

The Bond Oversight Committee met March 21st, 2023 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 6:15 p.m.

1.02 Roll Call of Committee Members

Committee members present in-person included Riley Cornelsen, Mark Harting, Joe Lupo, Dan Cornelsen, Brian Lynch, and alternate members Michael Contezac and Rick Strissel.

Also present in-person were Ferndale School District Superintendent Kristi Dominguez, Assistant Superintendent Mark Deebach, 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 member Sandi McMillan, and Construction Services Group Project Manager Tex Ladish.

1.03 Adopted the Agenda

Mark Harting moved to adopt the March 21, 2023 agenda as written. The motion carried.

1.04 Approval of Minutes

Sandi McMillan moved to approve the February 21, 2023 minutes as written. The motion carried.

2. PUBLIC COMMENT

2.01 Receive Public Comment

No public comment

2.02 Shared Public Comment Received During the Past Month

Questions/Comments from public:

How much did it cost to put the bullet proof class in the classrooms?

Response: Exterior glass has bullet proof film, the interior rooms do not. Public was asking about glass along the stairway. Design committee tried to find balance between safety and inclusion and openness. Riley added that when you have secured entry, you shouldn't need to worry about bullet proof glass on the interior.

“Mike Contezac – Why is there paper over the classroom windows”?

Response: The blind installer is on the verge of bankruptcy and defaulting on their contract. Paper over classroom windows is a temporary situation until are able to secure the blinds from another vendor. Some are motorized shades and some are manual. The manual type are the ones that cover the classroom windows, and we are trying to find a new vendor.

3. UNFINISHED BUSINESS

3.01 How do we communicate with the public?

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

3.02 Action Item Follow-up from February 21, 2023 meeting

a. Results of New FHS Open House on March 16, 2023

Great turnout. There were many activities happening at the same time. There was a music event as well as a FFA event. Tours were led by students or you could also do a self-led tour.

Overall, people were impressed. It changed the level of learning. Traffic flow is being learned by students and the school makes sense. New students are

able to get around. Kitchen staff said it is the first time they felt part of the school as previously, you had to leave the main building to see them.

Steve enjoyed the enthusiasm and the welcoming from the students. Enjoyed the architecture and open space, it was very well done. Steve was able to tour the boiler room, it looked well done. It was a good experience.

Mark – It was neat how many staff came through and brought their families. Staff was proud to show it off.

Brian – Part of having the new school was to have new colors and new logos. It seems that there is never merchandise available for sale. We missed opportunities at football games as well. Is there another avenue we can use to get gear into the hands of people? It doesn't seem to be a priority for whoever is in charge.

Response: Mark, it is part of a class/student activities. They are currently building into that. If we were a sports franchise and we were trying to market our product, it would be different. We will talk to high school administration and marketing teachers and see if there is anything we can do to move things along.

Riley – It was fun to see the building in its useable state. I was able to bring my family to view it. It was nice to see that the teachers made their planning spaces their own.

Dan Cornelsen – Numerous members of the public can state they can see now where their money went. Many people said that is important to them. The culinary arts facility is amazing and he is really looking forward to seeing the CTE. "I received a lot of positive messages".

4. NEW BUSINESS

4.01 District Comments/Input

a. Review Bond Related Spending for February 2023

Current expenditures on the new FHS project as of February 21, 2023, total \$89,255,547. Note: Clarification from Cornerstone's billing lag discussed during the February 21, 2023 meeting, the funds remained invested until the payment was processed.

1. PAC Budget

The Abatement report came in indicating there was more floor mastic than anticipated. The construction team is working through high risk items and should know more about what alternates may be selected following final expenditures for high risk items.

b. Review Cash Flow Plan

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

We are a little bit short of our projection, but it is very close.

c. Construction Management Report/Change Orders

This report was reviewed by the team.

Not many changes, working on getting change orders processed. Has seen an increased in Cornerstone's efforts to get caught up. Goal is to get to a point that we feel confident to exercise the scope in the PAC.

Have any of the ROM value buckets been reconciled? There were values being held for extra abatement. Ken – that is why he called Marcus as there was original abatement along with contaminated soil. Marcus estimates it is going to be around 50-60K plus 15-20K for consulting fees for supervision of cleanup. It appears that we will be using about \$80,000. We should have approximately \$300,000 plus to direct somewhere else.

Ken anticipates continued movement until confirmed pricing is secured. Conditional abatement work was listed as a separate item because it was high risk.

The tunnels that were anticipated did not exist and the oil cleanup was manageable. The oil cleanup costs including the consultant's fee was approximately \$30,000. Additionally they were still cleaning up mastic that was buried under the carpets in the old building.

Several of the FSD graduating classes have buried capsules around Old Main. The contractor has been looking for them and asked demo contractor to do so as well.

PAC – Original base scope work – in contract. We had alternates of which we have proceeded with. Extras are audio/video and electrical upgrades to support that. Some ADA work has been done but additional work needs to be costed out. Resurfacing of the floor is down on the priority list. We have the plug for waterproofing and change of location of the IDF room and internet connectivity for better building coverage.

