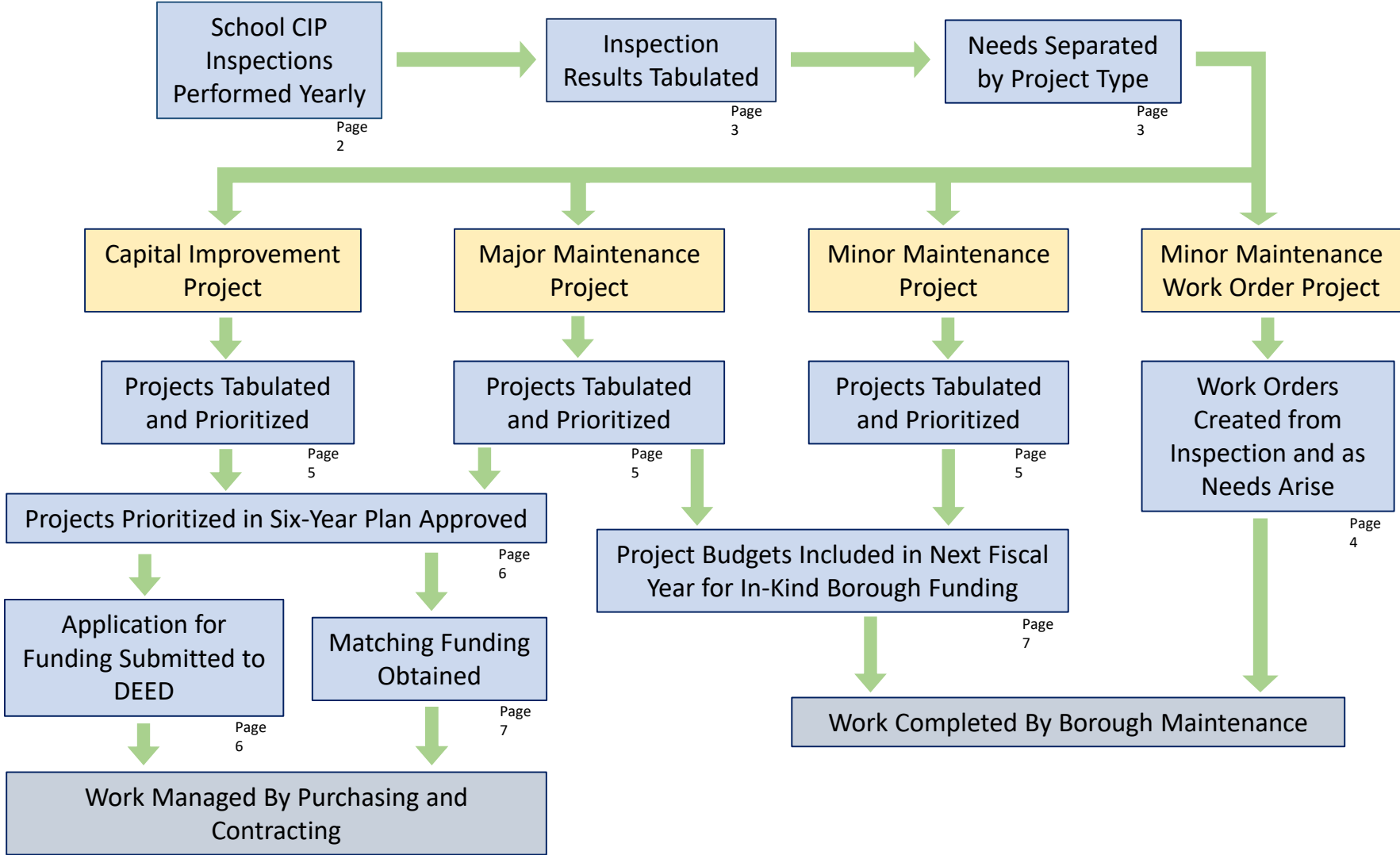


# School Bond 2020

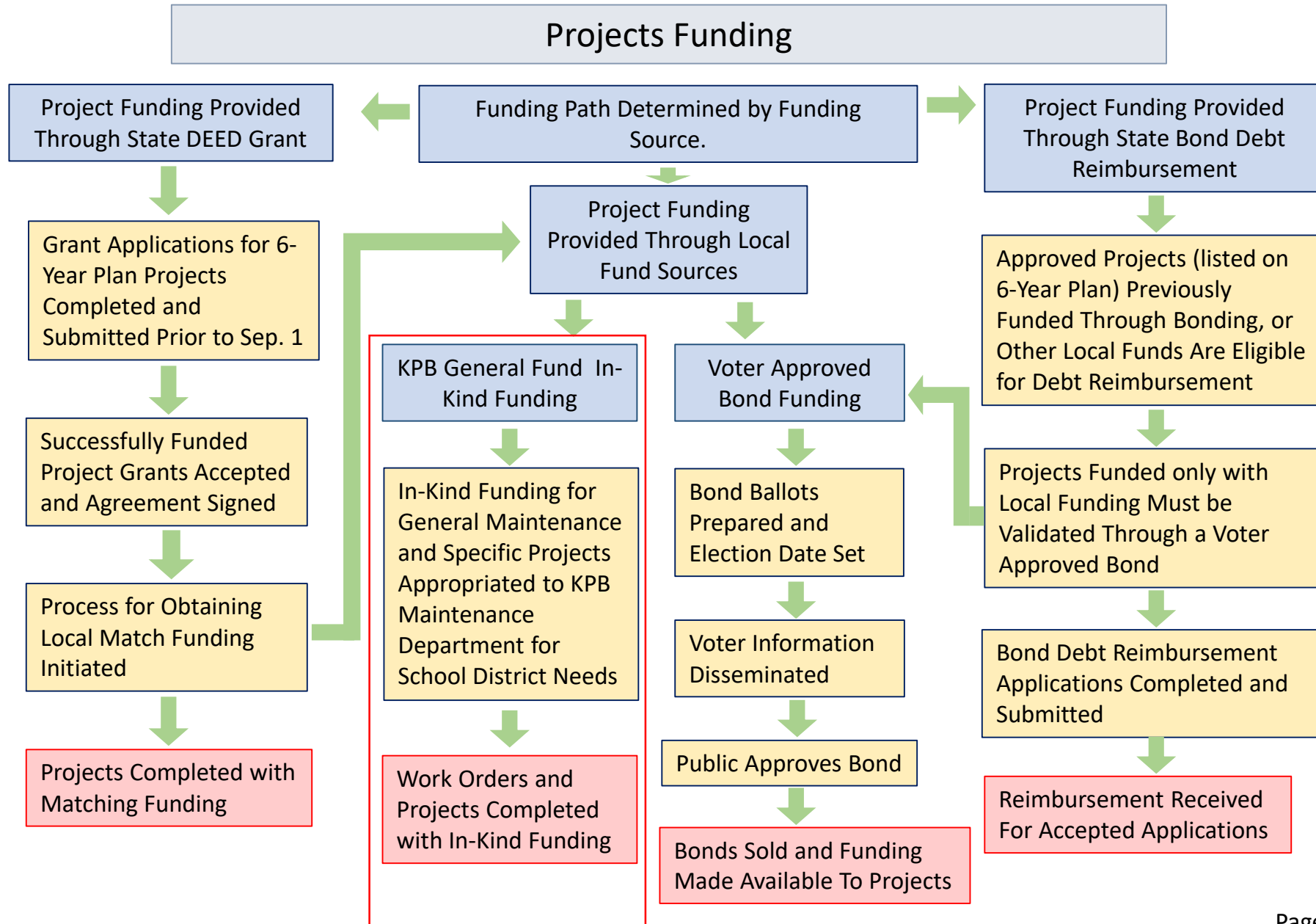


# Kenai Peninsula Borough / School District Facility Processes

## Overview



# Kenai Peninsula Borough / School District Facility Processes



# Potential Bond Items- Removed from Bond List - Funded by KPB

<b>Project Title &amp; Description</b>	<b>Attendance Area</b>	<b>Notes</b>
Hope DDC Control Replacement	Hope	2021 Budget
Mountain View DDC Control Replacement	Kenai	2021 Budget
McNiel Canyon Boiler Replacement	McNiel Canyon	2020 Appropriation
Nikiski North Star - DDC Control Replacement	Nikiski	2021 Budget
Susan B. English – Backup Generator	Seldovia	2021 Budget

