

ANCHORAGE SCHOOL DISTRICT
ANCHORAGE, ALASKA

ASD MEMORANDUM #249 (2000-2001)

June 25, 2001

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

SUBJECT: APPROVAL OF SCHEMATIC DESIGN FOR CHUGIAK HIGH SCHOOL RENEWAL PHASE 2 – GYMNASIUM AND CAFETERIA RENOVATION

RECOMMENDATION:

It is the Administration's recommendation that the School Board approve the Schematic Design of Chugiak High School Renewal Phase 2 – Gymnasium and Cafeteria Renovation; defer the Performing Arts/Large Gym Renovation and Sports Fields Upgrade from Phase 3; reallocate those funds to the Gymnasium and Cafeteria Renovation; and authorize the Superintendent to proceed with the design pending Municipal Assembly approval of the schematic design.

PERTINENT FACTS:

In April 2000, the voters approved funding in the amount of \$20,805,000 for design and construction of Phases 2 and 3 for Chugiak High School. This Gymnasium and Cafeteria Renovation Project, which after the demolition of the lower classroom area, will create a new entryway, cafeteria, kitchen, main gymnasium, locker rooms, track, accessible weight room, office space, and central boiler room, is one of several construction projects to implement Phases 2 and 3. The construction budget for the Gymnasium and Cafeteria Renovation is \$9,900,000. Construction is scheduled to start in early 2002 and is projected to be complete August 2003. Phases 2 and 3 of the Chugiak High Renewal are being considered together in the design process to allow the most efficient process of project development.

The Schematic Design for the gymnasium and cafeteria renovation is based on the Districtwide High School Educational Specifications adopted by the School Board on June 8, 1998, and the Chugiak High School Conceptual Master Plan and

Supplement to the Districtwide High School Educational Specifications for Chugiak High School, approved by the School Board on June 12, 2000, ASD Memorandum #275 (1999-2000). The School Board approved Bezek-Durst-Seiser as the design firm of record on April 13, 1998, ASD Memorandum #260 (97-98). The Municipal Assembly approved the selection of Bezek-Durst-Seiser on July 25, 2000, AR No. 2000-223.

Bezek-Durst-Seiser delivered the Schematic Design submittal package to the School District on March 2001. The Schematic Design floor and site plan drawings are included as Attachment A.

The Schematic Design Construction Cost estimate of \$15.5 million was \$5.6 million above the amount budgeted of \$9.9 million. Since receiving the cost estimate, the Facilities Department and Bezek-Durst-Seiser have been analyzing alternative courses of action. These 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 recommended cost reduction to the project in the amount of \$3.1 million does 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. Items not recommended to be included in the cost reduction were those items that impacted programs. With the inclusion of the recommended cost reductions the adjusted Schematic Design estimate is \$12.4 million. This exceeds the amount budgeted for the Gymnasium/Cafeteria project by \$2.5 million.

Currently House 2 and 3 classroom areas are under construction. This has required that the upper gymnasium be utilized as a cafeteria with a temporary kitchen. This has necessitated many adjustments for the school, including reduction of inside physical education space, food service that is less than ideal, and more congestion in the hallways. The completion of the gymnasium and cafeteria is critical to provide relief to the school on these issues.

To proceed with the Gymnasium/Cafeteria project it is recommended that the funds in Phase 3 for the Performing Arts and Large Gym renovation and sports field upgrades be reallocated to the Gymnasium/Cafeteria project. Also, a portion of the remaining balance in Phase 1 will be reallocated to this project. The total proposed sources of funding for the Gymnasium/Cafeteria project are shown in the table below:

Balance of Phase I funding available for reallocation	\$820,000
Performing Arts/Large Gym (deferred to Phase 4)	\$1,230,000

Sports Fields (deferred to Phase 4)	\$450,000
Total	\$2,500,000

This deferral of Phase 3 project scope and reallocation of funds within Chugiak High School Phases 1, 2 and 3 will allow the Gymnasium/Cafeteria project to proceed. Additional funding for Phase 4 will be requested to complete the deferred Phase 3 projects.

CC/GV/RA/EK/sl

Attachments

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