

The Bond Oversight Committee met May 24, 2022 at 6:00 p.m. at the Mountain View Conference Center.

## **1. CONVENE**

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### 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, Mark Harting, Tristen Byers, Dan Cornelsen, Sandi McMillan, Joe Lupo, Brian Lynch, and alternate member Michael Contezac.

Also present in-person were Ferndale School District Maintenance and Facilities Director Jamie Plenkovich, Administrative Assistant Tammy Longstaff, and Construction Services Group Representative Ken Kuiken.

### 1.03 Adopted the Agenda

Sandi McMillan moved to adopt the May 24, 2022 agenda as written. The motion carried.

### 1.04 Approval of Minutes

Mark Harting moved to adopt the April 19, 2022 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 is inquiring about how to purchase pieces of the gymnasium floor. Since a significant portion of the current gymnasium floor is going to be incorporated into the new facility, availability of extra pieces will be advertised after the District has secured what is needed for the project. Pieces will be sold in 2' x 10' sizes at a cost of \$300.00 each. The procurement process for this will be advertised at a later date.

It has been confirmed that the brick and mortar from Old Main does not contain asbestos. The District's FFA leadership team has plans to use some of these bricks as a fundraiser. Public availability of bricks for purchase will be discussed and planned for at a later date as the demolition of the brick building is scheduled for spring of 2023.

Teachers have concerns about their workspace looking different and loss of their own private spaces. CSG is working to provide teachers with a presentation of their new furniture and space layout. They will offer 3-D model representations for teacher viewing. Interior Design/Furniture Specialist, Tristen Byers, highlighted that this is a very common staff concern and change is hard. The teacher spaces at Ferndale High School have been the same for a long time. She encouraged sharing with staff, what the future of space in education looks like and how/why it has changed. Recognizing that these are big changes for the staff and supporting them through the process is part of the plan.

Performing Arts Directors need to be informed of the construction process for the Performing Arts Center as soon as the construction team knows the construction phase for the center. Directors plan 6-9 months in advance of a performance because they have to purchase the rights to that performance. Communication with this group is key so that they can make decisions specific to their program. The budget for the Performing Arts Center is still being finalized and will likely be ready to present at next month's Bond Oversight Committee meeting.

Ferndale High School Classes of 1972 and 1992 will be having their 50-year and 30-year high school reunions this summer. Both groups are interested in touring the high school as part of their celebration. Groups will need to work with Jamie Plenkovich to schedule these tours.

### 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 and the Move-In Map have also been uploaded to the district's website.

BOC suggested that the Old Settler's event would be a good opportunity to share information about the progress on the new high school. Posting a Move-In map at the entrance to the event may be an option.

#### 3.02 Action Item Follow-up from April 19, 2022 meeting

##### a. New FHS Tour Opportunities – District/CSG

Tours of the new Ferndale High School have been scheduled for 12:00pm and 1:00pm on Thursday, the 26<sup>th</sup> of May. Members will meet at the Cornerstone Job Trailer and should enter through the railroad entrance site. The following members have confirmed they would like to attend at the following times:

12:00 pm  
Tristen Byers  
Michael Contezac

1:00 pm  
Bryan Lynch  
Joe Lupo  
Dan Cornelsen

##### b. Solar Power/Grant Options

Solar options were considered at design time for the new Ferndale High School however, due to the cost to install, it was decided to not install that infrastructure. This option was value engineered at the beginning of the design phase. Conduits are in place that could house solar options in the future.

The District will reinstall the wind turbine that is currently in use.

CSG is currently in the process of completing a grant application with Cascade Natural Gas that is worth \$65,000 - \$75,000.

The District does not qualify for PSE grants at this time. There are specific code requirements that must be exceeded, and this project does not qualify.

Whatcom County Water District has a toilet grant however there are only 50 spots available. The district will not be pursuing this grant.

c. BOC Biannual Report to Board

Riley Cornelsen presented the Bond Oversight Committee's report to the Ferndale School Board during their April 26<sup>th</sup> meeting. The board appreciated the information shared and the details included in the report.

Ferndale School Board members would like to be informed of what if any funds are available at the end of the Safety and Security/Critical Project portion of the bond work. As elected officials, they will rely on recommendations from the Bond Oversight Committee on how these extra funds should be spent, but ultimately, they want to provide approval for the funded work.

BOC members found the Operations Policy the school board is working on to be a valuable tool. It provides a snapshot of the last 10 years and contains historical documentation about previous bond failures and leadership changes. Also included in this report is information regarding deferred maintenance and capital planning. BOC members would like to provide the board with recommendations/input around facility maintenance and capital planning.

