

Submitted by: Chairman of the Assembly
at the request of the
School Board
Prepared by: Anchorage School District
For Reading: January 20, 2009

CLERK'S OFFICE
APPROVED
Date: 1-20-09

ANCHORAGE, ALASKA
AR NO. 2009-8

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING
THE ALTERNATE PRELIMINARY (CONCEPTUAL) DESIGN FOR THE SERVICE
HIGH SCHOOL RENEWAL

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


WHEREAS, the School Board has approved the alternate preliminary (conceptual) design,
consisting of master plans, for the Service High School Renewal Project.

NOW, THEREFORE, the Anchorage Assembly resolves:

Section 1. The Assembly hereby approves the alternate preliminary (conceptual) design for
Service High School Renewal Project.

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

PASSED AND APPROVED by the Anchorage Assembly this 20th day of
January, 2009.


Chair of the Assembly

ATTEST


Municipal Clerk

ANCHORAGE SCHOOL DISTRICT
ANCHORAGE, ALASKA

AM 35-2009

MEMORANDUM

January 20, 2009

TO: THE HONORABLE MATT CLAMAN
ANCHORAGE ASSEMBLY

FROM: OFFICE OF THE SUPERINTENDENT

Carol Comeau

SUBJECT: APPROVAL OF THE ALTERNATE PRELIMINARY (CONCEPTUAL)
DESIGN FOR THE SERVICE HIGH SCHOOL RENEWAL PROJECT

In accordance with AO NO. 2000-106(S), this memorandum provides information required for submission and approval of the preliminary (conceptual) design for the Service High School Renewal Project. This required information includes a description of the proposed school site, school building and building program; the projected student population; the total construction budget and the funding source; the projected project schedule; and any known neighborhood impacts, comments, reactions, which reflect potential impacts of the school building on the neighboring community. The following is in response to these requirements:

Service High School offers facilities to meet educational program requirements for grade levels 9 to 12. It is a two-story facility located on a 58-acre site on South Anchorage's lower hillside. It is bounded on the north by Far North Bicentennial Park, on the east by Hillside Park, on the west by the new Trailside Elementary School and AWWU's water reserve site, and on the south by Abbott Road. Although the facility is situated on a larger-than-standard 50-acre site for District high schools, the site offers the planning challenges of vehicular access from only Abbott Road and the sloping terrain in portions of the site.

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. Hanshaw 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 (now middle school) 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 preliminary (conceptual) master plan was developed in 2000 to alter and renew the school facility to respond to those needs.

The school board adopted Districtwide High School Educational Specifications on June 15, 1998. These set a standard of performance and parity for new and renovated high schools. Site-specific program options, reflected in Service High School Supplemental Educational Specifications (SES), were approved by the school board on May 22, 2000. These educational specifications formed the basis for Service High School renewal

1 project's preliminary (conceptual) master plan approved by the school board on May 22,
2 2000.

3
4 The renewal's primary goals are to greatly extend the facility's useful life and correct
5 major deficiencies in its ability to deliver educational programs. The 2000 preliminary
6 (conceptual) master plan provided a road map to achieve these renewal goals while
7 continuing to allow delivery of education. This was achieved by phasing the renewal
8 construction projects. To date, project phases have renewed two core academic
9 classroom wings, the science wing and visual arts area. About 170,000 of the school's
10 320,000 square feet, or greater than 50%, remain to be renewed. These include: career
11 education classrooms, library/instructional media center, special education area, cafeteria
12 and related food services, physical education, performing arts classrooms, a 700-seat
13 auditorium, and the administration area. These remaining areas are approximately equal
14 in size to three elementary schools or one middle school; the projected construction costs
15 reflect similarly scaled projects.

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

28
29 At current project conditions, to fully fund the remainder of Service High School's 2000
30 Master Plan was estimated to cost \$93 million. Clearly, it was necessary to reduce
31 project costs and to revisit the Master Plan. This effort reduced total project costs to
32 \$66.7 million. Major reductions result from:

- 33 • reducing project completion from 5 to 4 years;
- 34 • situating a new 700-seat auditorium in front of the school by replacing the
- 35 administration wing instead of demolishing and replacing the centrally-located
- 36 library - this significantly reduces disruption of the school's function during
- 37 construction;
- 38 • renewing the existing library, cafeteria and kitchen in their present locations;
- 39 • incorporating auxiliary gymnasium activities in the existing "Little Gym" located
- 40 northeast of, and unattached to, the main school facility;
- 41 • eliminating a new track and sports field stadium with bleachers by using the
- 42 existing sports field, upgraded with artificial turf;
- 43 • and minimizing improvements to the west parking lot.
- 44

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

- 47 • positioning the auditorium in front of the school does not provide direct
- 48 connections to performing arts (music) classrooms - similar to Chugiak High
- 49 School's detached auditorium; and

- continuing to locate activities in the unattached “Little Gym” requires a higher level of staff commitment to provide supervision; however, it may be possible to construct an auxiliary gym within the contained space between the gymnasium and the north side of the commons/cafeteria. This is likely to be somewhat more expensive, but the best solution will emerge as the design further develops.

