

APPROVED

2-14-06

Immediate Reconsideration

Failed 2-14-06

Submitted by:

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

Prepared by:

Wohlforth, Johnson, Brecht, Cartledge, & Brooking

For Reading:

February 14, 2006

MUNICIPALITY OF ANCHORAGE

ALASKA

ORDINANCE NO. AO 2006-11(S)

AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE QUALIFIED VOTERS OF ANCHORAGE, ALASKA, THE QUESTION OF THE ISSUANCE OF NOT TO EXCEED TWENTY MILLION EIGHT HUNDRED NINETY THOUSAND DOLLARS (\$20,890,000) OF GENERAL OBLIGATION BONDS OF THE MUNICIPALITY OF ANCHORAGE TO PAY THE COSTS OF EDUCATIONAL CAPITAL IMPROVEMENTS IN THE MUNICIPALITY OF ANCHORAGE AT AN ELECTION IN AND FOR THE MUNICIPALITY OF ANCHORAGE ON APRIL 4, 2006.

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 Twenty Million Eight Hundred Ninety Thousand Dollars (\$20,890,000), for the purpose of paying the costs of site selection and acquisition, upgrading, constructing, 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>
Dimond High School Auxiliary Gym Code Upgrade and Renewal	\$4,100,000
Site Selection and Acquisition	6,000,000
Districtwide Code/Hazmat/ADA/Sprinkler Projects	800,000
Districtwide Roof Replacement and Repairs	1,315,000
Multi-School Security System Upgrades	3,046,000
Emergency Communications Systems - High Schools	760,000

Districtwide Building Renewal Projects	1,699,000
Districtwide Electrical Projects	1,500,000
Districtwide Mechanical Upgrades	1,670,000

Section 2. The sum of not to exceed Twenty Million Eight Hundred Ninety Thousand Dollars (\$20,890,000) shall be borrowed by, for and on behalf of the Municipality for the aforesaid educational capital improvements and shall be evidenced by the issuance of general obligation bonds of the Municipality. The bond proceeds shall be used only for capital improvements and costs of issuance of the bonds. The full faith and credit of the Municipality is pledged for the payment of the principal of and interest on the bonds, and ad valorem taxes upon all taxable property in the Municipality shall be levied without limitation as to rate or amount to pay the principal of and interest on the bonds when due.

Section 3. An election is to be held on April 4, 2006, in and for the Municipality of Anchorage, for the purpose of submitting a general obligation bond proposition to the qualified voters of the Municipality for approval or rejection. The proposition must receive a majority vote of those in the Municipality voting on the question to be approved. The proposition shall be substantially in the following form:

PROPOSITION NO. _____

EDUCATIONAL CAPITAL IMPROVEMENT BONDS

Shall Anchorage borrow up to \$20,890,000 through the issuance of general obligation bonds to pay costs of code upgrades, security upgrades, roof replacements, mechanical upgrades, site acquisition and other educational capital improvements within Anchorage? \$9,475,000 of the estimated costs of the projects currently qualify for 70% State debt reimbursement (subject to annual Legislative appropriation as described below).

1 The proposed educational capital improvement projects
2 include, but are not limited to, the following:

<u>Projects</u>	<u>Estimated Cost</u>
Dimond High School Auxiliary Gym Code Upgrade and Renewal	\$4,100,000
Site Selection and Acquisition	6,000,000
Districtwide Code/Hazmat/ADA/Sprinkler Projects	800,000
Districtwide Roof Replacement and Repairs	1,315,000
Multi-School Security System Upgrades	3,046,000
Emergency Communications Systems - High Schools	760,000
Districtwide Building Renewal Projects	1,699,000
Districtwide Electrical Projects	1,500,000
Districtwide Mechanical Upgrades	1,670,000

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Voter approval of this bond proposition authorizes for each \$100,000 of assessed real and personal property value (based on the estimated 2006 assessed valuation) an annual increase in taxes of approximately \$6.77 to retire the proposed bonds.

