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5 **CLERK'S OFFICE**
6 **APPROVED**

7 **Date:** 2-13-07
8

Submitted by: Chair of the Assembly at the
Request of the Anchorage
School District
Prepared by: Cynthia M. Weed
K&L Preston Gates Ellis LLP
For Reading: February 13, 2007

9
10 MUNICIPALITY OF ANCHORAGE

11
12 ORDINANCE NO. AO 2006-181(S)

13
14 AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE
15 QUALIFIED VOTERS OF ANCHORAGE, ALASKA, THE
16 QUESTION OF THE ISSUANCE OF NOT TO EXCEED TWENTY
17 MILLION DOLLARS (\$20,000,000) OF GENERAL OBLIGATION
18 BONDS OF THE MUNICIPALITY OF ANCHORAGE TO PAY THE
19 COSTS OF EDUCATIONAL CAPITAL IMPROVEMENTS FOR
20 DISTRICTWIDE MAJOR BUILDING SYSTEMS RENEWAL AT THE
21 ELECTION TO BE HELD IN THE MUNICIPALITY ON APRIL 3,
22 2007.
23

24 WHEREAS, the existing Districtwide school facilities serving the Municipality of
25 Anchorage, Alaska (the "Municipality") are in need of building systems renewal and
26 improvement; and

27 WHEREAS, the Assembly of the Municipality and School Board have identified
28 necessary renovations, upgrades and improvements to Districtwide school facilities; and

29 WHEREAS, in order to provide funds to perform the necessary renovations, upgrades
30 and improvements as further described in Section 1 of this ordinance (the "Projects"), it is
31 deemed necessary and advisable that the Municipality issue and sell its general obligation bonds
32 (the "Bonds");

33 NOW, THEREFORE, THE MUNICIPALITY OF ANCHORAGE ORDAINS:

1 Section 1. Purpose. The Assembly hereby determines that the Districtwide Building
2 Systems are in need of renewal and renovation (the “Projects”). Renovations consist of the
3 projects which are considered Priority One projects with the following associated costs:

- 4 • Districtwide Code/Hazmat/ADA/Sprinkler Projects - \$1,265,000;
- 5 • Districtwide Roof Replacement and Repairs - \$1,950,000;
- 6 • Multi-School Security System Upgrades - \$890,000;
- 7 • Emergency Communications Systems – High Schools - \$650,000;
- 8 • Districtwide Building Renewal Projects - \$4,110,000;
- 9 • Districtwide Electrical Projects - \$2,190,000;
- 10 • Districtwide Mechanical Projects - \$5,845,000; and
- 11 • Districtwide Traffic Safety Projects - \$3,100,000.

12 The Projects are described in more detail in the Assembly Memorandum accompanying this
13 ordinance. The cost of all necessary planning, acquisition of property for, site preparation,
14 construction, installing and equipping of the Projects, architectural, engineering, design, and
15 other consulting services, inspection and testing, administrative and relocation expenses, costs of
16 issuance of the Bonds (hereinafter defined) and other costs incurred in connection with the
17 Projects shall be deemed to be costs of the approved Projects. The approved Projects may be
18 completed with all necessary equipment and appurtenances.

19 The School District shall determine the application of available moneys as between the
20 various Projects set forth above so as to accomplish, as nearly as may be, all of the Projects
21 described or provided for in this section.

22 If the School District shall determine that it has become impractical to accomplish any
23 portion of the approved Projects by reason of changed conditions or needs, incompatible

1 development or costs substantially in excess of those estimated, the School District shall not be
2 required to accomplish such portions and shall apply Bond proceeds as set forth in this section.

3 If the approved Projects have been completed in whole or in part, or their completion duly
4 provided for, or their completion found to be impractical, the School District may apply Bond
5 proceeds or any portion thereof to other School District capital improvements as the School
6 Board in its discretion shall determine and, if otherwise, then solely to payment of principal or
7 interest on the Bonds, as provided in the Home Rule Charter. In the event that the proceeds of
8 sale of the Bonds, plus any other monies of the School District legally available, are insufficient
9 to accomplish the approved Projects, the School District shall use the available funds for paying
10 the cost of those portions of the approved Projects for which the Bonds were approved deemed
11 by the School Board most necessary and in the best interest of the School Board. No Bond
12 proceeds shall be used for any purpose other than a capital improvement.

