

# **CAPITAL IMPROVEMENT PROGRAM**

## **LEGISLATIVE REQUESTS**

**2000-2001**

### **ANCHORAGE SCHOOL DISTRICT**

**Carol Comeau, Superintendent**

#### **ANCHORAGE SCHOOL BOARD OF EDUCATION:**

|                            |                       |
|----------------------------|-----------------------|
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**JANUARY 8, 2001**

## **SECTION ONE: OVERVIEW OF CAPITAL NEEDS AND REQUEST**

### **Bond History**

Since 1993, the Anchorage School District has received voter approval for a total of \$580 million in school construction and renovation bonds. Various projects totaling \$350.8 million received up to 70 percent State reimbursement through grant funds or the debt reimbursement program. The District's student population has increased by more than 7,000 students since 1990. In the current school year, student population increased overall from the 1999-2000 levels, with increases in the secondary grades exceeding reductions in the primary grades.

Beginning last year, the District began a major undertaking of phased renovations of its older high schools. Prior to 1999, with the exception of West High School, all school construction projects in 1990's had been directed toward elementary and middle schools. The 1999 Bond issue included funding for a replacement school for Dimond High, a new high school in South Anchorage, upgrades at Chugiak High School, planning for new Eagle River secondary and Muldoon middle schools. The 2000 Bond includes funding for additional secondary school renovations. Future Bond requests will incorporate the phases needed to continue the secondary school renovations.

The 2000 Bond issue funded projects totaling \$77.9 million. After the bonds passed, the Legislature enacted HB 281, which provided funding for debt reimbursement of 70 percent of \$77,897,000 in bond funded projects. However, this reimbursement is not currently available for these projects, with one exception. This issue will be discussed in more detail in the Discussion portion of this memorandum.

### **Documentation of Need:**

The District operates and maintains the largest physical plant of any public entity in the State, with over 7 million square feet of facilities. The replacement value of District buildings exceeds \$1.2 billion. The 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. The best way to quantify the extent of the problem is through facility condition audits. These audits cover subsystems in a school facility, providing general plans and detailed cost estimates for proposed improvements.

**Functional obsolescence** is another fact of life for older schools. Over the 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 computers that are an integral part of the District's educational program. Without renovation, these schools do not provide our students the same quality educational environment as our newer schools.

**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 overall enrollment has been climbing. To meet short-term capacity needs, the Anchorage School District uses over 133 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 area 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 secondary 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.

### **LEGISLATIVE REQUEST**

The Anchorage School District requests that the Alaska Legislature provide debt reimbursement funding for all or a portion of the projects identified in the proposed 2001 bond package or in the Six Year CIP. This support is critical to the continued success of the Anchorage School District in meeting its educational mandate. Legislative approval of funding that can be applied to future bond issues beyond 2001 would assist the District in presenting bond packages to the voters that include a firm commitment for debt reimbursement by the State. This could increase the public support for school construction projects.

**SECTION TWO: YEAR 2001 PROPOSED BOND PACKAGE\***

| <b><u>BALLOT PROPOSITION</u></b>     |             |                     |
|--------------------------------------|-------------|---------------------|
| Districtwide Major Maintenance       |             | \$11,987,000        |
| Minor Building Renewal Projects      | \$3,210,000 |                     |
| Electrical Projects                  | 1,553,000   |                     |
| Maintenance Equipment                | 734,000     |                     |
| Mechanical Projects                  | 4,540,000   |                     |
| Roof Replacement and Repairs         | 1,275,000   |                     |
| Traffic Safety Upgrades              | 675,000     |                     |
| Evaluation Studies                   |             | \$760,000           |
| Energy Conservation Study Phase 1    | 375,000     |                     |
| Whaley School Planning               | 75,000      |                     |
| Earthquake Shelter Evaluation        | 200,000     |                     |
| 5-School Traffic Safety Planning     | 110,000     |                     |
| Wendler MS Phase 2a                  |             | 13,500,000          |
| King Career Center Code Renovation   |             | 3,000,000           |
| Service HS Phase 2a                  |             | 15,340,000          |
| East HS Phases 2 & 3                 |             | 13,752,000          |
| Bartlett HS Phase 2                  |             | 17,071,000          |
| Polaris K-12 Renovation              |             | 3,500,000           |
| Ptarmigan Classroom and MPR Addition |             | 3,500,000           |
| Total Bond Package                   |             | <u>\$82,410,000</u> |

| <b><u>BALLOT PROPOSITION</u></b>  |                     |
|-----------------------------------|---------------------|
| New Chugiak/Eagle River Secondary | <u>\$40,200,000</u> |
| Total Bond Package                | <u>\$40,200,000</u> |

\* Subject to final approval action by the Municipality of Anchorage Assembly.

