



**SUPPLEMENT TO THE DISTRICTWIDE ELEMENTARY
SCHOOL EDUCATIONAL SPECIFICATIONS FOR CHUGACH
OPTIONAL ELEMENTARY SCHOOL ADDITION AND
RENOVATION**

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**CHUGACH OPTIONAL ELEMENTARY SCHOOL
ADDITION AND RENOVATION**

**Supplement to Districtwide Elementary School Educational
Specifications**

A. General

Chugach Optional Elementary School will be planned and designed utilizing the Anchorage School District's Districtwide Elementary School Educational Specifications for a 26 Classroom School, adopted by the Anchorage School Board in November 2000.

Standard Districtwide Elementary School Educational Specifications address items common to Anchorage School District elementary schools for both new construction and for those planned for renovation. This Supplement is intended to provide the site-specific information not contained in the standard Specifications and variances to those Specifications.

B. History

Chugach Optional Elementary School was constructed in 1973 as an open-concept school. Since that time minor remodels and a roof replacement modified the original facility.

In April 2002, the voters approved design funding to plan for school program and facility improvements.

C. General Description

Chugach Optional Elementary School is located on a 3.5 acre site on the south east corner of 12th Avenue and E Street near downtown Anchorage. The existing school contains 10 classrooms, a gym plus small music room, technology lab, multipurpose space and library program spaces

Planned school improvements include the following;

Classroom Instruction:

Overall, the design for each classroom includes casework, open shelves, cabinets, boot racks, cubbies, teacher closet with secure storage, tackable surfaces, marker boards, TV/VCR rack mounts, wet area with sink, and deep storage areas including flat files. Kindergarten classrooms will be provided with a toilet room and kitchen area to include a refrigerator, sink and stove. The classrooms maintain an "open concept plan". The floor and wall finishes will be replaced. A suspended acoustic ceiling will be installed along with new energy efficient lighting. The HVAC system will be replaced and

improved to meet current indoor air quality standards. Additional power and data outlets will be provided. Every classroom will have good access to natural light.

The new instructional spaces will be reconfigured with the existing and the result will encourage integrated learning and curriculum team-teaching. The configuration provides classroom connectivity between the spaces as well as a visual connection across the central hallway. This links the school together along a common spine, improves circulation patterns and absorbs circulation space for instruction space.

The art activity lab is developed by reconfiguration of existing space. It is configured to support many uses. It includes a separate storage room with adjustable shelving for art and paper supplies with shared access from the hallway and a kiln room. The art room will have casework and large amount of tackable surface to support their program needs along with two deep sinks and large counters for workspace and project preparation. A stove and refrigerator are planned for this space to accommodate campfire and community needs.

IMC:

The library is an important partner with the classroom curriculum. The east addition provides a space that is the center of learning for the school. "Student directed learning" will use this area as a fundamental resource for class work and interests. The main space will provide for large and small group activities, circulation of materials, quiet study, reading, and community meetings. The librarian's office and AV storage is located adjacent to the library. Power and data outlets will be provided throughout the IMC spaces to accommodate immediate and long-term needs.

The technology lab will be centrally located as part of the building re-configuration and provide for 30 student stations and one teacher area for computers. This lab is another important part of the optional program and the design offers flexibility by providing floor data/power infrastructure to maximize table configuration for program delivery.

Special Education:

Resource classrooms are designed into the reconfiguration of the existing school and are centrally located. These rooms will have acoustic isolation and storage for program materials. Occupational and physical therapy will be located on the performance platform space. It is located adjacent to the gym, which offers the opportunities to broaden the gross motor skill activity area. Speech therapy is design for 4-5 students and will be accommodated in the shared office when the program is active. It will have good acoustical isolation and include a sink.

Food Service:

The kitchen is in adequate condition and will require minimal improvements.

Music Classroom:

Music will remain in its existing location. The reconfiguration of the existing lift space will provide for additional storage for instrument and related materials. The finishes will be upgraded. The space will be designed with added acoustic separation from

adjacent areas and data/power availability will be improved to accommodate increasing demand.

Multipurpose Area:

This existing space is open to the school and provides an area for multipurpose activity including cafeteria lunchroom, group projects and community use. The existing folding lunch tables will remain and the entire area will be remodeled for sound attenuation to improve the noise problem into adjacent spaces. Storage is provided. The space is also a circulation space to access entry, music, gym, platform and art.

