

MUNICIPALITY OF ANCHORAGE

ORDINANCE No. 2023-123

AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE QUALIFIED VOTERS OF ANCHORAGE, ALASKA, THE QUESTION OF THE ISSUANCE OF NOT TO EXCEED SIXTY-TWO MILLION THREE HUNDRED SEVENTY THOUSAND DOLLARS (\$62,370,000) 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 2, 2024.

Prepared by

K&L GATES LLP

**MUNICIPALITY OF ANCHORAGE
ORDINANCE No. 2023-123**

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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.

Municipal Clerk's Office

Approved

Date: **January 9, 2024**

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 19, 2023

**MUNICIPALITY OF ANCHORAGE, ALASKA
ORDINANCE No. 2023-123**

AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE QUALIFIED VOTERS OF ANCHORAGE, ALASKA, THE QUESTION OF THE ISSUANCE OF NOT TO EXCEED SIXTY-TWO MILLION THREE HUNDRED SEVENTY THOUSAND DOLLARS (\$62,370,000) 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 2, 2024.

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

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

WHEREAS, in order to provide funds to perform the necessary construction, renovations, replacements, upgrades, planning, 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 \$62,370,000 (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, structural and seismic upgrades at Alpenglouw Elementary School, Central Middle School and Chugiak High School, construction of security vestibules and security improvements at Kasuun, Lake Hood and Klatt Elementary Schools, renovation design for Romig Middle School, replacement of Inlet View Elementary School and planning and design for 2024/2025 projects.

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 by the Municipality for any purpose other than a capital improvement of the Municipality.

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 Sixty-Two Million Three Hundred Seventy Thousand Dollars (\$62,370,000) (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 from date of issue. The Bonds shall be issued in an aggregate principal amount of not to exceed \$62,370,000. 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 voters 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 2, 2024.

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. _____

CAPITAL IMPROVEMENTS FOR THE ANCHORAGE
SCHOOL DISTRICT BONDS

For the purpose of providing educational capital improvements, construction, upgrades, planning, design, and renovation of school facilities and educational facility building life extension projects within Anchorage, as provided in AO 2023-123, shall Anchorage borrow money and issue up to \$62,370,000 in principal amount of general obligation bonds?

The general obligation bond proceeds will be used to pay costs of constructing, renovating, installing, planning, designing, acquiring and equipping educational capital improvement projects including, but not limited to, roof replacements, structural, and seismic upgrades at Alpenglow Elementary School, Central Middle School and Chugiak High School, construction of security vestibules and security improvements at Kasuun, Lake Hood and Klatt Elementary Schools, renovation design for Romig Middle School, replacement of Inlet View Elementary School and planning and design for 2024/2025 projects.

Voter approval of this bond proposition authorizes for each \$100,000 of assessed taxable property value (based on the estimated 2024 assessed valuation) an annual increase in taxes of approximately \$12.69 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 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 2, 2024. 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 9th day of January, 2024.



ATTEST:

Chair



Municipal Clerk

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 907-2023

Meeting Date: December 19, 2023

1 From: ANCHORAGE SCHOOL DISTRICT

2
3 Subject: AO 2023-123 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 2, 2024.

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 21, 2023: ASD
13 Memorandum #054 (2023-2024), Approval of April 2024 Bond Proposal. This
14 recommendation includes proposed Capital Improvement Projects in the amount of
15 \$62,370,000.

16
17 The School Board requests the Anchorage Assembly place one proposition, as stated on
18 AO 2023-123 on the April 2, 2024 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	22 Proposition:	\$62,370,000		Estimated Annual
23			Estimated	Operating and
24	<u>Projects</u>		<u>Cost</u>	<u>Maintenance</u>
25	Alpenglow Elementary School Roof Replacement			
26	& Seismic Structural Upgrades		\$ 4,628,000	
27				
28	Central Middle School Roof & Structural			
29	Upgrades		\$ 13,549,300	
30				
31	Chugiak High School Roof Replacement &			
32	Seismic Structural Upgrades		\$16,013,000	
33				
34	Prioritized Security Vestibule & Security			
35	Improvements		\$ 4,462,000	
36				
37	Romig Middle School Renovation Design		\$2,426,500	
38				
39	Inlet View Elementary School Replacement		\$18,998,200	
40				
41	Planning & Design 2024/2025 Projects		\$2,293,000	
42				
43	Proposition Total		<u>\$62,370,000</u>	<u>\$0</u>