13 For the purpose of providing funds for the undertaking of the Projects, which are hereby
14 found to be a public purpose and in the public interest, the Municipality hereby proposes to issue
15 general obligation bonded indebtedness in an amount not to exceed Twenty Million Dollars
16 (\$20,000,000) (the "Bonds").

17 Section 2. Details of Bonds. The Bonds shall be sold in such amounts and at such
18 time or times as deemed necessary and advisable by the Assembly and as permitted by law and
19 shall mature over a period of 20 years of date of issue. The Bonds shall be issued in an
20 aggregate principal amount of not to exceed \$20,000,000. The Bonds shall bear interest to be
21 fixed at the time of sale or sales thereof. The exact form, terms, conditions, contents, security,
22 options of redemption, and such other matters relating to the issuance and sale of said Bonds as

1 are deemed necessary and advisable by the Assembly shall be as hereinafter determined and/or
2 delegated by ordinance and/or resolution of the Assembly.

3 The full faith and credit of the Municipality is pledged for the payment of the principal of
4 and interest on the Bonds, and ad valorem taxes upon all taxable property in the Municipality
5 shall be levied without limitation as to rate or amount to pay the principal and interest on the
6 Bonds when due.

7 Section 3. Ballot Proposition. The Assembly hereby submits to the qualified electors
8 of the Municipality the proposition of whether or not the Municipality should issue the Bonds for
9 the purpose of financing the costs of the approved Projects at the regular municipal election to be
10 held on April 3, 2007.

11 The Clerk shall prepare the ballot proposition to be submitted to the voters as provided by
12 this ordinance and the Municipal Code and shall perform all necessary steps in accordance with
13 law to place this proposition before the voters at the regular election. The proposition must
14 receive a majority vote of those in the Municipality voting on the question to be approved. The
15 proposition shall be substantially in the following form:

16 PROPOSITION NO. _____

17 EDUCATIONAL CAPITAL IMPROVEMENTS
18 DISTRICTWIDE MAJOR BUILDING SYSTEMS RENEWAL BONDS

19
20 Shall Anchorage borrow up to \$20,000,000 through the issuance of
21 general obligation bonds to pay for educational capital improvements for
22 Districtwide major building systems renewal within Anchorage, as
23 provided in Ordinance No. AO 2006-181)(S)? The projects currently
24 qualify for 70% State debt reimbursement (subject to annual Legislative
25 appropriation as described below.)
26

27 The general obligation bond proceeds will be used to pay costs of
28 planning, design, site preparation, constructing, renovating, installing and
29 equipping educational capital improvement projects within Anchorage.

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

3
4 **Projects:**

5
6 Districtwide Code/Hazmat/ADA/Sprinkler Projects

7 Districtwide Roof Replacement and Repairs

8 Multi-School Security System Upgrades

9 Emergency Communications Systems – High Schools

10 Districtwide Building Renewal Projects

11 Districtwide Electrical Projects

12 Districtwide Mechanical Projects

13 Districtwide Traffic Safety Projects.

14
15 The projects currently qualify for 70% State debt reimbursement. If the
16 State chooses to make full reimbursement, the annual increase in taxes
17 would be \$1.75 to retire the proposed bonds (based on \$100,000 of 2007
18 real and personal property value). State reimbursement is subject to
19 annual Legislative appropriation.

20
21 Voter approval of this bond proposition authorizes for each \$100,000 of
22 assessed real and personal property value (based on the estimated 2007
23 assessed valuation) an annual increase in taxes of approximately \$5.83
24 (subject to reduction with State reimbursement money) to retire the
25 proposed bonds.

26
27 The debt will be paid from real and personal property taxes levied and
28 collected areawide in Anchorage. Anchorage will also pledge its full faith
29 and credit for payment of the debt.

30
31 (No. AO 2006-181(S))

32
33 Section 4. Submission of Question to Voters. The proposition, both for paper ballots
34 and machine ballots, shall be printed on a ballot which may set forth other general obligation
35 bond propositions, and the following words shall be added as appropriate and next to a square
36 provided for marking the ballot or voting by a machine:

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PROPOSITION NO. _____

BONDS, YES

BONDS, NO

Section 5. Effective Dates. Section 2 of this ordinance shall become effective only if the proposition described in Section 3 is approved by a majority of the qualified voters voting on the proposition at the regular election held on April 3, 2007. The remaining sections of this ordinance shall become effective upon passage and approval.

