



KENAI PENINSULA BOROUGH

Maintenance Department
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**JOHN J. WILLIAMS
BOROUGH MAYOR**

To: Grace Merkes, Assembly President
Members, KPB Assembly

Through: John J. Williams, Mayor
Bill Kopecky, Maintenance Director
Craig Chapman, Finance Director

From: Pat Malone, Projects Manager, KPBM

Date: March 20, 2008

Subject: Ordinance 2007-19-44, Supplemental funding for Soldotna Elementary School,
Window / Wall Replacement

The Soldotna Elementary School windows have been repainted and otherwise maintained on a regular schedule, but are in need of replacement. The existing wood windows in the core area of Soldotna Elementary (the original construction was completed between 1959 and 1967) have been subjected to assault by the elements. The wood windows have deteriorated, and at least a decade ago, complete replacement was recommended. At that time, the estimated replacement cost was \$300,000. This was the amount that was included in Ordinance 2006-19-44, which appropriated \$300,000 for this project.

In the fall of 2006, the department solicited opinions from firms and suppliers that specialize in this sort of work. They advised us that the manner of construction of the windows and walls in the core school area prohibited replacing just the windows, and that to ensure wall structural integrity and proper building closure, the windows and wall panels must be replaced as they were originally constructed as complete floor-to-ceiling units.

In November of 2006, the Purchasing and Contracting Office formally solicited Requests for Proposals for professional design services. There was no response. The Maintenance Department then directly contacted local architectural firms and solicited proposals.

In February of 2007, the Mayor approved a contract with Klauder and Company Architects for the design, for a negotiated lump-sum price of \$ 40,000. The architect produced construction-ready plans by mid-May of 2007.

With the time required to bid the job, combined with needed turn-around time for fabrication and delivery of the new window / wall panels, the maintenance department decided it could not ensure construction completion before the start of the 2007-2008 school year and postponed bidding the job until March 2008.

The Purchasing and Contracting Office formally solicited and received bids for the Soldotna

Elementary School, Window / Wall Replacement Project. The lowest responsive bid was from Holden Company, for an estimated cost of \$386,237. Including the design fees, project administration, and contingency, this results in total estimated cost of \$490,000, a shortfall of \$190,000.

The School Revenue Capital Project Fund has fund balance that could be appropriated for the additional funds needed to complete the replacement of these windows.

As discussed with the assembly previously, the funds provided for this project will only fund replacement of approximately half of the windows that need replacement. Applications have been submitted to DEED for additional funds to complete the replacement of the windows.

Shortened hearing is being requested on this ordinance as the project must be completed prior to August 1, 2008, when the school reopens.

FINANCE DEPARTMENT - FUNDS VERIFIED
AMOUNT: \$

Account: _____

By: _____ Date: _____