the Property

The land referred to is situated in the unincorporated area of the County of Fresno, State of California, and is described as follows:

Lots 15 and 16 of Garfield Colony, in the County of Fresno, State of California, according to the map thereof recorded in Book 2, Page 46 of Record of Surveys, Fresno County Records.

Excepting therefrom the East 10 feet of said Lots 15 and 16.

Also excepting therefrom the North 10 feet of the West 70 feet of the East 80 feet of said Lot 16.

Also excepting therefrom an undivided 1/2 interest in and to all oil, gas and other hydrocarbons and minerals therein and thereunder as reserved by Charles Sayeg, et ux., in the Deed recorded April 16, 1954, in Book 3432, Page 255 of Official Records, as Document No. 23499.

Also excepting therefrom that portion described as follows:

The West 727.00 feet of said Lot 15. The South 170.07 feet of the West 727.00 feet of said Lot 16. The West 30.00 feet of said Lot 16, excepting therefrom the North 20.00 feet and the South 170.07 feet thereof.

APN: 580-072-41s

Exhibit B

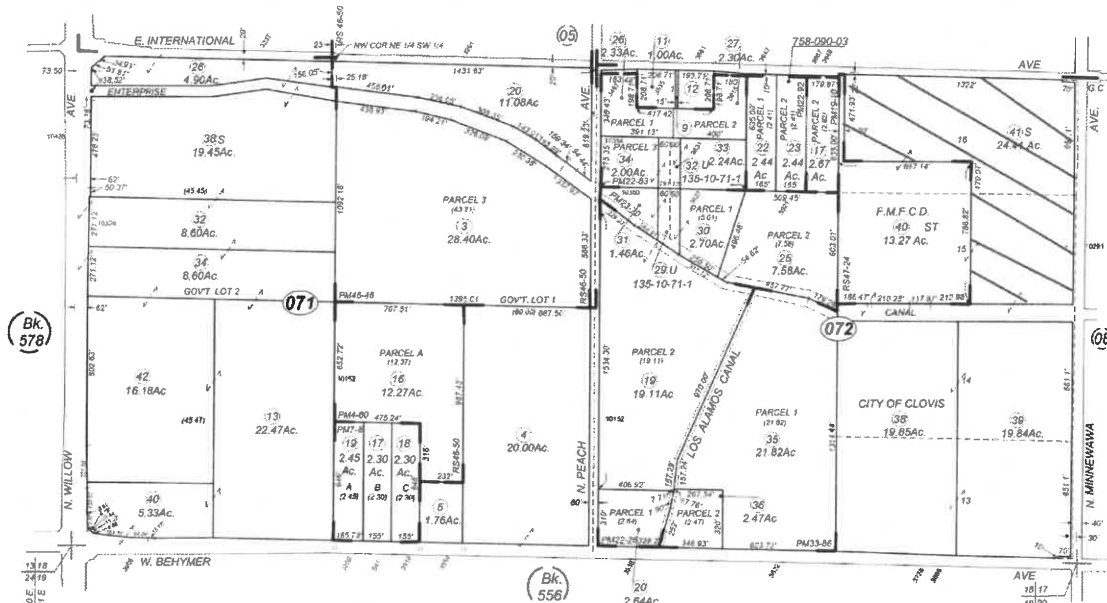
Map of the Property

NOTE:
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law

SUBDIVIDED LAND IN POR. SEC. 18, T.12 S., R.21 E., M.D.B.&M.

Tax Rate Area
76-045
76-052
1-186
1-187

580-07



Garfield Colony - R. S. Bk. 2, Pg. 46
Parcel Map No. 1008, Bk. 4, Pg. 60
Parcel Map No. 1250, Bk. 7, Pg. 8
Parcel Map No. 2590, Bk. 19, Pg. 10
Parcel Map No. 2719, Bk. 22, Pg. 26

Parcel Map No. 3376, Bk. 22, Pg. 83
Parcel Map No. 3377, Bk. 22, Pg. 92
Parcel Map No. 3505, Bk. 23, Pg. 70
Parcel Map No. 5094, Bk. 33, Pg. 86
Parcel Map No. 6882, Bk. 46, Pgs. 46-48

Record of Survey - Bk. 46, Pg. 50
Record of Survey - Bk. 47, Pg. 24

Assessor's Map Bk. 580 - Pg. 07
County of Fresno, Calif.

Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Exhibit C

NON-FOREIGN AFFIDAVIT

Section 1445 of the Internal Revenue Code provides that the transferee of an interest in real property located in the United States must withhold tax if the transferor is a foreign person. To inform the CITY OF CLOVIS, a California municipal corporation ("Transferee"), that withholding of tax is not required upon the sale by GV LAND HOLDINGS, LLC, a California limited liability company ("Transferor"), of its fee simple interest in that certain real property sold pursuant to the Real Property Purchase and Sale Agreement and Joint Escrow Instructions entered into on February __, 2026, which real property is described in the legal description and depicted in the map attached to this Agreement as Exhibits "A" and "B," respectively, and incorporated herein by this reference, the undersigned hereby certifies the following:

1. The Transferor is not a foreign corporation, foreign partnership, foreign trust, or foreign estate (as those terms are defined in the Internal Revenue Code and the income tax regulations promulgated thereunder);
2. The Transferor's United States Taxpayer Identification Number (or SSN) is 92-1082108;
3. The Transferor's office address is 1306 W. Herndon Ave., Ste. 101, Fresno, CA 93711; and
4. The Internal Revenue Service has not issued any notice with respect to Transferor or listed Transferor as persons whose affidavit may not be relied upon for purposes of section 1445 of the Internal Revenue Code.

The Transferor understands that Transferee may disclose this certification to the Internal Revenue Service and that any false statement contained herein could be punished by fine, imprisonment, or both.

Under penalty of perjury, I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct and complete.

Dated: _____

TRANSFEROR:

GV LAND HOLDINGS, LLC

By: **Exhibit – Do Not Sign**
Darius Assemi, Manager

VICINITY MAP

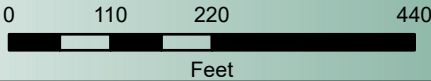


SWC of International & Minnewawa

GV LAND HOLDINGS LLC | APN: 580-072-41S



Wednesday, February 18, 2026





CITY of CLOVIS

Report to the City Council

To: City Council

From: General Services

Date: March 2, 2026

Staff: Charles Johnson, Senior Management Analyst

Subject: General Services – Approval - Claim Rejection of the General Liability Claim on behalf of Carmen Garcia.

Recommendation: Approve

Attachments: None

Recommendation:

Reject the General Liability Claim filed on behalf of Carmen Garcia.

Executive Summary:

On behalf of Carmen Garcia (claimant), the City received a revised claim on February 11, 2026, alleging the City of Clovis failed to maintain its public property, which caused her to trip and fall. Ms. Garcia is seeking compensation in excess of the minimal civil court limits. It is recommended that the City reject the claim at this time, send notice of rejection, and refer the matter to the City's third-party administrator for liability claims for further investigation and handling.

Background:

On September 11, 2025, Ms. Carmen Garcia allegedly fell and injured herself on a cement parking block in the parking lot of the Fresno County Department of Social Services located at 3500 Never Forget Lane after exiting her vehicle.

On February 11, 2026, a revised General Liability Claim was filed against the City of Clovis on behalf of Ms. Garcia. The claim alleges the City of Clovis property condition constituted a hazardous condition to pedestrians, which the City is directly and legally liable for Ms. Garcia personal injuries and damages. The claim was considered legally sufficient and timely.

Fiscal Impact:

Rejection of the claim does not result in any fiscal impact.

Reason for Recommendation:

It is recommended that the claim be rejected. The City's liability is disputed, and although the claim is legally sufficient, the amount of the alleged damages sustained by the claimant may also be disputed.

Rejecting the claim and sending notice of rejection in accordance with the Government Claims Act will commence the time in which claimant may file a lawsuit against the City based on the claim.

Actions Following Approval:

A rejection notice letter will be sent to the claimant informing her that the claim has been rejected.

Conflict of Interest:

None.



CITY of CLOVIS

Report to the City Council

To: City Council

From: General Services

Date: March 2, 2026

Staff: Amy Hance, General Services Director

Subject: General Services - Approval - Res. 26 - ____, Approving a Side Letter Agreement with the Transit Employees Bargaining Unit (TEBU) Establishing a "4-9-4" Work Schedule.

Recommendation: Approve

Attachments: 1. TEBU Side Letter 4-9-4 Schedule ATT 1 Res.26 - ____

Recommendation:

For the City Council to approve a resolution approving a side letter agreement with the Transit Employees Bargaining Unit (TEBU) to establish a "4-9-4" work schedule.

Executive Summary:

In November 2025, Clovis Transit implemented an updated transit route system designed to improve mobility, efficiency, and connectivity throughout the City and surrounding areas. The addition of a "4-9-4" work schedule has been determined as necessary to support continuous and seamless transit operations under the updated transit system.

Background:

In November 2025, Clovis Transit implemented an updated transit route system designed to enhance mobility, improve operational efficiency, and strengthen connectivity throughout the City of Clovis and surrounding areas. The updated system reflects the City's ongoing commitment to providing reliable, accessible, and responsive public transportation that meets the evolving needs of residents, employees, and visitors. The revised routes improve service coverage, reduce travel times where feasible, and better align transit service with key activity centers, including employment hubs, schools, medical facilities, and regional connections.

Following implementation, staff conducted an operational assessment to ensure the long-term sustainability and effectiveness of the updated transit system. Based on this evaluation, the addition of a "4-9-4" work schedule has been identified as necessary to support continuous and seamless transit operations. This schedule structure allows for expanded staffing availability during peak service hours, improved shift coverage, and greater flexibility to respond to service demands without

disruption. It also supports operational continuity by aligning staffing patterns more closely with the enhanced service span and frequency of the updated routes.

The adoption of the "4-9-4" schedule is expected to improve overall service reliability, reduce scheduling gaps, and enhance the City's ability to maintain consistent transit operations. By proactively aligning staffing schedules with operational needs, the City can ensure the updated transit system functions as intended while maintaining high standards of service delivery. This adjustment represents an operational refinement necessary to fully realize the benefits of the updated route system and to support Clovis Transit's mission of providing safe, efficient, and dependable public transportation.

Through the meet and confer process, the City and TEBU mutually agreed upon the terms in the Side Letter Agreement.

Fiscal Impact:

None.

Reason for Recommendation:

A resolution by the City Council is required to authorize the execution of a Side Letter Agreement between the City and TEBU.

Actions Following Approval:

The Side Letter Agreement between the City and TEBU will be executed.

Conflict of Interest:

None.

RESOLUTION 26-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS APPROVING A SIDE LETTER AGREEMENT WITH THE TRANSIT EMPLOYEES BARGAINING UNIT (TEBU)

WHEREAS, Clovis Transit is responsible for providing safe, reliable, and efficient public transportation services to the community; and

WHEREAS, in November 2025, Clovis Transit implemented an updated transit route system designed to improve mobility, efficiency, and connectivity throughout the City and surrounding areas; and

WHEREAS, the implementation of an additional “4-9-4” work schedule has been identified as necessary to support continuous and seamless transit operations under the updated transit system; and

WHEREAS, representatives of TEBU and the City representatives met and conferred regarding the side letter and have reached a mutual agreement on its terms.

NOW THEREFORE, BE IT RESOLVED that the City of Clovis approves the Side Letter Agreement with TEBU (Attachment A) and authorizes the City Manager to sign the agreement.

* * * * *

The foregoing Resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on March 2, 2026, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

DATED: March 2, 2026

Mayor

City Clerk

Side Letter Agreement to the 2025-2028 Memorandum of Understanding Between the City of Clovis and the Transit Employees Bargaining Unit (TEBU).

The City of Clovis ("The City") and the TEBU mutually agree to this Side Letter Agreement. This Side Letter Agreement will be incorporated into the Memorandum of Understanding between the City of Clovis and TEBU("MOU"). Except as amended herein, each and every term and condition of the MOU shall remain in full force and effect.

The City has determined that an additional work schedule for full-time employees is necessary to provide timely and efficient transit service. The additional work schedule, "4-9-4," will be included among the existing work schedule options. Under the "4-9-4" schedule, employees work a total of forty (40) fixed hours per week, consisting of four (4) nine-hour workdays and one (1) four-hour workday. For this work schedule, the workweek shall begin at 0700 hours on Sunday and end at 0700 hours on the following Sunday.

TEBU agrees to the adoption of the "4-9-4" work schedule option for full-time employees.

This Side Letter Agreement will become effective March 3, 2026, when approved by the City Council and fully executed by the parties.

For the CITY:

For the UNIT:

Andrew Haussler, City Manager

Kenneth Lee, TEBU/OE3 President

Scott G. Cross, City Attorney

Stacey Leggett, TEBU/OE3 Negotiator

Allen Dunbar, TEBU/OE3 Negotiator

ATTEST: _____
Briana Parra, City Clerk



CITY of CLOVIS

Report to the City Council

To: City Council

From: Public Utilities

Date: March 2, 2026

Staff: Nicholas Torstensen, Deputy Public Utilities Director

Subject: Public Utilities - Approval - Waive Formal Bidding Requirements, Award a Contract to Karbonous, Inc. to Purchase and Replace Granular Activated Carbon (GAC) at Well 27 in the Total Amount of \$117,011, and authorize the City Manager to execute the Agreement.

Recommendation: Approve

Attachments: 1. GAC at Well Site 27 ATT 1 Vicinity Map

Recommendation:

For the City Council to waive the City's formal bidding requirements and authorize the City Manager to enter into an agreement with Karbonous, Inc., for the amount of \$117,011 to remove and replace granular activated carbon (GAC) at City Well 27, located at 611 Peach Avenue.

Executive Summary:

Included in the 2025-2026 Water Enterprise budget are funds to remove and install GAC at various well sites in the City. Three carbon suppliers were contacted through an informal bid process and three quotes were received for Well 27. Karbonous, Inc., provided the lowest responsible quote in the amount of \$117,011 (including tax). The work includes removing the existing carbon vessel contents, transporting the contents to a reactivation/destruction facility, and then installing virgin coal-based carbon in vessels at the well site.

Background:

Granular Activated Carbon (GAC) is currently utilized at 5 separate City well sites to absorb contaminants in the drinking water. Over time, the carbon loses its adsorptive capacity and no longer captures contaminants, at which point they begin to pass through into the drinking water system. Once the carbon has reached its capacity, it must be removed and either replaced or regenerated. This will typically occur between one and three years, depending on the contaminants and production of the well.

Well 27 has GAC treatment to remove contaminants from drinking water to stay below the maximum contaminant level (MCL) set by the State Water Resources Control Board (SWRCB) Division of

Drinking Water (DDW). The contaminant found in Well 27 is called 1,2 Dibromo-3-Chloropropane (DBCP). Treatment was first installed in 1998, and carbon was most recently replaced in April 2023.

Fiscal Impact:

Sufficient funds were included in the Water Enterprise budget for the 2025-2026 fiscal year. The City received a remediation settlement for DBCP in 1997. Funds from these settlements are budgeted each year to maintain compliance of the well sites requiring treatment.

Reason for Recommendation:

Karbonous, Inc., provided the lowest responsible quote for Well site 27 and has extensive experience in this type of work. There are sufficient funds available in this fiscal year's budget for the cost of this project. Additionally, in order to continue to run the wells as permitted by DDW, replacement of the carbon is required to meet SWRCB drinking water standards.

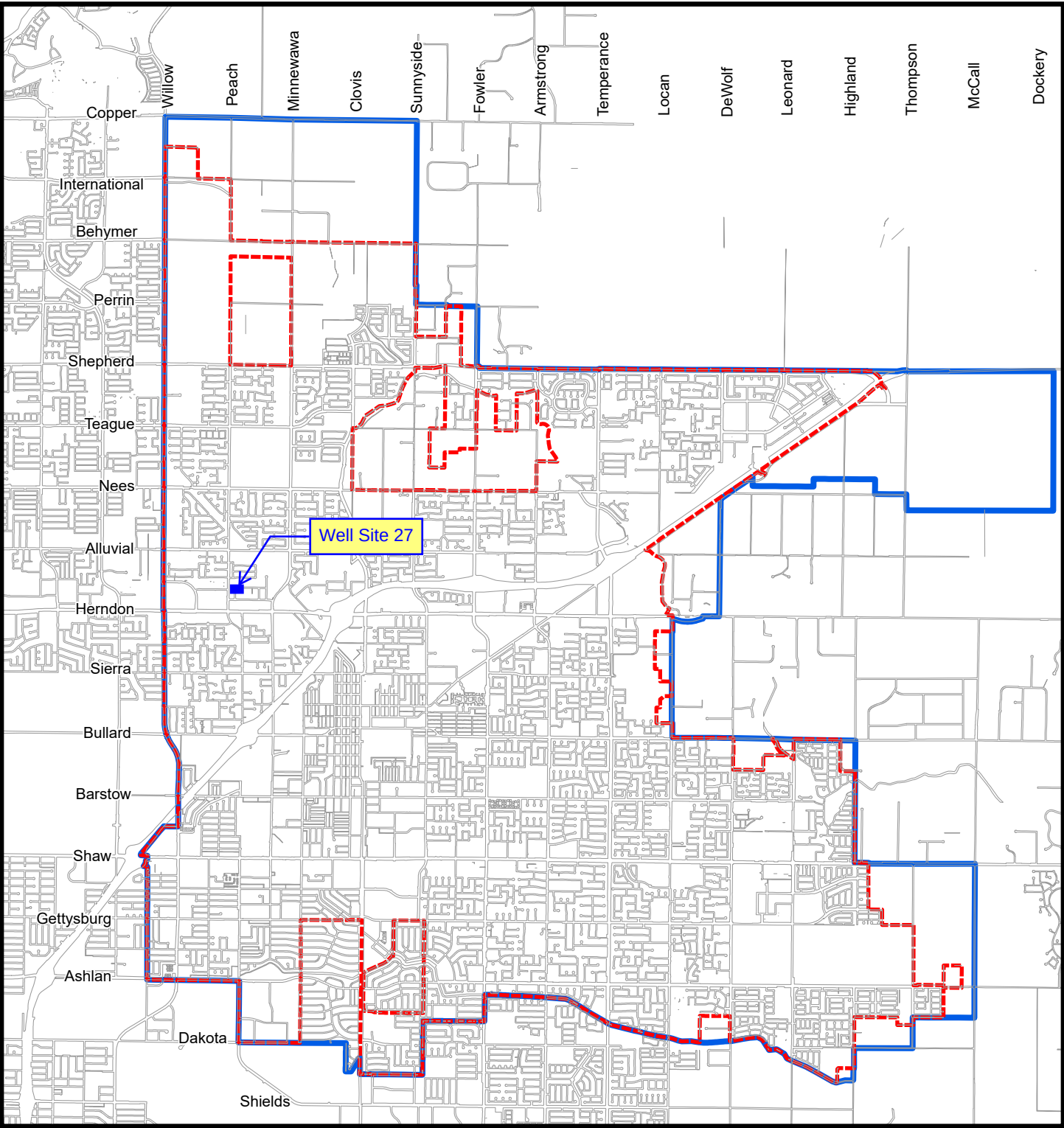
Actions Following Approval:

A contract will be prepared and executed by the City Manager, subject to the contractor providing performance security that is satisfactory to the City.

Conflict of Interest:

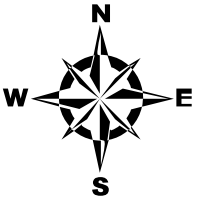
None.

VICINITY MAP



Legend

- City Limits
- Sphere of Influence





CITY of CLOVIS

Report to the City Council

To: City Council
From: Public Utilities
Date: March 2, 2026
Staff: Sarai Yanovsky, Principal Utilities Engineer
Subject: Public Utilities – Approval – Bid Award for CIP 25-20, Sierra Bicentennial Park – Stadium Lighting Upgrade, to Wild Electric, Inc., in the Amount of \$85,500, and Authorize the City Manager to Execute the Contract on Behalf of the City.

Recommendation: Approve

Attachments: 1. CIP 25-20 Stadium Lighting Upgrade ATT 1 Vicinity Map

Recommendation:

1. For the City Council to award a contract for CIP 25-20, Sierra Bicentennial Park - Stadium Lighting Upgrade, to Wild Electric, Inc., in the amount of \$85,500; and
2. For the City Council to authorize the City Manager to execute the contract on behalf of the City.

Executive Summary:

Staff is recommending that Council authorize the City Manager to execute the contract with Wild Electric, Inc., in the amount of \$85,500. Wild Electric, Inc., was the lowest responsible bidder from the bid opening that took place on February 3, 2026.

This is a maintenance project to replace the degrading and failing existing stadium lights at Sierra Bicentennial Park and upgrade the stadium lighting to LED lights. This will enhance safety and security, and the new lights will also improve playability. The work consists of the removal and disposal of the existing stadium lights, and the purchase and installation of new LED stadium lights.

Background:

The following is a summary of the bid results of February 3, 2026:

BIDDERS	BASE BID
Wild Electric, Inc.	\$85,500.00
Electric Motor Shop	\$89,216.00
James Day Construction, Inc.	\$179,649.00
ENGINEER'S ESTIMATE	\$100,000.00

All bids were examined and the bid from Wild Electric, Inc., was found to be in order. The bid from James Day Construction, Inc., was found with clerical errors that were corrected to establish an appropriate total base bid. Wild Electric, Inc., is the lowest responsible bidder. Staff have validated the bidder's contractor's license and bid bond.

Fiscal Impact:

This project is budgeted in the 2025-2026 fiscal year and funded by Measure Y to improve park safety and security, and to provide better lighting for evening and nighttime users.

Reason for Recommendation:

Wild Electric, Inc., is the lowest responsible bidder. There are sufficient funds available for the cost of this project.

Actions Following Approval:

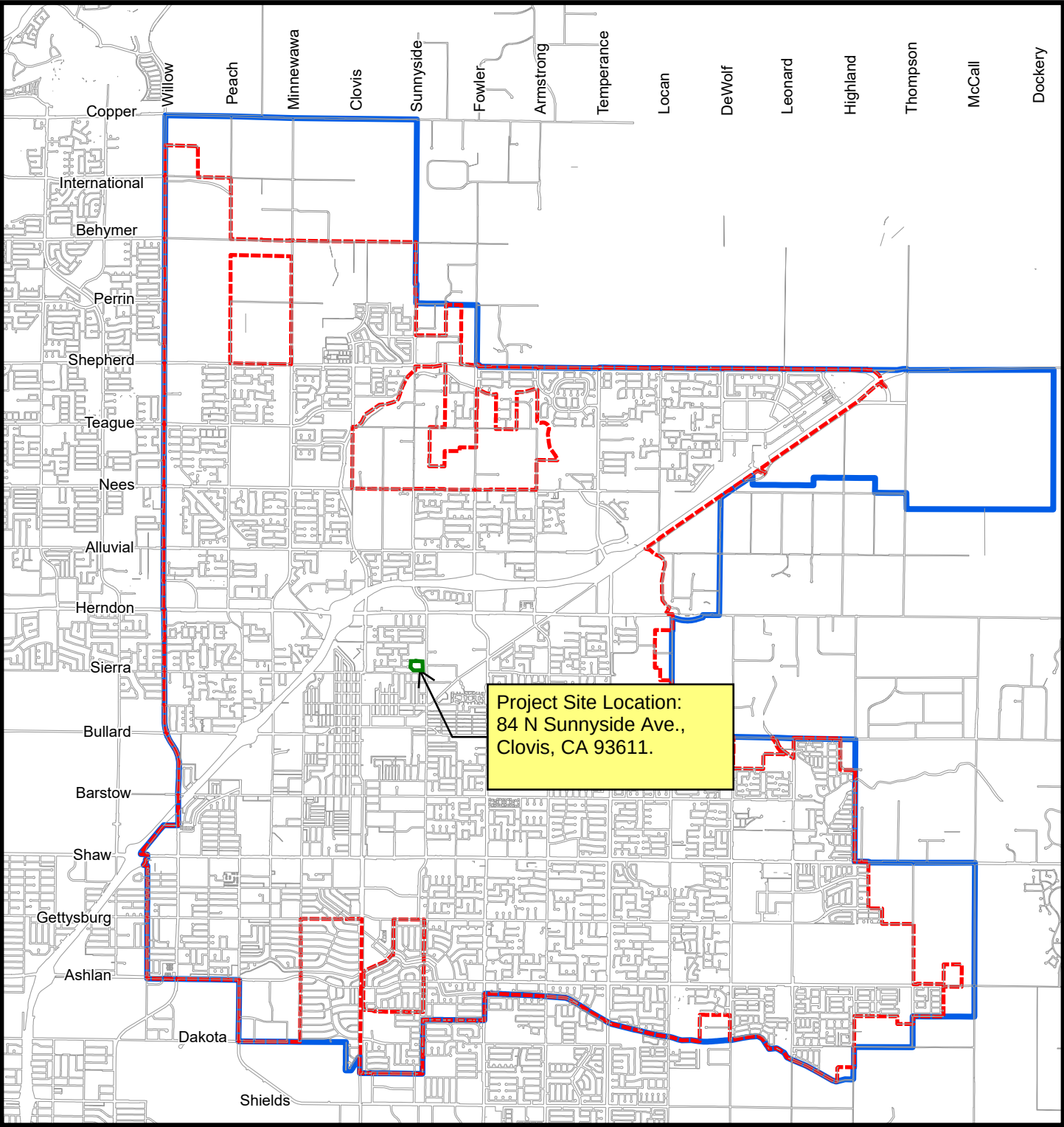
The contract will be prepared and executed, subject to the contractor providing performance security that is satisfactory to the City.

Conflict of Interest:

None.