PASSED AND APPROVED by the Anchorage Assembly, this 13th day of February, 2007

Ann Sullivan
Chair

ATTEST:

Sharon S. Gorenst
Municipal Clerk

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 918-2006(A)

Meeting Date: February 13, 2007

From: ANCHORAGE SCHOOL DISTRICT

Subject: AO 2006-180 (S) Two Ballot Propositions to Provide
AO 2006-181 (S) for the Issuance of General
Obligation Bonds for Educational
Capital Improvements

The Anchorage School Board approved two ballot propositions to provide for the issuance of general obligation bonds for education-related capital projects on December 11, 2006: ASD Memorandum #152 (2006-2007), 2007 General Obligation Bond Recommendations. This recommendation includes proposed Proposition I for Clark Middle School Renewal and Replacement Project in the amount of \$65,000,000; and Proposition II for Districtwide Building System Renewals in the amount of \$20,000,000.

AM 918-2006 was introduced at the December 19, 2006 Assembly meeting. The subject of the memorandum was the issuance of general obligations bonds in support of educational capital improvement (AO 2006-180, AO 2006-181). The Memorandum, and associated Ordinances, discussed the possibility of receiving debt reimbursement from the State. After the Memorandum and Ordinances were prepared, the District received approval from the State for debt reimbursement on these bond packages. AM 918-2006(A), AO 2006-180(S), and AO 2006-181(S) have revised wording that addresses the State's approval of this debt reimbursement and the impact of this reimbursement on annual taxes required to support the bonds.

The School Board requests the Anchorage Assembly place the two propositions, as stated on AO 2006-180(S) and AO 2006-181(S), on the April 3, 2007 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:

Table with 3 columns: Proposition I: \$65,000,000, Project, Estimated Cost, Estimated Annual Operating and Maintenance. Row 1: Clark Middle School Renewal and Replacement, \$65,000,000, \$425,000

The approximate annual amount of taxes on \$100,000 of assessed real and personal property value (based on estimated total 2007 assessed valuation) to retire the proposed debt is \$18.93. However, the entire \$65,000,000 of bonds are approved for 60 percent State debt reimbursement, per the Department of Education and Early Development (DEED) letter dated February 6, 2007, Attachment A. If the State chooses to make full reimbursement, the annual increase in taxes would be \$7.57 (based on \$100,000 of estimated 2007 assessed real and personal property value). State reimbursement is subject to annual legislative appropriation. An annual increase in the municipal tax cap of

1 approximately \$1.51 on \$100,000 of assessed real and personal property value (based on
2 estimated total 2007 assessed valuation) is to pay for annual operation and maintenance
3 costs related to the proposed capital improvement.

4
5 **Proposition II: \$20,000,000** Estimated Cost

6
7 Districtwide Building Systems Renewal Priority One Projects:

8 Districtwide Code/Hazmat/ADA/Sprinkler Projects	\$1,265,000
9 Districtwide Roof Replacement and Repairs	1,950,000
10 Multi-School Security System Upgrades	890,000
11 Emergency Communications Systems – High Schools	650,000
12 Districtwide Building Renewal Projects	4,110,000
13 Districtwide Electrical Projects	2,190,000
14 Districtwide Mechanical Projects	5,845,000
15 Districtwide Traffic Safety Projects	<u>3,100,000</u>
16 Proposition II Total	<u>\$20,000,000</u>

17

18 The approximate annual amount of taxes on \$100,000 of assessed real and personal
19 property value (based on estimated total 2007 assessed valuation) to retire the proposed
20 debt is \$5.83. However, the entire \$20,000,000 of the bonds are approved for 70 percent
21 State debt reimbursement, per the Department of Education and Early Development
22 (DEED) letter dated February 6, 2007, Attachment A. If the State chooses to make full
23 reimbursement, the annual increase in taxes would be \$1.75 (based on \$100,000 of
24 estimated 2007 assessed real and personal property value). State reimbursement is subject
25 to annual legislative appropriation. These projects will not increase annual operating costs.

26
27 A brief description of the projects in the two bond proposals is provided beginning on page
28 4 of this memorandum.

29
30 **Supporting Information**

31
32 Beginning in 1993, the Alaska Legislature has approved State reimbursement programs that
33 provided for up to 70 percent reimbursement on voter-approved capital improvement
34 bonds. Since then, the Anchorage School District has received voter approval for a total of
35 \$962 million in construction and renovation bonds. Of this amount, approximately \$683
36 million has received up to 70 percent State reimbursement through grant funds or debt
37 reimbursement programs.