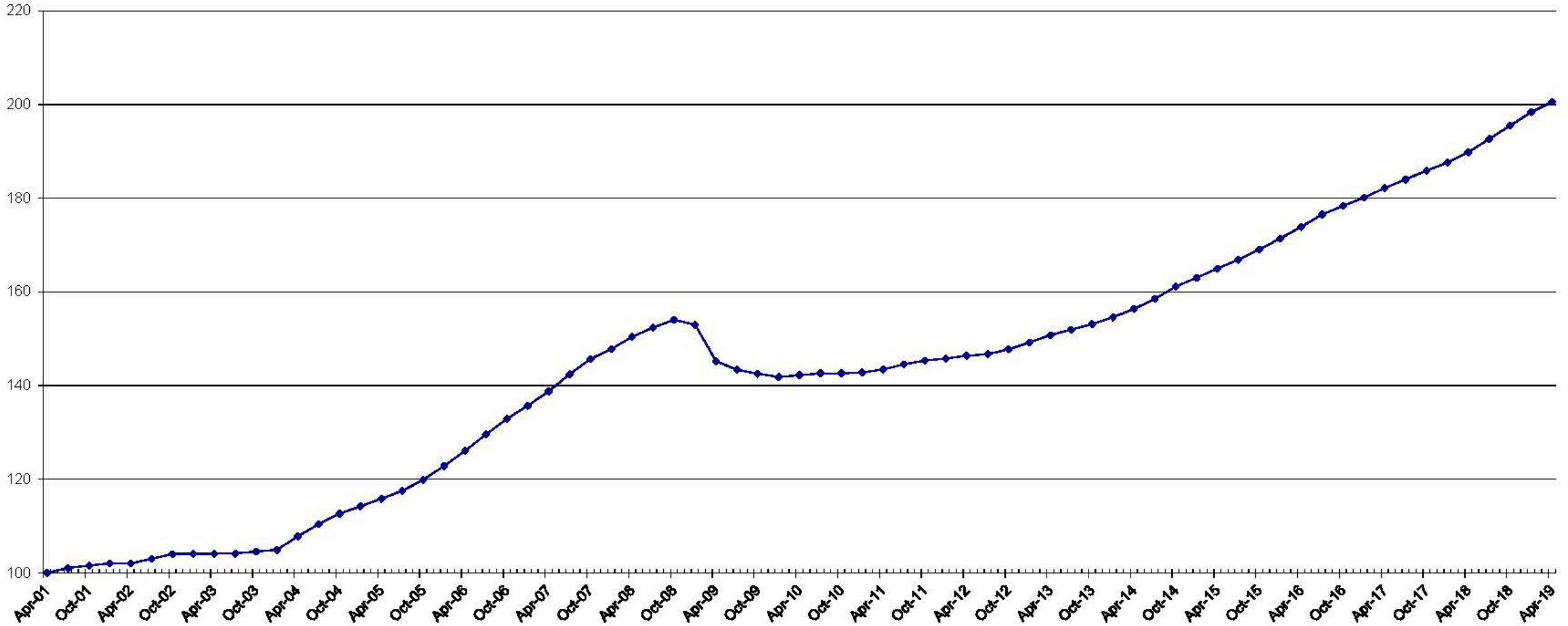


# Bond 2020 List

Project Title & Description	Bond amount	Attendance Area
Chapman Window / Siding Replacement	\$ 308,580.00	Anchor Point
Cooper Landing Window Replacement / Siding	\$ 227,550.00	Cooper Landing
Homer HS – Attic Roof Ventilation and Gutters The current original shake roof was installed in 1985, is no longer in warranty, and is deteriorating. Additionally, attic ventilation has proven to be inadequate, and the internal gutter system is no longer functioning to protect the building from leakage. In order to properly address the internal gutters and ventilation system the entire roof will need to be replaced.	\$ 8,271,734.00	Homer
West Homer EI – North Wall Sealing Shortly after construction, the north wall constructed of fluted concrete block started allowing moisture penetration into the building. This has subsequently caused damage to surfaces, and has contributed to mold growth. This project would install a secondary wall over the exterior surface to prevent water intrusion.	\$ 659,583.00	Homer
Homer HS Heating Controls Replacement The original heating controls were installed in 1985. The components are failing and the entire system needs to be upgraded to meet the current standards. Boilers are scheduled for replacement the summer of 2019.	\$ 900,000.00	Homer
Kenai MS Kitchen / Serving Area Remodel - Kenai Middle School was constructed in 1968. Three lunch periods, small window for one student serving, feeding 200 per day	\$ 750,000.00	Kenai
KCHS DDC Control Replacement	\$ 872,500.00	Kenai
K-Selo New K-12 The buildings are in disrepair and are out of code compliance. The Kenai Peninsula Borough received a two-year extension to allow procurement of matching funds by June 2021. The State has appropriated \$10,010,000.00 with a \$5,390,000 local match required for this project.	\$ 5,390,000.00	K-Selo
Ninilchik Boiler Replacement	\$ 413,012.00	Ninilchik

Project Title & Description	Bond amount	Attendance Area
Nikiski Middle High School - DDC Control Replacement	\$ 593,395.00	Nikiski
Nikiski North Star Roof Replacement (Metal)	\$ 3,422,902.00	Nikiski
