

CLERK'S OFFICE

Amended & **APPROVED**

Date: 2-11-03

IMMEDIATE RECONSIDERATION

FAILED 2-11-03

Submitted by: Chairman of the Assembly at the
Request of the Anchorage School
District
Prepared by: Wohlforth, Vassar, Johnson
& Brecht
For Reading: January 28, 2003

MUNICIPALITY OF ANCHORAGE

ALASKA

ORDINANCE NO. AO 2003-9(S)

**AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE QUALIFIED
VOTERS OF ANCHORAGE, ALASKA, THE QUESTION OF THE ISSU-
ANCE OF NOT TO EXCEED FORTY-ONE MILLION SEVEN HUNDRED
NINETY THOUSAND AND NO/00 DOLLARS (\$41,790,000) OF GENERAL
OBLIGATION BONDS OF THE MUNICIPALITY OF ANCHORAGE TO PAY
THE COSTS OF EDUCATIONAL CAPITAL IMPROVEMENTS IN THE
MUNICIPALITY OF ANCHORAGE AT AN ELECTION IN AND FOR THE
MUNICIPALITY OF ANCHORAGE ON APRIL 1, 2003.**

THE ANCHORAGE ASSEMBLY HEREBY ORDAINS:

Section 1. It is hereby determined to be for a public purpose and in the public
interest of the Municipality of Anchorage (the "Municipality") to incur general obligation
bonded indebtedness in an amount not to exceed Forty-One Million Seven Hundred and
Ninety Thousand and no/00 Dollars (\$41,790,000), for the purpose of paying the costs of
planning, designing, acquiring property for, site preparation, constructing, acquiring,
renovating, installing and equipping educational capital improvement projects within the
Municipality including, but not limited to, the following:

<u>Projects:</u>	<u>Estimated Cost</u>
Districtwide Major Maintenance:	
Districtwide Mechanical Upgrades	\$3,990,000
Districtwide Code/Hazmat/ADA Projects	2,365,000
Districtwide Electrical Projects	5,257,000
Districtwide Roof Replacement and Repairs	3,499,000
Districtwide Minor Building Renewal Projects	5,678,000

Districtwide Restroom Upgrades	2,083,000
Districtwide Traffic Safety/Site Upgrades	4,128,000
Security Upgrades - Locks: Phase 1	750,000
Emergency Preparedness/Shelters	3,200,000
Student Transportation (10 Replacement School Buses)	840,000
Site Selection and Acquisition	10,000,000

Section 2. The sum of not to exceed Forty-One Million Seven Hundred Ninety Thousand and no/00 Dollars (\$41,790,000) shall be borrowed by, for and on behalf of the Municipality for the aforesaid educational capital improvements and shall be evidenced by the issuance of general obligation bonds of the Municipality. The bond proceeds shall be used only for capital improvements and costs of issuance of the bonds. 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 of and interest on the bonds when due.

Section 3. An election is to be held on April 1, 2003, in and for the Municipality of Anchorage, for the purpose of submitting a general obligation bond proposition to the qualified voters of the Municipality for approval or rejection. The proposition must receive a majority vote of those in the Municipality voting on the question to be approved. The proposition shall be substantially in the following form:

PROPOSITION NO. _____

EDUCATIONAL CAPITAL IMPROVEMENT BONDS

Shall Anchorage borrow up to \$41,790,000 through the issuance of general obligation bonds to pay for educational capital improvements within Anchorage?

The general obligation bond proceeds will be used to pay costs of planning, designing, acquiring property for, site preparation, constructing, acquiring, renovating, installing and equipping educational capital improvement projects within Anchorage.

\$27,750 of these bonds qualify for partial State debt reimbursement (subject to annual legislative appropriation as described below).

