

Submitted by: Chairman of the Assembly
at the request of the
School Board
Prepared by: Anchorage School District
For Reading: July 29, 2008

Post passed Sand Lake, 7/29/08

ANCHORAGE, ALASKA
AR NO. 2008-142

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING
THE PRELIMINARY (CONCEPTUAL) DESIGN FOR THE SAND LAKE
ELEMENTARY SCHOOL RENEWAL

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

WHEREAS, the School Board has approved the preliminary design, consisting of a conceptual master plan, for Sand Lake Elementary School Renewal Project.

NOW, THEREFORE, the Anchorage Assembly resolves:

Section 1. The Assembly hereby approves the preliminary design for Sand Lake Elementary School Renewal Project.

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

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2008.

Chair of the Assembly

ATTEST

Municipal Clerk

ANCHORAGE SCHOOL DISTRICT
ANCHORAGE, ALASKA

AM 437-2008

MEMORANDUM

July 29, 2008

TO: THE HONORABLE MARK BEGICH
ANCHORAGE ASSEMBLY

FROM: OFFICE OF THE SUPERINTENDENT

Carol Comeau

SUBJECT: APPROVAL OF THE PRELIMINARY (CONCEPTUAL) DESIGN FOR
THE SAND LAKE ELEMENTARY SCHOOL RENEWAL PROJECT

In accordance with AO NO. 2000-106(S), this memorandum provides information required for submission and approval of the preliminary (conceptual master plan) design for Sand Lake Elementary School Renewal Project.

In 2003, the Assembly approved a preliminary (conceptual) design followed by a revised (schematic) design for Sand Lake Elementary School's 26-classroom facility. Since then, changes in enrollment, educational priorities, and seismic building codes have required significant redesign of the preliminary (conceptual) design and the revised (schematic) design. This is a request for approval of the new preliminary (conceptual) design.

On April 1, 2003 voters approved \$750,000 to fund design of the Sand Lake Elementary School Renewal project. The School Board approved the selection of Krochina Architects as the Architects of Record on October 14, 2002 (ASD Memorandum #76, 2002-2003) and the Municipal Assembly approved the selection on October 15, 2002 (AR #2002-308). A previous conceptual (preliminary) design was approved by the School Board on May 12, 2003 (ASD Memorandum #263, 2002-2003), and by the Municipal Assembly on May 20, 2003 (AR #2003-109). The schematic (revised) design and supplemental educational specifications were approved by the School Board on November 24, 2003 (ASD Memorandum #124, 2003-2004). The Municipal Assembly approved the revised (schematic) design on December 16, 2003 (AR #2003-350). In April 2004 a bond issue to approve design completion and construction funds failed; the project was suspended.

In April 2008, voters approved bonds for completion of the design and construction of the project. Upon voter approval, project design work was reactivated under Krochina Architects' successor, Nvision Architecture, Inc.. On April 14, 2008, the School Board authorized the Superintendent to utilize the General Contractor/Construction Manager (GC/CM) project delivery method for the Sand Lake Elementary School Renewal Project, (ASD Memorandum #271, 2007-2008). The School Board approved the selection of Davis Constructors & Engineers, Inc., as the General Contractor/Construction Manager (GC/CM) for preconstruction services on June 23, 2008 (ASD Memorandum #331, 2007-2008). The School Board approved the conceptual (preliminary) design on June 23, 2008 (ASD Memorandum #339, 2007-2008).

1 AO NO. 2000-106(S) requires a description of the proposed school site, school building
2 and building program; the projected student population; the total construction budget and
3 the funding source; the projected project schedule; and any known neighborhood impacts,
4 comments, reactions, which reflect potential impacts of the school building on the
5 neighboring community. The following is in response to these requirements:
6

7 Sand Lake Elementary School is located in southwest Anchorage at 7500 Jewel Lake
8 Road. It occupies a 10-acre site with residential housing and a church on the north and
9 south sides respectively, municipal park land on the west side, and vehicular access
10 limited to Jewel Lake Road on the east side. Originally built in 1958, the facility has had
11 additions in 1959, 1964 and 1987, bringing it up to its current 25 classrooms. A
12 gymnasium and a music classroom were added in 1987. There are five relocatable
13 classrooms on the site.
14

