

Measure K Charter School Committee. Members

Blue Oak Charter School: Tim Drury & Trisha Atehortua Inspire School of Arts and Sciences: Jen Josephson & Peggy Hawks Chico Country Day Charter School: Stuart Langford & Wendy Fairon Nord Country School: Ed Johnson & Tanner Schaeffer CORE Butte Charter School: Mary Cox & Jenna Springer Sherwood Montessori: Michelle Yezbick & Pat Casey Forest Ranch Charter School: Christia Marasco & Robin Gebart Wildflower Open Classroom: Tom Hicks & Steve Tchudi

Chico Unified School District Measure K Charter School Committee Meeting Notice

Date: March 30, 2026

Time/Location: 3:45 pm CORE Butte Charter School, 2847 Notre Dame Blvd. Chico, CA 95928

Agenda

Information, Procedures, and Conduct of CUSD Measure K 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 K 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, or in the district office prior to the meeting @ 1163 East 7th 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 February 23, 2026

2. PUBLIC COMMENTS:

3. DISCUSSION/ACTION ITEMS:

- 3.1. Sherwood - Project Recommendation Form: Planning & Construction
- 3.2. Chico Country Day School - Project Recommendation Form: Turf
- 3.3. Nord Country School - Project Recommendation Form: Heating and Air Controller
- 3.4. Blue Oak Charter School - Project Recommendation Form: Development and Construction - Kings Consulting
- 3.5. Blue Oak Charter School - Project Recommendation Form: Development and Construction- Placeworks
- 3.6. Blue Oak Charter School - Project Recommendation Form: Development and Construction- RGA
- 3.7. Blue Oak Charter School - Project Recommendation Form: Development and Construction

4. ITEMS FROM COMMITTEE MEMBERS:

5. Next Meeting: April 27, 2026

6. ADJOURNMENT:

Measure K Charter School Committee Members

Blue Oak Charter School: Tim Drury & Tricia Atehoura Inspire School of Arts and Sciences: Jen Josephson & Peggy Hawks Chico Country Day Charter School: Stuart Langford & Wendy Fairon Nord Country School: Ed Johnson & Tanner Schaeffer CORE Butte Charter School: Mary Cox & Jenna Springer Sherwood Montessori: Michelle Yezbick & Pat Casey Forest Ranch Charter School: Christia Marasco and Robin Gebhardt Wildflower Open Classroom: Tom Hicks & Steve Tchudi

Chico Unified School District Measure K Charter School Committee Meeting Notice

Date: February 23, 2026

Time/Location: 3:45 pm CORE Butte Charter School, 2847 Notre Dame Blvd. Chico, CA 95928

Minutes

Information, Procedures, and Conduct of CUSD Measure K 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 K 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.

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1. REGULAR SESSION

1.1 Call to Order and Roll Call

Jenna Springer, Measure K Chair, called the meeting to order at 3:49 p.m.

ATTENDEES:

Chico Country Day: Stuart Langford
CORE Butte Charter School: Jenna Springer
Sherwood Montessori: Michelle Yezbick
Wildflower Open Classroom: Steve Tchudi
Nord Country School: Ed Johnson
Blue Oak- Tim Drury
Forest Ranch- Christia Marasco

CUSD Staff - Julie Kistle

ABSENT: Inspire- Peggy Hawks

1.2 Approval of Minutes of the Regular Meeting of January 26, 2025

Stuart Langford motioned to approve items 1.2, Steve Tchudi seconded the motion.

2. PUBLIC COMMENTS

No public comment

3. DISCUSSION/ACTION ITEMS

3.1 Voting Members - Tim Drury moves to approve and Steve Tchudi seconded the motion. All approved.

3.2 Chico Country Day School - Project Recommendation Form: Electrical

Michelle Yzebick motioned to approve item 3.2. Christia Marasco seconded the motion.

| Approved | Aye | Nay | Abstain | Absent |
|--------------------------------|-----|-----|---------|--------|
| Blue Oak: Tim Drury | X | | | |
| Inspire: Peggy Hawks | | | | X |
| Nord: Ed Johnson | X | | | |
| CCDS: Stuart Langford | | | X | |
| CORE Butte: Jenna Springer | X | | | |
| Sherwood: Michelle Yzebick | X | | | |
| Forest Ranch: Christia Marasco | X | | | |
| Wildflower: Steven Tchudi | X | | | |

3.3 Chico Country Day School - Project Recommendation Form: Sheds

Michelle Yzebick motioned to approve item 3.2. Christia Marasco seconded the motion.

| Approved | Aye | Nay | Abstain | Absent |
|--------------------------------|-----|-----|---------|--------|
| Blue Oak: Tim Drury | X | | | |
| Inspire: Peggy Hawks | | | | X |
| Nord: Ed Johnson | X | | | |
| CCDS: Stuart Langford | | | X | |
| CORE Butte: Jenna Springer | X | | | |
| Sherwood: Michelle Yzebick | X | | | |
| Forest Ranch: Christia Marasco | X | | | |
| Wildflower: Steven Tchudi | X | | | |

3.4 Chico Country Day School - Project Recommendation Form: Speakers

Christia Marasco motioned to approve item 3.2. Ed Johnson seconded the motion.

| Approved | Aye | Nay | Abstain | Absent |
|--------------------------------|-----|-----|---------|--------|
| Blue Oak: Tim Drury | X | | | |
| Inspire: Peggy Hawks | | | | X |
| Nord: Ed Johnson | X | | | |
| CCDS: Stuart Langford | | | X | |
| CORE Butte: Jenna Springer | X | | | |
| Sherwood: Michelle Yzebick | X | | | |
| Forest Ranch: Christia Marasco | X | | | |
| Wildflower: Steven Tchudi | X | | | |

3.5 CORE Butte Charter - Project Recommendation Form: Fencing Increase

Christia Marasco motioned to approve item 3.2. Stuart Langford seconded the motion.

| Approved | Aye | Nay | Abstain | Absent |
|--------------------------------|-----|-----|---------|--------|
| Blue Oak: Susan Domenighini | X | | | |
| Inspire: Peggy Hawks | | | | X |
| Nord: Ed Johnson | X | | | |
| CCDS: Stuart Langford | X | | | |
| CORE Butte: Jenna Springer | | | X | |
| Sherwood: Michelle Yezbick | X | | | |
| Forest Ranch: Christia Marasco | X | | | |
| Wildflower: Steven Tchudi | X | | | |

3.6 Nord County School - Project Recommendation Form: Office

Jenna Springer motioned to approve item 3.2. Steve Tchudi seconded the motion.

| Approved | Aye | Nay | Abstain | Absent |
|--------------------------------|-----|-----|---------|--------|
| Blue Oak: Tim Drury | X | | | |
| Inspire: Peggy Hawks | | | | X |
| Nord: Ed Johnson | | | X | |
| CCDS: Stuart Langford | X | | | |
| CORE Butte: Jenna Springer | X | | | |
| Sherwood: Michelle Yezbick | X | | | |
| Forest Ranch: Christia Marasco | X | | | |
| Wildflower: Steven Tchudi | X | | | |

3.7 Nord County School - Project Recommendation Form: French Drain

Stuart Langford motioned to approve item 3.2. Steve Tchudi seconded the motion.

| Approved | Aye | Nay | Abstain | Absent |
|--------------------------------|-----|-----|---------|--------|
| Blue Oak: Tim Drury | X | | | |
| Inspire: Peggy Hawks | | | | X |
| Nord: Ed Johnson | | | X | |
| CCDS: Stuart Langford | X | | | |
| CORE Butte: Jenna Springer | X | | | |
| Sherwood: Michelle Yezbick | X | | | |
| Forest Ranch: Christia Marasco | X | | | |
| Wildflower: Steven Tchudi | X | | | |

4. ITEMS FROM COMMITTEE MEMBERS

5. Next Meeting: March 30, 2026

6. ADJOURNMENT

Jenna Springer motioned to adjourn the meeting. Michelle Yezbick seconded the motion. The meeting was adjourned at 4:07 p.m.

Attestation of Committee Secretary: Wendy Fairon

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

GENERAL INFORMATION:

| | |
|-------------------------|---|
| Submission Meeting Date | 04.15.2026 |
| Name of School | Sherwood Montessori |
| Address of School | 1010 Cleveland Ave., Chico, CA 95928 |
| Contact Name | Michelle Yezbick |
| Contact Phone/Email | (530) 345-6600 / michelle@sherwoodmontessori.org |
| Year Established | 2010 |
| Next Renewal Date | 2030 |
| CDS Code | 04-61424-010 |
| Charter Number | 1166 |
| Website | www.sherwoodmontessori.org |

1. Type of Project:

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

2. Project Narrative:

This proposal is to use remaining Measure K funds for planning and new construction.

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. Current enrollment and ADA: 103/ 96.123

5. Financial Questions

a. Was your prior annual audit report free of any negative findings? yes no
If no, please explain The auditor found transactions that were not captured during the proper accounting period and the Extended Learning Operations Plan needed more detail. Internal controls are in place to prevent recurrence.

b. What were your cash reserves as a percent of expenditures at the end of the prior fiscal year? 14.56%

6. Project Schedule *Please briefly describe the timeline for the project planning and completion.*

The project is expected to be completed in the next five years.

7. Preliminary Estimate (Cost)

| | Round 1 | Round 2 | Round 3 |
|--------------------------------------|----------------|----------------|----------------|
| Allocation Per Round | 400,174 | 509,695 | 481,893 |
| Less Previously Allocated Funds | 400,174 | 509,695 | 87,578 |
| Less Current Project Funds Requested | --- | --- | 394,315 |
| Remaining Measure K Allocation | 1,001,832 | 492,137 | --- |

School Facilities Projects to be Funded with Proceeds of Bonds

“Bond proceeds will be expended to repair, modernize, replace, renovate, expand, construct, acquire, equip, furnish and otherwise improve the classrooms and school facilities the [charter’s] existing schools, new school sites, and other [charter] owned properties to provide equity among campuses, improved facilities, and student access to instructional technology.”—Measure K

Documentation (please indicate those completed)

All Projects

Project Narrative: general scope of work *Included*
 Enrollment Capacity: Current Facility and/or Proposed *Included*
 Preliminary Estimate (Cost) *Included*
 Project Schedule *Included*

Building/Modernization/Renovation Projects

Feasibility Study and Site Review *Included* *Not Applicable*
 Enrollment Capacity: Current Facility and/or Proposed *Included* *Not Applicable*
 Pre-Schematics (to be completed by a District approved architect and/or engineering team) *Included* *Not Applicable*
 Facility Assessment *Included* *Not Applicable*
 Schematic Drawing(s) (areas of work) *Included* *Not Applicable*
 CEQA Process Determination (pre-CEQA-form) *Included* *Not Applicable*
 Design Development Drawings *Included* *Not Applicable*
 Design or Bid Estimate *Included* *Not Applicable*
 Construction Documents *Included* *Not Applicable*

For Committee Use:

All necessary documents were included: *yes* *no*
 (if no: request for additional documentation)

CORE QUESTIONS:

1. Does the project fall under the bond language? yes
2. Given the life span of a bond, is the project an appropriate use of funds? yes
3. Has the school demonstrated the feasibility of project completion? yes
4. Has the local school board approved the project? 3/26/2026

MEASURE K—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:
Julie Kistle at jkistle@chicousd.org or (530) 891-3000 x. 20602*

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

GENERAL INFORMATION:

| | |
|-------------------------|---|
| Submission Meeting Date | 3/30/26 |
| Name of School | Chico Country Day School |
| Address of School | 102 W. 11th St Chico Ca 95928 |
| Contact Name | Wendy Fairon |
| Contact Phone/Email | 530-895-2650/ wfairon@chicocountryday.org |
| Year Established | 1996 |
| Next Renewal Date | 2027 |
| CDS Code | 04-61424-61127736 |
| Charter Number | 112 |
| Website | www.chicocountryday.org |

1. Type of Project:

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

2. Project Narrative: CCDS requests approval to use Measure K funds of \$214,647.25 to complete the turf installation on our elementary campus field. This project would be completed by Dawson Landscape, whose proposal covers the full scope of work, including removal of the existing field surface, leveling and preparing the ground, and installing new turf.