The proposed educational capital improvement projects include, but are not limited to, the following:

<u>Projects:</u>	<u>Estimated Cost</u>
Districtwide Major Maintenance:	
Districtwide Mechanical Upgrades	\$3,990,000
Districtwide Code/Hazmat/ADA Projects	2,365,000
Districtwide Electrical Projects	5,257,000
Districtwide Roof Replacement and Repairs	3,499,000
Districtwide Minor Building Renewal Projects	5,678,000
Districtwide Restroom Upgrades	2,083,000
Districtwide Traffic Safety/Site Upgrades	4,128,000
Security Upgrades - Locks: Phase 1	750,000
Emergency Preparedness/Shelters	3,200,000
Student Transportation (10 Replacement School Buses)	840,000
Site Selection and Acquisition	10,000,000

Voter approval of this bond proposition authorizes for each \$100,000 of assessed real and personal property value (based on the estimated 2003 assessed valuation) an annual increase in taxes of approximately \$18.64 to retire the proposed bonds.

~~As stated above,~~
However, \$27,750,000 of the bonds qualify for 70% State debt reimbursement. If the State chooses to make full reimbursement, the annual increase in taxes would be \$9.97 (based on \$100,000 of 2003 assessed real and personal property value). State reimbursement is subject to annual legislative appropriation.

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

(No. AO 2003-9(S))

Section 4. The proposition, both for paper ballots and machine ballots, shall be printed on a ballot which may set forth other general obligation bond propositions, and the

1 following words shall be added as appropriate and next to a square provided for marking
2 the ballot or voting by a machine:

3 PROPOSITION NO. _____

Yes ☐

4 No ☐

5 Section 5. Section 2 of this Ordinance shall become effective only if the proposition
6 described in Section 3 is approved by a majority of the qualified voters voting on the
7 proposition at the regular election on April 1, 2003. The remaining sections of this
8 Ordinance shall become effective upon passage and approval.

9 PASSED AND APPROVED by the Assembly of Anchorage, Alaska, this 11th
10 day of February 2003.

11 
12 _____
Chairman

13 ATTEST:

14
15 
16 _____
Municipal Clerk

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 123-2003

Meeting Date: January 28, 2003

From: ANCHORAGE SCHOOL DISTRICT

Subject: AO 2003-9(S) Three Ballot Propositions to Provide
AO 2003-10(S-1) for the Issuance of General
AO 2003-11(S) Obligation Bonds for Educational
Capital Improvements

The Anchorage School Board approved three ballot propositions to provide for the issuance of general obligation bonds for education-related capital projects on December 9, 2002: ASD Memorandum #133 (2002-2003), 2003 General Obligation Bond Recommendations. This recommendation includes proposed Proposition I for Major Maintenance, Equipment and Land Acquisition in the amount of \$41,790,000; Proposition II for an Administrative and Training Facility in the amount of \$42,000,000; and Proposition III for School Renovations, Additions, and Replacement in the amount of \$125,540,000.

AM 53-2003 was introduced at the January 28, 2003 Assembly meeting. The subject of the memorandum was the issuance of general obligation bonds in support of educational capital improvement (AO 2003-9, AO 2003-10, AO 200-11). The Memorandum, and associated Ordinances, discussed the possibility of receiving debt reimbursement from the State. After the Memorandum and Ordinances were prepared, the District received approval from the State for debt reimbursement on these bond packages. AM 123-2003, AO 2003-9(S), AO 2003-10(S-1), and AO 2003-11(S) have revised wording that addresses the State's approval of this debt reimbursement and the impact of this reimbursement on annual taxes required to support the bonds.

The School Board requests the Anchorage Assembly place the three propositions on the April 1, 2003 ballot for consideration by qualified voters of the Municipality of Anchorage. These propositions will pay the cost of capital improvement projects for the Anchorage School District, including, but not limited to, the following:

Proposition I: \$41,790,000

<u>Projects</u>	<u>Estimated Cost</u>
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Districtwide Major Maintenance:

Districtwide Mechanical Upgrades	\$ 3,990,000
Districtwide Code/Hazmat/ADA Projects	2,365,000
Districtwide Electrical Projects	5,257,000
Districtwide Roof Replacement and Repairs	3,499,000
Districtwide Minor Building Renewal Projects	5,678,000
Districtwide Restroom Upgrades	2,083,000

AO 2003-9(S)/AO 2003-10(S-1)/AO 2003-11(S)

Districtwide Traffic Safety/Site Upgrades	4,128,000
Security Upgrades - Locks: Phase 1	750,000
Emergency Preparedness	3,200,000
Student Transportation (10 Replacement School Buses)	840,000
Site Selection and Acquisition	<u>10,000,000</u>
Proposition Total	<u>\$41,790,000</u>

The approximate annual amount of taxes on \$100,000 of assessed real and personal property value (based on estimated total 2003 assessed valuation) to pay these expenses is \$18.64. However, \$27,750,000 of the bonds qualify for 70% State debt reimbursement. If the State chooses to make full reimbursement, the annual increase in taxes would be \$9.97 (based on \$100,000 of 2003 assessed real and personal property value). State reimbursement is subject to annual legislative appropriation.

