CLERK'S OFFICE
APPROVED As Amended
Date: 12-17-13
AM 671-2013(A) WAS SUBSTITUTED
12-17-13

Requested by: Chair of the Assembly at the Request of the Anchorage School District
Prepared by: Cynthia M. Weed, Bond Counsel
K&L Gates LLP
For Reading: December 3, 2013

MUNICIPALITY OF ANCHORAGE, ALASKA
ORDINANCE No. 2013-135

AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE QUALIFIED VOTERS OF ANCHORAGE, ALASKA, THE QUESTION OF THE ISSUANCE OF NOT TO EXCEED FIFTY-SEVEN MILLION TWO HUNDRED EIGHTY-FIVE THOUSAND DOLLARS ($57,285,000) OF GENERAL OBLIGATION BONDS OF THE MUNICIPALITY OF ANCHORAGE TO PAY THE COSTS OF EDUCATIONAL CAPITAL IMPROVEMENTS, PLANNING AND DESIGN PROJECTS AND DISTRICTWIDE BUILDING LIFE EXTENSION PROJECTS AT THE ELECTION TO BE HELD IN THE MUNICIPALITY ON APRIL 1, 2014.

WHEREAS, the existing educational facilities serving the Municipality of Anchorage, Alaska (the "Municipality") are in need of building systems renewal, replacements, renovations, construction and undertaking of planning and design projects; and

WHEREAS, the Assembly of the Municipality and School Board have identified necessary construction, renovations, upgrades and improvements to school facilities; and

WHEREAS, in order to provide funds to perform the necessary construction, renovations, upgrades and improvements as further described in Section 1 of this ordinance (the "Projects"), it is deemed necessary and advisable that the Municipality issue and sell its general obligation bonds (the "Bonds"); now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Purpose. The Assembly hereby determines that the education facilities and building systems are in need of construction, renewal, replacement, renovation and the undertaking of planning and design projects (the "Projects"). Specifically, construction and expansion of Airport Heights Elementary School, and renewals, replacements, and renovations of building systems such as roof, lighting, fire alarm, communication, mechanical, and site upgrades will be performed at district facilities. It is also proposed to undertake planning and

design projects for the future renovation and improvements of four educational facilities.

The Projects are described in more detail in the Assembly Memorandum accompanying this ordinance. The cost of all necessary planning, acquisition of property for, site preparation, construction, installing and equipping of the Projects, architectural, engineering, design, and other consulting services, inspection and testing, administrative and relocation expenses, costs of issuance of the Bonds (hereinafter defined) and other costs incurred in connection with the Projects shall be deemed to be costs of the approved Projects. The approved Projects may be completed with all necessary equipment and appurtenances.

The School District shall determine the application of available money as between the various Projects set forth above so as to accomplish, as nearly as may be, all of the Projects described or provided for in this section.

If the School District shall determine that it has become impractical to accomplish any portion of the approved Projects by reason of changed conditions or needs, incompatible development or costs substantially in excess of those estimated, the School District shall not be required to accomplish such portions and shall apply Bond proceeds as set forth in this section.

If the approved Projects have been completed in whole or in part, or their completion duly provided for, or their completion found to be impractical, the School District may apply Bond proceeds or any portion thereof to other School District capital improvements as the School Board in its discretion shall determine and, if otherwise, then solely to payment of principal or interest on the Bonds, as provided in the Home Rule Charter. In the event that the proceeds of sale of the Bonds, plus any other money of the School District legally available, are insufficient to accomplish the approved Projects, the School District shall use the available funds for paying the cost of those portions of the approved Projects for which the Bonds were approved deemed by the School Board most necessary and in the best interest of the School Board. No Bond proceeds shall be used for any purpose other than a capital improvement.

For the purpose of providing funds for the undertaking of the Projects, which are hereby found to be a public purpose and in the public interest, the Municipality hereby proposes to issue general obligation bonded indebtedness in an amount not to exceed Fifty-Seven Million Two Hundred Eighty-Five Thousand Dollars ($57,285,000) (the "Bonds").

Section 2. Details of Bonds. The Bonds shall be sold in such amounts and at such time or times as deemed necessary and advisable by the Assembly and as permitted by law and shall mature over a period of not to exceed 20 years of date of issue. The Bonds shall be issued in an aggregate principal amount of not to exceed $57,285,000. The Bonds shall bear interest to be fixed at the time of sale

or sales thereof. The exact form, terms, conditions, contents, security, options of redemption, and such other matters relating to the issuance and sale of said Bonds as are deemed necessary and advisable by the Assembly shall be as hereinafter determined and/or delegated by ordinance and/or resolution of the Assembly.

The full faith and credit of the Municipality is pledged for the payment of the principal of and interest on the Bonds, and ad valorem taxes upon all taxable property in the Municipality shall be levied without limitation as to rate or amount to pay the principal and interest on the Bonds when due.

Section 3. Ballot Proposition. The Assembly hereby submits to the qualified electors of the Municipality the proposition of whether or not the Municipality should issue the Bonds for the purpose of financing the costs of the approved Projects at the regular municipal election to be held on April 1, 2014.

The Clerk shall prepare the ballot proposition to be submitted to the voters as provided by this ordinance and the Municipal Code and shall perform all necessary steps in accordance with law to place this proposition before the voters at the regular election. The proposition must receive a majority vote of those in the Municipality voting on the question to be approved. The proposition shall be substantially in the following form:

PROPOSITION NO. _____

EDUCATIONAL CAPITAL IMPROVEMENTS, PLANNING AND DESIGN PROJECTS AND DISTRICTWIDE BUILDING LIFE EXTENSION PROJECT BONDS

Shall Anchorage borrow up to $57,285,000 through the issuance of general obligation bonds to pay for educational capital improvements, construction and renovation of school facilities, educational facility building life extension and design projects within Anchorage, as provided in Ordinance No. AO 2013-135? The Projects currently qualify for up to 70% State debt reimbursement of the issuance (subject to annual Legislative appropriation as described below.)

The general obligation bond proceeds will be used to pay costs of planning, design, site preparation, constructing, renovating, installing, acquiring and equipping educational capital improvement projects including, but not limited to, renewals, replacements, and renovations of electrical and mechanical systems, building systems, and sites, undertaking planning and design projects, and constructing, expanding and renovating Airport Heights Elementary School. The

Projects currently qualify for up to 70% State debt reimbursement of the issuance. If the State chooses to make full reimbursement on the eligible $57,285,000, the annual increase in taxes would be $4.86 to retire the proposed bonds (based on $100,000 of 2014 real and personal property value). State reimbursement is subject to annual Legislative appropriation.

Without State reimbursement for debt service, voter approval of this bond proposition authorizes for each $100,000 of assessed real and personal property value (based on the estimated 2014 assessed valuation) an annual increase in taxes of approximately $13.86 to retire the proposed bonds.

The debt will be paid from real and personal property taxes levied and collected areawide in Anchorage. Anchorage will also pledge its full faith and credit for payment of the debt.

(No. AO 2013-135)

Section 4. Submission of Question to Voters. The proposition, both for paper ballots and machine ballots, shall be printed on a ballot which may set forth other general obligation bond propositions, and the following words shall be added as appropriate and next to a square provided for marking the ballot or voting by a machine:

PROPOSITION NO. _____ BONDS, YES ☐

BONDS, NO ☐

Section 5. Effective Dates. Section 2 of this ordinance shall become effective only if the proposition described in Section 3 is approved by a majority of the qualified voters voting on the proposition at the regular election held on April 1, 2014. The remaining sections of this ordinance shall become effective upon passage and approval by the Assembly.

PASSED AND APPROVED by the Assembly of the Municipality of Anchorage, this 17 day of December, 2013.

By _____
Chair of the Assembly

ATTEST:

Amanda K. Moser
Municipal Clerk

MUNICIPALITY OF ANCHORAGE

ORDINANCE No. 2013-135

AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE QUALIFIED VOTERS OF ANCHORAGE, ALASKA, THE QUESTION OF THE ISSUANCE OF NOT TO EXCEED FIFTY-SEVEN MILLION TWO HUNDRED EIGHTY-FIVE THOUSAND DOLLARS ($57,285,000) OF GENERAL OBLIGATION BONDS OF THE MUNICIPALITY OF ANCHORAGE TO PAY THE COSTS OF EDUCATIONAL CAPITAL IMPROVEMENTS, PLANNING AND DESIGN PROJECTS AND DISTRICTWIDE BUILDING LIFE EXTENSION PROJECTS AT THE ELECTION TO BE HELD IN THE MUNICIPALITY ON APRIL 1, 2014.

Prepared by
K&L GATES LLP

MUNICIPALITY OF ANCHORAGE
ORDINANCE No. 2013-135

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* This Table of Contents and the cover page are for convenience of reference and are not intended to be a part of this ordinance.

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - Anchorage Schools

AO Number 2013-135 Title: AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE QUALIFIED VOTERS OF ANCHORAGE, ALASKA, THE QUESTION OF THE ISSUANCE OF NOT TO EXCEED FIFTY-SEVEN MILLION TWO HUNDRED EIGHTY-FIVE THOUSAND DOLLARS ($57,285,000) OF GENERAL OBLIGATION BONDS OF THE MUNICIPALITY OF ANCHORAGE TO PAY THE COSTS OF EDUCATIONAL CAPITAL IMPROVEMENTS, PLANNING AND DESIGN PROJECTS AND DISTRICTWIDE BUILDING LIFE EXTENSION PROJECTS AT THE ELECTION TO BE HELD IN THE MUNICIPALITY ON APRIL 1, 2014.

Sponsor: Anchorage School District
Preparing Agency: Anchorage School District
Others Impacted: None

CHANGES IN EXPENDITURES AND REVENUES: (Thousands of Dollars)

	FY14	FY15	FY16	FY17	FY18
Operating Expenditures					
1000 Personal Services					
2000 Supplies					
3000 Other Services					
4000 Debt Service	--	4,597*	4,597*	4,597*	4,597*
5000 Capital Outlay					
TOTAL DIRECT COSTS:	--	4,597	4,597	4,597	4,597
ADD: 6000 Charge from Others					
LESS: 7000 Charge to Others					
FUNCTION COST:					
REVENUES:					
CAPITAL:					
POSITIONS:					

PUBLIC SECTOR ECONOMIC EFFECTS:

Estimated annual debt service of $4,596,697 assumes bonds are sold as a package with the first interest payment due in February of 2015 at 5.0% interest, with bond repayments corresponding to the expected life of the assets financed over 20 years. Annual operating expenditures are calculated on a calendar year basis. The State of Alaska has agreed to reimburse 64.98 % of $57,285,000 of the bonds (subject to annual appropriation) which would reduce the annual taxpayer debt service to $1,609,763.

PRIVATE SECTOR ECONOMIC EFFECTS:

Estimated annual debt service of $4,596,697 would equate to an estimated property tax increase of .1386 mills or $13.86 per year on $100,000 of assessed valuation in the Anchorage Areawide Service Area. Estimated annual debt service payments with the anticipated State of Alaska participation is $1,609,763 and would equate to an estimated property tax increase of .0486 mills or $4.86 per year on $100,000 of assessed valuation in the Anchorage Areawide Service Area.

* Subject to market rates and timing

Prepared by: Ross Risvold, Public Finance & Investments Manager Telephone: 343-6606

Validated by OMB: _____ Date: _____

MUNICIPALITY OF ANCHORAGE

See AM 671-2013(A)

ASSEMBLY MEMORANDUM

No. AM 671-2013

Meeting Date: December 3, 2013

From: ANCHORAGE SCHOOL DISTRICT

Subject: AO 2013-135 **One Ballot Proposition to Provide for the Issuance of General Obligation Bonds for Educational Capital Improvements**

The ordinance will place a general obligation bond proposition for the Anchorage School District on the ballot for the regular Municipal election to be held on April 1, 2014.

The Anchorage School Board approved one ballot proposition to provide for the issuance of general obligation bonds for education-related capital projects on October 21, 2013: ASD Memorandum #47 (2013-2014), Approval of FY 2013-2014 Bond Proposal. This recommendation includes proposed Proposition I Capital Improvement and Districtwide Building Life Extension Projects in the amount of $57,285,000.

The School Board requests the Anchorage Assembly place one proposition, as stated on AO 2013-135 on the April 1, 2014 ballot for consideration by qualified voters of the Municipality of Anchorage. The proposition will pay the cost of capital improvement projects for the Anchorage School District, including, but not limited to, the following:

Proposition I: $57,285,000

Projects	Estimated Cost	Estimated Annual Operating and Maintenance
Airport Heights Elementary School Addition/Renovation Design & Construction	$22,800,000	
Capital Planning & Design Projects	5,950,000	
Capital Improvement Component Renewal Projects (Building Life Extension)	28,535,000	
Proposition I Total	$57,285,000	$0

This proposal provides for addition and renovation of Airport Heights Elementary School, planning and design projects and capital improvement component renewal projects, referred to as districtwide building life extension projects. The approximate annual amount of taxes on $100,000 of assessed real and personal property value (based on the estimated 2013 assessed valuation) to retire the proposed debt is $13.86 per year, without eligible state debt reimbursement. With eligible debt reimbursement, the proposed increase in debt is $4.86 per year. Voters will not be asked to approve an increase in annual operating costs.

The projects are described in more detail beginning on page 4 of this memorandum.

DOCUMENTATION OF NEED:

The District operates and maintains the largest physical plant of any public entity in the state, with approximately 7.5 million square feet of facilities. The replacement value of District buildings exceeds $2 billion. The District is responsible for 93 facilities, housing nearly 50,000 students (more students than the total of the next five largest Alaska districts), and over 5,500 staff members. Anchorage educates nearly 40 percent of the State's total student population. Not only is the facility inventory large, it is aging. Fifty-three schools are over 20 years old. Of these schools, 24 have had no significant renewal and 29 have had partial renewals since 1990. Of the 21 schools over 50 years old, 8 have had no significant renewal, one was partially renewed in the 1980's, and 12 have had partial renewals since 1990.