A small section of turf was previously installed, and completing the remaining portion of the field would allow us to finish the project in a cohesive and functional way. This improvement will provide a safer, more durable outdoor space for students to use during recess, physical education, and school events throughout the year.

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. Current enrollment and ADA: 589

5. Financial Questions

a. Was your prior annual audit report free of any negative findings? yes no
If no, please explain- 1 finding carried over from prior year regarding year end closing

b. What were your cash reserves as a percent of expenditures at the end of the prior fiscal year? 15%

6. Project Schedule *Please briefly describe the timeline for the project planning and completion.*

Turf installation is planned for summer break 2026

7. Preliminary Estimate (Cost)

| | Round 1 | Round 2 |
|--------------------------------------|---|---------|
| Allocation Per Round | | |
| Less Previously Allocated Funds | Current balance \$214,647.25 | |
| Less Current Project Funds Requested | \$214,647.25 | |
| Remaining Measure K Allocation | \$0.00 | |

School Facilities Projects to be Funded with Proceeds of Bonds

“Bond proceeds will be expended to repair, modernize, replace, renovate, expand, construct, acquire, equip, furnish and otherwise improve the classrooms and school facilities the [charter’s] existing schools, new school sites, and other [charter] owned properties to provide equity among campuses, improved facilities, and student access to instructional technology.”—Measure K

Documentation (please indicate those completed)

All Projects

Project Narrative: general scope of work ___x___ Included
 Enrollment Capacity: Current Facility and/or Proposed ___x___ Included
 Preliminary Estimate (Cost) ___x___ Included
 Project Schedule ___x___ Included

Building/Modernization/Renovation Projects

Feasibility Study and Site Review _____ Included ___x___ Not Applicable
 Enrollment Capacity: Current Facility and/or Proposed _____ Included ___x___ Not Applicable
 Pre-Schematics (to be completed by a District approved architect and/or engineering team) _____ Included ___x___ Not Applicable
 Facility Assessment _____ Included ___x___ Not Applicable
 Schematic Drawing(s) (areas of work) _____ Included ___x___ Not Applicable
 CEQA Process Determination (pre-CEQA-form) _____ Included ___x___ Not Applicable
 Design Development Drawings _____ Included ___x___ Not Applicable
 Design or Bid Estimate _____ Included ___x___ Not Applicable
 Construction Documents _____ Included ___x___ Not Applicable

For Committee Use:

All necessary documents were included: _____ yes _____ no
 (if no: request for additional documentation)

CORE QUESTIONS:

1. Does the project fall under the bond language?
2. Given the life span of a bond, is the project an appropriate use of funds?
3. Has the school demonstrated the feasibility of project completion?
4. Has the local school board approved the project?

MEASURE K—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:
Julie Kistle at jkistle@chicousd.org or (530) 891-3000 x. 20602*



DAWSON

— LANDSCAPING —

1444 Nord Ave. Chico, Ca. 95926

Estimate

| | |
|-----------|------------|
| Date | Estimate # |
| 1/27/2026 | 2126 |

| |
|---|
| Name / Address |
| Chico Country Day School 102 W. 11th St. Chico, Ca. 95928 |

| CSLB #947019 DIR # 1000054365 | | | | | Project |
|--|---------|--------------|--------------|----------|----------|
| Description | Qty | Rate | Amount | MARKUP | Total |
| This quote is to install synthetic turf, raise drains, plant trees, install a ball wall with netting system, install concrete mow curb, mulch and irrigation work. The turf will be installed in the same fashion as last years turf installation. Work to be done in the summer months while school is out. We will be utilizing the parking lot and taking down a section of chain link fencing and replacing once the project is completed. | | | | | |
| Install approx 190' of 6" mow curb with rebar and light broom finish. | | 0.00 | 0.00 | 6,000.00 | 6,000.00 |
| Install irrigation for new trees and fix irrigation to existing trees in front of classrooms. Keep all existing irrigation in place to cool and wash turf as needed. | | 0.00 | 0.00 | 3,500.00 | 3,500.00 |
| Install (5) 24" box Red Maple trees along chain link fence line. Trees will have 5' circles created around them in the turf and mulch place in the 5' ring. | | 0.00 | 0.00 | 2,500.00 | 2,500.00 |
| Thank you for your business. | Phone # | 530-343-0384 | Total | | |



DAWSON

— LANDSCAPING —

1444 Nord Ave. Chico, Ca. 95926

Estimate

| | |
|-----------|------------|
| Date | Estimate # |
| 1/27/2026 | 2126 |

| |
|---|
| Name / Address |
| Chico Country Day School 102 W. 11th St. Chico, Ca. 95928 |

| CSLB #947019 DIR # 1000054365 | | | | | Project | |
|---|---------|--------------|--------|--------------|-----------|--|
| Description | Qty | Rate | Amount | MARKUP | Total | |
| Install 'Ball Wall' system. This system will be designed in two parts. The first part will be a wooden wall approx. 4' tall and 46' long. This will be made from metal posts on the 'classroom' side and smooth 2x12 cedar on the field side. We will also install a smooth Cedar 2x6 top rail. All lumber to be pre-treated with non-toxic sealer which is applied at the lumber yard. All hardware to be galvanized. The 2nd part of the system is a netting system which will be constructed with 4x4 poles with caps and powder coated black. The will be 18' long and will have rebar tabs welded for footings. Footings for the poles will be 2' wide by 3' with loose set rebar. There is no wind load so engineering is not required. The netting system will be a #18x1 3/4" knotted MMWPE netting with rope border and weighted bottom rope. It is connected with welded eye hooks, stainless cables with turn bucklers, snap hooks and netting loops. You can see the system at gourock.com. The netting will sit above the wall and will be 12' tall by 46' wide giving the 'ball wall' a total height of 16'. Price includes rental of lift and fall safety training and PPE which is required for this project. | | 0.00 | 0.00 | 19,500.00 | 19,500.00 | |
| Thank you for your business. | Phone # | 530-343-0384 | | Total | | |



DAWSON

— LANDSCAPING —

1444 Nord Ave. Chico, Ca. 95926

Estimate

| Date | Estimate # |
|-----------|------------|
| 1/27/2026 | 2126 |

| Name / Address |
|---|
| Chico Country Day School 102 W. 11th St. Chico, Ca. 95928 |

| CSLB #947019 DIR # 1000054365 | | | | | Project | |
|--|---------|--------------|--------------|------------|--------------|--|
| Description | Qty | Rate | Amount | MARKUP | Total | |
| Install synthetic turf in large field area and along the front of the play area and concrete walk way by basketball courts. This will be installed the same as the first application of turf done last summer We have included a cool touch infill product that is play ground safe. Field will be sloped to drain to existing storm drain inlets(D.I.). We will install 4-5" of compacted base over filter fabric. We will install a 1" layer of D.G. compacted then install the turf. Seams will be zipper cut. Price includes raising D.I.'s as needed. | | 0.00 | 0.00 | 245,000.00 | 245,000.00 | |
| Install mulch behind 'ball wall' from chain link fence to stairs. | | 0.00 | 0.00 | 350.00 | 350.00 | |
| Take down and repair chain link fence for jobsite access. | | 0.00 | 0.00 | 1,200.00 | 1,200.00 | |
| Thank you for your business. | Phone # | 530-343-0384 | Total | | \$278,050.00 | |

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

GENERAL INFORMATION:

| | |
|-------------------------|---------------------------------------|
| Submission Meeting Date | March 30, 2026 |
| Name of School | Nord Country School |
| Address of School | 5554 California Street Chico Ca 95973 |
| Contact Name | Ed Johnson |
| Contact Phone/Email | 530-891-3138 |
| Year Established | 2005 |
| Next Renewal Date | 2030 |
| CDS Code | 04-6142440110551 |
| Charter Number | 729 |
| Website | http://www.nordcountryschool.org |

1. Type of Project:

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

2. Project Narrative:

We are asking to use measure K funds for a system that will monitor our heating and air on campus in rooms.

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. Current enrollment and ADA: 205

5. Financial Questions

- a. Was your prior annual audit report free of any negative findings? yes no
If no, please explain- 1 finding carried over from prior year regarding year end closing

- b. What were your cash reserves as a percent of expenditures at the end of the prior fiscal year?
31%

6. Project Schedule *Please briefly describe the timeline for the project planning and completion.*

-Projects already completed error in budget that needs correcting

7. Preliminary Estimate (Cost)

| Measure K funds | Round 1 | Round 2 | Round 3 |
|----------------------|---|----------------------------|-----------------------------|
| Allocation Per Round | 472,933 + 12,106 Step up 5/20/19 Running total= 485,039 | 602,367 Total=1,087,406 | 569,511 Total= 1,656,917 |

| | | | |
|--------------------------------------|---|---|--------------|
| Less Previously Allocation | 0 | 0 | 9,300 |
| Less Current Project Funds Requested | 0 | 0 | 6,872.00 |
| Remaining Measure K Allocation | 0 | 0 | \$165,119.35 |

School Facilities Projects to be Funded with Proceeds of Bonds

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Documentation (please indicate those completed)

All Projects

Project Narrative: general scope of work ___x___ Included
 Enrollment Capacity: Current Facility and/or Proposed ___x___ Included
 Preliminary Estimate (Cost) ___x___ Included
 Project Schedule ___x___ Included

Building/Modernization/Renovation Projects

Feasibility Study and Site Review _____ Included ___x___ Not Applicable
 Enrollment Capacity: Current Facility and/or Proposed _____ Included ___x___ Not Applicable
 Pre-Schematics (to be completed by a District approved architect and/or engineering team) _____ Included ___x___ Not Applicable
 Facility Assessment _____ Included ___x___ Not Applicable
 Schematic Drawing(s) (areas of work) _____ Included ___x___ Not Applicable
 CEQA Process Determination (pre-CEQA-form) _____ Included ___x___ Not Applicable
 Design Development Drawings _____ Included ___x___ Not Applicable
 Design or Bid Estimate _____ Included ___x___ Not Applicable
 Construction Documents _____ Included ___x___ Not Applicable

For Committee Use:

All necessary documents were included: _____ yes _____ no
 (if no: request for additional documentation)

CORE QUESTIONS:

1. Does the project fall under the bond language?
2. Given the life span of a bond, is the project an appropriate use of funds?
3. Has the school demonstrated the feasibility of project completion?
4. Has the local school board approved the project?