\$9,475,000 of the estimated costs of the projects currently qualify for 70% State debt reimbursement. If the State chooses to make full reimbursement, the annual increase in taxes would be \$4.62 (based on \$100,000 of 2006 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 2006-11(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:

1
2 PROPOSITION NO. _____

Yes

3 No

4 Section 5. Section 2 of this Ordinance shall become effective only if the proposition
5 described in Section 3 is approved by a majority of the qualified voters voting on the
6 proposition at the regular election on April 4, 2006. The remaining sections of this
7 Ordinance shall become effective upon passage and approval.

8 PASSED AND APPROVED by the Assembly of Anchorage, Alaska, this 14th
9 day of February 2006.

10
11 Anna L. Fairclough
12 Chair

13 ATTEST:

14 Barbara E. Duenst
15 Municipal Clerk

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 19-2006(A)

Meeting Date: February 14, 2006

From: ANCHORAGE SCHOOL DISTRICT

Subject: AO 2006-9 Three Ballot Propositions to Provide
AO 2006-10 for the Issuance of General
AO 2006-11(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 12, 2005: ASD Memorandum #131 (2005-2006), 2006 General Obligation Bond Recommendations. This recommendation includes proposed Proposition I for High School Renewal/Additions in the amount of \$48,200,000; Proposition II for Elementary & Middle School Design/Renewal in the amount of \$30,775,000; and Proposition III for Major Maintenance and Districtwide Site Acquisition in the amount of \$20,890,000.

The Anchorage School Board approved one revision on February 7, 2006: ASD Memorandum #208 (2005-2006), Revision of 2006 General Obligation Bond Recommendations. The approved recommendation authorized the Superintendent to revise the title for the Dimond High School project listed on AO 2006-11 to "Dimond High School Auxiliary Gym Code Upgrade and Renewal." Bond Counsel has prepared AO 2006-11(S) to reflect this revision.

The School Board requests the Anchorage Assembly place the three propositions, as stated on AO 2006-9, AO 2006-10, and AO 2006-11(S), on the April 4, 2006 ballot for consideration by qualified voters of the Municipality of Anchorage. These propositions will pay the cost of capital improvement projects for the Anchorage School District, including, but not limited to, the following:

Proposition I: \$48,200,000

Table with 3 columns: Projects, Estimated Cost, Estimated Annual Operating and Maintenance. Rows include High School Renewal/Additions: Bartlett High School, Chugiak High School, and East High School with their respective phases and costs.

1			
2	Service High School		
3	Phase 3 Construction (Auxiliary Gym) &		
4	Phase 5 Design (Auditorium/Cafeteria)	11,800,000	216,292
5			
6	West High School Planning	<u>300,000</u>	<u> </u>
7			
8	Proposition Total	<u>\$48,200,000</u>	<u>\$279,067</u>
9			

10
11 The approximate annual amount of taxes on \$100,000 of assessed real and personal property
12 value (based on estimated total 2006 assessed valuation) to retire the proposed debt is \$15.62.
13 However, \$36,100,000 of the bonds qualify for 70% State debt reimbursement, per the
14 Department of Education and Early Development (DEED) letter dated December 29, 2005,
15 Attachment A. If the State chooses to make full reimbursement, the annual increase in taxes
16 would be \$7.43 (based on \$100,000 of estimated 2006 assessed real and personal property
17 value). State reimbursement is subject to annual legislative appropriation. An annual
18 increase in the municipal tax cap of approximately \$1.10 on \$100,000 of assessed real and
19 personal property value (based on estimated total 2006 assessed valuation) is to pay for
20 annual operation and maintenance costs related to the proposed capital improvements.

