

Z E R V A S

FERNDALE DISTRICT BOND PLANNING

SUMMARY OF POTENTIAL CRITICAL NEEDS CAPITAL PROJECTS

District-Wide Security Upgrades - See Attached List

\$811,000

See page 4 for definitions or further detail on elements of the proposed work

Beach 8,919 SF

\$395,000 x 1.35= **\$533,000**

- Install energy efficient windows and doors \$80,000
- Upgrade electric and plumbing systems \$315,000

Central 42,568 SF

\$2,820,000 x 1.35= **\$3,800,000**

- Upgrade M/E/P systems \$2,000,000
- Replace some roof and flooring \$420,000
- Interior finishes, casework, int. and ext. paint as needed \$400,000

Custer 46,467 SF

\$4,238,000 x 1.35= **\$5,700,000**

- Repair brick façade \$600,000
- Add new sprinkler system/alarms \$250,000
- Upgrade M/E/P systems \$1,800,000
- Replace roof and flooring \$994,000
- Interior finishes/new paint/windows \$460,000
- Septic System upgrade \$200,000

Eagleridge 46,793 SF

\$940,000 x 1.35= **\$1,300,000**

- Sprinkler system/alarms \$90,000
- Remove carpet at Gym. replace with synthetic floor \$50,000
- Upgrade M/E/P systems \$500,000
- Interior finishes, casework, int. and ext. paint as needed \$300,000

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Horizon 72,027 SF

\$6,560,000 x 1.35= **\$8,900,000**

- Add new 7,200 SF auxiliary gym/field house \$2,400,000
- Replace flooring \$200,000
- Interior finishes, casework, int. and ext. paint as needed \$200,000
- Improve acoustics at library, gym and art \$160,000
- HVAC and Controls \$3,600,000

North Bellingham 45,602 SF

\$5,090,000 x 1.35= **\$6,900,000**

- Demolish 1938 structure \$400,000
- Build new school offices and support spaces and build a new connecting roof over open breezeway/ New roofing elsewhere \$3,040,000
- Upgrade M/E/P systems \$1,250,000
- Replace windows \$400,000

Skyline 50,601 SF

\$3,300,000 x 1.35= **\$4,450,000**

- Upgrade finishes \$500,000
- Sprinkler system/alarms \$200,000
- Upgrade M/E/P systems \$2,000,000
- Repair envelope leaking \$500,000
- Improve site drainage \$100,000

Vista 101,403 SF

\$11,030,000 x 1.35= **\$14,900,000**

- Sprinkler system/alarms (partial upgrade, ½ area) \$200,000
- Asbestos abatement (commons and gym ceiling) \$30,000
- Upgrade M/E/P systems \$5,000,000
- Replace roof (new pitched roof) and flooring \$4,000,000
- Interior finish work and new paint in some areas \$500,000
- Repoint and Seal Exterior Brick \$500,000
- Bus Loop for Special Ed Buses \$200,000
- Repurpose Art/Shop Area \$600,000

Z E R V A S

Definitions

- M/E/P: Mechanical/Electrical/Plumbing
- Mechanical: Varies per building but can include new energy efficient boilers, new digital controls that can be monitored remotely, new ducts, new hydronic piping, new radiators or cabinet unit heaters
- Electrical: Varies per building but can include new LED lights, daylight sensor lighting controls (per the energy code), addition main power or additional power outlets distributed where they are needed, new technology cabling and distribution, new audio/visual/clock/speaker systems, new data/communications systems
- Plumbing: Also varies per building and can include new low water usage toilet fixtures, new piping in some locations, new water heaters
- HVAC: (Heating, Ventilation, Air Conditioning). Exhaust fans, ventilation fans (modern codes require more than double the amount of fresh air than old systems for healthier buildings), A/C at computer and IT rooms
- Casework: (Or Cabinets). Replace old cabinets where surfaces are chipped or damaged, drawers are no longer functional or cabinet doors are failing
- Interior Finishes: Replacing carpet or hard floor surfaces, repairing trim or wall surfaces such as vinyl wall covering or wainscoting, replace water stained ceiling tiles
- Sprinkler System: Fire suppression system. In some cases the piping, heads or pumps need to be replaced
- Replace Roof: Includes strip existing, replace or add rigid insulation, add new membrane roof or comp. roof
- Frontage Improvements: Add curb/gutter/sidewalk and improve the road (Mt. View only) as required by the city
- Repoint and Seal Brick: The old original grout joints erode and allow leakage between the bricks into the building. Repointing removes the old loose grout and replaces it with new. The entire surface is then coated with a new water and graffiti repellent sealer