

Submitted by: Chairman of the Assembly
at the request of the
School Board
Prepared by: Anchorage School District
For Reading: July 29, 2008

CLERK'S OFFICE

APPROVED

Date: 7-29-08

SUBJECT TO ASSEMBLY APPROVAL OF FINAL DESIGN.

ANCHORAGE, ALASKA

AR NO. 2008-143

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING
THE REVISED (SCHEMATIC) DESIGN FOR CHESTER VALLEY ELEMENTARY
SCHOOL RENEWAL

WHEREAS, Alaska Statute 14.14.060(e) provides that the Assembly approve the
preliminary design and subsequent and revised designs approved by the School Board for
design of school facilities, and

WHEREAS, the School Board has approved the revised design, consisting of schematic
plans, for Chester Valley Elementary School Renewal Project.

NOW, THEREFORE, the Anchorage Assembly resolves:

Section 1. The Assembly hereby approves the revised (schematic) design for Chester Valley
Elementary School Renewal Project.

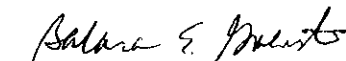
Section 2. This resolution shall become effective immediately upon its passage and
approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 29th day of

July, 2008


Chair of the Assembly

ATTEST


Municipal Clerk

AM 438-2008

ANCHORAGE SCHOOL DISTRICT
ANCHORAGE, ALASKA

AM 438-2008

MEMORANDUM

July 29, 2008

TO: THE HONORABLE MARK BEGICH
ANCHORAGE ASSEMBLY

FROM: OFFICE OF THE SUPERINTENDENT

Carol Comeau

SUBJECT: APPROVAL OF REVISED (SCHEMATIC) DESIGN FOR CHESTER
VALLEY ELEMENTARY SCHOOL RENEWAL

In accordance with AO NO. 2000-106(S), this memorandum provides information required for submission and approval of the revised (schematic) design for Chester Valley Elementary School Renewal Project.

In 2004, the Assembly approved a Revised (Schematic) Design for a 26-classroom school facility. Since then, changes in enrollment and educational priorities have caused design revisions to reflect a 19-classroom school. This is a request for approval of those revisions.

On April 1, 2003 voters approved \$750,000 in design funding for the addition and renovation of Chester Valley Elementary School. The School Board approved the selection of McCool Carlson Green Architects to be the Architects of Record on September 22, 2003 (ASD Memorandum #55, 2003-2004), and the Assembly approved the selection on October 21, 2003 (AR 2003-301). The conceptual design was approved by the School Board on November 24, 2003 (ASD Memorandum #117, 2003-2004) and by the Assembly on December 2, 2003 (AR #2003-349). Schematic design and supplemental educational specifications were approved by the School Board on April 24, 2004 (ASD Memorandum #254, 2003-2004), and the schematic design by the Assembly on May 11, 2004 (AR #2004-86). In April 2004 a bond issue to approve design completion and construction funds failed; the project was suspended. In April 2008 voters approved bonds for design completion and construction; project design work was reactivated. The School Board approved the schematic (revised) design on June 23, 2008 (ASD Memorandum #340, 2007-2008).

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. The following responds to these requirements:

Chester Valley Elementary School is located in northeast Anchorage at 1750 Patterson Street. It occupies a 7.64-acre site with residential housing on the north, east and south sides. Vehicular access is limited to Patterson Street on the west side. Originally built in 1964, the facility received classroom and multipurpose room additions in 1966. There are two relocatable classrooms on the site.

Chester Valley Elementary School provides a traditional kindergarten through 5th grade educational program and a pre-school special education Early Childhood Education (ECE) program. The September 28, 2007 enrollment was 222 students representing 69% of the facility's program capacity. Projections through 2013-14 continue to indicate 73% utilization of the facility's capacity. However, construction progress on adjacent residential developments could affect these projections; for example, Grass Creek subdivision is expected to contribute as many as 74 additional students to the school's projected enrollment by 2013.

