

GALENA CITY SCHOOL DISTRICT

GALENA, ALASKA 99741
PHONE (907) 656-1205
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SUPERINTENDENT
Chris Reitan



December 12, 2012

Re: Sec. 14.16.200 Room and Board Stipend

Dear Senator Coghill;

I'm writing this letter to draw your attention to impending issues regarding **Alaska Statute Sec. 14.16.200 State funding for districts operating statewide residential education al programs.** At the end of the spring 2011 legislative session the monthly per pupil room and board stipend that a school district can receive for each student housed in a statewide residential educational program was doubled for a two year period. For Galena City School District this legislative action doubled the amount that the district receives per month for each student from \$484 to \$968 for FY 12 and FY 13. Unless additional legislative action is taken to address the per pupil monthly room and board stipend, the stipend will return to the previous funding level of \$484 critically impacting GCSD's boarding school program.

Attached to this letter is a spread sheet that provides a three year analysis of the per pupil monthly room and board stipend. The analysis provides an "Actual" budget of the monies GCSD received per Sec. 14.16.200 and the additional monies that the district allocated to appropriately house and feed each student enrolled in our residential program for FY 11 and FY 12. It also provides an estimated budget for FY 13.

Some additional information that might provide more meaning to the attached spreadsheet is listed below:

- The FY 11 and FY 12 Actual Budgets were based on GCSD being funded up to 175 students in our residential program for monthly per pupil room and board costs.
- In September of 2011 the State Board of Education approved GCSD's request to increase the number of students that GCSD can be reimbursed for from 175 to 210. This adjustment was enacted for FY 13 and GCSD is currently being reimbursed for monthly per pupil room and board costs up to 210 students.

GCSD respectfully requests your support to adjust Sec. 14.16.200 during the spring 2013 legislative session and permanently increase the monthly per pupil room and board stipend to 3X the amount stipulated in Sec. 14.16.200. 3X the amount that is currently stipulated in Sec. 14.16.200 would more adequately provide for the true costs of housing 210 boarding school students. Furthermore, a permanent adjustment to 3X the current stipulated room and board amount would ensure that monies GCSD receives for instructional purposes stay dedicated to instruction and not be used to offset residential costs.

Senator, GCSD thanks you for your previous generous support of high school boarding school programs that provide many rural Alaskan students an alternative education that is unavailable in their home communities. We also thank you in advance for considering this request, and look forward to continued dialogue on this issue.

Yours in Education,

A handwritten signature in black ink, appearing to read "Chris Reitan". The signature is fluid and cursive, with the first name "Chris" and last name "Reitan" clearly distinguishable.

Chris Reitan, GCSD Superintendent

Email: chris.reitan@galenanet.com

Galena Interior Learning Academy



Two Seasons Dining Hall



Ptarmigan Hall

Residence Life Revenues and Expenditures

	Actual FY 11 based on 175 Students	Actual FY 12 based on 175 Students	Estimated FY 13 based on 210 Students
Revenue			
Statewide Residential Educational Program	1,027,543.00	1,963,010.00	2,431,760.00
Pension System on Behalf Res Hall	87,644.00	144,079.00	149,897.00
Pension System on Behalf Dining Hall	15,687.00	15,687.00	15,687.00
Total Revenue	1,130,874.00	2,122,776.00	2,597,344.00
Total Revenue Per Student	6,462.14	12,130.15	12,368.30
Expenditures			
Salary Wages Benefits for Residence Hall	793,534.02	1,172,700.00	1,136,065.00
Salary Wages Benefits for Dining Hall	526,487.00	519,259.23	526,177.00
Maintenance and Utilities for Residence Hall	520,214.00	531,978.00	540,000.00
Maintenance and Utilities for Dining Hall	224,603.30	347,486.67	400,000.00
Food Services above Federal Food Service Sources	415,126.00	448,184.00	680,000.00
Supplies for Residence Hall	2,075.00	1,454.00	2,000.00
Supplies for Dining Hall	8,865.00	6,130.00	8,000.00
Student Travel	330,859.61	382,636.10	400,000.00
Staff Travel	9,619.46	704.50	500.00
Communications	14,375.97	19,440.63	20,000.00
Residence Stipend-Students	32,460.00	39,800.00	44,400.00
Total Expenditures	2,878,219.36	3,469,773.13	3,757,142.00
Total Expenditures Per Student	16,446.97	19,827.28	17,891.15
Shortage Funding Per Student	9,984.83	7,697.13	5,522.85
Percent Shortage of Funding Per Student	60.71%	38.82%	30.87%

