

DRAFT

Capital Request Advisory Committee
Meeting Minutes
November 12, 2002
ASD School Board Room
1:00 p.m.

Agenda Item 1: **Meeting called to order**
Ray Amsden on behalf of George Vakalis

Agenda Item 2: **Roll call and Introductions**
Ray Amsden, Director of Facilities

Voting Members

Ann Brooks	East High School Area Representative
Joan Diamond	Service High School Area Representative
Diane Etter	Anchorage Council of PTAs
Pat Healow	Bartlett High School Area Representative - Alternate
Angela Jimenez	Minority Education Concerns Committee
Crystal Kennedy	Chugiak High School Area - Alternate
Chris Larson	Associated Builders and Contractors
Ken Legacki	West High School Area Representative
Jan Maki	Anchorage Principals Association
Kerstin (Kitte') Miller	Area-wide Schools and Programs
Boyd Morganthaler, P.E.	Alaska Professional Design Council
Jackie Ohlson	Dimond High School Area Representative
A.L. Tamagni Sr.	Federation of Community Councils
Elaine Wenholtz	Military Representative

Non-Voting Members:

Ray Amsden	ASD Facilities, Director
Rob Balivet	ASD Facilities, Design Manager
Marilyn Barbeau	ASD Facilities, Project Manager
Rick Barrier	ASD Facilities, Project Support
Michelle Egan	ASD Public Affairs
Susan Fison	MOA Planning Department
Mike Franks	ASD Facilities, Construction Manager, Major Maintenance
Mike Henry	ASD High School Education
Gail Opalinski	ASD Middle School Education
Larry Petersen	ASD Maintenance
Mike Price	ASD Facilities, Construction Manager, Capital Projects
Janet Stokesbary	ASD Chief Financial Officer
Stan Syta	ASD Operations
George Vakalis	ASD Assistant Superintendent of Support Services
Larry Wiget	ASD Public Affairs

Agenda Item 3: **Review of 2002 Bond Proposition, with project updates**
Ray Amsden, Director of Facilities

Agenda Item 4: Discussion of outcome of November 5 vote on State GO Bonds
George Vakalis, Asst. Superintendent of Support Services

Agenda Item 5: Review of working draft of 2003 Bond Proposition
Ray Amsden, Director of Facilities

Information proposed for the bond was sent in mailing and is on table today. We may not be able to review all projects today. The key points are that we are deferring Service High School Phase 2A for 1 year with the rationale that New South Anchorage Area High School will be open then, thereby saving the District the cost and inconvenience of using additional re-locatable buildings. Major projects are going well: Denali, Dimond, SAAHS, Chugiak, Service, Bartlett; Chugiak High Phase 3 completed next fall. Major Maintenance projects have been aggressively pursued by Mike Franks. All upgrades going very well. Do we have any specific questions?

Status on relocating Wendler students to Dimond? Will be discussed in upcoming meeting. Overall discussion about background on issue of Wendler students going to old Dimond when Wendler construction begins and new Dimond HS is open for classes. The process allows Wendler construction phases to be completed within 2 years instead of 3. Proposition C included the Wendler Project to be funded from the State.

Whaley construction not included. Rationale for not including Whaley is that there are more questions with the project and we are in the process of developing educational specifications that would fit the program.

Status on new ABC school: no site has been identified as yet. It is 3rd priority for site selection. The 1st is Eagle River Elementary; 2nd is Southwest Anchorage Elementary.

Status of location for a new middle school in East Anchorage? The site purchase is underway. Site acquisition first; then design process.

Since Proposition C passed, we should have more flexibility for future bonds. The reimbursement we are eligible for on prior bond projects will reduce the existing debt and increase potential for future bond projects. Also, the reimbursement at 60% or 70% of new bonds will greatly increase possibility of bond passage. In order for bond to be successful, it should stay in the area \$100,000,000. Taxpayers pay for 30% or 40% with passage of Proposition C.

