

ANCHORAGE SCHOOL DISTRICT
ANCHORAGE, ALASKA

ASD MEMORANDUM #340 (2007-2008)

June 23, 2008

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

SUBJECT: APPROVAL OF SCHEMATIC DESIGN AND SUPPLEMENTAL
EDUCATIONAL SPECIFICATIONS FOR CHESTER VALLEY
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 Schematic Design and Supplemental Educational Specifications for Chester Valley Elementary School Renewal project and authorize the Superintendent to proceed with design, pending Municipal Assembly approval of the schematic design.

PERTINENT FACTS:

Chester Valley Elementary School is located in northeast Anchorage at 1751 Patterson Street. It occupies a 7.64-acre site surrounded by residential housing on all sides.

In April 2003, voters approved bond funding for partial design to renew Chester Valley Elementary School. On September 22, 2003, the School Board approved the selection of McCool Carlson Green as Architect of Record for the project, ASD Memorandum #55 (2003-2004); and the Assembly, likewise, approved on October 21, 2003 (AR #2003-301). The conceptual design was approved by the School Board on November 24, 2003, ASD Memorandum #117 (2003-2004) and by the Assembly on December 2, 2003 (AR #2003-349). Schematic Design and Supplemental Educational Specifications were approved by the School Board on April 24, 2004, ASD Memorandum #254 (2003-2004), and the Schematic Design by the Assembly on May 11, 2004 (AR #2004-86). With the failure of the April 2004 bond issue vote, the project was suspended. The April 2008 bond issue

includes funds to complete the project's design and construction. Upon voter approval, project design work has been reactivated.

The use and program priorities have changed in the years since the 2004 design, requiring validation. In September 30, 2003, the school accommodated kindergarten through 6th grades. It had an enrollment of 253 students, equaling 77% of capacity of the programs then in place. The 2003 enrollment was projected to increase over the next five years due to housing developments within the attendance area. Based on that projection, conceptual and then schematic designs were developed to bring the school up to the standard 26-classroom size. The current schematic design drawings (Attachment A) are revisions of the previous design to reflect changes in educational priorities as reflected in the supplemental educational specifications (Attachment B).

The school has a current program capacity of 324 accommodating pre-school special education Early Childhood Education (ECE) and kindergarten through 5th grades. The 19 classrooms include:

- 9 regular K-5 classrooms,
- 2 resource rooms,
- 4 ECE classrooms,
- 1 OT/PT classroom shared with ECE,
- 1 English Language Learners (ELL) classroom shared with speech,
- art, and
- music.

In addition, there is a library, a computer lab, and a multi-purpose room.

The September 28, 2007 enrollment was 222, equaling 69% of its 324 program capacity for pre-school special education (ECE) through 5th grade. The enrollment decreased, in part, due to 6th grade being moved to Nicholas J. Begich Middle School. Because of the reduced enrollment, the proposed design provides less than 26 classrooms.

The area's residential housing continues to expand; for example, once completed the adjacent Grass Creek subdivision is expected to contribute as many as 74 students to the school's enrollment by 2013. Based on this projection, the proposed classrooms will be flexible to serve both the ECE program and regular programs.

The 26-classroom plan approved in 2003 located the kindergarten and special education classrooms in an addition to the school's north. Because these classes now have higher priority than other grades, they are incorporated within the building. When needed, other classrooms can be added onto the building in the future.

Proposed changes are reflected in the supplemental educational specifications' (Attachment B) Building Area Summary list:

- 13 regular K-5 classrooms,
- 1 resource classroom,
- 1 OT/PT,
- 1 ELL classroom,
- 2 special education intensive needs classrooms,
- speech,
- art, and
- music.

In addition, the library, technology (computer) lab, and multi-purpose room will be within the existing building. The new administrative area will include a welcome center for assisting parents and visitors. A gymnasium, kitchen and new service entrance are added to the building's southeast. Because the school has no Indian education program or counselors, these spaces are not included. The site design improves the playground, traffic circulation and safety, and drainage.

The construction budget is currently \$11,500,000. The Schematic Design construction estimate is \$2.2 million over the budget. With this large disparity the District will take the additional steps to validate the construction estimate through independent means. As the design is further developed, there will be cost reductions. However, if these reductions are unable to bring the project within budget the project scope could be reduced or a request brought to the School Board to increase the projects construction budget.

The project's construction is anticipated to begin in 2009 and completed for the 2010-11 school year.

CC/GV/RA/MP/RB/jg

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Attachments: A - Schematic design drawings: site plans, floor plans, elevations
B - Schematic Design Narrative & Supplementary Educational Specification