CLERK'S OFFICE
AMENDED AND APPROVED
Date: 12-6-11

Requested by: Chair of the Assembly at the Request of the Anchorage School District
Prepared by: Cynthia M. Weed, Bond Counsel K&L Gates LLP
For Reading: **December 6**, 2011

MUNICIPALITY OF ANCHORAGE, ALASKA
ORDINANCE No. 2011-119(S)

AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE QUALIFIED VOTERS OF ANCHORAGE, ALASKA, THE QUESTION OF THE ISSUANCE OF NOT TO EXCEED FIFTY-NINE MILLION SEVENTY-SEVEN THOUSAND DOLLARS ($59,077,000) OF GENERAL OBLIGATION BONDS OF THE MUNICIPALITY OF ANCHORAGE TO PAY THE COSTS OF EDUCATIONAL CAPITAL IMPROVEMENTS, CAREER & TECHNICAL EDUCATION UPGRADES, DESIGN PROJECTS AND DISTRICTWIDE BUILDING LIFE EXTENSION PROJECTS AT THE ELECTION TO BE HELD IN THE MUNICIPALITY ON APRIL 3, 2012.

WHEREAS, the existing educational facilities serving the Municipality of Anchorage, Alaska (the "Municipality") are in need of building systems renewal, replacements, renovations, career and technical education upgrades and undertaking of design projects; and

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

WHEREAS, in order to provide funds to perform the necessary renovations, upgrades and improvements 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,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Purpose. The Assembly hereby determines that the career and technical education facilities and building systems are in need of renewal, replacement, renovation and the undertaking of design projects (the "Projects"). Specifically, career and technical facilities at thirteen schools will be upgraded, and renewals, replacements, and renovations of building systems such as roof, lighting, fire alarm, communication, mechanical, and site upgrades will be performed at district facilities. It is also proposed to undertake design projects for the future renovation of Girdwood K-8 and Airport Heights Elementary School, as

well as the design and construction of career and technical education improvements for the West High School and Romig Middle School campus.

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

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

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

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

For the purpose of providing funds for the undertaking of the Projects, which are hereby found to be a public purpose and in the public interest, the Municipality hereby proposes to issue general obligation bonded indebtedness in an amount not to exceed Fifty-Nine Million Seventy-Seven Thousand Dollars ($59,077,000) (the "Bonds").

Section 2. Details of Bonds. The Bonds shall be sold in such amounts and at such time or times as deemed necessary and advisable by the Assembly and as permitted by law and shall mature over a period of not to exceed 20 years of date of issue. The Bonds shall be issued in an aggregate principal amount of not to exceed $59,077,000. The Bonds shall bear interest to be fixed at the time of sale

or sales thereof. The exact form, terms, conditions, contents, security, options of redemption, and such other matters relating to the issuance and sale of said Bonds as are deemed necessary and advisable by the Assembly shall be as hereinafter determined and/or delegated by ordinance and/or resolution of the Assembly.

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

Section 3. Ballot Proposition. The Assembly hereby submits to the qualified electors of the Municipality the proposition of whether or not the Municipality should issue the Bonds for the purpose of financing the costs of the approved Projects at the regular municipal election to be held on April 3, 2012.

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

PROPOSITION NO. _____

EDUCATIONAL CAPITAL IMPROVEMENTS, CAREER & TECHNICAL EDUCATION UPGRADES, DESIGN PROJECT AND DISTRICTWIDE BUILDING LIFE EXTENSION PROJECT BONDS

Shall Anchorage borrow up to $59,077,000 through the issuance of general obligation bonds to pay for educational capital improvements, career and technical facility education upgrades, educational facility building life extension and design projects within Anchorage, as provided in Ordinance No. AO 2011-119(S)? The Projects currently qualify for a State grant of $21,000,000 based on $9,132,000 of the issuance, which is not eligible for State debt reimbursement. In addition, the Projects qualify for 70% State debt reimbursement on $31,205,000 of the issuance and 60% State debt reimbursement on $18,240,000 of the issuance, and no State debt reimbursement on $500,000 of the issuance (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 including, but not limited to, renewals, replacements, and renovations of electrical and mechanical systems, building systems, and sites, undertaking design projects, and performing upgrades at career and technical facilities at thirteen schools. The Projects currently qualify for a State grant of $21,000,000 based on $9,132,000 of the issuance, which is not eligible for State debt reimbursement. In addition, the Projects qualify for 70% State debt reimbursement on $31,205,000 of the issuance, 60% State debt reimbursement on $18,240,000 of the issuance and no State debt reimbursement is allowed on $500,000 of the issuance. If the State chooses to make full reimbursement on the eligible $49,445,000, the annual increase in taxes would be $6.53 to retire the proposed bonds (based on $100,000 of 2012 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 2012 assessed valuation) an annual increase in taxes of approximately $14.67 to retire the proposed bonds.

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

(No. AO 2011-119(S)

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

PROPOSITION NO. _____ BONDS, YES ☐

BONDS, NO ☐

Section 5. Effective Dates. Section 2 of this ordinance shall become effective only if the proposition described in Section 3 is approved by a majority of the qualified voters voting on the proposition at the regular election held on April 3,

2012. The remaining sections of this ordinance shall become effective upon passage and approval by the Assembly.

PASSED AND APPROVED by the Assembly of the Municipality of Anchorage, this 6th day of December, 2011.

By Debbie Ossiander
Chair of the Assembly

ATTEST:

Barbara S. Gruenstein
Municipal Clerk

MUNICIPALITY OF ANCHORAGE

ORDINANCE No. 2011-119**(S)**

AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE QUALIFIED VOTERS OF ANCHORAGE, ALASKA, THE QUESTION OF THE ISSUANCE OF NOT TO EXCEED FIFTY-NINE MILLION SEVENTY-SEVEN THOUSAND DOLLARS ($59,077,000) OF GENERAL OBLIGATION BONDS OF THE MUNICIPALITY OF ANCHORAGE TO PAY THE COSTS OF EDUCATIONAL CAPITAL IMPROVEMENTS, CAREER & TECHNICAL EDUCATION UPGRADES, DESIGN PROJECTS AND DISTRICTWIDE BUILDING LIFE EXTENSION PROJECTS AT THE ELECTION TO BE HELD IN THE MUNICIPALITY ON APRIL 3, 2012.

Prepared by

K&L GATES LLP

MUNICIPALITY OF ANCHORAGE
ORDINANCE No. 2011-119(S)

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MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 689-2011(A)

Meeting Date: December 6, 2011

From: **ANCHORAGE SCHOOL DISTRICT**

Subject: **AO 2011-119(S)** **One Ballot Proposition to Provide for the Issuance of General Obligation Bonds for Educational Capital Improvements**

AM 689-2011 was introduced at the November 22, 2011 Assembly meeting. The subject of the memorandum was the issuance of general obligation bonds in support of educational capital improvements (AO 2011-119). The Memorandum and associated Ordinance discussed that the bond implements priorities established by the School Board to fund educational capital improvements, career and technical education upgrades, design projects, and districtwide building life extension projects. A project list was attached. AM 689-2011(A) provides additional information on the process used to determine projects and more detail of the projects included in the bond. AO 2011-119(S) clarifies impact of reimbursement on annual taxes required to support the bonds.

The Anchorage School Board approved one ballot proposition to provide for the issuance of general obligation bonds for education-related capital projects on November 14, 2011: ASD Memorandum #120 (2011-2012), Recommendation for April 2012 Bonds. This recommendation includes proposed Proposition I Career & Technical Education Upgrades, Design Projects, Districtwide Building Life Extension Projects and Service High School Department of Education Grant Match in the amount of $59,077,000.

The School Board requests the Anchorage Assembly place one proposition, as stated on AO 2011-119 on the April 3, 2012 ballot for consideration by qualified voters of the Municipality of Anchorage. The proposition will pay the cost of capital improvement projects for the Anchorage School District, including, but not limited to, the following:

Proposition I: $59,077,000

Project	Estimated Cost	Estimated Annual Operating and Maintenance
Career & Technical Education Upgrades	$23,765,000	
Districtwide Building Life Extension Projects	23,280,000	
Design Projects	2,900,000	

Service High School		
DEED Grant Participating Share	9,132,000	
Proposition I Total	$59,077,000	$0

This proposal provides for educational capital improvements, career and technical education upgrades, design projects and districtwide building life extension projects. In addition, this proposal is designed to significantly reduce the burden on taxpayers by including matching funds needed to secure a $21 million state grant necessary to complete the Service High School project. The approximate annual amount of taxes on $100,000 of assessed real and personal property value (based on the estimated 2012 assessed valuation) to retire the proposed debt is $14.67. Voters will not be asked to approve an increase in annual operating costs.

The projects are described in more detail beginning on page 5 of this memorandum.

Supporting Information

Since 1970, the State of Alaska has provided school districts up to 70 percent debt reimbursement for qualified and voter-approved capital improvement school bonds. Since 1993 the Anchorage School District has received voter approval for approximately $1.1 billion in construction and renovation bonds. Of this amount, approximately $828 million has received up to 70 percent State reimbursement through debt reimbursement programs. Of the current $649 million of bonds outstanding, the State will pay 55.5 percent, thus reducing the local taxpayer's portion dramatically.

Senate Bill 237, passed by the Legislature in July 2010, provides for 60 percent or 70 percent debt reimbursement on school construction projects that have received local voter approval after October 1, 2006, and provides no expiration date on the debt reimbursement program.

This bond proposal provides project funding for Career and Technical Education Upgrades, Districtwide Building Life Extension Projects, Design Projects, and the Department of Education Matching Grant Funds for Service High School.

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 $2 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 6,500 staff members. Anchorage educates nearly 40 percent of the State's total student population. Not only is the facility inventory large, it is aging. Fifty-three schools are over 20 years old. Of these schools, 24 have had no significant renewal and 29 have had partial renewals since 1990. Of the 16 schools over 50 years old, seven have had no significant renewal, one was partially renewed in the 1980's, and eight have had partial renewals since 1990.

Building components wear out. Facility systems only last so long. Roofs deteriorate and leak; heating, plumbing and ventilation systems wear out, parts are no longer available to support older systems and structural systems age. Various code changes require updating electrical and mechanical systems; providing access for persons with physical disabilities; removing hazardous materials and renewing various building system components. Moreover, significant renewals often require structural upgrades to meet more stringent building codes.

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. For example, there is 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 than those of 30 to 40 years ago.

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's well-trained staff uses a computerized maintenance management program that effectively accomplishes preventive and corrective maintenance tasks necessary to maintain and extend the life of District facilities. The Operations Department utilizes a Custodial Guide and ongoing staff training to maintain facilities in a safe, clean and orderly condition.

Capital Planning Management

Over the course of three years, the District has developed a more sophisticated facility management and capital planning program. Facility capital needs were previously managed by data base systems developed by Facilities and Maintenance staff. This approach provided reliable facility condition information through strong institutional knowledge. However, this process is labor intensive and limited in its capabilities to maintain and analyze data. The importance for the District to modernize its current facility management and capital planning program is critical so that strategic decisions can be made based on quantitative data and analysis.

A key component of an integrated facility management assessment program (FMAP) is the capital planning and asset management system (CPMS). The CPMS centralizes information on facilities' component and system conditions as well as remaining life expectancy. This information is collected during facility condition assessments utilizing a systematic and consistent methodology. The collected information serves as a basis for determining priorities and costs of facilities' capital needs, and is used for both short term and long term planning purposes.

In 2008, the District investigated how other large facility owners identify, maintain and analyze information to effectively manage their facilities. This effort included discussions with facility managers from other large school districts around the country, as well as review of FMAP recommendations from industry organizations, such as Building Owners and Managers Association (BOMA) and International Facility Management Association (IFMA). This effort revealed that facility owners had implemented, or were in the process of implementing, new software developed

to assist in assessing facility conditions, maintaining the information and analyzing the information for facility capital needs planning.

Facility Condition Assessments

The District established a contract with a nationally recognized firm to develop CPMS and FMAP to perform facility condition assessments. To date, 39 locations have been assessed. The pilot program, initiated in 2009, included facility condition assessments on seven schools on Ft. Richardson and Elmendorf military bases, and to provide formal training to District staff on software and assessment procedures. Sixteen locations were assessed in 2010, and sixteen locations were assessed in 2011. Future goals include completion of assessment of the remaining 48 schools and six support facilities by December 2013.