Nenana Student Living Center



	Actual FY2011		Actual FY2012		Budget FY2013
Student Count	77		80		75
Revenue					
Student Stipends	\$ 335,412	\$	696,960	\$	653,400
Student Travel	\$ 77,964	\$	71,481	\$	71,481
Pension System on-behalf	\$ 37,400	\$	60,993	\$	78,472
Total revenue	\$ 450,776	\$	829,434	\$	803,353
Revenue per student	\$ 5,854	\$	10,368	\$	10,711
Expenditures					
Salaries/Wages/Benefits	\$ 768,539	\$	911,611	\$	1,001,522
Other expenses (x-city pymt)	\$ 270,914	\$	289,079	\$	241,000
Operations, & Main.	\$ 197,899	\$	197,920	\$	195,000
Total expenditures	\$ 1,237,352	\$	1,398,610	\$	1,437,522
Expenditure per student	\$ 16,070	\$	17,483	\$	19,167
Short fall of funding	\$ (786,576)	\$	(569,176)	\$	(634,169)
Other expenditures					
USDA Loan Payment Obligation	\$ 282,960	\$	282,960	\$	282,960
Health Aide				\$	59,595
Average Student Funding needed:					
for Student Travel	\$ 1,013	\$	894	\$	953
for pension on-behalf	\$ 486	\$	762	\$	1,046
for all other costs	\$ 18,246	\$	19,364	\$	21,735
Total need	\$ 19,745	\$	21,020	\$	23,734
Average funding in place					
for Student Travel	\$ 1,013	\$	894	\$	953
for pension on-behalf	\$ 486	\$	762	\$	1,046
for all other costs	\$ 4,356	\$	8,712	\$	8,712
Total funding in place	\$ 5,855	\$	10,368	\$	10,711
Shortage funding per student:	\$ (13,890)	\$	(10,652)	\$	(13,023)

Total Project Snapshot Report

2011 Legislature

TPS Report 56177v1

Agency: Commerce, Community and Economic Development

Grants to Municipalities (AS 37.05.315)

Grant Recipient: Galena

Federal Tax ID: 920044587

Project Title:

Project Type: Remodel, Reconstruction and Upgrades

Galena - Galena City School District Shop

State Funding Requested: \$1,106,090
One-Time Need

House District: 6 / C

Brief Project Description:

Reconstruct school vocational education facility lost in the January 22, 2011 fire.

Funding Plan:

Total Project Cost:	\$2,244,090
Funding Already Secured:	(\$1,138,000)
FY2012 State Funding Request:	(\$1,106,090)
Project Deficit:	\$0

Funding Details:

The school district expects to receive \$600,000 preliminary estimates, in fire insurance funds. Previous grant of 538,000 is available to apply to this project.

Detailed Project Description and Justification:

The school district lost this 3400 square foot vocational education facility in a fire. This shop was built in 1999 for \$401,206 to serve one hundred high school students. Galena currently has a high school enrollment of two-hundred and twenty high school students and will plan to build a 6000 sq. ft. replacement facility for these classrooms. Final amounts for insurance funding and engineering estimates are pending but unavailable at this time because of the recent occurrence of this tragic event.

Project Timeline:

Spring 2011 Secure insurance funding levels; present school board replacement choice, secure engineering and design to fit available funding.

Summer 2011 Perform construction to provide classroom space for fall of 2011.

Entity Responsible for the Ongoing Operation and Maintenance of this Project:

Assistant Superintendent Chris Reitan

Grant Recipient Contact Information:

Name: Chris Reitan
 Title: Superintendent-elect
 Address: Box 299
 Galena, Alaska 99741
 Phone Number: (907)656-1883
 Email: chris.reitan@galienanet.com

For use by Co-chair Staff Only:

\$1,106,100
Approved

10:26 AM 5/27/2011

Total Project Snapshot Report

2011 Legislature

TPS Report 56177v1

Has this project been through a public review process at the local level and is it a community priority? Yes No

Contact Name: Kimberly
Contact Number: X3473

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For use by Co-chair Staff Only:

10:26 AM 5/27/2011

Project Title: Galena-Galena City School District Shop



Appropriations Amendment Request: TPS 56177

Project Description: Reconstruct school vocational facility lost in January 22, 2011 fire.

