

ANCHORAGE SCHOOL DISTRICT
ANCHORAGE, ALASKA

ASD MEMORANDUM #131 (2005-2006)

December 12, 2005

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

SUBJECT: 2006 GENERAL OBLIGATION BOND RECOMMENDATIONS

RECOMMENDATION:

It is the Administration's recommendation that the School Board approve a Bond proposal package totaling \$99,865,000, comprised of Proposition 1 – High School Renewal/Additions in the amount of \$48,200,000; Proposition 2 – Elementary & Middle School Design/Renewal in the amount of \$30,775,000; and Proposition 3 - Major Maintenance & Districtwide Site Acquisition in the amount of \$20,890,000. These propositions are summarized below:

Proposition 1- High School Renewal/Additions

Bartlett High School Phase 3A Construction (West Wing) and Phase 3B-1 Design (1/2 of East Wing)	\$13,900,000
Chugiak High School Phase 4 Construction (House 4)	\$12,500,000 ¹
East High School Phase 4B-1 Construction (Southwest House) Phase 4B-2 Design (Connector)	\$9,700,000
Service High School Phase 3 Construction (Auxiliary Gym & Boiler) and Phase 5 Design (Auditorium/Cafeteria)	\$11,800,000
West High School Planning	\$300,000
Proposition 1 Total	\$48,200,000

Proposition 2- Elementary & Middle School Design/Renewal

Chester Valley Elementary School Addition and Renewal	\$14,100,000
Girdwood K-8 School Planning	\$50,000
Inlet View Elementary School Design	\$750,000
Sand Lake Elementary School Addition and Renewal	\$12,600,000
New Southwest Anchorage Area Elementary School Planning	\$100,000

Clark Middle School Design Phase 1	\$3,000,000 ²
Romig Middle School Planning	\$175,000
Proposition 2 Total	\$30,775,000³

Proposition 3- Major Maintenance & Districtwide Site Acquisition

Dimond High School Gym/Pool Code Upgrade and Renewal	\$4,100,000 ¹
Site Selection and Acquisition	\$6,000,000
Districtwide Code/Hazmat/ADA/Sprinkler Projects	\$800,000
Districtwide Roof Replacement and Repairs	\$1,315,000 ¹
Multi- School Security System Upgrades	\$3,046,000 ¹
Emergency Communications Systems- High Schools	\$760,000 ¹
Districtwide Building Renewal Projects	\$1,699,000 ¹
Districtwide Electrical Projects	\$1,500,000
Districtwide Mechanical Upgrades	\$1,670,000
Proposition 3 Total	\$20,890,000⁴

- ¹ Bond amount changed slightly from the CRAC recommendation due to reduction in project scope.
- ² Reduced by \$1,000,000 from the CRAC recommendation, due to adequate Phase 1 design costs.
- ³ Reduced by \$3,100,000 from the CRAC recommendation, due to deferment of Rabbit Creek Elementary School Design for \$1,000,000, Turnagain Elementary School Design for \$1,100,000 and Clark Middle School Design for \$1,000,000.
- ⁴ Reduced by \$5,161,000 from CRAC recommendation, due to reduction in project scopes and use of other funding sources for Facility Assessment and Districtwide Radio Deployment.

It is further recommended that the School Board authorize the Superintendent to adjust the project costs indicated above in accordance with updated project estimates.

PERTINENT FACTS:

Since 1993, the Anchorage School District has received voter approval for a total of \$962 million in school construction and renovation bonds. Of this amount, approximately \$683 million has received up to 70 percent State reimbursement through grant funds or debt reimbursement programs.

Recent bond issues have focused on replacing, renewal, or adding high schools. These projects have included a replacement school for Dimond High; new high schools in South Anchorage and Eagle River and new middle school in the Muldoon area; and renewal and upgrades at Chugiak, East, Service and Bartlett High Schools.

Proposition 1 of this bond proposal continues phased implementation of the high school renewal projects. In addition to the high school projects, this bond proposal includes planning funding for West Anchorage High School.

Proposition 2 of this bond proposal provides funding for design and renewals for elementary and middle school projects. These projects include renewal and additions at Chester Valley and Sand Lake Elementary Schools, as well as funding for design of Inlet View Elementary and Clark Middle Schools, and funding for planning of the Girdwood K-8, New Southwest Anchorage Area Elementary Schools and Romig Middle School.

Proposition 3 includes Major Maintenance items and Districtwide Site Acquisition. The Districtwide major maintenance continuation projects include security; sprinklers; minor building renewal; roof replacement/repairs; mechanical, electrical, and code upgrades. Additional major maintenance items include Emergency Communications systems upgrades to high schools, and Dimond High School Gym/Pool code upgrades and renewal, and site selection and acquisition.

Documentation of Need:

The District operates and maintains the largest physical plant of any public entity in the State, with over 7 million square feet of facilities. The replacement value of District buildings exceeds \$1.4 billion. The District has 95 facilities, housing approximately 50,000 students and 5,000 staff members. Anchorage educates 40 percent of the total student population of the State. Not only is the inventory large, it is aging. Sixty-three schools are 20 to 50 years old and eight are over 40 years old. It has more students than the total of the next five largest districts.

Building components wear out. Facility systems only last so long. Roofs deteriorate and leak; heating and plumbing systems wear out and no longer provide good air quality; structural systems give way. Various code changes require updating electrical and mechanical systems, ADA access, asbestos removal, sprinkler and fire safety upgrades.

Functional obsolescence is another fact of life for older schools. Over the life of a school, programmatic changes take place that demand updating the facility infrastructure. There is a continual need to update the electrical distribution systems in the schools to accommodate current technology. Older schools have outdated science rooms that also limit curriculum options. Current educational concepts dictate physical layouts that are often different from those of 30 to 40 years ago. Without renovation, these schools do not provide our students the same quality educational environment as our newer schools.

Additional capacity to house the constantly shifting student population is the third component of capital requirements. Anchorage is the largest district in the State, and while its overall enrollment has been steady in recent years, the geographic distribution of students continues to shift as new housing developments come on line. To meet short-term capacity needs in the affected schools, the Anchorage School District uses over 130 relocatable units.

Effective use of operation and maintenance funding is critical to keeping Anchorage schools in good condition. The District uses a computerized preventative maintenance program; continually reviews the maintenance program to implement better ways of doing business; has regionalized maintenance teams to provide better service and reduce travel time; has implemented an apprenticeship program at no cost to the District to improve worker skills and productivity.

Capital Request Advisory Committee

The District's Capital Request Advisory Committee (CRAC) met on November 2, 2005 and November 21, 2005 to review options and develop recommendations for a spring 2006 bond. Minutes for these meetings are included with this memorandum as Attachment D. The Committee recommended the three bond packages presented in this memorandum, with the exceptions as footnoted. The Administration has carefully reviewed this recommendation and studied the timing of delivery of the various construction projects included in it. Based on this analysis, the Administration concurs with the recommendations of the CRAC, with the exceptions listed in the footnotes to the proposed bond propositions, and is bringing these recommendations to the School Board.

Project descriptions for Capital and Other projects are provided in Attachment A. Project descriptions and detail for the Major Maintenance projects are provided in Attachment B.

The projects approved by the School Board in the 2005-2011 Six-Year Capital Improvement Plan (CIP) are included as Attachment C - Tables 1 and 2 CIP Recommendations and Project Schedule, 2005-2011.

