

Looping Policy Proposal

Looping: the practice of remaining with a class for more than one year. Looping supports relationships, is an economic approach to teaching, and ensures that we look back and look ahead as we teach in the present. Looping is a grades practice from 1st to 8th grade at Blue Oak.

Split looping: A determination of a limited loop of either three, four, or five years.

Looping at Blue Oak

Currently, Blue Oak has an 8-year looping plan in which teachers begin with their class in 1st grade and continue through 8th grade. This is wonderful in theory and works for some teachers, but it can also contribute to teacher burnout and to teachers leaving at the end of the 8-year cycle. The change is the intensity of the curriculum in middle school and the differences in the support students need.

The discussion about changing the looping cycle has been ongoing with faculty for 9 years. Split looping is becoming a common practice in public Waldorf schools. This was previously reviewed as a proposal with Blue Oak Charter Council, but was not finalized or implemented.

Blue Oak Policy Proposal based on Faculty input

- Loops will be established as first through fourth and fifth through eighth.
 - This breakdown fits child developmentally
 - When asked, the majority of faculty members agreed on this break
 - This may reduce the number of families affected by middle school timing.
- Teachers will continue to be asked for their intent each February. At the end of the fourth, they may request to continue with their class. Co-Chairs meet annually with the administration to provide input on teacher placement.
- Classes will choose names, as in Kindergarten, to remove the teacher's identity from the class.



BLUE OAK SCHOOL

A WALDORF-INSPIRED PUBLIC CHARTER (K-8)

Application for Measure C Funds

May 1, 2025

Update July 31, 2025

SECTION 1: APPLICANT INFORMATION

Blue Oak Charter School

Primary Contact: Susan Domenighini

Executive Director

(530)879-7483 ext 2003

sdomenighini@blueoakcharterschool.org

SECTION 2: PROJECT OVERVIEW

Project Name: A Home for Blue Oak Charter School

Project Description:

In its present location, Blue Oak Charter School currently serves approximately 220 students. Phase 1 of the proposed project proposes the construction of a permanent, 22,000-square-foot modular facility designed to fully accommodate its current enrollment. Careful planning and coordination propose preparation of the site and building systems for long-term expansion to a 300-student capacity in future phases.

The new campus is located on a scenic property bordered by open land and adjacent to a creek—an environment that supports Blue Oak's Waldorf pedagogy emphasizing ecological awareness, outdoor education, and integrated learning. The site is planned from the outset to accommodate future modular expansions and maximize its natural assets for education and child development.

Phase 1 Includes:

- 10 general education classrooms (2 classrooms for combined TK/K classrooms, and Grades 1–8)
- A fully featured administrative portion of the facility, containing the following:
 - Reception/waiting, open office, director's office, human resources, conference room, nurse's office, admin restroom, and MPOE/infrastructure.
- Support services, including:
 - Psychologist's office, speech office, wellness room, counseling room, and special education room.
 - A warming kitchen and food office.
 - An elevator and associated equipment room
- A flexible-use library designed to support reading, music instruction, and intervention
- Outdoor hard and soft play areas, appropriately scaled for current enrollment and expandable in future phases.

Future Phases Include:

- Specialty and performance spaces, such as a Great Room
- Dedicated specialty instruction spaces for functions such as handwork, science, music, and a multipurpose "Great Room"

Estimated Cost: \$22,000,000

Measure K request: \$15,000,000

Expected Start Date: September 2025

Expected Completion Date: December 2027

3. EVALUATION CRITERIA

Feasibility

The timeline assumes eighteen months for design and permitting and an eight-month accelerated timeline for construction. The use of DSA-approved modular construction enables an accelerated construction timeline. The Phase plan enables reasonable building planning while meeting the school's needs.

Phasing Narrative:

Blue Oak Charter School views Phase 1 as an exciting opportunity to transition into a purpose-built campus that prioritizes function, efficiency, and educational experience over surplus or underutilized space. While the current leased facility is larger in total square footage, much of that space goes unused or does not align with the school's evolving educational model. The new campus has been intentionally designed to support Blue Oak's day-to-day operations

and pedagogical goals through well-planned, right-sized spaces that reflect the school's actual teaching and learning methods.

This design approach carries forward the school's long-standing adaptability. As a charter school rooted in resilience and creativity, Blue Oak has a proven history of tailoring its programs to the spaces available while maintaining a high standard of education. Classrooms and shared spaces are often used for multiple purposes throughout the day—a practice that will continue in Phase 1. The library, for example, will serve as a hub for literacy instruction, music education, and small-group interventions, adapting to support multiple core and specialty functions.

While the initial phase does not include spaces such as a Great Room or dedicated rooms for handwork, science, or music, those program elements will remain fully integrated into the school experience. Teachers and staff are well-versed in delivering these subjects in general-purpose or shared environments. The flexibility of the school's schedule, instructional model, and team culture ensures that no aspect of the program is lost—only delivered more intentionally.

For larger events such as school assemblies, performances, and seasonal gatherings, Blue Oak will continue its long-standing practice of partnering with local organizations. These include a local high school musical performance, assembly spaces, and other community venues where the school has strong, ongoing relationships. These partnerships have allowed Blue Oak to maintain a rich and engaging calendar of student and family events, even without on-site performance space.

The Waldorf educational model reinforces this approach. It encourages creativity, rhythm, and integrated instruction over reliance on fixed or specialized facilities. Movement, music, storytelling, and artistic work are embedded in classroom life, not confined to specific rooms. Phase 1 provides the flexibility to continue these practices while positioning the school for future expansion.

How Phase 1 Supports the Full Program:

Each class has a dedicated classroom, and all core subjects will be fully delivered. Music, counseling, and other support services will operate effectively in shared spaces. The administrative wing will support school operations, attendance, health, and staff collaboration. Students will have daily access to meaningful outdoor play and movement opportunities that reflect Waldorf values.

Comparison to Current Use:

Space Type	Existing Lease	Phase 1 Build	Notes
General Classrooms	Present	Present	2 TK/K 1 per grade (1–8)
Dedicated Music/Handwork/Science	Present	Not included	Functions reassigned/shared

Library	Present	Present	Multi-use for reading/music/intervention
Multipurpose Room	Present	Not included	Outdoor and community venues for events
Admin Offices	Present	Present	Enhanced layout and functionality
Outdoor Play	Present	Present	Hard and soft play; expandable

Project Phasing and Coordination

The Blue Oak campus is being designed from the outset to support both immediate educational needs and future expansion. Phase 1 includes utility infrastructure and site improvements that will allow for the addition of classroom spaces, specialty instructional spaces, and a Great Room in later phases without requiring significant rework or relocation. Outdoor play and circulation areas are scaled to current enrollment but designed for expansion as the school grows.

Civil design and coordination has begun, with an emphasis on complying with existing infrastructure conditions and frontage requirements along adjacent public streets. The project team is also engaged in early coordination with the adjacent property owner and the Meriam Park development team to align circulation, utilities, and site access strategies where feasible. These discussions have been productive and will continue as design evolves.

All necessary project approvals will be routed through the Division of the State Architect (DSA), including review of modular construction, access, life safety, and site work components. CUSD's facilities staff and consultants are working closely with the design team to ensure the project meets applicable standards. Lastly, the project will comply with City standards where required, while also pursuing appropriate exemptions or alternatives where applicable due to district ownership and oversight.

Obstacles

Modular construction is not quite as durable as typical construction. This varies between modular manufacturers and can be partially offset by regular maintenance and warranties.

Construction costs can fluctuate widely depending on many factors.

SECTION 2: PROJECT PLANS COMPLETED AND APPROVED

Blue Oak Facilities Committee continues to work with the Architectural Firm RGA to develop site plans for final approval by the Blue Oak Charter Council. A site walk-through was completed in May 2025 and received a positive review. The Blue Oak Charter Council approved this proposal in a special meeting on April 22, 2025

SECTION 3: SECURED AND LEVERAGE FUNDING

Total Project Cost: \$22,000,000

Cost Category	Amount	Notes
Soft Costs	~\$6,000,000	Based on consultant estimates and comparable projects
Site Work	~\$5,000,000	Includes utilities, parking, grading, paths of travel, and play areas
Modular Construction	~\$11,000,000	Per manufacturer estimates

Funding Strategy

Funding Source	Amount	Status
Measure C	\$15,000,000	Requested
Measure K	\$ 1,383,385	Allocated
Measure C	\$ 921,696	Allocated
Private	\$5,000,000	Pending
Loan/Financing		

The Measure C unallocated funds requested will be combined with allocated Measure K & C funds, as well as private financing, to fund Phase 1. Blue Oak will apply for additional funding, including, but not limited to, the State Charter School Incentive Grant and Proposition 2. These funds will enable Blue Oak to ensure completion of Phase 1 and address Phase 2.

