



# KENAI PENINSULA BOROUGH SCHOOL DISTRICT

## Office of Superintendent

Dr. Steve Atwater, Superintendent of Schools  
148 North Binkley Street Soldotna, Alaska 99669-7553  
Phone (907) 714-8888 Fax (907) 262-9132

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## M E M O R A N D U M

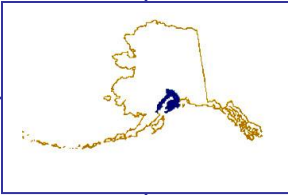
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**DATE:** February 8, 2010  
**TO:** School Board  
**FROM:** Steve Atwater, Ph.D.  
Superintendent of Schools  
**RE:** Relocating the District Office

**Background:** Since the late 1980s it has been recognized that the Borough Building is not an adequate work space for both the Borough and School District employees. Two studies on the use of the building's space (in 1998 and 2000) both concluded that conditions in the Borough Building were unsafe. The studies recommended that space allocation changes be made, but each time, it was determined that the financial commitment of making such a change was not feasible.

In August I told Borough Mayor Carey that I was interested in relocating the School District Offices. I did so after repeatedly encountering situations that either limited our ability to conduct business, e.g., no space to hold a meeting or house a temporary employee, or placed us in an awkward situation regarding confidentiality, e.g., phone conversations regarding legal and personnel affairs being conducted in a semi-public setting. Soon thereafter, a joint committee of Borough and District staff examined the Mundell Building, currently used as a medical office building, on Binkley Street and determined that the space, with some upgrades, would be adequate for the District. On November 30, following the Borough's process for a facility acquisition, the District administration formally requested that the Borough consider purchasing this building and to allow the District offices to move into it.

**Reason for this Worksession Item:** This item is on the agenda for the joint worksession with the Borough Assembly on February 16, 2010. I wanted to ensure that you are current with the District's position on this proposal.



# KENAI PENINSULA BOROUGH SCHOOL DISTRICT

## Assistant Superintendent

Dave Jones

148 North Binkley Street Soldotna, Alaska 99669

Phone (907) 714-8888 Fax (907) 262-5867

Email [djones2@kpbsd.k12.ak.us](mailto:djones2@kpbsd.k12.ak.us)

January 26, 2010

### MEMORANDUM

TO: Board of Education

FROM: Dave Jones, Assistant Superintendent

THROUGH: Steve Atwater, Superintendent

SUBJECT: Preliminary FY 11 Budget Information

I have included three attachments related to the General Fund FY11 Budget for your review. These budget figures were created with the assumption that existing FY10 programs and staffing would be carried forward to FY11. No additional programs or staffing beyond the current staffing formulas have been added.

Salary increases reached through the negotiations process for FY11 were implemented as per the relevant salary schedules. A two percent increase was assumed for property, casualty and liability insurances received as in-kind services from the Kenai Peninsula Borough. Funding formulas for school building supplies and custodial supplies was increased by ten percent, based on an overall expressed need from our school buildings and an extended period of time since they were last increased. State revenues were projected at the FY11 levels indicated in the legislative three year plan. Borough revenues were calculated at the maximum amounts allowed by state statute.

The first attachment summarizes the preliminary General Fund FY11 revenue and expenditure information and compares it to the most recent FY 10 budget information. As you can see, the result is an overall increase of \$2,613,676 over the FY 10 amount which is a 2.07 percent increase. The second attachment summarizes the major revenue sources and provides a pie chart illustration of the revenue sources. The third attachment summarizes the expenditures into the major expenditure categories and provides a pie chart illustration of those categories as well.

We will discuss these attachments and the information contained therein at your work session.

Attachments

**Kenai Peninsula Borough School District**  
**General Fund Revenue and Expenditure Comparison**  
**FY10 Adjusted Budget with FY11 Preliminary Budget**  
as of January 25, 2010

<u>Revenue Source</u>	<u>FY10 Revised Budget</u>	<u>FY11 Preliminary Budget</u>	<u>Change</u>	<u>% of Chg</u>
Borough In-Kind	\$ 9,170,034	\$ 9,222,015	\$ 51,981	1
Borough Appropriation	33,813,342	36,029,120	2,215,778	7
Earnings on Investments	420,000	420,000	-	-
E-Rate	646,000	646,000	-	-
Rentals	30,000	30,000	-	-
Other Revenues	50,000	50,000	-	-
Allocation of Fund Balance	4,524,843	2,531,115	(1,993,728)	(44)
<b>Total Local Revenue</b>	<b>48,654,219</b>	<b>48,928,250</b>	<b>274,031</b>	<b>1</b>
Foundation Program	64,087,845	66,422,006	2,334,161	4
TRS On-Behalf Payment	12,116,503	12,116,503	-	-
PERS On-Behalf Payment	811,329	811,329	-	-
Learning Opportunity Grant/Quality Schools	250,266	255,750	5,484	2
<b>Total State Revenue</b>	<b>77,265,943</b>	<b>79,605,588</b>	<b>2,339,645</b>	<b>3</b>
Medicaid	450,000	450,000	-	-
<b>Total Federal Revenue</b>	<b>450,000</b>	<b>450,000</b>	<b>-</b>	<b>-</b>
<b>Total General Fund Revenue</b>	<b>126,370,162</b>	<b>128,983,838</b>	<b>2,613,676</b>	<b>2</b>

<u>General Fund Expenditures by Object</u>	<u>FY10 Revised Budget</u>	<u>FY11 Preliminary Budget</u>	<u>Change</u>	<u>% of Chg</u>
Certified Salaries	\$ 46,850,911	\$ 48,373,056	\$ 1,522,145	3
Non-Certified Salaries	14,652,758	14,712,896	60,138	0
Employee Benefits (includes Worker's Comp)	38,137,754	38,549,489	411,735	1
Professional/Technical Services	850,771	850,771	-	-
Travel	733,779	733,779	-	-
Utilities (includes In-Kind Utilities)	7,062,786	7,062,786	-	-
Purchased Services	10,387,273	10,420,969	33,696	0
Supplies	4,146,414	4,640,941	494,527	12
Other Expenses	1,895,942	1,895,942	-	-
Equipment	977,678	977,678	-	-
Transfer to Other Funds	674,096	765,531	91,435	14
<b>Total General Fund Expenditures</b>	<b>\$ 126,370,162</b>	<b>\$ 128,983,838</b>	<b>\$ 2,613,676</b>	<b>2</b>

