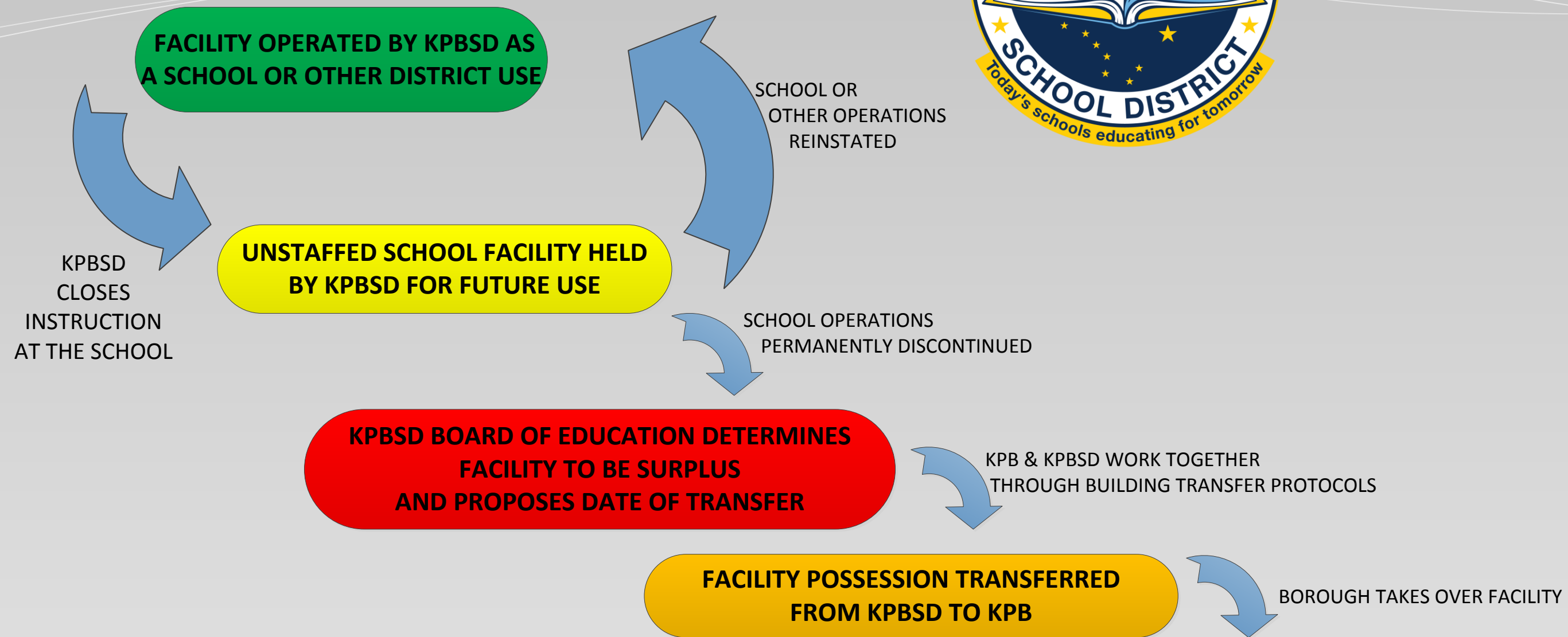


# PATHWAY OF SCHOOL CLOSURES



# HOW CLOSED SCHOOLS BECOME SURPLUS REAL PROPERTY OF THE BOROUGH



**KPBSD HOLDING COSTS**

- INSURANCE
- UTILITIES/ENERGY
- GROUNDS MAINTENANCE
- ROUTINE MAINTENANCE
- CAPITAL MAINTENANCE

Non-Operating School Facilities are not included in the District Cost Factor in the State Funding Formula and absorbed into the District Education Budget

## KPB ADMINISTERS A FACILITY MANAGEMENT PLAN

KPB uses the decision making process applicable to surplus assets. Prioritized decision making considers potential borough uses of the facility, other public uses of the facility, private marketplace opportunities, purposefully holding the facility vacant, and the eventual demolition of structures that are financial liabilities.