Debt Retirement Funding From Senate Bill 73

Senate Bill 73 passed in July 2005 provides for 60 percent or 70 percent debt reimbursement on \$61,925,000 worth of school construction projects that have received local voter approval between June 30, 1999 and October 31, 2006. The \$9,475,000 of Major Maintenance projects should be eligible for 70 percent reimbursement and \$52,450,000 of school design and construction projects should be eligible for 60 or 70 percent reimbursement, depending upon the nature of the project. The school projects that add space should be eligible for 60 percent reimbursement, and those projects that are renewal only should be eligible for 70 percent reimbursement. The site selection and acquisition and school planning projects will not be eligible for this debt reimbursement program. The sites acquired through this bond may be reimbursed in the future, depending upon when the land is purchased and when schools are constructed on these sites.

With the successful passage of the special bond election in the fall of 2004, the District made the commitment not to hold bond elections during 2005. During FY2004-05, approximately \$35 million of bond indebtedness has been retired, with approximately \$39 million of bond indebtedness to be retired during FY2005-06. Over the next five years, the District will be paying off between \$40 million and \$47 million of bonds each year, of which the State will pay approximately 50 percent. Currently, the District has \$758 million of bonds outstanding as of June 30, 2006. Of this amount, the State pays approximately 52 percent.

Information provided in this memorandum with attachments should assist the School Board in making decisions about items that should or should not be included in the next bond election. Major decisions facing the School Board are the total cost of the bond propositions and the projects to be included on the April 4, 2006 Municipal Ballots.

Cost of Potential Bond Proposals to the Local Taxpayers

The approximate amount of annual taxes on \$100,000 assessed valuation to retire the proposed debt of \$99,865,000 is \$18.85 based on an estimated 5.25 percent weighted interest rate for twenty years. This amount is based on the assumption that the District will receive 70 percent State debt reimbursement on \$45,575,000

of projects, and 60 percent reimbursement on \$16,350,000 of projects. The debt reimbursement projects have not been reviewed or approved by the State, so the 60 percent and 70 percent reimbursement rates have not been confirmed at this date.

In addition, the following projects will have increased annual operations and maintenance cost related to the proposed educational capital improvements that will increase the tax cap for every \$100,000 of assessed value by \$1.68:

	Estimated Increase in Annual Operations & Maintenance Costs	Estimated Annual Increase in Tax Cap for Every \$100,000 of Property Value
Bartlett High School Phase 3A Construction Funding	\$20,925	\$0.08
Chugiak High School Phase 4 Construction Funding	20,925	0.08
East High School Phase 4B- 1 Construction Funding	20,925	0.08
Service High School Phase 3 Construction Funding	216,292	0.86
Chester Valley Elementary School Construction Funding	78,754	0.31
Sand Lake Elementary School Construction Funding	69,284	0.27
	<u>\$ 427,105</u>	<u>\$ 1.68</u>

When the School Board finalizes the approved list of projects, the Administration will work with the Municipal Bond Counsel to complete the actual bond proposition language. The Municipal Assembly will finalize the bond propositions through an ordinance that is introduced in mid-January 2006 and

adopted in early February 2006. Revisions can be made up to the point of Municipal Assembly action.

CC/GV/JS/RA/MF/MP/RM/jg

Attachments:

- A. Project Descriptions- Propositions 1 and 2
- B. Project Descriptions –Districtwide Major Maintenance Projects
- C. Six Year CIP 2005-2011 (Tables 1 and 2)
- D. Capital Request Committee Meeting Minutes-November 2 & 21, 2005
- E. 2006 Bond Reimbursement Rate and Taxes

Prepared by: Rachel Molina, Project Support Analyst
Mike Price, Construction Manager, Capital Projects
Michael W. Franks, Construction Manager, Major Maintenance
Ray Amsden, Director of Facilities
Janet Stokesbary, Chief Financial Officer
Marie Laule, Budget Director

Approved by: George Vakalis, Assistant Superintendent of Support Services

Attachment A- ASD Memorandum # 131 (2005-2006)
Project Descriptions- Capital Projects and Other

I. Bartlett High School Renovation

A. Funded

1. Phase 1 – Complete
 - Renovate IMC.
 - Provide Business and Visual Arts classrooms.
2. Phase 2A Construction - Complete
 - Provide new Science Labs.
3. Phase 2B Construction - In progress
 - Upgrade central core mechanical and electrical systems for expansion to future phases.
 - Upgrade central area classrooms.
 - Replace the Little Theater with a 600-seat Theater, upgrade Performing Arts.
 - South parking lot adjacent to new main entry.
 - Provide emergency generator.
4. Phase 2C Construction - In progress
 - Modify the Administration Area, Core Classrooms and “Main Place.”
5. Phase 3A Design - In Progress

B. Unfunded

1. Phase 3A
 - Renovate Core Academic Classrooms in west wing, extending mechanical and electrical systems.
 - Renovate Intensive Needs area in west wing.
 - Renovate west wing toilet rooms.
 - Renovate west entrance plaza.
 - Provide accessible parking at Intensive Needs entry.
2. Phase 3B-1
 - Renovate one half of Core Academic Classrooms in east wing, extending mechanical and electrical systems.
 - Renovate toilet rooms in east wing.
 - Add ADA elevator to east wing.
3. Phase 3B-2
 - Renovate one half of Core Academic Classrooms in east wing, extending mechanical and electrical systems.
 - Renovate toilet rooms in east wing.

4. Phase 4

- Renovate technology education classrooms and extending mechanical and electrical systems.
- Renovate cafeterias.
- Upgrade physical education.
- Renovate locker/shower rooms and JROTC area.

5. Phase 5

- Modify east parking lot and east entry.
- Modify west parking lot and provide bus lanes, relocate hockey rink and upgrade athletic fields.

C. Bartlett High School Phase Cost

1. Phase 1	\$5,000,000	Funded 2000 Bond
2. Phase 2 Design	\$1,900,000	Funded 2002 Bond
3. Phase 2 Construction	\$26,940,000	Funded 2003 Bond
4. Phase 3A Design	\$1,000,000	Funded 2004 Bond
5. Phase 3A Construction/Phase 3B-1 Design	\$13,900,000	
6. Phase 3B-1 Construction/Phase 3B-2 Design	\$7,000,000	
7. Phase 3B-2 Construction/Phase 4 Design	\$8,000,000	
8. Phase 4 Construction/Phase 5 Design	\$11,000,000	
9. Phase 5 Construction	\$5,000,000	
	TOTAL	\$79,740,000

I. Chester Valley Elementary School Addition and Renewal

A. Project will accomplish a complete building and site renewal and add a new gym, art classroom, and relocated Administration spaces.

II. Funded

A. Planning - Complete

B. Conceptual Design - Complete

III. Unfunded

A. Construction

IV. Chester Valley Elementary School Total Costs

A. Planning	\$50,000	Funded 1998 GO Bond
B. Design	\$750,000	Funded 2003 GO Bond
C. Construction	\$14,1000,000	

I. Chugiak High School Renovation

A. Funded

1. Phase 1 - Complete

- Renovate Family Consumer Science, Art, Technology and Science Classrooms.
- HVAC, electrical and fire upgrades.
- Classroom Renovation, House 2.
- Provide additional parking.

2. Phase 2 & 3 - Complete

- Classroom Renovation, House 3.
- New gymnasium, cafeteria and Kitchen.
- Address ADA access issues within school.

3. Phase 3 Deferred - Complete

- Performing Arts Renovation.

4. Phase 4 Design - In progress

B. Unfunded

1. Phase 4

- House 4 – Classroom renovation.
- House 1 – Minor Renovations.
- Renovate Orchestra room into 2 classrooms.
- Complete metal panel replacement.

2. Phase 5

- Bus loading and parking upgrades.
- Athletic fields.
- Re-key Building.
- Paint exterior.
- Building interior/exterior signage.
- Fire alarm detector upgrades.

