

BLUE OAK CHARTER SCHOOL
450 W. East Avenue, Chico, CA 95926
(Room 24)

CHARTER COUNCIL SPECIAL MEETING APPROVED MINUTES

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Meeting ID: 859 2357 6493

Passcode: UuKf2j

Tuesday, October 29, 2024 at 6:00 PM

***Vision:** To be a model for successful education of the whole child.*

***Mission:** To nurture and deepen each child's academic and creative capacities using methods inspired by Waldorf education in a public school setting.*

***Virtues:** Hold Reverence - Have Courage - Build Friendships - Seek Wisdom - Show Compassion*

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The Blue Oak Charter Council reserves the right to take action on any item on the agenda.

AGENDA

OPEN SESSION - 6:00 PM

1. OPENING

- 1.1.** Call Meeting to Order 6:04PM
- 1.2.** Roll Call of Council Members to establish a quorum

Name	Present	Absent
Vicki Wonacott	X	
Laurel Hill-Ward		X
Ryan Sanders	X	
Donna Kreskey	X arrived 6:07pm	

Trisha Atehortua	X	
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1.3. Invocation - School Verse Read

“This is our school, May peace dwell here, May the rooms be full of contentment. May love abide here, Love of one another, Love of our school, and Love of life itself. Let us remember that as many hands build a house, So many hearts build a school.”

1.4. Agenda Modifications - Request to move the Consent Agenda items and add to governance after architects present, by Trisha.

2. CONSENT AGENDA

- 2.1.** Overnight Field Trip 8th grade (SantaCruz) est. cost \$10k Discussion/Action
- 2.2.** Overnight Field Trip 4th grade (Sutters Fort)est. cost \$800.Discussion/Action
- 2.3.** ELOP Plan

3. GOVERNANCE

- 3.1.** Facilities Committee Update Trisha Atehortua
- 3.2.** Architects Presenting - Facilities decided to have the three architects that presented last week at the facilities meeting to present to the board tonight. We will have four choices as we have already heard from 450 Architects. We are on a tight schedule. Please keep your questions relevant to things that will help us make a decision.
- 3.2.1.** DLR Group 30-40 minutes
 Introductions were made. Tessa Nelson will be sharing the presentation over zoom. Jesse Miller, Principal California K-12 Sector Leader. Jeremy Kossack, Senior Associate Project Mgr., Kate Vega, Education Funding Services, Chris McGiff-Brown, Principal Design Leader.
 The 5 people in front of us have dedicated their lives to k-12 architecture, definitely a team that is very capable and knowledgeable. Leaders in education design. Education is their #1 market sector. It’s what they do nation wide. Tailored Project Engagement Approach. Discussed student centered designs, nature & naturalness, flexible classrooms, art as a teaching tool.
 We have worked with CUSD, Emma Wilson and other projects that will highlight what is possible for Blue Oak. Discussed their desire to identify the culture and identity of the school that they are working with. DLR discussed the timeline schedule with spring of 2028 being the projected deadline. Two types of schedules, Traditional & Incremental were discussed. They encouraged the DSA approval process as this will save time and money. Project Funding & Fees discussion. Channels of funding and researching all of the options were discussed. Goals and decisions to be made right away to help us determine the right path for this project.
 Modular vs. Stick Built - labor and materials will be the difference in cost
 Stick cost currently is ~ \$950 per sq ft.
 Modular ~ \$650 per sq ft.

Pros and cons of modular vs. stick. There might be a cost savings upfront but there may be hidden costs.

Are we going through the DSA approval process?

Architect Fees were discussed -

Fixed fee based on defined scope and efforts; or

Fixed fee based on sliding scale for larger projects with defined scope; or

Percentage of Construction Cost based on Sliding Scale for larger projects with undefined scope (Common for most Districts)

Pre-Schematic Planning discussed and the cost of this is typically 3% of the total A/E Fee. Scope of work typically for a pre-schematic plan. This is where we decide where everything should go.

Question - Have you worked on other Waldorf school designs? Not really.