Building components wear out. Facility systems only last so long. Roofs deteriorate and leak; heating, plumbing and ventilation systems wear out, parts are no longer available to support older systems and structural systems age. Various code changes require updating electrical and mechanical systems; providing access for persons with physical disabilities; removing hazardous materials and renewing various building system components. Moreover, significant renewals often require structural upgrades to meet more stringent building codes.

Functional obsolescence is another fact of life for older schools. Over the life of a school, programmatic changes take place that demand updating the facility infrastructure. For example, there is continual need to update the electrical distribution systems in the schools to accommodate current technology. Current educational delivery methods require physical layouts that are often different and more flexible than those of 30 to 40 years ago.

Effective operation and maintenance programs are a critical component to extending the life of buildings, sites, systems and equipment and for maintaining and providing a quality building environment for the instructional programs. The ASD Maintenance well-trained staff uses a computerized maintenance management program that effectively accomplishes preventive and corrective maintenance tasks necessary to maintain and extend the life of District facilities. The ASD Operations staff utilizes a Custodial Guide and ongoing staff training to maintain facilities in a safe, clean and orderly condition.

Capital Planning Management

Over the past few years, the District has implemented a Facilities Management Assessment Program (FMAP) in order to manage current facility capital needs more strategically based on quantitative data and analysis methods. A key component of an integrated FMAP is the Capital Planning Management System (CPMS). The District has integrated use of new software to assist in assessing facility conditions, maintaining the information and analyzing the information for facility capital needs planning.

The CPMS centralizes information on facilities' component and system conditions as well as remaining life expectancy. This information is collected during facility condition assessments utilizing a systematic and consistent methodology. The collected information serves as a basis for determining priorities and costs of facilities' capital needs, and is used for both short term and long term planning purposes.

Facility Condition Assessments

The District entered into a contract with a nationally recognized firm to develop CPMS and FMAP to perform facility condition assessments. To date, all District-owned locations have been assessed.

The assessment process includes a field assessment where building system components are evaluated based on condition and age of the system. Results of the initial assessment identify system requirements, along with corrective action and costs to implement. The next step includes data entry into the database, and concludes with validation of the data by District staff which provides quality control and incorporates institutional knowledge on the collected information.

Once the site assessment process is complete, a facility condition index is calculated to provide a comparison of the relative condition of a facility and/or system to others. It is a ratio of the cost to correct capital needs arising within the next four years divided by the replacement cost of a facility. All assessed sites have a Facility Condition Index (FCI) associated with them. A site with an FCI less than .30 is generally considered in excellent, good or average condition, which is the District's target in order to maintain the general physical condition of the District's physical plant. A site with an FCI higher than .30 is considered in poor or crisis condition. Ultimately, the index provides initial prioritization of assessed buildings based on their condition. This information can be found in the attachment.

Some facility systems identified as problems in this process do not require immediate replacement. Just because a key building component like a roof or boiler has reached the end of its anticipated useful life does not necessarily mean they have failed. In some cases, those systems can continue to function for many additional years.

The FCI cannot be used as the sole determinant of capital project prioritization. Other factors such as educational functionality and attendance projections must also be included.

Educational Adequacy Assessments

Educational program requirements are defined by districtwide educational specifications for elementary, middle and high school levels, which were approved by the School Board on September 6, 2012. Educational adequacy (EA) assessments determine the ability of a school to meet educational program requirements by evaluating the quantity, configuration, size, and existence of spaces defined by educational specifications. For example, a school may not have enough classrooms to offer health classes, or a gymnasium in addition to a multi-purpose room in order to allow for concurrent lunches and physical activity.

To date, all district-owned school sites have been assessed for educational adequacy. In 2010-11, sixteen locations were assessed, nineteen sites were assessed in 2011, and the remaining 50 sites were assessed in 2012. King Career Center and Aquarian Charter schools are the only district-managed facilities without Educational Adequacy Assessments. Assessments at these locations can be completed by district staff at a future date if required.

Much like the index calculated by facility condition assessment data, an index can be calculated by educational assessment data, or Educational Adequacy Index (EAI). It is a ratio of the cost to correct existing space deficiencies and missing spaces divided the

replacement cost of a facility. Unlike the FCI, an EAI of 30 or higher does not necessarily mean that spaces are incapable of delivering education. At this time, an industry standard does not exist. However, a high index shows that the facility delivers education with more difficulty in comparison to a school with a smaller index.

CITIZEN'S REVIEW PROCESS

Capital Improvement Advisory Committee

The CIAC met on August 14 and August 28, 2013 to review options and develop recommendations for a 2014 bond. The committee recommended one bond proposition totaling $59.61 million, as summarized:

Proposed Bond 1:	
Airport Heights Elementary School Addition/Renovation	$24,000,000
Capital Renewal Planning & Design Projects	6,325,000
Capital Improvement Component Renewal Projects	
Districtwide Building Life Extension	29,285,000
Total Proposed Bond 1	$59,610,000

The CIAC's recommendation was carefully reviewed by Administration, and the Administration recommended a bond proposal totaling $57.285 million. This includes the CIAC's recommended Airport Heights Elementary School Addition/Renovation project for $24 million. Capital Renewal Planning & Design Projects were amended and total $5.950 million. Component Renewal building life extension projects were amended and total $27.335 million.

The school board revised and unanimously approved the 2014 bond recommendation by reducing the Airport Heights Addition/Renovation project by $1.2 million and adding Chugiak High School HVAC Upgrades for $1.2 million.

PROJECT DESCRIPTIONS

AIRPORT HEIGHTS ELEMENTARY SCHOOL ADDITION/RENOVATION

Airport Heights was originally constructed in 1954 with total square footage of 36,302. In 1973 a small (3,123 sf) addition that houses the library and admin area was constructed. In 1987, a small (1,143 sf) addition for mechanical and storage areas was constructed. Building current total square footage is 40,568 square feet. The school has had minor additions over the facility's life. With an 8-acre site, 20 classrooms, and a 327-student program capacity, the school is smaller than the 15-acre, 26-classroom, 550-student standard district elementary school. Three relocatables are on the site to serve its student population. Designated to serve students with special education intensive needs, the school lacks spaces to support them, as well as occupational therapy/physical therapy spaces. The school currently lacks a multi-purpose room, dedicated art, health, and music rooms. The site has poor circulation and inadequate parking. In 2005, a limited educational program analysis was carried out and master plan developed simply to coordinate direction of a life safety upgrade project. Based on recently completed condition assessments, the FCI is 0.39 and educational program index is 24.1%. Funding for completion of an in-depth analysis as well as development of a conceptual master plan and schematic design for the school's renewal was approved through the 2012 Bond in the amount of $500,000.

Approval of this request would renovate approximately 40,000 square feet of existing facility and add approximately 15,000 square feet to accommodate future program requirements. Project cost is estimated at $24 million based on receiving voter approval and funding in the spring of 2014.

Programs addressed: The renewal master plan meets all the program needs identified in the Ed Specs. It reorganizes many existing interior spaces to improve educational program delivery, security and community use. The existing building is improved to be like new and to serve for the next 40 years.

- Constructs a building addition including space for Library, MPR, Music and Art classrooms, food service kitchen, boiler and fan room (11,500 sf).
- Constructs building additions to house the special programs classrooms suite and expand the kindergarten classrooms (3,800 sf).
- Includes a total renovation of existing interiors to bring all room sizes and adjacencies into alignment with the approved Education Specification for Airport Heights.
- Makes site improvements including parking and drop-offs. Improves accessibility at main entries. Expands on-site parking and reorganizes the playgrounds around new additions.
- Includes abatement of asbestos throughout the school.
- Renews or replaces all building mechanical, electrical, plumbing and controls systems.

The additional square footage being added will positively impact the utility costs associated with building operation. Recent projects, including lighting upgrades and new boilers, have already reduced operational cost. Materials used in renovated spaces along with required mechanical and electrical system modification will further reduce operational cost.

CAPITAL RENEWAL PLANNING & DESIGN PROJECTS

GLADYS WOOD ELEMENTARY SCHOOL ADDITION/RENOVATION DESIGN

This project is for design funding to address both infrastructure upgrades and building modifications to address existing educational program deficiencies. It is anticipated that some classroom areas will require significant renovations to meet current educational specification standards.

This request is for planning and design funds only. The primary focus of this project is to provide a better educational environment for our students. The final project will likely include energy efficient upgrades to the building's envelope and mechanical and electrical systems.

O'MALLEY ELEMENTARY SCHOOL MAJOR RENOVATION DESIGN

This project is for design funding to address both infrastructure upgrades and building modifications to address existing educational program deficiencies. It is anticipated that some classroom areas will require significant renovations to meet current educational specification standards.

This request is for planning and design funds only. The primary focus of this project is to provide a better educational environment for our students. The final project is expected to include energy efficient upgrades to the building's envelope and mechanical and electrical systems.

TURNAGAIN ELEMENTARY SCHOOL MAJOR RENOVATION DESIGN

This project is for design funding to address both infrastructure upgrades and building modifications to address existing educational program deficiencies. It is anticipated that some classroom areas will require significant renovations to meet current educational specification standards.

This request is for planning and design funds only. The primary focus of this project is to provide a better educational environment for our students. The final project will likely include energy efficient upgrades to the building's envelope and mechanical and electrical systems.

GRUENING MIDDLE SCHOOL ADDITION/RENOVATION DESIGN

This project is for design funding to determine the required modifications to address both infrastructure upgrades and missing educational program deficiencies in meeting the current middle school program delivery model.

This request is for design funds only. The primary focus of this project is to provide a better educational environment for our students. The final project will likely include energy efficient upgrades to the building's envelope and mechanical and electrical systems.

CAPITAL IMPROVEMENT COMPONENT RENEWAL - DISTRICTWIDE BUILDING LIFE EXTENSION PROJECTS

BAYSHORE ELEMENTARY SCHOOL COMPONENT RENEWAL

The scope of work includes replacement and upgrades to the building infrastructure to include replacement of the fire alarm, intercom/clock, building domestic water system, direct digital controls, several roof sections and improvements to existing pavements and exterior lighting.

Electrical Systems

- The clock and intercom system are nearly at the end of their rated life and need to be replaced. The clock system was installed in 1991 and the intercom system was installed in 1995. Both systems have a 15-year life. The clock system will be replaced with an atomic wireless clock system. Work on the intercom system will include replacement of the head end and devices but will not include wiring. The new atomic clock system will be wirelessly connected to the ASD Information Technology Department.
- The existing fire alarm is 22 years old and is beyond its rated life and needs to be replaced. This system will be replaced with a new addressable system that will make trouble shooting problems easier as all device locations will report back to the main panel. The new system will be more reliable, reduce the time and costs needed for inspections and maintenance.

Mechanical Systems

- The domestic water distribution system that was installed in 1976 is beyond its rated life and needs to be replaced. The existing system will be replaced with new PVC piping form the main water connection to all plumbing fixtures in the building. This will reduce future maintenance costs for repair of this aging system.
- The existing DDC system was installed in 1990. This work includes system replacement of the controls for the HVAC sensors, control valves and dampers. This will result in energy cost savings and provide accurate information to maintenance personnel who monitor and maintain the system.

Roofing

- This project will replace approximately 52,000 square feet of the existing roofing system. The existing system was last upgraded in 1991 and is a ballasted EPDM membrane system. The new system will be either a fully adhered or mechanically attached EPDM system. Tapered insulation will be installed to provide proper drainage and to increase the R-Value of the roof, to increase building energy efficiency.

Site work

- The existing light poles will remain at Bayshore and twenty-seven exterior lighting fixtures will be replaced with LED lamps. This will make the site more energy efficient, safer, and more secure.
- The asphalt pavement at Bayshore has experienced heaving and cracking. Replacement of the pavement in the parking lots, sidewalks, and play areas will increase safety and reduce the cost of maintaining the deteriorating asphalt system.

This project includes energy efficient design of upgraded equipment and systems, which anticipates energy savings at Bayshore Elementary School.

EAGLE RIVER ELEMENTARY COMPONENT RENEWAL

The scope of work includes replacement and upgrades of electrical systems, mechanical systems, and site work, at Eagle River Elementary School.

Electrical Systems

- The current main distribution panels and distribution power panel boards and feeders vary in age, ranging from 29 to 43 years, and require replacement. The expected life cycle for this system is 30 years.
- The existing emergency generator is 23 years old and the expected life cycle is 20 years. Replacement of the generator will reduce the time that ASD Maintenance staff spends on repairs to equipment that is past its expected life cycle.

Mechanical Systems

- The existing DDC system is 33 years old and is beyond its expected life cycle of 25 years. Replacement of this system will reduce the number of false calls to ASD Maintenance staff and would increase the energy efficiency of the building.
- The perimeter heating and cabinet heaters systems are 53 years old and their expected life cycle is 25 years. These systems are well beyond their expected life. Replacement of these systems will increase the energy efficiency of the building. The learning environment will also be improved by providing better heating to classrooms.
- The exhaust system and central air handler unit ages range from 25 to 29 years old, and the life expectancy cycle is 25 years. Replacement of these systems will increase the air quality in the building and may help to increase work and school performance. The existing air handling unit is loud and can create distraction during class times.

Site work

- The asphalt pavement at Eagle River has experienced heaving and cracking. Replacement of the pavement in the parking lots, sidewalks, and play areas will increase safety and reduce the cost of maintaining the deteriorating asphalt system.

This project includes energy efficient design of upgraded equipment and systems, which anticipates energy savings at Eagle River Elementary School.

HUFFMAN ELEMENTARY SCHOOL COMPONENT RENEWAL

The scope of work includes replacement of electrical and general building systems at Huffman Elementary School.

