BACKGROUND INFORMATION

Attached please find the school district’s Six Year Plan for major maintenance and capital improvement projects and accompanying documents for fiscal years 2016-2021.

ADMINISTRATIVE RECOMMENDATION

Your approval of this plan is respectfully recommended.

Thank you.
<table>
<thead>
<tr>
<th>PRIORITY</th>
<th>LOCATION AND DESCRIPTION</th>
<th>CATEGORY</th>
<th>STATE FY</th>
<th>COST</th>
</tr>
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<tbody>
<tr>
<td>1</td>
<td>Kachemak Selo New School Construction</td>
<td>B</td>
<td>2016</td>
<td>$16,000,000.00</td>
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<td>2</td>
<td>Kenai Middle Asbestos Removal/Office Remodel</td>
<td>A</td>
<td>2016</td>
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<td>C</td>
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<td>5</td>
<td>Nanwalek Propane Storage Tank Upgrade</td>
<td>D</td>
<td>2017</td>
<td>$330,000.00</td>
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<td>6</td>
<td>West Homer Elementary North Wall Seal</td>
<td>C</td>
<td>2016</td>
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<tr>
<td>7</td>
<td>Paul Banks Elementary Window Replacement</td>
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<td>Tustumena Elementary Window and Siding Replacement</td>
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<td>2017</td>
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<td>9</td>
<td>Homer Middle Drainage and Traffic Upgrade</td>
<td>C</td>
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<td>10</td>
<td>Nanwalek Propane Storage Tank Upgrade</td>
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<td>11</td>
<td>Skyview Fire Alarm Upgrade</td>
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<td>2018</td>
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<td>12</td>
<td>Seward High Office Relocation &amp; Remodel</td>
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<td>13</td>
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<td>Sterling Elementary Window Replacement</td>
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<td>Homer High Heating Controls Upgrade</td>
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<td>Redoubt Elementary Replace Gym Floor (Vinyl Asbestos Tile)</td>
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<td>Homer Middle School Playfield Rehabilitation</td>
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<td>20</td>
<td>Ninilchik/Seward/Skyview Tracks</td>
<td>F</td>
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<td>Seward High Field Turf</td>
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<td>22</td>
<td>District Wide Re-roof Phase III</td>
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<td>23</td>
<td>Kaleidoscope Replace Gym Floor (Asbestos Vinyl Tile)</td>
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<td>24</td>
<td>Homer High Parking Lot Renovation</td>
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<tr>
<td>25</td>
<td>Homer Middle Office Reconfiguration</td>
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<td>26</td>
<td>Mt. View Elementary Parking and Traffic Upgrade</td>
<td>F</td>
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<td>27</td>
<td>School District Warehouse Structure &amp; Backup Generator</td>
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</tbody>
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Kenai Peninsula Borough School District
By priority:

#1. Kachemak-Selo New School Construction. The District has been leasing local housing that was converted to be used as school facilities. The three buildings are in disrepair and are out of code compliance. There are no plans for the community to build new facilities. The cost of the new facility is estimated at $16,000.00.

#2. Kenai Middle School Asbestos Removal/Office Remodel. The spray applied asbestos fire proofing material is starting to release from the beams and decking surfaces. Maintenance performs scheduled inspections and removes loose asbestos when discovered. The office is located in an interior portion of the building that does not allow for visual surveillance of individuals coming or going from the facility. The asbestos needs removed and the office area reconfigured to allow for a safer and better controlled environment.

#3. Homer High Re-roof. The existing cedar shingle roof is nearing the end of its useful life. Thorough investigation determined there is about 3-5 years remaining before extensive maintenance and rehabilitation work is needed. The other roofs needing replacement in Phase II of the re-roof project were approved by the voters in October 2013 for bond reimbursement.
AS 14.11.013(a)(1) - The department shall verify that each proposed project meets the criteria established under AS 14.11.014(b) and qualifies as a project required to accomplish one of the following. Projects can combine work in the different categories with majority of work establishing the project’s type. For the purpose of review and evaluation, projects, which include significant work elements from categories other than the project’s primary category, will be evaluated as mixed scope projects.

