

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

Prepared by: Anchorage School District  
For Reading: December 19, 2006

*See AR 2006-314*

ANCHORAGE, ALASKA  
AR NO. 2006-314

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING  
THE REVISED (SCHEMATIC) DESIGN FOR THE CLARK MIDDLE SCHOOL  
RENEWAL PROJECT

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 (schematic) design for the Clark Middle School Renewal Project.

NOW, THEREFORE, the Anchorage Assembly resolves:

Section 1. The Assembly hereby approves the revised design for the Clark Middle School Renewal 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 \_\_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
Chair of the Assembly

ATTEST

\_\_\_\_\_  
Municipal Clerk

ANCHORAGE SCHOOL DISTRICT  
ANCHORAGE, ALASKA

AM 877-2006

MEMORANDUM

December 19, 2006

TO: THE HONORABLE MARK BEGICH  
ANCHORAGE ASSEMBLY

FROM: OFFICE OF THE SUPERINTENDENT *Carol Comeau*

SUBJECT: APPROVAL OF THE REVISED (SCHEMATIC) DESIGN FOR THE  
CLARK MIDDLE SCHOOL RENEWAL PROJECT

In accordance with AO NO. 2000-106(S), this memorandum provides information required for submission and approval of the revised design for the Clark Middle School Renewal Project. The revised design consists of the final schematic design as defined by new Municipal Code 25.25.610. This design was approved by the School Board on December 4, 2006.

The School Board approved the selection of McCool Carlson Green – Architects as the Designer of Record on January 23, 2006, ASD Memorandum #169 (2005-2006) and the Municipal Assembly approved the selection on February 14, 2006 (AM 55-2006).

The School Board approved the Preliminary (Conceptual) Design on August 14, 2006, ASD Memorandum #5 (2006-2007) and the Municipal Assembly approved the Preliminary (Conceptual) Design on August 29, 2006 (AM 546-2006).

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:

Clark Middle School is located on a site at 150 Bragaw Street in northeast Anchorage. The existing 41-classroom school delivers educational programs for seventh and eighth grades. It was built in 1959, with a library addition built in 1994. The school has had a minimal amount of upgrade since it was constructed 47 years ago. Except for the library addition, the existing facility is deficient in: its physical ability to meet the educational program as outlined in Educational Specifications; its building systems, including structural, mechanical, and electrical; and the presence of hazardous materials.

The scope of this project is to renew Clark Middle School based on the School Board-approved Educational Specifications developed specifically for Clark Middle School. The construction budget is currently estimated to be \$45-49 million. Construction of the

1 project would start in 2007 and complete for school opening in 2009, contingent upon  
2 voters approving school bonds in April 2007 to fund this project.

3 Clark Middle School has more special programs, such as Title I and ESL, with smaller  
4 average class sizes of 21.6 and higher space utilization than other District Middle  
5 Schools. The District-wide Educational Specifications for standard middle schools call  
6 for a facility capacity of 1,058 students based on the State Department of Education and  
7 Early Development (DEED)'s allocation of 165 gross square feet (gsf) per student and  
8 their area calculation method, which includes exterior wall widths. The renewed Clark  
9 Middle School will offer a program capacity of 1,030 students and an DEED facility  
10 capacity of 1,125 students. The school intends to serve grades 6, 7 and 8, and yet is  
11 adaptable to serve just grades 7 and 8. The school's population is projected to be 941 for  
12 the school's opening in the 2009-2010 school year and to remain relatively constant for  
13 the next 5-year period.

14  
15 The Clark Middle School Renewal project is a key part of the Mountain View community  
16 redevelopment project. As such, the project seeks to meet both Anchorage School  
17 District's Educational Program Specifications and needs of the community and the  
18 school's immediate neighbors, including Mountain View Drive upgrades, Bragaw/Glenn  
19 Highway interchange upgrades, the Municipality's future Library after conversion of its  
20 Park and Recreation building, and the Municipality's P.O.B. Montgomery Glenn Square  
21 retail development. Throughout Clark MS project's design process, there have been  
22 numerous meeting and presentations to Community Councils, the Mountain View  
23 Redevelopment Oversight Committee (ROC), and community events. Community  
24 members have expressed concern about reduction in vegetative buffers due to the smaller  
25 site, after-hours use of school facilities, parity of amenities with other middle schools, and  
26 safety and security issues regarding access and unsupervised areas.

27  
28 The School Board approved the Clark Middle School Educational Specifications on May  
29 1, 2006. At that time, with preliminary assessments completed, it was assumed that  
30 major portions of the existing facility would remain and be renewed. Though based on  
31 that same assumption, the Educational Specifications did recognize the possibility that  
32 portions of the facility may be demolished and replaced with new. In which case, the  
33 Educational Specifications called for each affected space's size to conform to the District  
34 middle school standard.

35  
36 During the Conceptual Design phase, a more detailed and thorough cost, structural and  
37 condition analysis and evaluation of Clark Middle School was accomplished. The results  
38 concluded it was not cost effective to retain any of the existing facility except for the  
39 Library. The Conceptual Design, as approved by the School Board on August 14, 2006  
40 and the Assembly on August 29, 2006, reflected that direction.

41  
42 All changes from the Conceptual Design are reflected in the Supplementary Educational  
43 Specifications portion of the accompanying "Schematic Design Narrative and  
44 Supplementary Educational Specifications" document. One of the more substantial  
45 changes has been the addition of an interior running track added to the Gymnasium. This  
46 was added in order to achieve parity with other middle schools, such as the new Nicholas  
47 Joseph Begich Middle School. As a normal part of the design development process,  
48 further minor area adjustments can be anticipated as the design becomes more refined.

1 Since the selection of Davis Constructors and Engineers, Inc. as this project's GC/CM,  
2 McCool Carlson Green's design team and District Facilities staff have worked closely  
3 with Davis to analyze life cycle costs and cost benefits of the site and facility design in  
4 order to achieve the best value for construction dollars to be expended. One of the areas  
5 they analyzed was the 1994 Library. They estimated costs of: a) shoring up the Library's  
6 foundation to protect it from adjacent new construction; b) structural code upgrades; c)  
7 interior and exterior renovations; d) construction constraints of working around such a  
8 large site obstacle; and e) protection of the facility during construction. These estimates  
9 led to the conclusion that it would be more expensive to save the 1994 Library than to  
10 demolish it. With the existing Library removed, the entire existing Clark Middle School  
11 building is to be demolished. This has allowed opportunities to re-evaluate the use of the  
12 site, the facility's design, and its site orientation. The Design Team, GC/CM and District  
13 staff together concluded that the basic Conceptual Design continued to be the best  
14 solution for the program. However, by flipping the plan in the east-west direction, the  
15 site orientation was greatly improved: the loading dock and service area at the west  
16 became hidden from both Bragaw Street and Mountain View Drive; the classrooms  
17 achieved a definite orientation towards the Chugach Mountains; and the Gymnasium  
18 became centered on the athletic fields.

19  
20 McCool Carlson Green - Architects has designed collaboratively with Clark Middle  
21 School students, staff, Building Design Committee, and District Facilities staff since early  
22 March 2006. The design process has included an extensive outreach effort to involve the  
23 community through: posting notices of Building Design Committee meetings at Mt. View  
24 churches and businesses; providing project information at community events;  
25 participation in the Mt. View Redevelopment Oversight Committee (ROC); and  
26 presentations to Community Council meetings at affected areas of Mt. View, Russian  
27 Jack, Airport Heights and Northeast.

28  
29 Throughout the planning and design process, development of projects on adjacent  
30 properties has changed the parameters of the Clark Middle School renewal project. These  
31 projects are the Municipality's P.O.B. Montgomery commercial Glenn Square  
32 development to the west, the State DOT/PF's Glenn Highway/Bragaw Street Interchange  
33 upgrade to the southeast, and the Municipality's need for an expanded library in the  
34 current Parks & Recreation building to the northeast. The District has worked, and will  
35 continue to work, closely with all parties to strive for mutually beneficial success of  
36 projects.

37  
38 Substantial changes to the site size and configuration have occurred as a result of these  
39 adjacent Municipal and State developments. When the Clark Middle School Renewal  
40 project began, the site consisted of 31.216 acres. The October 2000 District-wide Middle  
41 School Educational Specifications recommend an "optimum" site size of 30 acres.  
42 Nicholas Joseph Begich, Goldenview, Hanshew, Mears, and Mirror Lake Middle Schools  
43 all reflect this standard. The current Schematic Design Clark Middle School site of 23.75  
44 acres results from: 5.29 acres for the Municipality's Glenn Square commercial  
45 development; 1.0 acre added to the previously designated 0.52 acre for plans to expand  
46 the Municipality's former Library; and 0.66 acres for DOT/PF's Glenn Highway/Bragaw  
47 Street interchange. The Conceptual Design approved by the School Board and the  
48 Assembly was based on a 28.4-acre site. In addition to these site reductions, development  
49 of the building and site design has been challenging due to the slope, irregular

1 configuration, vehicular access at adjacent streets, utility easements, and site surface  
2 drainage issues.

3  
4 The irregularly shaped and reduced size site and its varied topography have necessitated a  
5 more compact site design than usual for the program site requirements of a standard  
6 District middle school. Even though the required site amenities fit, their close proximity  
7 will require some variances from Municipal and District planning standards. These  
8 include:

- 9 • limited circulation between amenities and limited gathering areas to watch  
10 outdoor events;
- 11 • steeper slopes and swales required for site drainage flow paths;
- 12 • limited space for on-site snow storage will require more off-site hauling during  
13 heavy snow seasons than for standard middle school sites;
- 14 • loss of all existing vegetative buffers on the south, east and west sides of the site;
- 15 • higher traffic noise levels at fields from the Glenn Highway due to lack of  
16 vegetative buffer and other acoustical barriers; and
- 17 • currently, no identification of a hill location for skiing program and after-hours  
18 community sledding or for cross country running/skiing trail referenced in  
19 approved Educational Specifications.

20 The Schematic Design shows full use of the site in an efficient and compact manner. The  
21 three-story design solution for a sloped site optimizes a response to program requirements  
22 regardless of the unique site challenges encountered.