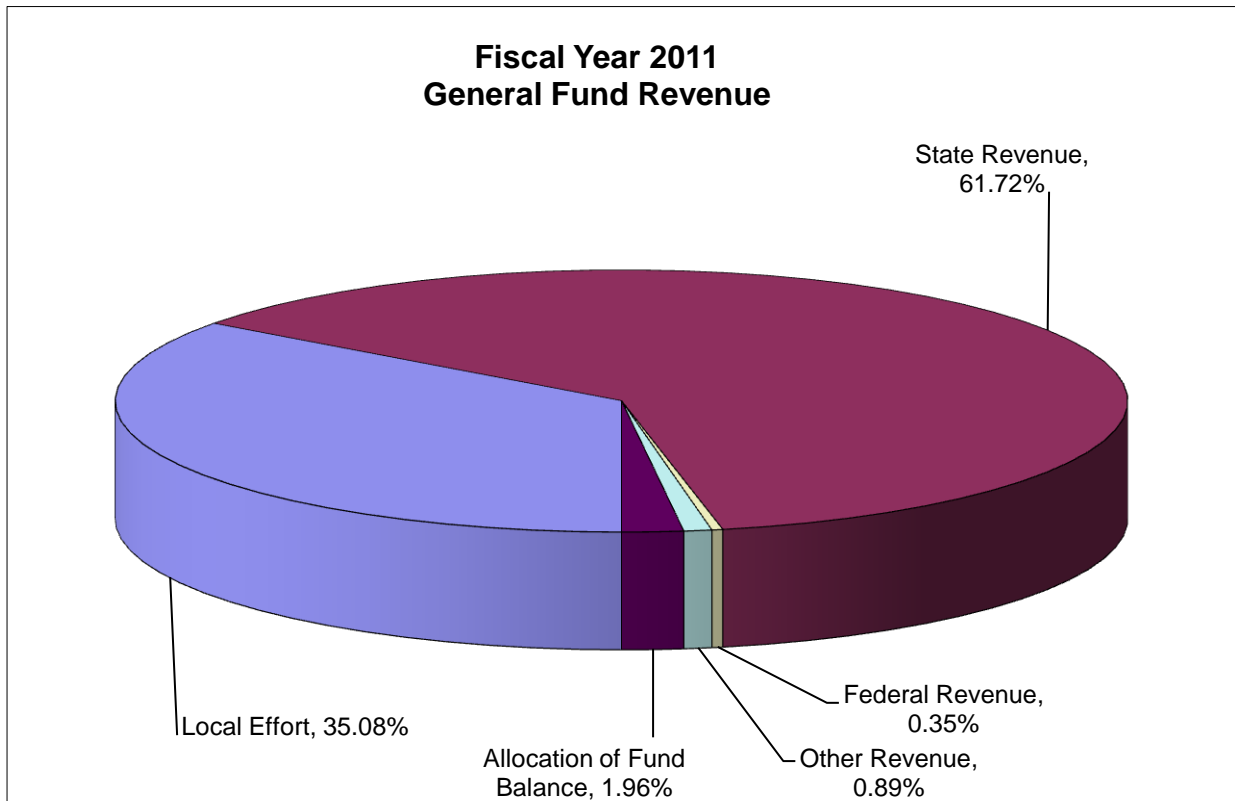
# Kenai Peninsula Borough School District

## Preliminary General Fund FY11 Budget

### Revenue

Local Effort	\$ 45,251,135	35.08%
State Revenue	79,605,588	61.72%
Federal Revenue	450,000	0.35%
Other Revenue	1,146,000	0.89%
Allocation of Fund Balance	2,531,115	1.96%
<b>Total Revenue Budget</b>	<b>\$ 128,983,838</b>	<b>100.00%</b>

As this chart illustrates, the primary source of funding for the Kenai Peninsula Borough School District is the state of Alaska, in the form of the base student allocation and district cost factor. The Kenai Peninsula Borough is the next largest contributor and has historically funded the District to the full extent allowed by the state, through a funding appropriation and in-kind services. A small amount comes from the federal government in the form of a Medicare reimbursement. The category of "Other Revenue" includes investment earnings and E-Rate revenue.