The assessment process includes a field assessment where building system components are evaluated based on condition and age of the system. Results of the initial assessment identify system requirements, along with their corrective action and costs to implement. The next step includes data entry into the database, and concludes with validation of the data by District staff, which provides quality control and incorporates institutional knowledge on the collected information.

Once this process is complete, a facility condition index is calculated to provide a comparison of the relative condition of a facility and/or system to others. All 39 assessed sites have a Facility Condition Index (FCI) associated with them. A site with a FCI less than .30 is generally considered in excellent, good and average condition, which is the District's target in order to maintain the general physical condition of the District's physical plant. A site with an FCI higher than .30 is considered in poor or crisis condition. Ultimately, the index provides initial prioritization of assessed buildings based on their condition.

Some facility systems identified as problems in this process do not require immediate replacement. Just because a key building component like a roof or boiler has reached the end of its anticipated useful life does not necessarily mean they have failed. In some cases, those systems can continue to function for many additional years.

The FCI cannot be used as the sole determinant of capital project prioritization. Other factors such as educational functionality and student enrollment projections must be included as well.

CITIZEN'S REVIEW PROCESS

Capital Improvement Advisory Committee

The CIAC met on October 17, October 19, and October 26, 2011 to review options and develop recommendations for a 2012 bond. The committee recommended one bond proposition totaling $45,000,000, as summarized:

Proposed Bond 1:

Career & Technical Education Upgrades	$ 9,775,000
Districtwide Building Life Extension Projects	20,680,000

BLE Projects selected from Airport Heights, Bayshore, Central, Gladys Wood, & Mt. Iliamna	3,045,000
Girdwood K-8 School Design	2,400,000
Service High School Dept. of Education Grant Match	9,100,000
Total Proposed Bond 1	$45,000,000

State Debt Reimbursement

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 Girdwood K-8 and Airport Heights design projects and some of the Career and Technical Education Upgrades that add space are eligible for 60 percent reimbursement, the remaining Career and Technical Education Upgrades projects and the majority of the Building Life Extension projects should be eligible for 70 percent reimbursement. The Service High School participating share of $9,132,000 and the Districtwide Relocatables Upgrades (which is part of the Building Life Extension Projects) in the amount of $500,000 are not reimbursable. The debt reimbursement projects have not yet been reviewed or approved by the Alaska Department of Education and Early Development (DEED), so the 60 percent and 70 percent reimbursement rates have not been confirmed as of this date. Should the State choose to make full reimbursement on the eligible $49,455,000, the annual increase in taxes would be $6.53 to retire the proposed bonds (based on $100,000 of 2012 real and personal property value). The District has submitted eligible projects for debt reimbursement to DEED and is awaiting their final determination.

Project Descriptions

CAREER & TECHNICAL EDUCATION UPGRADES

The School Board expressed continued interest in Career and Technology Education (CTE) programs and how they can provide more opportunities for students to participate in these programs. Funding for building upgrades to support CTE programs was approved through 2011 School Bonds, but many worthwhile upgrades were not included. Following the passage of the 2011 School Bonds, the 2011 Alaska Legislature increased the State's student base allocation (SBA) with the passage of Senate Bill 84. It provided additional funds for CTE programs to all districts. The new funding broadened the scope of CTE projects with the provisions of additional teaching staff.

The District continues to build academy model pathways for students in high growth, high wage and high demand career clusters. The State of Alaska has identified construction, engineering and health as the top employable career areas. CTE projects were analyzed through a rubric of four priorities: 1) it is inclusive in one of the academy model of construction, engineering or health, 2) it provides a healthier, safer teaching environment 3) it expands and increases student participation in the classroom and in the school and 4) it is a continuation and/or completion of a 2011 School Bond project. Consequently, forty-two projects with a total estimated cost of slightly over $20 million were reviewed, vetted and prioritized this year.

As a result of this analysis, 17 projects at 13 schools are recommended for inclusion in the 2012 school bond. This is in addition to the $17 million approved last year for 18 projects at 12 schools.

Approval of funding will provide facilities and equipment critical for high-quality, relevant and current technical training for 17 projects at Bartlett, Chugiak, East, South and West high schools, Begich, Central, Gruening, Hanshew, Mirror Lake, Romig, and Wendler middle schools, and Polaris K-12 School. These projects will support delivery and expansion of applied technology, biomedical/health, consumer science, construction, engineering and material science programs. The West High School – Romig Middle School campus project is described in more detail below.

West High School – Romig Middle School campus CTE Design and Construction

A master plan developed in May 2010 was approved in concept by the school board. The concept reflects the West High School – Romig Middle School campus as a center of community, fully engaging the community in life-long learning while meeting students' educational needs. The concept lays a framework in which to develop specific projects. This project will develop a design to integrate the CTE program into the master plan while considering ramifications on existing and future master planned facilities.

DESIGN PROJECTS

GIRDWOOD K-8 SCHOOL DESIGN

Girdwood K-8 School is located on a 27-acre site in Girdwood. The existing nine-classroom school delivers educational programs kindergarten through eighth grade. The school was originally built in 1981 with a four classroom addition in 1985. The Girdwood community is continuing to mature beyond its origin as a seasonal resort by developing a permanent year-round population base. Major residential developments planned for the community will provide affordable housing units. Such units are expected to include younger families with school-aged children. Currently near capacity, the school will need to expand to accommodate a resulting increased enrollment. Previous funding allowed development of a master plan and initial design. Approval of requested funding for this project will result in completion of a design intended to meet the school's growing educational needs.

AIRPORT HEIGHTS ELEMENTARY SCHOOL PLANNING & DESIGN

Built in 1954, Airport Heights Elementary School has had minor additions over life of the facility. With an 8-acre site, 20 classrooms, and a 335-student program capacity, the school is smaller than the 15-acre, 26-classroom, 550-student standard district elementary school. The school lacks a multi-purpose room, as well as art, health and music classrooms. The site has poor circulation and inadequate parking. Designated to serve students with special education intensive needs, the school lacks spaces to support them, as well as occupational therapy/physical therapy spaces. In 2005, a limited educational program analysis and master plan was carried out simply to coordinate direction of a life safety upgrade project. The proposed 2010 Districtwide Elementary Educational Specifications will provide basis for a more in-depth analysis of the facility. Approval of this request will fund development of a conceptual master and schematic design for the school's renewal.

DISTRICTWIDE BUILDING LIFE EXTENSION PROJECTS

The District's building life extension projects include electrical, roof replacements, structural, mechanical, and traffic safety/site projects that extend the useful life of existing facilities and mitigate potential safety issues.

Electrical projects that are part of this request include upgrades to: fire alarm systems, lighting, and communication systems. 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:

Central, Gruening and Mirror Lake middle schools; Abbott Loop, Aurora, Campbell, Eagle River, Huffman, Inlet View, Mountain View, Rabbit Creek, Ravenwood, Scenic Park, Susitna, and Ursa Major elementary schools.

Roof upgrades and replacements at Chugiak High School, Aurora, O'Malley, Rabbit Creek, Spring Hill, Susitna and Turnagain elementary schools are included with this recommendation.

Mechanical projects included with this request will address upgrades or replacement to various heating/boiler and ventilation systems; upgrades to equipment; and upgrades to various water and waste water systems. 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:

Steller Secondary School, Hanshew Middle School, Bear Valley, College Gate, Mountain View, Nunaka Valley, Spring Hill, Susitna and Turnagain elementary schools.

General building renewal and site projects included with this request will address removal of asbestos containing flooring material, upgrades to relocatable buildings, site drainage systems, control room, bleacher systems, dressing rooms, lockers and restrooms, and replacement of exterior doors and windows. These projects will impact the following schools:

Chugiak, Dimond and West high schools; Central Middle School; Bayshore, Gladys Wood Mt. Iliamna and Wonder Park elementary schools.

SERVICE HIGH SCHOOL DEED GRANT PARTICIPATING SHARE

Service High School was built in 1971. In 2002 a conceptual master plan was developed to provide a road map for the school's renewal; this was revised in 2008 to reduce construction costs by conserving more of the existing building. Between those years, approximately 50% of the master plan was constructed; this included two core academic classroom wings, science classrooms and visual arts classrooms. Major master plan elements remain to be completed, including: career and technical education classrooms, library/instructional media center, dining and food services, special education area, physical education, administration area, a 700-seat auditorium, and performing arts classrooms. The grant will not complete all of these elements.

The scope of work for the grant includes major renewal of the library/media center, dining/food service areas and special education classrooms; minor renewal of performing arts classrooms and other existing classrooms, mechanical spaces, and boiler room. In addition to meeting current and future educational needs, this

project will extend the facility's useful life, reduce operating and maintenance costs, provide life safety measures, abate asbestos-containing materials, upgrade structure to seismic requirements, and install automatic sprinkler systems to portions of the school as described above. Site work will improve site traffic, parking and landscaping. The existing administration offices and theater will remain in their current location as the grant does not include renovation of these spaces.

The information that has been provided in this memorandum should assist the Assembly in making decisions regarding placing the recommended bond propositions on the ballot for the April 3, 2012 Municipal Election.

Respectfully submitted,

Carol Comeau

Carol Comeau
Superintendent

Attachments

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - Anchorage Schools

AO Number 2011-119(S)

Title: AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE QUALIFIED VOTERS OF ANCHORAGE, ALASKA, THE QUESTION OF THE ISSUANCE OF NOT TO EXCEED FIFTY-NINE MILLION SEVENTY-SEVEN THOUSAND DOLLARS ($59,077,000) OF GENERAL OBLIGATION BONDS OF THE MUNICIPALITY OF ANCHORAGE TO PAY THE COSTS OF EDUCATIONAL CAPITAL IMPROVEMENTS, CAREER & TECHNICAL EDUCATION UPGRADES, DESIGN PROJECTS AND DISTRICTWIDE BUILDING LIFE EXTENSION PROJECTS AT THE ELECTION TO BE HELD IN THE MUNICIPALITY ON APRIL 3, 2012.

Sponsor: Mayor
Preparing Agency: Public Finance and Investments Division
Others Impacted: Anchorage School District

CHANGES IN EXPENDITURES AND REVENUES: (Thousands of Dollars)

	FY12	FY13	FY14	FY15	FY16
Operating Expenditures					
1000 Personal Services					
2000 Supplies					
3000 Other Services					
4000 Debt Service	4,641*	4,641*	4,641*	4,641*	4,641*
5000 Capital Outlay					
TOTAL DIRECT COSTS:	4,641	4,641	4,641	4,641	4,641
ADD: 6000 Charge from Others					
LESS: 7000 Charge to Others					
FUNCTION COST:					
REVENUES:					
CAPITAL:					
POSITIONS:					

PUBLIC SECTOR ECONOMIC EFFECTS:

Estimated annual debt service of $4,640,526 assumes bonds are sold as a package @ 4.75% interest, with bond repayments corresponding to the expected life of the assets financed over 20 years. The State of Alaska has agreed to reimburse 55.5 % of $49,445,000 of the bonds (subject to annual appropriation) which would reduce the annual taxpayer debt service to $2,065,052.

PRIVATE SECTOR ECONOMIC EFFECTS:

Estimated annual debt service of approximately $4,640,526 equate to an estimated property tax increase of .1467 mills or $14.67 per year on $100,000 of assessed valuation in the Anchorage Areawide Service Area. Estimated annual debt service payments with the anticipated State of Alaska participation is $$2,065,052 and would equate to an estimated property tax increase of .0653 mills or $6.53 per year on $100,000 of assessed valuation in the Anchorage Areawide Service Area.