Ninilchik Window Replacement	\$ 201,017.00	Ninilchik
Seward MS Repair 2016 Earthquake Damage - The building was damaged in the 2016 earthquake. Interior and exterior repairs are required to preserve building integrity and are a seismic retrofit.	\$ 857,314.00	Seward
Skyview DDC Control Upgrade	\$ 591,360.00	Soldotna
Soldotna School Facilities Renovation	\$ 2,000,000.00	Soldotna
Sterling window / siding replacement (east wing constructed in 1961, 1963 and 1978)	\$ 417,750.00	Sterling
Tebughna – Window Replacement (entire facility - constructed in 1966, 1976)	\$ 832,500.00	Tebughna (Tyonek)
District wide access control	\$ 2,000,589.00	District Wide
<b>TOTAL BOND</b>	<b>\$ 29,940,000.00</b>	

RLB National Construction Cost Index



Cost of construction has increased and continues to increase – in July 2019 data shows it takes \$203.18 to purchase what cost \$100.00 in 2001 construction

KPB Funding Improving - up from 2.96 in 2017 thanks to additional infrastructure investment.



Rank	School District	Score	% of min recommended		Rank	School District	Score	% of min recommended
1	Anchorage	5.00	100.00%		17	Mat-Su Borough	2.35	47.00%
2	Galena City	4.87	97.40%		18	Lower Yukon	2.20	44.00%
3	Ketchikan Borough	4.42	88.40%		19	Yupit	1.94	38.80%
4	Denali Borough	4.19	83.80%		20	Kuspuk	1.93	38.60%
5	Fairbanks Borough	3.88	77.60%		21	Southwest Region	1.87	37.40%
6	Lower Kuskokwim	3.63	72.60%		22	Hoonah City	1.72	34.40%
7	Yukon-Koyukuk	3.09	61.80%		23	Kake City	1.64	32.80%
<b>8</b>	<b>Kenai Peninsula Borough</b>	<b>3.08</b>	<b>61.60%</b>		24	Valdez City	1.62	32.40%
9	Southeast Island	3.01	60.20%		25	Nome City	1.58	31.60%
10	Nenana City	2.97	59.40%		26	Haines Borough	1.55	31.00%
11	Northwest Arctic Borough	2.93	58.60%		27	Aleutians East Borough	1.52	30.40%
12	Kodiak Island Borough	2.83	56.60%		28	Chugach	1.44	28.80%
13	Pribilof Island	2.67	53.40%		29	Copper River	1.40	28.00%
14	Iditarod Area	2.53	50.60%		30	Chatham	1.34	26.80%
15	Juneau Borough	2.44	48.80%		31	Sitka Borough	1.31	26.20%
16	Craig City	2.38	47.60%		32	Saint Marys City	1.29	25.80%
					33	Bristol Bay Borough	1.20	24.00%