15 Sand Lake Elementary School provides both a regular educational program and a
16 Japanese Immersion program for kindergarten through 6th grade. The September 28,
17 2007 enrollment was 658 students, which is 128% of the facility's capacity. Six-year
18 projections show enrollments will continue to remain relatively the same.
19

20 The preliminary design renews Sand Lake Elementary School to meet School Board-
21 approved districtwide and site-specific elementary school educational specifications. The
22 district's standard elementary school consists of 26 regular classrooms. Sand Lake
23 Elementary School is currently a 25-classroom school. Due, in part, to the successful
24 Japanese Immersion program, up to 32 classrooms are needed to support an optimal and
25 sustained K-6 enrollment for both regular and immersion students.
26

27 The concept design represents a substantial change from the project's 2003 design. Since
28 the project was suspended in 2004, structural seismic building codes have changed
29 significantly to the extent that most masonry block walls in the school's older areas need
30 to be replaced. The 2003 design was based on re-use and renewal of most of the existing
31 building. After considering code changes, it has been determined that demolishing the
32 older eastern building portion and the multi-purpose room is the most cost effective
33 solution. A replacement two-story addition will offer opportunities to maximize the use
34 of the site and develop a more efficient floor plan than possible with the existing facility's
35 location and configuration. Because the site was never intended for heavy parent drop-
36 off, this demolition will also allow reconfiguration of the pedestrian and vehicular routes
37 to improve safety and on-site queuing. The State DOT/PF will be installing a traffic
38 signal at the Jewel Lake Road and Strawberry Road intersection at the site's southeast
39 corner. That project has been closely coordinated with this school's site design in order
40 to promote safe pedestrian and efficient vehicular site access.
41

42 This conceptual design is as a result of a collaborative process which involved the school
43 participants, parents and the Sand Lake community through an advisory Building Design
44 Committee. The Sand Lake Community Council received the presented design well and
45 expressed interest in following future developments in the design.
46

47 During recent Building Design Committee meetings, two community concerns raised in
48 2003 have continued to be expressed: 1) ongoing automobile traffic due to parent
49 transportation for the Japanese Immersion program and neighborhood students especially
50 during morning drop-off, with traffic backing up in both directions onto Jewel Lake
51 Road; and 2) retaining the existing hockey rink. This design responds to those concerns

1 by increasing on-site queuing space and maintaining the hockey rink at its present
2 location.

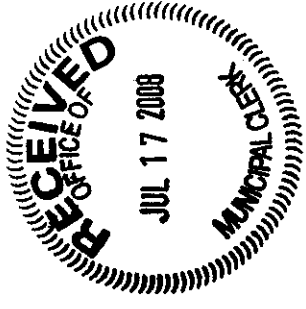
3
4 Including both existing to remain and new construction, the 26-classroom project will
5 total about 62,000 gross square feet. This reflects a capacity of approximately 550
6 students, according to the ASD's 2000 Districtwide Elementary School Educational
7 Specifications. The addition and replacement construction will provide 19 classrooms,
8 art room, music room, computer lab, library, student support spaces, administration area,
9 multi-purpose room with performance platform, kitchen and receiving area. The existing
10 7 classrooms and gymnasium to remain will undergo minor renewal. Should additional
11 funding become available, additional classrooms may be provided up to the master plan's
12 32 classrooms.

13
14 Other upgrades to the facility include a building-wide fire sprinkler system, improved
15 heat and ventilation system and electrical power, lighting and data upgrades. Site work
16 includes driveway, parking, site grading, drainage and playground improvements.

17
18 On April 1, 2008 voters approved \$17,500,000 in design and construction funding for
19 Sand Lake Elementary School Renewal project. The project budget for the April 2008
20 bond issue was based on the 2003 scope for a standard 26-classroom school. The
21 construction budget is currently \$12,250,000. The conceptual design estimate for the 26-
22 classroom school is \$500,000 above the budget. As the design is developed in more
23 detail, it is anticipated there will be cost options identified and evaluated to achieve cost
24 reductions. The participation of the GC/CM contract partner will especially assist in this
25 process. Project construction is anticipated to begin in 2009 and completed by the end of
26 2010.