21
22 **Proposition II: \$30,775,000**

23			
24			Estimated Annual
25		Estimated	Operating and
26	<u>Projects</u>	<u>Cost</u>	<u>Maintenance</u>
27			
28	Elementary & Middle School Design/Renewal:		
29			
30	Chester Valley Elementary School		
31	Addition & Renewal	\$14,100,000	\$ 78,754
32			
33	Girdwood K-8 School Planning	50,000	
34			
35	Inlet View Elementary School Design	750,000	
36			
37	Sand Lake Elementary School		
38	Addition & Renewal	12,600,000	69,284
39			
40	New Southwest Anchorage Area Elementary		
41	School Planning	100,000	
42			
43	Clark Middle School Design Phase 1	3,000,000	
44			
45	Romig Middle School Planning	<u>175,000</u>	<u> </u>
46			
47	Proposition Total	<u>\$30,775,000</u>	<u>\$148,038</u>
48			

49 The approximate annual amount of taxes on \$100,000 of assessed real and personal property
50 value (based on estimated total 2006 assessed valuation) to retire the proposed debt is \$9.98.
51 However, \$16,350,000 of bonds qualify for 60% State debt reimbursement, per DEED letter
52 dated December 29, 2005, Attachment A. If the State chooses to make full reimbursement,

1 the annual increase in taxes would be \$6.80 (based on \$100,000 of estimated 2006 assessed
2 real and personal property value). State reimbursement is subject to annual legislative
3 appropriation. An annual increase in the municipal tax cap of approximately \$0.58 on
4 \$100,000 of assessed real and personal property value (based on estimated total 2006
5 assessed valuation) is to pay for annual operation and maintenance costs related to the
6 proposed capital improvements.

7
8 **Proposition III: \$20,890,000**

9
10 Estimated Cost

11 Major Maintenance and Districtwide Site Acquisition:

12		
13	Dimond High School Auxiliary Gym Code Upgrade & Renewal	\$ 4,100,000
14	Site Selection and Acquisition	6,000,000
15	Districtwide Code/Hazmat/ADA/Sprinkler Projects	800,000
16	Districtwide Roof Replacement and Repairs	1,315,000
17	Multi-School Security System Upgrades	3,046,000
18	Emergency Communications Systems – High Schools	760,000
19	Districtwide Building Renewal Projects	1,699,000
20	Districtwide Electrical Projects	1,500,000
21	Districtwide Mechanical Upgrades	<u>1,670,000</u>
22		
23	Proposition Total	<u>\$20,890,000</u>
24		

25 The approximate annual amount of taxes on \$100,000 of assessed real and personal property
26 value (based on estimated total 2006 assessed valuation) to retire the proposed debt is \$6.77.
27 However, \$9,475,000 of the bonds qualify for 70% State debt reimbursement per DEED
28 letter dated December 29, 2005, Attachment A. If the State chooses to make full
29 reimbursement, the annual increase in taxes would be \$4.62 (based on \$100,000 of estimated
30 2006 assessed real and personal property value). State reimbursement is subject to annual
31 legislative appropriation. These projects will not increase annual operating costs.

32
33 A brief description of the projects in the three bond proposals is provided beginning on page
34 5 of this memorandum.

35
36 **Supporting Information**

37
38 Beginning in 1993, the Alaska Legislature has approved State reimbursement programs that
39 provided for up to 70 percent reimbursement on voter approved, Capital Improvement bonds.
40 Since then, the Anchorage School District has received voter approval for a total of \$962
41 million in school construction and renovation bonds. Of this amount, approximately \$683
42 million has received up to 70 percent State reimbursement through grant funds or debt
43 reimbursement programs.

44
45 Recent bond issues have focused on replacing, renewal, or adding high schools. These
46 projects have included a replacement school for Dimond High; new high schools in south
47 Anchorage and Eagle River and a new middle school in the Muldoon area; and renewal and
48 upgrades at Chugiak, East, Service and Bartlett High Schools.

1 Proposition 1 of this bond proposal continues phased implementation of the high school
2 renewal projects. In addition to the high school projects, this bond proposal includes planning
3 funding for West High School.
4

5 Proposition 2 of this bond proposal provides funding for design and renewals for elementary
6 and middle school projects. These projects include renewal and additions at Chester Valley
7 and Sand Lake Elementary Schools, as well as funding for design of Inlet View Elementary
8 and Clark Middle Schools, and funding for planning of the Girdwood K-8, New Southwest
9 Anchorage Area Elementary and Romig Middle Schools.
10