We have worked internationally, in Shanghai. The people that you see here are the group you are getting.

Question - Have you designed any Waldorf Schools. Not really.

Question - Are there any big red flags that they are currently building a place in SF that has 3 stories.

Modular is only available in 2 stories.

Question - If we build two or three stories would they have accessibility in mind?

Yes - All buildings require this accessibility and it is a main review item.

3.2.2. RGA (Russell Gallaway Associates) 30-40 minutes

Kevin Easterling and Clint Peterson presenting - In business for 24yrs. Founded in 2001 - they are a local practice. Presently they are a team of about 18. They have two licensed architects and 3 licensed engineers. Located by The Commons on Park Avenue in Chico. RGA has a reputation of being responsive in our community. They have a lot of connections and for our project they would consider a dedicated team. They value building relationships.

They have a different fee structure than bigger firms. This means lower costs for us. Large consultant pool Local BIM leaders. BIM (Building Information Modeling) means designing in 3D. Not a lot of firms use BIM. We are the local leaders in that technology. Benefits of this are that from design, to construction administration RGA looks at everything in 3 dimensions. They can understand if there are conflicts in areas and share information with all of the team members. RGA designed the expansion of the building Blue Oak is in presently. Keeping everything in design allows them to work closely. RGA values people over profit. They like to think their employees stick around for this reason.

Project team members Single point of contact backed up by the entire team.

Great relationships with Chico Unified. Discussed pros and cons of working with the city. There is a face to put with the name. The relationships present make the design process and the review process so much more enjoyable. Result for Blue Oak is a better design for you and better construction cost. In some ways working with the City there is less red tape. Document mgmt staff on hand. Consultants -electrical engineers mechanical landscape fire etc. They think we could benefit from bringing on our own consultants Funding consultants Environmental etc.

Project delivery -

Design Bid Build

Blue Oak would hire construction architect engineer general contractor.

Lease - Leaseback

Blue Oak would hire an architect, engineer, developer, construction manager. Lease-lease people go out and get a general contractor. In the end the school would be leased back to us.

A lot of charters have done that -

Listed recommendations are shown with QR codes. Financial Project List and Bidding Pictures of schools that they have built.

RGA Approach - metal buildings that are pre built were discussed as a building option. Some will work for a two story building; they are currently building something similar in Miriam Park. They have done work on Sierra Nevada, and CSU, A Main Hobbies, Medical Buildings, Farmers Brewing Co., North Valley Eye Care, Humboldt Apartment Complex, are all buildings they designed. Trisha asks about the timeframe - Preference City or DSA ? He prefers the City, because of the relationship and it is lower cost -timeline is about the same. They have not worked with any Waldorf schools. However, the concepts and thought process of designing and implementing good architectural design as in some of the building examples in Jennifer's video are something that RGA is familiar with. RGA thinks a time frame of two years is realistic.

3.2.3.

Studio W Architects

30-40 minutes

Introductions Brian Whitmore, President and CEO of Studio W, Ty Yurokovic and I would be the primary point of contact for Blue Oak. Ty is an architect client leader at Studio W, Rachel Clemente, Design Leader for the company, Melissa Szpik, Program Specialist and Project Architect. Melissa was a previous Waldorf parent at Alice Birney Tk-8 Public Waldorf School. She was a very active participant in the school's transition from their old campus. She mentioned the Waldorf Kindergarten experience of preparing homemade bread, inspired her son to become a baker. Studio W is a local company.

Experts in public education design and that includes charter schools about 92%. They work throughout the whole state and have offices in Sacramento, San Jose, Newport Beach, with their main office in Sacramento.

Slideshow illustrates recent projects that Studio W has worked on. Natomas Charter School Capital College & Career Academy in Sacramento and Kairos Charter School in Vacaville to name a few. They work with a Charter Development Company called Redhook in Southern California. They also work with North Star Engineering, Planning, and Surveying firm in Chico. Other relative experience and projects in Miriam Park is highlighted. Little Chico Creek Tk-expansion remodel of admin offices, Paradise Unified Schools, Thermalito, Durham Unified etc.