Physical Education:

The existing gym meets current educational requirements including clear ceiling height and area. A P.E. storage area including shelving bins will be remodeled to accommodate equipment. An office is adjacent to accommodate the needs of the P.E. specialists. The performance platform opens onto this area for assembly events and community functions.

Administration:

The administration area will be relocated closer to the main entry for better visual presence and security reinforcing it as the communications center and point of leadership for the school. Program spaces include secretarial/reception, principal, and nurse. These space will be designed in part with a new entry and provide improved use patterns, visual security, natural light and a sense of entry. A toilet room with shower will be provided within the nurse program space.

Student Support Services:

These areas of counseling, Indian education, psychology, and bilingual education will utilize shared offices. Three spaces are available to meet these needs.

Staff Support Services:

The staff lounge is incorporated within the administration addition. Existing near-by toilet rooms will serve this area. The production workroom is located central to the instructional area and supports both the teachers as well as parent volunteers which are an integral part of this optional program.

Building Support:

A receiving area is included in the southwest addition. This area is better served for receiving and loading functions to facilitate the school needs and meet MOA Title 21 for loading requirements. Central building storage is adjacent. Student toilet rooms are re-located to support both the school program as well as community use in that they are centrally located adjacent to the public spaces. Hallways will receive new finishes. The mechanical and electrical room are re-located the southwest end of the building and both mechanical and electrical upgrades are accommodated. A fire suppression system will be provided along with other code improvements.

The facades for the building additions will be integrated with the existing school's design. This will bring an overall sense of continuity to the entire facility.

Landscaping will be provided to meet Municipal requirements. Top-soil and seeding will be provided to integrate site improvements at Chugach Optional Elementary School with the adjacent Central Middle School site. The site will be re-graded to address existing drainage issues, the school additions and the enlarged parking areas. Playground improvements are planned. Additional fill is incorporated on the east and south east side of the site to support playground and other site improvements.

**Current and Five-Year Enrollment Projections for
Chugach Optional Elementary School**

	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08
Student Population	239	227	218	214	207	200

The EED capacity for Chugach Optional School is 270 students.

Chugach Optional Elementary School changed from two half-day kindergarten classes to one full-day kindergarten class in September 2001. This caused the entry kindergarten enrollment to drop off substantially. Projections as a result are downward from the enrollments of between 244 to 271 for the previous five years.

It is anticipated that with the addition of a second full-day kindergarten class that enrollments will increase to those of earlier levels.

Curriculum To Be Housed By The Facility

General

Chugach Optional Elementary School provides students in kindergarten through sixth grade an education based upon District curriculum requirements. A description of the curriculum to be housed in the facility is located in the Educational Plan section of the attached ASD Standard Elementary Educational Specifications.

Chugach Optional Elementary School is one of the District's alternative programs. ASD's standard elementary curriculum is taught in multi-age, cooperative and open space classrooms. Children are encouraged to self direct themselves in exploratory activities that utilize the hands-on approach throughout all aspects of the curriculum.

Activities To Be Conducted By The Facility

- Chugach Optional Elementary School will house grade levels kindergarten through grade six with an optimum capacity of approximately 250 students. This is based upon 2 kindergarten classrooms, 3 classrooms for combined first and second grade, 3 classrooms for combined third and fourth grade and 3 classrooms for a combined fifth and sixth grade. A total of 11 open-concept classrooms as well as two smaller resource rooms are provided.
- The plan will allow the flexibility to incorporate the school's optional program and other special programs. The open concept program space provides the opportunity for expanding classroom spaces to accommodate larger groups of students.
- No major changes have occurred in the physical education area. The accessibility lift is removed as a new ramp to the gym is provided with the new service access on the south side of the gym. The lift space will be reallocated to provide for a gym office and some music storage. Gym storage remains against the north wall.
- The existing open space of the entry provides multipurpose room space. It meets the needs for a lunchroom and a secondary activity space as well as an entry commons and hallway to music, gym and art. It additionally supports Campfire and community activities. Adjacent storage is provided.
- An art room is located between the classrooms and the multipurpose space. It will support the school programs, the Campfire program and community events with a kitchenette
- The Parent Volunteer/Community Assembly will utilize the existing spaces in lieu of a separate program space. A workroom/production area is provided as support space. As parents provide volunteer hours supporting the school programs this space will meet multiple needs including group use.
- The computer instruction program area will be of sufficient size to support up to 30 students at a time. This will provide the opportunity for all students to learn to use computers and to develop positive attitudes, values and motivation towards computers and their applications as appropriate for each individual's age, needs and desires.
- The administrative area is incorporated in the addition to the southwest side of the school. Located in this area provides observation of the school entry, the parking and drop-off area along with the playground. Included within the administrative area are secretary/reception, principal, nurse, access to storage and staff lounge plus a conference room with hall access.

