



**MEETING OF THE MEASURE H  
CITIZENS' BOND OVERSIGHT COMMITTEE  
THURSDAY, OCTOBER 16, 2025  
MINUTES**

The Measure H Citizens' Bond Oversight Committee held their regular quarterly meeting on Thursday, October 16, 2025 in the Library, Room 207 on the Shasta College Main Campus located at 11555 Old Oregon Trail, Redding, California.

**1. CALL TO ORDER**

The meeting was called to order by Raymond Nicholas at 5:02 p.m.

**1.1 Roll Call**

<b>COMMITTEE MEMBERS PRESENT</b>		<b>AREA OF REPRESENTATION</b>
	Robert Adams	At-Large Representative
X	Star Alfaro	College Support Organization
	Rick Fauss	At-Large Representative
X	Todd Jones	Taxpayers' Association
X	Bruce Kilpatrick	At-Large Representative
	Michael Logan	Business Representative
X	Raymond Nicholas	At-Large Representative
X	Jessica Sarver	Student Representative
X	Staci Wadley	Senior Citizens' Representative

<b>DISTRICT STAFF &amp; GUESTS</b>	
X	Dr. Frank Nigro, Superintendent/President
X	Becky McCall, Asst. Superintendent/VP Administrative Services
X	Andy Brown, Director of Physical Plant
X	Theresa Markword, AVP of Facilities & Capital Construction
	Magan Kleinman, Fiscal Analyst (Bond Dept.)
X	Janette Brockmann, Administrative Professional II (Bond Dept.)

## **2. CALL FOR REQUESTS FROM THE AUDIENCE TO SPEAK TO ANY ITEM ON THE AGENDA**

There were no requests.

### **APPROVAL OF MINUTES** (*Action Item*)

#### **2.1 Approval of the July 17, 2025 Meeting Minutes**

It was moved by Mr. Jones and seconded by Ms. Wadley to approve the minutes.

*The vote was six (6) to zero (0) in favor of approving the July 17, 2025 meeting minutes as presented.*

## **3. INSTITUTIONAL REPORTS**

### **4.1 Bond Financial Overview**

Ms. Markword provided a Powerpoint presentation (attached hereto as Exhibit A) to review highlights of the Financial Overview document. It was noted that there were approximately \$3.5 million in expenditures in the prior quarter. The Athletics Complex Phase I project was removed from planning due to lack of funding. This freed up \$1.4 million to go back into the Bond general fund for other projects.

The 1600 Building Life Sciences Renovation secured state funding on a 50/50 split, covering preliminary plans and construction documents for reimbursement. The 1400 building Earth Sciences Renovation was prioritized over the Theater Renovation/Reconstruction project to improve science labs efficiently and align with matching state funds. A seismic evaluation for the 1400 Building is currently underway to determine whether renovation is possible or if replacement of the building will be necessary.

Ms. Markword outlined the new facilities improvement bond measure planned for the ballot in November of next year, pending favorable polling results and board approval. It will replace expiring 2002 Measure A bonds with a similar tax rate to avoid increasing tax bills, although it is technically a new tax. Bond refundings have lowered current tax rates significantly, with property tax examples dropping from \$36 to under \$10 annually for some parcels. Polling will be conducted in December by ISOM Advisors using targeted voter surveys to guide election timing and measure content. ISOM Advisors' fees are minimal and tied to polling only, with no ongoing payments unless bonds are issued, paid from bond financing packages.

Measure H projects have spent \$119.6 million of the \$139 million bond, funding 24 projects over \$1 million including science building renovations with combined state matches. Project costs for science buildings are estimated at over \$18 million each, with the state covering roughly half but excluding furniture and equipment expenses. The Chancellor's Office performs an assessment of our campus every three years. These assessments inform statewide bond measures by quantifying repair and replacement

needs across Community Colleges. With the most recent assessment on our campus just completed, The Chancellor's Office has estimated our total replacement costs at \$318.7 million and repair costs at \$275.9 million, underscoring ongoing infrastructure needs.