23  
24 Some site-related construction items must be completed by the Municipality in order to  
25 allow this compact site design to be successfully implemented. These include:

- 26 • removal of existing above-grade power lines and vacation of concomitant  
27 easements;
- 28 • variances, reduction or elimination of Title 21 requirements for vegetative  
29 buffering on east, south and west sides of site;
- 30 • coordination of event parking with proposed expanded Municipal Library through  
31 shared parking agreement;
- 32 • legal finalization of all plat and easement provisions;
- 33 • elimination of requirement for on-site surface drainage discharge in order for  
34 discharge to go to adjacent parcels;
- 35 • relocation of Clark's storm water detention ponds off site and incorporation of  
36 function with Municipality's off site disposal system; and
- 37 • resolution of issue with Mountain View Drive storm drain and concomitant  
38 easement which dissect the site, by:
  - 39 ◦ relocate on-site storm drain line off-site, or
  - 40 ◦ relocate storm drain line across northern portion of site, or
  - 41 ◦ retain storm drain route and its easement in same location, but remove and  
42 replace existing installation, which will require additional classified fill.

43 All of these tasks will need to be carefully coordinated to minimize any schedule or cost  
44 impacts as there are multiple projects occurring in a very localized area.

45  
46 Bonds approved by the voters in April 2002 provided funding of \$150,000 for Clark  
47 Middle School Planning (SB Memo #136 (2001-2002)). Bonds approved by the voters in  
48 November 2004 provided funding of \$400,000 for Clark Middle School Preliminary  
49 Design (SB Memo #4 (2004-2005)). The School Board approved the selection of McCool  
50 Carlson Green – Architects as the Designer of Record on January 23, 2006, ASD

1 Memorandum #169 (2005-2006) and the Municipal Assembly approved the selection on  
2 February 14, 2006 (AM 55-2006). The School Board approved the Educational  
3 Specifications for the Clark Middle School Renewal Project on May 1, 2006, ASD  
4 Memorandum #248 (2005-2006). The School Board approved additional funding for  
5 Capital Projects, including Clark Middle School Renewal, using earnings and project  
6 balances in the amount of \$1,635,830 for Design on June 26, 2006, ASD Memorandum  
7 #337 (2005-2006). The School Board approved the Conceptual Design on August 14,  
8 2006, ASD Memorandum #5 (2006-2007) and the Assembly approved it on August 29,  
9 2006 (AM 546-2006). The School Board approved a contract award to Davis  
10 Constructors and Engineers Inc. for General Contractor/Construction Manager (GC/CM)  
11 Pre-Construction Services on September 11, 2006, ASD Memorandum # 49 (2006-2007).

12  
13 Attachment  
14  
15  
16

AR-2006-314

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

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

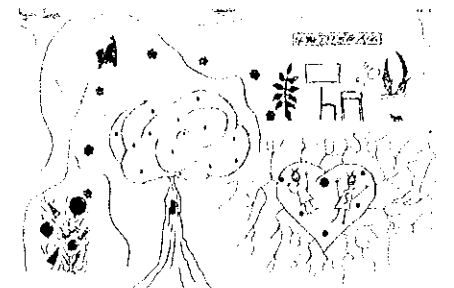
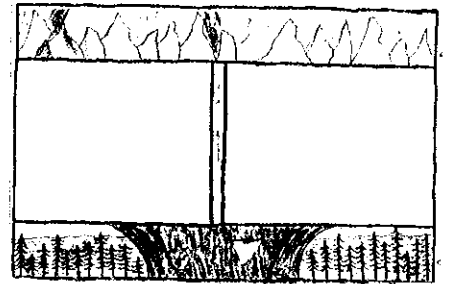
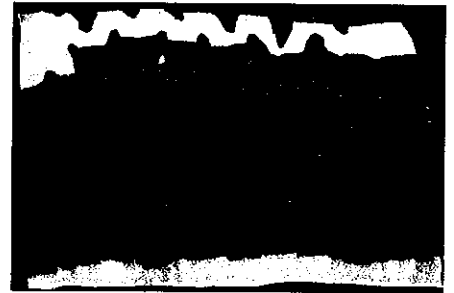
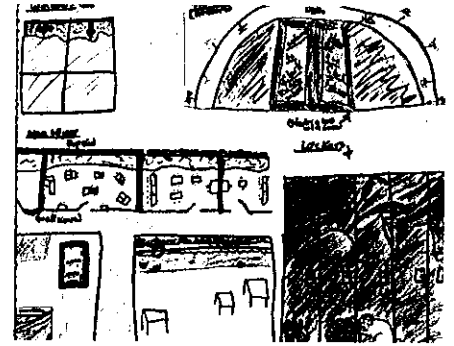
*Ag 2006-314*

<b>1</b>	SUBJECT OF AGENDA DOCUMENT <b>REVISED (SCHEMATIC) DESIGN FOR THE CLARK MIDDLE SCHOOL RENEWAL PROJECT</b>	DATE PREPARED  <div style="text-align: right;">12/11/2006</div>
		Indicate Documents Attached <input type="checkbox"/> AO <input checked="" type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM
<b>2</b>	DEPARTMENT NAME <b>ASD FACILITIES DEPT.</b>	DIRECTOR'S NAME <b>RAY AMSDEN</b>
<b>3</b>	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY <b>RAY AMSDEN</b>	HIS/HER PHONE NUMBER <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>	
	<b>Carol Comeau, Superintendent, ASD</b> <i>Carol Comeau</i>	
	<b>George Vakalis, Asst. Superintendent, Support Services</b> <i>George Vakalis</i>	
<b>5</b>	<b>Special Instructions/Comments</b>  <div style="text-align: center; font-style: italic;">Consent Agenda - Resolution for Action - other</div>	
<b>6</b>	ASSEMBLY HEARING DATE REQUESTED <b>12/19/2006</b>	<b>7</b> PUBLIC HEARING DATE REQUESTED  <div style="text-align: center; font-style: italic;">N/A</div>

2006 DEC 11 PM 4:17  
 M.O.A.  
 CLERK'S OFFICE



# ANCHORAGE SCHOOL DISTRICT



M.O.A.  
2006 DEC 11 PM 4:17  
CLEAN'S OFFICE

## SCHEMATIC DESIGN & SUPPLEMENTAL EDUCATIONAL SPECIFICATIONS

### Orah D. Clark Middle School Renewal Schematic Design

November, 2006  
Prepared By:

**McCOOL CARLSON GREEN**  
ARCHITECTURE + INTERIOR DESIGN + SPACE PLANNING  
901 PHOTO AVENUE, ANCHORAGE, ALASKA (907) 563-8474 FAX (907) 563-4572





- Exterior wall and roof system are beyond their useful life.
- Structural system is significantly under-designed for IBC 2003 seismic loads and roof joists in a portion of the school are undersized for IBC 2003 snow loading.
- Mechanical, Plumbing and Electrical Systems do not meet Code and are beyond their useful life.
- School does not have a code required sprinkler system for fire protection.
- Existing low ceiling heights present serious restriction in the ability to bring the mechanical system in the school up to code.
- Current school plan restricts passive supervision and enclosed stairs are a security/supervision hazard.
- Architectural design studies show that the reuse of the existing building to meet the school program needs would severely compromise necessary room adjacencies and significantly increase building size.
- Structural, mechanical, electrical and architectural remodel costs would be higher than replacement costs. Renewal for a 50-year facility does not warrant salvaging solely based on costs.
- After comparing Clark's needs for more program space, space better suited to learning, parity with other schools, unique requirements including English as a Second Language (ESL), Special Education, and Title 1, and worn out building systems, we concluded that Clark could not be adequately served without replacing most of the current facility.

#### □ Site Changes

In September 2006 MOA Community Development Authority approached ASD to acquire additional school property for an adjacent development project. Concurrent with this request, the Municipality approached ASD about the desire for expansion to the existing MOA Parks & Recreations building into a community library with community meeting rooms.

Also weighing in on the project development was Davis' evaluation of the concept design and cost estimate. Davis concluded that protecting the existing CMS Library from damage of adjacent new construction and renovating it would be more expensive than replacing it. ASD reviewed the information and concluded that demolition of the existing CMS Library was prudent from a cost standpoint as well as a program adjacency improvement.

All these factors affected the site and building design significantly. MCG and the design team re-organized the plan to better accommodate the adjacencies identified in the Educational Specification and accommodate the property requests from MOA. These changes and accommodations present some risk to ASD and obligations from MOA/utility-agencies to include:

- Storm Sewer Option A - MOA to remove the existing storm sewer and easement from the CMS site and place new line on the northern portion of the site. This option frees the southern portion of the site for development but completion of this line needs to coincide with the school construction schedule to avoid delays.

areas were re-sized using the standard Middle Schools area allocations. (2) A running track was added to the program to create parity between ASD Middle School programs.

- **Administration:** (1) the conference room's area was larger than needed and is made smaller in the design; (2) the Administrative Assistant/Waiting area as part of the Assistant Principal suite was smaller than needed and has been enlarged to fit program needs; (3) a separate guidance/student services reception area was eliminated by increasing the plan's efficiencies.
- **Dining/Food Service:** area was added to food storage to provide for increased storage needs of CMS' Title 1 program.

## □ GOAL AND OBJECTIVES

As part of the design process the BDC continually compares the CMS Renewal project to a set of guiding ideas that were developed at the beginning of the process to steer efforts and tailor the design to meet school and community needs.

1. **Safe:** provide a secure and safe environment for teachers, staff, students, and visitors. Integrate security measures into the school so they are effective without being intrusive.
2. **Facilitate Learning:** create an environment that supports and enhances the delivery of ASD curriculum and the variety of learning and teaching styles at Clark including the extensive ESL program.
3. **Welcoming:** create a positive feeling in students, staff, teachers, parents, and visitors as they approach, enter and inhabit the school.
4. **Flexible:** plan for change. Spaces must be flexible to accommodate the variety of day-to-day activities and adaptable to future learning/teaching styles for the life of the building.
5. **Cost Effective:** meet project budgets with efficient use of funds providing real and perceived value to the community and taxpayers.
6. **Sustainable:** select materials and systems for long term durability and low operational and maintenance costs. Create interior environments that are pleasant, inspiring, and promote health & well-being of students, staff & teachers.
7. **Unique Image:** create a fresh, dynamic and durable image that reflects the spirit and aspirations of Clark Middle School and the Mountain View Community.
8. **Minimize Disruption:** develop a construction phasing plan that minimizes impact to ongoing school operations.
9. **Embrace the Community:** celebrate the positive values of the surrounding community. Create a school that respects and complements the neighborhood.

