

The Bond Oversight Committee met November 23, 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**

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### 1.01 Call to Order by Chair

Riley Cornelsen called the meeting to order at 6:06 p.m.

### 1.02 Roll Call of Committee Members

Committee members present in-person included Riley Cornelsen, Mark Harting, Brian Lynch, Tristen Byers and alternate member Michael Contezac. Committee member Dan Cornelsen was not present. Committee members present via zoom were Joe Lupo and Sandi McMillan.

Also present in-person were Ferndale School District Maintenance and Facilities Director Jamie Plenkovich, Athletic Director Eric Tripp, Ferndale School Board President Andrew McLaurin, Construction Services Group Representatives Tex Ladish and Ken Kuiken, and Administrative Assistant Tammy Longstaff.

Panelists present via zoom included Construction Services Group Representative Heidi Hansen and Sam Comer with Cornerstone Construction. Panelist not present was Interim Superintendent Mark Deebach.

### 1.03 Adopted the Agenda

Sandi McMillan moved to adopt the November 23, 2021 agenda as written. The motion carried.

### 1.04 Approval of Minutes

Mark Harting moved to approve the October 19, 2021 minutes as written. The motion carried.

## **2. PUBLIC COMMENT**

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### 2.01 Receive Public Comment

No public comment received

### 2.02 Shared Public Comment Received During the Past Month

Public inquiries have been received concerning the construction schedule. BOC recommends posting milestone dates and suggested adding a link to our website that can be added to the Bond Update reports. CSG will inquire about creating a simple graphic version of the shared milestone schedule showing the major milestones.

Also recommended was an early project press release with the Record Journal and My Whatcom News to provide community members with a project update.

Inquiries are circulating in the community about “Old Main” as well. Community members are interested in preserving a part of the building’s history. Discussion ensued regarding what the plan for preserving parts of the façade/entry way is. Concerns with preserving bricks for resale is that they would need to be tested for asbestos in the grout and it would cost the district even more to alter the demolition plan. The Design committee meets tomorrow and will discuss the matter further. CSG’s input was that it is not something that will be pursued due to the cost issue. At this time, one of the major high school building components being reused is the gym floor.

BOC members also discussed the possibility of offering the public an opportunity to tour Old Main before it is demolished which could coincide with Pioneer days. It was also suggested that a video memorial of the facility could be created for preserving the memory. The gym will be down at this time, but Old Main should still be in place.

## **3. UNFINISHED BUSINESS**

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### 3.01 How do we communicate with the public?

The FHS Dashboard and the Critical Projects Schedule have been updated on the district's website. Cashflow information has also been uploaded to the district's website.

The Furniture Fair public opening had to be rescheduled due to the recent flood event. Eric Tripp will share out the new public viewing dates tomorrow.

3.02 Action Item Follow-up from October 23, 2021 meeting

a. Budget Management/FHS Milestone Schedule

The Milestone Schedule update as well as a Cost Analysis Escalation Report was shared and explained in detail by Sam Comer. The Milestone Schedule included the different phases of construction and showed substantial completion dates for the major phases of work.

The Escalation Report indicated a cost savings of \$2,685,681 as a direct result of the accelerated design. This savings allowed for the acceptance of the bid alternates. This figure was calculated using the ENR Construction Cost Index of a 3.08% Escalation. Likely the savings is even greater due to the higher cost escalation in products like steel which has increased 40%. Additionally, the timing of the sitework would have occurred during the wet winter months which would have reduced efficiency.

b. Maintenance/Improvement Schedule Presentation – Capital Funds

Ken Kuiken scheduled a meeting for December 14, 2021 with Mark Deebach and Jamie Plenkovich from the district and Tex and Kirk with CSG. It is possible that they will have information to share during January's Meeting.

c. Traffic Statistics for BOND 2019 page on District Website

Currently, available reports provide minimal useful information. The reports contain weekly data showing the most common search words. In reviewing the outcome, it did not appear that any were related to the bond. It is possible that people are not searching but using the Bond tab to locate the information. The District's Technology Director advised there was too much at stake to allow Google to access the information for statistical purposes.

d. Status of Lummi Nation Engagement in New High School Art/Fixture Planning

Heidi Hansen reported that the Art Commission Roster is closed to new artists at this time and a reopening date has not been shared by the commission, but it will be some time in 2022. Mark has been working with Heather Leighton in searching for artwork by Lummi Nation Artists that can be approved.

