

PROJECT DESCRIPTIONS - DISTRICTWIDE MAJOR MAINTENANCE PROJECTS

November 2000

Priority	Location	Description	Item Cost	Cumulative Total
<u>Asbestos Projects</u>				
A	King Career Center	Remove ACM TSI, ceiling tile, grid and PCB lights (Final Phase)	\$205,000	
A	Northwood	Ceiling abatement	\$200,000	\$405,000
A	Gladys Wood	Ceiling abatement Phase I	\$100,000	\$505,000
A	D/W	Testing and abatement, Phase I	\$110,000	\$615,000
B	Tudor	Miscellaneous abatement	\$50,000	
B	Service	Miscellaneous abatement	\$180,000	\$230,000
B	Turnagain	Miscellaneous ceiling and TSI abatement	\$50,000	\$280,000
B	D/W	Thermal System Insulation abatement	\$65,000	\$345,000
B	D/W	Underground duct abatement/encapsulation	\$100,000	\$445,000
B	D/W	Utilidor clean-up and abatement	\$215,000	\$660,000
B	D/W	Flooring testing and abatement	\$180,000	\$840,000
B	D/W	Asbestos-Containing Fire Doors (Phase I of II)	\$100,000	\$940,000
B	Gladys Wood	Ceiling abatement Phase II	\$50,000	\$990,000
B	D/W	Testing and abatement, Phase II	\$100,000	\$1,090,000

Minor Building Renewal Projects

A	Alpenglow	Upgrade roof drain to 8" pipe and insulate sidewalk to prevent freezing	\$50,000	
A	Chester Valley	Replace ceiling tile and lights	\$200,000	\$250,000

A	Chester Valley	Convert north hallways from VAT to VCT	\$85,000	\$335,000
A	Clark	Relocate gym doors	\$45,000	\$380,000
A	Girdwood	Replace sheet vinyl in hallway (11,000 sq. ft)	\$75,000	\$455,000
A	Huffman	Roof drains, site storm drains to daylight, replace sewer holding tank	\$250,000	\$705,000
A	5 locations	Elevator emergency call stations – upgrade emergency phones including dedicated phone line to meet code – Hanshew, Chugiak High, Bartlett, East and Clark	\$100,000	\$805,000
A	Mt. View	Replace drainage system at the parking at the East Side.	\$25,000	\$830,000
A	Ptarmigan	Replace lunch room tables – 10 pocket units with 2 double tables per pocket	\$60,000	\$890,000
B	Airport Heights	Paint exterior of building	\$100,000	\$990,000
B	Birchwood	Replace Windows and reframe exterior walls with infill; corridors – repair wainscot paneling, install backer at bottom of sheetrock and new cove base	\$435,000	\$1,425,000
B	Chester Valley	Wall repair in corridor to classrooms	\$75,000	\$1,500,000
B	Chester Valley	Replace drywell with Municipal storm connection near hockey rink, include roof drains in design solution – impacts asphalt and sidewalks	\$350,000	\$1,850,000
B	Chinook	Replace Carpet in Kindergarten wing	\$38,000	\$1,888,000
B	Chugach Optional	North side of site – grading, storm drain to avoid icing	\$200,000	\$2,088,000
B	Girdwood	Carpet 8 classroom/library (11,000)	\$55,000	\$2,143,000
B	Girdwood	Upgrade Site Improvements - Drainage entry and playfield	\$350,000	\$2,493,000
B	Gruening	Replace classroom carpet (75,000 sq. ft.)	\$375,000	\$2,868,000
B	Gruening	Paint exterior of building	\$200,000	\$3,068,000
B	Mears	Paint interior 30 classrooms	\$60,000	\$3,128,000
B	Mt. View	New Carpet in office and classrooms (30,000 sq. ft.)	\$155,000	\$3,283,000
B	Mt. View	Paint interior hallways and classrooms	\$100,000	\$3,383,000
B	North Star	Convert storm drains from dry wells to Municipal storm system	\$150,000	\$3,533,000

