

Ferndale School District No. 502
Bond Oversight Committee
Meeting Minutes September 22, 2020
Recorder: Tammy Longstaff

The Bond Oversight Committee met September 22, 2020 at 6:00 p.m. via Zoom video conference.

1. CONVENE

1.01 Call to Order by Chair

Riley Cornelsen called the meeting to order at 6:04 p.m.

1.02 Roll Call of Committee Members

Committee members present: Riley Cornelsen, Anya Milton, Sandi McMillan, Brian Lynch, Mark Harting and alternate committee members Dan Cornelsen and Joe Lupo.

Also present were Ferndale School District Assistant Superintendent Mark Deebach, Ferndale High School Principal Jeremy Vincent, Administrative Assistant Tammy Longstaff, Dykeman Architects Principal Tim Jewett, Cornerstone Construction Senior PM/VP Sam Comer, Construction Services Group Representative Tex Ladish and Ferndale School Board Member Andrew McLaurin.

1.03 Adopted the Agenda

Two items were added under Unfinished Business. Item 3.04 was added to the agenda referencing Financial Advisor's Final Report and Scope of Work. Item 3.05 was added referencing Quarterly Reports due from Bond Oversight Committee.

Anya Milton moved to accept the changes to the agenda as stated. Mark Harting seconded the motion. The motion carried

Riley Cornelsen moved to approve agenda as modified, Brian Lynch seconded the motion. The motion carried

1.04 Approval of Minutes

Members of the Bond Oversight Committee felt the minutes did not fully represent the content and concern they shared during the August 18, 2020 BOC meeting. Sandi McMillan and Brian Lynch will work together to

update the minutes and send to Tammy Longstaff for inclusion in the October 2020 BOC meeting packet.

Future meeting minutes will be sent to all BOC members prior to the next BOC meeting so that they can be edited/updated and ready for approval at the meeting.

2. PUBLIC COMMENT

2.01 Receive Public Comment

No comments have been received since the last meeting.

2.02 Shared Public Comment Received During the Past Month

Brian Lynch had a conversation with a community member about the student parking lots. Concern was raised about the appearance of unmaintained property because the parking lot and tennis courts are close in proximity to the new construction. It was suggested that repaving and providing new lighting could be considered.

The district reported that there were discussions about putting a top sealer on the parking lot. Not performing extra site work was one way of keeping the cost down.

Cornerstone Construction Representative Sam Comer pointed out that the current budget does not allow for seal coating.

Joe Lupo recommended removing the trees to pay for the seal coat and stated that trees impact line of site and are a safety concern. Tim Jewett informed the committee that City code requires trees to be planted.

3. UNFINISHED BUSINESS

3.01 How do we communicate with the public?

Dashboard on district's website is current for New FHS

Critical projects dashboard needs to be updated. Good time to have a social media push with the projects that are nearing completion.

Facebook Page – It was suggested that it would be helpful to post meeting information on the Facebook page. At this time, the District does not have a dedicated staff member assigned to update Facebook. With the levy

failure, the District is operating with 25% less staff and employees are spread thin.

Pictures were posted in the District's Bond Update report highlighting some of the current projects happening in the district. The committee is recommending that these also get posted on social media.

3.02 Observations and Concerns

The BOC would like to discuss current and future maintenance schedules for smaller projects at the October 20, 2020 BOC meeting. Examples are roof replacements, security, safety upgrades, etc. The goal is to avoid a differed maintenance issue when possible.

It was confirmed that a digital and hard copy of the Operations and Maintenance Manual (O&M) will be provided for the new Ferndale High School.

3.03 Sam Comer with Cornerstone General Contractors and Tim Jewett with Dykeman Architects shared information and addressed questions that BOC members had about various design aspects of the new Ferndale High School.

Dykman and Cornerstone staff have spent the past 6 weeks reviewing the Design Development package and delivered the DD Booklet with additional renderings along with some furnishing plans. This represents test fits of all of the program areas.

RLB is a third party helping with estimates. They are reviewing items line by line to reconcile, make sure everyone is on the same page for scope and put together pricing models. Value engineering – a log has been created to look at major cost drivers to ensure there is a path to budget. There are a few things still being ironed out like the storm detention unit; it is being finalizing at this time.

Since the timeline to get the building permit is tight, they intend to apply for it around the 1st of November.

Final selection of materials and budget option log involves the contractor team identifying value and looking for items that are out of alignment. They are looking to get the most potential value out of the process.

Document review/constructability review contains a document with over 1,000 comments. Comments submitted by BOC are being tracked on a separate spreadsheet so that they can respond directly to the BOC. Tim and Sam attended this meeting to respond to the key items the BOC had questions about.

Riley stated being under budget or within budget is great, maximizing our taxpayer dollars is separate but in line with concept. There were a lot of little things that are very much in line with schools that he has been in and been involved with building. He reiterated by no means are these items out of the norm. He added that there are concerns in this community about the value being put into the education side instead of the beautification side.