#### 4. NEW BUSINESS

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4.01 District Comments/Input

a. Critical Maintenance and Security

**Critical Projects – Ken Kuiken**

- Custer Elementary roofing and masonry repairs are complete.
- Custer Elementary Gutter and Soffit repairs are underway. Hytech Roofing is providing the gutters and downspouts; Swinburnson Enterprises is providing the soffit repair and painting. These are small items and will not be added to the dashboard.
- The District HVAC Controls Standardization project will require a public bid process for the work scheduled for Central, Cascadia, Horizon, and the District Office as most will be in excess of \$100,000. The best value as opposed to low bid will be used to award the DDC Controls Upgrade Project. The Eagleridge project was performed by UEE but it appears that costs for all of the other project site upgrades will not be under \$100,000 and therefore this would trigger a bid process.
- A budget update will be provided at next month's BOC meeting. The district's in-house staff has performed some of the Critical Needs project work and has saved district funds in doing so.

b. Review Bond Related Spending for October 2021

Current expenditures on the new FHS as of October 31, 2021 is \$26,358,502.

The status of approved changes are in alignment with the ROM values that Cornerstone has provided. CSG reports that only a few change orders have been approved and they are working to obtain costs related to other change orders.

CSG is creating a new financial tracking tool that will be first used on the Ferndale High School Project. It is currently being developed and reports will be available to the committee soon.

c. Review Cash Flow Plan

The cashflow plan has been included and there was a smaller than expected billing in October.

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

**CSG Monthly Report on FHS – Ken Kuiken**

- Earthwork is winding down.
- Excavation of grandstand footings have been delayed due to soil conditions.
- Level 1 concrete floor slabs are complete
- Level 2 & 3 concrete floor slabs are beginning to be poured
- Mechanical and electrical will begin soon
- Exterior walls have been in progress for a couple of weeks.
- Structural steel over gym areas is nearly complete.
- The framework for the academic area in the commons area will begin next week.
- The last beam over the commons area was signed by the students.
- The City is happy with the project and CSG's relationship with the City is strong.
- New contractors added to the project include BahnMiller who will be constructing the pre-engineered metal building and SQI doing the roofing.
- Roofing began yesterday.
- Furniture fair was setup and then delayed because of the flood. A new viewing time will be available next week. Eric Tripp's handouts included furniture styles and maps of recommended locations along with a survey. Staff will be viewing and providing input and the public will have an opportunity during the evening hours a couple of nights next week. BOC

members recommended the design committee reach out to Sehome to find out why they sent new furniture back. It was also advised that having kids try out the furniture would provide valuable feedback. Tristen offered to answer any questions the design committee might have as this is her area of expertise.

- Subcontractors on site at this time are:
  - Pellco Construction, Inc.
  - Pacific Steel Group
  - Cowden Gravel and Ready Mix
  - Ralph's Concrete Pumping
  - LaRusso Concrete
  - Milne Electric
  - Ramset Mechanical
  - GK Knutson
  - Piper Caluori Steel Erectors
  - Bahnmler Construction
  - SQI Inc. Commercial Roofing

#### **CSG Monthly Report on Critical Projects and Safety/Security– Ken Kuiken**

Ken shared the budget/cost management report for the 2019 Bond Critical Building Needs and Safety/Security Projects. All projects are listed with their cost to date and the budgeted amount. At this time, the overall budget of the sum of these projects is at or under budget.

Vista is being considered for DDC upgrades.

Since there will not be a December 2021 BOC meeting, a small packet will be uploaded to the BOC SharePoint site in December. It will include an expenditure report, cash flow chart, and project report.

#### **4.02 Upcoming Meetings/Important Happenings**

- a. Furniture Fair – FHS PAC Center - Week of November 28, 2021

Dates and Times will be emailed to Bond Oversight Committee

*The next meeting will be January 18, 2022 at 6:00 p.m.*

Ferndale School District No. 502  
Bond Oversight Committee  
Meeting Minutes November 23, 2021  
Recorder: Tammy Longstaff

Items for Follow-up/Action:

New Graphic for Project Milestone Dates – CSG

Change Order Status Report – CSG/Cornerstone

Project Status Press Release - District

## **5. ADJOURNMENT**

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The meeting adjourned at 7:30 p.m.