Activities Conducted

- The IMC is incorporated in the addition to the east side of the school. Classroom and reading spaces are included along with library stack space, a combined library office/workroom and a small audio visual room.

- Three shared offices will provide for student support services. These spaces will be used for Counseling, Indian Education, Psychology, Bilingual Education, itinerant staff as well as other school program needs.

Anticipated Community Use

When school is not in session, Chugach Optional Elementary School equipment and facilities are available for community use. The following activities and programs are anticipated community uses of the facilities.

- Before and after school programs
- Community Meeting Spaces
- Continuing Education
- Playground Equipment Use
- Recreational Activities
- Sports Activities
- Holiday bazaars and community events

Additionally, youth activities by organized groups such as Boy Scouts of America and Girl Scouts of America and parks and recreation programs can utilize school facilities. Activities can include the following:

- Gymnastics
- Martial Arts
- Arts and Crafts
- Volleyball
- Basketball

Standard for Design and Materials

The design of Chugach Optional Elementary School will reflect the Districtwide Elementary School Educational Specifications as amended by this Supplement. In addition to responding to the Educational Specifications, the Elementary School's design will conform to both current applicable building codes and zoning regulations as adopted and amended by the Municipality of Anchorage and, where applicable, applicable statutes adopted by the State of Alaska. The design will also adhere to State-adopted code items more stringent than local standards.

In addition, the Anchorage School District has material and design guidelines and standards. These focus on maintenance and program needs and are frequently revised and re-issued as building material markets and educational needs change. In addition to basic civil, architectural, structural, mechanical and electrical requirements, these standards include playgrounds and instructional technology standards. The design will reflect the District's current standards.

Educational Space Program and Area Comparisons

Program and area comparisons are provided for Chugach Optional Elementary School. They show the school's existing space and how it compares with the District's 26 Classroom Elementary Educational Specifications and how the proposed schematic design incorporates those spaces within the project. Classroom spaces are increased to accommodate alternate year storage of curriculum materials relating to the unique need of the optional school program. Other program areas are adjusted as appropriate to accommodate the increased classroom space needs.

The Districtwide Elementary School Educational Specifications support a 26 classroom school based upon the District's prototype. Additions and renovations to existing schools vary somewhat from those standards. Chugach Optional is considerably smaller in number of classrooms; but, program support spaces like the library, music, computer lab etc. still need to support full-size classes.

The school facility, as measured by McCool Carlson Green architects is proposed to include 41,039 gross square feet. It includes the noted program spaces along with additional space for circulation, structure and mechanical and electrical spaces.

The following three sheets of data are provided to illustrate how Chugach Optional differs from the District's 26 Classroom Elementary Educational Specifications.

Area Summation and Comparison

Chugach Optional Elementary School	26 Classroom Ed Spec program	11 Classroom Plan	10 Classroom Existing Area
Administrative Support			
Reception & Secretarial	570	655	356
Student Timeout	40	0	0
Conference	225	205	0
Principal Office	250	213	123
CSC/ Volunteer / PTA - Combine with Production	250	0	0
Nurse with Toilet	335	285	196
Principal Intern	90	0	0
Subtotal	1760	1358	675
Staff Support Services			
Faculty Lounge - including toilets	725	575	335
Production and Storage	365	487	280
Subtotal	1090	1062	615
Student Support Services			
Counseling -shared office	250	153	0
Indian Education -co-use shared office when needed	300	0	0
Psychology -co-use shared office when needed	100	0	0
Bilingual Education -co-use shared office when needed	150	0	0
Itinerant Offices (2)	200	236	0
Subtotal	1000	389	0