A. "Avert imminent danger or correct life threatening situations." This category is generally referred to as, "Health and Life Safety". A project classified under "A" must be documented as having unsafe conditions that threaten the physical welfare of the occupants. Examples might be that seismic design of structure is inadequate; that required fire alarm and/or suppressant systems are non-existent or inoperative; or that the structure and materials are deteriorated or damaged seriously to the extent that they pose a health/life-safety risk. The district must document what actions it has taken to temporarily mitigate a life-threatening situation.

B. "House students who would otherwise be unhoused." This category is referred to as "Unhoused Students". A project to be classified under "B" must have inadequate space to carry out the educational program required for the present and projected student population or the existing facility must qualify for replacement-in-lieu-of-renewal. Projects will be considered for replacement-in-lieu-of-renewal when project costs exceed 70% of the current replacement cost of the existing facility, based on a twenty-year life cycle cost analysis, which includes disposition costs of the existing facility. Documentation should be based on the current Department of Education Space Guidelines. (Refer to AAC 31.020)

C. "Protection of the structure of existing school facilities." This category is intended to include projects that will protect the structure, enclosure, foundations and systems of a facility from deterioration and ensure continued use as an educational facility. Work on individual facility systems may be combined into one project. However, the work on each system must be able to be independently justified and exceed $25,000. The category is for major projects, which are not a result of inadequate preventive, routine and/or custodial maintenance. An example could be a twenty year old roof that has been routinely patched and flood coated, but is presently cracking and leaking in numerous locations. A seven-year-old roof that has numerous leaks would normally only require preventive maintenance and would not qualify. In addition, no new space for unhoused students is permitted in this category, limiting its ability to be combined with other project types.

D. "Correct building code deficiencies that require major repair or rehabilitation in order for the facility to continue to be used for the educational program." This category, Building Code Deficiencies, was previously referred to as "Code Upgrade". The key words are "major repair". A "D" project corrects major building, fire, mechanical, electrical, environmental, disability (ADA) and other conditions required by codes. Work on individual facility systems may be combined into one project. However, the work on each system must be able to be independently justified and exceed $25,000. An example could be making all corridors one hour rated. Making one or two toilet stalls accessible would not fit this category. In addition, no new space for unhoused students is permitted in this category, limiting its ability to be combined with other project types.
E. "Achieve an operating cost saving." This category is intended to improve the efficiency of a facility and therefore, save money. Examples that might qualify are increasing insulation, improving doors and windows, and modifying boilers and heat exchange units for more energy efficiency. The district must document a cost benefit ratio less than 1, considering both capital and operating dollars.

F. "Modify or rehabilitate facilities for purpose of improving the instructional unit." Category "F", Improve Instructional Program, was previously referred to as "Functional Upgrade". This category is limited to changes or improvements within an existing facility such as, modifications for science programs, computer installation, conversion of space for special education classes, or increase of resource areas.

G. "Meet an educational need not specified in (A)-(F) of this paragraph, identified by the department." Any situation not covered by the above categories and mandated by the Department of Education. (Currently, there are no such mandates.)
## ’14 Major Maintenance Projects

### Aurora Borealis K-8
- **Install new intercom system** (school wide) (Aurora and Alternative) $9,194.81
- **Gym Floor Refinishing** (complete sand down) $25,016.14
- **Replaced all facility drinking fountains** (chilled Elkay Units) $14,274.41
- **Upgrade/replace Boiler Header System** $19,253.35
- **Troubleshoot and repair intercom system** $6,931.12
- **Countertop replacement and Painting** $7,847.71
- **Paint most portions of interior** $28,042.98
- **Flooring Upgrade in Library** $8,072.33
- **Electrical and Painting in shop portable** $14,079.36

### Homer Flex
- **Exterior Painting** $6,426.85

### Homer High School
- **Replace fire alarm system and set up monitoring. Engineer and Fire Marshall approval.** $10,879.32
- **Replace damaged light pole** $5,854.41
- **Install heating controls** $6,207.84
- **Repair gym air system mixing louvers** $6,696.27
- **Repair and re-commission AHU-8 fan** $13,822.20
- **Air system repairs to improve airflow to pool office area** $5,988.33
- **Install soccer field score board** $9,057.24
- **Swap fuel tanks following gas conversion (down-sized)** $8,273.71
- **Update electrical panel schedules** (trace, modify and post) $9,689.08
- **Boiler Gas Conversion** (gas service, lines and burner replacements) $110,897.01