* Subject to market rates and timing

Capital Investment Advisory Committee
Member Roster

First Name	Last Name
Jason	Bergerson
John	Bulkow
Bob	Griffin
Brad	Harris
Catkin	Kilcher Burton
Jim	Lepley
Starr	Marsett
Russell	Oswald
Steve	Pifer
Pat	Preis
Lisa	Prince
Al	Tamagni
Don	Winchester

Capital Improvement Advisory Committee

Steve Pifer, Co-Chair
Represented Chugiak HSAA on CRAC
Small Business Owner

Jason Bergerson, Co-Chair
Represented FCC on CRAC
Long-time Spenard Community Council officer
Employed by North Slope Borough

Al Tamagni
Alternate East HSAA representative on CRAC
Long-time Abbott Loop Community Council officer

Brad Harris
Represented Areawide Schools on CRAC
Employed By US Government

Catkin Kilcher Burton
Represented West HSAA on CRAC
Retired Marine Corps Officer
West HS parent

John Bulkow
Represented Service HSAA on CRAC
Mechanical Engineer

Pat Preis
Represented South HSAA on CRAC
Girdwood resident
Retired ASD Employee

Russ Oswald
East Anchorage Resident
Employed by MOA as Project Manager

Jim Lepley
Appointed by AEA

Lisa Prince
Principal at Central MS
Appointed by APA
Represented APA on CRAC

Don Winchester
Dimond HS Alumni Association leader
Pre-eminent youth sports advocate
Small Business Owner

Bob Griffin
Former ASD School Board candidate
Eagle River resident
Retired Air Force Officer

Starr Marsett
Represented Special Education Advisory Committee on CRAC
Real Estate Agent

Date: October 31, 2011

To: Carol Comeau, Superintendent

Thru: Mike Abbott, Assistant Superintendent, Support Services

From: Steve Pifer, Co-chair, Capital Improvement Advisory Committee
Jason Bergerson, Co-chair, Capital Improvement Advisory Committee

Subject: Summary Report and Recommendation of the Capital Improvement Advisory Committee

The following report summarized the activities of the Capital Improvement Advisory Committee and its recommendations for the 2012 Anchorage School District

Background

On July 22, 2011 notice was sent to all members of the Capital Review Advisory Committee (CRAC) that the Anchorage School District intended to change the method of handling planning and outreach related to capital projects for the new year. The School Board wanted to consider alternative approaches to several elements of the process it has used in recent years to develop bond proposals and our Capital Improvement Program. The Board would consider new approaches to this issue in September. Pending feedback from the Board the CRAC process was suspended.

Following the September Anchorage School Board meeting, the Superintendent formed a new committee, the Capital Improvement Advisory Committee (CIAC) with several members from the CRAC and some additional community members. The CIAC was composed of the following individuals:

John Bulkow	Bob Griffin	Brad Harris	Lisa Prince	Catkin Kilcher Burton
Starr Marsett	Pat Pries	Jim Lepley	Al Tamagni	Don Winchester
Russell Oswald	Steve Pifer	Jason Bergerson		

Steve Pifer and Jason Bergerson were asked to assume the duties of Co-Chairs of the committee.

Steve and Jason met with Assistant Superintendent Mike Abbott and Project Support Manager Rachel Molina Lodoen on October 12, 2011 to review the goals for the new committee, review the status of currently identified capital needs across the district and establish an agenda for the first meeting of the committee.

Goal of the CIAC

In general terms, the CIAC was established to advise the District on matters relating to the District's physical plant. The specific goals include to:

- Provide guidance to the District regarding a recommendation to the Superintendent concerning priority capital facility needs for potential inclusion on school bond recommendation to the Board;
- Provide guidance to the District regarding a recommendation to the Superintendent concerning the District's Capital Improvement Plan priorities;
- Address Bond and CTE recommendations prior to November Board meeting;
- Work on CIP Plan will be deferred until next quarter - including recommendation for length of the CIP Plan and its priorities.

CIAC Meetings

The CIAC had the first of three meetings on October 17, 2011. Staff provided an overview of the committee duties and goals, a Facility condition assessment status update, and the School Board's guidance for School Bonds recommendations. The Co-chairs established a process to achieve the Committee recommendation and prioritization of school bond projects.

This meeting covered discussion of the Facility Condition Assessment Update and the Facility Condition Index. The FCI is a comparison of the relative condition of a facility and/or system to others. In basic terms it is a ratio of the cost to correct capital needs divided by the facility replacement cost. We were appraised on the ongoing work of independent consultant VFA, Inc. and District staff to assess 39 of the District's facilities using the FCI Index. Assessment of the remaining facilities is an ongoing effort and priority to be accomplished over the next two years.

The FCI is used by several organizations to classify facilities in categories ranging from Excellent to Crisis. The Average category encompasses facilities with an FCI less than .30 and was determined to be focus of the committee. Sixteen of the thirty nine assessed facilities were determined to be below Average in the Poor (.30 <FCI< .50) or Crisis (FCI>.50) categories. Assessment summaries verified that 84% of the potential needs are based on systems that are nearing or have exceeded their rated life cycles.

The committee also reviewed and discussed the School Board guidance for School Bonds. Currently retiring debt for 2011 is approximately $54 million and Board guidance suggested limiting a bond package to 80% of the retired debt level (Target total package of $45 million).

The Service High School Bond project was reviewed and the conditions related to the Legislature's $9.1 Million Matching grant. The committee undertook a review of the Potential Bond project list and requested additional information from staff about the FCI criteria for the next meeting.

The second CIAC meeting was held on October 19, 2011. Staff provided materials were reviewed included a more detailed discussion of the Facility Assessments and detailed explanations of the facility conditions at Mt. Iliamna and Airport Heights and the components of the Service High School proposal from last year.

Committee members requested similar details for the other facilities that fell below an FCI of .30 (Bayshore, Central MS and Gladys Wood). CTE projects were also discussed including their importance to education delivery and their success in the last bond package.

Co-chair Bergerson offered to compose a straw man for discussion prior to the next meeting reflecting the currently discussed priorities of the group. The next meeting date was set and a goal to complete a recommendation of projects and packaging for the Superintendent's consideration prior to the November School Board meeting.

The third meeting of the committee was on October 26, 2011. Staff provided all of the requested information from the second meeting in advance for committee review. John Bulkow also provided a version of Jason's straw man spreadsheet. The revisions brought the total projects for discussion to approximately $40 million, with room to add $5 million more and stay within our target.

Committee members provided thoughtful feedback from school principals and the public related to the working project list. Lisa Prince related several helpful comments from the principals. Starr Marsett related her conversations with staff from each of the five schools that did not have identified projects on the list. Other members raised issues related to possible phased funding for larger projects and the importance of considering projects that related to instructional delivery such as the status of the Relocatables district-wide. Staff offered comments clarify the difference between bondable projects and those considered non-bondable and ongoing maintenance related. Finally, current legislative grants were discussed. A final review of the project list yielded additional recommendations for the working project list.

Bob Griffin expressed concerns about the overcapacity of the ASD facilities. He felt that in order to convince the voters to support school bonds, we need to be seen taking the responsible steps to "right size" the district and to achieve peak efficiency for the resources supposed to be dedicated to improving student outcomes.

Recommendation

The following is a summary of the 2012 School Bond recommendation from the Capital Improvement Advisory Committee. The committee suggested combining all projects into one proposition.

Recommended projects totaling $45M:

Project Title	CIAC Recommended
Service High School Match	$9,100,000
Girdwood K-8 School Design	$2,400,000
Inlet View Intercom/ Bell /Clock Replacement	$200,000
Chugiak HS Roof Upgrades	$2,000,000
Gruening MS Fire Alarm Upgrades	$700,000
Eagle River ES Lighting/ECMs	$1,100,000
Spring Hill Boiler Replacement	$400,000
Mountain View ES Domestic Water Piping	$275,000
CHS Corridor Floor Replacement VAT	$125,000
Ravenwood Fire Alarm Upgrades	$275,000
Bear Valley Boiler Replacement	$400,000
Rabbit Creek ES Roof Upgrades	$1,400,000
Susitna Domestic Water Piping	$150,000
Rabbit Creek Intercom/Bell/Clock Replacement	$300,000
Campbell Fire Alarm Upgrades	$350,000
Turnagain ES Roof Upgrades	$1,400,000
College Gate HVAC Upgrades	$1,500,000
Dimond HS Aux Gym Bleachers	$275,000
Aurora Fire Alarm Upgrades	$300,000
Aurora ES Roof Upgrades	$1,100,000
CHS Field Control Room	$50,000
Susitna Roof Upgrades	$900,000
Mirror Lake MS Fire Alarm Upgrades	$500,000
Ursa Major Fire Alarm Upgrades	$380,000
Spring Hill Roof Upgrades	$300,000
O'Malley ES Roof Upgrades	$1,500,000
Hanshew Boiler System	$400,000
Steller Secondary Boiler/HVAC Upgrade	$600,000
Huffman ES Lighting Upgrades	$900,000
Scenic Park Intercom/ Bell /Clock Replacement	$300,000
Susitna Intercom/ Bell /Clock Replacement	$300,000
Abbott Loop Intercom/Bell /Clock Replacement	$300,000

Project Title	CIAC Recommended
Mt View Intercom Clock Replacement	$200,000
Turnagain Domestic Water Upgrades	$500,000
Nunaka Valley Heat Exchanger	$150,000
WHS Auditorium Dressing Room	$250,000
Wonder Park Traffic Safety/Site Improvements	$400,000
DW Relocatables Upgrades	$500,000
*** CTE Projects**	**$9,775,000**
****Projects selected from Airport Heights, Bayshore, Central, Gladys Wood, and Mt. Iliamna**	**$3,045,000**
Total	**$45,000,000**

The committee recommended reduced amounts for the Nunaka Valley (reduced by $50,000) and Wonder Park (reduced by $2,400,000) projects listed above. The committee also recommended that District staff include $2,820,000 worth of projects from sites with FCI values higher than .30 that were not on the original project list. Staff is currently working on this list.

The following projects were not included in the recommendation:

Girdwood K-8 Construction	$23,000,000
Chugiak High School Tennis Court renewal	$350,000
Mears Middle School Fire Alarm Upgrade	$500,000
Student Nutrition Fire Alarm Upgrade	$150,000
Chugiak High School Heat Boiler/HVAC Upgrade	$2,080,000
Mirror Lake Middle School Boiler/HVAC Upgrade	$1,377,000
Willowcrest Elementary Restroom Upgrades	$150,000
Alpenglow Elementary Heat Exchanger	$200,000
Mears Middle Bleacher Systems	$250,000
Romig Middle Bleacher Systems	$250,000
Bartlett High Artificial Turf	$3,500,000
West High CTE Construction	$13,165,000
Total	$44,972,000

The CIAC recommendation with project descriptions is attached.