B	O'Malley	Roof drains, site storm drains to daylight Insulate flatwork to protect utilities at North sidewalk, gym exit	\$250,000	\$3,783,000
B	Sand Lake	Convert roof drains from drywells to daylight at the Park	\$275,000	\$4,058,000
B	Steller	Paint exterior trim, touchup painting	\$30,000	\$4,088,000
B	Tudor	South Side – install new drain insulation and connect to storm drain	\$150,000	\$4,238,000
B	Whaley	Replace classroom carpet (50,000 sq. ft.)	\$260,000	\$4,498,000
B	Williwaw	Paint exterior of building	\$80,000	\$4,578,000
C	Mirror Lake	Replace band lockers	\$95,000	\$4,673,000
C	Operations Building	Addition & Renovation 4,200 square foot addition to existing 3,200 square foot facility	\$1,700,000	\$6,373,000
C	30 sites	Walk-off mats at entries for 30 facilities	\$180,000	\$6,553,000
C	30 sites	Patch, reseal and restripe parking lot and play areas at 30 schools	\$1,300,000	\$7,853,000

Electrical Projects

A		27 Locations – Switches, routers, patch cable and racks needed to serve 1998 Bond Projects and secondary school computer upgrades	\$1,050,000	
A	Bartlett	Install new emergency generator set for lighting and heat	\$350,000	\$1,400,000
A	Chester Valley	Area Lighting and hall interior	\$15,000	\$1,415,000
A	Clark	Install new lighting in second floor classrooms and hallway	\$25,000	\$1,440,000
A	Inlet View	Install new sump pump and alarms at mechanical room	\$15,000	\$1,455,000
A	Klatt, Bear Valley, Spring Hill, Fire Lake, Ravenwood	5 Proto's – Exterior entry lighting at bus drop off	\$75,000	\$1,530,000
A	Mt. View	Install new sump pump and alarms at mechanical room	\$15,000	\$1,545,000
A	Ursa Major	Outside lights at Gym	\$8,000	\$1,553,000
B	Airport Heights.	Install new Library Lighting	\$50,000	\$1,603,000

B	Gruening	Install new room lights in gym and MPR – use Dimond surplus fixtures for gym	\$125,000	\$1,728,000
B	Mt. View	Install new lights in Gym and MPR – use Dimond surplus fixtures for MPR	\$85,000	\$1,813,000
B	Mt. View	Replace 97 light fixtures in new section – Fixtures cannot be repaired	\$50,000	\$1,863,000
B	Ravenwood	Facility Parking Lot lighting (use spare hockey light circuit)	\$5,000	\$1,868,000

Energy Conservation Study Phase 1

One of the fastest growing non-personnel costs for the District is in the area of energy use for both electricity and natural gas. Electrical consumption Districtwide increased in use by approximately 10 percent when comparing FY 1999 and FY 2000. The cost of that same amount of electricity is anticipated to increase by 8 percent in the next year, due to the increased cost of fuel. (This projection assumes no increase in electrical use.)

The consumption of natural gas has remained relatively flat over the past. However, effective January 1, 2001 there will be a 30 percent increase in the cost of fuel and similar increase is projected for January 2002 if oil prices remain at or above \$28/bbl.

This project would conduct investment grade energy audits of the 25 largest energy-consuming facilities in the District. This evaluation could be used to self-finance short payback conservation measures or could be used to attract Energy Service Companies to invest in conservation measures financed for the energy cost savings.

Conceptual solutions and recommendations may include campus lighting changes, light fixture replacements (higher efficiency), ventilation system and control protocol changes, temperature setback during occupied mode, system wide computer shutdown programs (sleep mode). Potential savings and educational program impacts would be disclosed for Board approval prior to implementation.

A	Energy management program initiation and operation	\$25,000
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B	Various Locations - See List	Electrical, gas and water consumption – 25 Site Energy Evaluation – Data Processing, Bus Garage, Nutrition Center, Wonder Park, Benny Benson, Facilities/Maintenance, Steller, East H.S., Birchwood, Mt. View, Ptarmigan, Polaris, Klatt, Fire Lake, Ravenwood, Creekside, Whaley, Susitna, Bayshore, Bear Valley, Hanshew, Spring Hill, Taku, Scenic Park, North Star	\$350,000	\$375,000
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Maintenance and Operations Equipment

