

BOND UPDATE #40

12.13.19

Here's what's been going on during the past week:

1. I want to lead with an important piece of information. Both the Design Advisory Committee (DAC) and the Bond Oversight Committee (BOC) have had the opportunity to review and provide feedback on three separate site plans for locating the new Ferndale High School facility. [Those site plans were included in a PowerPoint presentation for the DAC which we are sharing here.](#) We are currently in the process of developing cost projections for each of the three site plans, which will help us to make a final decision.
2. A question has been raised this week about the projected completion date of the new high school, which is Fall 2023. Specifically, we were asked if it really needs to take so long to get this new high school built, especially given the urgency created by the inadequacies of the current FHS facility. We consulted the construction experts on our team, provided a list of some of the major tasks that must be completed including:
 - **Architect Selection** – Who will design the building? The design team also includes engineers and other technical specialists.
 - **Approval of GC/CM alternate delivery method** – Projects must receive special permission from the State by appearing before a panel of experts that only meet a few times per year.
 - **GC/CM Selection** – Who will build the building? Once approved for the GC/CM process, we must select a general contractor to be part of the design team.
 - **Community Engagement** – Time for public, staff and students to provide input. Since this building will be a centerpiece of our community for the next several decades, it is important to make sure the design reflects the values of the community. We need to allow enough time to gather input from a variety of stakeholders.
 - **Educational Specifications** – What kinds of programs will the new school support, how many classrooms and teaching spaces, what size of spaces, types of support spaces, etc. This document provides the basic details for starting design of the new school. Schools are very complex public buildings. They have a high volume of people and must function for their intended purpose.
 - **Site Investigations** – We need to understand existing conditions on the site. This includes such things as topographic and boundary surveys, environmental investigations, soil conditions, utility locations, etc. There are a lot of things under the ground on this campus. It is an important cost containment matter and a critical design component to know what is under the ground. It also informs the type of foundation work that needs to be done.

- **Site Layout** – Where on the site will the new school be constructed? This has huge implications as to the cost and the day-to-day use of the facility.
- **State Funding Process** – There is a 12-step process required to receive School Construction Assistance Program (SCAP) funds. We are anticipating approximately \$20M in state assistance for this project.
- **Design** – The design process has 3 phases (schematic, design development, and construction drawings) and typically takes 1-2 years to complete for a new high school.
- **Permitting** – Permits must be obtained from several jurisdictions, including the City of Ferndale. On such a large complicated process permitting and plan review is a time consuming process.

Once these design tasks are complete – roughly two years after the bond passed – we will be ready to begin site work in the Summer of 2021. For a new high school of this size and complexity, it normally takes two to three years to construct. We are anticipating two years for construction, with the new school ready for students and staff in the Fall of 2023.

We are sensitive to what feels like a long timeline but our priority is to create a new Ferndale High School that will serve multiple generations of future Ferndale students. We are excited about this opportunity and promise to deliver a product that we can all be proud of.

3. The Bond Oversight Committee met on Tuesday of this week (December 10). As I mentioned above, members reviewed the three draft site proposals and discussed the pros and cons of each. They encouraged us to include this information on the District's website to ensure transparency to the public.
4. Bond Oversight Committee members also reviewed a draft chart showing cash flow projections for the bond. Updated cash flow reports will be shared with the BOC on an ongoing basis throughout the duration of the bond projects.
5. Bond Oversight Committee members revisited the matter of the District's creating a policy allowing outside sponsorships of programs and projects. Board Member Andrew McLaurin reported that the School Board discussed such a policy at its last meeting (November 26); and several Board members expressed concerns about: (1) partnering with specific sponsors that a segment of the community might find controversial; and (2) more generally, feeling reluctant to commercialize our schools. The School Board plans to continue the discussion about a policy allowing outside sponsorships as a means to enhance both school-business partnerships and to provide financial assistance to programs.
6. Bond Oversight Committee members reviewed their bylaws pertaining to the residency requirement for committee members. Currently, the bylaws state that BOC members must live inside the District's boundaries. A question was raised about amending the bylaws to change the requirement so that members could be anyone

paying taxes in the District. After some deliberation, Committee members agreed to maintain the current wording in the bylaws, noting that it is important for committee members to be residents in our community, as opposed to simply owning property here.

7. Bond Oversight Committee members discussed their next quarterly committee report to the School Board. They decided the following components will be included in such report: (1) an update on items in their last quarterly report; (2) a summary of cost items; (3) a summary of design items; (4) a summary of communication items; and (5) other items as appropriate. The report will be shared with the School Board at its meeting on January 28, 2020, which will be held at 7:00pm in the Vista Library.
8. The Bond Oversight Committee members suggested that it may be worthwhile to lobby the State Legislature to exclude school districts from paying sales tax on capital projects.
9. The Committee is currently seeking two members of the community to serve as Alternates. If you are interested in applying to serve as an Alternate, [an application is available here](#). If you have questions in advance of applying, please contact Bond Oversight Committee co-chair Riley Cornelsen at riley.cornelsen@ferndalesd.org.
10. The next meeting of the Bond Oversight Committee is scheduled for January 21, 2020, 7:00 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>.

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

Linda