27
28 Attached is a set of preliminary (conceptual master plan) design drawings.

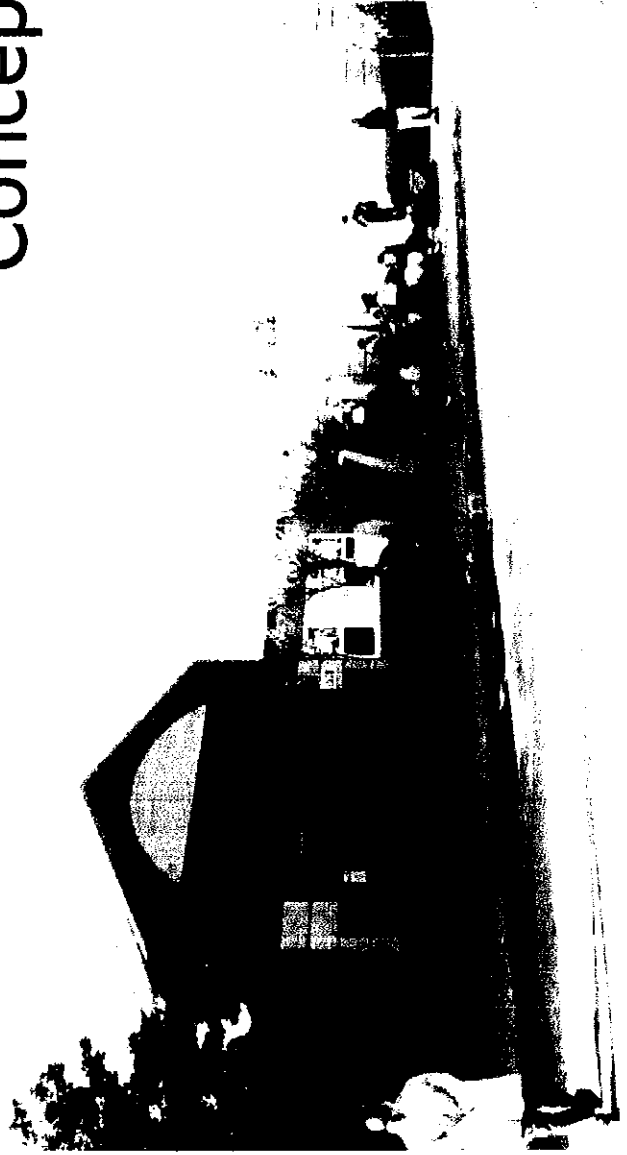
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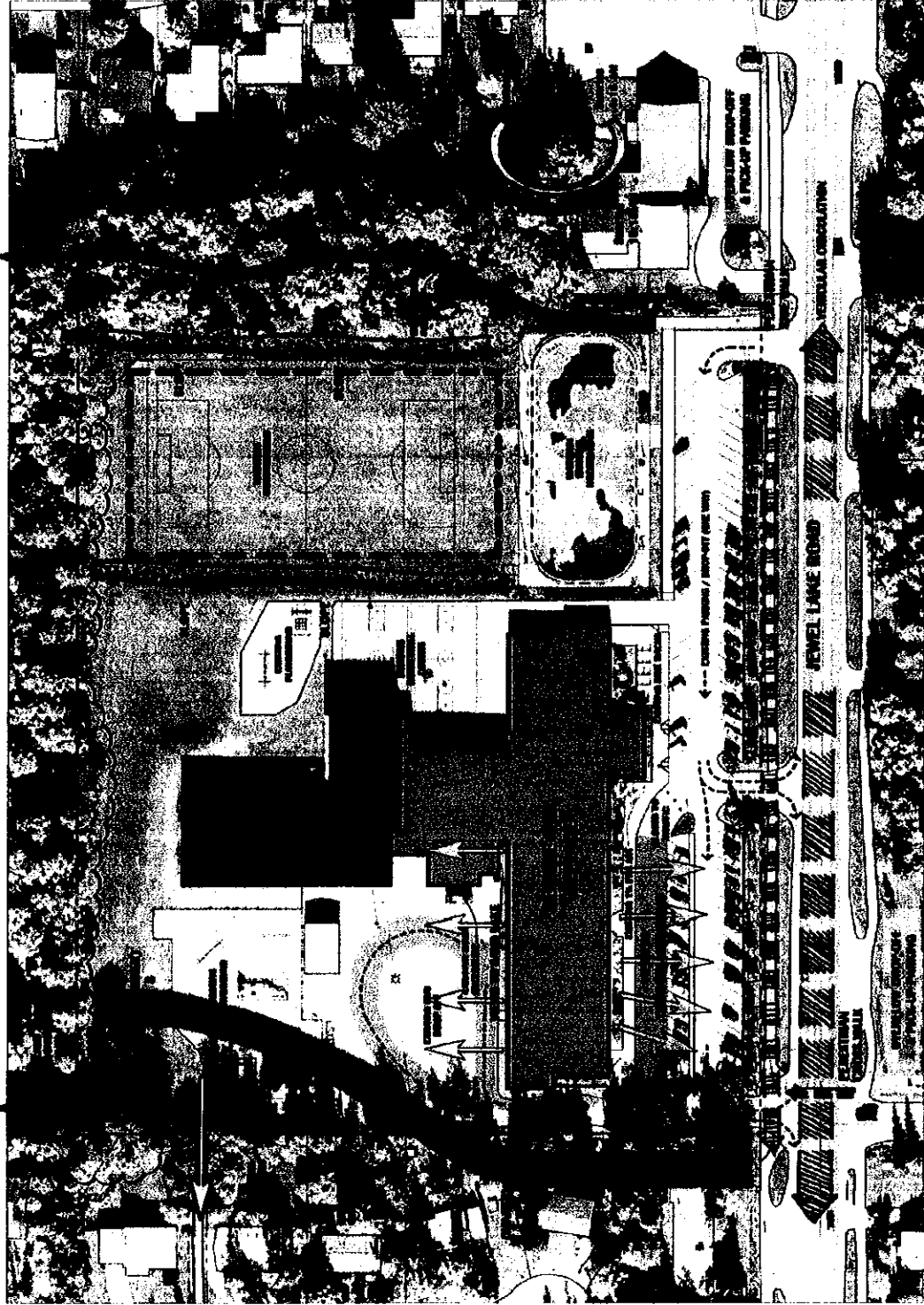
Sand Lake Elementary



