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CLERK'S OFFICE  
APPROVED  
Date: 2-12-08

Requested by: Chair of the Assembly at the  
Request of the Anchorage School  
District  
Prepared by: Cynthia M. Weed, Bond Counsel  
K&L Preston Gates Ellis LLP  
For Reading: January 29, 2008

**MUNICIPALITY OF ANCHORAGE, ALASKA**  
**ORDINANCE No. AO 2008-7**

AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE QUALIFIED VOTERS OF ANCHORAGE, ALASKA, THE QUESTION OF THE ISSUANCE OF NOT TO EXCEED THIRTY-FOUR MILLION THREE HUNDRED THOUSAND DOLLARS (\$34,300,000) OF GENERAL OBLIGATION BONDS OF THE MUNICIPALITY OF ANCHORAGE TO PAY THE COSTS OF CAPITAL IMPROVEMENTS TO CHESTER VALLEY AND SAND LAKE ELEMENTARY SCHOOLS AND GIRDWOOD K-8 SCHOOL AT THE ELECTION TO BE HELD IN THE MUNICIPALITY ON APRIL 1, 2008.

**WHEREAS**, the existing Chester Valley and Sand Lake Elementary Schools serving the Municipality of Anchorage, Alaska (the "Municipality") are in need of addition and renewal and Girdwood K-8 School is in need of design solutions; and

**WHEREAS**, the Assembly of the Municipality and School Board have identified the necessity for the addition and renewal of Chester Valley and Sand Lake Elementary Schools and design plans for Girdwood K-8 School; and

**WHEREAS**, in order to provide funds to perform the addition and renewal of Chester Valley and Sand Lake Elementary Schools and design plans for Girdwood K-8 School, as further described in Section 1 of this ordinance (the "Projects"), it is deemed necessary and advisable that the Municipality issue and sell its general obligation bonds (the "Bonds"); now, therefore,

1 **THE ANCHORAGE ASSEMBLY ORDAINS:**

2 **Section 1.** **Purpose.** The Assembly hereby determines that the Chester Valley and  
3 Sand Lake Elementary Schools are in need of addition and renewal and the Girdwood K-8  
4 School is in need of design plans (the "Projects"). The addition and renewal of Chester  
5 Valley Elementary School currently includes the addition of a Gymnasium, art classroom  
6 and a minor addition to better locate the Administrative areas, reconfiguration of interior  
7 spaces, sprinkler system installation, seismic, mechanical and electrical system upgrades,  
8 hazardous materials abatement, exterior window replacement, insulation upgrades, site  
9 circulation and drainage improvements and playground upgrades and may be modified to  
10 make such additional or alternate additions as deemed appropriate during the course of  
11 planning and constructing. The addition and renewal of Sand Lake Elementary School  
12 currently includes the demolition of the eastern portion of the existing school and  
13 replacement with new construction, and code, mechanical, electrical and energy efficient  
14 upgrades and may be modified to make such additional or alternate additions as deemed  
15 appropriate during the course of planning and constructing. The Girdwood K-8 School  
16 project currently includes development of a design solution to meet future student demands  
17 on the school and may be modified to make such additional or alternate additions as  
18 deemed appropriate during the course of planning and constructing. The cost of all  
19 necessary planning, acquisition of property for, site preparation, construction, installing  
20 and equipping of the Projects, architectural, engineering, design, and other consulting  
21 services, inspection and testing, administrative and relocation expenses, costs of issuance  
22 of the Bonds (hereinafter defined) and other costs incurred in connection with the Projects

1 shall be deemed to be costs of the approved Projects. The Projects may be completed with  
2 all necessary furniture, library books, equipment and appurtenances.

3 If the School District shall determine that it has become impractical to accomplish  
4 any portion of the Projects by reason of changed conditions or needs, incompatible  
5 development or costs substantially in excess of those estimated, the District shall not be  
6 required to accomplish such portions and shall apply Bond proceeds as set forth in this  
7 section.

