



POSSIBLE MOTION

I MOVE TO approve 95% Design Renovation for the Pacific High School Project

MEMORANDUM

To: Mayor Westover and Members of the Assembly
Jim Dinley, Municipal Administrator

From: Michael Harmon, P.E. Public Works Director 
Stephen Weatherman, P.E, Municipal Engineer 
Kelli Cropper, Project Manager

cc: Jay Sweeney, Finance Director

Date: June 6, 2012

Subject: Pacific High School 95% Design Milestone

Background:

The Pacific High School project has reached the 95% design milestone. The project predevelopment began in August 2011 with a needs assessment followed by a series of six design development meetings in the fall of 2011. The 35% design was approved by the Assembly in the January 10, 2012 meeting. The 65% design was approved by the Assembly in the April, 2012 meeting. The Historical Preservation Commission approved the Pacific High School 65% design at its regular April meeting.

Analysis:

The 95% design for the renovation is the continuing development of the approved 65% design. The design of the handicapped ramp from the Pacific High School to the Career Center has been completed and is a viable solution so the elevator option has been dropped from the additive alternates. Application to the Department of Education for "additional space" for the elevator is no longer required.

The onsite layout is being changed slightly to include a parking space on the Baranof Street side. The current parking at this location would extend into the new sidewalk so the parking is being re-orientated. Also included is a handicapped parking space at the corner of the site near the Bishops House. The project is being coordinated with the Baranof Street Water and Waste Water improvements. This will allow the removal of overhead poles on site by using underground conduit to bring electricity and communication to the school.

The next step is to complete the construction drawings, prepare a final cost estimate and put the project out to bid.

Fiscal Note:

The project has funding from a 65% (\$1,736,502.00) grant from the Department of Education & Early Development (EED) for the renovation of Pacific High School and 35% (\$935,056.00) from the City and Borough of Sitka (CBS). The CBS match is from the passing of Proposition 5 in the regular election October 5th, 2010 providing funding from the proceeds of the seasonal 1% sales tax. The project remains within the budget. A final construction cost estimate will be provided at the bidding stage.

Recommendation:

Approve the 95% Design.

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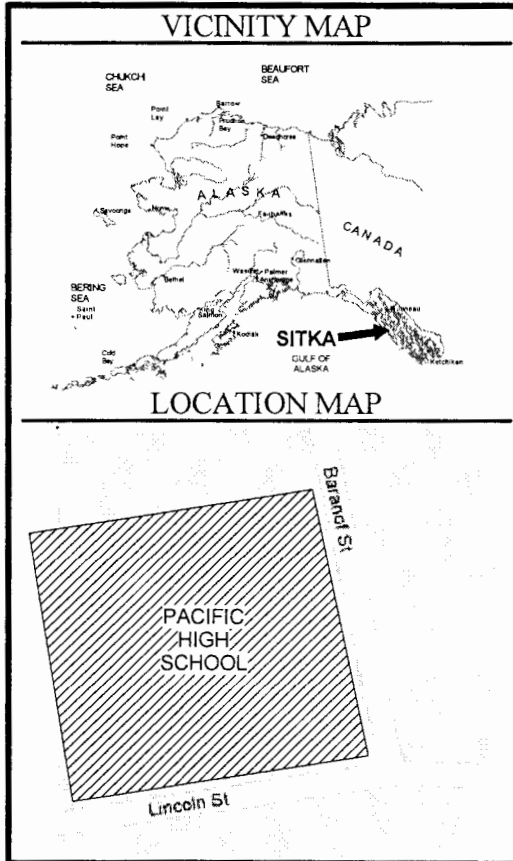
PACIFIC HIGH SCHOOL RENEWAL

SITKA SCHOOL DISTRICT

SITKA, ALASKA

95% CHECK SET

SHEET NO. G101	 McCOOL CARLSON GREEN ARCHITECTURAL ENGINEERING - SPACE PLANNING 221 S. 1ST AVENUE, SUITE 100 ANCHORAGE, AK 99501 (907) 563-9544	JOB NO. 2011020	REVIEWED BY
		ENCL. NO. GFB	
		DRAWN BY: GFB	Michael P. Carlson
		DATE: 5-25-12	

