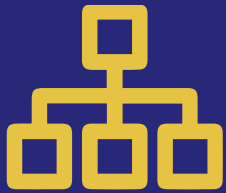


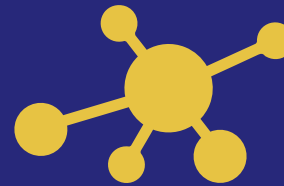


Ferndale High School
Design Advisory Committee –
Meeting #7
November 26, 2019

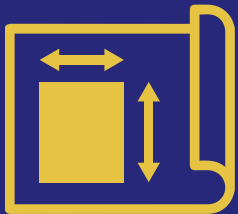
Agenda



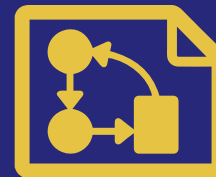
**Guiding
Principles**



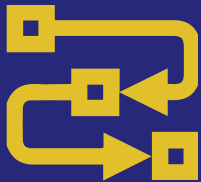
**Preliminary
Site
Concepts**



**Numeric
Program**



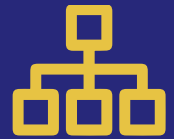
**Budget
Summary**



Next Steps
What comes next?



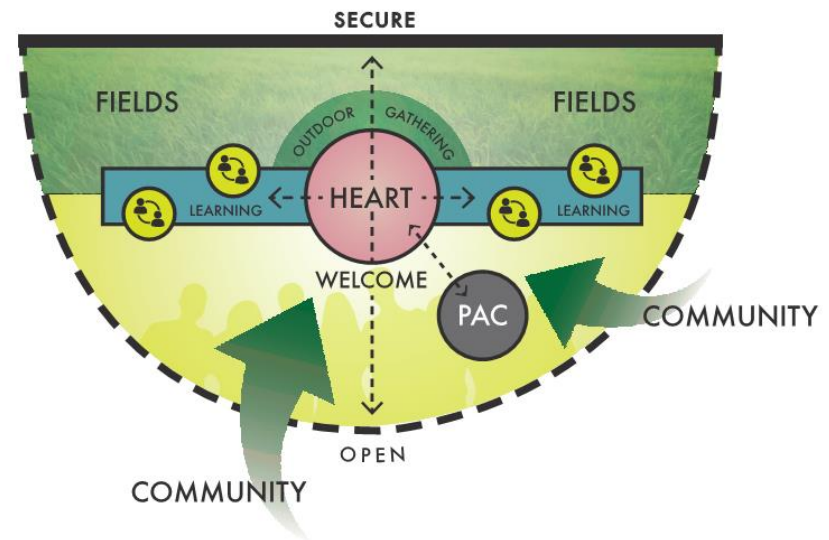
Guiding Principles



Guiding Principles for Ferndale High school:

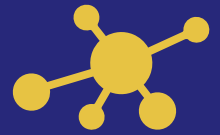
1. Balance security needs with a feeling of openness to create a safe, positive, productive environment.
2. Provide healthy, comfortable, environmentally sustainable accommodations for the entire community.
3. Promote unity, human connections, and a sense of belonging for all students and staff.
4. Include flexible and adaptive spaces to facilitate collaboration between students, staff, community members, and academic disciplines.
5. Support active, dynamic, purpose-filled, and varied learning opportunities across all disciplines.
6. Honor our past, celebrate our present, and look toward the future to create a campus that is congruent with our community, our region, and the cultures that define us.
7. Optimize and encourage community use with effective, efficient, and safe access.
8. Create a future-focused facility to accommodate changing programs, populations, technologies, and approaches to learning.

