

MUNICIPALITY OF ANCHORAGE

ORDINANCE No. 2022-108

AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE QUALIFIED VOTERS OF ANCHORAGE, ALASKA, THE QUESTION OF THE ISSUANCE OF NOT TO EXCEED THIRTY-SEVEN MILLION SEVEN HUNDRED EIGHTY-SEVEN THOUSAND DOLLARS (\$37,787,000) OF GENERAL OBLIGATION BONDS OF THE MUNICIPALITY OF ANCHORAGE TO PAY THE COSTS OF CAPITAL IMPROVEMENTS FOR THE ANCHORAGE SCHOOL DISTRICT AT THE ELECTION TO BE HELD IN THE MUNICIPALITY ON APRIL 4, 2023.

Prepared by

K&L GATES LLP

**MUNICIPALITY OF ANCHORAGE
ORDINANCE No. 2022-108**

TABLE OF CONTENTS *

| | Page |
|------------------------------------|-------------|
| Section 1. Purpose | 1 |
| Section 2. Details of Bonds | 2 |
| Section 3. Ballot Proposition..... | 3 |
| Section 4. Effective Dates | 4 |

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

Municipal Clerk's Office

Approved

Date: January 10, 2023

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 20, 2022

**MUNICIPALITY OF ANCHORAGE, ALASKA
ORDINANCE No. 2022-108**

AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE QUALIFIED VOTERS OF ANCHORAGE, ALASKA, THE QUESTION OF THE ISSUANCE OF NOT TO EXCEED THIRTY-SEVEN MILLION SEVEN HUNDRED EIGHTY-SEVEN THOUSAND DOLLARS (\$37,787,000) OF GENERAL OBLIGATION BONDS OF THE MUNICIPALITY OF ANCHORAGE TO PAY THE COSTS OF CAPITAL IMPROVEMENTS FOR THE ANCHORAGE SCHOOL DISTRICT AT THE ELECTION TO BE HELD IN THE MUNICIPALITY ON APRIL 4, 2023.

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

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

WHEREAS, in order to provide funds to perform the necessary construction, renovations, replacements, upgrades, design 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 in the principal amount of not to exceed \$37,787,000 (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, design, renovation and upgrades (the "Projects"). Specifically, the Projects include roof replacements and structural/seismic upgrades at College Gate, Kasuun, and Kincaid Elementary Schools and the Warehouse/Purchasing Building, construction of security vestibules and security improvements at Birchwood, Bowman, Northwood, Ocean View, Spring Hill and Trailside Elementary Schools, and safety improvements at East High School.

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,

1 architectural, engineering, design, and other consulting services, inspection and
2 testing, administrative and relocation expenses, costs of issuance of the Bonds
3 (hereinafter defined) and other costs incurred in connection with the Projects shall
4 be deemed to be costs of the approved Projects. The approved Projects may be
5 completed with all necessary equipment and appurtenances.

6
7 The School District shall determine the application of available money as
8 between the various Projects set forth above so as to accomplish, as nearly as may
9 be, all of the Projects described or provided for in this section.

10
11 If the School District shall determine that it has become impractical to
12 accomplish any portion of the approved Projects by reason of changed conditions
13 or needs, incompatible development or costs substantially in excess of those
14 estimated, the School District shall not be required to accomplish such portions and
15 shall apply Bond proceeds as set forth in this section.

16
17 If the approved Projects have been completed in whole or in part, or their
18 completion duly provided for, or their completion found to be impractical, the School
19 District may apply Bond proceeds or any portion thereof to other School District
20 capital improvements as the School Board in its discretion shall determine and, if
21 otherwise, then solely to payment of principal or interest on the Bonds, as provided
22 in the Home Rule Charter. In the event that the proceeds of sale of the Bonds, plus
23 any other money of the School District legally available, are insufficient to
24 accomplish the approved Projects, the School District shall use the available funds
25 for paying the cost of those portions of the approved Projects for which the Bonds
26 were approved deemed by the School Board most necessary and in the best interest
27 of the School Board. No Bond proceeds shall be used by the Municipality for any
28 purpose other than a capital improvement of the Municipality.

29
30 For the purpose of providing funds for the undertaking of the Projects, which
31 are hereby found to be a public purpose and in the public interest, the Municipality
32 hereby proposes to issue general obligation bonded indebtedness in an amount not
33 to exceed Thirty-Seven Million Seven Hundred Eighty-Seven Thousand Dollars
34 (\$37,787,000) (the "Bonds").

35
36 **Section 2. Details of Bonds.** The Bonds shall be sold in such amounts and at
37 such time or times as deemed necessary and advisable by the Assembly and as
38 permitted by law and shall mature over a period of not to exceed 20 years from date
39 of issue. The Bonds shall be issued in an aggregate principal amount of not to
40 exceed \$37,787,000. The Bonds shall bear interest to be fixed at the time of sale
41 or sales thereof. The exact form, terms, conditions, contents, security, options of
42 redemption, and such other matters relating to the issuance and sale of said Bonds
43 as are deemed necessary and advisable by the Assembly shall be as hereinafter
44 determined and/or delegated by ordinance and/or resolution of the Assembly.

