

Submitted by: Chairman of the Assembly  
at the request of the  
School Board  
CLERK'S OFFICE  
APPROVED  
Date: 1-23-07  
Prepared by: Anchorage School District  
For Reading: January 23, 2007

ANCHORAGE, ALASKA  
AR NO. 2006-314 (S)

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 23<sup>rd</sup> day of  
January, 2007.

Dan Sullivan  
Chair of the Assembly

ATTEST

John S. Muenst  
Municipal Clerk

ANCHORAGE SCHOOL DISTRICT  
ANCHORAGE, ALASKA

AM 877-2006 (A)

MEMORANDUM

January 23, 2007

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

49  
50 Since the selection of Davis Constructors and Engineers, Inc. as this project's GC/CM,  
51 McCool Carlson Green's design team and District Facilities staff have worked closely

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

17  
18 McCool Carlson Green - Architects has designed collaboratively with Clark Middle  
19 School students, staff, Building Design Committee, and District Facilities staff since  
20 early March 2006. The design process has included an extensive outreach effort to  
21 involve the community through: posting notices of Building Design Committee meetings  
22 at Mt. View churches and businesses; providing project information at community  
23 events; participation in the Mt. View Redevelopment Oversight Committee (ROC); and  
24 presentations to Community Council meetings at affected areas of Mt. View, Russian  
25 Jack, Airport Heights and Northeast.

26  
27 Throughout the planning and design process, development of projects on adjacent  
28 properties has changed the parameters of the Clark Middle School renewal project.  
29 These projects are the Municipality's P.O.B. Montgomery commercial Glenn Square  
30 development to the west, the State DOT/PF's Glenn Highway/Bragaw Street Interchange  
31 upgrade to the southeast, and the Municipality's need for an expanded library in the  
32 current Parks & Recreation building to the northeast. The District has worked, and will  
33 continue to work, closely with all parties to strive for mutually beneficial success of  
34 projects.

35  
36 Substantial changes to the site size and configuration have occurred as a result of these  
37 adjacent Municipal and State developments. When the Clark Middle School Renewal  
38 project began, the site consisted of 31.216 acres. The October 2000 District-wide Middle  
39 School Educational Specifications recommend an "optimum" site size of 30 acres.  
40 Nicholas Joseph Begich, Goldenview, Hanshew, Mears, and Mirror Lake Middle Schools  
41 all reflect this standard. The current Schematic Design Clark Middle School site of 23.75  
42 acres results from: 5.29 acres for the Municipality's Glenn Square commercial  
43 development; 1.0 acre added to the previously designated 0.52 acre for plans to expand  
44 the Municipality's former Library; and 0.66 acres for DOT/PF's Glenn Highway/Bragaw  
45 Street interchange. The Conceptual Design approved by the School Board and the  
46 Assembly was based on a 28.4-acre site. In addition to these site reductions,  
47 development of the building and site design has been challenging due to the slope,  
48 irregular configuration, vehicular access at adjacent streets, utility easements, and site  
49 surface drainage issues.

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

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

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

20  
21 Some site-related items must be resolved in order to allow this compact site design to be  
22 successfully implemented. These include:

- 23 • Removal and/or relocation of existing on site overhead 12KV, 35KV and 115KV  
24 electrical lines to the perimeter of the parcel, with possible underground  
25 replacement installation of the 12KV and 35KV lines;
- 26 • Coordination with adjacent projects, properties and perimeter easements for  
27 visual enhancement plantings and any drainage requirements;
- 28 • Coordination of event parking with proposed expanded Municipal Library  
29 through shared parking agreement;
- 30 • Coordination of final plat and easement requirements with the Municipality;
- 31 • Jointly resolve with the Municipality the reroute of the area wide Mountain View  
32 storm drain for the management of the Mountain View and Clark Middle School  
33 storm water. Also coordinate with the Municipality any requirements and  
34 locations for any storm water detention ponds and any drainage pathways  
35 required for the management of the Clark Middle School project storm water.

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

38  
39 Bonds approved by the voters in April 2002 provided funding of \$150,000 for Clark  
40 Middle School Planning (SB Memo #136 (2001-2002)). Bonds approved by the voters in  
41 November 2004 provided funding of \$400,000 for Clark Middle School Preliminary  
42 Design (SB Memo #4 (2004-2005)). The School Board approved the selection of McCool  
43 Carlson Green – Architects as the Designer of Record on January 23, 2006, ASD  
44 Memorandum #169 (2005-2006) and the Municipal Assembly approved the selection on  
45 February 14, 2006 (AM 55-2006). The School Board approved the Educational  
46 Specifications for the Clark Middle School Renewal Project on May 1, 2006, ASD  
47 Memorandum #248 (2005-2006). The School Board approved additional funding for  
48 Capital Projects, including Clark Middle School Renewal, using earnings and project  
49 balances in the amount of \$1,635,830 for Design on June 26, 2006, ASD Memorandum  
50 #337 (2005-2006). The School Board approved the Conceptual Design on August 14,  
51 2006, ASD Memorandum #5 (2006-2007) and the Assembly approved it on August 29,