3. **Department Leaders Meetings - "Teacher Sessions":** these individual meetings provided one-on-one feedback to the design team on the requirements of the Educational Specifications and developed layouts of department related spaces within the overall floor plan.
4. **Parent Breakfasts & Lunches:** brief presentations on the progress of the project during regularly scheduled school events.
5. **School Staff Meetings:** updates on the progress of the design at regularly scheduled all-school staff meetings.
6. **School Events:** attended scheduled all-school events such as Bingo Night, school orientation night, and parent-teacher conference events to answer questions and provide information on the progress of the design.
7. **Display Project Updates at the School:** before and after each BDC meeting posters were provided for display at the school showing the latest concepts under consideration.
8. **Community Councils:** presentations were made at three meetings at the Mountain View, Russian Jack, and Northeast Community Councils. The initial meeting provided an overview of the design process and sought ideas from the community. The second meeting presented the final concept design for comment. Two presentations were made to the Airport Heights Community Council. Regular updates to the Community Councils are expected through January.
9. **Mountain View Redevelopment Oversight Committee (ROC):** this is a broad-based group focusing on the revitalization of the Mountain View Community. Presentations were made at three meetings, initially to discuss the Ed Specs followed by two meetings to review site design issues.
10. **Arts & Cultural District Group:** presentations were made to a group focusing on the development of an Arts and Cultural District in Mountain View.
11. **Mountain View Projects Fair:** a booth was manned seeking input for the Clark renewal at an area-wide open house on the various projects occurring in and around the Mountain View Community.
12. **Questionnaires:** at various times questionnaires were distributed seeking input about Clark's learning signature and the needs of the school and community.
13. **Website:** ASD Facilities has maintained a website that provides current information on the project progress including the approved Ed Specs, current and past design solutions and meeting minutes.
14. **Flyers:** Invitations to meeting events, specifically BDC, were mailed out to 22 local churches and posted at 24 local business & organizations at least a week before each meeting.

The north side of the academic hallway provides elective and support spaces including computer rooms, life skills, career education, world language, cultural studies and behavioral support classrooms.

## □ SUPERVISION

Designed for effective passive supervision there are no student accessible blind hallways in the plan. Main circulation spaces are effectively monitored from one location on each floor while team areas are passively supervised with windows from the classrooms. A two story opening connects the main and lower levels creating vantage points for both entrances to be supervised by a single person. Assistant Principal/Security offices are located on main vertical circulation areas at the lower and upper levels providing administrative supervision at all levels of the school. During after hours use, the academic wings can be completely closed off to reduce the potential for vandalism.

## □ SITE OVERVIEW

The site plan has been developed in accordance with the Educational Specifications and coordinated with representatives of the ASD, Anchorage Traffic Department, Anchorage Zoning Enforcement Department, AWWU, ML&P, and the Alaska Department of Transportation and Public Facilities. The site has been designed to meet current Municipal Title 21 site plan criteria. If a new Title 21 is adopted prior to completion of the design, the site plan must conform to the new requirements.

Site work includes parking lot redevelopment into two main lots with a third lot serving bus drop-off and events parking. Organization of circulation within the site is governed by providing complete separation of parent pick-up and drop-off from bus circulation. The parent pick-up and drop off occurs on the north side of the school and bus pick-up and drop-off occurs on the south side. Another factor affecting on-site circulation is a need to create a strong, safe pedestrian link from the front of the school to Mountain View Drive. The site plan separates the two north side parking lots with a plaza element and connects the main entrance to Mountain View Drive.

The current plan shows 189 spaces on the north side of the building and 71 spaces (event parking) at the south side of the building, for a total of 260; with accommodation for snow storage. Title 21 requires 215 spaces for a middle school. Pathway and sidewalk design will incorporate the latest ADA standards.

The southern portion of the site will be designed to accommodate activity fields, track, hockey, multi-use courts, drainage requirements, utility relocation, and landscape conformance to MOA Title 21 standards. Mature existing trees will be preserved along Mountain View Drive. Due to the reduced property configuration and grading required to meet the programmed athletic activities, none of the existing vegetation on the southern portion of the site will be retained but will be replaced as the code prescribes.

CMS Ed Spec Areas With Proposed Amendments										Schematic Design Areas										Ed Spec/Schematic									
1,125 Facility Capacity										1,125 Facility Capacity										Design Comparison									
9 TEAMS										9 TEAMS																			
Qty	Area	Total Net S.F.	T.S.	AUX.	Notes	Qty	Area	Total Net S.F.	AUX.	Difference	S.F.	% Area	Qty	Area	Total Net S.F.	T.S.	AUX.	Difference	S.F.	% Area									
<b>F. TEAM 6</b>																													
1.01	Mathematics (incl ESL)	900	1			1	900	900	1				1	900	900	1													
1.02	Language Arts (incl ESL)	900	1			1	900	900	1				1	900	900	1													
1.03	Social Studies (incl ESL)	900	1			1	900	900	1				1	900	900	1													
1.04	Science	1,200	1			1	1,200	1,200	1				1	1,200	1,200	1													
1.05	Science Prep/Storage	125	1			1	125	125					1	125	125														
1.06	Resource/Study Skills Classroom	650	1			1	650	650	1				1	650	650	1													
1.07	Lockers	400	4			1	400	400	1				1	400	400	4													
1.08	Sub-total Per Team:						5,075							5,040															
<b>G. TEAM 7</b>																													
1.01	Mathematics (incl ESL)	900	1			1	900	900	1				1	900	900	1													
1.02	Language Arts (incl ESL)	900	1			1	900	900	1				1	900	900	1													
1.03	Social Studies (incl ESL)	900	1			1	900	900	1				1	900	900	1													
1.04	Science	1,200	1			1	1,200	1,200	1				1	1,200	1,200	1													
1.05	Science Prep/Storage	125	1			1	125	125					1	125	125														
1.06	Resource/Study Skills Classroom	650	1			1	650	650	1				1	650	650	1													
1.07	Lockers	400	4			1	400	400	1				1	400	400	4													
1.08	Sub-total Per Team:						5,075							5,015															
<b>H. TEAM 8</b>																													
1.01	Mathematics (incl ESL)	900	1			1	900	900	1				1	900	900	1													
1.02	Language Arts (incl ESL)	900	1			1	900	900	1				1	900	900	1													
1.03	Social Studies (incl ESL)	900	1			1	900	900	1				1	900	900	1													
1.04	Science	1,200	1			1	1,200	1,200	1				1	1,200	1,200	1													
1.05	Science Prep/Storage	125	1			1	125	125					1	125	125														
1.06	Resource/Study Skills Classroom	650	1			1	650	650	1				1	650	650	1													
1.07	Lockers	400	4			1	400	400	1				1	400	400	4													
1.08	Sub-total Per Team:						5,075							5,063															
<b>I. TEAM 9</b>																													
1.01	Mathematics (incl ESL)	900	1			1	900	900	1				1	900	900	1													
1.02	Language Arts (incl ESL)	900	1			1	900	900	1				1	900	900	1													
1.03	Social Studies (incl ESL)	900	1			1	900	900	1				1	900	900	1													
1.04	Science	1,200	1			1	1,200	1,200	1				1	1,200	1,200	1													
1.05	Science Prep/Storage	125	1			1	125	125					1	125	125														
1.06	Resource/Study Skills Classroom	650	1			1	650	650	1				1	650	650	1													
1.07	Lockers	400	4			1	400	400	1				1	400	400	4													
1.08	Sub-total Per Team:						5,075							5,040															
<b>J. POD 1</b>																													
1.06	Teacher Planning Center	660				1	660	660					1	660	660														
1.07	Task Room	80				1	80	80					1	80	80														
1.08	Task Room	80				1	80	80					1	80	80														
1.09	Textbook and Equipment Storage	250				1	250	250					1	250	250														
1.10	Reading/Bilingual/Small Group Room	250				1	250	250					1	250	250														
1.11	Reading Classroom	650				1	650	650					1	650	650														
1.12	Team 1 Collaboration Area (See also 12.01)	200				1	200	200					1	200	200														
1.13	Team 2 Collaboration Area (See also 12.01)	200				1	200	200					1	200	200														
1.14	Team 3 Collaboration Area (See also 12.01)	200				1	200	200					1	200	200														
1.15	Sub-total Shared Areas Per Pod:						2,650							2,649															
<b>K. POD 2</b>																													
1.06	Teacher Planning Center	660				1	660	660					1	660	660														
1.07	Task Room	80				1	80	80					1	80	80														
1.08	Task Room	80				1	80	80					1	80	80														
1.09	Textbook and Equipment Storage	250				1	250	250					1	250	250														
1.10	Reading/Bilingual/Small Group Room	250				1	250	250					1	250	250														
1.11	Reading Classroom	650				1	650	650					1	650	650														
1.12	Team 4 Collaboration Area (See also 12.01)	200				1	200	200					1	200	200														
1.13	Team 5 Collaboration Area (See also 12.01)	200				1	200	200					1	200	200														
1.14	Team 6 Collaboration Area (See also 12.01)	200				1	200	200					1	200	200														
1.15	Sub-total Shared Areas Per Pod:						2,650							2,649															
<b>K. POD 3</b>																													
1.06	Teacher Planning Center	660				1	660	660					1	660	660														
1.07	Task Room	80				1	80	80					1	80	80														
1.08	Task Room	80				1	80	80					1	80	80														
1.09	Textbook and Equipment Storage	250				1	250	250					1	250	250														
1.10	Reading/Bilingual/Small Group Room	250				1	250	250					1	250	250														
1.11	Reading Classroom	650				1	650	650					1	650	650														
1.12	Team 4 Collaboration Area (See also 12.01)	200				1	200	200					1	200	200														
1.13	Team 5 Collaboration Area (See also 12.01)	200				1	200	200					1	200	200														
1.14	Team 6 Collaboration Area (See also 12.01)	200				1	200	200					1	200	200														
1.15	Sub-total Shared Areas Per Pod:						2,650							2,649															
<b>K. POD 4</b>																													
1.06	Teacher Planning Center	660				1	660	660					1	660	660														
1.07	Task Room	80				1	80	80					1	80	80														
1.08	Task Room	80				1	80	80					1	80	80														
1.09	Textbook and Equipment Storage	250				1	250	250					1	250	250														
1.10	Reading/Bilingual/Small Group Room	250				1	250	250					1	250	250														
1.11	Reading Classroom	650				1	650	650					1	650	650														
1.12	Team 4 Collaboration Area (See also 12.01)	200				1	200	200					1	200	200														
1.13	Team 5 Collaboration Area (See also 12.01)	200				1	200	200					1	200	200														
1.14	Team 6 Collaboration Area (See also 12.01)	200				1	200	200					1	200	200														
1.15	Sub-total Shared Areas Per Pod:						2,650							2,649															
<b>K. POD 5</b>																													
1.06	Teacher Planning Center	660				1	660	660					1	660	660														
1.07	Task Room	80				1	80	80					1	80	80														
1.08	Task Room	80				1	80	80					1	80	80														
1.09	Textbook and Equipment Storage	250				1	250	250					1	250	250														
1.10	Reading/Bilingual/Small Group Room	250				1	250	250					1	250	250														
1.11	Reading Classroom	650				1	650	650					1	650	650														
1.12	Team 4 Collaboration Area (See also 12.01)	200				1	200	200					1	200	200														
1.13	Team 5 Collaboration Area (See also 12.01)	200				1	200	200					1	200	200														
1.14	Team 6 Collaboration Area (See also 12.01)	200				1	200	200					1	200	200														
1.15	Sub-total Shared Areas Per Pod:						2,650							2,649															
<b>K. POD 6</b>																													
1.06	Teacher Planning Center	660				1	660	660					1	660	660														
1.07	Task Room	80				1	80	80					1	80	80														
1.08	Task Room	80				1	80	80					1	80	80														
1.09	Textbook and Equipment Storage	250				1	250	250					1	250	250														
1.10	Reading/Bilingual/Small Group Room	250				1	250	250					1	250	250														
1.11	Reading Classroom	650				1	650	650					1	650	650														
1.12	Team 4 Collaboration Area (See also 12.01)	200				1	200	200					1	200	200														
1.13	Team 5 Collaboration Area (See also 12.01)	200				1	200	200					1	200	200														
1.14	Team 6 Collaboration Area (See also 12.01)	200				1	200	200					1	200	200														
1.15	Sub-total Shared Areas Per Pod:						2,650							2,649															
<b>K. POD 7</b>																													
1.06	Teacher Planning Center	660				1	660	660					1	660	660														
1.07	Task Room	80				1	80	80					1	80	80														
1.08	Task Room	80				1	80	80					1	80	80														
1.09	Textbook and Equipment Storage	250				1	250	250					1	250	250														
1.																													