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

19 For the purpose of providing funds for the undertaking of the Projects, which is  
20 hereby found to be a public purpose and in the public interest, the Municipality hereby  
21 proposes to issue general obligation bonded indebtedness in an amount not to exceed  
22 Thirty-Four Million Three Hundred Thousand Dollars (\$34,300,000) (the "Bonds").

1 **Section 2.** **Details of Bonds.** The Bonds shall be sold in such amounts and at such  
2 time or times as deemed necessary and advisable by the Assembly and as permitted by law  
3 and shall mature over a period of 20 years of date of issue. The Bonds shall be issued in an  
4 aggregate principal amount of not to exceed \$34,300,000. The Bonds shall bear interest to  
5 be fixed at the time of sale or sales thereof. The exact form, terms, conditions, contents,  
6 security, options of redemption, and such other matters relating to the issuance and sale of  
7 said Bonds as are deemed necessary and advisable by the Assembly shall be as hereinafter  
8 determined and/or delegated by ordinance and/or resolution of the Assembly.

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

13 **Section 3.** **Ballot Proposition.** The Assembly hereby submits to the qualified electors  
14 of the Municipality the proposition of whether or not the Municipality should issue the  
15 Bonds for the purpose of financing the costs of the Project at the regular municipal election  
16 to be held on April 1, 2008.

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

1 PROPOSITION NO. \_\_\_\_\_

2 SCHOOLS ADDITION, RENEWAL  
3 AND DESIGN BONDS  
4

5 Shall Anchorage borrow up to \$34,300,000 through the issuance of  
6 general obligation bonds to pay for addition and renewal of Chester  
7 Valley and Sand Lake Elementary Schools and design plans for  
8 Girdwood K-8 School within Anchorage, as provided in Ordinance  
9 No. AO 2008-7? The projects currently qualify for 60% state debt  
10 reimbursement (subject to annual Legislative appropriation as  
11 described below).  
12

13 The general obligation bond proceeds will be used to pay costs of  
14 demolition, planning, designing, site preparation, constructing,  
15 renovating, installing and equipping educational capital  
16 improvement projects, but not limited to the projects described  
17 above.  
18

19 The projects currently qualify for 60% state debt reimbursement. If  
20 the State chooses to make full reimbursement, the annual increase in  
21 taxes would be \$3.54 to retire the proposed bonds (based on  
22 \$100,000 of 2008 real and personal property value). State  
23 reimbursement is subject to annual Legislative appropriation.  
24

25 Voter approval of this bond proposition authorizes for each  
26 \$100,000 of assessed real and personal property value (based on the  
27 estimated 2008 assessed valuation) an annual increase in taxes of  
28 approximately \$8.84 to retire the proposed bonds (subject to  
29 reduction with State reimbursement money).  
30

31 The debt will be paid from real and personal property taxes levied  
32 and collected areawide in Anchorage. Anchorage will also pledge  
33 its full faith and credit for payment of the debt.  
34

35 (No. AO 2008-7)  
36

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

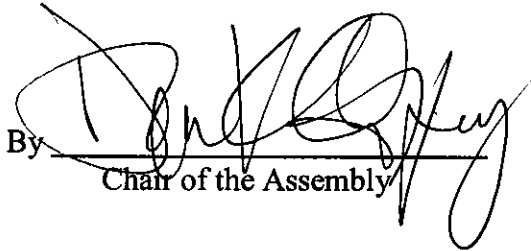
1 PROPOSITION NO. \_\_\_\_\_

BONDS, YES

2 BONDS, NO

3 **Section 5.** Effective Dates. Section 2 of this ordinance shall become effective only if  
4 the proposition described in Section 3 is approved by a majority of the qualified voters  
5 voting on the proposition at the regular election held on April 1, 2008. The remaining  
6 sections of this ordinance shall become effective upon passage and approval by the  
7 Assembly.

