# KENAI PENINSULA BOROUGH SCHOOL DISTRICT

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## SCHOOL BOARD COMMUNICATION

| | | | |
|---|---|---|---|
| **Title:** | **Kachemak Selo Site Selection** | | |
| **Date:** | June 19, 2014 | **Item Number:** | 10g. |
| **Administrator:** | Steve Atwater, Ph.D.<br>Superintendent of Schools | | |
| **Attachments:** | | | |

[X] **Action Needed** [ ] **For Discussion** [ ] **Information** [ ] **Other:** _____

## BACKGROUND INFORMATION

KPBSD's Planning Guide for New School Construction includes the formation of a site selection committee (SSSC). This committee's task is to make a site recommendation to the KPBSD Board for the location of the new school.

The SSSC reviewed and discussed the best available site information, considered operational and community goals, and identified challenges unique to the Kachemak attendance area in formulating its recommendation.

The SSSC designated two sites for evaluation. A site evaluation matrix was used to compare the two designated sites. The site evaluation matrix considered social and land use factors, construction cost factors, and maintenance and operation factors. Each factor was weighted for importance in the context of the Kachemak Attendance Area.

The attached memo from the Site Selection Committee details the process used to arrive at this recommendation.

## ADMINISTRATIVE RECOMMENDATION

Approve the School Site Selection Committee's recommendation for the location of a new school at Kachemak Selo

# Kenai Peninsula Borough &
# Kenai Peninsula Borough School District
## School Site Selection Committee Kachemak Attendance Area

# MEMORANDUM

**TO:** Kenai Peninsula Borough Board of Education

**FROM:** School Site Selection Committee

**CC:** Dr. Steve Atwater, Superintendent, KPBSD
Mike Navarre, Mayor, KPB

**DATE:** May 8, 2014

**SUBJECT:** School Site Selection- Kachemak Attendance Area

***SITE RECOMMENDATION***

The School Site Selection Committee (SSSC[1]) herein makes a school site recommendation to the School Board for the Kachemak Attendance Area. The recommended location is within US Survey 1108, approximately 750 feet north of Kachemak Selo Subdivision, and it is also referred to as the "Yellow Site", "Upper Site", or Site #1 on the site evaluation matrix.

***SITE DESCRIPTION***

The recommended site is located within walking distance from village homes on a moderately sloping terrain. Soil investigation revealed a deeply-bedded silty-sand underlain by a hard-pan gravel layer. Site soils are poor by regional standards but are considered acceptable relative to the locality and are also believed capable of supporting a structural foundation. The terrain includes approximately 4.5 acres of generally useable area with outlying acreage which may be useful for trails and outdoor education. The southwesterly facing site is within a steep valley which overlooks the village of Kachemak Selo and out across scenic Kachemak Bay to Dixon Glacier. The location has a degree of wind exposure, including valley drafts. The position within the valley is shadowed from early and late day sun exposure. Single phase electricity is the only utility available at this site, which is typical for the area. Village transportation infrastructure is developed for light vehicles and privately maintained. The location is currently in private ownership and used as hay land. A spring water source is developed nearby which provides water for the community. Community representatives indicate support for this site being available for school purposes and borough ownership.

***SELECTION PROCESS***

This site recommendation results from the process outlined in KPBSD's Planning Guide for New School Construction (July 2007) and makes use of the Department of Education and Early Development's (DEED) Site Selection Criteria and Evaluation Handbook. The SSSC reviewed and

[1] The School Site Selection Committee is composed of representatives from the Borough Assembly, Borough Planning Commission, School Board, and Local Parent Advisory Committee, along with staff representatives from the Borough Capital Projects Division, Borough Planning Department, and School District Planning and Operations.

discussed the best available site information, considered operational and community goals, and identified challenges unique to the Kachemak attendance area in formulating its recommendation.

The SSSC designated two sites for evaluation. A site evaluation matrix was used to compare the two designated sites. The site evaluation matrix considered social and land use factors, construction cost factors, and maintenance and operation factors. Each factor was weighted for importance in the context of the Kachemak Attendance Area.

The SSSC adopted the matrix as a fair representation of site comparisons, which in turn supports the committee's recommendation. The matrix shows an advantage to the recommended site for construction costs and proximity to the student population. However, the matrix shows a modest advantage to the alternate site for land use factors as well as maintenance and operation costs.