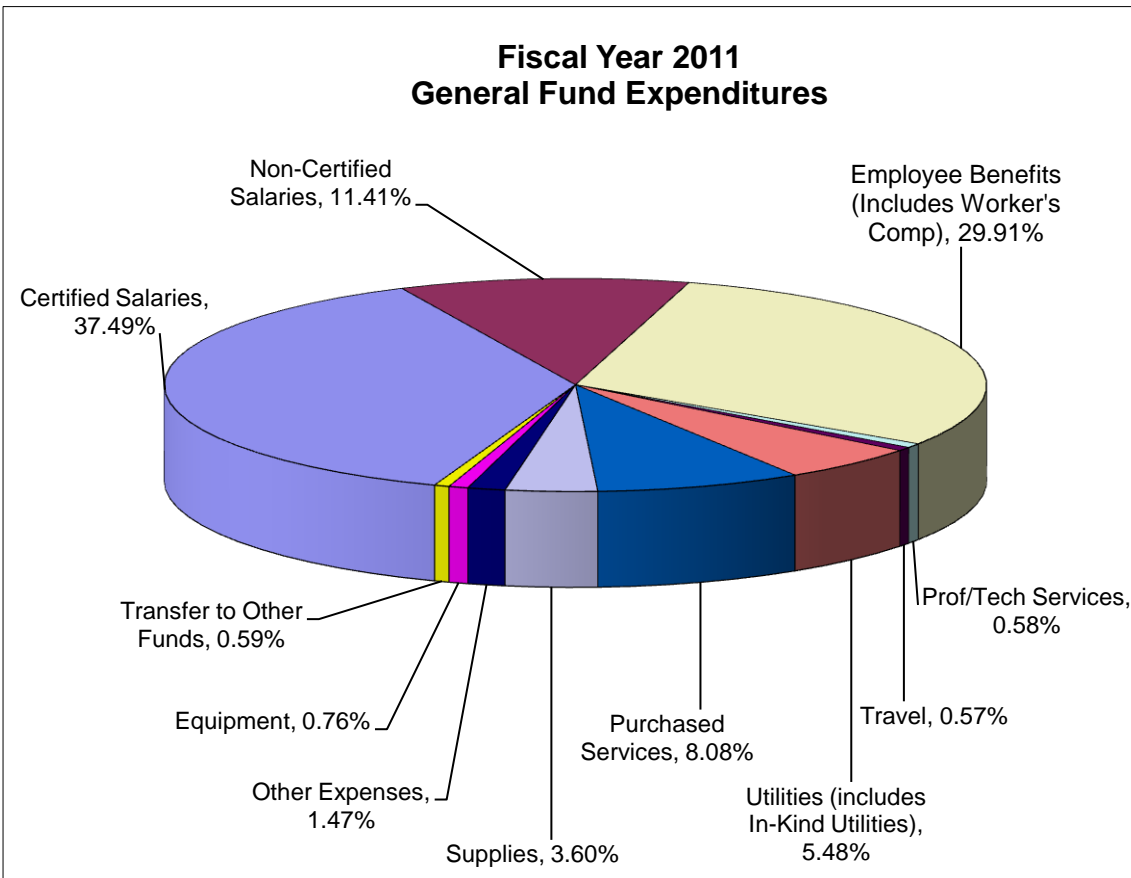


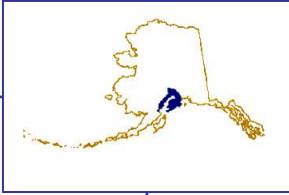
# Kenai Peninsula Borough School District

Preliminary General Fund FY11 Budget

## Expenditures by Object

Certified Salaries	\$ 48,373,056	37.49%	
Non-Certified Salaries	14,712,896	11.41%	
Employee Benefits (Includes Worker's Comp)	38,549,489	29.89%	78.79%
Professional/Technical Services	850,771	0.66%	
Travel	733,779	0.57%	
Utilities (includes In-Kind Utilities)	7,062,786	5.48%	
Purchased Services	10,420,969	8.08%	14.79%
Supplies	4,640,941	3.60%	
Other Expenses	1,895,942	1.47%	
Equipment	977,678	0.76%	5.83%
Transfer to Other Funds	765,531	0.59%	0.59%
<b>Total Expenditure Budget</b>	<b>\$ 128,983,838</b>	<b>100.00%</b>	<b>100.00%</b>





## KENAI PENINSULA BOROUGH SCHOOL DISTRICT

### Planning & Operations

Dave Spence, Director

139 E. Park Avenue Soldotna, Alaska 99669  
Phone (907) 262-9363 Fax (907) 262-7165

February 9, 2010

To: Board of Education  
Dr. Steven Atwater, Superintendent

Through: Dave Jones, Asst. Superintendent

From: Dave Spence, Director, Planning and Operations

Attached please find a list of proposed roofing project repairs with their estimated costs, should funds be made available in the near future. Also included is an inventory of the roofs of all of our facilities in greater detail.

As the snow melts from these structures we plan on updating our appraisal information to more accurately reflect repair costs and priorities. I would be happy to answer any questions you might have concerning these projects.

Thank you

## PROPOSED ROOF PROJECTS

<u>School</u>	<u>Estimated Cost</u>
• Chapman	577,886
• Cooper Landing	109,743
• Homer High	3,467,318
• Homer Middle	668,150
• K – Beach	2,773,226
• Kenai Central High	2,143,458
• Kenai Elementary	618,172
• McNeil Canyon	626,255
• Nikiski Mid/High	3,092,612
• Paul Banks Elementary	840,343
• School District Warehouse	721,630
• Seward Elementary	2,012,878
• Seward High	1,404,430
• Skyview High	3,193,722
• Soldotna Elementary	1,475,277
• Soldotna High	773,955
• Soldotna Middle	489,750
• Susan B. English	914,060
• Susan B. English Shop	166,698
<b>TOTAL</b>	<b>\$26,069,563</b>

