

APPROVED

Date: 2-17-04

IMMEDIATE RECONSIDERATION

FAILED 2-17-04

Submitted by:

Chairman of the Assembly at the Request of the Anchorage School District

Prepared by:

Wohlforth, Vassar, Johnson & Brecht

For Reading:

February 3, 2004

MUNICIPALITY OF ANCHORAGE

ALASKA

ORDINANCE NO. AO 2004-26(S)

AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE QUALIFIED VOTERS OF ANCHORAGE, ALASKA, THE QUESTION OF THE ISSUANCE OF NOT TO EXCEED NINETY-FIVE MILLION EIGHTY HUNDRED THIRTY THOUSAND AND NO/00 DOLLARS (\$95,830,000) 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 6, 2004.

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 Ninety-Five Million Eighty Hundred Thirty Thousand and no/00 Dollars (\$95,830,000), 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/Site Acquisitions		
East High School - Phase 4A Construction/Phase 4B Design	\$7,500,000	\$-0-
Bartlett High School Phase 3 - Design	2,000,000	-0-
Chugiak High School Phase 4 - Design	900,000	-0-
Clark Middle School - Preliminary Design	400,000	-0-

1	Muldoon Area Middle School -		
2	Construction	52,000,000	1,943,500
3	Chester Valley Elementary School -		
4	Construction	15,000,000	105,800
5	Sand Lake Elementary School -		
6	Construction	10,900,000	29,400
7	West High School/Romig Middle		
8	School Planning	200,000	-0-
9	Inlet View Elementary School - Design	700,000	-0-
10	Rabbit Creek Elementary School -		
11	Preliminary Design	100,000	-0-
12	Turnagain Elementary School - Design	900,000	-0-
13	Girdwood K-8 School - Planning	100,000	-0-
14	Elementary School - Planning (Airport		
15	Heights and New Southwest Area)	130,000	-0-
16	Site Selection and Acquisition	5,000,000	-0-

13 **Section 2.** The sum of not to exceed Ninety-Five Million Eight Hundred Thirty
14 Thousand and no/00 Dollars (\$95,830,000) shall be borrowed by, for and on behalf of the
15 Municipality for the aforesaid educational capital improvements and shall be evidenced by
16 the issuance of general obligation bonds of the Municipality. The bond proceeds shall be
17 used only for capital improvements and costs of issuance of the bonds. The full faith and
18 credit of the Municipality is pledged for the payment of the principal of and interest on the
19 bonds, and ad valorem taxes upon all taxable property in the Municipality shall be levied
20 without limitation as to rate or amount to pay the principal of and interest on the bonds
21 when due.

22 **Section 3.** An election is to be held on April 6, 2004, in and for the Municipality of
23 Anchorage, for the purpose of submitting a general obligation bond proposition to the
24 qualified voters of the Municipality for approval or rejection. The proposition must receive
25 a majority vote of those in the Municipality voting on the question to be approved. The
26 proposition shall be substantially in the following form:

PROPOSITION NO. _____

EDUCATIONAL CAPITAL IMPROVEMENT BONDS

Shall Anchorage borrow up to \$95,830,000 through the issuance of general obligation bonds to pay for school construction/design/site acquisitions and other educational capital improvements within Anchorage and increase the municipal tax cap by an amount of \$2,078,700 to pay for associated annual operations and maintenance costs? \$90,300,000 of the estimated costs of the projects currently qualify for 60% or 70% State debt reimbursement (subject to annual Legislative appropriation as described below).

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/Site Acquisitions		
East High School - Phase 4A Construction/Phase 4B Design	\$7,500,000	\$-0-
Bartlett High School Phase 3 - Design	2,000,000	-0-
Chugiak High School Phase 4 - Design	900,000	-0-
Clark Middle School - Preliminary Design	400,000	-0-
Muldoon Area Middle School - Construction	52,000,000	1,943,500
Chester Valley Elementary School - Construction	15,000,000	105,800
Sand Lake Elementary School - Construction	10,900,000	29,400
West High School/Romig Middle School Planning	200,000	-0-
Inlet View Elementary School - Design	700,000	-0-
Rabbit Creek Elementary School - Preliminary Design	100,000	-0-
Turnagain Elementary School - Design	900,000	-0-
Girdwood K-8 School - Planning	100,000	-0-

Elementary School - Planning (Airport Heights and New Southwest Area)	130,000	-0-
Site Selection and Acquisition	5,000,000	-0-

Voter approval of this bond proposition authorizes for each \$100,000 of assessed real and personal property value (based on the estimated 2004 assessed valuation): (i) an annual increase in taxes of approximately \$38.56 to retire the proposed bonds, and (ii) an annual increase in the municipal tax cap (Charter 14.03(b)(2)) of approximately \$9.79 to pay for annual operation and maintenance costs related to the proposed capital improvements.

