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5 CLERK'S OFFICE
6 APPROVED
7 Date: 2/3/09
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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~~ February 3, 2009

10 **MUNICIPALITY OF ANCHORAGE, ALASKA**
11 **ORDINANCE No. AO 2009-9(S)**
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

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

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

Projects:

Districtwide Code/Sprinkler Projects

Districtwide Roof Replacement Projects

Districtwide Building Renewal Projects

Districtwide Electrical Projects

Districtwide Mechanical Projects

Districtwide Traffic Safety Projects.

Districtwide Field Renewal Project

Districtwide Security System Upgrade Projects

Districtwide Site Acquisition

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

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

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(S))
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 3rd
19 day of Feb, 2009.

20
21 By 
22 Chair of the Assembly
23

24 ATTEST:

25 
26
27 Municipal Clerk
28

MUNICIPALITY OF ANCHORAGE

ORDINANCE No. AO 2009-9(S)

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.

Prepared by

K&L PRESTON GATES ELLIS LLP

MUNICIPALITY OF ANCHORAGE
ORDINANCE No. AO 2009-9(S)

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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(A)

Meeting Date: February 3, 2009

From: ANCHORAGE SCHOOL DISTRICT

Subject: AO 2009-8(S) Two Ballot Propositions to Provide
AO 2009-9(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 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.

AM 26-2009 was introduced at the January 20, 2009 Assembly meeting. The subject of the memorandum was the issuance of general obligation bonds in support of educational capital improvement (AO 2009-8, AO 2009-9). 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 26-2009(A), AO 2009-8(S), and AO 2009-9(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 2009-8(S) and AO 2009-9(S), 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:

Proposition I: \$69,880,000		Estimated Annual
<u>Project</u>	<u>Estimated</u>	<u>Operating and</u>
	<u>Cost</u>	<u>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 (subject to reduction with State reimbursement money). However, the entire \$69,880,000 of bonds are approved for approximately 60.36 percent State debt reimbursement, per the Department of Education and Early Development (DEED) letter dated January 26, 2009, Attachment A. If the State chooses to make full reimbursement, the annual increase in taxes would be \$7.27 to retire the proposed bonds (based on \$100,000 of estimated 2009 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.

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 2009 assessed valuation) to retire the proposed debt is \$7.21. However, \$20,890,000 of the bonds are approved for 70 percent State debt reimbursement, per the Department of Education and Early Development (DEED) letter dated January 26, 2009, Attachment A. Currently, funds for Site Acquisition are not reimbursable under the State debt reimbursement program. If the State chooses to make full reimbursement, the annual increase in taxes would be \$3.36 (based on \$100,000 of estimated 2008 assessed real and personal property value). State reimbursement is subject to annual Legislative appropriation. 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, the Anchorage School District has received voter approval for a total of \$1.077 billion in construction and renovation bonds. Of this amount, approximately \$811 million has received up to 70 percent State reimbursement through grant funds or debt reimbursement programs.

Between the last election in April 2008 and the upcoming election in April 2009, approximately \$46 million of bond indebtedness will be retired. Over the next five years, the District will be paying off between \$50 million and \$56 million of bonds each year, of which

1 the State will pay approximately 50 percent. Currently, the District has \$778 million of
2 bonds outstanding as of December 12, 2008. Of this amount, the State pays approximately
3 54.5 percent.

4
5 Proposition I of this bond proposal provides project funding for completion of addition and
6 renewal of Service High School, design completion of Girdwood K-8 School, and water and
7 sewer line extension at Eagle River High School.

8
9 Proposition II of this bond proposal provides funding for Building System Renewal needs and
10 Site Acquisitions. The Districtwide building system renewal projects includes code/sprinkler,
11 roof replacement, mechanical, electrical, traffic safety, field renewal, and security projects.

13 14 **Documentation of Need:**

15
16 The District operates and maintains one of the largest physical plant of any public entity in
17 the State, with approximately 7.5 million square feet of facilities. The replacement value of
18 District buildings exceeds \$1.7 billion. The District is responsible for 93 facilities, housing
19 approximately 50,000 students, more students than the total of the next five largest Alaska
20 districts, and over 5,000 staff members. Anchorage educates nearly 40 percent of the total
21 student population of the State. Not only is the inventory large, it is aging. Fifty-nine schools
22 are 20 to 50 years old. Of these schools, 29 have had no significant renewal and 30 have had
23 partial renewals. Of the 13 schools over 50 years old, six have had no significant renewal and
24 seven have had partial renewals.

25
26 **Building components wear out.** Facility systems have limited useful life. Roofs deteriorate
27 and leak; heating, plumbing, and ventilation systems wear out; structural systems age.
28 Various code changes require updating electrical and mechanical systems, access for the
29 physically disabled, hazardous materials removal, fire sprinkler and building code upgrades.

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

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

45
46 **Effective operation and maintenance programs** are a critical component to extending the
47 life of buildings, sites, systems and equipment, and for maintaining and providing a quality
48 building environment for the instructional programs. The Maintenance Department with a
49 well-trained staff and the utilization of a computerized maintenance management program are
50 effectively accomplishing the preventive and corrective maintenance tasks necessary to
51 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:

Renewal Recommendations	Project Cost
Service HS Addition and Renewal	\$68,000,000
Girdwood Design	681,000
Districtwide Site Acquisition	<u>6,500,000</u>
Total	<u>\$75,181,000</u>
Districtwide Building System Renewals	Project Cost
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>
Total	<u>\$23,444,000</u>
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 July 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 are approved for approximately 60.36 percent reimbursement of \$69,880,000 and would reduce the annual increase in taxes to approximately \$7.27 (based on \$100,000 of estimated 2009 assessed real and personal property value). The Building System Renewal projects are eligible for 70 percent reimbursement of \$20,980,000 and would reduce the annual increase in taxes to approximately \$3.36 (based on \$100,000 of estimated 2009 assessed real and personal property value). Currently, funds for Site Acquisition are not reimbursable under House Bill 373. State reimbursement is subject to annual Legislative appropriation.