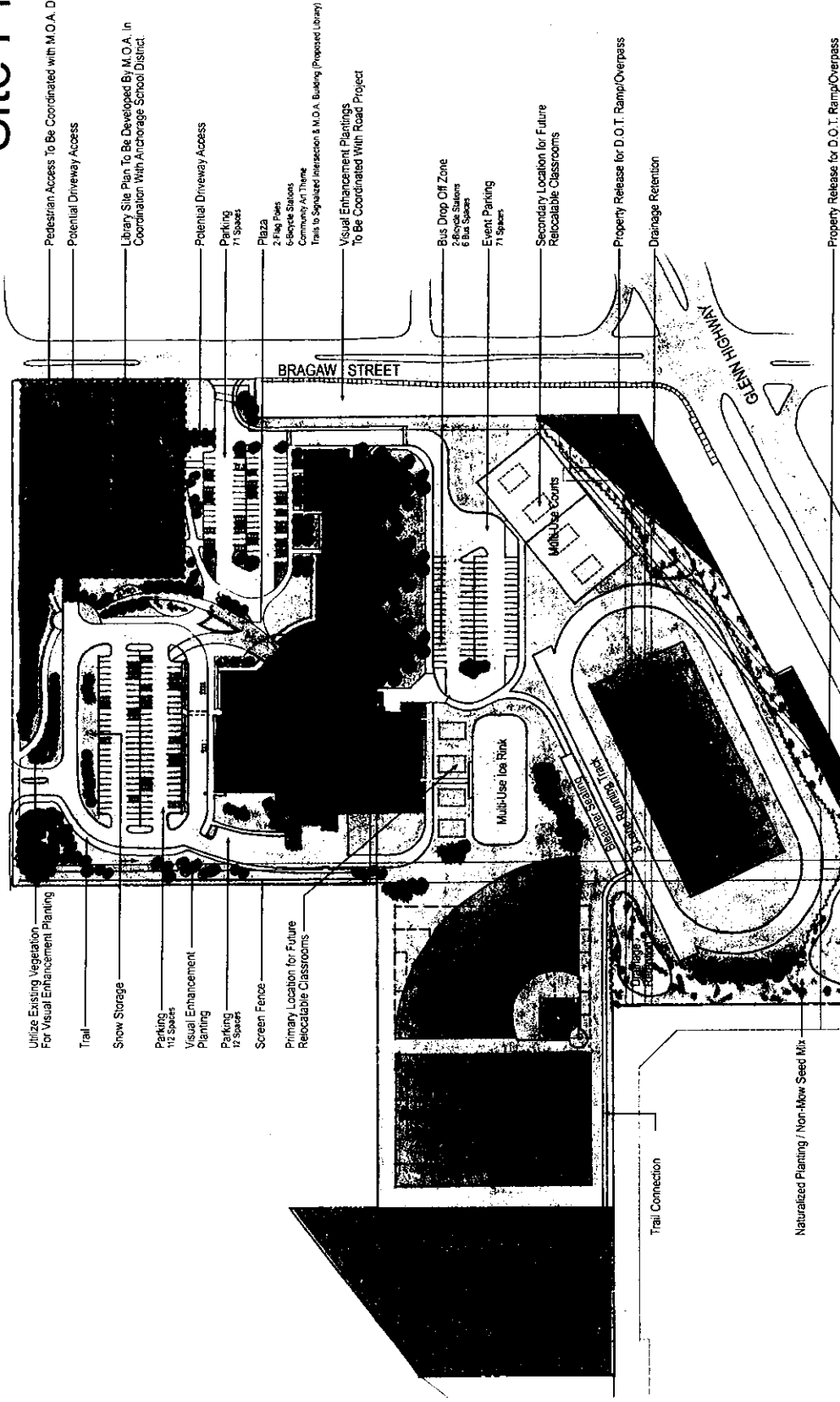
1 | 2006 (AM 546-2006). The School Board approved a contract award to Davis  
2 | Constructors and Engineers Inc. for General Contractor/Construction Manager (GC/CM)  
3 | Pre-Construction Services on September 11, 2006, ASD Memorandum # 49 (2006-2007).

4 |  
5 | Attachment

6 |  
7 |  
8 | AR-2006-314 (S)

# Site Plan

MOUNTAIN VIEW DRIVE



Clark Middle School

12-27-06



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

*AK 2006-314(S)*

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

<b>1</b>	<b>SUBJECT OF AGENDA DOCUMENT</b>	<b>DATE PREPARED</b>	
	ANCHORAGE SCHOOL DISTRICT APPROVAL OF THE REVISED (SCHEMATIC)	1/18/2007	
	DESIGN FOR THE CLARK M.S. RENEWAL PROJECT AR 2006-314S AND AO877-2006 (A)	Indicate Documents Attached AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input checked="" type="checkbox"/> AIM	
<b>2</b>	<b>DEPARTMENT NAME</b>	<b>DIRECTOR'S NAME</b>	
	ASD FACILITIES DEPARTMENT	RAY AMSDEN	
<b>3</b>	<b>THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY</b>	<b>HIS/HER PHONE NUMBER</b>	
	RAY AMSDEN	348-5156	
<b>4</b>	<b>COORDINATED WITH AND REVIEWED BY</b>	<b>INITIALS</b>	<b>DATE</b>
	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		
	<b>Executive Manager</b>		
	Community Planning & Development		
	Finance, Chief Fiscal Officer		
	Heritage Land Bank		
	Management Information Services		
	Property & Facility Management		
	Purchasing		
	<b>Other</b>		
	Carol Comeau, Superintendent, ASD <i>Carol Comeau</i>		
	George Vakalis, Asst. Superintendent, Support Services		
<b>5</b>	<b>Special Instructions/Comments</b>		
	<i>addendum - old business</i>		
<b>6</b>	<b>ASSEMBLY HEARING DATE REQUESTED</b>	<b>7</b>	<b>PUBLIC HEARING DATE REQUESTED</b>
	01/23/2007		

M.O.A.  
 2007 JAN 22 AM 8:31  
 CLERK'S OFFICE