The campus is managing aging infrastructure with prioritized focus on science modernization, safety training expansion, and ADA compliance. The facility condition index scores are high (around 85), indicating poor building condition compared to an ideal score of 100. Priority areas include science building upgrades, Public Safety Training Center build-out, dormitory expansion, and student center improvements. ADA compliance projects continue incrementally due to persistent demand and regulatory requirements. A new extension site in Corning focused on Career Technical Education is under consideration.

## 4.2 Update on Bond Projects

Ms. Markword provided updates regarding the status of Bond projects via the Powerpoint presentation. Significant visible progress on multiple buildings and outdoor spaces is improving student experience and administrative functionality. The following projects were discussed:

- **Library Renovation:** The grand opening of the new Library on September 3rd was well attended, with strong student engagement and positive community feedback. Outdoor furniture installation and landscaping projects, including a new sidewalk by the solar array, improve campus walkability and aesthetics.
- **800 Building Renovation:** The 800 Building interior renovations are underway with mechanical system upgrades requiring temporary cooling solutions to protect connected buildings. Interior framing and installation of infrastructure to support a Skyfold Wall is currently being completed. Solatube infrastructure to allow natural light into the building is being added to the roof. Walkways around the 800 and surrounding buildings and through the Redwood Grove area are currently under construction for improvement and new irrigation piping is being installed.
- **700 Building Renovation:** The 700 building is receiving new mechanical systems and soffit replacements. Large existing HVAC equipment has been removed from the roof and interior "pods" for offices with skylights to boost natural light are being added.
- **1400-1600 Shade Structures:** New outdoor furniture has been installed under the shade structures to provide more collaboration space for students.
- **2300 Building Student Success Center:** The 2300 Student Success Center is fully operational and heavily used, though space remains tight until further expansions.
- **Other Projects:** New HVAC installations and asbestos-floor replacements in gym and locker rooms enhance safety and comfort for students. The campus is continuing to maintain historical and cultural elements such as the refurbished "Abe the Eagle" statue.

## 4. DISCUSSION ITEMS

### 4.1 5-Year Capital Outlay Plan

Ms. Markword explained that the Chancellor's Office requires annual submission of a 5-year projection of capital outlay projects planned for the District. The five-year capital outlay plan targets key educational space expansions with a focus on science and student housing improvements.

Upcoming projects include completion of the Fire Academy Prop Tower expected by next summer and the 100 Building Renovation to become the Student Services Center. Architect renderings for the 100 Building show updated entry areas to enhance the student experience.

An affordable student housing grant application was resubmitted under a new state financing structure with a committed district match, targeting a new dorm building. The grant submission, to be resubmitted in June of next year, reflects a multi-stage funding process with potential lease revenue bonds.

Current farm dorms are being improved separately. The proposed new dorm would not replace but supplement existing housing to accommodate growing demand. The college is preparing for annual plan updates with some projects cycling off and new priorities added, ensuring alignment with evolving needs.

## 6. ANNOUNCEMENTS

### 6.1 Future meetings of the committee (5:00 p.m.):

- January 15, 2026 Library and Tutoring Center, Shasta College Main Campus
- April 16, 2026 Library and Tutoring Center, Shasta College Main Campus
- July 16, 2026 Library and Tutoring Center, Shasta College Main Campus
- October 15, 2026 Library and Tutoring Center, Shasta College Main Campus

## 7. PUBLIC COMMENTS

### 7.1 Comments from the audience

No comments were received.

## 8. ADJOURNMENT

It was moved by Mr. Jones and seconded by Mr. Kilpatrick to adjourn the meeting.

*The vote was six (6) to zero (0) in favor of adjournment.*

Mr. Nicholas adjourned the meeting at 5:39 p.m.