8 PASSED AND APPROVED by the Assembly of the Municipality of Anchorage, this 12<sup>th</sup>  
9 day of February, 2008.

10  
11  
12  
13 By   
Chair of the Assembly

14 ATTEST:

15   
16 \_\_\_\_\_  
17 Municipal Clerk  
18

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 32-2008

Meeting Date: January 29, 2008

From: ANCHORAGE SCHOOL DISTRICT

Subject: AO 2008-7 Two Ballot Propositions to Provide
AO 2008-8 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 17, 2007: ASD Memorandum #135 (2007-2008), 2008 General Obligation Bond Recommendations. This recommendation includes proposed Proposition I for Elementary School Addition/Renewal/Design Projects in the amount of \$34,300,000; and Proposition II for Districtwide Building System Renewals in the amount of \$9,410,000.

The School Board requests the Anchorage Assembly place the two propositions, as stated on AO 2008-7 and AO 2008-8, on the April 1, 2008 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: \$34,300,000

Table with 2 columns: Project, Estimated Cost. Rows include Chester Valley Elementary School Addition and Renewal (\$16,500,000), Sand Lake Elementary School Addition and Renewal (17,500,000), Girdwood K-8 School Design (300,000), and Proposition I Total (\$34,300,000).

The approximate annual amount of taxes on \$100,000 of assessed real and personal property value (based on the estimated total 2008 assessed valuation) to retire the proposed debt is \$8.84 (subject to reduction with State reimbursement money). However, the entire \$34,300,000 of bonds are approved for 60 percent State debt reimbursement, per the Department of Education and Early Development (DEED) letter dated January 17, 2008, Attachment A. If the State chooses to make full reimbursement, the annual increase in taxes would be \$3.54 to retire the proposed bonds (based on \$100,000 of estimated 2008 assessed real and personal property value). State reimbursement is subject to annual Legislative appropriation. Voters will not be asked to approve an increase in annual operating costs.

1	<b>Proposition II: \$9,410,000</b>	<u>Estimated Cost</u>
2		
3	Districtwide Building Systems Renewal Projects:	
4	Districtwide Code/Hazmat/ADA/Sprinkler Projects	\$ 465,000
5	Districtwide Roof Replacements and Repairs	950,000
6	Districtwide Building Renewal Projects	1,240,000
7	Districtwide Electrical Projects	1,475,000
8	Districtwide Mechanical Projects	1,950,000
9	Districtwide Traffic Safety Projects	600,000
10	Districtwide Track Renewal	2,250,000
11	Emergency Communications Systems – Middle Schools	<u>480,000</u>
12		
13	Proposition II Total	<u>\$9,410,000</u>
14		

15 The approximate annual amount of taxes on \$100,000 of assessed real and personal property  
16 value (based on estimated total 2008 assessed valuation) to retire the proposed debt is \$2.43.  
17 However, the entire \$9,410,000 of the bonds are approved for 70 percent State debt  
18 reimbursement, per the Department of Education and Early Development (DEED) letter  
19 dated January 17, 2008, Attachment A. If the State chooses to make full reimbursement, the  
20 annual increase in taxes would be \$.73 (based on \$100,000 of estimated 2008 assessed real  
21 and personal property value). State reimbursement is subject to annual Legislative  
22 appropriation. These projects will not increase annual operating costs.

23  
24 A brief description of the projects in the two bond proposals is provided beginning on page 4  
25 of this memorandum.

26  
27 **Supporting Information**

28  
29 Beginning in 1993, the Alaska Legislature has approved State reimbursement programs that  
30 provided for up to 70 percent reimbursement on voter-approved capital improvement school  
31 bonds. Since then, the Anchorage School District has received voter approval for a total of  
32 \$1.047 billion in construction and renovation bonds. Of this amount, approximately \$768  
33 million has received up to 70 percent State reimbursement through grant funds or debt  
34 reimbursement programs.