\$90,300,000 of the estimated costs of the projects currently qualify for 60% or 70% State debt reimbursement. If the State chooses to make full reimbursement, the annual increase in taxes would be \$16.34 (based on \$100,000 of 2004 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.

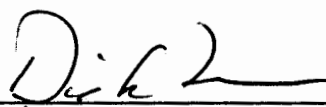
(No. AO 2004-26(S))

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

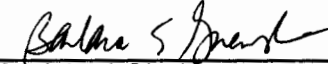
PROPOSITION NO. _____ Yes
No

Section 5. 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 on April 6, 2004. The remaining sections of this Ordinance shall become effective upon passage and approval.

1 PASSED AND APPROVED by the Assembly of Anchorage, Alaska, this 17th
2 day of February 2004.

3 
4 Chairman

5 ATTEST:

6 
7 Municipal Clerk

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MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 74-2004(A)

Meeting Date: February 17, 2004

From: ANCHORAGE SCHOOL DISTRICT

Subject: AO 2004-24(S) Three Ballot Propositions to Provide
AO 2004-25(S) for the Issuance of General
AO 2004-26(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 8, 2003: ASD Memorandum #134 (2003-2004), 2004 General Obligation Bond Recommendations. This recommendation includes proposed Proposition I for School Renovations/Additions and Site Acquisition in the amount of \$95,830,000; Proposition II for an Administrative and Training Facility in the amount of \$30,000,000; and Proposition III for Major Maintenance and Equipment in the amount of \$36,380,000.

The School Board requests the Anchorage Assembly place the three propositions on the April 6, 2004 ballot for consideration by qualified voters of the Municipality of Anchorage. Subsequent to submitting the ordinances for introduction on February 3, 2004, the District has received approval for State debt reimbursement on a majority of the projects included on the three propositions. We have revised the language on the propositions to include information relative to the impact of the State debt reimbursement on the amount of taxes per \$100,000 of assessed valuation. In addition, the wording of the first paragraph of the ballot language has been revised to include a brief explanation of the educational capital improvement projects and the approved State debt reimbursement for information purposes on the "tabulating ballot".

The three propositions will pay the cost of capital improvement projects for the Anchorage School District, including, but not limited to, the following:

Proposition I: \$95,830,000

Table with 3 columns: Projects, Estimated Cost, Estimated Annual Operating and Maintenance. Rows include School Renovations/Additions and Site Acquisition: East High School Phase 4A Construction and Phase 4B Design (\$ 7,500,000, \$ 0), Bartlett High School Phase 3 Design (2,000,000, 0), Chugiak High School Phase 4 Design (900,000, 0).

1	Clark Middle School Preliminary Design	400,000	0
2			
3	Muldoon Area Middle School Construction	52,000,000	1,943,500
4			
5	Chester Valley Elementary School Construction	15,000,000	105,800
6			
7	Sand Lake Elementary School Construction	10,900,000	29,400
8			
9	West High School/Romig Middle School		
10	Planning	200,000	0
11			
12	Inlet View Elementary School Design	700,000	0
13			
14	Rabbit Creek Elementary School		
15	Preliminary Design	100,000	0
16			
17	Turnagain Elementary School Design	900,000	0
18			
19	Girdwood K-8 School Planning	100,000	0
20			
21	Elementary School Planning		
22	(Airport Heights and New Southwest Area)	130,000	0
23			
24	Site Selection and Acquisition	<u>5,000,000</u>	<u>0</u>
25			
26	Proposition Total	<u>\$95,830,000</u>	<u>\$2,078,700</u>