Submitted by:

*Janette Brockmann*

Janette Brockmann  
Official Recorder

# EXHIBIT A



## Shasta College

### Measure H Bond Projects & Capital Construction Update

Presented to the  
Citizens' Bond Oversight Committee  
10/16/2025



## Financial Overview Highlights

### Shasta-Tehama-Trinity Joint Community College District Measure H General Obligation Bonds Cumulative Recap of Bond Activity September 7, 2017 - September 30, 2025

Tax Exempt Bonds		Taxable Bonds	
Bond Sales Series A (9/7/2017)	\$ 50,000,000	Bond Sales Series B-1 (10/3/2019)	\$ 20,000,000
Series A Net Issuance Costs	(208,359)	Series B-1 Issuance Costs	(188,882)
Bond Sales Series B (10/3/2019)	20,000,000	Bond Sales Series C-1 (12/9/2020)	\$ 20,000,000
Series B Issuance Costs	(119,820)	Series C-1 Issuance Costs	(186,450)
Bond Sales Series C (12/9/2020)	10,000,000	Bond Sales Series D (6/27/2023)	19,000,000
Series C Issuance Costs	(53,788)	Series D Issuance Costs	(184,964)
Refunded 2009A/2008A Bonds	(7,987,268)	Additional Funds from Other Sources	2,426,239
Additional Funds from Other Sources	27,800,345	Net Available Funds for Projects	\$ 60,845,934
Net Available Funds for Projects	\$ 99,440,110	Encumbrances	(6,075,179)
Encumbrances	(5,648,368)	Project Expenditures to Date	(26,315,397)
Project Expenditures to Date	(94,431,520)	Budget Remaining	(15,678,052)
Budget Remaining	(1,866,995)	Ending Available Funds for Projects	\$ 12,777,305
Ending Available Funds for Projects	\$ (2,506,773)		

Interest Proceeds for Future Allocation (through 6/30/25)				
Fiscal Year	Tax Exempt Bonds	Taxable Bonds		Total Interest Proceeds
		GO Bonds	NMFC Interest	
2017-2024	\$ 2,437,440	\$ 1,640,669	\$ 139,137	\$ 4,217,247
2024-2025	590,385	686,383	-	\$ 1,276,768
TOTAL	\$ 3,027,826	\$ 2,327,052	\$ 139,137	\$ 5,494,015

Total Quarterly Expenditures: \$3,544,869



## Financial Overview Highlights *(continued)*

TAX EXEMPT BONDS: Cumulative Recap of Project Budgets, Additional Revenues, Encumbrances and Expenditures

Active Projects	Current Budget	Funds from Other Sources	Source	Bond Project Reserve Alloc.	Total Budget	Encumbered but not Expensed	Expenditures to Date	Budget Remaining
18-017 Solar Project - East Lot	6,400,000	0		500,000	6,900,000	274,977	6,608,163	16,859
19-001 200 Building (Library) Renovation	7,515,030	15,589,000	(5)		23,104,030	1,029,186	21,912,429	162,416
20-003 800 Building Renovation	6,267,700	5,070,000	(9)		11,337,700	4,344,205	5,305,775	1,687,220
<b>Total Tax Exempt Bonds</b>	<b>\$74,137,538</b>	<b>\$27,809,345</b>			<b>\$101,946,883</b>	<b>\$5,648,368</b>	<b>\$94,431,520</b>	<b>\$1,866,995</b>

TAXABLE BONDS: Cumulative Recap of Project Budgets, Additional Revenues, Encumbrances and Expenditures

