

ANCHORAGE SCHOOL DISTRICT  
ANCHORAGE, ALASKA

ASD MEMORANDUM #71 (2002-2003)

October 14, 2002

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

SUBJECT: APPROVAL OF SCHEMATIC DESIGN AND SUPPLEMENTAL  
EDUCATIONAL SPECIFICATIONS FOR EAGLE RIVER HIGH  
SCHOOL

RECOMMENDATION:

It is the Administration's recommendation that the School Board approve the Schematic Design and Supplemental Educational Specifications for Eagle River High School project and authorize the Superintendent to proceed with the Design Development, subject to Municipal Assembly approval of the Schematic Design.

PERTINENT FACTS:

In April 1999, the voters approved funding for design of a new high school in Eagle River. In March 2001, the School Board approved the selection of a site for the New Eagle River High School. Also in March 2001, the School Board authorized the Superintendent to use the Dimond High School Replacement design, with modification, to deliver the New Eagle River High School. The School Board approved the selection of USKH, Inc. to be the Architects of Record on December 10, 2001, ASD Memorandum #138 (2001-2002), and the Municipal Assembly approved the selection on December 18, 2001 (AR #2001-360). The Conceptual Design was approved by the School Board on June 24, 2002, ASD Memorandum #349 (2001-2002) and by the Municipal Assembly on June 25, 2002 (AR #2002-184).

The School Board approved Eagle River High School Educational Specifications for both the 800 and 1,600 student phases in October 2000. These Educational Specifications were based upon the standard High School Educational Specifications, with selected options. This supplement to the Educational Specifications is intended to provide site-specific information, address variances due to the use of a prototype design, and include minor changes that resulted from design refinement with the Building Design Committee.

The 50-acre site is located at the southern end of the Chugiak-Eagle River community, near the intersection of Eagle River Loop Road and Hiland Road. It is part of Heritage Land Bank (HLB) Parcel 1-085 and currently consists of numerous unsubdivided Bureau of Land Management lots. The site has a generally triangular shape and is bounded by Alaska Mental Health Land Trust property to the south, Eagle Pointe Subdivision and Eklutna, Inc. land to the east, and Yosemite Drive to the northwest. The property across Yosemite Drive is part of the same HLB parcel.

The site has a relatively flat area in the center, with one steep area that comprises approximately five acres of the total site area. It is entirely undeveloped and undisturbed with the exception of an informal trail. The school building will be built on the upper tier of the site, with the rest of the site developed for parking, sports fields, and other school amenities. The scope of this project is to design a high school building for 800 students, with adequate infrastructure to allow expansion to 1,600 students in the future.

The use of a prototype provides benefits in terms of lower design fees, shorter schedule, less risky construction, and fewer construction conflicts and change orders. However, there are some inefficiencies in coordinating the prototype design with the Educational Specifications, as well as additional space due to the decision to fully construct core areas and bonus space included in the Dimond High School Replacement design. The Phase I square footage of 182,059 exceeds the 800-student Educational Specification square footage of 150,000.

The core areas designed to full size in Phase I that are supplemental to the Educational Specifications include the library and administrative spaces. The prototype design provides bonus spaces such as two extra regular classrooms, two extra business/technology classrooms, the commons gathering area, and an extended learning area in each house. All of these items exceed the Eagle River High School Educational Specifications, but are an integral part of the basic Dimond High School Replacement prototype design.

There has been discussion of providing alternative programs such as SAVE, Benson, School-Within-A-School, Alaska Native, the Seminar School, Steller Secondary and School Through the Arts, and of addressing high demand vocational and technical programs at the Eagle River High School. Public meetings and discussions are continuing about specific programs to be housed at this new school.

Public meetings were held in April, May, and October 2002, and Building Design Committee meetings were held in May, June, August, and October 2002. The project schedule is to complete the Design Development in February 2003,

Contract Documents in July 2003, the ASD/MOA review process by October 2003 and bid in November 2003. Subject to obtaining construction funding, the construction could start in Spring 2004 for school opening in September 2006.

The Schematic Design site plan, floor plan and elevations are included in Attachment A. The Supplemental to the Eagle River High School Educational Specifications are provided as Attachment B. The construction cost estimate for this project is currently being prepared and will be presented at the October 14, 2002 School Board meeting.

CC/GV/RA/MP/KV/sl

#### Attachments

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