MEASURE K—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:
 Julie Kistle at jkistle@chicousd.org or (530) 891-3000 x. 20602



Controls Quotation

Date: March 12, 2026
To: Tanner Schaeffer
Nord Country School

Estimate ID: 1024

Project: FINStack Server Replacement
Nord Country School
5554 California St
Chico, CA 95973

From: Sydney Flowers

We propose to replace the lost FINStack Server with a Facility Explorer by Johnson Controls FX-90 supervisory controller for the sum of \$6,872.00. Price valid for 30 days from above date.

To include the following:

- Supply and install new FX-90 supervisory controller with 25 device license and 5-year software subscription license. FX-90 to be installed in IT room. Coordinate with IT staff for static IP address.
- Provide hardware and software engineering to create database with graphics, trends, histories, and schedules for all classrooms that have existing TEC communicating thermostats.
- 2 hours staff training upon project completion.
- Prevailing wages and certified payroll.
- All labor and material and tax for a complete system.
- Shasta Control Company labor warrantied for 1 year. JCI hardware carries their warranty of 3 years.

Exclusions:

- Additional hardware. It is assumed that all existing TEC communicating thermostats and BACnet IP routers are in working condition and functional.
- Troubleshooting or repairs to any existing systems or equipment. Any issues discovered will be brought to the attention of staff.

Measure K Charter School Facilities Committee

Project Recommendation Form for Consideration by CUSD Board of Trustees

GENERAL INFORMATION:

| | |
|----------------------|---|
| Name of School | Blue Oak Charter School |
| Address of School | 450 W East Ave, Chico, Ca |
| Contact Name | Tim Drury |
| Contact Phone/Email | (530) 879-7483 |
| Year Established | 2001 |
| Charter Renewal Date | 2026 |
| CDS Code | 04 614246119523 |
| Charter Number | 0415 |
| Website | https://blueoakcharterschool.org/ |

1. Type of Project:

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

2. Project Narrative: Preliminary Programming, Planning, and Design Services

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

a. Blue Oak Charter School New Campus - Meriam Park, Chico

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

6. Current enrollment and ADA: 197

7. Financial Questions

- a. Was your prior annual audit report free of any negative findings? yes no
 A finding was found in our Independent Study practices. Signatures on Master agreements
- b. What were your cash reserves as a percent of expenditures at the end of the prior fiscal year?
18.6%
-

8. Project Schedule

Please briefly describe the timeline for the project planning and completion.

Our current freezer went out over the summer, and replacement parts were not found. It is not reliable and needs to be replaced. Estimates on three potential replacements are included. The \$6,000 requested is above the estimates to leave room for potential additional costs.

9. Preliminary Estimate (Cost)

| | |
|--------------------------------------|----------------|
| Round Allocation | 3,834,275.00 |
| Less Previously Allocated Funds | 2,446,789.66 |
| Less Current Project Funds Requested | \$4,100.00 |
| Remaining Round Allocation | \$1,097,465.34 |

“Bond proceeds will be expended to repair, modernize, replace, renovate, expand, construct, acquire, equip, furnish and otherwise improve the classrooms and school facilities the [charter’s] existing schools, new school sites, and other [charter] owned properties to provide equity among campuses, improved facilities, and student access to instructional technology.”—Measure K

Documentation *(please indicate those completed)*

All Projects

Project Narrative: general scope of work _X_ Included
 Enrollment Capacity: Current Facility and/or Proposed ___ Included
 Preliminary Estimate (Cost) X___ Included
 Project Schedule X___ Included

Building/Modernization/Renovation Projects

Feasibility Study and Site Review ___ Included ___ Not Applicable
 Enrollment Capacity: Current Facility and/or Proposed ___ Included ___ Not Applicable
 Pre-Schematics *(to be completed by a District approved architect and/or engineering team)* ___ Included ___ Not Applicable
 Facility Assessment ___ Included ___ Not Applicable
 Schematic Drawing(s) *(areas of work)* ___ Included ___ Not Applicable
 CEQA Process Determination *(pre-CEQA-form)* ___ Included ___ Not Applicable
 Design Development Drawings ___ Included ___ Not Applicable
 Design or Bid Estimate _X_ Included ___ Not Applicable
 Construction Documents ___ Included ___ Not Applicable

For Committee Use:

All necessary documents were included: ___ yes ___ no
(if no: request for additional documentation)

CORE QUESTIONS:

1. Does the project fall under the bond language?
2. Given the life span of a bond, did the proposal explain how this project was an appropriate use of funds?
3. Has the school demonstrated the feasibility of project completion?
4. Has the local school board approved the project? The board is aware of and will approve vote at the next meeting.

MEASURE K—CHARTER FACILITIES COMMITTEE APPROVAL

Date of Committee Approval: _____

Attestation of Committee Secretary: _____



KING
CONSULTING

Proposal:

CDE Site Approval

Prepared for:

Blue Oak Charter School

Attention:

Susan Domenighini
Executive Director
sdomenighini@blueoakcharterschool.org
530-879-7483

Primary Contact:

Jamie King-Iseman
President
jamie@kinginc.com
916-706-3538



KING
CONSULTING

Scope of Services

This document represents an agreement between the District and King Consulting. For the compensation stipulated, King Consulting shall provide the following services:

CALIFORNIA DEPARTMENT OF EDUCATION SITE APPROVAL

Review, prepare, and submit documentation required to obtain California Department of Education (CDE) site approval. The following services included, but not limited to:

- Provide project management services for CDE site certification;
- Identify all the necessary studies that are required for CDE site certification;
- Assist in identifying all necessary consultants to complete required studies, monitor their progress, and review for completeness;
- Meet with local planning agencies, Client, and attend Board meetings when necessary;
- Prepare, submit, and manage the process of all application forms for CDE site approval (SFPD 4.0, 4.01, 4.02, 4.03);
- Facilitate the Environmental Oversight Program for the Department of Toxic Substances Control (DTSC) Site Clearance, as needed.
- Prepare Board Agenda Items and Resolutions required as part of the CDE site certification;
- The Client is responsible for contracting with identified consultants.

Consulting Fees

For the services outlined, the District shall pay King Consulting on a time and material basis at the **hourly rate of \$205, not to exceed \$4,100 (20 hours)**. King Consulting will bill the District in increments of 15 minutes, and invoice on a monthly basis. The scope of work necessary to complete the services listed in this Agreement is dependent upon the availability and quality of the District's enrollment and facilities information.

The fees shall cover all normal business expenses incurred on behalf of the District. Necessary visitations to the District by King Consulting will be reimbursed on an actual and necessary basis. Reimbursed visitations shall have prior approval by the District.

The District shall be responsible for reviewing and verifying all data included in documents, forms, and reports prepared by King Consulting on behalf of the District. The District shall be responsible for consulting legal counsel as related to the preparation and submittal of documents, forms, and reports.

The terms of this agreement shall remain in force unless mutually amended.

ADDITIONAL CONSIDERATIONS

King Consulting shall be reimbursed as follows:

- Work Completed above and beyond the hours specified in this contract shall be billed at **\$205.00 per hour**;
- Mileage for all meetings shall be reimbursed to King Consulting at the IRS standard mileage rate;
- Application filing fees and other State-required fees are the responsibility of the District;
- Express Mail expenses will be documented and reimbursed to King Consulting;
- Reproduction of documents shall be the responsibility of the District. King Consulting will provide duplicating costs at an actual cost basis.

VALIDITY PERIOD

The quoted price and services outlined in this contract are valid for a period of 60 days from the date of issuance. Any acceptance of this proposal beyond the specified validity period may result in a reevaluation of the pricing and services offered. Both parties acknowledge and agree that any changes to the scope of work, market conditions, or other relevant factors may necessitate adjustments to the terms outlined herein after the expiration of the 60-day validity period.

Signatures

This Agreement is between the Blue Oak Charter School and King Consulting.

Signed by:
Vicki Wonacott
474BE675AFFB438...
Susan Domenighini
Executive Director
Blue Oak Charter School

Vicki wonacott
Board Chair



Jamie King-Iseman
President
King Consulting

2/10/2026 | 9:42 AM PST

Date

07/15/2025

Date

Measure K Charter School Facilities Committee

Project Recommendation Form for Consideration by CUSD Board of Trustees

GENERAL INFORMATION:

| | |
|----------------------|---|
| Name of School | Blue Oak Charter School |
| Address of School | 450 W East Ave, Chico, Ca |
| Contact Name | Tim Drury |
| Contact Phone/Email | (530) 879-7483 |
| Year Established | 2001 |
| Charter Renewal Date | 2026 |
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 Purchase or lease Project
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a. Blue Oak Charter School New Campus - Meriam Park, Chico

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- a. Was your prior annual audit report free of any negative findings? yes no
 A finding was found in our Independent Study practices. Signatures on Master agreements
- b. What were your cash reserves as a percent of expenditures at the end of the prior fiscal year?
18.6%
-

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Please briefly describe the timeline for the project planning and completion.

Our current freezer went out over the summer, and replacement parts were not found. It is not reliable and needs to be replaced. Estimates on three potential replacements are included. The \$6,000 requested is above the estimates to leave room for potential additional costs.