Project estimates have been informed by similar charter school projects and cost estimating consultants familiar with modular construction. Supporting documents are available as needed.

4. PROPOSED LOCATION

Chico Unified, through the use of Blue Oak's Measure K funding, purchased property at the corner of Apodaca Place and Bruce Road to support a new school site for Blue Oak. Close of escrow confirmed by Jaclyn Kruger on August 24, 2024

5. IMPACT OF DISTRICT STUDENTS

Blue Oak Charter School serves primarily Chico Unified Residents. The students' demographics closely match those of Chico Unified. Blue Oak, a small school community focused on child development, engages students through story, art, music, and movement. This provides a unique option for students with diverse learning styles and broad interests. These students, as they transition to high school or interact with others in the community, bring a unique experience and perspective that enriches the experiences of other students.

The new site will allow the offering to improve environmental education, including connection and funding with the California Coastal Commission Inland Waterways. The new site location is part of a growing area in Chico, drawing and supporting new families who are moving to the

area. Blue Oak Charter School community events, such as the May Faire and the Walk into Winter Faire, will be more accessible to Chico students and new community members.

6. UNIQUE PROGRAM OFFERING

Grounded in the holistic principles of Waldorf education, our school offers a unique, developmentally appropriate curriculum that integrates academic excellence with the arts, nature-based learning, and social-emotional development. As a Waldorf School, Blue Oak engages children through story, movement, handwork, music, and art daily or weekly. Understanding child development and knowing when a child is ready to learn informs all aspects of education, including engaging in drawing. Handwork and violin develop hand-eye coordination, small motor skills, and proprioception. The play-based Kindergarten allows children to learn reading and math skills through story and rhyme while also building critical social skills. Experiential learning, such as significant field trips, solidifies students' understanding of their learning and strengthens the class and family community. Through annual classroom plays, students develop strong oral skills. Those who complete the whole educational process through middle school develop the ability to think critically and apply it to daily life.

7. SOCIOECONOMIC FACTORS

The following table is taken from Chico Unified's Charter Authorizer Spring Reflections, which provides detailed information on our demographics, including students with Disabilities and English Language Learners.

Blue Oak currently serves 151 unduplicated pupils.

Student Group	2022-2023		2023-2024		2024-2025	
	#	%	#	%	#	%
All Students	260		232		219	
English Learners	9	3.5	11	4.7%	9	4.1%
Foster Youth	2	.8%	3	1.3%	0	0%
Homeless	2	.8%	3	1.3%	12	5.5%
Socioeconomically Disadvantaged	155	59.6%	127	54.7%	145	66.2%
Students with Disabilities	32	12.3%	34	14.7%	37	16.9%

African American	6	2.3%	2	.9%	3	1.4%
American Indian or Alaska Native	1	.4%	0	0%	0	0%
Asian	4	1.5%	7	3.02%	4	1.8%
Filipino	0	0%	1	.4%	2	.9%
Decline to state			6	2.6%	6	2.7%
Hispanic	54	20.7%	56	24.1%	60	27.4%
Native Hawaiian or Pacific Islander	2	.8%	1	.49%	0	0%
White	169	65%	135	58.2%	115	52.5%
Two or More Races	23	8.8%	24	10.3%	29	13.2%

*Source: DataQuest

SECTION 4: SUPPORTING DOCUMENTATION [Link](#)

Charter Council minutes

Initial School Site Evaluation CDE

Location Map

Site Layout

Measure K Allocation

Measure C Allocation

Loan Evaluation (Pending)

BLUE OAK CHARTER SCHOOL
450 W. East Avenue, Chico, CA 95926
(Room 24)
CHARTER COUNCIL
SPECIAL JOINT MEETING with FACILITIES COMMITTEE
APPROVED MINUTES
April 22, 2025

Join Zoom Meeting
<https://us06web.zoom.us/j/82164989295?pwd=oLJHf3j7Q8CT1XxbutRughBilblkUp.1>

Meeting ID: 821 6498 9295
Passcode: 2a4j67

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

Notice: Any person with a disability may request the agenda be made available in an appropriate alternative format. A request for a disability-related modification or accommodation may be made by a person with a disability who requires a modification or accommodation in order to participate in the public meeting at, 450 W. East Ave., Chico, CA or by calling (530) 879-7483 between the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday (at least 48 hours before the meeting). All efforts will be made for reasonable accommodations.

Blue Oak Charter Council (BOCC) may tape, film, stream, or broadcast any open BOCC Meeting. The BOCC Chair may announce that a recording or broadcasting is being made at the direction of BOCC members and that the recording or broadcast may capture images and sounds of those attending the meeting. Any BOCC recording may be erased or destroyed 30 days after the meeting. All times noted on the agenda are approximate and listed solely for convenience. The Board may hear items earlier or later than is noted and move the agenda items' order.

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 6:05PM Trisha Atehortua BOFaC & Vicki Wonacott
BOCC

- 1.2. Roll Call of Council Members to establish a quorum.
Facilities Committee -

Name	Present	Absent

Trisha Atehortua	X	
Kathy Maddox		X
Buck Ernest	X	
Nicole Tonelli	X	
Jennifer Bryan	X	
Renee Gomes	X	

Charter Council - Roll call

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

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 No agenda modifications.

1.5. Audience to Address the Council No audience addressed the council.

This is an opportunity for community members to address the council concerning items not on the agenda. Council Members will not respond to comments due to Brown Act expectations concerning agendas. Persons addressing the Committee will be allowed a maximum of three (3) minutes for their presentation. The chair may establish a maximum speaking time for any item.

Persons may not yield their time to another speaker (Gov. Code § 54954.3)

2. GOVERNANCE

2.1. New Site Discussion

No new information.

2.2. New Site Financing/Funding

No new information

- 2.3. Measure K. Susan Domenighini discusses earmarking our Measure K funding. CUSD needs to make sure the previous funds have been used. Proposal to come after next month's Measure K meeting ~1.4 million available. -Prep work for new site building should be completed by using the Measure K fund. BOFaC Motion by Nicole Tonelli to use Measure K funding. Rene Gomes second motion.

➤ Vote by Facilities Committee Members

Name	Yes	No	Abstain	Absent
Trisha Atehortua	x			
Buck Ernest	x			
Kathy Maddox				x
Jennifer Bryan	x			
Renee Gomes	x			
Nicole Tonelli	x			

➤ Vote passes

Ryan Sanders motion to approve the use of Measure K funding first. Trisha Atehortua second motion for BOCC.

➤ Vote by BOCC Members

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

➤ Vote passes

- 2.4. Measure C Application - Review of Measure C application requirements and deadlines for application submission. BOFaC Motion to approve the Measure C application submission for the full amount necessary to bring us to 20 million by Nicole Tonelli. Jennifer seconds motion.