Active Projects	Current Budget	Funds from Other Sources	Source	Bond Project Reserve Alloc.	Total Budget	Encumbered but not Expensed	Expenditures to Date	Budget Remaining
Measure H General Expenses (Taxable Series Expenditures)	800,000	0			800,000	173,939	307,818	318,242
SC Community Leadership Center Purchase (BLOCK 7)	22,500,483	106,229	(2)(7)		22,606,712	0	21,582,265	1,024,447
18-009A Campus Wide Infrastructure - Design	83,223	0			83,223	0	3,905	79,317
18-009B Campus Wide Infrastructure - Electrical Upgrades	513,497	0			513,497	25,000	396,257	92,240
18-010 SC Main Campus Keying & Access Control	374,998	0			374,998	15,456	75,263	284,278
21-007 100 Bldg.Phase 2 (Student Services Center)	10,500,000	0			10,500,000	157,328	753,925	9,588,747
<b>21-002 1600 Building (Life Sciences) Renovation</b>	<b>1,663,000</b>	<b>0</b>			<b>1,663,000</b>	<b>0</b>	<b>75,669</b>	<b>1,587,331</b>
23-006 700 Building Renovation	5,847,550	0			5,847,550	3,902,223	772,927	1,172,400
23-010 SC Main Campus Fiber Project - Phases 2 & 3	375,000	0			375,000	54,572	168,669	191,761
24-002 Space Refresh	500,000	0			500,000	54,400	407,181	38,419
24-009 SC Fire Academy 6-Story Fire Tower	913,300	2,300,000	(8)		3,213,300	1,712,261	365,171	1,135,868
<b>25-002 1400 Building (Earth Sciences) Renovation</b>	<b>185,000</b>	<b>0</b>			<b>185,000</b>	<b>20,000</b>	<b>0</b>	<b>165,000</b>
<b>Total Taxable Bonds</b>	<b>\$45,662,400</b>	<b>\$2,406,229</b>			<b>\$48,068,629</b>	<b>\$6,079,179</b>	<b>\$28,315,397</b>	<b>\$15,678,052</b>



## Financial Overview Highlights *(continued)*

### Budget Change Detail:

BUDGET DECREASE	AMOUNT	NOTES
24-001 Athletics Complex - Phase 1	\$1,409,087	Project closed due to inactivity.
<b>TOTAL BUDGET DECREASE</b>	<b>\$1,409,087</b>	
BUDGET INCREASE	AMOUNT	NOTES
21-002 1600 Building (Life Sciences) Renovation	\$1,563,000	State funded project (50% match). Budget increased to cover all costs for Preliminary Plans and Working Drawings (construction documents) through DSA approval.
25-002 1400 Building (Earth Sciences) Renovation	\$185,000	Initial Project Proposal submitted to the Chancellor's Office. Final Project Proposal requires architectural and state funding consultant work. Seismic study is required.
<b>TOTAL BUDGET INCREASE</b>	<b>\$1,748,000</b>	
<b>NET BUDGET INCREASE</b>	<b>\$338,913</b>	