VICINITY MAP

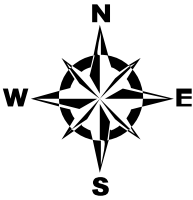
PUD 25-20 Sierra Bicentennial Park - Stadium Lighting Upgrade



Print Date: February 13, 2026

Legend

- City Limits
- Sphere of Influence



Dan Lumeya



CITY *of* CLOVIS

Report to the City Council

To: City Council

From: Planning and Development Services

Date: March 2, 2026

Staff: Renee Mathis, Planning and Development Services Director

Subject: Workshop: Planning and Development Services Department Update.

Recommendation: Receive and File

Planning and Development Services Director Renee Mathis will give a verbal presentation on this item.

Please direct questions to City Manager's office at 559-324-2060.



CITY *of* CLOVIS

Report to the City Council

To: City Council
From: Planning and Development Services
Date: March 2, 2026
Staff: Benjamin Little, Engineer II
Subject: Receive and File – Status Report for Facilities Condition Assessment.

Recommendation: Receive and File

Attachments:

1. Facilities Update ATT 1 Community Center Facilities Conditions Assessment
2. Facilities Update ATT 2 Fire Station 2 Facilities Conditions Assessment

Recommendation:

For the Council to receive and file the report on the status of the Facilities Condition Assessment.

Executive Summary:

On April 7, 2025, the City Council approved the awarding of a consultant services agreement to Bureau Veritas and for the City Manager to execute the contract on behalf of the City. The data provided to the City by the consultant has been organized into the status report for the Facilities Condition Assessment.

Background:

On April 7, 2025, the City Council approved the awarding of a consultant services agreement to Bureau Veritas and for the City Manager to execute the contract on behalf of the City. To support the assessment, City staff provided the consultant with as-built drawings, maintenance records, and answers to multiple questionnaires to help identify current building maintenance needs. The consultant conducted non-invasive inspections of the City-owned buildings and their components. The facilities included in the assessment are those serviced and maintained with General Government Services Funds.

Data collected during these inspections was compiled into a comprehensive report outlining both current and future maintenance needs, along with associated cost estimates. The attachments included here provide a portion of the report for two facilities featured in the Facilities Condition Assessment status report and serve as examples of the type of information provided for each facility.

Fiscal Impact:

The Facilities Condition Assessment project was funded in the City's 2024-2025 Community Investment Program using General Government Services Funds. The status report documents the current condition of City-owned facilities, identifies future maintenance needs, and outlines the estimated costs to address them. Any additional funding needed for facility maintenance will be reviewed and considered as part of future City budget processes.

Reason for Recommendation:

Receiving and filing this report provides City Council and City staff with a comprehensive understanding of current facility conditions, enabling informed prioritization of repairs and upgrades, development of strategic and preventive maintenance plans, and effective budgeting for future improvements. The status report for the Facilities Condition Assessment is for information only and no action is required.

Actions Following Approval:

Staff will file the report and copies of the report will be made available upon request. Funding needs for facility maintenance will be reviewed and considered as part of future City budget processes.

Conflict of Interest:

None.

FACILITY CONDITION ASSESSMENT



prepared for

City of Clovis
1033 Fifth Street
Clovis, CA 93612
Mr. Benjamin Little



Former Senior Center
850 4th Street
Clovis, CA 93612

PREPARED BY:

Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, MD 21043
800.733.0660
www.bvna.com

BV CONTACT:

Aspen Arnthorsdottir
Program Manager
800.733.0660 x7296006
thorgerdur.arnthorsdottir@bureauveritas.com

BV PROJECT #:

172616.25R000-037.468

DATE OF REPORT:

December 4, 2025

ON SITE DATE:

May 14, 2025

Bureau Veritas

6021 University Boulevard, Suite 200 | Ellicott City, MD 21043 | www.bvna.com | p 800.733.0660

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Community Center
Number of Buildings	1
Main Address	Former Senior Center, 850 4th Street, Clovis, CA 93612
Site Developed	1982 Renovated 2013
Outside Occupants / Leased Spaces	None
Date(s) of Visit	May 14, 2025
Management Point of Contact	City of Clovis, Community Investment Program Mr. Benjamin Little, Engineer II 559.324.2365 benjaminl@clovisca.gov
On-site Point of Contact (POC)	Steven
Assessment & Report Prepared By	Jordy Osborne
Reviewed By	Everett Kyniston for, Aspen Arnthorsdottir Program Manager 800.733.0660 x7296006 thorgerdur.arnthorsdottir@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

This Clovis Community Center was formally a senior center. Hence the name, Former Senior Center. It is currently being used as a Community Center. It was established in 1982 and went through a limited ADA renovation in 2013. This renovation targeted ADA areas, such as the entrance and bathrooms, and renovated superficial assets such as fixtures and finishes. Also, there was a renovation that was added to the south side of the building. However, this renovation year is unknown and is closer to the original construction date than the present date.

Architectural

This building has masonry bearing walls and wood roofs. No structural related issues, such as foundation settling or cracking, were observed at the time of the assessment. The only issue related to the structure is the roof. It is leaking in multiple places and needs to be replaced. Only typical lifecycle interior finish, exterior finish, and roof membrane replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building's mechanical equipment mainly consists of a boiler, chiller, and air handlers supplying forced air throughout the building. The renovated southern part of the building has VAV boxes supplying air to terminal units. Supplemental components consist of an evaporative cooler and furnaces with heat pumps. Many of these pieces of equipment have been replaced in recent years, however, the air handlers are original and in poor condition.

The electrical system is mostly original to the building and in fair condition. However, it has reached its expected useful life. Most of the light fixtures were recently replaced with LED for energy efficiency.

The plumbing system is original to the building. Most of the fixtures have been replaced such as the toilets, sinks, and the water heater. No issues were observed at the time of the assessment.

The building has a fire suppression system throughout the building. This consists of fire extinguishers, a kitchen hood, and a sprinkler system. The fire alarm system is a standard system throughout the building. No issues were observed at the time of the assessment. The MEPF infrastructure itself is generally in good working condition with some major expenditures anticipated in the short term.

Site

The site was in fair working order, and no issues were observed at the time of the assessment. The building's site is shared with other Clovis buildings as well as San Joaquin College. The area of the site that was assessed was the immediate area surrounding the building. The shared parking lot was not assessed at this time.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate the Facility Condition Index (FCI), which provides a theoretical objective indication of a facility's overall condition. The FCI is defined as the ratio of the cost of current needs divided by the current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description

0 – 5%	In new or well-maintained condition, with little visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone mathematical values. The table below presents the current, 3-year, 5-year, and 10-year FCI's for this facility:

FCI Analysis | Former Senior Center(1982)

<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>
\$ 6,144,000	9,600	\$ 640

	Est Reserve Cost	FCI
Current	\$ 226,700	3.7 %
3-Year	\$ 754,100	12.3 %
5-Year	\$ 1,527,000	24.9 %
10-Year	\$ 2,910,900	47.4 %

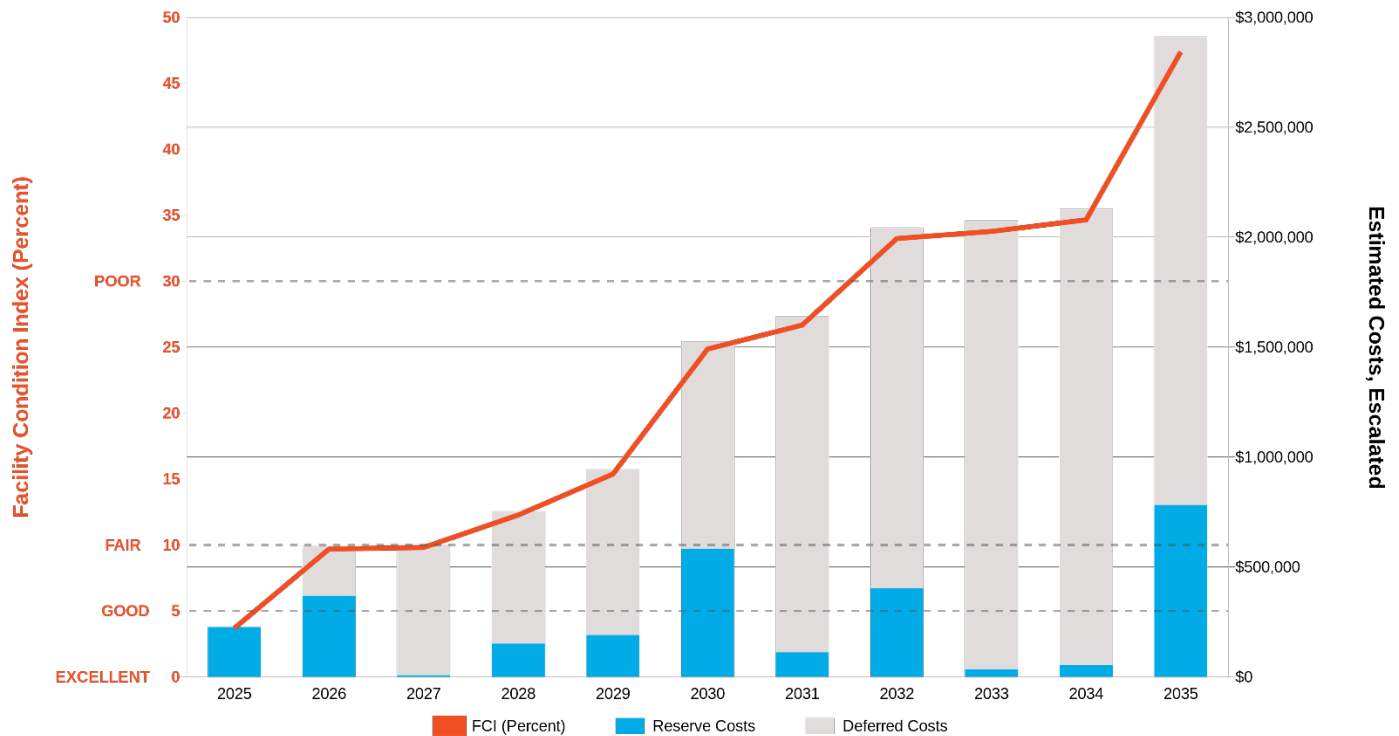
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$6,144,000.00

Inflation Rate: 3%

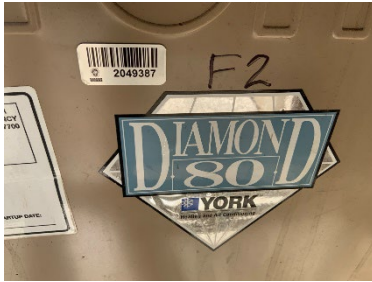
Average Needs (per year - over next 10 years): \$264,625.00



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Former Senior Center	B2051	Exterior Door, Steel, Commercial, Replace	Poor	Performance/Integrity	\$12,600
Former Senior Center	D3055	Air Handler, Exterior AHU, Replace	Poor	Performance/Integrity	\$17,100
Former Senior Center	D3051	HVAC System, Hydronic Piping, 2-Pipe, Replace	Poor	Performance/Integrity	\$74,500
Former Senior Center	D3021	Furnace, Gas, Replace	Poor	Performance/Integrity	\$9,600
Former Senior Center	D3055	Air Handler, Exterior AHU, Replace	Poor	Performance/Integrity	\$17,100
Former Senior Center	D3055	Air Handler, Exterior AHU, Replace	Poor	Performance/Integrity	\$17,100
Former Senior Center	D3055	Air Handler, Exterior AHU, Replace	Poor	Performance/Integrity	\$17,100
Former Senior Center	D3055	Air Handler, Exterior AHU, Replace	Poor	Performance/Integrity	\$17,100
Former Senior Center	D3055	Air Handler, Exterior AHU, Replace	Poor	Performance/Integrity	\$17,100
Former Senior Center	D3037	Split System, Condensing Unit/Heat Pump, Replace	Poor	Performance/Integrity	\$5,300
Former Senior Center	D3037	Split System, Condensing Unit/Heat Pump, Replace	Poor	Performance/Integrity	\$11,000
Former Senior Center	D3055	Air Handler, Exterior AHU, Replace	Poor	Performance/Integrity	\$17,100
Former Senior Center	D3021	Furnace, Gas, Replace	Poor	Performance/Integrity	\$6,500
Former Senior Center	D3063	Exhaust Fan, Centrifugal, 24" Damper, Replace	Poor	Performance/Integrity	\$4,700
TOTAL (13 items)					\$226,700

Key Findings

**Furnace in Poor condition.**

Gas
Former Senior Center
Furnace mechanical room

Uniformat Code: D3020
Recommendation: **Replace in 2025**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,600

Double its expected useful life. - AssetCALC ID: 9370036

**Boiler Supplemental Components in Poor condition.**

Expansion Tank
Former Senior Center
Boiler Room

Uniformat Code: D3020
Recommendation: **Replace in 2027**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,400

Past its expected useful life. - AssetCALC ID: 9370022

**Boiler Supplemental Components in Poor condition.**

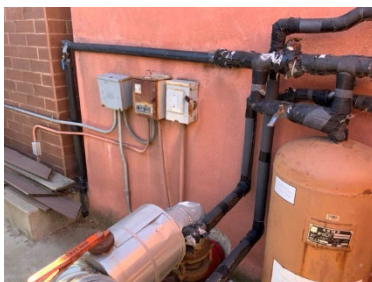
Expansion Tank
Former Senior Center
Exterior Mechanical Space

Uniformat Code: D3020
Recommendation: **Replace in 2027**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,400

Past its expected useful life. - AssetCALC ID: 9369995

**HVAC System in Poor condition.**

Hydronic Piping, 2-Pipe
Former Senior Center
Throughout Building

Uniformat Code: D3050
Recommendation: **Replace in 2025**

Plan Type:
Performance/Integrity

Cost Estimate: \$74,500

Original. Rusted and old. - AssetCALC ID: 9370060

**Air Handler in Poor condition.**

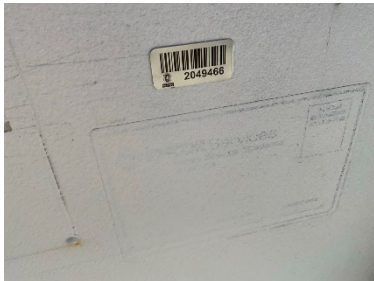
Exterior AHU
Former Senior Center
Roof

Uniformat Code: D3050
Recommendation: **Replace in 2025**

Plan Type:
Performance/Integrity

Cost Estimate: \$17,100

Very old, needs to be replaced. - AssetCALC ID: 9370023

**Air Handler in Poor condition.**

Exterior AHU
Former Senior Center
Roof

Uniformat Code: D3050
Recommendation: **Replace in 2025**

Plan Type:
Performance/Integrity

Cost Estimate: \$17,100

Very old, needs to be replaced. - AssetCALC ID: 9370007

**Air Handler in Poor condition.**

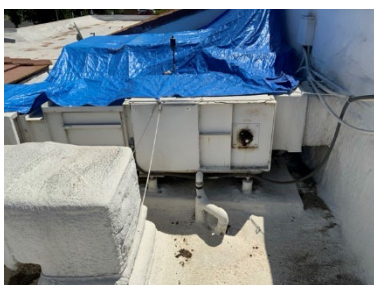
Exterior AHU
Former Senior Center
Roof

Uniformat Code: D3050
Recommendation: **Replace in 2025**

Plan Type:
Performance/Integrity

Cost Estimate: \$17,100

Very old, needs to be replaced. - AssetCALC ID: 9370032

**Air Handler in Poor condition.**

Exterior AHU
Former Senior Center
Roof

Uniformat Code: D3050
Recommendation: **Replace in 2025**

Plan Type:
Performance/Integrity

Cost Estimate: \$17,100

Very old, needs to be replaced. - AssetCALC ID: 9369988



Air Handler in Poor condition.

Exterior AHU
Former Senior Center
Roof

Uniformat Code: D3050
Recommendation: **Replace in 2025**

Plan Type:
Performance/Integrity

Cost Estimate: \$17,100

Very old, needs to be replaced. - AssetCALC ID: 9370004



Exterior Door in Poor condition.

Steel, Commercial
Former Senior Center
Furnace mechanical room

Uniformat Code: B2050
Recommendation: **Replace in 2025**

Plan Type:
Performance/Integrity

Cost Estimate: \$12,600

Rusted and breaking down - AssetCALC ID: 9370002



Flooring in Poor condition.

Carpet, Commercial Standard
Former Senior Center
Throughout Building

Uniformat Code: C2030
Recommendation: **Replace in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,700

Worn and stained. - AssetCALC ID: 9370054



BAS/HVAC Controls in Poor condition.

Extensive/Robust BMS or Smart Building
System
Former Senior Center
Throughout Building

Uniformat Code: D8010
Recommendation: **Install in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: \$89,400

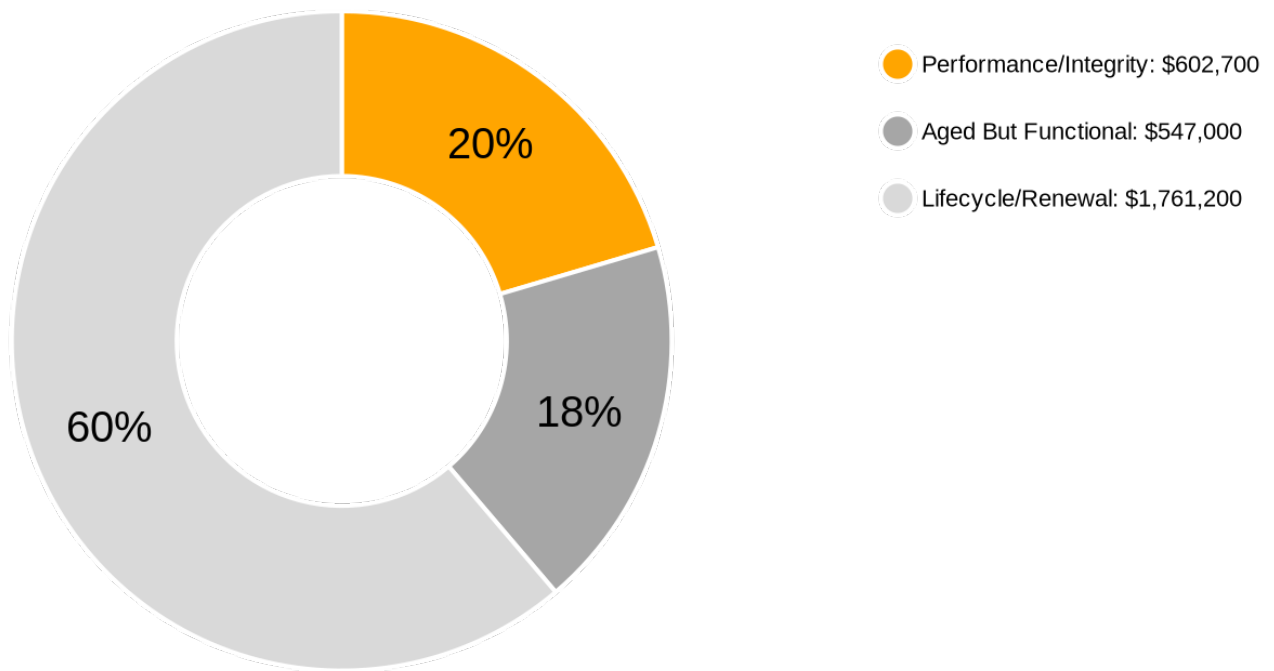
Old pneumatic system controlled by air compressor. Needs to be replaced. - AssetCALC ID: 9370043

Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance and highest on the list below.

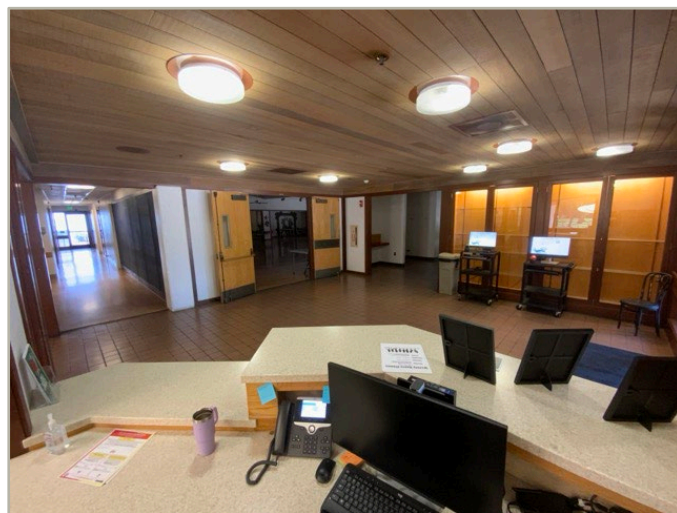
Plan Type Descriptions & Distribution

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in order to meet current standards, facility usage, or client/occupant needs.
Aged But Functional	■	Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
Lifecycle/Renewal	■	Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.



10-Year Total: \$2,910,900

2. Building Systems and Site Elements



Building Systems Summary

Address	850 4th Street, Clovis, CA 93612	
GPS Coordinates	36.824924, -119.6981979	
Constructed/Renovated	1982 Renovated 2013	
Building Area	9,600 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Masonry bearing walls with wood roof deck supported by wood joists on a concrete slab	Fair
Facade	Primary Wall Finish: Brick Secondary Wall Finish: EIFS Windows: Wood	Fair
Roof	Primary: Hip construction with clay/concrete tiles Secondary: Flat construction with foam finish over built up finish	Poor
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, faux wood plank LVT, ceramic tile Ceilings: Painted gypsum board, ACT, wood paneling	Fair
Elevators	None	n/a

Building Systems Summary		
Plumbing	Distribution: Galvanized iron supply and cast-iron waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boiler, chiller and air handlers feeding VAV boxes and terminal units Non-Central System: Furnaces with split-system condensing units Supplemental components: Evaporative cooler	Fair
Fire Suppression	Dry-pipe sprinkler system, fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: Diesel generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

Site Information		
Site Area	0.7 acres	
Parking Spaces	32 total spaces in shared open lot; 10 of which are accessible.	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with adjacent concrete sidewalks, curbs, and ramps	Fair
Site Development	Building-mounted signage; CMU wall mechanical enclosures Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation: present Concrete retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: LED Pedestrian walkway and landscape accent lighting	Fair
Ancillary Structures	None	n/a
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.	
Site Additional Studies	No additional studies are currently recommended for the site areas.	
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.	
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.	

The table below shows the anticipated costs by trade or building system over the next 20 years.

Former Senior Center: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$12,607	\$0	\$88,717	\$387,065	\$69,279	\$557,668
Roofing	\$0	\$271,865	\$108,631	\$0	\$0	\$380,496
Interiors	\$0	\$4,796	\$164,205	\$205,742	\$111,786	\$486,529
Plumbing	\$0	\$0	\$196,765	\$78,350	\$85,735	\$360,850
HVAC	\$214,099	\$7,180	\$6,310	\$270,253	\$342,147	\$839,989
Fire Protection	\$0	\$0	\$37,352	\$0	\$0	\$37,352
Electrical	\$0	\$0	\$282,818	\$90,140	\$0	\$372,958
Fire Alarm & Electronic Systems	\$0	\$92,113	\$6,785	\$40,062	\$196,583	\$335,543
Equipment & Furnishings	\$0	\$0	\$24,486	\$87,636	\$38,149	\$150,271
Sitework	\$0	\$0	\$8,275	\$224,631	\$139,849	\$372,755
TOTALS	\$226,800	\$376,000	\$924,400	\$1,383,900	\$983,600	\$3,894,700

3. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the material included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this assessment. A full measured ADA survey would be required to identify more specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are included in the dataset
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

The facility was originally constructed in 1982. The facility was substantially renovated in 2013, and widespread accessibility improvements appear to have been implemented at that time.

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

4. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general-built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

5. Opinions of Probable Costs

Cost estimates are embedded throughout this report, including the very detailed Replacement Reserves report in the appendix. The cost estimates are predominantly based on construction rehabilitation costs developed by the *RSMMeans data from Gordian*. While the *RSMMeans data from Gordian* is the primary reference source for the Bureau Veritas cost library, secondary and supporting sources include but are not limited to other industry experts' work, such as *Marshall & Swift* and *CBRE Whitestone*. For improved accuracy, additional research integrated with Bureau Veritas's historical experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions also come into play when deemed necessary. Invoice or bid documents provided either by the owner or facility construction resources may be reviewed early in the process or for specific projects as warranted.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

To account for differences in prices between locations, the base costs are modified by geographical location factors to adjust for to market conditions, transportation costs, or other local contributors. When requested by the client, the costs may be further adjusted by several additional factors including; labor rates (prevailing minimum wage), general contractor fees for profit and overhead, and insurance. If desired, costs for design and permits, and a contingency factor, may also be included in the calculations.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0 and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system or component replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

6. Certification

City of Clovis (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Former Senior Center, 850 4th Street, Clovis, CA 93612, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the Purpose and Scope section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

If you have any questions regarding this report, please contact Program Manager Aspen Arnthorsdottir at thorgerdur.arnthorsdottir@bureauveritas.com or at 800.733.0660 x7296006.