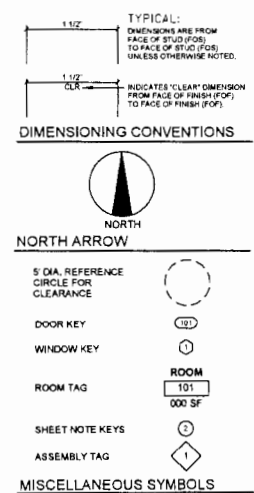


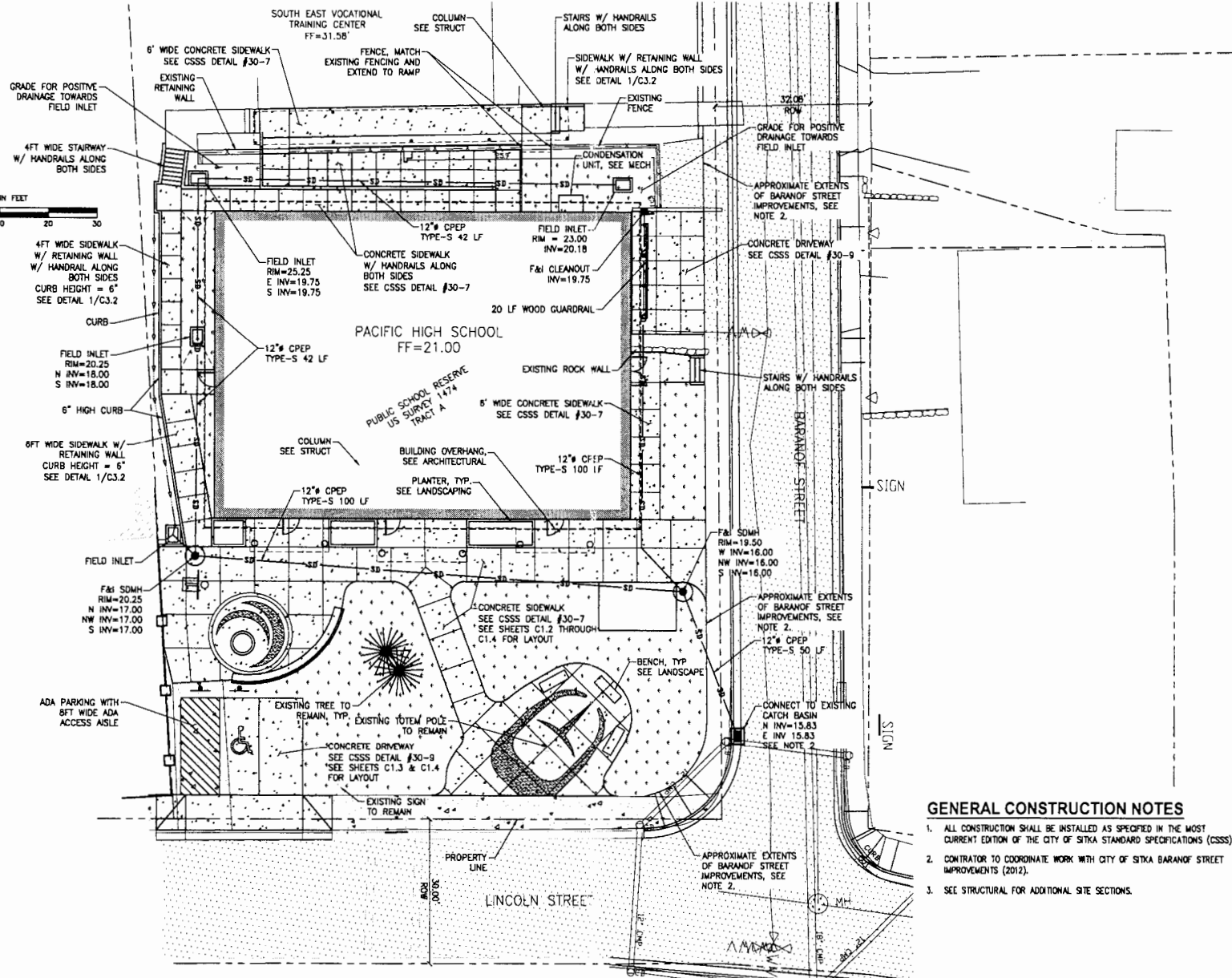
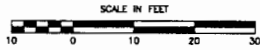
STANDARD ABBREVIATIONS

