

The Bond Oversight Committee met September 21, 2021 at 6:00 p.m. at the Vista Middle School Library. The meeting was also made available to panelists and attendees via Zoom video conference.

1. CONVENE

1.01 Call to Order by Chair

Riley Cornelsen called the meeting to order at 6:04 p.m.

1.02 Roll Call of Committee Members

Committee members present in-person included Riley Cornelsen, Dan Cornelsen, Mark Harting, Brian Lynch and alternate members Michael Contezac and Tristen Byers. Committee members present via zoom were Sandi McMillan and Joe Lupo.

Also present in-person were Ferndale School District Assistant Superintendent Mark Deebach, Maintenance and Facilities Director Jamie Plenkovich, Ferndale School Board President Andrew Mclaurin, Construction Services Group Representative Tex Ladish, and Administrative Assistant Tammy Longstaff.

Panelists present via zoom included Construction Services Group Representative Heidi Hansen and Sam Comer with Cornerstone Construction. Panelists not present were Ferndale Athletic Director Eric Tripp and Ken Kuiken with Construction Services Group.

Heather Leighton attended as an audience member.

1.03 Adopted the Agenda

Riley Cornelsen suggested changes to the agenda to include:

- Add 4.01 B – Expenditures vs Ledger Categories
- Change original 4.01 B to 4.01 C
- Change original 4.01 C to 4.01 D

Mark Harting moved to adopt the September 21, 2021 agenda as modified; Brian Lynch seconded the motion. The motion carried.

1.04 Approval of Minutes

Sandi McMillan moved to approve the August 24, 2021 minutes as written; Brian Lynch seconded the motion. The motion carried.

2. PUBLIC COMMENT

2.01 Receive Public Comment

No public comment received

2.02 Shared Public Comment Received During the Past Month

Ferndale School District has an agreement with Blaine School District to lease their facilities for home football games. During Ferndale High School's first home football game at Blaine, the announcer made reference to the attendees that the Ferndale School District's new grandstands will be much like Blaine's.

The BOC recommended that a statement be provided to the announcer during home football games to share the news with the community about the similarities in the stadium to be constructed at Ferndale. Jamie Plenkovich will prepare a statement.

3. UNFINISHED BUSINESS

3.01 How do we communicate with the public?

The FHS Dashboard and the Critical Projects Dashboard have been updated on the district's website.

The Ferndale School District's website has been updated and is current to include meeting notices, minutes, agendas, dashboards, and cash flow charts. The Ferndale site "We Are Ferndale: is not updated as there are plans to repurpose this site.

The critical projects are nearing completion. The completion of the safety and security projects would be a good news item to share with the community.

3.02 Action Item Follow-up from August 24, 2021 meeting

a. September Bond Sale Update – Mark Deebach

All bonds have been sold and money will be deposited on the 28th of September. Last month we projected a cost of \$1.33 per thousand of assessed home value compared to our projection of \$1.66 advertised during the campaign. We actually ended up at \$1.31 per 1,000 and shortened the duration of the term to just over 17 years instead of 20 years.

The district is working on a news item to share this good news with the public. The Levy and the Bond are two different things and the savings from the bond sale cannot be transferred to the Levy as there are guidelines on how funds can be spent.

The district has also received funding as a result of COVID-19. The district will continue to evaluate what if any, of these funds received may reduce the levy amount to be requested.

b. Maintenance/Improvement Schedule Presentation – Capital Funds – CSG

Ken Kuiken with CSG is planning for an October presentation.

c. Change Order Log/Cost Management Report Presentation – Sam Comer, Cornerstone General Contractors

Sam presented the Ferndale High School Cost Management Report that listed the different construction project changes in varying stages of the process. The three report sections included: Rough Order of Magnitude (ROM) Report, Potential Change Order (PCO) Report, and the Contingency Status Report. This report is updated weekly and reviewed with the District. It will become a part of the BOC Meeting Packet going forward.

Sam explained the report in detail and it was decided that it would be beneficial to the committee to see the Budget Management Report as well. Tex Ladish will provide this to Tammy so it can be shared with the committee. Sam will present this report during October's BOC meeting. Visual aids will be added to the Cost Management Report to further improve the understanding of the group.

d. Lummi Nation Engagement – Art/Fixture Planning

The district has held internal discussions about engaging Lummi Nation's involvement in Art selection for the new high school. A \$90,373.76 art grant was received by the State Art Commission that requires the artist selected to be on an approved roster. At this time, CSG is reviewing the process involved in applying to have an artist approved. This work will continue and an update will be provided during October's BOC meeting.

e. Corporate Sponsorship

The district has reached out to Anya Milton for assistance in getting the corporate sponsorship plan moving. With focusing on the start of school and Anya becoming familiar with her new volunteer role, both parties have had little time to give to this project. Moving forward, this will be revisited.

It was suggested that the district attend some of the Ferndale Chamber of Commerce networking meetings, either virtual or in person to inform the community about sponsorship opportunities and get the message out there.