2012 CIAC Bond Recommendation
as of 10/26/11

Project Title	Est. Proj Cost Estimate	CIAC RECOMMENDS	Cumulative Proj Cost	Source	Prelim. Bldg. FCI	FCI Reduction	Scope of Work Notes
Service High School Match	$ 9,100,000	$ 9,100,000	$ 9,100,000	2011 Bond	0.35		Major Maintenance Renovation to address infrastructure needs in cafeteria, library, and main gym section of the building. Improvements include upgrades to existing mechanical, electrical and general building systems. Upgrade of building wide fire alarm, intercom, bell clock, and installation of fire sprinkler system.
Girdwood K-8 School Design	$ 2,400,000	$ 2,400,000	$ 11,500,000	2011 Bond	0.43		Design funding to address both infrastructure upgrades and addition of square footage to support program expansion to include gymnasium, classrooms and support areas
Girdwood K-8 School Design and Construction	$ 23,000,000	$ -	$ 11,500,000		0.43		
EMERGENT PROJECTS:							
Inlet View Intercom/ Bell /Clock Replacement	$ 200,000	$ 200,000	$ 200,000	2011 Bond	0.42	0.04	Replace existing 23 year old intercom/clock system. Maintenance has replace head end components only with their spare Telecenter 21 system. If system continues to deteriated there are no back up parts.
Chugiak HS Roof Upgrades	$ 2,000,000	$ 2,000,000	$ 2,200,000	2011 Bond	0.14	0.03	Replace approximately 55,000 square feet of leaking roof sections last upgraded in 1988. Maintenance spending significant funds on patching areas of roof leaks. Rubber membrane has exceeded useful life and showing signs of significant failure.
Gruening MS Fire Alarm Upgrades	$ 700,000	$ 700,000	$ 2,900,000	FY13 EED	0.41	0.03	Replace existing building IRC-3 fire alarm system installed in 1995. Current system is no longer supported by vendors and parts are difficult to locate. Maintenance Department has identified this as a priority project due to numerous repairs in last couple of years.
Eagle River ES Lighting/ECMs	$ 1,100,000	$ 1,100,000	$ 4,000,000	2011 Bond	0.50	0.04	Upgrade failing building lighting by replacing fixtures, lamps and ballast with newer energy efficient systems. Age of existing fixtures range from 25 to 48 years.
Spring Hill Boiler Replacement	$ 400,000	$ 400,000	$ 4,400,000	2011 Bond	0.11	0.01	Replace original boilers installed in 1984. 86-series boilers are discontinued by manufacturer and parts are becoming difficult to find. Maintenance has identified this location as high priority for replacement.
Mountain View ES Domestic Water Piping	$ 275,000	$ 275,000	$ 4,675,000	2011 Bond	0.47	0.02	Remove and replace corroded domestic galvanized domestic water piping with copper.
CHS Corridor Floor Replacement VAT	$ 125,000	$ 125,000	$ 4,800,000	Maintenance	0.14	0.00	Remove Existing Vinyl Asbestos Tile and Replace with VCT. Sections of corridor are being patched as floor tiles continue to deteriated. Further deteriation could lead to significant environmental issues within school due to friable ACM.
Ravenwood Fire Alarm Upgrades	$ 275,000	$ 275,000	$ 5,075,000	FY13 EED	0.07	0.01	Replace existing building IRC-3 fire alarm system installed in 1996. Current system is no longer supported by vendors and parts are difficult to locate. Maintenance Department has identified this as a priority project due to numerous repairs in last couple of years.
Bear Valley Boiler Replacement	$ 400,000	$ 400,000	$ 5,475,000	2011 Bond	0.10	0.01	Replace original boilers installed in 1984. 86-series boilers are discontinued by manufacturer and parts are becoming difficult to find. Maintenance has identified this location as high priority for replacement.
Rabbit Creek ES Roof Upgrades	$ 1,400,000	$ 1,400,000	$ 6,875,000	2011 Bond	0.53	0.09	Replace failing roof sections over main classroom wings and kitchen area. Replace approximately 35,000 sf ranging in age from 24 to 27 years. Maintenance spending significant funds on patching areas of roof leaks. Rubber membrane has exceed useful life and showing signs of significant failure.

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2012 CIAC Bond Recommendation
as of 10/26/11

Project Title	Est. Proj Cost Estimate	CIAC RECOMMENDS	Cumulative Proj Cost	Source	Prelim. Bldg. FCI	FCI Reduction	Scope of Work Notes
Susitna Domestic Water Piping	$ 150,000	$ 150,000	$ 7,025,000	2011 Bond			Remove and replace corroded domestic galvanized domestic water piping.
Rabbit Creek Intercom/Bell /Clock Replacement	$ 300,000	$ 300,000	$ 7,325,000	FY13 EED	0.53	0.03	Replace existing Simplex 5130 system, This series is no longer supported.
CHS Tennis Courts	$ 350,000	$ -	$ 7,325,000	2011 Bond	0.14	0.01	Remove and replace failing asphalt surface. Provide acrylic surface and fence courts.
Campbell Fire Alarm Upgrades	$ 350,000	$ 350,000	$ 7,675,000	FY13 EED			Replace existing building IRC-3 fire alarm system installed in 1993. Current system is no longer supported by vendors and parts are difficult to locate. Maintenance Department has identified this as a priority project due to numerous repairs in last couple of years.
Turnagain ES Roof Upgrades	$ 1,400,000	$ 1,400,000	$ 9,075,000	2011 Bond	0.45	0.08	Replace failing roof sections over main classroom wings and kitchen area. Replace approximately 35,000 sf ranging in age from 23 to 27 years. Maintenance spending significant funds on patching areas of roof leaks. Rubber membrane has exceed useful life and showing signs of significant failure.
College Gate HVAC Upgrades	$ 1,500,000	$ 1,500,000	$ 10,575,000	2011 Bond			Upgrade or replace existing furnace and fans that serve Gym/IMC area of the building. These system were originally installed in 1970 (40 yrs). Maintenance has identified this project has high priority to replace older system components
Dimond HS Aux Gym Bleachers	$ 275,000	$ 275,000	$ 10,850,000	Maintenance			Replace existing telescopic bleachers system in auxiliary gym. Bleacher system is original equipment installed in 1972 and was refurbished in 1988. System components are wearing out.
Aurora Fire Alarm Upgrades	$ 300,000	$ 300,000	$ 11,150,000	FY13 EED	0.28	0.03	Replace existing building IRC-3 fire alarm system installed in 1996. Current system is no longer supported by vendors and parts are difficult to locate. Maintenance Department has identified this as a priority project due to numerous repairs in last couple of years.
Aurora ES Roof Upgrades	$ 1,100,000	$ 1,100,000	$ 12,250,000	FY13 EED	0.28	0.10	Replace Roof Sections totaling 40,000 sf last replaced in 1984. Maintenance Department has identified this as a priority project due to numerous repairs in last couple of years.
CHS Field Control Room	$ 50,000	$ 50,000	$ 12,300,000	2011 Bond	0.14	0.00	Remove and Replace control room that supports CHS track and football field. Building floor and walls have begun to rot and are unserviceable. Control room will soon be unsafe to use.
Susitna Roof Upgrades	$ 900,000	$ 900,000	$ 13,200,000	FY13 EED			Replace roof sections totally 16,000 sf that were last replaced in 1986, Maintenance spending significant funds on patching areas of roof leaks. Rubber membrane has exceed useful life and showing signs of significant failure.

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2012 CIAC Bond Recommendation
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Project Title	Est. Proj Cost Estimate	CIAC RECOMMENDS	Cumulative Proj Cost	Source	Prelim. Bldg. FCI	FCI Reduction	Scope of Work Notes
FUNCTIONAL SYSTEMS BUT REQUIRE REPLACEMENT/UPGRADE (SORTED BY SYSTEM):							
FIRE ALARM SYSTEMS:							
Mirror Lake MS Fire Alarm Upgrades	$ 500,000	$ 500,000	$ 13,700,000	2011 Bond			Replace original fire alarm system installed in 1996. Existing system is functional but not supported by manufacturer and parts are becoming obsolete. System beginning to have significant number of maintenance repairs
Ursa Major Fire Alarm Upgrades	$ 380,000	$ 380,000	$ 14,080,000	FY13 EED	0.28	0.02	Replace existing building Fire Control Inc (FCI) fire alarm system installed in 1994. Current system is no longer supported by vendors and parts are difficult to locate. System beginning to have significant number of maintenance repairs
Meals MS Fire Alarm Upgrade	$ 500,000	$ -	$ 14,080,000	2011 Bond	0.43	0.02	Replace existing simplex 4100 series fire alarm system installed in 1990 with newer addressable systems. Current system is functional and still repairable.
Student Nutrition Fire Alarm Upgrade	$ 150,000	$ -	$ 14,080,000	2011 Bond			Replace original fire alarm system installed in 1997. System is still functioning and repairable
ROOF SYSTEMS:							
Spring Hill Roof Upgrades	$ 300,000	$ 300,000	$ 14,380,000	FY13 EED	0.11	0.02	Modify portion of the metal roof system to prevent damage to building exterior due to falling snow and ice near loading dock area of building. The existing roof system is in good shape. Project would repair current damage and modify roof system to eliminate future damage due to falling snow and ice.
O'Malley ES Roof Upgrades	$ 1,500,000	$ 1,500,000	$ 15,880,000	2011 Bond	0.42	0.06	Replace aging roof sections over main classroom wings.
MAJOR MECHANICAL SYSTEMS:							
Hanshew Boiler System	$ 400,000	$ 400,000	$ 16,280,000	Maintenance	0.05	0.00	Replace original boilers installed in 1984. 86-series boilers are discontinued by manufacturer and parts are becoming difficult to find. System components are still functioning and repairable.
Chugiak HS Heat Boiler/HVAC Upgrade	$ 2,000,000	$ -	$ 16,280,000	2011 Bond	0.44	0.04	Install heat exchangers for 82-11 coils and remove glycol from heating system. Upgrade building control systems
Mirror Lake MS Boiler/HVAC Upgrade	$ 1,372,000	$ -	$ 16,280,000	2011 Bond			Install heat exchangers for 82-11 coils and remove glycol from heating system
Steller Secondary Boiler/HVAC Upgrade	$ 600,000	$ 600,000	$ 16,880,000	2011 Bond	0.36	0.05	Upgrade or replace existing 86-series boilers and older air handling units.
LIGHTING/COMMUNICATION SYSTEMS:							
Huffman ES Lighting Upgrades	$ 900,000	$ 900,000	$ 17,780,000	2011 Bond	0.30	0.03	Upgrade aging building lighting by replacing fixtures, lamps and ballasts with newer energy efficient systems. Age of existing fixtures range from 23 to 38 years.
Scenic Park Intercom/ Bell /Clock Replacement	$ 300,000	$ 300,000	$ 18,080,000	2011 Bond			Replace existing 13 year old intercom / clock system. Existing system is functional but not supported by manufacturer and parts are becoming obsolete.
Susitna Intercom/ Bell /Clock Replacement	$ 300,000	$ 300,000	$ 18,380,000	2011 Bond			Replace existing 18 year old intercom / clock system. Existing system is functional but not supported by manufacturer and parts are becoming obsolete.
Abbott Loop Intercom/Bell /Clock Replacement	$ 300,000	$ 300,000	$ 18,680,000	FY13 EED	0.27	0.01	Replace existing Telecenter 4 system installed in 1999. This model no longer supported by vendors
Mt View Intercom Clock Replacement	$ 200,000	$ 200,000	$ 18,880,000	FY13 EED	0.47	0.03	Replace existing 120 V AC power clock system with low voltage or wireless clock system. Parts no longer available for existing system.

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2012 CIAC Bond Recommendation
as of 10/26/11

Project Title	Est. Proj Cost Estimate	CIAC RECOMMENDS	Cumulative Proj Cost	Source	Prelim. Bldg. FCI	FCI Reduction	Scope of Work Notes
MINOR MECHANICAL SYSTEMS:							
Tumagain Domestic Water Upgrades	$ 500,000	$ 500,000	$ 19,380,000	FY13 EED	0.45	0.01	Repair section of domestic water supply to restrooms in the original classroom wing. System can continued to be repair as failures occur.
Waikoloa Restroom Upgrades	$ 150,000	$	$ 19,380,000	Maintenance			Upgrade 4 girls style restrooms that serve the primary and intermediate classrooms. Upgrades include new flooring, plumbing fixtures, wall and toilet partitions.
Alpenglow Heat Exchanger	$ 200,000	$	$ 19,380,000	Maintenance			Install heat exchangers for AHU coils and remove glycol from heating system. Upgrade Building Control Systems
Nuuuku Valley Heat Exchanger	$ 200,000	$ 150,000	$ 19,530,000	Maintenance			Install heat exchangers for AHU coils and remove glycol from heating system. Upgrade Building Control Systems
GENERAL BUILDING & SITE UPGRADES:							
WHS Auditorium Dressing Room	$ 250,000	$ 250,000	$ 19,780,000	2011 Bond	0.25	0.00	Upgrade Dressing /Restrooms that serve West Auditorium Stage. Original plumbing and light fixture last upgraded in 1970's
Waimea Park Traffic Safety/Site Improvements	$ 2,000,000	$ 400,000	$ 20,180,000	FY13 EED			Provide upgrades to existing exterior sites include replacement of concrete sidewalk, curb and gutter and underground site drainage improvements will include dedicated bus drop off area to increase pedestrian safety. The project scope and overall cost can be further design with funding design only. Estimate budget for design is $400,000.
Kealia Bleacher Systems	$ 250,000	$	$ 20,180,000	FY13 EED	0.19	0.01	Replace original telescoping bleacher systems serving the gymnasium
Konia Bleacher Systems	$ 250,000	$	$ 20,180,000	FCA	0.14	0.01	Replace original telescoping bleacher systems serving the gymnasium
Bartlett Artificial Turf Upgrade	$ 2,500,000	$	$ 20,180,000	2011 Bond	0.19	0.00	Install artificial turf system on the 8 lane track and field. School has requested upgrades to bleachers and scoreboard and lighting to allow hosting of games.
DW Relocatables Upgrades	$ 500,000	$ 500,000	$ 20,680,000	2011 Bond			Provide upgrades to select system to extend life of existing relos originally built in the 1960's. System upgrades include improvements to lighting, electric heat and door and lock hardware. **This is project is not eligible for reimbursement by EED.**
Total BLE & CIP Projects	$ 66,437,000	$ 32,180,000					