### Homer Middle School
- **ADA Entry upgrades** $30,996.92
- **Security Upgrades (Locks)** $6,963.50
- **Replace lighting with water tight fixtures** $5,777.78
- **Repaint Gym** $22,835.35
- **Repaint old shop area. Being converted to Weight room.** $6,477.78
- **Paint all interior doors & jambs** $8,345.02
- **Repurpose Home Ec. room** (including asbestos abatement) $10,385.83

### Kaleidoscope Charter

Asbestos Abatement                                                                 $23,923.30
Flooring Upgrade in Rooms 135, 136, 141, 142, 143, 144, 127, 128, 128a, 150a and 155 $22,058.00
Complete site prep, Install foundation for sculpture, assemble and install sculpture on site per drawings. $6,215.94
Repair and paint library area                                                                 $5,403.97

**Kenai Alternative**

Install new 3 phase 100 amp 4 wire Nema 3R Panel for Kitchen $5,522.07

**Kenai Central High**

Repair or replace concrete side walk at entrance to building. Uneven and broken walk way has created a trip and fall hazard. $56,059.00
Repair leaking roof storm water drains $5,075.33
The roof drain is dripping on the left side of the gym coming in from the commons about in the middle by the middle pulldown. $8,142.40
Install the new Revolution lift for the pool $15,201.81
Generator transfer switch replacement $5,946.01
Sand and refinish auditorium stage surface $5,542.54
Repaint Pool locker rooms $12,155.26
Repair failing tile in the auditorium dressing rooms $10,234.63
Replace Dust Collection System $74,614.39
Paint exterior $23,721.73
The floor drain in the auto shop drains very slowly (resulted in drywell shut in and abandonment of non-compliant floor drain system. DEC regulations) $26,039.01

**Kenai Middle School**

Remodel Home Ec. Room $55,296.67
Gym Floor Refinishing (Complete sand down) $24,964.37
Asbestos Abatement $8,266.63
Replace broken bleachers seats $8,358.63
Repair roof leaks $5,116.40
Repair damaged doors in downstairs shelter room area $6,010.73
Security Upgrades (Locks) $22,750.02
Flooring Upgrade in Rooms 34, 36, 37 and Home Ec Room $13,741.11

**McNeil Canyon Elementary**

Construct Tractor Shed $15,614.53
Replace exhaust fans with direct drive units $10,822.80
Construct tractor shed $15,614.53
Flooring Upgrade in Library $11,537.33

**Mountain View Elementary**
Repair drain and damaged tiles $5,603.82
Padded door for safe space $7,288.89
REPAIR AIR LEAKS (HVAC) $8,681.08

**Nanwalek School K-12**
BUILD WALL FOR OFFICE $5,466.63

**Nikiski Mid/High**
Worked on PRV Valve Assembly (water quality and conservation) $18,368.97
ALL - WATER QUALITY $10,306.02
Worked on PRV Valve Assembly (water quality and conservation) $14,684.05
RAMP FOR GRADUATION $6,911.61
Replace broken skylight in classroom $5,957.00
Sprinkler Head release during power outage $6,685.28
Need locker bars, hooks, and latch parts for locker repair $5,560.62

**Nikolaevsk School**
Install and wire new drop down movie screen in gym $6,097.01
Swap fuel tanks following gas conversion (down-sized) $6,662.72
Exterior Painting $5,131.83
Raise to standard height and repair counter top in teachers’ lounge $11,042.60

**Ninilchik School**
Install new swing set and resilient improvements $12,833.94
Asbestos Abatement $42,810.07
Install the new Revolution lift for the pool $5,138.19
Flooring Upgrade in Rooms 16, 16a, 28, 29 and 15a $8,217.14
Asbestos Abatement $5,897.32