Electrical Systems

- The existing 65kW emergency generator was installed in 1987. It is currently beyond its rated life and needs to be replaced.
- Replacement of the existing main distribution panel, panel boards and feeders will extend the life of these systems by 30 years. The systems include low tension service and distribution panels, main electrical service panel, circuit breakers, conduit, switch gears, and wiring.
- The security system was installed in 1986. It is beyond its rated life and needs to be replaced. This system has a key pad, detection devices, conduit and cabling that are part of the system.
- Light poles that illuminate the hockey rink were installed in 1986 and are beyond rated life and need to be replaced. The lights are on 16-foot metal poles and each pole has three HID fixtures on the top.
- The clock system was installed in 1986, is beyond its rated life and needs to be replaced. The new clock system will be compatible with the atomic clock system that will be wirelessly connected to the ASD IT Department.

General Building

- Restrooms are beyond their rated life and need to be upgraded. This work includes new partitions, finishes, plumbing fixtures, and accessories.
- Existing flooring finishes include resilient flooring, athletic flooring, carpeting, and sheet vinyl that are beyond their rated life or close to the end of their rated life, and will be replaced in accordance with the District's flooring standards.
- Aesthetic upgrades such as paint, removal and replacement of tack boards, upgraded casework in classrooms and minor office renovation to address educational inadequacies of the current spaces will also be included in this scope of work.

This project includes energy efficient design of upgraded equipment and systems, which anticipates energy savings at Huffman Elementary School.

SUSITNA ELEMENTARY SCHOOL COMPONENT RENEWAL

The scope of work includes replacement of electrical systems, mechanical systems, doors and windows at Susitna Elementary School.

Electrical Systems

- The current main electrical service, power distribution equipment, and branch wiring is 43 years old, which is well beyond the 30-year life expectancy of the system. Replacement of the system will bring the panels up to today's standards for safety and power usage.
- The existing light fixtures in the building are 43 years old, beyond the 20-year life expectancy of the fixtures. Replacement of the lighting fixtures and associated wiring will improve the quality of light in the building, as well as provide operational cost savings through energy efficiency.
- The exit signs are 29 years old with an expected life cycle of 15 years. Replacement of this system will provide more energy efficient lighting by replacing the existing signs with LED lighted signs. The battery pack emergency lights are 12 years old and are close to the life cycle of 15 years. The existing lights will be replaced with more energy efficient LED lights.

Mechanical Systems

- Work will include replacement of the perimeter heating system and unit heater. The ages of the systems is 43 years, with a 25-year expected life cycle for the perimeter heating and 15-year expected life cycle for the unit heater. The systems have been well

maintained, but due to age it is becoming more difficult to find parts and maintain. The replacement of these systems will increase the energy efficiency of the building. They will also improve the learning environment by providing better heating to classrooms.

- The heating supply circulation system is 43 years old with a life expectancy cycle of 25 years. The piping insulation is suspected to contain asbestos. Replacement of this system would improve the buildings heating and water systems, as well as reduce the amount of hazardous materials in the building.
- The exhaust system and central air handling units are 43 years old, with a life expectancy cycle of 25 years. The replacement of these systems will increase the air quality in the building and may help to increase work and school performance.

Building Improvements

- The windows and doors range in age from 19 to 43 years. The expected life cycle for exterior doors and windows is 30 years. The replacement of the doors and windows will increase the energy efficiency of the building and reduce cold areas in the building.

This project includes energy efficient design of upgraded equipment and systems, which anticipates energy savings at Susitna Elementary School.

WEST HIGH/ROMIG MIDDLE SCHOOLS PARKING & SITE IMPROVEMENTS

The scope of this project will provide upgrades to the existing site driveways and parking areas to improve the delivery of students to the school by bus and parent drop off.

Currently, West High has a dedicated parking lot that the buses use in conjunction with staff parking located on the south side of the building near the athletic fields. Romig currently has a dedicated bus loop that is accessed through the West campus located on the north side of the Romig campus. Page 17 of the 2012 - 2018 West Romig implementation plan provides a conceptual layout of the proposed modification to the site for bus and event parking to be collocated along the south side of the building between the existing building and the athletic fields. This concept would require removing the existing fire lane, relocating the existing ice rink, and developing more of the site for parking.

This project will improve site circulation both during student drop off and pick up periods and will allow for additional event parking for events held at the West/Romig campus.

UNDERGROUND STORAGE TANK REMOVAL & REPLACEMENT

This project includes removal of existing underground diesel storage tanks at Alpenglow, Gruening, Hanshew, Mirror Lake, and Northwood schools, and Student Nutrition. The tanks will be replaced with above ground storage tanks to continue to provide fuel for the emergency generators.

TURNAGAIN ELEMENTARY SCHOOL STANDBY GENERATOR

This project will replace the standby generator unit that has failed due to flooding. A new generator will be installed, along with associated wiring and electrical panel upgrades. A replacement standby generator will allow for minimal disruption to the school in the event of a power failure.

BARTLETT HIGH SCHOOL GYM ENTRY DOOR

The Gym at Bartlett High School was constructed in 1971. Two vestibules located in the gym have seen numerous vandalisms and have exceeded their useful life expectancy. This work will include replacement of interior and exterior vestibule doors, interior vestibule finishes, adjusting sprinklers, and replacing the existing unit heaters that have exceeded their useful life. The sidewalk and landings that are located in this area will be upgraded to comply with current ADA standards. The new heaters and door systems will be more energy efficient than the existing equipment.

WEST HIGH SCHOOL ROOF UPGRADES

Approximately 13,000 sf of the existing roof sections located above the existing math wing and ROTC classroom pod area have reached the end of their useful life and are in need of upgrades. These sections are currently not scheduled to be renovated as part of the West/Romig Implementation Plan or in the future phases of West/Romig identified in the current 6-Year Capital Improvement Plan. This project includes energy efficient design and will generate energy savings at West High School.

WONDER PARK ELEMENTARY SCHOOL TRAFFIC SAFETY IMPROVEMENTS

Wonder Park Elementary School was originally constructed in 1978 with minor additions in 1995. The existing site sits on 9.4 acres of land. The scope of this project is to improve site circulation for both vehicles and pedestrians, replace existing pavement parking areas, sidewalks, and hard play surfaces that are failing from significant cracking and heaving from differential ground movement over last 40 years.

This site currently has two parking areas located on the north and south sides of the school. This project will remove and replace existing asphalt pavement, curb and gutter. The parking lot will be configured to allow for improved, safer traffic flow. A new vehicular drop off loop will be added on the south side. The north parking lot is shared with the special education buses. The current bus loop on the east edge of this parking lot will be modified to provide increased safety and separation of the vehicle and bus traffic. The existing asphalt on the hard play surface will be removed and replaced. Existing site game lines and amenities will be replaced.

The project also includes improvement to site drainage with additional catch basins and underground pipes that will tie into the existing municipal storm water system. Landscape improvements will include retaining wall benches, new trees and vegetation and other site amenities to replace what is removed.

Funding to design this project was provided by the 2012 school bond.

WILLIAM TYSON ELEMENTARY SCHOOL ROOF UPGRADES

William Tyson Elementary School was built in 1996 and the roof system is nearing the end of its useful life. Asphalt shingles and the existing EPDM membrane will be replaced for the entire school. The drains and gutter system will be upgraded to ensure continued protection of the existing structure, extending the building's long term use. This project will generate energy savings at William Tyson Elementary School.

DISTRICTWIDE COMMUNICATION CLOSET COOLING

Power and data needs have increased over the past decade due to technology advances. In order to support power and data in schools, IT equipment has been installed in locations that were not built specifically for that purpose. The equipment generates a large amount of heat and without adequate cooling systems, is susceptible to failure, data loss, and loss of network communications. This project will provide upgrades to existing data communication closets at multiple sites in order to prevent overheating and failure to existing equipment.

CHUGIAK HIGH SCHOOL HVAC UPGRADES

Large sections of Chugiak High School were renewed in the late 90's and early 2000's, however there are sections of the school that were not and have not been renovated. In these non-renovated sections, existing HVAC systems are nearing the end of their useful life. The scope of work for this project includes replacing existing fans, classroom unit heaters and direct digital controls with new energy efficient systems and equipment. The replacement of these systems will increase the energy efficiency, which anticipates energy savings at Chugiak High School.

STATE DEBT REIMBURSEMENT

Since 1970, the State of Alaska has provided school districts up to 70 percent debt reimbursement for qualified and voter-approved capital improvement school bonds. Senate Bill 237, passed by the Legislature in July 2010, provides for 60 percent or 70 percent debt reimbursement on school construction projects that have received local voter approval after October 1, 2006, and provides no expiration date on the debt reimbursement program.

School projects that add space are been eligible for 60 percent reimbursement, and those projects that do not add space are been eligible for 70 percent reimbursement by state statute. The Capital improvement projects are eligible for 60 percent reimbursement. The remaining Building Life Extension projects are eligible for 70 percent reimbursement. The debt reimbursement projects have been reviewed by the Alaska Department of Education and Early Development (DEED). Should the State choose to make full reimbursement on the eligible $57.285 million, the annual increase in taxes would be $4.86 per year to retire the proposed bonds (based on $100,000 of 2013 real and personal property value).

The information that has been provided in this memorandum should assist the Assembly in making decisions regarding placing the recommended bond propositions on the ballot for the April 1, 2014 Municipal Election.

Respectfully submitted,

Ed Graff
Superintendent

Attachments

Table 1 - CIP Recommendation 2013-2019

Attachment A

			Years 3-6 are estimates to be verified as projects progress through plan.			
	1	2	3	4	5	6
Year	**2013-14**	**2014-15**	**2015-16**	**2016-17**	**2017-18**	**2018-19**
CIP Total	**$54,825,000**	**$59,255,000**	**$89,516,000**	**$87,178,000**	**$87,745,000**	**$74,289,000**
Elementary Schools						
Eagle River Elementary School *	$1,100,000	**$5,434,000**				
Rabbit Creek Elementary School	$1,500,000		$9,829,000			
Inlet View Elementary School	$200,000			$3,995,000		
Mountain View Elementary School	$1,250,000		$10,921,000			
Gladys Wood Elementary School		$1,045,000		$10,271,000		
Turnagain Elementary School		$1,568,000		$10,271,000		
Airport Heights Elementary School		$20,900,000				
Northwood ABC School *	$1,150,000				**$5,039,000**	
Bayshore Elementary School		**$4,076,000**				
Mount Spurr Elementary School						
O'Malley Elementary School *	$500,000	$1,045,000		$10,271,000		
Huffman Elementary School *	$1,700,000	**$5,330,000**				
Chugiak Elementary School*	$450,000			**$3,709,000**		
Susitna Elementary School		**$4,076,000**				
Chinook Elementary School				**$4,154,000**		
Orion Elementary School						**$5,185,000**
Campbell Elementary School						
Abbott Loop Elementary School *	$250,000					**$624,000**
Ursa Major Elementary School						
Ursa Minor Elementary School						
Taku Elementary School						
Willow Crest Elementary School					**$2,803,000**	
Girdwood K-8 School ***	$23,000,000					
Rogers Park Elementary School						
Tudor Elementary School *	$350,000					
College Gate Elementary School						**$2,804,000**
Wonder Park Elementary School	$300,000				**$4,771,000**	
Lake Otis Elementary School						
Aurora Elementary School **	$5,750,000					
Klatt Elementary School						
Homestead Elementary School						
North Star Elementary School						
Scenic Park Elementary School						
Birchwood ABC Elementary School						
Bowman Elementary School						
Spring Hill Elementary School						
Nunaka Valley Elementary School						
Ptarmigan Elementary School						

Project scope, costs, and priorities require annual verification. They may be adjusted based on recommendations from Demographic information and from design and facility audits.

Table 1 - CIP Recommendation 2013-2019

Attachment A

			Years 3-6 are estimates to be verified as projects progress through plan.			
	1	2	3	4	5	6
Year	**2013-14**	**2014-15**	**2015-16**	**2016-17**	**2017-18**	**2018-19**
CIP Total	**$54,825,000**	**$59,255,000**	**$89,516,000**	**$87,178,000**	**$87,745,000**	**$74,289,000**
Kincaid Elementary School						
Creekside Park Elementary School						
Ocean View Elementary School						
Government Hill Elementary School						
Bear Valley Elementary School						
Ravenwood Elementary School						
Alpenglow Elementary School *	$400,000					
Williwaw Elementary School						
Fire Lake Elementary School						
Baxter Elementary School						
Denali Montessori School						
Chugach Optional Elementary School						
Fairview Elementary School						
Chester Valley Elementary School						
Kasuun Elementary School						
Lake Hood Elementary School *	$300,000					
Muldoon Elementary School						
Northern Lights ABC School						
Russian Jack Elementary School						
Trailside Elementary School						
Tyson Elementary School						
Sand Lake Elementary School						
Kennedy Elementary						
Middle Schools						
Central Middle School	$3,100,000		$43,681,000			
Gruening Middle School	$525,000	$2,613,000		$34,235,000		
Romig Middle School (40% West Romig)	$1,260,000	**$1,087,000**	**$14,707,000**			
Mirror Lake Middle School						
Mears Middle School *	$700,000					
Wendler Middle School*	$250,000					
Hanshew Middle School*	$500,000					
Goldenview Middle School						
Begich Middle School						
Clark Middle School						

Project scope, costs, and priorities require annual verification. They may be adjusted based on recommendations from Demographic information and from design and facility audits.

