

The Bond Oversight Committee met February 15, 2022 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 6:02 p.m.

1.02 Roll Call of Committee Members

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

Also present in-person were Ferndale School District Maintenance and Facilities Director Jamie Plenkovich, Interim Superintendent Mark Deebach, Administrative Assistant Tammy Longstaff, Ferndale School Board member Steve Childs, and Construction Services Group Representative Ken Kuiken.

Panelists present via zoom included Construction Services Group Representatives Heidi Hansen and Tex Ladish.

Vista Middle School Principal Heather Leighton was present as an attendee.

1.03 Adopted the Agenda

Mark Harting moved to adopt the February 15, 2022 agenda as written. The motion carried.

1.04 Approval of Minutes

Sandi McMillan moved to approve the January 18, 2022 minutes as written. 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

The public is still interested in salvaging bricks from old main to use as a fundraiser. Riley shared with the public that it would not happen as part of the bond project. He offered himself as a volunteer to head up this task and will work under the guidance of the newly formed Sponsorship Taskforce. Ferndale School District Communications Director Celina Rodriguez can provide information about this task force if people are interested in joining.

Prior to the handling of any material, asbestos test results must be confirmed to show no asbestos detected.

3. UNFINISHED BUSINESS

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.

3.02 Action Item Follow-up from January 18, 2022 meeting

a. FHS Milestone Info Graphic Style Schedule - CSG

Ken Kuiken shared a FHS Move-In graphic map with the committee. He highlighted key locations of the new campus and noted the respective move-in dates. Ken will finalize this draft version next month. The PAC will be added to the Move-in-Plan.

Discussions ensued about placing the final infographic/map on poster board and sharing with the schools. It was also suggested a QR code be added to the poster that can be scanned by the viewer and direct them to the Bond Project section of the District's website. This information/drawing could also be shared around town.

Once finalized, infographics on phasing and traffic flow during the different phases of the project could be created as an additional tool for sharing information with our community.

b. Furniture Selection

Tristen shared that the furniture selected for the new high school, was of good quality and is the same type she orders for her projects. She said, “furniture packages are not always that good and this was probably one of the best furniture packages she has seen in a while”.

4. NEW BUSINESS

4.01 District Comments/Input

a. Review Bond Related Spending for January 2022

Current expenditures on the new FHS project as of January 31, 2022 total \$36,847,987.

b. Review Cash Flow Plan

Reminder that cash flow information is roughly a month behind. Over the next few months, the actual spending will be more in line with the projections.

c. Construction Management Report/Change Orders

Ken Kuiken reviewed the CCR/CO report with the committee.

Change Order Status Terms

- ROM (Rough Order Magnitude) – Predictive State
- Pending – Potential Change order that has been quoted and in for review
- Approved – Those reviewed and approved by all parties.
- PCCO – Prime contract change order that are formally added to contract. Change orders can be made up of multiple PCOs.

Contingency Categories

- GCCM – Items under contractor’s control
- Owner Risk – District

- Unawarded – A portion of this amount is a place holder for work that is to be done but has yet to be awarded. It was more cost effective to estimate costs for certain tasks so that the project could go out to bid as soon as possible. The urgency was based on cost escalation of products/materials as well as availability challenges being seen in today's construction market.
- Constructability – Consideration during change process. As construction related problems arise that require a change or cannot be constructed as shown, an active discussion takes place with all groups (District, Contractor, Engineer, CSG). Options are weighed and long-term benefits including reliability vs costs are discussed. It is a collaborative effort and discussions are happening every week.
- The commissioning team is made up of CSG employees. Jamie's maintenance personnel have been invited to be involved in knowing when new equipment is installed that they will be responsible for monitoring/managing.

CSG Monthly Report on FHS – Ken Kuiken

- Foundation at the grandstands is underway. Retaining wall near bus garage parking area is being formed and poured.
- Concrete – All elevated slabs in academic wing are complete. Roof level floor of mechanical mezzanine will be completed by the end of the month.
- Structural Steel – Welding, detailing, and decking is substantially complete in Academic Wing and Commons. Wall panels are being installed in Athletic wing.
- Mechanical & Electrical – Rough-in is ongoing in Academic wing. Level one is substantially complete, level two is 50% complete, and level three is 15% complete.
- Framing – Door framing began last month and is ongoing in the Academic wing.
- Building Envelope and Roofing – Permanent roof is continuing West to East on the Academic wing. Weather barrier is ongoing.
- Masonry – Masonry block installation began last month. Most of the block is complete in the area adjacent to the main entrance of the Academic wing.
- 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
- Axiom Construction
- R&D Masonry

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

No changes to the work on the Critical Projects and Safety/Security. The following will be the same as February 1, 2022. We are working to have entrance canopy added to Custer Elementary. Next item going out to bid is the HVAC standardization project.

Access control at North Bellingham is nearly complete. Contractor is waiting on one component. Beach security upgrades have not started due to supply chain issues, so this project has been pushed out.

- a. Emergency evacuation plans are in the planning stage. Slides will be installed at the new FHS for quick evacuation in case of emergency. Mark Deebach will be meeting with Whatcom Emergency Management and this topic will be part of their discussion.
- b. Flood damage at CTE. November 2021 – Major water damage occurred as water covered floor surfaces in all rooms. Evaluation was conducted by Insurance carrier and testing company, and it was determined water was behind drywall and required mitigation. CTE classrooms are going to be repaired in three phases as the building contained asbestos. Unfortunately, the building reflooded so it delayed the repair timeline. At this time, all walls have been opened in North set of classrooms. Once this phase is completed, contractor will begin phase II and students in this section will move out. Mitigation work took place over December break while students and staff were not in the building.

Since we were not going to tear this building down because it did not qualify for state match yet, our original plan was to use the first few classrooms for the Golden Eagle Academy program. BOC concerns was that we need to make the building equitable for that program. Due to the fact the building is damaged, it

does not make sense to put money into it to make it equitable. We are looking at options to find a class space for the Golden Eagle Academy students.

Cornerstone will be setting 360° cameras before anything gets covered up so that we will know what is behind the walls. This will help dramatically when we need to do repairs, etc.

It was recommended that the District/CSG reach out to PSE to find out what other rebates they may be have.

4.02 Upcoming Meetings/Important Happenings

- a. New FHS Site tour offered February 24-25, 2022.

The next meeting will be March 22, 2022 at 6:00 p.m.

We will try and increase the time members have to tour and keep group size to a minimum.

Items for Follow-up/Action:

Status of formation of Sponsorship Taskforce – CSG

5. ADJOURNMENT

The meeting adjourned at 7:22 p.m.

Items for Follow-up/Action:

1. Status of formation of Sponsorship Taskforce – CSG
2. Follow-up with PSE about rebates