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3  
4 *See AO 2009-915*

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 20, 2009

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9  
10 **MUNICIPALITY OF ANCHORAGE, ALASKA**  
11 **ORDINANCE No. AO 2009-9**  
12

13 AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE QUALIFIED  
14 VOTERS OF ANCHORAGE, ALASKA, THE QUESTION OF THE ISSUANCE OF  
15 NOT TO EXCEED TWENTY-SEVEN MILLION FOUR HUNDRED EIGHTY  
16 THOUSAND DOLLARS (\$27,480,000) OF GENERAL OBLIGATION BONDS OF THE  
17 MUNICIPALITY OF ANCHORAGE TO PAY THE COSTS OF EDUCATIONAL  
18 CAPITAL IMPROVEMENTS FOR DISTRICTWIDE BUILDING SYSTEMS  
19 RENEWALS, REPLACEMENTS, RENOVATIONS AND ACQUISITIONS AT THE  
20 ELECTION TO BE HELD IN THE MUNICIPALITY ON APRIL 7, 2009.  
21

22 **WHEREAS**, the existing Districtwide school facilities serving the Municipality of  
23 Anchorage, Alaska (the "Municipality") are in need of building systems renewal,  
24 replacements, renovations and acquisitions; and

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

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

31 **THE ANCHORAGE ASSEMBLY ORDAINS:**

32 **Section 1.** **Purpose.** The Assembly hereby determines that the Districtwide Building  
33 Systems are in need of renewal, replacement, renovation and acquisition (the "Projects").

1 Renewal, replacement, renovations and acquisitions consist of the projects which are  
2 considered priority projects with the following associated costs:

- 3 • Districtwide Code/Sprinkler Project - \$1,165,000;
- 4 • Districtwide Roof Replacement Projects - \$2,155,000;
- 5 • Districtwide Building Renewal Projects - \$725,000;
- 6 • Districtwide Electrical Projects - \$3,520,000;
- 7 • Districtwide Mechanical Projects - \$3,320,000;
- 8 • Districtwide Traffic Safety Projects - \$6,550,000;
- 9 • Districtwide Field Renewal Project - \$2,380,000
- 10 • Districtwide Security System Upgrade Projects - \$1,165,000; and
- 11 • Districtwide Site Acquisition - \$6,500,000.

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

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

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

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

17 For the purpose of providing funds for the undertaking of the Projects, which are  
18 hereby found to be a public purpose and in the public interest, the Municipality hereby  
19 proposes to issue general obligation bonded indebtedness in an amount not to exceed  
20 Twenty-Seven Million Four Hundred Eighty Thousand Dollars (\$27,480,000) (the  
21 "Bonds").

22 **Section 2.** Details of Bonds. The Bonds shall be sold in such amounts and at such  
23 time or times as deemed necessary and advisable by the Assembly and as permitted by law

1 and shall mature over a period of 20 years of date of issue. The Bonds shall be issued in an  
2 aggregate principal amount of not to exceed \$27,480,000. The Bonds shall bear interest to  
3 be fixed at the time of sale or sales thereof. The exact form, terms, conditions, contents,  
4 security, options of redemption, and such other matters relating to the issuance and sale of  
5 said Bonds as are deemed necessary and advisable by the Assembly shall be as hereinafter  
6 determined and/or delegated by ordinance and/or resolution of the Assembly.

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

11 **Section 3.** **Ballot Proposition.** The Assembly hereby submits to the qualified electors  
12 of the Municipality the proposition of whether or not the Municipality should issue the  
13 Bonds for the purpose of financing the costs of the approved Projects at the regular  
14 municipal election to be held on April 7, 2009.