Proposition II: \$42,000,000

<u>Projects</u>	<u>Estimated Cost</u>	<u>Estimated Annual Operating and Maintenance</u>
Administrative and Training Facility	\$42,000,000	\$558,600

The approximate annual amount of taxes on \$100,000 of assessed real and personal property value (based on estimated total 2003 assessed valuation) to retire the proposed debt is \$18.74. An annual increase in the municipal tax cap of approximately \$2.98 on \$100,000 of assessed real and personal property value (based on estimated total 2003 assessed valuation) is to pay for annual operation and maintenance costs related to the proposed capital improvements. However, the entire \$42,000,000 of bonds qualifies for 60% State debt reimbursement. If the State chooses to make full reimbursement, the annual increase in taxes to retire the proposed debt would be \$7.50 (based on \$100,000 of 2003 assessed real and personal property value). State reimbursement is subject to annual legislative appropriation.

Proposition III: \$125,540,000

<u>Projects</u>	<u>Estimated Cost</u>	<u>Estimated Annual Operating and Maintenance</u>
School Renovations/Additions/Replacements:		
Bartlett High School		
Phase 2 Construction	\$ 26,940,000	\$ 70,300
Chester Valley Elementary School		
Design Funding	750,000	
Chugach Optional School		
Construction Funding	7,000,000	

New Eagle River Area High School		
Construction Funding	51,000,000	2,129,575
East High School		
Phase 3 Construction & Phase 4 Design Funding	18,200,000	-0-
Polaris K-12 School		
Construction Funding	18,600,000	164,900
Sand Lake Elementary School		
Design Funding	750,000	-0-
Service High School		
Phase 2A Deferred Inflation, Phase 2B Design, Phases 3 and 4 Preliminary Design Funding	<u>2,300,000</u>	<u>-0-</u>
Proposition Total	<u>\$125,540,000</u>	<u>\$2,414,400</u>

The approximate annual amount of taxes on \$100,000 of assessed real and personal property value (based on estimated total 2003 assessed valuation) to retire the proposed debt is \$56.01. An annual increase in the municipal tax cap of approximately \$12.87 on \$100,000 of assessed real and personal property value (based on estimated total 2003 assessed valuation) is to pay for annual operation and maintenance costs related to the proposed capital improvements. However, \$47,440,000 of the bonds qualifies for 70% State debt reimbursement and \$78,100,000 of the bonds qualifies 60% State debt reimbursement. If the State chooses to make full reimbursement, the annual increase in taxes to retire the proposed debt would be \$20.29 (based on \$100,000 of 2003 assessed real and personal property value). State reimbursement is subject to annual legislative appropriation.

A brief description of the projects in the three bond proposals is provided beginning on page 5 of this memorandum.

Supporting Information

Since 1993, the Anchorage School District has received voter approval for a total of \$677 million in school construction and renovation bonds. Of this amount, approximately \$409 million has received up to 70% State reimbursement through grant funds or the debt reimbursement program.

In 1999, the District began a major undertaking of phased renovations of its high schools. Prior to 1999, with the exception of West High School, all school construction projects in 1990's had been directed toward elementary and middle schools. The 1999 Bond issue included funding for a replacement school for Dimond High School, a new high school in South Anchorage, upgrades at Chugiak High School, and planning for a new Eagle River Area High School and a new Muldoon Area Middle School. The 2000 and 2002 Bond proposals included funding for continuing the secondary school renovations. This bond proposal includes continuation of the high school renovation projects.

In addition to the continuation of the high school projects, this bond proposal provides funding for the construction phase at Chugach Optional School, Polaris K-12 School and new

Eagle River Area High School; funding to meet the ongoing needs for Major Maintenance work throughout the schools; funding for a centralized Administrative and Training Facility, which will allow for consolidation of administrative spaces currently housed in seven locations, five of which are leased. It also includes design funding for two elementary schools; the initial phase of preparing schools as emergency shelters; site selection and acquisition funds for future sites; and ten new school buses.