Concept Drawings



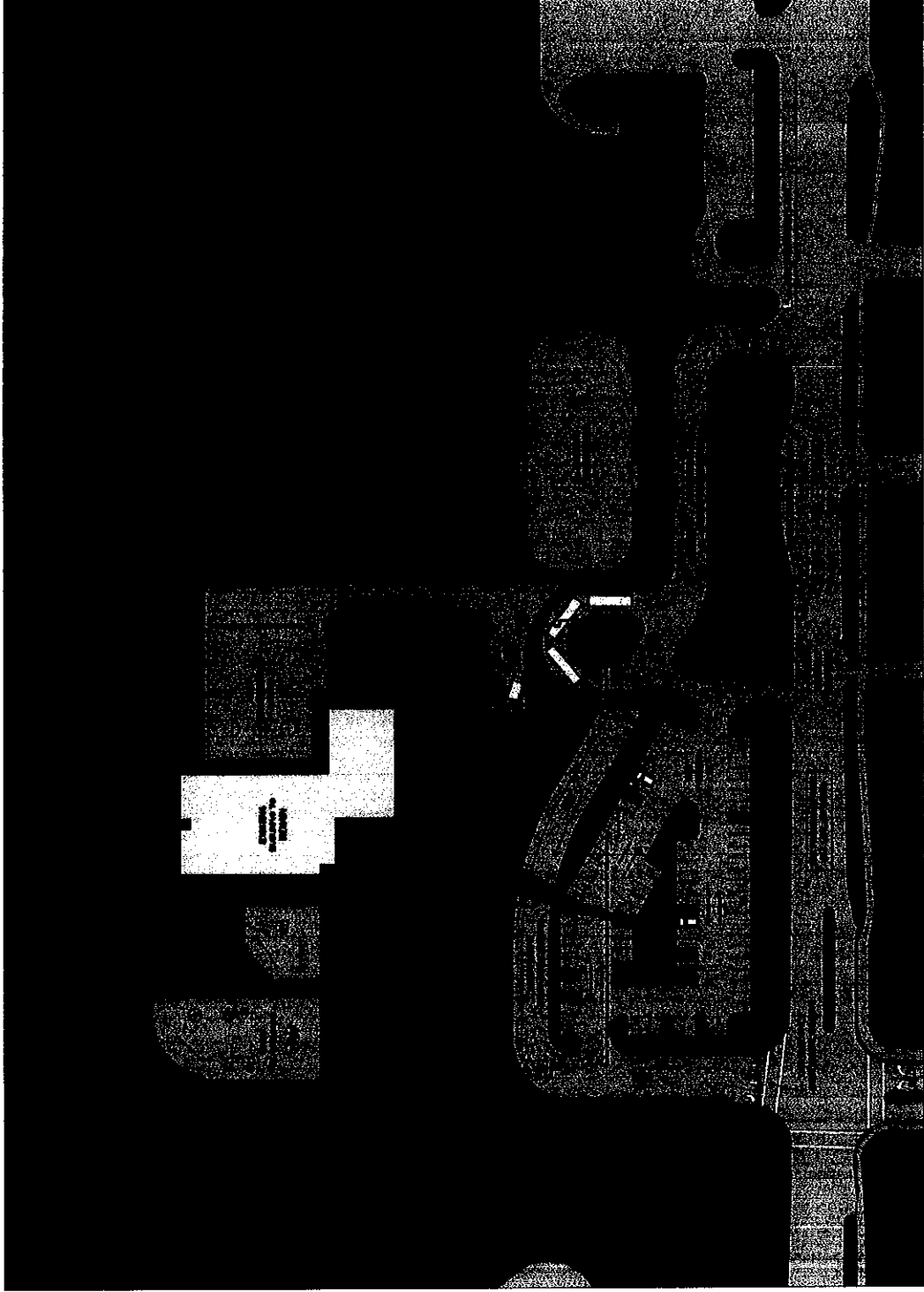
Site Plan Analysis



EXISTING SITE PLAN & ANALYSIS

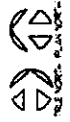
SCALE: 1"=40'-0"