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

20 PROPOSITION NO. \_\_\_\_\_

21 EDUCATIONAL CAPITAL IMPROVEMENTS  
22 DISTRICTWIDE MAJOR BUILDING SYSTEMS RENEWAL,  
23 REPLACEMENT, RENOVATION AND ACQUISITION BONDS  
24

25 Shall Anchorage borrow up to \$27,480,000 through the issuance of  
26 general obligation bonds to pay for educational capital

1 improvements for Districtwide major building systems renewals,  
2 replacements, renovations and acquisitions within Anchorage, as  
3 provided in Ordinance No. AO 2009-9? The projects, except for  
4 Districtwide site acquisition, may qualify for 70% State debt  
5 reimbursement (subject to annual Legislative appropriation as  
6 described below.)  
7

8 The general obligation bond proceeds will be used to pay costs of  
9 planning, design, site preparation, constructing, renovating,  
10 installing, acquiring and equipping educational capital improvement  
11 projects within Anchorage. The proposed educational capital  
12 improvement projects include, but are not limited to, the following:  
13

14 **Projects:**

15  
16 Districtwide Code/Sprinkler Projects

17 Districtwide Roof Replacement Projects

18 Districtwide Building Renewal Projects

19 Districtwide Electrical Projects

20 Districtwide Mechanical Projects

21 Districtwide Traffic Safety Projects.

22  
23 Districtwide Field Renewal Project

24  
25 Districtwide Security System Upgrade Projects

26  
27 Districtwide Site Acquisition  
28

29 The projects, except for the Districtwide site acquisition, may  
30 qualify for 70% State debt reimbursement. If the State chooses to  
31 make full reimbursement, the annual increase in taxes would be  
32 \$3.36 to retire the proposed bonds (based on \$100,000 of 2009 real  
33 and personal property value). State reimbursement is subject to  
34 annual Legislative appropriation.  
35

36 Without State reimbursement for debt service, voter approval of this  
37 bond proposition authorizes for each \$100,000 of assessed real and  
38 personal property value (based on the estimated 2009 assessed  
39 valuation) an annual increase in taxes of approximately \$7.21 to  
40 retire the proposed bonds.  
41

1 The debt will be paid from real and personal property taxes levied  
2 and collected areawide in Anchorage. Anchorage will also pledge  
3 its full faith and credit for payment of the debt.  
4

5 (No. AO 2009-9)  
6

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

11 PROPOSITION NO. \_\_\_\_\_ BONDS, YES ☐  
12 BONDS, NO ☐

13 **Section 5.** Effective Dates. Section 2 of this ordinance shall become effective only if  
14 the proposition described in Section 3 is approved by a majority of the qualified voters  
15 voting on the proposition at the regular election held on April 7, 2009. The remaining  
16 sections of this ordinance shall become effective upon passage and approval by the  
17 Assembly.

18 PASSED AND APPROVED by the Assembly of the Municipality of Anchorage, this \_\_\_\_  
19 day of \_\_\_\_\_, 2009.

20  
21  
22 By \_\_\_\_\_  
23 Chair of the Assembly

24 ATTEST:

25  
26 \_\_\_\_\_  
27 Municipal Clerk  
28

MUNICIPALITY OF ANCHORAGE

ORDINANCE No. AO 2009-9

AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE QUALIFIED VOTERS OF ANCHORAGE, ALASKA, THE QUESTION OF THE ISSUANCE OF NOT TO EXCEED TWENTY-SEVEN MILLION FOUR HUNDRED EIGHTY THOUSAND DOLLARS (\$27,480,000) OF GENERAL OBLIGATION BONDS OF THE MUNICIPALITY OF ANCHORAGE TO PAY THE COSTS OF EDUCATIONAL CAPITAL IMPROVEMENTS FOR DISTRICTWIDE BUILDING SYSTEMS RENEWALS, REPLACEMENTS, RENOVATIONS AND ACQUISITIONS AT THE ELECTION TO BE HELD IN THE MUNICIPALITY ON APRIL 7, 2009.

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Prepared by

K&L PRESTON GATES ELLIS LLP

**MUNICIPALITY OF ANCHORAGE  
ORDINANCE No. AO 2009-9**

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\* This Table of Contents and the cover page are for convenience of reference and are not intended to be a part of this ordinance.

# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 26-2009

Meeting Date: January 20, 2009

From: ANCHORAGE SCHOOL DISTRICT

Subject: AO 2009-8 Two Ballot Propositions to Provide  
AO 2009-9 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 January 12, 2009: ASD Memorandum #145 (2008-2009), 2009 General Obligation Bond Recommendations. This recommendation includes proposed Proposition I for School Addition/Renewal/Design Projects in the amount of \$69,880,000; and Proposition II for Districtwide Building System Renewals, Replacements, Renovations and Acquisitions in the amount of \$27,480,000.

