

ANCHORAGE SCHOOL DISTRICT  
ANCHORAGE, ALASKA

ASD MEMORANDUM #254 (2008-2009)

March 23, 2009

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

SUBJECT: APPROVAL OF PROFESSIONAL SERVICES CONTRACT FOR  
SERVICE HIGH SCHOOL RENEWAL ALTERNATE MASTER PLAN

*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 authorize the Superintendent to negotiate and enter into a contract with Architects Alaska, Inc. to provide professional design services for schematic design of the Service High School renewal project's approved Alternate Master Plan, in an amount not to exceed \$625,000.

PERTINENT FACTS:

In April 2000, voters approved funding to proceed with first phase of design and construction for Service High School renewal which generally included construction of site improvements and science classrooms. On June 14, 2000, a request for proposal was issued for design services. Three firms submitted proposals on July 7, 2000. An evaluation committee, comprised of Facilities staff, school and community representatives, and an independent evaluator with construction, engineering and design expertise, evaluated proposals and held oral interviews with the two top-ranked proposers. On August 14, 2000, the School Board approved selection of Architects Alaska, Inc. as Architect of Record for Service High School renewal projects, (ASD Memorandum #32 (2000-2001)).

In 2000, Architects Alaska, Inc. developed a conceptual master plan to renew and extend the 1971 facility's useful life while complying with board-approved 1998 Districtwide High School Educational Specifications and site-specific supplemental educational specifications. The 2000 master plan was divided into construction

phases. Construction on the most recent, phase 2B east classroom wing, was completed in fall 2006. With no capital bond proposition in 2005 and failure of the 2006 bond proposition, the Service High School renewal project was suspended.

When a revised construction cost estimate showed that inflation and time had substantially increased costs to fully fund the remainder of the 2000 Master Plan, Architects Alaska, Inc. was retained to look for cost savings while delivering the complete educational program. The resulting Alternate Master Plan projected a \$23 million cost reduction. The school board approved the Alternate Master Plan on January 12, 2009, ASD Memorandum #161 (2008-2009), and the assembly likewise approved it on January 20, 2009 (AM 35-2009). The April 2009 ballot Proposition #1 includes funds for design and construction to complete the renewal project.

This professional services agreement with Architects Alaska Inc. will complete a schematic design in compliance with the approved Alternate Master Plan. It is important to the overall project's success to continue with schematic design in order to further develop the scope and construction phasing for economical project delivery. If ballot Proposition #1 does not pass in April, the continued development of a schematic design will provide additional project definition necessary for proceeding with the project in the future.

If Proposition #1 is approved, a future amendment to this agreement would include all professional services to complete the project's design and construction. In that event, this future amendment will be presented by the administration to the school board for approval at that time.

CERTIFICATION OF FUNDS:

Funds Description:

- (03) Capital Projects Fund
- (00311801) Bond 2002 Proposition 5
- (3118840) B02 Prop 5 Service Deferred Ph1, 2A
- (5210) Architects Agreements

|                     | <u>Fund</u> | <u>Funding Source</u> | <u>Funding Control</u> | <u>Account Code</u> | <u>Amount</u>    |
|---------------------|-------------|-----------------------|------------------------|---------------------|------------------|
| Service High School | 03          | 00311801              | 3118840                | 84033-5210          | <u>\$625,000</u> |
|                     |             |                       |                        | Total:              | <u>\$625,000</u> |

CC/GV/RA/MP/RB/jg

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