

Exhibit A

New Seward Middle School
250 Students
37,500 Programmed Square Feet
\$14,700,000 Preliminary Cost Estimate

Project Rationale

The current Seward Middle School is a wood frame structure originally constructed in July of 1968 as the Seward Elementary School. Subsequently, the steel and concrete structure for the new Seward High School was located adjacent to the elementary school via an enclosed connector that also contains a shared cafeteria and kitchen area. The 50,000 square foot middle school facility has reached the extent of its useful life and is substantially deficient in all categories of systems and construction.

The facility is typical of numerous schools built in Alaska during this time frame that utilized designs that did not fully account for Alaskan conditions. Unfortunately, the Seward Middle School is exhibiting some of the same problems as other educational facilities that were not designed appropriately for Alaskan conditions. Problems with hot roof systems, wood frame construction, ice and snow buildup on roofs, condensation, poor roof drainage, and mechanical and electrical system shortcomings are but a few examples.

Over the years, the building codes and standards have changed considerably to address life safety and other issues in building construction, both nationally and locally in Alaska. Code changes include more stringent structural requirements for seismic conditions; increased mechanical requirements for indoor air quality, and changes in electrical requirements to meet technological advances and to provide safe power systems.

The original elementary school portion was converted to the current middle school and numerous changes were made in attempt to accommodate the middle school educational program. These include modifying the original resource center/library to a computer lab, changing the kindergarten rooms into an art classroom, filling in some common areas and circulation spaces to provide additional classroom and storage spaces, and minor upgrades to bathroom facilities.

The renovations over the years have been an attempt to upgrade the facility to meet the educational program needs. However, educational programs differ substantially from elementary school to middle school. In the process of upgrading, and with numerous code changes over the years, deficiencies in facility standards have resulted. Consequently, a middle school program has not truly been accommodated. Examples include toilet room upgrades that do not meet the ADA code completely, spaces created in circulation areas that cannot be used as classrooms because they do not have external exits, and corridors not meeting one hour construction requirements.

The Kenai Peninsula Borough and School District will construct a new facility to meet the middle school student needs for the next 30 to 50 years. Performing the required upgrades needed to bring a 34 year old facility to current 2000 IBC code requirements and to meet program standards for middle school students would cost several million dollars to construct and is not feasible. That type of construction would likely have to be accomplished over a two year period, requiring relocation of students and faculty to another facility, adding an extra two to three million dollars to the cost. The upgrades would provide a limited extension of operational life as a middle school, but these upgrades would be an expensive ongoing

process and a continual drain on the resources of the district and borough. The construction of a new middle school that can supply a 30 to 50 year operational life as well as provide an opportunity to better meet middle school program needs is an economically and educationally more sound solution.