

# BOND UPDATE #14

05.31.19

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

1. We are putting the finishing touches on plans for our Community Town Hall event on Tuesday, June 11, 6:30 – 8:00, in the Ferndale High School Cafeteria. We will be introducing the architects, laying out the steps in our visioning and design process, explaining the Design Advisory Committee, and inviting the entire Ferndale community to share their ideas about the new high school facility. We hope everyone will attend. You can find additional details about the Town Hall [here](#).
2. We have created an application process for people who are interested in applying to be part of the Design Advisory Committee (DAC), and we have selected dates and times for DAC meetings. You can access the application [here](#). Applications are due by July 31. Our goal is to have the members of the Committee selected by August 5 and to hold the first meeting on August 13.
3. The Bond Oversight Committee has put out a call for an additional alternate member. A description of the BOC, criteria for membership and information about the application process can be found [here](#).
4. We met with officials from the City of Ferndale on May 28 to discuss permits and the permitting process. Representatives from CSG, Dykeman, FSD, and the City gathered to review and discuss the pre-application and application process. City officials have committed to do whatever they can to help make sure this is a successful project. The gathering on May 28 was the first of several meetings we will be having regarding permits and the permitting process. The positive outcomes of this first one included identifying key contacts from the District and the City and establishing operating norms and expectations. The meeting went well and there were no surprises on either side of the table.
5. With the help of our CSG Project Managers, Tex Ladish and Heidi Hansen, we are continuing to work on our 20-page CPARB (Capital Projects Advisory Review Board) application, which is due on June 20. Completing the CPARB is the next step in seeking approval to pursue a GC/CM (General Contractor/Construction Manager) process in building the new Ferndale High School. Once we have submitted the CPARB, we will begin preparing to go before the Review Board on July 25. We plan to have a first draft of the application to review by Monday, June 3.
6. We met with a Cost Estimator on May 30. Representatives from CSG and members of the District Executive Bond Steering Committee reviewed and discussed the FHS cost model that we have contracted with JMP Consulting Group to develop. During this meeting, we confirmed that the budget for our project is on the lower end of what is being spent on high school projects around the state. Through the Bond Task

Force process, our community let us know that they wanted a sturdy, economical, conservatively-priced building, and our initial cost modeling suggests that is the kind of building our budget will support.

7. We are working with CSG to hire an architect to coordinate the Critical Maintenance Projects and Security Upgrades in our other schools across the District. We are trying to expedite this process so that we can complete at least some of the work this summer (2019). Passing the Bond in February 2019 as opposed to November 2018 put us behind on scheduling summer work. However, we are working hard to catch up because we are anxious to begin fulfilling our bond promises as soon as possible.
8. As with most major projects, this one has already begun to generate a number of acronyms. Here are two more you might want to add to your “bond glossaries”:

**CPARB** = Capital Projects Advisory Review Board: The 2005 Legislature created the Capital Projects Advisory Review Board (CPARB) under ESHB 1830 ([RCW 39.10](#)) to review alternative public works contracting procedures and provide guidance to state policymakers on ways to further enhance the quality, efficiency and accountability of public works contracting methods. CPARB and many stakeholders contributed to significant changes to RCW 39.10 that the 2007 Legislature enacted. CPARB members are the ones that will determine whether we will be allowed to use the GC/CM method for our project.

**GC/CM** = General Contractor / Construction Manager: The GC/CM delivery method is intended to create a more collaborative relationship between the District, Architect and the General Contractor that is not found in a traditional “design-bid-build” delivery method. The collaborative approach is a core philosophical component to make any GC/CM project successful. GC/CM uses a team model that incorporates the contractor's point of view into the project much sooner than design-bid-build.

There are some benefits and risks to using GC/CM:

1. Allows for early involvement of the contractor so information regarding cost, schedule and constructability are discussed through design development. Early involvement also allows:
  - Better budget control
  - Constructability reviews
  - Value engineering to optimize the cost and performance of the project
  - Team approach
  - Fewer change orders
  - Time savings
2. Balances and mitigates risk between the Owner, Designer and the Contractor
3. Improve communication and provides a realistic, well-thought out schedule by having both the designer and the contractor involved during the design phase
4. Potentially saves money by allowing a chance to change design and scope to meet project budget

If you have questions or comments about any of this, please don't hesitate to contact me.

Linda