

BOND UPDATE #46

02.07.20

Here's what's been going on with our bond projects:

1. I was asked about the timeline for the Ferndale High School project this week. Specifically, I was asked if we are "on time." We have good news to share on that point. The project is on track for completion by September 2023 – the date we targeted for opening our new high school from the beginning. [We shared a timeline document here.](#) This timeline describes the phases of our project and assigns them each a general timeframe. We may choose to extend some elements of the plan as needed. For instance, we chose to extend the Visioning phase to allow more opportunity for community and staff input. This meant adjusting the Ed Specs process and the development of Schematic Design by approximately one month. Although the schedule is a living document, and dates for some tasks will be revised as we move through the project, we remain committed to a final completion date of September 2023.
2. We are happy to report that we are transitioning from the Visioning Phase to the Design Phase of the Ferndale High School project, which includes Schematic Design, Design Development, and production of Construction Documents. Here is what each of those terms mean:
 - **Schematic Design** (scheduled to be completed by April 2020)
During the Schematic Design phase, the architects and engineers will translate the educational program (found in the Ed Specs) into a graphic representation of the building and site. Items addressed include conceptual organization, functional relationships, and circulation patterns. The design team will also review applicable codes and regulations and apply those to the design. At the end of the Schematic Design process, we will have conceptual floor plans, elevations, and site layout drawings that will enable us to calculate an updated preliminary construction cost estimate.
 - **Design Development** (scheduled to occur April-October 2020)
Once the Schematic Design has been approved, we can move into Design Development. This is when site plans, building plans, sections, and elevations are developed in sufficient detail to establish the final scope of the project. During this phase, we will select the finish materials, mechanical and electrical systems, and equipment that will become the outline specifications for the project. Additionally, this is when the design team will develop specific construction details showing how the building is to be constructed.
 - **Construction Documents** (scheduled to be developed October 2020-July 2021)

During the Construction Document phase, the project manual (specifications) and drawings that will be used to bid and construct the project will be developed.

3. Schematic Design of the new high school has continued this week, with the building layout and site plan becoming more refined. Part of the process includes “test fits” of different building layouts to determine which is most cost effective while still supporting the educational program. The design team has been working over the past several weeks to respond to a wide variety of priorities and combine them into a single comprehensive solution that meets the goals of the Ferndale School District. The sources of those priorities are extensive. They include:
 - The Guiding Principles developed by the Design Advisory Committee.
 - A preliminary draft of the Educational Specification (program criteria) developed through interviews with students, District staff, and teachers.
 - The cost model developed by our GCCM partner (Cornerstone Construction) based on the District’s budget.
 - Safety and security guidelines, including Crime Prevention through Environmental Design (CPTED) principles.
4. The District has continued to work to develop design guidelines for Safety & Security, Technology, and Building & Site Design. These guidelines will help to shape the new high school and will also be used as the basis of design for any new construction projects in the future. This is the first step in establishing the kind of district-wide standards that will help ensure equity across the district as well as reducing maintenance and operational costs.
5. This week, work continued in planning for the district-wide safety and security upgrades. On Wednesday (February 5), representatives from the District, Dykeman, and CSG were given a tour in the Sedro Woolley School District to learn more about the safety and security upgrades they recently funded with a capital projects levy. The tour included a demonstration of the new access control systems and security camera systems they have installed at all schools. This Sedro Woolley site visit provided great information that will help us as we move forward with planning safety and security upgrades for Ferndale’s elementary and middle schools as well as designing the new Ferndale High School.
6. On Thursday (February 6), the safety and security team visited almost all Ferndale schools to further refine proposed plans for secure vestibules and access control systems upgrades. This refinement will allow the District to get more accurate cost estimates for this scope of work, so we can maximize the results at each school while still keeping within the safety and security bond budget allowance.
7. Also on Thursday (February 6), the Ferndale School District hosted a listening session with CTE staff, stakeholders, and a few members of the Bond Oversight Committee. The discussion focused on how we can support our CTE programs throughout design, construction, and occupancy of the new building. We discussed

how CTE integrates with our other departments to create a holistic high school experience. We also committed to continuing this discussion.

8. We have also been working with our consulting and engineering team to develop initial building systems that respond to our budget and the maintenance goals set forth in the bond proposal. Part of this process has included touring schools with our engineers to make sure we are operating with a common understanding. To this end, we participated in a half-day meeting at Dykeman's offices this week with our engineering team.

If you have questions or comments about anything in this update, please do not hesitate to contact me.

Linda