

ANCHORAGE SCHOOL DISTRICT
ANCHORAGE, ALASKA

ASD MEMORANDUM #128 (2006-2007)

December 4, 2006

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

SUBJECT: APPROVAL OF SCHEMATIC DESIGN FOR CLARK MIDDLE
SCHOOL RENEWAL

ASD Goal: Establish and maintain a supportive and effective learning environment by providing safe, caring, barrier-free schools. Ensure public accountability through effective consultation with community to ensure wise use of financial resources and responsible construction and maintenance of facilities, and effective communication with students, staff, parents, community and government at all levels.

RECOMMENDATION:

It is the Administration's recommendation that the School Board approve the Schematic Design for the Clark Middle School Renewal Project and authorize the Superintendent to proceed with design pending Municipal Assembly approval of the Schematic (Revised) Design.

PERTINENT FACTS:

Clark Middle School is located on a site at 150 Bragaw Street in northeast Anchorage. The existing 41-classroom school delivers educational programs for seventh and eighth grades. It was built in 1959, with a library addition built in 1994. The school has had a minimal amount of upgrade since it was constructed 47 years ago. Except for the library addition, the existing facility is deficient in: its physical ability to meet the educational program as outlined in Educational Specifications; its building systems, including structural, mechanical, and electrical; and the presence of hazardous materials.

The scope of this project is to renew Clark Middle School based on the School Board-approved Educational Specifications developed specifically for Clark Middle School. A construction budget is being determined by the General Contractor/Construction Manager (GC/CM) for this project, Davis Constructors and Engineers Inc.

Clark Middle School has more special programs, such as Title I and ESL, with

smaller average class sizes of 21.6 and higher space utilization than other District Middle Schools. The District-wide Educational Specifications for standard middle schools call for a facility capacity of 1,058 students based on the State Department of Education and Early Development (DEED)'s allocation of 165 gross square feet (gsf) per student and their area calculation method, which includes exterior wall widths. The renewed Clark Middle School will offer a program capacity of 1,030 students and an DEED facility capacity of 1,125 students. The school intends to serve grades 6, 7 and 8, and yet is adaptable to serve just grades 7 and 8. The school's population is projected to be 941 for the school's opening in the 2009-2010 school year and to remain relatively constant for the next 5-year period.

The School Board approved the Clark Middle School Educational Specifications on May 1, 2006. At that time, with preliminary assessments completed, it was assumed that major portions of the existing facility would remain and be renewed. Though based on that same assumption, the Educational Specifications did recognize the possibility that portions of the facility may be demolished and replaced with new. In which case, the Educational Specifications called for each affected space's size to conform to the District middle school standard.

During the Conceptual Design phase, a more detailed and thorough cost, structural and condition analysis and evaluation of Clark Middle School was accomplished. The results concluded it was not cost effective to retain any of the existing facility except for the Library. The Conceptual Design, as approved by the School Board on August 14 and the Assembly on August 29, reflected that direction.

All changes from the Conceptual Design are reflected in the Supplementary Educational Specifications portion of the accompanying "Schematic Design Narrative and Supplementary Educational Specifications" document. One of the more substantial changes has been the addition of an interior running track added to the Gymnasium. This was added in order to achieve parity with other middle schools, such as the new Nicholas Joseph Begich Middle School. As a normal part of the design development process, further minor area adjustments can be anticipated as the design becomes more refined.

Since the selection of Davis Constructors and Engineers, Inc. as this project's GC/CM, McCool Carlson Green's design team and District Facilities staff have worked closely with Davis to analyze life cycle costs and cost benefits of the site and facility design in order to achieve the best value for construction dollars to be expended. One of the areas they analyzed was the 1994 Library. They estimated costs of: a) shoring up the Library's foundation to protect it from

adjacent new construction; b) structural code upgrades; c) interior and exterior renovations; d) construction constraints of working around such a large site obstacle; and e) protection of the facility during construction. These estimates led to the conclusion that it would be more expensive to save the 1994 Library than to demolish it. With the existing Library removed, the entire existing Clark Middle School building is to be demolished. This has allowed opportunities to re-evaluate the use of the site, the facility's design, and its site orientation. The Design Team, GC/CM and District staff together concluded that the basic Conceptual Design continued to be the best solution for the program. However, by flipping the plan in the east-west direction, the site orientation was greatly improved: the loading dock and service area at the west became hidden from both Bragaw Street and Mountain View Drive; the classrooms achieved a definite orientation towards the Chugach Mountains; and the Gymnasium became centered on the athletic fields.

McCool Carlson Green - Architects has designed collaboratively with Clark Middle School students, staff, Building Design Committee, and District Facilities staff since early March 2006. The design process has included an extensive outreach effort to involve the community through: posting notices of Building Design Committee meetings at Mt. View churches and businesses; providing project information at community events; participation in the Mt. View Redevelopment Oversight Committee (ROC); and presentations to Community Council meetings at affected areas of Mt. View, Russian Jack, Airport Heights and Northeast.

