

ANCHORAGE SCHOOL DISTRICT
ANCHORAGE, ALASKA

ASD MEMORANDUM #254 (2003-2004)

April 12, 2004

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

SUBJECT: APPROVAL OF SCHEMATIC DESIGN AND SUPPLEMENTAL
EDUCATIONAL SPECIFICATIONS FOR CHESTER VALLEY
ELEMENTARY SCHOOL ADDITION AND RENOVATION

RECOMMENDATION:

It is the Administration's recommendation that the School Board approve the Schematic Design and Supplemental Educational Specifications for Chester Valley Elementary School Addition and Renovation and authorize the Superintendent to proceed with design, pending Municipal Assembly approval of the schematic design.

PERTINENT FACTS:

The School Board approved the selection of McCool Carlson Green Architects as the Architects of Record on September 22, 2003, ASD Memorandum #55 (2003-2004) and the Municipal Assembly approved the selection on October 21, 2003 (AR #2003-301). The Conceptual Design was approved by the Board on November 24, 2003, ASD Memorandum #117 (2003-2004) and by the Municipal Assembly on December 2, 2003 (AR #2003-349).

Chester Valley Elementary School is located in northeast Anchorage at 1750 Patterson Street. It occupies a 7.64-acre site surrounded by residential housing on all sides. Chester Valley Elementary School provides an elementary program for kindergarten through 6th grade. The September 30, 2003 enrollment is 253 students, equaling 77 percent of capacity. Projections through 2008-2009 indicate a capacity of 84 percent. Chester Valley Elementary School is the smallest school in the northeast area and while not over capacity itself, adjacent schools exceed their capacities. The neighboring schools of Susitna, 121 percent capacity, and Scenic Park, 119 percent capacity, are overcrowded. In addition to current housing growth in the northeast area, future development of the Creekside Town Center is anticipated to add 1,200 housing units, thereby impacting projected enrollments.

All concerns arising during Design Committee meetings have been considered in the Schematic Design. A concern of staff and parents has been safe access.

Parking is limited and as many parents drop off and pick up their students, the parking area and adjacent street can become congested. The proposed design improves the existing situation by increasing the amount of on-site cueing and parking space. Another community concern was site security. This Schematic Design responds to those concerns.

Chester Valley Elementary is currently a 19-classroom school. The proposed addition and renovation will increase the facility to a 26-classroom school by adding approximately 21,400 square feet of space for a total of 60,668 gross square feet. This reflects a capacity of approximately 550 students.

The addition provides increased building area for 4 new kindergarten classrooms, 3 primary classrooms, 1 resource classroom; plus an art activity lab, gymnasium and relocation of the administrative area to the front of the school for greater supervision of school activities. Additional mechanical fan room space is provided to support the addition. The existing school space will be reconfigured to improve deficient programmatic spaces, including classrooms, student support spaces, special education, food service, music, storage, and administrative support spaces. The existing multipurpose room/gym will be renovated to meet the programmatic need for a second large activity space.

Facility upgrades include replacement/upgrade of HVAC systems, building communication systems, power, lighting, roof and finishes. Important life safety upgrades include the addition of a building fire protection sprinkler system and seismic upgrades. Site improvements include additional parking, improved drainage, playground upgrades/reconfiguration, expansion of student drop-off and revision of bus drop-off area.

On April 1, 2003, voters approved \$750,000 in design funding for Chester Valley Elementary School Addition and Renovation project. Subject to obtaining construction funding in April 2004, construction is scheduled to start in 2005.

The schematic design aerial, site plan, floor plan, elevations and perspective drawing are included in Attachment A. The Supplemental to the Chester Valley Elementary School Educational Specifications are provided as Attachment B. The construction budget for the project is \$10,900,000. The schematic cost estimate is under this amount.

Attachments

CC/GV/RA/RB/rh

Prepared by: Rob Balivet, Design Planning Manager
Ray Amsden, Director of Facilities

Approved by: George Vakalis, Assistant Superintendent of Support Services



**SUPPLEMENT TO THE DISTRICTWIDE ELEMENTARY
EDUCATIONAL SPECIFICATIONS FOR
CHESTER VALLEY ELEMENTARY SCHOOL**

April 12, 2004

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**CHESTER VALLEY ELEMENTARY SCHOOL
Supplement to Districtwide Elementary School Educational Specifications**

A. General

Chester Valley Elementary School will be planned and designed based on the Anchorage School District's Districtwide Elementary Educational Specifications for a 26-classroom school, adopted by the Anchorage School Board in November 2000.