Table 1 - CIP Recommendation 2013-2019

Attachment A

			Years 3-6 are estimates to be verified as projects progress through plan.			
	1	2	3	4	5	6
Year	**2013-14**	**2014-15**	**2015-16**	**2016-17**	**2017-18**	**2018-19**
CIP Total	**$54,825,000**	**$59,255,000**	**$89,516,000**	**$87,178,000**	**$87,745,000**	**$74,289,000**
High Schools						
West High School (60% West Romig)	$1,890,000	$1,631,000			$23,255,000	$14,581,000
Bartlett High School***	$5,200,000			$2,283,000		$22,432,000
East High School				$2,283,000		$22,432,000
Service High School						
Chugiak High School						
Eagle River High School						
Dimond High School						
South High School						
Alternative Schools						
Steller Secondary School *	$2,000,000		$1,639,000		$13,714,000	
Mount Iliamna (50%)	$500,000		$1,639,000		$16,100,000	
Whaley School (50%)	$500,000		$1,639,000		$16,100,000	
Benson Secondary School *	$200,000					
King Career Center						
Aquarian Charter School						
SAVE High School						
Polaris K-12						
Support Facilities						
Pupil Transportation						
Operations Building						
Student Nutrition						
Facilities/Maintenance						
Purchasing/Warehouse						
Information Technology						
Districtwide						
District Wide Emergent Projects	$0	$5,225,000	$5,461,000	$5,706,000	$5,963,000	$6,231,000
Career & Technology Education Projects	$0	$5,225,000				
Total	**$54,825,000**	**$59,255,000**	**$89,516,000**	**$87,178,000**	**$87,745,000**	**$74,289,000**

Notes:

* Buildings that have currently funded projects that will impact FCI.

** Buildings that have currently funded projects that will impact EAI.

*** Buildings that have currently funded projects that will impact both FCI and EAI.

Funding for Whaley and Mount Iliamna reflects a project to build a facility to house both programs.

Yearly Totals:

2013-14	**$54,825,000**
2014-15	**$59,255,000**
2015-16	**$89,516,000**
2016-17	**$87,178,000**
2017-18	**$87,745,000**
2018-19	**$74,289,000**
	$452,808,000

Studies and/or Analyses to be performed:

- Middle School Analysis
- Facility Requirements for programs and services provided at Mount Iliamna and Whaley

Project scope, costs, and priorities require annual verification. They may be adjusted based on recommendations from Demographic information and from design and facility audits.

Site Summary Information and Assessment Results

ATTACHMENT B
Sorted By FCI

As of September 2013

School - Name	Original Construction	Last Major Improvement	Total Educational Adequacy Index As of September 2013	Facility Condition Index As of Setember 2013
Elementary Schools				
Rabbit Creek Elementary School	1961	1984	5.96%	0.46
Mountain View Elementary School	1958	1983	18.07%	0.43
Airport Heights Elementary School	1954	1973	24.07%	0.38
Inlet View Elementary School	1957	1985	19.82%	0.38
Gladys Wood Elementary School	1970	1984	12.69%	0.35
Mt. Iliamna Elementary School	1962	1995	23.10%	0.34
Turnagain Elementary School	1956	1983	8.66%	0.32
Bayshore Elementary School	1976	1991	7.79%	0.32
Willow Crest Elementary School	1960	1994	2.85%	0.32
O'Malley Elementary School	1967	1987	5.51%	0.31
Chinook Elementary School	1968	1995	4.82%	0.31
Chugiak Elementary School	1974	1994	2.68%	0.31
Lake Otis Elementary School	1955	1990	1.20%	0.31
Northwood ABC Elementary School	1963	1987	2.14%	0.30
Susitna Elementary School	1970	1994	4.83%	0.29
Birchwood ABC Elementary School	1967	1994	4.10%	0.29
Campbell Elementary School	1965	1995	2.07%	0.29
Homestead Elementary School	1972	1990	6.86%	0.28
Taku Elementary School	1972	1998	4.94%	0.27
Wonder Park Elementary School	1968	1994	10.08%	0.26
Rogers Park Elementary School	1963	1991	3.73%	0.26
North Star Elementary School	1961	1994	2.64%	0.26
Mt. Spurr Elementary School	1954	2002	5.29%	0.25
Nunaka Valley Elementary School	1959	1998	3.12%	0.25
Tudor Elementary School	1967	1990	1.94%	0.25
Orion Elementary School	1958	1998	0.91%	0.25
Ursa Major Elementary School	1952	1995	4.92%	0.24

Original Construction - Year the facility was built

Last Major Improvement - Most recent year that a significant improvement was made on the facility

Total EAI - A percentage index derived from the summation of the Deficiency EAI and Missing Space EAI

FCI - A percentage index derived from dividing the cost to correct building component/system needs by the facility's replacement cost

Site Summary Information and Assessment Results
As of September 2013

ATTACHMENT B
Sorted By FCI

School - Name	Original Construction	Last Major Improvement	Total Educational Adequacy Index As of September 2013	Facility Condition Index As of Setember 2013
Eagle River Elementary School	1961	1984	4.02%	0.24
Klatt Elementary School	1983		1.52%	0.24
Ursa Minor Elementary School	1954	1998	8.11%	0.23
Huffman Elementary School	1973	1987	5.40%	0.23
Kincaid Elementary School	1996		4.63%	0.23
Aurora Elementary School	1954	1996	9.51%	0.22
Fairview Elementary School	1998		1.30%	0.21
Girdwood K-8 School	1981	1985	66.66%	0.17
Alpenglow Elementary School	1995		6.02%	0.17
Trailside Elementary School	2000		4.63%	0.16
Bear Valley Elementary School	1984		2.65%	0.15
Spring Hill Elementary School	1985		1.86%	0.15
Ocean View Elementary School	1971	2000	5.17%	0.14
Creekside Park Elementary School	1959	1999	3.20%	0.14
College Gate Elementary School	1970	1995	2.79%	0.14
Ravenwood Elementary School	1985		2.63%	0.14
Government Hill Elementary School	1965	2000	2.23%	0.14
Ptarmigan Elementary School	1971	2004	3.55%	0.13
Bowman Elementary School	1991		1.15%	0.12
Kasuun Elementary School	1996		4.63%	0.11
Northern Lights ABC School	1998		4.63%	0.11
Abbott Loop Elementary School	1958	1991	3.71%	0.11
Fire Lake Elementary School	1985		2.58%	0.11
Scenic Park Elementary School	1963	1998	7.03%	0.09
Tyson Elementary School	1996		4.63%	0.09
Russian Jack Elementary School	1999		4.63%	0.09
Muldoon Elementary School	2000		4.63%	0.09

Original Construction - Year the facility was built

Last Major Improvement - Most recent year that a significant improvement was made on the facility

Total EAI - A percentage index derived from the summation of the Deficiency EAI and Missing Space EAI

FCI - A percentage index derived from dividing the cost to correct building component/system needs by the facility's replacement cost

Site Summary Information and Assessment Results

ATTACHMENT B
Sorted By FCI

As of September 2013

School - Name	Original Construction	Last Major Improvement	Total Educational Adequacy Index As of September 2013	Facility Condition Index As of Setember 2013
Chugach Optional Elementary School	1973	2005	2.42%	0.08
Lake Hood Elementary School	1996		4.63%	0.07
Williwaw Elementary School	1995		2.25%	0.07
Baxter Elementary School	1973	1999	1.83%	0.01
Sand Lake Elementary School	1958	2010	1.06%	0.01
Denali Montessori School	2004		3.33%	0.00
Chester Valley Elementary School	1964	2010	8.80%	0.00
Middle Schools				
Central Middle School of Science	1962		18.75%	0.49
Gruening Middle School	1984		21.50%	0.31
Mears Middle School	1985		12.45%	0.22
Romig Middle School	1963	1995	10.00%	0.21
Mirror Lake Middle School	1997		6.92%	0.16
Goldenview Middle School	1997		7.83%	0.13
Hanshew Middle School	1984		11.25%	0.09
Wendler Middle School	1960	2004	6.79%	0.07
Clark Middle School	2009		1.80%	0.00
Begich Middle School	2007		4.34%	0.00
High Schools				
West High School	1953	1996	8.28%	0.28
Service High School	1971	2006	8.55%	0.22
Bartlett High School	1971	2006	7.09%	0.21
East High School	1960	2005	5.63%	0.19
Chugiak High School	1965	2003	6.52%	0.10
Dimond High School	2003		3.38%	0.10
Eagle River High School	2005		8.85%	0.01
South High School	2004		7.70%	0.00

Original Construction - Year the facility was built

Last Major Improvement - Most recent year that a significant improvement was made on the facility

Total EAI - A percentage index derived from the summation of the Deficiency EAI and Missing Space EAI

FCI - A percentage index derived from dividing the cost to correct building component/system needs by the facility's replacement cost

Site Summary Information and Assessment Results

ATTACHMENT B
Sorted By FCI

As of September 2013

School - Name	Original Construction	Last Major Improvement	Total Educational Adequacy Index As of September 2013	Facility Condition Index As of Setember 2013
Alternative Schools				
Whaley Center / School	1972	1991	19.70%	**0.32**
Steller Secondary School	1949	1983	19.93%	**0.25**
King Career Center	1974	1991		**0.24**
Save High School	1984		7.68%	**0.24**
Aquarian	1966	1972		**0.23**
Benny Benson Secondary School	1991		4.05%	**0.16**
Polaris K-12 School	1995	2006	2.56%	**0.01**
Support Facilities				
Student Transportation	1979			**0.40**
Facilities Maintenance	1976			**0.22**
Student Nutrition	1988			**0.21**
Operations	1976			**0.14**
Purchasing Warehouse	1973			**0.09**

Original Construction - Year the facility was built

Last Major Improvement - Most recent year that a significant improvement was made on the facility

Total EAI - A percentage index derived from the summation of the Deficiency EAI and Missing Space EAI

FCI - A percentage index derived from dividing the cost to correct building component/system needs by the facility's replacement cost

Date: September 3, 2013

To: Ed Graff, Superintendent

Thru: Mike Abbott, Assistant Superintendent, Support Services

From: Jason Bergerson, Co-chair, Capital Investment Advisory Committee
John Bulkow, Co-chair, Capital Investment Advisory Committee

Subject: CIAC Recommendation of 2014 School Bond

The CIAC met on August 14 in the first of two meetings to discuss the ASD bond proposal to be sent to voters in April 2014. The committee began the discussion by agreeing the bond package content would be developed from projects contained in year two of the current CIP.

The committee held a frank and detailed discussion on each project contained in year two. Each project was reviewed with respect to both facility condition (FCI) and education adequacy (EAI). The top priority project was carried over from last year's original list, Airport Heights Elementary, which had been postponed from consideration while additional evaluation work was done. As part of this year's recommendation, the committee specifically considered multiple alternatives for Airport Heights Elementary resolving on the renewal option that most improves both FCI and EAI. The committee voted on including the $24 million renewal option in the bond recommendation; the vote was 6 yeas, 1 nay.

The CIAC proposes submitting a 2014 bond package to the Superintendent and School Board at $59,610,000 as outlined in the attached documents. The committee did not provide a separate prioritization of projects with the list, as we did last year. All of the recommended emergent projects are safety and health related. Following the pattern of our past recommendations, this level of funding is close to the estimated debt scheduled for retirement this fiscal year of $57.34 million. The committee voted to approve the proposed 2014 bond recommendation; the vote was unanimous.

The CIAC met again on August 28 and finalized the bond package recommendation. Three issues were identified to bring to the board's attention. The first doesn't relate directly to bonds – it is the issue of charter school facilities and market rate rent. This committee is not making a recommendation on this issue, but is pointing out a concern related to a district owned facility (Aquarian) that is in need of capital repairs in the near future. The other two issues we have raised in the past: an elementary school capacity survey with an eye toward possible boundary adjustments to maximize facility utilization, and guidance related to the future delivery mode for middle/junior high school across the district.

Your guidance will provide the missing element in our CIP planning process. These decisions will greatly impact middle/junior high school capacity utilization. The middle/junior high school decision will also affect the planning for elementary schools and their revitalization and replacement scheduling.