BOROUGH MAINTENANCE ROOFING PROJECTS

FACILITY	SECTION	AREA	REROOF YEAR	ASB	SQ.FT	TOTAL SQ.FT	COMMENTS	2009 Estimate Construction	2009 TPC (Engineering & Contingency)	2010 SCHEDULE	2011 Schedule	2012 Schedule	2013 Schedule	
BARTLETT ELEM/HIG Tebugna	A	SHOPS,SHOWER ROOMS,CLASSROOM	BUR 2000	CLEAN	6,820									
	B	GYM,FAN ROOMS	BUR 2000	CLEAN	7,325									
	C	ELEMENTARY CLASSROOMS	BUR 2000	CLEAN	14,333	28,478	12 Years remaining OK	512,000	614400					
BOROUGH ADMIN. BUILDING	ALL		BUR 1998	CLEAN	15,416	15,416		231000	277200					
COOPER LANDING ELEMENTARY	A	RESTROOMS/MECHANICAL	Shingles 1972	?	456		Replace shingles on fr. cone;							
	B	CLASSROOMS	Shingles 1972	?	2,558		cracks/tears between gym & cone?							
	C	ENTRY	Shingles 1972	?	789		Remove moss							
	D	SHOWERS/MECHANICAL	Shingles 1972	?	1,276		Verify sections;work by BM?							
	E	GYM	Shingles 1972	?	2,784	7,863	Due 1 to 2 Years; 76K DEED Estimate	79000	99540		109742.85			
CHAPMAN ELEMENTARY	A	OFFICE/CLASSROOMS/LIBRARY	BUR 1992	CLEAN	7,078									
	B	NEW CLASSROOMS/BACK	BUR 1992	CLEAN	7,500									
	C	MECHANICAL ROOM	BUR 2001	CLEAN	752									
	D	GYM	BUR 1997	CLEAN	5,696									
	E	KITCHEN/LOCKER ROOMS	BUR 2001	CLEAN	2,820		Cracks in felt & drain tears.							
	F	STORAGE	BUR 2001	CLEAN	406		Defoliate							
	G	ENTRY	BUR ORIG-1982	CLEAN	650									
	H	CLASSROOMS	BUR 2001	CLEAN	2,856	27,758	Due 4 to 5 Years; 226K DEED Estimate	416000	499200				577886.4	
HOMER JR. HIGH	A	GYM, MULTIPURPOSE ROOM	BUR 1994	CLEAN	21,747									
	B	SHOPS & CLASSROOMS	BUR 1970	YES	16,081									
	C	TWO - STORY CLASSROOMS	BUR 1978	YES	11,682	28,057	505026							
	D	ELEVATOR	BUR 1970	YES	294	49,803	Due 1 Year; 808K DEED Estimate	505026	606031.2		668149.398			
KENAI CENTRAL HIGH SCHOOL	A	LIBRARY	BUR 1990	CLEAN	8,408									
	B	CLASSROOMS AROUND LIBRARY	BUR 1970	?	9,737		Major defoliation needed.							
	C	BUSINESS ED. ROOMS	BUR 1975	?	6,397		Check drains over rms. 7-10							
	D	LITTLE THEATER	BUR 1970	?	4,616									
	E	HALLWAY BY CAFETERIA	BUR 1967	?	1,032									
	F	CAFETERIA	BUR 1989	CLEAN	6,424									
	G	KITCHEN	BUR 1989	CLEAN	3,504									
	H	CENTRAL CORE	BUR 1964	?	25,005									
	J	POOL, WEIGHT ROOM	BUR 1965	YES	12,900									
	K	SHOWER ROOMS	BUR 1964	?	3,816									
	L	GYM	BUR 1964	?	12,625		2265K							
	M	MUSIC, ART & BAND ROOMS	BUR 1967	?	8,400	102,864	Due 3 to 4 Years; 689K Deed Estimate	1543000	1851600				2143458.45	
	KENAI CENTRAL HIGH SCHOOL AUDITORIUM	N	CORRIDOR	EPDM/IRMA 1983	CLEAN	3,013								
O		MAKE UP ROOMS	EPDM/IRMA 1983	CLEAN	1,760		Major defoliation needed.							
P		CORRIDOR	EPDM/IRMA 1983	CLEAN	640									
Q		SCENE SHOP	EPDM/IRMA 1983	CLEAN	4,664									
R		CORRIDOR	EPDM/IRMA 1983	CLEAN	174									
S		STAGE	EPDM/IRMA 1983	CLEAN	2,376									
T		SEATING	EPDM/IRMA 1983	CLEAN	9,486									
U		LOBBY	EPDM/IRMA 1983	CLEAN	3,672									
V		LOBBY	EPDM/IRMA 1983	CLEAN	4,176	29,961		899000	1078800					
KENAI CENTRAL HIGH VOC BLDG	A	SHOPS	BUR 1999	?	11,680									
	B	DRAFTING & PRINTING ROOMS	BUR 1996	?	3,760									
	B	MECHANICAL ROOM,RESTROOMS & ENTRY	BUR 1996	?	1,440	16,880		253000	303600					
KENAI ELEMENTARY	A	TWO - STORY CLASSROOMS	BUR 2000	CLEAN	11,400		Check tears over rms. 46,48,52,55.							
	B	BOILER ROOM	BUR 1974	?	256		Drain over w. end of gym.							
	C	GYM	BUR 1974	?	5,848									
	D	NEW WING	BUR 1991	?	12,189	29,693	Due 3 Years; DEED Estimate 564K	445000	534000				618171.75	
McNEIL CANYON ELEMENTARY	A	GYM	BUR /IRMA 2009	?	6,318		Leaks along transition of main hall & gym wall. Deteriorated pavers.							
	B	CLASSROOMS - SOUTH	BUR /IRMA 2009	?	10,235		379K DEED Estimate							
	C	CLASSROOMS - NORTH	BUR /IRMA 1982	?	7,736									
	D	OFFICES CORE	BUR /IRMA 1982	?	9,360									
	E	ENTRY	BUR /IRMA 2009	?	500	34,149	Funds required remaining 2 sections	568032	568032		626255.28			
MT. VIEW ELEMENTARY	A	CLASSROOMS - SOUTH - BACK	METAL 1986	CLEAN	7,990									
	B	CLASSROOMS - SOUTH - FRONT	METAL 1986	CLEAN	9,135									
	D	GYM	METAL 1986	CLEAN	7,350									
	F	CLASSROOMS - NORTH - BACK	METAL 1986	CLEAN	10,200									
	G	CLASSROOMS - NORTH - FRONT	METAL 1986	CLEAN	6,700									
	H	OFFICES CORE	METAL 1986	CLEAN	11,000									
	I	ENTRY COVER	METAL 1986	CLEAN	1,150									
	J	BREEZWAY	METAL 1986	CLEAN	990	54,505	Per Maintenance roof in good condition Due 1 Year; 576K DEED Estimate	654000	784800					
	MOOSE PASS ELEMENTARY	A	CLASSROOMS OLD	BUR	CLEAN	2,768		Check for drain cracks. Remove moss; check for seam cracks.						
		B	LIBRARY	METAL 1992	CLEAN	690								
C		OFFICE	METAL 1992	CLEAN	707									
D		ENTRANCE	METAL 1992	CLEAN	252									
E		GYM	BUR 2003	CLEAN	2,933									