New item on bond “straw man”- Emergency shelters. We have been studying how to prepare the District for an earthquake or other disasters. For example, we should be prepared to operate many of the schools as shelters for a period of 72-hours after a crisis hits. By the end of 72-hour period there should be contact with families/etc. Normally, if a crisis hits, students would relocate to secondary schools from feeder elementary schools. In order to sustain schools in this manner, funding must be set aside in the budget. For example, we will need to adapt existing boilers so that multi-fuels may be used, not just natural gas. Also, more powerful generators and new electrical connections need to be installed for longer term use of facilities as shelters. Student nutrition & warehouse will need \$3.4 million in the plan. If we were to upgrade the selected schools the total would be approximately \$16 million, which is too large of a sum to go after at once. \$3.2 million is enough to get some projects started, particularly storing medical supplies, blankets, emergency supplies for 18 sites. These immediate supplies would be stored in containers at each of the 18 sites that could also be easily transported to another location if necessary. The shelter plan includes transportation, using a lot of existing primary and alternate routes. Eagle River schools will not have their own food supply- will need to be transported, by air if necessary, in the event of a crisis.

Site acquisition: Straw man includes \$10 million for site acquisition and we do not know if this amount will buy all we need. Future projects needing land include Eagle River elementary, Muldoon, Southwest Anchorage elementary site, ABC school site, site planning & selection in Goldenview area. Southwest area is the most critical at this time, due to the development there. We already own an elementary school site on the east side.

Site selection process takes about a year. We must have the money to purchase the land after it is selected, otherwise site selection is a waste of time.

Site selection in Southeast area. Mental health trust land settlement Act-128 acres total and designated 15 acres for school. Mental Health Trust is in the process of selling the land in its entirety to an eager buyer. The question is now: Does the district have standing for 15 acres? This issue is still being decided, and that decision will affect the future of a proposed site.

Administrative Facility. There are options to be discussed by board which revolves around whether it would be more expensive to build from the ground up hiring an architect (who could address all the needs and fit them into the design) & contractor, or to renovate an existing building to accommodate our needs.

There is no design for Bartlett Phase 3 in the straw man. The schedule shows that we will not be ready for construction on Phase 3 before 2006, and that design can begin in 2004.

What will the voters see on the Bond package? It will show on the ballot what would be reimbursed; 60-70% of total package. We will make sure that the fact sheet is clear. However, the bond will be the total requested, not the amount net of reimbursement.

What is the status of Clark Middle School? We are in the process of a structural review for serious renovation of Clark.

What about Girdwood? It is designated an emergency shelter school. The only design funding included in the straw man is for immediate emergency preparedness needs.

What level of project is a cut off for bond issue? Can we include things like locks in the operating budget? New locks are to be included in retro-fit projects. Overall, we need a push-button inside classroom to lock and secure classroom doors instead of having to stand outside of room to lock the door. Locks have become more of a safety/security issue after Mt. View elementary tragedy.

Clark middle school overcrowding issue- how soon until overcrowding is alleviated? It seems a long time in planning and construction. We do not have the luxury of completing projects in one year with the building open for classes. Phasing the construction is the only way. There is no faster way unless we have an open school to hold classes for those students. Short term options, which are not the best, include re-boundary, building or renovating a temporary facility, or relocating to other schools. All of these ideas are not great solutions.

The Chester Valley project in the straw man includes design and construction. Yet the CRAC has been supporting the strategy of design first, construction next. This project has been brought forward from prior year CIP's. The allocation of construction, rather than design funding, in the straw man is probably a mistake.

Has better demographic information in the ER/Chugiak area been developed?

Our information has been based on city-wide information, folded into information from our own demographer. Municipality has not had the resources recently to address this issue. During site

selection process, the location will be evaluated as to where the needs are. Student enrollment is generally declining, and Eagle River area is no exception, even though it has growth in housing.

How are we going to accommodate these construction projects with a small contractor community with limited resources? If we plan these projects early enough, then contractors should be able to decide what they want to do and hopefully select the District projects to bid on. This is why planning and phasing of the projects is important.

The debt reimbursement program initiated with Proposition C allows reimbursement for bond projects passed by the voters prior to December, 2004.

Next meeting- Nov. 21st, 1:30 p.m.