➤ Vote by Facilities Committee Members



BLUE OAK CHARTER SCHOOL
 LOCAL EDUCATION BOUNDARIES MAP



1-800-888-8888

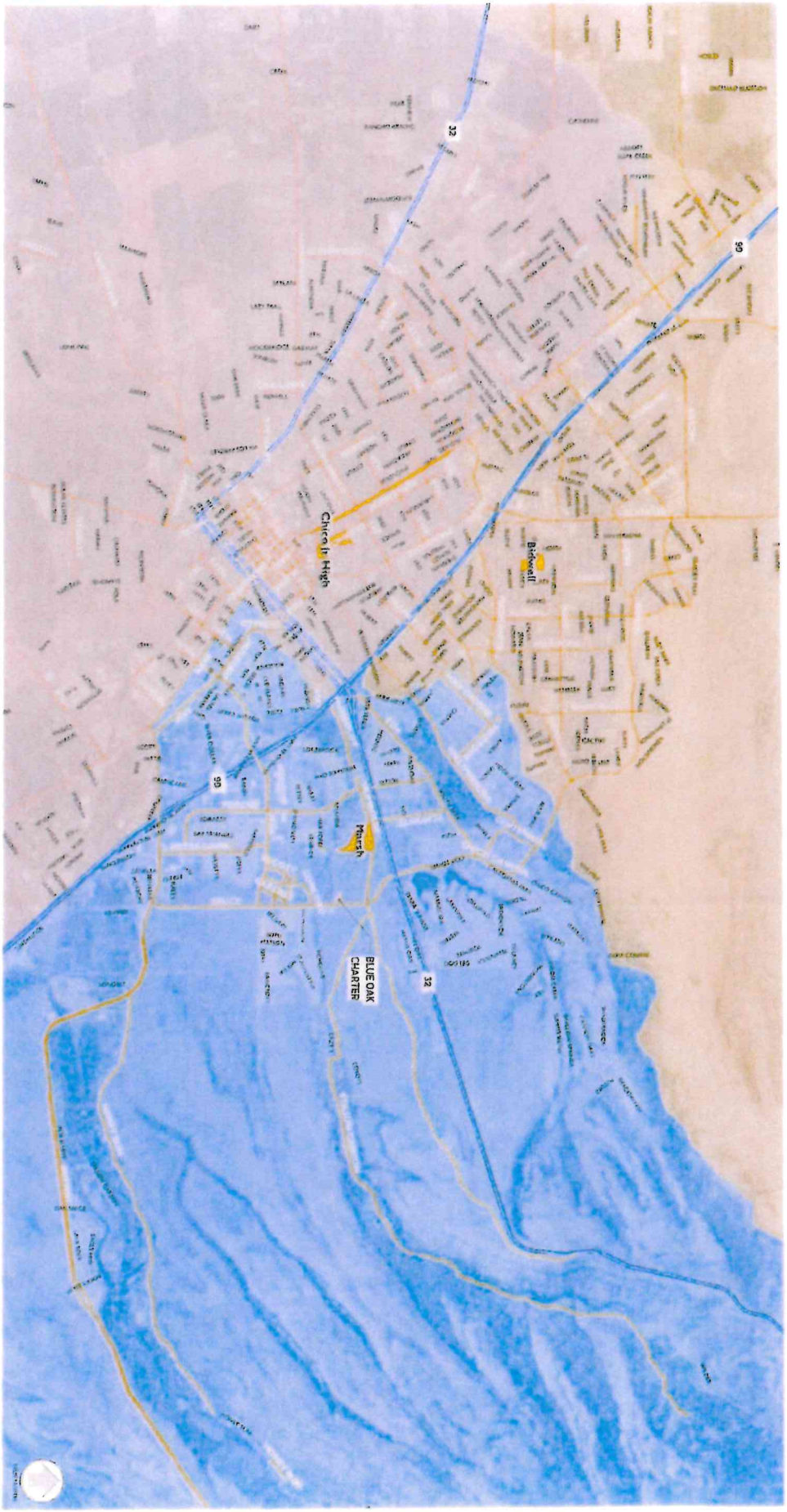
BLUE OAK CHARTER SCHOOL

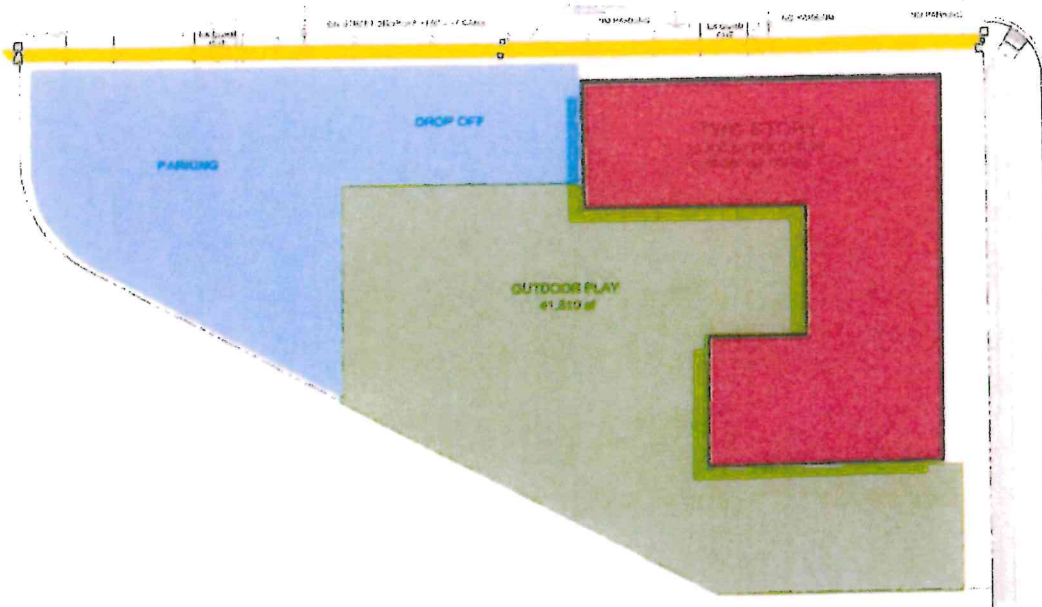
LOCAL EDUCATION BOUNDARIES MAP

2014-2015

LEGEND

- DISTRICT OF CHARTER SCHOOL
- DISTRICT OF PUBLIC SCHOOL
- DISTRICT BOUNDARY
- DISTRICT BOUNDARY
- DISTRICT BOUNDARY
- DISTRICT BOUNDARY





Chico USD Blue Oak Charter School

Program Cost Estimate

February 28, 2025

CUMMING GROUP

CUMMING GROUP | Sacramento
3400 Douglas Boulevard, Suite 120 • Roseville • California • 95661

cumming-group.com
Phone: 916-660-9030

BLUE OAK CHARTER SCHOOL
DETAILED REVENUE AND EXPENDITURES
Updated: 05.01.25

Res 9807

	<u>Revenue</u>
Series A Allocation	1,094,415.00
Step Up Reallocation (05.20.19)	28,015.00
Series B Allocation	1,393,939.00
Series C Allocation	1,317,906.00
Total Dollars Available	3,834,275.00

<u>Request Description</u>	<u>Dollars Requested</u>	<u>Board Approval Date</u>
Site Evaluation and Planning	35,000.00	11/15/2017
Playground replacement	90,000.00	5/2/2018
Technology	34,227.00	6/27/2018
F&E	5,709.00	6/27/2018
17-18 Michael Weissenborn Consulting Fees	610.00	N/A
F&E	4,000.00	10/17/2018
Music Storage	12,000.00	10/17/2018
Safety Issues	15,000.00	10/17/2018
Technology	19,000.00	11/14/2018
18-19 Michael Weissenborn Consulting Fees	493.00	N/A
Furniture, Music, and Technology items	18,000.00	3/11/2020
19-20 Michael Weissenborn Consulting Fees	66.00	N/A
Land Request #1	1,300,000.00	N/A
Land Addendum #1	200,000.00	N/A
Playground replacement closeout	(5,729.59)	2/21/2024
Land Request #1 closeout	(1,300,000.00)	N/A
Land Addendum #1 closeout	(200,000.00)	N/A
Legal Fees (23-24)	50,814.25	N/A
Property Purchase	2,100,000.00	5/15/2024
Freezer	6,000.00	10/2/2024
Architect Fees for New Campus	37,500.00	11/20/2024
Planning and Design Services for New Campus	20,000.00	

Total Requested to Date

2,442,689.66

	<u>Actual Dollars Spent</u>
2017-18	609.69
2018-19	173,757.68
2019-20	14,517.32
2020-21	-
2021-22	-
2022-23	-
2023-24	100,864.25
2024-25 YTD	2,124,320.60
Total Dollars Spent	2,414,069.54

Total Dollars Remaining for Requests	1,391,585.34
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Total Dollars Remaining for Requests

1,391,585.34

Less Fremont Project	(\$1,000,000)	(\$9,000,000)
Remaining Bond Dollars	\$202,072,009	\$26,927,991