C. Chugiak High School Phase Costs

1. Phase 1	\$10,000,000	Funded 1999 Bond
2. Phases 1 & 2	\$500,000	Unrestricted Int.-99 GO Bond
3. Phases 2 & 3	\$20,805,000	Funded 2000 Bond
4. Phase 3 Deferred	\$4,300,000	Funded 2002 Bond
5. Phase 4 Design	\$900,000	Funded 2004 Bond
6. Phase 4 Construction	\$12,500,000	
7. Phase 5 Construction	\$4,000,000	
TOTAL	\$53,60,000	

I. Clark Middle School Renewal

A. Project will accomplish a complete renewal of the building and site. The scope is anticipated to consist of new construction, renewal, and demolition of portions of existing building.

II. Funded

A. Planning - In progress

III. Unfunded

A. Design

B. Construction

IV. Clark Middle School Total Costs

A. Planning	\$68,000	Funded 2002 Bond
B. Design Phase 1	\$3,000,000	

I. East High School Renovation

A. Funded

1. Phase 1 - Complete

- Temporarily relocates the library (IMC).
- Creates a new Cafeteria/Commons area with kitchen.
- Construct north classroom wing.
- Two new science classrooms.

2. Phase 1 Deferred - Complete

- New main entry and parking on west side.
- Upgrades of south entry and east parking lot.
- Commons sound equipment.

3. Phase 2 - Complete

- Construct south classroom wing shell for temporary location of IMC.
- Fire sprinkler system funding.

4. Phase 3 – Construction - Complete

- 700-seat auditorium/theatre.
- Upgrade performing arts, life skills and home economic classrooms.
- Student parking, upgrade south entry.

5. Phase 4A Construction – In Progress

- Renovate old performing arts area for permanent location for the IMC.
- Complete south classroom wing.

6. Phase 4B-1 Design – In Progress

B. Unfunded

1. Phase 4B-1

- Renovate southwest (Benson Building) classroom house.

2. Phase 4B-2

- Renovate connector.

3. Phase 5A

- Renovate one half of southeast classroom house.

4. Phase 5B

- Renovate one half of southeast classroom house.
- New art classrooms.

5. Phase 6

- Renovate northeast classroom house.
6. Phase 7
- Main gym renovation.
 - Parking.
 - Fields.

C. East High School Phase Costs

1. Phase 1	\$10,422,000	Funded 2000 Bond
2. Phase 1 Deferred	\$1,500,000	Funded 2002 Bond
3. Phase 2	\$4,200,000	Funded 2002 Bond
4. Phase 3 Design	\$1,200,000	Funded 2002 Bond
5. Phase 3 Construction	\$17,700,000	Funded 2003 Bond
6. Phase 4 Design	\$500,000	Funded 2003 Bond
7. Phase 4A Construction	\$7,500,000	Funded 2004 Bond
8. Phase 4B-1 Design	\$500,000	Funded 2004 Bond
9. Phase 4B-1 Construction/Phase 4B-2 Design	\$9,700,000	
10. Phase 4B-2 Construction/Phase 5A Design	\$8,000,000	
11. Phase 5A Construction/Phase 5B Design	\$7,750,000	
12. Phase 5B Construction/Phase 6 Design	\$8,000,000	
13. Phase 6 Construction/Phase 7 Design	\$11,750,000	
14. Phase 7 Construction	\$7,000,000	
TOTAL	\$95,722,000	

I. Girdwood K-8 School Planning

A. The planning effort will include evaluation and analysis of the educational program, the facilities condition and work toward development of a conceptual design and educational specifications.

II. Funded

A. Planning – Partial funding

III. Unfunded

A. Planning

IV. Girdwood K-8 School Total Costs

A. Planning	\$49,000	Partial Funding 2005 State Grant
B. Planning	\$50,000	

I. Inlet View Elementary School Addition and Renovation

A. Project will accomplish a complete building and site renewal and add three classrooms, Art classroom, Gym, and Administration spaces.

II. Funded

A. Planning - Complete

III. Unfunded

A. Design

B. Construction

IV. Inlet View Elementary School Total Costs

A. Planning	\$50,000	Funded 1998 GO Bond
B. Design	\$750,000	

I. New Southwest Anchorage Area Elementary School

A. Project will perform initial project planning, and analysis for preparation of Design/Build project delivery.

II. Funded

A. None

III. Unfunded

A. Planning

IV. New Southwest Anchorage Area Elementary School Total Costs

A. Planning	\$100,000
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I. Romig Middle School Renewal

A. Funded

1. Science Classroom Addition - Complete
2. Minor Renewal - Complete
 - Fire sprinkler system
 - Upgrade of electrical system
 - Minor space renewal
3. Planning in progress

B. Unfunded

1. Conceptual Design

C. Romig Middle School Total Project Phase Costs

1. Science Addition, Minor Renewal	\$4,700,000	1994 Bonds/Grants
2. Planning	\$125,000	Unrestricted Interest 96 Bond
3. Conceptual Design	\$175,000	

I. Sand Lake Elementary School Addition and Renewal

- A. Project will accomplish a complete building and site renewal and add two classrooms, Art classroom, and kindergarten classrooms.

II. Funded

- A. Planning - Complete
- B. Conceptual Design – Complete

III. Unfunded

- A. Construction

IV. Sand Lake Elementary School Total Costs

A. Design	\$750,000	Funded 2003 Bond
B. Construction	\$12,600,000	

I. Site Acquisition

- A. With the increase pace of development in Anchorage, it is prudent to identify future site needs and acquire the sites prior to the need. Also, with the diminishing number of large parcels of land in the Anchorage bowl, the District needs to acquire property while it is still available as vacant land.

I. Service High School Renovation

A. Funded

1. Phase 1A – Complete

- Add fourth access drive from Abbott and renovate the visitor/drop-off area.
- Upgrade the east access drive.

2. Phase 1B – Complete

- Renovate the existing Science Building.
- Upgrade mechanical and electrical systems as required.

3. Phase 1 Deferred - Complete

- Installation of portables to support Phase 2A.
- East parking lot upgrades.
- Relocate hockey rink.
- Upgrade electrical service.

4. Phase 2A Construction – Complete

- Renovations and additions of the two-story west classroom wing.
- Install fire sprinklers.
- Continue site work improvements.
- Expand sports field.

5. Phase 2B Construction – In progress

- Addition to and renovations of the two-story east classroom wing.
- Classrooms for art.
- Upgrade electrical and mechanical systems and add sprinkler system

6. Phase 3 Design – In progress

B. Unfunded

1. Phase 3

- Add new auxiliary gym spaces, minor renewal existing gym.
- Boiler addition.

2. Phase 4

- Relocate Administration
- Relocate the library (IMC) to its new location.
- Continue site work improvements.
- Main entry plaza/landscape.

3. Phase 5

- Cafeteria.
- Auditorium.
- Commons.

4. Phase 6

- Parking.
- Athletic fields.