BOROUGH MAINTENANCE ROOFING PROJECTS

FACILITY	SECTION	AREA	REROOF YEAR	ASB	SQ.FT	TOTAL SQ.FT	COMMENTS	2009 Estimate Construction	2009 TPC (Engineering & Contingency)	2010 SCHEDULE	2011 Schedule	2012 Schedule	2013 Schedule
	F	LOCKER ROOMS/KITCHEN	BUR 2003	CLEAN	1,274								
	G	CLASSROOMS NEW	BUR 2003	CLEAN	865	9,489	Roof Due 14 Years; 65K DEED	171000		205200			
NANWALEK (ENGLISH BAY)	A	ORIGINAL SCHOOL	COMP SHINGLES 2004	CLEAN	1,611								
	B	ORIGINAL SCHOOL	COMP SHINGLES 2004	CLEAN	2,456								
	C	OFFICE	COMP SHINGLES 2004	CLEAN	1,897								
	E	GYM/SHOP	COMP SHINGLES 2004	CLEAN	6,662								
	F	Teacher Housing	COMP SHINGLES 2009	CLEAN	1,300	13,926	18 Years Remaining	209000		250800			
NIKISKI ELEMENTARY	A	CLASSROOMS	BUR 2003	CLEAN	18,560								
	B	HALL NORTH	BUR 1996	CLEAN	1,163								
	C	CLASSROOMS - NORTH	BUR 2002	?	6,776								
	D & E	PORTABLE ENTRY	BUR 1979	CLEAN	628								
	F	PORTABLE CLASSROOMS	BUR 1979	CLEAN	1,560								
	H	GYM	BUR 1996	CLEAN	6,867								
	I	BALLROOM/STORAGE	METAL 1986	CLEAN	1,300								
	J	CLASSROOM	METAL 1986	CLEAN	171								
	K	CLASSROOM	FA EPDM 2002	CLEAN	12,732								
	L & M	LIBRARY	METAL 1982	CLEAN	1,158								
	N	LIBRARY - LOWER ROOF	METAL 1982	CLEAN	3,010	53,926	Needs Evaluation	971000		1165200			
NIKISKI HIGH SCHOOL	A	OFFICES	EPDM-IRMA 1986	CLEAN	3,875								
	B	NORTH EXIT	EPDM-IRMA 1986	CLEAN	25								
	C	CLASSROOMS	EPDM-IRMA 1986	CLEAN	20,906								
	D	SLOPING GLAZING	GLASS	CLEAN	861								
	E	LIBRARY	EPDM-IRMA 1986	CLEAN	2,475								
	F	SLOPING GLAZING	EPDM-IRMA 1986	CLEAN	602								
	G	GYM/COMMONS/FAN ROOMS	EPDM-IRMA 1986	CLEAN	30,030								
	H	HALL	EPDM-IRMA 1986	CLEAN	1,600								
	I	STORAGE	EPDM-IRMA 1986	CLEAN	1,550								
	J	SHOPS/BOILER/KITCHEN	EPDM-IRMA 1986	CLEAN	13,064								
	K	AUDITORIUM	EPDM-IRMA 1986	CLEAN	12,254								
	L	DRESSING ROOMS	EPDM-IRMA 1986	CLEAN	3,200	93,503	2337575						
	M	MUSIC	EPDM-IRMA 1986	CLEAN	3,912	94,364	Due 1-2 Years; DEED 1546K	2337575		2805090		3092611.725	
NIKOLAEVSK ELEMENTARY	A	WEST CLASS ROOMS	MOD SHINGLE 2008	CLEAN	10,720								
	B	ENTRY	MOD SHINGLE 2008	CLEAN	639								
	C	GYM	MOD SHINGLES 2002	CLEAN	5,144								
	D	GYM ADDITION 2002	MOD SHINGLES 2002	CLEAN	4,026								
	E	SOUTH CLASSROOMS	MOD SHINGLE 2008	CLEAN	8,960	24,489	Update with type and dates. Roof OK	367000		440400			
NINILCHIK ELEM/ HIGH SCHOOL	A	WEIGHT ROOM	BUR 1981		2,284								
	B	POOL	BUR 1981		2,520								
	C	POOL ENTRY	BUR 1981		280								
	D	HANDICAP RAMP	BUR 1981		194								
	E	CLASSROOMS	BUR 1981		4,438								
	F	STAIRWELL	BUR 1981		360								
	G	OFFICE CORE/CLASS ROOMS	BUR 1981		8,890								
	H	GYM	BUR 1981		6,390								
	I	DINING ADDITION	BUR 1981		1,680								
	J	KITCHEN	BUR 1981		600								
	K	AUTO SHOP	METAL 1981		1,184								
	L	WOOD SHOP	METAL 1981		2,560								
	M	COVERED WALKWAY TO SHOPS	BUR 1997		352	27,636	497448						
	N	1998 CLASSROOM	IRMA / EPDM 1998		11,097	42,829	Due 1 -3 Years; DEED 209K	497448		596937.6		658123.704	
NORTH STAR ELEMENTARY	A	SOUTH CLASSROOMS - BACK	METAL 1986	CLEAN	7,990								
	B	SOUTH CLASSROOMS - FRONT	SAME	CLEAN	9,125								
	C	BACK ENTRY SOUTH	SAME	CLEAN	1,119								
	D	GYM	SAME	CLEAN	7,350								
	E	BACK ENTRY NORTH	SAME	CLEAN	1,119								
	F	NORTH CLASSROOMS - BACK	SAME	CLEAN	10,200								
	G	NORTH CLASSROOMS - FRONT	SAME	CLEAN	6,700								
	H	OFFICE CORE	SAME	CLEAN	11,000								
	I	MAIN ENTRY	SAME	CLEAN	1,150								
	J	BREEZWAY ENTRY	SAME	CLEAN	990	54,743	Due 2-3 Years; DEED 578K	657000		788400			
PAUL BANKS ELEM/ HIGH SCHOOL	A	CLASSROOMS BACK	IRMA 1984		7,068								
	B	GYM	1997 YES		4,320								
	C	MAIN CLASSROOMS CORE	1992		17,362	24,430	635180						
	D	KINDERGARTEN WING (IRMA ROOF)	2001 ?		6,868	35,618	Due 1 to 3 Years; DEED 295K	635180		762216		840343.14	
PORT GRAHAM ELEMENTARY/ HIGH SCHOOL	A	GYM	MOD SHINGLES 2001	CLEAN	6,422								
	B	KITCHEN/OFFICES	MOD SHINGLES 2002	CLEAN	2,677								
	C	CLASSROOMS	MOD SHINGLES 2002	CLEAN	3,390								
	D	ENTRY	MOD SHINGLES 2002	CLEAN	838								
	E	TEACHERAGE	MOD SHINGLES 2002	CLEAN	2,027								
	F	SHOP/GENERATOR SHED	METAL 1988	CLEAN	1,218	16,672	Due 14 Years; 126K DEED	248000		297600			
RECORDS MGMT	-	ALL		?	5,000	5,000							

