

KPBSD School Project
Status Update March 2023

Project Title & Description	Status
<p>Bond Project - Homer High School Front Entrance improvements - The original design in 1985 utilized wood timber retaining walls to provide erosion control, with entrance walkways passing through the terraced sections. Over time the 37 year old wood timber retaining walls have decayed and are in various stages of failure. As timber continues to degrade erosion is becoming an increasing concern, and walkways are being impacted. Heavy equipment required to maintain school siding can no longer be utilized on the school's front section due to the probability of the ground sluffing away under the equipment weight. The existing ramp slopes does not meet current ADA standards and requires significant effort and time to maintain during winter conditions.</p>	<p>On Hold - Next step RFP for Design</p>
<p>Bond Project - Kenai Central High School Field Restroom - The turf and track were originally constructed in 1968 by volunteers for the first football game in 1969. In 2014 artificial turf was installed along with a new 8 lane track. With this improvement facility use has increased as well as hosting larger events, this has increased need for a restroom nearer to the facility. Bond Budget \$500,000</p>	<p>Design Complete - Next Step is to Bid</p>
<p>Bond Project - Kenai Middle School Safety and Security Renovation - The 50 year old facility has never been remodeled. To provide food service in its current configuration, three lunch periods are required. The main entrance, office, commons and food serving area will be renovated to provide improved operations, better visibility to increase security control of the site. The school was constructed in 1972 and did not locate the office in proximity of the main entrance. Over the years security has come to the forefront and access and visibility are primary aspects of providing for a safe and secure learning environment. Bond Budget 2,500,000</p>	<p>On Hold - Next step RFP for Design</p>
<p>Bond Project - KPB/KPBSD Maintenance shop - The limited number of bays and storage area in the shop creates many inefficiencies that limits automotive maintenance capabilities. Vehicles disassembled for service tie up bays until work is completed. Emergency or unplanned higher priority repair needs require towing disassembled vehicles out of a bay to allow those emergency repairs to proceed. Repair delays due to waiting on parts similarly require towing vehicles in and out of the bays to allow other work to proceed. Mobilizing for repair jobs adds hours to repairs due to large tools being stored outside of the shop. These inefficiencies create a backlog of repairs and preventive maintenance tasks that in turn create additional inefficiencies. Vehicles in need of repair are taken out of service while waiting for open bays, negatively impacting the efficiency of the vehicle users. The backlog also limits mechanic availability to service other equipment, such as school generators, tractors and snow blowers. Bond Budget \$5,000,000</p>	<p>On Hold due to funding.</p>