	In-District Enrollment	Percentage of Charter Enrollment	35% of Net Bond Dollars
Achieve	180	8.63%	813,261
Blue Oak	204	9.78%	921,696
CCDS	535	25.65%	2,417,194
CORE Butte	617	29.58%	2,787,680
FRCS	108	5.18%	487,957
Inspire	N/A	0.00%	-
Nord	192	9.20%	867,479
Sherwood	104	4.99%	469,884
Wildflower	146	7.00%	659,645
Charter Total	2,086	100.00%	9,424,797

Total Dollars Allocated to Charter Schools
\$35,927,991

7/31/25, 1:11 PM

Blue Oak Charter School Mail - RE: Measure C funding breakdown

Total Net Bond Dollars	\$ 26,927,991	\$1,000,000
35% Allocated to All Charters	\$ 9,424,797	\$36,927,991
Dollars Available for Charter Facility Plans	\$ 17,503,194	15.45%
		Ballot Percentage

Julie Kistie

Director, Facilities & Construction

Chico Unified School District

2455 Carmichael Drive | Chico, CA 95928

(530) 891-3000 ext. 20602



From: Susan Domenighini <sdomenighini@blueoakcharterschool.org>
Sent: Wednesday, April 30, 2025 10:40 AM
To: Julie Kistie <jkistie@chicousd.net>
Subject: Measure C funding breakdown

Measure C Bond Funding Application Scoring Matrix Charter School Construction

Charter Name: Blue Oak School

Date: 8/05/25

Item	Criteria	Description	Score Range	Points
1	Feasibility of Project	Does the project seem realistic, achievable within the proposed timeline, and within the proposed budget? Are there clear plans for overcoming potential obstacles?	0-10	Yes
2	Project Plans Completed and Approved by Governing Authority (Authorities)	Has the project been approved by the necessary governing authority (e.g., Division of State Architecture, California Department of Education, or Other Agencies as required)? Are the plans fully developed and ready for execution?	0-10	4
3	Secured Levered Funding	Does the School have secured funds that leverage the measure C requested? Ex. Prop 2, Prop 51, Loan, General Funds, etc.	0-10	5
4	Proposed Location of Project	Is the proposed project located on property owned by the Chico Unified School District? Is this clearly documented?	0-10	10
5	Impact of Project on In-District Students	How will the project positively affect students who reside within the district? Does it directly benefit their education, safety, or overall learning experience?	0-25	20
6	Does the Project offer a unique program to students compared to other programs offered by other local Charter Schools and/or Chico Unified School District?	Does the project offer an educational or programmatic benefit that is different from other schools within the Chico Unified School District? Is there an innovation or unique feature that adds value? Is it clear that facility upgrades or expansions will expand current opportunities?	0-25	20
7	Socioeconomic Factors	Comparison to total student population-number of students served by grade level, unduplicated pupil count, English language learners, and Special Education.	0-25	25
Total Score			115	84



BLUE OAK SCHOOL

A WALDORF-INSPIRED PUBLIC CHARTER (K-6)

Application for Measure C Funds

May 1, 2025

Update July 31, 2025

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Blue Oak Charter School views Phase 1 as an exciting opportunity to transition into a purpose-built campus that prioritizes function, efficiency, and educational experience over surplus or underutilized space. While the current leased facility is larger in total square footage, much of that space goes unused or does not align with the school's evolving educational model. The new campus has been intentionally designed to support Blue Oak's day-to-day operations

and pedagogical goals through well-planned, right-sized spaces that reflect the school's actual teaching and learning methods.

This design approach carries forward the school's long-standing adaptability. As a charter school rooted in resilience and creativity, Blue Oak has a proven history of tailoring its programs to the spaces available while maintaining a high standard of education. Classrooms and shared spaces are often used for multiple purposes throughout the day—a practice that will continue in Phase 1. The library, for example, will serve as a hub for literacy instruction, music education, and small-group interventions, adapting to support multiple core and specialty functions.

While the initial phase does not include spaces such as a Great Room or dedicated rooms for handwork, science, or music, those program elements will remain fully integrated into the school experience. Teachers and staff are well-versed in delivering these subjects in general-purpose or shared environments. The flexibility of the school's schedule, instructional model, and team culture ensures that no aspect of the program is lost—only delivered more intentionally.

For larger events such as school assemblies, performances, and seasonal gatherings, Blue Oak will continue its long-standing practice of partnering with local organizations. These include a local high school musical performance, assembly spaces, and other community venues where the school has strong, ongoing relationships. These partnerships have allowed Blue Oak to maintain a rich and engaging calendar of student and family events, even without on-site performance space.

The Waldorf educational model reinforces this approach. It encourages creativity, rhythm, and integrated instruction over reliance on fixed or specialized facilities. Movement, music, storytelling, and artistic work are embedded in classroom life, not confined to specific rooms. Phase 1 provides the flexibility to continue these practices while positioning the school for future expansion.

How Phase 1 Supports the Full Program:

Each class has a dedicated classroom, and all core subjects will be fully delivered. Music, counseling, and other support services will operate effectively in shared spaces. The administrative wing will support school operations, attendance, health, and staff collaboration. Students will have daily access to meaningful outdoor play and movement opportunities that reflect Waldorf values.

Comparison to Current Use:

Space Type	Existing Lease	Phase 1 Build	Notes
General Classrooms	Present	Present	2 TK/K 1 per grade (1--8)
Dedicated Music/Handwork/Science	Present	Not included	Functions reassigned/shared

Library	Present	Present	Multi-use for reading/music/intervention
Multipurpose Room	Present	Not included	Outdoor and community venues for events
Admin Offices	Present	Present	Enhanced layout and functionality
Outdoor Play	Present	Present	Hard and soft play; expandable

Project Phasing and Coordination

The Blue Oak campus is being designed from the outset to support both immediate educational needs and future expansion. Phase 1 includes utility infrastructure and site improvements that will allow for the addition of classroom spaces, specialty instructional spaces, and a Great Room in later phases without requiring significant rework or relocation. Outdoor play and circulation areas are scaled to current enrollment but designed for expansion as the school grows.

Civil design and coordination has begun, with an emphasis on complying with existing infrastructure conditions and frontage requirements along adjacent public streets. The project team is also engaged in early coordination with the adjacent property owner and the Meriam Park development team to align circulation, utilities, and site access strategies where feasible. These discussions have been productive and will continue as design evolves.

All necessary project approvals will be routed through the Division of the State Architect (DSA), including review of modular construction, access, life safety, and site work components. CUSD’s facilities staff and consultants are working closely with the design team to ensure the project meets applicable standards. Lastly, the project will comply with City standards where required, while also pursuing appropriate exemptions or alternatives where applicable due to district ownership and oversight.

Obstacles

Modular construction is not quite as durable as typical construction. This varies between modular manufacturers and can be partially offset by regular maintenance and warranties.

Construction costs can fluctuate widely depending on many factors.

SECTION 2: PROJECT PLANS COMPLETED AND APPROVED

Blue Oak Facilities Committee continues to work with the Architectural Firm RGA to develop site plans for final approval by the Blue Oak Charter Council. A site walk-through was completed in May 2025 and received a positive review. The Blue Oak Charter Council approved this proposal in a special meeting on April 22, 2025

SECTION 3: SECURED AND LEVERAGE FUNDING

Total Project Cost: \$22,000,000

Cost Category	Amount	Notes
Soft Costs	~\$6,000,000	Based on consultant estimates and comparable projects
Site Work	~\$5,000,000	Includes utilities, parking, grading, paths of travel, and play areas
Modular Construction	~\$11,000,000	Per manufacturer estimates

Funding Strategy

Funding Source	Amount	Status
Measure C	\$15,000,000	Requested
Measure K	\$ 1,383,385	Allocated
Measure C	\$ 921,696	Allocated
Private	\$5,000,000	Pending
Loan/Financing		

The Measure C unallocated funds requested will be combined with allocated Measure K & C funds, as well as private financing, to fund Phase 1. Blue Oak will apply for additional funding, including, but not limited to, the State Charter School Incentive Grant and Proposition 2. These funds will enable Blue Oak to ensure completion of Phase 1 and address Phase 2.

Project estimates have been informed by similar charter school projects and cost estimating consultants familiar with modular construction. Supporting documents are available as needed.