A complete record of the site selection process including informational documents and meeting minutes are available from the KPB Planning Department or online at:
http://www.borough.kenai.ak.us/assembly-clerk/task-force/school-site-selection-committee

***NOTEABLE CHALLENGES AND CONCERNS***

The SSSC explored a variety of challenges that are unique to the Kachemak Attendance Area. While measures to address these challenges are outside the scope of the committee, the committee would like to draw attention to these conditions as they may impact the scoping of construction planning, financing, operations, maintenance and delivery of education services in the area:

- Kachemak Selo is commonly accessed from East End Road for residential purposes. This access way includes an irregular switchback and a beach road which does not have the capacity to support large vehicle loads that would be needed for construction purposes or for operational supply purposes. The switchback portion may be further limited at times due to seasonal conditions including mud or ice. The beach portion may be further limited due to inundation during high tides(greater than ~20-foot tidal elevation) up to twice a day. No alternative overland route currently supports vehicular ingress and egress to serve basic access nor has any alternative been identified as feasible.

- Legal access to Kachemak Selo is by water. No port facility or dock exists to transition marine shipments to land. Access by water is limited to high tides due to the shallow tidal flats that extend approximately two miles out from the shore. The capabilities of marine transportation necessary to accommodate construction and operational requirements are not understood at this time.

- Kachemak Selo lacks basic and important infrastructure including three phase power and Class A water. Costs for extending or developing these utilities may significantly impact a public construction project.

- Kachemak Selo lacks a local gravel source. A significant amount of gravel may be needed for construction, foundation, and project access. Costs for importing aggregate materials may significantly impact a public construction project.

- Administrative and emergency access to Kachemak Selo is limited similarly as access for other purposes. A reliable mode of access has not been identified to serve various administrative aspects of owning and operating a public facility. Additionally the route most commonly used may involve trespass on private property, indicating that public rights-of-way

may need to be further established. Additional easement may also be needed for the switchback on state DNR land as the existing easement, ADL 221087, is limited to a 10' width which is not adequate for vehicular use. The lack of public transportation may result in the need for teacher housing and other logistic provisioning. There may be no student transportation directly out of Kachemak Selo. The nearest student transportation point of service may be at the end of the state-maintained East End Road which is located three unmaintained road miles away from the village and 1150 feet above the sea level community. Designation of a helicopter landing site may be important for facilitating emergency transportation. Presently there are two locations within the community that have been used by Alaska State Troopers to land helicopters.

- Kachemak Selo is considered geographically isolated by DEED. Immediately adjacent, separated only by steep terrain, are two other villages: Razdolna and Voznesenka. These communities each have similarly-sized student populations in separate DEED attendance areas. Although past discussions and efforts to combine these attendance areas did not lead to a practical avenue to achieve a single school to serve the three villages together; the rational for a single school remains. At the same time, the barriers to achieving a practical avenue for implementing a single school solution also remain. The primary barrier is the geographic isolation of these communities due to lack of publicly maintained transportation infrastructure connecting them, and steep terrain is the complicating factor for any transportation improvements. While the driving force for establishing a single-community school is a lack of transportation improvements, it is predictable that the creation of such a school would later be the motivation for the establishment of the very transportation improvements that would have been needed to achieve a single school solution.