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)	
Chapman Elementary 1958		System	Year Installed	Remaining 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 #	24002001A	Site Utilities												
Dist. #	24	Foundation/Substruct.	1958	-11	2008	132						X		\$ 132,007
		Superstructure	1958	-11	2008	176						X		\$ 175,537
Gross Square Footage	5,808	Exterior Wall System	1958	-36	1983	117						X		\$ 117,132
		Exterior Windows	1958	-31	1988	31						X		\$ 30,973
		Exterior Doors	1982	-17	2002	6						X		\$ 6,178
Number of Stories	1	Roof Systems	2013	14	2033									\$ 59,757
		Interior Partitions	1958	-11	2008	68						X		\$ 67,806
		Interior Doors	1992	3	2022			21						\$ 21,015
Building or Facility Use	K-8	Interior Floor Finishes	2002	-2	2017	70						X		\$ 70,189
		Interior Wall Finishes	1998	4	2023				27					\$ 26,707
		Interior Ceiling Finishes	1958	-36	1983	45						X		\$ 44,858
Replacement Value	\$1,287,871	Specialties	1993	14	2033									\$ 34,297
		Conveying Systems												
		Plumbing piping	1958	-31	1988	45						X		\$ 45,075
NOTES		Plumbing Fixtures	1992	3	2022			22						\$ 22,087
Natural Gas Heating conversion in '12		Fire Protect./Suppres.	1994	5	2024					33				\$ 33,034
		HVAC Distribution	1978	-1	2018	65						X		\$ 65,037
		HVAC Equipment	1978	-11	2008	147						X		\$ 147,204
		HVAC Controls	1978	-21	1998	28						X		\$ 27,689
		Electrical Serv./Gen.	1978	-1	2018	26						X		\$ 26,208
		Electrical Distribution	1978	9	2028									\$ 31,488
		Electrical Lighting	2003	9	2028									\$ 71,992
		Special Electrical	1978	-26	1993	32						X		\$ 31,617
Facility Cost Index	0.766778244	Equip and Furnishings												
		Totals				988	-	43	27	33	-	\$ 1,090,355		Six Year Total

Renewal  
Replacement  
Schedule  
Deferred  
Maintenance

# Building Automation System Upgrades – Replacement (DDC)



```
Current date is Tue 1-01-1980
Enter new date:
Current time is 21:35:24.18
Enter new time:

The IBM Personal Computer DOS
Version 2.00 (C)Copyright IBM Corp 1981, 1982, 1983

A>dir

Volume in drive A has no label
Directory of A:\

COMMAND  COM   17664   3-08-83  12:00p
FORMAT   COM    6016   3-08-83  12:00p
CHKDSK   COM    6400   3-08-83  12:00p
SYS      COM    1408   3-08-83  12:00p
DEBUG    COM   11904   3-08-83  12:00p
SLOOP    COM     32    1-01-80   7:44p
        6 File(s)  292864 bytes free

A>_
```

HVAC Controls have a estimated 20 Year expected Life

Controls are installed during final year of construction – specified year prior

Kenai Central High School – Controls installed in 1982 – 38 years

Nikiski Middle High School – Controls installed in 1986 – 34 years

Skyview Middle School – Controls installed in 1987 – 33 years

Homer High School – Controls installed in 1984 – 36 years & Failing



# Exterior Closures (Windows & Walls)

Chapman Window / Siding Replacement – 1982

Cooper Landing Window and Siding Replacement – 1972 & 1982

Nanwalek Window Replacement & Kitchen - 1958

Ninilchik Window Replacement – Single Pane Windows - 1950

Seward Middle School - 2016 Earthquake Damage

Sterling Window / Siding Replacement – 1961, 1963 & 1978

Tebughna (Tyonek) - Window Replacement - 1966 & 1976

West Homer Elementary – North Wall Sealing – Wind driven rain infiltration



# School Roofing Replacement

## Homer High School



Shingles broken and sliding out of position.



