



KENAI PENINSULA BOROUGH SCHOOL DISTRICT

Planning & Operations

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April 24, 2010

To: Board of Education

Through: Dr. Steve Atwater, Superintendent *Steve Atwater*
Kenai Peninsula Borough School District

From: Dave Spence, Director, Planning and Operations *Dave Spence*
Kenai Peninsula Borough School District

Subject: School roofs assessment and recommendation

The decade of the 1980's saw rapid growth to the Kenai Peninsula Borough School District's student enrollment. More new schools were constructed in that period than had been previously or since. As a result, the roof systems of these similarly aged facilities are all approaching the end of their collective useful lives at roughly the same time. In fact, many of these roofs have already undergone extensive sectional repairs to address major leaks and varying degrees of deterioration.

In partnership with the borough's maintenance department, the district's planning and operations office contracted with Klauder and Company Architects, Inc. to conduct a comprehensive study of 15 identified school roofs in addition to some already submitted to the state to prioritize their need for replacement. The study examined both leakage issues and the age of the roof systems. On site inspections were conducted after roofs were free of snow, interviews with borough personnel took place and past work orders and repairs were all considered in determining a priority list for these problems. Further, Mr. Klauder, as requested, used the state's cost model estimate to compile a budget to affect these repairs.

Based on this information, the district and borough recommend dividing this considerable project into two distinct phases for bonding consideration by our local electorate. This first series of schools to be repaired, with voter approval, would be as follows with their corresponding cost estimates:

1. K-Beach Elementary School	\$2,775,000
2. Soldotna High School	940,861
3. Kenai Central High School	1,202,034
4. Ninilchik School	687,369
5. Nikiski Md/High School	2,312,157
6. Seward Elementary School	1,243,771

7. Chapman School	362,822
8. Homer Middle School	695,313
9. D/W Warehouse	721,630
10. Kenai Elementary School	541,374
11. McNeil Canyon Elementary School	626,255
Total	\$12,108,586

After substantial completion of the above is accomplished, it is recommended the remaining schools needing roof replacements below be placed on the ballot for general obligation bonding approval by our local electorate:

1. Soldotna Elementary School	\$314,265
2. Paul Banks Elementary School	608,023
3. Seward High School	1,404,430
4. Skyview High School	2,367,555
5. Homer High School	2,553,689
6. Soldotna Middle School	1,015,298
7. Susan B. English School	177,071
Total	\$8,440,331

The above costs are construction estimates only. The final project costs will be determined once administrative costs, design fees and contingencies are finalized. While it is realized that the above two district wide projects involve a considerable amount of funds to repair, the state is still participating in the debt reimbursement program. Further, continuing to defer a more permanent solution to these situations not only puts these facilities at risk for roof failures, but could jeopardize these major borough investments, cause a school closure, or, most seriously, place building occupants at risk.

Your support of the above two bond proposals is requested.

Thank you