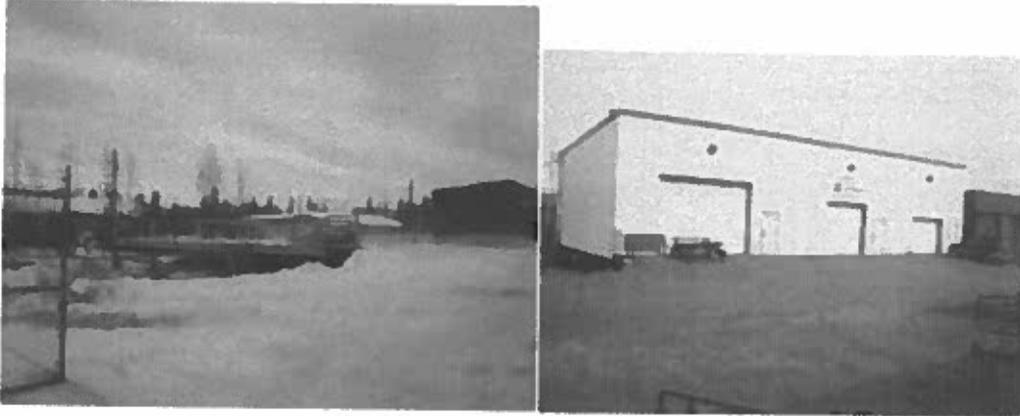
Funding Plan:

Total Project Cost	\$2,244,090
(Funding Already secured)	
insurance estimate	600,000
07-DC 220 grant balance to apply to this project	538,000

FY2012 corrected state funding request **\$1,106,090**

Attached is the Architectural (Architects Alaska Inc.) and Engineering (PDC Inc.) cost estimations and scope of work. Action to support this request was taken at the regular Galena City School Board Meeting held on February 16, 2011. The original request was submitted before the legislative posting deadline for \$600,000 prior to securing cost projections.

Project title: Galena City School District Shop
TPS number: 56177 Amended



Galena Vocational Education Facility Replacement

Proposed Remodel of existing site at the Galena Interior Learning Academy



Amendment Justification:

The Galena City School District lost their Vocational Education Lab shown above to fire on January 22, 2011. Estimates to replace this 3400 square feet pre-engineered building are presented at \$2,036,612 at today's prices. A more practical alternative for the school district is to remodel the above 6500 sq. ft. building which was left to the school district as the Air Force departed Galena. Renovation of this facility providing the same quality welding, woodworking, and small engines lab space presents cost estimates of \$2,244,090. Architectural/Engineering services are provided by Architects Alaska, Inc. Principal David Moore, AIA can be reached at 907-272-3567 in Anchorage.



III. RENOVATED BUILDING 1850 OPTION

SITE ASSUMPTIONS:

The assumption is that existing building on the Galena Interior Learning Academy (GILA) site will be renovated to accommodate the Vocational Shops. The existing building has access established to the building and is currently connected to site utilities including electrical service, water service, sewer service, and a central steam heating plant. The site development features would include:

5. New access walks and lighting for ADA accessibility.

6. A small amount of paved loading area.

7. A small exterior structure to house welding tanks.

8. The renovation may require some minor upgrade of the water, sewer, and steam services to the building to accommodate the project. The site utility needs would be:

(Existing) 4" sanitary sewer

(Existing) 6" water/fire water service

6" steam

3" condensate

9. A new electrical service is included in the cost estimate.

STRUCURAL ASSUMPTIONS:

The primary assumption of this report is that the existing pre-engineered steel structure of the building is adequately designed to accommodate the change in occupancy classification of the building to Educational Space. According to record drawings, the building is installed over a

foundation is adequate. It is assumed that some minor structural modification may be needed for items such as relocating or installing new doors and overhead door(s).