7.0 CAREER EDUCATION									
Family & Consumer Sciences									
Cty.	Area	Total Net S.F.	Teaching Stations		Rm #	Qty.	Area	Total Net S.F.	Difference
			T.S.	AUX.					
7.01	FCS Storage/Pantry	2,000	2,000	1	218	1	2032	2032	32
7.02	FCS Planning/Office	200	200		218B	1	195	195	5
7.03	Business Ed./Communications	150	150		218A	1	138	138	-12
7.04	Engineering & Industrial Tech. Lab	1,000	1,000	1	211	1	973	973	-27%
7.05	Technology Ed. Classroom	1,800	1,800	1	209	1	1785	1785	-15
7.06	Technology Education Storage	1,000	1,000	1	206	1	952	952	-4.8%
7.07	Career Faculty Office	200	200		208B	1	194	194	-6
7.08	Sub-Total	200	200		209A	1	200	200	0
			6,550	4			6,433	6,433	-81
				0					-1.2%

CMS Ed Spec Areas With Proposed Amendments										Note: 1	
1,125 Facility Capacity											
9 TEAMS											
Teaching Stations											
Qty.	Area	Total Net S.F.	T.S.	AUX.	Notes	Qty.	Area	Total Net S.F.	T.S.	AUX.	Notes
1	7,200	7,200	7,200		Note 8	1	7,200	7,200			
1	2,300	2,300				1	2,300	2,300			
1	100	100	100			1	100	100	100		
1	250	250	250			1	250	250	250		
1	250	250	250			1	250	250	250		
1	200	200	200			1	200	200	200		
1	100	100	100	0		1	100	100	0	0	
		10,400		0	0			10,400		0	0

Schematic Design Areas										Ed Spec/Schematic					
1,125 Facility Capacity															
9 TEAMS															
Teaching Stations															
Qty.	Area	Total Net S.F.	T.S.	AUX.	Difference	S.F.	% Area	Qty.	Area	Total Net S.F.	T.S.	AUX.	Difference	S.F.	% Area
262	6891	6891	6891			262	6891	1	6891	6891				262	6891
264	2189	2189				264	2189	1	2189	2189				264	2189
264A	110	110				264A	110	1	110	110				264A	110
263	528	528				263	528	1	528	528				263	528
		(Combined with above)		10.04				(Combined with above)		10.04				(Combined with above)	
264B	184	184				264B	184	1	184	184				264B	184
		(Combined with above)		10.02				(Combined with above)		10.02				(Combined with above)	
		9,802		0	0			9,802		0	0			9,802	
		-4.8%						-4.8%						-4.8%	

Qty.	Area	Total Net S.F.	T.S.	AUX.	Notes
1	400	400			
1	120	120			
1	550	550			
1	300	300			
1	300	300			
1	300	300			
1	150	150			
1	150	150			
1	75	75			
1	75	-			
1	75	-			
1	-	-			
1	-	-			
1	200	-			
1	-	-			
1	-	-			
1	75	-			
1	75	-			
1	75	-			
		1,820	0	0	

Rm #	Qty	Area	Total Net S.F.	T.S.	AUX.	Difference
265	1	421	421			S.F. 21 5.3%
266	1	127	127			7 5.8%
273	1	274	274			-48 -8.7%
265A	1	228	228			Combined w/ above
288	1	288	288			-12 -4.0%
272	1	299	299			-1 -0.3%
267	1	144	144			-6 -4.0%
270	1	150	150			0 0.0%
114	1	84	84			9 12.0%
120	1	56	56			
129	1	78	78			
207	1	68	68			
275	1	75	75			
322	1	83	83			
289	1	1529	1529			
319	1	4012	4012			
325	1	2321	2321			
271	1	269	269			
269A	1	175	175			
113	1	92	92			
116	1	70	70			
225	1	86	86			
208	1	96	96			
311	1	82	82			
321	1	86	86			
118A	1	52	52			
326	1	49	49			
111	1	109	109			
213	1	85	85			
278	1	55	55			
279	1	83	83			
314	1	87	87			
			1,781	0	0	-39 -2.1%
			8,782			

	Qty.	Area	Total Net S.F.	T.S.	AUX.	Notes
Rtn #	201					
	101		5,538			
	101		1,536			
	301		416			
	210F		1,095			
	201A		5338			
	201G		575			
	257		669			
	230C		375			

CMS Ed Spec Areas With Proposed Amendments						Note: 1
1,125 Facility Capacity						
9 TEAMS		Teaching Stations			AUX.	
Qty.	Area	Total Net S.F.	T.S.			
Teacher Planning Toilet Room						12/01
Teacher Planning Toilet Room						12/01
Sub-total Non Net Areas						
		0	0	0	0	

Schematic Design Areas					Ed Spec/Schematic Design Comparison		
1,125 Facility Capacity							
9 TEAMS		Teaching Stations			Difference	% Area	
Qty.	Area	Total Net S.F.	T.S.	AUX.			
315A		64					
315B		80					
		44,657	0	0			

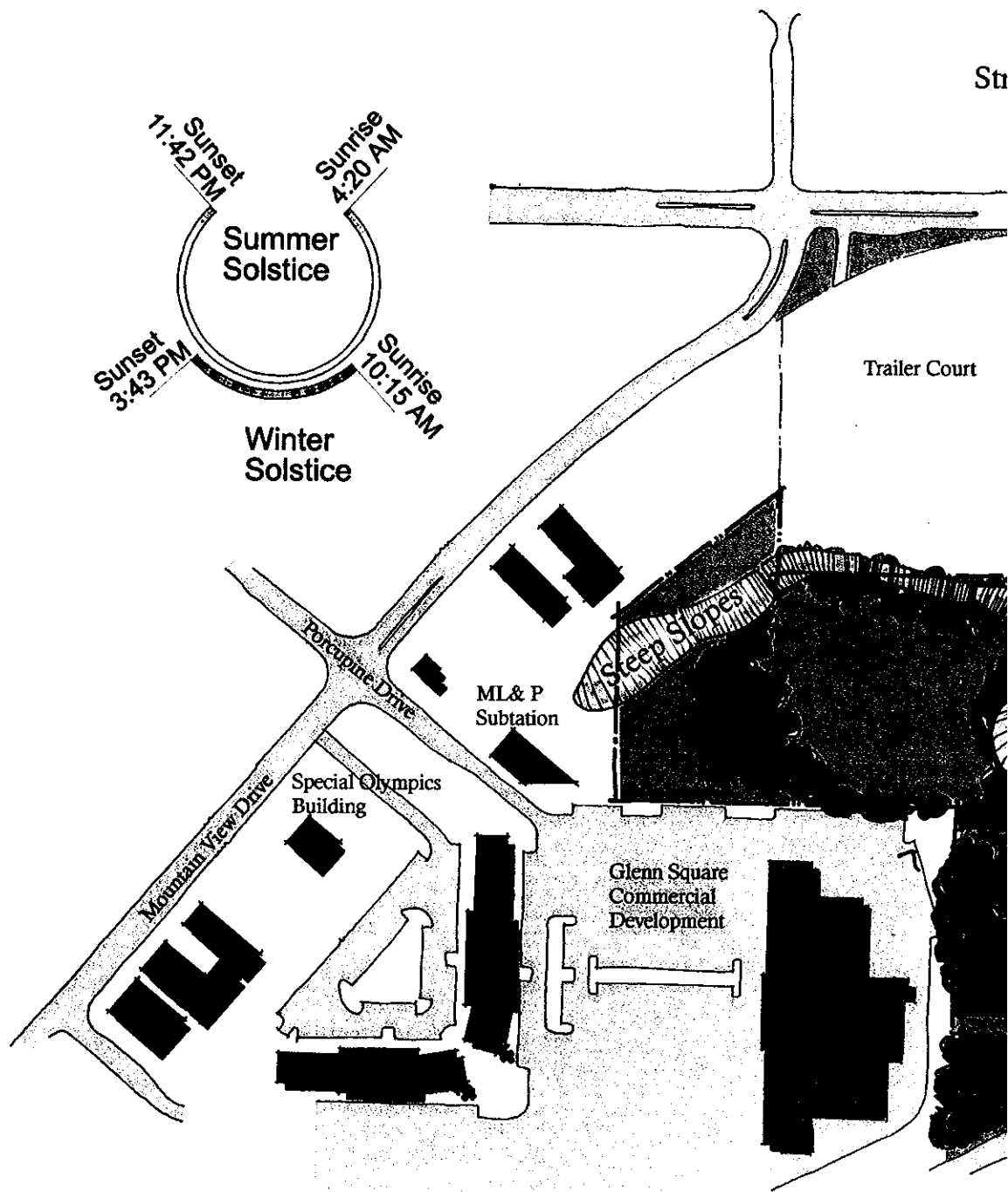
TOTALS & Calculations			CMS Ed Spec:		Teaching Stations		Notes