27
28 The approximate annual amount of taxes on \$100,000 of assessed real and personal property
29 value (based on estimated total 2004 assessed valuation) to retire the proposed debt is \$38.56.
30 However, \$10,400,000 of the bonds qualifies for 70 percent State debt reimbursement and
31 \$79,900,000 of the bonds qualifies for 60 percent State debt reimbursement. If the State
32 chooses to make full reimbursement, the annual increase in taxes would be \$16.34 (based on
33 \$100,000 of 2004 assessed real and personal property value). State reimbursement is subject
34 to annual legislative appropriation. An annual increase in the municipal tax cap of
35 approximately \$9.79 on \$100,000 of assessed real and personal property value (based on
36 estimated total 2004 assessed valuation) is to pay for annual operation and maintenance costs
37 related to the proposed capital improvements.
38
39

40 **Proposition II: \$30,000,000**

41		Estimated	Estimated Annual
42		Cost	Operating and
43	<u>Project</u>		<u>Maintenance</u>
44			
45	Administrative and Training Facility	\$30,000,000	\$0

46
47 The approximate annual amount of taxes on \$100,000 of assessed real and personal property
48 value (based on estimated total 2004 assessed valuation) to retire the proposed debt is \$12.07.
49 However, the entire \$30,000,000 of bonds qualifies for 60 percent State debt reimbursement.
50 If the State chooses to make full reimbursement, the annual increase in taxes would be \$4.83
51 (based on \$100,000 of 2004 assessed real and personal property value). State reimbursement

1 is subject to annual legislative appropriation. There will be no annual increase in the
2 municipal tax cap to pay for annual operation and maintenance costs related to this project
3 since the operating cost is expected to be a net decrease from current rent and utility
4 payments.
5
6

7 **Proposition III: \$36,380,000**

8		<u>Estimated</u>
9	<u>Projects</u>	<u>Cost</u>
10		
11	Districtwide Major Maintenance:	
12		
13	Districtwide Security Upgrades – Locks: Phase 2	\$ 1,300,000
14	Multi-School Security System Upgrades	1,250,000
15	Multi-School Sprinklers (Eagle River, Mt. View	
16	Gladys Wood Elementary Schools)	950,000
17	Districtwide Roof Replacement and Repairs	1,000,000
18	Districtwide Mechanical Upgrades	7,230,000
19	Heavy Equipment Replacement	985,000
20	Heating System Conversions – 5 Schools	5,000,000
21	Districtwide Minor Building Renewal Projects	6,890,000
22	Districtwide Code/Hazmat/ADA Projects	800,000
23	Replacement School Buses	830,000
24	Districtwide Electrical Projects	9,345,000
25	Multi-School Traffic Safety Planning/Design	200,000
26	Traffic Safety/Site Upgrades	<u>600,000</u>
27		
28	Proposition Total	<u>\$36,380,000</u>
29		

30 The approximate annual amount of taxes on \$100,000 of assessed real and personal property
31 value (based on estimated total 2004 assessed valuation) to retire the proposed debt is \$14.64.
32 However, \$29,365,000 of the bonds qualifies for 70 percent State debt reimbursement and
33 \$5,000,000 of the bonds qualifies for 60 percent State debt reimbursement. If the State
34 chooses to make full reimbursement, the annual increase in taxes would be \$5.16 (based on
35 \$100,000 of 2004 assessed real and personal property value). State reimbursement is subject
36 to annual legislative appropriation. These projects will not increase annual operating costs.
37

38 A brief description of the projects in the three bond proposals is provided beginning on page
39 5 of this memorandum.
40

41 **Supporting Information**

42
43 Since 1993, the Anchorage School District has received voter approval for a total of \$844
44 million in school construction and renovation bonds. Of this amount, approximately \$645
45 million has received up to 70 percent State reimbursement through grant funds or debt
46 reimbursement programs.
47

48 Recent bond issues have focused on replacing, renovating, or adding high schools. These
49 projects have included a replacement school for Dimond High; new high schools in South
50 Anchorage and Eagle River; and renovation and upgrades at Chugiak, East, Service and
51 Bartlett High Schools.

1
2 Proposition 1 of this bond proposal continues phased implementation of the high school
3 renovation projects. In addition to the high school projects, this bond proposal includes
4 construction funding for a new Muldoon Area Middle School and renovation/additions at
5 Chester Valley and Sand Lake Elementary Schools. It also includes funding for development
6 of design/build proposals for replacing Clark Middle School and Rabbit Creek Elementary
7 School, as well as designs for two elementary schools; conceptual planning for three
8 elementary schools; and site acquisition funds.

