

Submitted by: Chairman of the Assembly
at the request of the
School Board

CLERK'S OFFICE

Prepared by: Anchorage School District
For Reading: May 11, 2004

APPROVED

Date: 5-11-04

ANCHORAGE, ALASKA
AR NO. 2004-86

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING
THE REVISED (SCHEMATIC) DESIGN OF THE CHESTER VALLEY ELEMENTARY
SCHOOL ADDITION AND RENOVATION PROJECT

WHEREAS, Anchorage Ordinance AO NO. 2000-106(S) provides that the Assembly
approve preliminary, subsequent and revised school designs approved by the School Board.


WHEREAS, the School Board has approved the revised design submitted by McCool
Carlson Green Architects for the Chester Valley Elementary School Addition and
Renovation Project;

NOW, THEREFORE, the Anchorage Assembly resolves:

Section 1. The Assembly hereby approves the revised design submitted by McCool Carlson
Green Architects for the Chester Valley Elementary School Addition and Renovation
Project.

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 11th day of
May, 2004


Chair of the Assembly

ATTEST


Municipal Clerk

AM 317-2004

ANCHORAGE SCHOOL DISTRICT
ANCHORAGE, ALASKA

AM 317-2004

MEMORANDUM

May 11, 2004

TO: THE HONORABLE MARK BEGICH
ANCHORAGE ASSEMBLY

FROM: OFFICE OF THE SUPERINTENDENT *Carol Comeau*

SUBJECT: APPROVAL OF THE REVISED (SCHEMATIC) DESIGN FOR THE
CHESTER VALLEY ELEMENTARY SCHOOL ADDITION AND
RENOVATION PROJECT

In accordance with AO NO. 2000-106(S), this memorandum provides information required for submission and approval of the revised design for Chester Valley Elementary School Addition and Renovation Project. The revised design consists of a schematic design to increase Chester Valley Elementary School from a 19-classroom to a 26-classroom elementary school. The Schematic Design was approved by the School Board on April 12, 2004, ASD Memorandum # 254 (2003-2004).

The School Board approved the selection of McCool Carlson Green Architects to be the Architects of Record on September 22, 2003, ASD Memorandum #55 (2003-2004) and the Municipal Assembly approved the selection on October 21, 2003 (AR #2003-301). The preliminary (conceptual) design was approved by the School Board on November 24, 2003, ASD Memorandum #117 (2003-2004) and by the Municipal Assembly on December 2, 2003 (AR 2003-349).

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.

Chester Valley Elementary School is located in Northeast Anchorage at 1750 Patterson Street. It occupies a 7.64-acre site surrounded by residential housing on all sides. The school was built in 1964, with a classroom and multipurpose room addition in 1966.

Chester Valley Elementary School provides an elementary program for kindergarten through 6th grade. The September 30, 2003 enrollment was 253 students, equaling 77 percent of capacity. Projections through 2008-2009 indicate a capacity of 84 percent. While Chester Valley Elementary School is not over capacity, neighboring schools of Susitna, at 121 percent capacity, and Scenic Park, at 119 percent capacity, are overcrowded. With the expansion of Chester Valley, it may be possible to reduce the overcrowded conditions at these schools. Also, the future development of the Creekside Town Center is anticipated to add 1,200 housing units, thereby impacting projected enrollments in the eastside schools.