1
2 This proposal provides for educational capital improvement replacement, building life
3 extension, security improvements, and seismic resilience and safety projects. The
4 approximate annual amount of taxes on \$100,000 of assessed real and personal property
5 value (based on the estimated 2023 assessed valuation) to retire the proposed debt is \$12.69.
6 Voters will not be asked to approve an increase in annual operating costs.
7

8 The projects are described in more detail per ASD Memorandum #054 (2023-2024),
9 Attachment A. Additionally, ASD Memorandum #151-S (2022-2023), Attachment B, is
10 provided to inform the public regarding the District's contribution to a portion of these
11 educational capital improvement projects.
12

13 **DOCUMENTATION OF NEED:**

14 The District operates and maintains the largest physical plant of any public entity in the
15 state, with approximately 7.8 million square feet of facilities. The replacement value of
16 District buildings exceeds \$2 billion. The District is responsible for 91 facilities, housing
17 approximately 43,500 students (more students than the total of the next three largest Alaska
18 districts), and more than 5,700 staff members. Anchorage educates approximately 33 percent
19 of the State's total student population. Not only is the facility inventory large, but it is also
20 aging. The average age of district facilities is 38 years. Approximately 36% of the facilities
21 are more than 50 years old, including 16 facilities that are 60 years or older.
22

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

31 Functional obsolescence is another challenge facing older schools. LED lighting is quickly
32 replacing florescent lighting to capture energy savings. Over the life of a school,
33 programmatic changes take place that require updating the facility. For example, there is
34 continual need to update electrical distribution systems in schools to accommodate current
35 technology. Additionally, current educational delivery methods require physical layouts
36 that are often different and more flexible than those of 30 to 40 years ago.
37

38 **Capital Planning Management**

39 Since 2009, the District has implemented a Facility Condition Assessment Program (FCAP)
40 in order to identify and prioritize facility capital requirements more strategically based on
41 quantitative data. The District has integrated the use of VFA software to assist in assessing
42 facility conditions, maintain the facility condition database and analyze the information to
43 determine and forecast capital planning needs.
44

45 The FCAP centralizes information on facilities' component and system conditions as well as
46 remaining life expectancy. This information is collected during facility condition
47 assessments utilizing a systematic and consistent methodology. The collected information
48 serves as a basis for identifying, prioritizing and estimating costs of the District's capital
49 needs and is used for both short term and long term planning purposes.
50

Facility Condition Assessments

The District contracts annually with VFA (a nationally recognized firm) to maintain the FCAP. From 2009 to 2013, all District-owned facilities were assessed by a team of engineers and architects. Currently, the District performs facility condition assessments internally throughout the year.

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

Based on the facility condition assessment, a Facility Condition Index (FCI) is calculated to determine its relative condition and estimated investment cost versus like replacement cost. All District facilities have an individual FCI and a Districtwide FCI can also be determined to measure the condition of the physical plant. According to the national standard, an FCI less than .05 is considered Excellent, .05-.10 is considered Good and .10-1.0 ranges from Fair to Poor. With an estimated ~\$2 billion Current Replacement Value (CRV) and a ~\$824 M deferred requirements backlog, the District's current FCI is ~0.46.