A AB	ACRYLIC COATING ACCOUNT	FAP FAF	FLUID APPLIED SPORTS FLOORING	QI QIA	Q/IR	S S	SEALER	TP TP	TOP OF PARAPET
ADJ ADJ	ADJUSTIVE	FD FD	FLOOR DRAIN	OC OC	O/ CENTER	SB SB	SMOKE BARRIER	TP TP	TOILET PAPER
AF AF	ABOVE FINISH FLOOR	FE FE	FOUNDATION	O.F.C.I. O.F.C.I.	O/ CONTRACTOR FURNISHED OWNER FURNISHED	SC SC	SUSPENDED ACOUSTICAL CEILING	TR TR	TREADS
AK AK	ALASKA	FIN FIN	FINISH	CFD CFD	C/FR FLOW DRAIN	SM SM	SUPPLY AIR SCHEDULE	TS TS	TACK SURFACE
ALT ALT	ALTERATE	FRT FRT	FACTORY FINISH	OFF OFF	OFFICE	SEC SEC	SECRETARY	UNC UNC	UNIFORM BUILDING CODE
ALU ALU	ALUMINUM	FR FR	FACE OF FINISH	OH OH	O/POSTE HAND / OVERHEAD	SECT SECT	SQUARE FOOT SECTION	UL UL	UNDERWRITERS LABORATORY UNLESS NOTED OTHERWISE
APR APR	APARTMENT	FUR FUR	FURRING	OPN3 OPN3	OPENING	SHR SHR	SHOWER	VT VT	VAN TILE
AR AR	ARCHITECTURAL	FRP FRP	FIBERGLASS REINFORCED PLASTIC	PERF PERF	PERFORATED	SM SM	SIMILAR	VR VR	VAPOR RETARDER
AW AW	ACRYLIC WALL COATING	FT FT	FOOT OF FEET	PLAM PLAM	P - WOOD LAMINATE	SS SS	STAINLESS STEEL	VERT VERT	VERTICAL
AWW AWW	ALUMINUM WINDOW WALL	FTG FTG	FOOTING	PLWD PLWD	P - WOOD	STD STD	STANDARD	VST VST	VERTICAL
AWC AWC	ALUMINUM WINDOW WALL	FUR FUR	FURRING	PLY PLY	P - WOOD PLYWOOD	STL STL	STEEL	W W	WIDE / WOMEN
B B	BATH	GA GA	GAUGE	PT PT	PRESERVATIVE TREATED PAINT	ST STL ST STL	STAINLESS STEEL	WC WC	WATER CLOSET
BD BD	BEDROOM	GALV GALV	GALVANIZED	PR PR	PAINT	SUSP SUSP	SUSPENDED	WB WB	WOOD BIRCH BOARD
BD/BLDG BD/BLDG	BUILDING	GYP GYP	GYP/PLUM WALL BOARD	R R	RADIUS / RISER	SV SV	SHEATHING	WOM WOM	WOOD OAK
BM BM	BOTTOM	GL GL	GLASS	RAF RAF	RAISED ACCESS FLOOR	TEL TEL	TELEPHONE	WROWB WROWB	WATER RESISTANT GYPSUM WALL BOARD
BO BO	BOTTOM OF DECK	GYP GYP	GYP/PLUM WALL BOARD	RA RA	RAISED ACCESS FLOOR	T&G T&G	TONGUE & GROOVE	WV WV	WATERPROOF
BT BT	BATH	H H	HIGH DENSITY PARTICLE BOARD	RB RB	RUBBER BASE	TOB TOB	TOP OF BEAM	WWW WWW	WELDED WIRE FABRIC
BTWN BTWN	BETWEEN	HDB HDB	HIGH DENSITY PARTICLE BOARD	RD RD	RUBBER TILE	TOEB TOEB	TOP OF EXISTING BEAM		
		HDM HDM	HARDWOOD	REFP REFP	REFRIGERATOR	TOED TOED	TOP OF EXISTING DECK		
		HND HND	HORIZONTAL	REZD REZD	RECOURED	TOEJ TOEJ	TOP OF EXISTING JOIST		
		HOPB HOPB	HIGH DENSITY PARTICLE BOARD	REV REV	REVERSE/DRAGON				
		HT HT	HEIGHT	RFB RFB	RUBBER FLOOR				
		HT HT	HEIGHT	RF RF	ROUGH OPENING				
		ID ID	INSIDE DIAMETER	RM RM	ROOM				
		INCL INCL	INCLUDING	RO RO	RUBBER TILE				
		INT INT	INTERIOR	RT RT	RUBBER TILE				
		IRMA IRMA	INSULATED ROOF MEMBRANE ASSEMBLY	RUB RUB	RUBBER ANTSLIP				
		JAN JAN	JANITOR						
		JOINT JOINT	JOINT						
		KIT KIT	KITCHEN						
		LONG LONG	LONG						
		LAM LAM	LAMINATED						
		LAV LAV	LAVATORY						
		LAG LAG	LAG SCREW						
		M M	MEN						
		MATL MATL	MATERIAL						
		MB MB	MARKER BOARD						
		MEM MEM	MEMBER						
		MFR MFR	MANUFACTURED						
		MISC MISC	MISCELLANEOUS						
		MUL MUL	MULLION						
		NONE NONE	NONE / NOT APPLICABLE						
		NTS NTS	NOT TO SCALE						

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	M302 REFRIGERANT PIPING PLAN
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S402 ROOF FRAMING DETAILS	





- GENERAL CONSTRUCTION NOTES**
1. ALL CONSTRUCTION SHALL BE INSTALLED AS SPECIFIED IN THE MOST CURRENT EDITION OF THE CITY OF SITKA STANDARD SPECIFICATIONS (CSSS).
 2. CONTRACTOR TO COORDINATE WORK WITH CITY OF SITKA BARANOF STREET IMPROVEMENTS (2012).
 3. SEE STRUCTURAL FOR ADDITIONAL SITE SECTIONS.