11 Proposition 3 includes Major Maintenance and Districtwide Site Acquisition. The
12 Districtwide major maintenance continuation projects include code/hazmat/ADA and
13 sprinkler upgrades; roof replacement/repairs; security; building renewal; electrical, and
14 mechanical. Additional major maintenance items include Emergency Communications
15 systems upgrades to high schools and Dimond High School Auxiliary Gym code upgrades
16 and renewal, and site acquisition.
17

18 **Documentation of Need:**
19

20 The District operates and maintains the largest physical plant of any public entity in the State,
21 with over 7 million square feet of facilities. The replacement value of District buildings
22 exceeds \$1.4 billion. The District has 95 facilities, housing approximately 50,000 students
23 and 5,000 staff members. Anchorage educates 40 percent of the total student population of
24 the State. Not only is the inventory large, it is aging. Sixty-three schools are 20 to 50 years
25 old and eight are over 40 years old. It has more students than the total of the next five largest
26 districts.
27

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

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

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

47 **Effective use of operation and maintenance funding** is critical to keeping Anchorage
48 schools in good condition. The District uses a computerized preventative maintenance
49 program; continually reviews the maintenance program to implement better ways of doing
50 business; has regionalized maintenance teams to provide better service and reduce travel

1 time; has implemented an apprenticeship program at no cost to the District to improve worker
2 skills and productivity.

3
4 **Capital Request Advisory Committee**

5
6 The District's Capital Request Advisory Committee (CRAC) met on November 2, 2005 and
7 November 21, 2005 to review options and develop recommendations for a spring 2006 bond.
8 The Committee recommended three bond packages totaling \$108,726,000. The School
9 Board carefully evaluated these packages and recommended three bond propositions totaling
10 \$99,865,000. Some projects were deferred for the purpose of reducing the total bond
11 amount.

12
13 **Discussion of Debt Retirement Funding From Senate Bill 73**

14
15 Senate Bill 73 passed in July 2005 provides for 60 percent or 70 percent debt reimbursement
16 on \$61,925,000 worth of school construction projects that have received local voter approval
17 between June 30, 1999 and October 31, 2006. The amount of each proposition eligible for
18 reimbursement is provided earlier in this memorandum. The District has received approval
19 for 60 or 70 percent debt reimbursable projects as indicated by the DEED letter dated
20 December 29, 2005, Attachment A. The school projects that add space are eligible for 60
21 percent reimbursement, and those projects that are renewal only are eligible for 70 percent
22 reimbursement. The site selection and acquisition and school planning projects are not
23 eligible for this debt reimbursement program. The sites acquired through this bond may be
24 reimbursed in the future, depending upon when the land is purchased and when schools are
25 constructed on these sites.

26
27 With the successful passage of the special bond election in the fall of 2004, the District made
28 the commitment not to hold bond elections during 2005. During FY2004-05, approximately
29 \$35,000,000 of bond indebtedness has been retired, with approximately \$39,000,000 of bond
30 indebtedness to be retired during FY2005-06. Over the next five years, the District will be
31 paying off between \$40 million and \$47 million of bonds each year, of which the state will
32 pay approximately 50 percent. As of June 30, 2006, the District has \$758 million of bonds
33 outstanding. Of this amount, the State pays approximately 52 percent.

34
35 **Project Descriptions**

36
37 **Bartlett High School Phase 3A Construction (West Wing) & Phase 3B-1 Design (1/2 of East**
38 **Wing)**

39
40 Phased funding over time will bring the school up to current District Educational
41 Specifications by establishing Core Academic Areas supported by major educational
42 components. Built in the early 70's as a junior and senior high school each with separate
43 entries, this project will unite the school by re-directing the Main Entry into the school's
44 heart, "Main Place."

45
46 Phase 3A Construction will provide for renewal of the core academic classrooms in the west
47 wing, extending mechanical and electrical systems, the Intensive Needs area in the west
48 wing, west wing toilet rooms, west entrance plaza, and provide accessible parking at the
49 Intensive Needs entry.

1 Phase 3B-1 will provide for renewal of one half of the core academic classrooms in east
2 wing, extending mechanical and electrical systems, east wing toilet rooms, and add an ADA
3 elevator to east wing.