Documentation of Need:

The District operates and maintains the largest physical plant of any public entity in the State, with over 7 million square feet of facilities. The replacement value of District buildings exceeds \$1.2 billion. The District has 94 facilities, housing in excess of 50,000 students and 5,000 staff members. Anchorage educates 37% of the total student population of the State. It has more students than the total of the next four largest districts. Not only is the inventory large, it is aging. Sixty-three schools are 20 to 50 years old and 24 are over 40 years old. Other than the replacement Dimond High School, opening in the fall of 2003, the District's newest high school is 30 years old.

Building components wear out. Facility systems only last so long. Roofs deteriorate and leak; heating and plumbing systems wear out and no longer provide good air quality; structural systems give way. Various code changes require updating electrical systems, ADA access, asbestos removal, sprinkler and fire safety upgrades.

Functional obsolescence is another fact of life for older schools. Over the life of a school, programmatic changes take place that demand updating the facility infrastructure. There is a continual need to update the electrical distribution systems in the schools to accommodate current technology. Older schools have outdated science rooms that also limit curriculum options. Current educational concepts dictate physical layouts that are often different from those of 30-40 years ago. Without renovation, these schools do not provide our students the same quality educational environment as our newer schools.

Additional capacity to house the constantly growing student population is the third component of capital requirements. Anchorage is the largest district in the State and its overall enrollment has been steadily climbing. To meet short-term capacity needs, the Anchorage School District uses over 131 relocatable units.

Effective use of operation and maintenance funding is critical to keeping Anchorage schools in good condition. The District uses a computerized preventative maintenance program; continually reviews the maintenance program to implement better ways of doing business; has regionalized maintenance teams to provide better service and reduce travel time; has implemented an apprenticeship program at no cost to the District to improve worker skills and productivity.

Capital Request Advisory Committee

The District's Capital Request Advisory Committee (CRAC) is comprised of representatives of the design and construction professions, community representatives from each high school area of the Municipality and the military, and representatives from other education-related

1 groups. The Committee met on November 12, 2002 and again on November 21, 2002 to
2 review options and develop recommendations for a spring 2003 Bond. The Committee
3 recommended two bond packages totaling \$207,286,000. The School Board carefully
4 reviewed these recommendations and concurred with the findings of the CRAC, with the
5 exception of minor changes in funding due to updated budget information and breaking out
6 the Administrative and Training Facility as its own bond proposition.
7
8

9 **Discussion of Debt Retirement Funding From HB 2003**

10
11 HB 2003, passed in May 2002, provides for 60% or 70% debt reimbursement on school
12 construction projects that have received local voter approval between June 30, 1999 and
13 December 31, 2004. The implementation of this bill was dependent on the positive vote on
14 Proposition C in the November 2002 State election. The District is currently preparing to
15 submit approximately \$90,000,000 in debt reimbursement applications for projects from the
16 April 2000 and April 2002 bond propositions. Most of these projects should be eligible for
17 70% reimbursement.
18

19 The District has submitted debt reimbursement applications for the projects included in this
20 recommended 2003 bond proposal. The Alaska Department of Education and Early
21 Development has approved \$75,190,000 for 70% reimbursement and \$120,100,000 for 60%
22 reimbursement. In addition, while the school buses will not be eligible for this debt
23 reimbursement program, their cost will be reimbursed through the ongoing State support of
24 student transportation. Also, the site acquisition items from this recommendation may be
25 reimbursed in the future, depending upon when the land is purchased and when schools are
26 constructed on these sites. The annual amount of taxes on \$100,000 of assessed real and
27 personal property value indicated on the attached ordinances are calculated with and without
28 State debt reimbursement since State reimbursement is subject to annual appropriation by the
29 legislature.
30

31 **Project Descriptions**

32 **Districtwide Mechanical Upgrades**

33
34 Various heating/boiler systems need to be upgraded or replaced; ventilation controls need to
35 be updated; various water and waste water systems and parts of systems need to be upgraded;
36 other mechanical issues need to be addressed. These projects are important in providing
37 basic heat, ventilation, and utility services to the facilities in the District, and will impact the
38 following schools:
39
40