# Measure H Progress

Shasta College Bond Construction Projects >\$1 Million			Track Other Funding Proj 6/2008-2022 by vertex42.com												
Project	Total Cost	Start Date	End Date	Timeline (Q1-Q4)											
7 Gym Air Conditioning	1,686,823	10/1/2018	7/31/2019	[Timeline bars]											
8 Security Department Relocation & Warehouse	3,003,301	2/1/2019	6/30/2020	[Timeline bars]											
9 Campus Wide Electrical Upgrades	2,299,999	3/1/2019	8/15/2025	[Timeline bars]											
10 Veterans Support & Success Center Building	2,692,752	5/1/2019	5/31/2020	[Timeline bars]											
11 CTE Building and Covered Storage	5,288,645	7/1/2019	8/30/2020	[Timeline bars]											
12 RPSTC - Phase 2 (Classrooms)	5,752,479	7/1/2019	12/31/2020	[Timeline bars]											
13 Tehama Student Services Building	6,121,902	9/1/2019	2/28/2021	[Timeline bars]											
14 CIS (Computer Information Systems) Building	8,319,255	2/1/2020	12/31/2021	[Timeline bars]											
15 CLC Purchase & Tenant Improvement Buildout	21,582,265	2/1/2021	6/1/2024	[Timeline bars]											
16 2000 Building (Student Center) HVAC Replacement Project	5,309,995	1/1/2022	6/30/2024	[Timeline bars]											
17 2400-2500-2600 Buildings (CTE Quad) HVAC & Exterior Refresh	3,576,729	6/1/2022	3/31/2023	[Timeline bars]											
18 RPSTC - Phase 3 (Infrastructure Expansion)	1,362,708	12/1/2022	6/30/2023	[Timeline bars]											
19 200 Building (Library) Renovation (State Funded - 75% Match)	23,104,030	6/1/2023	6/15/2025	[Timeline bars]											
20 SC Fire Academy 6-Story Fire Tower (\$2.3M ZOGG Fire Funds Match)	3,213,300	9/1/2024	9/1/2025	[Timeline bars]											
21 12kV Electrical Infrastructure Replacement	1,390,553	12/1/2024	3/31/2025	[Timeline bars]											
22 600 Building (Instructional Classrooms) Renovation (State Funded - 50% Matc)	11,337,700	4/21/2025	4/30/2026	[Timeline bars]											
23 700 Building (Administrative Offices) Renovation	5,847,550	8/1/2025	5/31/2026	[Timeline bars]											
24 100 Building Renovation (Student Services Center)	17,783,845	9/1/2026	3/31/2028	[Timeline bars]											
<b>Total Costs for Projects &gt;\$1,000,000</b>	<b>\$148,880,097</b>														
Less Additional Funds from Other Sources	30,215,574														
<b>Total Bond Funds Spent on Projects &gt;\$1,000,000</b>	<b>\$119,664,483</b>														

- = Bond
- = Bond with State Funding Match
- = Bond with Other Funding Sources



# Projects to be Partially Funded through Measure H

## Science Building Renovations

Project	Total Cost	Start Date	End Date	Timeline (Q1-Q4)											
25 1600 Building (Life Sciences) Renovation (State Funded - 50% Match)	\$ 18,916,000	8/1/2027	3/31/2029	[Timeline bars]											
26 1400 Building (Earth Sciences) Renovation (Possibly State Funded - 50% Matc)	18,413,537	8/1/2029	3/31/2031	[Timeline bars]											
<b>Total Costs for Science Building Renovations</b>	<b>\$ 37,329,537</b>														
Less State Funding Match	16,596,144														
<b>Total Estimated Bond Funds Spent on Science Building Renovations</b>	<b>\$ 20,733,393</b>														

- = Bond
- = Bond with State Funding Match
- = Bond with Other Funding Sources

*A new capital infusion is necessary to complete these and other projects identified through outreach efforts.*



# Summary of Facilities Needs Assessment

Chancellor's Office Assessment of District Facilities (2023)

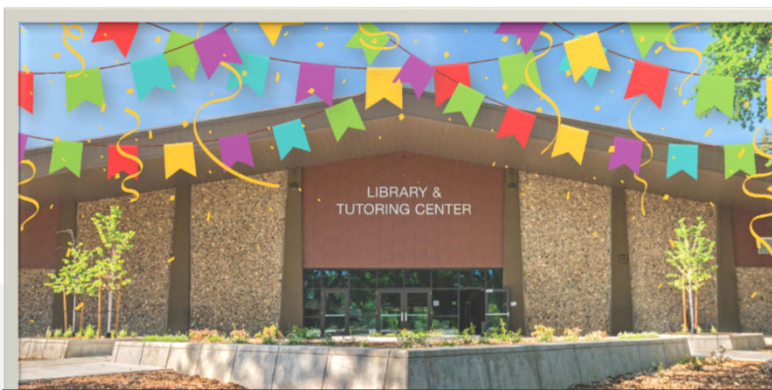
Shasta College			
Campus Information	Building Information	Room Information	
Gross Sq. Ft: 671,778	<b>Facility Condition Index: 86.59%</b>	➡	Replacement Cost: \$318,698,589.55
Estimate Cost: \$175,414,115.67	Additional Cost: \$100,558,838.77	➡	Repair Cost: \$275,972,954.44

