

The Bond Oversight Committee met January 21, 2020 at 6:00 p.m. in the conference room at the district's Mountain View site located at 5780 Hendrickson Road, Ferndale.

1. CONVENE

1.01 Call to Order

Riley Cornelsen called the meeting to order at 6:05 p.m.

1.02 Roll Call of Committee Members

Committee members present: Riley Cornelsen, Anya Milton, Mark Harting, Sandi McMillan and Brian Lynch. Not present: Cathy Raymond and Dan Cornelsen.

Also present were Ferndale School District Assistant Superintendent Mark Deebach, Construction Services Group Representative Tex Ladish, Dykeman Architects Tim Jewett and Kelli Smith, and Ferndale School Board Member Andrew McLaurin. There were three audience members present.

1.04 Adopted the Agenda

The committee considered adopting the agenda.

Riley Cornelsen suggested moving the agenda item of receiving the report about the high school from Dykeman Architects to the beginning of the agenda prior to Public Comment.

Mark Harting moved to adopt the agenda with the revision of reordering the agenda to hear the report from Dykeman Architects prior to Public Comment. Brian Lynch seconded the motion. Motion carried.

1.04 Approval of Minutes

Mark Harting moved to approve the minutes as presented. Sandi McMillan seconded the motion. Motion carried.

2. NEW BUSINESS

2.01 Received an Update on Items Related to the Bond from Dykeman Architects

Dykeman Principal Architect Tim Jewett provided details on the three proposed site plans for the new high school. The plans have been shared with the Executive Steering Committee and the Design Advisory Committee. Both of these committees expressed a recommendation for site plan number three.

Jewett reviewed each of the three plans' design and numeric program. Although the three plans vary, the costs for the building is about the same in each option. It was noted that option three is the option that has the most benefits and is the least costly.

Mark Harting asked if plan three keeps the current CTE building and the greenhouse in their current locations. Mark Deebach said the CTE building will remain and be used for storage by the district. The greenhouse will have a new "home" in the new building. He further explained that as a condition of state match, the district cannot use the old CTE building for educational purposes, but can use it for storage. The building was renovated in 2006 so it will not have the potential for state match dollars until a few more years go by.

With regard to the placement of the new CTE building, committee members talked about whether it was good to have the building located out front on the site. Tim Jewett said the district has a robust CTE program and wants to turn it into a showcase. He said it helps frame the courtyard.

Riley Cornelsen brought up that during the running of the bond there was conversation about locating the school on the existing practice fields. He said he was not opposed to changing that original thought, but it will be important to explain to the public why the district is going in a different direction with the location.

Tim Jewett said the committees did look at possibly locating the building in that area. However, the option was not brought forward. He said access was going to be a challenge and also the distance the school would be from the existing Performing Arts Center. He said the district wants to develop a connection to PAC in order to bring educational functions of that space together with the educational spaces in the new building.

Riley Cornelsen suggested showing the public what the district will save from not locating the high school on the practice fields, that savings would then be put into the educational program.

Anya Milton said it will be important for BOC to have clear concise communication with the community. Tim Jewett suggested that Dykeman could work with Cornerstone Construction to create a one-page document that explains the benefits of the proposed plan and the financial piece that goes with that.

Brian Lynch asked if the old gym will be kept intact until the new gym is built. Tim Jewett said that with this plan the district has made a

compromise of not having a gym for a year and no football field for a year. However, in the end, the district will get a better product. Audience member and Bond Task Force member Joe Lupo said it was always the intent that athletics would be impacted and the gym would not be available for a year.

Mark Harting asked about future expansion of classrooms. Tim Jewett said the plan includes future expansion of six more classrooms off the educational wing of the school. Mark suggested that the square footage for the different areas in the building plan be more representative on the site map.

With regard to the numeric program, Tim Jewett said all three options assume the building is essentially the same size. The district has been looking at other high school facilities and has done tests for efficiency and function of programs. Currently, the design is at 178,000 square feet. Cornerstone Construction's cost model estimates the district needs to be at 174,000. Jewett said the 178,000 square feet is within the tolerance level.

Sandi McMillan said that when the Bond Task Force met, it talked about best practices and Dr. Quinn presented eight articles related to learning to the task force. She asked how we know what we are projecting is sufficient. She said she has researched about the proposed classroom model and has seen a lot of negative information about it, include lower student performance. She asked if other districts have implemented this type of model of not having dedicated classrooms.