According to the National Council of School Facilities *"2021 State of Our Schools Report"*, best practice within the facility management industry is to re-invest 3% of the CRV annually for Minor Repair/Preventive Maintenance. This amount covers annual maintenance and operations, typically funded through the General Fund. Additionally, 4% of the CRV is recommended to include renewals, alterations and reduce deferred capital requirements, normally funded through Capital Funds. Capital funding includes 2% for key component renewals (roofs, boilers, etc...); 1% for alterations to meet programmatic changes and technological developments, and 1% for the systematic reduction of deferred requirements. For the District, this would equate to ~\$60M/year (3% of CRV) for Minor Repair/Preventive Maintenance, \$40M (2% of CRV) for key component renewals (roofs, boilers, etc...), \$20M (1% of CRV) for alterations to meet programmatic changes and technological developments, and \$20M (1% of CRV) for systematic reduction of deferred requirements.

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. The Educational Adequacy Index (EAI) reflects the ability of a school to meet their educational program requirements by evaluating the quantity, configuration, size, and existence of spaces defined by educational specifications. For example, a school would have a higher EAI if they did 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 except for the King Technical High School. In 2010-11, sixteen locations were assessed, nineteen sites were assessed in 2011, 50 sites were assessed in 2012, and Aquarian Charter School was assessed in 2015.

1 Much like the FCI, an EAI is the ratio of the cost to correct educational specification
2 deficiencies divided by the replacement cost of the facility. Unlike the FCI, an industry
3 standard does not exist for an EAI. However, a high EAI reflects greater challenges with
4 education program delivery compared to a school with a smaller EAI. Addressing EAI
5 deficiencies often requires extensive renovations.

6 7 **OVERALL DEBT SERVICE**

8 As of June 30, 2023, the District had \$428.51 million of outstanding bond debt, down \$170
9 million from the same time 10 years ago. In the last two fiscal years, ASD has paid off
10 \$104.12 million of debt. During that time, the District received \$37.787 million in new voter
11 authorization to additional debt to fund capital improvements.

12
13 The District works closely with the municipal administrators and financial advisors to
14 engage the market to reduce the debt and interest rates regularly. Over the past five years,
15 the District refunded \$169.7 million in existing debt at an improved rate, reducing the
16 overall debt service by nearly \$18.2 million. In fiscal year 2023 the District did not issue a
17 refunding bond.

18
19 In the next five years, the District anticipates paying off approximately \$175.915 million in
20 principal, averaging about \$35.183 million each year.

21 22 **STATE DEBT REIMBURSEMENT**

23 Since 1970, the State of Alaska has provided school districts up to 70 percent debt
24 reimbursement for qualified, voter-approved capital improvement school bonds. Senate Bill
25 237, passed by the Legislature in July 2010, provided 60 percent or 70 percent debt
26 reimbursement on school construction projects that have received local voter approval after
27 October 1, 2006. School construction projects that do not include additional square footage
28 are typically eligible for 70 percent reimbursement.

29
30 Of the \$428.51 million bonds outstanding as of June 30, 2023, the state debt reimbursement
31 program is expected to cover 26.63 percent. This, however, is subject to appropriation and is
32 susceptible to governor's vetoes or legislative action.

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

39 40 **COST OF \$62.37 MILLION BOND PROPOSAL TO THE LOCAL TAXPAYERS**

41 The approximate amount of annual taxes on \$100,000 of assessed property valuation to
42 retire the proposed debt of \$62.37 million is \$12.69. The calculation of estimated taxes is
43 based on an estimated 4.5 percent weighted interest rate for twenty years, as shown in
44 attachment B.

45
46 The amount of annual taxes on \$100,000 of assessed property valuation reduced due to bond
47 debt retirement over the proposed FY 2023-24 is \$46.695 million. The difference between
48 what is proposed and what will be retired accounts for an increase of \$7.14 per \$100,000 of
49 assessed valuation, if this proposition was sold at one time. However, most bond
50 authorizations are sold over a three-to-five-year period.

