

The Bond Oversight Committee met March 23, 2021 at 6:00 p.m. via Zoom video conference.

## **1. CONVENE**

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### 1.01 Call to Order by Chair

Anya Milton called the meeting to order at 6:03 p.m.

### 1.02 Roll Call of Committee Members

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

Also present were Ferndale School District Assistant Superintendent Mark Deebach, Facilities and Maintenance Director Jamie Plenkovich, Administrative Assistant Tammy Longstaff, Construction Services Group Representatives Tex Ladish and Ken Kuiken, and Ferndale School Board Member Andrew McLaurin.

### 1.03 Adopted the Agenda

Anya Milton suggested changes to the agenda to include:

- Add 3.03 - Consideration of Student Alternate
- Add 4.01 (d) - Next Scheduled Bond Sale
- Add 4.01 (e) - Anticipating Staff Needs

Mark Harting moved to approve the March 23, 2021 agenda as amended; Riley Cornelsen seconded the motion. The motion carried.

### 1.04 Approval of Minutes

Mark Harting moved to approve the February 16, 2021 minutes as written; Riley Cornelsen seconded the motion. The motion carried.

## **2. PUBLIC COMMENT**

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### 2.01 Receive Public Comment

No public comment received.

Public is inquiring about Ground Breaking Ceremony. The date for this event is set for April 27, 2021 @ 4:00pm. A site location, invite list, and other details are in the works and will be shared when available.

### 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?

BOC Members request the Ground Breaking Ceremony information be shared with them so that they can help share out with community.

FHS Dashboard has been updated on district's website. Tex will work with Dykeman to have the Critical Projects Dashboard updated as well, at least to indicate where we are at to date.

### 3.02 Action Item Follow-up

#### a. Alternate Members

BOC Alternate Member applications were received from Tristen Byers who is a Facility Planner with an Interior Design degree at WWU and Michael Contezac who is a retired Industrial Engineer. Both applicants are equally qualified in very different fields.

Sandi McMillan moved to accept Tristen Byers as an Alternate Bond Oversight Committee member; Brian Lynch seconded the motion. The motion carried.

Anya Milton will invite Michael Contezac to the next BOC meeting.

b. Corporate Sponsorship

Anya Milton provided an update. A draft Corporate Sponsorship plan has been prepared and is currently being updated with requested feedback. Ultimately, the plan will be presented to the School Board to show the District what a stewardship plan could look like in pursuing corporate gifts to fund big ticket items. These big items would include things like the stadium, individual athletic fields, PAC upgrades such as lighting and sound systems. Brian Lynch asked to have tennis court improvements added to the list as well.

Grant funding is being explored with the help of the City of Ferndale to add turf the field adjacent to the stadium although it would not cover the total cost. There are still a lot of things that need to be worked out as the grant funds would not be available until 2023 which is when our project is scheduled to be completed.

c. Ground Breaking Ceremony is scheduled for April 27, 2021 @ 4:00pm.

Vicki with Cornerstone and Heather Leighton with Ferndale School District have offered to support Linda Quinn in planning the April 27th event.

3.03 Consideration of Student Alternate

The committee would like to consider adding one to two student observer positions to the committee as well. Mark Deebach and Jamie Plenkovich will discuss this idea with Jeremy Vincent to share the opportunity. Students should have an interest in construction, design, and/or project management.

**4. NEW BUSINESS**

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4.01 District Comments/Input

a. Review Bond Related Spending for January 2021

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

Current expenditures on the new FHS is \$5,063,653.

b. Review Cash Flow Plan

Cornerstone has provided a cash flow plan which is an estimate of expenditures throughout the project. Tex Ladish will work with Dykeman to prepare a graphic of the cash flow chart similar to the dashboard design so that it can be posted on the District's website.