**Nikiski North Star Elementary**
Need to replace the first bathroom stall/divider. It's damaged. $5,323.74
Remove curb and patch ground to allow access for snow removal $7,258.22
Repair pneumatic leaks (HVAC) $6,399.66

**Paul Banks Elementary**
Security Upgrades (Locks) $5,488.25
P&E replacement of rusted partitions $6,352.91

**Razdolna School**

Construct ADA Ramps $31,101.33

**Redoubt Elementary**

Security Upgrades (Locks) $7,580.82
Replace siding on the back of gym addition $19,499.58
Provide electrical for new portable $10,247.29

**Risk Management**

Sound proof bathroom and enclose office spaces $7,600.98

**Seward Elementary**

Fuel tank replacement (associated fencing and piping) $6,124.34
Install 2 VFD’S on AHU supply air fans (construct supports and demolish old slide damper system) $28,978.81
Refurbish playfield, topdress and re-seed. $8,317.16
VFD drives for EX 1 and SA 1 $22,395.80

**Seward High**

Door and storefront replacements (design, materials, contracted installation) $29,263.88
Install new day tank (recycled from Homer Middle) $7,358.86
Flooring Upgrade in Rooms 107-1, 107-2, 107-3, 107-4 and 108 and the Library $18,422.50
Burner replacement for boiler #2. $22,193.87
Rebuild pump 3 $7,433.45
Paint various patches in halls 123 & 124 $8,706.19
Installation and hook up associated with new welders $8,327.26

**Skyview Middle**

Electrical associated with sped room renovation work (lighting replacement and circuit modification) $33,423.65
Science lab remodel $31,539.19
Flooring Upgrade in Room 106c and the Library $22,788.19
Paint wall by couch upstairs hallway by stairwell. Hanging a piece of artwork there. $6,209.41

**ALL - WATER QUALITY**

Move treatment from boiler room to fan room $6,750.97

Move treatment from boiler room to fan room $6,468.28
**Soldotna Elementary**

- Fence for playground $15,358.64
- Flooring Upgrade in Library $12,542.79
- Install emergency lights in hallways $5,350.20

**Soldotna High**

- GYM LOCKER REPLACEMENTS. $71,990.80
- Replace Commercial washer unit $8,723.71
- Repair Boy’s locker room doors $5,809.16
- Seal and stripe tennis courts for new parking area $8,520.00
- Install new doors and frames $8,164.68
- Replace Girls PE locker room doors $5,255.03
- Rebuild main pool pump $5,647.69
- Replace cracked boiler #3 section $9,593.98
- Repair pool Circulation pump and chemtrol $7,670.62

**Soldotna Prep**

- GYM LOCKER REPLACEMENTS $42,327.00
- Contracted replacement of 8 boiler fire tubes (pressure weld certified) $14,437.44

**Sterling Elementary**

- Replace sidewalk in front of school $32,187.00
- Install fire alarm system throughout building and institute monitoring contract $38,018.03
- ALL - WATER QUALITY $10,271.80
- Replace primary wing furnaces $11,101.68
- CHANGE OUT ARSENIC MEDIA (water treatment) $6,595.22

**Susan B. English School**

- REPAIR CRACKED/DAMAGED SHEETROCK IN GYM $10,194.79
- Replace boiler #1 cracked section $6,711.73
- 2010/2011 WATER TESTING - VOC, NITRATE, LEAD/COPPER, COLIFORM $7,606.94
- Repaint entire gym. $15,072.91

**Tustumena Elementary**

- Install generator from KCHS Auditorium and 1 ATS at Tustumena to replace unreliable equipment. $24,065.44
- PLUMBING FIXTURE UPGRADES $42,312.97
ARSENIC TREATMENT

**District Warehouse/Media/Connections**

- BOILER REPLACEMENT $43,896.74
- Repairs to faulty lift station (Sewer) $5,929.43

**West Homer Elementary**

- Install gym sound equipment $5,897.58
- Swap fuel tanks from gas conversion (down-sizing) $5,876.08
- P & E DCVA REPLACEMENT OR REPAIR. (Fire service back-flow preventer) $8,498.94

**Grand Total** $2,004,561.85
Kenai Peninsula Borough Capital Projects Department
2015-16 School District Capital Projects

Area Wide Design Development School Improvements Funded FY12 $50,000

This funding has been used for the Kachemak Selo School initial site investigation, including soil analysis, and a site access feasibility study. The remaining funds will be used as matching funds to complete the Educational Specifications as identified in the Kachemak-Selo Education Specification Project below.

