

CLERK'S OFFICE

APPROVED

Date: 4-8-03

Submitted by: Chairman of the Assembly  
at the request of the  
School Board  
Prepared by: Anchorage School District  
For Reading: April 8, 2003

ANCHORAGE, ALASKA  
AR NO. 2003-50

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING  
THE REVISED (SCHEMATIC) DESIGN OF THE CHUGIAK HIGH SCHOOL PHASE  
3 DEFERRED

WHEREAS, Alaska Statute 14.14.060(e) provides that the Assembly approve the revised design approved by the School Board for design of school facilities, and

WHEREAS, the School Board has approved the revised design, consisting of a schematic plan, for Chugiak High School Phase 3 Deferred.

NOW, THEREFORE, the Anchorage Assembly resolves:

Section 1. The Assembly hereby approves the revised design for Chugiak High School Phase 3 Deferred.

Section 2. This resolution shall become effective immediately upon its passage and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 8<sup>th</sup> day of  
April, 2003

  
Chair of the Assembly

ATTEST

  
Municipal Clerk

AM 224-2003

ANCHORAGE SCHOOL DISTRICT  
ANCHORAGE, ALASKA

AM 224-2003

MEMORANDUM

April 8, 2003

TO: THE HONORABLE GEORGE WUERCH  
ANCHORAGE ASSEMBLY

FROM: OFFICE OF THE SUPERINTENDENT *Carol Comeau*

SUBJECT: APPROVAL OF THE (SCHEMATIC) REVISED DESIGN OF THE  
CHUGIAK HIGH SCHOOL PHASE 3 DEFERRED

In accordance with AO NO. 2000-106(S), this memorandum provides information required for submission and approval of the revised design for Chugiak High School Renovation Phase 3 Deferred.

The School Board approved Bezek-Durst-Seiser as the design firm of record on April 13, 1998 (ASD Memorandum #260 1997-1998). The Municipal Assembly approved the selection of Bezek-Durst-Seiser on July 25, 2000, AR No. 2000-223.

The Preliminary (Conceptual) Design was approved by the School Board on June 10, 2002 and the Assembly on June 11, 2002 (AR NO. 2002-175). The Revised Design consists of a schematic design as defined by Municipal Code 25.25.610. This Revised (Schematic) Design was approved by the School Board on March 31, 2003.

AO NO. 2000-106(S) requires a description of the proposed school site, school building and building program; the projected student population; the total construction budget and the funding source; the projected project schedule; and any known neighborhood impacts, comments, reactions, which reflect potential impacts of the school building on the neighboring community. These responses follow:

Chugiak High School is located on a 50-acre site in Eagle River at the intersection of the Glenn Highway and Birchwood Loop Road. The 276,540 net square feet, two-story school delivers educational programs for grades 9 through 12. It was built in 1965 with additions and renovations in 1966, 1969, 1973, 1984, 1987 and 1989. In 2000 the current renovation project started. The Family Consumer Science/Tech Ed and Art areas were remodeled along with increasing the faculty parking area. In 2001 the renovations of Academic Houses 2 and 3 were begun. The construction of a new Cafeteria and full size Gym was started in May 2002. The projected construction schedule for the Phase 3 Deferred project is January 2004 through August 2004.

The Preliminary Plan design is based on an 1800 student High School as prorated from the 2000-students in the Districtwide High School Educational Specifications adopted by the School Board on June 8, 1998 and the project-specific Supplement to those specifications approved by the School Board on June 12, 2000. With the completion of

Phases 1 through 4, the student capacity will be 1,817; current student population is 2032; projected student population in school year 2004-2005 is 2051.

The Chugiak High School Renewal Phase 3 Deferred scope will renovate the existing upper Gym into a Performing Arts area containing Band, Choir and Orchestra rooms, Business Education area and general classrooms. The mechanical and electrical systems in this area will be upgraded as part of the work. The scope also includes modifying the field area to include softball, baseball and multi-use fields.