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

5
6 **Section 3. Ballot Proposition.** The Assembly hereby submits to the qualified
7 voters of the Municipality the proposition of whether or not the Municipality should
8 issue the Bonds for the purpose of financing the costs of the approved Projects at
9 the regular municipal election to be held on April 4, 2023.

10
11 The Clerk shall prepare the ballot proposition to be submitted to the voters
12 as provided by this ordinance and the Municipal Code and shall perform all
13 necessary steps in accordance with law to place this proposition before the voters
14 at the regular election. The proposition must receive a majority vote of those in the
15 Municipality voting on the question to be approved. The proposition shall be
16 substantially in the following form:

17
18 PROPOSITION NO. _____

19 CAPITAL IMPROVEMENTS FOR THE ANCHORAGE
20 SCHOOL DISTRICT BONDS
21

22 For the purpose of providing educational capital improvements,
23 construction, upgrades, design, and renovation of school
24 facilities and educational facility building life extension projects
25 within Anchorage, as provided in AO 2022-108, shall
26 Anchorage borrow money and issue up to \$37,787,000 in
27 principal amount of general obligation bonds?

28
29 The general obligation bond proceeds will be used to pay costs
30 of constructing, renovating, installing, designing, acquiring and
31 equipping educational capital improvement projects including,
32 but not limited to, roof replacements and structural/seismic
33 upgrades at College Gate, Kasuun, and Kincaid Elementary
34 Schools and the Warehouse/Purchasing Building, construction
35 of security vestibules and security improvements at Birchwood,
36 Bowman, Northwood, Ocean View, Spring Hill and Trailside
37 Elementary Schools, and safety improvements at East High
38 School.

39
40 Voter approval of this bond proposition authorizes for each
41 \$100,000 of assessed taxable property value (based on the
42 estimated 2023 assessed valuation) an annual increase in
43 taxes of approximately \$8.03 to retire the proposed bonds.
44

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 bonds.



YES



NO

Section 4. 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 4, 2023. 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 10th day of January, 2023.

Suzanne LaFrance

ATTEST:

Chair

Barbara A. Jones

Municipal Clerk

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 680-2022

Meeting Date: December 6, 2022

1 From: ANCHORAGE SCHOOL DISTRICT

2
3 Subject: AO 2022-108 One Ballot Proposition to Provide
4 For the Issuance of General
5 Obligation Bonds for Educational
6 Capital Improvements
7

8 The ordinance will place a general obligation bond proposition for the Anchorage School
9 District on the ballot for the regular Municipal election to be held on April 4, 2023.

10
11 The Anchorage School Board approved one ballot proposition to provide for the issuance of
12 general obligation bonds for education-related capital projects on November 1, 2022: ASD
13 Memorandum #047 (2022-2023), Approval of April 2023 Bond Proposal. This
14 recommendation includes proposed Capital Improvement Projects in the amount of
15 \$37,787,000.

16
17 The School Board requests the Anchorage Assembly place one proposition, as stated on
18 AO 2022-108 on the April 4, 2023 ballot for consideration by qualified voters of the
19 Municipality of Anchorage. The proposition will pay the cost of capital improvement
20 projects for the Anchorage School District, including, but not limited to, the following:

| | | | |
|----|--|---------------------|--------------------|
| 21 | Proposition: | \$37,787,000 | |
| 22 | | | Estimated Annual |
| 23 | | Estimated | Operating and |
| 24 | <u>Projects</u> | <u>Cost</u> | <u>Maintenance</u> |
| 25 | College Gate Elementary School Roof Replacement | | |
| 26 | & Seismic Structural Upgrades | \$ 6,383,000 | |
| 27 | | | |
| 28 | East High School Academic Area Safety | | |
| 29 | Improvements | \$ 6,073,000 | |
| 30 | | | |
| 31 | 1990 Prototypical Roof Improvement Projects | | |
| 32 | Kasuun and Kincaid elementary schools | \$11,750,000 | |
| 33 | | | |
| 34 | Warehouse/Purchasing Roof Replacement & | | |
| 35 | Seismic, Structural Upgrades | \$4,110,000 | |
| 36 | | | |
| 37 | Prioritized Security Vestibule & Security Improvements | | |
| 38 | Birchwood, Bowman, Northwood, Ocean View, | | |
| 39 | Spring Hill, Trailside | <u>\$9,471,000</u> | |
| 40 | | | |
| 41 | Proposition Total | <u>\$37,787,000</u> | <u>\$0</u> |
| 42 | | | |

1 This proposal provides for educational capital improvement replacement, building life
2 extension, security improvements, and seismic resilience and safety projects. The
3 approximate annual amount of taxes on \$100,000 of assessed real and personal property
4 value (based on the estimated 2022 assessed valuation) to retire the proposed debt is \$8.03.
5 Voters will not be asked to approve an increase in annual operating costs.