Shingles curling and cupping.



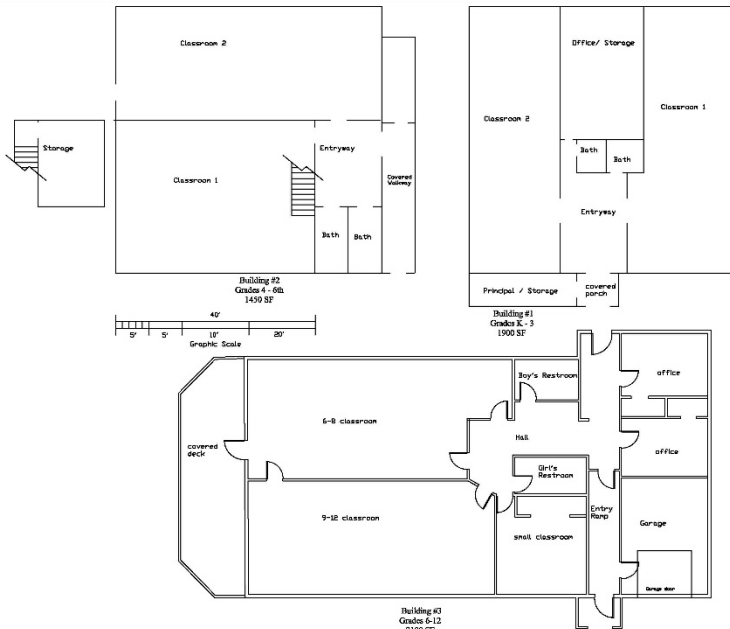
# Nikiski North Star



# Building Replacement -

Kachemak Selo

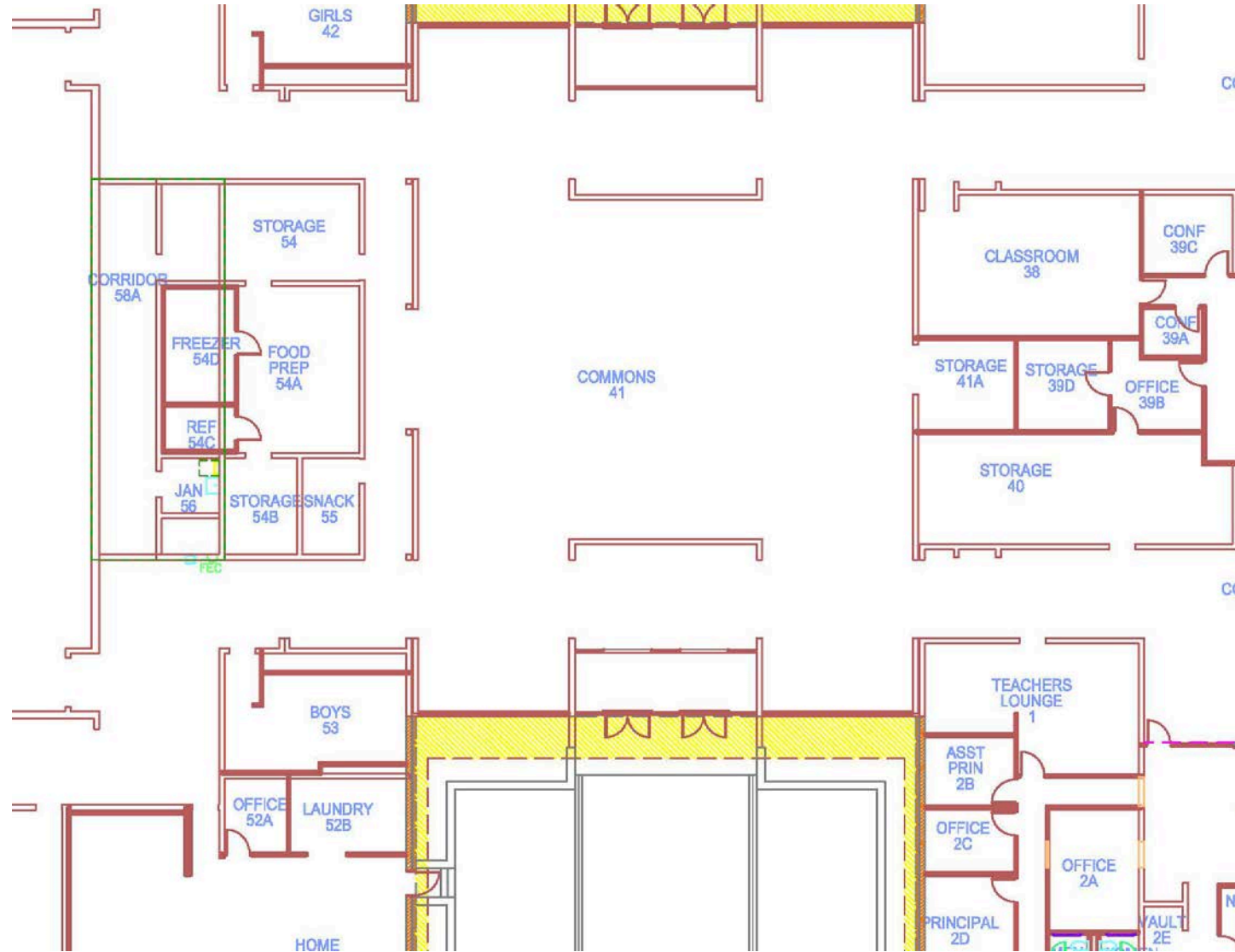
Grant Funded By the Department of Education and Early Development and requires a 35% Local Match