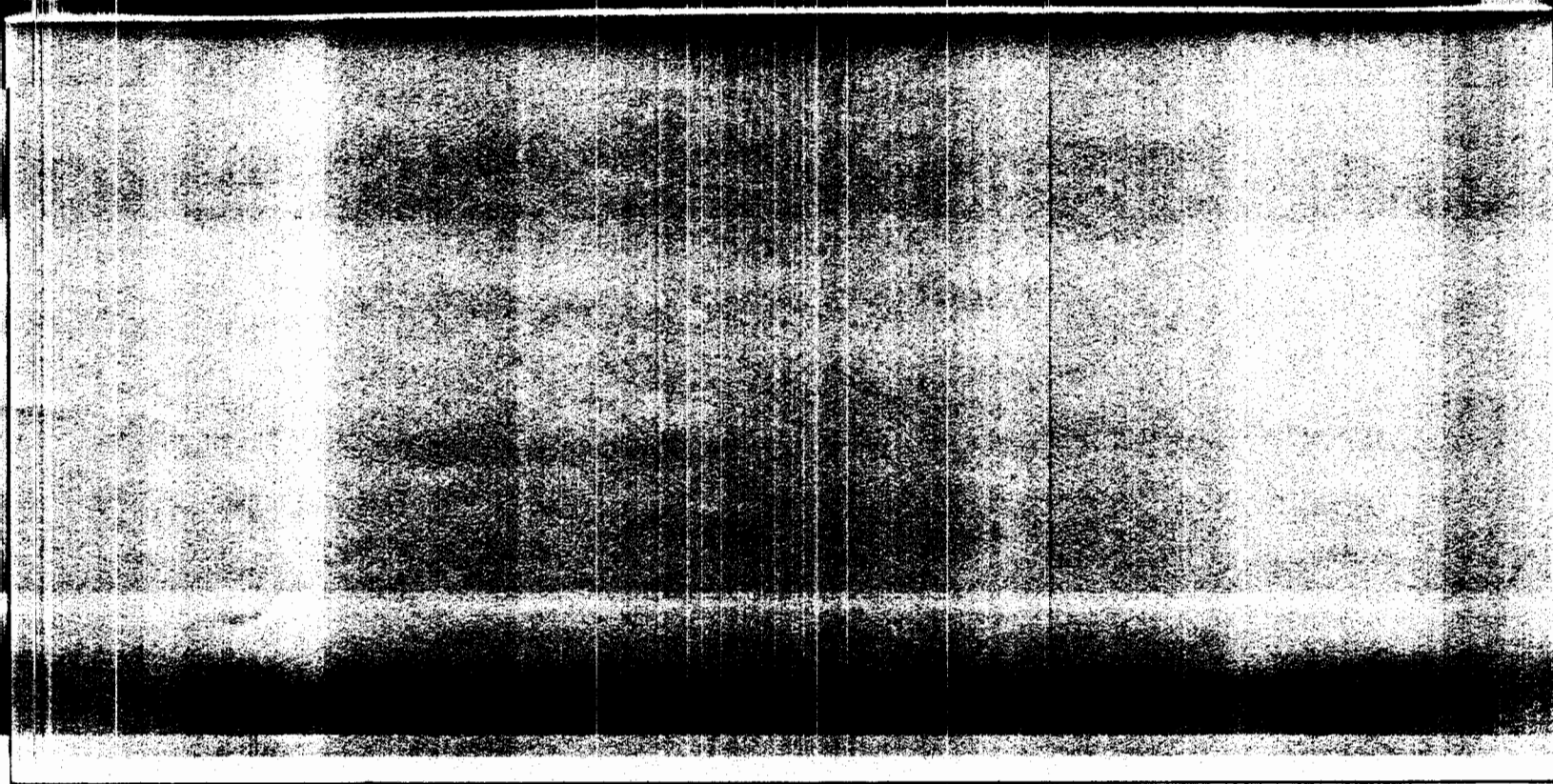
The Revised Design is based on the Districtwide Elementary Educational Specifications for a 26-Classroom Elementary School adopted by the School Board November 2000. With the addition of approximately 21,400 square feet, the building will increase to 60,668 gross square feet and will serve the standard elementary school capacity of 550 students.

The addition provides for four new kindergarten classrooms, three primary classrooms, one resource classroom, art activity lab, gymnasium and relocation of the administrative area to the front of the school for greater supervision of school activities. Additional mechanical fan room space is provided to support the addition. The existing school space will be reconfigured to improve deficient programmatic spaces, including classrooms, student support spaces, special education, food service, music, storage, and administrative support spaces. The existing multipurpose/gym will be renovated to provide the programmatic need for a second large activity space.