The School Board requests the Anchorage Assembly place the two propositions, as stated on AO 2009-8 and AO 2009-9 on the April 7, 2009 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:

<b>Proposition I: \$69,880,000</b>		Estimated Annual
<u>Project</u>	<u>Cost</u>	<u>Operating and Maintenance</u>
Service High School Addition and Renewal	\$66,700,000	
Girdwood K-8 School Design	680,000	
Eagle River High School Water & Sewer Line Extension	<u>2,500,000</u>	
Proposition I Total	<u>\$69,880,000</u>	<u>\$0</u>

The approximate annual amount of taxes on \$100,000 of assessed real and personal property value (based on the estimated total 2009 assessed valuation) to retire the proposed debt is \$18.34. Voters will not be asked to approve an increase in annual operating costs.

**Proposition II: \$27,480,000**

**Estimated Cost**

**Districtwide Building Systems Renewal Projects:**

Districtwide Code /Sprinkler Projects	\$ 1,165,000
Districtwide Roof Replacement Projects	2,155,000
Districtwide Building Renewal Projects	725,000
Districtwide Electrical Projects	3,520,000
Districtwide Mechanical Projects	3,320,000
Districtwide Traffic Safety Projects	6,550,000
Districtwide Field Renewal Projects	2,380,000
Districtwide Security System Upgrade Projects	1,165,000
Districtwide Site Acquisition	<u>6,500,000</u>

**Proposition II Total    \$27,480,000**

The approximate annual amount of taxes on \$100,000 of assessed real and personal property value (based on estimated total 2008 assessed valuation) to retire the proposed debt is \$7.21. These projects will not increase annual operating costs.

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

**Supporting Information**

Beginning in 1993, the Alaska Legislature has approved State reimbursement programs that provided for up to 70 percent reimbursement on voter-approved capital improvement school bonds. Since then, Anchorage School District has received voter approval for approximately \$1.077 billion in construction and renovation bonds. Of this amount, approximately \$811 million has received up to 70 percent State reimbursement through debt reimbursement programs.

Between the last election in April 2008 and the upcoming election in April 2009, approximately \$46 million of bond indebtedness was retired. Over the next five years, the District will be paying off between \$50 million and \$56 million of bonds each year, of which the State will pay approximately 50 percent. Currently, the District has \$778 million of bonds outstanding as of December 12, 2008. Of this amount, the State pays approximately 54.5 percent.

Proposition I of this bond proposal provides project funding for completion of addition and renewal of Service High School, design completion of Girdwood K-8 School, and water and sewer line extension at Eagle River High School.

Proposition II of this bond proposal provides funding for Building System Renewal needs and Site Acquisitions. The Districtwide building system renewal projects includes code/sprinkler, roof replacement, mechanical, electrical, traffic safety, field renewal, and security projects.

**Documentation of Need:**

The District operates and maintains the largest physical plant of any public entity in the State, with approximately 7.5 million square feet of facilities. The replacement value of District buildings exceeds \$1.7 billion. The District is responsible for 93 facilities, housing approximately 50,000 students, more students than the total of the next five largest Alaska districts, and over 5,000 staff members. Anchorage educates nearly 40 percent of the total student population of the State. Not only is the inventory large, it is aging. Fifty-nine schools are 20 to 50 years old. Of these schools, 29 have had no significant renewal and 30 have had partial renewals. Of the 13 schools over 50 years old, six have had no significant renewal and seven have had partial renewals.

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

**Functional obsolescence is another fact of life for older schools.** Over the life of a school, programmatic changes take place that demand updating the facility infrastructure. There is a continual need to update the electrical distribution systems in the schools to accommodate current technology. Current educational delivery methods require physical layouts that are often different and more flexible from those of 30 to 40 years ago. Without renewal, these schools do not provide our students the same educational opportunities, parity of program and facilities across our school system.

