

The Bond Oversight Committee met May 23, 2023 at 6:00 p.m. in the Mountain View Conference Center.

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, Mark Harting, Tristen Byers, Brian Lynch, Sandi McMillan, Joe Lupo, and alternate members Michael Contezac and Rick Strissel.

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

1.03 Adopted the Agenda

Joe Lupo moved to adopt the May 23, 2023 agenda as written. The motion carried.

1.04 Approval of Minutes

Mark Harting moved to approve the April 18, 2023 minutes as written. The motion carried.

2. PUBLIC COMMENT

2.01 Receive Public Comment

Terry Terry's funeral service was today on Lummi Island. She was a big supporter of Ferndale Schools and the bond to build the new high school. She was a very involved community member and will be missed.

2.02 Shared Public Comment Received During the Past Month

Questions/Comments from public:

Joe spoke with Tony Torretta about the greenhouse and CTE. Tony is appreciative of how nice the facilities are. He wanted to point out that there are control issues at the green house and wants to make sure that the teacher's running the program can control the building temperatures. Overall, Tony commented that the construction teams have been professional, and he is pleased with the end product.

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. These documents are part of the weekly bond update sent out by Superintendent Kristi Dominguez.

CTE move-in will likely be a phased process, and the completion line will be moved to December 2023 on the schedule. The classrooms will be available for use before the shops will be ready. The corridor between CTE is to be finished before school starts in the fall.

The practice fields will not be used for another year as we are going to let the turf get established.

Ken will have the CTE Completion timeline updated on the schedule this week so Kristi can include it in her bond update this week.

3.02 Action Item Follow-up from April 18, 2023 meeting

a. New FHS Transition Experience – Staff and Student

Tonight, is senior recognition night so only students were present to speak about their transition from the old high school to the new high school. Student speakers were Kaliyan Svann, Olivia Copps, and Harleen Malli.

Appreciate:

- Open Concepts
- Student Study Areas
- TV's around the school
- Feel so much safer/doesn't worry about security
- Large sliding walls minimize threats during emergencies
- Fire Escape features on higher floors
- Staff are stricter, students are wandering around hallways less, colored hall passes help
- More supervision, students not wandering as much
- With learning areas, we can work with other students outside of the classroom. With the glass, teachers can still monitor students
- Temperature controls are so much better in the new school
- Desks are better
- Water bottle refilling stations on every floor
- Classroom fans are nice

Observations/Suggestions for change:

- Not allowed to put posters up in hallways, a big part of leadership 2
- Posters are how we communicate – makes us feel connected when we are creating. Hall Decorating makes our school feels more like a home and not so sterile
- Do not use the TV's to their fullest for promoting school events
- Giant video in commons has a slide show, some stuff is outdated – not sure who runs it
- Bulletin Boards are not large enough and not in main hallway areas
- Third floor can get pretty warm

Work is ongoing as shades have yet to be installed. Best practice instruction sheet will be given to staff to instruct them to open the windows in the morning on a warm day. Although 90° weather in May is quite rare, the third floor interior temperature reached 83° on an 89° day. The third floor is warmer than it will be when all systems are installed and working. As part of the system programming that is currently taking place, Darin will be able to change the time that intake air is drawn from outdoors so that it will be drawn in at the coldest time of the night. Now it can be done manually. The shade

submittals are in hand and once installed, they will help keep it cooler. There are a couple of fans on the punch list that will be repaired/or replaced.

CSG is considering doing a study on how the building is performing and looking at the temperature difference from top to bottom as well as north and south. Scheduling for summer school will mean not having class on the third floor.

Joe: How are you doing with time adjustment between floors and classes?

Students: We are now allowed 7 minutes to get between classes. Going between PAC and third floor is challenging but they make it to class on time.

Joe: Are you seeing your teachers utilize the technology?

Students: Our teachers try hard to use the technology in the classroom. The technology is nice. The TVs we have allow for us to write on them and they are touch screen. A lot of my teachers still don't know how to utilize those features. One teacher takes 5-10 minutes to figure out. My chemistry teacher is always showing us worksheets on the board and using the touch screen. She is getting so good at it. It takes time to learn and they will get better as they have more time to use it. Teachers are making the best of it.

The technology is helpful with showing lesson plans.

Height of screen– some people thought they were kind of low; if they were a bit higher or desks could be arranged, that might help in some classrooms. Students find they are bobbing back and forth to see what is happening on the board. A solution is to properly arrange the desks.

Tristen: Tweak each classroom instead of one change fits all. This is common in every building that opens. There are so many positive things that are happening.

Joe: Do you have enough outlets for charging your computers?

Students: There are outlets on each lab station in Science. In English, they have an outlet box in the middle of classroom. Definitely better.

Accessibility:

Student: A lot of people appreciated the improved accessibility. Student appreciated being able to use the elevator when she had an ankle injury.

Bryan – What do you think about all the glass?

Student: They like the glass areas because in the library, it can open up and create a larger space. The glass also functions as a whiteboard. The teacher can still see them while they are in the work areas. You can see students

working, collaborating, it is a nice touch and open. A lot better natural lighting.

TV's in Gym – Student: We have two TVs in the gym for assemblies. This is so amazing because we can use it for presentations. We can digitally put up the flag for the national anthem. We have a camera hooked up to the screen so if you can't see what is happening on the floor, you can see it on the screens. You can see the scoreboards well too.

Cafeteria/commons

Student: Old cafeteria was so small. New school cafeteria is so open and so much room to eat in the commons and on the second-floor landing. Great space for people to eat their lunch. There is an opening with tables outside that you could eat at as well.