Facility improvements include replacement/upgrade of HVAC systems, building communication systems, power, lighting, roof and finishes. Important life safety upgrades include the addition of a building fire protection sprinkler system and seismic upgrades. Site improvements include additional parking, improved drainage, playground upgrades/reconfiguration, expansion of student drop-off and revision of bus drop-off area.

On April 1, 2003, voters approved \$750,000 in design funding for Chester Valley Elementary School Addition and Renovation project. Subject to obtaining construction funding in 2004, construction is scheduled to start in 2005. Under current provisions, the project qualifies for 60% State EED reimbursement. This provision expires December 31, 2004. The project's currently estimated construction cost is \$10,900,000.

All Building Design Committee meetings were attended by members of ASD Facilities Department and members of the Chester Valley Elementary School administration, staff, teachers, and parents. Community members were invited



Chester Valley Elementary

Addition & Renovation

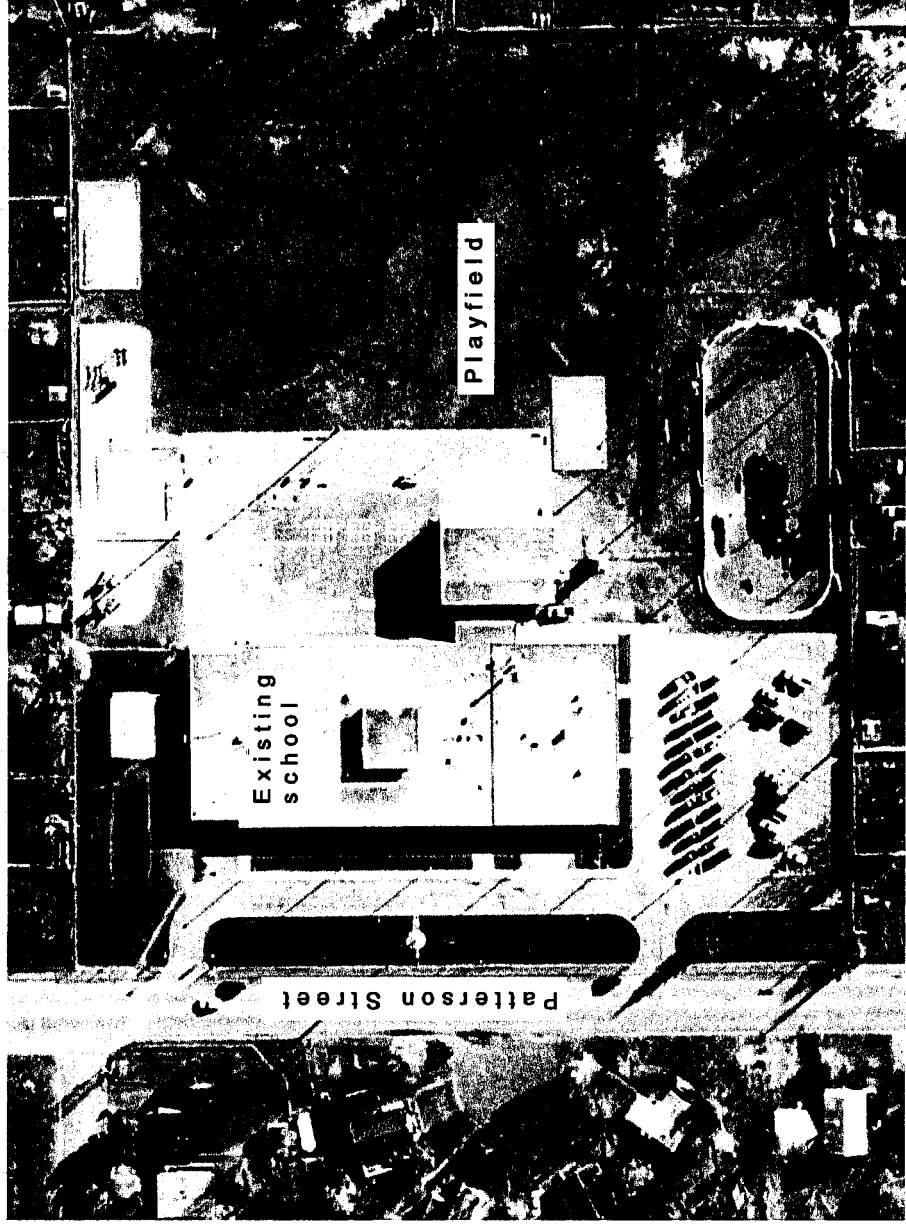
Schematic Design Submittal
April 2004



McCool Carlson Green Architects

Existing Site

Chester Valley Elementary



L100

LANDSCAPE PLAN

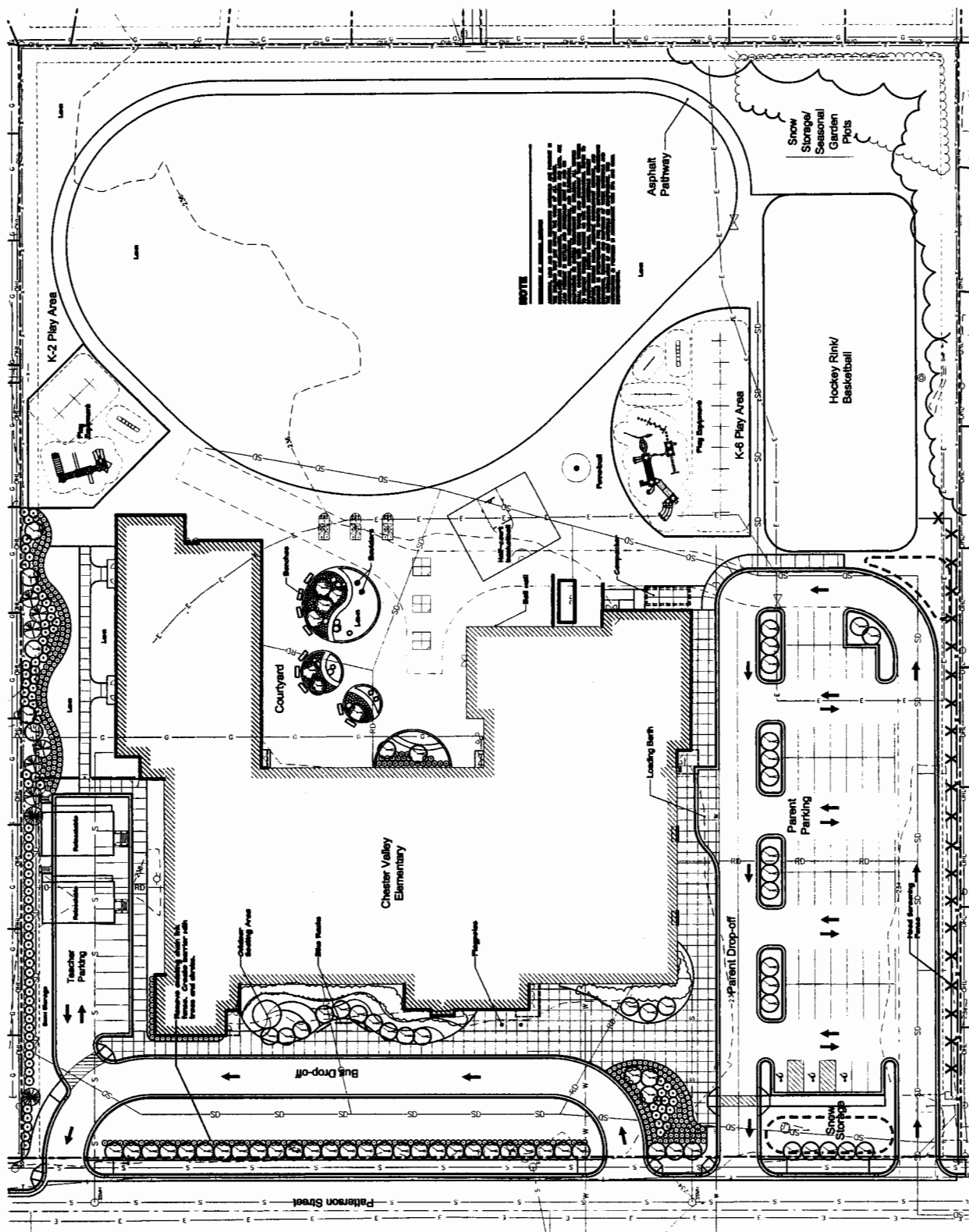
CHESTER VALLEY ELEMENTARY - 28 CLASSROOM OPTION
1700 PATTERSON STREET
MCKINNEY, TEXAS 75069