Prioritized focus areas:

- Science buildings modernization
- Public safety training expansion (Apparatus Bay & Props)
- Expand dormitories & improve Student Center
- Infrastructure replacement (HVAC, roofs, utilities)
- Complete ADA compliance projects
- New extension site in Corning focused on CTE (Welding)
- ... and many more ideas



## 200 Building (Library) Renovation



**Grand Opening Celebration!**

Wednesday, September 3<sup>rd</sup>

9:00 a.m. – 1:00 p.m.



## 200 Building (Library) Renovation *(continued)*



**Grand Opening  
Celebration!**



## 200 Building (Library) Renovation *(continued)*



## 200 Building (Library) Renovation (continued)



## 200 Building (Library) Renovation (continued)



## 200 Building (Library) Renovation *(continued)*



Lobby Area



## 200 Building (Library) Renovation *(continued)*



Math & Science  
Tutoring Center



## 200 Building (Library) Renovation *(continued)*



2<sup>nd</sup> Floor  
Classroom



## 200 Building (Library) Renovation *(continued)*



Staff Break  
Room

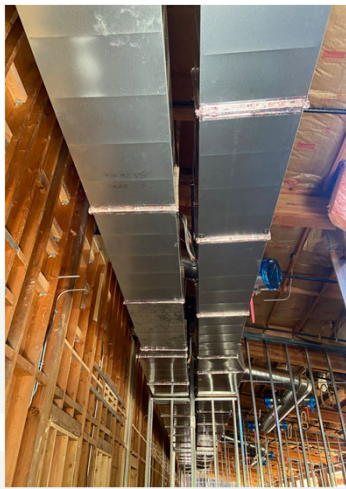


## 800 Building (Instructional Classrooms) Remodel



17

## 800 Building (Instructional Classrooms) Remodel *(continued)*



18

## 800 Building (Instructional Classrooms) Remodel *(continued)*



19

## 800 Building (Instructional Classrooms) Remodel *(continued)*



Future  
Student  
Lounge



Walkway  
To  
900 Bldg.