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

B. History

In April 2003, the voters approved design funding for additions and renovation of Chester Valley Elementary School. The School District approved the selection of McCool Carlson Green Architects in September 2003. Currently, Chester Valley Elementary School is a smaller school with 19 classrooms serving students in kindergarten through 6th grade.

C. General Description of Site

Chester Valley Elementary School is located in Northeast Anchorage at 1750 Patterson Street. It occupies a 7.64-acre site surrounded on all sides with residential housing. The addition provides additional building area for 4 new kindergarten classrooms, 3 primary classrooms, 1 resource classroom; plus an art activity lab, gymnasium and relocation of the administrative area to the front of the school for greater supervision of school activities. Additional mechanical fan room space is provided to support the addition. The existing school space will be reconfigured to improve deficient programmatic spaces including classrooms, student support spaces, special education, food service, music, storage, and administrative support spaces. The existing multipurpose/gym will be renovated to provide the programmatic need for a second large activity space.

Facility improvements include replacement/upgrade of HVAC systems, building communication systems, power, lighting, roof and finishes. Important life safety upgrades include the addition of a building fire protection sprinkler system and seismic upgrades. Site improvements include additional parking, improved drainage, playground upgrades/reconfiguration, expansion of student drop-off and revision of bus drop-off area.

Current and Five-Year Enrollment Projections for
Chester Valley Elementary School

	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09
Student Population	253	251	262	265	267	277
EED Capacity**	329	329	329	329	329	329
Capacity %	77	76	80	81	81	84

EED Capacity:

EED Capacity % adjusts incrementally upwards. With funding for school improvements, the school capacity will increase to approximately 550 students. This will support adjacent overcrowded elementary schools and growth in the northeast Anchorage area.

Curriculum To Be Housed By The Facility

General

Chester Valley Elementary School provides students in kindergarten through 6th grade with an education based upon Anchorage School District curriculum requirements for elementary schools. A description of the curriculum to be housed is located in the Educational Plan section of the District's Elementary Educational Specifications.

Activities Conducted

Activities To Be Conducted By The Facility

- Chester Valley Elementary School will house students in kindergarten through 6th grade with the optimum capacity of approximately 550 students as result of increasing the size of the school to the District's standard 26-classroom elementary school. This will include 20 regular classrooms, 2 classrooms for special education and 4 kindergarten classrooms.
- To support the physical education program a gymnasium will be added. PE support spaces will be located adjacent to the new gymnasium.
- A computer instruction program will provide the opportunity for all students to learn to use computers and to develop positive attitudes, values and motivation toward computers and their applications as appropriate for each individual's age, needs and desires. This program will be located next to the IMC.
- Art and music program space is provided in support of their curriculum requirements.
- To support the special education program a toilet room will be provided for their use next to the primary special education classroom. An additional adjacent shared space is a room that can be used for "time-out".
- The existing multipurpose room will be renovated as a second large activity space to support the schools programs. The kitchenette typically found within the multipurpose room is relocated to an adjacent space to allow greater flexibility of use.

Anticipated Community Use

When school is not in session, Chester Valley Elementary School equipment and facilities are available for community use. The following activities and facilities are among those available.

- Community Meeting Spaces. Chester Valley currently has a very active community schools program which utilizes classrooms after school hours.
- Before and after School programs. Chester Valley hosts a 21st Century learning program
- Continuing Education
- Recreational Activities
- Sports Activities
- Holiday Bazaars and Community Events

Additionally, youth activities by organized groups can utilize school facilities. Activities can include the following:

- 1 Arts and Crafts
- 2 Basketball
- 3 Volleyball
- 4 Martial Arts

The design of Chester Valley 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 standards that serve as design guidelines. These focus on maintenance and program needs and are frequently updated as building material markets and education 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.

Program and area comparisons are provided for Chester Valley Elementary School. They compare existing program spaces with the District's approved 26-classroom Elementary Educational Specifications and show how both existing and proposed spaces will satisfy those specifications.

The Districtwide Standard Elementary Educational Specifications support a 26-classroom school based on a new 60,150 gross square feet facility. Existing schools, with their additions and renovations, vary somewhat from a new school's space due to existing construction.

The Alaska Department of Education and Early Development (EED) allows 63,151 gross square feet for an Average Daily Membership (ADM) of 550 students. Chester Valley's existing facility has 39,257 gross square feet. With the added program spaces, the total will be 60,668 gross square feet. Even with additional space for mechanical and electrical uses identified during the design process, Chester Valley is expected to be within the 63,151gsf allowable area.