BOROUGH MAINTENANCE ROOFING PROJECTS

FACILITY	SECTION	AREA	REROOF YEAR	ASB	SQ.FT	TOTAL SQ.FT	COMMENTS	2009 Estimate Construction	2009 TPC (Engineering & Contingency)	2010 SCHEDULE	2011 Schedule	2012 Schedule	2013 Schedule
REDOUBT ELEM	A	CLASSROOMS - WEST	2002	?	14,812								
	B	GYM	2002	?	6,150								
	C	LIBRARY/OFFICE	2002	?	9,034								
	D	CLASSROOMS - EAST	2002	?	15,652	45,648	Due 19 Years; DEED 539K	684000	820800				
SCHOOL DISTRICT WAREHOUSE	A	OLD SECTION	1978	?	12,200								
	B	NEW SECTION	1984	?	9,450	21,650	Due 1 Year DEED 173K	324000	654539		721629.2475		
SEARS ELEM	A	CLASSROOMS	BUR	1997	CLEAN	12,337							
	B	GYM	BUR	2000	CLEAN	3,705							
	C	CLASSROOMS	BUR	1997	CLEAN	12,727	28,769	9 Years Remaining	431000	517200			
SEWARD ELEM	A	CLASSROOMS - SOUTH	EPDM-IRMA	1989	CLEAN	12,100							
	B	OFFICE CORE	EPDM-IRMA	1989		13,128							
	C	COVERED ENTRY	EPDM-IRMA	1989		1,000							
	D	CLASSROOMS - NORTH	EPDM-IRMA	1989		16,003							
	E	GYM	EPDM-IRMA	1989		7,743	49,984	Due 4 Years; DEED 603K	1449000	1738800			2012876.35
SEWARD HIGH SCHOOL	A	HALL TO JR HIGH	BUR	?		208							
	B	KITCHEN/DINING AREA	BUR	1977	CLEAN	8,302							
	C	AUDITORIUM	SP - BUR	1977	CLEAN	6,525							
	D	CLASSROOMS	BUR	1995	CLEAN	14,294							
	E	ENTRY	BUR	?		119							
	F	MECHANICAL ROOM, SHOP ENTRANCE	BUR	1982	CLEAN	1,650							
	G	GYM, POOL, & WEIGHT ROOM	BUR	1982	CLEAN	20,014							
H	SHOPS	SP - BUR	1977	CLEAN	5,050	56,162	Due 1 Year; DEED 1011K	1011000	1213200			1404430.65	
SEWARD JR HIGH	A		EPDM / IRMA	2006	CLEAN								
	B		EPDM / IRMA	2006	CLEAN								
	C		EPDM / IRMA	2006	CLEAN								
	D		EPDM / IRMA	2006	CLEAN								
	E		EPDM / IRMA	2006	CLEAN		37,500	18 -30 Years; DEED 510,400					
SKYVIEW HIGH SCHOOL	A	SLOPED GLAZING	GLASS		CLEAN	602							
	B	LIBRARY	EPDM-IRMA	1986	CLEAN	2,475							
	C	SLOPED GLAZING	GLASS		CLEAN	861							
	D	CLASSROOMS	EPDM-IRMA	1986	CLEAN	20,906							
	E	OFFICES	EPDM-IRMA	1986	CLEAN	4,106							
	F	MUSIC ROOMS	EPDM-IRMA	1986	CLEAN	3,556							
	G	COMMONS	EPDM-IRMA	1986	CLEAN	4,619							
	H	KITCHEN/BOILER/SHOPS	EPDM-IRMA	1986	CLEAN	12,927							
	I	GYM/ MECHANICAL ROOMS	EPDM-IRMA	1986	CLEAN	30,027							
	J	LOCKER ROOMS	EPDM-IRMA	1986	CLEAN	1,600							
	K	WEIGHT ROOM	EPDM-IRMA	1986	CLEAN	1,551							
	L	POOL/MECHANICAL ROOMS	EPDM-IRMA	1986	CLEAN	1,260							
	M	POOL	EPDM-IRMA	1986	CLEAN	12,100	96,500	Due 1 Year; DEED 1699K	2414000	2996800		3193722	
SOLDOTNA ELEM	A	LIBRARY	BUR-IRMA	1986	?	4,032							
	B	LIBRARY	SAME	?	1,936								
	C	COMPUTER LAB	SAME	?	3,744								
	D	MECHANICAL ROOM	SAME	?	1,243								
	E	CROSSWALK	SAME	?	756								
	F	CLASSROOMS 400 WING	SAME	?	8,758								
	G	WALKWAY TO 400 WING	BUR	?	750								
	H	CLASSROOMS LEFT	BUR	2001	CLEAN	11,214							
	I	CLASSROOMS RIGHT	BUR	2001	CLEAN	12,300							
	J	MAIN ENTRY	IRMA	1986	?	916							
	K	GYM	RUBBER	1995	CLEAN	7,460	53,109	Due 2 to 20 Years; DEED 210K	1062000	1274400			1475277.3
SOLDOTNA HIGH SCHOOL	A	TWO - STORY CLASSROOMS	BUR	1996	CLEAN	32,940							
	B	OFFICE AREA	BUR	1998	CLEAN	8,794							
	C	POOL WALKWAY & KILN AREA	BUR	1998	CLEAN	3,449							
	D	POOL WEIGHT ROOM, GYM	BUR	1998	CLEAN	28,191							
	E	COMMONS	BUR	1998	CLEAN	4,930							
	F	AUDITORIUM	BUR	1998	CLEAN	3,806							
	G	PROP ROOM	BUR	1998	CLEAN	2,166							
	H	SHOPS, MUSIC ROOM, GREEN RM	BUR	1998	CLEAN	22,146	3,900	58500					
	I	SHOPS COVERD WORK AREA	BUR	1986	?	3,900	110,322	Due 2 Years; DEED 2072K	58500	70200		77395.5	
SOLDOTNA MIDDLE SCHOOL	A	LIBRARY	BUR	2002	CLEAN	3,124							
	B	HOME ECONOMICS	BUR	2002	CLEAN	6,666							
	C	KITCHEN/MECHANICAL	BUR	2002	CLEAN	3,250							
	D	OFFICE AREA	BUR	2002	CLEAN	6,700							
	E	MULTIPURPOSE ROOM	BUR	2002	CLEAN	8,446							
	F	FAN ROOM	EPDM-IRMA	1984	?	4,120							
	G	GYM	EPDM-IRMA	1984	?	12,852	12,852						
	H	SCIENCE CLASS ROOMS	BUR	2002	CLEAN	6,600							
	I	WOOD SHOP/MUSIC ROOM	BUR	2002	CLEAN	9,165							
	J	CLASSROOMS	EPDM-IRMA	1984	CLEAN	6,732							