Dykeman wants to provide the most value for the dollar and the goal is to spend as efficiently as possible so that as many of the bid alternates as possible can be included. Cornerstone shares the strategy in achieving the most affordable space. It is important that we design a space that kids want to be in and learn in. We don't want to provide a lot of fluff but provide a nice environment with things like daylighting, transparency (see and be seen) which offers safety and security. Fixed relights will be provided near and adjacent to entries internal to the classrooms. We have minimized operable walls but put them in strategic locations that maximize the value to the program they are serving. We are focusing on the core functionality of the program element.

Dykeman and Cornerstone staff would like to hear from the BOC about any items that are glaring or they have questions about. One of the major items is the storm water system. This was also a concern for the Design and Construction team and they have looked at many options. The flat sight is beneficial in some aspects but unfortunately there is a very high water table. We have maximized a lot of the site area which also minimizes the area for a water storage system. There is not enough fall to get enough volume which is why there is so many lineal feet of 30" pipe. The shallow depth of storage creates a big challenge and we basically have very few options.

The two systems that are being focused on and priced right now are a Crate System and the Void Saver System. The Arch system has also been considered but it does not work well with the shallow storage depths. Dykeman is hoping that one of these storage systems will get us back to a cost per cubic foot of storage that we would expect to see. The alternative is to put in long-term pumps but that is not a viable option because of the associated maintenance costs.

The BOC had observations, ideas, and questions they shared and specifically Joe Lupo asked about looking at treatment of water vs storage options. Cornerstone stated that a lot of the wetlands are used for treatment as are the rain gardens. There is about 2' of live storage area.

Joe stated if we could limit it to one area instead of multiple areas we would reduce cost. Dykeman shared that due to how the site is being utilized and the fact that the site is flat and the water table is high, this is the challenge. Most of the pipe is already running at ½ %. Joe asked to be kept in the loop as this is something he does every day in his construction work.

Clarification from the BOC on the connections and plans for future and looking at materials, sidewalk width, trees and line of site, and that type of stuff.

District has been clear that they do not want any more landscaping than that which is required by code. The areas that we have trees in are perimeter buffers, and some of the wetland mitigation work. Parking spaces can be no less than 25' from a tree. The visual space is clear below 7' and above 30" to keep the line of site open. This would include low bushes and trimmed up trees.

Joe noted all of the curbing in the parking lot, and new curbing in add on parking lot was not surrounding a wetland or rain garden area. He felt that this curbing will likely be torn out during snow removal season. A snow removal plan is being worked on at this time and it is possible these curbs may be removed.

BOC members are interested in cost savings around finishes and inquiring if these can be limited and or other materials substituted. Examples are column covers/wraps, curtain walls, sunshades, acoustical ceiling type, fire detailing (around the stairwells).

Dykeman has been working to design something more traditional that will remove the curved stair wells in extended learning areas. With regard to sun shades, they are looking at more effective ways to provide the same amount of shading. The buildings are rotated a bit for site considerations and the southern exposure needs shading plus the stack affect will make the 3rd floor warm. Fans will be installed in the classrooms as there will not be any air conditioning. Fans can reduce the temperature by 5 degrees. With regard to glazing and sloped ceilings, the design provides natural lighting and meets day lighting requirements. The slanted ceiling are designed around maximizing daylight and reducing the amount of time the lights are on. Also taken into consideration was accommodating time that

classrooms are inhabited. Consideration was given to accommodate later times than 2:30pm when school is out. The building is going to be here for 50+ years and we are building something that can accommodate change in class times as well as keeping in mind that common areas are used outside of class times. Also, teachers are in classrooms beyond 2:30pm as well.

Anya pointed out that the new Ferndale Library was supposed to be designed to keep heat out yet it didn't and they are now having to put in air conditioning. We need to keep in mind that we are talking about the next 50 years and we don't want to cut ourselves to short. We don't want to take too much away and then have to talk about A/C in the next 10 years. The district will not be putting in A/C so we need to make the spaces as comfortable as possible with this design.

On average, there are 10 days out of the year in the Ferndale area that the temperature exceeds 85 degrees. The building is not being designed to these 10 days as it would be too expensive. Current energy code limits the options for ventilation and cooling. That is why there are ceiling fans in the classrooms. The thermometer can read 80 degrees on the wall but with air movement, the skin temperature drops it by 5 degrees. There will also be operable windows as well.

Brian Lynch asked what would a ball-park price be for A/C? A rough estimate was about \$1,000,000. This does not include the increased energy cost and maintenance. Sunshades are heat as well as glare mitigation.

This is a by-product of where the building needed to be sited to optimize the cost of the overall project. The cost of some of these things are offset by the savings based on its location. We need to not lose sight of the Global Cost Perspective.

Brian Lynch inquired about the lighting in the parking lot. He wanted to know if it was possible to not put lighting in the middle of the parking lot and keep it at the perimeter. The district put the lighting to improve safety and security. He stated the band uses the parking lot to practice in and there are scheduling issues and the field cannot always be used. Perimeter lighting would be expensive and very tall as well as operational implications would exist. Jeremy is currently working with Eric Tripp for scheduling field use for practice and games for all of the different groups.

