

ANCHORAGE SCHOOL DISTRICT  
ANCHORAGE, ALASKA

ASD MEMORANDUM #37 (2009-2010)

August 24, 2009

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

SUBJECT: APPROVAL OF PROFESSIONAL SERVICES CONTRACT FOR  
SERVICE HIGH SCHOOL RENEWAL ALTERNATE MASTER PLAN

*ASD Goal: Establish and maintain a supportive and effective learning environment by providing safe, caring, barrier-free schools. Ensure public accountability through effective consultation with community to ensure wise use of financial resources and responsible construction and maintenance of facilities, and effective communication with students, staff, parents, community and government at all levels.*

RECOMMENDATION:

It is the Administration's recommendation that the School Board authorize the Superintendent to negotiate and enter into a contract with Architects Alaska, Inc. to provide professional design services for schematic design of Service High School renewal project's approved alternate master plan in an amount not to exceed \$625,000.

PERTINENT FACTS:

On August 14, 2000, the School Board approved selection of Architects Alaska, Inc. as Architect of Record for Service High School (SHS) renewal projects, ASD Memorandum #32 (2000-2001).

In 2000, Architects Alaska, Inc. developed a conceptual master plan to renew and extend the 1971 facility's useful life while complying with board-approved 1998 districtwide high school educational specifications and site-specific supplemental educational specifications. The 2000 master plan was divided into construction phases. The most recent construction completed was the east classroom wing in fall 2006. With no capital bond proposition in 2005 and failure of the 2006 bond proposition, the Service High School renewal project was suspended.

In 2008, a revised construction cost estimate showed that inflation and time had substantially increased costs to fully fund construction of remaining phases to complete the 2000 master plan. Architects Alaska, Inc. was retained to look for cost

savings while delivering the complete educational program. The firm redesigned the master plan to achieve a projected \$23 million cost reduction. The school board approved the resulting alternate master plan on January 12, 2009, ASD Memorandum #161 (2008-2009), and the assembly likewise approved it on January 20, 2009 (AM 35-2009). The April 2009 ballot Proposition #1, which did not pass, had included funds for design and construction to complete the renewal project. On May 4, 2009, the school board approved \$800,000 to fund completion of Service High School schematic design based on the alternate master plan, ASD Memorandum #333 (2008-2009).

It is important to the overall project's success to continue with schematic design in order to further develop and define its scope and construction phasing. This will improve validity of the estimated construction costs. It will also help determine the most economical project development strategies.

Facilities department staff, the high school education executive director, the school's principal and the architect met to review the SHS alternate master plan in order to identify project impacts that may result from current discussions of twenty-first century high school education. They determined the following strategies would best support schematic design efforts while allowing flexibility to accommodate the district's future twenty-first century education program components:

- Perform a comparison between the SHS alternate master plan and the current 2009 draft of districtwide high school educational specifications.
- Identify program areas likely to change within proposed project timelines and minimize design efforts in these areas until subsequent phases.
- Provide updated SHS supplemental educational specifications and adjust the design for education program alignments.

These strategies are intended to avoid redundant design efforts and cost by anticipating educational program adjustments over the life of Service High School's renewal project.

The proposed professional services agreement with Architects Alaska Inc. will complete a schematic design that is in compliance with the approved alternate master plan and responsive to the district's continuing development of high school programs that meet needs of twenty-first century students.

The board had previously approved the general contractor/construction manager (GC/CM) project delivery method for the Service High School Renewal Project, ASD Memorandum #220 (2008-2009). This method provides preconstruction assistance to the project during design. If this recommendation for professional services contract is approved, district facilities staff will proceed with a request for proposal to select a general contractor/construction manager. The GC/CM method has provided significant benefits to past district projects and will also benefit the complex Service High School Renewal Project. It will offer an ability to provide a

wide range of construction management expertise early in the design process, including: reviewing design documents, evaluating alternative design, estimating/cost control, analyzing construction methods, value engineering/life cycle costing, developing construction schedules, and planning of construction phasing.

CERTIFICATION OF FUNDS:

Funds Description:

- (03) Capital Projects Fund
- (00311801) Bond 2002 Proposition 5
- (3118840) B02 Prop 5 Service Deferred Ph1, 2A
- (5210) Architects Agreements

	<u>Fund</u>	<u>Funding Source</u>	<u>Funding Control</u>	<u>Account Code</u>	<u>Amount</u>
Service High School	03	00311801	3118840	84055-5210	<u>\$625,000</u>
				Total:	<u>\$625,000</u>

CC/MA/PC/JA/RA/MP/RB/jg

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