4. PROPOSED LOCATION

Chico Unified, through the use of Blue Oak's Measure K funding, purchased property at the corner of Apodaca Place and Bruce Road to support a new school site for Blue Oak. Close of escrow confirmed by Jaclyn Kruger on August 24, 2024

5. IMPACT OF DISTRICT STUDENTS

Blue Oak Charter School serves primarily Chico Unified Residents. The students' demographics closely match those of Chico Unified. Blue Oak, a small school community focused on child development, engages students through story, art, music, and movement. This provides a unique option for students with diverse learning styles and broad interests. These students, as they transition to high school or interact with others in the community, bring a unique experience and perspective that enriches the experiences of other students.

The new site will allow the offering to improve environmental education, including connection and funding with the California Coastal Commission Inland Waterways. The new site location is part of a growing area in Chico, drawing and supporting new families who are moving to the

area. Blue Oak Charter School community events, such as the May Faire and the Walk into Winter Faire, will be more accessible to Chico students and new community members.

6. UNIQUE PROGRAM OFFERING

Grounded in the holistic principles of Waldorf education, our school offers a unique, developmentally appropriate curriculum that integrates academic excellence with the arts, nature-based learning, and social-emotional development. As a Waldorf School, Blue Oak engages children through story, movement, handwork, music, and art daily or weekly. Understanding child development and knowing when a child is ready to learn informs all aspects of education, including engaging in drawing. Handwork and violin develop hand-eye coordination, small motor skills, and proprioception. The play-based Kindergarten allows children to learn reading and math skills through story and rhyme while also building critical social skills. Experiential learning, such as significant field trips, solidifies students' understanding of their learning and strengthens the class and family community. Through annual classroom plays, students develop strong oral skills. Those who complete the whole educational process through middle school develop the ability to think critically and apply it to daily life.

7. SOCIOECONOMIC FACTORS

The following table is taken from Chico Unified's Charter Authorizer Spring Reflections, which provides detailed information on our demographics, including students with Disabilities and English Language Learners.

Blue Oak currently serves 151 unduplicated pupils.

Student Group	2022-2023		2023-2024		2024-2025	
	#	%	#	%	#	%
All Students	260		232		219	
English Learners	9	3.5	11	4.7%	9	4.1%
Foster Youth	2	.8%	3	1.3%	0	0%
Homeless	2	.8%	3	1.3%	12	5.5%
Socioeconomically Disadvantaged	155	59.6%	127	54.7%	145	66.2%
Students with Disabilities	32	12.3%	34	14.7%	37	16.9%

African American	6	2.3%	2	.9%	3	1.4%
American Indian or Alaska Native	1	.4%	0	0%	0	0%
Asian	4	1.5%	7	3.02%	4	1.8%
Filipino	0	0%	1	.4%	2	.9%
Decline to state			6	2.6%	6	2.7%
Hispanic	54	20.7%	56	24.1%	60	27.4%
Native Hawaiian or Pacific Islander	2	.8%	1	.49%	0	0%
White	169	65%	135	58.2%	115	52.5%
Two or More Races	23	8.8%	24	10.3%	29	13.2%

*Source: DataQuest

SECTION 4: SUPPORTING DOCUMENTATION [Link](#)

Charter Council minutes

Initial School Site Evaluation CDE

Location Map

Site Layout

Measure K Allocation

Measure C Allocation

Loan Evaluation (Pending)

BLUE OAK CHARTER SCHOOL
450 W. East Avenue, Chico, CA 95926
(Room 24)
CHARTER COUNCIL
SPECIAL JOINT MEETING with FACILITIES COMMITTEE
APPROVED MINUTES
April 22, 2025

Join Zoom Meeting
<https://us06web.zoom.us/j/82164989295?pwd=oLJHf3j7Q8CT1XxbutRughBilblkUp.1>

Meeting ID: 821 6498 9295
Passcode: 2a4j67

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

Notice: Any person with a disability may request the agenda be made available in an appropriate alternative format. A request for a disability-related modification or accommodation may be made by a person with a disability who requires a modification or accommodation in order to participate in the public meeting at, 450 W. East Ave., Chico, CA or by calling (530) 879-7483 between the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday (at least 48 hours before the meeting). All efforts will be made for reasonable accommodations.

Blue Oak Charter Council (BOCC) may tape, film, stream, or broadcast any open BOCC Meeting. The BOCC Chair may announce that a recording or broadcasting is being made at the direction of BOCC members and that the recording or broadcast may capture images and sounds of those attending the meeting. Any BOCC recording may be erased or destroyed 30 days after the meeting. All times noted on the agenda are approximate and listed solely for convenience. The Board may hear items earlier or later than is noted and move the agenda items' order.

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 6:05PM Trisha Atehortua BOFaC & Vicki Wonacott
BOCC

- 1.2. Roll Call of Council Members to establish a quorum.
Facilities Committee -

Name	Present	Absent

Trisha Atehortua	X	
Kathy Maddox		X
Buck Ernest	X	
Nicole Tonelli	X	
Jennifer Bryan	X	
Renee Gomes	X	

Charter Council - Roll call

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

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 No agenda modifications.

1.5. Audience to Address the Council No audience addressed the council.

This is an opportunity for community members to address the council concerning items not on the agenda. Council Members will not respond to comments due to Brown Act expectations concerning agendas. Persons addressing the Committee will be allowed a maximum of three (3) minutes for their presentation. The chair may establish a maximum speaking time for any item.

Persons may not yield their time to another speaker (Gov. Code § 54954.3)

2. GOVERNANCE

2.1. New Site Discussion

No new information.

2.2. New Site Financing/Funding

No new information

- 2.3. Measure K Susan Domenighini discusses earmarking our Measure K funding. CUSD needs to make sure the previous funds have been used. Proposal to come after next month's Measure K meeting ~1.4 million available. -Prep work for new site building should be completed by using the Measure K fund. BOFaC Motion by Nicole Tonelli to use Measure K funding. Rene Gomes second motion.

➤ Vote by Facilities Committee Members

Name	Yes	No	Abstain	Absent
Trisha Atehortua	x			
Buck Ernest	x			
Kathy Maddox				x
Jennifer Bryan	x			
Renee Gomes	x			
Nicole Tonelli	x			

➤ Vote passes

Ryan Sanders motion to approve the use of Measure K funding first. Trisha Atehortua second motion for BOCC.

➤ Vote by BOCC Members

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

➤ Vote passes

- 2.4. Measure C Application - Review of Measure C application requirements and deadlines for application submission. BOFaC Motion to approve the Measure C application submission for the full amount necessary to bring us to 20 million by Nicole Tonelli. Jennifer seconds motion.

➤ Vote by Facilities Committee Members

Name	Yes	No	Abstain	Absent
Trisha Atehortua	x			
Buck Ernest	x			
Kathy Maddox				x
Jennifer Bryan	x			
Renee Gomes	x			
Nicole Tonelli	x			

➤ Vote passes

Motion by Ryan Sanders to approve the Measure C application Trisha Atehortua second motion for BOCC.

➤ Vote by BOCC Members

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

➤ Vote passes

Charter Council meeting adjourns at 6:55pm

NEXT MEETING - Tuesday, May 13, 2025 at 6:00 PM

Facilities Committee Meetings now on the second and 4th Tuesdays of each month.

8. ADJOURNMENT of Facilities Committee at 7:08pm

Minutes Taken By: Maggie Buckley

Approved by:

Vicki Wonacott

Date:

7.31.25

Name	Present	Absent
Vicki Wonacott		
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



**CALIFORNIA DEPARTMENT OF EDUCATION
SCHOOL FACILITIES PLANNING DIVISION**

SFPD 4.0 (Rev. 07/09)
INITIAL SCHOOL SITE EVALUATION

- A scaled drawing with north indicated is attached to this review.
- A local educational agency boundaries map showing existing school sites, attendance areas, and the proposed new school site is attached to this review.