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

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

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

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

- reducing project duration from 5 to 4 years;
- situating a new 700-seat auditorium in front of the school by replacing the administration wing instead of demolishing and replacing the centrally-located library - this significantly reduces disruption of the school's function during construction;
- renewing the existing library, cafeteria and kitchen in their present locations;
- incorporating auxiliary gymnasium activities in the existing "Little Gym" located northeast of, and unattached to, the main school facility;
- eliminating a new track and sports field stadium with bleachers by using the existing sports field, upgraded with artificial turf; and

- minimizing improvements to the west parking lot.

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

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

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

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

EAGLE RIVER HIGH SCHOOL WATER & SEWER LINE EXTENSION

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

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

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

GIRDWOOD K-8 SCHOOL DESIGN

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

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

8 This project will complete design for the school's long term needs and provide a cost basis
9 for a future construction funding request. Previous voter-approved bonds funded
10 development of site-specific educational specifications and a master plan. Approval of
11 funding for this project will result in completion of a design intended to renew the school and
12 prepare it for future expansion to meet school and community needs.

14 DISTRICTWIDE CODE/SPRINKLER PROJECT

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

26 DISTRICTWIDE ROOF REPLACEMENT PROJECTS

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

30 DISTRICTWIDE BUILDING RENEWAL PROJECTS

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

34 DISTRICTWIDE ELECTRICAL PROJECTS

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

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

45 DISTRICTWIDE MECHANICAL PROJECTS

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

51 Hanshew Middle School and Steller Secondary School.

1
2 DISTRICTWIDE TRAFFIC SAFETY PROJECTS

3 Projects to upgrade traffic safety for students, staff, and visitors are needed in several schools.
4 These projects will improve the overall pedestrian and vehicular circulation and site safety.
5 Projects at the following schools are included:
6

7 Huffman Elementary School and Mears Middle School.
8

9 DISTRICTWIDE FIELD RENEWAL PROJECT

10 This will provide installation of an artificial turf field at Bartlett High School.
11

12 DISTRICTWIDE FIELD RENEWAL PROJECT

13 This project will continue the Security System Upgrades to install and/or upgrade security
14 systems and cameras in the following schools:
15

16 Trailside Elementary School; Goldenview, Mears, Wendler Middle Schools; King Career
17 Center.
18

19 DISTRICTWIDE SITE ACQUISITION
20

21 With continuing development in the Municipality of Anchorage, it is prudent to identify
22 future school site needs and acquire the sites prior to the need. Also, with the diminishing
23 number of large parcels of land in the Municipality, the District needs to acquire property
24 while it is still available as vacant land.
25

26 The information that has been provided in this memorandum should assist the Assembly in
27 making decisions regarding placing the recommended bond propositions on the ballot for the
28 April 7, 2009 Municipal Election.
29

30 Respectfully submitted,

31 *Carol Comeau*
32

33 Carol Comeau
34 Superintendent
35
36

37 Attachment
38

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) 465-6906
(907) 463-5279 fax
Sam.Kito@Alaska.Gov

January 26, 2009

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 15th and 16th, 2009 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</u>	<u>Approved</u>
	<u>Reimbursement</u>	<u>Reimbursement</u>
	<u>Amount</u>	<u>Rate</u>
Service High School Addition and Renewal	\$66,700,000	60%
Aquarian Charter School Sprinkler System	\$1,165,000	70%
Security System Upgrades, 5 Schools	\$1,165,000	70%
Roof Replacement, 2 Schools	\$2,155,000	70%
Electrical Projects, 9 Sites	\$3,520,000	70%
Parking and Site Circulation Upgrades, 2 Schools	\$6,550,000	70%
Bleacher Replacement, 2 Schools	\$725,000	70%
Mechanical Upgrades, 2 Schools	\$3,320,000	70%
Girdwood School Upgrade and Addition Design	\$680,000	60%
Bartlett High School Synthetic Field Surface Installation	\$2,380,000	70%
Eagle River High School, Connect to Public Water/Sewer Service	\$2,500,000	70%

Debt Reimbursement Project Approvals
Page 2 of 2
January 26, 2009

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, 2010. If you have questions regarding this letter, let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sam Kito III', with a long horizontal line 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

As 2019-1(S)

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

1	SUBJECT OF AGENDA DOCUMENT		DATE PREPARED		
	AO 2009-9(S) An Ordinance Providing For The Submission To		January 28, 2009		
	The Qualified Voters Of Anchorage, Alaska, The Question Of The				
	Issuance Of Not To Exceed Twenty-Seven Million Four		Indicate Documents Attached <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM		
	Hundred Eighty Thousand Dollars (\$27,480,000) Of General				
2	DEPARTMENT NAME		DIRECTOR'S NAME		
	Chief Financial Officer		Janet Stokesbary		
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY		HIS/HER PHONE NUMBER		
	Kirkpatrick & Lockhart 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>Carol Comeau</i>	January 28, 2009		
	Janet Stokesbary, Chief Financial Officer	<i>Janet Stokesbary</i>	January 28, 2009		
5	Special Instructions/Comments				
6	ASSEMBLY HEARING DATE REQUESTED		7	PUBLIC HEARING DATE REQUESTED	
				Public Hearing - February 3, 2009	