Prepared by: Jordy Osborne
Project Assessor

Reviewed by:



Everett Kyniston
Technical Report Reviewer

7. Appendices

- Appendix A: Photographic Record
- Appendix B: Site Plan(s)
- Appendix C: Pre-Survey Questionnaire(s)
- Appendix D: Accessibility Review and Photos
- Appendix E: Component Condition Report
- Appendix F: Replacement Reserves
- Appendix G: Equipment Inventory List

Appendix A:

Photographic Record



Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - ROOF OVERVIEW



6 - LOBBY

Photographic Overview



7 - FRONT OFFICES



8 - OFFICE



9 - MULTIPURPOSE ROOM



10 - INTERIOR



11 - INTERIOR



12 - INTERIOR

Photographic Overview



13 - RESTROOM



14 - SINGLE RESTROOM



15 - BOILER ROOM



16 - UTILITY CLOSET



17 - EXTERIOR MECHANICAL SPACE



18 - WALKWAYS

FACILITY CONDITION ASSESSMENT



prepared for

City of Clovis
1033 Fifth Street
Clovis, CA 93612
Mr. Benjamin Little



Fire Station 2
2300 Minnewawa Avenue
Clovis, CA 93612

PREPARED BY:

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BV PROJECT #:

172616.25R000-013.468

DATE OF REPORT:

to be filled in by CD

ON SITE DATE:

July 29, 2025

Bureau Veritas

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Attachment 2

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Fire Station
Number of Buildings	1
Main Address	Fire Station 2, 2300 Minnewawa Avenue, Clovis, CA 93612
Site Developed	2025
Outside Occupants / Leased Spaces	None
Date(s) of Visit	July 29, 2025
Management Point of Contact	City of Clovis, Community Investment Program Mr. Benjamin Little, Engineer II 559.324.2365 benjaminl@clovisca.gov
On-site Point of Contact (POC)	Ben
Assessment & Report Prepared By	Jordy Osborne
Reviewed By	Rashad Alnial <i>for</i> , Aspen Arnthorsdottir Program Manager 800.733.0660 x7296006 thorgerdur.arnthorsdottir@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Fire Station 2 is in excellent condition because it was just built in 2025. The original building was built many years ago but was demolished and the new station was built and completed this year.

Architectural

This building is constructed with traditional wood framing throughout. No structural related issues were observed at the time of the assessment.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building's mechanical equipment consists of evaporative coolers and a VRV heat pump feeding fan coils and VRV terminal units. Supplementary units, for the utility spaces, consist of ductless split systems and unit heaters.

The electrical system is in excellent condition and is sufficient for the building's needs. No issues were observed at the time of the assessment.

The plumbing system and fixtures are in excellent condition. No issues were observed at the time of the assessment.

The building has standard fire alarm and suppression equipment. Which include, but are not limited to, alarms, strobes, pull stations, a sprinkler system, and fire extinguishers. No issues were observed at the time of the assessment.

Site

The site has excellent concrete driveways and parking lot. The front of the building has driveways and walkways to allow access to the building. On the south side of the building there are vehicle gates securing the back parking lot and rear access to the building. No issues were observed at the time of the assessment.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate the Facility Condition Index (FCI), which provides a theoretical objective indication of a facility's overall condition. The FCI is defined as the ratio of the cost of current needs divided by the current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description

0 – 5%	In new or well-maintained condition, with little visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone mathematical values. The table below presents the current, 3-year, 5-year, and 10-year FCI's for this facility:

FCI Analysis | Fire Station 2(2025)

<i>Replacement Value</i>	<i>Total SF</i>	<i>Cost/SF</i>
\$ 6,620,700	8,488	\$ 780

	Est Reserve Cost	FCI
Current	\$ 0	0.0 %
3-Year	\$ 0	0.0 %
5-Year	\$ 0	0.0 %
10-Year	\$ 88,200	1.3 %

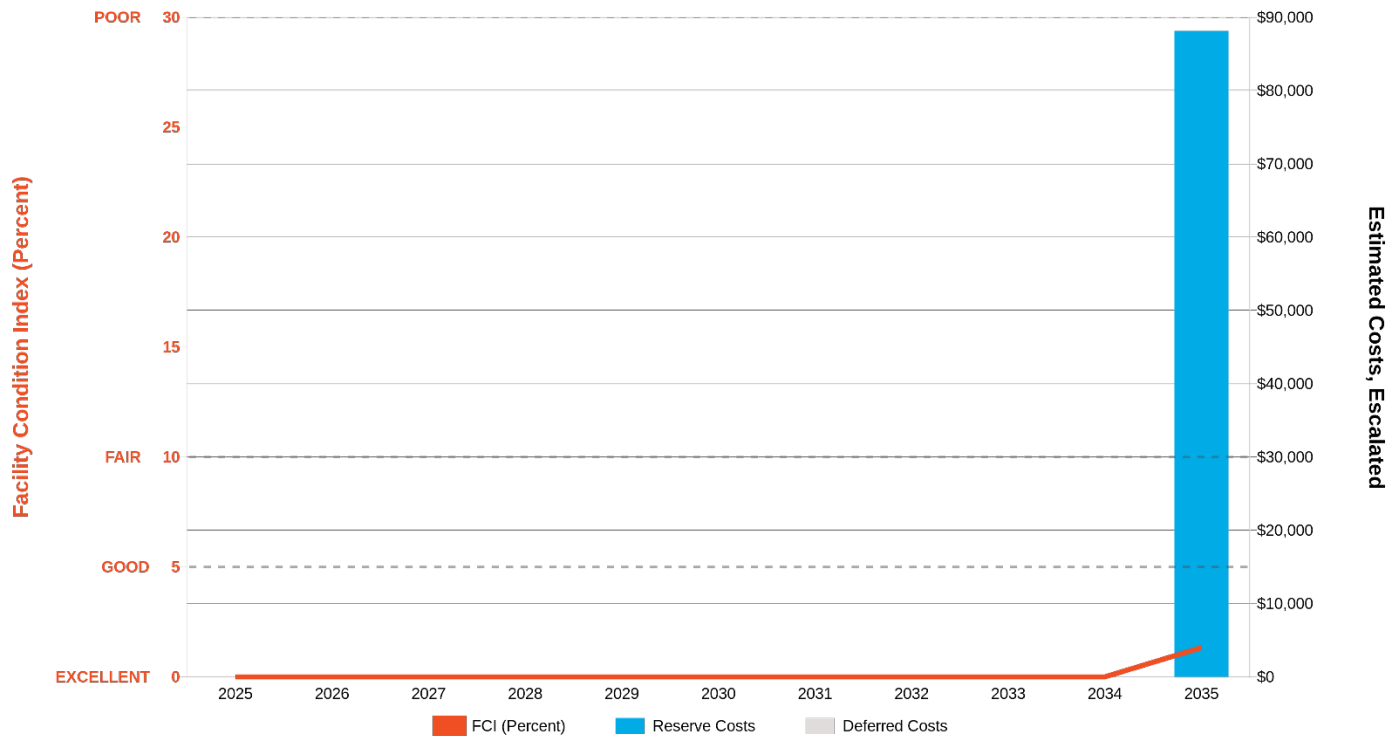
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$6,620,640.00

Inflation Rate: 3%

Average Needs (per year - over next 10 years): \$8,013.00



Immediate Needs

There are no immediate needs to report.

Key Findings

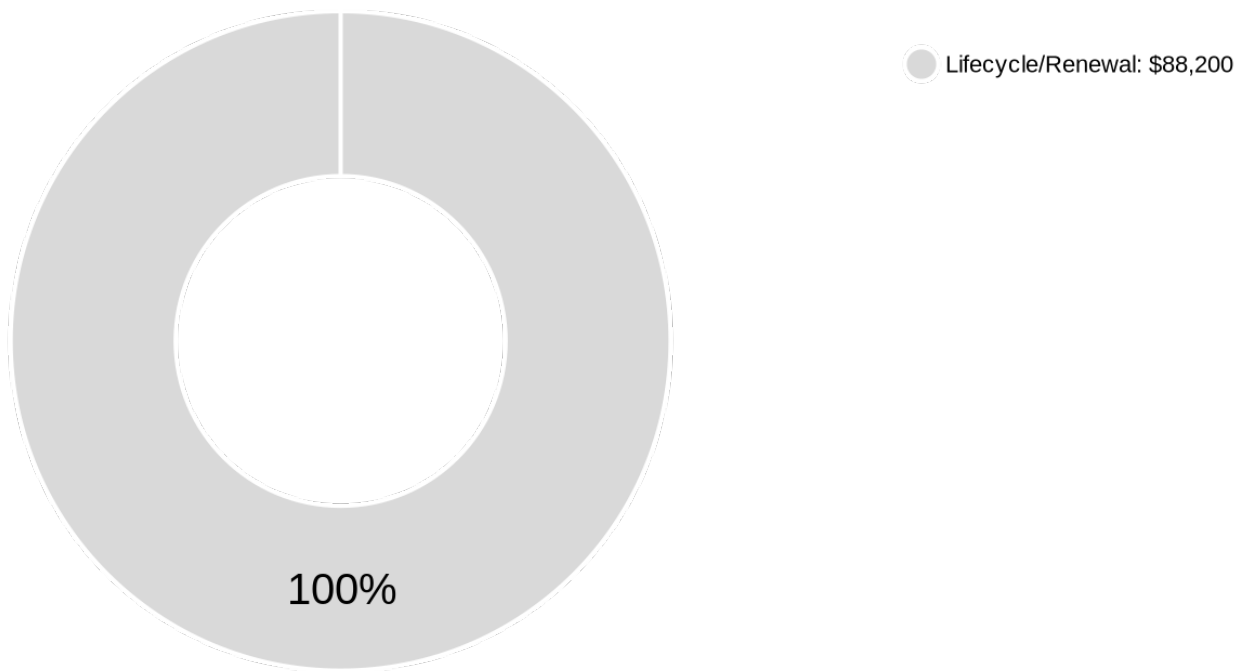
There are no key findings to report.

Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance and highest on the list below.

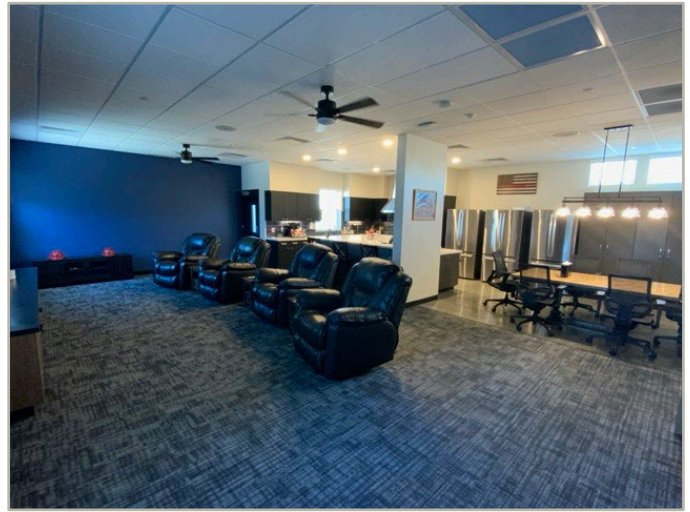
Plan Type Descriptions & Distribution

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in order to meet current standards, facility usage, or client/occupant needs.
Aged But Functional	■	Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
Lifecycle/Renewal	■	Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.



10-Year Total: \$88,200

2. Building Systems and Site Elements



Building Systems Summary

Address	2300 Minnewawa Avenue, Clovis, CA 93612	
GPS Coordinates	36.8057208, -119.7095258	
Constructed/Renovated	2025	
Building Area	8,488 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab foundation	Excellent
Facade	Primary Wall Finish: Wood siding Secondary Wall Finish: Brick Windows: Aluminum	Excellent
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Gable and hip construction with metal finish	Excellent
Interiors	Walls: Painted gypsum board, vinyl, and ceramic tile Floors: Carpet, ceramic tile, rubber tile, and sealed concrete Ceilings: Painted gypsum board and ACT	Excellent
Elevators	None	n/a
Plumbing	Distribution: PEX supply and PVC waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Excellent

Building Systems Summary		
HVAC	Non-Central System: Evaporative coolers, VRV heat pump feeding fan coils and VRV terminal units Supplemental components: Ductless split-systems, suspended unit heaters	Excellent
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Excellent
Electrical	Source & Distribution: Main switchboard with aluminum wiring Interior Lighting: LED Emergency Power: Diesel generator with automatic transfer switch	Excellent
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Excellent
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

Site Information		
Site Area	0.86 acres	
Parking Spaces	11 spaces in a gated lot; 1 non-gated accessible parking space.	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Concrete lots with adjacent concrete sidewalks, curbs, and ramps	Excellent
Site Development	Building-mounted and property entrance signage; CMU wall fencing; CMU wall dumpster enclosures	Excellent
Landscaping & Topography	Significant landscaping features including lawns, trees, and bushes Irrigation present Low to moderate site slopes throughout	Excellent
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Excellent
Site Lighting	Pole-mounted: LED Building-mounted: LED Pedestrian walkway and landscape accent lighting	Excellent
Ancillary Structures	None	n/a
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.	
Site Additional Studies	No additional studies are currently recommended for the site areas.	
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.	
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.	

The table below shows the anticipated costs by trade or building system over the next 20 years.

Fire Station 2: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$0	\$0	\$71,652	\$71,652
Roofing	\$0	\$0	\$0	\$0	\$220,130	\$220,130
Interiors	\$0	\$0	\$0	\$73,548	\$115,772	\$189,320
Plumbing	\$0	\$0	\$0	\$0	\$93,424	\$93,424
HVAC	\$0	\$0	\$0	\$0	\$487,161	\$487,161
Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$333,093	\$333,093
Fire Alarm & Electronic Systems	\$0	\$0	\$0	\$0	\$188,024	\$188,024
Equipment & Furnishings	\$0	\$0	\$0	\$14,605	\$261,397	\$276,002
Sitework	\$0	\$0	\$0	\$0	\$206,208	\$206,208
TOTALS	\$0	\$0	\$0	\$88,200	\$1,976,900	\$2,065,100

3. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the material included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this assessment. A full measured ADA survey would be required to identify more specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are included in the dataset
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

The facility was originally constructed in 2025. The facility has not since been substantially renovated. Based on the relatively recent construction date/s, most accessibility considerations were incorporated into the original design and construction.

No costs or detailed follow-up study are currently recommended since this facility is neither accessible to the general public nor a place where employees regularly work or reside. Accessibility accommodations will reportedly be made when and if use changes or specific needs arise. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

4. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

5. Opinions of Probable Costs

Cost estimates are embedded throughout this report, including the very detailed Replacement Reserves report in the appendix. The cost estimates are predominantly based on construction rehabilitation costs developed by the *RSMMeans data from Gordian*. While the *RSMMeans data from Gordian* is the primary reference source for the Bureau Veritas cost library, secondary and supporting sources include but are not limited to other industry experts' work, such as *Marshall & Swift* and *CBRE Whitestone*. For improved accuracy, additional research integrated with Bureau Veritas's historical experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions also come into play when deemed necessary. Invoice or bid documents provided either by the owner or facility construction resources may be reviewed early in the process or for specific projects as warranted.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

To account for differences in prices between locations, the base costs are modified by geographical location factors to adjust for to market conditions, transportation costs, or other local contributors. When requested by the client, the costs may be further adjusted by several additional factors including; labor rates (prevailing minimum wage), general contractor fees for profit and overhead, and insurance. If desired, costs for design and permits, and a contingency factor, may also be included in the calculations.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0 and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system or component replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

6. Certification

City of Clovis (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Fire Station 2, 2300 Minnewawa Avenue, Clovis, CA 93612, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the Purpose and Scope section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

If you have any questions regarding this report, please contact Program Manager Aspen Arnthorsdottir at thorgerdur.arnthorsdottir@bureauveritas.com or at 800.733.0660 x7296006.

Prepared by: Jordy Osborne
Project Assessor

Reviewed by:



Rashad Alnial
Technical Report Reviewer

7. Appendices

- Appendix A: Photographic Record
- Appendix B: Site Plan(s)
- Appendix C: Pre-Survey Questionnaire(s)
- Appendix D: Accessibility Review and Photos
- Appendix E: Component Condition Report
- Appendix F: Replacement Reserves
- Appendix G: Equipment Inventory List

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - ROOF OVERVIEW



6 - FRONT OFFICE

Photographic Overview



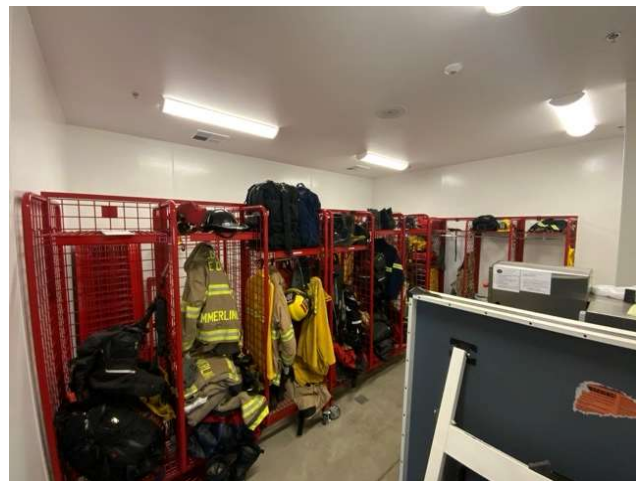
7 - DORM ROOM



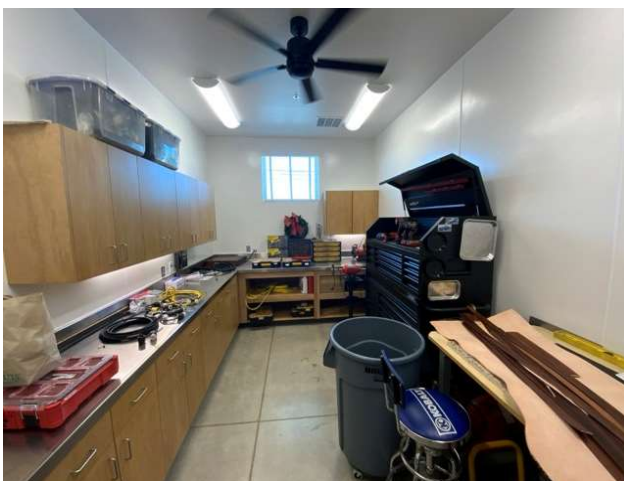
8 - HALLWAY



9 - APPARATUS BAY



10 - TURN OUT ROOM



11 - WORK ROOM



12 - GYM

Photographic Overview



13 - LAUNDRY ROOM



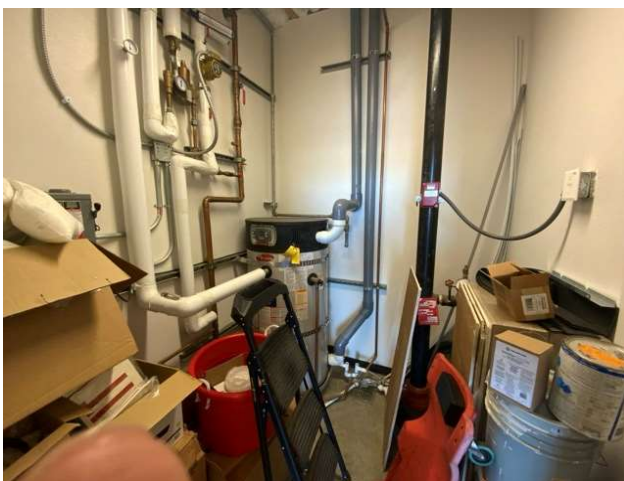
14 - KITCHEN



15 - RESTROOM



16 - ELECTRICAL ROOM



17 - RISER ROOM



18 - REAR PARKING LOT



CITY of CLOVIS

Report to the City Council

To: City Council

From: Administration

Date: March 2, 2026

Staff: Chad McCollum, Economic Development, Housing, and Communication Director, Taylor Danielson, Communications and Marketing Analyst

Subject: Receive and File - Report on the 2025 National Community Survey (NCS) results.

Recommendation: Receive and File

Attachments: 1. 2025 NCS Results ATT 1 Report

Recommendation:

That the City of Clovis City Council receive and file the National Community Survey for Clovis, CA, Report of Results, 2025.

Executive Summary:

The National Community Survey, conducted September 5, 2025, to October 17, 2025, seeks to gauge public sentiment on issues related to the quality of life for residents in the City of Clovis. Results from the survey are included in this staff report as an attachment.

Background:

Every two years since 2013, the City of Clovis has partnered with the National Research Center/Polco to conduct a comprehensive, scientific survey of randomly selected residents. The survey focuses on the livability of Clovis, including public safety, utilities, economy, parks & recreation, etc., and how we compare to similar cities.

Fiscal Impact:

The City of Clovis budgets for this survey to be conducted every two years. Funds for the 2025 National Community Survey were budgeted in the 2025-2026 fiscal year budget.

Reason for Recommendation:

City Departments will utilize the information gathered in decision-making for the next two years.

Actions Following Approval:

No action is requested.

Conflict of Interest:

None.

Clovis, CA

The National Community Survey

Report of Results
2025

Report by:



Visit us online!
www.polco.us



National Research Center at Polco
is a charter member of the AAPOR
Transparency Initiative, providing
clear disclosure of our sound and
ethical survey research practices.

About The NCS™

The National Community Survey™ (The NCS™) report is about the “livability” of Clovis. A livable community is a place that is not simply habitable, but that is desirable. It is not only where people do live, but where they want to live. The survey was developed by the experts from National Research Center at Polco.

Great communities are partnerships of the government, private sector, community-based organizations and residents, all geographically connected. The NCS captures residents’ opinions considering ten central facets of a community:

- Economy
- Mobility
- Community Design
- Utilities
- Safety
- Natural Environment
- Parks and Recreation
- Health and Wellness
- Education, Arts, and Culture
- Inclusivity and Engagement



POWERED BY POLCO



The report provides the opinions of a representative sample of 333 residents of the City of Clovis collected from September 5th, 2025 to October 17th, 2025. The margin of error around any reported percentage is 5% for all respondents and the response rate for the 2025 survey was 11%. Survey results were weighted so that the demographic profile of respondents was representative of the demographic profile of adults in Clovis.



How the results are reported

For the most part, the percentages presented in the following tabs represent the “percent positive.” Most commonly, the percent positive is the combination of the top two most positive response options (i.e., excellent/good, very safe/somewhat safe, etc.). On many of the questions in the survey respondents may answer “don’t know.” The proportion of respondents giving this reply is shown in the full set of responses included in the tab “Complete data.” However, these responses have been removed from the analyses presented in most of the tabs. In other words, the tables and graphs display the responses from respondents who had an opinion about a specific item.

Comparisons to benchmarks

NRC's database of comparative resident opinion is comprised of resident perspectives gathered in surveys from over 500 communities whose residents evaluated the same kinds of topics on The National Community Survey. The comparison evaluations are from the most recent survey completed in each community in the last five years. NRC adds the latest results quickly upon survey completion, keeping the benchmark data fresh and relevant. The communities in the database represent a wide geographic and population range. In each tab, Clovis's results are noted as being "higher" than the benchmark, "lower" than the benchmark, or "similar" to the benchmark, meaning that the average rating given by Clovis residents is statistically similar to or different (greater or lesser) than the benchmark. Being rated as "higher" or "lower" than the benchmark means that Clovis's average rating for a particular item was more than 10 points different than the benchmark. If a rating was "much higher" or "much lower," then Clovis's average rating was more than 20 points different when compared to the benchmark.

In addition to these national benchmarks, comparisons were also made to a smaller cohort of communities that aligned more closely to the demographics in Clovis . This cohort included communities within western states with populations between 60,000 and 130,000 and a median household income of or below \$110,000. Comparisons to these communities can be found throughout the report and in a separate table in the Custom Benchmarks tab.

Trends over time

Trend data for Clovis represent important comparison data and should be examined for improvements or declines.¹ Deviations from stable trends over time represent opportunities for understanding how local policies, programs, or public information may have affected residents' opinions. Changes between survey years have been noted with an arrow and the percent difference. If the difference is greater than seven percentage points between the 2023 and 2025 surveys, the change is statistically significant.

1. In 2020, The NCS survey was updated to include new and refreshed items. Consequently, some of the trends may be impacted due to wording modifications that could have potentially altered the meaning of the item for the respondent.

Methods

Selecting survey recipients

All households within the City of Clovis were eligible to participate in the survey. A list of all households within the zip codes serving Clovis was purchased from Polco's mailing vendor, Go-Dog Direct, based on updated listings from the United States Postal Service. Since some of the zip codes that serve the City of Clovis households may also serve addresses that lie outside of the community, the exact geographic location of each housing unit was compared to community boundaries using the most current municipal boundary file. Addresses located outside of the City of Clovis boundaries were removed from the list of potential households to survey. Each address identified as being within city boundaries was further identified as being within one of the three areas. From that list, addresses were randomly selected as survey recipients, with multi-family housing units (defined as those with a unit number) sampled at a rate of 5:3 compared to single family housing units.

An individual within each household was randomly selected using the "birthday method". The birthday method selects a person within the household by asking the "person who most recently had a birthday" to complete the questionnaire. The underlying assumption in this method is that day of birth has no relationship to the way people respond to surveys. This instruction was contained in the introduction of the survey.

Conducting the survey

The 3,000 randomly selected households received mailings beginning on September 5th, 2025 and data collection for the survey remained open for 6 weeks. The first mailing was a postcard inviting the household to participate in the survey. The next mailing contained a cover letter with instructions, the survey questionnaire, and a postage-paid return envelope. All mailings included a web link to give residents the opportunity to respond to the survey online, as well as QR codes to further encourage participation. All follow-up mailings asked those who had not completed the survey to do so, and those who had already done so to refrain from completing the survey again.

The survey was available in English, Spanish, and Hmong. All mailings contained paragraphs in all languages instructing participants on how to complete the survey in their preferred language.

About 2% of the 3,000 mailed invitations or surveys were returned because the household address was vacant or the postal service was unable to deliver the survey as addressed. Of the remaining 2,935 households that received the invitations to participate, 333 completed the survey, providing an overall response rate of 11%. The response rate was calculated using AAPOR's response rate #2 for mailed surveys of unnamed persons.²

It is customary to describe the precision of estimates made from surveys by a "level of confidence" and accompanying "confidence interval" (or margin of error). A traditional level of confidence, and the one used here, is 95%. The 95% confidence interval can be any size and quantifies the sampling error or imprecision of the survey results because some residents' opinions are relied on to estimate all residents' opinions. The margin of error for the City of Clovis survey is no greater than plus or minus five percentage points around any given percent reported for all respondents (333 completed surveys).