35  
36 Between the last election in April 2007 and the upcoming election in April 2008,  
37 approximately \$44 million of bond indebtedness will be retired. Over the next five years, the  
38 District will be paying off between \$46 million and \$53 million of bonds each year, of which  
39 the State will pay approximately 50 percent. Currently, the District has \$794 million of  
40 bonds outstanding as of June 30, 2007. Of this amount, the State pays approximately 54  
41 percent.

42  
43 Proposition 1 of this bond proposal provides funding for the needed additions and renewal of  
44 the Chester Valley and Sand Lake Elementary Schools, as well as schematic design for  
45 improvement to Girdwood K-8 School.

46  
47 Proposition 2 of this bond proposal provides funding for building system renewal needs. The  
48 Districtwide building system renewal projects include code upgrades, fire sprinklers, building  
49 renewal, roof replacement, mechanical, electrical, traffic safety, track renewal, and middle  
50 school emergency communications systems.

51



1 **Documentation of Need:**  
2

3 The District operates and maintains one of the largest physical plant of any public entity in  
4 the State, with approximately 7.5 million square feet of facilities. The replacement value of  
5 District buildings exceeds \$1.6 billion. The District is responsible for 93 facilities, housing  
6 approximately 50,000 students, more students than the total of the next five largest Alaska  
7 districts, and over 5,000 staff members. Anchorage educates approximately 40 percent of the  
8 total student population of the State. Not only is the inventory large, it is aging. Forty-nine  
9 schools are 20 to 50 years old. Of these schools, 20 have had no significant renewal and 29  
10 have had partial renewals. Of the 10 schools over 50 years old, four have had no significant  
11 renewal and six have had partial renewals.  
12

13 **Building components wear out.** Facility systems have limited useful life. Roofs deteriorate  
14 and leak; heating, plumbing, and ventilation systems wear out; structural systems age.  
15 Various code changes require updating electrical and mechanical systems, access for the  
16 physically disabled, hazardous materials removal, fire sprinkler and building code upgrades.  
17

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

27 **Additional capacity** to house the constantly shifting student population is the third  
28 component of capital requirements. Anchorage is the largest district in the State, and while  
29 its overall enrollment has been steady in recent years, the geographic distribution of students  
30 continues to shift due to the high mobility of the Anchorage population. To meet short-term  
31 capacity needs in the affected schools, the Anchorage School District has over 130  
32 relocatable classrooms available.  
33

34 **Effective operation and maintenance programs** are a critical component to extending the  
35 life of buildings, sites, systems and equipment, and for maintaining and providing a quality  
36 building environment for the instructional programs. The Maintenance Department with a  
37 well-trained staff and the utilization of a computerized maintenance management program are  
38 effectively accomplishing the preventive and corrective maintenance tasks necessary to  
39 maintain the District facilities. The Operations Department utilizes a Custodial Guide and  
40 ongoing staff training to maintain the District facilities in a safe, clean and orderly condition.  
41

42 **Capital Request Advisory Committee**  
43

44 The District's Capital Request Advisory Committee (CRAC) met on October 24, 2007 and  
45 November 7, 2007 to review options and develop recommendations for a spring 2008 bond.  
46 The Committee recommended two bond propositions totaling \$43,790,000. The School  
47 Board carefully reviewed these packages and recommended two bond propositions totaling  
48 \$43,710,000. In order to keep the requested bond amount less than the \$44 million of bond  
49 indebtedness retired since the last bond election on April 3, 2007, not all of the high priority  
50 needs could be included in this bond recommendation.  
51

1 **Discussion of Debt Reimbursement Funding From House Bill 13**  
2

3 House Bill 13 passed by the Legislature in July 2006 provides for 60 percent or 70 percent  
4 debt reimbursement on school construction projects that have received local voter approval  
5 between October 1, 2006 and November 30, 2008. School projects that add space have been  
6 eligible for 60 percent reimbursement, and those projects that do not add space have been  
7 eligible for 70 percent reimbursement. The Elementary School Renewal/Addition/Design  
8 projects are approved for 60 percent reimbursement of \$34,300,000 and would reduce the  
9 annual increase in taxes to approximately \$3.54 (based on \$100,000 of estimated 2008  
10 assessed real and personal property value). The Building System Renewal projects are  
11 eligible for 70 percent reimbursement of \$9,410,000 and would reduce the annual increase in  
12 taxes to approximately \$.73 (based on \$100,000 of estimated 2008 assessed real and personal  
13 property value). State reimbursement is subject to annual Legislative appropriation.  
14