BOROUGH MAINTENANCE ROOFING PROJECTS

FACILITY	SECTION	AREA	REROOF YEAR	ASB	SQ.FT	TOTAL SQ.FT	COMMENTS	2009 Estimate Construction	2009 TPC (Engineering & Contingency)	2010 SCHEDULE	2011 Schedule	2012 Schedule	2013 Schedule
	K	STORAGE/LOADING DOCK	EPDM-IRMA 1984	CLEAN	1,645								
	L	CLASSROOMS	EPDM-IRMA 1984	CLEAN	5,711								
	M	CLASSROOMS	EPDM-IRMA 1984	CLEAN	9,194	23,822	370182						
	N	CLASSROOMS	EPDM-IRMA 1984	CLEAN	540	84,745	Due 1 Year; DEED 386K	370182	444218.4		489750.786		
SOLDOTNA MAINT SHOP	A	MAINT & PUBLIC WORKS OFFICES	BUR	CLEAN	12,800								
	B	MAINTENANCE SHOPS	BUR	CLEAN	8,240								
	C	ORIG AUTO SHOP	BUR	CLEAN	3,600								
	D	AUTO SHOP ADDITION	BUR 1993	CLEAN	3,192	27,832		417000	500400				
STERLING ELEM	A	CLASSROOMS - new	BUR / IRMA 1983	CLEAN	10,101		Replace flashing detail						
	B	FAN ROOM	BUR / IRMA 1983	CLEAN	1,500								
	C	GYM	BUR 2002	CLEAN	3,648								
	D	LOCKER ROOMS	BUR 1995	CLEAN	2,431								
	E	LIBRARY	BUR 1995	CLEAN	3,145								
	F	CLASSROOMS	BUR 1995	CLEAN	5,829								
	G	CLASSROOMS BACK	BUR 1995	CLEAN	6,160	32,814	Due 7-14 Years; DEED 371K	590000	708000				
SUSAN B. ENGLISH ELEM/HIGH SCHOOL	A	GYM	BUR 2002	CLEAN	4,422								
	B	BACK ENTRY/HALL	BUR 2002	CLEAN	804								
	C	MECHANICAL	BUR 2002	CLEAN	4,356								
	D	POOL	BUR 2002	CLEAN	4,422								
	E	CLASSROOMS/BOILER	BUR 2002	CLEAN	3,890								
	F	CLASSROOMS	BUR 2002	CLEAN	856								
	G	KITCHEN/DINING	BUR 2002	CLEAN	4,162								
	H	VOCATIONAL BLDG	BUR 1995	CLEAN	6,302								
	I	CLASSROOMS/LIBRARY/OFFICES	BUR 2002	CLEAN	14,754	43,908	Due 1-14 Years; DEED 784K	658000	789600			914060.7	
SUSAN B. ENGLISH SHOPS	A	ROOF SECTION	BUR 1995		5,194								
	B	ROOF SECTION	BUR 1995		648								
	C	ROOF SECTION	BUR 1995		555	6,397	Due 1 Year; DEED 63K	96000	144000			166698	
TUSTUMENA ELEM	A	CLASSROOMS	BUR 2001	CLEAN	5,540								
	B	CLASSROOMS (NEW)	EPDM-IRMA 1995	CLEAN	6,953		Cracks from gym transition to classrooms? Bird damage to EPDM.						
	C	ENTRY	BUR 2001	CLEAN	150								
	D	OFFICES	BUR 2001	CLEAN	6,690								
	E	LIBRARY	BUR 2001	CLEAN	5,890								
	F	CLASSROOMS	EPDM-IRMA 1983	CLEAN	3,880								
	G	GYM	BUR 2001	CLEAN	5,550								
	H	LOBBY	BUR 2001	CLEAN	1,980								
	J	CLASSROOMS - NEW WING	EPDM-IRMA 1995	CLEAN	11,240	47,873	7-13 Years; DEED 487K	718000	861600				
	WEST HOMER ELEMENTARY SCHOOL	A	CLASSROOMS - NORTH	EPDM-IRMA 1995	CLEAN	15,350							
B		OFFICES CORE	EPDM-IRMA 1995	CLEAN	9,284								
C		FRONT ENTRY	EPDM-IRMA 1995	CLEAN	1,041								
D		CLASSROOMS - SOUTH	EPDM-IRMA 1995	CLEAN	12,474								
E		LIBRARY	EPDM-IRMA 1995	CLEAN	4,796								
F		BACK ENTRY RIGHT	EPDM-IRMA 1995	CLEAN	440								
G		GYM/KITCHEN	EPDM-IRMA 1995	CLEAN	15,228								
H		BACK ENTRY LEFT	EPDM-IRMA 1995	CLEAN	440	59,033	8 Years						
HOMER HIGH SCHOOL	A	CLASSROOMS WESTWING	CEDAR SHINGLES 1985	CLEAN	14,548								
	B	AUDITORIUM/KITCHEN	CEDAR SHINGLES 1985	CLEAN	12,076								