9. Preliminary Estimate (Cost)

| | |
|--------------------------------------|----------------|
| Round Allocation | 3,834,275.00 |
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| Less Current Project Funds Requested | \$63,836.00 |
| Remaining Round Allocation | \$1,033,629.34 |

“Bond proceeds will be expended to repair, modernize, replace, renovate, expand, construct, acquire, equip, furnish and otherwise improve the classrooms and school facilities the [charter’s] existing schools, new school sites, and other [charter] owned properties to provide equity among campuses, improved facilities, and student access to instructional technology.”—Measure K

Documentation *(please indicate those completed)*

All Projects

| | |
|---|---------------|
| Project Narrative: general scope of work | _X_ Included |
| Enrollment Capacity: Current Facility and/or Proposed | ___ Included |
| Preliminary Estimate (Cost) | X___ Included |
| Project Schedule | X___ Included |

Building/Modernization/Renovation Projects

| | | |
|--|--------------|--------------------|
| Feasibility Study and Site Review | ___ Included | ___ Not Applicable |
| Enrollment Capacity: Current Facility and/or Proposed | ___ Included | ___ Not Applicable |
| Pre-Schematics <i>(to be completed by a District approved architect and/or engineering team)</i> | ___ Included | ___ Not Applicable |
| Facility Assessment | ___ Included | ___ Not Applicable |
| Schematic Drawing(s) <i>(areas of work)</i> | ___ Included | ___ Not Applicable |
| CEQA Process Determination <i>(pre-CEQA-form)</i> | ___ Included | ___ Not Applicable |
| Design Development Drawings | ___ Included | ___ Not Applicable |
| Design or Bid Estimate | _X_ Included | ___ Not Applicable |
| Construction Documents | ___ Included | ___ Not Applicable |

For Committee Use:

All necessary documents were included: _____ yes _____ no
(if no: request for additional documentation)

CORE QUESTIONS:

1. Does the project fall under the bond language?
2. Given the life span of a bond, did the proposal explain how this project was an appropriate use of funds?
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4. Has the local school board approved the project? The board is aware of and will approve vote at the next meeting.

MEASURE K—CHARTER FACILITIES COMMITTEE APPROVAL

Date of Committee Approval: _____

Attestation of Committee Secretary: _____



February 16, 2026

Trisha Atehortua, Board Member
Blue Oak Charter School
450 W. East Avenue
Chico CA 95926

Subject: Proposal to Provide CEQA and Title 5 School Facilities Evaluation Services for New Blue Oak Charter School in Chico, Butte County, California

Transmitted via Email: trisha@blueoakcharterschool.org

Dear Ms. Atehortua:

Thank you for the opportunity to submit this proposal to prepare the Title 5 School Facilities Evaluation and environmental documentation for the proposed Blue Oak Charter School project in the Chico Unified School District (District). PlaceWorks is a leader in preparing Title 5 and environmental analyses pursuant to the California Environmental Quality Act (CEQA) for school projects across the state. We appreciate the opportunity to work with the Charter School team on this project.

Based on our initial review of the previously certified Meriam Park Program EIR (SCH No. 2005072045) and our understanding of the proposed project, existing project site, and surrounding area conditions, we anticipate the preparation of an addendum to the certified EIR. This proposal describes our understanding of the project, explains our approach and scope of work for preparation of the addendum, and presents our fee proposal.

PlaceWorks has a dedicated and experienced staff, and our project management systems ensure that we will meet the project timeline with high standards and defensibility. The PlaceWorks team has the comprehensive, related experience to successfully complete the environmental and technical services outlined in this proposal in a timely manner. We will prepare all documentation to ensure that it complies with applicable state law and the Charter School and District's process for the preparation, evaluation, and processing of environmental documents in accordance with CEQA.

Mark Teague, AICP, Principal Advisor, will serve as principal in charge and be responsible for overall legal defensibility and approach. **Miles Barker**, Associate II, will be our project manager and be responsible for quality control and be the primary day-to-day contact. This management team has considerable experience overseeing CEQA review for similar school construction projects. This management team has considerable experience overseeing CEQA review for similar school projects. PlaceWorks' in-house technical team will provide a noise analysis as well as a Title 5 School Facilities Evaluation. As a subconsultant to PlaceWorks, **DJ&A** will prepare the Transportation Study, and **Padre Associates** will prepare the Phase I Environmental Site Assessment (ESA) to support DTSC review and clearance under the Title 5 process.

Understanding of the Project

Blue Oak Charter School is a public charter school serving grade levels kindergarten through eighth grade (K-8). The Charter School is currently at 450 W. East Avenue in Chico, Butte County. Chico Unified School District owns a 2.47-acre property near the southwest corner of Bruce Road and Apodaca Place in Chico (project site). The Charter School is proposing to develop a K-8 grade campus at the project site and relocate the charter school to that site (proposed project). The proposed project would have an enrollment capacity of 300 students. The campus would provide educational facilities consistent with a K-8 campus.

The project site encompasses 2.47 acres of fallow grazing land and consists of a single parcel, identified as Assessor's Parcel Number (APN) 002-180-234-000. It is bounded by Apodaca Place to the north, with vacant land zoned for mixed-use beyond; Bruce Road to the east, with vacant land zoned for residential uses beyond; Little Chico Creek to the south, with additional vacant mixed-use land beyond; and to the west by vacant mixed-use land and Little Chico Creek. The property is currently vacant and consists of disturbed, undeveloped land. The Chico Unified School District would serve as lead agency on the proposed project.

Scope of Work

This scope of work is divided into two tasks. The first task is Title 5 School Facilities evaluation to support the Charter School and District through California Department of Education approval process and self-certification. The second task is preparation of an Addendum following the CEQA process. We will of course, use information gained from the Title 5 effort to inform the Addendum, and to the extent possible will work on both simultaneously. Specific tasks and roles of the Charter School, District, and PlaceWorks are detailed in the following work scope.

Title 5 CDE Site Approval Support

This task includes site approval-related studies required to support CDE review and to confirm the feasibility of the proposed school site concurrent with preparation of CEQA documentation.

TASK 1. CDE/TITLE 5 PROCESS

Task 1.1 Phase I Environmental Site Assessment

As a subconsultant to PlaceWorks, Padre would prepare a Phase I Environmental Site Assessment to support DTSC review and clearance as part of the CDE school site approval (Title 5) process.

Site History. Padre will research and review pertinent, readily available geologic and hydrogeologic literature, and available historical aerial photographs, Sanborn Fire Insurance Maps, and topographic maps of the project site and surrounding area. Additionally, Padre will interview knowledgeable personnel identified by the Charter School and District who are familiar with the historical operations at the project site and will review documents supplied by the current property owner.

Site Reconnaissance. Padre will perform a reconnaissance of the project site and evaluate the project site and adjacent areas for potential sources of hazardous substances contamination. The reconnaissance will include a detailed site visit to assess the presence of on-site hazardous substances use, storage, treatment, and/or disposal.

Regulatory Agency Review. Padre will obtain a current governmental database search report for the project site and the area within a one-mile radius of the project site. Padre will also contact applicable municipal, county, state, and federal agencies to review readily available files, records, permits, and known site lists, as well as interviewing knowledgeable agency personnel.

Report Preparation. Padre will prepare and submit a report summarizing the results of their findings, which will present their interpretations and recommendations as they pertain to hazardous substances at the project site and adjacent areas. Padre will recommend additional assessment, if warranted, based on information from the assessment. Padre will submit an electronic copy of the final report.

Deliverable(s):

- » Phase I ESA Report (electronic)

Task 1.2 Title 5 School Facilities Evaluation

PlaceWorks will prepare Title 5 School Facilities Evaluations (SFE) for the school site, as required for CDE's review of Title 5 school site standards for new construction projects. The SFE (sometimes referred to as a Geological and Environmental Hazards Study by CDE) will address potential health and safety constraints associated with these topics:

- Flooding / Dam Inundation
- Hazards / Hazardous Materials
 - » Emission Sources / Pollution
 - » Storage Tanks
 - » Pipelines (including water lines)
 - » Power Lines
- Geology Constraints
 - » Earthquake Faults
 - » Liquefaction / Landslides
- Land Use Compatibility / Easements
- Public Services
- Traffic Noise
- Traffic / Pedestrian Safety / Railroad Safety
- Proximity to Airports

PlaceWorks will contact appropriate agencies and review data to identify constraints related to the above-listed items. While our initial review did not identify proximity to these facilities to the school site, a more detailed assessment may identify constraints that will require detailed risk assessments not included in this current scope.

Deliverable(s):

- » Title 5 School Facilities Evaluation

Preparation of an Addendum

TASK 2. PROJECT INITIATION

Task 2.1 Kick-off Meeting

PlaceWorks' Principal-in-Charge (PIC) and Project Manager (PM) will participate in one virtual project initiation/kick-off meeting with the Charter School to discuss the proposed project; collect available project information; set a plan/protocol for meetings and communication; and discuss the project timeline, as needed. Prior to the kick-off meeting, PlaceWorks will share an agenda. Following the meeting, PlaceWorks will develop a detailed CEQA schedule to meet the project's timeline, provide the Charter School with a list of data needs, and distribute meeting notes with clearly defined action items and roles.

Task 2.2 Site Visit and Project Description

One PlaceWorks team member will visit the project site to familiarize the PlaceWorks team with its layout and gain an understanding of the project site's environmental setting and context, which will establish the environmental baseline for the proposed project. PlaceWorks will collect photo-documentation of the site and document our initial site observations, which will be incorporated into the environmental setting.

PlaceWorks will prepare a comprehensive project description. A clear description of construction activities, project operation, and assumptions will be tied directly into the technical quantitative analyses. A logical, concise, and organized project description sets the tone and structure of the environmental analyses and is essential for developing a defensible environmental analysis. The completed project description will be submitted to the Charter School for review and comment. This scope of work assumes **one round of review**. It is assumed that the Charter School and District will review concurrently. If additional rounds of review are needed, additional scope and cost would be required.

Deliverable(s):

- » Kick-off Meeting Attendance (virtual) and Materials
- » Project Schedule and Data Needs
- » Site Visit
- » Draft Project Description (electronic copy)

TASK 3. TECHNICAL STUDIES

It is PlaceWorks' understanding and assumption that the following technical reports and plans will be prepared and provided by the Charter School and/or District. PlaceWorks will review these materials and incorporate them into the environmental analysis, as appropriate.

- Architectural package, including high quality site plans, elevations/building sections, and renderings
- Grading, drainage/stormwater, and utility plans
- Hydrology and drainage report (if available)
- Geotechnical report (if available)

PlaceWorks will review the provided documents for CEQA adequacy and incorporate them into the appropriate topical sections of the CEQA document as part of the basis for analysis. PlaceWorks' scope assumes that the materials provided will be complete, accurate, and suitable for CEQA purposes. If any of the provided materials are incomplete, inconsistent, outdated, or otherwise not adequate for CEQA purposes, PlaceWorks will notify the District and coordinate with the District and Charter School to identify needed revisions or supplemental information. Preparation of new or substantially revised technical studies by PlaceWorks or its subconsultants would be considered out of scope and may require a contract amendment.

PlaceWorks and its subconsultants will prepare the following technical studies to support the environmental analysis. These will be incorporated into the appropriate topical sections and included as appendices to the CEQA document

Task 3.1 Noise and Vibration Analysis

PlaceWorks will prepare the noise and vibration technical analyses to support the Charter School in relation to the analysis for the proposed project. The technical noise impact analysis will discuss relevant standards and criteria for noise exposure, including those in the Chico General Plan Noise Element and Municipal Code. The results of this analysis will be summarized in the environmental document prepared for the proposed project, and modeling will be provided in an appendix.