41
42 Alpenglow, Birchwood ABC, Campbell, Chinook, Chugiak, College Gate, Creekside
43 Park, Eagle River, Fire Lake, Government Hill, Homestead, Huffman, Klatt, Mountain
44 View, Sand Lake, Willow Crest Elementary Schools; Mears and Mirror Lake Middle
45 Schools; Girdwood K-8 School; Benson and Save Secondary Schools.
46

47 **Districtwide Code/Asbestos/ADA Projects**

48
49 Due to the age of the District's facilities, there remains many asbestos-containing building
50 materials including flooring, pipe insulation, wallboards, insulated doors and fireproofing.

1 As this EPA controlled hazardous material deteriorates, is uncovered or restricts construction
2 or maintenance, it must be repaired, encapsulated or removed to protect occupants and
3 workers. Additionally, many issues arise each year related to providing accommodation
4 under ADA regulation and code compliance. These include sprinkler system upgrades,
5 emergency lights, and handicap access. These concerns must be acted upon in a timely
6 manner to assure our buildings are safe and accessible for students, staff and the general
7 public. These projects will impact at a minimum the following schools:

8
9 Abbott Loop, Birchwood ABC, Creekside Park, Huffman, Lake Otis, O'Malley, Spring
10 Hill Elementary Schools; Clark Middle School; Girdwood K-8 School; Benson
11 Secondary School.
12

13 Districtwide Electrical Projects

14
15 Electrical projects that are part of this request include: fire alarm system upgrades; security
16 system upgrades; lighting replacement or upgrades. These projects are needed to assure a
17 safe environment for students and staff, and to provide adequate, efficient lighting in areas
18 currently lacking proper lighting. These projects will impact the following schools:

19
20 Abbott Loop, Alpenglow, Bayshore, Birchwood ABC, Campbell, Chinook, College Gate,
21 Fire Lake, Huffman, Klatt, Mountain View, North Star, Ocean View, Tudor, Ursa Major
22 Elementary Schools; Girdwood and Northern Lights ABC K-8 Schools; Central,
23 Hanshew, Mears, Romig Middle Schools; Benson and Save Secondary Schools; West
24 High School.
25

26 Districtwide Roof Replacement and Repairs

27
28 Major roof repairs are needed immediately at several school locations in the District. Roof
29 surfaces need to be repaired or replaced where leaks have recently developed; roof insulation
30 need to be upgraded to minimize heat loss; structural issues must be addressed to maintain
31 the integrity of existing roof systems under snow load or earthquake conditions. These
32 projects will impact the following schools:

33
34 Abbott Loop, Bayshore, Bear Valley, Birchwood ABC, Chugiak, Fire Lake, Gladys
35 Wood, Homestead, Mountain View, Northwood, O'Malley Elementary Schools; Mears
36 Middle School; Steller Secondary School.
37

38 Districtwide Minor Building Renewal Projects

39
40 These are minor renewal projects needed in schools Districtwide to resolve a myriad of
41 existing major maintenance issues for systems with useful lives exceeding 20 years. Sewer
42 and storm water drainage; upgrade of lock systems; window and door replacements; and
43 various architectural surface replacements make up the bulk of this work. These projects will
44 be completed at the following schools and facility:

45
46 Abbott Loop, Alpenglow, Baxter, Bear Valley, Birchwood ABC, Bowman, Campbell,
47 Chinook, Chugiak, College Gate, Fire Lake, Government Hill, Homestead, Huffman,
48 Klatt, Lake Otis, Mountain View, North Star, Nunaka Valley, O'Malley, Rabbit Creek,
49 Ravenwood, Spring Hill, Ursa Major, Willow Crest Elementary Schools; Clark, Mears,

1 Mirror Lake, Romig Middle Schools; Benson, Save, and Steller Secondary Schools;
2 Charter School Center; Warehouse.
3
4
5
6

7 Districtwide Restroom Upgrades

8

9 The restrooms in all school facilities receive heavy usage during the school year.
10 Periodically it is necessary to repair flooring, replace partitions, and change out fixtures.
11 This is an ongoing renewal effort. Restrooms will be upgraded at the following schools:
12