Schematic Design Areas:				Teaching Stations	
Total Net S.F.		T.S.	AUX.	Difference	
NET SF = 130,863		50	19	-1,722	-1.3%
TOTAL NON NET SF = 54,439					
GROSS SF = 185,302				-317	-0.2%
185,625					
50					
22.5					
1,125					

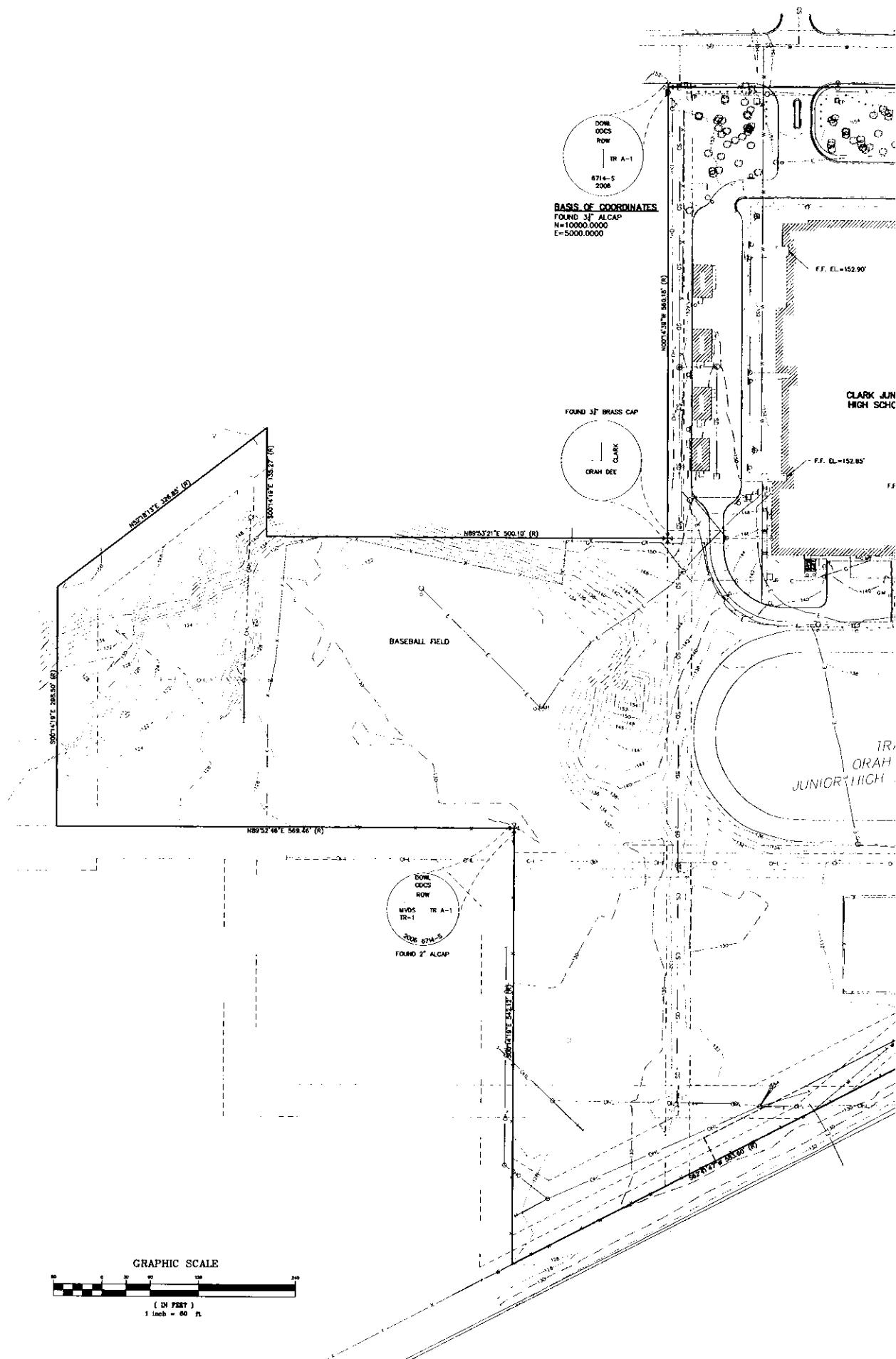
NOTES:

- (1) This Area Summation is shown in an expanded format, based on "Educational Specifications, Orah Dee Clark Middle School, May 1, 2006". Amendments are in red or as noted.
- (2) Running Track was added to program to create parity with other ASD Middle School programs.
- (3) Intensive Needs Changing Room was smaller than functional requirements called for; 120 SF is changed to 240 SF.
- (4) Administrative Assistant / Waiting space was smaller than functional needs required; 120 SF is changed to 200 SF. Conference Room area was larger than required; 350 SF is changed to 300 SF.
- (5) Performing arts areas are adjusted in order to better accommodate music department's requirements.  
Band Room was larger than functionally required; 2,000 SF is changed to 1,700 SF  
Percussion Storage added for sensitive instruments.  
Shared Practice Room added for Choral ensemble.  
Music Office/Workroom/Library was separated into three offices; 400 SF is changed to 130 SF each (3 times equals 390 SF).
- (6) Clarification: Grossing Factor does not include area of exterior walls' depths.
- (7) Per Section 5.2 note "E" in Ed Spec, this space is adjusted to match ASD Standard Middle School Educational Specification area since existing facility is not to be reused  
Gymnasium: 9,800 SF adjusted to 11,500 SF  
Aerobic/Dance: 2,560 SF adjusted to 3000 SF  
Fitness/Weight Room: 2,560 SF adjusted 1,800 SF
- (8) Per note Section 5.2 note "E" in Ed Spec, the Kitchen/Serving/Storage was to be adjusted to match ASD Standard Middle School Education Specification (2,300 SF to 2,000 SF) if existing facility was not to be reused.  
Clark's program serves both breakfast and lunch to a larger number of students than other middle schools, and needs additional space for food storage. Area kept at 2,300 SF.
- (9) Six Collaboration Areas are added for a total of nine. This provides 200 SF for each Team. The 600 SF area includes the spaces' circulation area.
- (10) The Guidance/Student Services Reception area was identified as not needed during the design phase.
- (11) The approved Ed Spec Area as of May 2005 was 174,405 SF, with 49 Teaching Stations for a Facility Capacity of 1,058 students and a Program Capacity of 990 students.  
The proposed amendments add 11,214 SF, increasing the Teaching Stations by 1, the Facility Capacity by 67 students, and the Program Capacity by 45 students