Educational Space Program and Area Comparisons

Chugach Optional Elementary School	26 Classroom	11 Classroom	10 Classroom
	Ed Spec program	Plan	Existing Area
Classroom Instruction			
Kindergarten - including toilet room	1250	1298	1511
Kindergarten - including toilet room	1250	1257	0
Kindergarten - 2 additional @ 26 classroom	2500	0	0
Classroom, primary 1-2	1000	1219	1099
Classroom, primary 1-2	1000	1219	1305
Classroom, primary 1-2	1000	1152	1106
Classroom, primary/intermediate 3-4	1000	1159	1297
Classroom, primary/intermediate 3-4	1000	1147	1050
Classroom, primary/intermediate 3-4	1000	1147	1137
Classroom, intermediate 5-6	1000	1147	1219
Classroom, intermediate 5-6	1000	1147	937
Classroom, intermediate 5-6	1000	1159	1065
Classroom - 11 additional @ 26 classroom	11000	0	0
Art Activity Lab - intended as multi-use space	1500	987	0
Instructional Support Conference Room	165	0	0
Subtotal	26665	14038	11726
IMC			
Teacher Stations 1,2 & Stacks	2465	2457	1625
Teaching Station 3 - Tech Lab	750	704	262
Library Office/Workroom	150	133	211
AV. Storage & Periodical	225	119	225
Computer Equip Room (included on 2nd level)	150	145	0
Subtotal	3740	3558	2323
Special Education			
Resource Classroom	1000	360	447
Resource Classroom	1000	360	0
OT/PT- use performance platform	370	454	0
Speech Therapy - use shared or itinerant office	150	0	0
Subtotal	2520	1174	447
Food Service			
Kitchen and Storage	550	309	309
Subtotal	550	309	309
Music			
Music Classroom	950	711	711
Music Office - not provided with stand alone classroom	175	0	0
Music Storage	100	74	0
Subtotal	1225	785	711

Educational Space Program and Area Comparisons

Chugach Optional Elementary School	26 Classroom	11 Classroom	10 Classroom
	Ed Spec program	Plan	Existing Area
Multi-purpose Area			
Multi-purpose room	2500	1209	1209
Storage	400	305	0
Subtotal	2900	1514	1209
Physical Education			
Gym - MOA notes that existing parking requirements will hold if no additional area is provided to this assembly space	3475	3324	3372
P.E. Office/Storage	500	365	186
Subtotal	3975	3689	3558
Custodial & Restrooms			
BPO, Custodial & Receiving	400	442	225
Central Building Storage -includes paper storage	540	534	452
Restrooms	870	564	431
Subtotal	1810	1540	1108
Program Subtotals	47235	29416	22681
Circulation / Support			
Hallways	8050	5798	5156
Mechanical / Electrical Spaces	870	505	424
Mechanical Fan Room - level 2 penthouse	2820	2534	1425
Interior Structure - EED adjustment to gross area -walls, chases, etc., Ed Spec incorporated in program spaces		1436	1377
Exterior Structure - adjustment area to meet gross EED standards		1350	1330
Subtotal	11740	11623	9712

Educational Space Program and Area Comparisons

Chugach Optional Elementary School	26 Classroom	11 Classroom	10 Classroom
	Ed Spec program	Plan	Existing Area
Facility Area Summary			
Administrative Support	1760	1,358	675
Staff Support Services	1090	1,062	615
Student Support Services	1000	389	0
Classroom Instruction	26665	14,038	11726
IMC	3740	3,558	2323
Special Education	2520	1,174	447
Food Service	550	309	309
Music	1225	785	711
Multi-purpose Area	2900	1,514	1209
Physical Education	3975	3,689	3558
Custodial & Restrooms	1810	1,540	1108
Circulation / Support	11740	11,623	9712
Gross Square Foot Area Totals	* 58,975	41,039	32,393
Existing Gross Square Foot Area		32,393	
Additional Square Foot Area		8,646	

Notes:

- * Current EED regulations utilizes gross square footage. An addition of 3,290 square feet is required to allow for the exterior wall thickness and 100% of the fan room calculation. This increases the District's 26 Classroom Elementary School to 60,150 gross square feet.

Chugach Optional Elementary School was constructed in 1973. Since that time minor remodels and a roof replacement modified the original facility. It is a 32,393 gross square foot facility.