Existing Conditions. The dominant noise source in the project area is traffic noise along Bruce Road and Apodaca Place, and to a lesser extent, residential activities. PlaceWorks proposes to assess existing conditions and other environmental characteristics, based on available data from the General Plan noise contour, aerial photography, and traffic noise modeling. No ambient noise monitoring and no rail noise monitoring is proposed.

Transportation Noise. PlaceWorks will assess the potential in traffic noise levels along access roads (such as Bruce Road and Apodaca Place) and identify areas along roadway segments that would either be exposed to noise levels above established criteria or result in an increase more than 3 dBA over the baseline levels. In addition, PlaceWorks will assess if the proposed project would be exposed to traffic noise levels exceeding the City's exterior noise standard for school uses.

Stationary Noise. Noise from stationary sources at the site (such as school drop-off area, playfields, mechanical equipment) will also be addressed. PlaceWorks will analyze noise impacts from non-transportation sources in terms of potential impacts to noise-sensitive receptors in the immediate vicinity and the noise threshold and increase over ambient limitations identified in the City's municipal code.

Construction and Demolition Noise and Vibration. PlaceWorks will provide a quantitative analysis for potential construction impacts associated with implementation of the proposed project. Noise and vibration effects from construction activities will be estimated based on available construction information provided by the Charter School, and the results will be discussed in terms of applicable noise standards and the Federal Transit Administration guidance manual on vibration impacts for historic,

residential, and commercial uses. Feasible mitigation measures, if required, will be identified to minimize noise and vibration impacts associated with implementation of the proposed project.

Deliverable(s):

- » The noise and vibration analysis will be summarized in the environmental document with technical modeling included as an appendix.

Task 3.2 Transportation Study

As a subconsultant to PlaceWorks, DJ&A would prepare a transportation study.

Project Definition. This task will define the proposed project and the project study area for this transportation analysis. DJ&A will develop Project Trip Generation and Distribution, which includes developing trip generation forecasts for the AM peak hour and weekday daily time periods based on the appropriate land use in the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th edition.

Data Collection. DJ&A will collect new roadway average daily traffic volumes at up to four locations to provide data for the air quality and noise analyses to be conducted by PlaceWorks. These counts will be used to provide the following data to PlaceWorks for the four roadway segments.

- Daily trips and daily segment volumes for existing, existing + project, cumulative, and cumulative + project.
- If available, fleet mix of the trips (i.e., passenger vehicles v. buses).
- If available, vehicle mix [auto, medium-duty (2 axle, 6 tire), heavy-duty (3+ axle)] on the segments for existing timeframes.
- Daytime (7:00 a.m. – 7:00 p.m.)/Evening (7:00 p.m.–10:00 p.m.)/Nighttime (10:00 p.m.–7:00 a.m.) percentage splits on the segments for existing time frames.
- Speed limits on the segments for existing and future time frames.
- Number of lanes (in both directions).

No intersection turning movement data is assumed to be required for this work scope.

VMT Screening. DJ&A will complete a VMT screening for the proposed project and will assess potential VMT impacts associated with the project based on the methodology adopted by the Office of Land Use and Climate Innovation (LCI).

DJ&A anticipates the proposed project will be screened out with regard to VMT and a full VMT analysis will not be required. The screening will document the assumptions related to this project being screened out and cite the appropriate guidelines published by LCI.

Pedestrian and Site Circulation. DJ&A will review the proposed project site plan and access points for pedestrians and vehicles. DJ&A will review and comment on the proposed pick-up/drop-off circulation patterns and on-site circulation in these areas and parking lots. DJ&A's assessment of project traffic

impacts will focus on the potential for on-site traffic circulation to “back-up” or create vehicle queues that would impact traffic flow off property.

As part of the site circulation analysis, DJ&A will analyze (a) Intersection Sight Distance: Intersection sight distance will be evaluated for on-site intersections, project driveways, or streets to public roadways using the latest edition of the Caltrans Highway Design Manual (HDM) or locally developed standards; (b) Driveway Length: Primary project driveways will be evaluated for sufficient length to allow vehicles to enter the project area without causing subsequent vehicles to back up into the public street system; (c) Limit Driveway Impacts: Driveways and local street accesses will be evaluated to maintain a reasonable distance from an adjacent intersection and/or driveway; (d) Corner Clearance: Project driveways will be evaluated to determine if there is sufficient distance from a signalized intersection so that right-turn egress movements do not interfere with the right-turn queue at the intersection; (e) Right-Turn Lanes at Driveways: DJ&A will evaluate if a right-turn deceleration lane should be provided on any driveways accessing major arterial or secondary streets; (f) DJ&A will review the pedestrian facilities to/from the project site; and (g) DJ&A will review bicycle accessibility from bike routes near the project site.

Based on this review and analysis, DJ&A will identify any modifications or improvements to on-site circulation, access, or crossing treatments recommended for the proposed project.

Based on this review, DJ&A will also identify appropriate measures to improve pedestrian safety for students accessing the school. Potential recommendations could include crosswalks, sidewalks, signage, and other traffic control treatments.

Report Preparation. A draft transportation report will be submitted within four weeks of approval and receipt of all necessary traffic count data and the final project description. Following receipt of comments from the team, DJ&A will prepare the final report (assumes one review cycle). If necessary, DJ&A will also assist in preparing responses to public comments received on the environmental document.

Deliverable(s):

- » Draft and Final Transportation Study (electronic)

Task 3.3 Wildfire Analysis

The proposed project is located on land within the Local Responsibility Area and designated as a High Fire Hazard Severity Zone. PlaceWorks will evaluate the potential for the proposed project to result in wildfire-related impacts, consistent with Appendix G of the CEQA Guidelines and the California Attorney General’s Wildfire Impact Analysis guidance. This analysis will include a review of wildfire-related measures in the currently adopted Chico General Plan Safety Element, 2024 Butte County Local Hazard Mitigation Plan, 2022 Chico Community Wildfire Protection Plan, Chico Municipal Code, and regional projects and state requirements already in place to minimize wildfire and evacuation impacts for the project site and surrounding areas. Wildfire-related traffic and access conditions will be evaluated based on staffing numbers and traffic data provided by DJ&A.

Deliverable(s):

- » Wildfire section of the CEQA document and research data as an appendix

TASK 4. CEQA DOCUMENT

Task 4.1 Screencheck Draft

PlaceWorks will prepare a screencheck draft Addendum. The CEQA document will follow the Charter School and District's format and will clearly identify and address all potential environmental issues facing the proposed project. It will be clearly written and will avoid the use of technical jargon, to the extent possible, so that the document is easily understood. The existing conditions of the project site will be used to set the baseline for the environmental analysis. The CEQA document will be prepared in accordance with the requirements of CEQA (California Public Resources Code, Sections 21000 et seq.) and State CEQA Guidelines (California Code of Regulations, Sections 15000 et seq.).

The completed screencheck draft CEQA document will be submitted to the Charter School and District for review and comment. Our proposed schedule and budget assume that a complete screencheck document will be prepared for review and comment. PlaceWorks' project manager will meet with the Charter School and District to discuss and resolve any comments or questions in the screencheck draft. Follow-up with the School and District will be conducted as necessary to respond to comments. For budgeting purposes of this proposal, we assume that **one round of review** of the screencheck draft will be necessary. Modification to the scope of work, budget, and time frame may be necessary if additional screencheck reviews are required.

Deliverable(s):

- » Digital copies (MS Word) of the screencheck draft CEQA document, including technical appendices

Task 4.2 Final CEQA Document

Following receipt of Charter School and District comments, PlaceWorks will submit a print-check draft that incorporates the Charter School and District's comments. The print-check document is the final internal version before the CEQA document is available publicly. If there are no comments on the print-check draft version, it would be the final CEQA document. If there are comments on the print-check draft CEQA document, PlaceWorks will incorporate the comments and provide the final CEQA document. We anticipate that comments to the print-check CEQA document will be editorial and will not include major revisions to the analysis. Our budget assumes that PlaceWorks will provide the Final CEQA in digital format (PDF) for the Charter School and District to post on their respective websites and to print to have available at their offices.

Deliverable(s):

- » Digital copy of the print-check CEQA document (PDF)
- » Digital copy of the final CEQA document (PDF)

Task 4.3 Mitigation Monitoring and Reporting Program

PlaceWorks will prepare a Mitigation Monitoring and Reporting Program (MMRP) for the mitigation measures included in the CEQA document pursuant to the Charter School and District's policies and procedures. The MMRP, shown in tabular form, will identify responsibility for implementing and monitoring each mitigation measure, along with monitoring triggers and reporting frequencies.

For budgeting purposes of this proposal, we assume that **one round of review** of the MMRP will be necessary. Modification to the scope of work, budget, and time frame may be necessary if additional reviews are required.

Deliverable(s):

- » Digital copies of the draft and final MMRP

TASK 5. APPROVAL DOCUMENT

Task 5.1 Notice of Determination

Within five days of the adoption, PlaceWorks will prepare the required Notice of Determination (NOD) and file it with the Butte County Clerk's office and State Clearinghouse.

Deliverable(s):

- » Draft and Final NOD
- » File NOD with County and State Clearinghouse

TASK 6. PROJECT MANAGEMENT

Project management time would occur throughout the CEQA process, including internal team and subconsultant coordination, and other project administrative needs to ensure high quality and efficient project processing and client reporting. PlaceWorks will coordinate closely with the Charter School to ensure that the CEQA document and associated documents are legally defensible, accurate, and useful to decision makers considering the approval of the proposed project. The project manager will also coordinate with the Charter School throughout the process, not only to streamline the CEQA process but to avoid or anticipate any changes that could result in delays. This task also assumes up to two coordination meetings with the Charter School.

This task is based on the estimated schedule for the project (see Conceptual Schedule, below). If the schedule of the project is extended for reasons beyond PlaceWorks' control, a contract amendment may be required for additional fees for project management and coordination efforts. This task is based on 3 hours per month of the project manager's time, and 1 hour per month of the PIC's time for the duration of the project (based on the Conceptual Schedule).

It is assumed that PlaceWorks will not need to attend the board meeting for the proposed project. If PlaceWorks attendance is requested, additional scope and fee would be required.

Deliverable(s):

- » Up to two coordination meetings
- » Ongoing project management

Assumptions

- As of January 1, 2023, Government Code Section 65103.5 (AB 1214) restricts publication and online posting of certain “architectural drawings.” We assume the design professional will agree to provide permissions necessary under Section 65103.5 to allow publication of architectural drawings in our CEQA document as necessary to adequately perform analyses of potential environmental impacts.
- PlaceWorks will share drafts of the CEQA document as outlined above with the Charter School, and the Charter School will share the draft documents with the District for review. The District and Charter School’s reviews are assumed to occur concurrently, and consolidated comments are provided in one document. If Charter School and District’s reviews occur separately, which would necessitate additional rounds of review, additional scope and budget would be required.
- For purposes of this proposal, the Charter School-provided information is assumed to be complete and contains the information necessary to adequately evaluate the environmental impacts associated with the project for the identified CEQA approaches.