MCKINNEY CARLSON GREEN
LANDSCAPE ARCHITECTS, P.C.
1700 PATTERSON STREET
MCKINNEY, TEXAS 75069
TEL: 972.566.1111
WWW.MCKINNEYCARLSONGREEN.COM



NO.	DATE	DESCRIPTION
1	01/15/11	PRELIMINARY
2	02/15/11	REVISED
3	03/15/11	REVISED
4	04/15/11	REVISED
5	05/15/11	REVISED
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7	07/15/11	REVISED
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100	04/15/19	REVISED



Landscape Plan

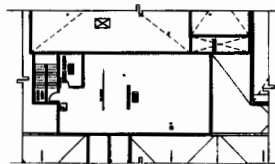
1-HOUR SEPARATION WALLS: WALL RATINGS SHOWN ON THIS SHEET ARE CODE REQUIRED SEPARATION WALLS. WALLS RATED WITH FIRE SEPARATION WALLS ARE DATED AS A CONSTRUCTION TYPE ONLY AS INDICATED ON SHEET A506.

2-HOUR SEPARATION WALLS: WALL RATINGS SHOWN ON THIS SHEET ARE CODE REQUIRED SEPARATION WALLS. WALLS RATED WITH FIRE SEPARATION WALLS ARE DATED AS A CONSTRUCTION TYPE ONLY AS INDICATED ON SHEET A506.

☐ SEMI-RECESSED WALL CABINET
☐ FULLY-RECESSED WALL CABINET
☐ WALL BRACKET MOUNT

NOTES: COORDINATE LOCATION OF
 THE EXTRUDERS WITH EQUIPMENT
 AT MECHANICAL AND ELECTRICAL.

IBC 1003.2.2 IDENTIFIES OCCUPANT LOADS FOR VARIOUS SPACES. THE LOAD CHART CATEGORIZES REQUIREMENTS BASED ON AREA/LOAD FACTOR = OCCUPANTS. FOR EXAMPLE C-45 MEANS CLASSROOM WITH 45 OCCUPANTS.

[illegible]

PENTHOUSE PLAN

0-1031/1 JMS

SCALE: 1/8"=1'-0" (24x36 sheet)
SCALE: 1/8"=1'-0" (18x24 sheet)

NOTE

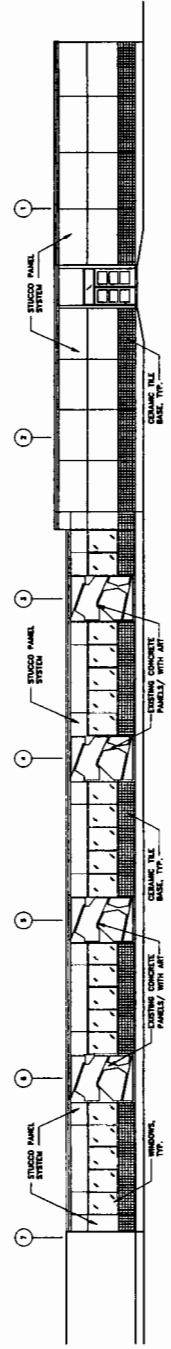
the day, and then, "I'm going to be a doctor." He was a very bright boy, and he was very interested in science. He was a very bright boy, and he was very interested in science. He was a very bright boy, and he was very interested in science.