Mark H: Teacher's moving classrooms

Student: Doesn't really affect us as a student. Every classroom has the teacher list on the outside of the classroom door. They have made it pretty much their own. Teachers are there on time and they are grouped up by subject. Teachers are able to put things on the wall when they are clustered by subject. No loss of instructional time.

BOC members shared their opinions on how allowing students to create paper posters and digital posters can serve them well.

Tristen recommended an adjustable wall mount be used to adjust the classroom screen if the furniture is not flexible. She recommended assessing the classrooms to see what furniture is being underutilized and redistributing it to under furnished areas.

b. SCAP Funding

The May SCAP Reimbursement Report was shared with the committee. Tammy will continue to include the SCAP statement from OSPI when it is updated.

Pay applications have several levels of review before they are approved.

c. Projection System at PAC

To be covered in the PAC update

d. Status of contingency dollars and availability for PAC improvements

Hazmat contingency - \$214,000 asbestos on roofing on PAC and additional abatement - \$75,000 to the good. ADA upgrades, stage lighting, and stereo upgrades, waiting on pricing. We are very close to getting the pricing. Once pricing is received, it will be turned over to Heidi for budget analysis and then a meeting will be scheduled with Mark. This should be known by the next meeting. Cornerstone's principal reached out to the subcontractor's owner to tell them we need pricing.

BOC is scheduled to provide their report to the School Board in June and would like to relay the actual situation on the status of PAC dollars.

Any unforeseen left? Final underground storage detention system is complete and there was no need for over excavation. This is a savings of approximately \$150,000.

Investment earnings will be included in next month's information. Focus is to get the theater equipment so we can fulfill our commitment.

4. NEW BUSINESS

4.01 District Comments/Input

a. Review Bond Related Spending for April 2023

Current expenditures on the new FHS project as of April 30, 2023, totals \$98,360,347.37.

Signage question arose; PCO 194 was replaced with PCO 285.

1. PAC Budget – See above

Signage question arose; PCO 194 was replaced with PCO 285. Signage was part of the original plan. \$101,000 total.

b. Review Cash Flow Plan

Report was reviewed by the committee.

c. Construction Management Report/Change Orders

This report was reviewed by the team.

d. Miscellaneous Discussion

CTE space – any concerns with the prefabbed building? Complete grid is over the spaces and in the metal shop too. The mechanical mezzanine is per plan. Was supposed to pour on Friday but did not happen. How about the interface between the gym and the corridor and CTE? There is a firebreak in that section.

Drone Video – Community member created reckless video.

Asphalt placement in the front of the school is scheduled for August.

4.02 Receive an update on items related to the bond

CSG Monthly Report on FHS – Ken Kuiken

Main New Building:

- Completion of the punch list is ongoing and is approximately 75% complete. The percentage complete did not change from last month. Many mechanical items have been added to the punch-list giving the appearance that no progress has been made. Additionally, many of the items occur in occupied areas so the contractor is waiting until school is out for the summer to make corrections.
- Commissioning corrections are ongoing and is approximately 80% complete. The commissioning agent will be on site June 19th to back-punch completed items. Subcontractors are on notice to have made all corrections prior to that date.
- The ceiling clouds in the corridors around the gym area have been on hold due to material availability. These will be completed over the summer break.
- The student store is open for business.

CTE Wing:

- The primary structure is now in place and crews are installing the roof insulation.

- The mechanical mezzanine is now in place and ready for the concrete floor slab to be poured.
- The firewall between the CTE wing and gym area is being installed.
- Wall framing layout has been ongoing, and framing will start soon.

Stadium Area:

- Work on the grandstand's concession and restroom areas is nearly complete. Final finishes are ongoing, and the concessions will be ready for equipment soon.
- Astroturf is now complete and the surrounding track curbs are primarily complete. The track surface will be installed at the beginning of June.
- The press box in the grandstands now has finished walls.
- The long jump area now has pits installed along with the running surface base laid. The rubberized running surface will be installed in June along with the track.

CTE Village:

- The gravel walking surfaces in the village were installed over the last month.

Site Work:

- The underground stormwater detention system is now complete. This will allow crews to start parking lot preparations.

PAC:

- Work on the new concrete reinforcement walls in the PAC is ongoing and making progress.

Old CTE:

- Plans are being developed to demolish the Old CTE building as well as how to refeed utilities to the small engine repair shop and storage

warehouse once the old building is gone. The need for heat in the storage warehouse is important because it has kitchen items. New heaters will be installed and operate with natural gas. We will feed off of the new system. Switch to freeze prevention heaters in the engine shop.

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. Savings of \$114k realized.
- Horizon Middle School
- Vista Middle School- This school has been added to this project
- Test and Balancing of the ductwork have been added to Skyline ES. As control work is completed, it will be determined if T&B is needed at other facilities. TAC Services will be doing this work. We will likely need to T&B at Custer as well.

Critical Bldg. Repair Completed Projects

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.

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

Direct Digital Controls – 2022: Mt View, North Bellingham, Skyline, and Custer Projects complete.

4.02 BOC Comments/Input

- a. BOC report to the board is due in June

4.03 Upcoming Meetings/Important Happenings

- a. None at this time

The next BOC meeting will be June 20, 2023 at 6:00 p.m.

5. ADJOURNMENT

The meeting adjourned at 7:57 p.m.

Items for Follow-up/Action:

- a. PAC Contingency Status
- b. Investment Earnings Information