We have a contingency review meeting next Thursday and NSS. We are sitting at about 70% and we are going to be taking a look at all of that.

Hazardous material consultants have completed additional surveys and there are very few areas of concern. We do not anticipate any hazardous materials on the roof. There are fittings in the mechanical room and some asbestos containing caustic materials around the speakers.

Construction on the PAC is scheduled to start around April 1, 2023 and is scheduled to be completed by the time school starts.

There is the proscenium curtain was always included to bring things up to fire code. The draperies for the stage – Each Proposal Request are numbered and the curtains, riggings, lighting, stereo, and new projector are in the proposal request items.

Line item for abatement contingency had nothing to do with the old CTE building. The CTE, we are trying to add that work as part of this project.

Demo for the CTE – carrying a \$500,000 line item. Need to go through pricing exercise on the PAC, did not want to commit to that idea not knowing what the future holds. Getting closer, but still working on it. We are rying to fit it in the project, and if not, it will have to be dealt with later. What is the priority level. Mark – will have to weigh it with the list of the PAC projects.

- d. Receive an update on items related to the bond

CSG Monthly Report on FHS – Ken Kuiken

1. Month of February 2023

Main New Building

- Completion of the punch list is ongoing and is approximately 62% complete.
- Commissioning occurred the week of March 6. The commissioner is now working on issuing the corrections report. We should have that soon and the contractors can make the final necessary adjustments.
- The ceiling clouds in the corridors around the gym will now be installed over spring break.
- Assembly was completed of the canopy that will cover the walkway between the main entrance and the Athletic & CTE wing. The structure is now ready for roofing

CTE Wing:

- Foundation work has been ongoing and should be close to complete by the end of March
- Work will soon start on the underground electrical & plumbing.
- The steel erector is now on site getting organized to start their work

Football Field Area

- Work on the grandstand's concession area is ongoing. Roofing and in wall electrical and plumbing is complete which has allow the sheetrock to proceed. It will not be long, and the walls will be painted.
- The rubberized layer that lays beneath the astroturf on the football field has been installed.
- The ramp and stairs that form the main approach up to the grandstands have now been completed.

CTE Village

- The green house is now down to final inspections and should be ready for students to start using it upon their return from spring break.

Existing High School

- The old buildings have now been demolished and hauled off site.

Sitework has now started since the old building is gone. Crews are currently installing the storm water detention system under the parent drop off and new parking lot areas.

We are expecting that all commissioning will be completed by February 13, 2023.

Operational stuff with commissioning. O&MS, Owner Training with project closeout. We have talked through practical issues with Darin. Some Owner training has been done, mostly items that were critical to moving in. Joe – I am used to heavy mechanical systems, important that service timelines are met so we are not out of compliance for warranty coverage.

First maintenance cycle occurred on changing filters on the system. It takes a fair bit of time so we are working on improving how this functions. I.E. Electricians put electrical boxes to the point that you could not open the door.

Ken has been organizing the drawings for the facilities. High School will be 100% electronic online. Dykeman continuously reissues sets and drawings show all of the changes. We do not have to go through the same As-Built drawings that you normally would.

PDF libraries are common. Everything underground, has that been built into the updated drawing? On the civil side, the as-builts will be done. The Civil Engineer will provide an As-built based on the contractor's markup. Dykeman is going to create Pictograms to help maintenance team know what areas are being served by the air handlers.

Capital planning is still ongoing with CSG.

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

Critical Building Repairs Planned & In-Progress Projects

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.

District HVAC Controls Standardization Project:

- District Office
- Central Elementary School
- Cascadia Elementary School – A value engineering proposal was accepted on this project resulting in a savings of \$114,000.
- Horizon Middle School
- Vista Middle School – This school has been added to this project.

Critical Building Repairs Completed Projects

Security Fencing at Horizon Middle School, Eagleridge Elementary, and Skyline Elementary: 7' high chain link security fencing installation is complete at all three schools. Swing gates and rolling gates have been installed.

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

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

Roofing at Custer Elementary: Roofing repairs and upgrades are complete.

Fire Alarm Panels at Eagleridge Elementary, Central Elementary, & Horizon Middle School: 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.

Safety and Security Upgrades at Beach Elementary and North Bellingham Learning Center – Projects complete

4.02 BOC Comments/Input

- a. Remind contractor to look for buried capsules around old main from various graduating classes.
- b. Manufacturer's Warranty – recommended that CSG work with manufacturers to see if warranty extension is possible due to the manner in which the project has been phased

4.03 Upcoming Meetings/Important Happenings

- a. Click or tap here to enter text.

The next BOC meeting will be April 18, 2023 at 6:00 p.m. – Vista Middle School

5. ADJOURNMENT

The meeting adjourned at 7:42 p.m.

Items for Follow-up/Action:

- a. Artwork Committee Status Update
- b. Is there a plan for anything that did come out of the old school to be put up?
- c. Yes, the wooden Eagle, monuments/memorials, old blueprints will be put in the CTE wing
2. The "Tombstone" Archway did not make it
3. Quarterly Report – June Meeting Riley to propose a six-month cycle.