## **SECTION THREE: PROJECT DESCRIPTIONS - CAPITAL PROJECTS**

### **Districtwide Building Renewal Projects**

Immediate renewal projects are needed in schools Districtwide to resolve a myriad of existing major maintenance issues. Issues of roof and ground drainage, ceiling tile and lights, emergency call stations, and various surface replacements make up the bulk of this work at the following schools: Alpenglow, Birchwood ABC, Chester Valley, Chugach Optional, Girdwood, Huffman, Mt. View, North Star, O'Malley, and Ptarmigan Elementary Schools; Gruening, and Hanshew Middle Schools; and East, Bartlett and Chugiak High Schools.

### **Districtwide Electrical Projects**

For 27 schools, additional switches, routers, patch cable and racks are needed to serve computer upgrades. Other emergency generator, lighting, and miscellaneous electrical upgrade projects are needed at Bear Valley, Chester Valley, Fire Lake, Inlet View, Klatt, Mt. View, Ravenwood, Spring Hill, and Ursa Major Elementary Schools; Clark Middle School; and Bartlett High School.

### **Districtwide Maintenance Equipment**

The Maintenance Department needs to replace various pieces of heavy equipment. This project will replace a grader, front-end loader, dump truck, sander and heavy duty snow blowers.

### **Districtwide Mechanical Projects**

Various heating/boiler systems need to be upgraded or replaced; several restrooms need to be reconstructed; other mechanical issues need to be addressed. These projects will affect the following schools: Abbott Loop, Birchwood ABC, Chugach Optional, Chugiak, Mt. View, North Star, Northwood, Ptarmigan, Sand Lake, Turnagain, and Ursa Major Elementary Schools; Benny Benson Secondary School; and East and West High Schools.

### **Districtwide Roof Replacement and Repairs**

Roof replacements or major roof repairs are needed at the following schools: Homestead, North Star, and Sand Lake Elementary Schools; and Chugiak High School.

### **Districtwide Traffic Safety Upgrades**

Projects to upgrade traffic safety for students, staff, and visitors are needed in the following schools: Chinook, Northern Lights ABC, and Ptarmigan Elementary Schools; and Romig Middle School.

## **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 20- 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.

Phase 1 Facilities include the following 25 sites – Data Processing, Bus Garage, Student Nutrition Center, Facilities/Maintenance, Benny Benson and Steller secondary schools, East High School, Birchwood, Mt. View, Ptarmigan, Polaris K-12, Klatt, Fire Lake, Ravenwood, Creekside, Whaley School, Susitna, Bayshore, Bear Valley, Hanshew Middle School, Spring Hill, Taku, Scenic Park, North Star and Wonder Park elementary schools.

### **Whaley School Planning**

Planning for facility upgrades and renovation needed to conform the facility to meet changing program requirements.

### **Earthquake Shelter Evaluation**

The most likely natural catastrophic event to affect the populace of the Municipality of Anchorage would be an earthquake. There are currently three

community shelters within the Municipality of Anchorage - all are recreational centers. None of the existing schools meet the Federal Emergency Management Agency (FEMA) requirements to serve as a community shelter. Approximately 30 schools could be equipped to serve this role with changes to on-site fuel storage, generator and electrical load re-configurations, a single multi-fuel burner assembly on one boiler for heat and provisions for temporary water service. This project would evaluate the costs of these changes and research potential funding sources; i.e., FEMA grants.

### **5-School Traffic Safety Planning**

To adequately protect the students, guests, and staff arriving at the following schools, revised traffic/parking patterns need to be developed: Chinook, Northern Lights, and Ptarmigan Elementary Schools; and Romig Middle School.

### **Wendler Middle School Renovation- Phase 2a**

Upgrade building systems and infrastructure, including mechanical, electrical, communications; technology and fire sprinkler system. Improve program spaces to support the middle school delivery system in the admin areas, core academic classrooms, and family and consumer science.

### **King Career Center Code Renovations**

This facility has serious fire safety issues, which came to light as a result of installation of new ceiling assemblies to abate the asbestos-containing tile. This abatement project was necessary to allow installation of electrical and data in support of computers. MOA Building Safety allowed building permits for these projects to proceed with the understanding that the District would seek funding to perform a building and fire safety code analysis to determine the extent and relative severity of the code defects.

Additionally, this facility supports multiple programs, which are on track to receive multiple year funding for updated equipment at approximately \$500,000/year. These grants do not allow use of these funds to install infrastructure required to support the equipment (e.g., electrical, mechanical, foundations). This study would plan for the proper installation for this equipment.