CODE KEY PLAN

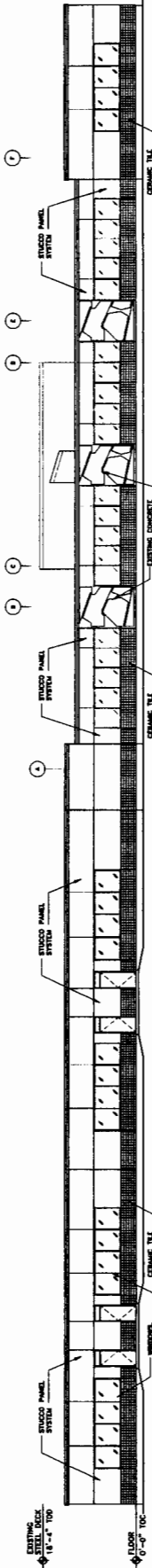
REFERENCE CODE PLAN - LEVEL 1

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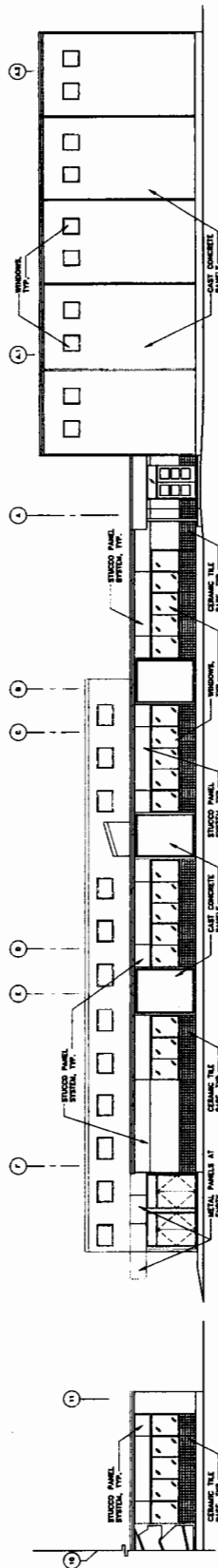
EAST ELEVATION
SCALE: 1/4"=1'-0"



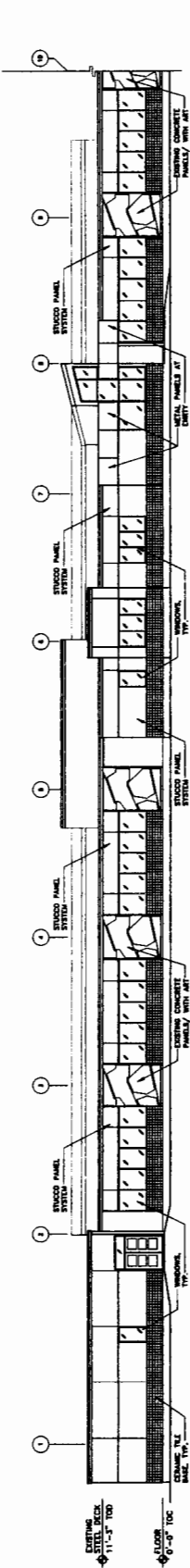
NORTH ELEVATION
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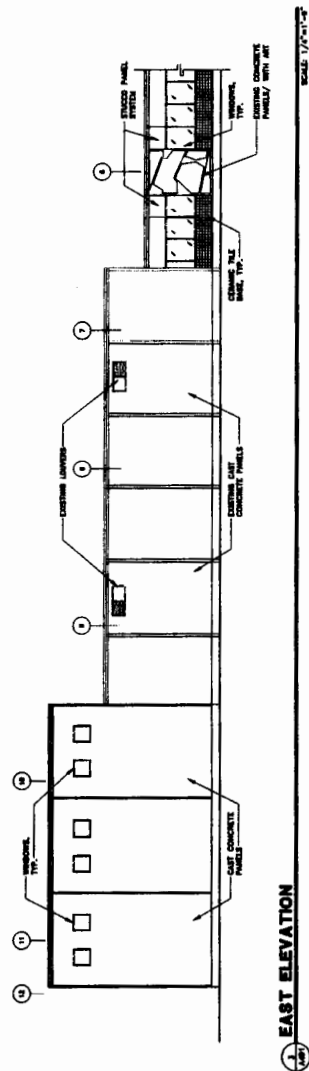
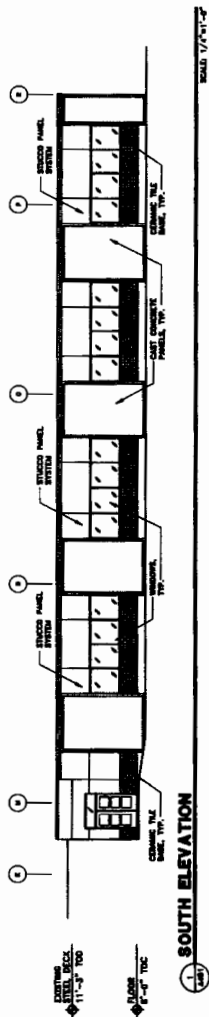
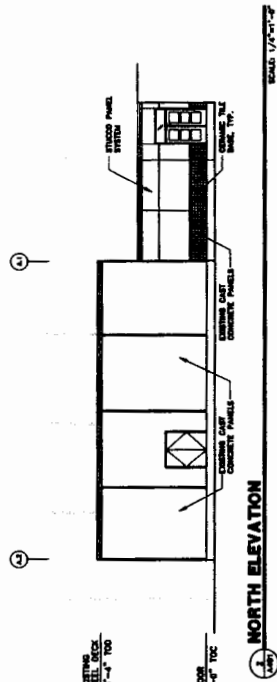
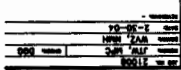