9
10 Proposition 2 of this bond proposal provides funding for a centralized Administrative and
11 Training Facility, which will allow for consolidation of administrative spaces currently
12 housed in seven locations, five of which are leased.

13
14 Proposition 3 includes major maintenance and equipment items. The Districtwide major
15 maintenance projects include security; sprinklers; roof replacement/repairs; mechanical,
16 electrical, and code upgrades; and traffic safety design and upgrades. This proposition also
17 includes ten replacement school buses and replacement of heavy equipment for the
18 Maintenance Department.

19
20 **Documentation of Need:**

21
22 The District operates and maintains the largest physical plant of any public entity in the State,
23 with over 7 million square feet of facilities. The replacement value of District buildings
24 exceeds \$1.4 billion. The District has 94 facilities, housing approximately 50,000 students
25 and 5,000 staff members. Anchorage educates 37 percent of the total student population of
26 the State. Not only is the inventory large, it is aging. Sixty-three schools are 20 to 50 years
27 old and eight are over 40 years old. It has more students than the total of the next five largest
28 districts.

29
30 **Building components wear out.** Facility systems only last so long. Roofs deteriorate and
31 leak; heating and plumbing systems wear out and no longer provide good air quality;
32 structural systems give way. Various code changes require updating electrical systems, ADA
33 access, asbestos removal, sprinkler and fire safety upgrades.

34
35 Functional obsolescence is another fact of life for older schools. Over the life of a school,
36 programmatic changes take place that demand updating the facility infrastructure. There is a
37 continual need to update the electrical distribution systems in the schools to accommodate
38 current technology. Older schools have outdated science rooms that also limit curriculum
39 options. Current educational concepts dictate physical layouts that are often different from
40 those of 30 to 40 years ago. Without renovation, these schools do not provide our students
41 the same quality educational environment as our newer schools.

42
43 **Additional capacity** to house the constantly shifting student population is the third
44 component of capital requirements. Anchorage is the largest district in the State, and while
45 its overall enrollment has been steady in recent years, the geographic distribution of students
46 continues to shift as new housing developments come on line. To meet short-term capacity
47 needs in the affected schools, the Anchorage School District uses over 130 relocatable units.

48
49 **Effective use of operation and maintenance funding** is critical to keeping Anchorage
50 schools in good condition. The District uses a computerized preventative maintenance
51 program; continually reviews the maintenance program to implement better ways of doing

1 business; has regionalized maintenance teams to provide better service and reduce travel
2 time; has implemented an apprenticeship program at no cost to the District to improve worker
3 skills and productivity.
4
5

6 **Capital Request Advisory Committee**

7
8 The District's Capital Request Advisory Committee (CRAC) met on November 5, 2003 to
9 review options and develop recommendations for a spring 2004 bond. The Committee
10 recommended three bond packages totaling \$167,715,000. The School Board carefully
11 reviewed these recommendations and concurred with the findings of the CRAC, with the
12 exception of minor changes in funding due to updated budget information, for three bond
13 packages totaling \$162,210,000.
14
15

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

17
18 HB 2003 passed in May 2002 combined with the Statewide approval of Proposition C in
19 November 2002, provides for 60 percent or 70 percent debt reimbursement on school
20 construction projects that have received local voter approval between June 30, 1999 and
21 December 31, 2004. The amount of each proposition eligible for reimbursement is provided
22 earlier in this memorandum. The school projects that add space are eligible for 60 percent
23 reimbursement, and those projects that are renovation only are eligible for 70 percent
24 reimbursement. The school buses, maintenance equipment, and school planning projects will
25 not be eligible for this debt reimbursement program. The sites acquired through this bond
26 may be reimbursed in the future, depending upon when the land is purchased and when
27 schools are constructed on these sites.
28
29

30 **Project Descriptions**

31 32 **East High School Phase 4A Construction and Phase 4B Design**

33
34 Funds in this bond will continue the project of bringing the school up to current Districtwide
35 High School Educational Specifications by establishing academic areas supported by major
36 educational components. This portion of the work will incorporate the following:
37

38 Phase 4A Construction: This phase will renovate the old performing arts area for the
39 permanent location of the library and will complete the south classroom wing.
40

41 Phase 4B Design: This phase will renovate the southwest (Benson Building) classroom wing,
42 and improve the access and safety for bus parking.
43

44 **Bartlett High School Phase 3 Design**

45
46 Phased funding over time will bring the school up to current District Educational
47 Specifications by establishing Core Academic Areas supported by major educational
48 components. Built in the early 1970's as a junior and senior high school each with separate
49 entries, this project will unite the school by re-directing the Main Entry into the school's
50 heart, "Main Place."
51

1 Phase 3 will provide for renovation of the core academic classrooms in the west wing, the
2 Technology Education classrooms, Intensive Needs area, Cafeteria, and entrance plaza.

