

### **Measure C Charter School Committee. Members**

Blue Oak Charter School: Susan Domenighini & Buck Ernest Inspire School of Arts and Sciences: Jen Josephson & Peggy Hawks Chico Country Day Charter School: Stuart Langford & Wendy Fairon Nord Country School: Ed Johnson & Lisa Speegle CORE Butte Charter School: Mary Cox & Jenna Springer Sherwood Montessori: Michelle Yezbick & Pat Casey Forest Ranch Charter School: Christia Marasco Wildflower Open Classroom: Tom Hicks & Steve Tchudi

### **Chico Unified School District Measure C Charter School Committee Meeting Notice**

**Date: November 17, 2025**

**Time/Location: 4:00 pm CORE Butte Charter School, 2847 Notre Dame Blvd. Chico, CA 95928**

## **Agenda**

### **Information, Procedures, and Conduct of CUSD Measure C Charter School Committee Meetings:**

#### **Student Participation:**

At the discretion of the Chair, students may be given priority to address items to the Committee

#### **Public input on specific agenda items and those items not on the agenda:**

The CUSD Measure C Charter School Committee welcomes and encourages public comments. Any person desiring to speak shall be allowed to speak during public comment time and can speak once on any agenda item when it is being discussed. Speaking time shall generally be limited to three minutes unless a longer period is permitted by the Committee Chair. In the case of numerous requests to address the same item, the Committee may select representatives to speak on each side of the item. Each person who addresses the Committee must be first recognized by the presiding officer and give his or her name. Comments must be directed to the Committee as a whole and not to individual committee members. The Committee shall not take action or enter into discussion or dialog on any matter that is not on the meeting agenda, except as allowed by law. Items brought forth at this part of the meeting may be taken under advisement by the Committee and may be placed on the agenda of a subsequent meeting for discussion or action by the Committee at the discretion of the Committee Chair & Vice Chair.

**Special Needs:** If you have special needs because of a disability or you require assistance or auxiliary aids to participate in the meeting, please contact the CUSD office at 530.891.3000. CUSD will attempt to accommodate your disability.

**Copies of Agendas and Related Materials:** Materials are available at the meeting, on the CUSD website at [www.chicousd.org](http://www.chicousd.org), or in the district office prior to the meeting @ 1163 East 7<sup>th</sup> Street, Chico, CA 95928.

1. REGULAR SESSION
  - 1.1 Call to Order and Roll Call
    - Blue Oak Charter School:
    - Inspire School of Arts and Sciences:
    - Nord Country School:
    - Chico Country Day Charter School:
    - CORE Butte Charter School:
    - Sherwood Montessori:
    - Forest Ranch Charter School:
    - Wildflower Open Classroom:
  - 1.2 Approval of Minutes of the Regular Meeting of August 25, 2025
  - 1.3 Approval of Minutes of the Regular Meeting of October 27, 2025
2. PUBLIC COMMENTS
3. DISCUSSION/ACTION ITEMS
  - 3.1. Achieve Charter School- Project Recommendation Form: Classroom Portables
4. ITEMS FROM COMMITTEE MEMBERS
5. Next Meeting: December 15, 2025
6. ADJOURNMENT

### **Measure C Charter School Committee. Members**

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### **Chico Unified School District Measure C Charter School Committee Meeting Notice**

**Date: August 25, 2025**

**Time/Location: 4:00 pm CORE Butte Charter School, 2847 Notre Dame Blvd. Chico, CA 95928**

### **Minutes**

#### **Information, Procedures, and Conduct of CUSD Measure C Charter School Committee Meetings:**

##### **Student Participation:**

At the discretion of the Chair, students may be given priority to address items to the Committee

##### **Public input on specific agenda items and those items not on the agenda:**

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#### **1. REGULAR SESSION - called to order at 4:06 PM**