15 **Project Descriptions**  
16

17 **CHESTER VALLEY ELEMENTARY SCHOOL ADDITION AND RENEWAL**

18 Chester Valley Elementary School is located on an 8 acre site at 1751 Patterson Street in  
19 northeast Anchorage. The existing 19 classroom school with two portables on site delivers  
20 educational programs for pre-kindergarten through fifth grade.  
21

22 The school was originally built in 1964 with a classroom and multipurpose room addition  
23 constructed in 1967. The school has had minimal amount of renovations since it was  
24 constructed 43 years ago. The existing facility is deficient in its physical capability to meet  
25 the educational program. Although well-maintained, its building systems, including  
26 mechanical and electrical, are well beyond their useful life and are no longer cost-effective to  
27 repair and operate. Current building codes will require structural improvements to the  
28 facility. In addition, hazardous materials will need to be abated.  
29

30 The project consists primarily of a major building renewal with additions. The additions will  
31 include a Gymnasium, Art classroom, and minor addition to better locate the Administration  
32 areas to more efficiently serve the school and the public, and a reconfiguration of interior  
33 spaces for more efficient operations.  
34

35 Further, the project will renew the facility and its building systems to meet functional needs  
36 and code requirements as well as improve energy efficiencies. The project will include:

- 37 • sprinkler system installation for fire safety,
- 38 • seismic upgrades,
- 39 • mechanical system upgrades,
- 40 • electrical system upgrades,
- 41 • hazardous materials abatement,
- 42 • exterior window replacement,
- 43 • building insulation upgrades,
- 44 • site circulation and drainage improvements, and
- 45 • playground upgrades.
- 46

47 In 2003, design funding was approved by voters. The project design was carried through  
48 Schematic Design Phase. Due to failure of the bond issues for construction in April 2004 and  
49 2006, further development of the project was suspended.  
50

1 SAND LAKE ELEMENTARY SCHOOL ADDITION AND RENEWAL

2 Sand Lake Elementary School is located on a 10 acre site at 7500 Jewel Lake Road in  
3 Southwest Anchorage. The existing 24 classroom school with five portables on site delivers  
4 both traditional and Japanese Immersion programs for kindergarten through sixth grade.  
5

6 The school was originally built in 1958 with classroom additions in 1959 and 1967. In 1987  
7 classrooms and a gymnasium were added. The school has had minimal amount of  
8 renovations since it was constructed. The 1958, 1959 and 1967 portions of the school are  
9 deficient in physical capability to meet the educational program. Although well-maintained,  
10 its building systems, including mechanical and electrical, are well beyond their useful life and  
11 are no longer cost-effective to repair and operate. Current building codes will require  
12 structural improvements to the facility. In addition, hazardous materials will need to be  
13 abated.  
14

15 The site has heavy traffic congestion, resulting in unsatisfactory situations where parents  
16 dropping off or picking up students are forced to queue on Jewel Lake Road, a major  
17 collector street. School buses drop off students in the southwest playground area where  
18 delivery vehicles also deliver goods to the service area. This encroachment impedes the  
19 ability to fully utilize that portion of the school's playground.  
20

21 The project, as scoped in 2003, consisted primarily of a major building renewal with  
22 reconfiguration of interior spaces for more efficient operations and three classrooms and an  
23 art room addition.  
24