1
2 It is the District's hope that the information provided in this memorandum assists the
3 Assembly in making a decision regarding the placement of the District's recommended
4 bond proposition on the ballot for the April 2, 2024 Municipal Election.
5
6
7
8
9
10
11 Attachments

Respectfully submitted,



Dr. Jharrett Bryantt
Superintendent



Agenda Item Details

Meeting	Nov 21, 2023 - School Board Meeting
Category	F. Action Items
Subject	2. ASD MEMORANDUM #054 APPROVAL OF APRIL 2024 BOND PROPOSAL
Type	Action
Recommended Action	To approve the following bond proposal: Proposition I – Roof Replacement and Improvements, Security Improvements, Romig Middle School Renovation Design, Inlet View Elementary School Replacement, and planning and design for 2024-2025 projects in the amount of \$62,370,000 million.

ANCHORAGE SCHOOL DISTRICT ANCHORAGE, ALASKA

ASD MEMORANDUM #054 (2023-2024)

November 7, 2023

TO: SCHOOL BOARD

FROM: DR. JHARRETT BRYANTT, SUPERINTENDENT

SUBJECT: APPROVAL OF APRIL 2024 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 – Roof Replacement and Improvements, Security Improvements, Romig Middle School Renovation Design, Inlet View Elementary School Replacement, and planning and design for 2024-2025 projects in the amount of \$62,370,000 million.

The bond proposition is summarized below:

Alpenglow Elementary School Roof Replacement & Seismic Structural Upgrades	\$4,628,000
Central Middle School Roof & Structural Phase 1	\$13,549,300
Chugiak High School Roof Replacement & Seismic Structural Upgrades	\$16,013,000
Prioritized Security Vestibule & Security Improvements	\$4,462,000
Romig Middle School Renovation Design	\$2,426,500
Inlet View Elementary School Replacement	\$18,998,200
Planning and Design 2024/2025 Projects	\$2,293,000
Proposition I Total	\$62,370,000

Individual project descriptions are provided in Attachment A.

PERTINENT FACTS:

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, 2023, the District had \$428.51 million of outstanding bond debt, down \$170 million from the same time 10 years ago. In the last two fiscal years, ASD has paid off \$104.12 million of debt. During that time, the District received \$37.787 million in 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 \$169.7 million in existing debt at an improved rate, reducing the overall debt service by nearly \$18.2 million. In Fiscal year 2023 the district did not issue a refunding bond.

In the next five years, the District anticipates paying off approximately \$175.915 million in principal, averaging about \$35.183 million each year.

State Debt Reimbursement

Of the \$428.51 million bond debt outstanding as of June 30, 2023, the state debt reimbursement program is expected to cover 26.63 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 \$62.37 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 \$62.37 million is \$12.69. 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 proposed FY 2023-24 is \$46.695 million. The difference between what is proposed and what will be retired accounts for an increase of \$7.14 per \$100,000 of assessed valuation, if this proposition was sold at one time. However, most bond authorizations are sold over a three-to-five-year period.

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

Attachments:

- A. April 2024 Proposed Bond Projects
- B. 2024 Bond Reimbursement Rate and Taxes

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

Approved by: Jim Anderson, Chief Operating Officer
Andy Ratliff, Chief Financial Officer

[M054_AttachA_Project_Desc.pdf \(192 KB\)](#)

[M054_AttachB_Bond Rates and Taxes AR Updated JF.pdf \(64 KB\)](#)

Motion & Voting

To approve the following bond proposal:

Proposition I – Roof Replacement and Improvements, Security Improvements, Romig Middle School Renovation Design, Inlet View Elementary School Replacement, and planning and design for 2024-2025 projects in the amount of \$62,370,000 million.

Motion by Carl Jacobs, second by Dora Wilson.