Kachemak-Selo Education Specifications Funded FY13 $154,000

The project consists of creating Educational Specifications for use as a basis for obtaining further funding and guiding the design for a future school in the village of Kachemak-Selo. A consultant has been selected to perform the work and numerous meetings with the public, school maintenance, school staff and students were held in December of 2013 and January of 2014. Additional meetings are scheduled for February with the final document preparation in March of 2014.

Area Wide Design Development for School Improvements Funded FY13 $200,000

This funding has been used for the Kenai Middle School Safety and Security Upgrades schematic design, Homer High School Re-Roof Schematic Design, Chapman School Wood Shop Design, Nanwalek School – Office Remodel, Skyview School – Special Needs Classroom Reconfiguration. Information on these projects is identified below as funded by 13DSG.

Homer High School Re-Roof Submitted in CIP Process

This project will replace 141,605 square feet of cedar shingled roof with architectural grade asphalt shingles. The schematic design was funded out of the 13DSG account. This project was submitted to DEED during the latest CIP application process.

Kenai Middle School Safety and Security Upgrade Submitted in CIP Process

This project will address two primary safety issues at the school. The first is addressing the friable spray applied asbestos fire proofing to the structural steel above the ceiling grid and the second is a student safety upgrade to control the access into the facility, to manage those entering the school. The schematic design was funded out of the 13DSG account. This project was submitted to DEED during the latest CIP application process.

Nanwalek School – Office Remodel (Maintenance Support) Funded FY13 $15,000

The project consists of remodeling the existing administrative office to partition off a space for the principal. A consultant has been selected to prepare documents for submission to the Fire Marshal. Project is planned for Maintenance construction. The Design is funded out of the 13DSG
Skyview School – Special Needs Classroom Reconfiguration (Maintenance Support)  Funded FY13
The project consists of remodeling an existing classroom to provide break-out space for the Autism Program and the Special Needs Program. The classroom space will be divided and new doors installed to provide access from adjoining rooms into the new spaces. Remodeling documents are being prepared in-house with work being completed prior to the start of school the fall of 2014. Work will be performed by a combination of maintenance personnel and low-bid contractors. The Design is funded out of the 13DSG.

Arsenic Compliance  FY13 Funding $71,530
DEC Final Approval to Operate has been received for Tustumena Elementary and Nikiski Middle / High School. All documents requested by DEC for Final Approval to Operate have been submitted for Sterling Elementary School. Additional work may be required to document any changes that have occurred to the septic system as DEC is requiring Waste Water System Approval prior to issuing Water (Arsenic Removal) System Approval.

Homer Schools Gas Line – Boiler Conversion (Maintenance Support)  Funded FY14 $350,000
The project consists of replacing oil fuel lines with natural gas fuel lines, modifying boiler burners in the Paul Banks Elementary School, Homer Middle School, and West Homer Elementary School and replacing one older boiler each in the Paul Banks Elementary School and Homer Middle School. The initial bidding received no bids. A second bid effort received three responsive bids. The selected Contractor has completed installation of all gas lines and will convert existing boilers and install new boilers prior to February 1, 2014. Borough Maintenance is managing the Homer High School portion of this project.

Homer High Front Entry Upgrade  Funded FY12 $1000,000
The front entry to the school has difficult grading and drainage issues, this portion of the project is to seek a design for future construction, final scoping is under way to set design perimeters to address the site within a reasonable construction budget. A request for proposals for professional service is scheduled for later this spring. Funding for implementation of the design is currently unfunded.

