

MINUTES OF THE ANCHORAGE SCHOOL BOARD  
SPECIAL MEETING OF MARCH 1, 2004

The Anchorage School Board met in Special Session on Monday, March 1, 2004, at 4:15 p.m. in Room 320, at the Anchorage School District Administration Building. President, Jake Metcalfe, presided.

Board Members Present: Crystal Kennedy, Tim Steele, Jake Metcalfe, Jeff Friedman, John Steiner, Mary Marks, and Macon Roberts.

Others Present: Carol Comeau, Janet Stokesbary, George Vakalis, Ray Amsden, Howard Trickey.

- A. CALL TO ORDER, ROLL CALL, Jake Metcalfe Presiding
- B. SCHOOL BOARD COMMENTS
- C. BOND ISSUES UPDATE

Carol Comeau announced that this meeting has been called in order to give the Board members an update on the demolition of the old Dimond High School and information on the current lease for the administration building.

Old Dimond High School:

George Vakalis briefed the Board on the old Dimond High School demolition. The building has far exceeded its useful life and the Fire Department expressed concern about the safety of those in the building. The old building is not designed to take care of current program needs. It was discovered that it was more economically feasible to build a new school building. The District was given special dispensation to keep the building in place and upgrade minimal fire requirements until the new Dimond High School was finished. The original plan is that when the old facility is demolished the gym will remain. South Anchorage has no recreational center and the Municipality plans on taking ownership of it, with the Assembly's approval, and it will be a recreation center, along with the pool that is there. Jake Metcalfe asked what the cost of demolition would be. Ray Amsden answered that it will be about \$5.5 million.

Macon Roberts asked about the age of the old Dimond High School. Carol Comeau replied that the building was built in 1965 with several additions made until 1972. Ms. Comeau added that the Facility Audit led us to

believe that it made more sense to replace the school than go in and upgrade the whole thing. It would cost as much to renovate it as it would to replace it. Ray Amsden stated that USKH preformed the study for the District and found that the renovation cost was within 5 percent of the new cost. Jake Metcalfe asked if the Dimond High School community weighed in on what to do with the building. George Vakalis answered yes, and they have advocated for what is going in its place. John Steiner asked about the upgrades that were done to continue its life. Mr. Vakalis stated that the minimum requirements were done in order to bring the building up to code. The District made arrangements with the Fire Department in order for the Wendler students to occupy the old Dimond High School while the Wendler Middle School was being renovated. It saved the District time and dollars by moving the Wendler students there. The Fire Department understood it was for one year only. Ray Amsden added that all of the issues that led to the decision to replace the building are still there. All the code issues are still there and are more expensive than before. The code upgrade issues were well over 30 million dollars.

Carol Comeau stated that the suggestion to move the Administrative offices and an additional 600 employees to the old Dimond building would be a nightmare. The traffic there is already a problem and has been a serious issue for the community. The community members have stated that they are looking forward to having the building gone. George Vakalis stated that when the building is demolished it will be replaced with tennis courts, sports fields, pedestrian areas and a parking lot.

### Administration Building

Carol Comeau stated that the District Administration offices have been in the current building for 30 years.. The lease was initiated in 1974 with Fischer and Bloomfield, and then Fischer purchased whole building in 1978. George Vakalis explained that the District had the option to buy in 2010, providing certain provisions were met. During negotiations of the lease in 2000, there was a disagreement with the landlord and the District and the landlord went into mediation. ASD went to a real estate company to learn what the value of the building would be when it took ownership in 2010. According to the real estate company, it would be worth about \$750,000 by 2010. The Administration had concerns because the building would only have about 9 years left of life. Coffman Engineers was hired to do a detailed examination of the building in order to find out what condition it would be in. Today, the building has major code problems with it. The most significant is roof and HVAC systems. If the HVAC system was replaced, the new code rules would kick in and it would cost

more to bring it up to code. The District is already leasing four other facilities and would still have five, even if the building is owned. The District would have to put a lot of money into it and it still wouldn't meet our needs. The mediator recommended that we amend the lease. It called for one full ten-year period. We broke it down to two five-year periods, figuring it would take five years to put everyone together in one building. All leases are structured for five years with additional five if needed. The District negotiated with the other four leases, that at a certain date we acknowledge whether we lease for another five years or up to an additional two, in case we were in the middle of building another building but it was not finished. Fischer Properties would not agree to this agreement.

Macon Roberts asked for confirmation that the first five-year lease would be over in 2005. George Vakalis confirmed that, and stated that we have to notify the landlord this fall. Mr. Roberts asked if the new building would be ready. Mr. Vakalis replied that the first phase of the new building would be complete so that everything in the Administration building would move. By the end of December, everyone else would be in the new building, as well.

D. EXECUTIVESESSION-(PERSONNEL/FINANCE/NEGOTIATIONS/LITIGATION)

E. ADJOURNMENT

The Special Meeting of March 1, 2004, was adjourned by unanimous consent at 5:15 p.m.

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Jake Metcalfe, President

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Mary Marks, Clerk

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Robin Siegfried, Recording Secretary

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Date Minutes Approved