6
7 The projects are described in more detail per ASD Memorandum #047 (2022-2023),
8 Attachment A.

9 10 DOCUMENTATION OF NEED:

11 The District operates and maintains the largest physical plant of any public entity in the
12 state, with approximately 7.8 million square feet of facilities. The replacement value of
13 District buildings exceeds \$2 billion. The District is responsible for 91 facilities, housing
14 approximately 44,300 students (more students than the total of the next three largest Alaska
15 districts), and more than 5,700 staff members. Anchorage educates approximately 33 percent
16 of the State's total student population. Not only is the facility inventory large, it is aging.
17 The average age of district facilities is 37 years. Approximately 33% of the facilities are more
18 than 50 years old, including 12 facilities that are 60 years or older.

19
20 Facility systems have an expected life span and the extreme conditions of Alaska only
21 shorten their life expectancy. Roofs (20-25 years) deteriorate and leak; boilers (25-30 years),
22 plumbing and ventilation systems wear out; and other systems like fire alarms, security
23 systems, intercoms, etc., (10-15 years) age to the point where they are no longer supported.
24 Various code changes over the years and in some situations, legal compliance requires
25 facilities to be updated. Moreover, roof replacements and other upgrades often require
26 seismic structural upgrades to meet more stringent building codes.

27
28 Functional obsolescence is another challenge facing older schools. LED lighting is quickly
29 replacing florescent lighting to capture energy savings. Over the life of a school,
30 programmatic changes take place that require updating the facility. For example, there is
31 continual need to update electrical distribution systems in schools to accommodate current
32 technology. Additionally, current educational delivery methods require physical layouts
33 that are often different and more flexible than those of 30 to 40 years ago.

34 35 Capital Planning Management

36 Since 2009, the District has implemented a Facility Condition Assessment Program (FCAP)
37 in order to identify and prioritize facility capital requirements more strategically based on
38 quantitative data. The District has integrated the use of VFA software to assist in assessing
39 facility conditions, maintain the facility condition database and analyze the information to
40 determine and forecast capital planning needs.

41
42 The FCAP centralizes information on facilities' component and system conditions as well as
43 remaining life expectancy. This information is collected during facility condition
44 assessments utilizing a systematic and consistent methodology. The collected information
45 serves as a basis for identifying, prioritizing and estimating costs of the District's capital
46 needs and is used for both short term and long term planning purposes.

47 48 Facility Condition Assessments

49 The District contracts annually with VFA (a nationally recognized firm) to maintain the
50 FCAP. From 2009 to 2013, all District-owned facilities were assessed by a team of engineers

1 and architects. Currently, the District performs facility condition assessments internally
2 throughout the year.

3
4 The facility condition assessment process is a field assessment where building system
5 components are evaluated based on condition and age of the system. Results of the initial
6 assessment identified aging system requirements, in addition to recommended replacement
7 year and estimated cost. These data are maintained in the FCAP database and validated
8 annually by District staff that provides quality control and incorporates institutional
9 knowledge on the collected information.

10
11 Based on the facility condition assessment, a Facility Condition Index (FCI) is calculated to
12 determine its relative condition and estimated investment cost versus like replacement cost.
13 All District facilities have an individual FCI and a Districtwide FCI can also be determined
14 to measure the condition of the physical plant. According to the national standard, an FCI
15 less than .05 is considered Excellent, .05-.10 is considered Good and .10-1.0 ranges from Fair
16 to Poor. With an estimated ~\$2 billion Current Replacement Value (CRV) and a ~\$824 M
17 deferred requirements backlog, the District's current FCI is ~0.34.

18
19 According to the National Council of School Facilities "2016 State of Our Schools Report", best
20 practice within the facility management industry is to re-invest 3% of the CRV annually for
21 Minor Repair/Preventive Maintenance. This amount covers annual maintenance and
22 operations, typically funded through the General Fund. Additionally, 4% of the CRV is
23 recommended to include renewals, alterations and reduce deferred capital requirements,
24 normally funded through Capital Funds. Capital funding includes 2% for key component
25 renewals (roofs, boilers, etc...); 1% for alterations to meet programmatic changes and
26 technological developments, and 1% for the systematic reduction of deferred requirements.
27 For the District, this would equate to ~\$60M/year (3% of CRV) for Minor Repair/Preventive
28 Maintenance, \$40M (2% of CRV) for key component renewals (roofs, boilers, etc...), \$20M
29 (1% of CRV) for alterations to meet programmatic changes and technological developments,
30 and \$20M (1% of CRV) for systematic reduction of deferred requirements.

