

The Bond Oversight Committee met January 19, 2021 at 6:00 p.m. via Zoom video conference.

## **1. CONVENE**

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### 1.01 Call to Order by Chair

Riley Cornelsen called the meeting to order at 6:01 p.m.

### 1.02 Roll Call of Committee Members

Committee members present: Riley Cornelsen, Anya Milton, Sandi McMillan, Brian Lynch, Mark Harting, Dan Cornelsen and alternate committee member Joe Lupo.

Also present were Ferndale School District Assistant Superintendent Mark Deebach, Ferndale High School Principal Jeremy Vincent, Facilities and Maintenance Director Jamie Plenkovich, Administrative Assistant Tammy Longstaff, Construction Services Group Representatives Tex Ladish, Heidi Hansen and Ken Kuiken, Ferndale School Board Member Andrew McLaurin, Dykeman Architects Managing Principal Tim Jewett and Cornerstone General Contractors Senior Project Manager/VP Sam Comer.

### 1.03 Adopted the Agenda

Sandi McMillan moved to approve the agenda as written. Anya Milton seconded the motion. The motion carried.

### 1.04 Approval of Minutes

Anya Milton moved to approve the December 2020 minutes as written. Mark Harting seconded the motion. The motion carried.

## **2. PUBLIC COMMENT**

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### 2.01 Receive Public Comment

No public comment was received

2.02 Shared Public Comment Received During the Past Month

No public comment to share. Public was invited to communicate via chat feature in Zoom if they would like to comment.

**3. UNFINISHED BUSINESS**

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3.01 How do we communicate with the public?

FHS Dashboard has been updated on district's website

3.02 Observations and Concerns

It was decided by the Bond Oversight Committee that this item will be removed from future agendas as an unfinished business item. It was originally added as a placeholder to address concerns that the Bond Oversight Committee brought to the Ferndale School Board's attention. Those issues have been discussed and addressed.

3.03 Action Item Follow-up

- a. The FHS Finish Board was put on display along with preliminary drawings and the dashboard for the public to view at Pioneer Pavilion during the Heritage Society's Lighted Walk celebration. The overall impression was that the public was excited to see what was going on. Efforts will continue to be made to provide the public with information on the project.
- b. The Hydronic System (heated water) has a make-up water meter monitored by the building control system which doubles as a leak detection monitor. The domestic water system does not have leak detection monitoring and is not required by code. The fire sprinkler does have a flow switch and the limited irrigation system does not have leak detection monitoring.

There are no provisions in the specifications for Buy America/Buy American. This is a State Match funded project only, no Federal funds are involved. The steel market is currently very volatile with price increases occurring on a daily basis. Early procurement is being planned for high impact/voltage electrical components as lead times can be upwards of 12 months. The electrical scope is planned for the first round of procurement and will be advertised within the next week.

- c. Constructability Review – With the high water table at the high school location, the storm system is driven by the elevation restrictions, the ground water level and the output. The design consists of numerous 36” diameter pipes. Several options were considered. This system will be lined so that it is not intermixing with the storm water. The driving point for this design was to keep it as shallow as possible in order to be able to stay out of the ground water. The system will be installed during the dry season and dewatering will need to be a part of the installation process. There is about 4 feet of clear from finish grade to ground water levels.

Structural documents for the Aqua Center, Ag Science Building, and Green House will be addressed in the remaining 15% of the document finalization and will be addressed in the next few weeks.

The majority of MEP (Mechanical, Electrical, and Plumbing) is all full design. Every outlet, data port, and plumbing fixture is identified and shown with riser diagrams. The locations are shown in the mechanical plan and shown in actual locations on Dykeman’s plans. They should all be coordinated.