- 1<sup>st</sup> PRIORITY: FACILITY REPURPOSED & REASSIGNED
- 2<sup>nd</sup> OPTION: FACILITY MARKETED FOR SALE OR FOR LEASE
- 3<sup>rd</sup> OPTION: VACANT FACILITY HOLDING PLAN
- Last Choice: FACILITY DECOMMISSIONED & DEMOLISHED

**BOROUGH HOLDING COSTS**

- INSURANCE
- UTILITIES/ENERGY
- GROUNDS MAINTENANCE
- ROUTINE MAINTENANCE
- CAPITAL MAINTENANCE

Borough General Fund Budget

**SALE - LEASE REVENUE**

**DEMO COSTS**

*KPBSD is currently considering closing some schools. The facilities do not go away at that point. KPBSD may hold the facilities so that they are available for reopening operations at a later time, or the Board of Education could surplus facilities so that the borough can move forward with the repurposing, sale, or demolition of the facility.*

#### **4 AAC 05.090. Discontinuation or closure of schools**

(a) After a school has been started in a community, either by renovating an existing facility or constructing a new facility, that school may be temporarily or permanently discontinued or closed only

(1) through action of the governing body of the district or regional school board;

(2) after the district or regional school board provides at least 10 days written notice to each of the affected students' parents or guardian; and

(3) after submission of a plan under (d) of this section, that is approved by the department using the standards set out in this section, except in an emergency or case-by-case situation under (e) of this section.

(b) A plan for permanent discontinuation or closure of a school must be submitted to the department for approval and may not be executed until it is approved by the department. A plan will be considered approved if the department does not disapprove the plan within 90 days after submission.

(c) A plan for temporary discontinuation or closure of a school during the school year must be reviewed and approved at a public meeting of the governing body of the district or regional school board and submitted to the department for approval at least ten days before temporary discontinuation or closure of the school except as provided under (e) of this section.

(d) A plan for temporary or permanent discontinuation or closure of a school must include

(1) the provision of educational services to all eligible students, including students with a disability consistent with AS 14, this title, and other laws applicable for the operation of public schools in the state;

(2) the provision of pupil transportation services, if needed;

(3) a schedule for providing compensatory services under 4 AAC 52, if required;

(4) the reimbursement to the department of public money already paid by the department for the period of discontinuance or closure unless the school year is extended to make up for the period of discontinuance or closure; and

(5) the steps for reopening of the school if temporarily discontinued or closed including a school disciplinary and safety program under AS 14.33.120.

(e) A superintendent may order the emergency closure of a school under AS 14.03.030(2) if closure is necessary to protect the public health or safety of the students, staff, or community. To the extent practicable, the superintendent shall consult with the department and with state and federal agencies with jurisdiction over public health and safety. The superintendent shall notify the department in writing no more than 24 hours after ordering an emergency closure.

(f) If a school is temporarily discontinued or closed for disciplinary or safety reasons, the facility must remain closed for all purposes until the school is reopened.

(g) A superintendent who has ordered an emergency closure of a school shall submit a modified calendar for the school to the department as soon as practicable after the closure. Under the modified calendar, the district shall implement one or more of the following actions:

(1) if the original calendar provided for more than 180 days, reduce the number of days in session or days used for in-service training for the school, so the combined number of days in session and days used for in-service training under the modified calendar remains in compliance with AS 14.03.030;

(2) designate emergency closure days in place of days in session or days used for in-service training if the emergency closure days have been approved by the commissioner under AS 14.03.030(2) and (h) of this section;

(3) designate additional days that the school must be in session to replace school closure days that were not reduced under (1) of this subsection or approved as emergency closure days under (2) of this subsection.