25 However, since 2003 the structural building codes have changed to the extent that it would  
26 require extensive structural upgrades to the pre-1987 building to meet the current structural  
27 code. An evaluation of the costs to implement these required structural upgrades concluded  
28 that it was more cost effective to demolish the oldest eastern portion of the existing school  
29 and replace with new construction. This partial replacement will provide opportunities to  
30 develop a more efficient floor plan to better accommodate the needs of the current  
31 instructional programs. In addition, improved design solutions to fully integrate with the  
32 Strawberry Road upgrades, address the heavy parent drop-off and pick-up traffic, and  
33 separate the bus traffic from vehicular traffic can be developed, portions of the existing  
34 school will be renewed and receive needed code, mechanical and electrical upgrades as well  
35 as improved energy efficiencies.  
36

37 In 2003, design funding was approved by voters. The project design was carried through the  
38 Schematic Design Phase for the building and Design Development Phase for the site work in  
39 2004. Due to failure of the bond issues for construction in April of 2004 and 2006, further  
40 development of the project was suspended.  
41

42 GIRDWOOD K-8 SCHOOL DESIGN

43 Girdwood Elementary School is located on a 27 acre site in Girdwood. The existing nine  
44 classroom school delivers educational programs kindergarten through eighth grade.  
45

46 The school was originally built in 1981 with a four classroom addition in 1985.  
47

48 Girdwood is continuing to mature beyond its origin as a seasonal resort by developing into a  
49 community with a permanent year-round population with major residential developments  
50 planned for the community including affordable housing units. It is anticipated that the  
51 school population is on the verge of exceeding the existing school's capacity to support the

1 increased students. The Girdwood Area Plan designates development of the Crow Creek area.  
2 Housing is anticipated to increase by 1000-1500 units.

3  
4 This project will result in a design solution to meet these future student demands on the  
5 school.

6  
7 Districtwide Code/Hazmat/ADA/Sprinkler Projects

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

18  
19 Districtwide Roof Replacements and Repairs

20 These projects include replacement of roofs and roof structures at Susitna Elementary School  
21 and Gruening Middle School.

22  
23 Districtwide Building Renewal Projects

24 Building renewal projects that are a part of this request include: playground safety surface,  
25 parking lot and sidewalk renewal, storm water system connection, vinyl asbestos tile  
26 replacement, gym curtain divider replacement, and indoor track resurfacing. These projects  
27 will impact the following schools:

28  
29 Baxter, Campbell, Klatt, Northwood, and Turnagain Elementary Schools; Gruening and  
30 Mears Middle Schools.

31  
32 Districtwide Electrical Projects

33 Electrical projects that are part of this request include: fire alarm system upgrades; security  
34 system upgrades; lighting replacement or upgrades; communication systems, and electrical  
35 distribution panel upgrades. These projects are needed to assure a safe environment for  
36 students and staff, and to provide adequate, efficient lighting in areas currently lacking  
37 appropriate lighting. These projects will impact the following schools:

38  
39 Alpenglow, Bear Valley, Birchwood, Inlet View, North Star, and O'Malley Elementary  
40 Schools; Gruening Middle Schools; and Whaley School.

41  
42 Districtwide Mechanical Projects

43 Various heating/boiler systems need to be upgraded or replaced; ventilation controls and  
44 equipment need to be updated; various water and waste water systems need to be upgraded.  
45 These projects are important in providing basic heat, ventilation, and utility services to the  
46 facilities in the District, and will impact the following schools and facilities:

47  
48 Campbell, Eagle River, Klatt Elementary Schools; Bartlett High School and  
49 Facilities/Maintenance Building.

50  
51 Districtwide Traffic Safety Projects

1 Projects to upgrade traffic safety for students, staff, and visitors are needed in several schools.  
2 These projects will improve the overall pedestrian and vehicular circulation and site safety.  
3 Projects at the following schools are included:

4  
5 Huffman Elementary School and Mears Middle School.  
6

7 Districtwide Track Renewal

8 This will provide exterior running track renewal at the following schools:  
9

10 Central, Gruening, and Hanshew Middle Schools  
11

12 Emergency Communications Systems – Middle Schools

13 This project will provide internal and external radio communication upgrades to allow  
14 improved communication among security personnel and First Responders (Police, School  
15 Resource Officers, and Security Specialists), at Central, Mirror Lake, and Romig Middle  
16 Schools.  
17