ARCHITECTURAL ASSUMPTIONS:

The architectural assumptions are based upon similar programmatic requirements as the new building options, with the following modifications:

11. The building is approximately twice the size of the new building option, therefore this option includes upgrade of the mechanical/electrical infrastructure for the new building, but assumes that approximately half of the building will be renovated for the shop program. The other half will have exterior building shell upgrades, but only minor architectural improvements, such as paint. This is done in order to have more accurate comparison between the two options.
12. Finished Spaces would include: Main Shop, storage, small office, and toilets.
13. The space would be used for educational purposes as a instructional Welding Shop and a instructional Woodworking Shop.
14. Approximately 10 welding stations would be required.
15. Work tables in support of the welding stations would be required.
16. A couple of large overhead doors would be required.
17. Improvements to the exterior building enclosure should be made to promote energy conservation.
18. The building would be classified as Educational, with quantities of stored hazardous materials under the allowable amounts defined in the Code for this occupancy classification.
19. A wood dust collection system would be required.
20. Adequate ventilation is required to support the welding stations and for the wood dust collection system.

Based upon the above architectural program requirements above, the architectural building elements would consist of the following:

9. The existing floor slab would remain.
10. According to record drawings, the existing exterior walls have an insulating value in the range of R-25 to R-30. This should be adequate for Galena. There are some areas that will require upgrade, including a continuous area around the top of the wall, where it meets the roof assembly.
11. The roof assembly appears to be poorly insulated and is more than 30 years old. We recommend removing the existing panels and installing new insulated metal roof panels with a recommend insulating value of R-50
12. New doors and window should be installed with insulating values of at least R-3.
13. An appropriate hard finish surface for a vocation shop, such as FRP should be added to the inside face of the exterior wall, which currently is gypsum wall board.
14. Because the building would be used for Educational purposes, it would require a sprinkler system.
15. Welding stations would be installed by the Contractor and are included in the cost analysis. Other non-fixed equipment is not included in the cost analysis.

16. Fixed woodworking stations would be required but provided, but moveable woodworking tools and equipment is not included in the cost analysis.

MECHANICAL ASSUMPTIONS:

1. Plumbing

- Male restroom: 2 urinals, 2 water closets, 2 lavs
- Women's restroom: 3 water closets, 2 lavs
- Hi/low drinking fountain.
- (2) Wash-up/utility sinks.
- Trench drain, 20 ft.
- Oil/water separator.
- 120 gal air compressor, 5 hp, dryer
 - o Distribution system.
 - o 4 hose reels.
 - o 8 other connection drops.
- (2) Emergency shower / eye wash stations.
- 120 gal indirect fired water heater (sized for emergency shower)

2. Heating

- Waste oil heater
- 12 overhead hydronic unit heaters
- Heating Plant
 - o 2,350 MBH steam to glycol, shell and tube 11X
 - o 1/3-2/3 steam reducing station.
 - o (2) 135 gpm pumps
- (2) VFDs
 - o (Future pumps for wood shop not included)
 - o 200 gal expansion tank
 - o 55 gal glycol tank
 - o 4" air separator.
 - o 4" hydronic headers.

3. Ventilation

- Welding Filtration System
 - o Basis of design is a Torit TG-12 packages.
- 2 units at \$XXXXXXX (Waiting on this number)
 - o 10 articulating arms or wall mounted intakes
 - o Distribution Ducting
- Wood Shop area
 - o Dust Collection System.

- 6,800 cfm make-up air unit (for the 1.5 cfm/sf for auto shop plus vehicle exhaust).
 - o VFD
 - o Hydronic pre-heat and heating coils, mixing box, 2" filters. No cooling.
 - o Distribution ducts, exposed.
 - o Located on mezzanine.
- 6,800 cfm General exhaust fan, inline centrifugal
 - o VFD
- (Exhaust, make-up, and ventilation systems for wood shop assumed included in future renovation)
- (2) 300 cfm bathroom exhaust fans.
- Six ceiling fans (fans for wood shop assumed future)

Fire Protection

- Relocation/Modifications to existing sprinkler system.
 - o Mains remain but all branches and heads replaced.
- Ordinary Hazard Group 1 design throughout.

ELECTRICAL ASSUMPTIONS:

4. A new 1200 amp, 208, 3 phase power service will be required.
5. Power distribution as appropriate to serve the shop areas.
6. Limited telecom systems for phone and computer for teaching station and office.

