

Attachment A

CAPITAL IMPROVEMENT PROGRAM

LEGISLATIVE REQUEST

1999-2000

ANCHORAGE SCHOOL DISTRICT

ANCHORAGE SCHOOL BOARD OF EDUCATION:

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DECEMBER 13, 1999

Attachment B

CAPITAL IMPROVEMENT PROGRAM

1999-2000 LEGISLATIVE REQUESTS

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INTRODUCTION AND OVERVIEW:

Year 2000 Bond Package:

The Anchorage School District has received voter approval for a total of \$502.8 million in school construction and renovation bonds since 1993. Various projects totaling \$350.8 million have received up to 70 percent State reimbursement through grant funds or the debt reimbursement program. The student population has increased by 7,000 students since 1990. In the current school year, student population has declined slightly from the 1998-99 levels, with the reduction coming in the primary grades.

In response to the rapid student-population growth and the need to renovate existing schools, the Anchorage community has given good support for construction and renovation projects over the last six years. Almost all school construction projects in the 1990s have been directed toward elementary and middle schools. The 1999 bond issue, approved by the voters, included funding for a replacement school for Dimond High, a new high school in south Anchorage, upgrades at Chugiak High, and design for new secondary schools in Anchorage and Eagle River.

The 1999 bond issue included \$125 million in projects eligible for debt reimbursement at a 70 percent rate. There are no debt reimbursement funds remaining in SB 11, so any projects included in the 2000 bond issue will be 100 percent locally funded. This may change if the legislature adopts a new debt reimbursement program in the 2000 legislative session.

The District's Capital Request Committee met November 10, 1999 to review options for a spring 2000 Bond. They recommended that a bond package totaling \$57,091,500 as indicated in Section I. This includes a broad base of projects including initial design and construction phases for Service, Bartlett, East and Wendler secondary schools, the replacement of Denali Elementary School, Girdwood K-8 roof replacement, electrical upgrades to support the use of computer technology, traffic safety upgrades, Districtwide Renewal and Replacement/ADA/Code Requirements and Districtwide Roof Replacement and Repairs.

Documentation of Need:

The Anchorage School District operates and maintains the most square footage of any public entity in the state with 6.7 million square feet of facilities. The replacement value of Anchorage School District buildings exceeds \$1.2 billion. The Anchorage School District has 94 facilities, housing in excess of 49,000 students and 5,000 staff members. Anchorage educates 37 percent of the total student population of the state. It has more students than the total of the next four largest districts. Not only is the inventory large, it

is aging. Sixty-three schools are 20 to 50 years old. Eight are over 40 years old. The District's newest high school is 28 years old.

Building components wear out. Facility systems only last so long. Roofs deteriorate and leak, heating and plumbing systems wear out and fail, ceiling systems give way. Various code changes require updating electrical systems, ADA access, asbestos removal, sprinkler and fire safety upgrades. For older schools, these systems wear out almost simultaneously. The best way to quantify the extent of the problem is through facility condition audits. These audits cover every component or subsystem in a school facility, providing general plans and detailed cost estimates for each element of work. On average, the elementary schools need about \$2 million and secondary schools \$15 million in building repairs and system renewal.

Functional obsolescence is another fact of life for older schools. Over the 30 to 40 year life of a school, programmatic changes take place that demand updating. The emergence of technology is one obvious example. Other examples of functional obsolescence are outdated science rooms that limit curriculum options. There are schools without adequate electrical capacity to support the operation of donated computers. Without renovation, these schools do not provide our students the same quality educational environment as our newer schools.

The Anchorage School District takes its responsibility seriously in planning for renovations, additions or other projects to keep its physical plant in top shape. The retrofit study in 1992 was a comprehensive review of the overall functionality of each school. This study was used to develop a priority listing of schools for renewal projects and formed the basis for much of the six-year capital improvement program plan that is in place now.

Additional capacity to house the constantly growing student population is the third component of capital requirements. Anchorage is the largest district in the state and its enrollment has been steadily climbing. To meet short-term capacity needs, the Anchorage School District uses over 142 relocatable units. In recent years, Anchorage has constructed new elementary capacity. Now, the high schools are experiencing significant growth. Both the south Anchorage and Eagle River areas need additional high school space. South Anchorage's needs will be addressed with the completion of the new South Anchorage High School presently funded and the Eagle River area with the eventual construction of a second school, which is funded for design.

Effective use of our operation and maintenance funding is critical to keeping our schools in good condition. The District has a computerized preventative maintenance program. We continually review our maintenance program to implement better ways of doing business. We have regionalized maintenance teams to provide better service and reduce travel time. We are implementing an apprenticeship program at no cost to the District that will improve worker skills and productivity.

The District is doing its best to maximize the resources available. The Anchorage voters have demonstrated their willingness to reach into their pocketbooks to support our schools. But the needs are so great that we cannot upgrade our older schools without their help. It is a fact of life that these buildings require periodic major reinvestment to continue to adequately serve our children.

CONTENTS:

Section I:

The list in Section I identifies the District's construction priorities for the next year. The School Board and the Assembly must approve the District's bond plan before it is presented to the voters. It is possible that adjustments will be made to the project list. Assembly action is scheduled to occur in early February. The bond election is April 4, 2000.

Section II:

This section is a description of the projects.

Section III:

The District has other important facility needs that have a critical effect on the quality and usefulness of the educational space. Many of these projects are not of the type or size that would appear on a bond issue, but still affect the quality of life at each school. These small projects are listed in Section III. These are a combination of requests made from the school's lists and known conditions. The District is conducting audits of our facilities as resources allow. Section III is a comprehensive list of known capital and deferred maintenance projects not included in the six-year capital improvement plan.