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<p>Bond Project - Various School ROOF replacements - School metal roof replacements - This is the next roof replacement phase for metal roofs constructed in early to late 80s that have exceeded their expected useful life. Nikiski North Star- In the winter of 2019 significant ice damming occurred, causing water to backup and penetrate the 35 year old roof that has exceeded it's 20 year expected life. This caused saturation of the insulation, filled of the soffits with ice resulting in interior building damage. Temporary measures were installed to protect the structure was installation of heat trace along the eaves, to minimize ice damming, operation of the heat trace and loss of insulation has increased the utility cost at this site. This project will replace the damaged and insulation to reduce the operational costs at this site. Mountain View Elementary - Constructed in 1987 the 35 year old roof has exceeded it's 20 year expected life. This project will replace the roof and upgrade the insulation to reduce the operational costs at this site. Hope Roof - Constructed in 1987 the 35 year old roof has exceeded it's 20 year expected life. This project will replace the roof and upgrade the insulation to reduce the operational costs at this site. Total Bond Budget \$4,800,000</p>	<p>Nikiski North Star- Design Contract awarded to K+A 2/2/24. Mountain View Elementary - Design Contract awarded to K+A 2/2/24. Hope - Design Contract awarded to K+A 1/22/24. Proposal to supplement funding with leftover bond funds - See Revised 6 Year Plan.</p>
<p>Bond Project - School Student Drop-off various facilities area wide - Older school traffic patterns were designed for the majority of student transportation to be via bus. Over time practices have changed and a much larger percentage of student transportation is occurring by private vehicles. This change in traffic patterns has resulted in backup of traffic onto adjacent roads and highways, and many times requires foot traffic across bus or car lanes. Priority list: Chapman School – backs up onto Sterling Highway; Homer Middle School – Backs up onto Sterling Highway; Kenai Middle School – Backs up on to Tinker Lane and Kenai Spur Highway, Mountain View Elementary – Backs up on to Swires Road, Aliak Drive and impacts traffic on Kenai Spur Highway. Total Bond Budget \$5,500,000</p>	<p>Projects on Hold - Next step RFP for Design, due to budget constraints may bid in smaller groups.</p>
<p>Bond Project - Seward and Nikiski High School Track and Field - The Nikiski and Seward High School tracks were constructed in the 80's and the surface and base asphalt have exceeded their expected life and are now deteriorating the have numerous heaved, spalled or separated sections, and present safety concerns for use. The football fields are grass fields with high maintenance costs. The project consists of removing the sod, excavating and back filling with structural fill, installing the drainage tile and installing the turf field with sand and rubber infill. An artificial turf field would enable the school district community to use the facility for a greater portion of the year by allowing use much earlier in the spring and much later in the fall than it currently possible. Additionally, artificial turf fields can handle a significantly greater amount of use than natural turf fields without risking damage. Bond Budget \$4,500,000</p>	<p>Design was Awarded to Stantec, Design estimate of \$5,000,000 at for each site. Seward: Design Complete, Project is Currently out to Bid (Bid Date 2/29/2024); Next Step Award & Construction. Nikiski Design is at 95%, Project on Hold due to Funding. Next Step: Bidding</p>
<p>Bond Project - Soldotna Elementary Reconstruction - This project comes as part of the feasibility study was completed for Soldotna area schools that indicated the need for replacement of the 62-year-old Soldotna Elementary school. The school was first constructed in 1960 and was added on to in 1962, 1968, 1975 and 1987. The facility is deteriorating and only one section of the school has a slab on grade construction. With the relocation of the Montessori school a compact and efficient structure is possible, this will result in a reduced operational cost including maintenance efforts to maintain 62 year old building systems. This project will construct a new elementary school of approximately 32,984 GSF. Budget \$21,500,000</p>	<p>Educations Specifications Completed, Project Estimate around \$37,000,000 - Project on Hold, Next Step Board approval of Education Specifications and RFP for Design.</p>