In addition to the randomly selected "probability sample" of households, a link to an online open-participation survey was publicized by the City of Clovis. The open-participation survey was identical to the random sample survey, with two small updates; it asked a question to confirm the respondent was a resident of Clovis and also a question about where they heard about the survey. The open-participation survey was open to all city residents and became available on October 3rd, 2025. The survey remained open for 2 weeks. The data presented in the following tabs exclude the open participation survey data, but a tab at the end provides the complete frequency of responses to questions by the open-participation respondents.

Analyzing the data

Responses from mailed surveys were entered into an electronic dataset using a "key and verify" method, where all responses are entered twice and compared to each other. Any discrepancies were resolved in comparison to the original survey form. Range checks as well as other forms of quality control were also performed. Responses from surveys completed on Polco were downloaded and merged with the mailed survey responses.

The demographics of the survey respondents were compared to those found in the 2020 Census and 2023 American Community Survey estimates for adults in the City of Clovis. The primary objective of weighting survey

data is to make the survey respondents reflective of the larger population of the community. The characteristics used for weighting were age, sex, race, Hispanic origin, housing type, housing tenure, and area. No adjustments were made for design effects. Weights were calculated using an iterative, multiplicative raking model known as the ANES Weighting Algorithm.³ The results of the weighting scheme for the probability sample are presented in the following table.

NRC aligns demographic labels with those used by the U.S. Census for reporting purposes, when possible. Some categories (e.g., age, race/Hispanic origin, housing type, and length of residency) are combined into smaller subgroups.

		Unweighted	Weighted	Target ⁴
Age	18-34	9%	28%	29%
	35-54	22%	37%	37%
	55+	69%	34%	34%
Area	Area 1 : North Herndon	30%	26%	26%
	Area 2 : SE Herndon & East of Fowler	30%	33%	33%
	Area 3 : SW of Herndon & West of Fowler	40%	41%	41%
Hispanic origin	No, not of Hispanic, Latino/a/x, or Spanish origin	82%	72%	72%
	Yes, I consider myself to be of Hispanic, Latino/a/x, or Spanish origin	18%	28%	28%
Housing tenure	Own	74%	66%	66%
	Rent	26%	34%	34%
Housing type	Attached	19%	24%	24%
	Detached	81%	76%	76%
Race & Hispanic origin	Not white alone	33%	48%	48%
	White alone, not Hispanic or Latino	67%	52%	52%
Sex	Man	45%	47%	47%
	Woman	55%	53%	53%
Sex/age	Man 18-34	5%	14%	14%
	Man 35-54	8%	18%	18%
	Man 55+	32%	15%	15%
	Woman 18-34	4%	15%	15%

Woman 35-54	14%	19%	19%
Woman 55+	37%	19%	19%

The survey datasets were analyzed using all or some of a combination of the Statistical Package for the Social Sciences (SPSS), R, Python and Tableau. For the most part, the percentages presented in the reports represent the “percent positive.” The percent positive is the combination of the top two most positive response options (i.e., excellent/good, very safe/somewhat safe, essential/very important, etc.), or, in the case of resident behaviors/participation, the percent positive represents the proportion of respondents indicating “yes” or participating in an activity at least once a month.

On many of the questions in the survey respondents may answer “don’t know.” The proportion of respondents giving this reply is shown in the full set of responses included in the tab “Complete data”. However, these responses have been removed from the analyses presented in the reports. In other words, the tables and graphs display the responses from respondents who had an opinion about a specific item.

Contact

The City of Clovis funded this research. Please contact Chad McCollum of the City of Clovis at chadm@clovisca.gov if you have any questions about the survey.

Study Limitations

All public opinion research is subject to unmeasured error. While the methodologies employed for this survey were designed to minimize this error as much as possible, these other sources of potential error should be acknowledged. **Non-response error** arises when those who were selected to participate in the survey did not do so, and may have different opinions or experiences than those who did respond. **Coverage error** refers to the possibility that some respondents that should have been included in the surveyed population were not (e.g., for a general resident survey, USPS mailing lists may exclude certain types of housing units, such as multi-family buildings where mail is delivered to a common area rather than to a specific unit (though this is rare), or where mail is received at a PO box instead of the at household's physical location. Finally, **recall bias** occurs when respondents may not perfectly remember their experiences in the past year (such as participation in social or civic events), and **social desirability bias** may cause respondents to answer in ways they think cast their responses in a more favorable light.

Survey Validity

See the Polco Knowledge Base article on survey validity at <https://blog.polco.us/polco-knowledgebase/margin-of-error-and-confidence-level-in-survey-results>

2. See AAPOR's Standard Definitions for more information at <https://aapor.org/standards-and-ethics/standard-definitions/>
3. Pasek, J. (2014). ANES Weighting Algorithm. Retrieved from <https://surveyinsights.org/wp-content/uploads/2014/07/Full-anesrake-paper.pdf>
4. Targets come from the 2020 Census and 2023 American Community Survey

Key Findings

Highest-performing areas:

Economic strength remains a priority and an asset for Clovis residents.

- Over 9 in 10 residents emphasized the importance of focusing on the economy in the coming two years.
- 8 in 10 residents praised both Clovis's overall economic health and the vibrancy of Old Town/commercial area, both of which ranked higher than the national benchmark average and much* higher than the custom benchmark average.
- Most other items related to the economy also ranked higher than both national and custom benchmarks, including ratings for clovis as a place to work, economic development, overall quality and variety of business and service establishments, and shopping opportunities.

Mobility ratings remained high alongside upward trends for mobility services.

- The overall quality of the transportation system was positively rated by two-thirds of respondents, ranking higher than both national and custom benchmarks.
- Upward trends from 2023 were seen in ratings traffic enforcement and traffic signal timing, both of which rose by about ten points, while the former ranked higher than national and custom averages.

Residents express strong trust and satisfaction with local governance.

- Nearly all assessments of the local government ranked higher than custom benchmark averages, including but not limited to ratings for the overall direction that Clovis is taking, overall confidence in Clovis government, the government generally acting in the best interest of the community, being honest, being open and transparent, and the overall quality of services provided by the City of Clovis.

Respondents shared the highest levels of importance on safety amid very high ratings of safety and safety services.

- Overall safety ranked the highest among the ten facets of livability in terms of importance of focus in the coming two years.
- About 9 in 10 residents gave excellent or good ratings to their overall feeling of safety, ranking much higher than custom benchmark averages.
- Over 9 in 10 residents said they felt very or somewhat safe in their neighborhood during the day as well as in Clovis's Old Town/commercial area during the day.
- Ratings for crime prevention services climbed by about ten points from 2023, representing an improvement of an already unique strength for Clovis — In both 2023 and 2025 this item was identified as much higher than custom benchmark averages, and also ranked 1st among 19 custom benchmark peer communities in 2023 and 1st among 24 peer communities in 2025.

**Ratings are considered higher or lower than the benchmark if they are more than ten points from the average. Ratings are considered much higher or lower than the benchmark if they are more than twenty points from the average.*

Potential areas of focus:

- Although ratings for employment opportunities ranked similar to the national average and higher than the custom benchmark average, the rating experienced a decline of about ten points since 2023.
- Residents' perceptions of air quality remained stable in 2025 after seeing an upward trend in 2023, though the rating remained lower than both national and custom benchmarks. This item represents the only evaluative item on the survey that ranked lower than average.
- Ratings for the preservation of the historical or cultural character of the community declined by about ten points since 2023 after seeing a climb of a similar amount between 2021 and 2023.

Other notable results (Custom Questions):

- In a custom question developed by the City, residents were asked to identify the severity of several potential problems in Clovis. The following were identified as the largest problems by residents:
 - Availability of affordable housing (65% major or moderate problem)
 - Too much growth (54%)
 - Homelessness (53%)
 - Drugs (51%)

- Another custom question developed by the City sought insight into the importance of several additional areas of potential focus. Of those included, the following received the highest levels of importance:
 - Protecting natural resources (81% essential or very important)
 - Improving traffic and road conditions (78%)
 - Planning, development, and growth management (78%)
 - Increasing employment opportunities (77%)
- Residents were also asked to indicate if they felt there were too many, the right amount, or not enough housing options in various categories. The following received the highest levels of potential shortfalls:
 - Housing options for young residents (65% not enough)
 - Housing for people experiencing homelessness (65%)
 - Independent housing options for older adults (52%)
 - Middle-income housing options (52%)
 - Low-income housing options (47%)
 - Senior assisted living (39%)
- About 8 in 10 residents indicated they would support establishing term limits for members of the Clovis City Council. Likewise, 64% of respondents said they would most support a limit of two terms, while 22% said they would support a limit of three terms.

**The full range of responses to these custom questions can be found in the Custom Questions section of the report.*

Areas of greatest change since 2023:

Of the 122 evaluative questions included on both the 2023 and current survey iterations, 107 were statistically similar to previous results. Upward trends were seen in 8 items, while 7 ratings decreased since 2023. Changes are considered statistically significant if the 2024 rating was +/- 7% from the previous survey effort. The most significant of those trends are listed below.

Increases

- Traffic enforcement (+13%)
- Opportunities to attend special events and festivals (+11%)
- Traffic signal timing (+9%)
- Crime prevention (+9%)
- Overall quality of the utility infrastructure in Clovis (+8%)

Decreases

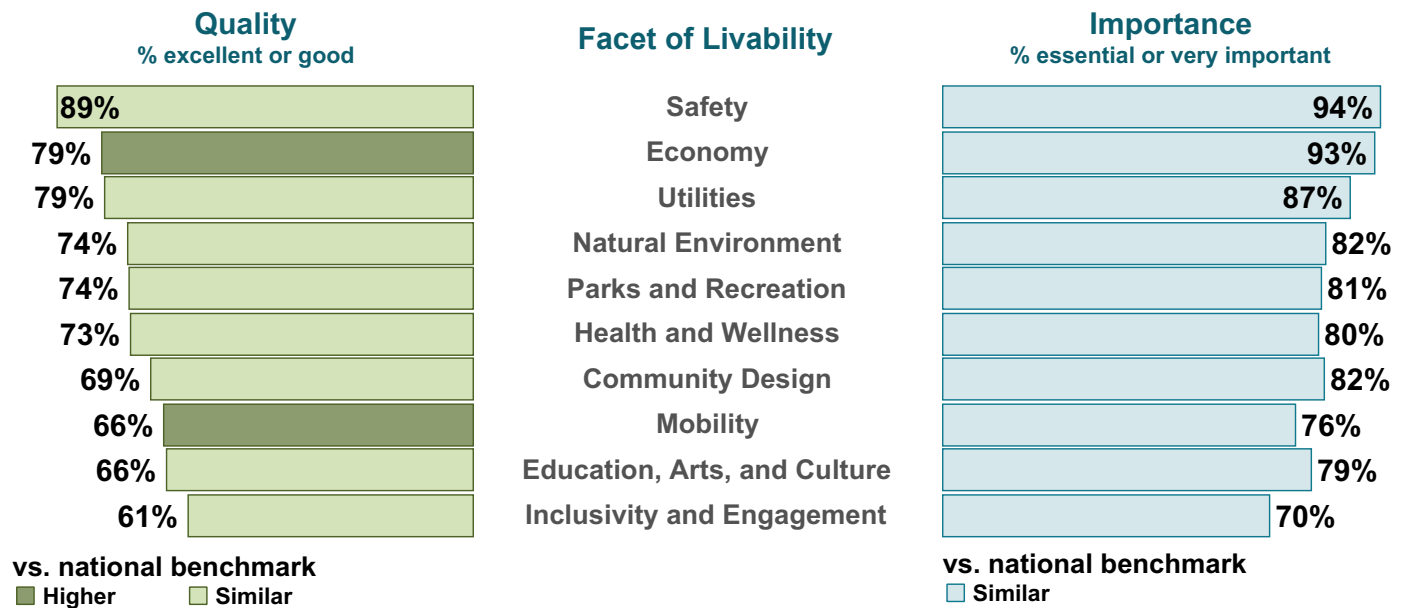
- Employment opportunities (-11%)
- Availability of affordable quality childcare/preschool (-11%)
- Preservation of the historical or cultural character of the community (-10%)
- Preservation of natural areas (-10%)
- Power utility (-10%)

Facets of livability

Every jurisdiction must balance limited resources while meeting resident needs and striving to optimize community livability. To this end, it is helpful to know what aspects of the community are most important to residents and which they perceive as being of higher or lower quality. It is especially helpful to know when a facet of livability is considered of high importance but rated as lower quality, as this should be a top priority to address.

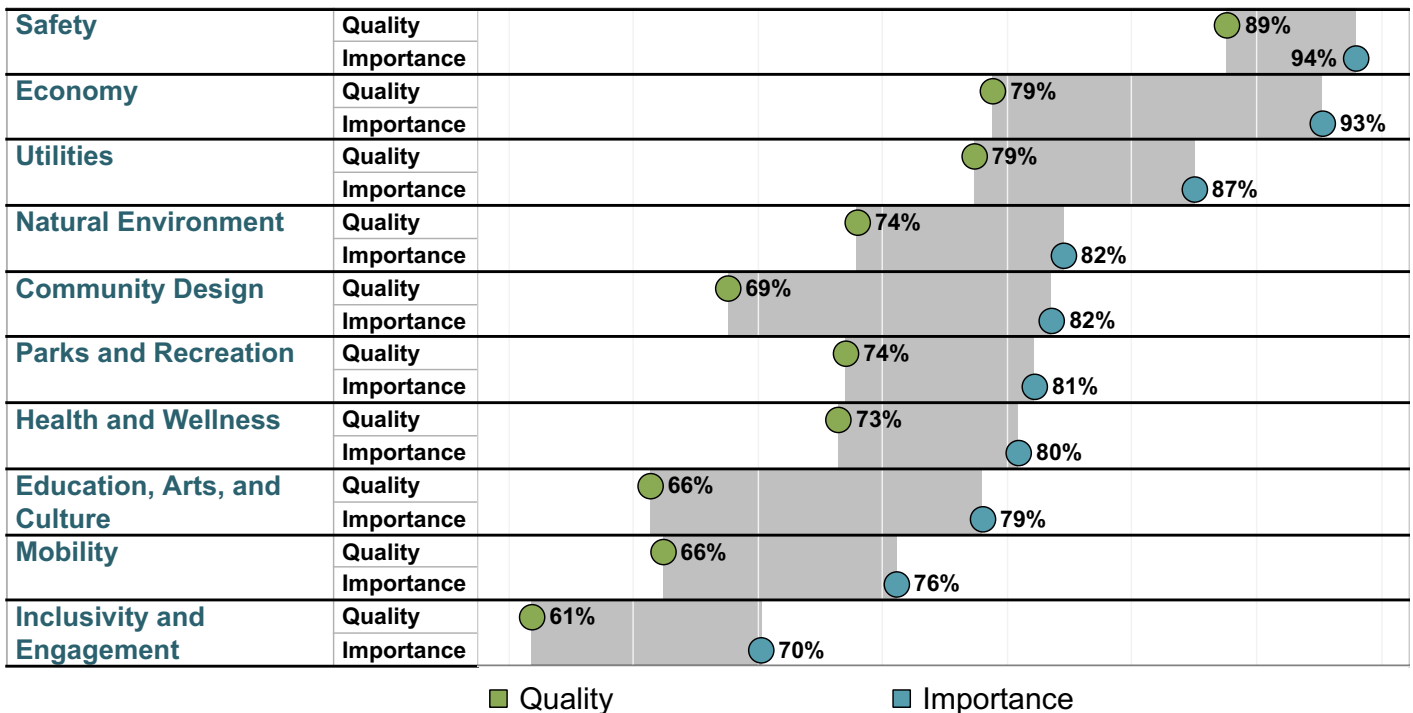
Quality and Importance by the Numbers

The table below shows the proportion of residents who rated the community facets positively for quality and the priority (importance) placed on each. Also displayed is whether local quality ratings were lower, similar, or higher than communities across the country (the national benchmark).



Quality/Importance Gap Analysis

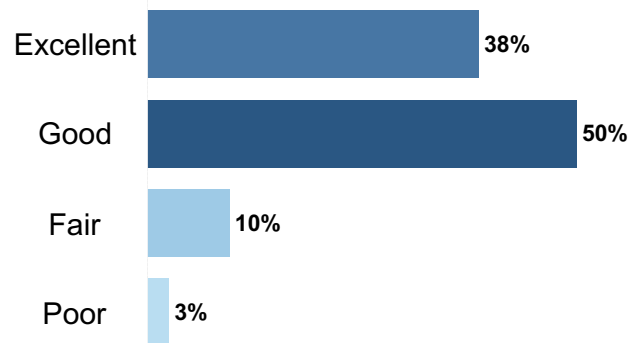
The gap analysis chart below shows the same data as above; however, this chart more clearly illustrates the comparative differences in quality and importance ratings for each facet, as well as the absolute ratings for each.



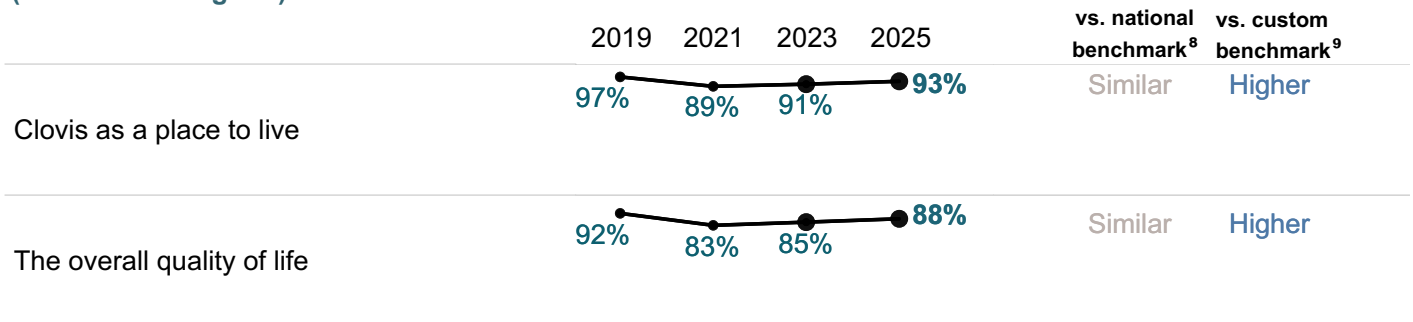
Quality of Life

Measuring community livability starts with assessing the quality of life of those who live there, and ensuring that the community is attractive, accessible, and welcoming to all.

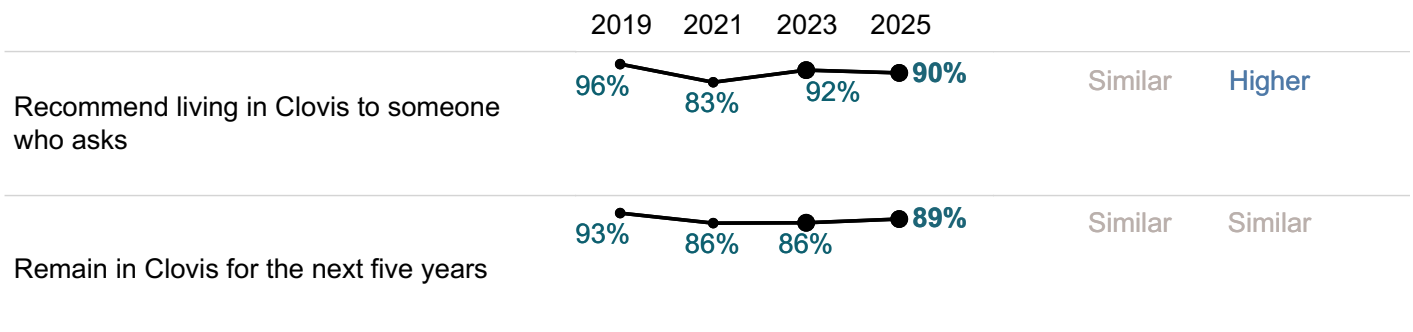
The overall quality of life in Clovis, 2025



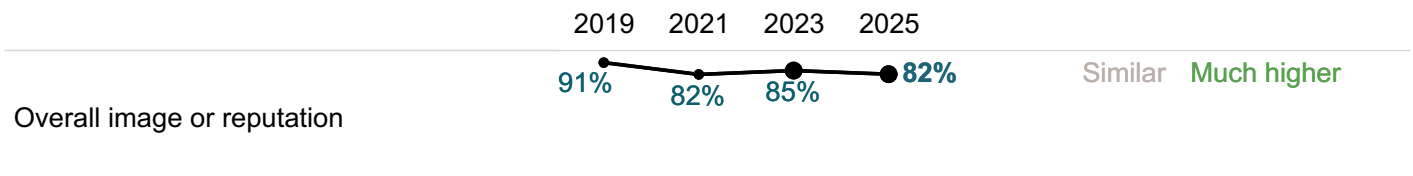
Please rate each of the following aspects of quality of life in Clovis.
(% excellent or good)



Please indicate how likely or unlikely you are to do each of the following.
(% very or somewhat likely)



Please rate each of the following in the Clovis community.
(% excellent or good)



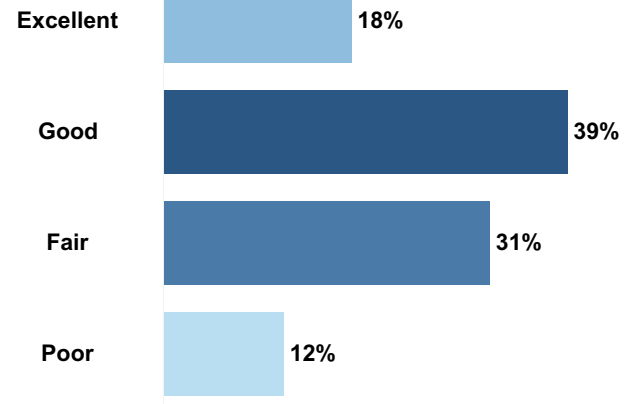
8. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

9. Comparison to the custom benchmark is shown. A description of the custom benchmark cohort can be found in the About section of the report. If no comparison is available, this is left blank.

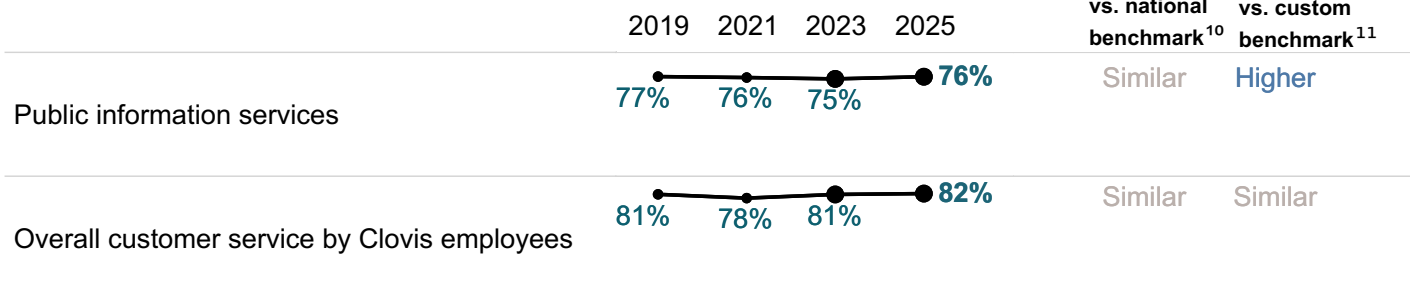
Governance

Strong local governments produce results that meet the needs of residents while making the best use of available resources, and are responsive to the present and future needs of the community as a whole.