Final Resolution: Motion Passes

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

Nay: Dave Donley

§

**Table 1: Capital Improvement Plan
2024 - 2029**

Attachment A

Year 1: 2024			
District Priority	Project Title & Description	Bond Amount	Comments
1	Secure vestibule Groups 5 - Provide a secure vestibule and other security upgrades. Includes visitor security, access control, fire systems, intercoms, and intrusion systems. At Kasuun ES, Lake Hood ES, Klatt ES.	\$ 4,462,000	
2	Inlet View Elementary Replacement - Replace Inlet View in its entirety including sitework, playgrounds. This project includes increasing capacity to approximately 290 students.	\$ 18,998,200	\$26,158,119. Board Memo 151s \$1,502,838, 2013 bond \$3,346,000. 2020 bond <u>\$18,998,200</u> 2024 Bond \$50,005,156 Total Project DOES NOT QUALIFY FOR SOA FUNDING
3	Alpenglow Elementary Roof Replacement and Seismic, Structural Upgrades - Replace leaking roof membrane and insulation. Includes upgrades as recommended by the Tier 2 seismic and structural report.	\$ 4,628,000	
4	Chugiak High School Roof Replacement and Seismic, Structural Upgrades - Replace leaking IRMA roofs and restoration of existing EPDM roofs. Includes structural upgrades as reported in Tier 2 and Re-roof Report	\$ 16,013,000	Includes an estimated \$3.5 million of structural needs.
5	Romig Middle School Renovation Design - Design of building renovation per the district's approved master plan.	\$ 2,426,500	Design through 95%.
6	Central Middle School Roof and Structural Phase 1 - Partial roof replacement and structural improvements	\$ 13,549,300	
7	Planning and Design for 2024/25 Projects	\$ 2,293,000	
	TOTAL	\$ 62,370,000	

Attachment B

ANCHORAGE SCHOOL DISTRICT
APRIL 2024 SCHOOL BOND PROPOSAL
CALCULATION OF ESTIMATED TAXES FOR DEBT SERVICE ON \$100,000 ASSESSED VALUATION

	<u>Term</u>	<u>Bond Proposition Amount</u>	<u>Est. State Debt Reimb. By Project</u>	<u>[1] Annual Debt Prin. & Int. 4.50%</u>	<u>[2] Per \$100,000 Assessed Val. \$ 37,805,103,190</u>	<u>State Debt Reimb. Per \$100,000</u>	<u>Property Taxes Per \$100,000</u>
Proposition I - Districtwide Building Life Extension Projects							
Alpenglow Elementary School Roof Replacement & Seismic Structural Upgrades	20	\$4,628,000	0%	\$ 355,783	\$ 0.94	\$ -	\$ 0.94
Central Middle School Roof & Structural Phase 1	20	\$13,549,300	0%	\$ 1,041,618	\$ 2.76	\$ -	\$ 2.76
Chugiak High School Roof Replacement & Seismic Structural Upgrades	20	\$16,013,000	0%	\$ 1,231,018	\$ 3.26	\$ -	\$ 3.26
Prioritized Security Vestibule & Security Improvements	20	\$4,462,000	0%	\$ 343,021	\$ 0.91	\$ -	\$ 0.91
Romig Middle School Renovation Design	20	\$2,426,500	0%	\$ 186,540	\$ 0.49	\$ -	\$ 0.49
Inlet View Elementary School Replacement	20	\$18,998,200	0%	\$ 1,460,508	\$ 3.86	\$ -	\$ 3.86
Planning and Design 2024/2025 Projects	20	\$2,293,000	0%	\$ 176,277	\$ 0.47	\$ -	\$ 0.47
Proposition 1 Total		\$ 62,370,000	0%	\$ 4,794,765	\$ 12.69	\$ -	\$ 12.69

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

Attachment B

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

		<u>Term</u>	<u>Bond Payoff Amount</u>	<u>Est. State Debt Reimb. By Project</u>	<u>[1] Annual Debt Prin. & Int. 4.50%</u>	<u>[2] Per \$100,000 Assessed Val. \$ 37,805,103,190</u>	<u>State Debt Reimb. Per \$100,000</u>	<u>Property Taxes Per \$100,000</u>
2023 Bond Proposition								
	FY 2023-24 Repayment	20	\$ 46,695,000	41.59%	\$ 3,589,732	\$ 9.50	\$ 3.95	\$ 5.55
	FY 2024-25 Repayment	20	\$ 38,705,000	38.61%	\$ 2,975,491	\$ 7.87	\$ 3.04	\$ 4.83
Total Bond Proposition			\$ 85,400,000	40.24%	\$ 6,565,223	\$ 17.37	\$ 6.99	\$ 10.38

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



Agenda Item Details

Meeting	Jun 06, 2023 - School Board Meeting
Category	F. Action Items
Subject	1. ASD Memorandum #151 - APPROVAL OF FUNDING ALLOCATION OF CAPITAL IMPROVEMENT PROJECT FUNDS
Type	Action, Information
Recommended Action	To approve 151S.