### **Service High School Renovation Phase 2a**

This project will provide an addition to and renovations of the two-story West classroom wing. Upgrade the boiler plant and electrical systems. Install fire sprinklers. Continue sitework improvements.

### **East High School Phase 2 and 3 Renovations**

Funding will bring the school up to current Districtwide High School Educational Specifications by establishing academic areas supported by major educational components. This phase of the work will incorporate the following: Construct Academic Area II for 400 students, and a new 600-seat auditorium/theatre; upgrade other performing arts classrooms, life skills and home economic classrooms; create permanent location for the library (IMC), new NW student entrance, and more parking lot upgrades.

### **Bartlett High School Renovation Phase 2**

Phased funding will bring the school up to current District Educational Specifications by establishing Core Academic Areas supported by major educational components. Built in the early 70's as a junior and senior high school each with separate entries, this project will unite the school by re-directing the Main Entry into the school's heart, "Main Place."

This phase will modify the Administration Area and "Main Place;" upgrade central core mechanical and electrical systems for expansion to future phases; replace the Little Theater with a 600-seat Theater; provide new Science Labs and Core Academic Classrooms in the central area.

### **Polaris K-12 School Phase 1**

This project will provide for planning and implementation of renovation and additions to the school, including the addition of a gymnasium.

### **Ptarmigan Classroom and Multipurpose Room Addition**

This project would add up to five classrooms and a multipurpose room to this facility. Ptarmigan Elementary is a smaller District school with an ASD capacity of 304. The school is currently at 150 percent of capacity. The site constraints limit the facility development for future expansion.

### **New Chugiak/Eagle River Secondary School Construction**

This funds the construction of a new secondary school in accordance with the scope of work identified in the planning and design phases.

**Table 39**  
**Anchorage School District**  
**CIP Recommendations and Project Schedule**  
**2000-2006**

| Assigned Priority | Projects   | 2000-01      | 2001-02      | 2002-03      | 2003-04 | 2004-05 | 2005-06 |
|-------------------|--|--------------|--------------|--------------|---------|---------|---------|
| 1                 | Service High School Phase 1 Renovation                               | \$6,160,000  |              |              |         |         |         |
| 2                 | Wendler Middle School Phase 1 Design & Site Work                     | \$6,045,000  |              |              |         |         |         |
| 3                 | Denali Replacement Elementary School                                 | \$11,730,000 |              |              |         |         |         |
| 4                 | Districtwide Renewal & Replacement/ADA Code Requirements             | \$5,355,000  |              |              |         |         |         |
| 5                 | Chugiak High School Phase 2 & 3                                      | \$20,805,000 |              |              |         |         |         |
| 6                 | Districtwide Roof Replacement & Repairs                              | \$3,437,000  |              |              |         |         |         |
| 7                 | East High School Phase 1 Renovation                                  | 10,422,000   |              |              |         |         |         |
| 8                 | Bartlett High School Phase 1 Renovation                              | \$5,000,000  |              |              |         |         |         |
| 9                 | Electrical Upgrades to Support Computers                             | 5,866,000    |              |              |         |         |         |
| 10                | Traffic Safety Upgrades  | \$600,000    |              |              |         |         |         |
| 11                | Girdwood K-8 Roof Replacement & Misc. Upgrades                       | \$1,500,000  |              |              |         |         |         |
| 12                | New Chugiak/Eagle River Secondary School Construction                | \$42,000,000 |              |              |         |         |         |
| 13                | Wendler Middle School Phase 2  |              | \$18,044,000 |              |         |         |         |
| 14                | Service High School Phase 2  |              | \$12,710,000 |              |         |         |         |
| 15                | East High School Phase 2 & 3   |              | \$12,150,000 |              |         |         |         |
| 16                | Bartlett High School Phase 2   |              | \$11,299,000 |              |         |         |         |
| 17                | Districtwide Renewal & Replacement/ADA Code Requirements             |              | \$6,160,000  |              |         |         |         |
| 18                | Service High School Phase 3 & 4                                      |              |              | \$15,995,000 |         |         |         |
| 19                | East High School Phase 4, 5 & 6                                      |              |              | \$16,505,000 |         |         |         |
| 20                | Bartlett High School Phase 3 & 4                                     |              |              | \$14,522,000 |         |         |         |
| 21                | Polaris K-12 Renovation & Addition                                   |              |              | \$6,245,000  |         |         |         |
| 22                | Chugach Optional School Renewal, Programmatic & Code Upgrades        |              |              | \$2,080,000  |         |         |         |
| 23                | Chester Valley Elementary Renewal, Programmatic & Code Upgrades      |              |              | \$1,560,000  |         |         |         |
| 24                | Inlet View Elementary School Renewal, Programmatic & Code Upgrades   |              |              | \$3,120,000  |         |         |         |
| 25                | Rabbit Creek Elementary School Renewal, Programmatic & Code Upgrades |              |              | \$1,350,000  |         |         |         |
| 26                | Turnagain Elementary School Renewal, Programmatic and Code Upgrades  |              |              | \$3,150,000  |         |         |         |
| 27                | Districtwide Renewal & Replacement/ADA Code Requirements             |              |              | \$8,325,000  |         |         |         |

