

The Bond Oversight Committee met May 19, 2020 at 6:08 p.m. via Zoom video conference.

1. CONVENE

1.01 Call to Order by Chair

Riley Cornelsen called the meeting to order at 6:08 p.m.

1.02 Roll Call of Committee Members

Committee members present: Riley Cornelsen, Anya Milton, Sandi McMillan, Brian Lynch, Dan Cornelsen, Mark Harting, Corey Bullard.

Also present were Ferndale School District Assistant Mark Deebach, Construction Services Group Representatives Heidi Hanson and Tex Ladish, Ferndale School Board Member Andrew McLaurin, Ferndale High School Principal Jeremy Vincent and Assistant Superintendent Scott Brittain. There were two audience members present.

1.03 Adopted the Agenda

The committee considered adopting the agenda.

Mark Harting moved to adopt the agenda. Anya Milton seconded the motion. The motion carried.

1.04 Approval of Minutes

Anya Milton moved to revise the minutes as follows:

Item 3.04, page 3, revise the second paragraph to clarify that the district did check with bond counsel to see if the policy would or would not jeopardize the tax status of the district. The paragraph was revised to read "Ms. McMillan asked if the district has received an opinion from bond counsel as to whether or not the policy would jeopardize the tax status of the district. Mr. Deebach said he would check with bond counsel and report back to the committee at its next meeting."

Item 4.01, page 5, revise the wording in the first paragraph, last sentence, from "saved the district" to "reduced anticipated budget costs."

Item 4.01, page 5, revise the wording in the third paragraph, last sentence, from “district won’t be able to handle projects inhouse” to “the district was advised by legal counsel that the projects would need to be professionally bid.”

Sandi McMillan seconded the motion. The motion carried.

Mark Harting moved to approve the minutes as revised. Sandi McMillan seconded the motion. The motion carried.

2. PUBLIC COMMENT

2.01 Receive Public Comment

Riley Cornelsen noted that meeting attendees could use the Zoom chat feature to provide comments and questions to the committee. No comments were received.

2.02 Shared Public Comment Received During the Past Month

Sandi McMillan said she had received a question from a community member about what the student capacity would be for the new high school. She said her answer to that person was that the high school was being built for a classroom capacity of 1,375 students with future expansion capabilities and common spaces capacity for 1,600. Both Riley Cornelsen and Mark Deebach confirmed this information was accurate.

Brian Lynch noted that last week’s bond update generated some good discussion on Facebook about the use of GPON.

Riley Cornelsen reported that no other questions had been received.

3. UNFINISHED BUSINESS

3.01 How do we communicate with the Public?

Riley Cornelsen noted that due to the current situation, the committee is limited to talking with people via online means. He asked if there was an update this month for the online dashboard. Tex Ladish said there was.

Mr. Cornelsen reiterated that as more information becomes available, especially financially, that the dashboard be updated with that information.

3.02 Considered Candidates for Alternate Member on the Committee

Riley Cornelsen officially welcomed Corey Bullard to the committee as an alternate member.

It was the consensus of the committee to stay in a holding pattern for this month on appointing another alternate member.

3.03 Update on Sponsorship Program

Mark Deebach reported he did speak with bond counsel who indicated that having this policy on the books would not impact the district's tax status. Also, he said due to the current situation in the community, he did not believe that the district would at this time solicit large donations.

Anya Milton suggested that the district focus on building relationships with donors. She said people should feel vested in the program. Building relationships now will allow the district to do the "ask" when it is ready. She let the district know that she was available to make connections with the community, and to help guide and train the district in building these relationships. Mark Deebach thanked Ms. Milton for offering her assistance.

3.04 Reviewed Quarterly Report for the School Board

Both Riley Cornelsen and Anya Milton apologized they had not been able to invest in the time needed to prepare their parts of the draft quarterly report in time for the committee to review. Mr. Cornelsen pointed out the draft that Sandi McMillan compiled and shared that on the screen for members to view.

There was discussion about whether to postpone reporting to the board from May to June. It was the consensus of the committee to wait until June to provide the report to the school board.

Riley Cornelsen said he and Anya would review and make any edits to the report. It would then be placed on the Sharepoint drive for members to review.

Mark Deebach noted the odds of having an inperson board meeting in June may be higher. He noted that Dykeman Architects would be presenting to the school board this month. And, the board would be considering the proposed debt policy as well this month.

4. NEW BUSINESS

4.01 District Comments/Input

- a. Review Bond Related Spending for April 2020
- b. Review Cashflow Plan
- c. Receive an Update on Items Related to the Bond from Ferndale School District and Construction Services Group

Heidi Hanson reviewed the expenditure report. She noted adjustments were made to cover transfer of funds from the contingency fund for architect fees for Ferndale High School. Other highlights she noted were: the district is meeting with the city to work on the traffic study; for the high school building location, the district will most likely need to intrude on the buffer of the ditch—surveyors are making sure to include that on the survey map; the district met with an expert to discuss GPON and concluded there was not a compelling reason to switch to GPON, but to stay with CAT6.

Brian Lynch asked if the district had tech infrastructure standards. He also said the district should have a cycle established for maintenance of equipment. Scott Brittain replied that, yes, those standards were developed with the help of the educational service district.

Heidi Hanson reported that Cornerstone and Dykeman completed plans and specifications for the pre-engineered metal portion of the high school. It will be going out to bid next week. She added that the team spent time on test fitting areas of the site. She shared the most current site plan for the high school.

Mark Harting asked if the building would be one solid structure. Heidi Hansen said the gym and CTE would potentially be two structures, however it would look seamless from the outside. Mark Deebach added that the two buildings would be joined by a stick-built corridor.