Attachment D

SECTION I

Proposed Year 2000 Bond Package

Bartlett High School Phase 1 Site	\$ 5,000,000
Denali Replacement Elementary School	11,730,000
Districtwide Renewal and Replacement/ADA/Code Requirements	5,352,000
Districtwide Roof Replacement and Repairs	3,437,000
East High School Phase 1	10,422,000
Electrical Upgrades in Support of Computers	5,865,500
Girdwood K-8 School Roof Replacement	1,500,000
Service High School Phase 1	7,140,000
Traffic Safety Upgrades	600,000
Wendler Middle School Design and Site Work	<u>6,045,000</u>
Total Bond Package	\$57,091,500

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SECTION II

PROJECT DESCRIPTIONS

Bartlett High School Phase 1 Site Work

\$5,000,000

Phase 1 funding will improve site access along with other site and parking improvements.

Denali Replacement Elementary School

\$11,730,000

This school was built in 1950. Over the years, the District has periodically reinvested in upgrades to the school. The major building systems are now in need of replacement. The improvement costs are high for this older school and its utilization of the extremely small five-acre site is inefficient. The school currently is one of the District's larger elementary schools with 64,000 square feet; though, it only serves 450 students. Reinvestment in this older structure is not a good use of public funds. This school is a logical candidate for replacement.

Districtwide Renewal and Replacement /ADA/Code Requirements

\$5,352,000

Immediate mechanical system major maintenance work is needed where indoor air quality (IAQ) and/or building system failures are occurring. Projects include improving the indoor air quality in the administrative area of Clark, replacing the boiler and ventilation upgrades at the Facility Department, Gladys Wood, Save 1 and Whaley; fan system ventilation and controls upgrades with maintenance access as required at North Star, Susitna, Bayshore and Stellar with controls upgrades and maintenance access in the original part of Wonder Park. Classroom unit ventilators and controls will be replaced at Lake Otis and for 15 classrooms at Northwood. Susitna requires that the library wall be rebuilt due to moisture penetration of the wall assembly. Additionally, galvanized domestic hot and cold water piping will be replaced at Ursa Major.

Districtwide Roof Replacement and Repairs

\$3,437,000

A consultant, TRIMCO, conducted a survey of most of the District roofs last summer. Staff has verified the results and seven roofs need repair and seven roofs need full or

partial replacement. Roof repairs are needed at Bear Valley, Bowman, Fire Lake, Hanshew, Klatt, Ravenwood and Spring Hill. Replacement roofs are needed at Chugiak High auditorium, Clark, Eagle River, O'Malley, Polaris K-12, Turnagain and the ASD Warehouse.

Electrical Upgrades in Support of Computers

\$5,865,500

This project supports computer technology and includes work at the elementary, middle and K-12 levels. Elementary upgrades would occur at Alpenglow, Bear Valley, Birchwood ABC, Bowman, Campbell, Chester Valley, Chinook, Denali, Fire Lake, Girdwood, Huffman, Inlet View, Klatt, Mt. View, Northstar, Northwood, Ravenwood, Spring Hill, Whaley Center, Williwaw, Willow Crest and Wonder Park. Middle school and K-12 work would include Clark, Gruening, Hanshew, Mears, Romig, Wendler and Polaris.

East High School Phase 1

\$10,422,000

Phase 1 funding will create a new commons area for combined use as a cafeteria with adjacent kitchen and an indoor track located on a mezzanine above. One core academic house will be created along with a new main entry at the west end through the Benson Building. Site work includes a new west staff parking area as well as upgrades to the east side staff parking area. Improved service entry and athletic field improvements complete this phase of work.

Girdwood K-8 Roof Replacement and Miscellaneous Upgrades

\$1,500,000

The project will provide structural upgrades and roof replacement, sitework improvements for paving and drainage, electrical code upgrades, new intercom system along with TV connections in the classroom.

Service High School Phase 1

\$7,140,000

Phase 1 funding will provide for the highest priority renovation needs of the school. It includes the renovation of the existing science wing in building H for 13 science classrooms and renovation with the addition of two science classrooms in Building D and G to meet the current educational specifications and design standards. Utilities and life safety systems will be upgraded to support program improvements in these areas. The data distribution system will be supplemented throughout the instructional areas of the

facility to complement the current project. Minor modification will increase efficiency of the library. This will include the removal of the mezzanine. Additionally, site work will be incorporated to expand parking by 75 spaces.

Traffic Safety Upgrades

\$600,000

Projects in this category include reconstruction of the entire parking lot with the incorporation of the additional land recently acquired at Tudor Elementary. This will increase the parking and provide for bus separation. Additionally, the gravel drives will be paved at Bayshore and Chugiak Elementary.

Wendler Middle School Phase 1 Design and Site Work

\$6,045,000

Phase 1 funding will provide design funding to further delineate building modifications and provide construction funding for site improvements. Traffic safety issues are increasingly paramount at this facility. It is one of a few facilities that are situated contiguous to two major streets. Traffic along Lake Otis and Northern Lights is increasing. It is becoming increasingly difficult to access the school due to this increased traffic. Egress is particularly difficult heading south on Lake Otis or West on Northern Lights. Phase 1 site work will reorient the access from Lake Otis and improve the access from Northern Lights. Additional parking will be provided to meet school needs and better serve student drop off by parents and school buses.