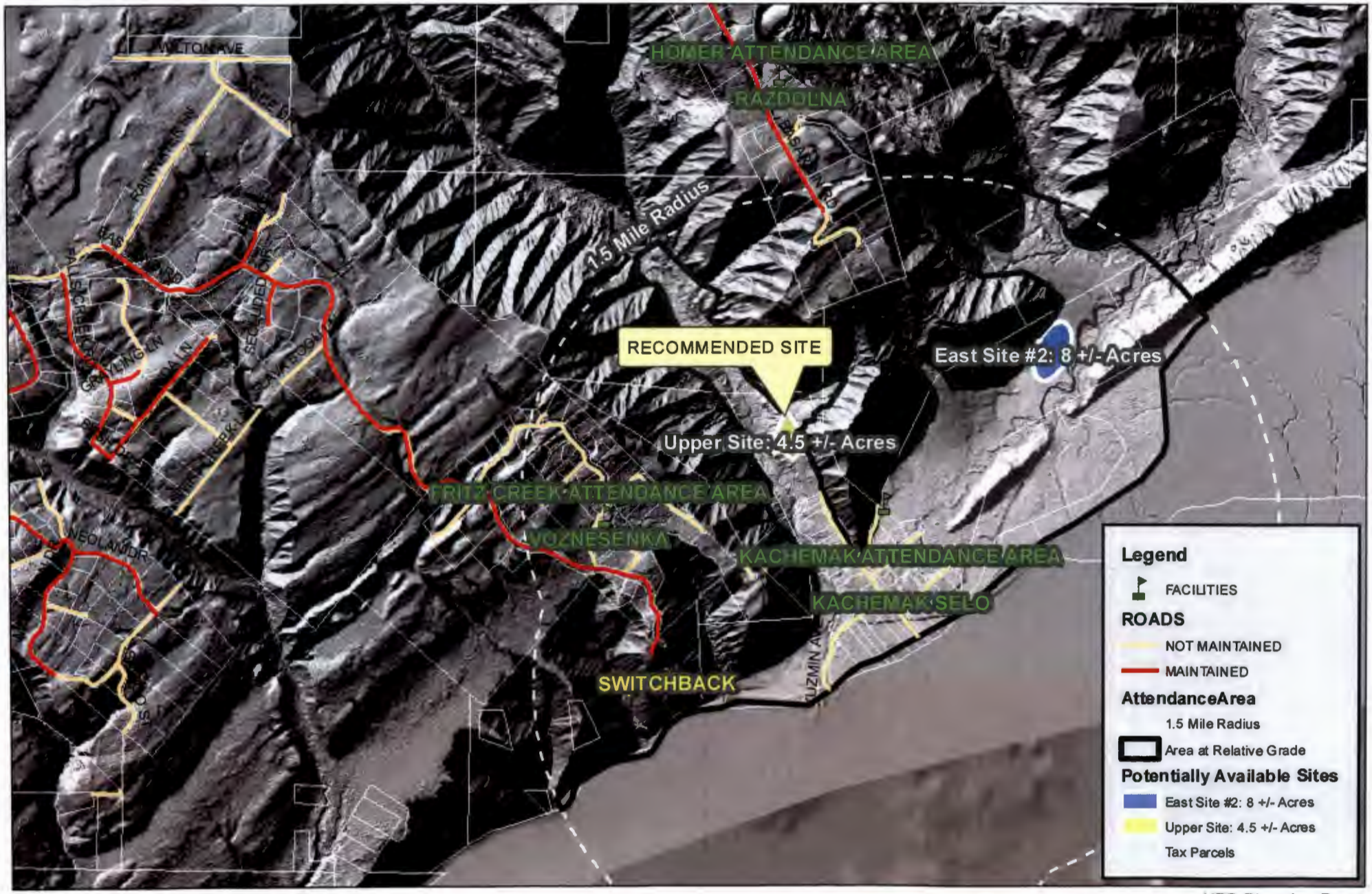
- The DEED process for new school construction is one that is familiar, predictable and streamlined. To follow that process through is reported to yield up to a 16-18,000 sq. ft. facility at a price of $14 to $20 million. The project would likely be eligible for 70% state funding, leaving a $4.2 to $6 million local contribution. Major cost factors include "E" rating, construction elements which are required for an educational facility. These cost factors are amplified in the Kachemak Selo location due to the lack of existing infrastructure and the difficulty in transporting equipment and materials to the site. The costs to operate, maintain, and own a large facility in this location are a long-term concern for the Kenai Peninsula Borough and borough taxpayers for the same reasons. Those concerns are compounded when acknowledging the other student populations in the immediate vicinity. The concerns are also frustrated when acknowledging that locations a relatively short distance away, but outside of the geographically isolated attendance area of Kachemak Selo, are not subject to the degree of short and long term costs as the current site being considered. Scoping a facility that may compliment the community context and balance costs to sustainable levels may be a critical step for both short-term and long-term feasibility.

- Other approaches such as a community center with classroom space that could be owned by the community and leased to the school district may appeal to several interests which are unique to Kachemak Selo. An alternative facility would still be required to meet "E" rating standards, and therefore be challenged with many of the same infrastructure and logistic constraints and costs mentioned previously. Additionally, KPBSD would need to carefully evaluate impacts to operating funds if considering use of a non-borough-owned facility. One difficulty in considering alternatives is that they can involve new risks and unfamiliar processes such as alternative funding sources. This difficulty is complicated by the number of stakeholders and responsible decision makers involved in educational facilities. There is no

village sentiment to own and maintain a building for the purpose of a school leasable to the borough.