The following table is provided to illustrate how Chester Valley Elementary School differs from the District's Elementary Educational Specifications for a 26-classroom school.

Educational Space Allocations

Program Comparison - 26 Classrooms

	Plan	Ed Spec	Difference	%	Existing
Administrative Support					
Reception & Secretarial	575	570	5		418
Student Timeout	73	40	33		
Conference	212	225	-13		178
Principal Office	221	250	-29		163
Principal Intern	92	90	2		
Community Schools Office	275	250	25		287
Nurse with Toilet	332	335	-3		161
Subtotal	1,780	1,760	20	1%	1,207
Staff Support Services					
Staff Lounge & Toilets	786	725	61		963
Production and Storage	341	365	-24		308
Subtotal	1,127	1,090	37	3%	1,271
Student Support Services					
Counseling Office, South Central	152	150	2		
Indian Education	341	300	41		290
Psychology	148	100	48		
Itinerant Office	118	100	18		
Itinerant Offices (PTA)	104	100	4		53
Bilingual Education	148	150	-2		290
Subtotal	1,011	900	111	12%	633
Classroom Instruction					
Classroom 1	891	1,000	-109		891
Classroom 2	883	1,000	-117		883
Classroom 3	883	1,000	-117		883
Classroom 4	884	1,000	-116		884
Classroom 5	933	1,000	-67		
Classroom 6	892	1,000	-108		
Classroom 7	916	1,000	-84		
Classroom 8	890	1,000	-110		890
Classroom 9	876	1,000	-124		876
Classroom 10	878	1,000	-122		878
Classroom 11	882	1,000	-118		882

Educational Space Allocations

Classroom 12	884	1,000	-116		884
Classroom 13	887	1,000	-113		887
Classroom 14	876	1,000	-124		876
Classroom 15	896	1,000	-104		896
Classroom 16	884	1,000	-116		884
Classroom 17	877	1,000	-123		
Classroom 18	928	1,000	-72		
Classroom 19	928	1,000	-72		
Classroom 20	889	1,000	-111		
Kindergarten 21	1,149	1,250	-101		896
Kindergarten 22	1,204	1,250	-46		1,200
Kindergarten 23	1,200	1,250	-50		
Kindergarten 24	1,183	1,250	-67		
Instructional Support Conference	164	165	-1		
Art Activity Lab (including storage)	1,406	1,500	-94		86
Subtotal	24,163	26,665	-2,502	-9%	13,676
IMC					
Teacher Station 1&2 & Stacks	2,183	2,465	-282		2,190
Teacher 3 Tech Lab	752	750	2		2,267
Librarians Office/ Workroom	173	150	23		231
AV. Storage & Periodical	191	225	-34		690
Computer Equipment Room	195	150	45		32
Subtotal	3,494	3,740	-246	-7%	5,410
Special Education					
Resource Classroom 1	827	1,000	-173		861
Resource Classroom 2	929	1,000	-71		788
OT/PT/Performance Area	648	370	278		
Speech Therapy	152	150	2		290
Subtotal	2,556	2,520	36	1%	1,939
Food Service					
Kitchen and Storage	505	550	-45		272
Subtotal	505	550	-45	-8%	272
Music					
Music Office (not needed unless on stage)	-	175	-175		
Music Storage	145	100	45		
Music Performing Classroom	933	950	-17		
Subtotal	1,078	1,225	-147	-12%	

Educational Space Allocations

Multi-purpose Area					
Multi-purpose room	2,609	2,500	109		
Storage	399	400	-1		391
Subtotal	3,008	2,900	108	4%	391
Physical Education					
Gym	3,575	3,475	100		4,024
P. E. Office & Storage	518	500	18		240
Subtotal	4,093	3,975	118	3%	4,264
Custodial & Restrooms					
BPO, Custodial & Receiving	515	400	115		374
Central Building Storage	823	540	283		555
Restrooms	1,490	870	620		922
Subtotal	2,828	1,810	1,018	56%	1,851
Subtotal of Gross Program Areas					
	45,643	47,135	-1492	-3%	30,914
Circulation / Support					
Hallways	11,275	8,050	3,225		7,765
Mechanical and Electrical Spaces	740	870	-130		486
Mechanical Fan Rooms	1,819	2,820	-1,001		92
Subtotal	13,834	11,740	2,094	18%	8,343
Facility Area Breakdown					
Administrative Support	1,780	1,760	20		1,207
Staff Support Services	1,127	1,090	37		1,271
Student Support Services	1,011	900	111		633
Classroom Instruction	24,163	26,665	-2,502		13,676
IMC	3,494	3,740	-246		5,410
Special Education	2,556	2,520	36		1,939
Food Service	505	550	-45		272
Music	1,078	1,225	-147		
Multi-purpose Area	3,008	2,900	108		391
Physical Education	4,093	3,975	118		4,264
Custodial & Restrooms	2,828	1,810	1,018		1,851
Circulation / Support	13,834	11,740	2,094		8,343
Program Area Totals	59,477	58,875	602	1%	39,257
Exterior Walls	1,191	1,275	-84		