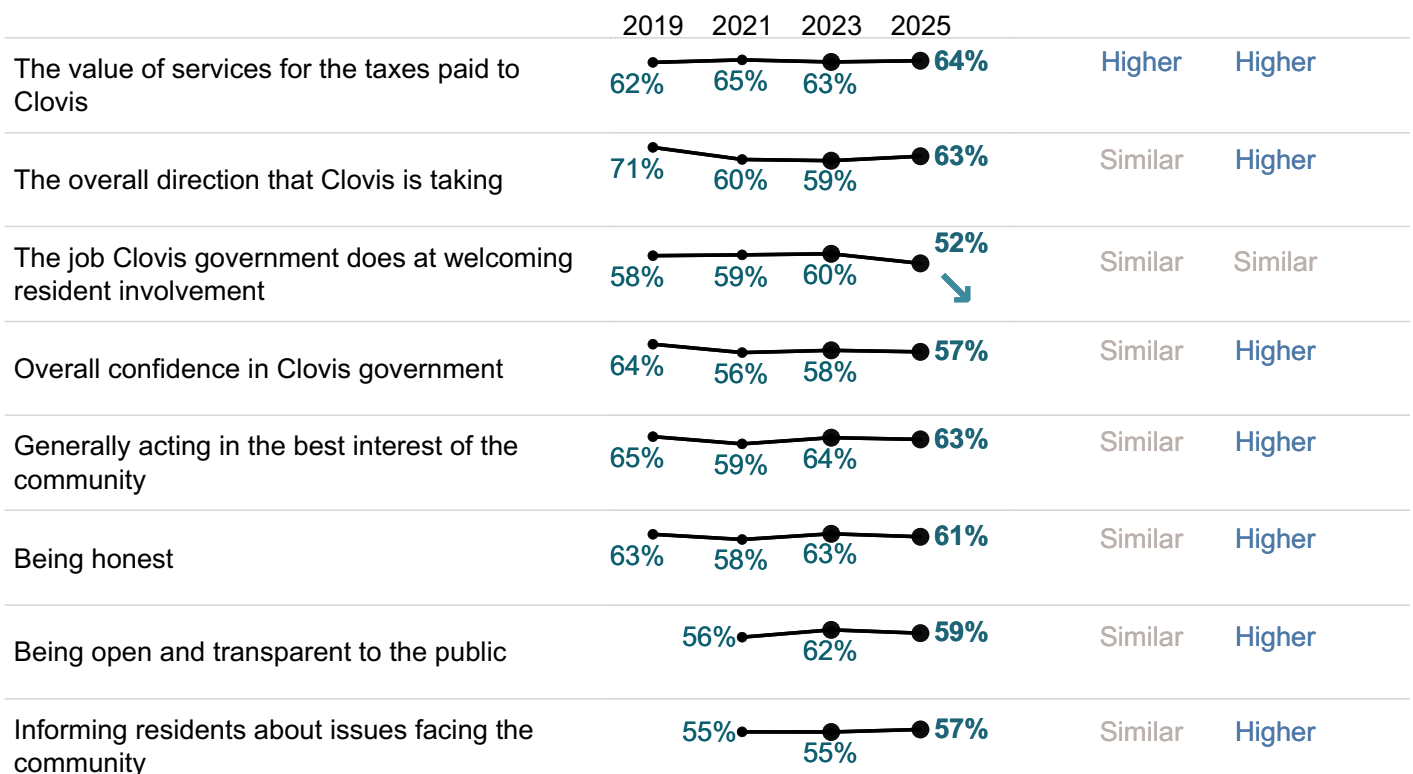
Overall confidence in Clovis government, 2025

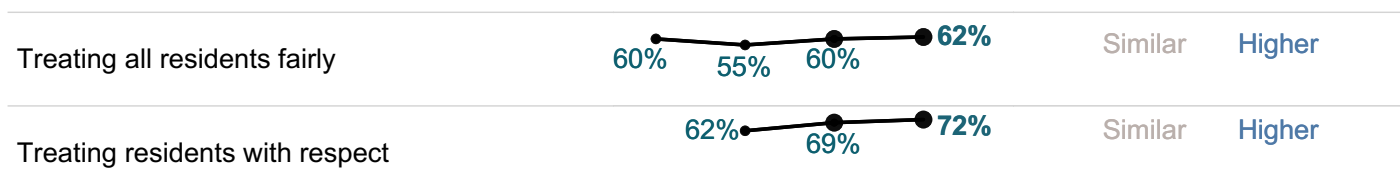


Please rate the quality of each of the following services in Clovis.
(% excellent or good)

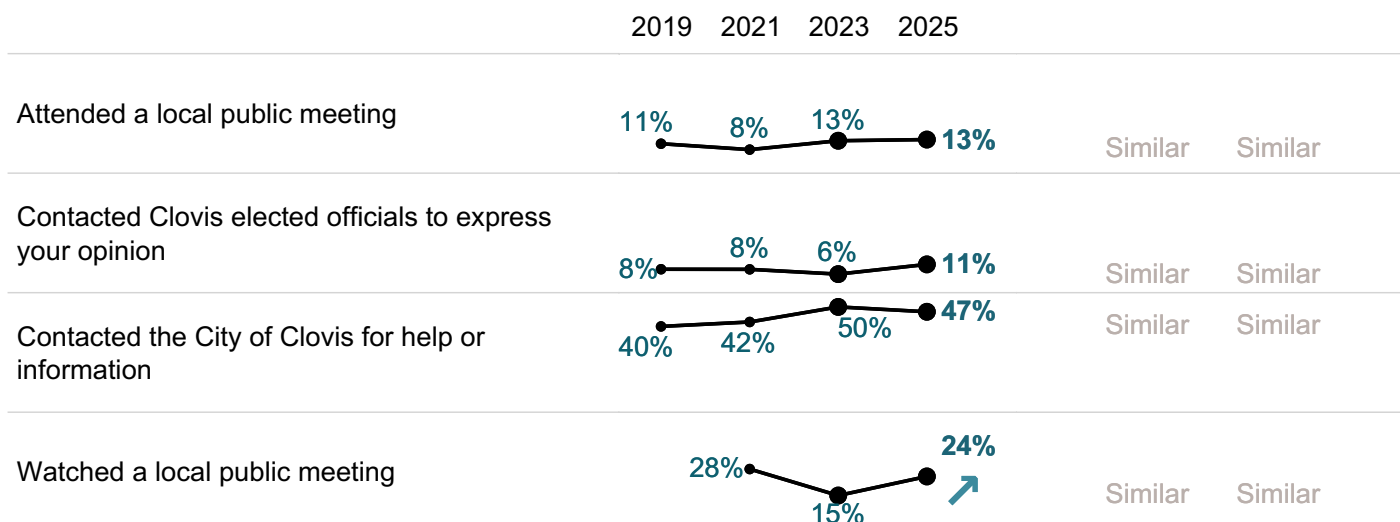


Please rate the following categories of Clovis government performance.
(% excellent or good)

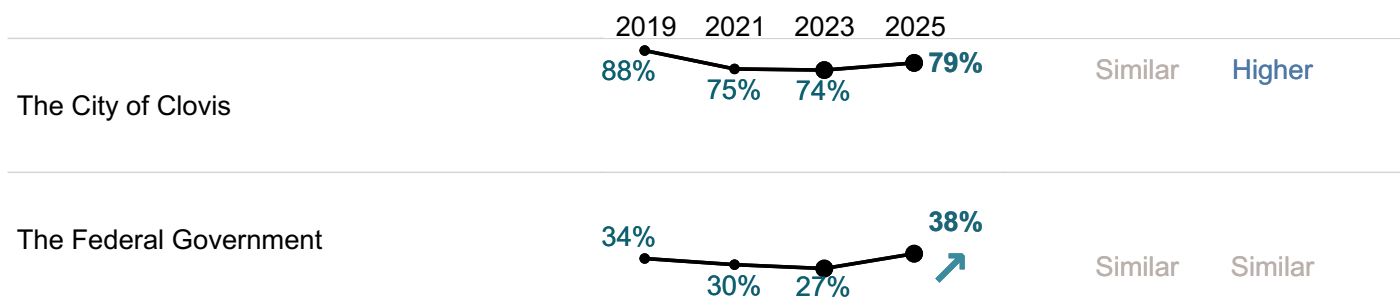




Please indicate whether or not you have done each of the following in the last 12 months.
(% yes)



Overall, how would you rate the quality of the services provided by each of the following?
(% excellent or good)



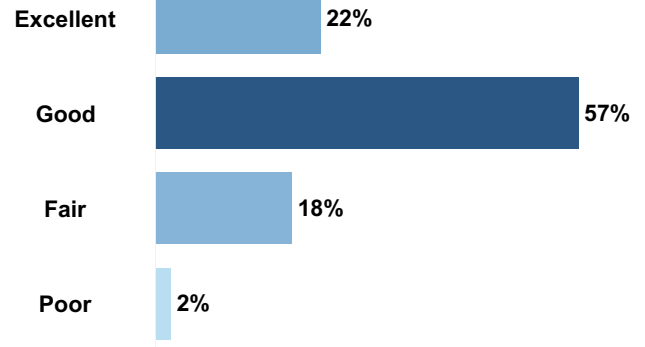
10. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

11. Comparison to the custom benchmark is shown. A description of the custom benchmark cohort can be found in the About section of the report. If no comparison is available, this is left blank.

Economy

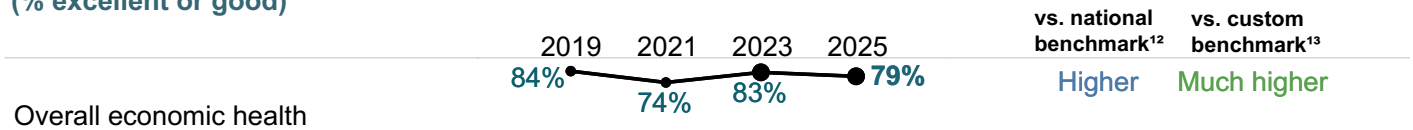
Local governments work together with private and nonprofit businesses, and with the community at large, to foster sustainable growth, create jobs, and promote a thriving local economy.

Overall economic health of Clovis, 2025



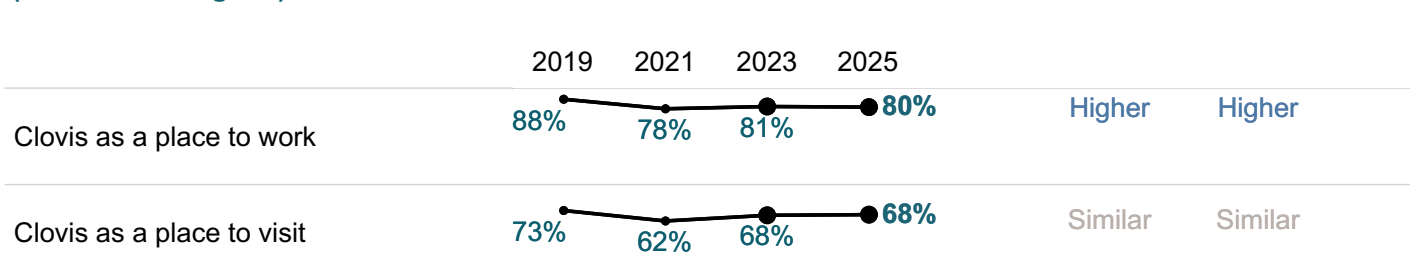
Please rate each of the following characteristics as they relate to Clovis as a whole.

(% excellent or good)



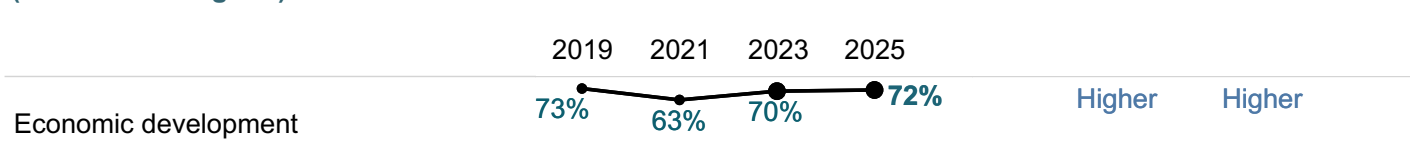
Please rate each of the following aspects of quality of life in Clovis.

(% excellent or good)



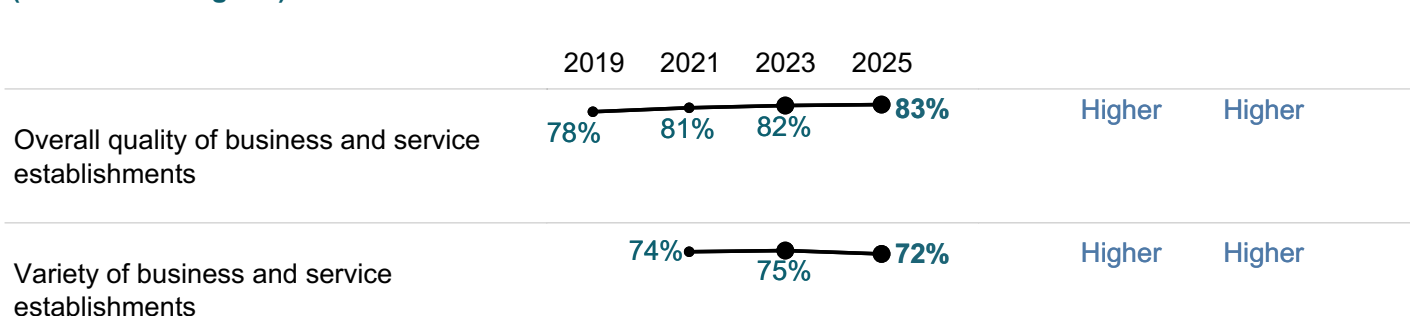
Please rate the quality of each of the following services in Clovis.

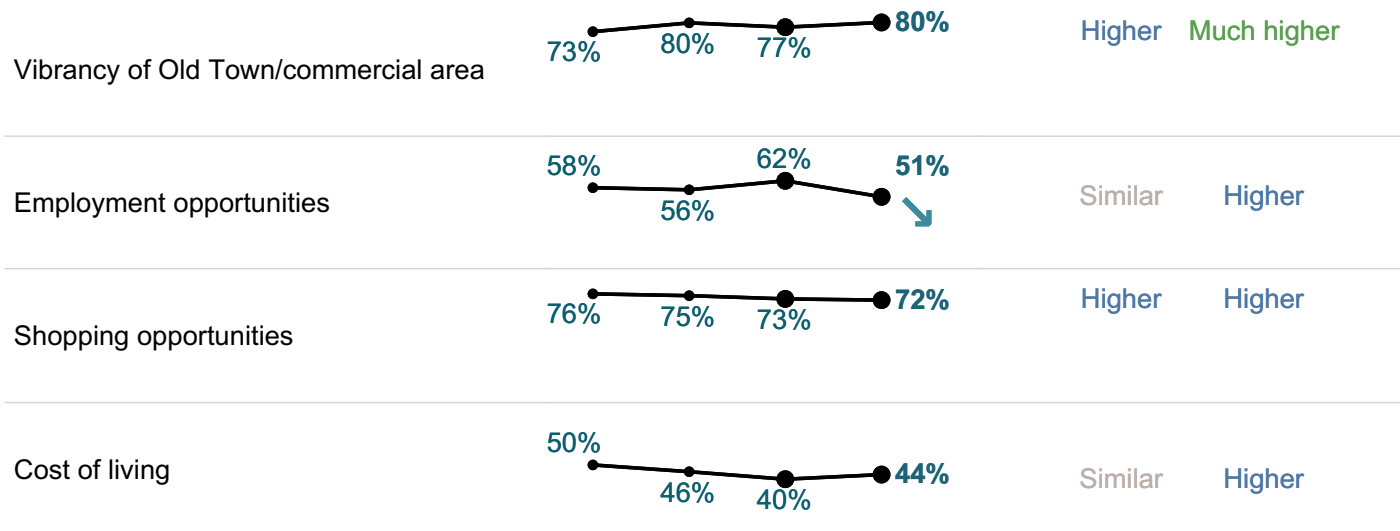
(% excellent or good)



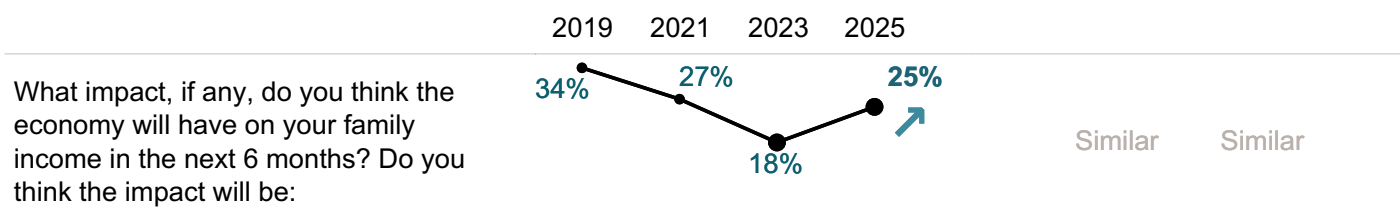
Please rate each of the following in the Clovis community.

(% excellent or good)





What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:
 (% very or somewhat positive)



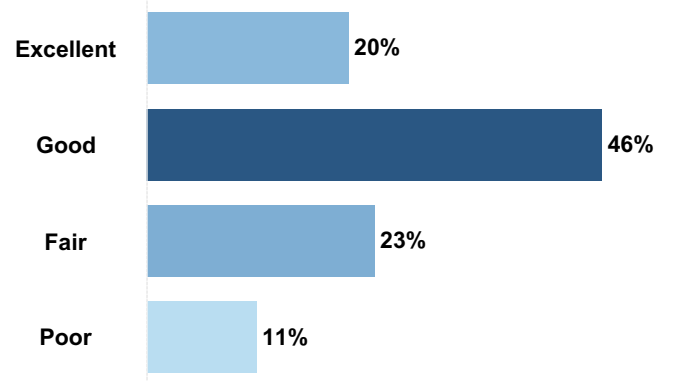
12. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

13. Comparison to the custom benchmark is shown. A description of the custom benchmark cohort can found in the About section of the report. If no comparison is available, this is left blank.

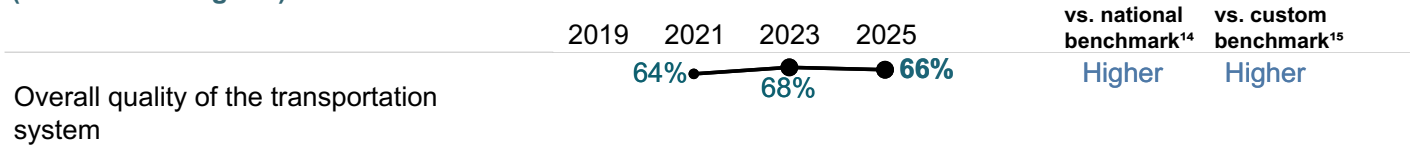
Mobility

The ease with which residents can move about their communities, whether for commuting, leisure, or recreation, plays a major role in the quality of life for all who live, work, and play in the community.

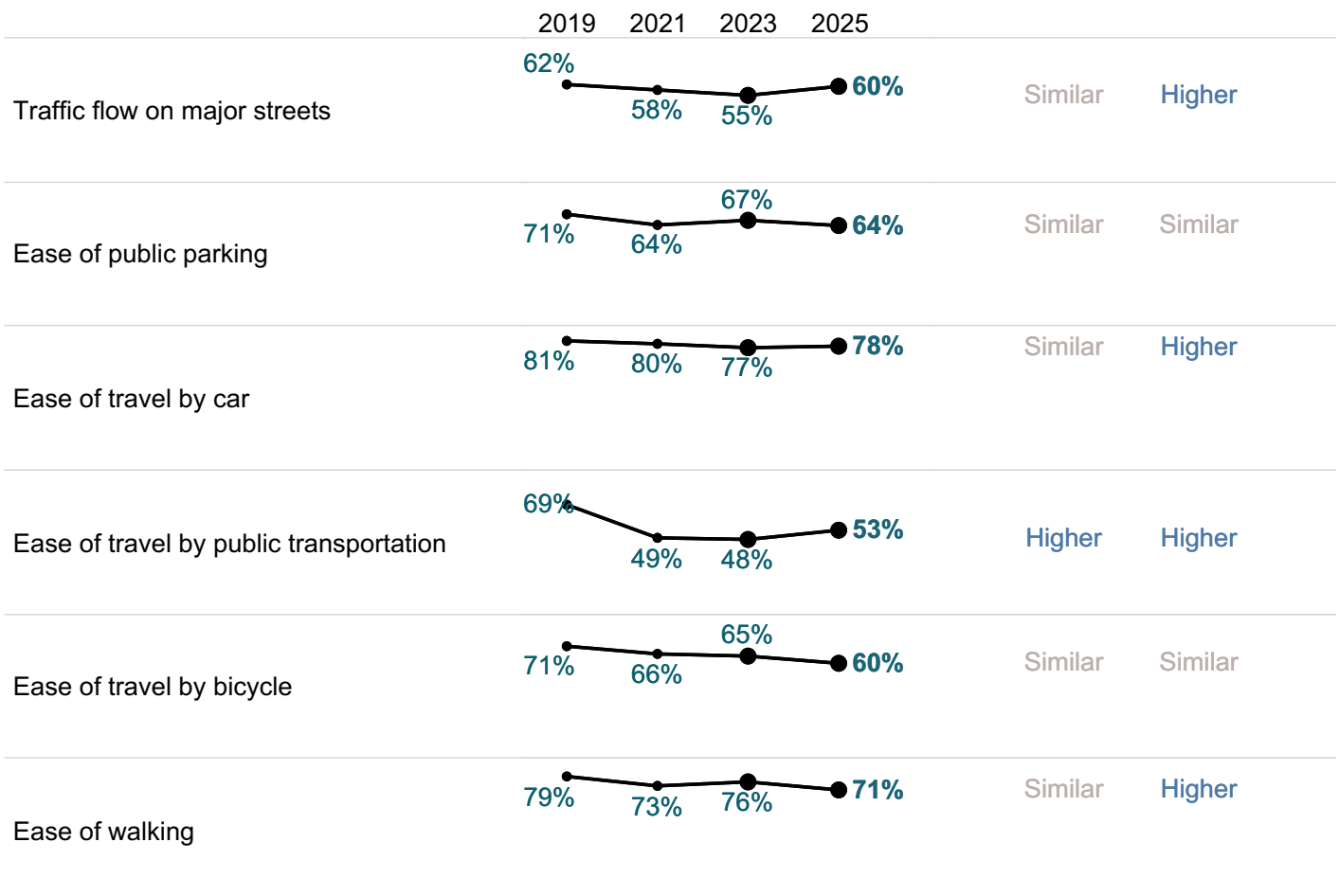
Overall quality of the transportation system in Clovis, 2025



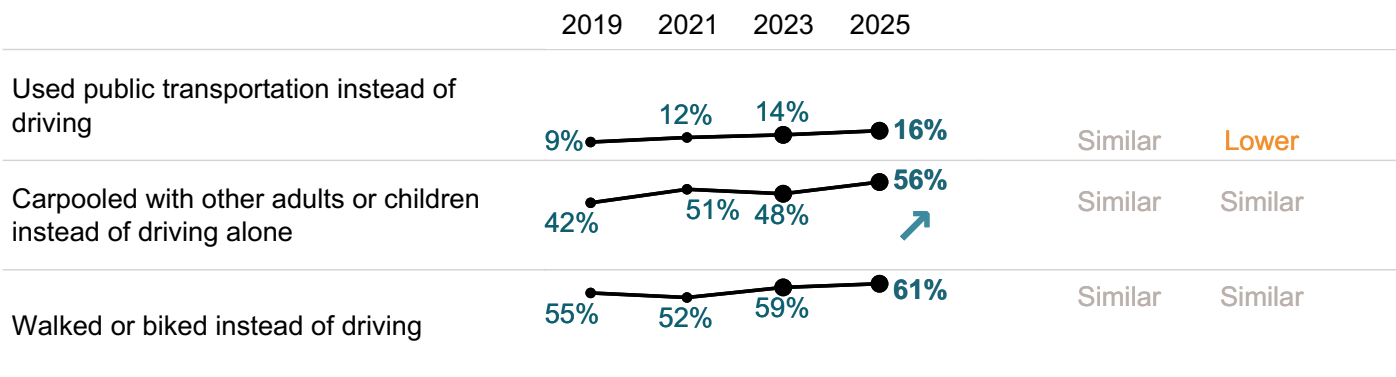
Please rate each of the following characteristics as they relate to Clovis as a whole.
(% excellent or good)



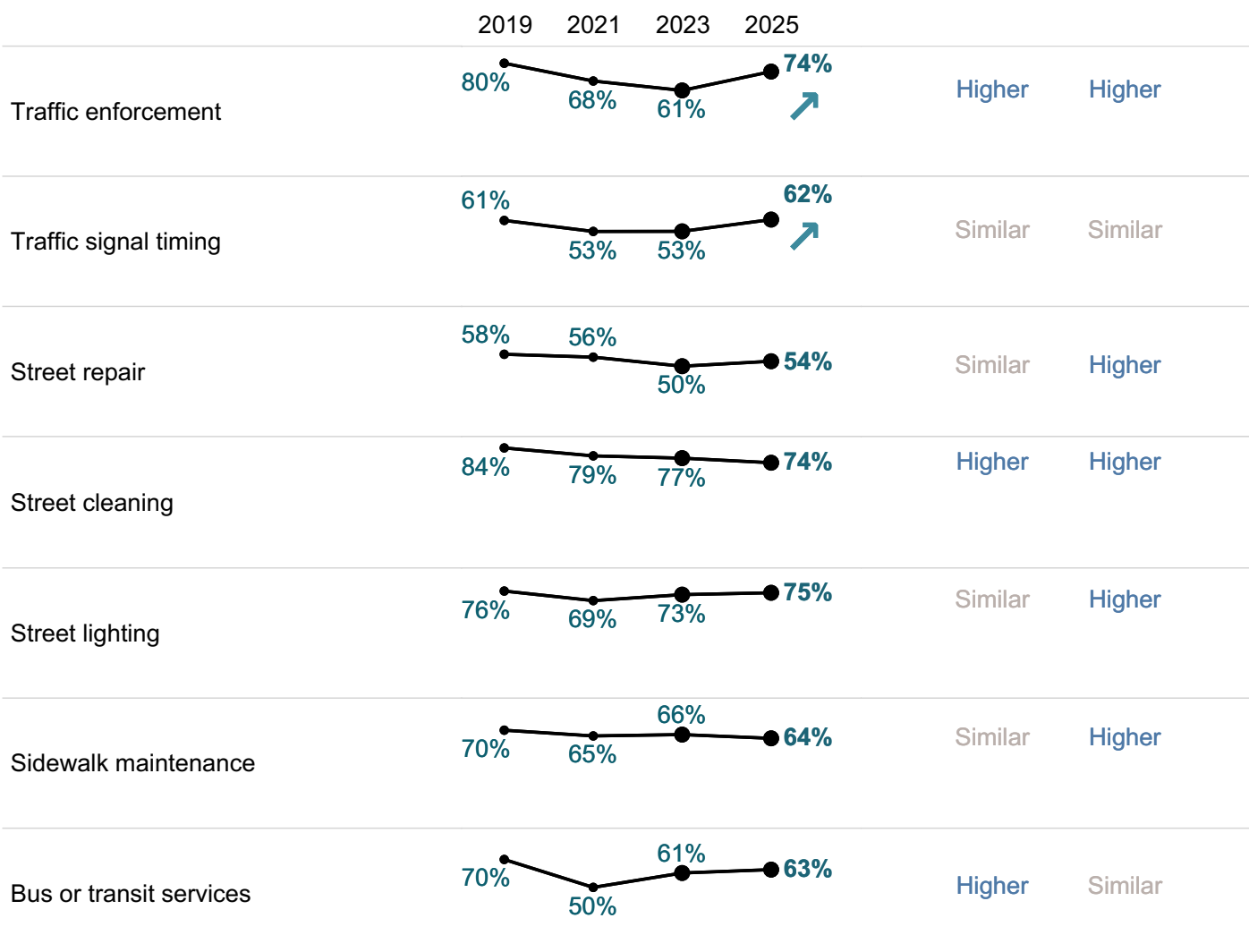
Please also rate each of the following in the Clovis community.
(% excellent or good)



Please indicate whether or not you have done each of the following in the last 12 months.
(% yes)



Please rate the quality of each of the following services in Clovis.
(% excellent or good)



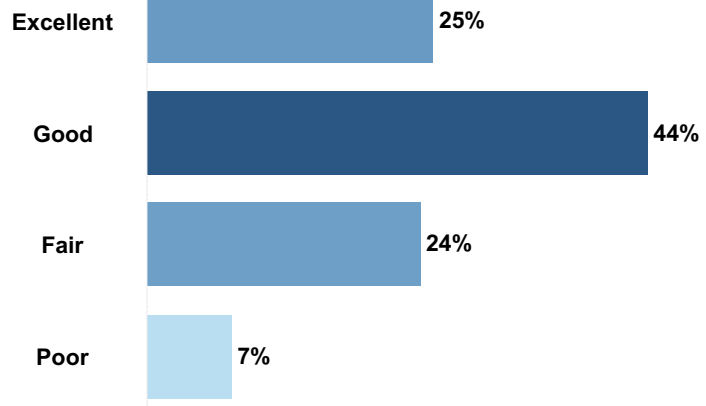
14. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

15. Comparison to the custom benchmark is shown. A description of the custom benchmark cohort can be found in the About section of the report. If no comparison is available, this is left blank.