C. Service High School Total Project Phase Costs

1. Phase 1A&B	\$7,140,000	Funded 2000 Bond
2. Phase 1A Deferred	\$1,350,000	Funded 2002 Bond
3. Phase 2A \$17,000,000	Funded 2002 Bond	
4. Phase 2B, 3 & 4 Design	\$2,300,000	Funded 2003 Bond
5. Phase 2B Construction	\$19,800,000	Funded 2004 Bond
6. Phase 3 Design	\$500,000	Funded 2004 Bond
7. Phase 3 Construction/Phase 5 Design	\$11,800,000	
8. Phase 5 Construction/Phase 4 Design	\$30,000,000	
9. Phase 4 Construction	\$12,000,000	
10. Phase 6 Design	\$1,000,000	
11. Phase 6 Construction	\$8,000,000	
TOTAL	\$110,890,000	

I. West High School Renewal

A. Funded

1. Science Classroom Addition - Complete
2. Renovation - Complete
 - Fire sprinkler system
 - Pool Addition
 - Upgrade of electrical, mechanical systems
 - Computer wiring upgrades
 - Auxiliary Gym
 - Renewal of finishes
3. Planning in progress

B. Unfunded

1. Conceptual Design

C. West High School Total Project Phase Costs

1. Science Addition	\$7,000,000	1992/93 Bonds/Grants
2. Renovation	\$23,000,000	1993/94 Bonds/Grants
3. Planning	\$125,000	Unrestricted Interest 96 Bond
4. Conceptual Design	\$3,000,000	

**Attachment B- ASD Memorandum #134 (2003-2004)
Major Maintenance Projects**

Location	Project Description	Amount
<u>Security Upgrades- Locks: Phase 3</u>		
Districtwide	Replacing door hardware in classrooms and occupied offices along the corridors to allow locking of the doors from inside the rooms.	\$1,000,000
<u>Security System Upgrades</u>		
Bartlett	CCTV	\$240,000
Dimond	Security System & CCTV	\$240,000
Eagle River ES	CCTV	\$60,000
East	Security System & CCTV	\$250,000
Hanshew	CCTV	\$160,000
Mt View	CCTV	\$55,000
North Star	Security System & CCTV	\$225,000
Ocean View	CCTV	\$50,000
Romig	CCTV	\$150,000
Service	Security System & CCTV	\$300,000
Susitna	Security System & CCTV	\$100,000
Turnagain	CCTV	\$46,000
Tyson	Security System & CCTV	\$170,000
		\$2,046,000
<u>Roof Replacement and Repairs</u>		
Warehouse	Roof Repair	\$150,000
O'Malley	Roof Replacement & Upgrade	\$845,000
Student Transportation	Reroof Building	\$320,000
		\$1,315,000
<u>Mechanical Projects</u>		
Campbell	Replace Domestic HW heater& pumps	\$200,000
Gruening	Replace HWH's and pumps	\$200,000
Huffman	Mechanical System Upgrades - Domestic Water System & Controls	\$200,000
Taku	Repair Under floor Sewer System	\$200,000
Warehouse	Heating system upgrade	\$870,000
		\$1,670,000
<u>Minor Building Renewal Projects</u>		
Abbott Loop	Traffic Safety and New water main	\$600,000
District Wide	Replacement of Rail Gates	\$200,000
Fire Lake	Carpet replacement	\$180,000
Multi Schools	Maintenance Equipment in support of Preparedness	\$450,000
Ravenwood	Carpet Replacement	\$175,000
Willow Crest	Replace carpet in original classroom wing	\$94,000
		\$1,699,000

**Attachment B- ASD Memorandum #134 (2003-2004)
Major Maintenance Projects**

Location	Project Description	Amount
<u>Code/Hazmat/ADA/Sprinkler Projects</u>		
Districtwide	ADA code compliance, asbestos removal, sprinkler, and other code upgrades.	\$800,000
<u>Electrical Projects</u>		
East HS	Replace MDP @ Pool/Gym Bldg	\$175,000
Lake Otis	Replace Electrical Distribution Panel	\$100,000
Mt View	Site lighting	\$245,000
Ptarmigan	Replace Panel @ janitors room by Office	\$20,000
Benny Benson	Fire Alarm Upgrade	\$160,000
Gladys Wood	Fire Alarm Upgrade	\$200,000
Goldenview	Intercom/Bell/Clock	\$270,000
Klatt	Fire Alarm Upgrade	\$200,000
Northwood	Fire Alarm Upgrade	\$130,000
		<hr/> \$1,500,000
<u>Dimond High School Gym/Pool Code Upgrades & Renewal</u>		
Dimond High	Gym/Pool Code upgrades and overall renewal	\$4,100,000
<u>Emergency Communications Systems - High Schools</u>		
Dimond	Phase 2 - Radio Repeater systems for Police, SRO, & Security Specialists	\$140,000
East HS	Phase 2 - Radio Repeater systems for Police, SRO, & Security Specialists	\$215,000
Service	Phase 2 - Radio Repeater systems for Police, SRO, & Security Specialists	\$190,000
West	Phase 2 - Radio Repeater systems for Police, SRO, & Security Specialists	\$215,000
		<hr/> \$760,000

**Attachment C - ASD Memorandum #131 (2005-2006)
CIP Tables 2005-11**

Priority		2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
1	Chester Valley Elementary Construction-Proposed EED Grant	(\$6,700,000)					
2	Sand Lake Elementary School Construction-Proposed EED Grant	(\$6,200,000)					
3	Clark Middle School Construction		\$51,000,000				
4	Sand Lake Elementary School Construction-Match of EED Grant and Admin/Classroom Renovation and Addition		\$4,700,000				
5	Chester Valley Elementary Construction-Match of EED Grant and Gym/Art Room Addition		\$4,900,000				
6	Bartlett High School Phase 3A Construction and 3B-1 Design		\$12,000,000				
7	Chugiak High School Phase 4 Construction		\$8,000,000				
8	Dimond High School Gym/Pool Code Upgrade and Renewal		\$4,000,000				
9	East High School Phase 4B-1 Construction and Phase 4B-2 Design		\$6,750,000				
10	Service High School Phase 3 Construction and Phase 4 Design		\$10,000,000				
11	Girdwood K-8 School Planning		\$100,000				
12	Inlet View Elementary School Design		\$700,000				
13	Rabbit Creek Elementary School Design		\$1,200,000				
14	New Southwest Anchorage Elementary School Planning RFP Development		\$100,000				
15	Turnagain Elementary School Design		\$900,000				
16	Facility Assessment- Elementary and Middle Schools		\$350,000				
17	Site Selection and Acquisition		\$3,000,000				
18	Multi-School Traffic Safety Planning/Design		\$100,000				
19	Traffic Safety/Site Upgrades		\$700,000				

Attachment C - ASD Memorandum #131 (2005-2006)

CIP Tables 2005-11

Priority		2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
20	Districtwide Code/Hazmat/ADA/Sprinkler Projects		\$800,000				
21	Districtwide Roof Replacement and Repairs		\$1,000,000				
22	Multi- School Security System Upgrades		\$900,000				
23	Emergency Communications Systems- High Schools and Middle Schools		\$825,000				
24	Districtwide Building Renewal Projects		\$1,000,000				
25	Districtwide Electrical Projects		\$1,000,000				
26	Districtwide Mechanical Upgrades		\$3,500,000				
27	Bartlett High School Phase 3B-1 Construction and Phase 3B-2 Design			\$7,000,000			
28	Chugiak High School Phase 5 Construction			\$4,000,000			
29	East High School Phase 4B-2 Construction and Phase 5-A Design			\$6,750,000			
30	Service High School Phase 4 Construction and Phase 5 Design			\$12,000,000			
31	West High School Design			\$1,000,000			
32	Romig Middle School Design			\$950,000			
33	Airport Heights Elementary School Planning			\$65,000			
34	Eagle River Elementary School Planning			\$65,000			
35	Girdwood K-8 School Design			\$800,000			
36	Gladys Wood Elementary School Planning			\$65,000			
37	Inlet View Elementary School Construction			\$7,000,000			
38	Rabbit Creek Elementary School Construction			\$12,000,000			
39	New Southwest Anchorage Elementary School Construction			\$17,000,000			
40	Turnagain Elementary School Construction			\$12,000,000			
41	Whaley School Design			\$800,000			
42	Charter School Center Code Upgrades			\$3,000,000			
43	Traffic Safety/Site Upgrades			\$700,000			