2012 CIAC Bond Recommendation
as of 10/26/11

Project Title	Est. Proj Cost Estimate	CIAC RECOMMENDS	Cumulative Proj Cost	Source	Prelim. Bldg. FCI	FCI Reduction	Scope of Work Notes
CTE PROJECTS							
CTE PROJECTS at Multiple Sites		$ 9,775,000	$ 9,775,000				The CTE Coordinator explained that the projects listed above may be substituted with other/additional CTE priorities. The committee suggested to keep the projects flexible and recommend a total amount of $10M.
Hanshew CTE Health Academy	$ 715,000	$ -	$ 9,775,000	CTE List - 2010			Create a flexible classroom space for health career academy courses. Move one wall and take down existing cubicles.
Bartlett CTE Construction Academy	$ 45,000	$ -	$ 9,775,000	CTE List - 2010			Fence in area for a work/storage yard.
Central CTE Sports Medicine Lab	$ 405,000	$ -	$ 9,775,000	CTE List - 2010			Sport Medicine Lab: Adapt room to support program. Provide water and sink(s).
Gruening CTE Applied Tech Construction Academy	$ 2,215,000	$ -	$ 9,775,000	CTE List - 2010			Technology Lab: Add dust collection system & improve exhaust system in fabrication area. Adapt space to support a combined applied technology, construction academy program with CAD Lab. Install garage door to exterior.
Gruening CTE Construction Academy Work Yard	$ 55,000	$ -	$ 9,775,000	CTE List - 2010			Convert courts to a work yard.
Wendler CTE Construction Academy	$ 50,000	$ -	$ 9,775,000	CTE List - 2010			Work yard adjacent to Technology Lab.
Chugiak HS Health Science Academy	$ 230,000	$ -	$ 9,775,000	CTE List - 2010			Modification of classroom.
South HS Engineering Academy Computer Lab Conversion	$ 1,215,000	$ -	$ 9,775,000	CTE List - 2010			Convert two computer labs (C119) into a CTE Lab. Convert existing computer lab C118 to a CAD lab and G213 into a computer lab. Install doorway between C118 & C119. How the two displaced computer labs are to be accommodated is TBD.
South HS Engineering Academy Classroom Modification	$ 430,000	$ -	$ 9,775,000	CTE List - 2010			Adapt to support physics & engineering instruction.
Gruening CTE Health Academy	$ 1,050,000	$ -	$ 9,775,000	CTE List - 2010			Adapt Family Consumer Science Classroom to support flexible CTE programming.
Mirror Lake Applied Technology	$ 1,310,000	$ -	$ 9,775,000	CTE List - 2010			Technology Lab: Increase the size of space by integrating Rooms 328 & 329. Adapt layout and add an exterior doorway to support larger projects. Add dust collection system & provide exhaust system in fabrication area. Fenced work yard adjacent to the Technology Lab.
Romig Family Consumer Science Expansion	$ 615,000	$ -	$ 9,775,000	CTE List - 2010			Family Consumer Science Classroom: Minor adaption so that it can additionally support a small computer lab area. Update entire space.
West HS CTE Design	$ 1,440,000	$ -	$ 9,775,000	CTE List - 2010			Design CTE&V Addition
West HS CTE Construction	$ 15,150,000	$ -	$ 9,775,000	CTE List - 2010			Construction for CTE&V Addition
Total CTE Projects	$ 22,940,000	$ 9,775,000					
Total All Projects	$ 89,377,000	$ 41,955,000 *					

* The committee recommended a $45M bond package. The remaining $3.045M worth of projects is to be selected from sites with an FCI value higher .30 (Airport Heights, Bayshore, Central, Gladys Wood, and Mt. Iliamna)

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FACILITY CONDITION ASSESSMENT SUMMARY
As of October 2011

School - Name	Original Construction	Last Major Improvement	Square Footage	Facility Condition Index (FCI)
Mt. Iliamna Elementary School	1962	1995	31,300	0.54
Rabbit Creek Elementary School	1961	1984	53,633	0.53
Eagle River Elementary School	1960	1984	58,086	0.50
Central Middle School of Science	1962	1999	95,387	0.48
Mountain View Elementary School	1958	1983	58,158	0.47
Turnagain Elementary School	1956	1983	54,000	0.45
Girdwood K-8 **	1981	1985	25,110	0.43
Gladys Wood Elementary School	1970	1984	47,777	0.43
O'Malley Elementary School	1966	1987	50,253	0.42
Inlet View Elementary School	1956	1985	32,470	0.42
Gruening Middle School	1981		124,862	0.41
Bayshore Elementary School	1974	1991	58,649	0.39
Airport Heights Elementary School	1954	1973	39,450	0.39
Steller Secondary School	1949	1983	47,765	0.36
Service High School **	1971	2006	314,941	0.35
Huffman Elementary School	1973	1987	60,610	0.30
Tudor Elementary School	1967	1990	56,757	0.29
Ursa Major Elementary School	1956	1995	61,811	0.28
Aurora Elementary School	1956	1996	54,717	0.28
Abbott Loop Elementary School	1958	1991	58,341	0.27
Orion Elementary School	1958	1998	82,488	0.27
King Career Center	1974	1991	133,669	0.26
Mt. Spurr Elementary School	1954	2002	42,223	0.25
West High School	1953	1997	323,311	0.25
East High School	1960	2005	342,568	0.21
Whaley Center / School	1972	1991	52,188	0.20
Mears Middle School	1985		150,506	0.19
Bartlett High School	1971	2006	360,209	0.18
Ursa Minor Elementary School	1954	1998	41,945	0.18
Birchwood ABC Elementary School	1967	1994	48,276	0.17
Kennedy Elementary School	1962	1998	34,271	0.16
Romig Middle School	1963	1995	125,614	0.14
Chugiak High School	1965	2003	289,309	0.14
Klatt Elementary School	1983		50,160	0.11
Spring Hill Elementary School	1985		50,160	0.11
Bear Valley Elementary School	1984		50,160	0.10
Fire Lake Elementary School	1985		50,160	0.08
Ravenwood Elementary School	1985		50,160	0.07
Hanshew Middle School	1984		150,085	0.05

Table 1
CIP Recommendations by Year - 2011-21

		1	2	3	4	5	6	7	8	9	10
	Year	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-2020	2020-2021
Priority	CIP Total	$80,997,000	$84,820,000	$96,540,000	$107,700,000	$106,270,000	$127,400,000	$107,180,000	$87,970,000	$72,620,000	$74,630,000
1	Service High School Completion	$47,132,000									
2	Girdwood K-8 School Design	$2,400,000									
3	Gladys Wood Elementary Schematic Design	$500,000									
4	Inlet View Elementary School Schematic Design	$500,000									
5	Airport Heights Elementary School Schematic Design	$500,000									
6	West HS Career Technology & Vocational Education Design	$1,200,000									
7	Districtwide Electrical Projects	$3,550,000									
8	Districtwide Roof Replacement Projects	$4,800,000									
9	Districtwide Mechanical Upgrades	$2,300,000									
10	Districtwide Building Renewal Projects	$1,115,000									
11	Districtwide Career Technology & Vocational Education	$17,000,000									
12	Girdwood K-8 School Construction		$21,830,000								
13	West HS Career Technology & Vocational Education Construction		$10,970,000								
14	Gladys Wood Elementary School Design & Construction		$21,320,000								
15	Inlet View Elementary School Design & Construction		$13,710,000								
16	Airport Heights Elementary School Design		$1,270,000								
17	Rabbit Creek Elementary School Planning		$210,000								
18	Mt. View Elementary School Planning		$280,000								
19	Districtwide Electrical Projects		$2,500,000								
20	Districtwide Traffic Safety Projects		$1,500,000								
21	Districtwide Roof Replacement Projects		$2,500,000								
22	Districtwide Mechanical Upgrades		$3,000,000								
23	Districtwide Building Renewal Projects		$2,230,000								
24	Districtwide Security System Upgrade Projects		$1,800,000								
25	Districtwide Code/Sprinkler Project		$1,700,000								
26	Airport Heights Elementary School Construction			$14,430,000							
27	Rabbit Creek Elementary School Design & Construction			$20,090,000							
28	Mt. View Elementary School Design & Construction			$23,190,000							
29	Romig Middle School Schematic Design			$930,000							
30	West High School Schematic Design			$2,170,000							
31	Central Middle School Planning			$520,000							
32	Whaley School Planning			$1,040,000							
33	Steller Secondary School Planning			$160,000							
34	Districtwide Career Technology & Vocational Education			$15,460,000							
35	Districtwide Electrical Projects			$2,500,000							
36	Districtwide Traffic Safety Projects			$2,400,000							
37	Districtwide Roof Replacement Projects			$3,800,000							
38	Districtwide Mechanical Upgrades			$4,000,000							
39	Districtwide Building Renewal Projects			$2,400,000							
40	Districtwide Security System Upgrade Projects			$1,800,000							
41	Districtwide Code/Sprinkler Project			$1,650,000							

Project scope, costs, and priorities require annual verification. They may be adjusted based on recommendations from Demographic information and from design and facility audits.

ATTACHMENT D

Table 1
CIP Recommendations by Year - 2011-21

		1	2	3	4	5	6	7	8	9	10
	Year	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-2020	2020-2021
Priority	CIP Total	$80,997,000	$84,820,000	$96,540,000	$107,700,000	$106,270,000	$127,400,000	$107,180,000	$87,970,000	$72,620,000	$74,630,000
42	East High School Completion				$83,660,000						
43	Central Middle School Design				$4,710,000						
44	Eagle River Elementary School Planning				$290,000						
45	O'Malley Elementary School Planning				$210,000						
46	Building Life Extension Projects				$18,830,000						
47	Romig Middle School Phase 1 Design & Construction					$25,480,000					
48	West High School Phase 1 Design & Construction					$59,440,000					
49	Steller Secondary School Design					$1,700,000					
50	Gruening Middle School Planning					$540,000					
51	Building Life Extension Projects					$19,110,000					
52	Central Middle Construction						$37,710,000				
53	Eagle River Elementary School Design &						$24,220,000				
54	O'Malley Elementary School Design & Construction						$21,010,000				
55	Steller Secondary School Construction						$18,860,000				
56	Gruening Middle School Design						$5,930,000				
57	Turnagain Elementary School Planning						$270,000				
58	Building Life Extension Projects						$19,400,000				
59	Romig Middle School Phase 2 Design & Construction							$26,250,000			
60	West High School Phase 2 Design & Construction							$61,240,000			
61	Building Life Extension Projects							$19,690,000			
62	Whaley School Construction								$43,290,000		
63	Turnagain Elementary School Design &Construction								$24,140,000		
64	Huffman Elementary School Planning								$280,000		
65	Bayshore Elementary School Planning								$280,000		
66	Building Life Extension Projects								$19,980,000		
67	Gruening Middle School Construction									$51,820,000	
68	Tudor Elementary School Planning									$290,000	
69	Abbott Loop Elementary School Planning									$230,000	
70	Building Life Extension Projects									$20,280,000	
71	Huffman Elementary School Design & Construction										$26,590,000
72	Bayshore Elementary School Design & Construction										$25,730,000
73	Bartlett High School Planning										$1,720,000
74	Building Life Extension Projects										$20,590,000
	Total	$80,997,000	$84,820,000	$96,540,000	$107,700,000	$106,270,000	$127,400,000	$107,180,000	$87,970,000	$72,620,000	$74,630,000

Yearly Totals:	
Total 2011-12	$80,997,000
Total 2012-13	$84,820,000
Total 2013-14	$96,540,000
Total 2014-15	$107,700,000
Total 2015-16	$106,270,000
Total 2016-17	$127,400,000
Total 2017-18	$107,180,000
Total 2018-19	$87,970,000
Total 2019-20	$72,620,000
Total 2020-21	$74,630,000
Total 10 Year CIP	$946,127,000

Project scope, costs, and priorities require annual verification. They may be adjusted based on recommendations from Demographic information and from design and facility audits.

