

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 2003-11

AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE QUALIFIED VOTERS OF ANCHORAGE, ALASKA, THE QUESTION OF THE ISSUANCE OF NOT TO EXCEED ONE HUNDRED AND TWENTY-FIVE MILLION FIVE HUNDRED FORTY THOUSAND AND NO/00 DOLLARS (\$125,540,000) OF GENERAL OBLIGATION BONDS OF THE MUNICIPALITY OF ANCHORAGE TO PAY THE COSTS OF EDUCATIONAL CAPITAL IMPROVEMENTS IN THE MUNICIPALITY OF ANCHORAGE AND THE QUESTION OF AN INCREASE IN THE MUNICIPAL TAX CAP LIMITATION TO PAY ASSOCIATED OPERATIONS AND MAINTENANCE COSTS 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 One Hundred Twenty-Five Million Five Hundred and Forty Thousand and no/00 Dollars (\$125,540,000), 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>	<u>Estimated Annual Operation and Maintenance</u>
School Renovations/Additions/Replacement		
Bartlett High School - Phase 2 Construction	\$26,940,000	\$70,300
Chester Valley Elementary School - Design Funding	750,000	0
Chugach Optional School - Construction Funding	7,000,000	49,625

New Eagle River Area High School - Construction Funding	51,000,000	2,129,575
East High School - Phase 3 Construction and 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	2,300,000	0

Section 2. The sum of not to exceed One Hundred Twenty-Five Million Five Hundred Forty Thousand and no/00 Dollars (\$125,540,000) 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 \$125,540,000 through the issuance of general obligation bonds to pay for educational

capital improvements within Anchorage and increase the municipal tax cap by an amount of \$2,414,400 to pay for associated annual operations and maintenance costs?

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

<u>Projects:</u>	<u>Estimated Cost</u>	<u>Estimated Annual Operation and Maintenance</u>
School Renovations/Additions/Replacement		
Bartlett High School - Phase 2 Construction	\$26,940,000	\$70,300
Chester Valley Elementary School - Design Funding	750,000	0
Chugach Optional School - Construction Funding	7,000,000	49,625
New Eagle River Area High School - Construction Funding	51,000,000	2,129,575
East High School - Phase 3 Construction and 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	2,300,000	0

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): (i) an annual increase in taxes of approximately \$56.01 to retire the proposed bonds, and (ii) an annual increase in the municipal tax cap (Charter 14.03(b)(2)) of approximately \$12.87 to pay for annual operation and maintenance costs related to the proposed capital improvements.

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

3 Anchorage is currently seeking State reimbursement for
4 payment of 70% of the principal and interest on approximately
\$47,440,000 of these bonds and 60% of the principal and
5 interest on approximately \$78,100,000 of these bonds.

6 (No. AO 2003-11)

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

11 PROPOSITION NO.

Yes ☐

No ☐

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

16 PASSED AND APPROVED by the Assembly of Anchorage, Alaska, this
17 day of February 2003.

18
19
20 Chairman

21 ATTEST:

22
23 Municipal Clerk

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 53-2003

Meeting Date: January 28, 2003

From: ANCHORAGE SCHOOL DISTRICT

Subject: AO 2003-9 Three Ballot Propositions to Provide
AO 2003-10 for the Issuance of General
AO 2003-11 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.

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>
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	<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 retire the proposed debt is \$18.64.

