

The Bond Oversight Committee met June 20, 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, Dan Cornelsen, Brian Lynch, and Sandi McMillan.

Also present in-person were Ferndale School District Superintendent Dr. Kristi Dominguez, Ferndale School District Assistant Superintendent Mark Deebach, Athletic Director Eric Tripp, Administrative Assistant Tammy Longstaff, and Construction Services Group Project Manager Ken Kuiken.

1.03 Adopted the Agenda

Sandi McMillan moved to adopt the June 20, 2023 agenda as written. The motion carried.

1.04 Approval of Minutes

Mark Harting moved to approve the May 23, 2023 minutes as written. The motion carried.

2. PUBLIC COMMENT

2.01 Receive Public Comment

Ryan Kimball attended the meeting as an audience member. He served on the Bond Task Force. He appreciates receiving the Superintendent's weekly updates for the last four years. He recalled that the old FHS track could not hold a field event due to its deteriorating condition and noticed that the new track was nearing completion. Ryan

inquired about the likelihood of the bond being expended in its full amount. Riley explained that we must use the allotted amount before we can claim and get SCAP funding from the State. He added that a lot of the work that was required at the PAC exceeded funds available. Additional funds realized as savings are going to backfill work at the PAC to make sure that the commitment is fulfilled. Ryan wanted to sincerely say “congratulations and thank you” to the BOC, District, and Construction Team for keeping the project on budget and on schedule.

Eric shared that a track meet has not been held at FHS for 10 years. FSD is looking forward to hosting many track meets.

2.02 Shared Public Comment Received During the Past Month

Questions/Comments from public:

Nothing to share

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 timeline on the Progress Schedule has been moved to show December 2023.

No Old Settler’s BOC representation this year.

The BOC Quarterly Report is due to FSD School Board next week, the 27th of June.

CSG’s plan to work with the District to build a data base for the maintenance in the district is ongoing.

CSG will be available to support the district in an audit if necessary. This was in response to a question raised by a BOC member.

School Board wants future projects to have a BOC committee. A study session will be scheduled at the end of this project.

The 2006 Bond is expiring; this 2019 Bond is the only bond we are paying for.

Proposition listed the rate at \$1.66/1000, and it is actually .9735/1000. BOC recommends sharing this good news.

3.02 Action Item Follow-up from May 23, 2023 meeting

- a. Sandi's question about investment earnings was basically, how much has been earned? Mark reported about \$2,000,000 and will provide information of earnings over the past 3 months at next month's meeting.

Sandi wanted to compare investment earnings with iMoney.net. She said it would be good to provide this information to the public.

4. NEW BUSINESS

4.01 District Comments/Input

- a. Review Bond Related Spending for May 31, 2023

Current expenditures on the new FHS project as of May 31, 2023, totals \$102,541,283.

- b. Review Cash Flow Plan

Project is right on target.

- c. Construction Management Report/Change Orders

This report was reviewed by the team. The owner risk contingency went down about \$100,000.

It was pointed out that there seems to be duplicated items on the CMR Report. Ken will follow-up and report back during the July meeting.

PAC pricing came in high. Most of the amounts were within a reasonable amount of what was projected. The stage lighting cost was way beyond the budget and what was asked for. CSG and Cornerstone are still working on getting the stage lighting number. The other items are good to go.

The door hardware and ADA upgrade pricing has come in for one remaining bathroom and seems to be reasonable.

Ken and Mark will meet with Riley to provide additional information on how he can package/present to the board. Ken will work to provide a report on the PAC to Riley. Riley also wanted information on how much money we are holding for the CTE part of the construction project.

d. Miscellaneous Discussion

Being able to pick up every alternate, demolishing the CTE, and double funding the PAC, is a great display of teamwork across the board; especially considering the cost escalations experienced during this time and shortage of construction materials.

Will asphalt emulsion be put on the staff parking lot? A special coating will be applied to the parking lot.

BOC member noticed that the main foyer at the new high school is lit up at around 10:30 – 11:00. District confirmed that is about when the custodians are finishing their shift and locking up.

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. Now that school is out, the subcontractors will be working on closing out their items and plans that all punch list items will be complete when the students return to school.
- Commissioning corrections are ongoing and are approximately 89% 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.

- FF&E punch-list corrections were made early in June and all items are complete.
- The student store is open for business.

CTE Wing:

- Roofing is now complete
- The mechanical mezzanine slab has been poured and air handling equipment is scheduled to be installed later in June.
- Most of the walls in the CTE wing are now framed, many of which have drywall installed high on the wall allowing for the ductwork to pass through.
- Electrical, Mechanical, plumbing and fire sprinkler infrastructure is now being installed in all areas.

Stadium Area:

- Fencing around the grandstands is primarily complete and crews continue working on the remaining fencing around the new sports fields.
- The asphalt base for the track is now installed and ready for the rubberized surfacing which will occur over the month of June & July.
- The grandstand press box, restrooms & concessions are substantially completed and very close to finished.
- The long jump, javelin, discus, & shot-put areas have all seen progress over the last month and will be completed over the next month.

CTE Village:

- Fencing is ongoing around the CTE village and should be completed in June.

Site Work:

- All parking areas, bus loop and parent student drop off areas are now having preparations made for asphalt to include sidewalks, curbs/gutter, islands, light poles, and final stormwater equipment.

PAC:

- The reinforcement walls on either side of the stage are now complete.
- Roofing has now been abated allowing structural work to begin over the auditorium.
- District staff have substantially completed clearing out items in the classroom area which will allow the construction work to begin.
- Mark reported that following a tour of the PAC, additional touchups are necessary and are being planned. Carpeting in the choir room and 503 will be replaced. What we realized is the rooms were in pretty rough shape. We are expanding the scope to help improve the areas with paint, carpeting, and instrument storage. Extra funding with the ADA budget will help fund these extra costs. An example of an item needing attention is there are holes in the some of the ceilings.

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 July 18, 2023 at 6:00 p.m.

5. ADJOURNMENT

The meeting adjourned at 7:18 p.m.

Items for Follow-up/Action:

- a. PAC Contingency Status
- b. Investment Earnings Information
- c. Report on duplicated expenses on CMR