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. Sustainable building practices (LEED) will be incorporated in the renewal project where reasonable. 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.

Enrollment at the start of the 2008-2009 school year was 1,898. Projected enrollment for the 2012-2013 school year, when construction is anticipated to be completed, is 1,757 students.

The current estimated construction cost is \$47 to 49 million. Construction would begin in early 2010 and be totally completed by the end of 2012; this is based on the assumption funding is obtained in April 2009.

There are no known neighborhood impacts at this stage. As the alternate design is developed further, the Building Design Committee, representing staff, students, parents and neighbors, will be fully involved. The affected community councils will also be kept up to date on development of the design. It is anticipated that any neighborhood impacts will be worked toward solutions reflecting mutually agreement.

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

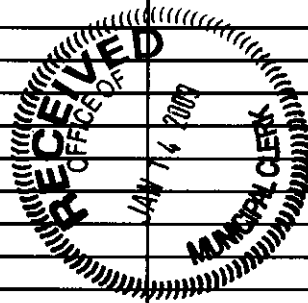
AR-2009-8

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

AR 2009 8

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

1	SUBJECT OF AGENDA DOCUMENT ANCHORAGE SCHOOL DISTRICT APPROVAL OF THE ALTERNATE PRELIMINARY (CONCEPTUAL) DESIGN FOR THE SERVICE HIGH SCHOOL RENEWAL PROJECT AM 35-2009	DATE PREPARED 01/13/2009
		Indicate Documents Attached AO <input type="checkbox"/> AR <input type="checkbox"/> AM <input checked="" type="checkbox"/> AIM <input type="checkbox"/>
2	DEPARTMENT NAME ASD FACILITIES DEPARTMENT	DIRECTOR'S NAME RAY AMSDEN
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY RAY AMSDEN	HIS/HER PHONE NUMBER 348-5156
4	COORDINATED WITH AND REVIEWED BY	INITIALS
	Mayor	
	Municipal Clerk	
	Municipal Attorney	
	Employee Relations	
	Municipal Manager	
	Cultural & Recreational Services	
	Fire	
	Health & Human Services	
	Merrill Field Airport	
	Municipal Light & Power	
	Office of Management and Budget	
	Police	
	Port of Anchorage	
	Public Works	
	Solid Waste Services	
	Transit	
	Water & Wastewater Utility	
	Executive Manager	
	Community Planning & Development	
	Finance, Chief Fiscal Officer	
	Heritage Land Bank	
	Management Information Services	
	Property & Facility Management	
	Purchasing	
	Other	
	Carol Comeau, Superintendent, ASD <i>Carol Comeau</i>	
	George Vakalis, Asst. Superintendent, Support Services <i>George Vakalis</i>	
5	Special Instructions/Comments	
6	ASSEMBLY HEARING DATE REQUESTED 01/20/2009	7
		PUBLIC HEARING DATE REQUESTED



FILE: 08057.01/DWG/0805701-PLAN--Master--Upper.dwg

SERVICE HIGH SCHOOL RENEWAL PROJECT: A

**Service High School
Alternate Master Plan**

**SPACE SUMMARY
Attachment B
December 8, 2008**

	Approved 2000 Master Plan	Proposed Alternate Master Plan
Lower Level:		
Building Area A1 (New)	-	1,833
Building Area B1	47,191	46,565
Building Area D1	35,977	35,977
Building Area EF1	48,575	36,082
Building Area G1	37,037	37,037
Little Gym	-	8,686
Lower Level Totals	168,780	166,180
Upper Level:		
Building Area A (Demo)	11,003	(11,003)
Building Area A2 (New)	-	30,843
Building Area A3 (New)	-	1,663
Building Area B2	29,725	35,883
Building Area C	14,079	14,079
Building Area D2	29,831	29,831
Building Area EF2	18,580	17,925
Building Area G2	30,912	30,912
Building Area H	14,436	14,436
Building Links	7,709	6,837
	156,275	171,406
Mechanical Penthouses		
A Roof (Demolish)	290	(290)
A Roof Addition	300	-
B Roof (NB Hall)	136	136
C Roof	185	185
C Roof Addition	300	300
D Roof New	1,178	1,178
G Roof New	1,178	1,178
H Roof	529	529
Little Gym	-	132
Penthouse Totals	4,096	3,347
Building Totals	329,151	340,933

Notes:

1. Occupancy basis = 2,070 students.
2. 2000 Master Plan added Auxiliary Gym onto existing Gym (Building EF) and did not include use of the unattached 8,686 square foot "Little Gym".
3. Area calculations for both master plans are based on 1999 SOA-EED methods.
4. Mechanical areas are calculated at 25%.