IV. CONCLUSIONS AND RECOMMENDATIONS

PROJECT COST VS. CONSTRUCTION COST:

The attached cost estimates in Appendix A and Appendix represent Construction Cost only and do not include such items as: (1) Furniture, Fixtures, and Equipment, (2) A/E design Fees, (3) Owner's Administrative Costs, and (4) Construction Contingency. To arrive at total project costs, add the following to the construction cost of each option:

- (1) An amount equal to 5% of Construction Cost to cover Furniture, Fixtures, and Equipment.
- (2) An amount equal to 10% of Construction Cost to cover A/E design fees.
- (3) An amount equal to 7% of Construction Cost to cover Owner administrative costs.
- (4) An amount equal to 5% of Construction Cost for the new building option and 10% of Construction Cost for the renovated building for a Construction Contingency. Note this is not the same as the contingency in the attached cost estimate, which represent the cost estimator's unknowns due to the fact that the design is not complete. This Construction Contingency is to cover unknown conditions on the site that might be encountered *during construction*. Both contingencies should be considered when

establishing the Project Budget. This procedure is consistent with Alaska Department of Education and Early Development (DEED) funding requirements.

RECOMMENDATIONS BASED UPON THIS REPORT

To be written after discussion with Galena City Schools.

V. APPENDIX A – NEW BUILDING OPTION COST ESTIMATE

SEE ATTACHED

VI. APPENDIX B – RENOVATED BUILDING OPTION COST

ESTIMATE

SEE ATTACHED

END OF REPORT

Renovated Welding, Wood and Auto Shop
Galena City Schools
Galena, Alaska

Budget Cost Estimate
Prepared for Architects Alaska
February 16, 2011

Summary (Level 2)	Qty	Unit	Unit Cost	Total Cost	Div
01 - Sitework	6,800	Gsf	\$12.90	\$87,750	01
02 - Substructure	6,800	Gsf	\$30.68	\$208,963	02
03 - Superstructure	6,800	Gsf	\$11.86	\$80,625	03
04 - Exterior Closure	6,800	Esf	\$5.94	\$34,483	04
05 - Roof System	6,950	Sf	\$34.71	\$241,284	05
06 - Interior Construction	6,800	Gsf	\$15.71	\$106,800	06
07 - Conveying System	-	NONE	\$0.00	\$0	07
08 - Mechanical	6,800	Gsf	\$145.26	\$987,936	08
09 - Electrical	6,800	Gsf	\$55.19	\$375,270	09
10 - Equipment	6,800	Gsf	\$17.65	\$120,000	10
11 - Special Construction	-	NONE	\$0.00	\$0	11
Total Estimated Cost	6,800	Gsf	\$330.01	\$2,244,000	

Renovated Welding, Wood and Auto Shop
 Galena City Schools
 Galena, Alaska

Budget Cost Estimate
 Prepared for Architects Alaska
 February 16, 2011

Summary (Level 3)	Qty	Unit	Unit	Subtotals	Total Cost	Unit Cost
01 - Sitework					\$67,750	\$12.90
011 - Special Site Preparation	6,800	GSF				
012 - Earthwork	-	NONE				
013 - Site Improvements	-	NONE				
014 - Site Structures	-	NONE				
Gas Bottle Storage	1	LS	\$7,500.00	\$7,500		
015 - Civil/Mechanical Utilities						
Steam/Condensate	150	LF	\$97.50	\$14,625		
016 - Site Electrical						
Main To Transformer - By Utility						
Transformer	500	KVA	\$106.00	\$52,500		
Feed To Building 1200A	50	LF	\$262.50	\$13,125		
017 - Office Work	-	NONE				
02 - Substructure					\$200,963	\$30.38
021 - Standard Foundation	6,800	GSF	\$18.23	\$123,964		
022 - Slab On Grade 6"	6,800	SF	\$25.50	\$173,400		
Allow For Cut/Patch	975	SF	\$37.50	\$36,563		
023 - Basement	-	NONE				
024 - Special Foundations	-	NONE				
03 - Superstructure					\$80,625	\$11.06
031 - Floor Construction	6,800	GSF	\$52.50	\$357,000		
032 - Roof Construction	300	SF		\$15,750		
Allow For Minor Structural Upgrades	6,950	SF	\$7.50	\$52,125		
033 - Stairs	1	EA	\$12,750.00	\$12,750		
04 - Exterior Closure					\$34,483	\$6.94
041 - Exterior Walls						
Insulate Above 12' (Furring, Insulation and GWE	1,848	SF	\$9.02	\$16,663		
FRP To Perimeter Wall To 8'	2,640	SF	\$6.75	\$17,820		
042 - Exterior Glazing	-	NONE				
043 - Exterior Doors	-	NONE				
044 - Exterior Accessories	-	NONE				