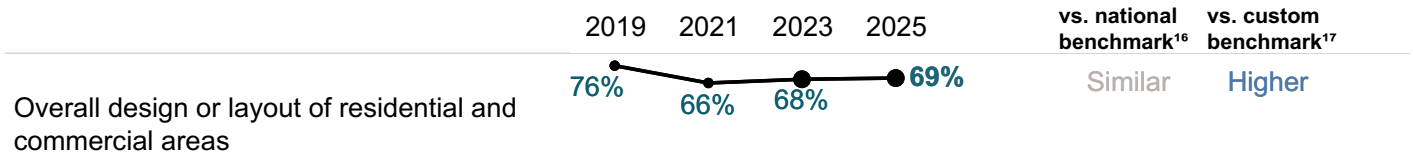
Community Design

A well-designed community enhances the quality of life for its residents by encouraging smart land use and zoning, ensuring that affordable housing is accessible to all, and providing access to parks and other green spaces.

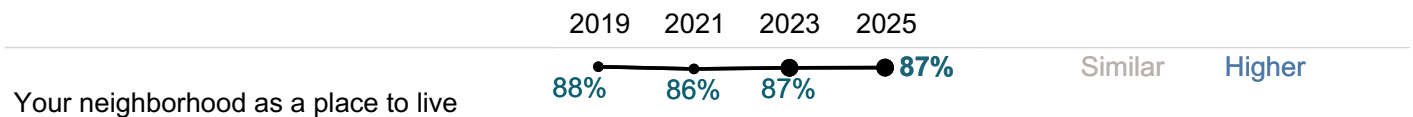
Overall design or layout of Clovis's residential and commercial areas, 2025



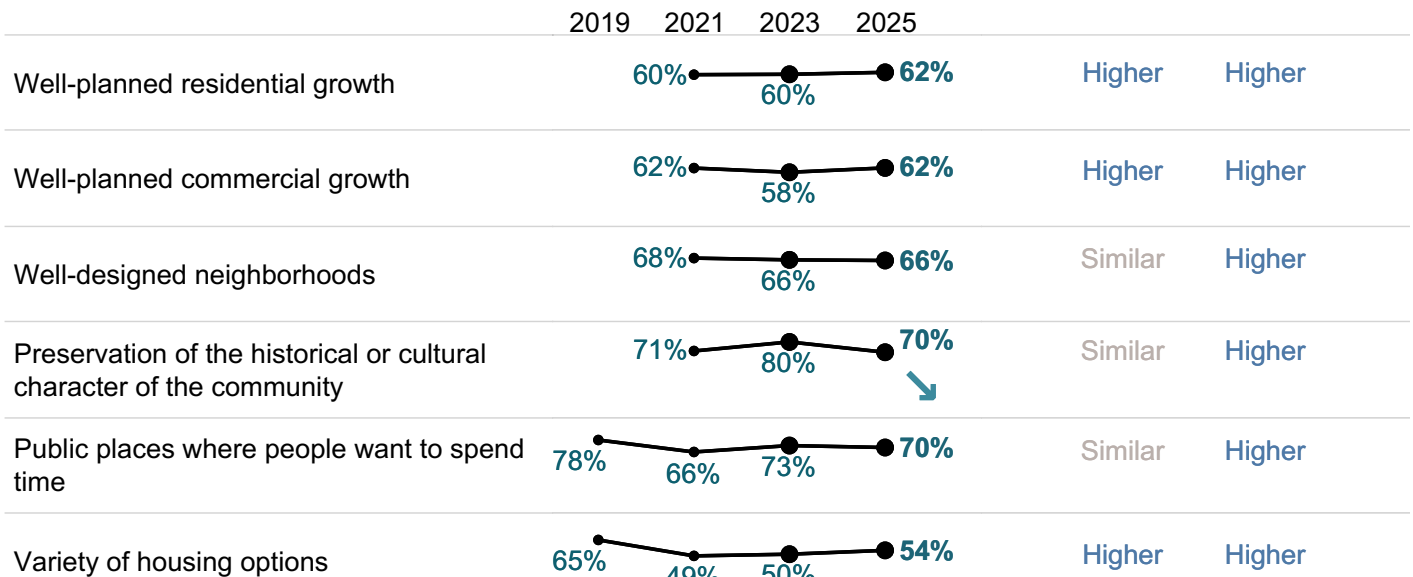
Please rate each of the following characteristics as they relate to Clovis as a whole.
(% excellent or good)

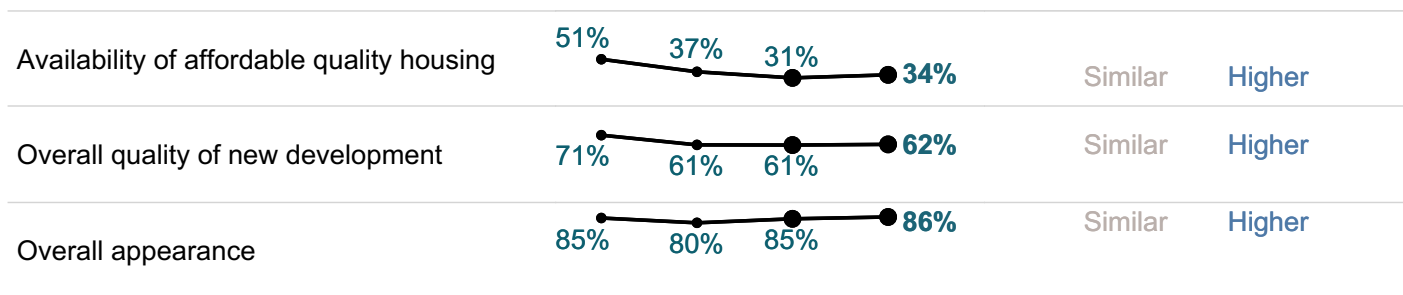


Please rate each of the following aspects of quality of life in Clovis.
(% excellent or good)

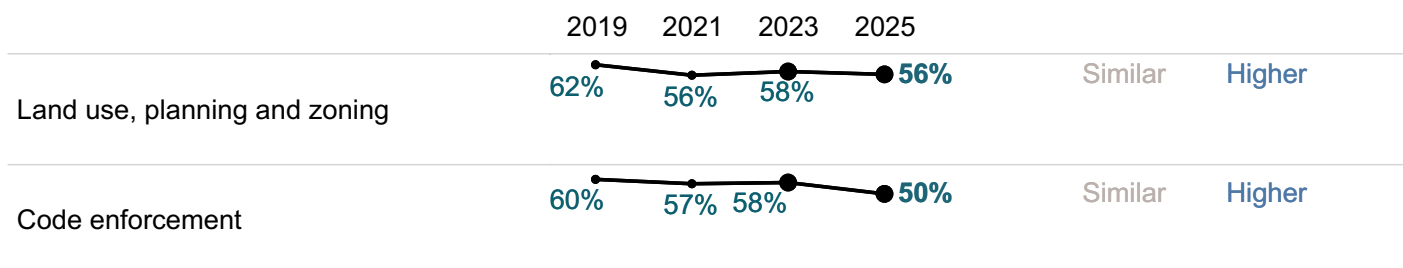


Please also rate each of the following in the Clovis community.
(% excellent or good)





Please rate the quality of each of the following services in Clovis.
 (% excellent or good)



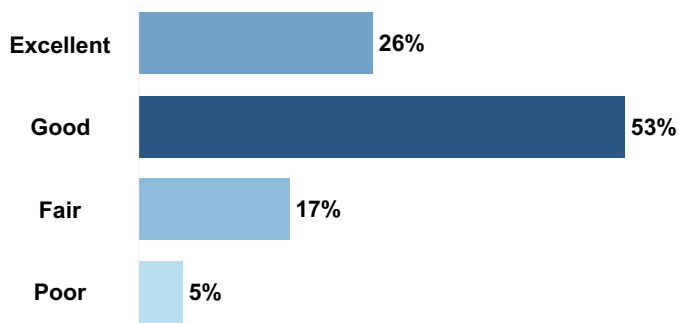
16. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

17. Comparison to the custom benchmark is shown. A description of the custom benchmark cohort can found in the About section of the report. If no comparison is available, this is left blank.

Utilities

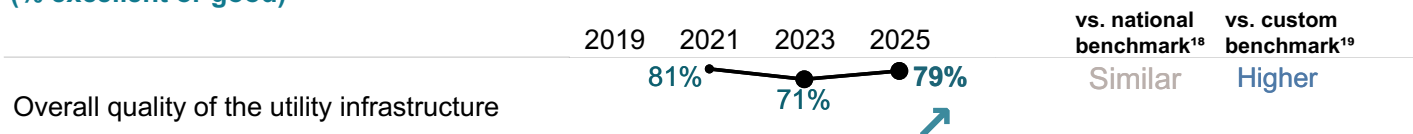
Services such as water, gas, electricity, and internet access play a vital role in ensuring the physical and economic health and well-being of the communities they serve.

Overall quality of the utility infrastructure in Clovis, 2025



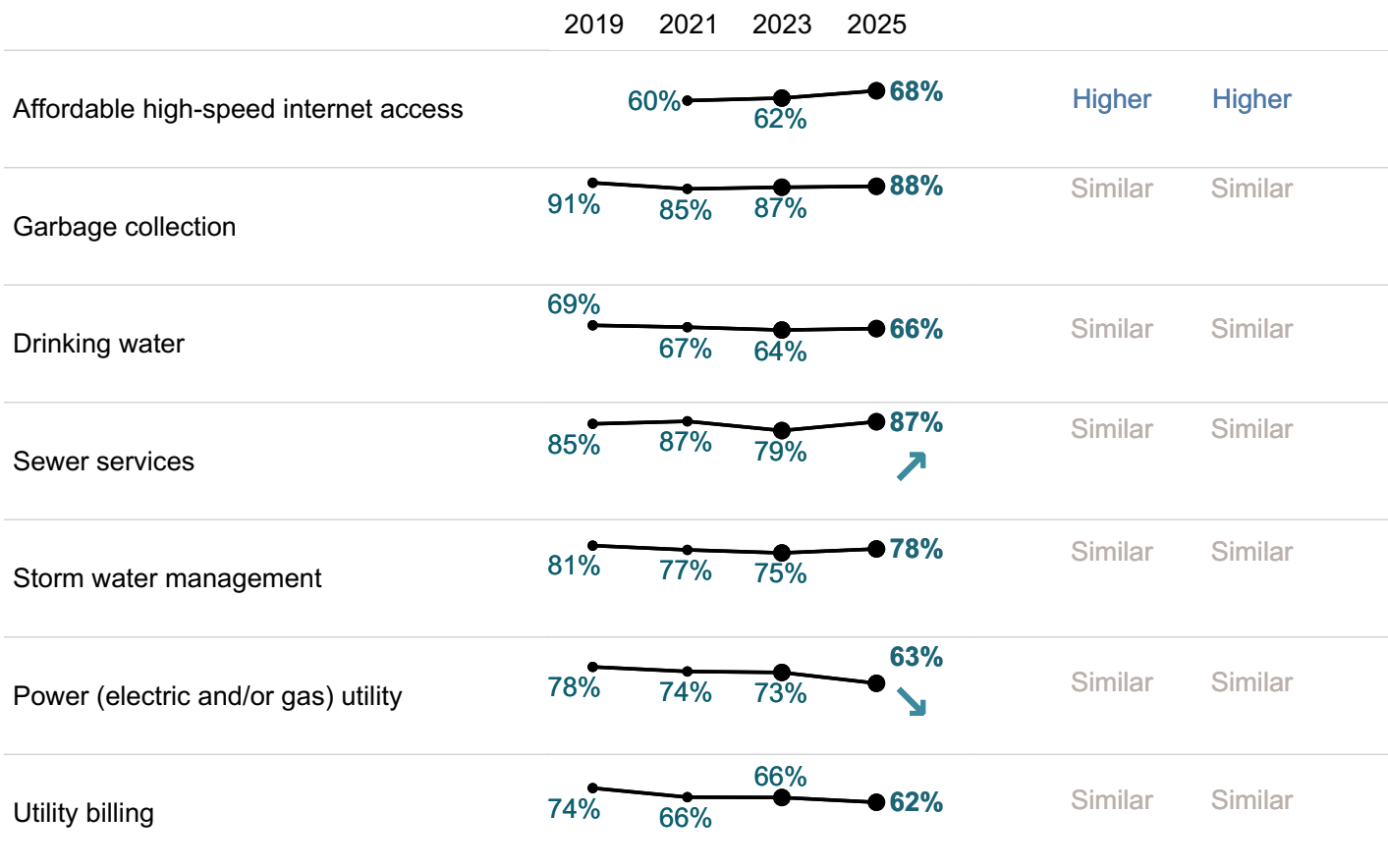
Please rate each of the following characteristics as they relate to Clovis as a whole.

(% excellent or good)



Please rate the quality of each of the following services in Clovis.

(% excellent or good)



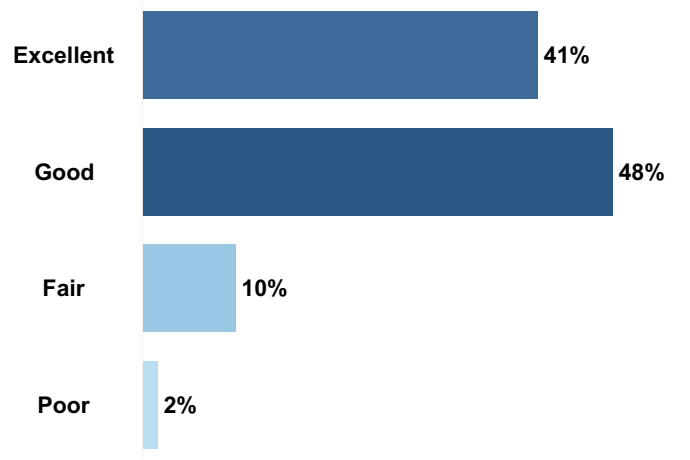
¹⁸. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

¹⁹. Comparison to the custom benchmark is shown. A description of the custom benchmark cohort can be found in the About section of the report. If no comparison is available, this is left blank.

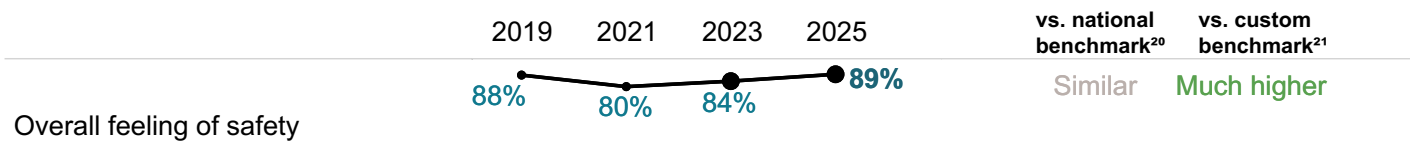
Safety

Public safety is often the most important task facing local governments. All residents should feel safe and secure in their neighborhoods and in the greater community, and providing robust safety-related services is essential to residents' quality of life.

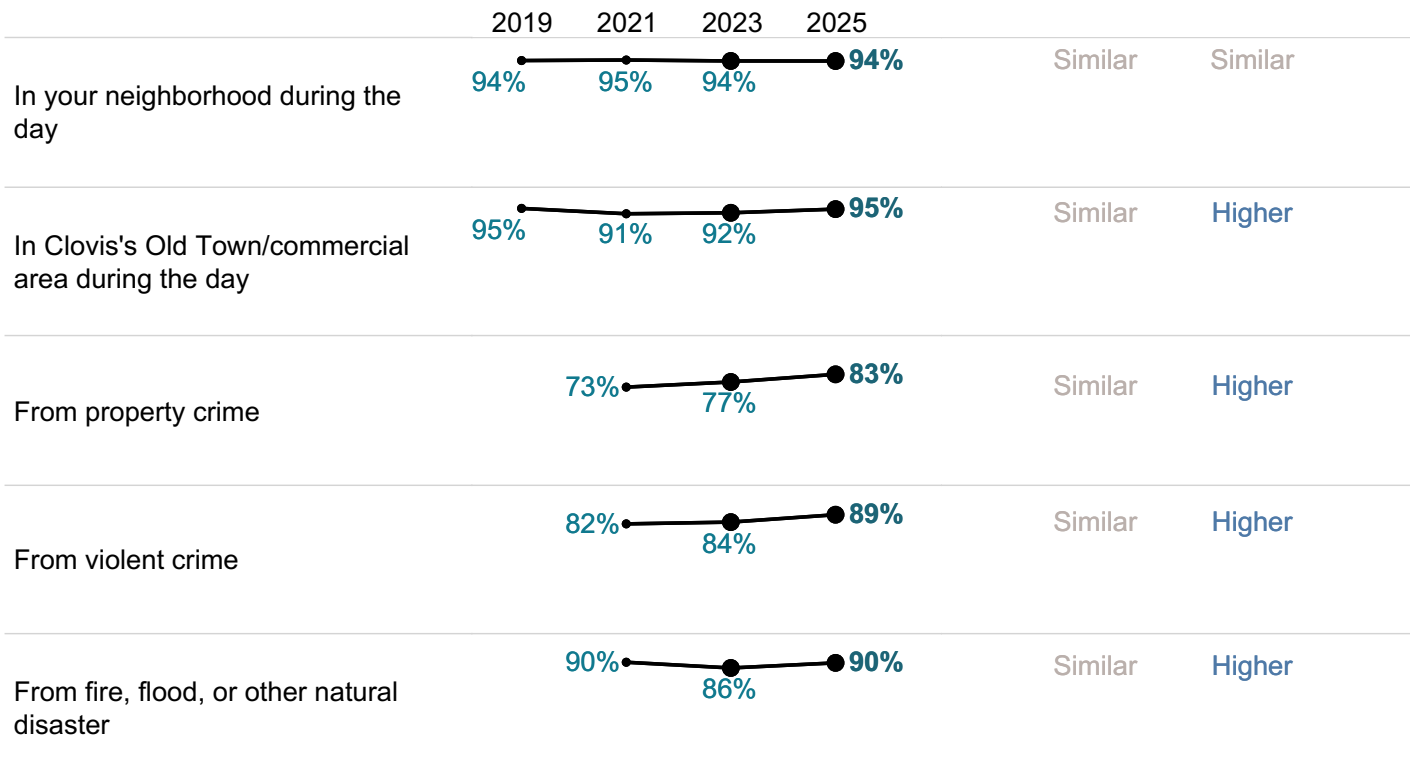
Overall feeling of safety in Clovis, 2025



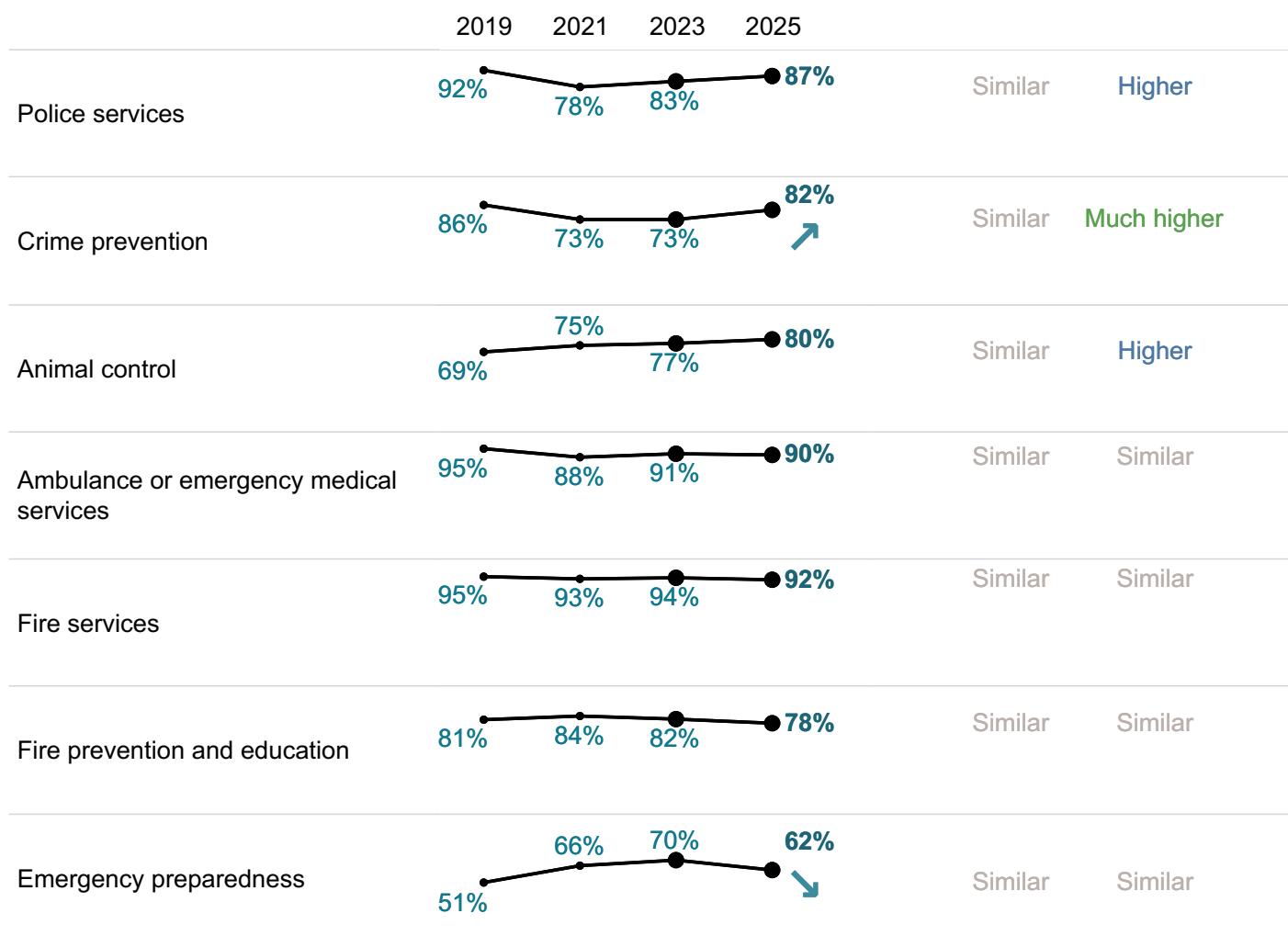
Please rate each of the following characteristics as they relate to Clovis as a whole.
(% excellent or good)



Please rate how safe or unsafe you feel:
(% very or somewhat safe)



Please rate the quality of each of the following services in Clovis.
(% excellent or good)



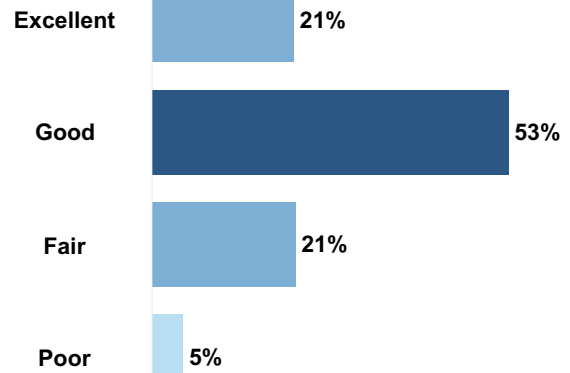
20. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

21. Comparison to the custom benchmark is shown. A description of the custom benchmark cohort can found in the About section of the report. If no comparison is available, this is left blank.

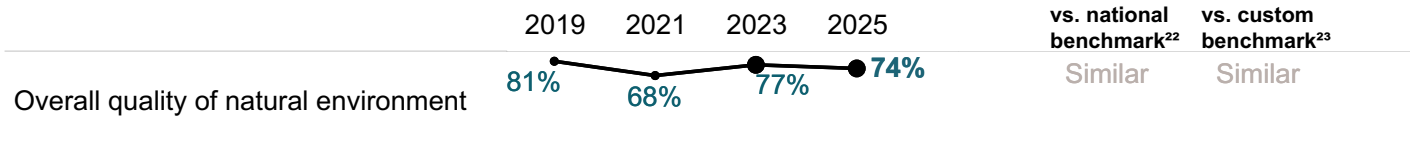
Natural Environment

The natural environment plays a vital role in the health and well-being of residents. The natural spaces in which residents live and experience their communities has a direct and profound effect on quality of life.