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

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

**Capital Request Advisory Committee**

The District's Capital Request Advisory Committee (CRAC) met on October 15, 2008 and November 3, 2008 to review options and develop recommendations for a spring 2009 bond. The Committee recommended two bond propositions totaling \$98,625,000. The projects are listed below:

<b>Renewal Recommendations</b>	<b>Project Cost</b>
Service HS Addition and Renewal	\$68,000,000
Girdwood Design	681,000
Districtwide Site Acquisition	<u>6,500,000</u>
<b>Total</b>	<b><u>\$75,181,000</u></b>

<b>Districtwide Building System Renewals</b>	<b>Project Cost</b>
Districtwide Code/Sprinkler Project	\$ 700,000
Districtwide Roof Replacement Projects	2,020,000
Districtwide Building Renewal Projects	901,000
Districtwide Electrical Projects	3,867,000
Districtwide Mechanical Projects	4,051,000
Districtwide Traffic Safety Projects	5,870,000
Districtwide Field Renewal Project	2,379,000
Districtwide Security System Upgrade Projects	1,156,000
Eagle River High School Water & Sewer Extension	<u>2,500,000</u>
<b>Total</b>	<b><u>\$23,444,000</u></b>

**Grand Total      \$98,625,000**

The School Board carefully reviewed these packages and recommended two bond propositions totaling \$97,360,000.

### **Discussion of Debt Reimbursement Funding From House Bill 373**

House Bill 373 passed by the Legislature in June 2008 provides for 60 percent or 70 percent debt reimbursement on school construction projects that have received local voter approval between October 1, 2006 and November 30, 2010. School projects that add space have been eligible for 60 percent reimbursement, and those projects that do not add space have been eligible for 70 percent reimbursement. The School Renewal/Addition/Design projects should be eligible for 60 percent reimbursement and a majority of the Building System Renewal projects should be eligible for 70 percent reimbursement. Currently, funds for Site Acquisition are not reimbursable under House Bill 373. The District is currently in the process of submitting these projects to the State.

### **Project Descriptions**

#### **SERVICE HIGH SCHOOL ADDITION AND RENEWAL**

Anchorage School District established Districtwide High School Educational Specifications in 1998. These set a standard of performance and parity for new and renovated high schools. Site-specific program options are reflected in Supplemental Educational Specifications (SES). Those for Service High School were approved by the School Board in 2000. These educational specifications form the basis for Service High School renewal project's master plan.

Service High School was built in 1971 to deliver educational programs for both junior and senior high school. By the early 1980s the facility was severely over-crowded. Hanshew

1 Middle School, constructed in 1984, reduced the pressure of over-crowding by housing the  
2 junior high school program. Service's high school program then expanded into areas  
3 formerly occupied by the junior high school program. Because it was designed for two  
4 separate programs, the 1971 layout has been functionally inefficient for one unified high  
5 school program. It has also lacked the flexible configuration necessary to meet current and  
6 future curriculum needs defined by educational specifications. Consequently, a master plan  
7 was developed in 2000 to alter and renew the school facility to respond to those needs.  
8

9 The 2000 master plan provided a road map of phased renewal construction projects while the  
10 school continued to deliver its educational programs. To date, project phases have renewed  
11 two core academic classroom wings, the science wing and visual arts area. Remaining to be  
12 completed are major elements, including: a 700-seat auditorium, performing arts classrooms,  
13 career education classrooms, library/instructional media center, dining and food services,  
14 special education area, physical education, and administration area.  
15

16 Previous Capital Improvement Plans (C.I.P.) divided high schools' renewal projects into  
17 construction phases configured to accommodate continued occupancy while offering smaller  
18 bond amounts more palatable for voters' approval. These phases were configured to allow  
19 the school to fully function even if a bond issue failed and on-going construction was  
20 interrupted. The current 2008-2018 C.I.P. alters the approach on all high school renewal  
21 projects to fully fund design and construction of remaining master plan project phases.  
22 Without being confined to phases, master planning is now able to focus on completing  
23 remaining work with greater emphasis on efficient construction methods. The proposed plan  
24 will substantially reduce the length of time to complete Service High School's renewal  
25 projects. This results in considerable cost savings.  
26