4 5 Chugiak High School Phase 4 Construction (House 4)

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

12 13 East High School Phase 4B-1 Construction (Southwest House) & Phase 4B-2 Design 14 (Connector)

15
16 Funds in this bond will continue the project of bringing the school up to current Districtwide
17 High School Educational Specifications by establishing academic areas supported by major
18 educational components. This portion of the work will incorporate the following:

19
20 Phase 4B-1 Construction: This phase will renovate the southwest (Benson Building)
21 classroom wing.

22
23 Phase 4B Design: This phase will renovate the connector area between the main building and
24 the Benson Building.

25 26 Service High School Phase 3 Construction (Auxiliary Gym & Boiler) & Phase 5 Design 27 (Auditorium/Cafeteria)

28
29 Funds in this bond will continue the project of bringing the school up to current Districtwide
30 High School Educational Specifications by establishing academic areas supported by major
31 educational components. This portion of the work will incorporate the following:

32
33 Phase 3 will add new auxiliary gym space, provide minor renewal of the existing gym, and
34 provide a boiler addition.

35
36 Phase 5 will provide renewal of the cafeteria, auditorium, and the commons area.

37 38 West High School Planning

39
40 West High School is the oldest high school in Anchorage. It has had improvements in prior
41 capital projects, including a new science wing, pool, and systems upgrades. However, West
42 High School has additional work required to bring it into compliance with the current
43 educational specifications. This project will begin the conceptual planning for the necessary
44 improvements.

45 46 Chester Valley Elementary School Addition & Renewal

47
48 Chester Valley Elementary School was constructed in 1964, with a classroom and
49 multipurpose room addition constructed in 1967. This school is approaching 40 years of age.
50 The voters have previously approved funding for design of this project, which is a major
51 renovation of the existing building plus the addition of an art room and gym.

1
2 Girdwood K-8 School Planning
3

4 The Girdwood area continues to grow, and the Girdwood K-8 School is not adequate in size
5 or program to accommodate the current needs. This project will begin the planning process
6 to determine the best course of action for this facility.
7

8 Inlet View Elementary School Design
9

10 Inlet View Elementary School was built in 1957. While it has had various upgrades and
11 renovations in the past, the planning work accomplished to date indicates that a major
12 renovation is required at this time. This project will add classroom space, a multi-purpose
13 room, renovate the interior spaces, and provide for site improvements.
14

15 Sand Lake Elementary School Addition & Renewal
16

17 Sand Lake Elementary School was constructed in 1958. It has several building systems that
18 need upgrading, including mechanical, electrical, communications, and fire suppression. The
19 voters have previously approved funding for design of this project, which will renovate the
20 major systems in the facility and refurbish the surfaces, as well as add classrooms to upgrade
21 this facility to a standard 26-classroom elementary school.
22

23 New Southwest Anchorage Area Elementary School Planning
24

25 The southwest area of Anchorage has been experiencing consistent growth, and more
26 residential development is scheduled for the next several years. Already, the schools serving
27 this area are operating over capacity. The funds from this proposition will be used to develop
28 a plan for a new elementary school in the southwest area of Anchorage.
29

30 Clark Middle School Design Phase 1
31

32 Planning studies as well as lessons learned from renewal of Wendler Middle School have
33 concluded that renewal of Clark Middle School should include a combination of additions,
34 renovations and demolitions in order to meet educational specifications. Prior bonds in 2002
35 and 2004 have paid for planning studies, educational specification and request for proposals
36 development. The funds requested in this bond proposition will be used to provide designs,
37 including preliminary and schematic, for complete renewal of the building and site.
38

39 Romig Middle School Planning
40

41 Romig Middle School has had improvements in prior capital projects, including a new
42 science wing and systems upgrades. However, Romig Middle School has additional work
43 required to bring it into compliance with the current educational specifications. This project
44 will begin the conceptual planning for the necessary improvements.
45

46 Dimond High School Auxiliary Gym Code Upgrade & Renewal
47

48 The funds from this proposition will be used to provide code upgrades and overall renewal of
49 the Auxiliary Gym building, which was not included as part of the construction of the
50 replacement school during the 1999 bond election.
51

1 Site Selection and Acquisition

2
3 With the increased pace of development in Anchorage, it is prudent to identify future site
4 needs and acquire the sites prior to the need. Also, with the diminishing number of large
5 parcels of land in the Anchorage Bowl, the District needs to acquire property while it is still
6 available as vacant land.

