

ANCHORAGE SCHOOL DISTRICT  
ANCHORAGE, ALASKA

ASD MEMORANDUM #196 (2000-2001)

April 30, 2001

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

SUBJECT: APPROVAL OF SCHEMATIC DESIGN FOR DENALI  
REPLACEMENT ELEMENTARY SCHOOL

RECOMMENDATION:

It is the Administration's recommendation that the School Board approve the schematic design for the Denali Replacement Elementary School and authorize the Superintendent to proceed with the design, pending Municipal Assembly approval of schematic design.

PERTINENT FACTS:

On April 4, 2000, the voters approved \$11,730,000 to fund Denali Replacement Elementary School Renewal Project. On August 14, 2000, the School Board approved the selection of Kumin Associates, Inc. as the Architect of Record, ASD Memorandum #27 (2000-2001). Meetings with the Denali Building Design Committee commenced with this approval. The Building Design Committee consisting of ASD Facility representatives, Denali Elementary School staff, administration, teachers, and parents have met many times in the development of this Schematic Design. Meetings have also been held with Administrative staff, department heads, students, individual teachers, Fairview Community Council, and the PTA.

Kumin Associates, Inc. delivered the Schematic Design submittal package to the School District on January 30, 2001. Schematic Design floor and site plan drawings are included as Attachment A. The revised building exterior elevation is still under development and will be presented at the School Board meeting.

The Schematic Design Construction Cost Estimate was received on February 8, 2001. This estimate of \$12.3 million was \$3.9 million above the budget amount of \$8.4 million, resulting in the inability to construct the project as currently designed and funded.

The District contracted with Olympic Associates to validate the Kumin Associates, Inc. cost estimate. Their analysis estimated the construction cost at approximately \$12 – 12.5 million, which validated the original cost estimate.

Since receiving the cost estimate, the Facilities Department has been analyzing alternative courses of action. Preliminary reviews indicate that there are cost reductions that can be made to the design without significantly compromising the educational program or quality of the project. The Facilities Department, Kumin Associates, Inc., Olympic Associates, and the Building Design Committee have identified potential cost reductions to the project in the amount of \$1.1 million that do not impact the program or reduce the quality of the project below the District standard. Attachment B, “Schematic Design Cost Reduction Options” is a detailed list of these items.

The items not recommended to be included in the list are those reducing project quality; items where cost savings are questionable; reductions in program; potential safety items; and items that require further design evaluation to verify savings.

It is estimated that the current construction cost for a prototypical elementary school delivered by the Design/Build procurement method would cost \$10.5 – 11.0 million and the Fairview Elementary School design by competitive bid would be \$11.3 million. Therefore the adjusted construction cost estimate for the Denali project of \$11.2 million is consistent with these past projects.

The School Board approved the Conceptual Master Plan and Supplement to the Districtwide Elementary Educational Specifications on January 8, 2001, ASD Memorandum #150 (2000-2001). This approval increased the area of the school by 1,590 square feet to support the Intensive Needs program and the required stairwells and elevator for a two-story building. These adjustments are being retained in the project.

It will not be possible to make enough reductions in the project to bring the estimated cost within current funding and still meet the educational objectives. It will be necessary to supplement the current funding with additional funding from Bonds or reallocation of funds remaining from previously completed projects. The amount of this additional funding will be determined during the design development phase of this project.

If design continues and supplemental funding for the project is made available by next April, then the project would be ready for a June 2002 start of construction and an August 2003 completion. If design is delayed a year, completion will also

be delayed a year. Also, delay of a year could add substantially to the cost, due to inflation in construction costs over an additional year.

Informational meetings were held with the Building Design Committee on April 17, 2001, the PTA on April 19, 2001, and the school staff on April 26, 2001, to present these recommendations.

CC/GV/RA/MP/sl

Attachment

Prepared by: Mike Price, Construction Manager, Capital Projects  
Ray Amsden, Director of Facilities

Approved by: George Vakalis, Assistant Superintendent of Support Services