

REFERENDUM PROJECT UPDATE

Cochrane-Fountain City
School District

WHAT'S HAPPENING AT C-FC THIS SUMMER?

The C-FC School District and partners are working hard to design the learning spaces and plan for capital improvement projects. Our architect, ISG, and construction partners at Miron, are deep in the design and pre-construction process, ensuring that the educational benefits and budget stay top of mind. The Cochrane-Fountain City School District wants to thank the entire community for the unwavering support of our students and teachers.

ARCHITECTURE 101

We are several months into the design phase for all projects included in the approved referendum. The design process includes three distinct phases to advance preliminary concepts developed prior to the referendum.

SCHEMATIC DESIGN

As the District provides input, the design progresses to clarify space requirements, functional layouts, and overall intent for both interior and exterior areas.

DESIGN DEVELOPMENT

Once the building footprint has been confirmed and the team has a plan for interior space definition, we will transition into design development (DD). During the DD phase, design concepts are advanced with precise details including structural design; specific mechanical, electrical, plumbing and fire protection systems; casework, fixtures, and material selections are finalized.

CONSTRUCTION DOCUMENTS

In the final phase of the design process, drawings and specifications used to construct the building will be produced. All building components are defined in detail. These documents are used in the competitive bid process.

NEXT STEPS

Drawings are about 30% completed. Now the architects submit those plans to Miron Construction to audit constructability and perform cost estimates. Next, the District will take that data to guide the next portion of the design. Conducting many cost estimate checks throughout the process leads to better decision-making and ensures transparent project alignment with the District, architect, and construction manager.



ISG Architects have been collecting input from user groups who utilize these spaces. The goal is to get in-depth user knowledge to help design the most efficient educational facility.



Here, the design team is learning all about the weight room and how it is utilized by different groups at C-FC. From here, the team will design the new weight room space to accommodate all user groups.

REFERENDUM **PROJECT UPDATE**

Cochrane-Fountain City School District

FINANCIAL UPDATE

Shortly after the C-FC community approved the \$17.49 million capital referendum, the District began the process of securing a loan for the funds. The process started with an independent credit rating agency, S&P Global, reviewing the District's bond rating. A bond rating is a measure of the borrower's ability to repay its debt obligations, including both principal and interest. The C-FC School District rating was A+, which allowed the District to lock-in an all-in rate of 4.62% which is lower than the planning rate used of 5.00%. The lower rate allowed the District to amortize the debt over twenty years instead of the planned amortization of twenty-one years.

The result is that the total interest cost over the life of the loan is \$650,000 less than projected.

Referendum projects have started this summer and will continue to be worked on over the next year; therefore, payments will be staggered throughout the process. As a result, the District has strategically invested the borrowed funds. Any gains earned may be used to cover approved referendum project costs or to offset debt payments.

CAPITAL MAINTENANCE PROJECTS FOR COMPLETION IN SUMMER 2025

To jump start the capital maintenance projects needed at the C-FC building, the District has started on some renovations this summer. Here's a list of construction activities going on while students are on break.

- Replace three sections of roof
- Electrical panel replacement
- Flooring abatement
- Install new LVT flooring in some classrooms
- Exterior sheet metal replacement
- Chiller replacement
- East vestibule entry remodel
- Concrete replacement & drainage front



ARCHITECT PARTNER SPOTLIGHT

Shawn Meyer
ISG Architects + Engineers

ISG

How long have you worked in architecture?

9 years

How would you describe your role as an architect?

In my role as an Architect, I focus on thoughtful planning and design to meet project needs and functionality along with meeting safety and code compliance.

Favorite part of working on the Cochrane Fountain-City facilities project?

Working closely with the teachers and staff and problem solving to help meet the needs of the district.

Hobbies

Fishing, hiking, family time & computers.

Favorite food and/or restaurant

Home cooked Thai food my wife and I make.