**4 AAC 31.900(27) "geographically separated" means**  
**(A) lacking year-round, publicly-maintained road access to other district schools; or**  
**(B) separated by more than 20 road miles from the closest other school in the district;**

# Operational Improvements

## Kenai Middle School Kitchen / Serving Area Remodel



## District Wide Access Control

### CARD KEY ACCESS - PRIORITY LIST

1	Sterling Elementary
2	Kenai Alternative / Aurora Borealis
3	Soldotna Elementary / Montessori
4	Kenai Middle School
5	Nikiski North Star
6	Redoubt Elementary
7	West Homer Elementary / Big Fireweed
8	Paul Banks Elementary
9	Kaleidoscope
11	K-Beach Elementary
12	Mountain View Elementary
13	McNeil Canyon Elementary
14	Seward Elementary
15	Skyview Middle School
16	Seward Middle School
17	Soldotna Prep School / River City Academy
18	Tustumena Elementary
19	Homer Middle School
20	Chapman
21	Tebughna (Tyonek)
22	Nikiski Middle / High School
23	Seward High School
24	Soldotna High School
25	Kenai Central High School
26	Ninilchik
27	Homer Flex
28	Nikolaevsk
30	Susan B. English
31	Hope
32	Cooper Landing
33	Nanwalek
34	Port Graham
35	Moose Pass
36	Homer High School
37	District Offices
38	Warehouse / Connections
LEASED	Voznesenka
LEASED	Kachemak Selo
LEASED	Razdolna Elementary
LEASED	Little Fireweed Academy

**Cost of the Proposed Bond is approximately 0.28 mils or \$27.80 per \$100,000 of assessed value.**

Request	Mill required to support request	est cost of proposal	Est \$ property taxpayer will pay to support request per \$100,000 assessed value
40M school bond/20 yr no debt reimbursement	0.37	\$3,100,000.00	\$36.83
30M school bond/20 yr no debt reimbursement	0.28	\$2,340,000.00	\$27.80
25M school bond/20 yr no debt reimbursement	0.23	\$1,950,000.00	\$23.16
5M school bond/20 yr no debt reimbursement	0.05	\$385,000.00	\$4.57

**The projects will be administered to remain eligible for State Reimbursement, if it becomes available in the future.**

# School Bond 2020