20

## 800 Building (Instructional Classrooms) Remodel *(continued)*



Earthwork for New Walkways  
from the East Parking Lot  
to the 800 Building



New walkway  
at 1100 Bldg  
West Entry



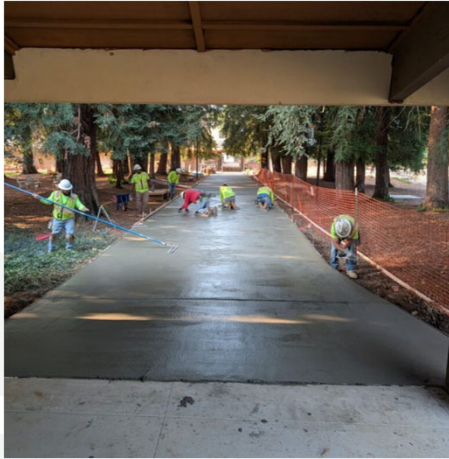
21

## 800 Building (Instructional Classrooms) Remodel *(continued)*



22

## 800 Building (Instructional Classrooms) Remodel *(continued)*



23

## 800 Building (Instructional Classrooms) Remodel *(continued)*



24

## 800 Building (Instructional Classrooms) Remodel (continued)



25

## 800 Building (Instructional Classrooms) Remodel (continued)



Interior Framing &  
Electrical Installation



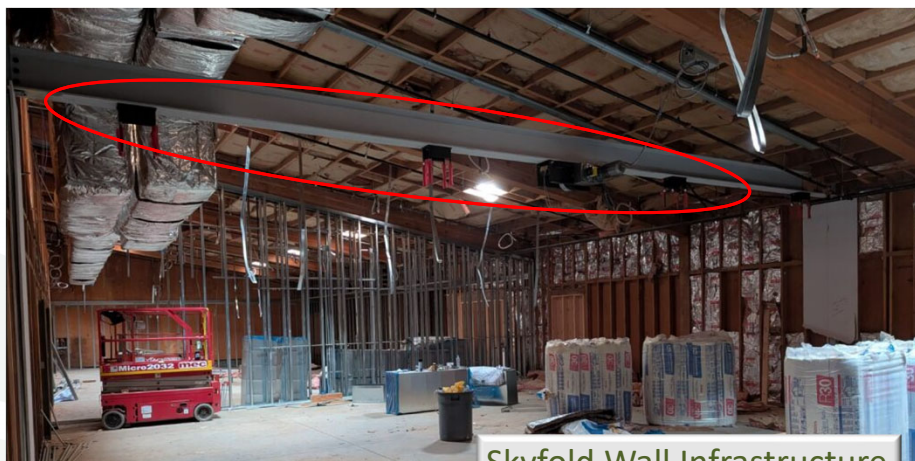
26

800 Building (Instructional Classrooms) Remodel *(continued)*



27

800 Building (Instructional Classrooms) Remodel *(continued)*



Skyfold Wall Infrastructure



28

## 800 Building (Instructional Classrooms) Remodel *(continued)*



29

## 800 Building (Instructional Classrooms) Remodel *(continued)*



30

## 800 Building (Instructional Classrooms) Remodel *(continued)*



31

## 700 Building (Administrative Offices) Renovation



700 Building (Administrative Offices) Renovation *(continued)*



HVAC Equipment Removal



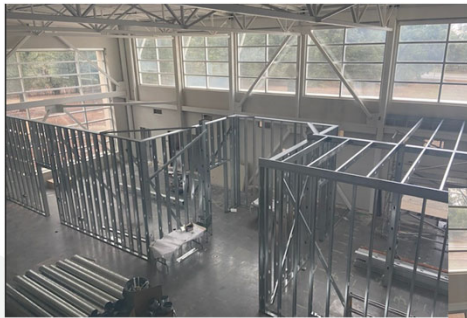
700 Building (Administrative Offices) Renovation *(continued)*



700 Building (Administrative Offices) Renovation *(continued)*

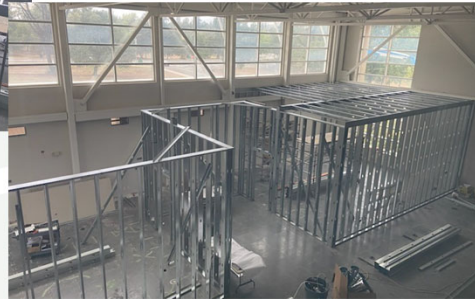


700 Building (Administrative Offices) Renovation *(continued)*

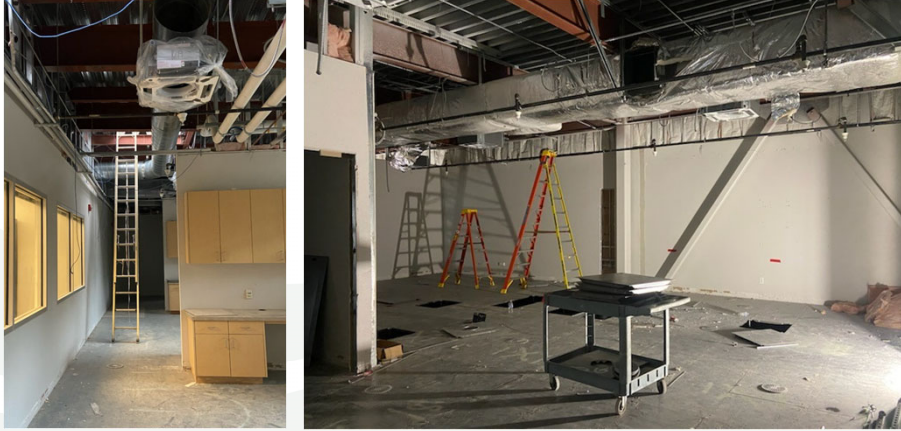


President's Office  
"Pod"