(h) A district may, on a form prescribed by the department, apply to the commissioner for approval to substitute an emergency closure day for a day in session or a day used for in-service training. The commissioner may approve all, none, or some of the days the school was closed as emergency closure days, and require that the district replace the remaining days. In determining whether to approve, deny, or partially approve the request, the commissioner will consider

(1) the extent to which the district implemented a continuation of educational services plan during the closure;

(2) the depth and quality of the educational services the district provided to students during the closure;

(3) if the district had warning of the pending emergency, the extent to which the district used the warning to prepare for continuation of educational services specific to the pending emergency;

(4) the communication with families of students to facilitate delivery of educational services during the emergency;

(5) the nature and duration of the emergency;

(6) whether teachers and administrators were in on-duty status working to deliver educational services during the emergency;

(7) the academic needs of the students in the district; and

(8) the public interest.

S-1

S-2

P-012-4

P-012-5

P-012-6

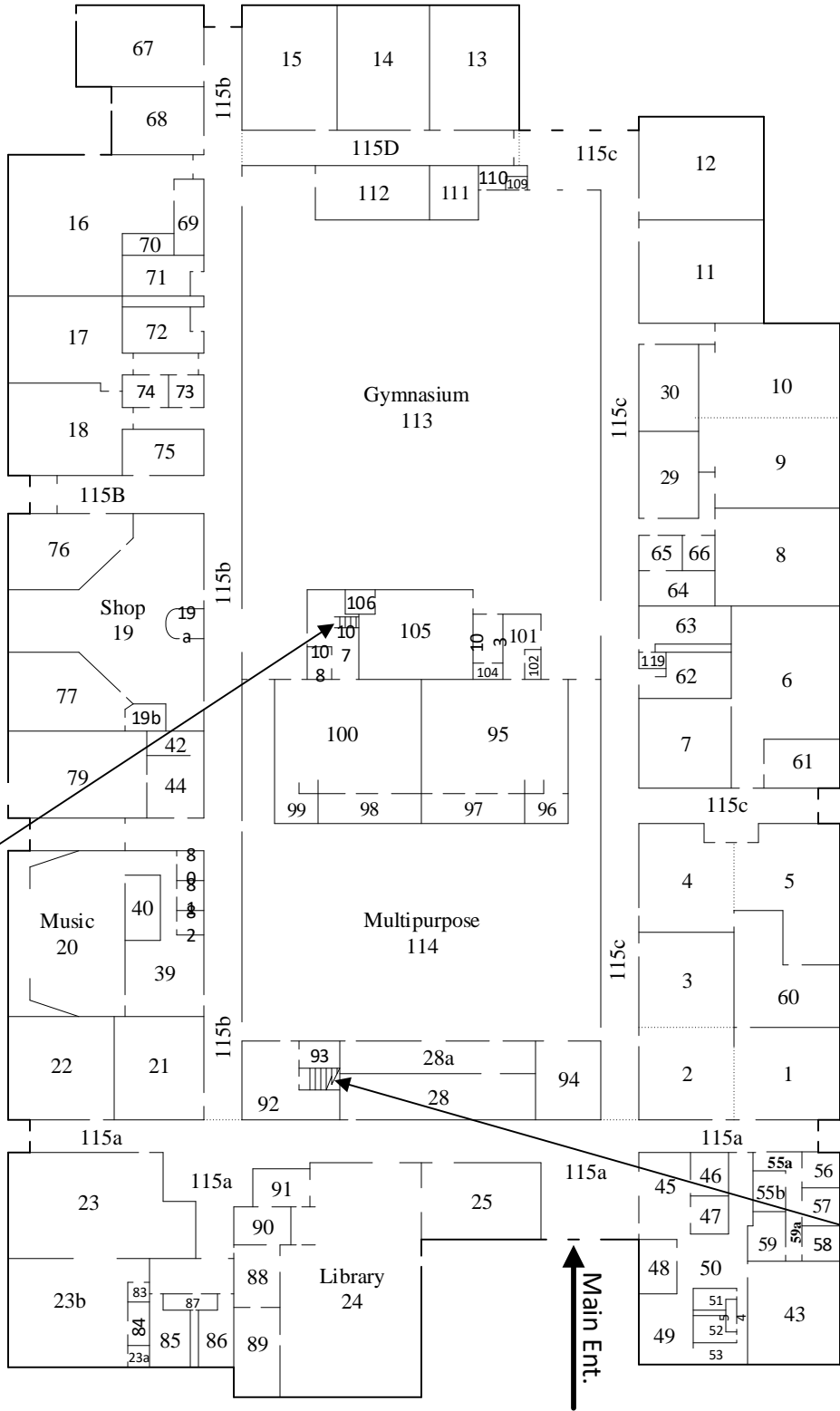
P-012-7

P-012-8

P-012-2

P-012-1

Fan Room 117



NOTE: Drawing Is Not To Scale

KENAI PENINSULA BOROUGH - Soldotna Middle School (SMS)  
 #012  
 426 West Redoubt Avenue, Soldotna, Alaska 99669  
 Basic Floor Plan