CONCEPT DIAGRAM



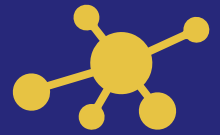


Preliminary Site Concepts



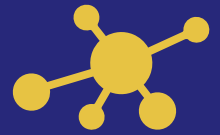
Site Design Option #1





Site Design Option #2





Site Design Option #3



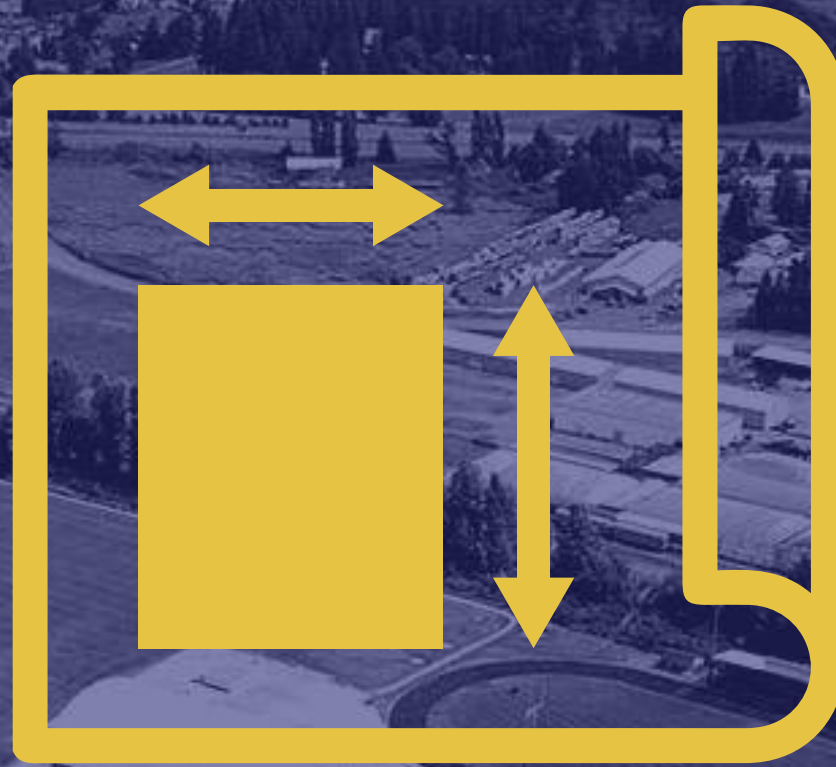


Site Concept Benefits and Challenges

OPTION 1	
Benefits	Challenges
Flat Topography	Deeper Bearing Soils
Less Complex Construction Access	Water Table Concerns
More Favorable Construction Laydown/Staging	Likely Building Phasing Requirements
Possible Reduction in Frontage Improvements	Possible loss of use of Gym
Minimize Existing Parking Impacts	Likely extended loss of Use of Football field for Storm Construction
Good Separation of Public / Private	Need to Demo existing CTE
Good Adjacency to PAC and Fields	

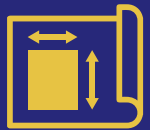
OPTION 2	
Benefits	Challenges
Less Concerning Water Table	Challenging Topography (Concerns with Natural Light, Grading, etc.)
Shallower Depths to Bearing Soils	Complex Construction Access
Weight Room can Remain (Challenge with Adjacency)	Constrained Construction Laydown/Staging
Adjacency to PAC	Likely Higher Site Area Development
	Need to replace Tennis Courts
	Less opportunity for future expansion
	Need to Demo existing CTE
	Assumed Frontage Improvements

OPTION 3	
Benefits	Challenges
Flat Topography	Deepest Bearing Soils
Less Complex Construction Access	Highest Water Table Concerns
More Favorable Construction Laydown/Staging	Likely Most Complex Building Phasing Requirements
Possible Reduction in Frontage Improvements	Likely Higher Site Area Development
More favorable Storm Detention Construction	Implication to Bus Parking
Weight Room can Remain (Better Adjacency)	
Minimize Existing Parking Impacts	
Good Adjacency to PAC and Fields	