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

### **CSG Monthly Report – Ken Kuiken**

- Leases have been signed with the BNSF for construction access. BNSF offered the lease at a final cost of \$7,000; this half the price of the \$14,000 asking price.
- Two bid packages for work on the new Ferndale High School went out to bid with bids due on March 24th and 25<sup>th</sup>.
- Stormwater outfall in Schell Ditch has been resolved. The application for HPA permit is straight forward.
- Sehome High School tour will take place tomorrow. We will focus on concrete floor/grinding and review FF&E.
- Resubmittal of permit items are complete. We are working with the City to obtain an early demolition permit for the grandstands. We are hoping to be removing the grandstands the 2<sup>nd</sup> or 3<sup>rd</sup> week April.
- Cornerstone will be staking the site in mid-April. They are preparing to kill power to grandstands and open up temporary access to the railroad property.
- Geotest has been collecting turbidity samples in both wet and dry conditions. Having an established benchmark will protect us during construction. The railroad property has a lot of gravel which produces a lot of muddy water when it rains. Runoff from the overpass project to the North flows down to Schell ditch as well.
- Bid results were shared with the BOC. At this point in time, numbers are looking good. Ken Kuiken will follow-up to ensure that all erosion control work is in Pellco's bid.

- HVAC Controls will be a district standard so that all schools will be using the same system district wide.
- Costs of HDPE, PVC, and anything related to petroleum based plastics are escalating approximately 10% every 10 days. It was recommended by the BOC that Cornerstone release Pellico to purchase the products now in order to lock in pricing. Ken Kuiken will check with Sam of Cornerstone to ensure that he is aware. Discussion took place regarding the feasibility of upgrading Mountain View. The district will continue to use this facility and has plans to move other programs to this location. We need to protect our community assets and Mountain View needs to be maintained for our future use.

### **Critical Projects – Tex Ladish**

- Central roofing project started on Monday March 22nd.
  - DDC – Direct Digital Control System – Four schools to receive upgrades. United Energy Engineers was the successful bidder. A scoring Matrix was used to select contractor. Three bids were received in total.
  - Tex Ladish will follow-up with Heidi regarding Cornerstone’s staffing schedule/matrix and report back at April’s meeting.
- e. Bond Sales – The announcement of Superintendent Linda Quinn’s retirement did not result in any decision to postpone bond sales scheduled for this summer.
- f. Staffing needs in the accounting department have not changed as a result of the bond work. CSG is providing support to the district in this area as they review and approve all pay applications along with Dykeman. CSG is also responsible for authorizing all invoices for payment.
- 4.02 The BOC Quarterly report will be forwarded to Tammy Longstaff for upload to Board Docs for the school board’s March 30<sup>th</sup> meeting. Anya will be presenting to the board.
- 4.03 Upcoming Meetings/Important Happenings
- a. March 24, 2021 @ 9:00AM – Touring Bellingham’s Options High School and 9:30am touring Sehome High School. Focus will be on concrete floors and furnishing in teaching spaces.

- b. March 24, 2021 @ 2:00pm – FHS Bid Set 2 Opening (Virtual) – Masonry; Casework & Finish Carpentry; Metal Panels, Siding & Flashings; Roofing; Metal Framing; GWB; Acoustical Ceilings & Treatments; Carpet; Resilient; Wood Athletic Flooring; Tiling; Painting, Coatings & Sealants; Food Service; Athletic Field Development; Landscape & Irrigation.
- c. March 25, 2021 @ 2:00pm – FHS Bid Set 2 Opening (Virtual) – Seismic Upgrades; Openings; Construction Specialties.

*The next meeting will be April 20, 2021 at 6:00 p.m.*

Items for Follow-up/Action:

- 1. Tex – Update Critical Projects Dashboard
- 2. Mark/Jamie – Meet with Jeremy to discuss 1-2 Student Observer positions on BOC
- 3. Anya – Invite Michael Contezac to April BOC meeting
- 4. Tex – Cash Flow Plan Graphic needed for submitted cash flow plan (work with Dykeman to maintain same style as other dashboard graphics)
- 5. Ken – Confirm with Cornerstone that Pellco is responsible for all project Erosion/Sediment Control
- 6. Ken – Inform Cornerstone of rising cost of HDPE/PVC, etc. to ensure that Pellco’s pipe order can be secured as quickly as possible.
- 7. Tex – Ask Heidi about Cornerstone staffing Schedule/matrix to ensure they are meeting staffing requirements specific to GCCM construction projects.

**5. ADJOURNMENT**

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The meeting adjourned at 7:30 p.m.