By: MGM Revised: 8 - 26 - 2003 Drawing 1 of 1

Mech. Room 116



Renewal and Replacement Schedule

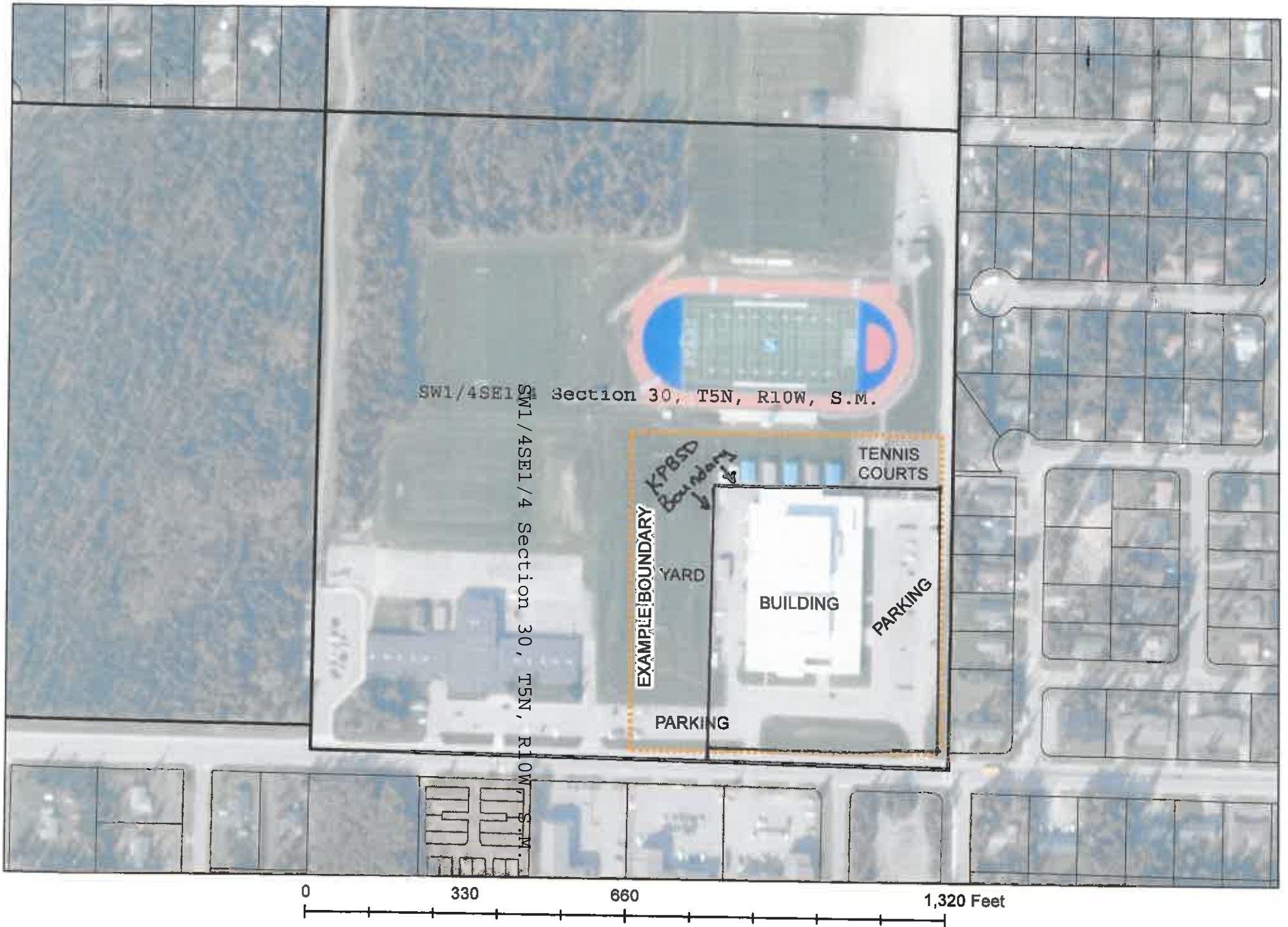
CIP FY 2019		Building System Appraisal (List taken from Appendix A of EED Preventive Maintenance Handbook)			Current Dollar Value of Systems/Components that require Renewal or Replacement during Year (in thousands of dollars)						Deferred Project	Attach Survey if included in CIP	Total Costs by System (in dollars)	
Soldotna Middle School 1970		System	Year Installed	Remain-ing Life Span	Year work req'd	Year 1	Year 2	Year 3	Year 4	Year 5				Year 6
Name and/or Number	Site Improvements					2019	2020	2021	2022	2023	2024			
EED #	24022001A	Site Utilities												
Dist. #	24	Foundation/Substruct.	1970	1	2020	1,229								\$ 1,228,594
		Superstructure	1970	1	2020	1,634								\$ 1,633,731
Gross Square Footage 49,727		Exterior Wall System	1970	-24	1995	1,090						X		\$ 1,090,153
		Exterior Windows	1970	-19	2000	288						X		\$ 288,270
		Exterior Doors	1993	-6	2013	57						X		\$ 57,497
Number of Stories 1		Roof Systems	2015	16	2035									\$ 556,164
		Interior Partitions	1970	1	2020	631								\$ 631,078