95% DESIGN DEVELOPMENT

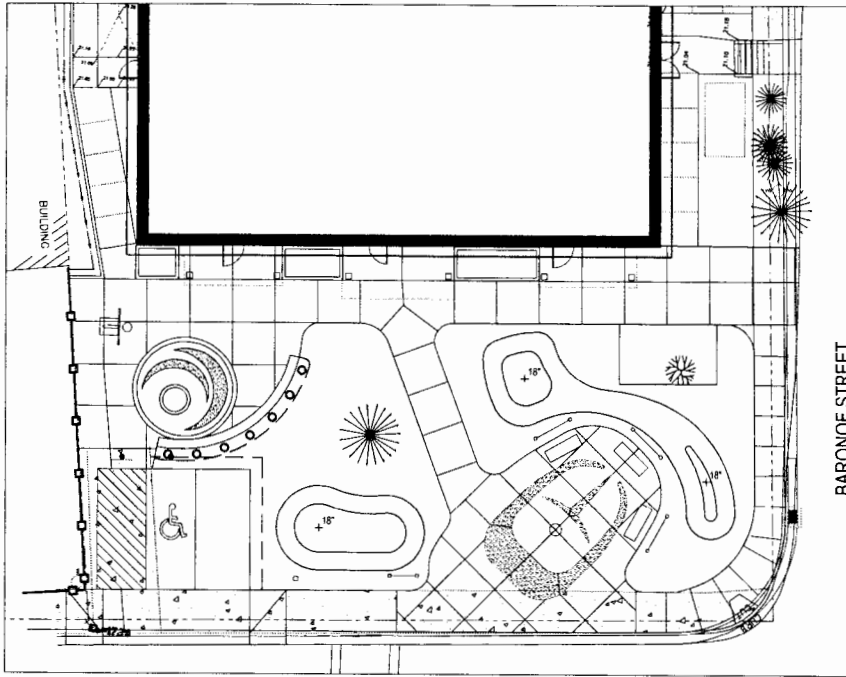
SHEET NO. **C1.1**

PACIFIC HIGH SCHOOL RENEWAL
SITKA, ALASKA
SITKA SCHOOL DISTRICT

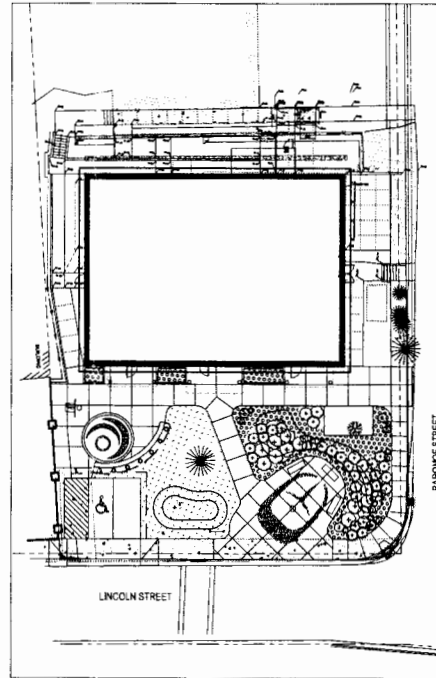
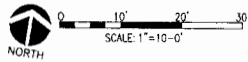
ENGINEERED BY
D
ENGINEERS, INC.
1000 3RD AVE. SUITE 200
ANCHORAGE, AK 99501
WWW.ENGINEERSINC.COM

DATE: 5/4/2012
DRAWN BY: CEM
PROJECT NO.: 12-0000

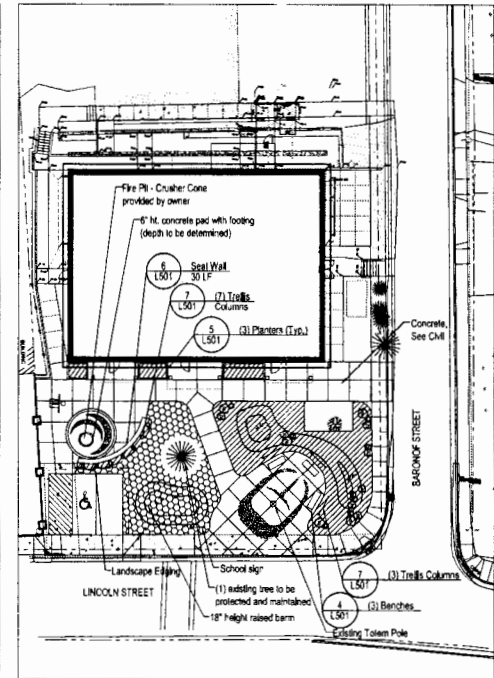
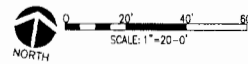
95% DESIGN DEVELOPMENT



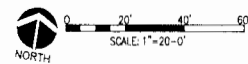
3 Plaza Enlargement
SCALE: 1"=10'-0"



2 Landscape Plan
SCALE: 1"=20'-0"



1 Layout and Soils Plan
SCALE: 1"=20'-0"



Planting Schedule

Shrubs

Qty.	Symbol	Description
10	⊙	Deciduous Shrubs
26	⊗	Evergreen Shrubs
10	⊕	Ornamental Shrub

Perennials and Groundcover

Qty.	Symbol	Description
330	⊙	Perennials, Ferns, Groundcover
	⊕	Turf Seed Mix - 1400 SF

Miscellaneous

Qty.	Symbol	Description
5	⊙	Boulder Type A
7	⊗	Boulder Type B
8	⊕	Boulder Type C
	---	Landscape Edging - 40 LF

General Notes:

1. Refer to sheet L501 for planting details.
2. All plants shall be nursery grown to ANSI Z60.1 or native transplants to ANSI Z60.1.
3. Perennial beds shall receive 18" planting soil and shredded bark mulch, depth per details.
4. All shrub and tree beds shall receive 18" planting soil and shredded bark mulch, depth per details.
5. 4" depth planting soil and seed all disturbed areas with seed type noted on plans.