Clerks note: Please scroll down to see Memo 151S that was voted on and requested by the School Board.

ANCHORAGE SCHOOL DISTRICT

ANCHORAGE, ALASKA

ASD MEMORANDUM #151 (2022-2023)

May 23, 2023

TO: SCHOOL BOARD
 FROM: DR. JHARRETT BRYANTT, SUPERINTENDENT
 SUBJECT: APPROVAL OF FUNDING ALLOCATION OF CAPITAL IMPROVEMENT PROJECT FUNDS

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

RECOMMENDATION:

The Administration recommends that the School Board approve and authorize the allocation of up to \$19.09 million from Unallocated General Funds and Unallocated Capital Project funds towards safety projects across the district.

PERTINENT FACTS:

ASD Memorandum #024S (2022-2023) approved transfer up to \$37,712,912 to the Capital Projects Fund. The source of these funds is through School Bond Debt Reimbursement (SBDR) received from the State of Alaska Legislature. Memorandum #024S requires that proposed projects are toward large-scale capital projects which prioritize student, staff, and community safety and security. Proposed projects are to be presented to the Board for prior approval.

Additional funding is available from FEMA reimbursement received for earthquake repairs. Through fiscal year 2021-2022, the District has received \$20,177,185 from FEMA, all of which has been recorded in the General fund to repay costs incurred and fund additional capital projects. After repaying the General Fund through FY 2021-2022, \$9,585,207 is available for redirection by the School Board.

PROPOSED PROJECTS:

Steller Secondary School Access Control

The general scope of work is to provide a buzz in system, access control with FOB readers, and new doors and hardware at the main entry and doors to the teachers parking lot. This will provide additional security by limiting access to non-authorized persons.

Upon approval of this memo, the estimated timeline for completion is during summer/fall 2023.

1980's Prototype Schools – Library Soffit Repairs

The general scope of work of the library roof and soffits at Bear Valley, Fire Lake, Spring Hill, Klatt, and Ravenwood elementary schools will address buckled studs and cracked gypsum board after the heavy 2022-2023 winter snow load. Damage was noted in the libraries at Klatt and Spring Hill and is anticipated to be a concern at all five schools.

The estimated timeline for completion is during the 2023-24 school year.

Scenic Park Elementary School Roof

The existing roof at Scenic Park elementary is a combination of older EPDM and Inverse Roof Membrane Assembly (IRMA) that has developed leaks, causing interior damage. The general scope of work is to replace the low sloped roof sections installed in 1990; these roof sections are beyond the expected life of the system and failing. This work will include roof structural/seismic renovations, and address snow drift load. Currently this project is shown in the Six-Year Capital Improvement Plan, on the proposed 2024 Bond. In discussions with the Maintenance & Operations Department the condition of the roof has rapidly declined and the concern for interior damage is increasing. They asked that this project be moved forward and funded prior to the 2024 Bond, if possible. Funding this project now will either decrease the potential 2024 Bond, or allow for other project(s) to move forward from later years.

Upon approval of this memo, the estimated timeline for completion is Fall of 2025.

Bayshore Elementary School Roof Structural Repair – Phase 1

The general scope of work is to repair joists and reinforcing snow drift in classroom 1 at Bayshore elementary. A structural condition assessment was performed in December 2022, and some existing joists were noted to be a concern to the structural engineer, one joist with a vertical crack that varied in width, one joist that had been notched, and overall grade of the wood is likely poor. The Structural Engineer is not concerned about the immediate collapse of these joists, but they have recommended that we address these concerns as soon as financially feasible. The Administration will ensure that these joists are inspected periodically until the end of the 2022-2023 school year.