		Interior Doors	1970	-19	2000	196						X		\$ 195,590
Building or Facility Use 7-8		Interior Floor Finishes	1992	-12	2007	653						X		\$ 653,253
		Interior Wall Finishes	1998	4	2023				249					\$ 248,568
		Interior Ceiling Finishes	1970	-24	1995	417						X		\$ 417,498
Replacement Value \$11,986,287		Specialties	1970	-9	2010	319						X		\$ 319,206
		Conveying Systems												
		Plumbing piping	1970	-19	2000	420						X		\$ 419,520
NOTES		Plumbing Fixtures	1970	-19	2000	206						X		\$ 205,565
East exterior gym wall resurfaced 2005. Minor flooring replacement completed 2004.		Fire Protect./Suppres.	2003	14	2033									\$ 307,448
		HVAC Distribution	1970	-9	2010	605						X		\$ 605,307
		HVAC Equipment	1970	-19	2000	1,370						X		\$ 1,370,033
		HVAC Controls	1970	-29	1990	258						X		\$ 257,705
		Electrical Serv./Gen.	1984	5	2024					244				\$ 243,921
		Electrical Distribution	1970	1	2020	293								\$ 293,065
		Electrical Lighting	2003	9	2028									\$ 670,033
		Special Electrical	1970	-34	1985	294						X		\$ 294,263
Facility Cost Index 0.830976972		Equip and Furnishings												
		Totals				9,960	-	-	249	244	-	\$ 10,452,817	Six Year Total	