#### **4. NEW BUSINESS**

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##### 4.01 District Comments/Input

- a. Review Bond Related Spending for December 2020

Expenditure summary indicates that spending is increasing and will continue to do so as we enter into the next phase of construction.

b. Review Cash Flow Plan

We are a month away from having more data points to be able to build the starting estimate. We currently have quarterly estimates but next month should have monthly estimates so that we can create our projections.

c. Receive an Update on Items Related to the Bond from Ferndale School District and Construction Services Group

**CSG Monthly Report – Heidi Hansen**

- The construction team has been working closely with the City of Ferndale Staff on permitting as well as the EAGLE requirements. Heidi recognized and appreciates the City's efforts and flexibility in working with the construction team. The EAGLE requirements were designed for commercial projects however, the City's code requires that this project is also in compliance.
- The EAGLE standards are a large set of development standards with varying levels up to Platinum. These standards include aesthetics and energy saving measures. The new FHS project is in the platinum category due to the project size. There are EAGLE standards that we cannot meet because they are designed for retail/commercial projects, however we are being creative in finding ways to measure other applicable ways to meet the standards. The construction team hopes to receive final approval from the EAGLE Board in mid-February. When the revised EAGLE checklist is finished, it will be uploaded to the BOC SharePoint site for committee members to review.

**Budget Options Log – Sam Comer**

- Sam reviewed the line items in the cost estimate document summary that was uploaded to the BOC SharePoint site. The results indicated the project is on budget.

**Critical Projects – Tex Ladish**

- Gearing up for spring, summer, and fall 2021 projects.

- Custer and Central roofing projects are based on KCDA Cooperative pricing. This is the same method and same contractor that was utilized for the Vista Roofing project that was completed in late 2020.
- Efforts should be made to share these successful critical project outcomes with the public.

### **Phasing – Ken Kuiken**

- Preliminary Phasing drawings have been prepared for the four phases of the new FHS project. The lease with the railroad will be secured shortly and the land access will provide the primary access to the jobsite for all construction related personnel and deliveries. There will be a conflict where the students come from CTE to the Green House or Aqua Culture building. Plans are being considered for a monitored crossing for student safety. More of a pictogram type plan will be made available for use by staff, students, and the public once the phasing plans are finalized.
- Phase 1 (May 2021 – August 2022) is when the primary portion of the new facility is built and the northern portion of the property will be occupied for construction staging and trade parking. During phase 1, the temporary power will be installed and electrical for the existing gymnasium rerouted. Egress routes in and out of the buildings for students and staff have been identified and fall into two categories, active and emergency only. Connections will be made to the sanitary sewer at both North and South locations as well as new water connections.
- Phase 2 (September 2022 – January 2023) The new building will be in place and new gymnasium will come online. Demolition of existing gymnasium will take place in phase 2. Construction staging and trade parking area will remain in the same initial area as identified in Phase 1.
- Phase 3 (January 2023 – June 2023) During Phase 3, the new facility will be turned over to the district. The old structure will be demolished and upgrades will be made to the CTE building, while maintaining the

construction staging area and trade parking. The existing cafeteria will also be demolished during Phase 3. Jobsite access is still being considered during Phase 3 with one possible option being access through Diane Court.

- Phase 4 (June 2023 - August 2023) Balance of sight work will be completed, and upgrades to CTE and the Performing Arts Center will take place. Road improvements include new sidewalks, curb & gutters, and asphalt grind/overlay on Shuksan and Golden Eagle Drive on the district side of the right-of-way. Parts of the grandstand and football field will begin in earlier phases but finish in later phases.

- d. Bond Oversight Committee member Cathy Raymond has not been present for four consecutive meetings. The Bond Oversight Committee's bylaws state that if a member has more than three consecutive unexcused meeting absences, their position can be replaced with an alternate committee member.

Mark Harting motioned to elevate Joe Lupo to a voting member of the Bond Oversight Committee and move Cathy Raymond to an alternate position on the committee. Brian Lynch seconded the motion. The motion carried.

- e. The district hopes to work with the booster clubs some time this summer to consider asking for contributions for equipment and upgrades like the high-end video scoreboard.
- f. Discussion ensued about corporate sponsorships and contacting Grizzly Industrial and North Star Woodworks about equipment for the metal and wood working shops at the new high school. Anya offered to help the district with requesting corporate sponsorships.

*The next meeting will be February 16, 2021 at 6:00 p.m.*

## **5. ADJOURNMENT**

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The meeting adjourned at 7:37 p.m.