31 32 Educational Adequacy Assessments

33 Educational program requirements are defined by districtwide educational specifications
34 for elementary, middle, and high school levels, which were approved by the School Board
35 on September 6, 2012. The Educational Adequacy Index (EAI) reflects the ability of a school
36 to meet their educational program requirements by evaluating the quantity, configuration,
37 size, and existence of spaces defined by educational specifications. For example, a school
38 would have a higher EAI if they did not have enough classrooms to offer health classes, or a
39 gymnasium in addition to a multi-purpose room in order to allow for concurrent lunches
40 and physical activity.

41
42 To date, all district-owned school sites have been assessed for educational adequacy except
43 for the King Technical High School. In 2010-11, sixteen locations were assessed, nineteen
44 sites were assessed in 2011, 50 sites were assessed in 2012, and Aquarian Charter School was
45 assessed in 2015.

46
47 Much like the FCI, an EAI is the ratio of the cost to correct educational specification
48 deficiencies divided by the replacement cost of the facility. Unlike the FCI, an industry
49 standard does not exist for an EAI. However, a high EAI reflects greater challenges with

1 education program delivery compared to a school with a smaller EAI. Addressing EAI
2 deficiencies often requires extensive renovations.

3
4 **OVERALL DEBT SERVICE**

5 As of June 30, 2022, the District had \$462 million of outstanding bonds, down \$249 million
6 from the same time 10 years ago. In the last two fiscal years, ASD has paid off \$110.19
7 million of debt.

8
9 The District works closely with the municipal administrators and financial advisors to
10 engage the market to reduce the debt and interest rates regularly. Over the past five years,
11 the District refunded \$214.9 million in existing debt at an improved rate, reducing the
12 overall debt service by nearly \$24.9 million. This includes \$30.85 million that was refunded
13 in December 2021, which resulted in an additional \$4.9 million in savings.

14
15 In the next five years, the District anticipates paying off approximately \$197.81 million in
16 principal, averaging about \$39.56 million each year.

17
18 **STATE DEBT REIMBURSEMENT**

19 Since 1970, the State of Alaska has provided school districts up to 70 percent debt
20 reimbursement for qualified, voter-approved capital improvement school bonds. Senate Bill
21 237, passed by the Legislature in July 2010, provided 60 percent or 70 percent debt
22 reimbursement on school construction projects that have received local voter approval after
23 October 1, 2006. School construction projects that do not include additional square footage
24 are typically eligible for 70 percent reimbursement.

25
26 Of the \$462 million bonds outstanding as of June 30, 2022, the state debt reimbursement
27 program is expected to cover 29.6 percent. This, however, is subject to appropriation and is
28 susceptible to governor's vetoes or legislative action.

29
30 House Bill 106, approved into law in March 2020, enacted a sunset of Alaska statutes related
31 to the state debt reimbursement program effective January 1, 2015 through July 1, 2025. Per
32 AS 14.11.100, if the legislature does not take further action on these statutes, reimbursement
33 rates of 50% for projects for new construction that qualify for space and 40% for projects that
34 add space, including replacing space, but do not qualify for space would be reinstated.

35
36 It is the District's hope that the information provided in this memorandum assists the
37 Assembly in making a decision regarding the placement of the District's recommended
38 bond proposition on the ballot for the April 4, 2023 Municipal Election.

39
40 Respectfully submitted,

41 

42
43 Dr. Jharrett Bryantt
44 Superintendent

45 Attachments



Agenda Item Details

| | |
|--------------------|--|
| Meeting | Nov 01, 2022 - School Board Meeting |
| Category | F. Action Items |
| Subject | 2. ASD Memorandum #047 - Approval of April 2023 Bond Proposal |
| Access | Public |
| Type | Action |
| Recommended Action | To approve the following bond proposal: Proposition I – Districtwide Roof Replacement and Improvements, Security Improvements, Deferred Requirements and Building Life Extension and Safety Improvements, in the amount of \$37.787 million. |

Public Content

ANCHORAGE SCHOOL DISTRICT ANCHORAGE, ALASKA

ASD MEMORANDUM #047 (2022-2023)

October 18, 2022

TO: SCHOOL BOARD

FROM: DR. JHARRETT BRYANTT, SUPERINTENDENT

SUBJECT: APPROVAL OF APRIL 2023 BOND PROPOSAL

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

RECOMMENDATION:

It is the Administration's recommendation that the Anchorage School Board approve the following bond proposal:

Proposition I – Districtwide Roof Replacement and Improvements, Security Improvements, Deferred Requirements and Building Life Extension and Safety Improvements, in the amount of \$37.787 million.

The bond proposition is summarized below:

| | |
|---|---------------------|
| College Gate Elementary School Roof Replacement & Seismic Structural Upgrades | \$6,383,000 |
| East High School Academic Area Safety Improvements | \$6,073,000 |
| 1990 Prototypical Roof Improvements (Kasuun and Kincaid elementary schools) | \$11,750,000 |
| Warehouse/Purchasing Roof Replacement & Seismic, Structural Upgrades | \$4,110,000 |
| Prioritized Security Vestibule & Security Improvements | \$9,471,000 |
| Proposition I Total | \$37,787,000 |

Individual project descriptions are provided in Attachment A.