Conceptual Schedule

Table 1, *Conceptual Project Schedule*, provides a breakdown of the schedule for CEQA and the CDE/Title 5 process. The CEQA schedule would begin once PlaceWorks receives the notice to proceed and receives all critical data needs to prepare the project description. The preparation of an addendum is anticipated to take three months (excluding holidays). The schedule is greatly dependent on the Charter School’s review and response times and cannot be predicted with certainty. Review times for the Charter School are provided for estimation only and cannot be known with accuracy.

Table 1. Conceptual Project Schedule

| Task | Description | Timeframe |
|---|---|------------|
| Task 1. CDE/Title 5 Process | | |
| 1.1 Phase I Environmental Site Assessment | Prepare Phase I Environmental Site Assessment | 4–8 weeks |
| 1.2 Title 5 School Facilities Evaluation | Title 5 School Facilities Evaluation | 4–12 weeks |
| Task 2. Project Initiation | | |
| 2.1 Kick-off Meeting | Kick-off and Receipt of Critical Data Needs | 1 day |
| 2.2 Project Description | Prepare Draft Project Description | 1 week |
| | District Review of Project Description | 1 week |
| Task 3. Technical Studies | | |
| Task 3.1 through Task 3.3 | Technical Studies | 4–8 weeks |

| Task 4. CEQA Document | | |
|--|---------------------------------|----------|
| Task 4.1 Screencheck Draft | Prepare Screencheck Draft | 2 weeks |
| | District Review (1st) | 1 week |
| | Prepare Printcheck Draft | 1 week |
| | District Review (2nd) | 3 days |
| Task 4.2 Final CEQA Document | District Review | 3 days |
| Task 4.3 Mitigation Monitoring and Reporting Program | Prepare MMRP | 3 days |
| | District Review | 3 days |
| Task 5. Approval Document | | |
| 5.1 Notice of Determination | Prepare Notice of Determination | 1 day |
| Task 6. Project Management | | |
| Project Management | Board Meeting | 1 day |
| | Project Management | Ongoing |
| TOTAL DURATION | | 3 months |

Cost Estimate

As shown in Table 2, *Cost Estimate Summary*, the cost to complete the scope herein is \$63,836. The detailed cost estimates for the CDE site approval support scope and CEQA scope are shown in Tables 3 and 4, respectively. The fees are based on PlaceWorks' 2026 Standard Fee Schedule (Table 5).

Table 2. Cost Estimate Summary

| Summary | Cost |
|--|-----------------|
| CDE Site Approval Support (See Table 3, <i>Detailed Phase I ESA/Title 5 School Facilities Evaluation Cost Estimate</i>) | \$14,874 |
| CEQA (See Table 4, <i>Detailed CEQA Cost Estimate</i>) | \$48,962 |
| GRAND TOTAL | \$63,836 |

Table 2. Cost Estimate Summary

| Summary | Cost |
|---------|------|
|---------|------|

Table 3. Detailed Phase I ESA/Title 5 School Facilities Evaluation Cost Estimate

| Task | Cost |
|---|-----------------|
| Labor | |
| Task 1. CDE/Title 5 Process | |
| Task 1.1 Phase I Environmental Site Assessment ¹ | \$6,405 |
| Task 1.2 Title 5 School Facilities Evaluation | \$8,349 |
| Subtotal – Labor | \$14,754 |
| Reimbursable Expenses | |
| Miscellaneous Printing, Mileage, Postage | \$120 |
| Subtotal – Reimbursable Expenses | \$120 |
| GRAND TOTAL | \$14,874 |

1. Subconsultants are billed at cost plus 10 percent.

Table 4. CEQA Cost Estimate

| Task | Cost |
|--|-----------------|
| Labor | |
| Task 2. Project Initiation | |
| Task 2.1. Kick-off Meeting | \$670 |
| Task 2.2 Project Description | \$4,860 |
| Task 2.2 Site Visit | \$1,280 |
| Task 3. Technical Studies¹ | |
| Task 3.1 Noise and Vibration Analysis | \$8,285 |
| Task 3.2 Transportation Study | \$7,987 |
| Task 3.3 Wildfire Analysis | \$1,340 |
| Task 4. CEQA Document | |
| Task 4.1 Screencheck Draft | \$15,375 |
| Task 4.2 Final CEQA Document | \$2,600 |
| Task 4.3 Mitigation Monitoring and Reporting Program | \$1,480 |
| Task 5. Approval Documents | |
| Task 5.1 Notice of Determination | \$650 |
| Task 6. Project Management | |
| Project Management | \$3,540 |
| Subtotal – Labor | \$48,067 |

Table 4. CEQA Cost Estimate

| Task | Cost |
|---|-----------------|
| Reimbursable Expenses | |
| Reproduction and Distribution | \$151 |
| Noise Reimbursable Expenses | \$399 |
| Mileage | \$145 |
| Miscellaneous Printing, Mileage, Mailings | \$200 |
| Subtotal – Reimbursable Expenses | \$895 |
| GRAND TOTAL | \$48,962 |

1. Subconsultants are billed at cost plus 10 percent.

Table 5. PlaceWorks 2026 Standard Fee Schedule

| STAFF LEVEL | HOURLY BILL RATE |
|---|------------------|
| Principal | \$210–\$295 |
| Associate Principal | \$220–\$295 |
| Senior Associate II | \$200–\$280 |
| Senior Associate I | \$160–\$240 |
| Associate II | \$165–\$210 |
| Associate I | \$150–\$195 |
| Project Planner | \$125–\$185 |
| Planner | \$90–\$165 |
| Graphics Specialist | \$90–\$175 |
| Administrator | \$145–\$250 |
| Clerical/Word Processing/Technical Editor | \$75–\$175 |
| Intern | \$80–\$135 |

Subconsultants are billed at cost plus 10%. Mileage reimbursement rate is the standard IRS-approved rate. Possible yearly increase of 5% on bill rates.

2026_StdFeeSch_2026_01-20_SCHOOLS

Acknowledgment

This proposal shall remain valid for a period of 90 days from the time of submittal. As a Principal, I am authorized to bind the team to the contents of this submittal and to negotiate contracts on behalf of PlaceWorks.

We look forward to working with you to bring about the successful completion of this project. If you have any questions regarding the contents of this proposal, please feel free to contact me at 858.776.5574 or mteague@placeworks.com.

Respectfully submitted,

PLACEWORKS

A handwritten signature in blue ink, appearing to read 'M Teague', is positioned above the printed name.

Mark Teague, AICP

Principal Advisor for Land Use and Environmental Strategies

Measure K Charter School Facilities Committee

Project Recommendation Form for Consideration by CUSD Board of Trustees

GENERAL INFORMATION:

| | |
|----------------------|---|
| Name of School | Blue Oak Charter School |
| Address of School | 450 W East Ave, Chico, Ca |
| Contact Name | Tim Drury |
| Contact Phone/Email | (530) 879-7483 |
| Year Established | 2001 |
| Charter Renewal Date | 2026 |
| CDS Code | 04 614246119523 |
| Charter Number | 0415 |
| Website | https://blueoakcharterschool.org/ |

1. Type of Project:

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

2. Project Narrative: Preliminary Programming, Planning, and Design Services

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

a. Blue Oak Charter School New Campus - Meriam Park, Chico

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

6. Current enrollment and ADA: 197

7. Financial Questions

- a. Was your prior annual audit report free of any negative findings? yes no
 A finding was found in our Independent Study practices. Signatures on Master agreements
- b. What were your cash reserves as a percent of expenditures at the end of the prior fiscal year?
18.6%
-

8. Project Schedule

Please briefly describe the timeline for the project planning and completion.

Our current freezer went out over the summer, and replacement parts were not found. It is not reliable and needs to be replaced. Estimates on three potential replacements are included. The \$6,000 requested is above the estimates to leave room for potential additional costs.

9. Preliminary Estimate (Cost)

| | |
|--------------------------------------|----------------|
| Round Allocation | 3,834,275.00 |
| Less Previously Allocated Funds | 2,446,789.66 |
| Less Current Project Funds Requested | \$281,820.00 |
| Remaining Round Allocation | \$1,101,565.34 |

“Bond proceeds will be expended to repair, modernize, replace, renovate, expand, construct, acquire, equip, furnish and otherwise improve the classrooms and school facilities the [charter’s] existing schools, new school sites, and other [charter] owned properties to provide equity among campuses, improved facilities, and student access to instructional technology.”—Measure K

Documentation *(please indicate those completed)*

All Projects

| | |
|---|-------------------------------|
| Project Narrative: general scope of work | <u> X </u> <i>Included</i> |
| Enrollment Capacity: Current Facility and/or Proposed | <u> </u> <i>Included</i> |
| Preliminary Estimate (Cost) | <u> X </u> <i>Included</i> |
| Project Schedule | <u> X </u> <i>Included</i> |

Building/Modernization/Renovation Projects

| | | |
|--|-------------------------------|-------------------------------------|
| Feasibility Study and Site Review | <u> </u> <i>Included</i> | <u> </u> <i>Not Applicable</i> |
| Enrollment Capacity: Current Facility and/or Proposed | <u> </u> <i>Included</i> | <u> </u> <i>Not Applicable</i> |
| Pre-Schematics <i>(to be completed by a District approved architect and/or engineering team)</i> | <u> </u> <i>Included</i> | <u> </u> <i>Not Applicable</i> |
| Facility Assessment | <u> </u> <i>Included</i> | <u> </u> <i>Not Applicable</i> |
| Schematic Drawing(s) <i>(areas of work)</i> | <u> </u> <i>Included</i> | <u> </u> <i>Not Applicable</i> |
| CEQA Process Determination <i>(pre-CEQA-form)</i> | <u> </u> <i>Included</i> | <u> </u> <i>Not Applicable</i> |
| Design Development Drawings | <u> </u> <i>Included</i> | <u> </u> <i>Not Applicable</i> |
| Design or Bid Estimate | <u> X </u> <i>Included</i> | <u> </u> <i>Not Applicable</i> |
| Construction Documents | <u> </u> <i>Included</i> | <u> </u> <i>Not Applicable</i> |

For Committee Use:

All necessary documents were included: **yes** **no**
(if no: request for additional documentation)

CORE QUESTIONS:

1. Does the project fall under the bond language?
2. Given the life span of a bond, did the proposal explain how this project was an appropriate use of funds?
3. Has the school demonstrated the feasibility of project completion?
4. Has the local school board approved the project? The board is aware of and will approve vote at the next meeting.

