

ANCHORAGE SCHOOL DISTRICT
ANCHORAGE, ALASKA

ASD MEMORANDUM #339 (2007-2008)

June 23, 2008

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

SUBJECT: APPROVAL OF CONCEPT DESIGN AND SUPPLEMENTAL
EDUCATIONAL SPECIFICATIONS FOR SAND LAKE
ELEMENTARY 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 Concept Design and Supplemental Educational Specifications for Sand Lake Elementary School Renewal project and authorize the Superintendent to proceed with design, pending Municipal Assembly approval of the concept design.

PERTINENT FACTS:

The School Board approved selection of Krochina Architects as the Architect of Record on October 14, 2002, ASD Memorandum #76 (2002-2003), and the Municipal Assembly approved the selection on October 15, 2002 (AR #2002-308). On August 1, 2007 Krochina Architects merged with Porath Tatom Architects to become the legal entity of Nvision Architecture, Inc. Krochina Architects assigned its contractual interest on this project to Nvision with Patrick Krochina continuing as the Principal-in-charge.

The Conceptual Design was approved by the Board on May 12, 2003, ASD Memorandum #263 (2002-2003), and by the Municipal Assembly on May 20, 2003 (AR #2003-109). The Schematic Design and Supplemental Educational Specifications were approved by the Board on November 24, 2003, ASD Memorandum #124 (2003-2004). The Municipal Assembly approved the Schematic Design on December 16, 2003 (AR #2003-350). In April 2008, voters

approved bonds for completion of the design and construction of Sand Lake Elementary School Renewal project. On April 14, 2008, the Board authorized the Superintendent to utilize the General Contractor/Construction Manager (GC/CM) project delivery method for the Sand Lake Elementary School Renewal Project, contingent upon approval of the method by the Alaska Department of Education and Early Development, ASD Memorandum #271 (2007-2008). The current concept design drawings (Attachment A) are revisions of the previous design to reflect changes in building codes and in educational priorities as shown in the supplemental educational specifications (Attachment B).

Sand Lake Elementary School is located in southwest Anchorage at 7500 Jewel Lake Road. It occupies a sloping 10-acre site with residential housing and a church on the north and south sides respectively, municipal park land on the west side with vehicular access from Jewel Lake Road on the east side to Sand Lake on the west. Originally built in 1958, the facility has had additions in 1959, 1964, and 1987, bringing it up to its current 25 classrooms. A gymnasium and music classroom was added in 1987. There are five relocatables on the site.

Sand Lake Elementary School provides both traditional and Japanese Immersion programs for kindergarten through 6th grade. Current school attendance is 128% of the facility's capacity. Six-year projections show enrollments will continue to remain relatively the same.

Due, in part, to the successful Japanese Immersion program, 295 students have school attendance zone exemptions and are dropped off at school by parents. Sixty-four (64) students have zone exemptions out of Sand Lake Elementary School's immediate attendance zone. With fewer students from the attendance area, school bus transportation is more limited than at other schools; however, parent drop-off/pick-up contributes heavily to the site's heavy traffic congestion. This traffic results in unsatisfactory situations where parents are forced to queue on Jewel Lake Road, a major collector street. School buses drop off students in the southwest playground area where vehicles also deliver goods to the service area. This encroachment impedes the ability to fully utilize that portion of the school's playground.

The scope of this project is to renew Sand Lake Elementary School based on Board-approved elementary school educational specifications and site-specific supplementary educational specifications. The Districtwide elementary school standard consists of 26 regular classrooms. Sand Lake Elementary School is currently a 25-classroom school. Because of the successful Japanese Immersion program, up to 32 classrooms are needed to support an optimal and sustained enrollment for both regular and immersion student populations.

The proposed school renewal's supplemental educational specifications (Attachment B) differ from the Districtwide Elementary School's 26-classroom standard as follows:

- 28 instead of 26 regular classrooms, which include:
 - two resource rooms (included in standard school)
 - a health classroom (many schools currently share art with health)
 - an extended resource classroom
 - twelve primary classrooms instead of ten
 - twelve intermediate classrooms instead of ten
- Administrative Support:
 - two timeout rooms instead of one
 - larger office for full-time Assistant Principal instead of part-time Intern Principal
- Student Support Services:
 - no counseling as there is no staffed position
 - no Indian Education classroom as there is no staffed position
 - larger English Language Learners (ELL, formerly Bilingual) classroom
- Music:
 - double size of storage to accommodate Japanese Taiko

The 2003 project design was carried through Schematic (35%) Design stage for the building and 65% for site work. Due to the 2004 bond issue failure, further design work was suspended. Since 2003, structural building codes have changed significantly to the extent that most of the masonry block walls in the school's older areas need to be replaced. The 2003 design was based on re-use and renewal of most of the existing building. After considering code changes, it has been determined that demolishing the older eastern building portion and the multi-purpose room is the most cost effective solution. A replacement two-story addition will offer opportunities to maximize use of the site and develop a more efficient floor plan than possible with the existing facility's location and configuration. Because the site was never intended for heavy parent drop-off traffic, this demolition will also allow reconfiguration of the pedestrian and vehicular routes to improve safety and on-site queuing. Bus traffic will be separated from vehicular drop-off and pedestrian routes.

The intersection of Jewel Lake Road and Raspberry Road occurs at the southeast corner of the site. The State DOT/PF will be installing a traffic signal at this location. That project has been closely coordinated with this school's site design in order to promote safe pedestrian and efficient vehicular site access.

The project budget for the April 2008 bond issue was based on the 2003 scope for a standard 26-classroom school. The construction budget is currently

\$12,250,000. The conceptual design estimate for the 26-classroom school is \$500,000 above the budget. As the design is developed in more detail, it is anticipated there will be cost options identified and evaluated to achieve cost reductions. The participation of the GC/CM contract partner will especially assist in this process. Project construction is anticipated to begin in 2009 and to be completed by the end of the 2010 school year.

CC/GV/RA/MP/RB/jg

Attachments:

A: Conceptual design drawings: site plans, floor plans, elevations

B: Concept Design Narrative and Supplemental Educational Specifications

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