38
39 Past bond issues have focused on replacing, renewal of, or adding secondary schools.
40 These projects have included a replacement school for Dimond High; new South and Eagle
41 River High Schools and the new Nicholas Joseph Begich Middle School in the Muldoon
42 area; and renewal and upgrades at Chugiak, East, Service and Bartlett High Schools.

43
44 With the last successful passage of the special bond election in the fall of 2004, the District
45 made the commitment to not request school bonds during the 2005 election. During the
46 spring 2006 election, voters rejected all school bonds. From the special election of
47 November 2004 through March 2007, approximately \$86.6 million of bonds have been
48 paid off. Over the next five years, the District will be paying off between \$43 million and
49 \$50 million of bonds each year, of which the State will pay approximately 50 percent.
50 Currently, the District will have approximately \$769 million of bonds outstanding as of
51 June 30, 2007. Of this amount, the State pays approximately 53 percent.

1
2 Proposition I of this bond proposal provides funding for complete renewal and replacement
3 of Clark Middle School.
4

5 Proposition II includes Building System Renewal items. The Districtwide building system
6 renewal projects include security; sprinklers; building renewal; roof replacement;
7 mechanical, electrical, traffic safety, code upgrades, and emergency communications
8 systems upgrades to high schools.
9

10 **Documentation of Need:**
11

12 The District operates and maintains the largest physical plant of any public entity in the
13 State, with approximately 7.5 million square feet of facilities. The replacement value of
14 District buildings exceeds \$1.5 billion. The District is responsible for 91 facilities, housing
15 approximately 50,000 students, more students than the total of the next five largest districts,
16 and over 5,000 staff members. Anchorage educates approximately 40 percent of the total
17 student population of the State. Not only is the inventory large, it is aging. Forty-eight
18 schools are 20 to 50 years old and eight are over 50 years old.
19

20 **Building components wear out.** Facility systems only last so long. Roofs deteriorate and
21 leak; heating, plumbing, and ventilation systems wear out; structural systems age. Various
22 code changes require updating electrical and mechanical systems, access for the physically
23 disabled, hazardous materials removal, sprinkler and fire safety upgrades.
24

25 **Functional obsolescence** is another fact of life for older schools. Over the life of a school,
26 programmatic changes take place that demand updating the facility infrastructure. There is
27 a continual need to update the electrical distribution systems in the schools to accommodate
28 current technology. Older schools have outdated science rooms that also limit curriculum
29 options. Current educational delivery methods require physical layouts that are often
30 different from those of 30 to 40 years ago. Without renewal, these schools do not provide
31 our students the same quality educational parity of program and facilities across our school
32 system.
33

34 **Additional capacity** to house the constantly shifting student population is the third
35 component of capital requirements. Anchorage is the largest district in the State, and while
36 its overall enrollment has been steady in recent years, the geographic distribution of
37 students continues to shift due to the high mobility of the Anchorage population. To meet
38 short-term capacity needs in the affected schools, the Anchorage School District uses
39 approximately 130 relocatable units.
40

41 **Effective use of operation and maintenance funding** is critical to keeping Anchorage
42 schools in good condition. The District uses a computerized preventative maintenance
43 program; continually reviews the maintenance program to implement better ways of doing
44 business; has regionalized maintenance teams to provide better service and reduce travel
45 time; and has implemented an apprenticeship program at no cost to the District to improve
46 worker skills and productivity.
47

1 **Capital Request Advisory Committee**

2
3 The District's Capital Request Advisory Committee (CRAC) met on November 1, 2006
4 and November 8, 2006 to review options and develop recommendations for a spring 2007
5 bond. The Committee recommended two bond propositions totaling \$115,000,000.
6

7 With the purpose to broaden community input and advice, the District formed a Capital
8 Request Focus Group to comment on the CRAC's bond recommendation, and other matters
9 relating to capital/construction issues. This small group is comprised of representatives
10 from groups and industries such as Alaskan development interests, Chambers of
11 Commerce, the media, home construction, public policy education, senior citizens, and
12 banking and retail businesses. The Capital Request Focus Group met on November 28,
13 2006 to review the CRAC's spring 2007 bond recommendation. The Focus Group
14 recommended that the District move forward with a total bond request of \$85,000,000.
15