A	D/W	1 ea. Grader	\$160,000	
A		1 ea. Front end loader	\$184,000	\$344,000
A		1 ea. Dump truck	\$90,000	\$434,000
A		1 ea. Sander	\$180,000	\$614,000
A		2 ea. Heavy Duty Snow Blowers	\$120,000	\$734,000
B	D/W	1 ea. Water truck	\$140,000	\$874,000
B		2 ea. Dump trucks	\$180,000	\$1,054,000
B		1 ea. Steam truck	\$200,000	\$1,254,000
B		1 ea. Sander	\$180,000	\$1,434,000
B		2 ea. Sweepers	\$280,000	\$1,714,000
B		2 ea. Graders	\$320,000	\$2,034,000
B		1 ea. Front end loader	\$184,000	\$2,218,000
C	D/W	2 ea. Front end loaders	\$378,000	\$2,596,000
C		1 ea Backhoe – Cat 580	\$75,000	\$2,671,000
C		1 ea. Asphalt repair truck	\$120,000	\$2,791,000
C		1 ea. Grader	\$160,000	\$2,951,000
C		2 ea. Dump trucks	\$180,000	\$3,131,000

Mechanical Projects

A	Abbott Loop	Repair two sets of restrooms and faculty restrooms	\$100,000	
	Benny Benson	Replumb boiler system primary/secondary	\$125,000	\$225,000
A	Birchwood	Re-plumb boiler room	\$125,000	\$350,000
A	Chugach Optional	Replace boilers, expand boiler room and replace hot water heaters	\$950,000	\$1,300,000
A	Chugiak Elementary	Repair utilidor to prevent freezing of water in heat piping at south end	\$150,000	\$1,450,000
A	East.	Replace boiler at pool/gym and hot water system for showers	\$300,000	\$1,750,000
A	Mt. View	Install ventilation system for faculty bathrooms	\$10,000	\$1,760,000
A	North Star	Upgrade two sets of restrooms	\$125,000	\$1,885,000
A	North Wood	Duct cleaning	\$60,000	\$1,945,000
A	Ptarmigan	Upgrade boilers, expand boiler room, reuse two boilers and add one boiler	\$400,000	\$2,345,000
A	Sand Lake	Faculty restrooms	\$20,000	\$2,365,000
A	Turnagain	Replumb boiler system primary secondary	\$225,000	\$2,590,000
A	Ursa Major	Convert from steam to natural gas, including two boilers and boiler room	\$1,200,000	\$3,790,000
A	West H.S.	3 sets of restrooms – from timers to sensor flushing – upgrade interior finishes – replace domestic hot water tanks with plate heat exchanger for showers and old pool locker rooms, new shower fixtures	\$750,000	\$4,540,000
B	Airport Heights	3 sets of restrooms – renewal of fixtures and interior finishes	\$95,000	\$4,635,000
B	Central	Replace Hot and Cold Water System throughout building	\$1,000,000	\$5,635,000
B	Chinook	HVAC Upgrade 3 pods with Admin area	\$600,000	\$6,235,000
B	Clark	HVAC Upgrade for entire school	\$1,500,000	\$7,735,000
B	Homestead	Replace hot water heater	\$10,000	\$7,745,000
B	North Star	HVAC Upgrade original building	\$500,000	\$8,245,000

B	Sand Lake	HVAC Upgrades convert to cab unit ventilators and increase boiler capacity	\$900,000	\$9,145,000
C	Chester Valley	Replace Boilers	\$300,000	\$9,445,000
C	College Gate	Replace Boilers and direct fired furnace at gym	\$400,000	\$9,845,000

Roof Replacement and Repairs

A	Chugiak H.S.	Install new wear surface under EPDM membrane and reseal membrane	\$340,000	
A	Homestead	Repair Sky Lights and re-flash	\$35,000	375,000
A	North Star	Repair Multiple Leaks at Bldg. Transitions, reinforce boiler room trusses; re-insulate and seal cafeteria roof fascia	\$350,000	725,000
A	Sand Lake	Original School – Repair exposed EPDM membrane, new insulation and new parapets	\$550,000	1,275,000
B	Chinook	Kindergarten – Install tapered insulation, new EPDM and reuse light guard	\$225,000	1,500,000
B	Eagle River	Install structural upgrades and sloping roof insulation	\$300,000	1,800,000
B	West	Shared Library – Repair Clearstory	\$60,000	1,860,000

- A Required immediately system failures are occurring.
- B Required soon – Time horizon is a year for system repairs to be completed.
- C Required within two years – systems have exceeded useful life