The committee will return to reporting quarterly to the board. The next report will be due July 26, 2022.

d. Review FHS Move-in Map

Ferndale High School Move-In maps were placed at the Ferndale Grocery Outlet, District Office, Ferndale Highschool, and also uploaded to the District's website.

e. SCAP Funds – Full Utilization

With regard to the BOC members questions about full utilization of SCAP funds, Heidi Hansen with CSG reached out to Riley with additional information. She explained that the billing for SCAP funding is incomplete and therefore reports may show that some categories of work have remaining balances. She also shared that she has not had an experience where there were uncollected SCAP funds by a receiving agency. BOC members requested that Heidi be available for a few minutes during the June meeting to provide clarification around this topic.

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

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4.01 District Comments/Input

a. Review Bond Related Spending for April 2022

Current expenditures on the new FHS project as of April 30, 2022 total \$51,100,221.

Heidi's report shows that the expenditures for Builder's Risk is zero. This will be corrected on her report next month. Originally, the Builder's Risk was included in Cornerstone's Project Management fees however the District elected to purchase it directly from the broker due to a cost savings. Reconciliation will require a credit to one account code and debit from another.

b. Review Cash Flow Plan

Ken indicated that the cash flow plan is showing as expected. Cost escalation is being monitored closely and changes in materials and cost savings options are being considered as the needs arise.

c. Construction Management Report/Change Orders

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

The Golden Eagle Academy has a proposed dollar amount on the CCR/CO report of \$3,000,000. This is an estimate of hard costs only and would be considered if there are extra funds available for this work.

d. Receive an update on items related to the bond

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

### **1. Grandstands:**

- The Hardscapes around the Grandstand that needed to be poured prior to the Grandstands being installed have been completed.
- The Grandstands have been delivered to site and installation has begun.

### **2. Athletic Wing**

- Framing is making good progress and is getting close to wrapping up except in the kitchen area.
- Mechanical & Electrical rough-in is ongoing and expected to run through the middle/late part June.
- Sheetrock has begun in the main locker rooms, so those areas are starting to take shape.
- Switchgear installation (main electrical panels) that will energize the facility is continuing and we are targeting the 4<sup>th</sup> of June to be fully energized.
- Sound attenuation panel installation in the Auxiliary Gym is wrapping up this week
- Painting in the Gym has now been completed.
- Gym Equipment has now arrived and installation is starting this week
- The Gym flooring will arrive on June 6<sup>th</sup> and Prep work for the flooring will begin. The flooring itself will need to sit for 2 weeks to acclimate to the building prior to the start of the actual flooring installation.
- Window and Siding installations have begun at the Athletic Wing and that end of the building will start having a finished look.

### **3. Academic Wing & Commons**

- Painting at Level 2 is ongoing and making progress. The paint in this area should be close to wrapping up over the next week or so.
- The Ceiling Grid installation at the west end of Level 1 is ongoing and approximately 90% finished. The west end of Level 2 is about 50% complete.

- The cabinet installation is ongoing and making good progress and is about 90% complete at west end Level 1.
- The common area stairs with concrete treads have now been completed. The middle set of stairs will receive precast treads and are expected to be installed over the next month
- Siding has made good progress and likely will be complete around the entire commons and academic wing by the end of June.
- Windows are substantially complete with a small balance of glass yet to be installed.
- The storefront system installation is ongoing and moving along nicely. We anticipate the installation will be close to complete by the end of June.
- The Bathroom Tile on Level 1 is wrapping up and crews are getting started on the Level 2 Bathrooms.
- Roofing is now 100% complete on the main building.

#### 4. CTE Village

- Foundation work for the CTE Village, which includes the Greenhouse, Ag Science & Aquaculture, has begun. Once school is out for the summer break, crews will begin disassembling the greenhouse which will eventually be reassembled in the CTE Village.

Jobsite safety has been good.

Traffic flow plan is in the works at this time.

Summer School originally slated for Ferndale High School will be moved to another location.

Teardown of the FHS gym will begin in early July. Items of useful value will be removed before the abatement/teardown process begins.

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

- e. Ken with CSG is in the process of putting the bid package together for the Vista HVAC Controls as the last part of the critical projects work.
- f. An application from Rick Strissel to serve as an alternate member on the Bond Oversight Committee was received by the Committee. Rick resides in Custer and has children in the Ferndale School District. He currently works in the construction industry as a superintendent for Dawson Construction.

The Bond Oversight Committee voted unanimously to select Rick as an Alternate BOC member.

4.02 Upcoming Meetings/Important Happenings

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*The next meeting will be June 21, 2022 at 6:00 p.m.*

**5. ADJOURNMENT**

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The meeting adjourned at 7:54 p.m.

Items for Follow-up/Action:

1. SCAP Funding Utilization– Heidi Hansen, CSG – Short Discussion next month