2014 CIAC Proposed Bond Recommendation

Project Title	Project Cost	Estimated % of Debt Reimb.	Scope of Work Notes	Current FCI	FCI Impact	Adjusted FCI
Capital Improvement Projects						
Airport Heights Elementary School Addition / Renovation Design & Construction	$ 24,000,000	60%	Design and Construction funding to address both infrastructure upgrades and modification of building to meet existing educational program deficiencies.	0.38	Renewal Option 1 - 0.22 Renewal Option 2 - 0.30	Renewal Option 1 - 0.16 Renewal Option 2 - 0.08
Bayshore Elementary School Component Renewal	$ 5,035,000	70%	Design and Construction funding to replace roof sections last upgraded in the 1990's. Remove, replace, and upgrade aging systems such as mechanical, and electrical systems. Renew site lighting, exterior lights attached to building, pedestrian paving, and parking lots. This project would renew existing aging systems and provide improvement for operation and maintenance costs by reducing maintenance repair.	0.32	0.17	0.15
Eagle River Elementary School Component Renewal	$ 5,320,000	70%	Design and Construction funding to upgrade heating and ventilation systems through out school. Upgrade building to full direct digital controls. Upgrade electrical distribution systems for entire building. Upgrade main electrical distribution panels and increase data, power capabilities in classrooms, and emergency generator. Renew site lighting pedestrian paving and parking lots.	0.24	0.15	0.09
Gladys Wood Elementary School Addition /Renovation Design	$ 1,050,000	60%	Design funding to address both infrastructure upgrades and modification of building to meet existing educational program deficiencies.	0.35		
Huffman Elementary School Upgrade Component Renewal	$ 5,265,000	70%	Design and Construction funding to remove, replace, and upgrade aging systems such as flooring, mechanical, electrical systems, and emergency generator. Upgrade restrooms that were installed in 1984. This project would renew existing aging systems and provide improvement for operation and maintenance costs by increasing energy efficiency and reducing maintenance repair.	0.23	0.20	0.03
O'Malley Elementary School Major Renovation Design	$ 1,050,000	60%	Design funding to address both infrastructure upgrades and modification of building to meet existing educational program deficiencies.	0.31		
Susitna Elementary School Upgrade Component Renewal	$ 4,290,000	70%	Design and Construction funding to remove, replace and upgrade aging systems such as mechanical and electrical systems. Replace exterior doors and windows for the entire building. Minor upgrades to the existing classrooms to improve educational adequacy. This project would renew existing aging systems and provide improvement for operation and maintenance costs by increasing energy efficiency and reducing maintenance repair.	0.29	0.13	0.16
Turnagain Elementary School Major Renovation Design	$ 1,600,000	60%	Design funding to address both infrastructure upgrades and modification of building to meet existing educational program deficiencies.	0.32		
Gruening Middle School Addition/Renovation Design	$ 2,625,000	60%	Design funding to determine the require modifications to address both infrastructure upgrades and missing educational program deficiencies in meeting the current 6 team middle school program delivery model.	0.31		
West High (60%) and Romig Middle (40%) School Parking & Site Improvements	$ 2,725,000	70%	Modification of existing site layout for student bus and additional event parking as addressed in the West/Romig Implementation Plan. This project can be interchanged with other components for West/Romig.	West - 0.28 Romig - 0.21		
Sub-Total for Capital Projects	$ 52,960,000					
2013 Emergent Projects						
Underground Storage Tank Removal and Replacement	$ 240,000	70%	Removal of existing underground storage tanks at 6 locations. Replace tanks with same size above ground tanks at the following locations: Alpenglow, Gruening, Hanshew, Mirror Lake, Northwood and Student Nutrition			
Turnagain Elementary School Standby Generator	$ 60,000	70%	Replace failed standby generator unit damage by flooding. Replacement include new generator and associated wiring and panel upgrades	0.32		
Bartlett High School Gym Entry Door	$ 225,000	70%	Remove and replace existing gym entry doors at Bartlett High School. Upgrades to include new hollow metal doors, mechanical unit heater replacement and upgrade to existing sidewalk and landing for better drainage and ada compliance.	0.21		
West High School Roof Upgrades	$ 550,000	70%	Remove and Replace approximately 13,000 sf of existing roof sections located above the existing math wing and ROTC Classroom Pods.	0.28		
Wonder Park Elementary School Traffic Safety Improvements	$ 2,600,000	70%	Provide pedestrian and traffic safety improvements to include new parent drop off loop, new storm water drainage and existing sidewalk and asphalt parking area upgrades. Construction Documents will be complete this September 2013	0.26		
William Tyson Roof Upgrades	$ 550,000	70%	Remove and replace both asphalt shingles and EPDM membrane for entire school. Upgrade drains in the gutter system.	0.09		

CIAC RECOMMENDATION

2014 CIAC Proposed Bond Recommendation

Project Title	Project Cost	Estimated % of Debt Reimb.	Scope of Work Notes	Current FCI	FCI Impact	Adjusted FCI
District Wide Communication Closet Cooling	$ 500,000	70%	Provide upgrades to existing data communication closets at multiple locations to reduce cool these location to prevent overheating to existing equipment			
East High School Bus Loop	$ 400,000	70%	Upgrade the main Buss drop of area to include a asphalt driveway, curb & Gutter, Sidewalk and underground storm water drainage	0.19		
Chugiak High School HVAC Upgrades	$ 1,200,000	70%	Replace existing fans, classroom unit heaters, and direct digital control for the remaining non renovated portion of Chugiak High School	0.10		
Service High Auxiliary Gym HVAC Upgrades	$ 325,000	70%	Remove and replace existing forced air heating units and provide Direct Digital Control that serve the Auxiliary Gym Building	0.22		
*Chugiak High School Intercom Upgrades ($350k)**		70%	*Replacement of existing head end equipment and replace call switches with intercom phones in classrooms.*	0.10		
Sub-Total Emergent Projects	$ 6,650,000					
Grand Total	$ 59,610,000					

**Note: Verified that project is funded through FY2014 Legislative appropriation; removed from list.

ALL PROJECTS:

$ 30,325,000	60% Projects
$ 29,285,000	70% Projects
$ 59,610,000	Cross-check Total

CIAC RECOMMENDATION

2014 Proposed School Bond - Administration Recommendation

Project Title	Administration Recommendation Project Cost	Estimated % of Debt Reimb.	Scope of Work Notes	Current FCI	FCI Impact	Adjusted FCI
Capital Improvement Projects						
Airport Heights Elementary School Addition / Renovation Design & Construction	$ 24,000,000	60%	Design and Construction funding to address both infrastructure upgrades and modification of building to meet existing educational program deficiencies.	0.38	0.30	0.08
Bayshore Elementary School Component Renewal	$ 5,035,000	70%	Design and Construction funding to replace roof sections last upgraded in the 1990's. Remove, replace, and upgrade aging systems such as mechanical, and electrical systems. Renew site lighting, exterior lights attached to building, pedestrian paving, and parking lots. This project would renew existing aging systems and provide improvement for operation and maintenance costs by reducing maintenance repair.	0.32	0.17	0.15
Eagle River Elementary School Component Renewal	$ 5,320,000	70%	Design and Construction funding to upgrade heating and ventilation systems through out school. Upgrade building to full direct digital controls. Upgrade electrical distribution systems for entire building. Upgrade main electrical distribution panels and increase data, power capabilities in classrooms, and emergency generator. Renew site lighting pedestrian paving and parking lots.	0.24	0.15	0.09
Gladys Wood Elementary School Addition /Renovation Design	$ 1,000,000	60%	Design funding to address both infrastructure upgrades and modification of building to meet existing educational program deficiencies. ***Administration reduction by $50k from CIAC recommendation.***	0.35		
Huffman Elementary School Upgrade Component Renewal	$ 5,265,000	70%	Design and Construction funding to remove, replace, and upgrade aging systems such as flooring, mechanical, electrical systems, and emergency generator. Upgrade restrooms that were installed in 1984. This project would renew existing aging systems and provide improvement for operation and maintenance costs by increasing energy efficiency and reducing maintenance repair.	0.23	0.20	0.03
O'Malley Elementary School Major Renovation Design	$ 1,000,000	60%	Design funding to address both infrastructure upgrades and modification of building to meet existing educational program deficiencies. ***Administration reduction by $50k from CIAC recommendation.***	0.31		
Susitna Elementary School Upgrade Component Renewal	$ 4,290,000	70%	Design and Construction funding to remove, replace and upgrade aging systems such as mechanical and electrical systems. Replace exterior doors and windows for the entire building. Minor upgrades to the existing classrooms to improve educational adequacy. This project would renew existing aging systems and provide improvement for operation and maintenance costs by increasing energy efficiency and reducing maintenance repair.	0.29	0.13	0.16
Turnagain Elementary School Major Renovation Design	$ 1,475,000	60%	Design funding to address both infrastructure upgrades and modification of building to meet existing educational program deficiencies. ***Administration reduction by $125k from CIAC recommendation.***	0.32		
Gruening Middle School Addition/Renovation Design	$ 2,475,000	60%	Design funding to determine the require modifications to address both infrastructure upgrades and missing educational program deficiencies. ***Administration reduction by $150k from CIAC recommendation.***	0.31		
West High (60%) and Romig Middle (40%) School Parking & Site Improvements	$ 2,700,000	70%	Modification of existing site layout for student bus and additional event parking as addressed in the West/Romig Implementation Plan. This project can be interchanged with other components for West/Romig. ***Administration reduction by $25k from CIAC recommendation.***	West - 0.28 Romig - 0.21		
Sub-Total for Capital Projects	**$ 52,560,000**					
2013 Emergent Projects						
Underground Storage Tank Removal and Replacement	$ 240,000	70%	Removal of existing underground storage tanks at 6 locations. Replace tanks with same size above ground tanks at the following locations: Alpenglow, Gruening, Hanshew, Mirror Lake, Northwood and Student Nutrition.			
Turnagain Elementary School Standby Generator	$ 60,000	70%	Replace failed standby generator unit damage by flooding. Replacement include new generator and associated wiring and panel upgrades.	0.32		
Bartlett High School Gym Entry Door	$ 225,000	70%	Remove and replace existing gym entry doors at Bartlett High School. Upgrades to include new hollow metal doors, mechanical unit heater replacement and upgrade to existing sidewalk and landing for better drainage and ada compliance.	0.21		

2014 Proposed School Bond - Administration Recommendation

Project Title	Administration Recommendation Project Cost	Estimated % of Debt Reimb.	Scope of Work Notes	Current FCI	FCI Impact	Adjusted FCI
West High School Roof Upgrades	$ 550,000	70%	Remove and Replace approximately 13,000 sf of existing roof sections located above the existing math wing and ROTC Classroom Pods.	0.28		
Wonder Park Elementary School Traffic Safety Improvements	$ 2,600,000	70%	Provide pedestrian and traffic safety improvements to include new parent drop off loop, new storm water drainage and existing sidewalk and asphalt parking area upgrades. Construction Documents will be complete this September 2013.	0.26		
William Tyson Roof Upgrades	$ 550,000	70%	Remove and replace both asphalt shingles and EPDM membrane for entire school. Upgrade drains in the gutter system.	0.09		
District Wide Communication Closet Cooling	$ 500,000	70%	Provide upgrades to existing data communication closets at multiple locations to reduce cool these location to prevent overheating to existing equipment.			
East High School Bus Loop	0	70%	Upgrade the main Buss drop of area to include a asphalt driveway, curb & Gutter, Sidewalk and underground storm water drainage. ***Potential funding through redirection of bond funds, est. winter 2013.***	0.19		
Chugiak High School HVAC Upgrades	0	70%	Replace existing fans, classroom unit heaters, and direct digital control for the remaining non renovated portion of Chugiak High School. ***Potential funding through redirection of bond funds, est. winter 2013.***	0.10		
Service High Auxiliary Gym HVAC Upgrades	0	70%	Remove and replace existing forced air heating units and provide Direct Digital Control that serve the Auxiliary Gym Building. ***Potential funding through redirection of bond funds, est. winter 2013.***	0.22		
Chugiak High School Intercom Upgrades ($350k)*		70%	***Replacement of existing head end equipment and replace call switches with intercom phones in classrooms.***	*0.10*		
Sub-Total Emergent Projects	$ 4,725,000					
Grand Total	$ 57,285,000					

***Note: Verified that project is funded through FY2014 Legislative appropriation; removed from list.**

Approximately $57.34 million is the anticipated amount of debt scheduled to be retired in FY13-14.

	Administration
60% Projects	$ 29,950,000
70% Projects	$ 27,335,000
Cross-check Total	$ 57,285,000

Attachment E

ANCHORAGE SCHOOL DISTRICT
APRIL 2014 PROPOSED BOND PROPOSITIONS
CALCULATION OF ESTIMATED TAXES FOR DEBT SERVICE ON $100,000 ASSESSED VALUATION

	Bond Proposition Amount	Est. State Debt Reimb. By Project	[1] Annual Debt Prin. & Int. 5.00%	[2] Per $100,000 Assessed Val. $ 33,168,566,393	State Debt Reimb. Per $100,000	Property Taxes Per $100,000
Proposition 1- Capital Improvement and Districtwide Life Extension Projects						
Airport Heights Elementary School Addition/Renovation Design & Construction, 60% Reimburseable	$ 22,800,000	60%	$ 1,829,531	$ 5.52	$ 3.31	$ 2.21
Capital Improvement Planning & Design Projects, 60% Reimburseable	5,950,000	60%	477,443	1.44	0.86	0.58
Capital Improvement Component Renewal Projects, 70% Reimburseable	19,910,000	70%	1,597,630	4.82	3.37	1.45
School Parking and Site Improvement Projects, 70% Reimburseable	5,300,000	70%	425,286	1.28	0.90	0.38
Districtwide Emergent Projects, 70% Reimburseable	3,325,000	70%	266,807	0.80	0.56	0.24
Proposition 1 Total	**$ 57,285,000**	64.98%	$ 4,596,697	$ 13.86	$ 9.00	$ 4.86

[1] Municipality of Anchorage provided the 5% interest rate on September 26, 2013
[2] Municipality of Anchorage provided the assessed values as of September 26, 2013

THE STATE of ALASKA
GOVERNOR SEAN PARNELL

Department of Education and Early Development
SCHOOL FINANCE & FACILITIES
801 West 10th Street, Suite 200
P.O. Box 110500
Juneau, Alaska 99811-0500
Main: 907.465.8679
Fax: 907.463.5279
Email: Elizabeth.Nudelman@alaska.gov

October 4, 2013

Ed Graff, Superintendent
Anchorage School District
5530 E. Northern Lights Boulevard
Anchorage, AK 99504

Dear Mr. Graff:

This responds to your submittal of capital improvement project (CIP) applications, dated August 23, 2013. Following an authorization by the legislature for debt reimbursement, EED accomplishes two administrative actions. The first is to approve projects; the second is to authorize projects for bond indebtedness and reimbursement.

Project approval occurs when an eligible scope and budget have been defined. Project authorization occurs when certified election results are provided establishing voter approval, and a project agreement is signed. Based on these provisions, the projects have been determined eligible in both scope and budget under AS 14.11.100(a) (16) and (17), and are approved as listed below pending voter approval and signed project agreements:

Project Title	Approved Reimbursement Amount	Approved Reimbursement Rate
4 School Component Renewal, Design and Construction (Bayshore, Eagle River, Huffman, Susitna Elementary Schools)	$19,910,000	70%
4 School Planning and Design (Gladys Wood, O'Malley, Turnagain Elementary Schools and Gruening Middle School)	$6,325,000	60%
Airport Heights Elementary School Addition and Renovation	$24,000,000	60%
3 School Parking and Site Improvements Design and Construction (Wonder Park Elementary, Romig Middle School, West High School)	$5,300,000	70%
TOTAL	$55,535,000	

This approval expires if bonds are not approved by the voters by October 4, 2018 [4 AAC 31.075(a)].