13 Abbott Loop, Baxter, Bayshore, Bear Valley, Birchwood ABC, Campbell, Chugiak,
14 Eagle River, Fire Lake, Homestead, Huffman, Klatt, Lake Otis, North Star, O'Malley,
15 Spring Hill Elementary Schools; Romig Middle School; Benson and Save Secondary
16 Schools.
17

18 Districtwide Traffic Safety Upgrades

19

20 Projects to upgrade traffic safety for students, staff, and visitors are needed in several
21 schools. These include projects to separate bus loading from public traffic, installation of
22 sidewalks and walking paths, and upgrade of bus loading areas. Projects at the following
23 schools are included:
24

25 Birchwood ABC, Chinook, Gladys Wood, Kasuun, Ptarmigan, Willow Crest Elementary
26 Schools; Northern Lights ABC and Girdwood K-8 Schools; Romig Middle School.
27

28 The projects for Chinook, Northern Lights ABC, Ptarmigan and Romig include additional
29 funding to support the improvement efforts initiated in the 2002 Bond.
30

31 Security Upgrades- Locks- Phase 1

32

33 This project will replace door hardware in classrooms and other areas along the corridors to
34 allow the locking of doors from inside the rooms. Currently, teachers and staff cannot secure
35 their classrooms or offices from within these spaces.
36

37 Emergency Preparedness

38

39 The District has completed a study on how best to prepare for future earthquakes or other
40 disasters. This study concluded that the District should be prepared to operate many of the
41 schools as shelters for a period of 72 hours after a natural disaster or other crisis. The funds
42 requested will provide for boiler upgrades to allow multi-fuel capability at selected schools,
43 portable generators, and improvements in other District support facilities to support the
44 logistics required in the event of a crisis. This is the first phase of this project, which will be
45 expanded to other sites in the coming years.
46

47 Student Transportation

48

49 The District currently has a fleet of 114 school buses. The District has established a
50 maximum age of 12 years and a fleet average age of 8 years for buses owned and operated by

1 our contractor. Next year thirty-six of the buses in the District fleet will be more than 12
2 years old.

3
4 The District will increase the size of the fleet by 20 buses for the 2003-04 school year. We
5 will accomplish this by retaining the buses scheduled for replacement in 2002-03 and 2003-
6 04 through the end of the 2003-04 school year. The 20 extra buses will be used to transport
7 Wendler Middle School students to Dimond during the 2003-04 school year.

8
9 The new buses will replace 1988 and 1989 model buses. The average mileage of the buses is
10 expected to be approximately 160,000 miles when they are declared surplus in 2004.

11
12 Newer buses have larger capacity (81 vs. 72 passenger). Newer buses are equipped with
13 electronic fuel management systems and electronically controlled transmissions, which
14 means that they are more fuel-efficient and produce less pollution than the older buses that
15 they will replace. New buses are also equipped with air ride suspensions and air brakes,
16 which help to reduce maintenance costs.

17
18 The District has had difficulty maintaining a regular replacement schedule over the years due
19 to budget shortfalls and because the cost of buses was not fully reimbursed by the Alaska
20 Department of Education and Early Development. School buses are now eligible for 100%
21 reimbursement from the Alaska Department of Education and Early Development. The
22 purchase price is reimbursed over a seven-year period.

23 24 Site Selection and Acquisition

25
26 The District has not done an overall assessment of its future school site needs in over 20
27 years. With the increased pace of development in Anchorage, it is prudent to identify future
28 school site needs and acquire the sites prior to the need. Also, with the diminishing number
29 of large parcels of land in the Anchorage Bowl, the District needs to acquire property while it
30 is still available as vacant land.

31
32 Some of the future school projects that may require sites include Chugiak/Eagle River Area
33 and Southwest Anchorage Area Elementary School sites, ABC School site, and Goldenview
34 area.