ANCHORAGE SCHOOL DISTRICT
APRIL 2011 PROPOSED BOND PROPOSITIONS
CALCULATION OF ESTIMATED TAXES FOR DEBT SERVICE ON $100,000 ASSESSED VALUATION

	Bond Proposition Amount	Est. State Debt Reimb. By Project	[1] Annual Debt Prin. & Int. 4.75%	[2] Per $100,000 Assessed Val. $ 31,623,793,667	State Debt Reimb. Per $100,000	Property Taxes Per $100,000
Proposition 1 - Educational Capital Improvements, Career & Technical Education Upgrades, Design Project and Districtwide Building Life Extension						
Career and Technical Education Upgrades, 70% Reimbursable	$ 8,425,000	70%	$ 661,788	2.09	1.46	0.63
Career and Technical Education Upgrades, 60% Reimbursable	15,340,000	60%	1,204,964	3.81	2.29	1.52
Districtwide Building Life Extension Projects	22,780,000	70%	1,789,380	5.66	3.96	1.70
Non-Reimbursable Projects	500,000	-	39,275	0.12	-	0.12
Design Projects	2,900,000	60%	227,796	0.72	0.43	0.29
Service High School Participating Share	9,132,000	-	717,323	2.27	-	2.27
Proposition 1 Total	**$ 59,077,000**	55.50%	$ 4,640,526	$ 14.67	$ 8.14	$ 6.53

[1] Municipality of Anchorage provided the 4.75% interest rate on November 2011
[2] Municipality of Anchorage provided the assessed values as of November 2011

2012 ASD School Bond Recommendation

SUPPLEMENTAL ATTACHMENT

Project Title	PROJECT COST	Scope of Work Notes
Service HS Department of Education Grant Match	$ 9,132,000	Major Maintenance Renovation of Buildings B, C, & EF, approximately 135,000 sf for energy conservation, asbestos abatement, life safety, and accessibiilty. Improvements include renewal of mechanical, electrical, communications, and general building systems; upgrade of building wide fire alarm and installation of fire sprinkler system. Department of Education Share is $21.3M for a total grant award of approximately $30.4M.
Girdwood K-8 School Design	$ 2,400,000	Design funding to address both infrastructure upgrades and addition of square footage to support existing program to include gymnasium, classrooms and support areas.
Airport Heights ES Planning	$ 500,000	Provide funding to provide schematic level design for a major capital improvement project to address both building infrastructure and educational program deficiencies.
FIRE ALARM SYSTEMS:		
Gruening MS Fire Alarm Upgrades	$ 700,000	Replace existing building IRC-3 fire alarm system installed in 1995. Current system is no longer supported by vendors and parts are difficult to locate. Maintenance Department has identified this as a priority project due to numerous repairs in recent years.
Ravenwood ES Fire Alarm Upgrades	$ 275,000	Replace existing building IRC-3 fire alarm system installed in 1996. Current system is no longer supported by vendors and parts are difficult to locate. Maintenance Department has identified this as a priority project due to numerous repairs in recent years.
Campbell ES Fire Alarm Upgrades	$ 350,000	Replace existing building IRC-3 fire alarm system installed in 1993. Current system is no longer supported by vendors and parts are difficult to locate. Maintenance Department has identified this as a priority project due to numerous repairs in recent years.
Aurora ES Fire Alarm Upgrades	$ 300,000	Replace existing building IRC-3 fire alarm system installed in 1996. Current system is no longer supported by vendors and parts are difficult to locate. Maintenance Department has identified this as a priority project due to numerous repairs in recent years.
Mirror Lake MS Fire Alarm Upgrades	$ 500,000	Replace original fire alarm system installed in 1996. Existing system is functional but not supported by manufacturer and parts are becoming obsolete. System beginning to have significant number of repairs.
Ursa Major ES Fire Alarm Upgrades	$ 380,000	Replace existing building Fire Control Inc (FCI) fire alarm system installed in 1994. Current system is no longer supported by vendors and parts are difficult to locate. System beginning to have significant number of repairs.
ROOF SYSTEMS:		
Chugiak HS Roof Upgrades	$ 2,000,000	Replace approximately 55,000 square feet of leaking roof sections last upgraded in 1988. Maintenance spending significant funds on patching areas of roof leaks. Rubber membrane has exceeded useful life and showing signs of significant failure.

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2012 ASD School Bond Recommendation

Project Title	PROJECT COST	Scope of Work Notes
Rabbit Creek ES Roof Upgrades	$ 1,400,000	Replace failing roof sections over main classroom wings and kitchen area. Replace approximately 35,000 sf ranging in age from 24 to 27 years. Maintenance spending significant funds on patching areas of roof leaks. Rubber membrane has exceeded useful life and showing signs of significant failure.
Turnagain ES Roof Upgrades	$ 1,400,000	Replace failing roof sections over main classroom wings and kitchen area. Replace approximately 35,000 sf ranging in age from 23 to 27 years. Maintenance spending significant funds on patching areas of roof leaks. Rubber membrane has exceeded useful life and showing signs of significant failure. This system was last upgraded in 1996.
Aurora ES Roof Upgrades	$ 1,100,000	Replace roof sections totaling 40,000 sf last replaced in 1984. Maintenance Department has identified this as a priority project due to numerous repairs in recent years.
Susitna ES Roof Upgrades	$ 900,000	Replace roof sections totaling 16,000 sf that were last replaced in 1986, Maintenance spending significant funds on patching areas of roof leaks. Rubber membrane has exceeded useful life and showing signs of significant failure.
Spring Hill ES Roof Upgrades	$ 300,000	Modify portion of the metal roof system to prevent damage to building exterior due to falling snow and ice near loading dock area of building. The existing roof system is in good shape. Project would repair current damage and modify roof system to eliminate future damage due to falling snow and ice. This section of the roof is from the original construction in 1985.
O'Malley ES Roof Upgrades	$ 1,500,000	Replace aging roof sections over main classroom wings. These roof sections were last replaced in 1991.
MAJOR MECHANICAL SYSTEMS:		
Spring Hill ES Boiler Replacement	$ 400,000	Replace original boilers installed in 1984. 86-series boilers are discontinued by manufacturer and parts are becoming difficult to find. Maintenance has identified this location as high priority for replacement.
Bear Valley ES Boiler Replacement	$ 400,000	Replace original boilers installed in 1984. 86-series boilers are discontinued by manufacturer and parts are becoming difficult to find. Maintenance has identified this location as high priority for replacement.
College Gate ES HVAC Upgrades	$ 1,500,000	Upgrade or replace existing furnace and fans that serve Gym/IMC area of the building. These system were originally installed in 1970 (40 yrs). Maintenance has identified this project has high priority to replace older system components.
Hanshew MS Boiler System	$ 400,000	Replace original boilers installed in 1984. 86-series boilers are discontinued by manufacturer and parts are becoming difficult to find. System components are still functioning and repairable.
Steller Secondary Boiler/HVAC Upgrade	$ 600,000	Upgrade or replace existing 86-series boilers and older air handling units. The existing boilers were installed as part the 1984 renovation project.
LIGHTING/COMMUNICATION SYSTEMS:		
Inlet View ES Intercom/ Bell /Clock Replacement	$ 200,000	Replace existing 23 year old intercom/clock system. Maintenance has replaced head end components only with their spare Telecenter 21 system. If system continues to deteriorate there are no back up parts.

Created 10/12/11
Printed 12/1/2011, 9:25 AM

2012 ASD School Bond Recommendation

Project Title	PROJECT COST	Scope of Work Notes
Eagle River ES Lighting/ECMs	$ 1,100,000	Upgrade failing building lighting by replacing fixtures, lamps and ballasts with newer energy efficient systems. Age of existing fixtures range from 25 to 48 years.
Rabbit Creek ES Intercom/Bell /Clock Replacement	$ 300,000	Replace existing Simplex 5130 system. This series is no longer supported. This system was last upgraded in 1996.
Huffman ES Lighting Upgrades	$ 900,000	Upgrade aging building lighting by replacing fixtures, lamps and ballasts with newer energy efficient systems. Age of existing fixtures range from 23 to 38 years.
Scenic Park ES Intercom/ Bell /Clock Replacement	$ 300,000	Replace existing 13 year old intercom / clock system. Existing system is functional but not supported by manufacturer and parts are becoming obsolete.
Susitna ES Intercom/ Bell /Clock Replacement	$ 300,000	Replace existing 18 year old intercom / clock system. Existing system is functional but not supported by manufacturer and parts are becoming obsolete.
Abbott Loop ES Intercom/Bell /Clock Replacement	$ 300,000	Replace existing Telecenter 4 system installed in 1999. This model no longer supported by manufacturer.
Mt. View ES Intercom Clock Replacement	$ 200,000	Replace existing 120 V AC power clock system with low voltage or wireless clock system. Parts are no longer available for existing system. These components are located in the 1972 section of the building.
Central MS Emergency Exit Lighting & Signs	$ 250,000	Replace existing emergency exit signs and lights building wide. Project will ensure code compliance for emergency egress and replace aging system which will reduce maintenance costs. These lights were last upgraded in the mid 1990s. The average age of system is 15 years.
MINOR MECHANICAL SYSTEMS:		
Mountain View ES Domestic Water Piping	$ 275,000	Remove and replace corroded domestic galvanized domestic water piping with copper. The galvanized pipe is nearly 40 years old. Installed as part of original 1972 construction project.
Susitna ES Domestic Water Piping	$ 150,000	Remove and replace corroded domestic galvanized domestic water piping. This 40 year old pipe is located in the original construction section of the building.
Turnagain ES Domestic Water Upgrades	$ 500,000	Repair section of domestic water supply to restrooms in the original classroom wing. System can continued to be repaired as failures occur. This system is located primarily in the 1983 section of the building.
Nunaka Valley ES Heat Exchanger	$ 150,000	Install heat exchangers for AHU coils and remove glycol from heating system, upgrade building control systems. This is a modification to the original systems installed in 1998.
GENERAL BUILDING & SITE UPGRADES:		
Chugiak HS Corridor Floor Replacement VAT	$ 125,000	Remove Existing Vinyl Asbestos Tile and Replace with VCT. Sections of corridor are being patched as floor tiles continue to deteriorate. Further deterioration could lead to significant environmental issues within school due to friable ACM. This tile is from the construction of the original building in 1965.
Dimond HS Aux Gym Bleachers	$ 275,000	Replace existing telescopic bleachers system in auxiliary gym. Bleacher system is original equipment installed in 1972 and was refurbished in 1988. System components are wearing out.

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2012 ASD School Bond Recommendation

Project Title	PROJECT COST	Scope of Work Notes
Chugiak HS Field Control Room	$ 50,000	Remove and replace control room that supports track and football field. Building floor and walls have begun to rot and are unserviceable. Control room will soon be unsafe to use. This is the original structure that is over 30 years and was built as part of the 1981 site improvements.
West HS Auditorium Dressing Room	$ 250,000	Upgrade Dressing /Restrooms that serve West Auditorium Stage. Original plumbing and light fixture last upgraded in 1970's.
Wonder Park ES Traffic Safety/Site Improvements	$ 400,000	Upgrades to existing exterior sites include replacement of concrete sidewalk, curb and gutter and underground site drainage. Improvements will include dedicated bus drop off area to increase pedestrian safety. Site layout was originally installed in 1968 with minor changes with the 1987 addition.
Districtwide Relocatables Upgrades	$ 500,000	Provide upgrades to select system to extend life of existing relos originally built in the 1960's. System upgrades include improvements to lighting, electric heat and door and lock hardware. **This is project is not eligible for debt reimbursement.**
Bayshore ES Exterior Doors & Window Replacement	$ 450,000	Replace existing exterior doors and windows for entire building. Project would renew existing aging systems and provide improvements for operational and maintenance cost by increasing energy efficiency and reducing maintenance repair. These systems range in age from 20 to 37 years old.
Central MS Student Locker Replacement	$ 550,000	Replace existing student corridor lockers. A majority of these lockers were installed as part of original construction in 1962 making them nearly 50 years old.
Gladys Wood ES Exterior Doors & Window Replacement	$ 450,000	Replace existing exterior doors and windows for entire building. Project would renew existing aging systems and provide improvements for operational and maintenance cost by increasing energy efficiency and reducing maintenance repair. The windows and doors range from 27 to 41 years in age. Some are from original construction in 1970 and others from addition and renovation in 1984.
Gladys Wood ES Restroom Upgrades	$ 300,000	Upgrade existing student restrooms that serve the classroom pod areas of the building. Upgrades include new fixtures, flooring , partitions and painting. These restrooms are 27 years old and were last renovated in 1984.
Mt. Iliamna ES Restroom Upgrades	$ 300,000	Upgrade all existing restrooms in the building. Upgrades include new fixtures, flooring , partitions and painting. Original constructions of these restrooms was in 1962. It appears that minimal upgrades were done in early 1990s for existing floor and toilet partitions.
Mt. Iliamna ES Exterior Doors & Window Replacement	$ 300,000	Replace existing exterior doors and windows for entire building. Project would renew existing aging systems and provide improvements for operational and maintenance cost by increasing energy efficiency and reducing maintenance repair. A majority of the existing exterior doors and windows are from the original construction in 1962. These systems are nearly 50 years old.
Total BLE & CIP Projects	$ 35,312,000	

CTE PROJECTS		
Bartlett HS CTE Construction Academy	$ 1,900,000	Construct open high bay roofed facility with fenced in work yard.