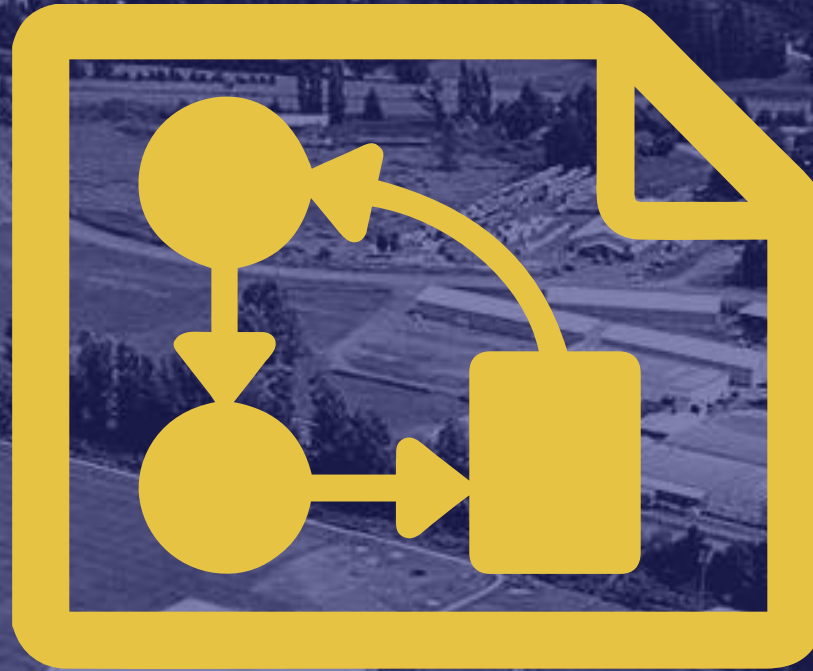
Numeric Program

Numeric Program



Ferndale HS Numeric Program Summary

Administration	3,442 SF
Counseling	1,980 SF
Health Services	535 SF
General Classrooms	23,900 SF
Classrooms (23 @ 900 SF)	
Extended Learning Areas	
Science Classrooms	9,465 SF
Classrooms (6 @ 1,500 SF)	
Supporting spaces	
Visual Arts	2,500 SF
Labs (2)	
Supporting Spaces	
CTE	20,905 SF
Lab + Classroom (4 @ 3,200 SF)	
Lab (3 @ avg 1,767 SF)	
Classrooms (4 @ 900 SF)	
Supporting spaces	
PE/Athletics	39,890 SF
Main Gym (1 @ 14,000 SF)	
Auxiliary Gym (1 @ 7200 SF)	
PE Lab (1 @ 4,000 SF)	
Weight Room (1 @ 3,200 SF)	
Supporting spaces	
Special Education	8,800 SF
Classrooms (9 @ 900 SF)	
Supporting spaces	
Learning Commons	5,550 SF
Innovation Center	
Supporting Spaces	
Commons and Food Services	16,876 SF
Commons	
Supporting spaces	
Staff Support	5,012 SF
Custodial Services	820 SF
Miscellaneous Building Support	3,948 SF
Mechanical/Electrical	17,236 SF
Circulation & Walls	31,599 SF
TOTAL	192,468 SF



Budget Summary

Budget Summary



Ferndale HS Project
Pre-Schematic Target Cost Model
November 8, 2019



Project:		FHS	FHS	FHS
		TARGET GSF	GSF Afforded	TARGET GSF TOTAL COST
Enclosed Structural Gross SF:		192,468	161,936	192,468
Site Area SF:		994,552	994,552	994,552
Div	Description	Estimate Amount	Estimate Amount	Estimate Amount
BUILDINGS				
Subtotal Building Cost of Work (COW)		\$ 46,961,430	\$ 46,961,430	\$ 55,815,720
ON-SITE				
Subtotal Onsite Cost of Work (COW)		\$ 16,381,258	\$ 16,381,258	\$ 16,381,258
ATHLETIC FIELDS				
Subtotal Athletic Fields Cost of Work (COW)		\$ 3,573,753	\$ 3,573,753	\$ 3,573,753
TENNIS COURTS				
Subtotal Tennis Courts Cost of Work (COW)		\$ 739,760	\$ 739,760	\$ 739,760
GRAND STANDS				
Subtotal Grandstands Cost of Work (COW)		\$ 2,500,000	\$ 2,500,000	\$ 2,500,000
OFF-SITE				
Subtotal Offsite Cost of Work (COW)		\$ 789,377	\$ 789,377	\$ 789,377
Subtotal Site Related Work (COW)		\$ 23,984,148	\$ 23,984,148	\$ 23,984,148
Subtotal Cost of Work (COW)		\$ 70,945,578	\$ 70,945,578	\$ 79,799,868
Escalation		\$ 7,789,825	\$ 7,789,825	\$ 8,762,026
Total Cost of Work (COW)		\$ 78,735,403	\$ 78,735,403	\$ 88,561,894
Contingency, SGC's, Insurance, Bonds, Etc.		\$ 12,764,597	\$ 12,764,597	\$ 13,590,759
(TCC) Total		\$ 91,500,000	\$ 91,500,000	\$ 102,152,653



Next Steps

What comes next?