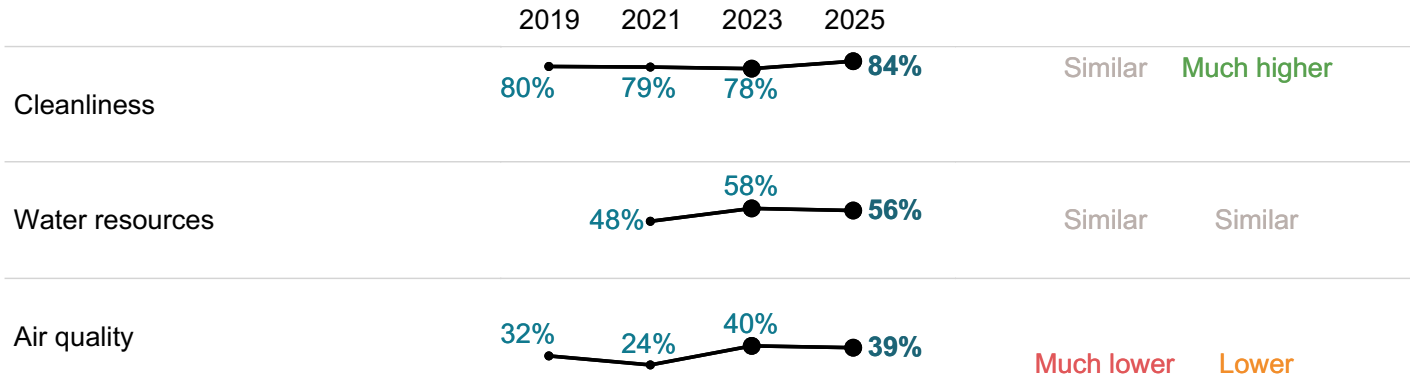
Overall quality of natural environment in Clovis, 2025



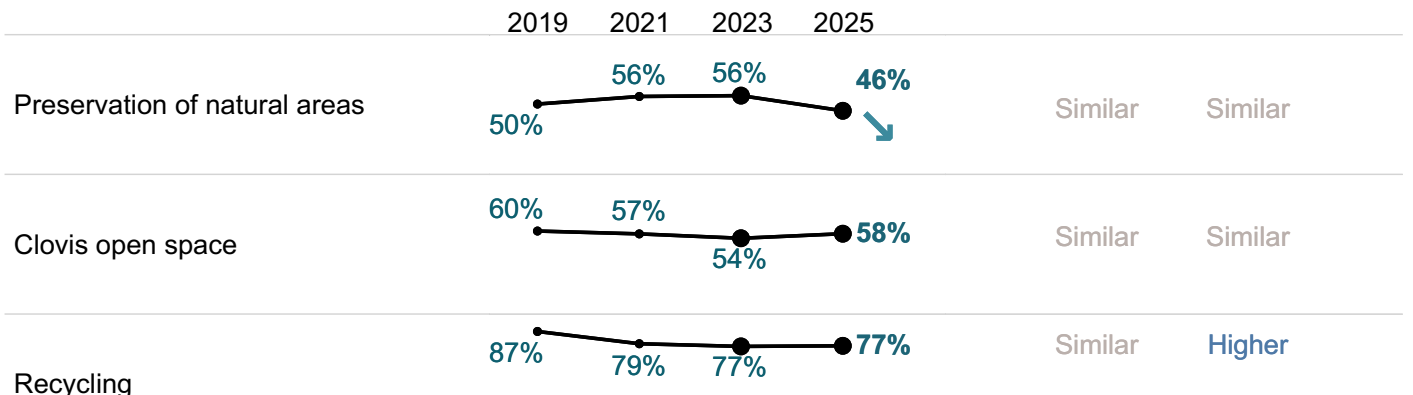
Please rate each of the following characteristics as they relate to Clovis as a whole.
(% excellent or good)

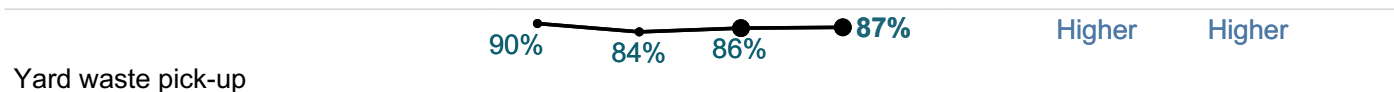


Please also rate each of the following in the Clovis community.
(% excellent or good)



Please rate the quality of each of the following services in Clovis.
(% excellent or good)





22. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

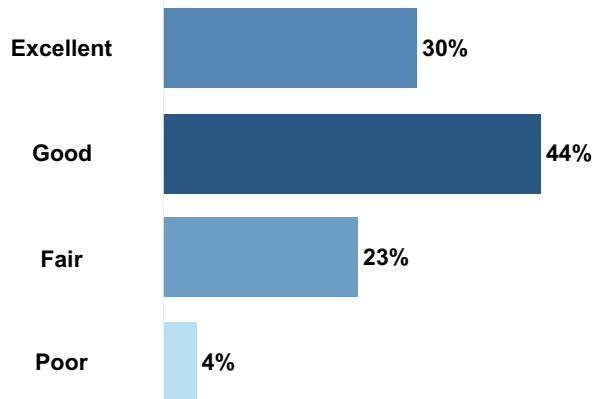
23. Comparison to the custom benchmark is shown. A description of the custom benchmark cohort can found in the About section of the report. If no comparison is available, this is left blank.

Parks and Recreation

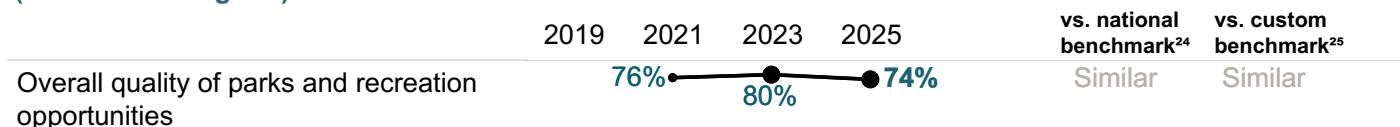
"There are no communities that pride themselves on their quality of life, promote themselves as a desirable location for businesses to relocate, or maintain that they are environmental stewards of their natural resources, without such communities having a robust, active system of parks and recreation programs for public use and enjoyment."

- National Recreation and Park Association

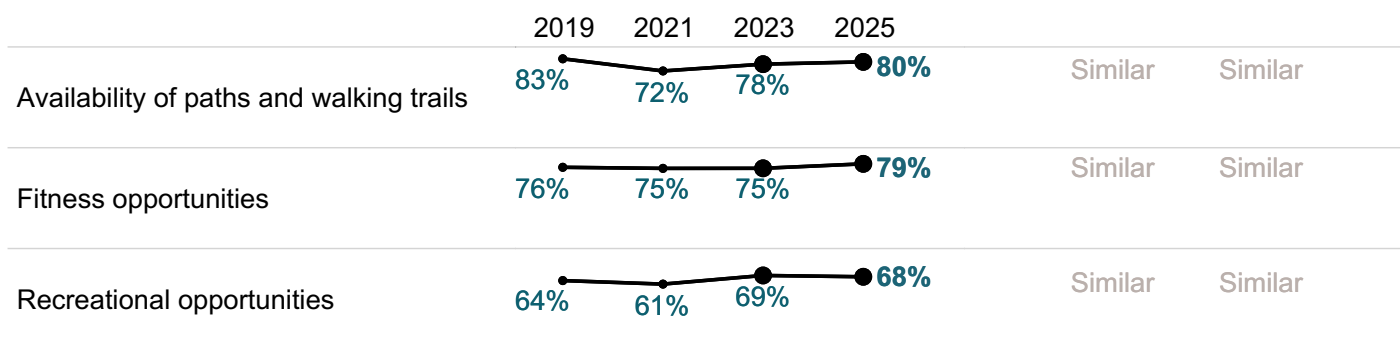
Overall quality of parks and recreation opportunities, 2025



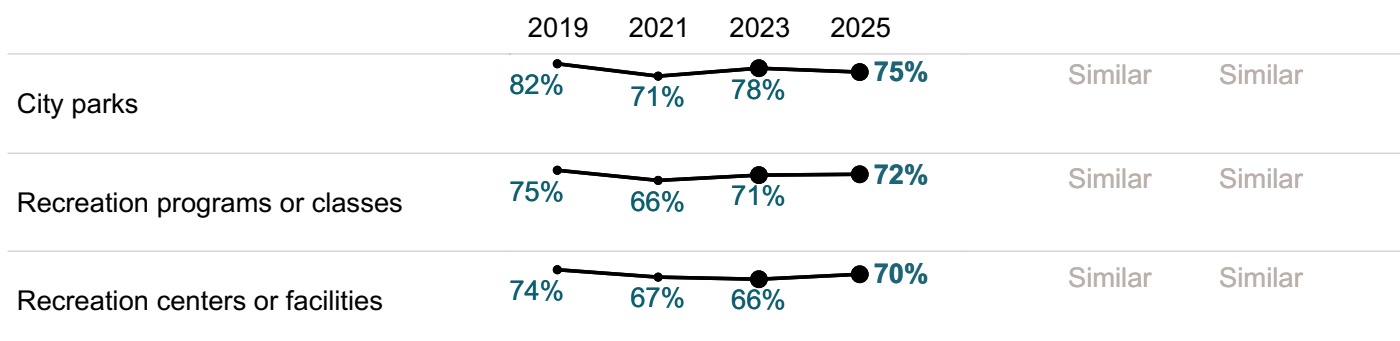
Please rate each of the following characteristics as they relate to Clovis as a whole.
(% excellent or good)



Please also rate each of the following in the Clovis community.
(% excellent or good)



Please rate the quality of each of the following services in Clovis.
(% excellent or good)



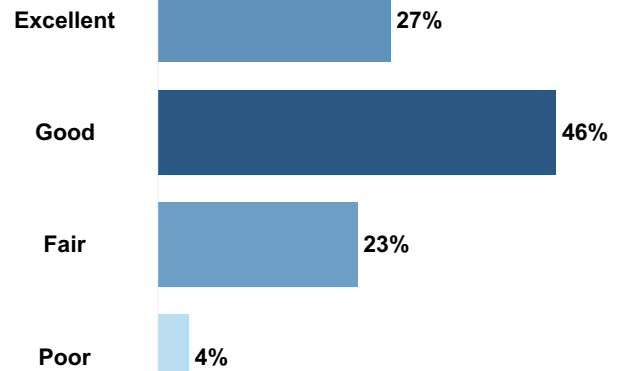
²⁴. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

²⁵. Comparison to the custom benchmark is shown. A description of the custom benchmark cohort can be found in the About section of the report.

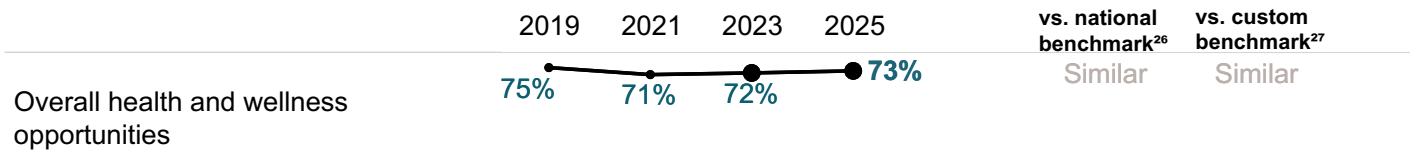
Overall health and wellness opportunities in Clovis, 2025

Health and Wellness

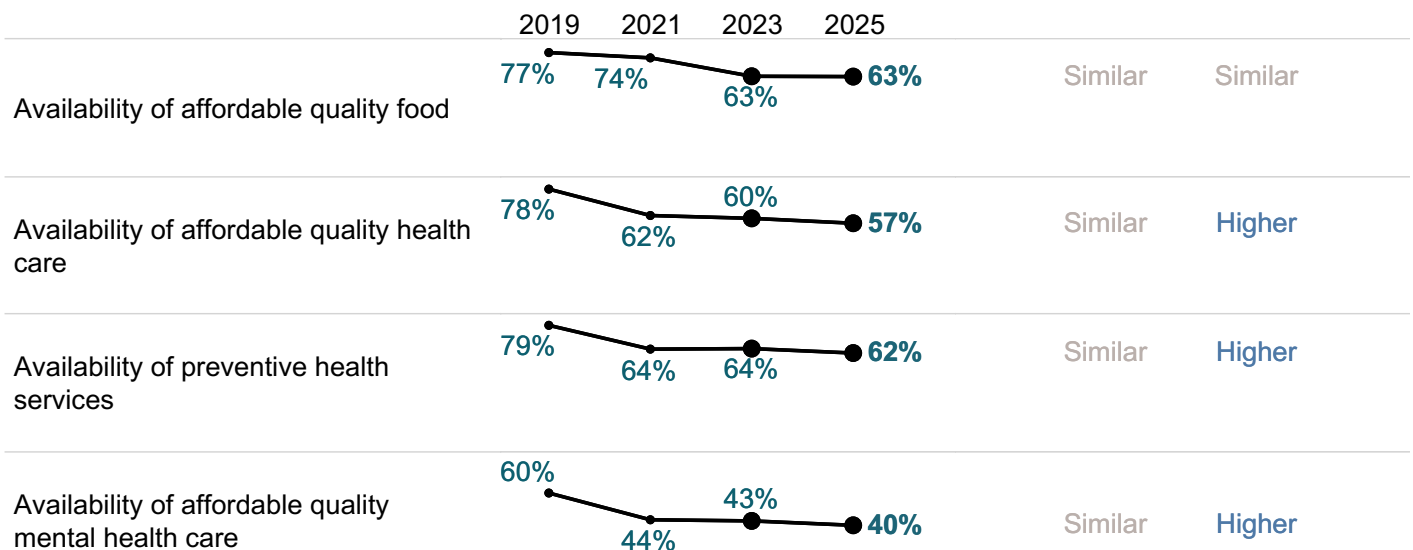
The characteristics of and amenities available in the communities in which people live has a direct impact on the health and wellness of residents, and thus, on their quality of life overall.



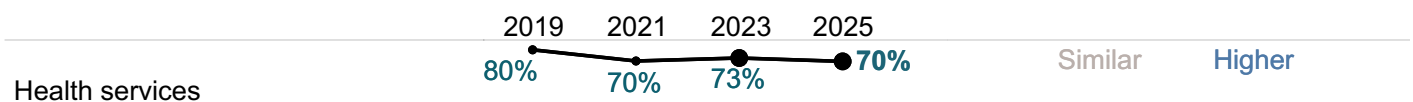
Please rate each of the following characteristics as they relate to Clovis as a whole.
(% excellent or good)



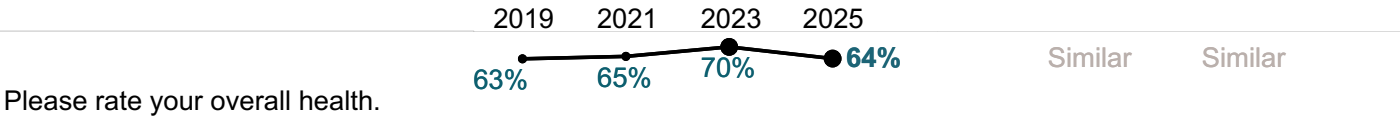
Please also rate each of the following in the Clovis community.
(% excellent or good)



Please rate the quality of each of the following services in Clovis.
(% excellent or good)



Please rate your overall health.
(% excellent or very good)

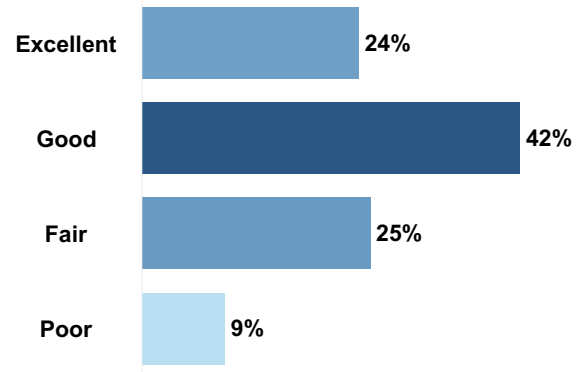


26. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.
27. Comparison to the custom benchmark is shown. A description of the custom benchmark cohort can found in the About section of the report. If no comparison is available, this is left blank.

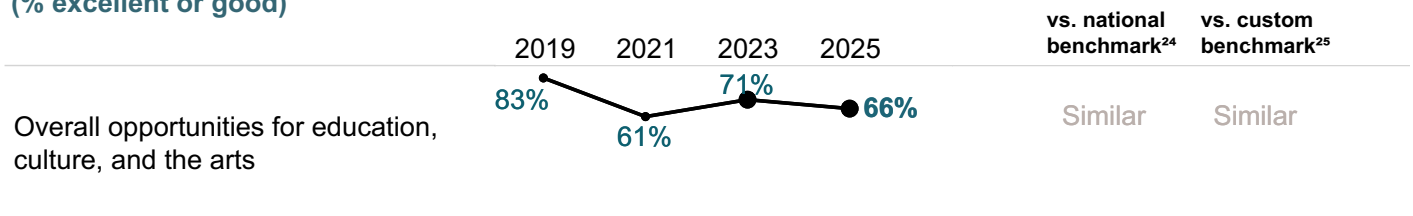
Education, Arts, and Culture

Participation in the arts, in educational opportunities, and in cultural activities is linked to increased civic engagement, greater social tolerance, and enhanced enjoyment of the local community.

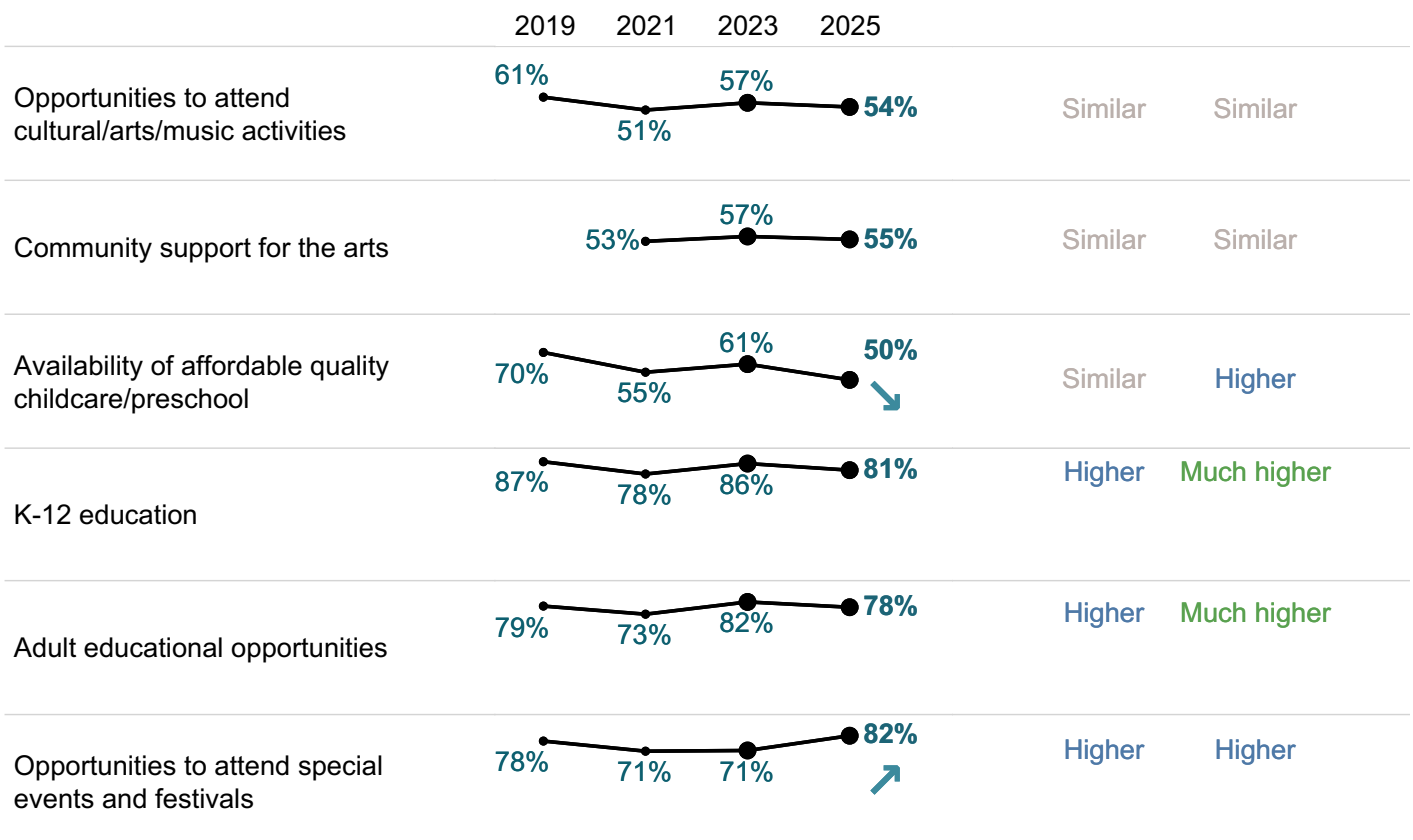
Overall opportunities for education, culture and the arts, 2025



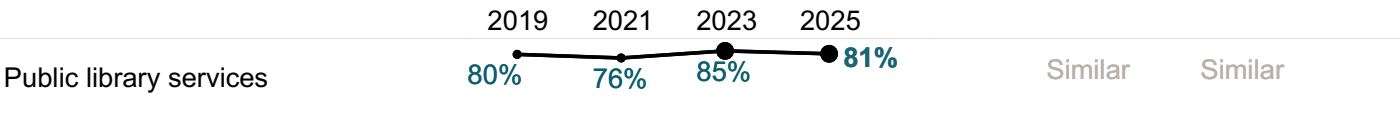
Please rate each of the following characteristics as they relate to Clovis as a whole.
(% excellent or good)



Please also rate each of the following in the Clovis community.
(% excellent or good)



Please rate the quality of each of the following services in Clovis.
(% excellent or good)

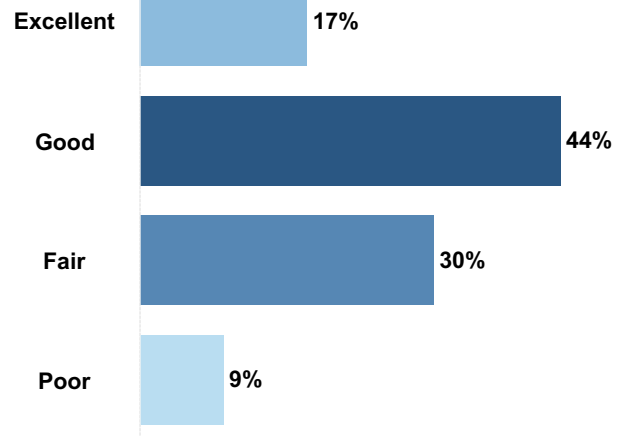


28. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.
29. Comparison to the custom benchmark is shown. A description of the custom benchmark cohort can found in the About section of the report. If no comparison is available, this is left blank.

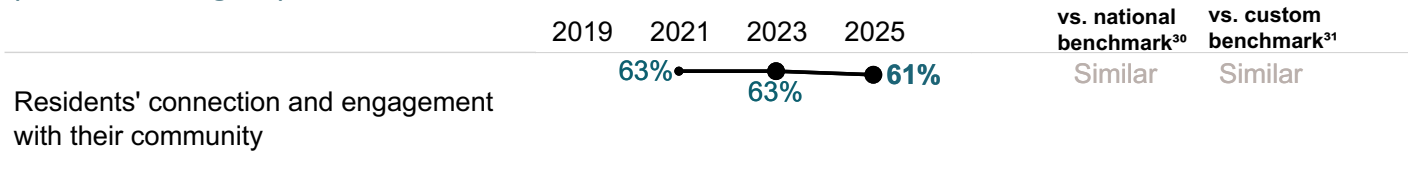
Residents' connection and engagement with their community, 2025

Inclusivity and Engagement

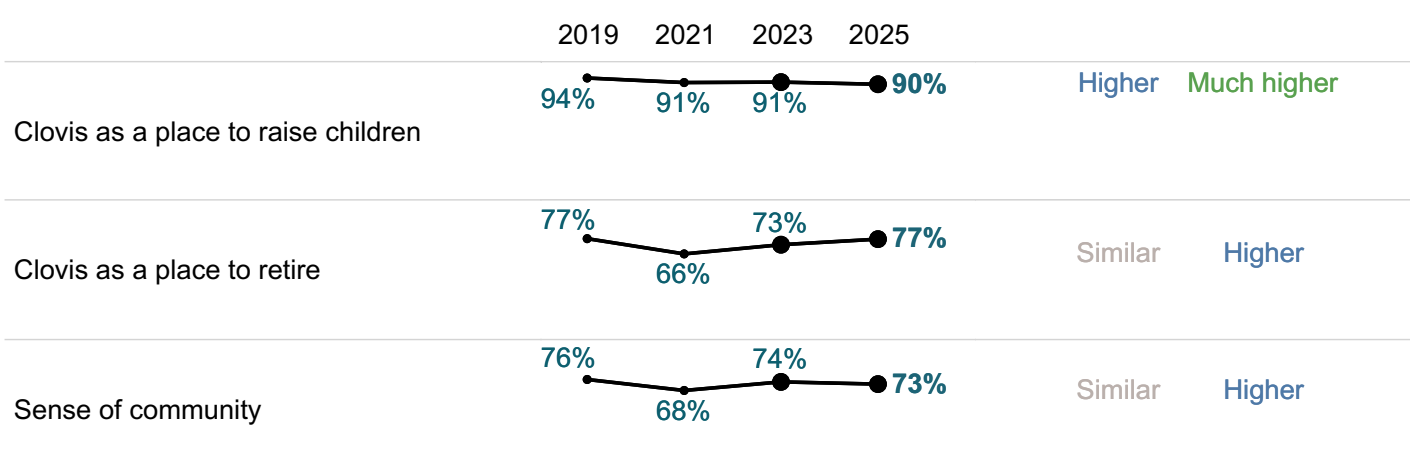
Inclusivity refers to a cultural and environmental feeling of belonging; residents who feel invited to participate within their communities feel more included, involved, and engaged than those who do not.