On April 2, 2002 voters approved \$4,300,000 to fund the design and construction of the Chugiak High School Renewal Phase 3 Deferred. The construction budget for the Phase 3 Deferred project is \$3,010,000. Of this money, \$2,560,000 was to be used for the interior portion of the project. The Schematic Design Construction Cost estimate for the interior portion of the project came in at \$3.5 million, which is approximately \$900,000 above the budgeted amount. Since receiving the cost estimate, the Facilities Department and Bezek-Durst-Seiser have been analyzing alternative courses of action. These reviews indicate that there are cost reductions that can be made to the design without significantly compromising the educational program or quality of the project. The recommended cost reduction to the project in the amount of \$170,000 does not impact the program or reduce the quality of the project below the District's Design Standards. With the inclusion of the recommended cost reductions the adjusted Schematic Design estimate is \$3.3 million. This exceeds the amount budgeted for the Phase 3 Deferred project by \$700,000.

To proceed with the Phase 3 Deferred project, it is recommended that the funds for exterior work from The Sports Field Upgrade portion of the Phase 3 Deferred funds be reallocated to the interior work.

The Northern Communities Phase 1 sewer project connecting Birchwood ABC and Chugiak High School to the municipal sewer system was also a determining factor in the decision to recommend deferring the Sports Fields Upgrade. AWWU has a series of alternatives for the routing of the sewer line between Birchwood ABC and Chugiak High School. The design will be finalized during this year for possible construction on the school sites during the summer of 2004. Postponing the fields will guarantee that the new fields will not be disturbed by the installation of the sewer line.

Construction is anticipated to begin in January 2004, with a tentative construction project completion schedule of August 2004.

All Building Design Committee meetings were attended by members of ASD Facilities Department and members of the Chugiak High School administration, staff and teachers. All concerns brought up at these meetings have been addressed in the design, and there are no anticipated negative impacts on the school building or neighboring community.

Attached is a set of Revised (Schematic) design drawings for Phase 3 Deferred.

Attachment

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

*AN 2003-50*

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

|          |   |  |
|----------|---|--|
| <b>1</b> | SUBJECT OF AGENDA DOCUMENT<br><br><b>APPROVAL OF THE (SCHEMATIC) REVISED DESIGN OF THE<br/>CHUGIAK HIGH SCHOOL PHASE 3 DEFERRED</b> | DATE PREPARED<br><br><b>3/25/03</b>  |
|          |   | Indicate Documents Attached<br><input type="checkbox"/> AO <input checked="" type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> NM |
| <b>2</b> | DEPARTMENT NAME<br><b>ASD FACILITIES DEPT.</b>  | DIRECTOR'S NAME<br><b>RAY AMSDEN</b>   |
| <b>3</b> | THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY<br><b>RAY AMSDEN</b>   | HIS/HER PHONE NUMBER<br><b>348-5156</b>  |
| <b>4</b> | <b>COORDINATED WITH AND REVIEWED BY</b>   | <b>INITIALS</b>  |
|          | <b>Mayor</b>  |  |
|          | <b>Municipal Clerk</b>  |  |
|          | <b>Municipal Attorney</b>   |  |
|          | <b>Employee Relations</b>   |  |
|          | <b>Municipal Manager</b>  |  |
|          | Cultural & Recreational Services  |  |
|          | Fire  |  |
|          | Health & Human Services   |  |
|          | Merrill Field Airport   |  |
|          | Municipal Light & Power   |  |
|          | Office of Management and Budget   |  |
|          | Police  |  |
|          | Port of Anchorage   |  |
|          | Public Works  |  |
|          | Solid Waste Services  |  |
|          | Transit   |  |
|          | Water & Wastewater Utility  |  |
|          | <b>Executive Manager</b>  |  |
|          | Community Planning & Development  |  |
|          | Finance, Chief Fiscal Officer   |  |
|          | Heritage Land Bank  |  |
|          | Management Information Services   |  |
|          | Property & Facility Management  |  |
|          | Purchasing  |  |
|          | <b>Other</b>  |  |
|          | Carol Comeau, Superintendent, ASD <i>CC</i>   | <i>3/25/03</i>   |
|          | George Vakalis, Asst. Superintendent, ASD <i>GV</i>   | <i>3/25/03</i>   |
| <b>5</b> | <b>Special Instructions/Comments</b>  |  |
|          |   |  |
|          |   |  |
|          |   |  |
| <b>6</b> | ASSEMBLY HEARING DATE REQUEST<br><b>4/8/03</b>  | <b>7</b> PUBLIC HEARING DATE REQUEST<br><b>4/08/03</b>   |

M.O.A.  
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