Renovated Welding, Wood and Auto Shop
Galena City Schools
Galena, Alaska

Budget Cost Estimate
Prepared for Architects Alaska
February 16, 2011

Summary (Level 3)	Qty	Unit	Total Cost	Subtotals	Total Cost	Unit Cost
05 - Roof System						
051 - Pitched Roofs	6,990	SF			\$241,264	\$34.71
Remove/Replace Roof Panels	6,950	SF	\$34.71	\$241,264		
052 - Flat Roofs	-	NONE				
053 - Roof Accessories	-	NONE				
06 - Interior Construction					\$106,800	\$15.71
061 - Partitions/Soffits	1,000	SF	\$12.00	\$12,000		
062 - Special Partitions	-	NONE				
063 - Interior Doors	4	LV	\$3,300.00	\$13,200		
064 - Interior Finishes	6,800	SF	\$7.50	\$51,000		
065 - Interior Fixed Furnishings	8,800	SF	\$4.50	\$30,600		
07 - Conveying System					\$0	\$0.00
071 - Passenger Conveyor	-	NONE				
072 - Material Handling Systems	-	NONE				
08 - Mechanical					\$667,936	\$146.28
081 - Plumbing	6,800	GSF				
Fixtures	16	FIX	\$2,700.00	\$43,200		
Piping	18	FDX	\$6,475.00	\$135,600		
Equipment	16	FIX	\$3.00	\$20,400		
Trench Drain	6,800	SF	\$187.50	\$3,750		
082 - HVAC						
Heating 2350 MBH	6,800	SF	\$45.00	\$306,000		
Ventilation	25,000	CFM	\$6.00	\$150,000		
Air Distribution	6,800	SF	\$13.02	\$88,536		
083 - Fire Protection						
Minor Modifications	6,800	SF	\$3.00	\$20,400		
084 - Special Mechanical Systems						
Oil Water Separator	1	EA	\$37,500.00	\$37,500		
Compressed Air System	1	EA	\$12,900.00	\$12,900		
Controls	6,800	SF	\$10.50	\$71,400		
Welding Filtration						
Tort TG-12 Units	2	EA	\$22,500.00	\$45,000		
Articulating Arms Or Wall Intakes	10	EA	\$3,750.00	\$37,500		
Distribution Ductwork	875	LBS	\$18.00	\$15,750		

Budget Cost Estimate
 Prepared for Architects Alaska
 February 16, 2011

Renovated Welding, Wood and Auto Shop
 Galena City Schools
 Galena, Alaska

Summary (Level 3)	Qty	Unit	Total Cost	Subtotals	Total Cost	Unit Cost
09 - Electrical	6,800	GSF		\$142,800	\$375,270	\$55.18
091 - Supply & Distribution	6,800	SF	\$21.00	\$27,000.00		
1200A Service	1	LS	\$8,700.00	\$8,700.00		
Panelboards and Feeders	6	EA	\$0.90	\$5.40		
Motor Circuits	6,800	SF	\$12.00	\$81,600		
092 - Lighting	6,800	SF	\$3.36	\$22,950		
093 - Power	6,800	SF	\$4.50	\$30,600		
094 - Special Systems	6,800	SF	\$750.00	\$5,100,000		
Fire Alarm	16	EA		\$12,000		
Communications	-	NONE				
095 - Other Electrical Systems	-	NONE				
10 - Equipment	6,800	GSF			\$120,000	\$17.65
101 - Equipment	10	EA	\$3,750.00	\$37,500		
Welding Booths	1	EA	\$82,500.00	\$82,500		
Dust Collection System	-	NONE				
102 - Furnishings	-	NONE				
11 - Special Construction	-	NONE			\$0	\$0.00
111 - Special Construction	-	NONE				
112 - Special Demolition	-	NONE				