PERTINENT FACTS:

At the October 4, 2022 School Board meeting, the Board approved ASD Memorandum #024S, Approval for Budget Revisions for

FY 2022-2023. This memo allocated \$45.8 million of School Bond Debt Reimbursement (SBDR) towards capital projects focused on secure vestibule and security improvements, failing boilers, leaking roofs, seismic upgrades, security camera systems, core safety projects and future design needs, all of which were included in the April 2022 School Bond.

The Capital Planning & Construction (CP&C) staff prepared a prioritized list of unfunded, emergent requirements utilizing the District's Facility Condition Assessment Program. This consolidated list was prioritized into one, two and three-to-five-year requirements by CP&C and Maintenance & Operations staff.

Overall Debt Service

As of June 30, 2022, the District had \$462 million of outstanding bonds, down \$136 million from the same time 10 years ago. In the last two fiscal years, ASD has paid off \$110.19 million of debt. During that time, the District has not received any new voter authorization to additional debt to fund capital improvements.

The District works closely with the municipal administrators and financial advisors to engage the market to reduce the debt and interest rates regularly. Over the past five years, the District refunded \$214.9 million in existing debt at an improved rate, reducing the overall debt service by nearly \$24.9 million. This includes \$30.85 million that was refunded in December 2021, which resulted in an additional \$4.9 million in savings.

In the next five years, the District anticipates paying off approximately \$197.81 million in principal, averaging about \$39.56 million each year.

State Debt Reimbursement

Of the \$462 million bonds outstanding as of June 30, 2022, the state debt reimbursement program is expected to cover 29.6 percent. This, however, is subject to appropriation and is susceptible to governor's vetoes or legislative action.

House Bill 106, approved into law in March 2020, enacted a sunset of Alaska statutes related to the state debt reimbursement program effective January 1, 2015 through July 1, 2025. [Per AS 14.11.100, if the legislature does not take further action on these statutes, reimbursement rates of 50% for projects for new construction that qualify for space and 40% for projects that add space, including replacing space, but do not qualify for space would be reinstated.](#)

Cost of \$37.787 Million Bond Proposal to the Local Taxpayers

The approximate amount of annual taxes on \$100,000 of assessed property valuation to retire the proposed debt of \$37.787 million is \$8.03. The calculation of estimated taxes is based on an estimated 4.5 percent weighted interest rate for twenty years, as shown in attachment B.

The amount of annual taxes on \$100,000 of assessed property valuation reduced due to bond debt retirement over the two years proposed FY 2021-23 of \$104.12 million is \$11.80. The difference between what is proposed and what will be retired is \$3.77 per \$100,000 of assessed valuation, or a decrease of about 3.15%, if this proposition was sold at one time. However, most bond authorizations are sold over a three-to-five-year period.

JB/JA/RH/TF/AR/EK/LAMJR/RML/jb

Attachments:

- A. April 2023 Proposed Bond Projects
- B. 2023 Bond Reimbursement Rate and Taxes

Prepared by: Rachel Molina Lodoen, Project Support Manager
Larry Morris, Planning & Design Supervisor
Edie Knapp, Construction Supervisor
Andy Ratliff, Senior Director of Management & Budget
Thomas Fenoseff, Senior Director, Capital Planning & Construction

Approved by: Rob Holland, Acting Chief Operating Officer
Jim Anderson, Chief Financial Officer

[M047 April 2023 Bond Proposal AR Updated.pdf \(132 KB\)](#)

[M047 AttachA Project Descriptions - 2024r1 \(2\).pdf \(165 KB\)](#)

[M047_AttachB_ Bond Rates and Taxes AR Updated.pdf \(46 KB\)](#)

Administrative Content

Motion & Voting

To approve the following bond proposal: Proposition I – Districtwide Roof Replacement and Improvements, Security Improvements, Deferred Requirements and Building Life Extension and Safety Improvements, in the amount of \$37.787 million.

Motion by Carl Jacobs, second by Pat Higgins.

Final Resolution: Motion Passes

Yea: Margo Bellamy, Dave Donley, Pat Higgins, Andy Holleman, Carl Jacobs, Kelly Lessens, Dora Wilson

Last Modified by Amanda Foster on November 2, 2022

Proposed Projects for 2024

| Project | 2024 Construction |
|---|-------------------|
| <u>Secure Vestibule and Security Improvements</u> | |
| Birchwood ES | \$3,688,994 |
| Bowman ES | \$462,979 |
| Northwood ES | \$2,948,685 |
| Ocean View ES | \$462,343 |
| Spring Hill ES | \$436,340 |
| Trailside ES | \$671,587 |
| SVU sub-total | \$8,670,928 |
| | |
| | |
| Camera Upgrades (33%) | \$800,000 |
| College Gate ES Roof | \$6,383,000 |
| East HS Academic Area Upgrades | \$6,073,000 |
| Prototypical Roof (Kincaid ES, Kasuun ES) | \$11,750,000 |
| Warehouse/Purchasing Roof | \$4,110,000 |
| Total | \$37,786,928 |