Layout and Soils Schedule

Soils

- Excavate where necessary. Provide 4" depth of planting soil after compaction. - 1400 SF
- Excavate where necessary. Provide 18" depth of planting soil after compaction. - 1550 SF

Miscellaneous

- Landscape Edging

Concrete

- Portland Concrete - Charcoal Gray Integral Pigment

80% REVIEW SHEET NO. **L101**

LANDSCAPE AND SITE PLANS

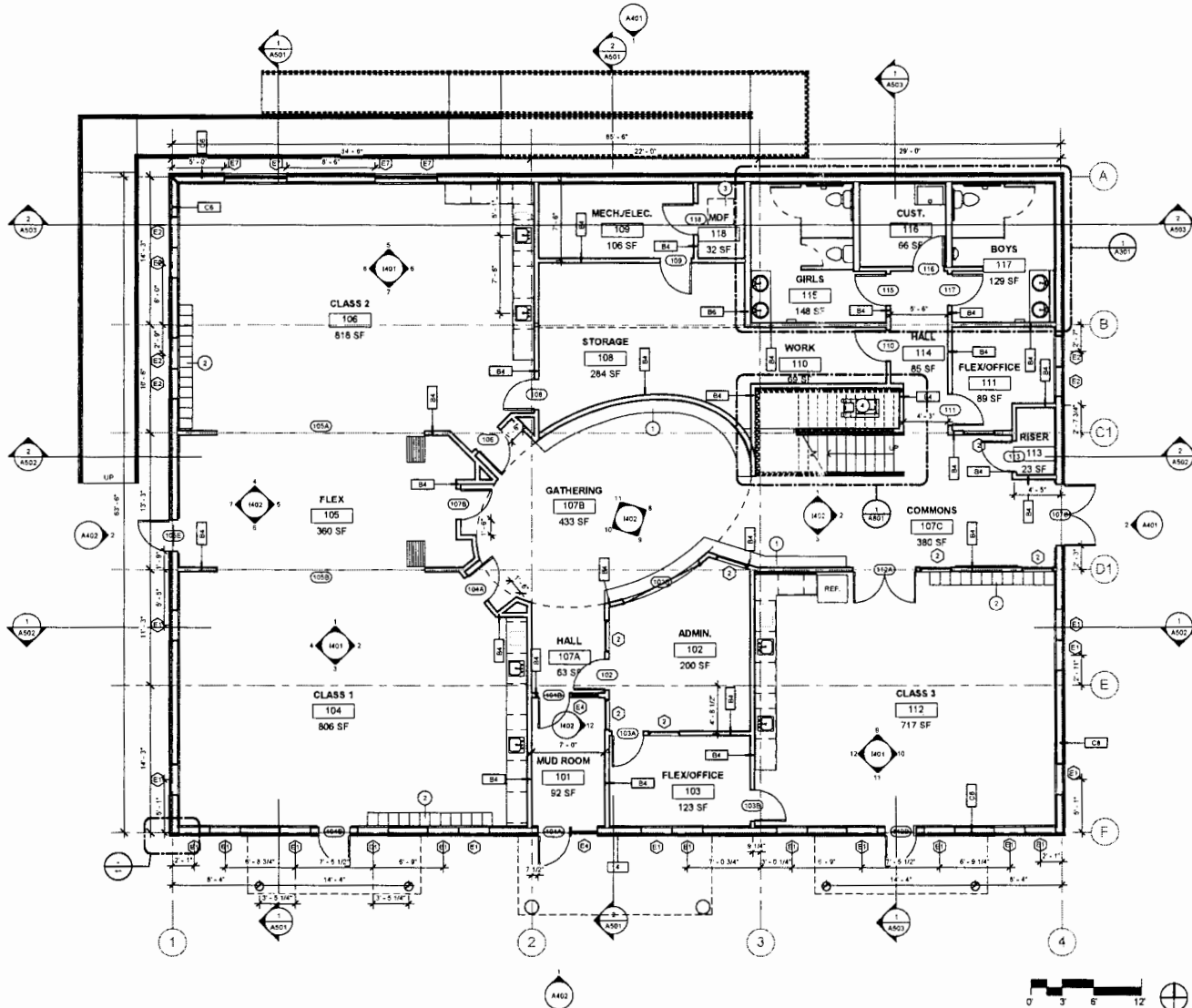
SITKA, ALASKA
 SITKA SCHOOL DISTRICT

DESIGN
 LINDSEY WOODRUFF
 WWW.LINDSEYWOODRUFF.COM
 907.336.1111

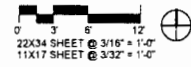
McCOOL CARLSON GREEN
 ARCHITECTURE INTERIOR DESIGN LANDSCAPE ARCHITECTURE
 100 EAST 14TH AVE. SUITE 100, SITKA, ALASKA 99781

PROJECT NO. 19-001
 DRAWING NO. L101
 DATE: 08-23-2017
 REVISIONS:

PROJECT MANAGER
 DESIGNER
 CHECKED BY
 DATE:



1 FLOOR PLAN
A201 3/16 = 1'-0"



GENERAL NOTES

- 1) REFER TO SPEC SECTION 01230 FOR LIST OF BID ALTERNATES

SHEET NOTES

- 1 CASEWORK AND COUNTERTOPS, SCOPE AS ALTERNATE
- 2 CUBBY CASEWORK, SCOPE AS ALTERNATE
- 3 COMMUNICATIONS RACK LOCATION, REFER TO ELECTRICAL
- 4 COPIER/PRINTER BY OWNER