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**2000-2006**

| Assigned Priority | Projects  | 2000-01 | 2001-02 | 2002-03 | 2003-04      | 2004-05      | 2005-06     |
|-------------------|---|---------|---------|---------|--------------|--------------|-------------|
| 28                | Chugiak High School Phase 4   |         |         |         | \$5,295,000  |              |             |
| 29                | Service High School Phase 5   |         |         |         | \$11,650,000 |              |             |
| 30                | Bartlett High School Phase 5  |         |         |         | \$12,477,000 |              |             |
| 31                | O'Malley Elementary School Renewal  |         |         |         | \$320,000    |              |             |
| 32                | Sand Lake Elementary School<br>Renewal, Programmatic, and Code Upgrades       |         |         |         | \$1,070,000  |              |             |
| 33                | Eagle River Elementary<br>Renewal, Programmatic, and Code Upgrades            |         |         |         | \$3,215,000  |              |             |
| 34                | Airport Heights Elementary School<br>Renewal, Programmatic, and Code Upgrades |         |         |         | \$2,680,000  |              |             |
| 35                | Districtwide Renewal & Replacement/ADA<br>Code Requirements                   |         |         |         | \$8,575,000  |              |             |
| 36                | Woods, Gladys Elementary<br>Renewal, Programmatic & Code Upgrades             |         |         |         |              | \$3,000,000  |             |
| 37                | Girdwood Elementary<br>Renewal, Programmatic & Code Upgrades                  |         |         |         |              | \$1,500,000  |             |
| 38                | Bayshore Elementary<br>Renewal, Programmatic & Code Upgrades                  |         |         |         |              | \$2,000,000  |             |
| 39                | Mt. View Elementary School<br>Renewal   |         |         |         |              | \$3,000,000  |             |
| 40                | Gruening Middle School<br>Renewal, Programmatic & Code Upgrades               |         |         |         |              | \$5,000,000  |             |
| 41                | Clark Middle School<br>Renewal, Programmatic & Code Upgrades                  |         |         |         |              | \$5,000,000  |             |
| 42                | Abbott Loop<br>Renewal, Programmatic & Code Upgrades                          |         |         |         |              | \$2,500,000  |             |
| 43                | New Muldoon Middle School Construction  |         |         |         |              | \$37,800,000 |             |
| 44                | Districtwide Renewal & Replacement/ADA<br>Code Requirements                   |         |         |         |              | \$5,000,000  |             |
| 45                | Huffman Elementary School<br>Renewal, Programmatic & Code Upgrades            |         |         |         |              |              | \$1,000,000 |
| 46                | Tudor Elementary School<br>Renewal, Programmatic & Code Upgrades              |         |         |         |              |              | \$3,000,000 |
| 47                | Birchwood ABC School<br>Renewal, Programmatic & Code Upgrades                 |         |         |         |              |              | \$2,000,000 |
| 48                | Whaley<br>Renewal, Programmatic & Code Upgrades                               |         |         |         |              |              | \$3,000,000 |