3
4 Chugiak High School Phase 4 Design

5
6 Prior capital projects at Chugiak High School have provided for renovation of the classrooms
7 in Family Consumer Science, Art, Technology, Science, House 2, and House 3, as well as
8 constructing a new gymnasium, cafeteria, and kitchen. Phase 4 will make minor renovations
9 to House 1, classroom renovations to House 4, improve bus loading and parking, and other
10 exterior upgrades.

11
12 Clark Middle School Preliminary Design

13
14 Planning accomplished to date has indicated that Clark Middle School should be replaced,
15 rather than renovated, due to the unsuitability of the current structure to meet current
16 education specifications, and the cost of renovation. The funds requested in this bond
17 proposition will be used to develop a detailed Request for Proposal (RFP) to solicit offers
18 from design/build teams to adapt one of the existing middle school plans to this site and
19 construct a new school there. There are a number of issues at the Clark site that need to be
20 analyzed prior to preparation of the RFP, including geo-technical, utility easements, options
21 for dealing with the current facility during construction, and other program and technical
22 details. The funds requested will be used to carry out this preliminary investigation as well as
23 for the preparation of the actual RFP.

24
25 Muldoon Area Middle School Construction

26
27 The voters have previously approved funding for purchase of property and design of a new
28 Muldoon Area Middle School. This proposition will fund the construction cost for this
29 school.

30
31 Chester Valley Elementary School Construction

32
33 Chester Valley Elementary School was constructed in 1964, with a classroom and
34 multipurpose room addition constructed in 1967. This school is approaching 40 years of age.
35 The voters have previously approved funding for design of this project, which is a major
36 renovation of the existing building plus the addition of a gym and expansion to a standard 26-
37 classroom elementary school.

38
39 Sand Lake Elementary School Construction

40
41 Sand Lake Elementary School was constructed in 1958. It has several building systems that
42 need upgrading, including mechanical, electrical, communications, and fire suppression. The
43 voters have previously approved funding for design of this project, which will renovate the
44 major systems in the facility and refurbish the surfaces, as well as add classrooms to upgrade
45 this facility to a standard 26-classroom elementary school.

46
47 West High School/Romig Middle School Planning

48
49 West High School is the oldest high school in Anchorage. It has had improvements in prior
50 capital projects, including a new science wing, pool, and systems upgrades. However, both
51 West High School and Romig Middle School have additional work required to bring them

1 into compliance with the current educational specifications. This project will begin the
2 planning for the necessary improvements.

3 4 Inlet View Elementary School Design

5
6 Inlet View Elementary School was built in 1957. While it has had various upgrades and
7 renovations in the past, the planning work accomplished to date indicates that a major
8 renovation is required at this time. This project will add classroom space, a multi-purpose
9 room, renovate the interior spaces, and provide for site improvements.

10 11 Rabbit Creek Elementary School Preliminary Design

12
13 Planning accomplished to date has indicated that Rabbit Creek Elementary School should be
14 replaced, rather than renovated, due to the unsuitability of the current structure to meet
15 current education specifications, as well as the cost of renovation. The funds requested in
16 this bond proposition will be used to develop a detailed Request for Proposal (RFP) to solicit
17 offers from design/build teams to adapt the existing elementary school prototype design to
18 this site and construct a new school there. The preparatory work for the RFP will include
19 further site reviews, geo-technical reviews, utility studies, and other information needed to
20 prepare an adequate RFP

21 22 Turnagain Elementary School Design

23
24 Planning accomplished to date has indicated that Turnagain Elementary School should be
25 renovated, rather than replaced. Even though the school is nearly fifty years old, its structure
26 can be renovated to effectively utilize newer technologies and to meet the current educational
27 specifications.

28 29 Girdwood K-8 School Planning

30
31 The Girdwood area continues to grow, and the Girdwood K-8 School is not adequate in size
32 or program to accommodate the current needs. This project will begin the planning process
33 to determine the best course of action for this facility.