This funding will also upgrade some additional areas around the building where drifting snow may cause adverse effects to the roof. These upgrades are easily accessible from below, so it is suggested they be done as a part of this scope of work.

This project is proposed to be accomplished in phases. Upon approval of this memo, phase one is estimated to be completed during summer 2023, this will solve the concerns in classroom 1 and the easily accessible snow drift areas. The remainder of the suggested work is considered voluntary upgrades, that do not have the same level of concern from the Structural Engineer and may be completed during a future remodel or roofing project.

Creekside Park Elementary School Playground

Creekside Park Elementary School is a Title I school, serving approximately 400 students, including an intensive Life Skills Program. The existing playground is limited to no more than a 25-student usage. This project will add additional swings, play structures, improve fall protection surfacing and improve inclusive access to students with mobility concerns. The school is a true 'neighborhood' school that has regular and on-going use through the school year and into the summer months, including frequent summer learning programs.

Upon approval of this memo, this project is estimated to be completed during summer 2024.

West High School IT Building Demolition

The general scope of work will be to abate and demolish the abandoned IT Building located on the West High School/Romig Middle School campus. This building has become a nuisance to the schools and the neighborhood and needs to be removed. The project will include limited site restoration to make the area visually appealing.

Upon approval of this memo, the estimated timeline for completion is during the 2024-25 school year.

Ursa Major Elementary School Renewal – Department of Defense Grant Match

The Department of Defense (DOD) has invited the Anchorage School district to participate in the Public Schools on Military Installation (PSMI) program. This invitation is the result of available appropriations and Ursa Major Elementary School being ranked as #64 in having the most serious capacity or facility condition deficiencies on the April 15, 2019, Public Schools on Military Installations Priority List. The program provides 80% of the cost of replacement or renovation of schools identified in the PSMI's priority list. ASD is required to provide 20% matching funds to receive the grant. Due to the extensive seismic repairs needed, full replacement of the school is the lowest cost option at approximately \$52 M. Therefore, ASD would need to provide \$11M in matching funds.

The following table provides specific details regarding recommended allocation:

CAPITAL PROJECT ALLOCATION			
DESCRIPTION	FUND SOURCE	FROM	TO
Unallocated General Funds	Unallocated GF	\$9,585,207	
Unallocated Capital Project Funds	DW Unalloc. SBDR Funds	\$9,504,793	
Steller Secondary School Access Control			\$105,000
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Creekside Park Elementary School Playground			\$500,000
West High School IT Building Demolition			\$1,000,000
Ursa Major Elementary School Renewal – Department of Defense Grant Match	Unallocated GF		\$9,585,207
	DW Unallocated SBDR		\$1,414,793
TOTALS		\$19,090,000	\$19,090,000

ASD Memo #144 requested allocation of \$1.8 million for Multi-Sensory De-Escalation Room conversions. This request would leave a balance of \$26,408,119 for future allocation. The remaining balance will be used for future large scale capital project(s) which prioritize student, staff and community safety and security.

JB/JA/AR/DW/TF/EK/LAMJR/RML

Prepared by: Rachel Molina Lodoen, Project Support Manager
Larry Morris, Planning & Design Supervisor
Edie Knapp, Construction Supervisor
Tom Fenoseff, Senior Director, Capital Planning & Construction
David Whiting, Senior Director, Purchasing/Warehouse

Approved by: Andy Ratliff, Chief Financial Officer
Jim Anderson, Chief Operating Officer

Clerks note: below is the substitute language that was voted on by the Board on 6/6. Substitute Memo was requested by the Board at the 5/23 School Board Meeting.