##### **1.1 Call to Order and Roll Call**

Blue Oak Charter School: absent  
Inspire School of Arts and Sciences: Jen Josephson  
Nord Country School: absent  
CORE Butte Charter School: Mary Cox  
Forest Ranch Charter School: absent  
Sherwood Montessori: Pat Casey  
Wildflower Open Classroom: Steve Tchudi  
Chico Country Day School: Stuart Langford  
Achieve: Courtney Howe  
CUSD Staff - Charise Bromley

##### **1.2 Approval of Minutes of the Regular Meeting of July 28, 2025**

Steve Tchudi moved to approve the Minutes of the Regular Meeting of July 28, 2025. Stuart Langford seconded the motion.

| <b>Approved</b>           | <b>Aye</b> | <b>Nay</b> | <b>Abstain</b> | <b>Absent</b> |
|---------------------------|------------|------------|----------------|---------------|
| Blue Oak: absent          |            |            |                | X             |
| Inspire: Jen Josephson    | X          |            |                |               |
| Nord: absent              |            |            |                | X             |
| CCDS: Student Langford    | X          |            |                |               |
| CORE Butte: Mary Cox      | X          |            |                |               |
| Sherwood: Pat Casey       | X          |            |                |               |
| Forest Ranch: absent      |            |            |                | X             |
| Wildflower: Steven Tchudi | X          |            |                |               |
| Achieve: Courtney Howe    | X          |            |                |               |

2. PUBLIC COMMENTS

**No Comments**

3. DISCUSSION/ACTION ITEMS

3.1. Achieve Charter School- Project Recommendation Form: TK Playground Shade Covering

Steve Tchudi moved to approve Achieve Charter School- Project Recommendation Form: TK Playground Shade Covering. Studart Langford seconded the motion.

| <b>Approved</b>                | <b>Aye</b> | <b>Nay</b> | <b>Abstain</b> | <b>Absent</b> |
|--------------------------------|------------|------------|----------------|---------------|
| Blue Oak: absent               |            |            |                | X             |
| Inspire: Jen Josephson         | X          |            |                |               |
| Nord: absent                   |            |            |                | X             |
| CCDS: Student Langford         | X          |            |                |               |
| CORE Butte: Mary Cox           | X          |            |                |               |
| Sherwood: Pat Casey            | X          |            |                |               |
| Forest Ranch: Christia Marasco |            |            |                | X             |
| Wildflower: Steven Tchudi      | X          |            |                |               |
| Achieve: Courtney Howe         | X          |            |                |               |

4. ITEMS FROM COMMITTEE MEMBERS

5. Next Meeting: September 22, 2025

6. ADJOURNMENT

Steve Tchudi motioned to adjourn the meeting. Pat Casey seconded the motion.

| <b>Approved</b>           | <b>Aye</b> | <b>Nay</b> | <b>Abstain</b> | <b>Absent</b> |
|---------------------------|------------|------------|----------------|---------------|
| Blue Oak: absent          |            |            |                | X             |
| Inspire: Jen Josephson    | X          |            |                |               |
| Nord: absent              |            |            |                | X             |
| CCDS: Stuart Langford     | X          |            |                |               |
| CORE Butte: Mary Cox      | X          |            |                |               |
| Sherwood: Pat Casey       | X          |            |                |               |
| Forest Ranch: absent      |            |            |                | X             |
| Wildflower: Steven Tchudi | X          |            |                |               |
| Achieve: Courtney Howe    | X          |            |                |               |

The meeting was adjourned at **4:12 p.m.**

Attestation of Committee Secretary: \_\_\_\_\_

### **Measure C Charter School Committee. Members**

Blue Oak Charter School: Susan Domenighini & Buck Ernest Inspire School of Arts and Sciences: Jen Josephson & Peggy Hawks Chico Country Day Charter School: Stuart Langford & Wendy Fairon Nord Country School: Ed Johnson & Lisa Speegle CORE Butte Charter School: Mary Cox & Jenna Springer Sherwood Montessori: Michelle Yezbick & Pat Casey Forest Ranch Charter School: Christia Marasco Wildflower Open Classroom: Tom Hicks & Steve Tchudi

