

BOND UPDATE #44

01.24.20

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

1. We have determined our recommendation on the siting of the new Ferndale High School. We shared the recommendation with both the Design Advisory Committee and the Bond Oversight Committee on January 21, and both groups expressed their support. Next Tuesday (January 28), we will present our recommendation to the School Board. If they agree with our recommendation, it will become final. This is the site plan we will be presenting:



2. Our Project Managers from Construction Services Group have put together a written document with the rationale for our site recommendation, [which you can access in full here](#). The document includes the following list of reasons for our selection:
 - Least cost to construct.
 - Least disruption to school activities. (The other options have the gym, commons/kitchen or other buildings out of service for longer periods of time.)
 - Has the shortest schedule with less than 30 months of anticipated construction activity. Portions of the new school could be ready to occupy in early 2023 and all facilities would be complete by September 2023.
 - Provides adequate area for future expansion.
 - Main entry is up front and is easy for the public to find.
 - The kitchen and commons can remain operational during construction.
 - School buildings are grouped at the rear of campus, allowing for a more secure site with limited access points.

- Existing parking areas and tennis courts can be re-used.
 - Gym and locker rooms are located close to the field.
 - Reduces impacts to neighboring residences – both during construction and for ongoing school operations.
 - CTE program will be prominent and will allow for easy delivery of supplies.
 - Existing CTE building can be saved for District use as storage (building will no longer be used for educational purposes).
 - Allows storm detention facilities to be constructed early and without demolition of existing buildings.
 - Minimal frontage improvements.
 - Easier construction access and staging.
3. I mentioned that the Design Advisory Committee met on Tuesday of this week (January 21). [You can access the PowerPoint from that meeting here.](#)
 4. The next step for our Dykeman Architects is to create the schematic design. This is when things become exciting, since we will get our first glimpse of how our new Ferndale High School will be laid out and what it will actually look like. (Stay tuned!)
 5. Some very important (but perhaps less exciting) work happened this week to complete (1) Building and Site Design Guidelines for Ferndale School District Facilities for New Facilities and Renovations of Existing Facilities; (2) Building Systems Guidelines to Support Maintenance & Operations; and (3) Physical Safety and Security Design Planning Guidelines). As I mentioned in last week's update, these documents represent one way we are leveraging our current bond work to improve our operations across the District well into the future.
 6. According to our Construction Service Group (CSG) partners, adoption of a final Building and Site Design Guidelines document by the District now – at the start of the architects' schematic design work -- is critical for the following reasons:
 - “The guidelines will provide the District with defensible, transparent, and proactive criteria for your community, who will appreciate a focus on cost effective and functional considerations for their investment in District facilities. We believe your local taxpayers are interested in cost effective and functionally-driven solutions not just in the short term but over time. The building systems identified herein are some of the most critical to first cost project budget control, cost efficient operations, creating an inspired and functionally-operating and maintained environment for teaching and learning, and perhaps most important, a safe and secure physical environment for the entire community – not just on opening day but far into the future.
 - The guidelines will create a more expedited design process resulting in cost savings to the District as the architect/engineer team will expend less time developing this for you, more efficiently spending their time designing given the criteria critical to you. This is especially important now as we negotiate the final

cost agreement with the architect and their consultant team members – we can take some of the uncertainty out of their fee proposals by providing an assurance about not only what we need, but the reasoning behind our thinking.

- The contractor can begin to narrow their current cost projections now that they have more defined “qualitative” building systems decisions, not just rough SF targets waiting for your design team to work these decisions through with us. The costs expectation now become more real.
 - Perhaps most important, the District’s educators and staff can have a clearer idea of the material and performance outcomes expected from their new school and grounds (and work at other schools in future), managing their expectations, and reducing or eliminating surprises for them later.”
7. In the near future, CSG will be working with the District to finalize a similar set of standard guidelines related to Information Technology.
 8. The Bond Oversight Committee (BOC) held their monthly meeting on January 21, 2020. As mentioned above, members reviewed the recommended site plan for the new Ferndale High School along with the rationale supporting it.
 9. BOC members also received a report on several of the Critical Maintenance and Safety Projects that are included in the 2019 bond. They learned that initial cost estimates for the secure vestibules, access control, security cameras, and security lighting upgrades at each school have come in over budget. The district will continue to explore cost-saving options. Masonry repairs for Custer Elementary School are moving forward. Hot water heaters are being replaced at Custer Elementary.
 10. BOC members reviewed bond spending for the last month, which totals approximately \$1 million -- \$664,000 of which has been for work on the new high school and the remaining dollars for other projects that are part of the bond.
 11. BOC members reviewed the School Board’s draft policy regarding recognition of significant gifts and donations to the District -- a policy they asked the Board to consider developing and adopting. Board President Andrew McLaurin told them the policy will be on the agenda of the School Board’s January 28 meeting. [The draft policy can be accessed here.](#)
 12. BOC members completed their quarterly report for October through December 31, 2019. They plan to present this report to the Ferndale School Board at their January 28 meeting.
 13. To date, the Bond Oversight Committee has not received any applications for alternate members. The BOC continues to seek members to serve as alternates. Applications are available at this link <https://www.ferndalesd.org/community-oversight-committee>.

14. The next meeting of the Bond Oversight Committee is scheduled for February 18, 6:00 pm, at the District's Mountain View site. More information about the committee may be accessed at this link <https://www.ferndalesd.org/community-oversight-committee>.

15. We have created a new dashboard graphic to communicate progress throughout the Ferndale High School building process. The Dashboard can be found at this link: www.weareferndale.org/visualresources.

Linda