Renewal and Replacement Schedule

CIP FY 2019		Building System Appraisal (List taken from Appendix A of EED Preventive Maintenance Handbook)			Current Dollar Value of Systems/Components that require Renewal or Replacement during Year (in thousands of dollars)						Deferred Project	Attach Survey if included in CIP	Total Costs by System (in dollars)	
Soldotna Middle School 1984		System	Year Installed	Remain-ing Life Span	Year work req'd	Year 1	Year 2	Year 3	Year 4	Year 5				Year 6
Name and/or Number	Site Improvements					2019	2020	2021	2022	2023	2024			
EED #	24022001B	Site Utilities												
Dist. #	24	Foundation/Substruct.	1984	15	2034									\$ 853,769
		Superstructure	1984	15	2034									\$ 1,135,304
Gross Square Footage 35,028		Exterior Wall System	1984	-10	2009	758						X		\$ 757,564
		Exterior Windows	1984	-5	2014	200						X		\$ 200,323
		Exterior Doors	1993	-6	2013	40						X		\$ 39,956
Number of Stories 1		Roof Systems	2015	16	2035									\$ 386,487
		Interior Partitions	1984	15	2034									\$ 438,546
		Interior Doors	1984	-5	2014	136						X		\$ 135,919
Building or Facility Use 7-8		Interior Floor Finishes	1992	-12	2007	454						X		\$ 453,955
		Interior Wall Finishes	1998	4	2023				173					\$ 172,734
		Interior Ceiling Finishes	1984	-10	2009	290						X		\$ 290,126
Replacement Value \$8,329,453		Specialties	1984	5	2024					222				\$ 221,821
		Conveying Systems												
		Plumbing piping	1984	-5	2014	292						X		\$ 291,531
NOTES		Plumbing Fixtures	1984	-5	2014	143						X		\$ 142,850
East exterior gym wall resurfaced 2005. Minor flooring replacement completed 2004.		Fire Protect./Suppres.	2003	14	2033									\$ 213,650
		HVAC Distribution	1984	5	2024					421				\$ 420,637
		HVAC Equipment	1984	-5	2014	952						X		\$ 952,057
		HVAC Controls	1984	-15	2004	179						X		\$ 179,083
		Electrical Serv./Gen.	1984	5	2024					170				\$ 169,504
		Electrical Distribution	1984	15	2034									\$ 203,655
		Electrical Lighting	1984	-10	2009	466						X		\$ 465,616
		Special Electrical	1984	-20	1999	204						X		\$ 204,488
Facility Cost Index 0.49384608		Equip and Furnishings												
		Totals				4,113	-	-	173	812	-	\$ 5,098,164	Six Year Total	



# SOLDOTA PREP BOUNDARY & GROUNDS



### SOLDOTNA PREP CAPITAL ASSET LEDGER-May 2019

Fund# Asset ID	Description	GAAFR Cat	Acq Date	Funding Source	Cost	Accum Dep	Undepreciated	Notes
400 CPB185	BUILDING-SOLDOTNA JUNIOR HIGH	BUILDINGS	9/1/1970	GENERAL OBLIGATION BONDS	\$ 7,115,459.00	\$ 6,807,122.53	\$ 308,336.47	Bonds are paid off
400 CP1170	IMPROVEMENTS-SOLDOTNA JUNIOR H	IMPROVEMENTS OTHER THAN BLDGS	9/1/1970	GENERAL FUND	\$ 666,248.00	\$ 666,248.00	\$ -	
400 059-302-02	LAND-SOLDOTNA JR. HIGH	LAND	9/1/1979	GENERAL FUND	\$ 5,900.00	\$ -	\$ 5,900.00	
400 CP141	REPLACE FIRE DOORS-96749	IMPROVEMENTS OTHER THAN BLDGS	6/30/1996	GENERAL FUND	\$ 10,130.00	\$ 10,130.00	\$ -	
400 CP141A	SOLDOTNA MIDDLE FIRE DOORS-967	BUILDINGS	6/30/1997	GENERAL FUND	\$ 9,999.00	\$ 9,999.00	\$ -	
400 CP141B	SOLDOTNA MIDDLE FIRE DOORS/HND	BUILDINGS	6/30/1998	GENERAL FUND	\$ 8,924.00	\$ 8,924.00	\$ -	
401 00RF7	SOLDOTNA MIDDLE REROOF	BUILDINGS	6/30/2003	GENERAL OBLIGATION BONDS	\$ 450,455.00	\$ 337,841.30	\$ 112,613.70	Bonds are paid off
400 04749	SOLDOTNA MID SCH-FIRE ALARM	IMPROVEMENTS OTHER THAN BLDGS	6/30/2004	GENERAL FUND	\$ 110,192.00	\$ 110,192.00	\$ -	
401 00SMS	SOLDOTNA MIDDLE-CLASSROOM RENO	IMPROVEMENTS OTHER THAN BLDGS	6/30/2004	GENERAL OBLIGATION BONDS	\$ 1,121,091.00	\$ 700,681.65	\$ 420,409.35	Bonds are paid off
400 INTOC	INTERCOM SYSTEM	IMPROVEMENTS OTHER THAN BLDGS	6/30/2005	GENERAL FUND	\$ 23,006.00	\$ 23,006.00	\$ -	
400 08311	SOLDOTNA MIDDLE GYM SIDING	BUILDINGS	6/30/2008	STATE AND FEDERAL GRANTS	\$ 37,500.00	\$ 9,375.00	\$ 28,125.00	
400 08311A	SOLDOTNA MIDDLE GYM SIDING	BUILDINGS	6/30/2008	GENERAL FUND	\$ 16,404.00	\$ 4,101.00	\$ 12,303.00	
400 10860SM	SOLDOTNA MIDDLE GENERATOR	IMPROVEMENTS OTHER THAN BLDGS	6/30/2010	GENERAL FUND	\$ 33,251.00	\$ 26,277.44	\$ 6,973.56	
					<b>\$ 9,608,559.00</b>	<b>\$ 8,713,897.92</b>	<b>\$ 894,661.08</b>	