ANCHORAGE SCHOOL DISTRICT

ANCHORAGE, ALASKA

ASD MEMORANDUM #151-S (2022-2023)

May 23, 2023

TO: SCHOOL BOARD
FROM: DR. JHARRETT BRYANTT, SUPERINTENDENT
SUBJECT: APPROVAL OF FUNDING ALLOCATION OF CAPITAL IMPROVEMENT PROJECT FUNDS

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

RECOMMENDATION:

The Administration recommends that the School Board approve and authorize the allocation of \$45,498,119 from Unallocated General Funds and Unallocated Capital Project funds towards safety projects across the district.

PERTINENT FACTS:

ASD Memorandum #024S (2022-2023) approved transfer up to \$37,712,912 to the Capital Projects Fund. The source of these funds is through School Bond Debt Reimbursement (SBDR) received from the State of Alaska Legislature. Memorandum #024S requires that proposed projects are toward large-scale capital projects which prioritize student, staff, and community safety and security. Proposed projects are to be presented to the Board for prior approval.

Additional funding is available from FEMA reimbursement received for earthquake repairs. Through fiscal year 2021-2022, the District has received \$20,177,185 from FEMA, all of which has been recorded in the General fund to repay costs incurred and fund additional capital projects. After repaying the General Fund through FY 2021-2022, \$9,585,207 is available for redirection by the School Board.

PROPOSED PROJECTS:Steller Secondary School Access Control

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Upon approval of this memo, the estimated timeline for completion is Fall of 2025.

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This funding will also upgrade some additional areas around the building where drifting snow may cause adverse effects to the roof. These upgrades are easily accessible from below, so it is suggested they be done as a part of this scope of work.

This project is proposed to be accomplished in phases. Upon approval of this memo, phase one is estimated to be completed during summer 2023, this will solve the concerns in classroom 1 and the easily accessible snow drift areas. The remainder of the suggested work is considered voluntary upgrades, that do not have the same level of concern from the Structural Engineer, and may be completed during a future remodel or roofing project.

Creekside Park Elementary School Playground

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Rebuild Inlet View Elementary School

The scope of work for the replacement of the current Inlet View Elementary School building includes the demolition of the existing building and the construction of a new building on the existing site. This work will include new building, site circulation, and site improvements. The current design has been approved at every level within the municipality, and is simply awaiting funding. This memo would authorize \$26,158,119. The use of these funds would significantly lower the amount required in the FY24 spring bond package, and open up space for other deferred capital or maintenance needs.

The following table provides specific details regarding recommended allocation:

CAPITAL PROJECT ALLOCATION			
DESCRIPTION	FUND SOURCE	FROM	TO
Unallocated General Funds	Unallocated GF	\$9,585,207	
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Ursa Major Elementary School Renewal – Department of Defense Grant Match	Unallocated GF		\$9,585,207
	DW Unallocated SBDR		\$1,664,793
Rebuild Inlet View	DW Unallocated SBDR		\$26,158,119
TOTALS		\$45,498,119	\$45,498,119

ASD Memo #144 requested allocation of \$1.8 million for Multi-Sensory De-Escalation Room conversions. This request would allocate all remaining SBDR funds that were provided to the District in FY23.

JB/JA/AR/DW/TF/EK/LAMJR/RML

Prepared by: Rachel Molina Lodoen, Project Support Manager
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Edie Knapp, Construction Supervisor
Tom Fenoseff, Senior Director, Capital Planning & Construction
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Approved by: Andy Ratliff, Chief Financial Officer
Jim Anderson, Chief Operating Officer

[M151 Substitute June 6 Allocation of Capital Project funds-rml-v2 attachment A.pdf \(109 KB\)](#)

Motion & Voting

To approve Memo 151S

Motion by Carl Jacobs, second by Andy Holleman.

Yea: Margo Bellamy, Pat Higgins, Andy Holleman, Carl Jacobs, Dora Wilson

Nay: Dave Donley

Not Present at Vote: Kelly Lessens

§

ANCHORAGE SCHOOL DISTRICT
ANCHORAGE, ALASKA

ASD MEMORANDUM #151-S (2022-2023)

May 23, 2023

TO: SCHOOL BOARD

FROM: DR. JHARRETT BRYANTT, SUPERINTENDENT

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