**Attachment C - ASD Memorandum #131 (2005-2006)
CIP Tables 2005-11**

Priority		2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
44	Districtwide Code/Hazmat/ADA/Sprinkler Projects			\$2,000,000			
45	Replacement School Buses			\$930,000			
46	Districtwide Maintenance Equipment			\$500,000			
47	Districtwide Roof Replacement and Repairs			\$1,000,000			
48	Multi- School Security System Upgrades			\$850,000			
49	High School Synthetic Athletic Field Turf-matching MOA Funds			\$1,500,000			
50	Districtwide Building Renewal Projects			\$3,000,000			
51	Districtwide Electrical Projects			\$4,000,000			
52	Districtwide Mechanical Upgrades			\$4,000,000			
53	Districtwide Restroom Projects			\$1,000,000			
54	Bartlett High School Phase 3B-2 Construction and Phase 4 Design				\$8,000,000		
55	East High School Phase 5-A Construction and Phase 5-B Design				\$7,750,000		
56	Service High School Phase 5 Construction				\$25,000,000		
57	West High School Construction Phase 1				\$6,000,000		
58	Gruening Middle School Planning				\$100,000		
59	Romig Middle School Construction Phase 1				\$5,000,000		
60	Abbott Loop Elementary School Planning				\$65,000		
61	Airport Heights Elementary School Design				\$900,000		
62	Bayshore Elementary School Planning				\$65,000		
63	Eagle River Elementary School Design				\$1,000,000		
64	Girdwood K-8 School Construction				\$8,000,000		
65	Gladys Wood Elementary School Design				\$1,000,000		
66	Mt. View School Elementary Planning				\$65,000		
67	O'Malley Elementary School Planning				\$65,000		
68	Whaley School Construction				\$8,000,000		
69	Bus Facility Construction (Match for AMATS funding)				\$8,000,000		

**Attachment C - ASD Memorandum #131 (2005-2006)
CIP Tables 2005-11**

Priority		2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
70	Site Selection and Acquisition				\$5,000,000		
71	Traffic Safety/Site Upgrades				\$1,000,000		
72	Districtwide Code/Hazmat/ADA/Sprinkler Projects				\$1,000,000		
73	Replacement School Buses				\$1,030,000		
74	Districtwide Maintenance Equipment				\$500,000		
75	Districtwide Roof Replacement and Repairs				\$2,000,000		
76	Multi- School Security System Upgrades				\$950,000		
77	Districtwide Building Renewal Projects				\$6,000,000		
78	Districtwide Electrical Projects				\$2,500,000		
79	Districtwide Mechanical Upgrades				\$4,000,000		
80	Districtwide Restroom Projects				\$1,000,000		
81	Bartlett High School Phase 4 Construction and Phase 5 Design					\$11,000,000	
82	Dimond High School - Classroom Wing Addition					\$10,000,000	
83	East High School Phase 5-B Construction and Phase 6 Design					\$8,000,000	
84	Service High School Phase 6 Design					\$1,000,000	
85	West High School Construction Phase 2					\$6,000,000	
86	Gruening Middle School Design					\$1,500,000	
87	Romig Middle School Construction Phase 2					\$5,000,000	
88	Abbott Loop Elementary School Design					\$800,000	
89	Airport Heights Elementary School Construction					\$9,000,000	
90	Bayshore Elementary School Design					\$800,000	
91	Eagle River Elementary School Construction					\$10,000,000	
92	Gladys Wood Elementary School Construction					\$10,000,000	
93	Mt. View School Elementary Design					\$800,000	
94	O'Malley Elementary School Design					\$800,000	

**Attachment C - ASD Memorandum #131 (2005-2006)
CIP Tables 2005-11**

Priority		2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
95	Site Selection and Acquisition					\$3,000,000	
96	Traffic Safety/Site Upgrades					\$1,000,000	
97	Districtwide Code/Hazmat/ADA/Sprinkler Projects					\$1,000,000	
98	Replacement School Buses					\$1,100,000	
99	Districtwide Roof Replacement and Repairs					\$2,000,000	
100	Multi- School Security System Upgrades					\$1,000,000	
101	Emergency Communications Systems- High Schools and Middle Schools					\$900,000	
102	Districtwide Building Renewal Projects					\$5,000,000	
103	Districtwide Electrical Projects					\$3,000,000	
104	Districtwide Mechanical Upgrades					\$3,500,000	
105	Districtwide Restroom Projects					\$1,000,000	
106	Bartlett High School Phase 5 Construction						\$5,000,000
107	East High School Phase 6 Construction and Phase 7 Design						\$11,750,000
108	Service High School Phase 6 Construction						\$8,000,000
109	Gruening Middle School Construction Phase 1						\$5,000,000
110	Abbott Loop Elementary School Construction						\$8,000,000
111	Bayshore Elementary School Construction						\$8,000,000
112	Birchwood ABC School Planning						\$65,000
113	Huffman Elementary School Planning						\$65,000
114	Mt. View School Elementary Construction						\$8,000,000
115	O'Malley Elementary School Construction						\$8,000,000
116	Tudor Elementary School Planning						\$65,000
117	Steller Secondary School Planning						\$100,000
118	Traffic Safety/Site Upgrades						\$1,000,000
119	Districtwide Code/Hazmat/ADA/Sprinkler Projects						\$1,000,000

**Attachment C - ASD Memorandum #131 (2005-2006)
CIP Tables 2005-11**

Priority		2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
120	Replacement School Buses						\$1,170,000
121	Districtwide Maintenance Equipment						\$500,000
122	Districtwide Roof Replacement and Repairs						\$2,000,000
123	Multi- School Security System Upgrades						\$1,000,000
124	High School Synthetic Athletic Field Turf- matching MOA Funds						\$2,000,000
125	Districtwide Building Renewal Projects						\$4,000,000
126	Districtwide Electrical Projects						\$2,500,000
127	Districtwide Mechanical Upgrades						\$5,000,000
128	Districtwide Restroom Projects						\$1,000,000
	Total		\$117,525,000	\$103,975,000	\$103,990,000	\$97,200,000	\$83,215,000

Projects with attached dollar amounts will require funds to be obtained. After 2006-07, scope and costs are estimates and require verification. Both may be adjusted based on recommendations from Facilities resulting from preliminary design and facility audits.

	Total 2005-06	\$0					
	Total 2006-07	\$117,525,000					
	Total 2007-08	\$103,975,000					
	Total 2008-09	\$103,990,000					
	Total 2009-10	\$97,200,000					
	Total 2010-11	\$83,215,000					
	Total 6 year CIP	\$505,905,000					
	Projects Having No Assigned Priority						
	Chugiak/Eagle River Elementary School	Site Selection					
	New Anchorage Area ABC School	Site Selection					
	Goldenview Elementary School	Site Selection					
	Southwest Anchorage Elementary School Boundary Review	Study					

**Attachment C - ASD Memorandum #131 (2005-2006)
CIP Tables 2005-11**

Priority		2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
	Southeast Anchorage Elementary School Boundary Review	Study					
	South Anchorage Middle School	Study	Site Selection				
	Technology Study- Update of Impact on Educational Specifications	Study					
	Update All Educational Specifications to incorporate recently adopted changes or improvements in facility planning	Study					
	Student Transportation Facility Site Selection/Funding Options	Study					
	Charter School Housing	Study					

Attachment D – ASD Memorandum #131 (2005-2006)
November 2, 2005 Capital Request Advisory Committee
Draft Meeting Minutes

Capital Request Advisory Committee Meeting
ASD School Board Room
Wednesday, November 2, 2005
1:30 p.m. – 3:30 p.m.

Meeting Called to Order

The meeting was called to order at 1:35 p.m. by George Vakalis, Chairman and the Assistant Superintendent of Support Services.