1 **Proposition II: \$42,000,000**

2

3

4 <u>Projects</u>	Estimated Cost	Estimated Annual Operating and Maintenance
5		
6		
7 Administrative and Training Facility	\$42,000,000	\$558,600

8

9 The approximate annual amount of taxes on \$100,000 of assessed real and personal property
10 value (based on estimated total 2003 assessed valuation) to retire the proposed debt is \$18.74.
11 An annual increase in the municipal tax cap of approximately \$2.98 on \$100,000 of assessed
12 real and personal property value (based on estimated total 2003 assessed valuation) is to pay
13 for annual operation and maintenance costs related to the proposed capital improvements.
14

15

16 **Proposition III: \$125,540,000**

17

18

19 <u>Projects</u>	Estimated Cost	Estimated Annual Operating and Maintenance
20		
21		
22 School Renovations/Additions/Replacements:		
23		
24 Bartlett High School		
25 Phase 2 Construction	\$ 26,940,000	\$ 70,300
26		
27 Chester Valley Elementary School		
28 Design Funding	750,000	-0-
29		
30 Chugach Optional School		
31 Construction Funding	7,000,000	49,625
32		
33 New Eagle River Area High School		
34 Construction Funding	51,000,000	2,129,575
35		
36 East High School		
37 Phase 3 Construction & Phase 4 Design Funding	18,200,000	-0-
38		
39 Polaris K-12 School		
40 Construction Funding	18,600,000	164,900
41		
42 Sand Lake Elementary School		
43 Design Funding	750,000	-0-
44		
45 Service High School		
46 Phase 2A Deferred Inflation, Phase 2B Design,		
47 Phases 3 and 4 Preliminary Design Funding	<u>2,300,000</u>	<u>-0-</u>
48 Proposition Total	<u>\$125,540,000</u>	<u>\$2,414,400</u>

49

50 The approximate annual amount of taxes on \$100,000 of assessed real and personal property
51 value (based on estimated total 2003 assessed valuation) to retire the proposed debt is \$56.01.

1 An annual increase in the municipal tax cap of approximately \$12.87 on \$100,000 of
2 assessed real and personal property value (based on estimated total 2003 assessed valuation)
3 is to pay for annual operation and maintenance costs related to the proposed capital
4 improvements.

5
6 A brief description of the projects in the three bond proposals is provided beginning on page
7 5 of this memorandum.

8 9 Supporting Information

10
11 Since 1993, the Anchorage School District has received voter approval for a total of \$677
12 million in school construction and renovation bonds. Of this amount, approximately \$409
13 million has received up to 70 percent State reimbursement through grant funds or the debt
14 reimbursement program.

15
16 In 1999, the District began a major undertaking of phased renovations of its high schools.
17 Prior to 1999, with the exception of West High School, all school construction projects in
18 1990's had been directed toward elementary and middle schools. The 1999 Bond issue
19 included funding for a replacement school for Dimond High School, a new high school in
20 South Anchorage, upgrades at Chugiak High School, and planning for a new Eagle River
21 Area High School and a new Muldoon Area Middle School. The 2000 and 2002 Bond
22 proposals included funding for continuing the secondary school renovations. This bond
23 proposal includes continuation of the high school renovation projects.

24
25 In addition to the continuation of the high school projects, this bond proposal provides
26 funding for the construction phase at Chugach Optional School, Polaris K-12 School and new
27 Eagle River Area High School; funding to meet the ongoing needs for Major Maintenance
28 work throughout the schools; funding for a centralized Administrative and Training Facility,
29 which will allow for consolidation of administrative spaces currently housed in nine
30 locations, five of which are leased. It also includes design funding for two elementary
31 schools; the initial phase of preparing schools as emergency shelters; site selection and
32 acquisition funds for future sites; and ten new school buses.

33 34 **Documentation of Need:**

35
36 The District operates and maintains the largest physical plant of any public entity in the State,
37 with over 7 million square feet of facilities. The replacement value of District buildings
38 exceeds \$1.2 billion. The District has 94 facilities, housing in excess of 50,000 students and
39 5,000 staff members. Anchorage educates 37 percent of the total student population of the
40 State. It has more students than the total of the next four largest districts. Not only is the
41 inventory large, it is aging. Sixty-three schools are 20 to 50 years old and 24 are over 40
42 years old. Other than the replacement Dimond High School, opening in the fall of 2003, the
43 District's newest high school is 30 years old.