35 36 Administrative and Training Facility

37
38 Administrative functions are currently housed in 11 locations throughout Anchorage. The
39 proposed Administrative and Training Facility is intended to collocate administrative
40 functions currently housed at 9 locations in 120,000 gross square feet. The District leases 5
41 of the 9 locations. These leases are paid out of the District's General Fund budget, and they
42 expire in June 2005. However, limited extensions have been negotiated, should they be
43 required. To continue to lease such facilities over the next 25 years would cost \$51.2 million
44 in "lifetime costs". "Lifetime costs" for a facility built on city-owned land would be
45 equivalent to those of the leased facilities. However, at the end of the 25 years, the District
46 would again face significant costs to find new quarters, if it continues to lease rather than
47 build its own facility. The District has requested 60% debt retirement from the State for this
48 project, which further enhances the economic justification for building at this time.

1 The proposed Administrative and Training Facility includes a conference and training center,
2 expansion capability for underserved current needs and possible future growth, and
3 encompasses approximately 160,000 gross square feet on 11 to 14 acres.

4 5 Bartlett High School Renovation Phase 2 Construction

6
7 Phased funding over time will bring the school up to current District Educational
8 Specifications by establishing Core Academic Areas supported by major educational
9 components. By funding the construction portion of Phase 2 this year, the overall project can
10 continue on its planned completion schedule.

11
12 Built in the early 70's as a junior and senior high school each with separate entries, this
13 project will unite the school by re-directing the Main Entry into the school's heart, "Main
14 Place." This phase will modify the Administration Area and "Main Place;" upgrade central
15 core mechanical and electrical systems for expansion to future phases; replace the Little
16 Theater with a 600-seat Theater; provide new Science Labs and Core Academic Classrooms
17 in the central area.

18 19 Chester Valley Elementary School Design

20
21 Chester Valley Elementary School was constructed in 1964, with a classroom and
22 multipurpose room addition constructed in 1967. This school is approaching 40 years of age.
23 This project is a major renovation of the existing building plus a minor addition for a gym,
24 administrative space and the enclosure of two existing entry areas into classrooms.

25
26 The building renovation to be designed will upgrade building systems to meet functionality
27 and code requirements. Many systems are beyond their useful life. Some are not energy
28 efficient. Fire safety will be addressed with the installation of a required sprinkler system.
29 Seismic upgrades to building systems and components are incorporated. The abatement of
30 hazardous materials is included. Site improvements are needed to facilitate student drop off
31 and pick up zones, improve site drainage, provide for some playground upgrades with ADA
32 access plus providing additional parking and landscaping to meet municipal requirements.

33 34 Chugach Optional School Construction

35
36 This facility is approximately 30 years old, and it has building systems that need upgrading
37 and educational spaces that do not conform to current educational needs. This project will
38 provide construction funding for appropriate renovations to the school. The existing open
39 school concept will be reconfigured to add a kindergarten room, special education and
40 student support spaces. The site will be improved and building systems upgraded and/or
41 replaced to support school program improvements.

42 43 New Eagle River Area High School Construction

44
45 This project will provide for the construction of a new Eagle River Area High School, on
46 the Hiland Mountain site in Eagle River. This school will eliminate the overcrowding at
47 Chugiak High School. The facility will be built to initially house 800 students, with
48 infrastructure to support 1,600 students. The Dimond High School design is being used as
49 a template for the design of this school, with modifications to an 800-student level.

1 In developing the program for this new school, there may be included some alternative
2 programs, such as school within a school, technology-based career courses from King
3 Career Center, Save or other programs that are not currently available in the Chugiak/Eagle
4 River area.

5 6 East High School Phase 3 Construction and Phase 4 Design

7
8 Funds in this bond will continue the project of bringing the school up to current Districtwide
9 High School Educational Specifications by establishing academic areas supported by major
10 educational components. This portion of the work will incorporate the following:

11
12 Phase 3 Construction: This phase will include a 700-seat auditorium/theatre, an upgrade to
13 the performing arts, life skills and home economic classrooms, and upgrade of student
14 parking and south entry.

15
16 Phase 4 Design: This phase will renovate the old performing arts area for the permanent
17 location of the library and will complete the south classroom wing.

18 19 Polaris K-12 School Construction

20
21 This project will provide for renovation and additions to the school, including the addition of
22 a gymnasium and classrooms. It will also include code upgrades and functional
23 improvements in the existing spaces, as well as improvements to the site. The Polaris K-12
24 program has functioned in a marginally functional facility since its inception in 1994, and it
25 is appropriate to upgrade the facility to incorporate some of the features that other
26 elementary, middle and high schools experience.