Throughout the planning and design process, development of projects on adjacent properties has changed the parameters of the Clark Middle School renewal project. These projects are the Municipality's P.O.B. Montgomery commercial Glenn Square development to the west, the State DOT/PF's Glenn Highway/Bragaw Street Interchange upgrade to the southeast, and the Municipality's need for an expanded library in the current Parks & Recreation building to the northeast. The District has worked, and will continue to work, closely with all parties to strive for mutually beneficial success of projects.

Substantial changes to the site size and configuration have occurred as a result of these adjacent Municipal and State developments. When the Clark Middle School Renewal project began, the site consisted of 31.216 acres. The October 2000 District-wide Middle School Educational Specifications recommend an "optimum" site size of 30 acres. Nicholas J. Begich, Goldenview, Hanshew, Mears, and Mirror Lake Middle Schools all reflect this standard. The current Schematic Design Clark Middle School site of 23.75 acres results from: 5.29 acres for the Municipality's Glenn Square commercial development; 1.0 acre added to the previously designated 0.52 acre for plans to expand the Municipality's former

Library; and 0.66 acres for DOT/PF's Glenn Highway/Bragaw Street interchange. The Conceptual Design approved by the School Board and the Assembly was based on a 28.4-acre site. In addition to these site reductions, development of the building and site design has been challenging due to the slope, irregular configuration, vehicular access at adjacent streets, utility easements, and site surface drainage issues.

The irregularly shaped and reduced size site and its varied topography have necessitated a more compact site design than usual for the program site requirements of a standard District middle school. Even though the required site amenities fit, their close proximity will require some variances from Municipal and District planning standards. These include:

- limited circulation between amenities and limited gathering areas to watch outdoor events;
- steeper slopes and swales required for site drainage flow paths;
- limited space for on-site snow storage will require more off-site hauling during heavy snow seasons than for standard middle school sites;
- loss of all existing vegetative buffers on the south, east and west sides of the site;
- higher traffic noise levels at fields from the Glenn Highway due to lack of vegetative buffer and other acoustical barriers; and
- currently, no identification of a hill location for skiing program and after-hours community sledding or for cross country running/skiing trail referenced in approved Educational Specifications.

The Schematic Design shows full use of the site in an efficient and compact manner. The three-story design solution for a sloped site optimizes a response to program requirements regardless of the unique site challenges encountered.

Some site-related construction items must be completed by the Municipality in order to allow this compact site design to be successfully implemented. These include:

- removal of existing above-grade power lines and vacation of concomitant easements;
- variances, reduction or elimination of Title 21 requirements for vegetative buffering on east, south and west sides of site;
- coordination of event parking with proposed expanded Municipal Library through shared parking agreement;
- legal finalization of all plat and easement provisions;
- elimination of requirement for on-site surface drainage discharge in order for discharge to go to adjacent parcels;
- relocation of Clark's storm water detention ponds off site and incorporation of function with Municipality's off site disposal system; and

- resolution of issue with Mountain View Drive storm drain and concomitant easement which dissect the site, by:
 - relocate on-site storm drain line off-site, or
 - relocate storm drain line across northern portion of site, or
 - retain storm drain route and its easement in same location, but remove and replace existing installation, which will require additional classified fill.

All of these tasks will need to be carefully coordinated to minimize any schedule or cost impacts as there are multiple projects occurring in a very localized area.

Bonds approved by the voters in April 2002 provided funding of \$150,000 for Clark Middle School Planning (SB Memo #136 (2001-2002)). Bonds approved by the voters in November 2004 provided funding of \$400,000 for Clark Middle School Preliminary Design (SB Memo #4 (2004-2005)). The School Board approved the selection of McCool Carlson Green - Architects as the Designer of Record on January 23, 2006, ASD Memorandum #169 (2005-2006) and the Municipal Assembly approved the selection on February 14, 2006 (AM 55-2006). The School Board approved the Educational Specifications for the Clark Middle School Renewal Project on May 1, 2006, ASD Memorandum #248 (2005-2006). The School Board approved additional funding for Capital Projects, including Clark Middle School Renewal, using earnings and project balances in the amount of \$1,635,830 for Design on June 26, 2006, ASD Memorandum #337 (2005-2006). The School Board approved the Conceptual Design on August 14, 2006, ASD Memorandum #5 (2006-2007) and the Assembly approved it on August 29, 2006 (AM 546-2006). The School Board approved a contract award to Davis Constructors and Engineers Inc. for General Contractor/Construction Manager (GC/CM) Pre-Construction Services on September 11, 2006, ASD Memorandum # 49 (2006-2007).

CC/GV/RA/RB/MP/MC/jg

Attachment

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