4. NEW BUSINESS

4.01 District Comments/Input

a. Review Bond Related Spending for August 2021

Current expenditures on the new FHS as of August 31, 2021 is \$12,880,774. The updated Expenditure Summary report provided shows the secured funding in each category.

The district received D10 approval from OSPI which provides permission for the Cornerstone GMP contract to be signed.

The FHS Dashboard will be updated to say "Anticipated State Match" along with the confirmed dollar amount instead of showing "TBD".

Discussions ensued about the budget and contingencies. Tammy will upload the purchase order that reflects the tax correction on Cornerstone's billing to the BOC SharePoint site.

b. Expenditures vs Ledger

Heidi will provide her cheat sheet to the BOC that shows the individual categories and sub categories to further explain how the numbers pulled from the district's report are allocated into different categories on CSG's report.

c. Review Cash Flow Plan

It was recommended that the cash flow diagram be changed to reflect the current dollar amounts on the right and left be swapped so that it flows from low to high. Sam Comer made the changes and the graph was forwarded to all members of the Committee.

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

CSG Monthly Report – Ken Kuiken

- Student safety – The return to school safety plan provided by Cornerstone and Ken with CSG was very well done. They had a great system for incoming trucks onto the jobsite and had a monitor on site to ensure student safety.
- Storm water detention system is nearly complete.
- Electrical, plumbing, and foundation work continues
- All concrete slabs in the academic wing have been poured
- Mockups for the polished concrete finish have begun. Mark Deebach visited the site and explained that the budget covered the salt and pepper finish on the concrete. It should be known that it will show more imperfections like cracking, than a deeper grind will. The other option is to expose more aggregate that will hide more of the micro cracks however, it will cost more. The BOC agreed that the district should stick with what is in the budget as the deeper grind does not add any additional value. Joe Lupo suggested that an artistic flare could be included by adding a couple of wavy lines utilizing a deeper grind in the commons area.
- CPM schedule should be available at the next meeting and the meetings thereafter. Tex will provide a schedule prior to October's meeting
- Loads of steel have arrived onsite and crews are ready to start installing. Sector 1 will be the starting point and they will build three stories up and then start pulling east.
- The pre-engineered metal building is about two weeks out.
- The district interprets the Covid mandate as follows: If Contractors are separated from students and faculty, it does not apply.

- The carpenters went on strike last week. The FHS project site was not picketed and the carpenters were back on site this week.

Critical Projects – Ken Kuiken

- Last of the metal flashing on the roof at Custer is being installed. The punch list walk on the masonry restoration will take place this Thursday. Soffits were replaced due to damage by water.
- The budget on the Critical Projects is on track. Tex will provide information during next month's meeting.
- Exterior lighting at North Bellingham and Mountain View should be wrapped up in the next few weeks.
- The remaining DDC systems will be completed next summer.
- CSG is tracking costs versus budget and reports the project is trending ahead of the budget.

4.02 Bond Oversight Committee Comments/Input (30 Minutes)

a. Reorganization/Restructuring of Bond Oversight Committee

The BOC is required annually to discuss and vote on reorganization of their board.

The committee voted to have Riley Cornelsen remain as the sole chair of the committee and move Tristen Byers from an alternate member to a voting member.

It was recommended that Joe Lupo serve as the Vice Chair. Joe was no longer on the webinar so this will be readdressed during the October meeting.

4.03 Upcoming Meetings/Important Happenings

a. Site tour planned for Thursday October 7, 2021 at 12:00pm and 12:30pm – Steel erection and Concrete

Interested participants should email Mark Deebach.

- b. Thursday's Facebook Live, September 24, 2021, will be about the unveiling of the new Ferndale High School colors and logo.
- c. Riley will be presenting the BOC's Quarterly report to the School Board on September 28, 2021

The next meeting will be October 19, 2021 at 6:00 p.m.

Items for Follow-up/Action:

- 1 A statement will be prepared for announcer to read during football games at Blaine with regard to the grandstands being similar to Ferndale School District's – Jamie Plenkovich
- 2 Recommended good news community story about the completion of the safety and security projects – Mark Deebach
- 3 Maintenance/Improvement Schedule Presentation – Ken Kuiken, CSG
- 4 Visual Aids to be added to Cost Management Report – Sam Comer, Cornerstone
- 5 Budget Management Report – Tex to send Tammy the report to post on the BOC SharePoint site and Sam to present an overview to BOC during October's Meeting – Tex Ladish, CSG Sam Comer, Cornerstone
- 6 District to continue working on plan for including artwork from Lummi Nation on campus. – Mark Deebach
- 7 District to continue to work on Corporate Sponsorship Plan – Mark Deebach
- 8 Expenditure Cheat sheet will be sent to Tammy for posting to BOC SharePoint site – Heidi Hansen, CSG
- 9 FHS Dashboard will be updated to show "Anticipated State Match" and confirmed dollar amount – Heidi & Tex, CSG

5. ADJOURNMENT

The meeting adjourned at 7:47 p.m.