16 The School Board carefully reviewed these comments and recommendations and
17 recommended two bond propositions totaling \$85,000,000. Some projects were deferred
18 from the CRAC recommendation for the purpose of reducing the total bond amount.
19

20 **Discussion of Debt Reimbursement Funding From House Bill 13**

21
22 House Bill 13 passed by the Legislature in July 2006 provides for 60 percent or 70 percent
23 debt reimbursement on school construction projects that have received local voter approval
24 between October 1, 2006 and November 30, 2008. The Clark Middle School Renewal and
25 Replacement project is approved for 60 percent reimbursement of \$65,000,000 and would
26 reduce the annual increase in taxes to approximately \$7.57 (based on \$100,000 of estimated
27 2007 assessed real and personal property value). The Districtwide Building Systems
28 Renewal projects are approved for 70 percent reimbursement of \$20,000,000 and would
29 reduce the annual increase in taxes to approximately \$1.75 (based on \$100,000 of estimated
30 2007 assessed real and personal property value). State reimbursement is subject to annual
31 legislative appropriation.
32

33 **Project Descriptions**

34
35 **CLARK MIDDLE SCHOOL RENEWAL AND REPLACEMENT**

36 Northeast Anchorage's Clark Middle School was built in 1959 and has had minimal
37 upgrades since then. It is deficient in:

- 38 1) its inability to meet approved Educational Specifications by inadequately
39 accommodating smaller learning communities and a variety of specialized programs
40 required to meet students' needs;
- 41 2) building systems, including
 - 42 a. architectural – low ceilings in classrooms and corridors, lack of adequate
43 acoustical treatment, worn surfaces and lockers;
 - 44 b. structural – to retrofit for current seismic requirements would entail replacing
45 much of the existing structure;
 - 46 c. mechanical – energy inefficient, maintenance intensive, and uneven heat and
47 ventilation;
 - 48 d. electrical – inadequate lighting and infrastructure for accommodating current
49 learning technologies; and
 - 50 e. the presence of unexposed hazardous materials which impedes maintenance,
51 repair, and retrofit of systems.

1
2 Research has shown that the quality of a school’s physical environment has a significant
3 affect on academic outcomes. The quality of Clark Middle School’s environment is not on
4 par with other District middle schools and negatively affects student performance. Renewal
5 of Clark Middle School meets the District’s Mission “to educate all students for success in
6 life” by establishing and maintaining a supportive and effective learning environment.
7

8 One major physical plant improvement was a Library built in 1994. It was intended to be
9 used jointly by the Municipality and District for its students. Functionally, the joint use did
10 not succeed due to difficulty of segregating age-appropriate materials, lack of staffing, and
11 conflicting hours of use.
12

13 The school is on a sloped site that, until recently, had over 30 acres. Needs of four major
14 developments associated with Mountain View’s Redevelopment Project have reduced the
15 site to a compact 23.75 acres. Clark Middle School’s renewal is a keystone of that project.
16 Developments surrounding the site include: P.O.B. Montgomery’s Glenn Square
17 commercial development, the State DOT/PF’s Glenn Highway/Bragaw Street Interchange
18 upgrade, Mountain View Drive upgrades, and plans to convert and expand the
19 Municipality’s Parks & Recreation building into a Community Center and Library. The
20 school’s site design is being closely coordinated with the redevelopment projects, and the
21 design team and school have reached out extensively to involve the community. This
22 outreach effort has included: posting design meeting notices at local churches and
23 businesses; providing project information at community events; participating in the
24 Mountain View Redevelopment Oversight Committee; and presenting to affected
25 community councils.
26

27 Clark Middle School’s renewal is based on Educational Specifications specifically
28 developed for the school. They reflect the school’s unique nature of having more special
29 programs and smaller average class sizes of 22.5 than other District Middle Schools. Some
30 of those programs are: Title 1, English as Second Language, Teen Impact, Cultural Studies
31 (Cook Inlet Tribal Council), Child in Transition/Homeless, and 21st Century Learning
32 Centers. The existing school has 41 classrooms and 10 relocatable classrooms delivering
33 education to seventh and eighth grades. The school intends to serve grades 6, 7 and 8, and
34 yet can fit the 7 and 8 model. The renewed Clark Middle School will offer 50 teaching
35 stations and have a 1,125-student capacity, based on the Alaska Department of Education
36 and Early Development allocation of 165 square feet per student. However, the capacity
37 based on the actual number of programs using spaces is 1,030 students.
38