## **Chico Unified School District Measure C Charter School Committee Meeting Notice**

**Date: October 27, 2025**

**Time/Location: 4:00 pm CORE Butte Charter School, 2847 Notre Dame Blvd. Chico, CA 95928**

### **Minutes**

#### **Information, Procedures, and Conduct of CUSD Measure C Charter School Committee Meetings:**

##### **Student Participation:**

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##### **Public input on specific agenda items and those items not on the agenda:**

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## **1. REGULAR SESSION**

### **1.1 Call to Order and Roll Call**

**Mary Cox**, Measure C Chair, called the meeting to order at **4:00 p.m.**

Inspire School of Arts and Sciences: Jen Josephson  
Nord Country School: Tanner Schaeffer  
CORE Butte Charter School: Mary Cox  
Chico Country Day School: Stewart Langford  
Forest Ranch Charter School: Robin Gebhart  
Sherwood Montessori: Pat Casey  
Wildflower Open Classroom: Steve Tchudi  
Achieve: Courtney Howe  
CUSD Staff - Charise Bromley

#### **ABSENT:**

Blue Oak Charter School:

### **1.2 ~~Approval of Minutes of the Regular Meeting of August 25, 2025~~**

## **2. PUBLIC COMMENTS**

### **No Public Comments**

## **3. DISCUSSION/ACTION ITEMS**

### **3.1. Achieve Charter School- Project Recommendation Form: Classroom iPads and MacBook**

The Measure C committee discussed the project request and how the items purchased will be safeguarded from damage and theft.



**Steven Tchudi** moved to approve Achieve Charter School- Project Recommendation Form: Classroom iPads and MacBook. **Stewart Langford** seconded the motion.

| <b>Approved</b>             | <b>Aye</b> | <b>Nay</b> | <b>Abstain</b> | <b>Absent</b> |
|-----------------------------|------------|------------|----------------|---------------|
| Blue Oak: absent            |            |            |                | X             |
| Inspire: Jen Josephson      | X          |            |                |               |
| Nord: Tanner Schaeffer      | X          |            |                |               |
| CCDS: Stewart Langford      | X          |            |                |               |
| CORE Butte: Mary Cox        | X          |            |                |               |
| Sherwood: Pat Casey         | X          |            |                |               |
| Forest Ranch: Robin Gebhart | X          |            |                |               |
| Wildflower: Steven Tchudi   | X          |            |                |               |
| Achieve: Courtney Howe      | X          |            |                |               |

4. ITEMS FROM COMMITTEE MEMBERS

5. Next Meeting: November 17, 2025

6. ADJOURNMENT

**Tanner Schaeffer** motioned to adjourn the meeting. **Jen Josephson** seconded the motion.

| <b>Approved</b>             | <b>Aye</b> | <b>Nay</b> | <b>Abstain</b> | <b>Absent</b> |
|-----------------------------|------------|------------|----------------|---------------|
| Blue Oak: absent            |            |            |                | X             |
| Inspire: Jen Josephson      | X          |            |                |               |
| Nord: Tanner Schaeffer      | X          |            |                |               |
| CCDS: Stewart Langford      | X          |            |                |               |
| CORE Butte: Mary Cox        | X          |            |                |               |
| Sherwood: Pat Casey         | X          |            |                |               |
| Forest Ranch: Robin Gebhart | X          |            |                |               |
| Wildflower: Steven Tchudi   | X          |            |                |               |
| Achieve: Courtney Howe      | X          |            |                |               |

The meeting was adjourned at **4:07 p.m.**

Attestation of Committee Secretary: \_\_\_\_\_



**Measure C Charter School Facilities Committee**  
**Project Recommendation Form for Consideration by CUSD Board of Trustees**

