

# BOND UPDATE #116

07.16.21

Here's what's been going on with our bond project during the past week:

1. I had the pleasure of attending the every-Wednesday OAC (that stands for Owner, Architect and Contractor) meeting this past week in Cornerstone's trailer/office on the Ferndale High School campus and afterward touring the construction site. The experience was extremely educational -- and it made me even more excited about the educational opportunities to learn about the construction trades we will be able to afford our students during the upcoming year. Along with getting a first-hand look at the current status of the high school project, I made a list of some of the things I learned from my on-site experiences this past week, including the following: (1) the technology being employed to execute our project is state-of-the-art and so much more advanced than the last time I was involved in building a new high school; (2) the scope of work happening on the FHS campus this summer is extensive and photographs don't really do it justice; (3) our Whatcom County weather has definitely been on our side, providing optimum conditions for this summer of construction; (4) full participation in a project like ours requires learning a whole new language (more about that below); (5) we have assembled an excellent team whose members are working together like a well-oiled machine; and (6) everything is proceeding on time, on budget, and as promised.
  
2. I mentioned above that full participation in this construction project requires learning a new language. At the "OAC" meeting, I kept track of more than two dozen acronyms that are not generally part of the average person's lexicon. Not only did it remind me how prone we educators are to speaking educationese, but it also motivated me to include a constructionese glossary in this week's update. Here are the acronyms I experienced in just one meeting:
  - a. ADS      Advanced Drainage System (this is a brand name)
  - b. AHJ      Authority Having Jurisdiction (as in the City of Ferndale is the AHJ over building and fire code enforcement for our new building)
  - c. ALT      (Bid) Alternates (the features we put into the bid to include only if we could afford them)
  - d. ASI      Architect's Supplemental Instructions
  - e. CCD      Construction Change Directive
  - f. CDF      Controlled Density Fill
  - g. CGC      Cornerstone General Contractors (our general contractor)
  - h. CMP      Corrugated Metal Pipe
  - i. CPL      Coughlin Porter Lundeen (our structural engineer)
  - j. CSG      Construction Services Group (our project managers)
  - k. DA      Dykeman Architects (our architect)
  - l. EOW      End of Week

- m. FFE Furniture, Fixtures and Equipment
- n. GWB Gypsum Wall Board
- o. HW Hardware
- p. KCDA King County Directors' Association (the purchasing cooperative from whom we are buying our grandstands)
- q. LF Linear Feet
- r. NTP Notice To Proceed
- s. OAC Owner, Architect and Contractor
- t. PEMB Pre-Engineered Metal Building
- u. PR Proposal Request
- v. PS&E Pacific Survey & Engineering (our surveyor/civil engineer)
- w. QA Quality Assurance
- x. RFI Request for Information
- y. VE Value Engineering

I am so thankful for our three CSG (Construction Services Group) project managers -- Heidi Hansen, Tex Ladish, and Ken Kuiken -- who assist us with constructionese translation services, among many, many other things!

3. Speaking of our project managers, I had the opportunity to meet in my office last Friday (July 9) with Tex and Heidi; the Executive Director of Construction Services Group (CSG), Kirk Powlawski; and the Superintendent of Educational Service District (ESD) 112, Tim Merlino. CSG is a cooperative service program created by ESD 112 (located in southwest Washington) to partner with and provide subject matter expertise to school districts planning and implementing capital construction projects. CSG serves as the owner's (in this case, the Ferndale School District's) representative, advocate, and team member to ensure architects, engineers, and contractors perform high quality services on time and within budget. Kirk and Tim were making a site visit to Ferndale check in on our project and make sure we were getting the services we need from them. I was pleased to report that we definitely are!
4. Work on the FHS campus has continued this past week. Here are some highlights:
  - a. The fire alarm system is continuing to be rerouted to ensure all of the existing buildings are monitored 24/7 through construction.
  - b. Sewer and water line installation is continuing around the building and is presently about 40% complete.
  - c. The rerouting of electrical power was completed last week and all systems are now running on regular power.
  - d. The final runs of low voltage data and communication lines were rerouted this week allowing the remaining Geopiers to be installed.

- e. Work on Geopier installation is continuing at an excellent rate. About 1150 of 1760 Geopiers have been installed so far.
  - f. Foundation installation is continuing, and we have been pouring more concrete this week. The first of the foundation walls will be cast by the end of the week, bringing the total amount of concrete poured to around 550 Cubic Yards. To give an idea of size, one cubic yard of concrete is a cube that measures 3'x3'x3'.
  - g. Work is continuing on the stormwater detention system excavation located to the north of the old gym. Components of the system have started arriving this week and installation should begin next week.
  - h. The permit to remove the old underground heating oil tank is presently being reviewed by the City of Ferndale. Once the Permit is in hand, the tank will be carefully removed and disposed of.
5. Since a picture is worth a thousand words (even though I've made the claim that pictures don't really capture the enormity of the project), I have once again included several photos from the Ferndale High School site at the end of this week's update.
  6. Speaking of really being able to see the project, Cornerstone Contractors are working with Dykeman Architects to build a 10'X10' mock-up of the new FHS facility to help them visualize and analyze all of the transitions in a micro model before they begin construction of the actual building.
  7. We have initiated conversations about furniture, fixtures, and equipment (known in constructionese as FF&E) for the new high school. Our FF&E consultant will be joining our every-Monday meeting next week (July 19) to start mapping out a timeline for furniture selection and installation. This is another area in which we want to get student, staff, and community input, so we envision part of the selection process will involve an event where stakeholders can view, try out, and give opinions about various furniture options. Stay tuned for more information about this event in the fall.
  8. We have also begun the process of preparing for the return of staff, students, and parents to the FHS campus in the fall. Safety is a top concern for all members of the construction team as well as for the School District. We know that safely managing a major construction project on the same site where nearly 1500 people are teaching, learning, working, and/or visiting every day requires meticulous planning, a great deal of communication, the teaching of some new protocols, and vigilant monitoring. I am confident all of these elements will be in place, or ready to put into place, when our students and teachers come back to school in August and September.
  9. I shared in a previous update that the District has scheduled regular check-in meetings with officials from the City of Ferndale for the purpose of maintaining open lines of communication. By all accounts, the first meeting was productive and

positive. We continue to appreciate the support the City is giving us as we move forward with this massive community project. The next meeting with the City is scheduled for August 4.

10. The Custer Elementary School Cladding Repair Project was awarded to a local contractor, Construction by Champion. We are pleased to have them on board, and we look forward to their getting started next week. The goal is to complete this work before our Custer Cougars return to school in the fall.

11. As I reported in last week's update, on July 21 we will be asking the School Board to authorize the sale of the third and final batch of bonds approved by District voters in February 2019. The agenda for this School Board special meeting has now been posted on BoardDocs. The specific item reads: *"This resolution delegates authority to the Superintendent and/or the Assistant Superintendent, Business & Support Services for a limited time, to approve the structure of the Bonds, including the interest rates, maturity dates and principal maturities under such terms and conditions as are approved."* We will once again be engaging the services of a third-party pricing advisor for this bond sale, just as we did last August (2020) for the sale of our second batch of bonds.

12. The Bond Oversight Committee's next meeting will be held on Tuesday, July 20, 2021, at 6:00 pm in the Vista Library. The agenda is now posted on the District website under the tab labeled "BOND."

If you have questions or comments about any of the content of this update, please feel free to reach out to me or one of my colleagues.

Linda



