

The Bond Oversight Committee met November 15, 2022 at 6:00 p.m. at the Mountain View Conference Center.

1. CONVENE

1.01 Call to Order by Chair

Riley Cornelsen called the meeting to order at 6:03 p.m.

1.02 Roll Call of Committee Members

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

Also present in-person were School Board Member Steve Childs, Ferndale School District Superintendent Kristi Dominguez, Assistant Superintendent Mark Deebach, Assistant Principal Eric Tripp, Maintenance and Facilities Director Jamie Plenkovich, Administrative Assistant Tammy Longstaff, and Construction Services Group Project Manager Ken Kuiken.

Participants that joined via Zoom included BOC alternate member Rick Strissel, and Construction Services Group Associate Director of Capital Planning Heidi Hansen.

Visitors present included Michelle Barmore, Chrissy Ford, Rachel Pringle, and Stephen Menefee.

1.03 Adopted the Agenda

Sandi McMillan moved to adopt the November 15, 2022 agenda as written. The motion carried.

1.04 Approval of Minutes

Changes to the minutes were made under Section 4. New Business, item 4.01 -1 PAC Budget. Change the term“wish list” items to ...“anticipated” items.

Mark Harting moved to adopt the September 20, 2022 minutes as modified. The motion carried.

2. PUBLIC COMMENT

2.01 Receive Public Comment

Four audience members attended tonight's meeting. The following comments were shared:

Steve Menefee – wants to learn more about the PAC; concerned about available funding.

Chrissy Ford – Curious about the plans for the PAC and willing to do fundraising to support items that are not covered in bond. Wants to have a clear picture of where things are at with the PAC.

Rachel Pringle – Information gathering, what is known and not known. Primary question is about the roof.

2.02 Shared Public Comment Received During the Past Month

Question from public:

3. UNFINISHED BUSINESS

3.01 How do we communicate with the public?

The FHS Dashboard and the Critical Projects Schedules are updated on the District's website. The current Cashflow report has been uploaded to the district's website.

Bond Update Items:

- Every school now has secure access as a result of the bond.
- Include dates and time of upcoming BOC meetings.

Phasing and Traffic Flow Plans/Maps – Communicate with public, students, and staff

- District is finalizing bussing plan
- Leadership teams at FHS will have a part in the transition plan and directing students around campus. They are creating a video that will be shared with students on January 3, 2023
- Staff will be utilizing new facility on January 3rd while students are learning virtually. Students without internet access will be able to come on campus for the day.
- Students will start using the new facility on January 4th.

3.02 Action Item Follow-up from September 20, 2022 meeting

a. Feedback from November 10, 2022 Site Visit

Committee members discussed the quality and value that the new Ferndale High School offers the community. Highlights of the discussion are as follows:

- Trees planted out front are a good choice
- Teacher planning areas and one-on-one spaces are nice
- Capacity allows for student growth
- High value for the costs
- Stacking bathrooms on the different floors provided great value for dollars spent
- Learning commons/library space will be greatly utilized and large enough that all kids can congregate
- Project is a benefit to students and faculty
- Science classrooms are amazing
- Scale of space will change as furniture and students arrive
- You will see the value when you see students utilizing the facility

b. Artwork Committee Status Update

Curator Susanõ Surface had a family emergency and therefore the scheduled October meeting was cancelled. The committee is working to reschedule it. This item will remain on future agendas and information will be shared as it becomes available.

c. Farewell Celebration

The District is planning a Farewell Old Main Celebration on Monday December 12, 2022 from 4:00 – 6:00pm. This event will be an opportunity for our community to gather, reminisce, and bid farewell. T-shirts commemorating Old Main will be available for purchase. Every Old Main T-shirt is also a ticket to that night's boys basketball game against Meridian High School.

4. NEW BUSINESS

4.01 District Comments/Input

a. Review Bond Related Spending for October 2022

Current expenditures on the new FHS project as of October 31, 2022 total \$79,033,398.