**Table 39  
Anchorage School District  
CIP Recommendations and Project Schedule  
2000-2006**

| Assigned Priority  | Projects  | 2000-01          | 2001-02      | 2002-03      | 2003-04      | 2004-05      | 2005-06      |               |               |               |              |               |              |               |              |               |              |               |              |                         |                      |
|--|---|------------------|--------------|--------------|--------------|--------------|--------------|---------------|---------------|---------------|--------------|---------------|--------------|---------------|--------------|---------------|--------------|---------------|--------------|-------------------------|----------------------|
| 49   | Stellar Secondary School<br>Renewal, Programmatic & Code Upgrades         |                  |              |              |              |              | \$2,000,000  |               |               |               |              |               |              |               |              |               |              |               |              |                         |                      |
| 50   | Districtwide Renewal & Replacement/ADA<br>Code Requirements               |                  |              |              |              |              | \$5,000,000  |               |               |               |              |               |              |               |              |               |              |               |              |                         |                      |
|  | Projects Having no Assigned Priority                                      |                  |              |              |              |              |              |               |               |               |              |               |              |               |              |               |              |               |              |                         |                      |
|  | New Chugiak/Eagle River Elementary  | Site Selection   |              |              |              |              |              |               |               |               |              |               |              |               |              |               |              |               |              |                         |                      |
|  | New Chugiak/ Eagle River Secondary School                                 | Site Selection   |              |              |              |              |              |               |               |               |              |               |              |               |              |               |              |               |              |                         |                      |
|  | New Muldoon Area Middle School  | Site Selection   |              |              |              |              |              |               |               |               |              |               |              |               |              |               |              |               |              |                         |                      |
|  | Mt. Spurr Elementary School Addition                                      | Federally Funded |              |              |              |              |              |               |               |               |              |               |              |               |              |               |              |               |              |                         |                      |
|  | Space Utilization Study Involving<br>Baysshore, Cambell, Chinook and Taku | Study            |              |              |              |              |              |               |               |               |              |               |              |               |              |               |              |               |              |                         |                      |
|  | Student Transportation Facility<br>Site Selection/Funding Options         | Study            |              |              |              |              |              |               |               |               |              |               |              |               |              |               |              |               |              |                         |                      |
|  | Charter School Housing  | On Going         |              |              |              |              |              |               |               |               |              |               |              |               |              |               |              |               |              |                         |                      |
|  | Middle School Capacity Study  | Revise Ratings   |              |              |              |              |              |               |               |               |              |               |              |               |              |               |              |               |              |                         |                      |
|  | New Anchorage Area ABC School<br>(Site Selection)                         |                  |              |              |              |              |              |               |               |               |              |               |              |               |              |               |              |               |              |                         |                      |
|  | New Anchorage Area ABC School<br>(\$15,605,000)                           |                  |              |              |              |              |              |               |               |               |              |               |              |               |              |               |              |               |              |                         |                      |
|  | <b>Total Funds Requested</b>  | \$118,920,000    | \$60,363,000 | \$72,852,000 | \$45,282,000 | \$64,800,000 | \$16,000,000 |               |               |               |              |               |              |               |              |               |              |               |              |                         |                      |
| <p><b>NOTE: Projects with attached dollar amounts will require funds to be obtained. After 2000-01, scope and costs are estimates and require verification, Both may be adjusted based on recommendations from Facilities resulting from preliminary design and facility audits.</b></p> <table> <tr> <td>Total 2000-01</td> <td>\$118,920,000</td> </tr> <tr> <td>Total 2001-02</td> <td>\$60,363,000</td> </tr> <tr> <td>Total 2002-03</td> <td>\$72,852,000</td> </tr> <tr> <td>Total 2003-04</td> <td>\$45,282,000</td> </tr> <tr> <td>Total 2004-05</td> <td>\$64,800,000</td> </tr> <tr> <td>Total 2005-06</td> <td>\$16,000,000</td> </tr> <tr> <td><b>Total 6 year CIP</b></td> <td><b>\$378,217,000</b></td> </tr> </table> |   |                  |              |              |              |              |              | Total 2000-01 | \$118,920,000 | Total 2001-02 | \$60,363,000 | Total 2002-03 | \$72,852,000 | Total 2003-04 | \$45,282,000 | Total 2004-05 | \$64,800,000 | Total 2005-06 | \$16,000,000 | <b>Total 6 year CIP</b> | <b>\$378,217,000</b> |
| Total 2000-01  | \$118,920,000   |                  |              |              |              |              |              |               |               |               |              |               |              |               |              |               |              |               |              |                         |                      |
| Total 2001-02  | \$60,363,000  |                  |              |              |              |              |              |               |               |               |              |               |              |               |              |               |              |               |              |                         |                      |
| Total 2002-03  | \$72,852,000  |                  |              |              |              |              |              |               |               |               |              |               |              |               |              |               |              |               |              |                         |                      |
| Total 2003-04  | \$45,282,000  |                  |              |              |              |              |              |               |               |               |              |               |              |               |              |               |              |               |              |                         |                      |
| Total 2004-05  | \$64,800,000  |                  |              |              |              |              |              |               |               |               |              |               |              |               |              |               |              |               |              |                         |                      |
| Total 2005-06  | \$16,000,000  |                  |              |              |              |              |              |               |               |               |              |               |              |               |              |               |              |               |              |                         |                      |
| <b>Total 6 year CIP</b>  | <b>\$378,217,000</b>  |                  |              |              |              |              |              |               |               |               |              |               |              |               |              |               |              |               |              |                         |                      |