27 At current project conditions, to fully fund the remainder of Service High School's 2002  
28 Master Plan is estimated to cost \$93 million. Clearly, it was necessary to reduce project costs  
29 and to revisit the Master Plan. Major reductions result from:

- 30 • reducing project duration from 5 to 4 years;
- 31 • situating a new 700-seat auditorium in front of the school by replacing the  
32 administration wing instead of demolishing and replacing the centrally-located library  
33 this significantly reduces disruption of the school's function during construction;
- 34 • renewing the existing library, cafeteria and kitchen in their present locations;
- 35 • incorporating auxiliary gymnasium activities in the existing "Little Gym" located  
36 northeast of, and unattached to, the main school facility;
- 37 • eliminating a new track and sports field stadium with bleachers by using the existing  
38 sports field, upgraded with artificial turf; and
- 39 • minimizing improvements to the west parking lot.  
40

41 While the Alternate Master Plan incorporates the educational specifications' program  
42 components, it does have compromises:

- 43 • continuing to locate activities in the unattached "Little Gym" requires a continued  
44 higher level of staff commitment to provide supervision; and
- 45 • positioning the auditorium in front of the school does not provide direct connections  
46 to performing arts (music) classrooms – a situation similar to Chugiak High School's  
47 auditorium.  
48

1 In addition to meeting current and future educational needs, the fully completed Service High  
2 School renewal project will extend the facility's useful life and reduce operating and  
3 maintenance costs. Energy conservation measures will include replacing existing 2-inch  
4 exterior wall insulation with 6-inch insulation, and wood windows with insulated aluminum  
5 windows. New digitally-controlled boilers and fans will bring the school in compliance with  
6 current indoor air quality (IAQ) codes while improving energy conservation. Where  
7 reasonable, sustainable building practices (LEED) will be incorporated in the renewal project.  
8 Life safety measures include asbestos-containing materials abatement, seismic upgrades, and  
9 automatic fire sprinkler system installation to remaining portions of the school. Site work  
10 will upgrade the main entry to the relocated administration area; landscape student entries  
11 both at both upper and lower levels; and enclose a new service yard for maintenance and  
12 operations.

13  
14 Approval of requested funding for the Service High School renewal project will allow  
15 completion of the Alternate Master Plan.

#### 16 17 EAGLE RIVER HIGH SCHOOL WATER & SEWER LINE EXTENSION

18 In 2003, the District began coordination efforts with the Anchorage Water and Wastewater  
19 Utility (AWWU) concerning water and sanitary sewer mainline extensions to serve the new  
20 Eagle River High School (ERHS). In March of 2004, the District and AWWU entered into  
21 agreements to design and construct the water and sanitary sewer extensions to the school.  
22 These agreements also deferred the requirement to construct the water and sanitary sewer  
23 lines the full length of the school property until some future date when properties to the south  
24 of the school site would seek connection to public water and sanitary sewer services.

25  
26 The Alaska Mental Health Trust Authority (AMHTA) owns property adjacent to ERHS.  
27 They notified AWWU in September 2008 of their plans to develop these properties. To meet  
28 their development needs, the water and sanitary sewer mains deferred by the District must be  
29 constructed and available to the AMHTA prior to the start of their development in 2010.

30  
31 This project will consist of the design and construction of approximately 800 feet of water  
32 and 2,150 feet of sanitary sewer lines in 2009.

#### 33 34 GIRDWOOD K-8 SCHOOL DESIGN

35 Girdwood Elementary School is the most isolated of district schools. Similar to Alaska's  
36 rural schools, it plays a critical role in the community. The school delivers kindergarten  
37 through eighth grade educational programs and has nine classrooms (five built in 1981, four  
38 added in 1985). It has a multi-purpose room, but lacks a gymnasium – an important venue  
39 for both school programs and community activities.

40  
41 A long term capital improvement plan is important for this school. The Girdwood  
42 community is continuing to mature beyond its origin as a seasonal resort by establishing an  
43 expanded permanent year-round population base. Major residential developments are  
44 planned for the community; some may offer affordable housing units. Such units often  
45 include younger families with school-aged children. Currently near capacity, the school will  
46 need to accommodate future community growth.