The existing 10 classrooms school is of an open concept design. Movable furniture and bookshelves separate the classrooms. Two narrow halls access the classrooms on the north and south sides. There is limited space in these halls for the storage of student coats and boots. The classrooms to the south are 16 inches lower than the rest of the program spaces and require ramp access. The current ramps do not meet ADA requirements.

The existing library is small and book shelves are incorporated in the hall area. The only office other than the principal's is the library office. This room is used to support all school needs. The area used for the technology lab is about 1/3 the size of a standard technology lab to meet the needs for a full class.

The administration area is small and the work area is limited and does not support more than one or two working there at the same time. The nurse's area is small. There is no conference room available to staff for meetings.

The original building has concrete spread footings and concrete foundation walls. Exterior walls are masonry with wood and steel framing systems. The additions will use similar materials. The two 30 year old cast iron boilers have exceeded their useful life and are scheduled to be demolished and a new heating plant will be provided sized to meet the needs of the larger school

The existing baseboard heating system will be replaced. New finned tube will be provided behind casework with appropriate grilles. The existing electrical system is 800 amps and does not meet the needs for the expanded school. There is no fire suppression system in the school.

Recommended Site and Utility Requirements

General

The existing Chugach Optional Elementary School site is approximately 3.5 acres of a larger 16 acre site it shares with Central Middle School. The Chugach Optional Elementary School portion of the site is less than the District's requirement of 15 acres for a new elementary school site. Most site improvements are generally provided under ASD requirements; but, due to the smaller site there is no field on site and only one basketball court for program and community use.

Site Characteristics

Site Development

The site is relatively flat with substantial grade changes to the east and southeast with the transition down to the Central Middle School track and parking lot. The site has been developed to maximize its smaller size to accommodate school needs.

Site improvements will include drainage improvements on the north side as the building elevation is below street grade and will present challenges in the collection and movement of water away from doorways. The deteriorated sidewalk on the south side of 12th Avenue will be replaced. Playground improvements will be included to support changes required by the addition to the east which removes the kindergarten play area and the increased parking and drop-off areas to the south. A pedestrian path from 12th Avenue into the playground is provided along the east side of the school with an area to sit and observe the play areas as well as tie into the walkway down to the Central Middle School track. Topsoil and seeding will be provided for transitions with the grassed areas. Fencing improvements between the school and the Emergency Operations Center, behind the play area to the southeast and along the sidewalk at the drop-off area to provide a barrier from students and balls from running into the parking area.

Traffic from Public Right-of-ways and Parking

The proposed site improvements enlarges the size of the parking lot along E Street to accommodate increased parking from 28 to 41 spaces plus approximately 10 drop off spaces on site. A gate access to the MOA Emergency Operations Center parking lot to the south will provide for increased drop-off capability when their lot is available. 12th Avenue is also utilized for parent drop-off and pick-up; though, the main school entry is reoriented to the south with its access from E Street and parents will be encouraged to utilize this entrance due to its greater access.

Utilities

The existing site is served by water, sanitary sewer, gas and electric services. The water service will require upgrading to support fire flow requirements for the new fire suppression system. A new gas service line will be required to the new mechanical room, located at the southwest corner of the Administration addition. Some on-site utility work to accommodate changes in plumbing requirements will be incorporated.

Recommended Site and Utility Requirements

The electrical service will be upgraded to a 1000 amp 120/208 volt, three phase, four wire service to accommodate the new additions and allow for future load growth the existing utility transformer will be relocated to support the Administrative addition.

Site Landscape

Landscaping will be required for “Visual Enhancement Landscaping” according to Municipal Title 21 requirements. This includes landscaping of the parking lots. We will be replacing the vegetation loss due to drainage, parking lot and fencing improvements. Additionally landscape material will be provided adjacent to the building.

Permitting Issues

Even though this project is on an established School site that is already permitted as a Public Lands and Institutions land use, the Municipality of Anchorage will require that the design undergo a full Public Facility Site Plan review through Planning and Zoning. The project will also be subject to a full Public Facility Landscape review through the Urban Design Commission. Municipal permits will be required for building construction.

The Anchorage School District has adopted an Instructional Technology Plan. This is a working document that is up-dated regularly to keep abreast of rapidly changing technology. The current Plan and its goals, approved by the School Board in April 2002, will apply to this project.