Date of Field Review 12-17-2024		County Butte		
Local Educational Agency (LEA) Chico Unified School District			School Site New K-8 Charter School	
Site Location (nearest cross streets, compass direction, and city) Bruce Road and Apodaca Place				
Master Plan Capacity 220	Grade Levels If stand alone special education See Additional Requirements TK-8	Number of Multitrack Year-Round Education Tracks 1	Class Size Reduction Grades	Estimated Land Value/Acre Owed
Project Type			Funding	
<input checked="" type="checkbox"/> New School <input type="checkbox"/> Land Addition to Existing Site <input type="checkbox"/> Other:		<input checked="" type="checkbox"/> Charter School <input type="checkbox"/> Joint-Use Facilities:	<input checked="" type="checkbox"/> Developer <input checked="" type="checkbox"/> Local <input checked="" type="checkbox"/> State <input type="checkbox"/> Financial Hardship	
Proposed Facilities for County-Educated Special Education Students at the School In house; integrated with pull out				
Proposed School Athletic Program None				
Site Acreage				
Gross Acres 2.47	Net Usable Acres 2.47	California Department of Education (CDE) Recommended Acres 1.47	Percent of State Standard (Net Usable/CDE Recommended) 168%	
Site Characteristics				
Topography Level				
Historical Use Open Fields				
Current Use Commerical Development, Businesses, medical and professional offices				
Existing Structures to Be Removed or Demolished None				
Easements and Rights of Way 10' public utility easement along eastern edge				
Current Land Use or Zoning Adjacent to Site				
North Single Family				
East Arterial Road - then Signal Family				
South Park land & open space				
West Park land & open space				
Potential Land Use Incompatibilities Low				

Potential Issues

Yes (Y), No (N), ?	Indicate "Yes" if the following is a known or a potential concern.
Y	*Traffic: Two lane local street along north side
N	*Railroad Tracks (<1,500 ft.):
N	*Airport Runway (<2 nautical miles):
N	*Power Lines Above or Below Ground (>50kV):
N	*Pipelines (<1,500 ft., >80 psi):
N	*Excessive Ambient Noise:
N	*Active Fault Zones:
N	*Likelihood of Landslides or Liquefaction:
N	*Flood or Dam Inundation:
N	*Inadequate Soil Stability, Bearing Capacity:
N	*Topographic Problems (ex., excessive slope):
N	*Water or Fuel Storage Tanks:
N	*Toxics (natural or man-made):
N	*Odors, Dust, Smoke, Pesticide Drift:
N	*Hazardous Air Emissions or Hazardous Material <¼ mile:
Y	*Within 500 feet of a Major Traffic Corridor or Freeway for Air Quality: 4 lane arterial roadway along east side
N	*Wildland Fire Interface:
N	*Social Hazards:
N	*Unsafe Walking Routes:
N	*Difficult or Unsafe Accessibility:
N	Not Centrally Located in Attendance Area:
N	Distant From Other Community Facilities:
N	Poor Orientation For Wind or Light:
N	Poor Drainage:
N	Shape (length to width ratio >2:1):
N	Distant or Unavailable Utilities:
N	Excessive Grading or On-Site Development Costs:
N	Excessive Off-Site Development Costs:
N	Likely <i>Eminent Domain</i> or Relocation:
N	Wildlife, Protected Habitat, Wetland:
N	Historic, Archeological, Scenic Resource:
N	Farm Land or Agricultural Preserve (Williamson Act):
	Other (specify):

*Major safety issues to be avoided.

Ranking (1=high and 5=low)			
Ranking of This Site	Number of Sites Evaluated	Relative Ranking of This Site	
1	1	1	
If fewer than three sites evaluated, explain why. Charter owned property			
Recommendation			
<input checked="" type="checkbox"/> The California Department of Education's initial evaluation of this site indicates that the local educational agency may proceed with further evaluation of the site including the items detailed in the SFPD 4.01, School Site Approval Procedures. Specific concerns identified in this evaluation must be addressed in the site approval application. <i>THIS EVALUATION DOES NOT CONSTITUTE AN APPROVAL.</i>			
<input type="checkbox"/> The California Department of Education recommends that the school district no longer pursue acquiring this site.			
Comments			
Additional Requirements			
<input type="checkbox"/> Electromagnetic Field Mitigation Plan <input type="checkbox"/> Pipeline/Tank Risk Assessment <input type="checkbox"/> Special Education Program Review <input type="checkbox"/> Noise Study <input type="checkbox"/> Traffic Safety Study <input type="checkbox"/> Other: <input type="checkbox"/> Railroad Safety Study <input type="checkbox"/> Caltrans Airport Assessment			
Field Review Participants			
Name	Address	Telephone Number	E-mail
Julie Kistle	1163 E 7th Street, Chico CA 95928	530 8913000 ext 20601	jkistle@chicousd.org
Name	Address	Telephone Number	E-mail
Kevin Easterling	115 Meyers Street, Suite 110, Chico CA 95928	530-342-0302	kevin@rgachico.com
Name	Address	Telephone Number	E-mail
Ross Simmons	111 Mission Ranch Boulevard, Suite 100	530-588-5199	rsimmons@northstareng.com
Name	Address	Telephone Number	E-mail
Name	Address	Telephone Number	E-mail
Name	Address	Telephone Number	E-mail
CDE Field Representative Signature			
<div style="display: flex; justify-content: space-between; margin-top: 10px;"> _____ _____ _____ </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> Print Name Signature Date </div>			





BLUE OAK CHARTER SCHOOL

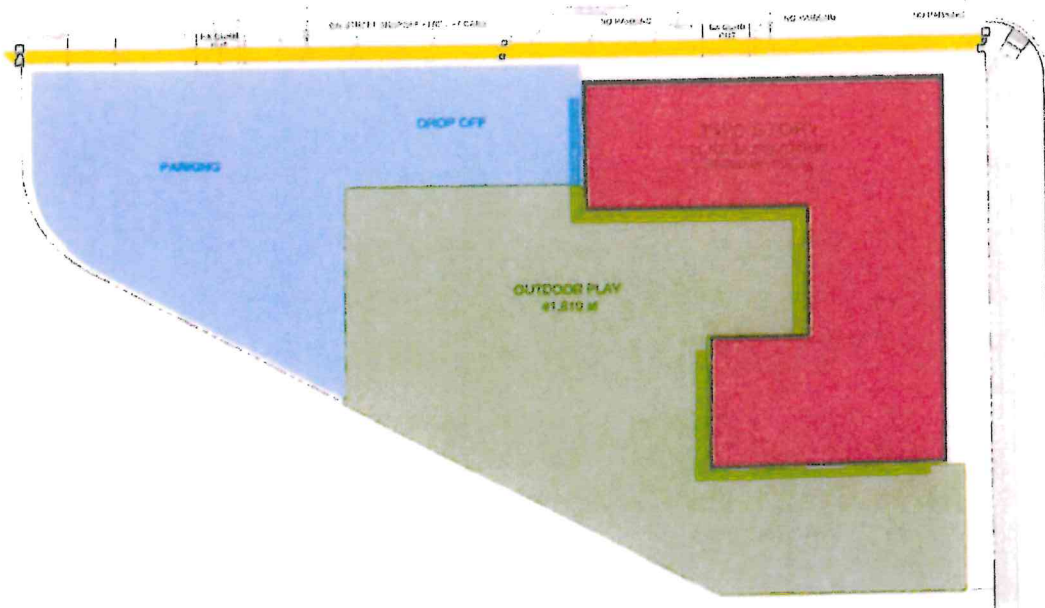
LOCAL EDUCATION BOUNDARIES MAP

2018



LEGEND

- HIGHWAY SERVICE AREA
- SCHOOL SERVICE AREA
- BLUE OAK CHARTER SCHOOL SERVICE AREA
- UNINCORPORATED AREA
- CITY/TOWNSHIP BOUNDARY
- COUNTY BOUNDARY



Chico USD Blue Oak Charter School

Program Cost Estimate

February 28, 2025

CUMMING GROUP

CUMMING GROUP | Sacramento
3400 Douglas Boulevard, Suite 120 • Roseville • California • 95661

cumming-group.com
Phone: 916-660-9030

BLUE OAK CHARTER SCHOOL
DETAILED REVENUE AND EXPENDITURES
Updated: 05.01.25

Res 9807

	<u>Revenue</u>
Series A Allocation	1,094,415.00
Step Up Reallocation (05.20.19)	28,015.00
Series B Allocation	1,393,939.00
Series C Allocation	1,317,906.00
Total Dollars Available	<u>3,834,275.00</u>