■ ■ ■ **Clark Middle School Rene**  
McCool Carlson Green in association w



Richardson Ave

Price Street

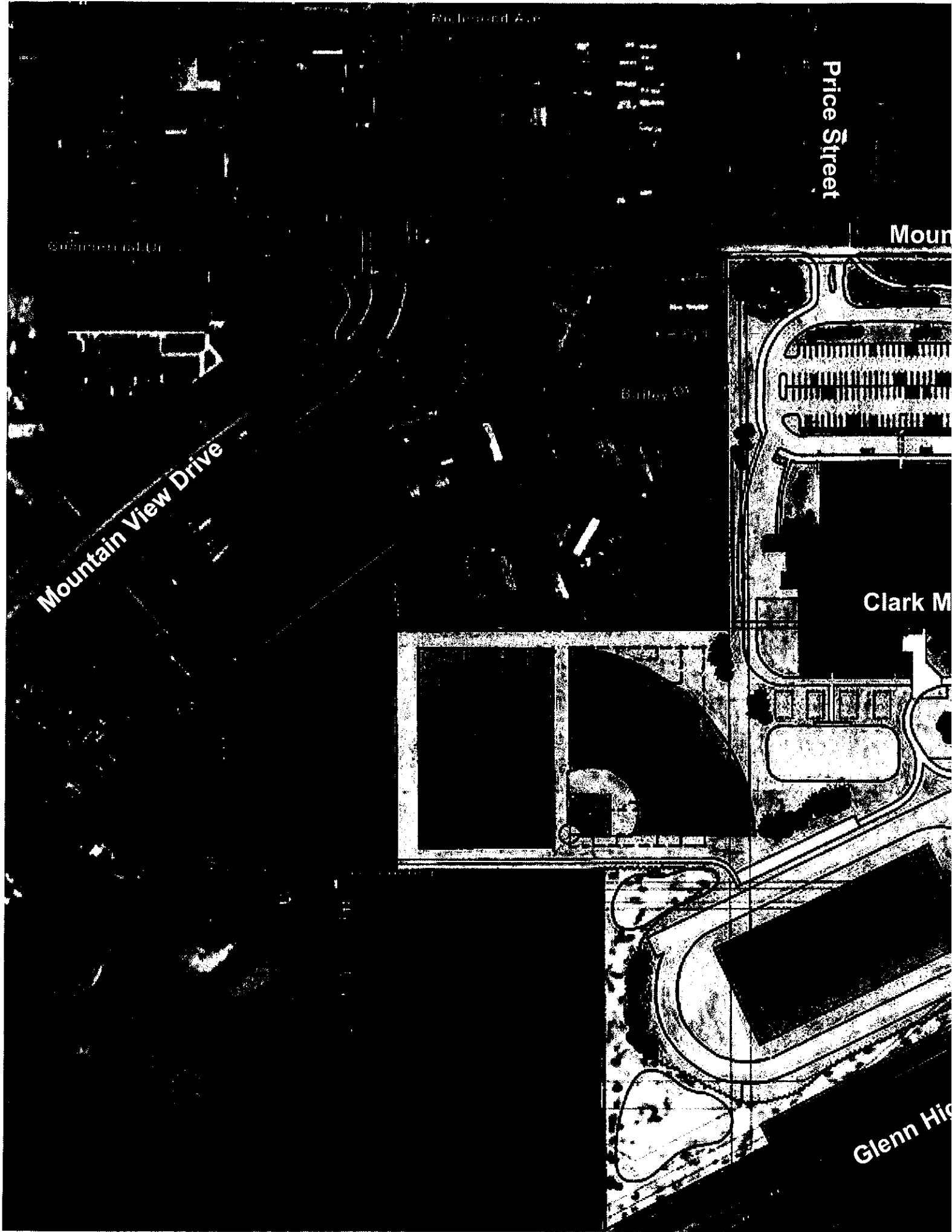
Mountain View Drive

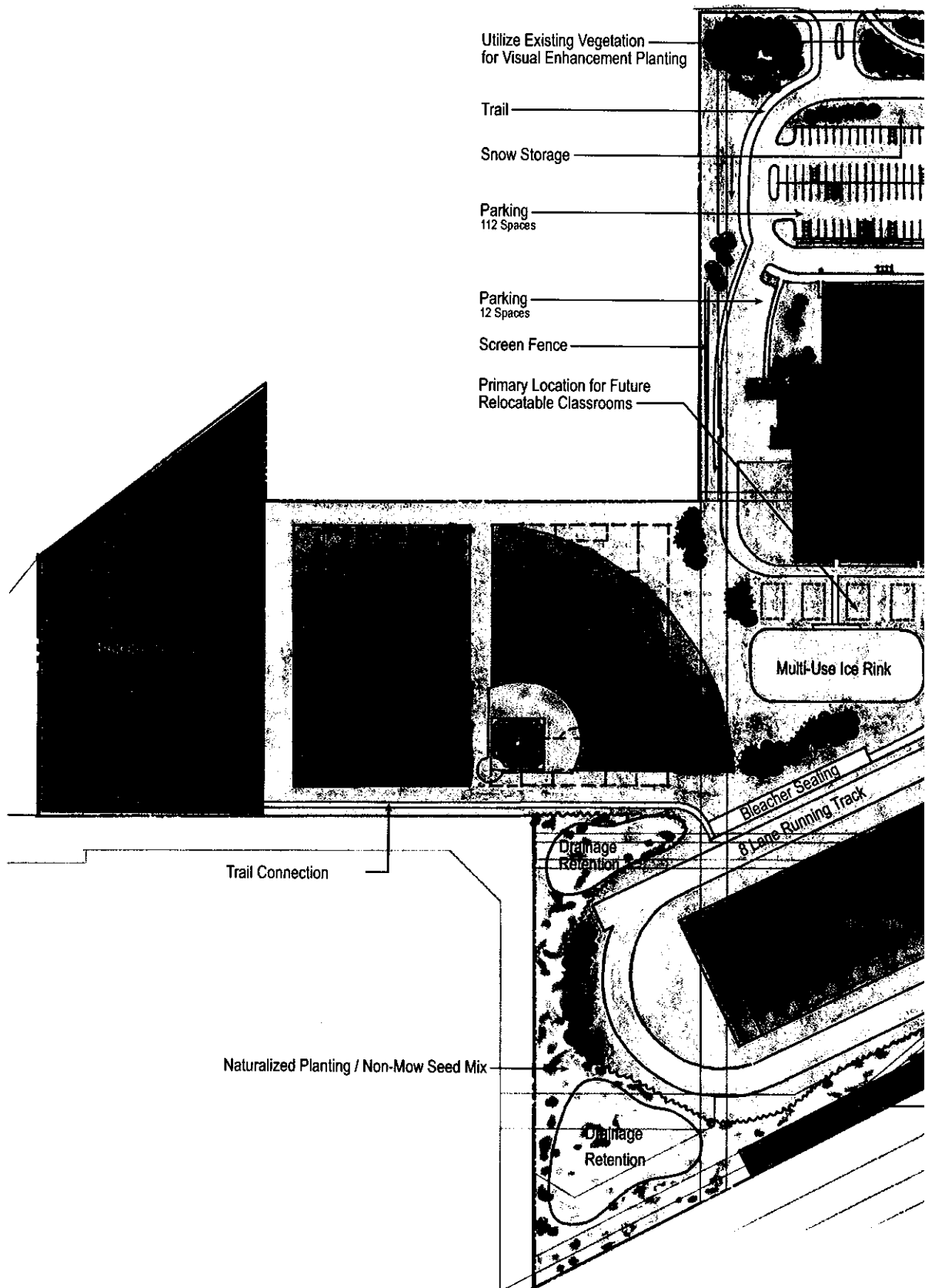
Bullseye

Clark M

Mountain View Drive

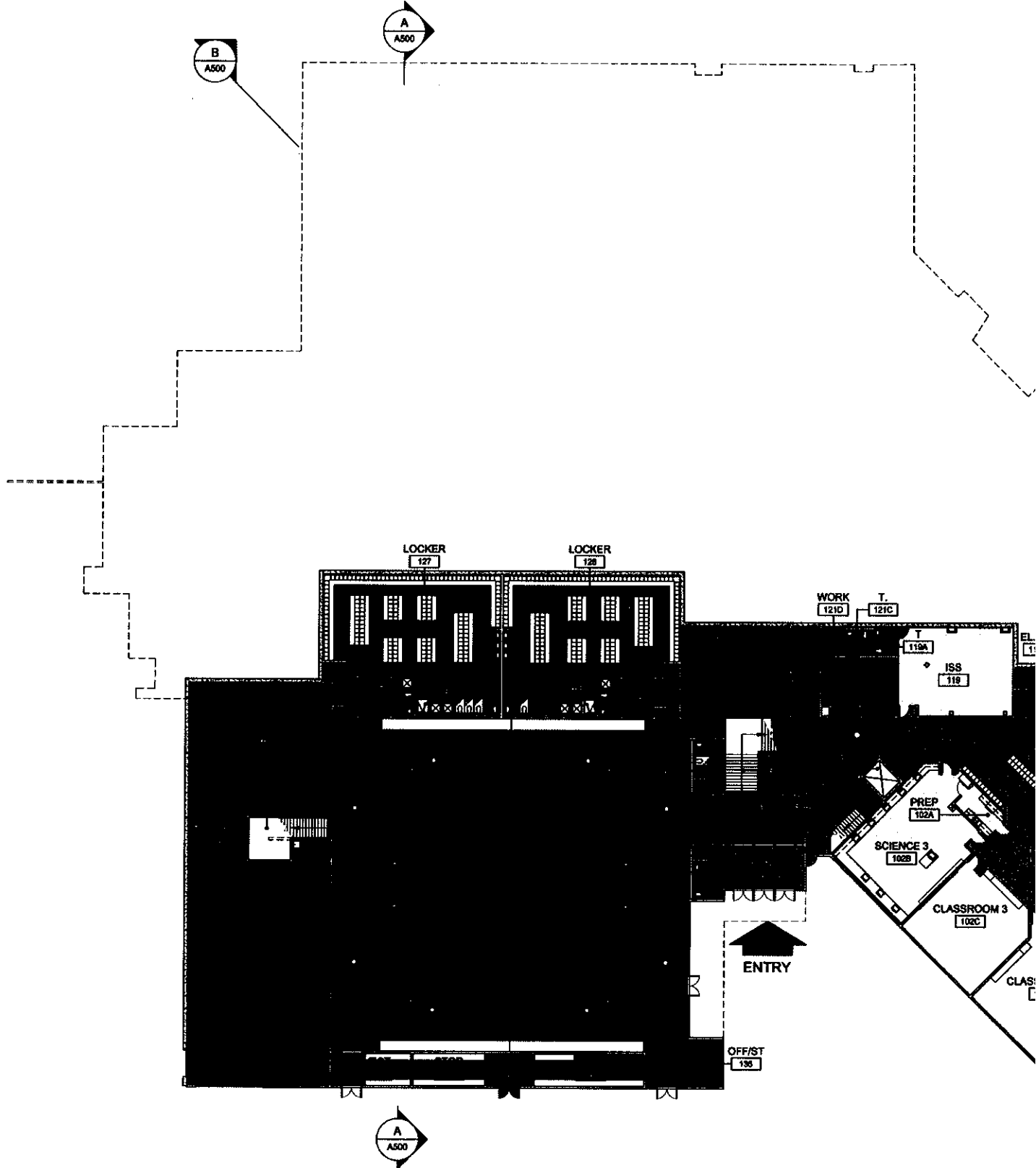
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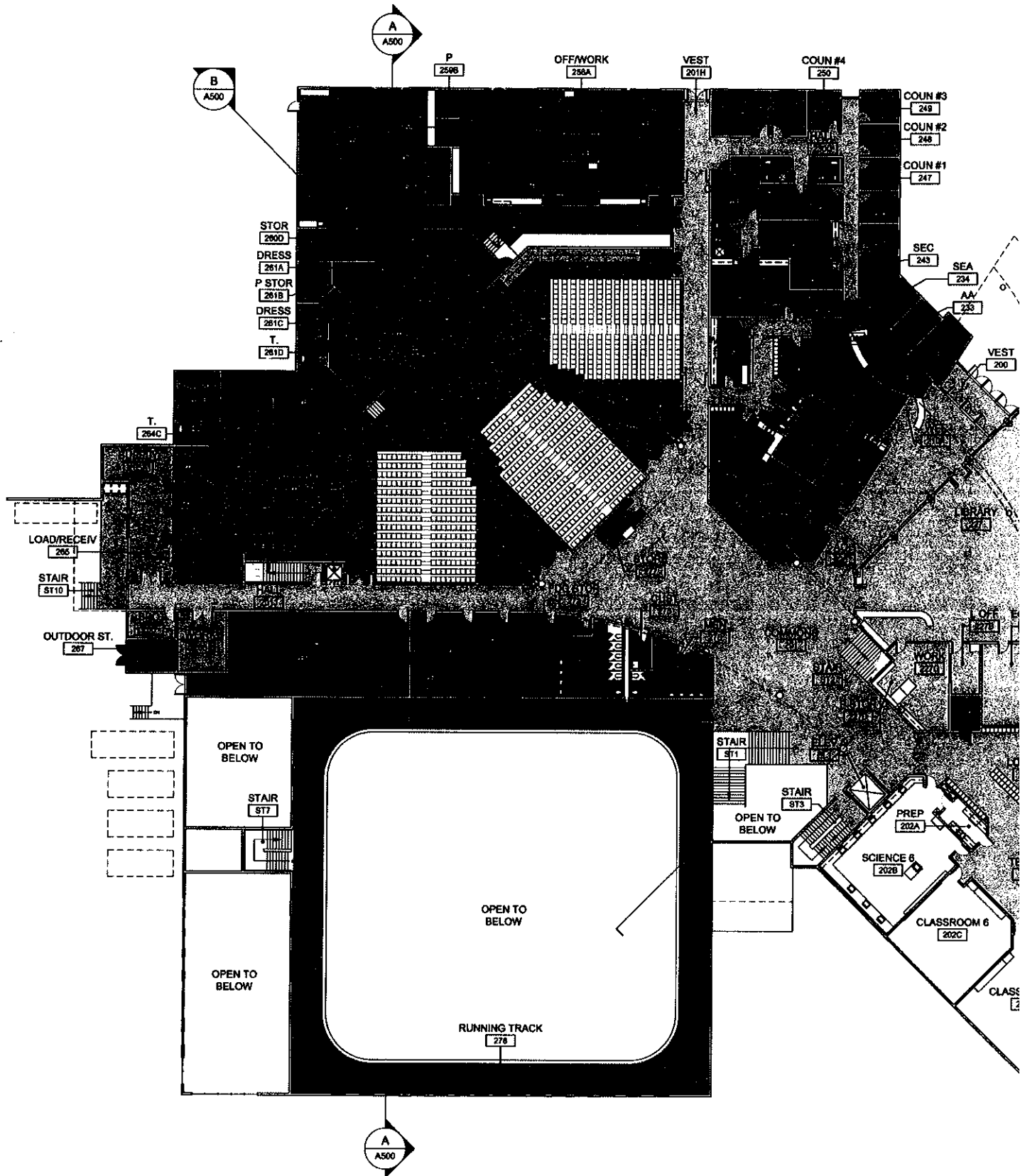
■ ■ ■ Clark Middle School