18 The information that has been provided in this memorandum should assist the Assembly in  
19 making decisions regarding placing the recommended bond propositions on the ballot for the  
20 April 1, 2008 Municipal Election.  
21

22 Respectfully submitted,

23 *Carol Comeau*  
24

25 Carol Comeau  
26 Superintendent  
27  
28

29 Attachment

# STATE OF ALASKA

Department of Education & Early Development

*Division of School Finance*

**SARAH PALIN, GOVERNOR**

Goldbelt Place  
801 West 10<sup>th</sup> Street, Suite 200  
P.O. Box 110500  
Juneau, Alaska 99811-0500  
(907) 465-6906  
(907) 463-5279 fax  
Sam.Kito@Alaska.Gov

January 17, 2008

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 January 11, 2008, requesting debt reimbursement approval for eleven capital improvement projects under AS 14.11.020. 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 eleven 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>
Chester Valley Addition & Renewal	\$16,500,000	60%
Sand Lake Addition & Renewal	\$17,500,000	60%
Girdwood K-8 School Design	\$300,000	60%
Code Hazmat 2 Schools	\$465,000	70%
Roof Replacement 9 Schools	\$950,000	70%
Traffic Safety 2 Schools	\$600,000	70%
Electrical Upgrades 9 Schools	\$1,475,000	70%
Mechanical Upgrades 5 schools	\$1,950,000	70%
Building Renewal 7 Schools	\$1,240,000	70%
Track Improvements 3 Schools	\$2,250,000	70%
Emergency Communications Systems 3 Schools	\$480,000	70%

Debt Reimbursement Project Approvals

Page 2 of 2

January 17, 2008

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,

A handwritten signature in black ink, appearing to be 'S. Kito III', with a long horizontal flourish extending to the right.

Sam Kito III, P.E.  
Facilities Engineer

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

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

*AD 2008-7*

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

<b>1</b>	<b>SUBJECT OF AGENDA DOCUMENT</b>	<b>DATE PREPARED</b>	
	AO 2008-7 An Ordinance Providing For The Submission To The Qualified Voters Of Anchorage, Alaska, The Question Of The Issuance Of Not To Exceed Thirty-Four Million Three Hundred Thousand Dollars (\$34,300,000) Of General Obligation Bonds	Indicate Documents Attached <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM	
<b>2</b>	<b>DEPARTMENT NAME</b>	<b>DIRECTOR'S NAME</b>	
	Chief Financial Officer	Janet Stokesbary	
<b>3</b>	<b>THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY</b>	<b>HIS/HER PHONE NUMBER</b>	
	Kirkpatrick & Lockhart Preston Gates Ellis LLP	(907) 742-4369	
<b>4</b>	<b>COORDINATED WITH AND REVIEWED BY</b>	<b>INITIALS</b>	<b>DATE</b>
	<b>Mayor</b>		
	Heritage Land Bank		
	Merrill Field Airport		
	Municipal Light & Power		
	Port of Anchorage		
	Solid Waste Services		
	Water & Wastewater Utility		
	<b>Municipal Manager</b>		
	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		
	<b>Municipal Attorney</b>		
	<b>Municipal Clerk</b>		
	<b>Other</b>		
	Carol Comeau, Superintendent	<i>Carol Comeau</i>	January 17, 2008
	Janet Stokesbary, Chief Financial Officer	<i>Janet Stokesbary</i>	January 17, 2008
<b>5</b>	<b>Special Instructions/Comments</b>		
	<i>Consent Agenda - Introduction</i>		
<b>6</b>	<b>ASSEMBLY HEARING DATE REQUESTED</b>	<b>7</b>	<b>PUBLIC HEARING DATE REQUESTED</b>
	Introduction - January 29, 2008		Public Hearing - February 12, 2008

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 CLERK'S OFFICE