

BOND UPDATE #33

10.18.19

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

1. On Tuesday afternoon, October 15, the Design Advisory Committee met for the fifth time. Committee members worked on creating a draft of the Guiding Principles that will inform the architect's overall design of the new high school and completing an activity aimed at determining "adjacencies" among the building's various parts. As you may have learned in prior bond updates, an "Adjacencies Plan" determines which spaces in the building should be next to or close to which other spaces. Understanding important physical relationships between various parts of the school will help the architects decide how to lay out the new building in a way that functions best for Ferndale High School students, staff, and community.
2. On Tuesday evening, October 15, the Bond Oversight Committee (BOC) presented its first quarterly report to the School Board at a School Board Study Session held at Horizon Middle School. The School Board and the Bond Oversight Committee discussed project status and working relationship. The meeting fulfilled a commitment the two groups made to each other six months ago when the BOC was formally commissioned. As with all meetings of the School Board and the Bond Oversight Committee, the meeting was open to the public and [the report is available here.](#)
3. During the past week, Mark Deebach met with principals in each of our schools to get input on the draft plans for constructing secure vestibules in their school buildings. The vestibules are part of the security upgrades included in the bond.
4. Site investigations at the high school are nearly complete, with the exception of Survey and Hazardous Materials (HazMat). Survey crews have finished their onsite work, but they are continuing to refine the results and resolve unknown issues (like underground utilities). EHSI (HazMat) is wrapping up their onsite investigations and sampling building materials. With over 1,600 samples, this effort has been significant. Additionally, EHSI had a ground-penetrating radar onsite to help determine if there are any underground storage tanks. The presence of tanks was suspected due to some visible piping, but no tanks were noted on any of the as-built drawings. Results from the ground penetrating radar show that there is likely an abandoned oil heating tank adjacent to the Old Main building under an area that is now paved. Further study of the nearby soil and groundwater will help to determine how we will handle removal of the suspected tank during construction.

AN IMPORTANT NOTE: We are required to investigate the site for recognized environmental conditions (RECs) that could be disturbed by construction activities. RECs are defined as "the presence or likely presence of hazardous substances or petroleum products in or on a property." Because the site has been in use since the

1930s, it is possible that underground storage tanks may still exist, even if they are not noted on any plans. By fully analyzing any objects hidden underground, we can develop a plan NOW to deal with them during construction, instead of being surprised at a later date. Additionally, we are required to investigate for any hazardous materials (such as asbestos-containing materials or lead-based paints) that may exist in the buildings. Due to the age of the buildings, it is likely that some of these materials will be found encapsulated (that is, safely contained) in some places. Once these materials are identified, we will develop a plan to ensure that they are safely handled and disposed of during demolition.

5. City of Ferndale staff met onsite with the City's environmental consultant in order to finalize the City's classification of the ditch along the eastern property line of the high school campus. Preliminary reports show this feature as a probable "ditch" rather than a natural stream or wetland with significant habitat value. Upholding the classification as a ditch means fewer permitting and mitigation efforts will be required as part of the school construction.
6. Now that we have selected Cornerstone to be our general contractor to consult with us during the design phase of the high school project, we have invited representatives from Cornerstone to join the Executive Steering Committee that meets every Monday morning.
7. The next Bond Oversight Committee (BOC) Meeting is scheduled for Tuesday, October 22, 5:30 pm, in the conference room on the Mt. View campus.
8. The next meeting of the Design Advisory Committee (DAC) Meeting is scheduled for Tuesday, October 29, 4:00-6:00 pm, in the cafeteria on the Ferndale High School

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

Linda