7
8 Districtwide Code/Hazmat/ADA/Sprinkler Projects

9
10 Due to the age of the District’s facilities, there remains many asbestos-containing building
11 materials including flooring, pipe insulation, wallboards, insulated doors and fireproofing.
12 As this Environmental Protection Agency (EPA) controlled hazardous material deteriorates,
13 is uncovered or restricts construction or maintenance, it must be repaired, encapsulated or
14 removed to protect occupants and workers. Additionally, many issues arise each year related
15 to providing accommodation under ADA regulation and code compliance. These include
16 emergency lights and handicap access. These concerns must be acted upon in a timely
17 manner to assure our buildings are safe and accessible for students, staff and the general
18 public.

19
20 Districtwide Roof Replacement and Repairs

21
22 Replacement and repairs of roofs and roof structures as problem areas are identified in
23 multiple sites, including O’Malley Elementary School, the Student Transportation Building
24 and the Warehouse.

25
26 Multi-School Security System Upgrades

27
28 This will continue the Security/Locks Upgrades project to replace door hardware in
29 classrooms and other occupied offices along the corridors to allow the locking of doors from
30 inside the rooms as Phase 3. Currently, teachers and staff cannot secure their classrooms or
31 offices from within these spaces. In addition, the following projects are important in
32 providing improved security for the following schools:

33
34 Eagle River, Mt. View, North Star, Ocean View, Susitna, Turnagain, and William
35 Tyson Elementary Schools; Hanshew and Romig Middle Schools; Bartlett, Dimond,
36 East, and Service High Schools.

37
38 Emergency Communications Systems – High Schools

39
40 This project will provide more radio repeaters to allow better communication among security
41 personnel (Police, SRO, and Security Specialists), at Dimond, East, Service, and West High
42 Schools.

43
44 Districtwide Building Renewal Projects

45
46 These are renewal projects needed in schools Districtwide to resolve a myriad of existing
47 building system issues, for systems with useful lives exceeding 20 years. Rail Gate
48 replacement and maintenance equipment in support of Emergency Preparedness make up the
49 bulk of this work, as well as extensive carpet replacement projects. The multi-school projects
50 will impact nearly every school in the District, while individual projects are planned at
51 Abbott Loop, Fire Lake, Ravenwood, and Willow Crest Elementary Schools.

1
2 Districtwide Electrical Projects
3

4 Electrical projects that are part of this request include: fire alarm system upgrades; lighting
5 replacement or upgrades; emergency generator replacement; and general electrical upgrades.
6 These projects are needed to assure a safe environment for students and staff, and to provide
7 adequate, efficient lighting in areas currently lacking appropriate lighting. These projects
8 will impact the following schools:
9

10 Gladys Wood, Klatt, Lake Otis, Mt. View, Northwood, and Ptarmigan Elementary
11 Schools; Goldenview Middle School; Benny Benson Alternative School; and East High
12 School.
13

14 Districtwide Mechanical Upgrades
15

16 Various heating/boiler systems need to be upgraded or replaced; ventilation controls need to
17 be updated; various water and waste water systems and parts of systems need to be upgraded;
18 other mechanical issues need to be addressed. These projects are important in providing
19 basic heat, ventilation, and utility services to the facilities in the District, and will impact the
20 following schools and facilities:
21

22 Campbell, Huffman, and Taku Elementary Schools; Gruening Middle School; and
23 Warehouse.
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 4, 2006 Municipal Election.
28