Instruction Office  
"Pod"



## 700 Building (Administrative Offices) Renovation *(continued)*



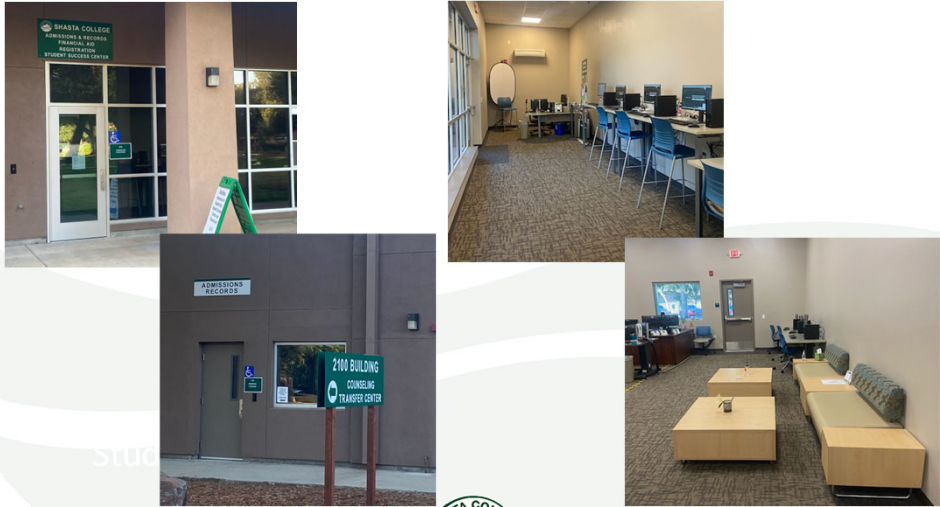
## 1400-1600 Buildings Shade Structures



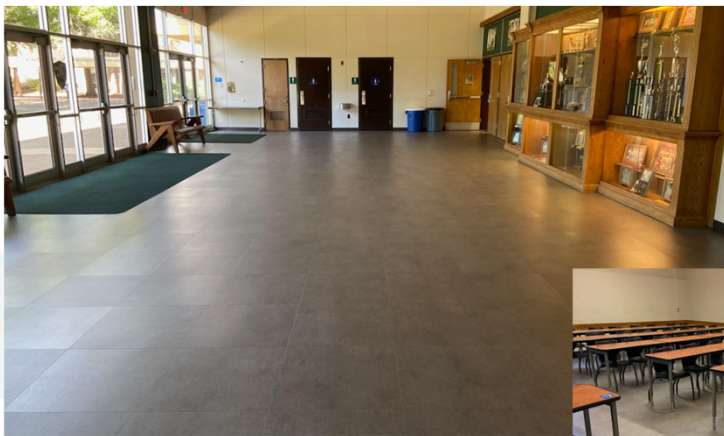
New Outdoor Furniture



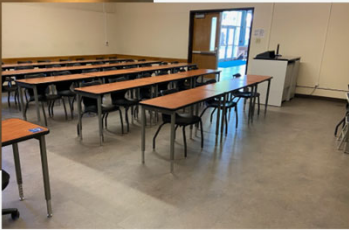
# Bldg. 2300 Student Success Center



# Other Projects



Gym Foyer  
Flooring  
Replacement



Adjacent Classroom



## Other Projects (continued)



“Old Abe,” the Case Tractor Eagle  
Donated to the Shasta College Museum by  
Rod Stentz in 1993



Locker Rooms HVAC



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## For more information...



### About / Bond Projects / Measure H

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