Created 10/12/11
Printed 12/1/2011, 9:25 AM

2012 ASD School Bond Recommendation

Project Title	PROJECT COST	Scope of Work Notes
Central MS CTE Sports Medicine Lab	$ 300,000	Sport Medicine Lab: Adapt room #146 to support program. Provide water and sink(s). Provide storage for displaced PE equipment.
Wendler MS CTE Construction Academy	$ 925,000	Convert Classroom #C105 into CTE lab with exterior roll-up door. Convert adjacent storage room S03 into a CTE computer lab. Art currently housed in C105 to be relocated - location TBD.
Chugiak HS Health Science Academy	$ 225,000	Modification of Science Classroom Lab #227.
Gruening MS CTE Construction Academy Work Yard	$ 50,000	Convert two exterior handball courts adjacent to CTE classroom into a construction work yard.
West HS CTE Design	$ 1,000,000	Plan and Design an addition to support CTE Programs.
Begich MS Construction & Applied Technology Projects	$ 725,000	Addition to expand side of existing Applied Technology Lab Classroom #B121 to construct project.
Begich MS Applied Technology Projects	$ 75,000	Fenced work yard adjacent to the Applied Technology Classroom #B121.
Hanshew MS CTE Health Academy	$ 600,000	Create a flexible classroom space for health career academy courses. Move one wall and take down existing cubicles.
Romig MS Applied Technology Program	$ 450,000	Plan and Design an addition to support Applied Technology.
East HS Health Care Program	$ 650,000	Adapt existing science labs to accommodate program.
Mirror Lake MS Applied Technology	$ 900,000	Technology Lab: Increase the size of space by integrating Rooms 328 & 329. Adapt layout and add an exterior doorway to support larger projects. Add dust collection system & provide exhaust system in fabrication area. Fenced work yard adjacent to the Technology Lab.
Romig MS Family Consumer Science Expansion	$ 600,000	Family Consumer Science Classroom: Minor adaption so that it can additionally support a small computer lab area. Update entire space.
South HS Engineering Academy Classroom Modification	$ 950,000	Convert two computer labs (C119) into a CTE Lab. Switch CAD & Computer program locations located in C118 and G213. Install doorway between C118 & C119. TBD location of C119 displaced computer labs.
West HS Family Consumer Science Program	$ 250,000	Upgrade HVAC and exhaust system to improve environmental and air quality.
Gruening MS CTE Applied Tech Construction Academy	$ 700,000	Technology Lab: Add dust collection system & improve exhaust system in fabrication area. Adapt space to support a combined applied technology, construction academy program. Install garage door to exterior.
Polaris K-12 Biotechnology Training Preparatory Program	$ 300,000	Adapt Science Classroom from lecture demonstration style lab to a collaborative research based program. Requires reconfiguration of casework, sinks and increasing storage. May require reconfiguration of science prep rooms.
West HS CTE Construction	**$ 13,165,000**	**Construction for CTE&V Addition - This project was added by the School Board, 11/14/11**
Total CTE Projects	$ 23,765,000	

Total All Projects $ 59,077,000

Created 10/12/11
Printed 12/1/2011, 9:25 AM

ANCHORAGE SCHOOL DISTRICT
ANCHORAGE, ALASKA

ASD MEMORANDUM #120 (2011-2012) AMENDED November 14, 2011

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

SUBJECT: RECOMMENDATION FOR APRIL 2012 BONDS

ASD Core Value: *The district will be open, transparent and accountable to the public.*

RECOMMENDATION:

It is the Administration's recommendation that the School Board approve the following bond proposal comprised of Proposition 1 – Career & Technical Education Upgrades, Design Projects and Districtwide Building Life Extension Projects in the amount of $45,912,000. **The school board approved this recommendation and increased the Career & Technical Education Upgrades by $13,165,000 for a total proposition in the amount of $59,077,000.**

The proposition is summarized below:

Proposition 1 – Career & Technical Education Upgrades, Design Projects and Districtwide Building Life Extension Projects:

Career & Technical Education Upgrades	~~$10,600,000~~ $23,765,000
Districtwide Building Life Extension Projects	23,280,000
Design Projects	2,900,000
Service High School Department of Education Grant Match	9,132,000
Proposition 1 Total	~~$45,912,000~~ **$59,077,000**

PERTINENT FACTS:

On September 24, 2011, the School Board held a work session with Administration to discuss the capital planning process and a potential school bond for 2012. The discussion included a status report on facility condition assessments (FCA) and how that information can be used to prioritize projects, discussion of the Capital Request Advisory Committee (CRAC) and how the

committee's makeup and tasks could be streamlined for efficiency. The work session concluded with informal Board guidance on types of projects that should be included in and the total dollar limit for a 2012 potential bond request.

The informal guidance on 2012 bonds was:

- A total package substantially less than what is paid off this year
- Use FCA information to prioritize projects
- Continue to expand and enhance CTE opportunities

After the work session, the Superintendent and staff worked on reformatting the citizen's review process related to bonds and the Capital Improvement Plan (CIP). The CRAC was dissolved and a new Capital Improvement Advisory Committee (CIAC) was formed. Members were appointed to represent the overall interests of the District and the community instead of the stakeholder affiliation model utilized to select members of the CRAC. CIAC members, however, would remain geographically and professionally diverse. In order to create efficiencies in the process, the committee was scaled back in size and members were notified that the committee could meet multiple times during a shorter timeframe. Another aspect of the CIAC is that two members were designated to co-chair the committee. A roster of the CIAC is attached (Attachment A).

CIAC meetings occurred during the month of October. The Board's informal guidance was discussed as well as an update on the facility condition assessments. The committee was asked to work with a target of $45 million, approximately 80% of the principal amount of debt the District will retire this year. A summary of the committee's work is attached (Attachment B).

The $45 million CIAC recommendation was carefully reviewed by the Administration and only marginally adjusted to create the Superintendent's recommendation. Fifty-five Thousand was added to the Districtwide Building Life Extension (BLE) projects to address additional work identified at schools with important needs. Also the Superintendent added approximately $825,000 to the CIAC's recommendation for CTE to add projects at several schools.

Final action on this memo included a school board revision to the board memo approving an additional $13,165,000 for the West High School – Romig Middle School campus CTE project which includes planning and construction funds.

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 $2 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 6,500 staff members. Anchorage educates nearly 40 percent of the state's total student population. Not only is the facility inventory large, it is aging. Fifty-three schools are over 20 years old. Of these schools, 24 have had no significant renewal and 29 have had partial renewals since 1990. Of the 16 schools over 50 years old, seven have had no significant renewal, one was partially renewed in the 1980's, and eight have had partial renewals since 1990.

Building components wear out. Facility systems only last so long. Roofs deteriorate and leak; heating, plumbing and ventilation systems wear out, parts are no longer available to support older systems and structural systems age. Various code changes require updating electrical and mechanical systems; providing access for persons with physical disabilities; removing hazardous materials and renewing various building system components. Moreover, significant renewals often require structural upgrades to meet more stringent building codes.

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. For example, there is 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 than those of 30 to 40 years ago.

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's well-trained staff uses a computerized maintenance management program that effectively accomplishes preventive and corrective maintenance tasks necessary to maintain and extend the life of District facilities. The Operations Department utilizes a Custodial Guide and ongoing staff training to maintain facilities in a safe, clean and orderly condition.

Capital Planning Management

For many years, the District's facilities and maintenances department have managed facility capital needs using data base systems developed by staff. This

approach has provided reliable facility condition information through strong institutional knowledge. However, this process is labor intensive and limited in its capabilities to maintain and analyze data. The importance for the District to develop a more current facility management and capital planning program is critical so that strategic decisions can be made based on quantitative data and analysis.

A key component of an integrated facility management assessment program (FMAP) is the capital planning and asset management system (CPMS). The CPMS centralizes information on facilities' component and system conditions as well as remaining life expectancy. This information is collected during facility condition assessments utilizing a systematic and consistent methodology. The collected information serves as a basis for determining priorities and costs of facilities' capital needs, and is used for both short term and long term planning purposes.

In 2008, the District investigated how other large facility owners identify, maintain and analyze information to effectively manage their facilities. This effort included discussions with facility managers from other large school districts around the country, as well as review of FMAP recommendations from industry organizations, such as Building Owners and Managers Association (BOMA) and International Facility Management Association (IFMA). This effort revealed that facility owners had implemented, or were in the process of implementing, new software developed to assist in assessing facility conditions, maintaining the information and analyzing the information for facility capital needs planning.

Facility Condition Assessments

An initial contract was established with a nationally recognized firm to develop CPMS and FMAP to perform facility condition assessments. To date, 39 locations have been assessed. The pilot program was initiated in 2009 to perform facility condition assessments on seven schools on Ft. Richardson and Elmendorf military bases, and to provide formal training to District staff on software and assessment procedures. Sixteen locations were assessed in 2010, and sixteen locations were assessed in 2011. Future goals include completion of assessment of the remaining 48 schools and six support facilities by December 2013.

The assessment process includes a field assessment where building system components are evaluated based on condition and age of the system. Results of the initial assessment identify system requirements, along with their corrective action and costs to implement. The next step includes data entry into the database, and concludes with validation of the data by District staff which

provides quality control and incorporates institutional knowledge on the collected information.

Once this process of a site is complete, a facility condition index is calculated to provide a comparison of the relative condition of a facility and/or system to others. It is a ratio of the cost to correct capital needs arising within the next four years divided by the replacement cost of a facility. All 39 assessed sites have an Facility Condition Index (FCI) associated with them. A site with an FCI less than .30 is generally considered in excellent, good and average condition, which is the Distirct's target in order to maintain the general physical condition of the District's physical plant. A site with an FCI higher than .30 is considered in poor or crisis condition. Ultimately, the index provides initial prioritization of assessed buildings based on their condition. This information can be found in Attachment C.

Some facility systems identified as problems in this process do not require immediate replacement. Just because a key building component like a roof or boiler has reached the end of its anticipated useful life does not necessarily mean they have failed. In some cases, those systems can continue to function for many additional years.

The FCI cannot be used as the sole determinant of capital project prioritization. Other factors such as educational functionality and attendance projections must be included as well.

Career and Technology Education Upgrades

The School Board expressed continued interest in Career and Technology Education (CTE) programs and how they can provide more opportunities for students to participate in these programs. Funding for building upgrades to support CTE programs was approved through 2011 School Bonds, but many worthwhile upgrades were not included. Following the passage of the 2011 School Bonds, the 2011 Alaska Legislature increased the State's student base allocation (SBA) with the passage of Senate Bill 84. It provided additional funds for CTE programs to all districts. The new funding broadened the scope of CTE projects with the provisions of additional teaching staff.