11-16-06



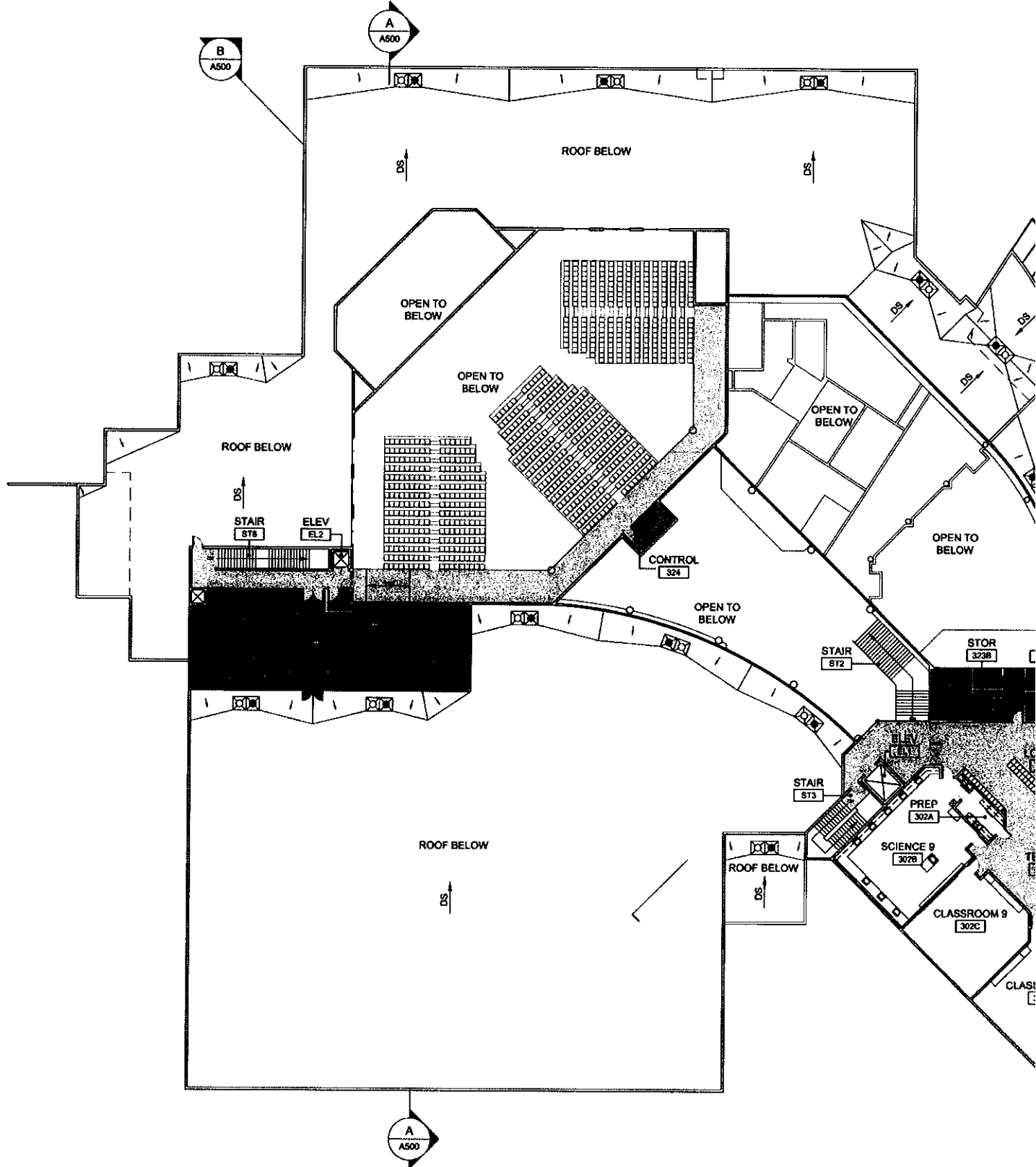
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**LEVEL 1 FL**  
**11-2**



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**LEVEL 2 FL**  
 11-2



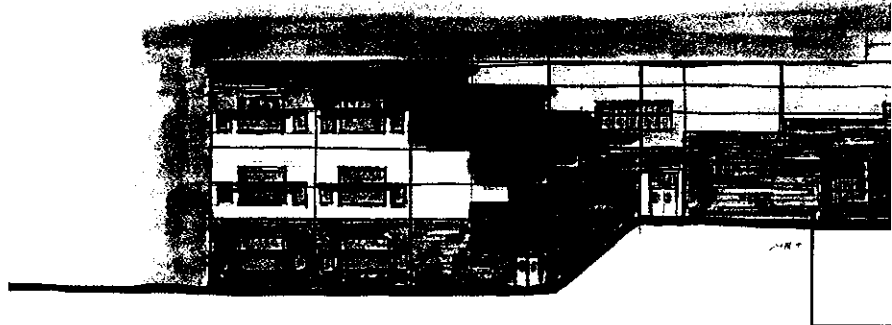
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**LEVEL 3 FL**  
**11-2**