If you have questions regarding this letter, please contact me or Stuart Gerger, Facilities Architect, at 465-6906.

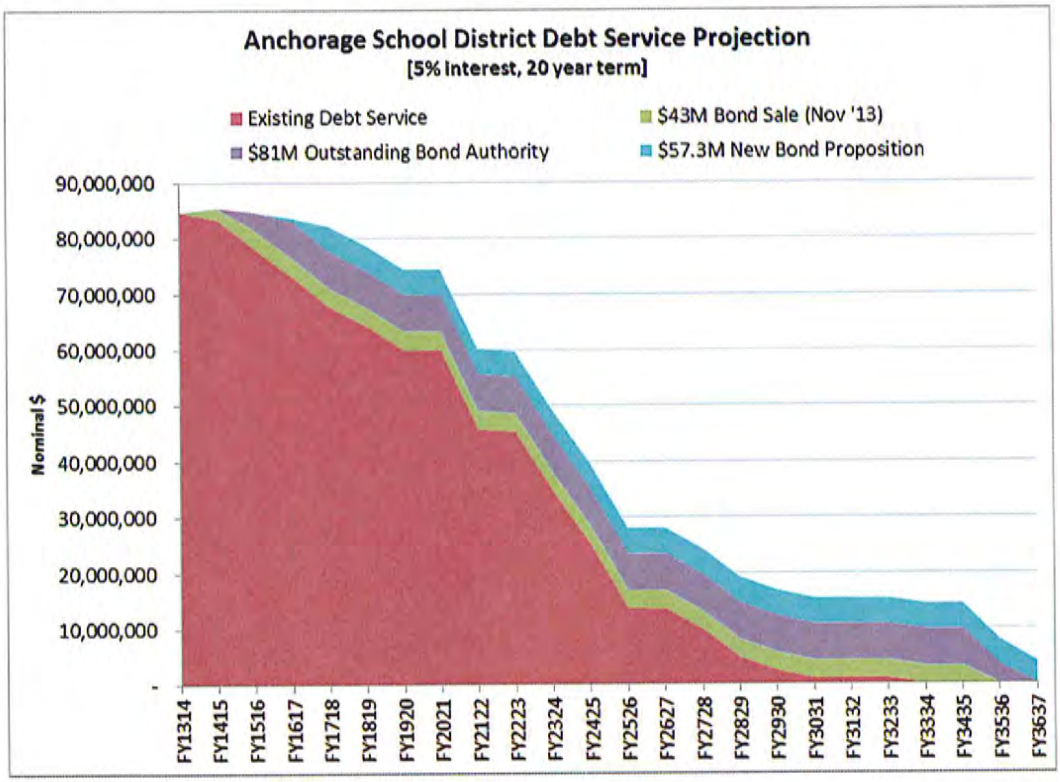
Sincerely,

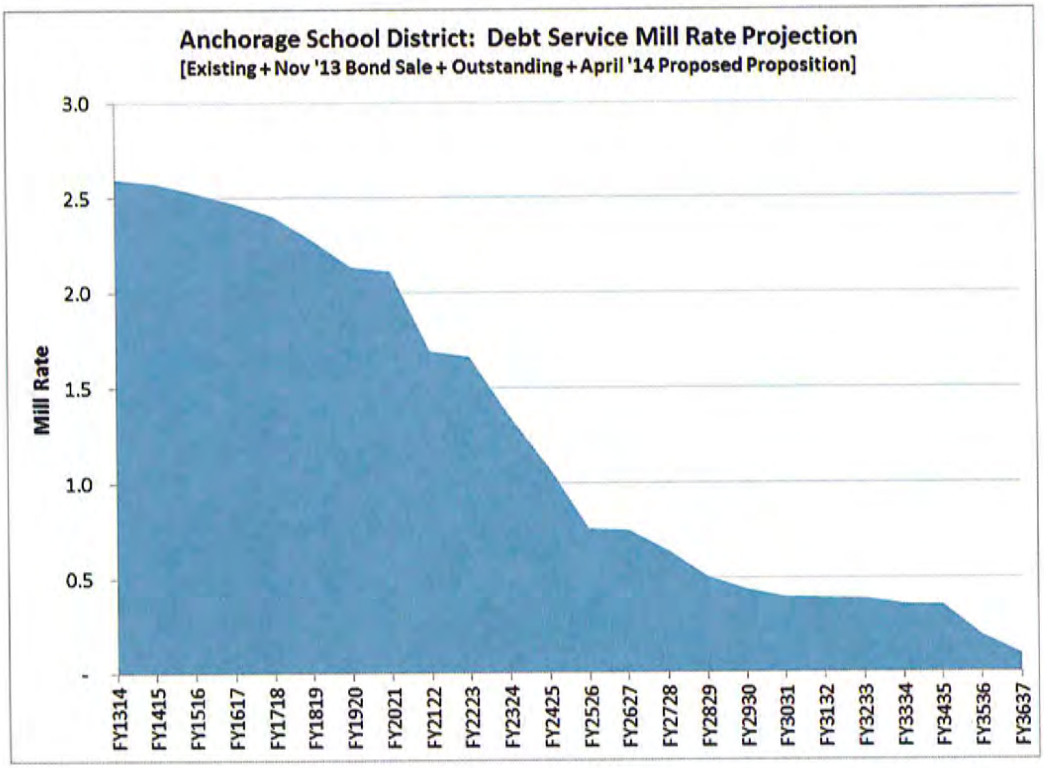
Elizabeth Nudelman
Director

cc: Rachel Molina Lodoen, ASD Facilities Department

DEBT SERVICE & MILL RATE PROJECTION

ATTACHMENT G





2014 Proposed School Bond - School Board Recommendation

Project Title	Board Recommendation Project Cost	Estimated % of Debt Reimb.	Scope of Work Notes	Current FCI	FCI Impact	Adjusted FCI
Capital Improvement Projects						
Airport Heights Elementary School Addition / Renovation Design & Construction	$ 22,800,000	60%	Design and Construction funding to address both infrastructure upgrades and modification of building to meet existing educational program deficiencies.	0.38	0.30	0.08
Bayshore Elementary School Component Renewal	$ 5,035,000	70%	Design and Construction funding to replace roof sections last upgraded in the 1990's. Remove, replace, and upgrade aging systems such as mechanical, and electrical systems. Renew site lighting, exterior lights attached to building, pedestrian paving, and parking lots. This project would renew existing aging systems and provide improvement for operation and maintenance costs by reducing maintenance repair.	0.32	0.17	0.15
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Gladys Wood Elementary School Addition /Renovation Design	$ 1,000,000	60%	Design funding to address both infrastructure upgrades and modification of building to meet existing educational program deficiencies. ***Administration reduction by $50k from CIAC recommendation.***	0.35		
Huffman Elementary School Upgrade Component Renewal	$ 5,265,000	70%	Design and Construction funding to remove, replace, and upgrade aging systems such as flooring, mechanical, electrical systems, and emergency generator. Upgrade restrooms that were installed in 1984. This project would renew existing aging systems and provide improvement for operation and maintenance costs by increasing energy efficiency and reducing maintenance repair.	0.23	0.20	0.03
O'Malley Elementary School Major Renovation Design	$ 1,000,000	60%	Design funding to address both infrastructure upgrades and modification of building to meet existing educational program deficiencies. ***Administration reduction by $50k from CIAC recommendation.***	0.31		
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Turnagain Elementary School Major Renovation Design	$ 1,475,000	60%	Design funding to address both infrastructure upgrades and modification of building to meet existing educational program deficiencies. ***Administration reduction by $125k from CIAC recommendation.***	0.32		
Gruening Middle School Addition/Renovation Design	$ 2,475,000	60%	Design funding to determine the require modifications to address both infrastructure upgrades and missing educational program deficiencies. ***Administration reduction by $150k from CIAC recommendation.***	0.31		
West High (60%) and Romig Middle (40%) School Parking & Site Improvements	$ 2,700,000	70%	Modification of existing site layout for student bus and additional event parking as addressed in the West/Romig Implementation Plan. This project can be interchanged with other components for West/Romig. ***Administration reduction by $25k from CIAC recommendation.***	West - 0.28 Romig - 0.21		
Sub-Total for Capital Projects	**$ 51,360,000**					
2013 Emergent Projects						
Underground Storage Tank Removal and Replacement	$ 240,000	70%	Removal of existing underground storage tanks at 6 locations. Replace tanks with same size above ground tanks at the following locations: Alpenglow, Gruening, Hanshew, Mirror Lake, Northwood and Student Nutrition.			
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2014 Proposed School Bond - School Board Recommendation

Project Title	Board Recommendation Project Cost	Estimated % of Debt Reimb.	Scope of Work Notes	Current FCI	FCI Impact	Adjusted FCI
West High School Roof Upgrades	$ 550,000	70%	Remove and Replace approximately 13,000 sf of existing roof sections located above the existing math wing and ROTC Classroom Pods.	0.28		
Wonder Park Elementary School Traffic Safety Improvements	$ 2,600,000	70%	Provide pedestrian and traffic safety improvements to include new parent drop off loop, new storm water drainage and existing sidewalk and asphalt parking area upgrades. Construction Documents will be complete this September 2013.	0.26		
William Tyson Roof Upgrades	$ 550,000	70%	Remove and replace both asphalt shingles and EPDM membrane for entire school. Upgrade drains in the gutter system.	0.09		
District Wide Communication Closet Cooling	$ 500,000	70%	Provide upgrades to existing data communication closets at multiple locations to reduce cool these location to prevent overheating to existing equipment.			
Chugiak High School HVAC Upgrades	$ 1,200,000	70%	Replace existing fans, classroom unit heaters, and direct digital control for the remaining non renovated portion of Chugiak High School. ***Potential funding through redirection of bond funds, est. winter 2013.***	0.10		
Sub-Total Emergent Projects	**$ 5,925,000**					
Grand Total	**$ 57,285,000**					

***Note: Verified that project is funded through FY2014 Legislative appropriation; removed from list.**

Approximately $57.34 million is the anticipated amount of debt scheduled to be retired in FY13-14.

	Board
60% Projects	$ 28,750,000
70% Projects	$ 28,535,000
Cross-check Total	$ 57,285,000

ANCHORAGE SCHOOL DISTRICT
ANCHORAGE, ALASKA

ASD MEMORANDUM #47 (2013-2014) AMENDED October 21, 2013

TO: SCHOOL BOARD

FROM: ED GRAFF, SUPERINTENDENT

SUBJECT: APPROVAL OF FY 2013-2014 BOND PROPOSAL

ASD Core Value: *The district will be open, transparent & accountable to the public.*

RECOMMENDATION:

It is the Administration's recommendation that the School Board approve the following bond proposal comprised of Proposition 1 – Capital Improvement and Districtwide Building Life Extension Projects in the amount of $57,285,000. **The school board approved an amendment to this recommendation by reducing the Airport Heights Addition/Renovation Project by $1.2 million and adding the Chugiak High School HVAC System Upgrade project by $1.2 million.**

The bond proposition is summarized below:

Proposition 1 – Capital Improvement and Districtwide Building Life Extension Projects:

Airport Heights Elementary School Addition/Renovation Design & Construction	$22,800,000
Capital Renewal Planning & Design Projects	5,950,000
Capital Improvement Component Renewal Projects (BLE)	28,535,000
Proposition 1 Total	**$57,285,000**

PERTINENT FACTS:

- In August 2013, the Capital Improvement Advisory Committee (CIAC) held meetings to begin discussion and preparation of a potential school bond for 2014. Facilities/Capital Projects staff prepared a list of potential projects for the CIAC to consider in an April 2014 bond, based off of projects identified in year 2014-15 of the District's current Six-Year Capital Improvement Plan (Attachment A), and results of the most recent facility assessment data

(Attachment B). The CIAC deliberated on the project list, and voted on a recommendation to bring forward. The co-chairs prepared a summary of the committee's work (Attachment C). After project costs were adjusted, the CIAC's recommendation totaled $59.61 million.

- The CIAC's recommendation was carefully reviewed by the Administration, and the Administration recommends a bond proposal totaling $57.285 million. After careful consideration, the costs of the proposed design projects were slightly reduced, and some of the emergent projects were deferred (Attachment D).

- On September 23, 2013, the School Board and Administration discussed the capital planning process, the CIAC's 2014 school bond recommendation, as well as Administration's recommendation. The discussion included a status report on facility condition and educational adequacy assessments (FCA and EAA), and how that information was used to prioritize projects, the Airport Heights Elementary School Addition/Renovation project, and the reason for amending the design and Districtwide emergent projects.

- **Final action on this memo included a school board revision to the board memo approving a reduction of $1.2 million for the Airport Heights Elementary School Addition/Renovation project and inclusion of the Chugiak High School HVAC Upgrades project for $1.2 million, which includes planning and construction funds.**

Overall Debt Service

- As of August 2013, the District has $598.48 million of bonds outstanding. This is the lowest amount of debt the District has held since 2003 which is largely due to paying off $258.925 million of debt in the last five fiscal years. During that same time frame, the District has received authorization by voters for approximately $130.9 million of new debt to fund capital improvements.

- The District also works closely with the Municipal administration and financial advisors to engage the market to reduce the debt and interest rates regularly. Over the past two years the District has refunded $53.6 million in existing debt reducing the overall debt service by nearly $3.5 million.

- In the next five years, the District will be paying off an additional $276 million, averaging about $55 million each year.

- The District is planning a bond sale in November 2013 for $43 million. This will increase the outstanding bonded indebtedness by this amount; however the District will be paying off $57 million of debt this year which will result in a net reduction of the overall debt service. [See Attachment G]

State Debt Reimbursement

- Since 1970, the State of Alaska has provided school districts debt reimbursement for qualified and approved school construction projects that are approved by voters. Of the current bonds outstanding, the State debt reimbursement program will cover 56 percent.