Birchwood Elementary School – Secure Vestibule and Security Improvements

Project Description:

Construction funding for entryway security and safety improvements at Birchwood Elementary School. Currently the main entry vestibule at Birchwood ES is not adjacent to the main office, which is the preferred location. This project will rearrange the office suite to meet the current District Secure Vestibule Design Standards. The new arrangement will have the main office area directly adjacent to the existing vestibule. The doors in the existing vestibule will be upgraded with the secure vestibule hardware, access control, video intercom system and security glazing. The new main office will receive a new reception counter with integrated bullet resistant panels and new office furniture to accommodate the new layout. The entire remodeled office suite will receive new flooring, paint, and ceilings. The sprinkler system, plumbing, ventilation and electrical systems will be demolished and replaced as required to accommodate the new office layout. The existing video system will be upgraded from an analog to a new IP camera system to meet the safety and security requirements for the school and improve identification of possible threats. The project will replace the cameras throughout the school due to the age of the equipment and add six (6) additional cameras. An access control system will be provided at the main entry vestibule and five (5) other perimeter doors. New lockdown buttons in the Admin and Principal's office will be connected to the access control system which will allow classrooms and corridors to be secured automatically. Thumb turns on classroom doors will still need to be engaged by the teachers.

Benefit if project is funded:

- Protect students and staff from existing crime in the area
- Update front office security and infrastructure

Impacts if project is not funded:

- This project is a part of a program that is a top priority for the District Administration. If this project is not funded at this time, it will remain a top priority for future funding opportunities.

Bowman Elementary School – Secure Vestibule and Security Improvements

Project Description:

Construction funding for entryway security and safety improvements at Bowman Elementary School. Currently the main entry vestibule at Bowman ES is directly adjacent to the main office which is the preferred location. Therefore, the remodel work is more limited at this school. The main office and entry vestibule will be upgraded to meet the current District Secure Vestibule Design Standards. The entry vestibule will get new doors and hardware, video intercom system, flooring, security glazing and paint. The automatic sliding storefront doors at the interior of the main entry vestibule and at the back door near the Gymnasium conflict with the District Secure Vestibule Design Standards and will be removed as a part of this project. The main office renovation includes a new reception counter with integrated bullet resistant panels, new office furniture to accommodate the new layout, new flooring, and new paint. The project will also include interior windows to allow better visibility for the Principal's office. The sprinkler system, ventilation and electrical systems will be demolished and replaced as required to accommodate the new office layout. The project will add two (2) cameras to the existing video system to meet the safety and security requirements for the school and improve the identification of possible threats. An access control system will be provided at the main entry vestibule and three (3) other perimeter doors. New lockdown buttons in the Admin and Principal's office will be connected to the access control system which will allow classrooms and corridors to be secured automatically. Thumb turns on classroom doors will still need to be engaged by the teachers.

Benefit if project is funded:

- Protect students and staff from existing crime in the area
- Update front office security and infrastructure

Impacts if project is not funded:

- This project is a part of a program that is a top priority for the District Administration. If this project is not funded at this time, it will remain a top priority for future funding opportunities.

Northwood Elementary School – Secure Vestibule and Security Improvements

Project Description:

Construction funding for entryway security and safety improvements at Northwood Elementary School. Currently the main entry vestibule at Northwood ES is not adjacent to the main office, which is the preferred location. This project will rearrange the office suite to meet the current District Secure Vestibule Design Standards. The new arrangement will have the main office area directly adjacent to the existing vestibule. The doors in the existing vestibule will be upgraded with secure vestibule hardware, access control, video intercom system and security glazing. The new main office will receive a new reception counter with integrated bullet resistant panels and new office furniture to accommodate the new layout. The entire remodeled office suite will receive new flooring, paint, and ceilings. The sprinkler system, plumbing, ventilation and electrical systems will be demolished and replaced as required to accommodate the new office layout. The project will add three (3) cameras to the existing video system to meet the safety and security requirements for the school and improve the identification of possible threats. An access control system will be provided at the main entry vestibule and five (5) other perimeter doors. New lockdown buttons in the Admin and Principal's office will be connected to the

access control system which will allow classrooms and corridors to be secured automatically. Thumb turns on classroom doors will still need to be engaged by the teachers.

Benefit if project is funded:

- Protect students and staff from existing crime in the area
- Update front office security and infrastructure

Impacts if project is not funded:

- This project is a part of a program that is a top priority for the District Administration. If this project is not funded at this time, it will remain a top priority for future funding opportunities.