**GENERAL INFORMATION:**

|                                           |                                               |
|-------------------------------------------|-----------------------------------------------|
| Submission Meeting Date                   | 11/17/2025                                    |
| Name of School                            | Achieve Charter Schools                       |
| Address of School                         | 1494 East Ave. Chico, CA 95926                |
| Description of School Educational Program | TK-8th Grade Seat-Based Public Charter School |
| Contact Name                              | Casey Taylor                                  |
| Contact Phone/Email                       | ctaylor@achievecharter.org                    |
| Charter Renewal Date                      | July 1, 2030                                  |
| CDS Code                                  | 04-10041-0141085                              |

**1. Type of Project:**

- ☐ Planning
- ☐ Construction
- ☐ Health Safety (Including ADA)
- ☐ Modernization/Repair/Renovation/Improve
- ☐ Purchase or lease Project
- ☒ Other (including FF&E)

**2. Project Information:**

- a. **Reason for project request:** Purchasing the leased portables is a cost-effective and bond-appropriate way to secure long-term, stable classroom space while eliminating recurring lease costs and increasing the district's permanent facilities assets.
- b. **Narrative/Conceptual View:** Purchasing the leased portables is a cost-effective way for our charter school to secure long-term classroom space that supports growing student needs. Ownership eliminates ongoing lease costs, strengthens our facilities assets, and is an appropriate use of bond funds for permanent instructional space. This purchase ensures we have stable, flexible learning environments that can support our programs for years to come.
- c. **Brief description of project schedule/timeline (including planning & completion):** The project will begin as soon as it receives approval from the Measure C Committee and the CUSD Board of Directors, and completion is anticipated shortly thereafter.

**3. Charter School Property Project Location:** *(If project location is different from address above.)*

- 
- a. Does your school currently operate on a CUSD School Site: ☐ yes ☒ no
  - b. Does your school lease property/buildings from a private owner: ☒ yes ☐ no

**4. Charter School Enrollment:**

- a. Current Enrollment and ADA: Enrollment: 209 ADA: 203
- b. Does the current facility have the capacity for the population and projected enrollment for the next five (5) years: ☒ Yes ☐ No

**5. Financial Questions**

- a. Estimated Project Cost: \$268,802
- b. What were your cash reserves as a percent of expenditures at the end of the prior fiscal year?  
86.4% of Expenditures, YE 23/24



## 6. Preliminary Estimate (Cost)

|                                      |         |
|--------------------------------------|---------|
| Measure C Allocation                 | 813,261 |
| Less Previously Allocated Funds      | 72,950  |
| Less Current Project Funds Requested | 268,802 |
| Remaining Allocation                 | 471,509 |

### School Facilities Projects to be Funded with Proceeds of Bonds

Bond proceeds will be expended to “improve local school classrooms for math, reading, writing, science, workforce training; replace/ repair leaky roofs, windows, plumbing, heating, cooling; update school safety; expand facilities for elementary schools and reading/ literacy programs” - Measure C

#### Documentation (please indicate those completed)

|                                                                                           |                                              |                                                    |
|-------------------------------------------------------------------------------------------|----------------------------------------------|----------------------------------------------------|
| Feasibility Study and Site Review                                                         | <input type="checkbox"/> Included            | <input checked="" type="checkbox"/> Not Applicable |
| Enrollment Capacity: Current Facility and/or Proposed                                     | <input type="checkbox"/> Included            | <input checked="" type="checkbox"/> Not Applicable |
| Pre-Schematics (to be completed by a District approved architect and/or engineering team) | <input type="checkbox"/> Included            | <input checked="" type="checkbox"/> Not Applicable |
| Facility Assessment                                                                       | <input type="checkbox"/> Included            | <input checked="" type="checkbox"/> Not Applicable |
| Map or Sketch Showing Location of Project                                                 | <input type="checkbox"/> Included            | <input checked="" type="checkbox"/> Not Applicable |
| Schematic Drawing(s) (areas of work)                                                      | <input type="checkbox"/> Included            | <input checked="" type="checkbox"/> Not Applicable |
| CEQA Process Determination (pre-CEQA-form)                                                | <input type="checkbox"/> Included            | <input checked="" type="checkbox"/> Not Applicable |
| Design Development Drawings                                                               | <input type="checkbox"/> Included            | <input checked="" type="checkbox"/> Not Applicable |
| Design or Bid Estimate                                                                    | <input checked="" type="checkbox"/> Included | <input type="checkbox"/> Not Applicable            |
| Construction Documents                                                                    | <input type="checkbox"/> Included            | <input checked="" type="checkbox"/> Not Applicable |