The revised design consists of a schematic design to renew Chester Valley Elementary School to meet School Board-approved elementary educational specifications and site-specific supplementary educational specifications. Chester Valley is currently a 19-classroom school. The preliminary design approved by the Assembly on December 22, 2003 was based on the District's standard 26-classroom elementary school. Since the 2003 design was developed, enrollment has decreased, in part, due to 6th grade being moved to Nicholas J. Begich Middle School. Because of the decreased enrollment, the proposed revised design does not increase the number of classrooms.

This project's scope is to renew Chester Valley Elementary School to extend its usable life; add a gymnasium and an enlarged kitchen; provide adequate spaces for the Intensive Needs and other special education programs; renovate instructional areas to meet current educational program requirements; and renovate the administrative area to improve efficiency and student support.

The revised (schematic) design is a result of a collaborative process involving school participants, parents and the Chester Valley Community. Building Design Committee meetings were attended by members of the Chester Valley Elementary School administration, staff, teachers, parents, District Facilities Department staff. Community concerns about the design brought up at these meetings are addressed by the revised plans, and there are no anticipated negative impacts on the school building or neighboring community. The design was also presented to the Northeast Community Council on June 19th. Although concerns were expressed about construction cost increases and scheduling construction for 2009 rather than 2008, the Council generally expressed support for the design.

On April 1, 2008 voters approved \$16,500,000 in design and construction funding for Chester Valley Elementary School Renewal. The construction budget is currently \$11,500,000. The construction cost estimate is \$2.2 million over budget. This reflects contingencies for the volatile costs in the construction industry. With this large disparity

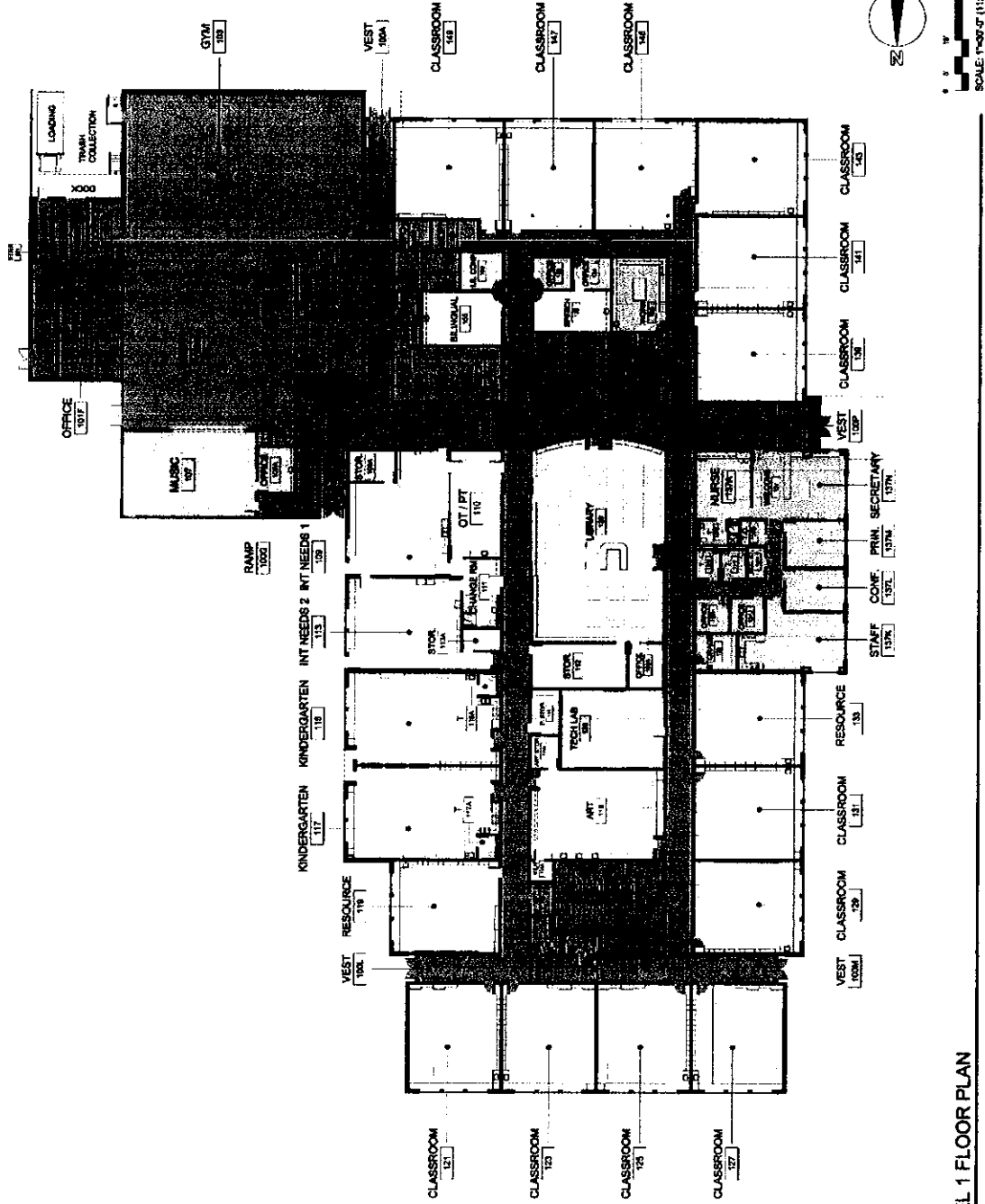
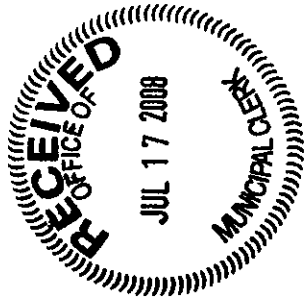
89 the District is taking steps to validate the construction estimate through independent
90 means. It is also exploring construction cost reduction measures. However, if these
91 reductions are unable to bring the project within budget, it is likely that recommendations
92 for project scope reductions and a request for increase in the construction budget would
93 be brought to the School Board for consideration.