QUITCLAIM DEED  
(Statutory Form)

THE GRANTOR, CITY OF SOLDOTNA, ALASKA, for and in consideration of the sum of ONE (\$1.00) DOLLAR and other good and sufficient considerations does hereby convey and quitclaim to the GRANTEE, KENAI PENINSULA BOROUGH, all its right, title and interest in the following real property located in the Kenai Recording District, Third Judicial District, State of Alaska, more fully described as:

SW 1/4 of the SE 1/4 Section 30, T5N, R10W,  
Seward Meridian, containing 40 acres more  
or less.

SUBJECT TO the following conditions:

1. The property herein conveyed shall be devoted to school use. If at any time the property or any part of it is used for other than school purposes, the property shall immediately revert to the grantor. The reverter may be evidenced by filing in the Recorder's Office by the Grantor a statement of reverter for condition broken.

DATED: April 5, 1968.

CITY OF SOLDOTNA, ALASKA

BY: Paul J. Buckler  
Mayor

STATE OF ALASKA )  
THIRD JUDICIAL DISTRICT ) SS:

THIS IS TO CERTIFY that on the 5<sup>th</sup> day of April, 1968 at Soldotna, Alaska, before me personally appeared Paul Buckler, whom I know, and he acknowledged to me that he executed the foregoing Quitclaim Deed for and in behalf of CITY OF SOLDOTNA, ALASKA, a municipal corporation, that he is the Mayor of said municipal corporation and is authorized to so execute; that he knew the contents thereof and that the same was his free and voluntary act.

IN WITNESS WHEREOF, I hereunto set my hand and seal.

William J. [Signature]  
Notary Public in and for Alaska  
My commission expires: 12-1-71

*Recorded by [Signature]  
April 9, 1968  
FJB*



144 N. Binklev Street. Soldotna. Alaska 99669 • (907) 714-2205 • (907) 714-2378 Fax

## SURPLUS FACILITY TRANSFER PROTOCOL FORM

<b>Name of Facility</b>	Soldotna Prep
<b>Facility Address</b>	426 W. Redoubt Ave, Soldotna, AK 99669
<b>Agency Representative</b>	Kevin Lyon, KPBSD Director of Planning & Operations
<b>KPB Representative</b>	

TASK	COMPLETED	COMPLETION DATE	COMMENTS
Facility Vacated in "Broom Clean" Condition	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A		
Joint Inspection Performed by Agency Representative & KPB Representative	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A		
Facility Records Transmitted to KPB	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A		Facility records are at KPB
All Access Controls Transferred to KPB	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A		
Utility & Plant Required Accounts Transferred to KPB	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A		Electric Natural Gas/ Propane Communications Insurance
	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A		
	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A		

\_\_\_\_\_  
Agency Representative Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
KPB Representative Signature

\_\_\_\_\_  
Date