The turf field will provide a lot more capacity, up to 5 times more scheduled events can occur on a turf field than a grass field.

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The grandstands are going to be purchased through KCDA. They are working with Southern Bleacher Company who also provided Blaine's grandstands. This is a tight space east to west so Dykeman is working on design/layout. They are working on a target 2,000 seat grandstands and working to not impact the transportation department.

Brian also asked about replacing the lighting on the tennis courts. Mark Deebach confirmed that it is beyond the original scope and not in the current budget.

Riley and Joe would like to see the Studio mark-up. Sam will provide the link to be used from Bluebeam. Joe would like to use it to offer input if he sees things that jump out at him. Mark Deebach stated that now is the time to bring up things that you see or are questioning. This is part of your core job as a member; to make sure money is being spent appropriately. Now is the best time to suggest changes.

Dykeman will be providing 80-85% of documents to the City of Ferndale to get a building permit by early November. They will have a final budget check for GCCM in the middle of December and in the middle of January will deliver 100%. This will put us to market in a season when there should be good competition in the marketplace.

If the bid alternates are able to be funded the greenhouse will be moving to a new location. Aquaculture will be a new prefabbed building, and Agriculture will be a pre-manufactured building.

The PAC upgrade will focus on seismic requirements and then prioritizing the remaining items. Changes to the existing CTE building include, adding a new boiler to replace the current one that will be razed with Old Main and tying the fire alarm, phones, data, and security system to the new building.

Joe requested a Seismic report be shared with them. Dykeman just received that so it will be sent to the district for upload to the BOC SharePoint site.

The BOC was very grateful for the shared information and questions answered during tonight's meeting.

Mark Deebach asked that all additional questions be sent to him so that he can keep a record and forward on to Heidi and Tex with CSG. Tim with Dykeman suggested that questions/comments be submitted within the next week.

- 3.04 Financial Advisor's Final Report and Scope of work
Sandi Macmillan reviewed scope of work submitted by Scott Bauer from Northwest Municipal Advisors and felt it looked comprehensive. She noted that they had a couple of different options if the district wanted to approve it. Mark confirmed that the conversation has not taken place. Sandi was pleased with the outcome and the cost of \$5,500.

Sandi's inquired if Mark had figured out the tax rate yet and how the results of the sale affected the rates. If the third sale is favorable, then it will lower the tax rates. Sandi felt circulating another statement about the sale might be positive; she will draft something and send it to Mark for review.

- 3.05 Bond Oversight Committee Quarterly Report
The BOC is due to prepare a quarterly report to the board in October. Anya and Riley will develop a structure and prepare a draft for review and discussion at next month's meeting.

4. NEW BUSINESS

- 4.01 District Comments/Input
a. Review Bond Related Spending for July 2020

Tammy will include the District's Monthly Expenditure Summary in BOC meeting packets

Expenditure summary received for July 2020

- b. Review Cash flow Plan

District will start working on a cash flow plan that can be submitted to the BOC monthly. Riley had a design in mind and will share with Mark Deebach.

- c. Receive an Update on Items Related to the Bond from Ferndale School District and Construction Services Group

Tex Ladish with CSG provided a briefing to the committee on the recent happenings regarding the New Ferndale High School and an update on the Safety and Security projects.

- Tex acknowledged that the concerns that BOC shared in August with regard to cost saving options were spot on to the items that Dykeman and Cornerstone were taking a further look at.

- SEPA checklist has been prepared and we are working with the City who will take two weeks to review and provide comments.

SAFETY AND SECURITY

- We are close to project completion on the Secure Vestibule project. Electronic access equipment should be installed and in operation by the end of the week or first part of next week. IT involvement was required to assist in getting things connected. The Guardrail for Central Elementary is at the powder coaters and will be installed soon.
- The secured entries really flow. Architects did a good job and it feels as though it has always been there. Tex will be getting additional pictures this week.
- Riley inquired about a change order log. Tex is still working on getting this. With the High School Project, this will be an important part of the meeting packet as construction begins. RFI and Change Order Logs should become a part of the meeting packet.
- Security fencing materials are ready to go, but we are waiting for the final permitting. There were some access issues and new gates. Questions were valid and we have made a few changes.
- Roofing at Vista is underway, and Tex will be onsite tomorrow. CSG is working on a roofing estimate and masonry cost evaluation for Custer.
- The heat valves project is complete.
- Hot water tank project is pending.
- Fire Alarm panels at Eagleridge, Central, and Horizon are complete.
- Riley inquired about the Tiger bid coming in under budget, and understanding there are a few change order items, wondered how the final allocation lined up with dollars budgeted vs dollars spent. Mark added that the District will be kicking in about \$10,000 when all is said and done. We added a couple of access points at a couple of the buildings, a couple of maintenance items that we made the decision to do now. Riley thinks this is a win and a good

story to bring to the forefront and hopefully solidify people's decision who voted for the bond.

- Tex and Mark will prepare final project reports.

5. ADJOURNMENT

The meeting adjourned at 8:06 p.m.