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95 Project construction is anticipated to begin in 2009 and be completed by August 2010.

96
97 Attached is a set of revised (schematic) design drawings.

98
99 AR-2003-349

100
101 Attachment

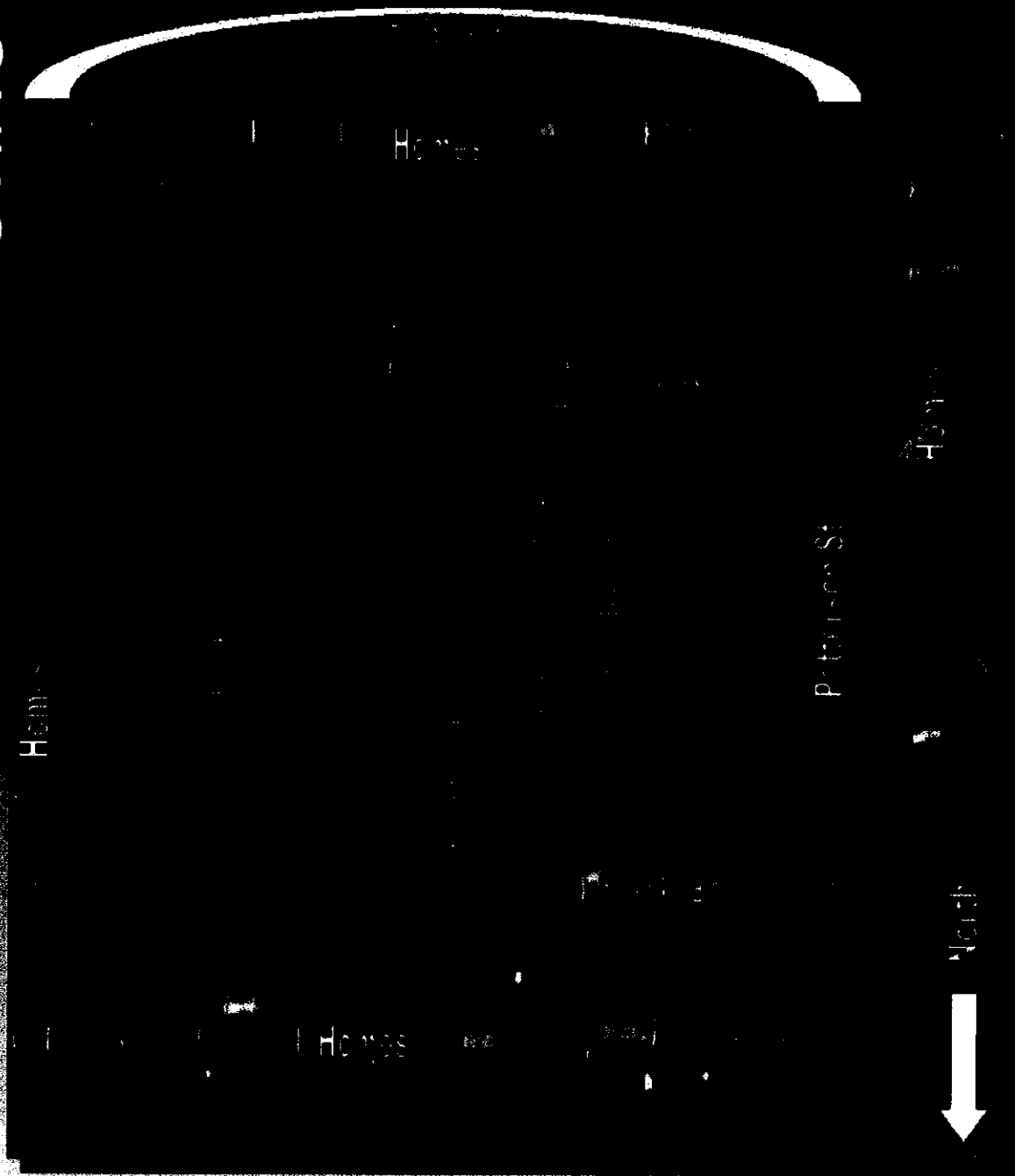


LEVEL 1 FLOOR PLAN

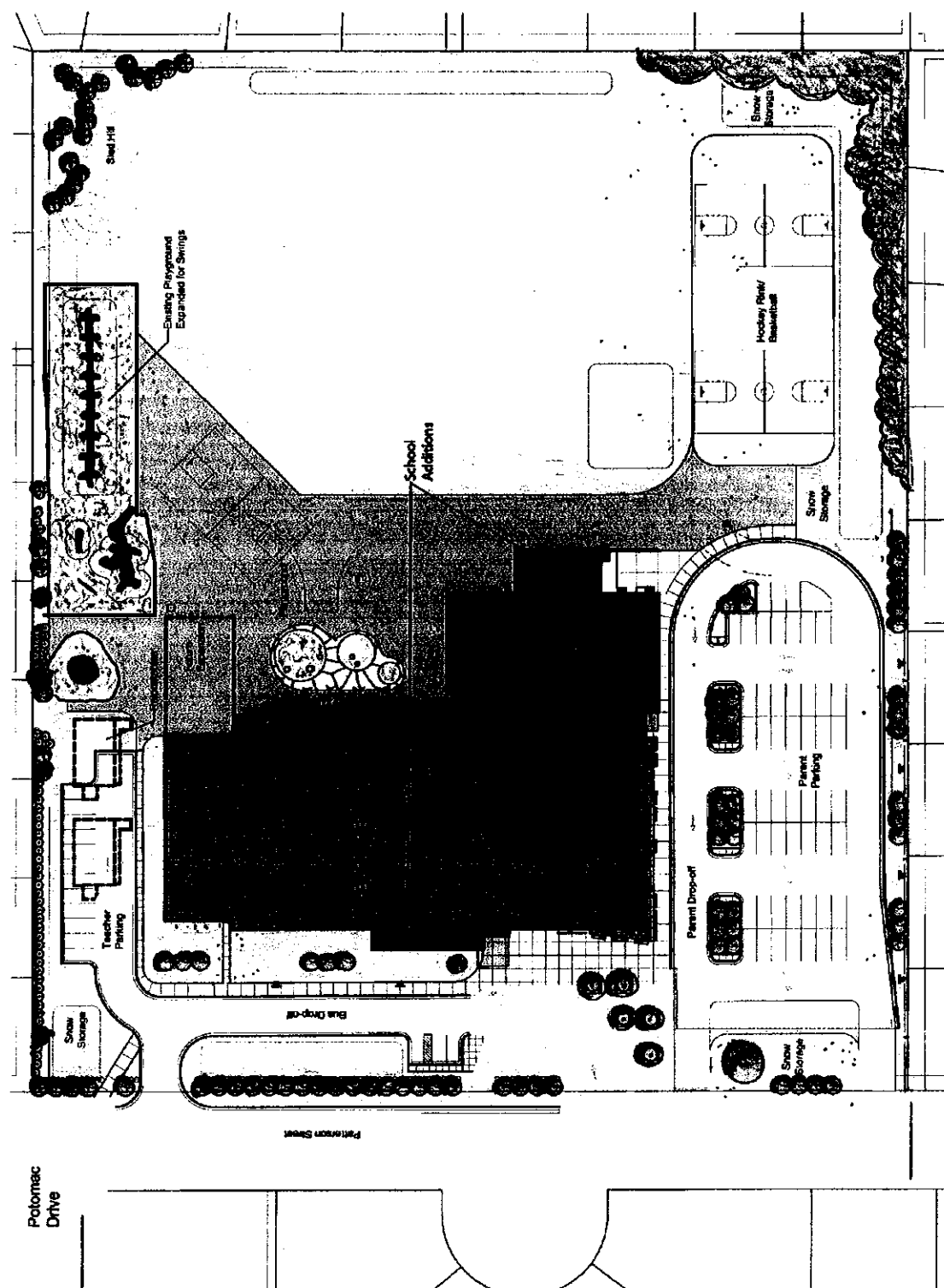


CHESTER VALLEY ELEMENTARY SCHOOL ADDITION & RENOVATION
MCCOOL CARLSON GREEN ARCHITECTS

EXISTING SITE



4



Site Plan



CHARTERED VALLEY ELEMENTARY SCHOOL ADDITION & RENOVATION