44
45 **Building components wear out.** Facility systems only last so long. Roofs deteriorate and
46 leak; heating and plumbing systems wear out and no longer provide good air quality;
47 structural systems give way. Various code changes require updating electrical systems, ADA
48 access, asbestos removal, sprinkler and fire safety upgrades.

49
50 **Functional obsolescence** is another fact of life for older schools. Over the life of a school,
51 programmatic changes take place that demand updating the facility infrastructure. There is a

1 continual need to update the electrical distribution systems in the schools to accommodate
2 current technology. Older schools have outdated science rooms that also limit curriculum
3 options. Current educational concepts dictate physical layouts that are often different from
4 those of 30-40 years ago. Without renovation, these schools do not provide our students the
5 same quality educational environment as our newer schools.

6
7 **Additional capacity** to house the constantly growing student population is the third
8 component of capital requirements. Anchorage is the largest district in the State and its
9 overall enrollment has been steadily climbing. To meet short-term capacity needs, the
10 Anchorage School District uses over 131 relocatable units.

11
12 **Effective use of operation and maintenance funding** is critical to keeping Anchorage
13 schools in good condition. The District uses a computerized preventative maintenance
14 program; continually reviews the maintenance program to implement better ways of doing
15 business; has regionalized maintenance teams to provide better service and reduce travel
16 time; has implemented an apprenticeship program at no cost to the District to improve worker
17 skills and productivity.

18 19 **Capital Request Advisory Committee**

20
21 The District's Capital Request Advisory Committee (CRAC) is comprised of representatives
22 of the design and construction professions, community representatives from each high school
23 area of the Municipality and the military, and representatives from other education-related
24 groups. The Committee met on November 12, 2002 and again on November 21, 2002 to
25 review options and develop recommendations for a spring 2003 Bond. The Committee
26 recommended two bond packages totaling \$207,286,000. The School Board carefully
27 reviewed these recommendations and concurred with the findings of the CRAC, with the
28 exception of minor changes in funding due to updated budget information and breaking out
29 the Administrative and Training Facility as its own bond proposition.

30 31 **Discussion of Debt Retirement Funding From HB 2003**

32
33 HB 2003, passed in May 2002, provides for 60 percent or 70 percent debt reimbursement on
34 school construction projects that have received local voter approval between June 30, 1999
35 and December 31, 2004. The implementation of this bill was dependent on the positive vote
36 on Proposition C in the November 2002 State election. The District is currently preparing to
37 submit approximately \$90,000,000 in debt reimbursement applications for projects from the
38 April 2000 and April 2002 bond propositions. Most of these projects should be eligible for
39 70 percent reimbursement.

40
41 For the projects included in this recommended 2003 bond proposal, approximately
42 \$78,000,000 should be eligible for 70 percent reimbursement and \$120,000,000 at 60 percent
43 reimbursement. The school buses will not be eligible for this debt reimbursement program;
44 however, the buses will be reimbursed through the ongoing State support of student
45 transportation. The site acquisition items from this recommendation may be reimbursed in
46 the future, depending upon when the land is purchased and when schools are constructed on
47 these sites. The annual amount of taxes on \$100,000 of assessed real and personal property
48 value indicated on the attached ordinances are calculated without State debt reimbursement.
49 Subject to project approval by the Alaska Department of Education and Early Development
50 and annual appropriation by the legislature, the annual amount of taxes to retire the proposed
51 bonds will be less than indicated in the proposed ordinances and this memorandum.