MEASURE K—CHARTER FACILITIES COMMITTEE APPROVAL

Date of Committee Approval: _____

Attestation of Committee Secretary: _____



February 3, 2026

Chico Unified School District
 Julie Kistle – Director, Facilities and Construction
 1163 East Seventh Avenue
 Chico, CA 95928

RE: Preliminary Programming, Planning, and Design Services
 Blue Oak Charter School New Campus - Meriam Park, Chico

Dear Julie,

We are grateful for the opportunity to see this project through to completion. Based on the work that has been completed and our collective discussions thus far, we offer the following proposal for your consideration.

PROJECT DESCRIPTION

Russell, Gallaway Associates ("RGA") understands the Project to consist of the construction of a new campus (grades TK-8) for Blue Oak Charter School, Inc. (the "School"), located on a vacant parcel on the southerly portion of assessor's parcel number 002-180-228, approximately 2.47 acres in size. RGA further understands the Project scope to include the following:

- Placement of seventeen (17) relocatable classrooms and restroom buildings with associated modular ramps
- Construction of one (1) PC shade structure
- One (1) upper grade play structure
- One (1) lower grade play structure
- Construction of parking lot and all associated site and utility improvements required therein

SCOPE OF SERVICES

RGA will provide the following Scope of Services to Chico Unified School District (herein after called the "District") for the above-mentioned project. RGA proposes a consultant team consisting of the following members:

| DISCIPLINE | TEAM MEMBER |
|---------------------------------|----------------------------------|
| Architectural Design | RGA |
| Structural Engineering | PACE Engineering |
| Mechanical Engineering | Frontier Consulting Engineers |
| Electrical / Low Voltage / Data | Frontier Consulting Engineers |
| Fire Alarm Design | Frontier Consulting Engineers |
| Civil Engineering | Northstar Engineering |
| Landscape Architecture | Bisho Firth Landscape Architects |
| Cost Estimating | Cumming Group |



PART 1 - GENERAL

The following general activities will be performed during the overall scope of the project, are non-sequential and may not be applicable to all phases of the project. These activities include:

- 1.01 Project Administration services consisting of the following administrative functions:
 - .01 Project-related research
 - .02 Meetings
 - .03 Communications
 - .04 Travel time
 - .05 Direction of the work of in-house personnel
- 1.02 Discipline coordination and document checking services consisting of:
 - .01 Coordination between RGA’s work and the work of other involved disciplines for the project.
- 1.03 Owner-supplied data coordination services including:
 - .01 Review and coordination of data furnished by Owner for the project.

PART 2 - SCHEMATIC DESIGN

2.01 Based on the size of this project, the work already completed, and the desire of the District and the School to accelerate the design, we propose to move directly into the Design Development phase. Therefore, a formal Schematic Design deliverable is excluded.

PART 3 - DESIGN DEVELOPMENT

During the Design Development Phase, RGA will provide the following services to determine the scope for the construction of the project:

- 3.01 Architectural, Electrical, Low Voltage/Data, Civil, and Landscape Design which may include the following:
 - .01 Conceptual site and building plans.
 - .02 Preliminary selection of structures and materials.
 - .03 Evaluation of site utilities, and preliminary identification of site utility connections and scope.

RGA will provide Design Development level documentation to depict the full scope of work and obtain District and School approval before proceeding with Construction Documents. This will include two (2) options for each play structure, and two (2) review meetings.

PART 4 - CONSTRUCTION DOCUMENTS

Upon District and School approval of the Design Development documents and scope of work, RGA will provide the following Construction Documents services:

- 4.01 Architectural, Electrical, Low Voltage/Data, Civil, and Landscape Design consisting of preparation of Drawings setting forth in detail the construction requirements for the Project.
 - .01 This scope will include addressing one (1) round of constructability comments by the District prior to DSA submittal.
- 4.02 Materials Research/Specifications during the Construction Documents Phase consisting of activities of in-house architectural personnel in:



- .01 Development and preparation of architectural Specifications describing materials, systems, and equipment, workmanship, quality, and performance criteria required for the construction of the Project.
- .02 Coordination of the development of Specifications by other disciplines.

PART 5 - DSA PROCESSING

DSA Application Submittal and Processing services consisting of the preparation of the DSA application; coordination with the District regarding Owner-supplied data / plan check fees; processing of plans through the required plan review process; coordination with the DSA regarding final approved plans; and, transmitting and electronic copy of the approved plans to the District.

PART 6 - BIDDING

In the bidding phase, RGA, following the District’s and School’s approval of the Construction Documents and of the most recent Statement of Probable Construction Cost, will provide the services designated necessary for RGA to assist the District in the bidding process. RGA will provide the following services:

- 6.01 Addenda services consisting of the preparation and distribution of Addenda as may be required during bidding or negotiation, and including supplementary Drawings, Specifications, instructions and notice(s) of changes in the bidding schedule and procedure.
- 6.02 Bidding Support services consisting of:
 - .01 Participation in pre-bid conference(s) as requested by the District and/or required by the selected project delivery method.
 - .02 Response to questions from Bidders or proposers, and clarifications or interpretations of the Bidding Documents.
 - .03 Attendance at bid opening(s) as requested by the District and/or required by the selected project delivery method.

PART 7 - CONSTRUCTION ADMINISTRATION SERVICES

7.01 In the Construction Contract Administration Phase, RGA shall provide services designated necessary for the administration of the construction contract as set forth in the General Conditions of the Contract for Construction. RGA will provide services necessary to reach project Certification by DSA.

PART 8 - SCHEDULE

RGA will develop a schedule in collaboration with the District to meet the needs of the School and the District. RGA understands the goal of final occupation of the completed project by end of January 2027.



PART 9 - COMPENSATION

RGA proposes to complete the Scope of Services described herein for a Lump Sum Fixed Fee of \$281,820 (*Two-Hundred Eighty-One Thousand, Eight Hundred and Twenty Dollars*).

| PHASE | FEE (%) | FEE AMOUNT |
|-----------------------------|-------------|------------------|
| Design Development | 30% | \$78,860 |
| Construction Documents | 45% | \$115,290 |
| Bidding | 5% | \$38,430 |
| Construction Administration | 20% | \$51,240 |
| Grand Total | 100% | \$281,820 |

Reimbursable Allowance: \$2,000

Extra services not included in the above scope of services will be billed hourly as an extra service in accordance with the attached Schedule of Rates and Reimbursables.

ASSUMPTIONS

These assumptions define the basis for this proposal. Numbered items are included unless specifically noted as excluded or an additional service

ARCHITECTURAL DESIGN

- .01 Site-specific design and documentation to place and install DSA-approved stockpile relocatable buildings using the manufacturer-provided stockpile drawing set and verified reports for each building.
- .02 Stockpile drawings and verified reports (including foundation, anchorage, ramps, and other building-specific requirements) will be furnished by the modular building provider; the site-specific DSA submittal package will reference and incorporate those documents as the basis of the building installation.
- .03 Site-specific drawings will identify building/module serial numbers and other stockpile identifiers required for DSA review and project certification.

STRUCTURAL ENGINEERING

- .01 Structural engineering for the modular buildings is provided through the current DSA-approved stockpile drawing sets and verified reports furnished by the modular building provider.
- .02 Site-specific structural scope is limited to coordination of building locations, foundations, anchorage, and installation requirements identified in the applicable stockpile documents and shown on the site-specific DSA submittal drawings.
- .03 Structural engineering for the shade structure is provided through the applicable DSA-approved PC (pre-check) drawing set furnished by the shade structure manufacturer.
- .04 Structural foundation and anchorage design for electrical vehicle charging stations, and pad-mounted electrical switchgear.
- .05 Structural design of retaining walls, ball walls, or other site structures not included in the stockpile package, and modifications to the modular buildings are excluded from this scope and will be provided by others or as an additional service if required.

MECHANICAL ENGINEERING

- .01 Mechanical/plumbing engineering limited to campus infrastructure and utility planning (water and sewer connections and capacity planning for the modular campus).
- .02 Interior mechanical/plumbing systems within the leased stockpile modular buildings are provided as part of the modular building packages (per manufacturer-provided stockpile documentation).
- .03 Construction-phase field support by the MEP/FA engineering team is limited to two (2) total site visits (combined across mechanical, electrical, and fire alarm disciplines).

ELECTRICAL ENGINEERING

- .01 Electrical engineering for new service planning and site distribution to each modular building, including allowance for EV charging power distribution.
- .02 Site lighting design includes photometrics and required outdoor lighting compliance documentation.
- .03 Low voltage/data design is limited to the inter-building low voltage/data distribution to each modular building, with a tie-back to the Admin building MDF/IDF.
- .04 EV charging scope covers electrical distribution and connections to EV charging equipment selected by the District.
- .05 Construction-phase field support by the MEP/FA engineering team is limited to two (2) total site visits (combined across mechanical, electrical, and fire alarm disciplines).

FIRE ALARM DESIGN

- .01 Fire alarm design for the site-specific campus fire alarm system, required calculations, and OSFM submittal support.
- .02 Construction-phase field support by the MEP/FA engineering team is limited to two (2) total site visits (combined across mechanical, electrical, and fire alarm disciplines).

CIVIL ENGINEERING

- .01 Civil engineering services to prepare site improvement documents suitable for DSA plan review and construction, including grading/drainage, storm/water/sanitary utility planning, and civil site improvements associated with parking and accessible routes.
- .02 UAS/drone topographic survey and topographic base map are part of the civil basis of design.
- .03 Utility plotting based on available record information and field observations; collection of storm/sanitary invert data shall be limited to accessible structures.
- .04 Cal Water easement dedication (plat/legal and processing support) is part of the civil scope basis as required for onsite water/hydrant improvements.

LANDSCAPE ARCHITECTURE

- .01 Landscape architectural services to prepare planting and irrigation documentation suitable for construction, including landscape water use calculations and required irrigation documentation. Scope includes the City parkway strip along the Apodaca Place frontage (approximately 2,700 square feet).

COST ESTIMATING

- .01 Preparation of two (2) Opinions of Probable Construction Cost: one at completion of Design Development and one at completion of Construction Documents (DSA submittal).