Roll Call and Introductions

A brief overview of the documents that were previously distributed was given. These documents include a draft of Possible 2006 Bond Proposition Scenarios and Major Maintenance Projects for Possible Inclusion in 2006 Bond for the committee to use as a starting point in its deliberations. Committee members introduced themselves and those in attendance are listed below.

Ray Amsden	ASD Facilities - Director
Gina Anderson*	Anchorage Chamber of Commerce
Rob Balivet	ASD Facilities – Design Manager
Rick Barrier	ASD Facilities – Project Support
Jan Christensen	ASD Assistant Superintendent I-Instruction
JoAnn Contreras	MOA Planning
Ophelia Dargan-Steed	ASD Demographic/GIS Manager
Nancy Davis*	Chugiak HS Area - Alternate
Michelle Egan	ASD Public Relations – Director
Mike Franks	ASD Facilities – Construction Manager, MM
Bradley Harris*	Area-Wide Schools & Programs
Mike Henry	ASD High School Education, Executive Director
Carolyn Johnston*	South HS Area Representative
David Jones*	Military Representative
Ken Legacki*	West HS Area Representative
Michelle Mandel*	Bartlett HS Area – Alternate
Pamela Massey*	Service HS Area Representative
Kerstin (Kitte’) Miller*	Area-Wide Schools & Programs – Alternate
Dave Moore*	Alaska Professional Design Council
Jackie Ohlson*	Dimond HS Area Representative
Larry Petersen	ASD Maintenance – Director
Steve Pifer*	Chugiak HS Area Representative
Mike Price	ASD Facilities-Const Mgr. Capital Projects
Karen Reeve	Anchorage Principal Association
Terry Schoenthal*	Alaska Professional Design Council
Janet Stokesbary	ASD Chief Financial Officer
Stan Syta	ASD Operations – Director
Louis Theiss*	South HS Area – Alternate
Leslie Vandergaw	ASD Middle School Education, Executive Director
George Vakalis	ASD Assistant Superintendent of Support Services
Larry Wiget	ASD Public Affairs, Executive Director

Other Attendees:

Roger Fiedler	ASD Communications
Rachel Molina	ASD Facilities – Project Support
Randy Ribble	ASD Facilities – Project Manager

*Denotes Voting Member

Approval of Meeting Minutes - September 21, 2005

There were corrections to the meeting minutes of September of 21, 2005. Correction #1 - Michelle Mandel noted that Chester Valley Elementary School should be identified as an unfunded Capital Project top priority as discussed during September 21, 2005. Correction #2 - Bradley Harris was not present at the last meeting (September 21, 2005). There were no further changes to the minutes. A Motion to approve the meeting minutes with corrections was made by George Vakalis and seconded by Pamela Massey. **Motion Passed.** See approved Minutes from September 21, 2005.

Review of “Possible 2006 Bond Proposition Scenarios” and “Major Maintenance Projects for Possible Inclusion in 2006 Bond”

Ray Amsden gave an overview of the Possible 2006 Bond Proposition scenarios that was sent out via e-mail, for discussion today. The District wide projects are summarized the same way as individual school projects. Updates based on new information were distributed. These updates included another option for Chester Valley Elementary School which adds 2.1 million dollars; new delivery options and costs for Service High School; and updated cost estimate for Chugiak High School, which is substantially higher than the earlier estimate.

Mr. Vakalis gave an outline of the duties and operations of the Capital Request Advisory Committee.

The CIP identifies an estimated cost of work for projects. Every year a Strawman is presented to help identify priorities.

The State Legislature passed legislation approving a debt reimbursement program in the total amount of \$62 million and we have many projects that will qualify.

Floor was opened for general discussion.

Kitte Miller asked for more clarification in reference to Clark Middle School. Ray Amsden stated studies to date indicate that the Clark project will consist of new construction, renewal, and demolition of portions of the existing building. The District does not have the ability to send students to a vacant school while Clark is being rebuilt.

Bradley Harris asked if this would be a two phase job.

Ray Amsden stated that Clark was likely a multi-phase project with specific phasing information to be determined as the project is developed.

Pam Massey stated that, after talking with the parents of Service High School, South High School and Service’s Administrators, they would like to propose changing the order of the phases at Service. They are in favor of completing the areas most students use first. This means moving the planning and design of the Auditorium and Cafeteria forward to the Bond request in April 2006, and moving the planning and design of the IMC & Administration area to a later Bond. The Bond request for April 2006 would include construction funds for the Auxiliary Gym & Boilers, as previously planned, and defer the design and planning money for the IMC and Administration areas to the Auditorium and Cafeteria. This would enable Service to request the funds for the Construction of the Auditorium and Cafeteria in 2007. The parents of both Service and South High Schools believe that bringing Service to parity with both South and Dimond will alleviate some of the over-crowding at those high schools.

Motion was made by Pam Massey to change phasing at Service High School along with its funding of 11.8 million dollars for construction of Phase 3 Aux Gym and Boilers and design for Phase 5, Auditorium/Cafeteria/Commons Areas. The motion was seconded by Carolyn Johnson.

Mike Price discussed in more detail the three delivery options and the implications on construction funding of each option:

Option 1: Current phasing sequence obtains construction funding for Phase 3 in 2006, Phase 4 design funding in 2006, Phase 4 construction funding in 2007, Phase 5 design in 2007, Phase 5 construction funding in 2008, with construction complete by 2012. The bond request for April 2006 would be \$11,000,000 under this option.

Option 2: modifies phasing sequence to obtain Phase 3 construction funding in 2006 while using the auxiliary gym as temporary IMC space 2008-2012, Phase 5 design funding in 2006 with construction funding of \$30 million in 2007. Construction would be complete in 2011. The bond request for April 2006 would be \$11,800,000 under this option.

Option 3: modifies phasing sequence to obtain Phase 3 construction funding in 2006, and Phases 4 & 5 design funding in 2006. The bond request for April 2006 would be \$12,300,000 under this option. This would provide the option of being able to decide in the future whether to obtain construction funding for either or both Phases 4 and/or 5 in 2007.

A motion was made to amend the main motion by changing the design phasing of Service High School, to fund Phase 5 design ahead of Phase 4 design and adjusting the dollar values on the Strawman.

Dave Moore asked whether it was appropriate to abstain from voting and to defer to the APDC alternate with regard to that motion since he is a part owner of Architects Alaska, the firm providing design services for the Service High School project and, presumably, the recipient of that funding. He stated that he believed this created a potential conflict of interest for him. George Vakalis answered yes. Dave Moore abstained from the vote on that motion to amend and on the subsequent main motion. The alternate, Terry Schoenthal, voted on both the motion to amend and the main motion.

Discussion ensued.

Again, Pam Massey noted that the parents are ready to see Service completed. More houses are being built in the area and the school construction is not yet complete. There is a desire and a willingness to put construction on the bond this year. The parents and the administration are willing to say "let's do it for the students first". There is a willingness to work toward finishing Phase 3 of the construction. If parents see progress on Service they would probably be willing to vote yes on the future Bonds.

Discussion ensued.

Motion was to change the phasing at Service to include the Construction money for Phase 3 Aux Gym/Boiler and Design money for the Phase 5 Auditorium and Cafeteria, instead of the Phase 4 Admin and IMC. Motion seconded by Carolyn Johnston. Total 2006 Bond recommendation for Service High School is \$11.8 million.

Steve Pifer noted that the total of all bonds should be kept under or around \$90 million dollars.

Mr. Pifer made a motion to accept scenario 2 for high schools, and scenario 1 for middle schools, elementary schools and maintenance/land acquisition projects as listed on Strawman. Motion was seconded by Kitte Miller for purposes of discussion.