Project Descriptions

Districtwide Mechanical Upgrades

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

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

Districtwide Code/Asbestos/ADA Projects

Due to the age of the District's facilities, there remains many asbestos-containing building materials including flooring, pipe insulation, wallboards, insulated doors and fireproofing. As this EPA controlled hazardous material deteriorates, is uncovered or restricts construction or maintenance, it must be repaired, encapsulated or removed to protect occupants and workers. Additionally, many issues arise each year related to providing accommodation under ADA regulation and code compliance. These include sprinkler system upgrades, emergency lights, and handicap access. These concerns must be acted upon in a timely manner to assure our buildings are safe and accessible for students, staff and the general public. These projects will impact at a minimum the following schools:

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

Districtwide Electrical Projects

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

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

Districtwide Roof Replacement and Repairs

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

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

Districtwide Minor Building Renewal Projects

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

Abbott Loop, Alpenglow, Baxter, Bear Valley, Birchwood ABC, Bowman, Campbell, Chinook, Chugiak, College Gate, Fire Lake, Government Hill, Homestead, Huffman, Klatt, Lake Otis, Mountain View, North Star, Nunaka Valley, O'Malley, Rabbit Creek, Ravenwood, Spring Hill, Ursa Major, Willow Crest Elementary Schools; Clark, Mears, Mirror Lake, Romig Middle Schools; Benson, Save, and Steller Secondary Schools; Charter School Center; Warehouse.

Districtwide Restroom Upgrades

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

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

Districtwide Traffic Safety Upgrades

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

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

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

Security Upgrades- Locks- Phase 1

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

Emergency Preparedness/Shelters

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

Muldoon, Russian Jack, Scenic Park, Trailside, Willow Crest Elementary Schools; Girdwood K-8 Schools; Clark, Goldenview, Gruening, Hanshew, Mears, Romig Middle Schools; Bartlett, Chugiak, Dimond, East, Service, West High Schools.

These schools will serve as emergency centers for the neighboring schools.

Student Transportation

The District currently has a fleet of 114 school buses. The District has established a maximum age of 12 years and a fleet average age of 8 years for buses owned and operated by our contractor. Next year thirty-six of the buses in the District fleet will be more than 12 years old.

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

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

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

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

Site Selection and Acquisition

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

1 Some of the future school projects that may require sites include Chugiak/Eagle River Area
2 and Southwest Anchorage Area Elementary School sites, ABC School site, and Goldenview
3 area.
4

5 Administrative and Training Facility

6
7 Administrative functions are currently housed in 11 locations throughout Anchorage. The
8 proposed Administrative and Training Facility is intended to collocate administrative
9 functions currently housed at 9 locations in 120,000 gross square feet. The District leases 5
10 of the 9 locations. These leases are paid out of the District's General Fund budget, and they
11 expire in June 2005. However, limited extensions have been negotiated, should they be
12 required. To continue to lease such facilities over the next 25 years would cost \$51.2 million
13 in "lifetime costs". "Lifetime costs" for a facility built on city-owned land would be
14 equivalent to those of the leased facilities. However, at the end of the 25 years, the District
15 would again face significant costs to find new quarters, if it continues to lease rather than
16 build its own facility. The District has requested 60 percent debt retirement from the State
17 for this project, which further enhances the economic justification for building at this time.
18

19 The proposed Administrative and Training Facility includes a conference and training center,
20 expansion capability for underserved current needs and possible future growth, and
21 encompasses approximately 160,000 gross square feet on 11 to 14 acres.
22

23 Bartlett High School Renovation Phase 2 Construction

24
25 Phased funding over time will bring the school up to current District Educational
26 Specifications by establishing Core Academic Areas supported by major educational
27 components. By funding the construction portion of Phase 2 this year, the overall project can
28 continue on its planned completion schedule.
29

30 Built in the early 70's as a junior and senior high school each with separate entries, this
31 project will unite the school by re-directing the Main Entry into the school's heart, "Main
32 Place." This phase will modify the Administration Area and "Main Place;" upgrade central
33 core mechanical and electrical systems for expansion to future phases; replace the Little
34 Theater with a 600-seat Theater; provide new Science Labs and Core Academic Classrooms
35 in the central area.
36