They keep in mind the pedagogy of the charter school they are working with.

Project delivery opportunities were highlighted. Is there local or jurisdictional approval? Prevailing Wage vs. Non Prevailing Wage? Prevailing wage is expensive because it adds about 25% more of the costs of the project. Funding may come from other sources that are not bound by prevailing wage.

Challenge with the contractor - Modular concepts can save time and costs. Site opportunities -they give a couple of options for us and our site. Contractor Procurement Modular Contractor relationships. Is a professional cost estimator included in the architectural costs? Yes.

Funding opportunities - Charter School Bond - Right now is a good time to get one. If State Bond prop 2 passes - there would be funds available to us. Local developer funds may be a stretch, financing is also an option. They are happy to help us garner funds in any way possible. Site opportunities discussed with illustrations that could potentially fit our plot of land.
 Fee approach. Recommended schematic design to get the big picture of cost and timeline.

Trisha asks about the timeline - some of this depends on if we have to go through the city. Prioritizing what we need instead of what we want (summer/fall 2027) They may be able to help us with getting into another building before construction is completed.

- 3.2.4. Review Presentations Discussion/Action
 Discussion amongst BOCC and Facilities Committee team members. Motion to vote to accept RGA as the Architectural Firm of choice by Donna Kreskey. Ryan Sanders second motion.

➤ Vote

Name	Yes	No	Abstain	Absent
Vicki Wonacott	X			
Laurel Hill-Ward				X
Ryan Sanders	X			
Donna Kreskey	X			
Trisha Atehortua		X		

➤ Vote passes

- 3.2.5. Overnight Field Trip 8th grade (SantaCruz) est. cost \$10k Discussion/Action
 Motion to approve by Trisha Atehortua. Second motion by Donna Kreskey.

➤ Vote

Name	Yes	No	Abstain	Absent
Vicki Wonacott	X			
Laurel Hill-Ward				X
Ryan Sanders	X			
Donna Kreskey	X			
Trisha Atehortua	X			

➤ Vote passes

3.2.6. Overnight Field Trip 4th grade (Sutters Fort)est. cost \$800.Discussion/Action Motion to approve the 4th grade field trip by Donna Kreskey. Second motion by Trisha Atehortua.

➤ Vote

Name	Yes	No	Abstain	Absent
Vicki Wonacott	X			
Laurel Hill-Ward				X
Ryan Sanders	X			
Donna Kreskey	X			
Trisha Atehortua	X			

➤ Vote passes

3.2.7. ELOP Plan

Review of the plan details. This is the Extended Learning Opportunity Plan requirements and a report illustrating that we are meeting those expectations. For instance, we are required to provide a safe environment for the students to play and learn in. We have passed all of our annual safety inspections and our staff are trained on safety procedures. This on campus program is primarily led by faculty or paraprofessional/instructional aides. We have daily clubs for after school care and we have listed the kinds of activities the students participate in. We reported on nutrition, attendance, behavior, and other required items. We run the program in house. Two team members manage this program daily. Motion to approve this plan by Ryan Sanders. Second by Trisha Atehortua.

➤ Vote

Name	Yes	No	Abstain	Absent
Vicki Wonacott	X			
Laurel Hill-Ward				X
Ryan Sanders	X			
Donna Kreskey	X			
Trisha Atehortua	X			

➤ Vote passes

NEXT MEETING - Tuesday November 19, 2024 at 6:00 PM

8. ADJOURNMENT 9:31pm

Minutes Taken By: Maggie Buckley

Approved by: _____ Date: _____

Name	Present	Absent
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Vicki Wonacott		
Kristen Woods		
Laurel Hill-Ward		
Ryan Sanders		
Donna Kreskey		
Trisha Atehortua		

➤ Vote

Name	Yes	No	Abstain	Absent
Vicki Wonacott				
Laurel Hill-Ward				
Ryan Sanders				
Donna Kreskey				
Trisha Atehortua				

➤ Vote passes