<u>Request Description</u>	<u>Dollars Requested</u>	<u>Board Approval Date</u>
Site Evaluation and Planning	35,000.00	11/15/2017
Playground replacement	90,000.00	5/2/2018
Technology	34,227.00	6/27/2018
F&E	5,709.00	6/27/2018
17-18 Michael Weissenborn Consulting Fees	610.00	N/A
F&E	4,000.00	10/17/2018
Music Storage	12,000.00	10/17/2018
Safety Issues	15,000.00	10/17/2018
Technology	19,000.00	11/14/2018
18-19 Michael Weissenborn Consulting Fees	493.00	N/A
Furniture, Music, and Technology items	18,000.00	3/11/2020
19-20 Michael Weissenborn Consulting Fees	66.00	N/A
Land Request #1	1,300,000.00	N/A
Land Addendum #1	200,000.00	N/A
Playground replacement closeout	(5,729.59)	2/21/2024
Land Request #1 closeout	(1,300,000.00)	N/A
Land Addendum #1 closeout	(200,000.00)	N/A
Legal Fees (23-24)	50,814.25	N/A
Property Purchase	2,100,000.00	5/15/2024
Freezer	6,000.00	10/2/2024
Architect Fees for New Campus	37,500.00	11/20/2024
Planning and Design Services for New Campus	20,000.00	

Total Requested to Date

2,442,689.66

	<u>Actual Dollars Spent</u>
2017-18	609.69
2018-19	173,757.68
2019-20	14,517.32
2020-21	-
2021-22	-
2022-23	-
2023-24	100,864.25
2024-25 YTD	2,124,320.60
Total Dollars Spent	<u>2,414,069.54</u>

Total Dollars Remaining for Requests	1,391,585.34
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BLUE OAK CHARTER SCHOOL
DETAILED REVENUE AND EXPENDITURES
Updated: 05.01.25

Res 9807

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1,391,585.34

Total Dollars Spent

2,414,069.54

Total Dollars Remaining for Requests

1,391,585.34

7/31/25, 1:11 PM

Blue Oak Charter School Mail - RE: Measure C funding breakdown



BLUE OAK SCHOOL

Susan Domenighini <sdomenighini@blueoakcharterschool.org>

RE: Measure C funding breakdown

1 message

Julia M. Kistle <jkistle@chicousd.org>

To: Susan Domenighini <sdomenighini@blueoakcharterschool.org>, Julie Kistle <jkistle@chicousd.net>

Wed, Apr 30, 2025 at 11:03 AM

CHICO UNIFIED SCHOOL DISTRICT

BOND ALLOCATION OPTIONS

\$239,000,000

Less 5.46%	Less 1.25% Bond	Net Bond
Indirect Cost	Issuance Cost	Dollars

Charter Enrollment	2,366	16.11%	\$38,512,157	(2,102,764)	\$35,927,991	15.03%
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CUSD Enrollment	12,317	83.89%	\$200,487,843			
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	14,683		\$239,000,000			
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Revised CUSD Net Bond Dollars	\$203,072,009	Revised Charter Net Bond Dollars	\$35,927,991
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Less Fremont Project	(\$1,000,000)	(\$9,000,000)
Remaining Bond Dollars	\$202,072,009	\$26,927,991

	In-District Enrollment	Percentage of Charter Enrollment	35% of Net Bond Dollars
Achieve	180	8.63%	813,261
Blue Oak	204	9.78%	921,696
CCDS	535	25.65%	2,417,194
CORE Butte	617	29.58%	2,787,680
FRCS	108	5.18%	487,957
Inspire	N/A	0.00%	-
Nord	192	9.20%	867,479
Sherwood	104	4.99%	469,884
Wildflower	146	7.00%	659,645
Charter Total	2,086	100.00%	9,424,797

Total Dollars Allocated to Charter Schools

\$35,927,991

7/31/25, 1:11 PM

Blue Oak Charter School Mail - RE: Measure C funding breakdown

Total Net Bond Dollars	\$ 26,927,991
35% Allocated to All Charters	\$ 9,424,797
Dollars Available for Charter Facility Plans	\$ 17,503,194

\$1,000,000

\$36,927,991

15.45%

Ballot Percentage

Julie Kistle

Director, Facilities & Construction

Chico Unified School District

2455 Carmichael Drive | Chico, CA 95928

(530) 891-3000 ext. 20602



From: Susan Domenighini <sdomenighini@blueoakcharterschool.org>
 Sent: Wednesday, April 30, 2025 10:40 AM
 To: Julie Kistle <jkistle@chicousd.net>
 Subject: Measure C funding breakdown



BLUE OAK SCHOOL

A WALDORF-INSPIRED PUBLIC CHARTER (K-8)

Application for Measure C Funds

May 1, 2025

Update July 31, 2025

Updated December 9, 2025

SECTION 1: APPLICANT INFORMATION

Blue Oak Charter School

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SECTION 2: PROJECT OVERVIEW

Project Name: A Home for Blue Oak Charter School

Project Description:

In its present location, Blue Oak Charter School currently serves approximately 220 students. Phase 1 of the proposed project proposes the construction of a permanent, 22,000-square-foot modular facility designed to fully accommodate its current enrollment.. Careful planning and coordination propose preparation of the site and building systems for long-term expansion to a 300-student capacity in future phases.

The new campus is located on a scenic property bordered by open land and adjacent to a creek—an environment that supports Blue Oak’s Waldorf pedagogy, emphasizing ecological awareness, outdoor education, and integrated learning. The site is planned from the outset to accommodate future modular expansions and maximize its natural assets for educational and child development purposes.

Phase 1 Includes:

- 10 general education classrooms (2 classrooms for combined TK/K classrooms, and Grades 1–8)
- A fully featured administrative portion of the facility, containing the following:
 - Reception/waiting, open office, director’s office, human resources, conference room, nurse’s office, admin restroom, and MPOE/infrastructure.
- Support services, including:
 - Psychologist’s office, speech office, wellness room, counseling room, and special education room.
 - A warming kitchen and food office.
 - An elevator and associated equipment room
- A flexible-use library designed to support reading, music instruction, and intervention
- Outdoor hard and soft play areas, appropriately scaled for current enrollment and expandable in future phases.

Future Phases Include:

- Specialty and performance spaces, such as a Great Room
- Dedicated specialty instruction spaces for functions such as handwork, science, music, and a multipurpose “Great Room”

Estimated Cost:\$22,000,000

Measure K request: \$15,000,000

Expected Start Date: September 2026

Expected Completion Date: May 2028

3. EVALUATION CRITERIA

Feasibility

Blue Oak Charter School has taken deliberate and responsible steps to ensure this project is realistic, well-planned, and financially achievable within the proposed timeline and budget. The school has retained Kings Consulting, a firm recommended through Chico Unified School District staff, to guide the Proposition 2 funding application process. Based on a comprehensive review of Blue Oak’s application and eligible preference points, Kings Consulting thinks the project is well-positioned and highly competitive for funding consideration.

Additionally, the California Department of Education conducted the SFPD 4.0 Initial School Site Evaluation and issued a positive determination, providing the necessary clearance for the proposed site to move forward. To maintain fiscal responsibility, Blue Oak is intentionally postponing further construction-related expenditures until the full scope of secured funding is known.

Blue Oak has also participated in multiple planning and coordination meetings with its architectural firm, RGA, and the CUSD Facilities Department. These meetings have resulted in

detailed preliminary project estimates used to establish a realistic and informed construction budget for the new school.

Phasing Narrative:

Blue Oak Charter School views Phase 1 as an exciting opportunity to transition into a purpose-built campus that prioritizes function, efficiency, and educational experience over surplus or underutilized space. While the current leased facility is larger in total square footage, much of that space goes unused or does not align with the school's evolving educational model. The new campus has been intentionally designed to support Blue Oak's day-to-day operations and pedagogical goals through well-planned, right-sized spaces that reflect the school's actual teaching and learning methods.

This design approach carries forward the school's long-standing adaptability. As a charter school rooted in resilience and creativity, Blue Oak has a proven history of tailoring its programs to the spaces available while maintaining a high standard of education. Classrooms and shared spaces are often used for multiple purposes throughout the day—a practice that will continue in Phase 1. The library, for example, will serve as a hub for literacy instruction, music education, and small-group interventions, adapting to support multiple core and specialty functions.