Discussion ensued.

Motion on the floor was to accept scenario 2 for high schools, and scenario 1 for middle schools, elementary schools, Districtwide major maintenance and Districtwide site acquisition and facility assessments.

Steve Pifer agreed to a friendly amendment to accept Chester Valley Elementary School at \$14,100,000 instead of the \$12,100,000 listed in September. Motion was seconded by Kitte Miller.

Discussion ensued on the motion.

An amended motion was made by an unidentified member to accept Chester Valley Elementary School at \$14,100,000, and to accept the Scenario 2 adjustment for Chugiak HS. Motion was seconded by Kitte Miller.

Discussion ensued on the new motion.

When the school bonds failed last time, there were not enough choices and they were too large. The originator of the first motion (Pifer) agreed to include Clark. Motion was to add one million dollars to scenario 1 for a total request of \$4 million. Kitte Miller asked if \$3 million provided adequate design for Clark Middle School. Ray Amsden stated yes, \$3 million was adequate to move project forward. Motion to accept \$4 million for Clark Middle School was seconded by Dave Moore.

Motion passed as follows: 8 yeas, 2 opposed. Motion carried.

Kitte Miller asked for an explanation of Bartlett, Chugiak and Dimond scenarios. The proposal was to look at the project design and construction and choose scenario 2. The Chugiak High School project for Phase 4 will complete classroom Houses 1 and 4 and the priority 1 items on the project lists which include projects such as lock-down door standards, and intercom and security upgrades.

A motion was made by an unidentified member to approve scenario 2 for High Schools, \$4 million for Clark Middle School, and scenario 1 for all other projects.

Packaging

Discussion ensued regarding possible ways to package the bonds. Mr. Vakalis entertained three options for packaging:

Option 1: distribute the total amount equally between three bonds, each with an equal mix of Districtwide, educational levels and areas, and major maintenance projects.

Option 2: three bonds grouped by high school, middle and elementary schools, and Districtwide and major maintenance projects.

Option 3: three bonds grouped by debt reimbursement percentage; 70%, 60% and 0%.

A motion was made to adjourn and provide research on packaging suggestions and historical bond information at the next meeting. It was moved and seconded. Meeting adjourned at 3:45 p.m.

The next Capital Advisory Committee meeting is scheduled for November 21, 2005 at 2:00 p.m. in the Board Room at the Administration Bldg.

Future Meeting Schedule:

January 18, 2006

1:30 – 3:30 ASD Board Room

April 26, 2006

1:30 – 3:30 ASD Board Room

The minutes are respectfully submitted by:

Jacqueline Gay

Administrative Assistant

Attachment D – ASD Memorandum #131 (2005-2006)
November 21, 2005 Capital Request Advisory Committee
Draft Meeting Minutes

Capital Request Advisory Committee Meeting
ASD Conference Room 320
Wednesday, November 21, 2005
2:00 p.m. – 3:30 p.m.

Meeting Called to Order

The meeting was called to order at 2:10 p.m. by George Vakalis, Chairman and the Assistant Superintendent of Support Services.

Roll Call and Introductions

Committee members introduced themselves and those in attendance are listed below.

Ray Amsden	ASD Facilities - Director
Rob Balivet	ASD Facilities – Design Manager
Michael Baldwin*	Special Education
Ophelia Dargan-Steed	ASD Demographic/GIS Manager
Michelle Egan	ASD Public Relations – Director
Mike Franks	ASD Facilities – Construction Manager, MM
Bradley Harris*	Area-Wide Schools & Programs
Carolyn Johnston*	South HS Area Representative
Michelle Mandel*	Bartlett HS Area – Alternate
Kerstin (Kitte’) Miller*	Area-Wide Schools & Programs – Alternate
Rachel Molina	ASD Facilities – Project Support
Dave Moore*	Alaska Professional Design Council
Jackie Ohlson*	Dimond HS Area Representative
Larry Petersen	ASD Maintenance – Director
Mike Price	ASD Facilities-Const Mgr. Capital Projects
Janet Stokesbary	ASD Chief Financial Officer
Stan Syta	ASD Operations – Director
Al Tamagni Sr.*	East HS Area – Alternate
Kathleen Targe*	Service HS Area – Alternate
Leslie Vandergaw	ASD Middle School Education, Executive Director
George Vakalis	ASD Assistant Superintendent of Support Services
Larry Wiget	ASD Public Affairs, Executive Director

Other Attendees:

Mark Mew	ASD Security – Director
Randy Ribble	ASD Facilities – Project Manager

Review of DEED FY 2007 CIP School Construction and Major Maintenance Grant Fund lists

Ray Amsden gave an overview of the FY 2007 DEED School Construction and Major Maintenance CIP Lists. Many District projects ranked high on the Major Maintenance List, with Chester Valley Elementary School Renovation ranked #2, and Sand Lake Elementary School Renovation at #7. Other projects that fared well include Clark Middle School Renovation at #12, Inlet View Elementary School Renovation at #23, and Turnagain Elementary School Renovation at #36. It was also noted that a couple years ago Wendler Middle School Renovation ranked #1 on the Major Maintenance Grant List and received funding through this process. On the School Construction Grant Fund, District projects did not score as well. Bartlett High School Phase 3A Construction & Phase 3B-1 Design ranked #29, Chugiak

*Denotes Voting Member

High School Phase 4 Construction #31, East High School Phase 4B-1 Construction & Phase 4B-2 Design #34, and Service High School Phase 3 Construction & Phase 4 Design ranked #35. Others on the list were Romig Middle School Renovation Design at #41, West High School Renovation Design at #42 and Whaley Center Renovation Design at #43. Historically, the District does not receive grant money for School Construction, and scores this low indicate that these projects would not be considered for grant money, but the District would apply these projects to the Debt Reimbursement program.

Discussion concerning the Grants Funds list ensued.

Q: How far down does the State go on the list (for awarding grant funds)?

A: Hard to answer that question, typically, the state may consider what relates to a possible debt reimbursement program as opposed to direct grant for Anchorage. They may often go down to 20 on the list, mostly looking at rural school needs. It is expected that School Construction is going to be a very paramount point of discussion during the upcoming legislative session.

Q: So the last project that actually got a direct State Grant was Wendler?

A: Yes, you would probably have to research back probably to 80's to find a grant awarded project prior to Wendler.

Ray Amsden also discussed the attached detailed Major Maintenance handout. At the November 2 meeting, the committee recommended the 'A' priorities listed. Since that meeting the District received additional information which affects these priorities. Abbott Loop Roof was removed as an 'A' priority, and other projects were re-arranged so that the new priority 'A' list totals \$6,841,000. The 'B' priority list was divided into B1, B2 and B3 priorities. Historically, the committee approves the 'B' Category and Facilities felt that the original information needed to be refined in this manner. For example, since some 'B' projects are currently in design, they have a strong need for construction funding as part of this bond recommendation.

Q: Is the Districtwide roof replacement under Major Maintenance?

A: We still have them in the 'B' Priority list.

Q: Where is the Abbott Loop Roof Design on the list?

A: It is listed under roofs, after the Mechanical projects there is a small "r" and Abbott Loop is there for \$920,000.

Q: At our last meeting we had Clark at \$4 Million dollars instead of \$3 million.

A: You are correct, your action was to approve \$4 million for Clark.

Discussion ensued on Clark Middle School's Bond Recommendation

Bradley Harris stated he originally made the motion to change Clark from \$3 million to \$4 million; the committee on this motion and it passed. All other committee members concurred that this action was correct.

A Discussion ensued on priority codes listed on the Major Maintenance list and what they mean. Mike Franks explained that this is how these codes will appear on the bonds. It is also our code for tracking.