- Senate Bill 237, approved by the Legislature in July 2010, provides for 60 percent or 70 percent debt reimbursement on school construction projects that receive local voter approval after October 1, 2006. School projects that do not add space are typically eligible for 70 percent reimbursement. The estimated debt reimbursement percentage for each project has been identified on the attached project list.

Cost of Potential Bond Proposals to the Local Taxpayers

- The approximate amount of annual taxes on $100,000 of assessed valuation to retire the proposed debt of $57.285 million is $4.86. The calculation of estimated taxes is based on an estimated 5.0 percent weighted interest rate for twenty years, as shown on Attachment E.

- This calculation is based on the assumption that the District will receive 70 percent State debt reimbursement on $28.535 million of projects, and 60 percent reimbursement on $28.75 million of projects. With exception of the Districtwide Emergent Projects, almost all of the debt reimbursement projects have been reviewed and preliminarily approved by the Alaska Department of Education and Early Development (DEED), so the 60 percent and 70 percent reimbursement rates have been confirmed as of this date (Attachment F). Any amendments made to this recommendation will be submitted to DEED for their approval prior to submission to the Anchorage Municipal Assembly.

EG/MF/MA/RML/EK/SJ

Attachments:
A. CIP Recommendation by Year, 2013-2019 - Table 1
B. Site Summary Information and Assessment Results as of August 2013
C. Summary Report and Recommended Project List of the CIAC
D. 2014 Proposed School Bond - Administration Recommendation

E. 2014 Bond Reimbursement Rate and Taxes
F. DEED Debt Reimbursement Pre-Approval Letter
G. Debt Service & Debt Service Mill Rate Projection

Prepared by: Rachel Molina Lodoen, Project Support Manager
Edie Knapp, Acting Construction Manager
Sue Jolin, Executive Director, Finance

Approved by: Michael K. Abbott, Chief Operating Officer
Mark Foster, Chief Financial Officer

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 671-2013(A)

Meeting Date: December 3, 2013

From: ANCHORAGE SCHOOL DISTRICT

Subject: AO 2013-135 **One Ballot Proposition to Provide for the Issuance of General Obligation Bonds for Educational Capital Improvements**

The ordinance will place a general obligation bond proposition for the Anchorage School District on the ballot for the regular Municipal election to be held on April 1, 2014.

The Anchorage School Board approved one ballot proposition to provide for the issuance of general obligation bonds for education-related capital projects on October 21, 2013: ASD Memorandum #47 (2013-2014), Approval of FY 2013-2014 Bond Proposal. This recommendation includes proposed Proposition I Capital Improvement and Districtwide Building Life Extension Projects in the amount of $57,285,000.

The School Board requests the Anchorage Assembly place one proposition, as stated on AO 2013-135 on the April 1, 2014 ballot for consideration by qualified voters of the Municipality of Anchorage. The proposition will pay the cost of capital improvement projects for the Anchorage School District, including, but not limited to, the following:

Proposition I: $57,285,000

Projects	Estimated Cost	Estimated Annual Operating and Maintenance
Airport Heights Elementary School Addition/Renovation Design & Construction	$22,800,000	
Capital Planning & Design Projects	5,950,000	
Capital Improvement Component Renewal Projects (Building Life Extension)	28,535,000	
Proposition I Total	$57,285,000	$0

This proposal provides for addition and renovation of Airport Heights Elementary School, planning and design projects and capital improvement component renewal projects, referred to as districtwide building life extension projects. The approximate annual amount of taxes on $100,000 of assessed real and personal property value (based on the estimated 2013 assessed valuation) to retire the proposed debt is $13.86 per year, without eligible state debt reimbursement. With eligible debt reimbursement, the proposed increase in debt is $4.86 per year. Voters will not be asked to approve an increase in annual operating costs.

The projects are described in more detail beginning on page 4 of this memorandum.

DOCUMENTATION OF NEED:

The District operates and maintains the largest physical plant of any public entity in the state, with approximately 7.5 million square feet of facilities. The replacement value of District buildings exceeds $2 billion. The District is responsible for 93 facilities, housing nearly 50,000 students (more students than the total of the next five largest Alaska districts), and over 5,500 staff members. Anchorage educates nearly 40 percent of the State's total student population. Not only is the facility inventory large, it is aging. Fifty-three schools are over 20 years old. Of these schools, 24 have had no significant renewal and 29 have had partial renewals since 1990. Of the 21 schools over 50 years old, 8 have had no significant renewal, one was partially renewed in the 1980's, and 12 have had partial renewals since 1990.

Building components wear out. Facility systems only last so long. Roofs deteriorate and leak; heating, plumbing and ventilation systems wear out, parts are no longer available to support older systems and structural systems age. Various code changes require updating electrical and mechanical systems; providing access for persons with physical disabilities; removing hazardous materials and renewing various building system components. Moreover, significant renewals often require structural upgrades to meet more stringent building codes.

Functional obsolescence is another fact of life for older schools. Over the life of a school, programmatic changes take place that demand updating the facility infrastructure. For example, there is continual need to update the electrical distribution systems in the schools to accommodate current technology. Current educational delivery methods require physical layouts that are often different and more flexible than those of 30 to 40 years ago.

Effective operation and maintenance programs are a critical component to extending the life of buildings, sites, systems and equipment and for maintaining and providing a quality building environment for the instructional programs. The ASD Maintenance well-trained staff uses a computerized maintenance management program that effectively accomplishes preventive and corrective maintenance tasks necessary to maintain and extend the life of District facilities. The ASD Operations staff utilizes a Custodial Guide and ongoing staff training to maintain facilities in a safe, clean and orderly condition.

Capital Planning Management

Over the past few years, the District has implemented a Facilities Management Assessment Program (FMAP) in order to manage current facility capital needs more strategically based on quantitative data and analysis methods. A key component of an integrated FMAP is the Capital Planning Management System (CPMS). The District has integrated use of new software to assist in assessing facility conditions, maintaining the information and analyzing the information for facility capital needs planning.

The CPMS centralizes information on facilities' component and system conditions as well as remaining life expectancy. This information is collected during facility condition assessments utilizing a systematic and consistent methodology. The collected information serves as a basis for determining priorities and costs of facilities' capital needs, and is used for both short term and long term planning purposes.

Facility Condition Assessments

The District entered into a contract with a nationally recognized firm to develop CPMS and FMAP to perform facility condition assessments. To date, all District-owned locations have been assessed.

The assessment process includes a field assessment where building system components are evaluated based on condition and age of the system. Results of the initial assessment identify system requirements, along with corrective action and costs to implement. The next step includes data entry into the database, and concludes with validation of the data by District staff which provides quality control and incorporates institutional knowledge on the collected information.

Once the site assessment process is complete, a facility condition index is calculated to provide a comparison of the relative condition of a facility and/or system to others. It is a ratio of the cost to correct capital needs arising within the next four years divided by the replacement cost of a facility. All assessed sites have a Facility Condition Index (FCI) associated with them. A site with an FCI less than .30 is generally considered in excellent, good or average condition, which is the District's target in order to maintain the general physical condition of the District's physical plant. A site with an FCI higher than .30 is considered in poor or crisis condition. Ultimately, the index provides initial prioritization of assessed buildings based on their condition. This information can be found in the attachment.

Some facility systems identified as problems in this process do not require immediate replacement. Just because a key building component like a roof or boiler has reached the end of its anticipated useful life does not necessarily mean they have failed. In some cases, those systems can continue to function for many additional years.

The FCI cannot be used as the sole determinant of capital project prioritization. Other factors such as educational functionality and attendance projections must also be included.

Educational Adequacy Assessments

Educational program requirements are defined by districtwide educational specifications for elementary, middle and high school levels, which were approved by the School Board on September 6, 2012. Educational adequacy (EA) assessments determine the ability of a school to meet educational program requirements by evaluating the quantity, configuration, size, and existence of spaces defined by educational specifications. For example, a school may not have enough classrooms to offer health classes, or a gymnasium in addition to a multi-purpose room in order to allow for concurrent lunches and physical activity.

To date, all district-owned school sites have been assessed for educational adequacy. In 2010-11, sixteen locations were assessed, nineteen sites were assessed in 2011, and the remaining 50 sites were assessed in 2012. King Career Center and Aquarian Charter schools are the only district-managed facilities without Educational Adequacy Assessments. Assessments at these locations can be completed by district staff at a future date if required.

Much like the index calculated by facility condition assessment data, an index can be calculated by educational assessment data, or Educational Adequacy Index (EAI). It is a ratio of the cost to correct existing space deficiencies and missing spaces divided the

replacement cost of a facility. Unlike the FCI, an EAI of 30 or higher does not necessarily mean that spaces are incapable of delivering education. At this time, an industry standard does not exist. However, a high index shows that the facility delivers education with more difficulty in comparison to a school with a smaller index.

CITIZEN'S REVIEW PROCESS

Capital Improvement Advisory Committee

The CIAC met on August 14 and August 28, 2013 to review options and develop recommendations for a 2014 bond. The committee recommended one bond proposition totaling $59.61 million, as summarized:

Proposed Bond 1:	
Airport Heights Elementary School Addition/Renovation	$24,000,000
Capital Renewal Planning & Design Projects	6,325,000
Capital Improvement Component Renewal Projects	
Districtwide Building Life Extension	29,285,000
Total Proposed Bond 1	$59,610,000

The CIAC's recommendation was carefully reviewed by Administration, and the Administration recommended a bond proposal totaling $57.285 million. This includes the CIAC's recommended Airport Heights Elementary School Addition/Renovation project for $24 million. Capital Renewal Planning & Design Projects were amended and total $5.950 million. Component Renewal building life extension projects were amended and total $27.335 million.

The school board revised and unanimously approved the 2014 bond recommendation by reducing the Airport Heights Addition/Renovation project by $1.2 million and adding Chugiak High School HVAC Upgrades for $1.2 million.

PROJECT DESCRIPTIONS

AIRPORT HEIGHTS ELEMENTARY SCHOOL ADDITION/RENOVATION

Airport Heights was originally constructed in 1954 with total square footage of 36,302. In 1973 a small (3,123 sf) addition that houses the library and admin area was constructed. In 1987, a small (1,143 sf) addition for mechanical and storage areas was constructed. Building current total square footage is 40,568 square feet. The school has had minor additions over the facility's life. With an 8-acre site, 20 classrooms, and a 327-student program capacity, the school is smaller than the 15-acre, 26-classroom, 550-student standard district elementary school. Three relocatables are on the site to serve its student population. Designated to serve students with special education intensive needs, the school lacks spaces to support them, as well as occupational therapy/physical therapy spaces. The school currently lacks a multi-purpose room, dedicated art, health, and music rooms. The site has poor circulation and inadequate parking. In 2005, a limited educational program analysis was carried out and master plan developed simply to coordinate direction of a life safety upgrade project. Based on recently completed condition assessments, the FCI is 0.39 and educational program index is 24.1%. Funding for completion of an in-depth analysis as well as development of a conceptual master plan and schematic design for the school's renewal was approved through the 2012 Bond in the amount of $500,000.

Approval of this request would renovate approximately 40,000 square feet of existing facility and add approximately 15,000 square feet to accommodate future program requirements. Project cost is estimated at $24 million based on receiving voter approval and funding in the spring of 2014.

Programs addressed: The renewal master plan meets all the program needs identified in the Ed Specs. It reorganizes many existing interior spaces to improve educational program delivery, security and community use. The existing building is improved to be like new and to serve for the next 40 years.

- Constructs a building addition including space for Library, MPR, Music and Art classrooms, food service kitchen, boiler and fan room (11,500 sf).
- Constructs building additions to house the special programs classrooms suite and expand the kindergarten classrooms (3,800 sf).
- Includes a total renovation of existing interiors to bring all room sizes and adjacencies into alignment with the approved Education Specification for Airport Heights.
- Makes site improvements including parking and drop-offs. Improves accessibility at main entries. Expands on-site parking and reorganizes the playgrounds around new additions.
- Includes abatement of asbestos throughout the school.
- Renews or replaces all building mechanical, electrical, plumbing and controls systems.

The additional square footage being added will positively impact the utility costs associated with building operation. Recent projects, including lighting upgrades and new boilers, have already reduced operational cost. Materials used in renovated spaces along with required mechanical and electrical system modification will further reduce operational cost.

CAPITAL RENEWAL PLANNING & DESIGN PROJECTS

GLADYS WOOD ELEMENTARY SCHOOL ADDITION/RENOVATION DESIGN

This project is for design funding to address both infrastructure upgrades and building modifications to address existing educational program deficiencies. It is anticipated that some classroom areas will require significant renovations to meet current educational specification standards.

This request is for planning and design funds only. The primary focus of this project is to provide a better educational environment for our students. The final project will likely include energy efficient upgrades to the building's envelope and mechanical and electrical systems.

O'MALLEY ELEMENTARY SCHOOL MAJOR RENOVATION DESIGN

This project is for design funding to address both infrastructure upgrades and building modifications to address existing educational program deficiencies. It is anticipated that some classroom areas will require significant renovations to meet current educational specification standards.

This request is for planning and design funds only. The primary focus of this project is to provide a better educational environment for our students. The final project is expected to include energy efficient upgrades to the building's envelope and mechanical and electrical systems.

TURNAGAIN ELEMENTARY SCHOOL MAJOR RENOVATION DESIGN

This project is for design funding to address both infrastructure upgrades and building modifications to address existing educational program deficiencies. It is anticipated that some classroom areas will require significant renovations to meet current educational specification standards.

This request is for planning and design funds only. The primary focus of this project is to provide a better educational environment for our students. The final project will likely include energy efficient upgrades to the building's envelope and mechanical and electrical systems.