1. PAC Budget

Heidi Hansen provided a handout and reviewed the budget status as it relates to work on the PAC. Her presentation included an updated CMR report that separated the PAC financial information from the Ferndale High School information. Questions were asked about items approved and items anticipated. Ken Kuiken is working on a list of items for the PAC and their approval status, which he will share at a later date. More of the high-risk tasks on the new FHS project may involve unknowns such as contaminants, underground structures, unsuitable soils, etc. These tasks need to be completed before availability of redistributable funds from the new high school to the PAC project will be known.

b. Review Cash Flow Plan

The Cash Flow Plan has been uploaded to the District's website.

c. Construction Management Report/Change Orders

This report was reviewed by the team. Changes in this month's CMR separate the PAC costs from the new high school costs. Most of the discussion was tied into available funding for anticipated improvements on the PAC.

d. Receive an update on items related to the bond

CSG Monthly Report on FHS – Ken Kuiken

1. Auxiliary Gym, Kitchen & Common Area

- Over the last month, the Auxiliary Gym was completed and turned over to the school for use. Presently volleyball games and PE classes are taking place in the gym
- The kitchen area has seen a lot of progress over the last month. The structure to carry the kitchen hoods, ceiling grid, lights, and fire system was completed. Coolers were installed and final wall finishes are underway. The cooking line premanufactured walls are installed and almost complete.
- The common area storefront system is now complete including roll-up doors and sunscreens. The common area stair/bench area is underway and eventually will be clad in the reclaimed gym flooring. Additionally, the columns wrapped in tree trunk sections will be completed soon.
- The final grind and polish of the concrete slabs in the commons area will occur near the end of November.

2. Academic Wing

- Level 1 is now down to the final touches. Most flooring is complete with just a few floors to go. Once the marketing classroom
- Level 2 is now completely into final finishes and should be close to completion this week.
- Level 3 is seeing the following activities:
 - Final bathroom accessories are making good progress and are close to wrapping up.
 - Tackable wall coverings were finished last week.
 - The final ceiling tile installation is ongoing and making good progress. Corridors are fairly complete and crews are working on the classrooms.
 - Final grind and polish of the corridor concrete floors is ongoing
- Stairwell guardrails are presently having the guardrails installed and should be completed by the end of November.

3. CTE Village

- Agricultural Science and the Aquaculture Bldgs. have seen the completion of the exterior shell over the last month. Interior electrical & mechanical rough-in has been installed and final wall finishes are taking place. Heating equipment has also been installed. Presently crews are working on the concrete slabs and sidewalks around the buildings and they are getting close to the final finishes.

4. **Site Work**

- The foundation of the old greenhouse and the old aquaculture bldg. were demolished over the last month. Presently preparation for the new emergency generator is taking place in the footprint of the old aquaculture bldg.
- Courtyard construction is now underway. The foundations for the canopy connecting the Academic Wing to the Athletic/CTE Wing are underway along with storm drains and sidewalks.
- Crews have now restarted work in the Grandstand area and are forming the north-end retaining wall around the long jump area.
- Crews are now installing the drainage system that consists of pipes and gravel that lay directly below the new football field.

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

Hot Water Tank Replacements – Summer 2023: The remaining district wide hot water tank installation projects are expected to be installed by the district's maintenance department in the summer of 2023.

Safety and Security Upgrades at Beach Elementary and North Bellingham Learning Ctr. – These projects are now back in process. Completion updates to follow.

Direct Digital Controls – 2022: Skyline ES is substantially complete and down to just a few bugs getting worked out. Custer ES started last week and should be complete by the end of the year.

District HVAC Controls Standardization:

- District Office Bldg.- This project's value is below the threshold requiring a competitive bid process. This project has been awarded to United Energy Engineers and is now scheduled to occur in Fall/Winter 2022
- Central ES, Cascadia ES, Horizon MS projects are now scheduled for Summer 2023
- CSG is presently in negotiations with ATS (controls contractor) regarding the disposition of the Vista MS Alternate. An agreement is being worked on to lock in ATS to the Alternate while protecting the interests of the district.