	C	AUDITORIUM	CEDAR SHINGLES 1985	CLEAN	5,717								
	D	AUDITORIUM/MUSIC	CEDAR SHINGLES 1985	CLEAN	10,488								
	E	COMMONS	CEDAR SHINGLES 1985	CLEAN	8,050								
	G	LIBRARY	CEDAR SHINGLES 1985	CLEAN	4,160								
	H	BALCONY	CEDAR SHINGLES 1985	CLEAN	641								
	I	LOADING DOCK	CEDAR SHINGLES 1985	CLEAN	1,169		>Loading dock leaking; rotting wood?						
	J	GREEN ROOM	CEDAR SHINGLES 1985	CLEAN	4,446								
	K	DRESSING ROOM	CEDAR SHINGLES 1985	CLEAN	2,117								
	L	SHOPS	CEDAR SHINGLES 1985	CLEAN	17,035								
	M	UPPER GYM	CEDAR SHINGLES 1985	CLEAN	21,231								
	O	CLASSROOMS EASTWING	CEDAR SHINGLES 1985	CLEAN	10,568								
	P	SHOPS	CEDAR SHINGLES 1985	CLEAN	9,800								
Q	POOL	CEDAR SHINGLES 1985	CLEAN	15,091	141,605	Due 3-4 Years; DEED 2496K	2496000	2995200			3467318.4		
K-BEACH ELEMENTARY	A	LOCKER ROOMS	EPDM-IRMA 1984	CLEAN	1,329								
	B	GYM	EPDM-IRMA 1984	CLEAN	6,880								
	C	CLASSROOMS EAST WING	EPDM-IRMA 1984	CLEAN	14,784								
	D	OFFICE/LIBRARY	EPDM-IRMA 1984	CLEAN	9,180								
	E	ENTRY	EPDM-IRMA 1984	CLEAN	733								
	F	CLASSROOMS WEST WING	EPDM-IRMA 1984	CLEAN	15,370	48,276	*** Depending on structural 595K DEED (structural issues)	2,096,165	2515398		2773226.295		
KENAI MIDDLE SCHOOL	A	LOCKER ROOMS	BUR 2001	CLEAN	1,536								
	B	MUSIC ROOMS	BUR 2001	CLEAN	5,824		Extend fabric to stop splash effect of scuppers between gym & kitchen.						
	C	BOILER/CUSTODIAL	BUR 1996	CLEAN	2,848		Attachment points on expansion joints						
	D	BACK ENTRANCE	BUR 1996	CLEAN	1,280								

BOROUGH MAINTENANCE ROOFING PROJECTS

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	E	CLASSROOMS	BUR	1996	CLEAN	7,488							
	F	CLASSROOMS	BUR	1996	CLEAN	7,368	leak (nw and sw end of commons)						
	G	CLASSROOMS	BUR	1996	CLEAN	7,368							
	H	CLASSROOMS	BUR	1996	CLEAN	7,488							
	I	MECHANICAL	BUR	2001	CLEAN	2,647							
	J	MECHANICAL	BUR	2001	CLEAN	2,647							
	K	FRONT ENTRANCE	BUR	1996	CLEAN	1,280							
	L	LOBBY	BUR	2001	CLEAN	3,190							
	M	HOME ECONOMICS	BUR	2001	CLEAN	2,848							
	N	SHOPS	BUR	2001	CLEAN	5,824							
	O	LOCKER ROOMS	BUR	2001	CLEAN	1,536							
	P	LOCKER ROOMS	BUR	2001	CLEAN	1,920							
	Q	CORRIDOR	BUR	2001	CLEAN	1,920							
	R	GYM	BUR	2001	CLEAN	8,448							
	S	KITCHEN	BUR	2001	CLEAN	768							
						74,228	9 Years	1113000	1335800				
					<b>TOTAL SQUARE FOOT</b>	<b>1,883,944</b>							
HOPE SCHOOL	School		Metal	1987									
						13,500	Due in 1-2 Years; 162K DEED	295000	354000				
KACHEMAK SELO SCHOOL	School			1985									
						2,100	Leased; Beyond life Span	42000	50400				
Kenal Alternative School	School			1991									
						45,567	Due in 3 Years; 497K DEED	683000	819600				
RAZDOLNA SCHOOL	School			1980									
						2,000	Leased; Beyond life Span	40000	48000				
VOZNESENKA SCHOOL	School			1985									
						2,500	Leased; Beyond life Span	50000	60000				
										\$0.00	\$13,250,949.93	\$3,960,466.65	\$8,819,713.35