39 The site includes all standard middle school amenities while improving students’ access,
40 safety and security. The school’s public front faces Mountain View Drive. More students
41 walk to this school than others. They will have inviting, unobstructed, and safe pedestrian
42 access from Mountain View Drive’s sidewalk to the school’s Main Entry. The Main Entry
43 leads directly to the school’s administrative and public spaces, such as the Multi-Purpose
44 Room, Gymnasium, and Library. Bus students enter at the south side from the bus loading
45 and event parking lot. Both the Main Entry and the Bus Entry are observable from a single
46 location in the Commons. The Gymnasium is centered on the Athletic Fields and close to
47 the Hockey Rink. The three-story classroom wing orients classrooms towards the
48 southwest and Chugach Mountains. The service area is functional and out of public view.
49

1 Community use is encouraged by: separate after-hours access to the Gymnasium, space for
2 a future health clinic (if funded by the Municipality), and the Parent/Community Work
3 Center. The classroom wing can be secured from community use spaces after hours.
4

5 As a Conceptual Design developed, detailed cost, structural and condition analyses and
6 evaluations led to the conclusion that it was not cost effective to retain any of the existing
7 facility except for the Library. Following the Conceptual Design, a General
8 Contractor/Construction Manager (GC/CM) was retained to provide pre-construction
9 services. These services included: project constructability analysis, life cycle costing, and
10 cost benefit evaluations of building materials and systems in order to achieve the best value
11 for construction dollars expended. A constructability analysis of retaining the 1994 Library
12 estimated costs of: a) foundation shoring for protection from adjacent construction; b)
13 structural code upgrades; c) interior and exterior renovations; d) constraints of working
14 around a large site obstacle; and e) protection during construction. These cost estimates led
15 to a conclusion that it would be more expensive to save the 1994 Library than to demolish
16 it.
17

18 Because it is an important part of Mountain View's community, there has been an extensive
19 outreach effort to involve the community. This has included posting design meeting
20 notices at churches and businesses, and providing project information at community events.
21

22 Districtwide Code/Hazmat/ADA/Sprinkler Projects

23
24 Due to the age of the District's facilities, there remains many asbestos-containing building
25 materials including flooring, pipe insulation, wallboards, insulated doors and fireproofing.
26 As this Environmental Protection Agency (EPA) controlled hazardous material deteriorates,
27 is uncovered or restricts construction or maintenance, it must be repaired, encapsulated or
28 removed to protect occupants and workers. Sprinkler systems at multiple locations require
29 renovation to maintain certification with the Fire Department. These concerns must be
30 acted upon in a timely manner to assure our buildings are safe and accessible for students,
31 staff and the general public. Two projects at King Career Center and West High School
32 will address deteriorating systems such as piping insulation and surface materials to assure
33 building occupant safety.
34

35 Districtwide Roof Replacement and Repairs

36
37 Replacement and repairs of roofs and roof structures as problem areas are identified in
38 multiple sites, including Campbell and Chugiak Elementary Schools and the Student
39 Transportation Building.
40

41 Multi-School Security System Upgrades

42
43 This will continue the Security System Upgrades project to install and/or upgrade security
44 systems and cameras in the following schools:
45

- 46 Eagle River, North Star, Ocean View, Susitna, and Turnagain Elementary Schools;
 - 47 Hanshew and Romig Middle Schools
- 48

1 Emergency Communications Systems – High Schools

2
3 This project will provide intra and external radio communication repeaters to allow
4 consistent communication among security personnel and First Responders (Police, SRO,
5 and Security Specialists), at Dimond and East High Schools.
6

7 Districtwide Building Renewal Projects

8
9 Projects at Bayshore, Bear Valley, O’Malley Elementary and Hanshew Middle Schools, and
10 King Career Center will reduce energy use through implementation of energy conservation
11 measures with simple payback of under five (5) years. The Lake Otis Elementary School
12 window project will upgrade the envelope with new energy efficient windows. These
13 projects will provide electrical and boiler system improvement at Russian Jack, Scenic
14 Park, Trailside, William Tyson, and Willow Crest Elementary Schools, completing the 21
15 Contingency Site Master Plan. Following renovation, these facilities will be prepared for
16 local emergencies.
17