29 Respectfully submitted,

30 *Carol Comeau*

31
32 Carol Comeau
33 Superintendent
34

STATE OF ALASKA

Department of Education & Early Development

Division of School Finance

FRANK H. MURKOWSKI, GOVERNOR

Goldbelt Place
801 West 10th Street, Suite 200
Juneau, Alaska 99801-1894
(907) 465-8679
(907) 463-5279 fax
Eddy_Jeans@eed.state.ak.us

December 29, 2005

Rachel Molina, Project Support
Anchorage School District
1301 Labar Street
Anchorage, AK 99515

2006 JAN - 3 PM 1:13

ANCHORAGE SCHOOL DISTRICT
1301 LABAR STREET
ANCHORAGE, AK 99515

Dear Ms. Molina:

This responds to your submittal of applications, received December 23, 2005, requesting debt reimbursement approval for twelve capital improvement projects. Following an allocation by the legislature for debt reimbursement, BED accomplishes two administrative actions. The first is to approve projects; the second is to authorize projects for bond indebtedness and reimbursement.

Project approval occurs when an eligible scope and budget have been defined. Project authorization occurs when certified election results are provided establishing voter approval, and a project agreement is signed. Based on these provisions the twelve projects have been determined eligible in both scope and budget under AS 14.11.100(a)(13) and (14), and are approved as listed below.

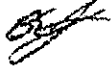
Eleven of the submitted projects were previously approved as grant projects and placed on the 2007 CIP Grant lists. With this approval, those eleven projects are removed from the 2007 CIP Grant lists.

<u>Project Title</u>	<u>Reimbursement Amount</u>	<u>Approved Reimbursement Rate</u>
East High School Phase 4B-1 Construction & 4B-2 Design	\$9,700,000	70.00%
Bartlett High School Phase 3A Construction & 3B-1 Design	\$13,900,000	70.00%
Chugiak High School Phase 4 Construction	\$12,500,000	70.00%
Code/Hazmat/ADA/ Sprinkler Projects	\$800,000	70.00%
Districtwide Electrical Projects	\$1,500,000	70.00%
Emergency Communications-High Schools	\$760,000	70.00%
Districtwide Building Renewal Projects	\$1,699,000	70.00%
Districtwide Mechanical Upgrades	\$1,670,000	70.00%
Multi-School Security System Upgrades	\$3,046,000	70.00%
Sand Lake Elementary School Renovation and Renewal	\$12,600,000	60.00%
Clark Middle School Phase I-Design	\$3,000,000	60.00%
Inlet View Elementary School Phase I-Design	\$750,000	60.00%

Debt Reimbursement Project Approvals
Page 2 of 2
December 29, 2005

Draft project agreements for the voter-approved projects will be prepared and sent upon receipt of certified election results that establish voter approval of the projects.

Sincerely,



Eddy Jeans
Director

cc: Carol Comeau, Superintendent
Ray Amsden, Facilities Director
Janet Stokesbary, Chief Financial Officer

MUNICIPAL CLERK'S OFFICE
Agenda Document Control Sheet

AO 2006-11(S)

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

1	SUBJECT OF AGENDA DOCUMENT	DATE PREPARED
	AO 2006-11(S) An Ordinance Providing For The Submission To The Qualified Voters Of Anchorage, Alaska, The Question	February 8, 2006
	Of The Issuance Of Not To Exceed \$20,890,000 Of General Obligation Bonds Of The Municipality Of Anchorage To Pay	Indicate Documents Attached <input checked="" type="checkbox"/> AO(S) <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM(A) <input type="checkbox"/> AIM
2	DEPARTMENT NAME Chief Financial Officer	DIRECTOR'S NAME Janet Stokesbary
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY Wohlforth, Johnson, Brecht, Cartledge & Brooking	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 8, 2006
	Janet Stokesbary, Chief Financial Officer	<i>Janet Stokesbary</i>	February 8, 2006

2006 FEB - 9 AM 10:36
 CLERK'S OFFICE

5	Special Instructions/Comments
	<i>Addendum - New Public Hearings 14.4.2.</i>

6	ASSEMBLY HEARING DATE REQUESTED February 14, 2006	7	PUBLIC HEARING DATE REQUESTED February 14, 2006
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