Riley Cornelsen said the district should keep in mind about adding an expandable frame. This would allow for an add-on later. Heidi Hanson will consult with Sam Comer on this idea.

Heidi Hanson said the district is working on the phasing aspects of the project to make sure the new building footprint doesn't go over existing classrooms. She noted the district will lose use of the gym for a period of time.

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Anya Milton asked about the membrane roof and maintenance of such a roof. She has heard some negative feedback about such roofs. Mark Deebach said the roof will come with a 30 year warranty. Tex Ladish said there are new and better ways to secure these roofs. Riley Cornelsen said he was concerned with the trees that are along the ditch on the east side. The district may want to partner with the railroad to get the trees cut down below the roof elevation. Heidi Hanson will do some additional checking on membrane roofs.

Riley Cornelsen walked the committee through the high school design plans. They looked at where common areas are located and where classrooms are situated. Jeremy Vincent reported he and others are running test fits of spaces to ensure the school will accommodate programs and students.

There was discussion about sufficient ingress and egress to the gym. Tex Ladish said he will confirm with the architects that there is appropriate capacity. Heidi Hanson said these aspects are being refined. As they do, plans will be brought back to the committee for review and comment.

Ferndale High School Principal Jeremy Vincent presented the idea of using the existing CTE building for two existing programs: Golden Eagle Academy and Ferndale Virtual Academy. Currently, these programs serve about 90 students and are housed in classrooms within the Performing Arts Center. He proposed that these programs be moved to classrooms in the existing CTE building so that the planned for media studio could be moved to the PAC, thus freeing up more space for CTE and an additional classroom in the proposed high school.

Mark Harting asked how the district was all of a sudden able to use the existing CTE building for classroom purposes. Previously, the committee had been told the space could not be used for classrooms and that it would be used for storage purposes only. Heidi Hanson explained that when the district received the D4 form back from the state, the district realized that it did not need to use the square footage of the CTE in order to obtain the maximum allowable state match. Mark Deebach noted that at the time the school board passed the resolution in regard to state match, he thought it pertained to the entire campus, however the district discovered that the CTE is not eligible for state match for a few years.

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Scott Brittain noted that online learning is the fastest growing program in the state. The biggest value this program has is that students can also access other programs on the campus such as CTE and art, while completing academics online. He added that as the district looks at distance and continuous learning it makes sense to look at capacity for this program down the road.

Riley Cornelsen said the CTE building has one of the lowest ratings of district buildings. He asked how much space was needed for the two programs and what it would take to bring the existing space up to par. He noted that through all the Bond Task Force meetings, people were told that there would be more harm than good to fix versus tear down and rebuild the CTE. He asked how much it would cost to move the two programs to the building, where they would be located in the building and what would be done about the water table issues. Mark Deebach said most of the CTE would be used for storage; these programs would be housed in a couple of classrooms. The district would need to provide temporary heat to the building.

Committee members stated concerns about how it would look to the public should the district use the CTE for educational purposes, when it already said it would not. Brian Lynch asked if there was another facility that could provide space for these programs. Mr. Vincent said students in these programs also take other courses at Ferndale High so this is the best place for them. Sandi McMillan said she was surprised so many students were enrolled in these programs and that the district expected the programs to grow. She asked about options for other students as well such as homeschooled students. She noted that upgrades to the CTE building would need to be considered in the longterm capital improvement plan. Mark Deebach said he does not see the district putting any substantial money into the building.

Anya Milton asked for a written document containing a proposal for this use of the CTE building. Mark Harting agreed and said he assumed the school board would want to review it as well.

Brian Lynch asked if there was a longterm district plan to build something similar to Bellingham's Options High School. Anya Milton said she thought the community would ask the question about how the district is utilizing its other buildings such as Mountain View.

Andrew McLaurin asked if this matter would be presented to the school board. Jeremy Vincent said, yes, at next week's board meeting.

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Sandi McMillan proposed having the school board review this idea first. Mark Harting agreed, and then if the board refers it to the committee, it will then review the plan.

Riley Cornelsen reiterated what he was hearing from committee members: they agree to move forward with the idea, but have serious concerns and that the school board should make the final call. Committee members agreed with this statement.

Tex Ladish reported on the critical projects that are part of the bond. He said the vestibule projects advertisement for bids will go out next Tuesday. He said the district had follow-up meetings with both the local police chief and John Gargett with Whatcom United Emergency Management, both of whom reviewed the district plans and provided some suggested design revisions. It is hoped that work on these projects will begin this summer.

Mr. Ladish also reported the district is reviewing bids for security fencing at Horizon Middle, Eagleridge Elementary and Skyline Elementary schools. Riley Cornelsen asked how the fencing would look for Skyline. Mark Deebach said the fencing would be wrought iron inside the confines of the building and chainlink outside the building.

Also, Mr. Ladish noted the district has employed additional architectural review from Dykeman on the secure vestibules and from the firm of Rolluda Architects for other projects.

Sandi McMillan said that during the Bond Task Force meetings, the district said it was going to start a database for deferred maintenance projects. She asked how that task was going. Mark Deebach said he would have Director of Maintenance Jamie Plenkovich report on this at the next BOC meeting.

Mark Harting, looking at the March 31 reconciliation report, asked why the amount Heidi Hanson ended with was bigger than the district's calculation. Mark Deebach said the other expenses were for projects not related to the high school such as roofs, hot water tanks, heating valves, vestibules.

5. ADJOURNMENT

The meeting adjourned at 8:20 p.m.

The next meeting of the committee is scheduled for June 23, 2020. The agenda and materials for the meeting will be available to the committee for review one week in advance of the meeting.