#### For Committee Use:

#### CORE QUESTIONS:

- Does the project fall under the bond language?
- Given the life span of a bond, did the proposal explain how this project was An appropriate use of funds?
- Date of Charter School Board Approval 11/19/2025

| Yes                      | No                       |
|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> |

#### MEASURE C—CHARTER FACILITIES COMMITTEE APPROVAL

Date of Committee Approval: \_\_\_\_\_

Attestation of Committee Secretary: \_\_\_\_\_

For questions or clarifications relative to the completion of this application, please contact:  
Charise Bromley at [cbromley@chicousd.org](mailto:cbromley@chicousd.org) or (530) 891-3000 x. 20127





**Mobile Modular Management Corporation**  
a Division of McGrath RentCorp  
5700 Las Positas Road  
Livermore, CA 94551  
Phone: (925) 606-9000  
www.mobilemodular.com

## Purchase Off Rent

Contract: 210052229.1  
Date Printed: 10/28/2025

| Buyer Name & Billing Address                                                                      | Site Location                                                                                                          | Mobile Modular Management Corporation<br>a Division of McGrath RentCorp ("Seller")                                    |
|---------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>Achieve Charter School</b><br>1494 East Ave<br>Chico, CA 95926<br>Susan Powers<br>530-872-4102 | Achieve Charter School<br>771 Elliot Road<br>Paradise, CA 95969<br><br><b>Customer PO/Reference:</b><br>Exp: //<br>By: | Questions?<br><br>Please Contact: Open Sales<br>Direct Phone: 1 (866) 459-7600<br>All other inquiries: (925) 606-9000 |

| Product Information                                                                                                                                     |     |                |                         |         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------------|-------------------------|---------|
|                                                                                                                                                         | Qty | Purchase Price | Extended Purchase Price | Taxable |
| Classroom, 24x40 DSA II (Item2001)<br>Right Hand Door Configuration Tackboard interior. 1 Door 2 Window Min<br>OCN 210041903 BID 86018 MFG Silver Creek | 1   | \$112,352.00   | \$112,352.00            | Y       |
| Classroom, 24x40 DSA II (Item2001)<br>Right Hand Door Configuration Tackboard interior. 1 Door 2 Window Min<br>OCN 210042140 BID 85866 MFG Silver Creek | 1   | \$112,352.00   | \$112,352.00            | Y       |

|                                         | Qty | Charge Each | Total One Time Taxable |
|-----------------------------------------|-----|-------------|------------------------|
| <b>Charges Upon Delivery:</b>           |     |             |                        |
| Classroom, 24x40 DSA II (Item2001)      |     |             | \$0.00                 |
| Classroom, 24x40 DSA II (Item2001)      |     |             | \$0.00                 |
| <b>Tax:</b>                             |     |             | \$19,661.60            |
| <b>Total Sales Price Including Tax:</b> |     |             | <b>\$244,365.60</b>    |

### Special Notes

**POR- Rent Due Until Paid in Full:** Please be aware that rent is due until the purchase price quoted above and all open balances are paid in full.

### Special Terms & Important Contractual Information

- Contract subject to terms & conditions attached and made a part of this agreement by reference herein. Customer acknowledges that he/she has received and read and affirms that he/she is duly authorized to execute and commit to this agreement for the above named customer.
- Unless otherwise noted, prices do not include prevailing wages, Davis-Bacon wages, or other special or certified wages.**





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**a Division of McGrath RentCorp**  
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www.mobilemodular.com

## Purchase Off Rent

Contract: 210052229.1  
Date Printed: 10/28/2025

(b) If the law of any State other than Maryland shall apply to the Sale Agreement, the Federal District Courts located within the State of California shall have non-exclusive jurisdiction over any lawsuit brought by Buyer or Seller as a result of any dispute regarding matters arising in connection with the Agreement. Further, it is agreed that the venue for a legal action relating to the Agreement shall be proper if brought in Alameda County, State of California. Subject to Section 7, the prevailing party shall be entitled to recover reasonable attorneys' fees and court costs, whether or not the action proceeds to judgement.

