

**FERNDALE HIGH SCHOOL REPLACEMENT PROJECT
BUILDING SITE SELECTION – DECEMBER 2019**

SITE OPTIONS CONSIDERED

As part of the Ferndale High School Replacement Project, the District has been considering where on the campus to construct the new facilities. After research and due diligence activities, three general locations were selected for evaluation. *Note that these site layouts are concepts only showing general locations on the site and do not represent the final building configurations.*

Option 1 – East with Stadium/Field to South



Option 2 – West Parking Lot



Option 3 – East with Stadium/Field to North



Existing Campus



SELECTED SITE OPTION

The three site options were presented to the Design Advisory and Bond Oversight Committees in December 2019 for their review and comment. Both committees felt that Site Option 3 would likely be the most favorable. After extensive study by the District’s Executive Steering Committee and the Design Team (including input from our GCCM, Cornerstone) Site Option 3 was confirmed as the most cost-efficient option and the layout that would best support the high school’s ongoing program needs.

The primary reasons for selecting Option 3 are as follows:

- 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.

Although fewer than the other options, there are some challenges with Site Option 3:

- Soils in this area will require deeper foundations. The premium cost of these foundations is offset by the savings from reduced site work costs.
- Due to construction phasing, the school will lose use of the gym for up to one year and use of the football field and stadium for two years. Alternative plans will be made for PE and athletics during this time.
- The school will be located closer to the railroad tracks; however, sound and vibration impacts from this are anticipated to be minimal. The larger and noisier spaces (gym and commons) will be located parallel to the tracks, while the classroom wing will be oriented perpendicular to the tracks. Noise mitigation measures will also be incorporated into the building design.

CONCLUSION & NEXT STEPS

Site Option 3 has shown to be the least expensive site configuration, has the shortest construction time, and will be the least disruptive to ongoing school operations. Now that we have confirmed where the new school will be located, the Design Team can begin Schematic Design where details of the building will be developed.

The recommendation for Site Option 3 will be presented to the Design Advisory Committee and the Bond Oversight Committee on January 21, with the final selection to be approved by the Board on January 28.