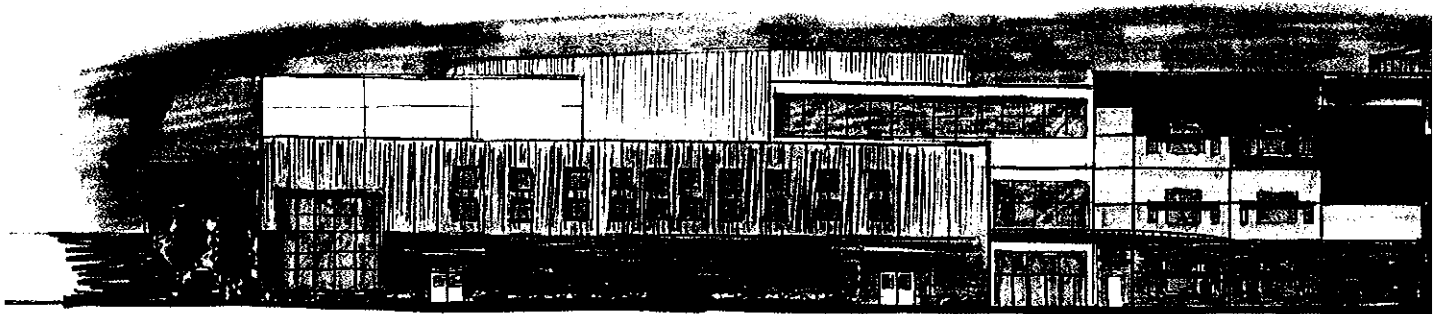


North Elevation

Building E



East Elevation



South Elevation

Building Entry

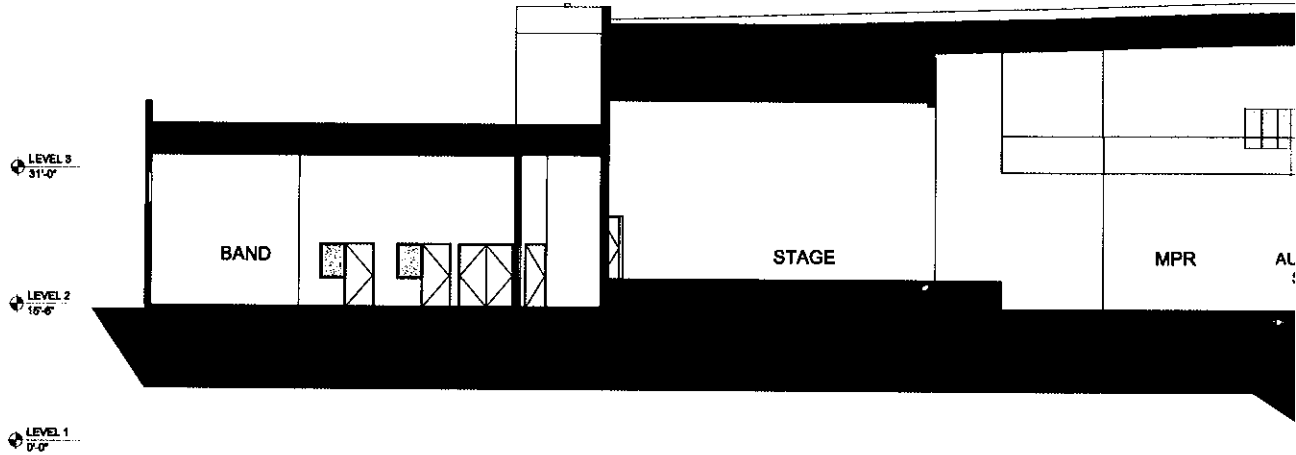


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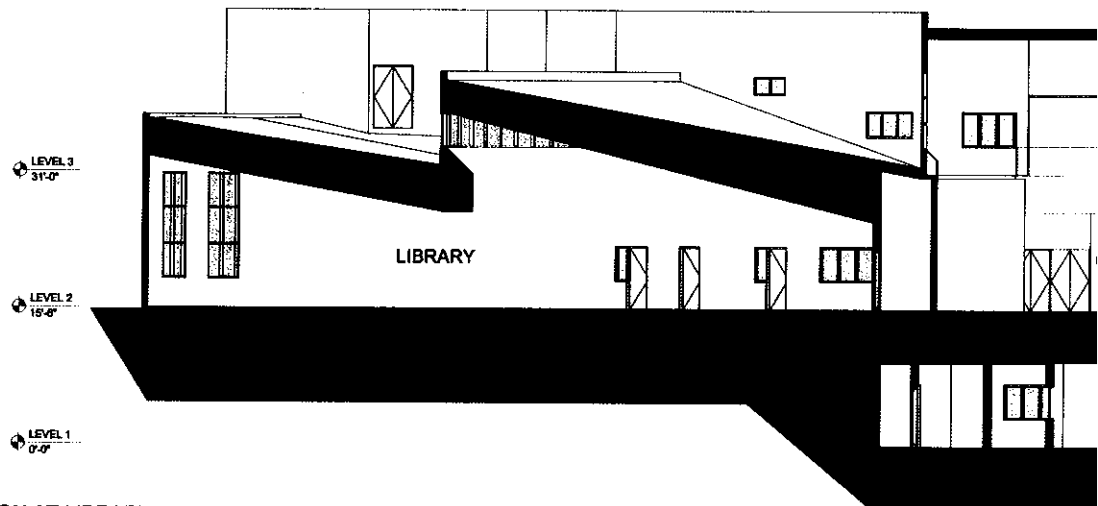
**EXTERIOR**

1

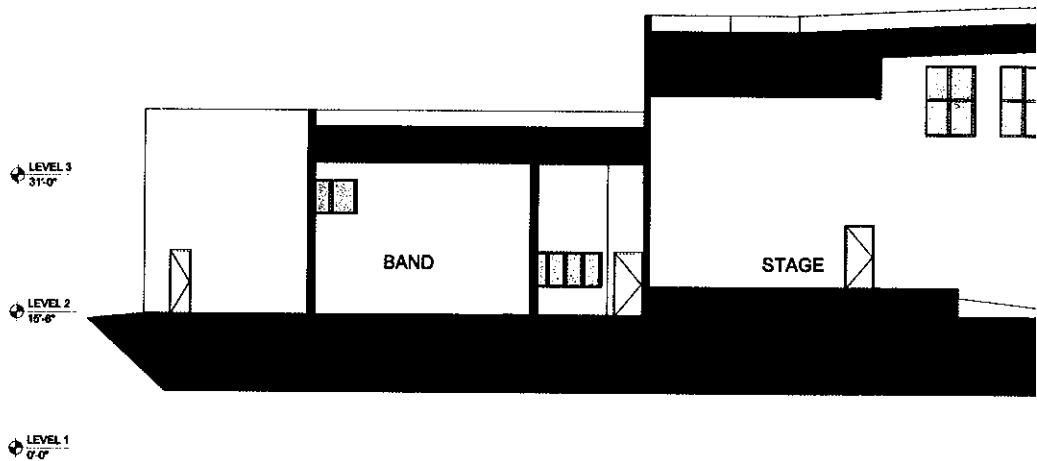




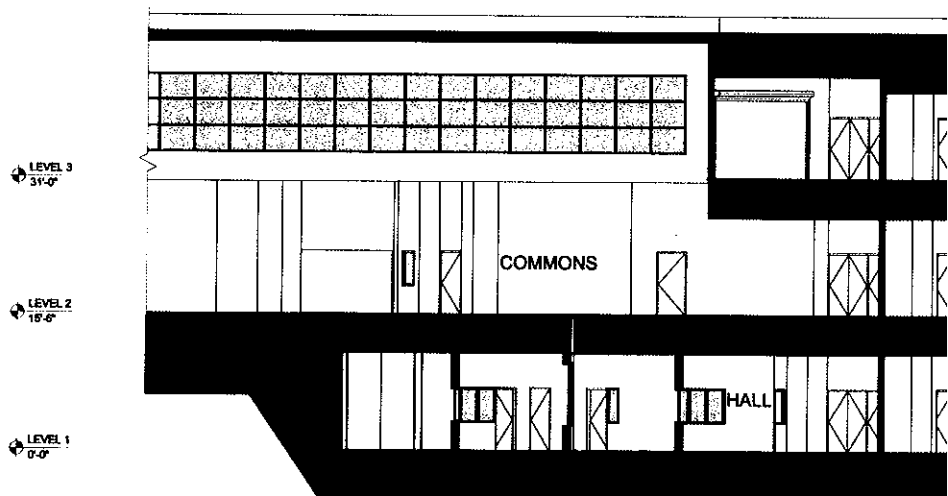
**A** BUILDING SECTION AT MPR AND GYM  
A500



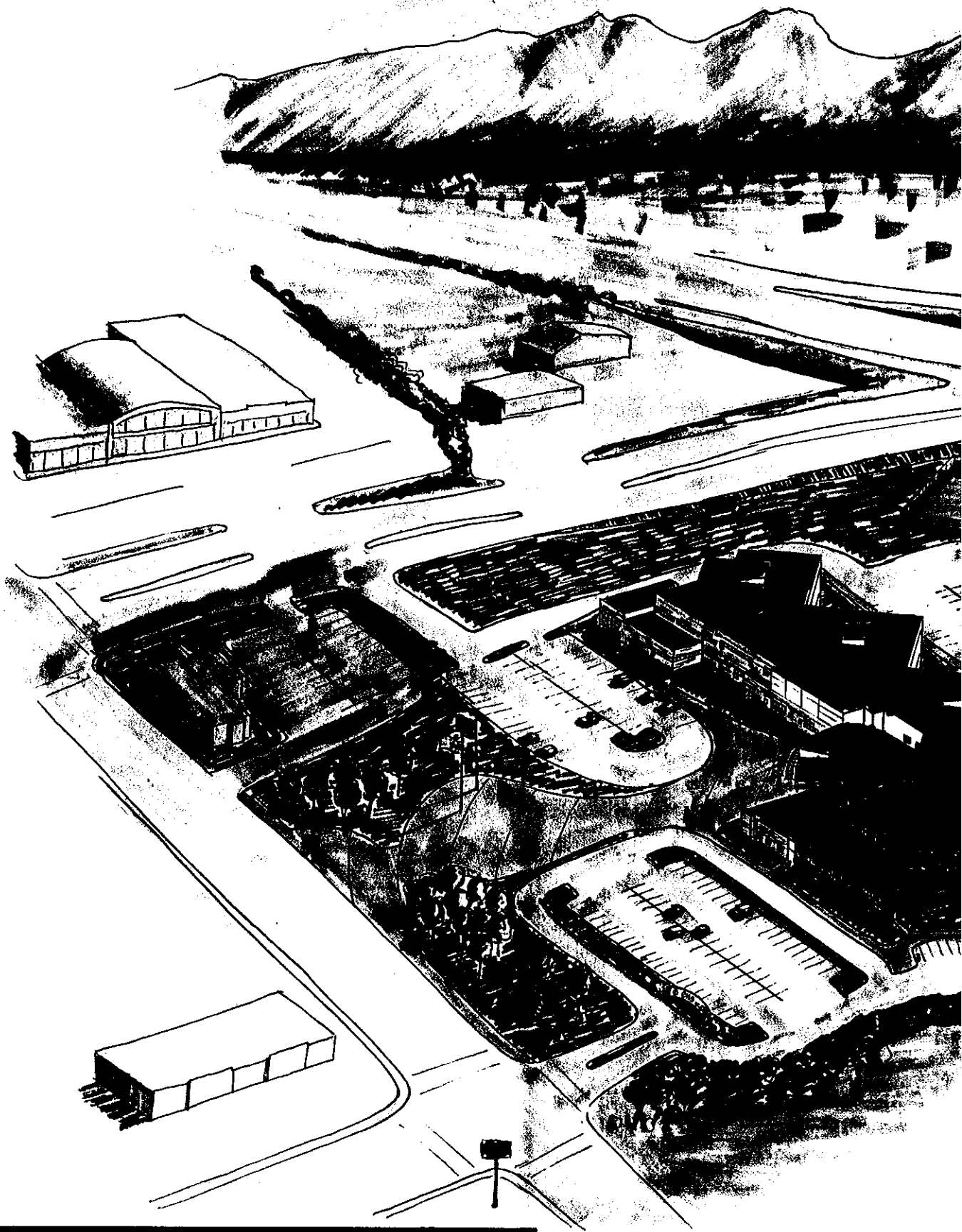
**C** BUILDING SECTION AT LIBRARY  
A504



**B** BUILDING SECTION AT MPR AND COMMONS  
A500



**B** BUILDING SECTION AT MPR AND COMMONS (CONTINUED)  
A500



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AER