27 28 Sand Lake Elementary School Design

29
30 Sand Lake Elementary School was constructed in 1958. It has several building systems that
31 need upgrading, including mechanical, electrical, communications, and fire suppression.
32 Initial planning for this project has begun this fall. This project will renovate the major
33 systems in the facility and refurbish the surfaces. In addition, the program spaces will be
34 reviewed to determine any upgrades required or modifications needed to meet current
35 educational specifications or overcapacity issues.

36 37 Service High School Phase 2A Deferred Inflation, Phase 2B Design, Phases 3 and 4 38 Preliminary Design

39
40 Included in this request is \$360,000 for inflation for a one year delay in construction of Phase
41 2A. The schedule for constructing this phase has been pushed back one year, to allow
42 completion of the New South Anchorage Area High School. By moving this schedule back
43 one year, a portion of the Service student population may be relocated there, reducing the
44 need for additional relocatable units at Service and freeing up more area for construction that
45 will not have impact on the educational process.

46
47 Phase 2B will redevelop and expand Building D (both floors) to provide two – 500 student
48 houses and will re-grade the courtyard to correct the drainage and to provide lower floor day-
49 lighting.

1
2 Phases 3 and 4 will demolish the existing Administration Area and construct a new IMC
3 (Library); renovate the existing business, foreign language and social studies wing into a new
4 Administrative Area; construct a new cafeteria/commons area; renovate existing space into a
5 600 seat auditorium; renovate gym facilities; complete new bus loading areas; upgrade sports
6 fields. The preliminary design funding for Phases 3 and 4 included in this bond proposal will
7 allow for schematic plan development of the completion of the Service renewal project. This
8 design effort will have the benefit of work completed to date, and will allow an update to the
9 scheduling and process of delivering the elements identified in the master plan.

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12 The information that has been provided in this memorandum should assist the Assembly in
13 making decisions regarding placing the recommended bond propositions on the ballot for the
14 April 1, 2003 Municipal Election.

15
16 Respectfully submitted,

17 *Carol Comeau*

18 Carol Comeau
19 Superintendent
20
21

22 sl

23 Attachments

Municipality of Anchorage
MUNICIPAL CLERK'S OFFICE
Agenda Document Control Sheet

AO 2003-9(S)

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

1	SUBJECT OF AGENDA DOCUMENT AO 2003-9(S) An Ordinance Providing For The Submission To The Qualified Voters Of Anchorage, Alaska, The Question Of The Issuance Of Not To Exceed \$41,790,000 Of General Obligation Bonds Of The Municipality Of Anchorage To Pay The Costs Of	DATE PREPARED February 3, 2003
	DEPARTMENT NAME Chief Financial Officer	Indicate Documents Attached ☒ AO ☐ AR ☒ AM ☐ AIM
2	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY Wholforth, Vassar, Johnson & Brecht	DIRECTOR'S NAME Janet Stokesbary HIS/HER PHONE NUMBER (907) 742-4369
4	COORDINATED WITH AND REVIEWED BY	INITIALS
	Mayor	
	Heritage Land Bank	
	Merrill Field Airport	
	Municipal Light & Power	
	Port of Anchorage	
	Solid Waste Services	
	Water & Wastewater Utility	
	Municipal Manager	
	Cultural & Recreational Services	
	Employee Relations	
	Finance, Chief Fiscal Officer	
	Fire	
	Health & Human Services	
	Office of Management and Budget	
	Management Information Services	
	Police	
	Planning, Development & Public Works	
	Development Services	
	Facility Management	
	Planning	
	Project Management & Engineering	
	Street Maintenance	
	Traffic	
	Public Transportation Department	
	Purchasing	
	Municipal Attorney	
	Municipal Clerk	
	Other	
	Carol Comeau, Superintendent	<i>CSC</i>
	Janet Stokesbary, Chief Financial Officer	
		February 4, 2003
		February 4, 2003
5	Special Instructions/Comments	
	<i>New Public Hearing</i>	
6	ASSEMBLY HEARING DATE REQUESTED January 28, 2003	7 PUBLIC HEARING DATE REQUESTED February 11, 2003