A = Health Life Safety

B1 = Renewal Project Design

B2 = Renewal Project System Repairs Required

B3 = Renewal Project System needs replacement

The Chairman called for a motion to reconsider the previous action of the committee as it pertains to Major Maintenance and if the majority of the committee votes to reconsider then we would reconsider the previous action. Then a motion could be introduced to change the previously approved recommendation. That would be procedurally the correct way to deal with this since action was taken in the last meeting.

A motion was made to reconsider the action from the previous board as it pertains to Major Maintenance. It was moved and seconded. Motion passed.

Al Tamagni made a motion to accept recommendations to Major Maintenance in its entirety which includes all of Category A and B.

There was further discussion on the motion.

A suggestion was made to revise the motion to reflect A's and B1's for a total amount of \$15,201,000. This was accepted by the maker and second of the motion.

There was further discussion on the Motion.

A motion was made to reconsider the revised package for Major Maintenance to include A's and B1's. Dave Moore moved and seconded by Jackie Ohlson. Motion passed.

Committee Recommendations and Prioritization of 2006 Bond Propositions, Including Recommendations Bond Packaging

Ray Amsden discussed the three different scenarios of packaging three bonds. Scenario #1-Spread evenly, which is roughly one third of the values and includes one third of the debt reimbursement capacity and one third of the geographic representation across the District, Scenario #2-Split by School Level and #3-Limited to \$62 million, closely matching the available debt reimbursement legislation.

Discussion ensued on the Scenarios.

Q: Where the additional \$6 million of the major maintenance projects that we just approved would shake out as far as reimbursement goes?

A: **Package 1:** it would simply be spread out between the three, **Package 2:** would be added to the third bond proposition and in **Package 3:** it could be included in the \$62 million of qualified projects. We have more projects than available debt reimbursement and that is part of the challenge of this group, to advise us as to how we might sort those projects.

Discussion continued.

Q: Scenario three that you presented column one is the universal projects we have the Girdwood K-8 plan which is at 0% reimbursable and the Districtwide Radio Deployment at 0% reimbursable, why did you put them in the plan?

A: They're showing in the first column and should be in the third column.

Q: Are we able to transfer Dimond High School Pool Upgrades to the major maintenance fund and then do the Elementary and Jr. High together?

A: There could be some good logic to that by bringing it up to code and it would fall as a major maintenance project.

Anchorage School Bond Survey

The Chairman asked the committee if they thought the voters would approve close to a \$100 million dollar bond package. If the committee thought the voters would approve a \$100 million dollars then Scenario 3 is out of the question and the committee should consider going with Scenarios 1 and 2, or as they might modify.

Michelle Egan gave the committee members a handout from the Ivan Moore Research group who conducted the Survey for the District. The surveys show that the voters are willing to vote on a \$100 million dollar bond package and this is without any advertising.

Discussion continued on School Bond Survey.

A motion was made by Kittle' Miller to approve Scenario Number 2 with a change of \$4.5 million for Dimond High School Code Upgrades moved to the Major Maintenance Bond package leaving the High Schools at \$48.3 million, seconded by Al Tamagni.

Further discussion continued on the motion – Bradley Harris had a concern that the second bond proposition would be dominated by Clark's \$4 million and Chester Valley's \$14 million. Another concern was that the high schools are winning out over elementary schools again. Other community members thought that the elementary schools are spread out pretty well.

The current motion on floor is to present Scenario 2 with modifications.
The motion was unanimous.

The Chairman stated that he would take the Committee recommendations to the Superintendent. She will review it and take it under advisement, and she may make some revisions to it. If she should have any recommendations that deviate from your recommendations we go forward to the board with, we will note changes which differ from this committee's recommendation. The package will be presented to the School Board on December 12, 2005. Please advocate for the bond package. We encourage members to express their support for the projects and packages as they move forward for approval by the School Board and Assembly.

The next meeting is January 18, 2006 and discussion will be on the next year CIP.

Meeting adjourned at 3:23 p.m.

Future Meeting Schedule:

January 18, 2006

1:30 p.m. – 3:30 p.m.

April 26, 2006

1:30 p.m. – 3:30 p.m.

The minutes are respectfully submitted by:

Jacqueline Gay

Administrative Assistant

ANCHORAGE SCHOOL DISTRICT
 APRIL 2006 PROPOSED BOND PROPOSITIONS
 CALCULATION OF ESTIMATED TAXES FOR DEBT SERVICE ON \$100,000 ASSESSED VALUATION

	Bond Proposition Amount	Est. State Debt Reimb. By Project	Est. State Debt Reimb. By Prop.	Annual Debt Prin. & Int. 5.25% [1]	Per \$100,000 Assessed Val. \$ 25,194,879,645	State Debt Reimb. Per \$100,000	Property Taxes Per \$100,000
Proposition 1- High School Renewal/Additions							
Bartlett High School Phase 3A Construction (West Wing) and Phase 3B-1 Design (1/2 of East Wing)	\$ 13,900,000		70%				
Chugiak High School Phase 4 Construction (House 4)	12,500,000		70%				
East High School Phase 4B-1 Construction (Southwest House) and Phase 4B-2 Design (Connector)	9,700,000		70%				
Service High School Phase 3 Construction (Auxiliary Gym/Boiler) and Phase 5 Design (Auditorium/Cafeteria)	11,800,000		0%				
West High School Planning	300,000		0%				
Proposition 1 Total	<u><u>\$ 48,200,000</u></u>	\$ 36,100,000	70%	\$ 3,936,523	\$ 15.62	\$ 8.19	\$ 7.43
		-	60%				
		12,100,000	0%				
		<u><u>\$ 48,200,000</u></u>	52.43%				
Proposition 2- Elementary & Middle School Design/Renewal							
Chester Valley Elementary School Addition and Renewal	\$ 14,100,000		0%				
Girdwood K-8 School Planning	50,000		0%				
Inlet View Elementary School Design	750,000		60%				
Sand Lake Elementary School Addition and Renewal	12,600,000		60%				
New Southwest Anchorage Area Elementary School Planning	100,000		0%				
Clark Middle School Design - Phase 1	3,000,000		60%				
Romig Middle School Planning	175,000		0%				
Proposition 2 Total	<u><u>\$ 30,775,000</u></u>	\$ -	70%	\$ 2,513,413	\$ 9.98	\$ 3.18	\$ 6.80
		16,350,000	60%				
		14,425,000	0%				
		<u><u>\$ 30,775,000</u></u>	31.88%				

Proposition 3- Major Maintenance & Districtwide Site Acquisition

Districtwide Code/Hazmat/ADA/Sprinkler Projects	\$	800,000	70%						
Districtwide Roof Replacement and Repairs		1,315,000	0%						
Multi- School Security System Upgrades		3,046,000	70%						
Emergency Communications Systems - High Schools		760,000	70%						
Districtwide Building Renewal Projects		1,699,000	70%						
Districtwide Electrical Projects		1,500,000	70%						
Districtwide Mechanical Upgrades		1,670,000	70%						
Site Selection and Acquisition		6,000,000	0%						
Dimond High School Gym/Pool Code Upgrade and Renewal		4,100,000	0%						
Proposition 3 Total	\$	<u>20,890,000</u>	\$ 9,475,000	70%	\$ 1,706,099	\$ 6.77	\$ 2.15	\$ 4.62	
			-	60%					
			<u>11,415,000</u>	0%					
			<u>\$ 20,890,000</u>	31.75%					
Total Propositions 1, 2, 3	\$	<u>99,865,000</u>	41.77%		\$ 8,156,034	\$ 32.37	\$ 13.52	\$ 18.85	

[1] Based on 5.25% interest rate provided by Municipality of Anchorage