Concept Site Plan

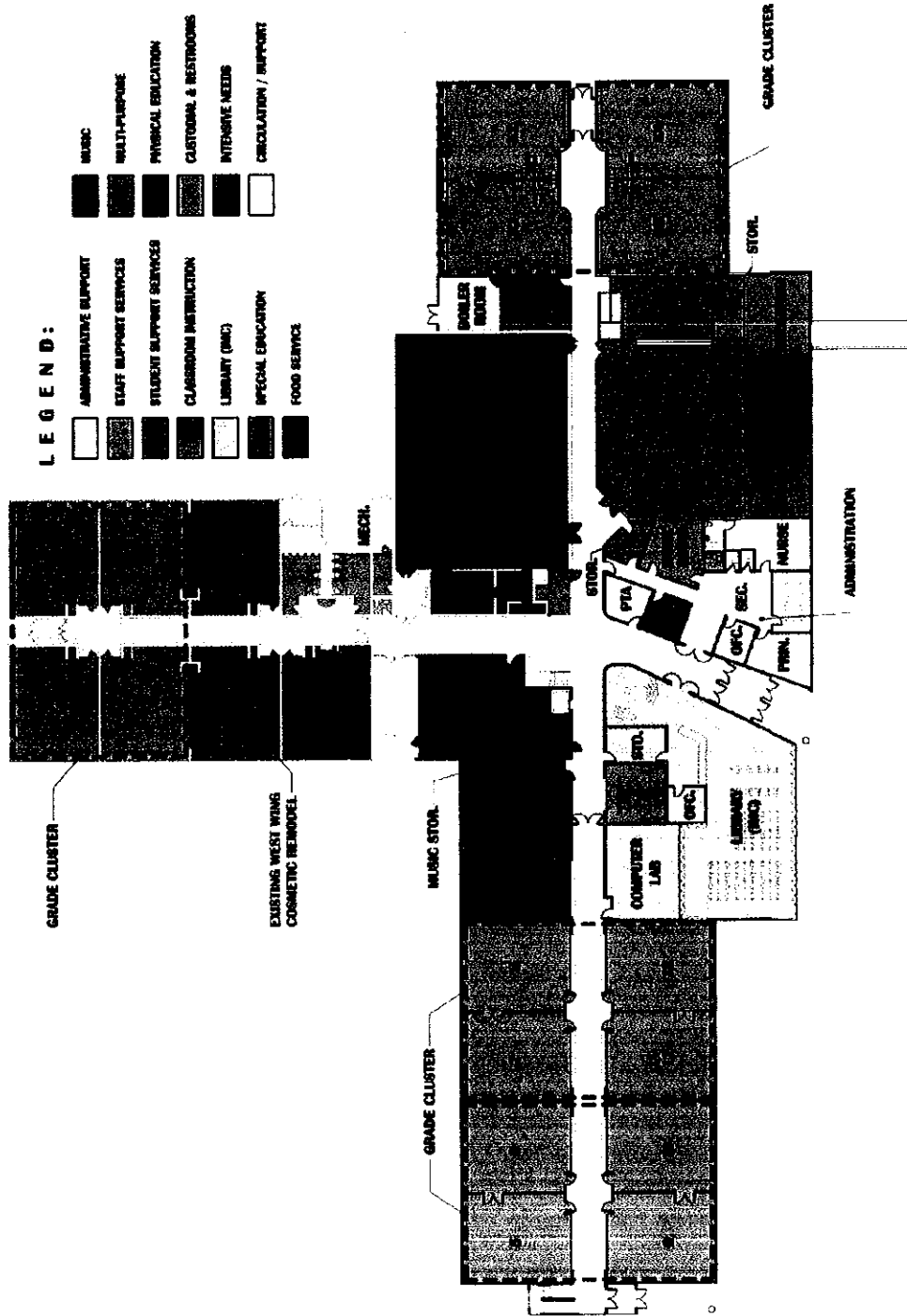


CONCEPTUAL SITE PLAN

SCALE: 1"=40'-0"



Concept First Floor
