PLAN LEGEND

- 1 SHEET NOTE
- Room name**
- 101 ROOM TAG WITH NAME, NUMBER, AND AREA
150 SF
- 10 WINDOW TAG, REFER TO WINDOW ELEVATIONS ON A702
- 102 DOOR TAG, REFER TO SCHEDULE ON A702
- 2 ASSEMBLY TAG, REFER TO ASSEMBLY TYPES ON A060

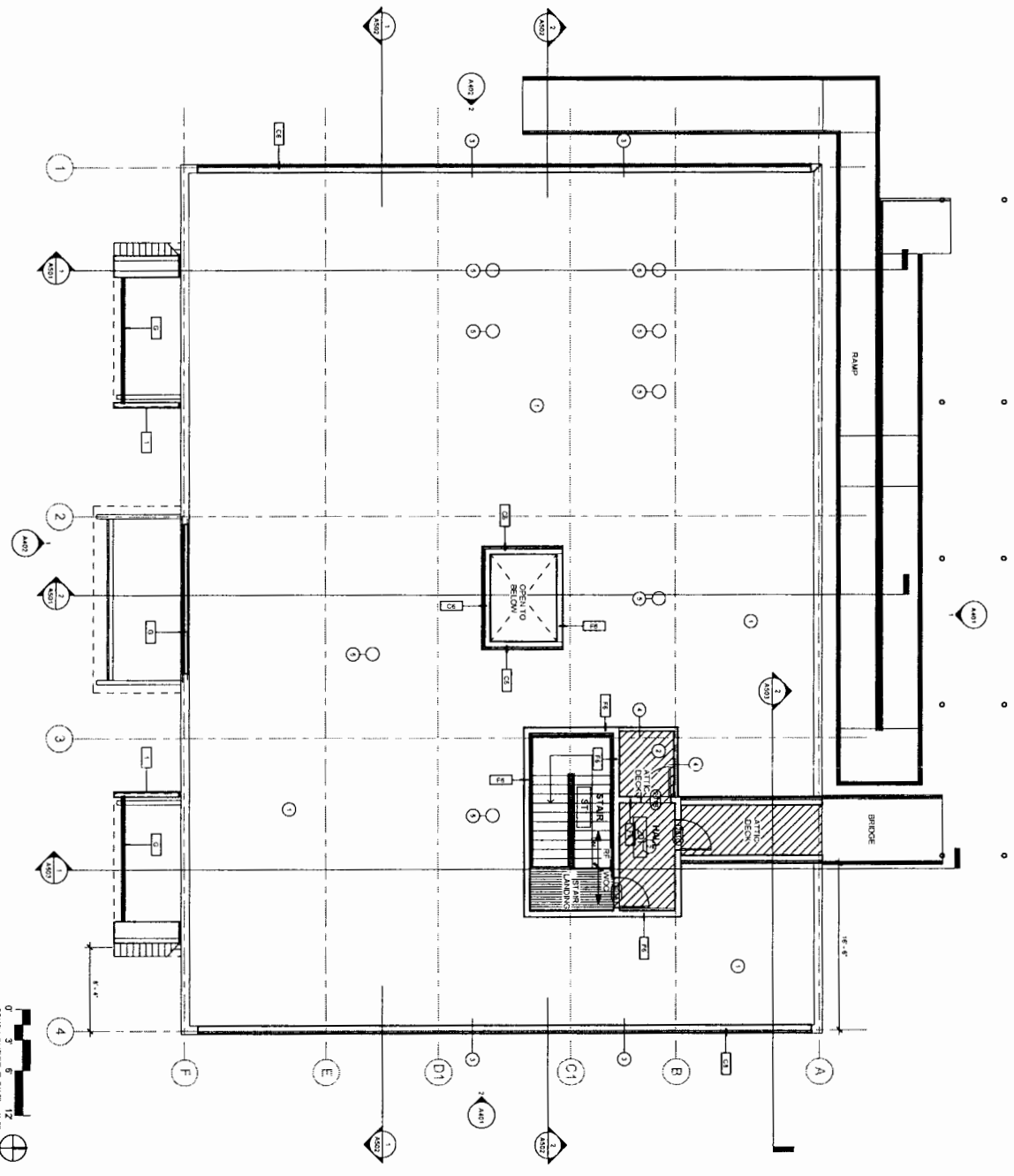
REVISED BY	Checked
DATE	3-24-17
BY	REVISED
DATE	
BY	
DATE	
BY	

MCCOOL CARLSON GREEN
ARCHITECTS
421 N. 1ST AVE., SUITE 300, ANCHORAGE, ALASKA 99501

PACIFIC HIGH SCHOOL RENEWAL
SITKA, ALASKA
SITKA SCHOOL DISTRICT
FLOOR PLAN

95% CHECK SET
SHEET NO.
A201

1 ATTIC FLOOR PLAN
AS02
3/16" = 1'-0"



GENERAL NOTES

- 1) REFER TO SPEC SECTION 01320 FOR LIST OF ASD ALTERNATES

SHEET NOTES

- 1) UNCONDITIONED ATTIC SPACE
- 2) FLOOR FINISH
- 3) METAL DOWN VENT
- 4) HIGH PLOW WALL WITH PANNED IN WOOD BOTH SIDES
- 5) LIGHT TUBE, SCORE AS ALTERNATE