 MCCOOL CARLSON GREEN ARCHITECTS

08-10-08





MCCOOL CARLSON GREEN
 ARCHITECTURE INTERIOR DESIGN SPACE PLANNING
 811 W. 10TH AVENUE, ANCHORAGE, AK 99501-4914

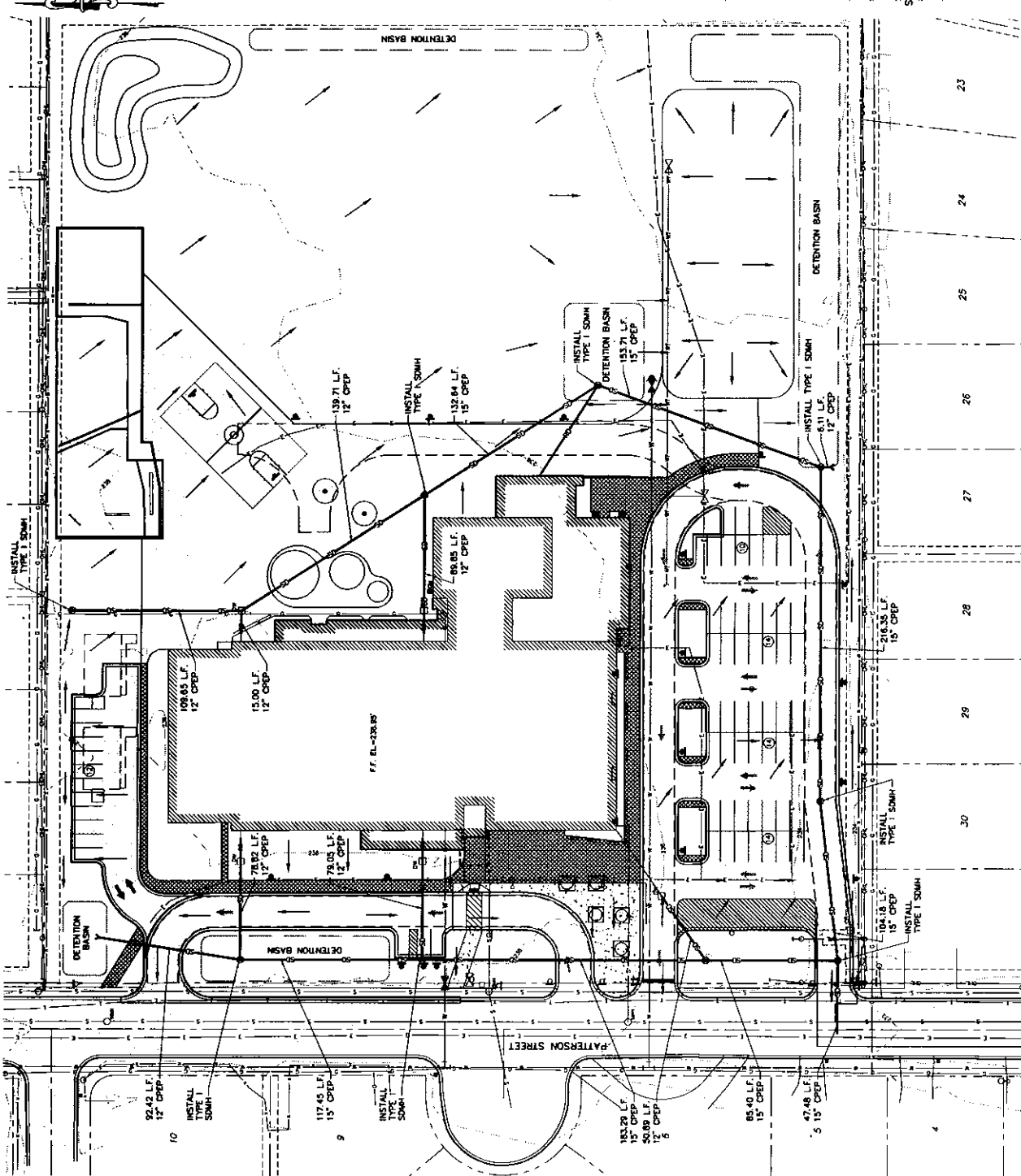
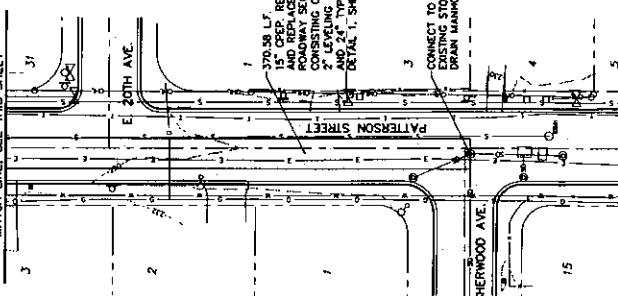