47  
48 This project will complete design for the school's long term needs and provide a cost basis  
49 for a future construction funding request. Previous voter-approved bonds funded  
50 development of site-specific educational specifications and a master plan. Approval of

funding for this project will result in completion of a design intended to renew the school and prepare it for future expansion to meet school and community needs.

#### DISTRICTWIDE CODE/SPRINKLER PROJECT

Due to the age of the District's facilities, there remains many asbestos-containing building materials including flooring, pipe insulation, wallboards, insulated doors and fireproofing. As this Environmental Protection Agency (EPA) controlled hazardous material deteriorates, is uncovered or restricts construction or maintenance, it must be repaired, encapsulated or removed to protect occupants and workers. Additionally, many issues arise each year related to providing accommodation under ADA regulation and code compliance. This includes performing fire sprinkler installation at Aquarian Charter School, which must be acted upon in a timely manner to assure this building is safe and accessible for students, staff and the general public. Currently, this project is pending municipal bond counsel approval to utilize Bond funding to support charter school capital improvements.

#### DISTRICTWIDE ROOF REPLACEMENT PROJECTS

These projects include replacement of roofs and roof structures at Creekside Park and Inlet View Elementary Schools.

#### DISTRICTWIDE BUILDING RENEWAL PROJECTS

Building renewal projects that are a part of this request include bleacher replacement and renewal at South and West High Schools.

#### DISTRICTWIDE ELECTRICAL PROJECTS

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

Campbell, College Gate, Gladys Wood, Ravenwood, Turnagain, Wonder Park Elementary Schools; West High School; Information Technology and Operations Buildings.

#### DISTRICTWIDE MECHANICAL PROJECTS

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

Hanshew Middle School and Steller Secondary School.

#### DISTRICTWIDE TRAFFIC SAFETY PROJECTS

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

Huffman Elementary School and Mears Middle School.

1 DISTRICTWIDE FIELD RENEWAL PROJECT

2 This will provide installation of an artificial turf field at Bartlett High School.

3  
4 DISTRICTWIDE SECURITY SYSTEM UPGRADE PROJECTS

5 This project will continue the Security System Upgrades to install and/or upgrade security  
6 systems and cameras in the following schools:

7  
8 Trailside Elementary School; Goldenvue, Mears, Wendler Middle Schools; King Career  
9 Center.

10  
11 DISTRICTWIDE SITE ACQUISITION

12 With continuing development in the Municipality of Anchorage, it is prudent to identify  
13 future school site needs and acquire the sites prior to the need. Also, with the diminishing  
14 number of large parcels of land in the Municipality, the District needs to acquire property  
15 while it is still available as vacant land.

16  
17 The information that has been provided in this memorandum should assist the Assembly in  
18 making decisions regarding placing the recommended bond propositions on the ballot for the  
19 April 7, 2009 Municipal Election.

20  
21 Respectfully submitted,

22 *Carol Comeau*

23  
24 Carol Comeau  
25 Superintendent  
26  
27  
28

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

AO 2009-9

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

<b>1</b>	SUBJECT OF AGENDA DOCUMENT	DATE PREPARED	
	AO 2009-9 An Ordinance Providing For The Submission To The Qualified Voters Of Anchorage, Alaska, The Question Of The Issuance Of Not To Exceed Twenty-Seven Million Four Hundred Eighty Thousand Dollars (\$27,480,000) Of General	January 14, 2009	
		Indicate Documents Attached <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM	
<b>2</b>	DEPARTMENT NAME	DIRECTOR'S NAME	
	Chief Financial Officer	Janet Stokesbary	
<b>3</b>	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY	HIS/HER PHONE NUMBER	
	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 14, 2009
	Janet Stokesbary, Chief Financial Officer		January 14, 2009
<b>5</b>	<b>Special Instructions/Comments</b>		
<b>6</b>	ASSEMBLY HEARING DATE REQUESTED	<b>7</b>	PUBLIC HEARING DATE REQUESTED
	Introduction - January 20, 2009		Public Hearing - February 3, 2009

