

ANCHORAGE SCHOOL DISTRICT  
ANCHORAGE, ALASKA

ASD MEMORANDUM #161 (2008-2009)

January 12, 2009

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

SUBJECT: APPROVAL OF ALTERNATE MASTER PLAN FOR SERVICE HIGH 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 Alternate Master Plan for Service High School Renewal project and authorize the Superintendent to proceed to base future funding for Service High School renewal project(s) upon this master plan, pending Municipal Assembly approval of the alternate master plan.

PERTINENT FACTS:

The school board adopted Districtwide High School Educational Specifications on June 15, 1998, ASD Memorandum #299 (1997-1998). These set a standard of performance and parity for new and renovated high schools. Site-specific program options, reflected in Service High School Supplemental Educational Specifications (SES), were approved by the School Board on May 22, 2000, ASD Memorandum #276 (1999-2000). These educational specifications form the basis for Service High School renewal project's master plan. At the same time, the school board approved a Conceptual Master Plan as developed by the architectural firm of Bezek-Durst-Seiser. On August 14, 2000, the School Board approved the selection of Architects Alaska as the Architect of Record for continuing Service High School renewal projects, (ASD Memorandum #32 (2000-2001).

Service High School was built in 1971 to deliver educational programs for both junior and senior high school. By the early 1980s the facility was severely overcrowded. Hanshew Middle School, constructed in 1984, reduced the pressure of

over-crowding by housing the junior high school program. Service's high school program then expanded into areas formerly occupied by the junior high (now middle school) school program. Because it was designed for two separate programs, the 1971 layout has been functionally inefficient for one unified high school program. It has also lacked the flexible configuration necessary to meet current and future curriculum needs defined by educational specifications. Consequently, the 2000 conceptual master plan was developed to alter and renew the school facility to respond to those needs.

The renewal's primary goals are to greatly extend the facility's useful life and correct major deficiencies in its ability to deliver educational programs. The 2000 master plan provided a road map to achieve these renewal goals while continuing to allow delivery of education. This was achieved by phasing the renewal construction projects. To date, project phases have renewed two core academic classroom wings, the science wing and visual arts area. About 170,000 of the school's 320,000 square feet, or greater than 50%, remain to be renewed. These include: career education classrooms, library/instructional media center, special education area, cafeteria and related food services, physical education, performing arts classrooms, a 700-seat auditorium, and the administration area. These remaining areas are approximately equal in size to three elementary schools or one middle school; the projected construction costs reflect similarly scaled projects.

Previous Capital Improvement Plans (C.I.P.) of this magnitude divided high schools' renewal projects into construction phases configured to accommodate continued occupancy while offering smaller bond amounts more palatable for voters' approval. These phases were configured to allow the school to fully function even if a bond issue failed and on-going construction was interrupted. The current approved 2008-2018 C.I.P. alters the approach on all high school renewal projects to fully fund design and construction of remaining master plan project phases. Without being confined to phases, master planning is now able to focus on completing remaining work with greater emphasis on efficient construction methods. The proposed plan will substantially reduce the length of time to complete Service High School's renewal projects. This results in considerable cost savings.

At current project conditions, to fully fund the remainder of Service High School's 2000 Master Plan is estimated to cost \$93 million. Clearly, it was necessary to reduce project costs and to revisit the Master Plan. Major reductions result from:

- reducing project completion from 5 to 4 years;
- situating a new 700-seat auditorium in front of the school by replacing the administration wing instead of demolishing and replacing the centrally-located library - this significantly reduces disruption of the school's function during construction;
- renewing the existing library, cafeteria and kitchen in their present locations;

- incorporating auxiliary gymnasium activities in the existing “Little Gym” located northeast of, and unattached to, the main school facility;
- eliminating a new track and sports field stadium with bleachers by using the existing sports field, upgraded with artificial turf; and
- minimizing improvements to the west parking lot.

While the Alternate Master Plan incorporates the educational specifications’ program components, it does have compromises:

- positioning the auditorium in front of the school does not provide direct connections to performing arts (music) classrooms - similar to Chugiak High School’s detached auditorium; and
- continuing to locate activities in the unattached “Little Gym” requires a higher level of staff commitment to provide supervision; however, it may be possible to construct an auxiliary gym within the contained space between the gymnasium and the north side of the commons/cafeteria. This is likely to be somewhat more expensive, but the best solution will emerge as the design further develops.

In addition to meeting current and future educational needs, the fully completed Service High School renewal project will extend the facility’s useful life and reduce operating and maintenance costs. Energy conservation measures will include replacing existing 2-inch exterior wall insulation with 6-inch insulation, and wood windows with insulated aluminum windows. New digitally-controlled boilers and fans will bring the school in compliance with current indoor air quality (IAQ) codes while improving energy conservation. Sustainable building practices (LEED) will be incorporated in the renewal project where reasonable. Life safety measures include asbestos-containing materials abatement, seismic upgrades, and automatic fire sprinkler system installation to remaining portions of the school. Site work will upgrade the main entry to the relocated administration area; landscape student entries both at both upper and lower levels; and enclose a new service yard for maintenance and operations.

CC/GV/RA/MP/RB/jg

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Approved by: George Vakalis, Assistant Superintendent of Support Services

Attachments: A - Service High School Alternate Master Plan: Lower Level and Upper Level floor plans, dated December 8, 2008  
 B - Service High School Alternate Master Plan: Space Summary, dated December 8, 2008