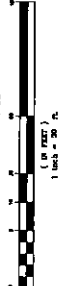


PROJECT NO.	11-00000
DATE	11/11/11
DESIGNED BY	Michael C. Green, P.E.
CHECKED BY	
INCHES	1" = 40'
FEET	1" = 40'
AS SHOWN	11/11/11

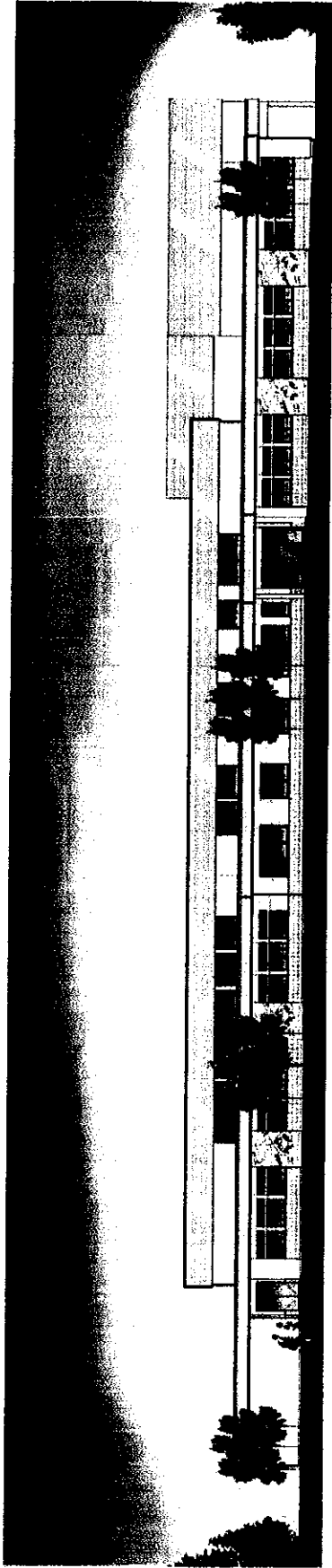


GRAPHIC SCALE
 1" = 40' (1" = 20')

