

ANCHORAGE SCHOOL DISTRICT
ANCHORAGE, ALASKA

ASD MEMORANDUM #113 (2002-2003)

February 10, 2003

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

SUBJECT: APPROVAL OF SCHEMATIC DESIGN FOR POLARIS K12
SCHOOL ADDITION AND RENOVATION PROJECT

RECOMMENDATION:

It is the Administration's recommendation that the School Board approve the schematic design for the Polaris K12 School Addition and Renovation Project and authorize the Superintendent to proceed with the design development, pending Municipal Assembly approval of schematic design.

PERTINENT FACTS:

On November 26, 2001, the School Board approved Educational Specifications for the Polaris K12 School, ASD Memorandum #117 (2001-2002). On April 2, 2002, the voters approved \$700,000 to fund design of the Polaris K12 School Addition and Renovation Project. On January 14, 2002, the School Board approved the selection of McCool Carlson Green as the Architect of Record, ASD Memorandum #160 (2001-2002), and the Municipal Assembly approved the selection on January 15, 2002 (AR #2002-7). On June 10, 2002, the Conceptual Master Plan was approved by the School Board, ASD Memorandum #334 (2001-2002) and the Municipal Assembly on June 11, 2002 (AR #2002-176).

Polaris K-12 School is located on a 9.8 acre site at 1444 East Dowling Road. The 35,264 gross square foot building delivers an alternative educational program for kindergarten through 12th grade. The school was converted from an old movie theater and opened in 1994 with five portable classrooms. Subsequently, a sixth portable classroom was added to serve the growing school population.

Polaris K-12 School Addition and Renovation work will retain the existing two story structure while removing the single story structure on the west side of the school. The new addition will be located on the north and east sides of the existing building.

The existing two-story building will provide space for administration, multipurpose room, art, four classrooms, and resource rooms, along with building support spaces. The new addition will provide space for the library, gym, sixteen classrooms, three science rooms, music and program and building support spaces.

Polaris K-12 School is over capacity. The existing school facility has an Alaska Department of Early Education and Development (EED) capacity of approximately 148 students, based on an enrollment that is half elementary and half secondary. Not included in this EED capacity are the six portable classrooms that support the educational program. The current enrollment is 454 students. The educational specifications were developed for a 500 student school.

The Building Design Committee (BDC), consisting of ASD Facility representatives, Polaris K12 School staff, administration, teachers, students, and parents, has met many times in the development of this Schematic Design. Informational meetings were held with the BDC on May 28, June 11, June 18, August 20, and October 1, 2002 as well as January 17, 2003. Also, the design team has met frequently with administrative staff, department heads, students, individual teachers, and the Abbott Loop Community Council in this process.

McCool Carlson Green delivered the Schematic Design submittal package to the School District on November 1, 2002. The Schematic Design site, floor plan, and perspective drawing, are included as Attachment A.

The Schematic Design Construction Cost Estimate was received on November 21, 2002. This estimate of \$14,039,253 was \$1.04 million above the budget amount of \$13 million. Since receiving the cost estimate, the Facilities Department and McCool Carlson Green have been evaluating the design to find cost reductions that can be made without compromising the educational program or impacting the quality of the project. Items not recommended as reduction options are those reducing the education program; items whose cost savings are questionable; potential safety items; and items that require further design evaluation to verify savings.

The Facilities Department and McCool Carlson Green have identified potential cost reductions to the project in the amount of \$817,873. These recommendations were presented to the BDC on January 27, 2003. While the BDC would prefer that some of these options not be adopted, it is still willing to support the package of reductions as it is currently configured. A detailed list of proposed reduction options is provided in Attachment B "Schematic Design Cost Reduction Options."

If the currently proposed cost reduction options are adopted in the next phase of design, the project cost estimate will still be approximately \$221,000 over budget. The designers and District staff are continuing to seek out additional reduction options, within the criteria described above, to reduce the cost estimate to the \$13 million level. Cost reduction opportunities generally emerge during further design refinement. With a less than 2 percent budget shortfall at the Schematic Design construction estimate, it is very likely that refinements to the estimate at the Design Development stage, as well as implementation of additional opportunities for cost reduction, will bring the cost estimate within budget at the next phase of design.

Phased construction is anticipated to begin in June 2004 with a tentative construction project completion schedule of August 2006 for all phases. This schedule is contingent on passage of an \$18.6 million bond proposition (April 2003) for the construction phase of this project.

CC/GV/RA/RB/sl

Attachments

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