

ANCHORAGE SCHOOL DISTRICT
ANCHORAGE, ALASKA

ASD MEMORANDUM #217 (2002-2003)

March 31, 2003

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

SUBJECT: APPROVAL OF SCHEMATIC DESIGN AND SUPPLEMENTAL
EDUCATIONAL SPECIFICATIONS FOR CHUGIAK HIGH
SCHOOL PHASE 3 DEFERRED

RECOMMENDATION:

It is the Administration's recommendation that the School Board approve the schematic design for the Chugiak High School Phase 3 Deferred Project; defer the Sports Fields Upgrade; reallocate those funds to the Performing Arts, Business and Photo Renovation; and authorize the Superintendent to proceed with the design development, pending Municipal Assembly approval of schematic design.

PERTINENT FACTS:

In April 2002, the voters approved funding in the amount of \$4,300,000 for design and construction of Phase 3 Deferred for Chugiak High School. This project consists of two parts, one interior and one exterior. The interior project renovates the existing Upper Gym into Band, Choir, Orchestra, Photography, Business classrooms and one general classroom that will be used for Yearbook. The exterior portion of the project includes adding practice baseball and softball fields on the Chugiak High School site. The construction budget for the Phase 3 Deferred project is \$3,010,000. Of this money, \$2,560,000 was to be used for the interior portion of the project. Construction is scheduled to start in late 2003 and is projected to be complete August 2004.

The Schematic Design for the Phase 3 Deferred project 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 1997-

1998). The Municipal Assembly approved the selection of Bezek-Durst-Seiser on July 25, 2000, AR No. 2000-223.

The Building Design Committee (BDC), consisting of ASD Facility representatives, Chugiak High School staff, administration and teachers has met in the development of this Schematic Design. Informational meetings were held with the BDC on May 6, 2002, November 15, 2002, and November 25, 2002. Also, the design team has met frequently with administrative staff, department heads, and individual teachers.

Bezek-Durst-Seiser delivered the Schematic Design submittal package to the School District on December 9, 2002. After the estimate was received, modifications were made and a revised Schematic Design was delivered to the School District on March 6, 2003. The revised Schematic Design floor and site plan drawings are included as Attachment A.

The Schematic Design Construction Cost estimate for the interior portion of the project came in at \$3.5 million, which is \$900,000 above the budgeted amount of \$2.6 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 \$170,000 does not impact the program or reduce the quality of the project below the District's Design Standards. 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 \$3.3 million. This exceeds the amount budgeted for the Phase 3 Deferred project by \$700,000.

To proceed with the Phase 3 Deferred project it is recommended that the exterior work from the Sports Field Upgrade portion of the Phase 3 Deferred funds be reallocated to the interior work which includes the Performing Arts, Business and Photo Renovation. The total proposed deferred funds for the Sports Field Upgrade are shown in the table below:

Phase 3 Deferred - Sports Field Upgrades	\$450,000
Phase 3 Deferred - Sports Field Upgrades Design	\$40,000
Total	\$490,000

If the currently proposed cost reduction options are adopted in the next phase of design and the Sport Field Upgrades are deferred, the project cost estimate will

still be approximately \$247,000 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 \$3 million level. Cost reduction opportunities generally emerge during further design refinement. It is very likely that refinements to the estimate at the Design Development stage, as well as implementation of additional opportunities for cost reduction and identification of bid alternates, will bring the cost estimate within budget at the next phase of design.

The Northern Communities Phase 1 sewer project connecting Birchwood ABC and Chugiak High School to the municipal sewer system was also a determining factor in the decision to recommend deferring the Sports Fields Upgrade. AWWU has a series of alternatives for the routing of the sewer line between Birchwood ABC and Chugiak High School. The design will be finalized during this year for possible construction on the school sites during the summer of 2004. Postponing the fields will guarantee that the new fields will not be disturbed by the installation of the sewer line.

During the development of scope and program for the interior work, adjustments were recommended to the Supplemental Educational Specifications, which reflect, the Conceptual Master Plan. These adjustments are shown on Attachment C. This one major adjustment deleted the requirement for a general science classroom. With concurrence of Administration it was determined that an existing science room was sufficient to fulfill this requirement.

CC/GV/RA/RB/EK/js

Attachments

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