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<p>Bond Project - Soldotna High School Siding repair - The school was constructed in 1980 with an exterior insulation finishing system that has developed numerous cracks in the panels and system in the past 37 years. Localized patching has found failed moisture barrier behind the siding to protect the structural wall components and steel framing has been rusting. In addition, moisture that leaks behind cracked siding collects and leaks into the building, damaging interior finishes. Cracked portions of the pre-cast siding also pose safety concerns as pieces have fallen. The project will replace exterior insulation finishing system (siding) on the Soldotna High School including moisture to provide exterior closure that will protect the structure for many years. Bond Budget \$2,000,000</p>	<p>Awarded to Nvision ARCHITECTURE, INC. 65% documents complete on 2/18/24, total project is estimated in excess of \$6,000,000 so project may be phased.</p>
<p>Bond Project - School District Administration build (So Prep Renovation) - Soldotna Prep School Repurposing and Consolidation - A feasibility study was completed for Soldotna area schools that indicated the need for replacement of the 62-year-old Soldotna Elementary school and relocation of the District office, River City Academy, Soldotna Montessori, Connections Home School to the former Soldotna Prep facility and necessary improvements required to meet educational requirements, alleviate overcrowding in the Borough Administration Building and extend the life of the facilities. The Borough Administration Building is currently overcrowded, and relocation of the School District administration will alleviate the situation and provide a better work environment for both the Borough and district employees. This will also address the overcrowding at Skyview Middle School, and connections and prepare the way for the replacement of a smaller (consolidated) Soldotna Elementary School facility. In 2019 the Soldotna Preparatory School was surplus due to low enrolment and consolidation of School District program services. The currently vacant Soldotna Prep building is a durable structure that includes recent roof and boiler replacement and retains much of its useful life. In August 2020 the Borough and the School District hired a professional Architectural and Engineering team to confirm the buildings viability for future use and alternatives for repurposing. The Kenai Peninsula Borough is currently expending approximately \$300,000.00 annually to maintain and preserve the Soldotna Preparatory School Facility. The facility is currently under used and this repurposing project would address multiple School District, Borough and community issues while make the building operational cost expenditures much more effectively applied. The project will also serve to address both Borough and School district needs without expanding Borough infrastructure and thus creating more efficiencies in facility use. Minor remodel is required to accommodate the relocation of District Office Personnel, River City Academy, Connections School, and Soldotna Montessori charter schools to the site. Bond Budget \$18,500,000</p>	<p>To allow for funding of Soldotna Elementary School Reconstruction a reduced scope has been studied that reduces the project to approximately \$5,000,000 freeing up approximately \$13,500,000 for the Soldotna Elementary Reconstruction. The reduced scope provides for basic upgrades to the facility to house River City Academy, Soldotna Montessori, Connections and Space for District Professional Development. The plan allows for both the gyms to remain intact and the shop, music, choir and art rooms to remain for use of all three schools.</p>
<p>Capital Project -KCHS Boiler Replacement - Replace aged 1975 pool boiler and 1963 boiler gym wing boiler with high efficiency boilers, reduce domestic water supply.</p>	<p>Contract is Signed, construction this Summer</p>
<p>Capital Project - Homer Middle School Kitchen - construct DEC compliant kitchen.</p>	<p>Construction Underway.</p>
<p>Capital Project - Homer High Roof - Roof leak or condensation issues</p>	<p>Warranty</p>

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Grant Funded Project - Kachemak Selo School - DEED #GR-17-001 - Construct a K-12 school up to 15,226 GSF - Educations Specifications, and Schematic design complete, proposed site had soil issues, new site identified as existing High School, site acquisition underway, approval from DEED requested January 25, 2024.	DEED approval of acquisition of real property "fair market value determination" Next Step: Close on property, complete design phase and submit for School Board approval
Maintenance Project - School Flooring Replacement (Spring Break): Sterling entryways; Kenai Alt - Council offices; KCHS 12A&B, Green room ramp, Hope - Entry.	Contracted, Construction Spring Break 2024
Maintenance Project - Wood Floor Refinish - NMHS, Nikolaevsk, Niniichik, ABC, Chapman, Homer High, Homer Middle, KCHS, Seward High, Seward Middle, Skyview	Summer 2024
Maintenance Project - Complete Wood floor sand downs - KMS	Summer 2024
Maintenance Project - Skyview Locker Replacment - replace boys gym lockers and boys & girls pool lockers	Out to Bid, Summer 2024
Maintenance Project - KCHS Parking lot & auxiliary building (art & weight room) sewer line replacement.	Design Complete - Construction 2024
Maintenance Project - KCHS Pool deck flooring - replacing failing deck surfacing	Contract Awarded - Construction 2024
Maintenance Project - Susan B English Pool Heat exchanger replacement	In House Construction - Summer 2024
Maintenance Project - School Flooring Replacements: Sterling: 109,109A; KCHS 12A&B, 15A-E; SOHI 1C, 1B, 6-6b, KMS Band Room & Library; Tustumena - Hall between lunchroom & kitchen; Niniichik Upstairs Hall & pool waiting area. (some projects include abatement work).	Construction 2024
Maintenance Project - Homer High Exterior Refinish - Stain the exterior	Contract Complete - Construction 2024
Maintenance Project - Homer High Elevator upgrade - replace controls & car upgrade - the 1984 elevator is due for a systems upgrade	Out to Bid, bids due 2/28, construction 2024
Maintenance Project - Homer High Gym Floor Replacement - Water damage and reaching end of life	Construction 2025