Ocean View Elementary School – Secure Vestibule and Security Improvements

Project Description:

Construction funding for entryway security and safety improvements at Ocean View Elementary School. Currently the main entry vestibule at Ocean View ES is directly adjacent to the main office which is the preferred location. Therefore, the remodel work is more limited at this school. The main office and entry vestibule will be upgraded to meet the current District Secure Vestibule Design Standards. The entry vestibule will get new doors and hardware, video intercom system, flooring, security glazing and paint. The main office renovation includes a new reception counter with integrated bullet resistant panels, new office furniture to accommodate the new layout, new flooring, and new paint. The electrical systems will be demolished and replaced as required to accommodate the new office layout. The project will add three (3) cameras to the existing video system to meet the safety and security requirements for the school and improve the identification of possible threats. An access control system will be provided at the main entry vestibule and four (4) other perimeter doors. New lockdown buttons in the Admin and Principal's office will be connected to the access control system which will allow classrooms and corridors to be secured automatically. Thumb turns on classroom doors will still need to be engaged by the teachers.

Benefit if project is funded:

- Protect students and staff from existing crime in the area
- Update front office security and infrastructure

Impacts if project is not funded:

- This project is a part of a program that is a top priority for the District Administration. If this project is not funded at this time, it will remain a top priority for future funding opportunities.

Spring Hill Elementary School – Secure Vestibule and Security Improvements

Project Description:

Construction funding for entryway security and safety improvements at Spring Hill Elementary School. Currently the main entry vestibule at Spring Hill is directly adjacent to the main office which is the preferred location. Therefore, the remodel work is more limited at this school. The main office and entry vestibule will be upgraded to meet the current District Secure Vestibule Design Standards. The entry vestibule will get new doors and hardware, video intercom system, flooring, security glazing and paint. The main office renovation includes a new reception counter with integrated bullet resistant panels, new office furniture to accommodate the new layout, new flooring and new paint. The project will also include a new door location and interior windows to allow better visibility for the Principal's office. The

sprinkler system, ventilation and electrical systems will be demolished and replaced as required to accommodate the new office layout. The project will add four (4) cameras to the existing video system to meet the safety and security requirements for the school and improve the identification of possible threats. An access control system will be provided at the main entry vestibule and three (3) other perimeter doors. New lockdown buttons in the Admin and Principal's office will be connected to the access control system which will allow classrooms and corridors to be secured automatically. Thumb turns on classroom doors will still need to be engaged by the teachers.

Benefit if project is funded:

- Protect students and staff from existing crime in the area
- Update front office security and infrastructure

Impacts if project is not funded:

- This project is a part of a program that is a top priority for the District Administration. If this project is not funded at this time, it will remain a top priority for future funding opportunities.

Trailside Elementary School – Secure Vestibule and Security Improvements

Project Description:

Construction funding for entryway security and safety improvements at Trailside Elementary School. Currently the main entry vestibule at Trailside ES is directly adjacent to the main office which is the preferred location. Therefore, the remodel work is more limited at this school. The main office and entry vestibule will be upgraded to meet the current District Secure Vestibule Design Standards. The entry vestibule will get new doors and hardware, video intercom system, flooring, security glazing and paint. The main office renovation includes a new reception counter with integrated bullet resistant panels, new office furniture to accommodate the new layout, new flooring and new paint. The project will also include interior windows to allow better visibility for the Principal's office. The sprinkler system, ventilation and electrical systems will be demolished and replaced as required to accommodate the new office layout. The existing video system will be improved to meet the safety and security requirements for the school and improve the identification of possible threats. The project will replace the cameras throughout the school due to the age of the equipment and add six (6) additional cameras. An access control system will be provided at the main entry vestibule and five (5) other perimeter doors. New lockdown buttons in the Admin and Principal's office will be connected to the access control system which will allow classrooms and corridors to be secured automatically. Thumb turns on classroom doors will still need to be engaged by the teachers.

Benefit if project is funded:

- Protect students and staff from existing crime in the area
- Update front office security and infrastructure

Impacts if project is not funded:

- This project is a part of a program that is a top priority for the District Administration. If this project is not funded at this time, it will remain a top priority for future funding opportunities.

Camera Projects

Project Description:

This project will replace older, analog camera systems with newer IP based. The older systems have limited ability for data storage and limited remote access. The schools to be replaced in 2024 are:

- Polaris
- Birchwood Elementary
- Chester Valley Elementary
- Facilities Maintenance
- Warehouse

Benefits if project is funded:

- Replacing older system with newer system that will have another 15 years of useful life.
- Will provide cameras to areas not presently served.

Impacts if the project is not funded:

- Older analog system remains in existence.
- Limited remote access to the video for district personnel.
- Limited, hidden, areas will continue to be an issue.

College Gate Elementary School Roof Replacement and Seismic Structural Upgrades:

Project Description:

Design and Construction funding for the replacement of the flat roof areas at College Gate Elementary School. The roof of the building has leaks that cannot continue to be patched. A long-term repair is required. The number of leaks has been consistent over the last 6 years. The leaks are in areas such as classrooms, gym, and corridors. This project will provide a new membrane roofing assembly that will last for 20 – 30 years and will be easy to maintain. This project will also include voluntary improvements to the structure that will increase the safety of the occupants during an earthquake.