ADDITIONAL ASSUMPTIONS

- .01 Prevailing wage, certified payroll, and bonding are not applicable to professional services firms.
- .02 This project is not pursuing CalGreen, LEED, or CHPS design/certification.
- .03 Full DSA submittal is required.
- .04 All modular buildings and ramps will be supported by current DSA-approved stockpile documentation, including the manufacturer's stockpile drawing sets and verified reports/closeout documentation for each unit.
- .05 No modifications will be made to the modular buildings that require additional documentation or drawings for DSA approval. If required, these documents can be prepared as an extra service.
- .06 Modular buildings shall be placed on wood foundations located on aggregate base or asphalt concrete pavement as recommended by the geotechnical engineer.
- .07 The District shall be responsible for CEQA requirements, and will serve as the Lead Agency. RGA will coordinate the project design with applicable CEQA documentation (Environmental Impact Report, Initial Study, Mitigated Negative Declaration, etc.).
- .08 RGA understands the District intends to award the construction contract using a Design/Bid/Build delivery method.
- .09 This proposal includes preparation and submittal of one DSA plan review package for the entire project. If the District elects to phase the work into multiple incremental submittals/packages, RGA can provide an additional fee proposal for those services.
- .10 Preparation of Record Drawings based on contractor-provided as-built documentation is included in this proposal. RGA cannot warrant the exact accuracy of contractor-furnished as-builts; however, RGA will review the information and incorporate it using reasonable professional care to reflect general conformance with contract documents.
- .11 Meetings during the Design Development and Construction Document phases are assumed to be on a biweekly basis.
- .12 This scope of services includes weekly meetings during Construction Administration, based on a proposed construction schedule of up to seven (7) months. If construction extends beyond seven (7) months, weekly on-site meetings and any additional construction administration services shall be billed hourly as an extra service in accordance with the attached Schedule of Rates and Reimbursables.
- .13 SWPPP preparation (including QSD services), NOI submittal, SMARTS uploads, and coordination of the WDID number shall be provided by the Contractor (or the Contractor's qualified SWPPP consultant). The Contractor shall also provide QSP services during construction to implement the SWPPP requirements, including inspections, documentation, and required reporting. This scope of services includes preparation of an erosion control plan and BMPs as part of the civil documents; RGA will coordinate with the Contractor's SWPPP/QSD/QSP as needed.
- .14 The District shall prepare and assemble the front-end contract documents, including Division One and the General Conditions, and provide them to RGA for review and coordination prior to completion of Design Development. The District shall make final edits and will compile the project manual and bid package for inclusion with the full set of bidding documents.
- .15 RGA will perform these services with reasonable diligence and in accordance with accepted professional standards. Schedule outcomes may be affected by factors outside our control, including District review cycles and approvals by permitting or oversight agencies. RGA is not responsible for delays resulting from actions or inaction by third parties or agencies beyond RGA's control.



EXCLUSIONS

The following items are not included in the above Scope of Services.

- .01 Any item not specifically noted as included in the Scope of Services
- .01 All utility connection charges, DSA plan review fees, and any planning, public works, inspection, or testing fees
- .02 Furniture or equipment selection, design, specification, or purchasing
- .03 Interior design
- .04 Renderings, perspective images, visualizations
- .05 Environmental studies (EIR, Traffic, noise, flood)
- .06 Hazardous materials assessment or mitigation
- .07 Cultural factor assessment or historic resource inventory
- .08 CAsp report
- .09 Food service design
- .10 Building commissioning or post occupancy surveys
- .11 Energy performance modeling or energy code considerations
- .12 Preparation of Office of Public School Construction applications or cost estimates
- .13 Tree survey or arborist report
- .14 Fire sprinkler system engineering
- .15 Off-site improvements beyond curb and gutter
- .16 Solar hot water or photovoltaic design
- .17 Civil boundary survey
- .18 Property title report
- .19 Test lab and inspection services
- .20 Door access control systems or security system design
- .21 Communications, audio / visual system design
- .22 Sump pumps, sewage ejectors, lift stations
- .23 Storm water pollution prevention planning services
- .24 Geotechnical report or geotechnical engineering services
- .25 If any of the following circumstances affect the Architect’s services for the Project, the Architect may, at the Owner’s reasonable discretion, be entitled to an appropriate adjustment in the Architect’s schedule and compensation.
 - Change in the instructions or approvals given by the District that necessitate revisions in Instruments of Service.
 - Enactment of revisions of codes, laws or regulations or official interpretations which necessitate changes to previously prepared Instruments of Service.
 - Decision of the District not rendered in a timely manner.
 - Changes in the Project including, but not limited to, size, quality, complexity, the District or School’s schedule or budget or procurement method.
 - Failure of performance on the part of the District or the District’s consultants or contractors.
 - Preparation for attendance at a public hearing, at the request of the District, or on the District’s behalf, a dispute resolution proceeding or a legal proceeding except where RGA is party thereto unless otherwise included in Scope of Services.



Statements for services of RGA will be submitted on a monthly basis. Statements will be mailed to the address provided by the District and will be immediately due and payable. Payment is Net Due thirty days from invoice date. If payment is not so made, interest will be due on the amount of the statement at the rate of 18 percent per annum beginning thirty (30) days after the date of the statement until the same is paid. Compensation for RGA's services shall not be contingent upon the District's ability to collect from others.

It would be unfair for RGA to be exposed to liability for their failure to perform a service not included in the scope of services described in this agreement. District hereby waives any claim against RGA and agrees to defend, indemnify and hold harmless RGA from any claim or liability for injury or loss allegedly arising from RGA's failure to perform a service not included in the scope of the services described in this agreement; including but not limited to any claims against the District or the School.

Best Regards,

Accepted By:

Kevin Easterling
Lic. No. C 37351

Julie Kistle
Chico Unified School District



2026 RGA SCHEDULE OF RATES and REIMBURSABLES

Hourly Rates

| | |
|--|-------------|
| Managing Principal Architect, Engineer, CASp..... | \$260.00/hr |
| Principal Architect, Engineer | \$210.00/hr |
| Senior Architect, Engineer..... | \$190.00/hr |
| Licensed Architect, Engineer, CASp / Project Manager | \$160.00/hr |
| Senior Modeler, Designer, Interior Designer / BIM Manager..... | \$135.00/hr |
| Drafting Technician 2 / 3D Visualization Designer / Staff Engineer | \$125.00/hr |
| Drafting Technician 1 / Junior Engineer | \$115.00/hr |
| Clerical..... | \$75.00/hr |

Reimbursables

| | |
|--|-----------|
| Blueprints printed outside of RGA..... | Cost +10% |
|--|-----------|

Computer Plots

Line Drawings

| | |
|--------------------|-------------|
| 24"x36" Bond | \$2.75 each |
| 30"x42" Bond | \$3.50 each |
| 36"x48" Bond..... | \$4.40 each |

Presentation Drawings

| | |
|--|--------------|
| 8.5"x11" Bond - Color | \$1.55 each |
| 11"x17" Bond - Color | \$2.80 each |
| 24"x36" Bond - Color | \$11.50 each |
| 30"x42" Bond - Color | \$29.50 each |
| 24"x36" Bond - Color - Mounted on Foam Core..... | \$45.50 each |
| 30"x42" Bond - Color - Mounted on Foam Core | \$52.00 each |
| 8.5"x11" Photo - Color | \$15.50 each |
| 11"x17" Photo - Color | \$19.00 each |
| 24"x36" Photo - Color | \$58.00 each |
| 30"x42" Photo - Color..... | \$85.00 each |
| 24"x36" Photo - Color - Mounted on Foam Core..... | \$73.00 each |
| 30"x42" Photo - Color - Mounted on Foam Core | \$95.00 each |

Photocopies

| | |
|-------------------------------------|-------------|
| 8-1/2" x 11" | \$0.12/copy |
| 8-1/2" x 14..... | \$0.19/copy |
| 11" x 17..... | \$0.24/copy |
| Copies printed outside of RGA | Cost + 10% |

Miscellaneous

| | |
|---------------------------------------|------------------|
| Mileage..... | \$.70 cents/mile |
| All Other Project Related Items | Cost + 10% |

As of Jan 1, 2026

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

GENERAL INFORMATION:

| | |
|-------------------------|--------------------------------|
| Submission Meeting Date | 3/30/26 |
| Name of School | Blue Oak School |
| Address of School | 450 W East Ave Chico, CA 95926 |
| Contact Name | Tim Drury |
| Contact Phone/Email | 530-567-0028 |
| Year Established | 2006 |
| Next Renewal Date | 2031 |
| CDS Code | 04 61424 6119523 |
| Charter Number | 0415 |
| Website | blueoakcharterschool.org |

1. Type of Project:

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

2. Project Narrative:

Development & Construction of the Apodaca Street Project for Blue Oak School

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

Corner of Ponce Road & Apodaca Street - Chico, CA

- 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. Current enrollment and ADA: 202

5. Financial Questions

- a. Was your prior annual audit report free of any negative findings? yes no
If no, please explain- 1 finding carried over from prior year regarding year end closing N/A
- b. What were your cash reserves as a percent of expenditures at the end of the prior fiscal year? 18.6%

6. Project Schedule Please briefly describe the timeline for the project planning and completion.

Move in date to new location Feb 2027. Permits in progress.

7. Preliminary Estimate (Cost)

| | Round 1 | Round 2 | Round 3 |
|---------------------------------|-------------|-------------|-----------|
| Allocation Per Round | \$1,094,915 | \$1,393,939 | 1,317,906 |
| Less Previously Allocated Funds | | | |
| Less Current Project | | | |

| | | |
|--------------------------------|----------------|--|
| Funds Requested | | |
| Remaining Measure K Allocation | \$1,387,485.34 | |

School Facilities Projects to be Funded with Proceeds of Bonds

“Bond proceeds will be expended to repair, modernize, replace, renovate, expand, construct, acquire, equip, furnish and otherwise improve the classrooms and school facilities the [charter’s] existing schools, new school sites, and other [charter] owned properties to provide equity among campuses, improved facilities, and student access to instructional technology.”—Measure K

Documentation (please indicate those completed)

All Projects

- Project Narrative: general scope of work ___x___ Included
- Enrollment Capacity: Current Facility and/or Proposed ___x___ Included
- Preliminary Estimate (Cost) ___x___ Included
- Project Schedule ___x___ Included

Building/Modernization/Renovation Projects

- Feasibility Study and Site Review _____ Included ___x___ Not Applicable
- Enrollment Capacity: Current Facility and/or Proposed _____ Included ___x___ Not Applicable
- Pre-Schematics (to be completed by a District approved architect and/or engineering team) _____ Included ___x___ Not Applicable
- Facility Assessment _____ Included ___x___ Not Applicable
- Schematic Drawing(s) (areas of work) _____ Included ___x___ Not Applicable
- CEQA Process Determination (pre-CEQA-form) _____ Included ___x___ Not Applicable
- Design Development Drawings _____ Included ___x___ Not Applicable
- Design or Bid Estimate _____ Included ___x___ Not Applicable
- Construction Documents _____ Included ___x___ Not Applicable

For Committee Use:

All necessary documents were included: _____ yes _____ no
(if no: request for additional documentation)

CORE QUESTIONS:

1. Does the project fall under the bond language? Yes
2. Given the life span of a bond, is the project an appropriate use of funds? Yes
3. Has the school demonstrated the feasibility of project completion? Yes
4. Has the local school board approved the project? Yes

MEASURE K—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:
 Julie Kistle at jkistle@chicousd.org or (530) 891-3000 x. 20602*