Kenai Culinary Arts (SB 84)  Funded FY13 $73,132
The scope of work involved remodeling two cooking stations from a residential setting to a commercial kitchen setting. All work has been completed.
Kenai Peninsula Borough Capital Projects Department  
2015-16 School District Capital Projects

Nanwalek Welding Shop (SB 84) Funded FY13 $38,505
The project scope included finishing the interior space of an existing room for welding shop use. Work includes interior finishes, HVAC ductwork and controls, and electrical lighting and power. All work has been completed.

Seward High Shop Expansion (SB 84) Funded FY13 $179,898
The scope of work for the project was reduced to meet available budget and was bid the summer of 2012. All bid responses greatly exceeded the budget and the project was pulled for further consideration. The scope has been reduced to include four welding stations, two oxy-acetylene stations and a moveable filtration unit to be used within the existing shop space. Quotes for work stations, welding equipment and accessories are due January 29th, 2014.

Skyview Middle Canopy (SB 84) Funded FY13 $399,372
The project consists of a 36’ by 50’ piling supported canopy with 12” steel pilings. The canopy structure is parallel chord trusses bearing on steel beams with a wood deck and built-up roof. Metal siding was used for the exterior finish. All work has been completed.

Nanwalek Propane Tank Repair/Replacement Funded FY13 $100,000
The tanks at Nanwalek continue to deteriorate as they are exposed to the marine environment. In initial response to the inability to fill two tanks and the need to have fuel for winter, two tanks were relocated to the site (one used tank was purchased and one tank was relocated from Tustumena Elementary). The project will recondition two used DOT tanks to replace the smaller tanks and repaint the larger tanks. Two used tanks were purchased from suburban propane and a contract was awarded to convert and recondition the DOT tanks, contingent upon funding. A bid will be released in the spring and awarded in July to begin the installation process.

West Homer El (Mortar Joints) No Funding Source
A design was completed to resolve the water infiltration problem and a solution to situation was designed. A cost estimate was developed and project is waiting for additional funding of $450,000 to complete the rain screen, re-flashing and window replacements for the east wall.
Districtwide Roofing Project: 2011 School Bond $13,865,000

In all, 18 schools have received roof replacement. All schools designated under this bond have been completed.

2011 - Six schools had roof replacements:
• District Warehouse, Roof Areas A and B
• K-Beach Elementary
• Kenai Elementary/Aurora Borealis, Roof Areas C, D, and E
• McNeil Canyon Elementary, Central and East Wings
• Soldotna High, roof areas A and I
• Kenai Central High (Roof Areas A, F & G in 2011, Area B in 2012)

2012 - Eight schools had roof replacements:
• Chapman School, Areas A, B, G, H, E - Some work is to be carried forward to the summer of 2013.
• Homer Middle, Area 1 and Area 2
• Paul Banks Elementary, South Wing and Main Wing
• Nikiski High
• Seward Elementary
• Seward High & Auditorium
• Sterling Elementary Roof, Areas A, B, and C
• Ninilchik School, Roof areas E, F, G, H, I, and J - Some work is to be carried forward to the summer of 2013.

2013 – Four schools had roof replacements:
• Cooper Landing
• Moose Pass
• Kaleidoscope/Sears Elementary
• Soldotna Elementary
  Two school re-roofing projects, Chapman Elementary and Ninilchik School, started in 2012 were also completed the summer of 2013.

2014 – Three Schools had roof replacements
• Tustumena Elementary School
• Skyview School
• Kenai Elementary/Aurora Borealis, Roof Areas A and B
Districtwide Roofing Project:  2013 School Bond $21,800,000

The process is nearly complete to select a consultant for all 10 schools identified to be included in this bonded project. Once completed, the selected consultant will perform necessary work to bid three school re-roofing projects for the summer of 2014. The remaining seven schools will be addressed in 2015 and 2016.

2015 - Four schools are scheduled for roof replacements:
- Homer Middle School, Roof Areas
- Soldotna Middle School
- Paul Banks Elementary, Roof Areas B and D
- Kenai Central High School, Roof Areas C, D, E, H, J, K, L and M

2016 - Three schools are scheduled for roof replacements:
- Kenai Middle School
- Ninilchik School, Roof Areas N and O
- Soldotna High School, Roof Areas B, C, D, E, F, G and H