18 Districtwide Electrical Projects

19
20 Electrical projects that are part of this request include: fire alarm system upgrades; lighting
21 replacement or upgrades; communications, and panel electrical upgrades. These projects
22 are needed to assure a safe environment for students and staff, and to provide adequate,
23 efficient lighting in areas currently lacking appropriate lighting. These projects will impact
24 the following schools:
25

26 Klatt, Lake Otis, Mountain View, and Northwood Elementary Schools; Goldenview
27 and Romig Middle Schools; and Benny Benson Alternative School.
28

29 Districtwide Mechanical Projects

30
31 Various heating/boiler systems need to be upgraded or replaced; ventilation controls need
32 to be updated; various water and waste water systems and parts of systems need to be
33 upgraded; other mechanical issues need to be addressed. These projects are important in
34 providing basic heat, ventilation, and utility services to the facilities in the District, and will
35 impact the following schools and facilities:
36

37 Abbott Loop, Aurora, Birchwood, Huffman, Inlet View, Mt. Iliamna, North Star
38 O’Malley, Orion, Tudor, Turnagain, and Willowcrest Elementary Schools; Gruening
39 and Romig Middle Schools; Bartlett, Chugiak, West High Schools; and the Warehouse.
40

41 Districtwide Traffic Safety Projects

42
43 Projects to upgrade traffic safety for students, staff, and visitors are needed in several
44 schools. These include projects to separate bus loading from public traffic, installation of
45 sidewalks and walking paths, and upgrade of bus loading areas. Projects at the following
46 schools are included:
47

48 Abbott Loop, Chugiak, and Roger Park Elementary Schools.
49

1 The information that has been provided in this memorandum should assist the Assembly in
2 making decisions regarding placing the recommended bond propositions on the ballot for
3 the April 3, 2007 Municipal Election.

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12

Attachment

Respectfully submitted,



Carol Comeau
Superintendent

STATE OF ALASKA

Department of Education & Early Development

Division of School Finance

SARAH PALIN, GOVERNOR

Goldbelt Place
801 West 10th Street, Suite 200
P.O. Box 110500
Juneau, Alaska 99811-0500
(907) 465-8679
(907) 463-5279 fax
Eddy_Jeans@eed.state.ak.us

February 6, 2007

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

Dear Ms. Molina:

This responds to your submittal of capital improvement project (CIP) applications, received February 1, 2007, requesting debt reimbursement approval for nine capital improvement projects under HB13. Following an allocation by the legislature for debt reimbursement, EED 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 nine projects have been determined eligible in both scope and budget under AS 14.11.100(a)(16) and (17), and are approved as listed below pending voter approval and signed project agreements:

<u>Project Title</u>	<u>Approved Reimbursement Amount</u>	<u>Approved Reimbursement Rate</u>
Clark Middle School Replacement	\$65,000,000	60%
Districtwide Code/Hazardous Materials/ADA Projects	\$1,265,000	70%
Districtwide Roof Replacement and Repairs	\$1,950,000	70%
Districtwide Security System Upgrades	\$890,000	70%
Emergency Communications Systems – 2 High Schools	\$650,000	70%
Districtwide Building Renewal Projects	\$4,110,000	70%
Districtwide Electrical Projects	\$2,190,000	70%
Districtwide Mechanical Projects	\$5,845,000	70%
Traffic Safety Upgrades, 3 Elementary Schools	\$3,100,000	70%

Debt Reimbursement Project Approvals

Page 2 of 2

February 6, 2007

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

Project approval expires November 30, 2008. If you have questions regarding this letter, contact me or Sam Kito.III, Facilities Engineer, 465-6906.

Sincerely,



Eddy Jeans
Director

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

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

AO 2006-181(S)

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

1	SUBJECT OF AGENDA DOCUMENT	DATE PREPARED
	AO 2006-181(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 Dollars (\$20,000,000) Of General Obligation Bonds Of The Municipality	February 8, 2007
		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	DIRECTOR'S NAME
	Chief Financial Officer	Janet Stokesbary
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY	HIS/HER PHONE NUMBER
	K&L Preston Gates Ellis LLP	(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>CComeau</i>
	Janet Stokesbary, Chief Financial Officer	<i>JStokesbary</i>
		February 8, 2007
		February 8, 2007
5	Special Instructions/Comments	
	<i>Addendum - New Public Hearing</i>	
6	ASSEMBLY HEARING DATE REQUESTED	7
	Introduction - December 19, 2006	
	PUBLIC HEARING DATE REQUESTED	
	Public Hearing - February 13, 2007	

M.O.A.
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