37 Chester Valley Elementary School Design

38
39 Chester Valley Elementary School was constructed in 1964, with a classroom and
40 multipurpose room addition constructed in 1967. This school is approaching 40 years of age.
41 This project is a major renovation of the existing building plus a minor addition for a gym,
42 administrative space and the enclosure of two existing entry areas into classrooms.
43

44 The building renovation to be designed will upgrade building systems to meet functionality
45 and code requirements. Many systems are beyond their useful life. Some are not energy
46 efficient. Fire safety will be addressed with the installation of a required sprinkler system.
47 Seismic upgrades to building systems and components are incorporated. The abatement of
48 hazardous materials is included. Site improvements are needed to facilitate student drop off
49 and pick up zones, improve site drainage, provide for some playground upgrades with ADA
50 access plus providing additional parking and landscaping to meet municipal requirements.
51

Chugach Optional School Construction

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

New Eagle River Area High School Construction

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

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

East High School Phase 3 Construction and Phase 4 Design

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

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

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

Polaris K-12 School Construction

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

Sand Lake Elementary School Design

Sand Lake Elementary School was constructed in 1958. It has several building systems that need upgrading, including mechanical, electrical, communications, and fire suppression. Initial planning for this project has begun this fall. This project will renovate the major systems in the facility and refurbish the surfaces. In addition, the program spaces will be

1 reviewed to determine any upgrades required or modifications needed to meet current
2 educational specifications or overcapacity issues.

3
4 Service High School Phase 2A Deferred Inflation, Phase 2B Design, Phases 3 and 4
5 Preliminary Design
6

7 Included in this request is \$360,000 for inflation for a one year delay in construction of Phase
8 2A. The schedule for constructing this phase has been pushed back one year, to allow
9 completion of the New South Anchorage Area High School. By moving this schedule back
10 one year, a portion of the Service student population may be relocated there, reducing the
11 need for additional relocatable units at Service and freeing up more area for construction that
12 will not have impact on the educational process.

13
14 Phase 2B will redevelop and expand Building D (both floors) to provide two – 500 student
15 houses and will re-grade the courtyard to correct the drainage and to provide lower floor day-
16 lighting.

17
18 Phases 3 and 4 will demolish the existing Administration Area and construct a new IMC
19 (Library); renovate the existing business, foreign language and social studies wing into a new
20 Administrative Area; construct a new cafeteria/commons area; renovate existing space into a
21 600 seat auditorium; renovate gym facilities; complete new bus loading areas; upgrade sports
22 fields. The preliminary design funding for Phases 3 and 4 included in this bond proposal will
23 allow for schematic plan development of the completion of the Service renewal project. This
24 design effort will have the benefit of work completed to date, and will allow an update to the
25 scheduling and process of delivering the elements identified in the master plan.

26
27
28 The information that has been provided in this memorandum should assist the Assembly in
29 making decisions regarding placing the recommended bond propositions on the ballot for the
30 April 1, 2003 Municipal Election.

31
32 Respectfully submitted,

33 

34 Carol Comeau
35 Superintendent
36

37
38 CC/GV/JS/RA/sl
39 Attachments

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

Av 2003-11

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

1	SUBJECT OF AGENDA DOCUMENT AO 2003-11 An Ordinance Providing For The Submission To The Qualified Voters Of Anchorage, Alaska, The Question Of The Issuance Of Not To Exceed \$125,540,000 Of General Obligation Bonds Of The Municipality Of Anchorage To Pay The Costs Of	DATE PREPARED January 20, 2003	
	DEPARTMENT NAME Chief Financial Officer	Indicate Documents Attached <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> 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	DATE
	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>ccc</i>	January 20, 2003
	Janet Stokesbary, Chief Financial Officer	<i>JS</i>	January 20, 2003
5	Special Instructions/Comments		
	<i>Introduction</i>		
6	ASSEMBLY HEARING DATE REQUESTED January 28, 2003	7	PUBLIC HEARING DATE REQUESTED February 11, 2003

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 M.O.A.