34 35 Elementary School Planning (Airport Heights and New Southwest Area)

36
37 The original Airport Heights Elementary School was constructed in 1954. While several
38 upgrades and additions to this facility have been implemented since then, it is now time to
39 review the overall effectiveness of this facility in efficiently meeting the District's current
40 educational specifications.

41
42 The southwest area of Anchorage has been experiencing consistent growth, and more
43 residential development is scheduled for the next several years. Already, the schools serving
44 this area are operating over capacity. The funds from this proposition will be used to develop
45 a plan for a new elementary school in the southwest area of Anchorage.

46 47 Site Selection and Acquisition

48
49 With the increased pace of development in Anchorage, it is prudent to identify future school
50 site needs and acquire the sites prior to the need. Also, with the diminishing number of large

1 parcels of land in the Anchorage Bowl, the District needs to acquire property while it is still
2 available as vacant land.

3 4 Administrative and Training Facility

5
6 The District recommends accepting a proposal for conversion of the vacant K-Mart store near
7 the Northway Mall into a consolidated administrative and training facility. This
8 recommendation goes to the School Board on February 9, 2004 for approval. The District
9 has received an appeal of this award from another offeror. This appeal will be considered by
10 the School Board at its February 9, 2004 meeting. If the award cannot be made at that
11 meeting, a special School Board meeting will be called. Final award of a contract is
12 conditional on bond approval. The proposed facility will provide approximately 130,000
13 square feet of program space and 168,000 of gross square feet, at a cost of \$27,450,400.
14 Other project costs include one percent for art, moving, equipment, project management and
15 contingency, for a total project cost and bond proposal of \$30,000,000.

16
17 This facility will incorporate administrative functions currently housed at 7 locations, five of
18 which are in leased space. These five leases total \$1.7 million annually in lease payments.
19 With State reimbursement, the annual debt service expense for the \$30 million bond will be
20 less than current lease payments, resulting in annual savings in the operating budget of more
21 than \$1 million. The District occupies 94 schools and facilities, all of which are owned by
22 the Municipality. It has no other leased space.

23 24 Districtwide Security Upgrades- Locks: Phase 2

25
26 This will continue the project to replace door hardware in classrooms and other occupied
27 offices along the corridors to allow the locking of doors from inside the rooms. Currently,
28 teachers and staff cannot secure their classrooms or offices from within these spaces.

29 30 Security System Upgrades

31
32 These projects are important in providing improved security for the following schools:

33
34 Abbott Loop, Chugiak, Rogers Park Elementary Schools; Hanshaw Middle School;
35 Steller 7-12 School; West High School.

36 37 Sprinkler Installation

38
39 These projects will install sprinkler systems throughout the following schools:

40
41 Eagle River, Mt. View, and Gladys Wood Elementary Schools.

42 43 Roof Replacement and Repairs

44
45 Ongoing replacement and repairs of roofs and roof structures as problem areas are identified
46 in multiple school sites.

47 48 Districtwide Mechanical Upgrades

49
50 Various heating/boiler systems need to be upgraded or replaced; ventilation controls need to
51 be updated; various water and waste water systems and parts of systems need to be upgraded;

1 other mechanical issues need to be addressed. These projects are important in providing
2 basic heat, ventilation, and utility services to the facilities in the District, and will impact the
3 following schools and facilities:

4
5 Aurora, Birchwood, Chugiak, Fire Lake, Government Hill, Homestead, Klatt, Mt.
6 Iliamna, Mt. Spurr, Orion, Airport Heights, Bear Valley, College Gate, Huffman, Lake
7 Otis, North Star, Ravenwood, Spring Hill, and Tudor Elementary Schools; Girdwood K-
8 8; Goldenview, Gruening, Hanshew, Mears, and Romig Middle Schools; Steller 7-12;
9 Bartlett, Chugiak, Service and West High Schools; Facilities, and Warehouse.

10 11 Heavy Equipment Replacement

12
13 The Maintenance Department maintains all school grounds in Anchorage School District.
14 This project will replace or enhance the snow removal and exterior maintenance equipment
15 needed to do this job.