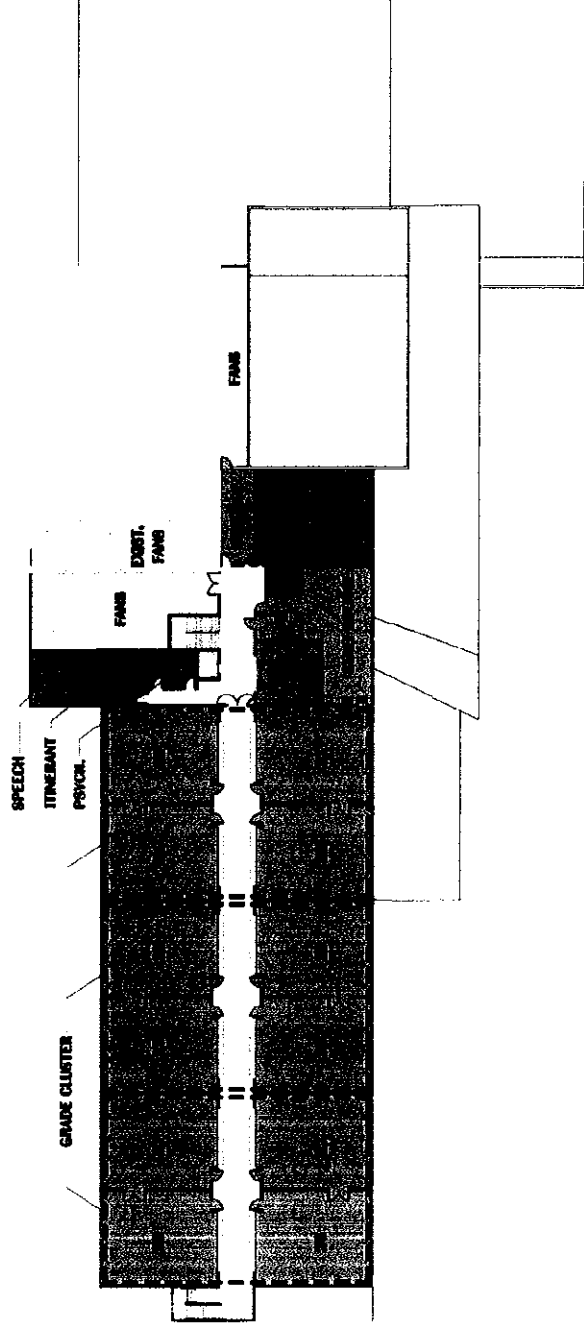
CONCEPTUAL FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