Educational Space Allocations

Total Project Gross Area	60,668	60,150	518		
Existing Gross Area	39,257				
Addition Size	21,411				

Chester Valley Elementary School was originally completed in 1964. In 1966 a classroom addition and multipurpose room was added to meet expanding program needs totaling 39,257 gross square feet.

The original building housed the kindergarten, primary and intermediate grades, Office/Admin Area and IMC. The newer addition houses primary and intermediate grades along with a MPR and kitchen.

The original one-story construction has pre-cast concrete wall panels and steel framing system. A rated gypsum sandwich panel is used for interior corridor walls. Chester Valley Elementary School's critical building system deficiencies are: inadequate air handling system to meet current indoor air quality standards; noise transmission between classrooms and hallways; lack of heating control; corroded galvanized domestic water piping; asbestos contamination of various areas which hampers needed maintenance and upgrades; and lack of sprinkler protection.

Site access is less than desirable from a safety perspective and there are insufficient parking areas to meet the existing code requirements and users' demand.

The facility will require extensive code upgrades, including fire protection systems (sprinklers), occupancy separation walls, and renovated existing fire assemblies to protect exiting routes.

General

At 7.64 acres, the existing Chester Valley Elementary School site is approximately half of the recommended standard 15 acres for Elementary school site. Site improvements will include expanded access to improve traffic safety and additional parking to meet Municipal requirements.

Site Characteristics

Site Development

The existing site drains into swales and drywells. The drywells are old and failing. A storm drainage system is proposed for the site which will tie into the MOA storm drainage system in the area.

Traffic Public Right-of-ways and Parking

The proposed site improvements include modification to existing ingress and egress points from Patterson Street. This requires coordination with Municipal traffic engineers. Parking alignment is adjusted for 90 degree parking with more spaces provided. Additional cueing space is provided for better circulation of drop off and pick up of students.

Utilities

Water, sanitary sewer, gas and electric services serve the existing site. The existing water services requirements will be increased to a 6-inch pipe to support installation of a new sprinkler system and additional fire hydrant. The existing electrical service will be upgraded from 800 amps to 1200 amps.

Site Landscape

Landscaping will be required for “Visual Enhancement Landscaping” according to Title 21, including landscaping of the parking lots. Minimum perimeter landscape requirements are expected to be visual enhancement and buffer landscaping along Patterson Street. Interior site landscaping is to be limited to low-lying, moose-resistant shrubs and deciduous trees to deter hiding and allow good visibility to accommodate safe vehicular and pedestrian traffic movements.

Permitting Issues

Even though this project is on an established school site that is already zoned as a Public Lands and Institutions (PLI) land use, the Municipality of Anchorage will require 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 Committee. Other required significant agency permits include review and approval by MOA Traffic Division and Building Department.

The Anchorage School District adopted the current Instructional Technology Plan in the Spring of 2002, ASD Memorandum #262 (2001-2002) and it was certified by the State in June 2002. In addition, the School Board approved an Instructional Transitional Technology Plan in March 2003, ASD Memorandum #187 (2002-2003). These are working documents, periodically up-dated to keep current with rapidly changing technology. The current Vision and Missions and Goals of the Plan follows:

Vision

The Anchorage School District community of students and staff will use technology to develop critical thinking skills, to communicate ideas, to access information, and to solve problems. Technology will be integrated throughout the K-12 curriculum. By using technology as a tool, teachers, administrators, and support staff will become more efficient and effective in facilitating and managing the learning environment and fostering lifelong learning.

Mission and Goals

Mission

It is the mission of the Anchorage School District to educate students for success in life.

Goals

- Increase academic excellence by emphasizing student achievement, developing respect for diversity, maintaining quality staff recruitment and training, and maximizing opportunities for lifelong learning.
- Establish a supportive learning environment by providing safe and caring schools which are barrier free, by promoting health and wellness, and by collaborating with other community agencies where appropriate.
- Ensure public accountability by continuing standardized testing and other performance assessment, through the wise use of financial resources, through construction and maintenance of school facilities, and effective communication to internal and external audiences.