PLAN LEGEND

- 1) SHEET NOTE
- Room name
- 1-1-1 ROOM TAG WITH NAME, NUMBER AND AREA
- 1-1-2 ROOM TAG
- 1-1-3 WINDOW TAG REFER TO WINDOW ELEVATIONS ON A102
- 1-1-4 DOOR TAG REFER TO SCHEDULE ON A102
- 1-1-5 ASSEMBLY TAG REFER TO ASSEMBLY TYPES ON A100

95% CHECK SET

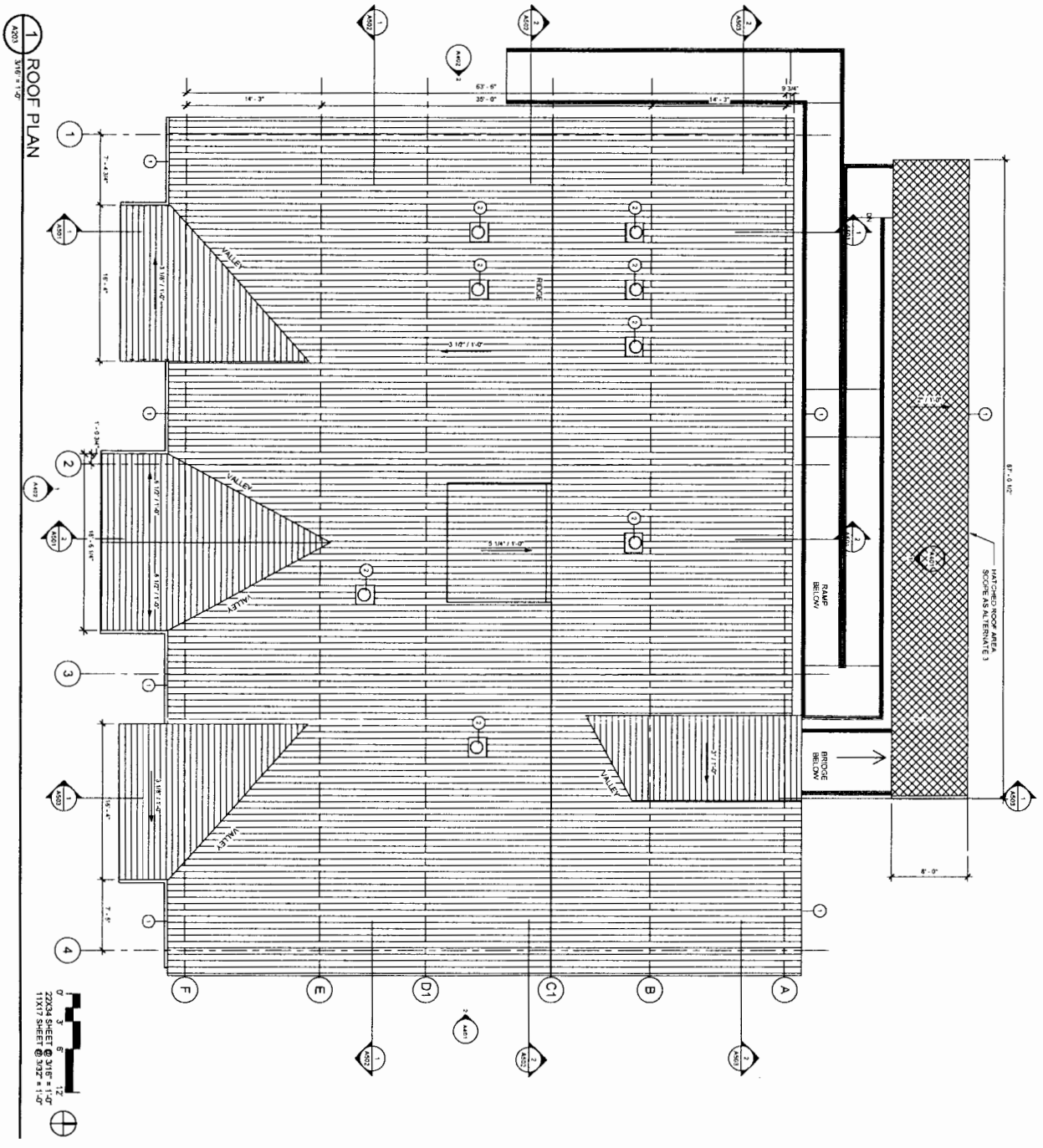
SHEET NO.
A202

PACIFIC HIGH SCHOOL RENEWAL
 SITKA, ALASKA
 SITKA SCHOOL DISTRICT
ATTIC PLAN

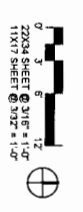


McCOOL CARLSON GREEN
 ARCHITECTS
 421 W. 181 AVE. SUITE 300 ANCHORAGE AK 99503-3474

JOB NO. 2011020	REVIEWED BY
PROJECT MANAGER	CHECKER
DRAWN BY: ALDOR	
DATE: 5-25-12	
REVISIONS	



1 ROOF PLAN
ASB 3/16" = 1'-0"



22X24 SHEET @ 3/16" = 1'-0"
11X17 SHEET @ 3/32" = 1'-0"