- As with all public projects, the leadership to identify, promote, and achieve successful outcomes may come from any stakeholder. The DEED process does provide a valuable framework for educational facility decision making. A substantial amount of information is now available from this process that can be considered by the Borough and School District.

# Kachemak Attendance Area
# School Site Recommendation




KPB Planning Dept
May 8, 2014

# Site Evaluation Matrix

Project Name: Kachemak Selo K-12
School District: KPBSD
Location: Kachemak

## Social and Land Use Factors

| Criteria | WF | Sites | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | 1 | xWF | 2 | xWF | 3 | xWF | 4 | xWF |
| Size of Site | 4 | 2 | 8 | 4 | 16 | | 0 | | 0 |
| Proximity to Population to be Served | 4.5 | 4 | 18 | 2 | 9 | | 0 | | 0 |
| Proximity to Future Expansion of Community | 3.5 | 3 | 10.5 | 3 | 10.5 | | 0 | | 0 |
| Proximity to Important Existing Facilities | 2.5 | 2 | 5 | 2 | 5 | | 0 | | 0 |
| • | | | 0 | | 0 | | 0 | | 0 |
| • | | | 0 | | 0 | | 0 | | 0 |
| *Year-round Accessibility* | 4 | 0 | 0 | 0 | 0 | | 0 | | 0 |
| Site Topography | 3 | 4 | 12 | 4 | 12 | | 0 | | 0 |
| Road Access | 5 | 3 | 15 | 2 | 10 | | 0 | | 0 |
| Visibility, Safety of Driveways | 3 | 4 | 12 | 4 | 12 | | 0 | | 0 |
| *Driveway Conflicts and Internal Circulation* | 2 | 4 | 8 | 4 | 8 | | 0 | | 0 |
| *Safe Routes to School for Pedestrians and Bicycles* | 2 | 0 | 0 | 0 | 0 | | 0 | | 0 |
| *Roadway Capacity, Safety Needs* | 2 | 0 | 0 | 0 | 0 | | 0 | | 0 |
| Aesthetic Value | 3 | 4 | 12 | 4 | 12 | | 0 | | 0 |
| *Sun Orientation* | 3.25 | 2 | 6.5 | 3 | 9.75 | | 0 | | 0 |
| *Protection from Elements* | 4 | 2 | 8 | 3 | 12 | | 0 | | 0 |
| *Site Drainage* | 5 | 3 | 15 | 3 | 15 | | 0 | | 0 |
| *Proximity to Natural Hazards* | 4 | 2 | 8 | 2 | 8 | | 0 | | 0 |
| Zoning/Land Use | 1 | 4 | 4 | 4 | 4 | | 0 | | 0 |
| Proximity to Fire Response Equipment | 3 | 0 | 0 | 0 | 0 | | 0 | | 0 |
| *Flooding* | 5 | 3 | 15 | 3 | 15 | | 0 | | 0 |
| *Existing Site Development* | 2 | 4 | 8 | 4 | 8 | | 0 | | 0 |
| Access to Outdoor Recreation/Learning | 3.5 | 4 | 14 | 4 | 14 | | 0 | | 0 |
| Noise | 2 | 4 | 8 | 4 | 8 | | 0 | | 0 |
| *Wetlands* | 3 | 4 | 12 | 4 | 12 | | 0 | | 0 |
| *Potential for Hazardous Materials* | 2 | 4 | 8 | 4 | 8 | | 0 | | 0 |
| **TOTALS** | | | **207** | | **208** | | **0** | | **0** |

**Weighting Factors (WF)**
1 = not very important
2 = somewhat important
3 = important
4 = very important
5 = essential

Note: Italicized Items are also evaluated in either Construction Cost Factors or Maintenance and Operating Cost Factors