SOUTH ELEVATION
SCALE: 1/4"=1'-0"

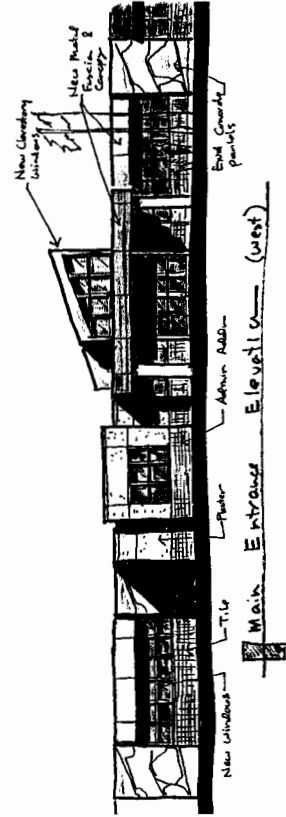
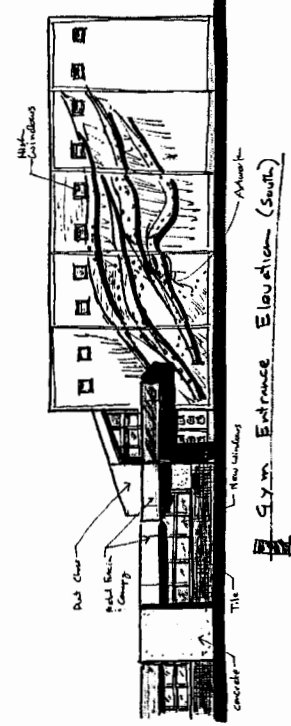
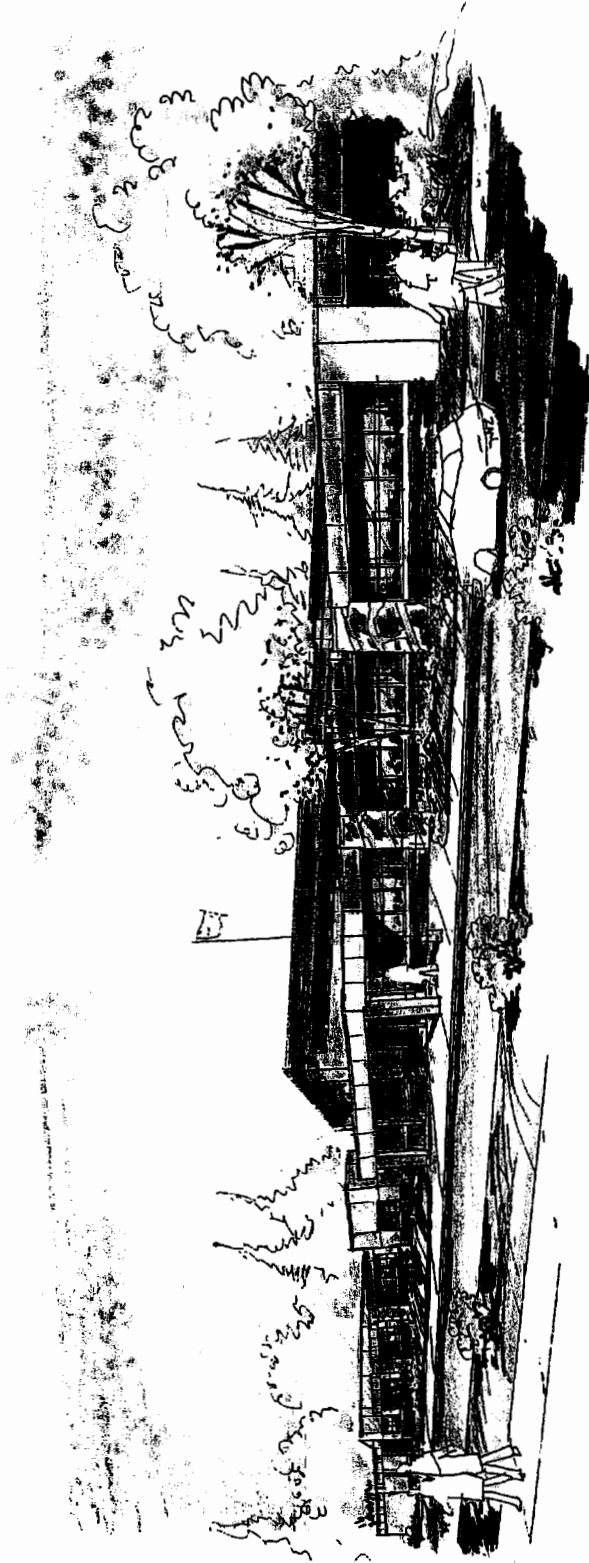


WEST ELEVATION
SCALE: 1/4"=1'-0"





Renderings



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

AP 2004-86

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

1	SUBJECT OF AGENDA DOCUMENT APPROVAL OF THE REVISED (SCHEMATIC) DESIGN FOR THE CHESTER VALLEY ELEMENTARY SCHOOL	DATE PREPARED 4/28/04
	ADDITION AND RENOVATION PROJECT	Indicate Documents Attached AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input checked="" type="checkbox"/> AIM <input type="checkbox"/>
2	DEPARTMENT NAME ASD FACILITIES DEPT.	DIRECTOR'S NAME RAY AMSDEN
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY RAY AMSDEN	HIS/HER PHONE NUMBER 348-5156
4	COORDINATED WITH AND REVIEWED BY	INITIALS DATE
	Mayor	
	Municipal Clerk	
	Municipal Attorney	
	Employee Relations	
	Municipal Manager	
	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	
	Executive Manager	
	Community Planning & Development	
	Finance, Chief Fiscal Officer	
	Heritage Land Bank	
	Management Information Services	
	Property & Facility Management	
	Purchasing	
	Other	
	Carol Comeau, Superintendent, ASD	
	George Vakalis, Asst. Superintendent, Support Services	
5	Special Instructions/Comments <div style="text-align: center; font-size: 1.2em;">Action</div>	
6	ASSEMBLY HEARING DATE REQUESTED 5/11/2004	7
		PUBLIC HEARING DATE REQUESTED 5/11/04