While the initial phase does not include spaces such as a Great Room or dedicated rooms for handwork, science, or music, those program elements will remain fully integrated into the school experience. Teachers and staff are well-versed in delivering these subjects in general-purpose or shared environments. The flexibility of the school's schedule, instructional model, and team culture ensures that no aspect of the program is lost—only delivered more intentionally.

For larger events such as school assemblies, performances, and seasonal gatherings, Blue Oak will continue its long-standing practice of partnering with local organizations. These include a local high school musical performance, assembly spaces, and other community venues where the school has strong, ongoing relationships. These partnerships have allowed Blue Oak to maintain a rich and engaging calendar of student and family events, even without on-site performance space.

The Waldorf educational model reinforces this approach. It encourages creativity, rhythm, and integrated instruction over reliance on fixed or specialized facilities. Movement, music, storytelling, and artistic work are embedded in classroom life, not confined to specific rooms. Phase 1 provides the flexibility to continue these practices while positioning the school for future expansion.

How Phase 1 Supports the Full Program:

Each class has a dedicated classroom, and all core subjects will be fully delivered. Music, counseling, and other support services will operate effectively in shared spaces. The administrative wing will support school operations, attendance, health, and staff collaboration. Students will have daily access to meaningful outdoor play and movement opportunities that reflect Waldorf values.

Comparison to Current Use:

Space Type	Existing Lease	Phase 1 Build	Notes
General Classrooms	Present	Present	2 TK/K 1 per grade (1–8)
Dedicated Music/Handwork/Science	Present	Not included	Functions reassigned/shared
Library	Present	Present	Multi-use for reading/music/intervention
Multipurpose Room	Present	Not included	Outdoor and community venues for events
Admin Offices	Present	Present	Enhanced layout and functionality
Outdoor Play	Present	Present	Hard and soft play; expandable

Project Phasing and Coordination

The Blue Oak campus is being designed from the outset to support both immediate educational needs and future expansion. Phase 1 includes utility infrastructure and site improvements that will allow for the addition of classroom spaces, specialty instructional spaces, and a Great Room in later phases without requiring significant rework or relocation. Outdoor play and circulation areas are scaled to current enrollment but designed for expansion as the school grows.

Civil design and coordination has begun, with an emphasis on complying with existing infrastructure conditions and frontage requirements along adjacent public streets. The project team is also engaged in early coordination with the adjacent property owner and the Meriam Park development team to align circulation, utilities, and site access strategies where feasible. These discussions have been productive and will continue as design evolves.

All necessary project approvals will be routed through the Division of the State Architect (DSA), including review of modular construction, access, life safety, and site work components. CUSD's facilities staff and consultants are working closely with the design team to ensure the project meets applicable standards. Lastly, the project will comply with City standards where required, while also pursuing appropriate exemptions or alternatives where applicable due to district ownership and oversight.

Obstacles

Potential obstacles such as funding timing, construction cost escalation, and regulatory approvals are being proactively addressed through early planning, professional consultation, and close coordination with all stake holders. With these measures in place, Blue Oak Charter School is well-prepared to successfully deliver this project within the proposed scope, schedule, and budget.

SECTION 2: PROJECT PLANS COMPLETED AND APPROVED

Blue Oak Facilities Committee continues to work with the Architectural Firm RGA to develop site plans for final approval by the Blue Oak Charter Council. The SFPD 4.0 Initial Site Evaluation with CDE was in May 2025 (Attached) and indicated we can proceed with the site. The Blue Oak Charter Council approved this proposal in a special meeting on April 22, 2025

SECTION 3: SECURED AND LEVERAGE FUNDING

Total Project Cost: \$22,000,000

Cost Category	Amount	Notes
Soft Costs	~\$6,000,000	Based on consultant estimates and comparable projects
Site Work	~\$5,000,000	Includes utilities, parking, grading, paths of travel, and play areas
Modular Construction	~\$11,000,000	Per manufacturer estimates

Funding Strategy

Funding Source	Amount	Status
Prop 2	\$17,433,283	Requested
Measure C	\$1,001,000	Requested
Measure C	\$1,897,718	Allocated
Measure K	\$ 1,383,385	Allocated
Measure C	\$ 921,696	Allocated
CSFA Loan	\$12,229,484	Requested

Blue Oak Charter School has demonstrated strong financial planning and long-term commitment to the development of a permanent school site through the strategic allocation of the local bond funding. To date, Blue Oak has set aside \$4,281,813 from Measure C and Measure K allocations specifically designated for the development of a new campus.

If awarded the requested Measure C funding through this application, Blue Oak's total available capital for the project would increase to \$5,282,813. These funds will be applied directly toward the match requirement for Proposition 2, reducing the amount of financing needed through a California School Finance Authority (CSFA) loan.

This approach strengthens the overall financial feasibility of the project, lowers long-term debt obligations, and reduces future operating costs. Most importantly, it allows Blue Oak to preserve more operational funding to reinvest directly into instructional programming, student services, and educational outcomes.

4. PROPOSED LOCATION

Chico Unified, through the use of Blue Oak's Measure K funding, purchased property at the corner of Apodaca Place and Bruce Road to support a new school site for Blue Oak. Close of escrow confirmed by Jaclyn Kruger on August 24, 2024

5. IMPACT OF DISTRICT STUDENTS **What is the % of district students we have? Like 80 % of our students are CUSD?**

Blue Oak Charter School serves primarily Chico Unified Residents. The students' demographics closely match those of Chico Unified. Blue Oak, a small school community focused on child development, engages students through story, art, music, and movement. This provides a unique option for students with diverse learning styles and broad interests. These students, as they transition to high school or interact with others in the community, bring a unique experience and perspective that enriches the experiences of other students.

The new site will allow the offering to improve environmental education, including connection and funding with the California Coastal Commission Inland Waterways. The new site location is part of a growing area in Chico, drawing and supporting new families who are moving to the area. Blue Oak Charter School community events, such as the May Faire and the Walk into Winter Faire, will be more accessible to Chico students and new community members.

6. UNIQUE PROGRAM OFFERING

Grounded in the holistic principles of Waldorf education, our school offers a unique, developmentally appropriate curriculum that integrates academic excellence with the arts, nature-based learning, and social-emotional development. As a Waldorf School, Blue Oak engages children through story, movement, handwork, music, and art daily or weekly. Understanding child development and knowing when a child is ready to learn informs all aspects of education, including engaging in drawing. Handwork and violin develop hand-eye coordination, small motor skills, and proprioception. The play-based Kindergarten allows children to learn reading and math skills through story and rhyme while also building critical social skills. Experiential learning, such as significant field trips, solidifies students' understanding of their learning and strengthens the class and family community. Through annual classroom plays, students develop strong oral skills. Those who complete the whole educational process through middle school develop the ability to think critically and apply it to daily life.

7. SOCIOECONOMIC FACTORS

The following table is taken from Chico Unified's Charter Authorizer Spring Reflections, which provides detailed information on our demographics, including students with Disabilities and English Language Learners.

Blue Oak currently serves 151 unduplicated pupils.

Student Group	2022-2023		2023-2024		2024-2025	
	#	%	#	%	#	%
All Students	260		232		219	
English Learners	9	3.5	11	4.7%	9	4.1%
Foster Youth	2	.8%	3	1.3%	0	0%
Homeless	2	.8%	3	1.3%	12	5.5%
Socioeconomically Disadvantaged	155	59.6%	127	54.7%	145	66.2%
Students with Disabilities	32	12.3%	34	14.7%	37	16.9%
African American	6	2.3%	2	.9%	3	1.4%
American Indian or Alaska Native	1	.4%	0	0%	0	0%
Asian	4	1.5%	7	3.02%	4	1.8%
Filipino	0	0%	1	.4%	2	.9%
Decline to state			6	2.6%	6	2.7%
Hispanic	54	20.7%	56	24.1%	60	27.4%
Native Hawaiian or Pacific Islander	2	.8%	1	.49%	0	0%
White	169	65%	135	58.2%	115	52.5%
Two or More Races	23	8.8%	24	10.3%	29	13.2%

*Source: DataQuest

SECTION 4: SUPPORTING DOCUMENTATION [Link](#)

Charter Council minutes

Initial School Site Evaluation CDE

Location Map

Site Layout

Measure K Allocation

Measure C Allocation

Loan Evaluation (Pending)