# Site Evaluation Matrix

Project Name: Kachemak Selo K-12
School District: KPBSD
Location: Kachemak

## Construction Cost Factors

| Criteria | WF | Sites | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | 1 | xWF | 2 | xWF | 3 | xWF | 4 | xWF |
| Soils/Foundation Conditions | 5 | | 0 | | 0 | | 0 | | 0 |
| Permafrost Stability | 5 | 4 | 20 | 4 | 20 | | 0 | | 0 |
| Availability of Water Utilities | 5 | 3 | 15 | 3 | 15 | | 0 | | 0 |
| Availability of Sewer Utilities | 5 | 2 | 10 | 2 | 10 | | 0 | | 0 |
| Availability of Electric Power | 5 | 4 | 20 | 2 | 10 | | 0 | | 0 |
| Availability of Fuel Storage/Distribution | 2 | 1 | 2 | 1 | 2 | | 0 | | 0 |
| Year-round Accessibility | 2 | 0 | 0 | 0 | 0 | | 0 | | 0 |
| Driveway Conflicts and Internal Circulation | 1 | 4 | 4 | 4 | 4 | | 0 | | 0 |
| *Safe Routes to School for Pedestrians and Bicycles* | 1 | 0 | 0 | 0 | 0 | | 0 | | 0 |
| Roadway Capacity, Safety Needs | 2 | 2 | 4 | 0 | 0 | | 0 | | 0 |
| Ease of Transporting Construction Materials | 4 | 3 | 12 | 3 | 12 | | 0 | | 0 |
| Site Availability | 4 | 4 | 16 | 4 | 16 | | 0 | | 0 |
| Site Cost | 3 | 2 | 6 | 2 | 6 | | 0 | | 0 |
| *Site Drainage* | 2 | 3 | 6 | 3 | 6 | | 0 | | 0 |
| *Proximity to Natural Hazards* | 3 | 3 | 9 | 3 | 9 | | 0 | | 0 |
| *Site Erosion* | 2 | 3 | 6 | 3 | 6 | | 0 | | 0 |
| Existing Site Development | 2 | 4 | 8 | 4 | 8 | | 0 | | 0 |
| Wetlands | 5 | 4 | 20 | 4 | 20 | | 0 | | 0 |
| Potential for Hazardous Materials | 2 | 4 | 8 | 4 | 8 | | 0 | | 0 |
| **TOTALS** | | | **166** | | **152** | | **0** | | **0** |

**Weighting Factors (WF)**

1 = not very important
2 = somewhat important
3 = important
4 = very important
5 = essential

Note: Italicized Items are also evaluated in either Maintenance Factors or Operating Cost Factors

# Site Evaluation Matrix

Project Name: Kachemak Selo K-12
School District: KPBSD
Location: Kachemak

**Maintenance and Operating Cost Factors**

| Criteria | WF | Sites | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | 1 | xWF | 2 | xWF | 3 | xWF | 4 | xWF |
| Safe Routes to School for Pedestrians and Bicycles | 1 | 0 | 0 | 0 | 0 | | 0 | | 0 |
| Site Drainage | 5 | 4 | 20 | 4 | 20 | | 0 | | 0 |
| Flooding | 5 | 3 | 15 | 3 | 15 | | 0 | | 0 |
| Site Erosion | 5 | 3 | 15 | 3 | 15 | | 0 | | 0 |
| Sun Orientation | 4 | 2 | 8 | 3 | 12 | | 0 | | 0 |
| Protection from Elements | 3.5 | 2 | 7 | 3 | 10.5 | | 0 | | 0 |
| Proximity to Natural Hazards | 3 | 3 | 9 | 3 | 9 | | 0 | | 0 |
| Alternative Energy Sources | 3 | 2 | 6 | 2 | 6 | | 0 | | 0 |
| Air Inversions/Katabatic Winds | 3 | 2 | 6 | 2 | 6 | | 0 | | 0 |
| **TOTALS** | | | **86** | | **93.5** | | **0** | | **0** |

**Weighting Factors (WF)**

1 = not very important
2 = somewhat important
3 = important
4 = very important
5 = essential

# Site Evaluation Matrix

Project Name: Kachemak Selo K-12
School District: KPBSD
Location: Kachemak

**Site Evaluation Summary Table**

| Criteria | Sites | | | |
|---|---|---|---|---|
| | 1 | 2 | 3 | 4 |
| **Social and Land Use Factors** | 207 | 208.25 | 0 | 0 |
| **Construction Cost Factors** | 166 | 152 | 0 | 0 |
| **Maintenance and Operating Cost Factors** | 86 | 93.5 | 0 | 0 |
| **GRAND TOTALS** | **459** | **453.75** | **0** | **0** |