The District continues to build Academy model pathways for students in high growth, high wage and high demand career clusters. The State of Alaska has identified Construction, Engineering and Health as the top employable career areas. CTE projects were analyzed through a rubric of four priorities: 1) it is inclusive in one of the academy model of construction, engineering or health, 2) it provides a healthier, safer teaching environment 3) it expands and increases

student participation in the classroom and in the school and 4) it is a continuation and/or completion of a 2011 School Bond project. Consequently, forty-two projects with a total estimated cost of slightly over $20 million were reviewed, vetted and prioritized this year.

As a result of this analysis, 17 projects at 13 schools are recommended for inclusion in the 2012 school bond. This is in addition to the $17 million approved last year for 18 projects at 12 schools.

CITIZEN'S REVIEW PROCESS

Capital Improvement Advisory Committee

The CIAC met on October 17, October 19, and October 26, 2011 to review options and develop recommendations for a 2012 bond. The initial project list for the CIAC to consider was categorized by projects that were considered emergent or critical, items that are at or nearing failure, or functional but required replacement or upgrade. From this project list, the committee recommended one bond proposition totaling $45,000,000, as summarized below:

Project Title	CIAC Recommended
Career & Technical Education Upgrades	$ 9,775,000
Districtwide Building Life Extension Projects	20,680,000
***BLE Projects selected from Airport Heights, Bayshore, Central, Gladys Wood, and Mt. Iliamna**	**3,045,000**
Girdwood K-8 School Design	2,400,000
Service High School Department of Education Grant Match	9,100,000
Total	**$45,000,000**

The committee recommended that District staff include $3,045,000 worth of projects from sites with FCI values higher than .30 that were not on the original project list.

The Administration thanks the CIAC for their many hours of effort and the quality of analysis of the District's facility needs that led to these recommendations. All of the CIAC recommended projects are included in the Administration recommendation. Approximately $900,000 was added to address further CTE and BLE needs.

Based upon this analysis, the Administration concurs with the recommendation of the CIAC, and made the adjustments as shown below. **Additionally, the school board approved the administration recommendation with the following adjustment made below:**

Project Title	CIAC	Administration	Board
Career & Technical Education Upgrades	$ 9,775,000	$10,600,000[1]	**$23,765,000[5]**
Districtwide Building Life Extension Projects	20,680,000	23,280,000[2]	**23,280,000**
*BLE Projects selected from Airport Heights, Bayshore, Central, Gladys Wood, and Mt. Iliamna	**3,045,000**		
Design Projects	2,400,000	2,900,000[3]	**2,900,000**
Service High School Department of Education Grant Match	9,100,000	9,132,000[4]	**9,132,000**
Total	**$45,000,000**	**$45,912,000**	**$59,077,000**

1. Amount increased from CIAC recommendation due to refinement of scope and project estimates.
2. Amount increased from CIAC recommendation due to inclusion of BLE projects and refinement of project estimates.
3. Amount increased from CIAC recommendation due to inclusion of Airport Heights Design project.
4. Amount increased from CIAC recommendation to reflect actual amount of participating share requirement.
5. **Amount increased from CIAC and Administration recommendation to include construction of West High School-Romig Middle School campus CTE addition.**

District 2011-2021 Capital Improvement Plan (CIP)

A summary of the District CIP (approved in March 2011) is attached as Attachment D. It called for $81 million of funding in the current year, primarily from bonds. Only $17 million was approved by voters so approximately $64 million remains unfunded, and the CIP calls for another $84 million in new funds in the year starting in July 2012, again, primarily from bonds. That scale of funding request is not consistent with current community appetite, Assembly support or the Board's recent guidance at the September 24 work session.

As a result the Administration's 2012 bond recommendation does not follow the CIP very closely. Some projects (like Service High School) were radically reduced

in scope and others were simply not funded. It was impossible to fund almost $150 million of projects identified in the CIP into the $45 million working target for 2012 bonds. This same challenge will exist next year as well unless the next CIP is significantly different from the current one. The CIAC's work on the next iteration of the District CIP will begin in January. It will be extremely helpful to have Board guidance at that time regarding the size and scope of the next CIP.

Overall Debt Service

As of November 2011, the District has $649 million of bonds outstanding. This is the lowest amount of debt the District has held since 2003 which is largely due to the District having paid off $239 million of debt in the last five fiscal years. During that same time frame, the District has received authorization by voters for approximately $61 million of new debt to fund capital improvements.

The effect of this significant payoff of debt in relation to new authorization has reduced the District's ratio of bonded debt to assessed value from 2.7 percent to 2 percent in just five years. In 2006, the District's ratio of bonded debt to assessed value was 3.4 percent.

The District also works closely with the Municipal administration and financial advisors to engage the market to reduce the debt and interest rates regularly. In 2011, the District refunded over $28 million in existing debt reducing the overall debt service almost $2 million. With the reduction in interest rates and outstanding payments, the economic gain from that refunding was over $1.8 million.

In the next five years, the District will be paying off an additional $279 million, averaging about $56 million each year. Any increase in bonds sold will also increase planned debt payments.

State Debt Reimbursement

Since 1970, the State of Alaska has provided school districts debt reimbursement for qualified and approved school construction projects that are approved by voters. Of the current $649 million of bonds outstanding, the State will pay 55.5 percent, thus reducing the local taxpayer's portion dramatically.

Senate Bill 237, passed by the Legislature in July 2010, provides for 60 percent or 70 percent debt reimbursement on school construction projects that have received local voter approval after October 1, 2006, and provides no expiration date on the debt reimbursement program.

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 Girdwood K-8 School design and some of the Career and Technical Education Upgrades that add space are eligible for 60 percent reimbursement, the remaining Career and Technical Education Upgrades projects and all of the Building Life Extension projects should be eligible for 70 percent reimbursement. The Service High School participating share of $9,132,000 and the Districtwide Relocatables Upgrades in the amount of $500,000 are not reimbursable.

Cost of Potential Bond Proposals to the Local Taxpayers

The approximate amount of annual taxes on $100,000 of assessed valuation to retire the proposed debt of $59,077,000 is $6.53. The calculation of estimated taxes is based on an estimated 4.75 percent weighted interest rate for twenty years, as shown on Attachment E.

This calculation is based on the assumption that the District will receive 70 percent State debt reimbursement on $31,205,000 of projects, and 60 percent reimbursement on $18,240,000 of projects. As previously stated, $9,132,000 participating share necessary for the DEED Major Maintenance Grant for Service High School and $500,000 for Districtwide Relocatable Upgrades is not eligible for debt reimbursement. The debt reimbursement projects have not been reviewed or approved by the Alaska Department of Education and Early Development (DEED), so the 60 percent and 70 percent reimbursement rates have not been confirmed as of this date. The District will submit these projects for debt reimbursement to the State no later than December 9, 2011, prior to final Assembly Action.

Timeline for Assembly Approval

When the School Board finalizes the approved list of projects, Administration will work with the Municipal Bond Counsel to complete the actual bond proposition language and submit an ordinance to the Assembly for approval.

CC/MA/RML/EK/ML/SJ/CS

Attachments:
A. Capital Improvement Advisory Committee Roster
B. Summary Report and Recommended Project List of the Capital Improvement Advisory Committee
C. Facility Condition Index List, as of October 2011
D. CIP Recommendation by Year, 2011-2012 – Table 1

E. 2012 Bond Reimbursement Rate and Taxes

Prepared by: Rachel Molina Lodoen, Project Support Manager
Edie Knapp, Acting Construction Manager
Marie Laule, Budget Director
Susan Jolin, Controller
Chad Stiteler, Chief Financial Officer

Approved by: Michael K. Abbott, Assistant Superintendent of Support Services

Anchorage School District

5530 E. Northern Lights Blvd.
Anchorage, Alaska 99504-3135
(907) 742-4000

December 1, 2011

Anchorage Assembly Members
Municipality of Anchorage
P.O. Box 196650
Anchorage, AK 99519-6650

Re: 2012 Bond Package

Dear Assembly Members,

Enclosed is the bond package unanimously passed by the school board on November 14, 2011. As some of you know, over this last calendar year, the board and administration have worked together to revamp our current approach to capital projects and bond packages. This new direction includes the following items listed below (*italics indicate the current status*).

1. Establish a new construction fund for the board. The fund is strictly for capital projects and will build over time.
   The board placed $7 million in the fund last spring.

2. Approach the state for 70 percent state reimbursement for major maintenance without bonding.
   The board and administration had multiple joint meetings with legislators and state officials, and have followed up with a written, detailed, proposed statute change.

3. Develop a process which removes the perception and/or reality of politics from the community advisory board.
   The former Capital Request Advisory Committee has been replaced by a smaller, 13 member, Capital Information Advisory Committee. Although there is a balanced representation of residence, there is not a focus on only representing a certain geographic area.

4. Develop a process that focuses on quantifiable facility condition, educational needs, and capacity.
   Capacity has always been a quantifiable factor.

   Education needs are currently determined by professional judgment, but the educational assessment will be complete for 77 percent of building by end of 2012 with the remaining to be completed by 2013.

   The facility condition index is now complete for 39 of our buildings; by end of 2012 it will be complete for a total of 67, with only the support facilities and newer schools remaining. The process provides us with an index for

each ASD building. Once the system is established, this new system is updatable and sustainable within our current structure.

5. Create a bond package focused on need and keep the total financial request below the current amount debt we are retiring (approximately $55 million in the current year).

2012 Bond Package

The new CIAC and ASD administration presented to the board a $45 million bond proposal based on our current facility condition, educational needs and capacity needs.

This package included the following:

Career & Technical Education Upgrades
$10.6M
This funding will move many of our schools towards being able to provide CTE, and continues the school board's focus to provide CTE in each middle and high school. This amount included planning funds for West-Romig CTE.

District Building Life Extension Projects
$23.8M
The schools and projects listed on the proposal come directly from our new facility condition index. Each school with a score of 0.30 or greater has a proposed project to help bring the building back to its needed condition. These projects represent both the highest need of every school in need, but also a project which would not be "redone" in case of a building renovation. The only school whose facility could not be repaired in this manner is Airport Heights Elementary; so it was recommended to start the process for full renovation.

Girdwood K-8 School Design
$2.4M
This school is at the top of our list for a school whose facility does not meet the adequate condition, education needs, or capacity. It has a facility condition of Y, does not provided any space for support services such as speech language or facilities needed for their middle school such as science lab, and is over 100 percent occupied. Additionally, given the location, the overcrowding cannot be resolved easily by boundary changes.

Service High School Grant Match
$9.1M
These funds are our mandatory and minimum match for the state grant for Service High. It is the minimum amount needed for their facility renovations.

West-Romig CTE
$13.1M

During the board's November 14 meeting, we determined an additional need in the community was the West-Romig CTE construction given their schools are overcrowded and they are unable to provide CTE to their students. The board added $13.1 million to the administration's bond proposal for a total package of $59 million.

The board discussed splitting this bond into multiple packages but decided the package should stay together and represent our highest needs as requested by both the CIAC and the administration. The final package is approximately $4 million over the district's planned debt retirement of $55 million for the current year.

Sincerely,

Gretchen Guess, President
Anchorage School Board

Carol Comeau, Superintendent
Anchorage School District

Municipality of Anchorage
MUNICIPAL CLERK'S OFFICE

Agenda Document Control Sheet

AO 2011-119(S)

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

1	SUBJECT OF AGENDA DOCUMENT AO 2011-119(S) An Ordinance Providing For The Submission To The Qualified Voters Of Anchorage, Alaska, The Question Of The Issuance Of Not To Exceed Fifty-Nine Million Seventy-Seven Thousand Dollars ($59,077,000) Of General Obligation Bonds	DATE PREPARED November 30, 2011 Indicate Documents Attached [X] AO(S) [ ] AR [X] AM(A) [ ] AIM
2	DEPARTMENT NAME Chief Financial Officer	DIRECTOR'S NAME Chad Stiteler
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY KL Gates LLP	HIS/HER PHONE NUMBER (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	Carol Comeau	12/1/11
	Chad Stiteler, Chief Financial Officer		11/30/11

2011 DEC 1 PM 12:12

5	Special Instructions/Comments
	Addendum - New Public Hearing

6	ASSEMBLY HEARING DATE REQUESTED	7	PUBLIC HEARING DATE REQUESTED
	Introduction - ~~December 6, 2011~~ 11/22/11		Public Hearing - 12/6/11