Tim Jewett cited that Meadowdale and Northcreek are schools that have used this model and been successful. Audience member Ferndale High School Principal Jeremy Vincent said in this model teachers will have dedicated spaces for offices and collaborating. He said typically in this model, over the course of two days, teachers will be in two different classrooms. Anya Milton said it's not so much about space, but more about teachers and how they teach students that contributes more to student success. She said this will be a cultural shift and the district will need to educate and help staff navigate this dynamic.

Tim Jewett said next steps include making a real floor plan with the general idea of plan option three. Educational specifications are being created. Schematic design work will be done in February and March. The vetting out of space with the Design Advisory Committee and staff will be held in April.

Audience member Joe Lupo made some suggestions: 1) efficiencies in the administrative and counseling areas may need to be addressed that results in a smaller space, 2) identify unknown impacts upfront for construction phasing, 3) make the plaza space stronger, 4) know what the storm water retention will look like, 5) know what the bus routes will look like and 6) consider the longterm benefits of where to locate the CTE program.

3. PUBLIC COMMENT

3.01 Received Public Comment

Audience member Ryan Kimball said the last bond update advertised this meeting at 7:00 p.m. Also, he said option three seems like it makes the most sense. It will inconvenience athletics for a year, but the end product will last well into the future. He asked why the construction of the school will take until 2023.

Riley Cornelsen said that from a construction standpoint, getting started too early does not always see benefit in some cases. This is a massive undertaking. It's a good idea for the district to get the design right.

Anya Milton added the district wants to do this correctly. It wants the community to be proud of this project. There are going to be future bonds on ballots and the community needs to be comfortable supporting those projects. This is an investment for all families and our community.

Mark Harting said that even though it may cost a bit more in dollars and time, many, many people in the community have been involved in this process. That is important.

Sandi McMillan said she didn't get the sense that the community is involved; that they are giving input into the project. Anya Milton suggested that if members hear people complaining, to encourage them to come to our meetings and other opportunities the district provides.

3.02 Share Public Comment Received During the Past Month

Riley Cornelsen said that no comments were received this past month through the committee's online portal.

4. NEW BUSINESS

4.01 District Comments/Input

- a. Review Bond Related Spending for December 2019
- b. Review Cashflow Plan
- c. Receive an Update on Items Related to the Bond from Ferndale School District, Construction Services Group and Dykeman

Tex Ladish reviewed the bond budget. Close to \$1 million has been spent—\$664,000 on the high school and the balance on other projects that were part of the bond.

Tex Ladish reported the district is working with Cornerstone to look at a pre-engineered metal building being used for the CTE program.

Brian Lynch asked about the educational specifications. Mark Deebach said those are being developed now. The document will establish district standards and best practices. Riley Cornelsen asked if as sections of the document are completed, they could be released to the committee for review. Mark Deebach said he will look at that and if it makes sense the district will send it out in phases.

Tex Ladish said that with all the work on the high school educational specifications, the secure vestibules project was on pause. But now we are turning our attention to that again. Some of the vestibules will be completed this coming summer. Mark Deebach reported the cost estimates for the vestibules are over budget. The district will look further at cost saving options.

4.02 Review and Discuss Draft Quarterly Report for the School Board

Members reviewed and discussed the draft quarterly report that they will present to the school board. Members made numerous changes throughout the document for clarification of items. Riley Cornelsen will compile the final report. The report will be presented to the school board at its meeting next week.

5. UNFINISHED BUSINESS

5.01 Recruiting Candidates for Alternate Member on the Committee
Riley Cornelsen noted that no applications were received for alternate members on the committee.

5.02 How do we communicate with the Public? (2 minutes)
There was no further discussion on this item.

5.03 Receive Update on Business Sponsorships of District Programs and Projects (2 minutes)

Committee members reviewed the draft policy regarding recognition of significant gifts and donations to the district. Members gave a positive review of the policy. Members did note that the board may want to reword the language on page two, bullet point number one. Audience member Joe Lupo said the

current wording might exclude local area beverage distribution businesses. Mark Harting referred to the reference that recognitions may not

contain corporate logos. He said many companies' logos are their name. Andrew McLaurin said the policy will be on the board's agenda for review at its January 28 meeting. He said he would convey the thoughts of BOC members to the board.

Riley Cornselsen asked Mr. Deebach if there was any plan in place to seek donations. Mr. Deebach said once the policy is adopted and in place, the next step will be seeking contributions.

6. ADJOURNMENT

The meeting adjourned at 8:17 p.m.

The next meeting of the committee is scheduled for February 18, 2020. The agenda and materials for the meeting will be available to the committee for review one week in advance of the meeting.