16 17 Districtwide Minor Building Renewal Projects

18
19 These are minor renewal projects needed in schools Districtwide to resolve a myriad of
20 existing major maintenance issues for systems with useful lives exceeding 20 years.
21 Sidewalks; library shelving; energy conservation; carpet replacement; restroom renovation;
22 ceiling tile replacement; window and door replacements; and various architectural surface
23 replacements make up the bulk of this work. The multi-school projects will be impact nearly
24 every school in the District, while individual projects are planned at Airport Heights, Lake
25 Otis, North Star, Tudor, and Ursa Major Elementary Schools.

26 27 Districtwide Code/Asbestos/ADA Projects

28
29 Due to the age of the District's facilities, there remains many asbestos-containing building
30 materials including flooring, pipe insulation, wallboards, insulated doors and fireproofing.
31 As this EPA controlled hazardous material deteriorates, is uncovered or restricts construction
32 or maintenance, it must be repaired, encapsulated or removed to protect occupants and
33 workers. Additionally, many issues arise each year related to providing accommodation
34 under ADA regulation and code compliance. These include emergency lights and handicap
35 access. These concerns must be acted upon in a timely manner to assure our buildings are
36 safe and accessible for students, staff and the general public.

37 38 Replacement School Buses

39
40 This project represents the replacement of 11 school buses. The District currently has a fleet
41 of 127 school buses. The District has established a maximum age of 12 years and a fleet
42 average age of 8 years for buses owned and operated by our contractor. Next year twenty-six
43 of the buses in the District fleet will be more than 12 years old. The new buses will replace
44 1988 model buses used to transport special education students. The average mileage of the
45 buses is expected to be approximately 160,000 miles when they are declared surplus in 2005.
46 Newer buses are equipped with electronic fuel management systems and electronically
47 controlled transmissions, which means they are more fuel-efficient and produce less pollution
48 than the older buses they will replace. New buses are also equipped with air ride suspensions
49 and air brakes, which help to reduce maintenance costs.

1 Districtwide Electrical Projects

2
3 Electrical projects that are part of this request include: fire alarm system upgrades; lighting
4 replacement or upgrades; emergency generator replacement; and general electrical upgrades.
5 These projects are needed to assure a safe environment for students and staff, and to provide
6 adequate, efficient lighting in areas currently lacking proper lighting. These projects will
7 impact the following schools and facilities:

8
9 North Star and Willow Crest Elementary Schools; Central, Goldenview, Gruening,
10 Hanshew, Mears, and Romig Middle Schools; Girdwood K-8; Bartlett, Chugiak, Service,
11 and West High Schools; Facilities, Student Transportation, and Warehouse.

12
13 Traffic Safety Planning

14
15 This project includes traffic safety planning for improved bus, student, and staff safety at:

16
17 Abbott Loop Elementary School; Goldenview, Hanshew, and Mears Middle Schools.

18
19 Traffic Safety/Site Upgrades

20
21 This project will upgrade traffic safety at Chinook Elementary School by constructing a road
22 turnaround at West 87th and making improvements to the north parking lot. This project will
23 also fund the completion of traffic safety upgrades at Gladys Wood Elementary School.

24
25 The information that has been provided in this memorandum should assist the Assembly in
26 making decisions regarding placing the recommended bond propositions on the ballot for the
27 April 6, 2004 Municipal Election.

28
29
30 Respectfully submitted,

31 

32 Carol Comeau
33 Superintendent
34
35
36
37

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

AO 2004-26(S)

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

1	SUBJECT OF AGENDA DOCUMENT AO 2004-26 (S) An Ordinance Providing For The Submission To The Qualified Voters Of Anchorage, Alaska, The Question Of The Issuance Of Not To Exceed \$95,830,000 Of General Obligation Bonds Of The Municipality Of Anchorage To Pay	DATE PREPARED February 9, 2004
		Indicate Documents Attached <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM
2	DEPARTMENT NAME Chief Financial Officer	DIRECTOR'S NAME Janet Stokesbary
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY Wholforth, Vassar, Johnson & Brecht	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>Carol Comeau</i> February 9, 2004
	Janet Stokesbary, Chief Financial Officer	<i>Janet Stokesbary</i> February 9, 2004
5	Special Instructions/Comments	
	<i>New Public Hearing</i>	
6	ASSEMBLY HEARING DATE REQUESTED <i>2/17/04</i>	7
		PUBLIC HEARING DATE REQUESTED <i>2/17/04</i>

2004 FEB -9 PM 12:42
 M.O.A.
 CLERK'S OFFICE