District Bond Maintenance, Safety and Security Projects COMPLETED

Security Fencing at Horizon Middle, Eagleridge Elementary and Skyline Elementary: Seven-foot-high chain link security fencing installation is now complete at all three schools. Swing gates and rolling gates have been installed.

Roofing at Vista Middle School: Roofing repairs and upgrades at Vista Middle School are complete.

Roofing at Central Elementary School: Roofing repairs and upgrades at Central Elementary School are complete.

Roofing at Custer Elementary School: Roofing repairs at Custer Elementary are complete

Fire Alarm Panels at Eagleridge Elementary, Central Elementary & Horizon Middle: New fire alarm panels have been installed at all 3 schools and have received final inspections.

Heat Valves for Vista Middle: Approximately 76 heat valves were replaced at Vista by the district maintenance staff and that work is complete.

Secure Vestibules, Access Control and Security Cameras:

The vestibule construction and safety & security improvements are now complete on all 8 projects. Improvements & upgrades were made at Cascadia Elementary, Central Elementary, Custer Elementary, Eagleridge Elementary, Horizon Middle, Skyline Elementary, Vista Middle and the district office. Project scopes of work varied including many secured vestibules, installation of electronic access control, security cameras and buzz in entry systems. At each school all exterior doors are locked once school starts, and visitors request entry at the front door by pushing the entry intercom button. Office staff have a large screen video view and intercom to talk with the visitor before buzzing open the exterior doors. In the entry vestibule the second set of doors is also locked so visitors continue into the office to be checked in before proceeding into the school.

Masonry Repairs at Skyline Elementary: Completed early July 2021.

Masonry Repairs at Custer Elementary: Completed late in September 2021

Security Fence at North Bellingham Learning Center: The fencing on this project is complete.

Direct Digital Controls: The replacement of pneumatic controls with DDC controls at North Bellingham Learning Ctr. & Mt View School were completed in October of 2021.

Exterior Lighting Upgrades – October 2021: The lighting upgrades were completed by the district in October.

District HVAC Controls Standardization:

· Eagleridge Elementary School – Completed May 2022

Gutter & Soffit Repair/Replacement at Custer Elementary – Summer 2022. Roofing warranty work, gutters and soffit repair work was completed August 2022.

4.02 BOC Comments/Input

a. BOC Quarterly Report Due

The next BOC Quarterly Report is due to the School Board on December 13, 2022.

BOC Members were asked to submit their input for the quarterly report to Riley no later than December 2, 2023. Riley will provide Tammy with the Quarterly Report for uploading to Board Docs by the 7th of December. This report is covering August – November 2022.

Mark Harting moved that the December BOC meeting scheduled for the 20th of December be cancelled; the motioned carried.

b. Sandi McMillan – SCAP Funding Source Inquiry (Handout)

Sandi shared a document that roughly outlined sources of funding that came back to the community to support the bond. Sandi suggested creating a one-page document at the end of the project that highlighted bond project funding sources. She added that including a right-side bar/column highlighting the work of the BOC would be beneficial for the community to know.

Sandi suggested that there is work that could be done by the BOC to lobby representatives to support ideas around school funding. One example shared was to work with our reps to eliminate the state sales tax on new school buildings. Another example was to develop a state standard on single span metal buildings. It was suggested that she work with the school board since they were already working on legislative suggested changes. The School Board has already selected their legislative priorities for the next session.

4.03 Upcoming Meetings/Important Happenings

- a. Farewell Old Main Celebration – November 12, 2022, 4:00pm – 6:00pm

The December BOC meeting has been cancelled.

The next BOC meeting will be January 24, 2022 at 6:00 p.m.

5. ADJOURNMENT

The meeting adjourned at 8:08 p.m.

Ferndale School District No. 502
Bond Oversight Committee
Meeting Minutes November 15, 2022
Recorder: Tammy Longstaff

Items for Follow-up/Action:

- a. Artwork Committee Status Update