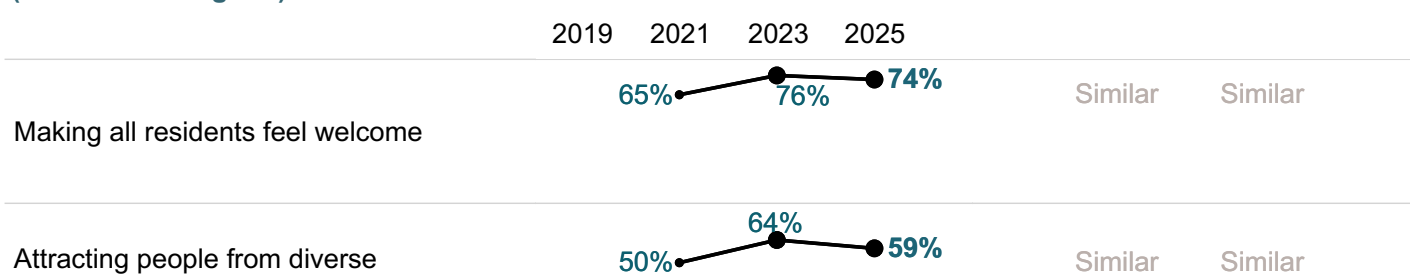
Please rate each of the following characteristics as they relate to Clovis as a whole.
(% excellent or good)



Please rate each of the following aspects of quality of life in Clovis.
(% excellent or good)



Please rate the job you feel the Clovis community does at each of the following.
(% excellent or good)



backgrounds

Valuing/respecting residents from diverse backgrounds



Similar

Similar

Taking care of vulnerable residents



Similar

Higher

Please also rate each of the following in the Clovis community.
(% excellent or good)

2019 2021 2023 2025

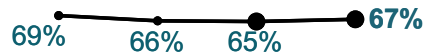
Sense of civic/community pride



Higher

Higher

Neighborhoodliness of residents



Similar

Higher

Opportunities to participate in social events and activities



Similar

Higher

Opportunities to volunteer



Similar

Similar

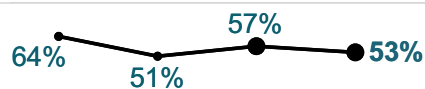
Opportunities to participate in community matters



Similar

Similar

Openness and acceptance of the community toward people of diverse backgrounds



Similar

Similar

Please indicate whether or not you have done each of the following in the last 12 months.
(% yes)

2019 2021 2023 2025

Campaigned or advocated for a local issue, cause, or candidate



Similar

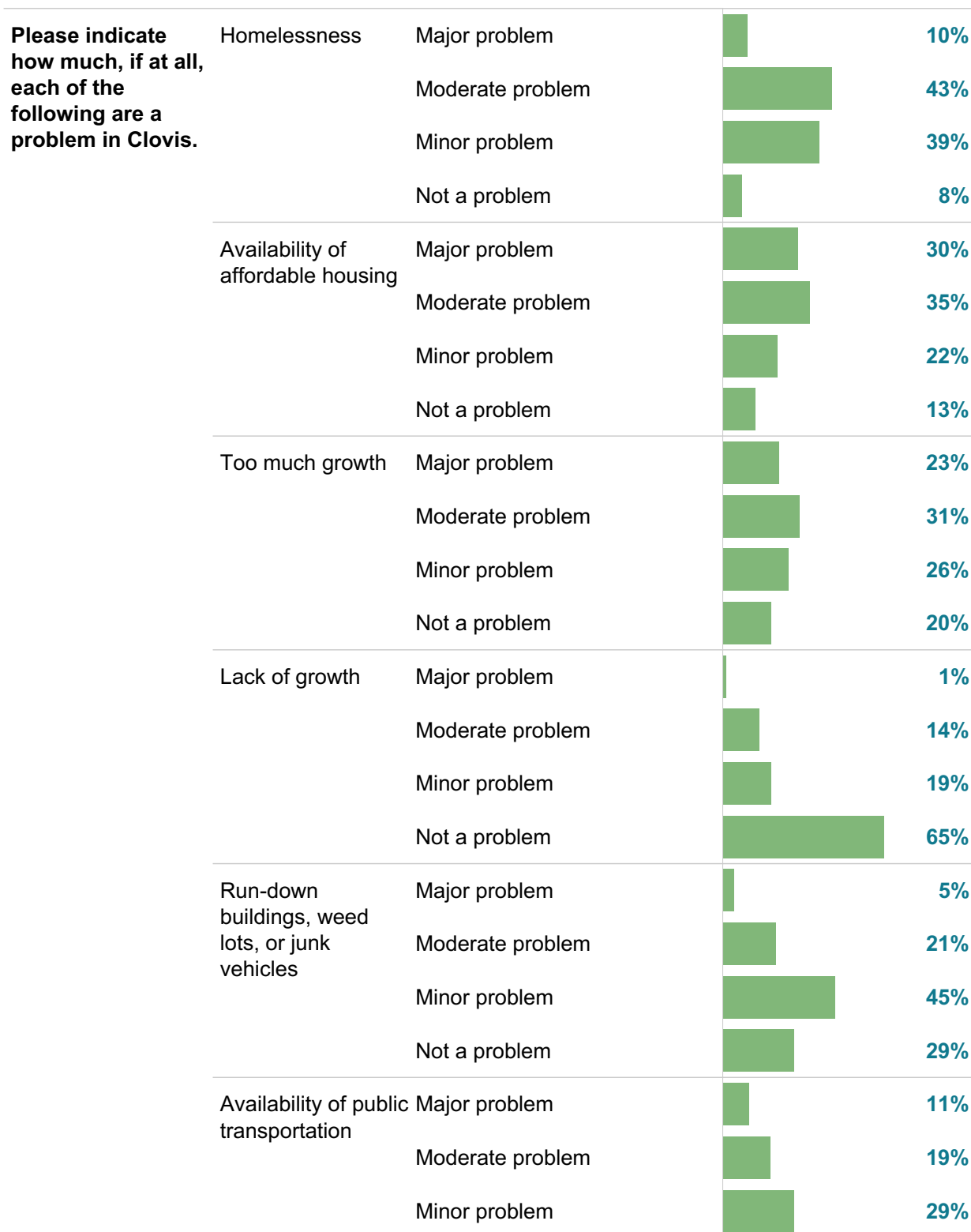
Similar

30. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

31. Comparison to the custom benchmark is shown. A description of the custom benchmark cohort can found in the About section of the report. If no comparison is available, this is left blank.

Custom questions

Below are the complete set of responses to each custom question on the survey. By default, “don’t know” responses are excluded.



Please rate how important, if at all, each of the following is for Clovis to address in the coming two years.	Traffic	Not a problem		42%
		Major problem		8%
		Moderate problem		32%
		Minor problem		36%
		Not a problem		24%
	Crime	Major problem		7%
		Moderate problem		32%
		Minor problem		46%
		Not a problem		16%
	Drugs	Major problem		12%
		Moderate problem		39%
		Minor problem		28%
		Not a problem		20%
	Increasing the amount of activities for seniors, such as group exercise classes, arts and history classes, pickleball courts, etc.	Essential		15%
		Very important		32%
		Somewhat important		46%
		Not at all important		7%
	Increasing the amount of activities for youth	Essential		30%
		Very important		40%
		Somewhat important		27%
		Not at all important		3%
	Providing more affordable housing	Essential		34%
		Very important		31%
		Somewhat important		22%
		Not at all important		14%
	Providing additional community recreation facilities	Essential		16%
		Very important		31%
		Somewhat important		44%

		Not at all important		9%
Planning, development, and growth management		Essential		34%
		Very important		44%
		Somewhat important		18%
		Not at all important		4%
Increasing employment opportunities		Essential		28%
		Very important		50%
		Somewhat important		19%
		Not at all important		3%
Protecting natural resources (rivers and lakes, open space, etc.)		Essential		44%
		Very important		37%
		Somewhat important		18%
		Not at all important		1%
Improving traffic and road conditions		Essential		35%
		Very important		43%
		Somewhat important		20%
		Not at all important		2%
Please indicate whether you feel there are the right amount, too many, or not enough of each in the City of Clovis.	Single-family detached homes	Too many		9%
		Right amount		68%
		Not enough		23%
	Townhouses	Too many		20%
		Right amount		59%
		Not enough		21%
	Multi-family residential housing (apartments/condominiums)	Too many		29%
		Right amount		49%
		Not enough		22%
	Independent housing options for older adults	Too many		4%
		Right amount		45%

	Not enough		52%
Housing options for young residents	Too many		3%
	Right amount		33%
	Not enough		65%
Middle-income housing options	Too many		1%
	Right amount		47%
	Not enough		52%
Low-income housing options	Too many		20%
	Right amount		33%
	Not enough		47%
Housing for people experiencing homelessness	Too many		12%
	Right amount		23%
	Not enough		65%
Senior assisted living	Too many		3%
	Right amount		58%
	Not enough		39%
Would you support establishing term limits for members of the Clovis City Council?	No - Keep the current system with no term limits		21%
	Yes - I support establishing term limits		79%
If you support term limits, please indicate which term limit you most support:	Two terms (eight years)		64%
	Three terms (12 years)		22%
	More than three terms (12+ years)		1%
	I do not support term limits		13%

The City of Clovis 2025 Community Survey

Please complete this survey if you are the adult (age 18 or older) in the household who most recently had a birthday (the year of birth does not matter). Your responses are confidential and no identifying information will be shared.

1. Please rate each of the following aspects of quality of life in Clovis.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Clovis as a place to live	1	2	3	4	5
Your neighborhood as a place to live	1	2	3	4	5
Clovis as a place to raise children	1	2	3	4	5
Clovis as a place to work.....	1	2	3	4	5
Clovis as a place to visit.....	1	2	3	4	5
Clovis as a place to retire.....	1	2	3	4	5
The overall quality of life in Clovis	1	2	3	4	5
Sense of community.....	1	2	3	4	5

2. Please rate each of the following characteristics as they relate to Clovis as a whole.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Overall economic health of Clovis.....	1	2	3	4	5
Overall quality of the transportation system (auto, bicycle, foot, bus) in Clovis.....	1	2	3	4	5
Overall design or layout of Clovis's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.)	1	2	3	4	5
Overall quality of the utility infrastructure in Clovis..... (water, sewer, storm water, electric/gas, broadband)	1	2	3	4	5
Overall feeling of safety in Clovis	1	2	3	4	5
Overall quality of natural environment in Clovis.....	1	2	3	4	5
Overall quality of parks and recreation opportunities.....	1	2	3	4	5
Overall health and wellness opportunities in Clovis	1	2	3	4	5
Overall opportunities for education, culture, and the arts.....	1	2	3	4	5
Residents' connection and engagement with their community	1	2	3	4	5

3. Please indicate how likely or unlikely you are to do each of the following.

	<u>Very likely</u>	<u>Somewhat likely</u>	<u>Somewhat unlikely</u>	<u>Very unlikely</u>	<u>Don't know</u>
Recommend living in Clovis to someone who asks.....	1	2	3	4	5
Remain in Clovis for the next five years.....	1	2	3	4	5

4. Please rate how safe or unsafe you feel:

	<u>Very safe</u>	<u>Somewhat safe</u>	<u>Neither safe nor unsafe</u>	<u>Somewhat unsafe</u>	<u>Very unsafe</u>	<u>Don't know</u>
In your neighborhood during the day.....	1	2	3	4	5	6
In Clovis's Old Town/commercial area during the day.....	1	2	3	4	5	6
From property crime.....	1	2	3	4	5	6
From violent crime.....	1	2	3	4	5	6
From fire, flood, or other natural disaster	1	2	3	4	5	6

5. Please rate the job you feel the Clovis community does at each of the following.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Making all residents feel welcome	1	2	3	4	5
Attracting people from diverse backgrounds.....	1	2	3	4	5
Valuing/respecting residents from diverse backgrounds.....	1	2	3	4	5
Taking care of vulnerable residents (elderly, disabled, homeless, etc.).....	1	2	3	4	5

6. Please rate each of the following in the Clovis community.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Overall quality of business and service establishments in Clovis.....	1	2	3	4	5
Variety of business and service establishments in Clovis	1	2	3	4	5
Vibrancy of Old Town/commercial area.....	1	2	3	4	5
Employment opportunities	1	2	3	4	5
Shopping opportunities	1	2	3	4	5
Cost of living in Clovis.....	1	2	3	4	5
Overall image or reputation of Clovis	1	2	3	4	5

7. Please also rate each of the following in the Clovis community.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Traffic flow on major streets.....	1	2	3	4	5
Ease of public parking.....	1	2	3	4	5
Ease of travel by car in Clovis.....	1	2	3	4	5
Ease of travel by public transportation in Clovis.....	1	2	3	4	5
Ease of travel by bicycle in Clovis.....	1	2	3	4	5
Ease of walking in Clovis.....	1	2	3	4	5
Well-planned residential growth.....	1	2	3	4	5
Well-planned commercial growth.....	1	2	3	4	5
Well-designed neighborhoods.....	1	2	3	4	5
Preservation of the historical or cultural character of the community.....	1	2	3	4	5
Public places where people want to spend time.....	1	2	3	4	5
Variety of housing options.....	1	2	3	4	5
Availability of affordable quality housing.....	1	2	3	4	5
Overall quality of new development in Clovis.....	1	2	3	4	5
Overall appearance of Clovis.....	1	2	3	4	5
Cleanliness of Clovis.....	1	2	3	4	5
Water resources (lakes, ponds, riverways, etc.).....	1	2	3	4	5
Air quality.....	1	2	3	4	5
Availability of paths and walking trails.....	1	2	3	4	5
Fitness opportunities (including exercise classes and paths or trails, etc.)... 1	2	3	4	5	
Recreational opportunities.....	1	2	3	4	5
Availability of affordable quality food.....	1	2	3	4	5
Availability of affordable quality health care.....	1	2	3	4	5
Availability of preventive health services.....	1	2	3	4	5
Availability of affordable quality mental health care.....	1	2	3	4	5
Opportunities to attend cultural/arts/music activities.....	1	2	3	4	5
Community support for the arts.....	1	2	3	4	5
Availability of affordable quality childcare/preschool.....	1	2	3	4	5
K-12 education.....	1	2	3	4	5
Adult educational opportunities.....	1	2	3	4	5
Sense of civic/community pride.....	1	2	3	4	5
Neighborliness of residents in Clovis.....	1	2	3	4	5
Opportunities to participate in social events and activities.....	1	2	3	4	5
Opportunities to attend special events and festivals.....	1	2	3	4	5
Opportunities to volunteer.....	1	2	3	4	5
Opportunities to participate in community matters.....	1	2	3	4	5
Openness and acceptance of the community toward people of diverse backgrounds.....	1	2	3	4	5

8. Please indicate whether or not you have done each of the following in the last 12 months.

	<u>No</u>	<u>Yes</u>
Contacted the City of Clovis (in-person, phone, email, or web) for help or information.....	1	2
Contacted Clovis elected officials (in-person, phone, email, or web) to express your opinion.....	1	2
Attended a local public meeting (of local elected officials like City Council or County Commissioners, advisory boards, town halls, HOA, neighborhood watch, etc.).....	1	2
Watched (online or on television) a local public meeting.....	1	2
Volunteered your time to some group/activity in Clovis.....	1	2
Campaigned or advocated for a local issue, cause, or candidate.....	1	2
Voted in your most recent local election.....	1	2
Used bus, rail, subway, or other public transportation instead of driving.....	1	2
Carpooled with other adults or children instead of driving alone.....	1	2
Walked or biked instead of driving.....	1	2

The City of Clovis 2025 Community Survey

9. Please rate the quality of each of the following services in Clovis.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Public information services.....	1	2	3	4	5
Economic development.....	1	2	3	4	5
Traffic enforcement	1	2	3	4	5
Traffic signal timing.....	1	2	3	4	5
Street repair	1	2	3	4	5
Street cleaning.....	1	2	3	4	5
Street lighting	1	2	3	4	5
Sidewalk maintenance	1	2	3	4	5
Bus or transit services	1	2	3	4	5
Land use, planning, and zoning.....	1	2	3	4	5
Code enforcement (weeds, abandoned buildings, etc.)	1	2	3	4	5
Affordable high-speed internet access	1	2	3	4	5
Garbage collection	1	2	3	4	5
Drinking water	1	2	3	4	5
Sewer services.....	1	2	3	4	5
Storm water management (storm drainage, dams, levees, etc.)	1	2	3	4	5
Power (electric and/or gas) utility.....	1	2	3	4	5
Utility billing	1	2	3	4	5
Police services	1	2	3	4	5
Crime prevention	1	2	3	4	5
Animal control.....	1	2	3	4	5
Ambulance or emergency medical services	1	2	3	4	5
Fire services	1	2	3	4	5
Fire prevention and education.....	1	2	3	4	5
Emergency preparedness (services that prepare the community for natural disasters or other emergency situations)	1	2	3	4	5
Preservation of natural areas (open space, farmlands, and greenbelts)	1	2	3	4	5
Clovis open space.....	1	2	3	4	5
Recycling.....	1	2	3	4	5
Yard waste pick-up.....	1	2	3	4	5
City parks.....	1	2	3	4	5
Recreation programs or classes	1	2	3	4	5
Recreation centers or facilities	1	2	3	4	5
Health services.....	1	2	3	4	5
Public library services	1	2	3	4	5
Overall customer service by Clovis employees (police, receptionists, planners, etc.)	1	2	3	4	5

10. Please rate the following categories of Clovis government performance.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
The value of services for the taxes paid to Clovis	1	2	3	4	5
The overall direction that Clovis is taking.....	1	2	3	4	5
The job Clovis government does at welcoming resident involvement.....	1	2	3	4	5
Overall confidence in Clovis government.....	1	2	3	4	5
Generally acting in the best interest of the community	1	2	3	4	5
Being honest.....	1	2	3	4	5
Being open and transparent to the public.....	1	2	3	4	5
Informing residents about issues facing the community	1	2	3	4	5
Treating all residents fairly	1	2	3	4	5
Treating residents with respect	1	2	3	4	5

11. Overall, how would you rate the quality of the services provided by each of the following?

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
The City of Clovis.....	1	2	3	4	5
The Federal Government.....	1	2	3	4	5

12. Please rate how important, if at all, you think it is for the Clovis community to focus on each of the following in the coming two years.

	<u>Essential</u>	<u>Very important</u>	<u>Somewhat important</u>	<u>Not at all important</u>
Overall economic health of Clovis.....	1	2	3	4
Overall quality of the transportation system (auto, bicycle, foot, bus) in Clovis	1	2	3	4
Overall design or layout of Clovis's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.)	1	2	3	4
Overall quality of the utility infrastructure in Clovis (water, sewer, storm water, electric/gas, broadband)	1	2	3	4
Overall feeling of safety in Clovis	1	2	3	4
Overall quality of natural environment in Clovis.....	1	2	3	4
Overall quality of parks and recreation opportunities.....	1	2	3	4
Overall health and wellness opportunities in Clovis	1	2	3	4
Overall opportunities for education, culture, and the arts.....	1	2	3	4
Residents' connection and engagement with their community	1	2	3	4

13. Please indicate how much, if at all, each of the following are a problem in Clovis.

	<u>Major problem</u>	<u>Moderate problem</u>	<u>Minor problem</u>	<u>Not a problem</u>	<u>Don't know</u>
Homelessness.....	1	2	3	4	5
Availability of affordable housing.....	1	2	3	4	5
Too much growth.....	1	2	3	4	5
Lack of growth.....	1	2	3	4	5
Run-down buildings, weed lots, or junk vehicles.....	1	2	3	4	5
Availability of public transportation	1	2	3	4	5
Traffic.....	1	2	3	4	5
Crime.....	1	2	3	4	5
Drugs.....	1	2	3	4	5

14. Please rate how important, if at all, each of the following is for Clovis to address in the coming two years.

	<u>Essential</u>	<u>Very important</u>	<u>Somewhat important</u>	<u>Not at all important</u>	<u>Don't know</u>
Increasing the amount of activities for seniors, such as group exercise classes, arts and history classes, pickleball courts, etc.....	1	2	3	4	5
Increasing the amount of activities for youth.....	1	2	3	4	5
Providing more affordable housing	1	2	3	4	5
Providing additional community recreation facilities	1	2	3	4	5
Planning, development, and growth management.....	1	2	3	4	5
Increasing employment opportunities.....	1	2	3	4	5
Protecting natural resources (rivers and lakes, open space, etc.)	1	2	3	4	5
Improving traffic and road conditions.....	1	2	3	4	5

15. Please indicate whether you feel there are the right amount, too many, or not enough of each in the City of Clovis.

	<u>Too many</u>	<u>Right amount</u>	<u>Not enough</u>	<u>Don't know</u>
Single-family detached homes	1	2	3	4
Townhouses.....	1	2	3	4
Multi-family residential housing (apartments/condominiums).....	1	2	3	4
Independent housing options for older adults.....	1	2	3	4
Housing options for young residents	1	2	3	4
Middle-income housing options.....	1	2	3	4
Low-income housing options	1	2	3	4
Housing for people experiencing homelessness	1	2	3	4
Senior assisted living.....	1	2	3	4

16. Would you support establishing term limits for members of the Clovis City Council?

- ☐ **Yes** – I support establishing term limits ☐ **No** – Keep the current system with no term limits

17. If you support term limits, please indicate which term limit you most support:

- ☐ Two terms (eight years) ☐ More than three terms (12+ years)
☐ Three terms (12 years) ☐ I do not support term limits

The City of Clovis 2025 Community Survey

Our last questions are about you and your household.

Again, all of your responses to this survey are confidential and no identifying information will be shared.

D1. In general, how many times do you:

	Several <u>times a day</u>	Once <u>a day</u>	A few times <u>a week</u>	Every <u>few weeks</u>	Less often <u>or never</u>	Don't <u>know</u>
Access the internet from your home using a computer, laptop, or tablet computer	1	2	3	4	5	6
Access the internet from your cell phone.....	1	2	3	4	5	6
Visit social media sites such as Facebook, X (formerly Twitter), Nextdoor, etc.	1	2	3	4	5	6
Use or check email.....	1	2	3	4	5	6
Share your opinions online.....	1	2	3	4	5	6
Shop online	1	2	3	4	5	6

D2. Please rate your overall health.

☐ Excellent ☐ Very good ☐ Good ☐ Fair ☐ Poor

D3. What impact, if any, do you think the economy will have on your family income in the next 6 months?

Do you think the impact will be:

☐ Very positive ☐ Somewhat positive ☐ Neutral ☐ Somewhat negative ☐ Very negative

D4. How many years have you lived in Clovis?

- ☐ Less than 2 years
- ☐ 2-5 years
- ☐ 6-10 years
- ☐ 11-20 years
- ☐ More than 20 years

D5. Which best describes the building you live in?

- ☐ Single-family detached home
- ☐ Townhouse or duplex (may share walls but no units above or below you)
- ☐ Condominium or apartment (have units above or below you)
- ☐ Mobile home
- ☐ Other

D6. Do you rent or own your home?

- ☐ Rent
- ☐ Own

D7. About how much is your monthly housing cost for the place you live (including rent, mortgage payment, property tax, property insurance, and homeowners' association (HOA) fees)?

- ☐ Less than \$300 ☐ \$2,500 to \$3,999
- ☐ \$300 to \$599 ☐ \$4,000 to \$6,999
- ☐ \$600 to \$999 ☐ \$7,000 to \$9,999
- ☐ \$1,000 to \$1,499 ☐ \$10,000 or more
- ☐ \$1,500 to \$2,499

D8. Do any children 17 or under live in your household?

- ☐ No ☐ Yes

D9. Are you or any other members of your household aged 65 or older?

- ☐ No ☐ Yes

D10. How much do you anticipate your household's total income before taxes will be for the current year? (Please include in your total income money from all sources for all persons living in your household.)

- ☐ Less than \$25,000 ☐ \$100,000 to \$149,999
- ☐ \$25,000 to \$49,999 ☐ \$150,000 to \$199,999
- ☐ \$50,000 to \$74,999 ☐ \$200,000 to \$299,999
- ☐ \$75,000 to \$99,999 ☐ \$300,000 or more

D11. Are you of Hispanic, Latino/a/x, or Spanish origin?

- ☐ No ☐ Yes

D12. What is your race? (Mark one or more races to indicate what race you consider yourself to be.)

- ☐ American Indian or Alaskan Native
- ☐ Asian
- ☐ Black or African American
- ☐ Native Hawaiian or Other Pacific Islander
- ☐ White
- ☐ A race not listed

D13. In which category is your age?

- ☐ 18-24 years ☐ 55-64 years
- ☐ 25-34 years ☐ 65-74 years
- ☐ 35-44 years ☐ 75 years or older
- ☐ 45-54 years

D14. What is your gender?

- ☐ Woman
- ☐ Man
- ☐ Identify in another way → go to D14a

D14a. If you identify in another way, how would you describe your gender?

- ☐ Agender/I don't identify with any gender
- ☐ Genderqueer/gender fluid
- ☐ Non-binary
- ☐ Transgender man
- ☐ Transgender woman
- ☐ Two-spirit
- ☐ Identify in another way

Thank you!

Please return the completed survey in the postage-paid envelope to:
National Research Center, Inc., PO Box 14050, Houston, TX 77221-9904