Concept Second Floor

LEGEND:

	ADMINISTRATIVE SUPPORT		MUSIC
	STAFF SUPPORT SERVICES		MULTI-PURPOSE
	STUDENT SUPPORT SERVICES		PHYSICAL EDUCATION
	CLASSROOM INSTRUCTION		CUSTOMER & RECEPTION
	INC.		INTENSIVE NEEDS
	SPECIAL EDUCATION		CIRCULATION / SUPPORT
	FOOD SERVICE		



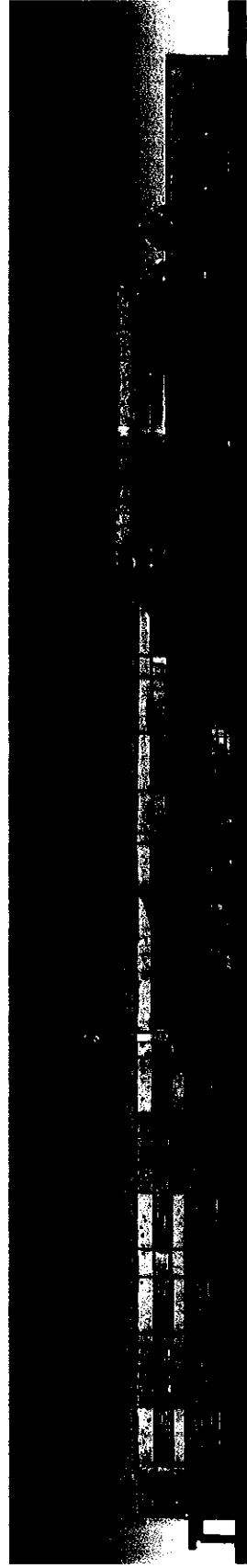
CONCEPTUAL SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"
 SEE NOTES ON NEXT PAGE