Benefits if project is funded:

- The project will protect the integrity of the building and contents.
- Students and staff will not have the distraction of dripping water from the roof.

Impacts if project is not funded:

- The roof will continue to leak. Staff will continue to manage the water as it drips, and Maintenance will be called for repairs.

East High School Construction (Academic Area Safety)

Project Description:

Construction funding for the Bettye Davis East Anchorage High School academic area safety improvements. This project will include installation of the fire suppression system in unprotected areas, voluntary seismic improvements, updated lighting, and ADA accessibility in toilet rooms. All work to be completed is in the academic area from the original 1960 construction of East High School. Hazardous materials removal will be included due to the age of this building area.

Benefits if project is funded:

- Bring the school into compliance with a fully sprinkled building.
- Increase resiliency during a seismic event.
- Correct existing ADA issues in the toilet rooms to provide more accessibility.

Impacts if project is not funded:

- The building would not be in compliance with both State and Municipality requirements for a fully sprinkled school facility.
- Existing seismic issues, although minor, would still exist.
- The school would miss an opportunity to further provide accessibility and equity in the restroom areas.

1990 Prototypical Elementary Schools Roof Improvements:

Project Description:

Design and Construction funding for the replacement of the sloped roof areas at Kasuun and Kincaid Elementary Schools. Currently the roof of the buildings has leaks that cannot continue to be patched. A long-term repair is required. The number of leaks has been consistent over the last 6 years. The leaks are in areas such as classrooms, admin area, gym, library, and corridors. This project will provide a new membrane roofing assembly that will last for 20 – 30 years and will be easy to maintain.

Benefits if project is funded:

- The project will protect the integrity of the building and contents.
- Students and staff will not have the distraction of dripping water from the roof.

Impacts if project is not funded:

- The roof will continue to leak. Staff will continue to manage the water as it drips, and Maintenance will be called for repairs.

Warehouse/Purchasing Roof Replacement and Seismic Structural Upgrades:

Project Description:

Design and Construction funding for the replacement of the entire roof at the Warehouse/Purchasing building. The roof of the building has leaks that cannot continue to be patched. A long-term repair is required. The number of reported leaks has been increasing over the last few years. The leaks are in both the Warehouse and Purchasing office areas. Sliding snow on the metal roof is causing problems with the parapet as it strikes against it. This is causing structural issues. This project will provide a new membrane roofing assembly that will last for 20 – 30 years and will be easy to maintain. This project will also include voluntary improvements to the structure that will increase the safety of the occupants during an earthquake and will remove the problems with sliding snow against the existing parapet.

Benefits if project is funded:

- The project will protect the integrity of the building and contents.
- Staff will not have the distraction of dripping water from the roof.
- District assets and records will be protected from water damage.

Impacts if project is not funded:

- The roof will continue to leak. Staff will continue to manage the water as it drips, and Maintenance will be called for repairs.

ANCHORAGE SCHOOL DISTRICT
APRIL 2023 SCHOOL BOND PROPOSAL
CALCULATION OF ESTIMATED TAXES FOR DEBT SERVICE ON \$100,000 ASSESSED VALUATION

| Term | Bond Proposition Amount | Est. State Debt Reimb. By Project | [1] | | [2] | | Property Taxes Per \$100,000 |
|--|-------------------------------|---|--------------------------------------|--------------------------------|---------------------------------------|---------|------------------------------------|
| | | | Annual Debt Prin. & Int. 4.50% | Per \$100,000 Assessed Val. | State Debt Reimb. Per \$100,000 | | |
| Proposition 1 - Districtwide Building Life Extension Projects | | | | | | | |
| College Gate Elementary School Roof Replacement & Seismic Structural Upgrades | \$6,383,000 | 0% | \$ 490,700 | \$ 1.36 | \$ - | \$ 1.36 | |
| East High School Academic Area Safety Improvements | \$6,073,000 | 0% | \$ 466,869 | \$ 1.29 | \$ - | \$ 1.29 | |
| 1990 Prototypical Roof Improvements (Kasuun and Kincaid elementary schools) | \$11,750,000 | 0% | \$ 903,295 | \$ 2.50 | \$ - | \$ 2.50 | |
| Warehouse/Purchasing Roof Replacement & Seismic, Structural Upgrades | \$4,110,000 | 0% | \$ 315,961 | \$ 0.87 | \$ - | \$ 0.87 | |
| Prioritized Security Vestibule & Security Improvements | \$9,471,000 | 0% | \$ 728,094 | \$ 2.01 | \$ - | \$ 2.01 | |
| Proposition 1 Total | | | \$ 2,904,919 | \$ 8.03 | \$ - | \$ 8.03 | |

[1] Estimate of Bond Sale
[2] Estimate as of October 2022