**6. LICENSE AND TRANSFER FEE(S).** If so listed on the Purchase Off Rent Agreement, the Purchase Price includes license and/or transfer fees. Buyer will be billed directly by the State for future annual license fees where applicable.

**7. COMPLIANCE WITH LAW.** Buyer assumes all responsibility for any and all licenses, clearances, permits and other certificates as may be required for Buyer's lawful operation, use, possession and occupancy of the Equipment. Buyer agrees to fully comply with all laws, rules, regulations and orders of all local, state and federal governmental authorities which in any way relate to the Equipment; and to indemnify and hold Seller harmless from any and all fines, forfeitures, seizures, penalties or other liabilities that may arise from any infringement or violation of any such law, rule, regulation or order.

**8. FEDERAL CONTRACTOR.** As a federal contractor, Seller's contracts are subject to the provisions of (i) Executive Order 11246, (41 CFR 60-1.4); (ii) section 503 of the Rehabilitation Act of 1973, (41 CFR 60-741.5(a)); and (iii) section 4212 of the Vietnam Era Veterans Readjustment Act of 1974, (41 CFR 60-300.5(a)). **Seller shall abide by the requirements of 41 CFR 60-741.5(a) and 41 CFR 60-300.5(a). These regulations prohibit discrimination against qualified individuals on the basis of disability, and qualified protected veterans, and require affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified individuals with disabilities, and qualified protected veterans.**

**9. WARRANTY.** Equipment, which includes the modular building(s) described in the Product Information section of the Purchase Off Rent Agreement, as well as any associated ramps, stairs, roof, plumbing, plumbing fixtures, electrical components, mechanical systems, seismic/wind restraints and any other accessories thereto, is sold "AS-IS" and "WHERE-IS" and **SELLER MAKES NO WARRANTIES OR REPRESENTATIONS, EITHER EXPRESS OR IMPLIED, RELATING TO THE EQUIPMENT, INCLUDING WITHOUT LIMITATION, THE CONDITION THEREOF, ITS MERCHANTABILITY OR ITS FITNESS FOR ANY PARTICULAR PURPOSE, ANY WARRANTY AGAINST INFRINGEMENT OR OTHERWISE, EXCEPT AS TO TITLE.**

## 10. MISCELLANEOUS.

(a) **MODIFICATIONS AND AMENDMENTS.** Representations and warranties made by any person, including agents and representatives of Seller, which are inconsistent or conflict with the terms of the warranty shall not be binding upon Seller unless reduced to writing and approved by an authorized representative of Seller. Notwithstanding the foregoing, from time to time, Buyer or Seller may request modifications to the scope of work hereunder, which at the sole option of the Seller may be accepted and thus alter the final price stipulated herein.

(b) **NO WAIVER.** Failure of Seller to enforce any term or condition of the Agreement shall not constitute waiver of any rights stipulated herein, nor shall it in any manner affect the rights of Seller to enforce any of the provisions stated herein. Waiver by Seller of any provision of the Agreement shall be valid only as provided in subsection (c) above and only with respect to the specific matter to which such waiver relates.

(c) If the law of the State of North Carolina shall apply to the Agreement, the Sale does not constitute a "construction contract" or otherwise relate to the improvement of real estate or the design, planning, construction, alteration, repair or maintenance of a building, structure or appurtenance.

**11. ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between Seller and Buyer regarding the subject matter hereof. If any part of the Sale Agreement is found to be invalid or illegal, Buyer and Seller agree that only the invalid or illegal portion of the Agreement will be eliminated.

Purchase Off Rent Terms and Conditions, Rev. 08/22/16