GRUENING MIDDLE SCHOOL ADDITION/RENOVATION DESIGN

This project is for design funding to determine the required modifications to address both infrastructure upgrades and missing educational program deficiencies in meeting the current middle school program delivery model.

This request is for design funds only. The primary focus of this project is to provide a better educational environment for our students. The final project will likely include energy efficient upgrades to the building's envelope and mechanical and electrical systems.

CAPITAL IMPROVEMENT COMPONENT RENEWAL - DISTRICTWIDE BUILDING LIFE EXTENSION PROJECTS

BAYSHORE ELEMENTARY SCHOOL COMPONENT RENEWAL

The scope of work includes replacement and upgrades to the building infrastructure to include replacement of the fire alarm, intercom/clock, building domestic water system, direct digital controls, several roof sections and improvements to existing pavements and exterior lighting.

Electrical Systems

- The clock and intercom system are nearly at the end of their rated life and need to be replaced. The clock system was installed in 1991 and the intercom system was installed in 1995. Both systems have a 15-year life. The clock system will be replaced with an atomic wireless clock system. Work on the intercom system will include replacement of the head end and devices but will not include wiring. The new atomic clock system will be wirelessly connected to the ASD Information Technology Department.
- The existing fire alarm is 22 years old and is beyond its rated life and needs to be replaced. This system will be replaced with a new addressable system that will make trouble shooting problems easier as all device locations will report back to the main panel. The new system will be more reliable, reduce the time and costs needed for inspections and maintenance.

Mechanical Systems

- The domestic water distribution system that was installed in 1976 is beyond its rated life and needs to be replaced. The existing system will be replaced with new PVC piping form the main water connection to all plumbing fixtures in the building. This will reduce future maintenance costs for repair of this aging system.
- The existing DDC system was installed in 1990. This work includes system replacement of the controls for the HVAC sensors, control valves and dampers. This will result in energy cost savings and provide accurate information to maintenance personnel who monitor and maintain the system.

Roofing

- This project will replace approximately 52,000 square feet of the existing roofing system. The existing system was last upgraded in 1991 and is a ballasted EPDM membrane system. The new system will be either a fully adhered or mechanically attached EPDM system. Tapered insulation will be installed to provide proper drainage and to increase the R-Value of the roof, to increase building energy efficiency.

Site work

- The existing light poles will remain at Bayshore and twenty-seven exterior lighting fixtures will be replaced with LED lamps. This will make the site more energy efficient, safer, and more secure.
- The asphalt pavement at Bayshore has experienced heaving and cracking. Replacement of the pavement in the parking lots, sidewalks, and play areas will increase safety and reduce the cost of maintaining the deteriorating asphalt system.

This project includes energy efficient design of upgraded equipment and systems, which anticipates energy savings at Bayshore Elementary School.

EAGLE RIVER ELEMENTARY COMPONENT RENEWAL

The scope of work includes replacement and upgrades of electrical systems, mechanical systems, and site work, at Eagle River Elementary School.

Electrical Systems

- The current main distribution panels and distribution power panel boards and feeders vary in age, ranging from 29 to 43 years, and require replacement. The expected life cycle for this system is 30 years.
- The existing emergency generator is 23 years old and the expected life cycle is 20 years. Replacement of the generator will reduce the time that ASD Maintenance staff spends on repairs to equipment that is past its expected life cycle.

Mechanical Systems

- The existing DDC system is 33 years old and is beyond its expected life cycle of 25 years. Replacement of this system will reduce the number of false calls to ASD Maintenance staff and would increase the energy efficiency of the building.
- The perimeter heating and cabinet heaters systems are 53 years old and their expected life cycle is 25 years. These systems are well beyond their expected life. Replacement of these systems will increase the energy efficiency of the building. The learning environment will also be improved by providing better heating to classrooms.
- The exhaust system and central air handler unit ages range from 25 to 29 years old, and the life expectancy cycle is 25 years. Replacement of these systems will increase the air quality in the building and may help to increase work and school performance. The existing air handling unit is loud and can create distraction during class times.

Site work

- The asphalt pavement at Eagle River has experienced heaving and cracking. Replacement of the pavement in the parking lots, sidewalks, and play areas will increase safety and reduce the cost of maintaining the deteriorating asphalt system.

This project includes energy efficient design of upgraded equipment and systems, which anticipates energy savings at Eagle River Elementary School.

HUFFMAN ELEMENTARY SCHOOL COMPONENT RENEWAL

The scope of work includes replacement of electrical and general building systems at Huffman Elementary School.

Electrical Systems

- The existing 65kW emergency generator was installed in 1987. It is currently beyond its rated life and needs to be replaced.
- Replacement of the existing main distribution panel, panel boards and feeders will extend the life of these systems by 30 years. The systems include low tension service and distribution panels, main electrical service panel, circuit breakers, conduit, switch gears, and wiring.
- The security system was installed in 1986. It is beyond its rated life and needs to be replaced. This system has a key pad, detection devices, conduit and cabling that are part of the system.
- Light poles that illuminate the hockey rink were installed in 1986 and are beyond rated life and need to be replaced. The lights are on 16-foot metal poles and each pole has three HID fixtures on the top.
- The clock system was installed in 1986, is beyond its rated life and needs to be replaced. The new clock system will be compatible with the atomic clock system that will be wirelessly connected to the ASD IT Department.

General Building

- Restrooms are beyond their rated life and need to be upgraded. This work includes new partitions, finishes, plumbing fixtures, and accessories.
- Existing flooring finishes include resilient flooring, athletic flooring, carpeting, and sheet vinyl that are beyond their rated life or close to the end of their rated life, and will be replaced in accordance with the District's flooring standards.
- Aesthetic upgrades such as paint, removal and replacement of tack boards, upgraded casework in classrooms and minor office renovation to address educational inadequacies of the current spaces will also be included in this scope of work.

This project includes energy efficient design of upgraded equipment and systems, which anticipates energy savings at Huffman Elementary School.

SUSITNA ELEMENTARY SCHOOL COMPONENT RENEWAL

The scope of work includes replacement of electrical systems, mechanical systems, doors and windows at Susitna Elementary School.

Electrical Systems

- The current main electrical service, power distribution equipment, and branch wiring is 43 years old, which is well beyond the 30-year life expectancy of the system. Replacement of the system will bring the panels up to today's standards for safety and power usage.
- The existing light fixtures in the building are 43 years old, beyond the 20-year life expectancy of the fixtures. Replacement of the lighting fixtures and associated wiring will improve the quality of light in the building, as well as provide operational cost savings through energy efficiency.
- The exit signs are 29 years old with an expected life cycle of 15 years. Replacement of this system will provide more energy efficient lighting by replacing the existing signs with LED lighted signs. The battery pack emergency lights are 12 years old and are close to the life cycle of 15 years. The existing lights will be replaced with more energy efficient LED lights.

Mechanical Systems

- Work will include replacement of the perimeter heating system and unit heater. The ages of the systems is 43 years, with a 25-year expected life cycle for the perimeter heating and 15-year expected life cycle for the unit heater. The systems have been well

maintained, but due to age it is becoming more difficult to find parts and maintain. The replacement of these systems will increase the energy efficiency of the building. They will also improve the learning environment by providing better heating to classrooms.

- The heating supply circulation system is 43 years old with a life expectancy cycle of 25 years. The piping insulation is suspected to contain asbestos. Replacement of this system would improve the buildings heating and water systems, as well as reduce the amount of hazardous materials in the building.
- The exhaust system and central air handling units are 43 years old, with a life expectancy cycle of 25 years. The replacement of these systems will increase the air quality in the building and may help to increase work and school performance.

Building Improvements

- The windows and doors range in age from 19 to 43 years. The expected life cycle for exterior doors and windows is 30 years. The replacement of the doors and windows will increase the energy efficiency of the building and reduce cold areas in the building.

This project includes energy efficient design of upgraded equipment and systems, which anticipates energy savings at Susitna Elementary School.

WEST HIGH/ROMIG MIDDLE SCHOOLS PARKING & SITE IMPROVEMENTS

The scope of this project will provide upgrades to the existing site driveways and parking areas to improve the delivery of students to the school by bus and parent drop off.

Currently, West High has a dedicated parking lot that the buses use in conjunction with staff parking located on the south side of the building near the athletic fields. Romig currently has a dedicated bus loop that is accessed through the West campus located on the north side of the Romig campus. Page 17 of the 2012 - 2018 West Romig implementation plan provides a conceptual layout of the proposed modification to the site for bus and event parking to be collocated along the south side of the building between the existing building and the athletic fields. This concept would require removing the existing fire lane, relocating the existing ice rink, and developing more of the site for parking.

This project will improve site circulation both during student drop off and pick up periods and will allow for additional event parking for events held at the West/Romig campus.

UNDERGROUND STORAGE TANK REMOVAL & REPLACEMENT

This project includes removal of existing underground diesel storage tanks at Alpenglow, Gruening, Hanshew, Mirror Lake, and Northwood schools, and Student Nutrition. The tanks will be replaced with above ground storage tanks to continue to provide fuel for the emergency generators.

TURNAGAIN ELEMENTARY SCHOOL STANDBY GENERATOR

This project will replace the standby generator unit that has failed due to flooding. A new generator will be installed, along with associated wiring and electrical panel upgrades. A replacement standby generator will allow for minimal disruption to the school in the event of a power failure.

BARTLETT HIGH SCHOOL GYM ENTRY DOOR

The Gym at Bartlett High School was constructed in 1971. Two vestibules located in the gym have seen numerous vandalisms and have exceeded their useful life expectancy. This work will include replacement of interior and exterior vestibule doors, interior vestibule finishes, adjusting sprinklers, and replacing the existing unit heaters that have exceeded their useful life. The sidewalk and landings that are located in this area will be upgraded to comply with current ADA standards. The new heaters and door systems will be more energy efficient than the existing equipment.

WEST HIGH SCHOOL ROOF UPGRADES

Approximately 13,000 sf of the existing roof sections located above the existing math wing and ROTC classroom pod area have reached the end of their useful life and are in need of upgrades. These sections are currently not scheduled to be renovated as part of the West/Romig Implementation Plan or in the future phases of West/Romig identified in the current 6-Year Capital Improvement Plan. This project includes energy efficient design and will generate energy savings at West High School.

WONDER PARK ELEMENTARY SCHOOL TRAFFIC SAFETY IMPROVEMENTS

Wonder Park Elementary School was originally constructed in 1978 with minor additions in 1995. The existing site sits on 9.4 acres of land. The scope of this project is to improve site circulation for both vehicles and pedestrians, replace existing pavement parking areas, sidewalks, and hard play surfaces that are failing from significant cracking and heaving from differential ground movement over last 40 years.

This site currently has two parking areas located on the north and south sides of the school. This project will remove and replace existing asphalt pavement, curb and gutter. The parking lot will be configured to allow for improved, safer traffic flow. A new vehicular drop off loop will be added on the south side. The north parking lot is shared with the special education buses. The current bus loop on the east edge of this parking lot will be modified to provide increased safety and separation of the vehicle and bus traffic. The existing asphalt on the hard play surface will be removed and replaced. Existing site game lines and amenities will be replaced.

The project also includes improvement to site drainage with additional catch basins and underground pipes that will tie into the existing municipal storm water system. Landscape improvements will include retaining wall benches, new trees and vegetation and other site amenities to replace what is removed.

Funding to design this project was provided by the 2012 school bond.

WILLIAM TYSON ELEMENTARY SCHOOL ROOF UPGRADES

William Tyson Elementary School was built in 1996 and the roof system is nearing the end of its useful life. Asphalt shingles and the existing EPDM membrane will be replaced for the entire school. The drains and gutter system will be upgraded to ensure continued protection of the existing structure, extending the building's long term use. This project will generate energy savings at William Tyson Elementary School.

DISTRICTWIDE COMMUNICATION CLOSET COOLING

Power and data needs have increased over the past decade due to technology advances. In order to support power and data in schools, IT equipment has been installed in locations that were not built specifically for that purpose. The equipment generates a large amount of heat and without adequate cooling systems, is susceptible to failure, data loss, and loss of network communications. This project will provide upgrades to existing data communication closets at multiple sites in order to prevent overheating and failure to existing equipment.

CHUGIAK HIGH SCHOOL HVAC UPGRADES

Large sections of Chugiak High School were renewed in the late 90's and early 2000's, however there are sections of the school that were not and have not been renovated. In these non-renovated sections, existing HVAC systems are nearing the end of their useful life. The scope of work for this project includes replacing existing fans, classroom unit heaters and direct digital controls with new energy efficient systems and equipment. The replacement of these systems will increase the energy efficiency, which anticipates energy savings at Chugiak High School.

STATE DEBT REIMBURSEMENT

Since 1970, the State of Alaska has provided school districts up to 70 percent debt reimbursement for qualified and voter-approved capital improvement school bonds. Senate Bill 237, passed by the Legislature in July 2010, provides for 60 percent or 70 percent debt reimbursement on school construction projects that have received local voter approval after October 1, 2006, and provides no expiration date on the debt reimbursement program.

School projects that add space are been eligible for 60 percent reimbursement, and those projects that do not add space are been eligible for 70 percent reimbursement by state statute. The Capital improvement projects are eligible for 60 percent reimbursement. The remaining Building Life Extension projects are eligible for 70 percent reimbursement. The debt reimbursement projects have been reviewed by the Alaska Department of Education and Early Development (DEED). Should the State choose to make full reimbursement on the eligible $57.285 million, the annual increase in taxes would be $4.86 per year to retire the proposed bonds (based on $100,000 of 2013 real and personal property value).

The information that has been provided in this memorandum should assist the Assembly in making decisions regarding placing the recommended bond propositions on the ballot for the April 1, 2014 Municipal Election.

Respectfully submitted,

Ed Graff
Superintendent

Attachments