Concept Elevations



SOUTH ELEVATION

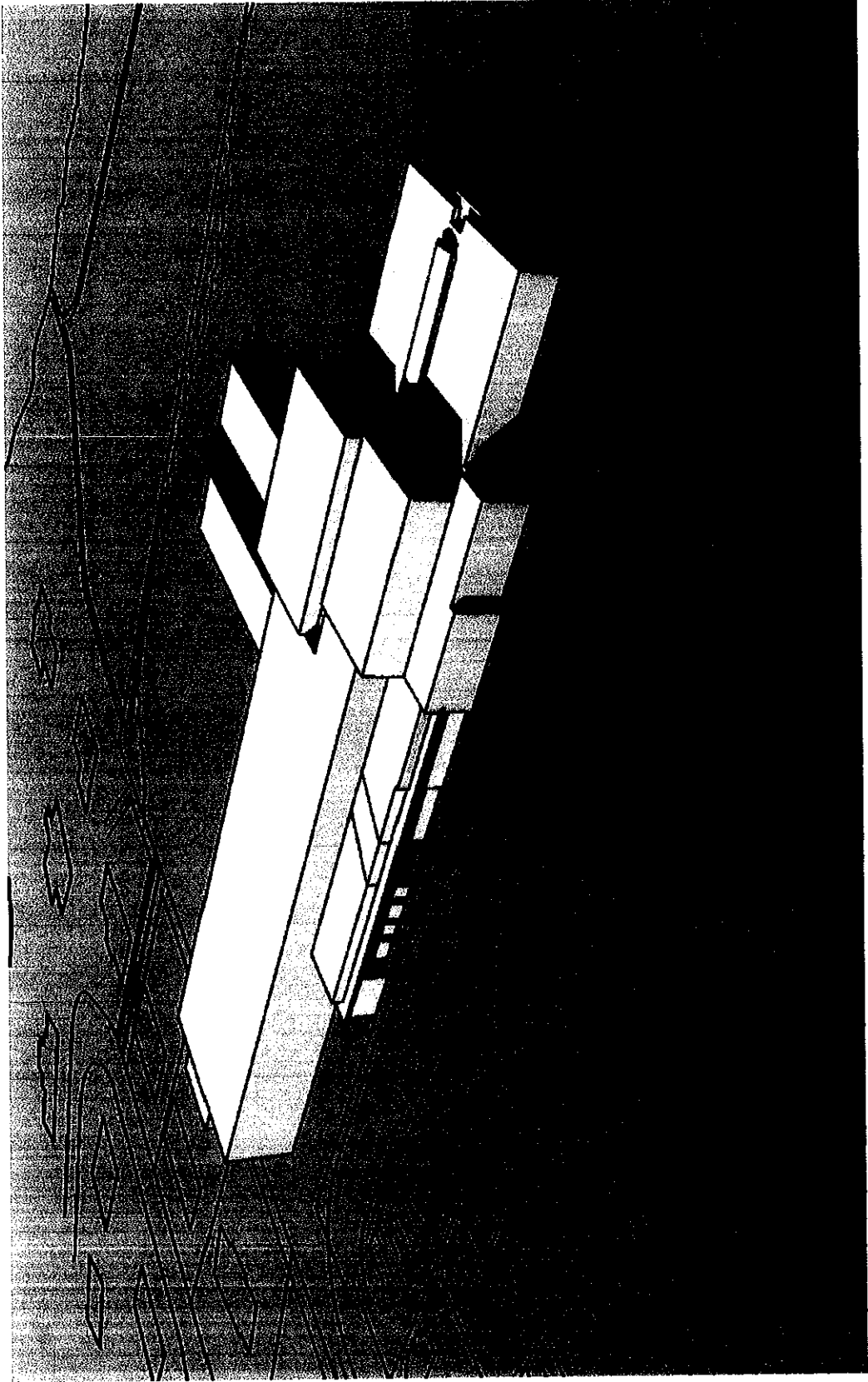


EAST ELEVATION

CONCEPTUAL EXTERIOR ELEVATIONS

SCALE: 1/16" = 1'-0"

Concept - mass model



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

AR 2008-142

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

1	SUBJECT OF AGENDA DOCUMENT		DATE PREPARED
	ANCHORAGE SCHOOL DISTRICT		7/17/2008
	APPROVAL OF THE PRELIMINARY CONCEPTUAL DESIGN		
	FOR THE SAND LAKE E.S. RENEWAL PROJECT		Indicate Documents Attached
	AM 437-2008		AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input checked="" type="checkbox"/> AIM <input type="checkbox"/>
2	DEPARTMENT NAME		DIRECTOR'S NAME
	ASD FACILITIES DEPARTMENT		RAY AMSDEN
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY		HIS/HER PHONE NUMBER
	RAY AMSDEN		348-5156
4	COORDINATED WITH AND REVIEWED BY	INITIALS	DATE
	Mayor		
	Municipal Clerk		
	Municipal Attorney		
	Employee Relations		
	Municipal Manager		
	Cultural & Recreational Services		
	Fire		
	Health & Human Services		
	Merrill Field Airport		
	Municipal Light & Power		
	Office of Management and Budget		
	Police		
	Port of Anchorage		
	Public Works		
	Solid Waste Services		
	Transit		
	Water & Wastewater Utility		
	Executive Manager		
	Community Planning & Development		
	Finance, Chief Fiscal Officer		
	Heritage Land Bank		
	Management Information Services		
	Property & Facility Management		
	Purchasing		
	Other		
	Carol Comeau, Superintendent, ASD	<i>Carol Comeau</i>	
	George Vakalis, Asst. Superintendent, Support Services		
5	Special Instructions/Comments		
	<i>Consent Agenda - Resolutions for Action - other</i>		
6	ASSEMBLY HEARING DATE REQUESTED	7	PUBLIC HEARING DATE REQUESTED
	07/29/2008		—

RECEIVED
 JUL 21 2008
 CLERK'S OFFICE