

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		

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		
<i>Chugiak High School Intercom Upgrades (\$350k)*</i>		70%	<i>Replacement of existing head end equipment and replace call switches with intercom phones in classrooms.</i>	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