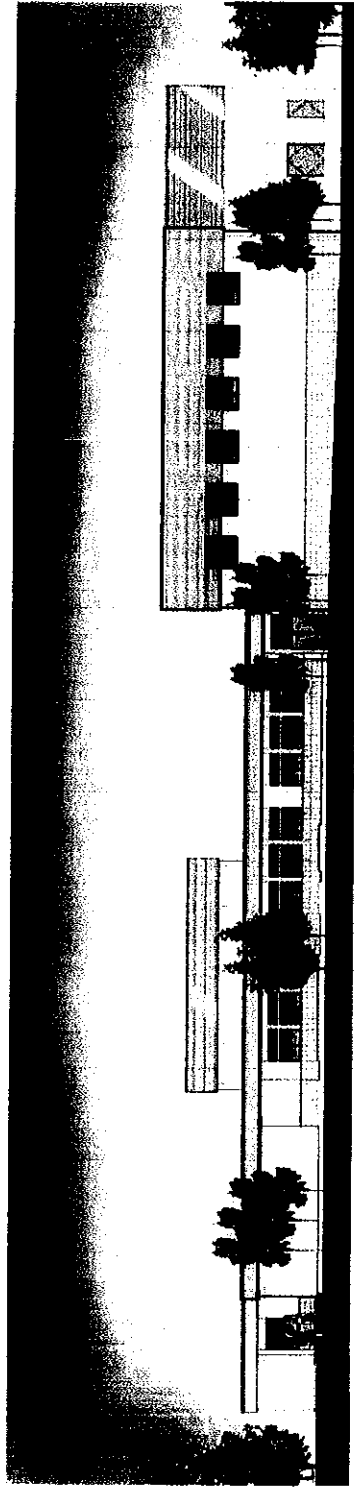
MATCH LINE, SEE THIS SHEET



MATCH LINE, SEE THIS SHEET



West Elevation



South Elevation

EXTERIOR CONCEPT



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

AR 2008-143

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

1	SUBJECT OF AGENDA DOCUMENT	DATE PREPARED	
	ANCHORAGE SCHOOL DISTRICT	7/17/2008	
APPROVAL OF THE REVISED (SCHEMATIC) DESIGN FOR			
	CHESTER VALLEY ELEMENTARY SCHOOL RENEWAL	Indicate Documents Attached	
	AM 438-2008	AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input checked="" type="checkbox"/> AIM <input type="checkbox"/>	
2	DEPARTMENT NAME	DIRECTOR'S NAME	
	ASD FACILITIES DEPARTMENT	RAY AMSDEN	
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY	HIS/HER PHONE NUMBER	
	RAY AMSDEN	348-5156	
4	COORDINATED WITH AND REVIEWED BY	INITIALS	DATE
	Mayor		
	Municipal Clerk		
	Municipal Attorney		
	Employee Relations		
	Municipal Manager		
	Cultural & Recreational Services		
	Fire		
	Health & Human Services		
	Merrill Field Airport		
	Municipal Light & Power		
	Office of Management and Budget		
	Police		
	Port of Anchorage		
	Public Works		
	Solid Waste Services		
	Transit		
	Water & Wastewater Utility		
	Executive Manager		
	Community Planning & Development		
	Finance, Chief Fiscal Officer		
	Heritage Land Bank		
	Management Information Services		
	Property & Facility Management		
	Purchasing		
	Other		
	Carol Comeau, Superintendent, ASD <i>Carol Comeau</i>		
	George Vakalis, Asst. Superintendent, Support Services		
5	Special Instructions/Comments		
	<i>Consent Agenda - Resolution for Action - Other</i>		
6	ASSEMBLY HEARING DATE REQUESTED	7	PUBLIC HEARING DATE REQUESTED
	07/29/2008		