GENERAL NOTES

- 1) REFER TO SPEC SECTION 0130 FOR LIST OF BID ALTERNATES

SHEET NOTES

- 1) SHEET METAL RAIN GUTTERS AND DOWNSPUTS ALTERNATES
- 2) LIGHT TUBE SKYLIGHTS SCORE AS ALTERNATE

ROOF LEGEND

- 1/2" = 1'-0" INDICATES ROOF SLOPE
- 2) SHEET NOTE: REFER TO SHEET NOTES THIS SHEET

95% CHECK SET

SHEET NO.
A203

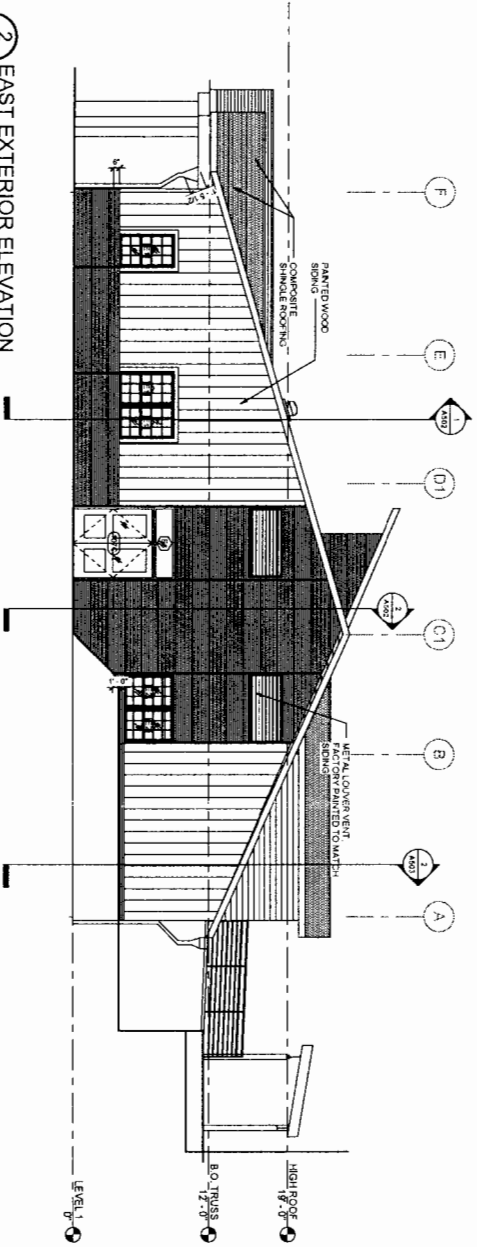
PACIFIC HIGH SCHOOL RENEWAL
SITKA, ALASKA
SITKA SCHOOL DISTRICT
ROOF PLAN



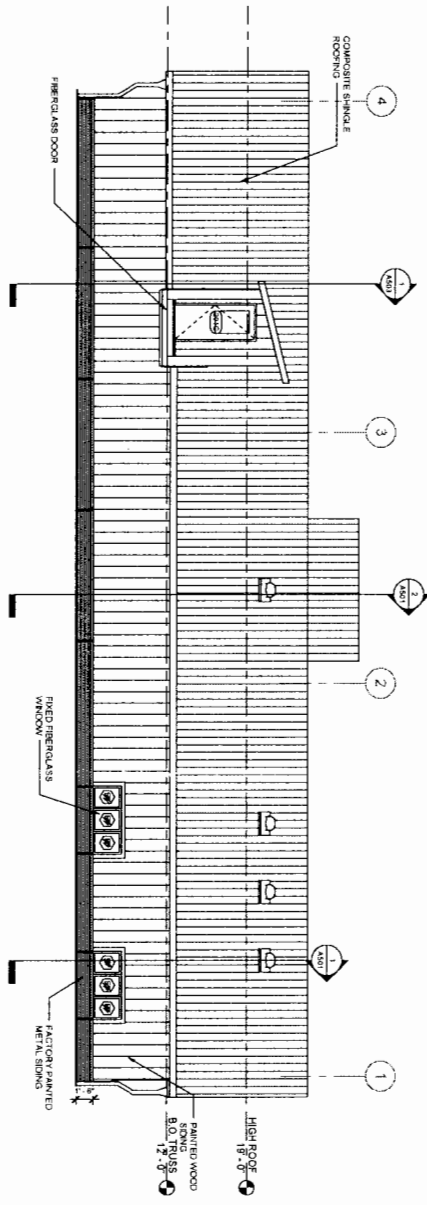
MCCOOL CARLSON GREEN
ARCHITECTURE - INTERIOR DESIGN - SPACE PLANNING
421 W. 1ST AVE., SUITE 300, ANCHORAGE, AK 99501-5034/74

JOB NO. 2011020	REVIEWED BY
PROJECT DESIGNER	CHECKER
DRAWN BY WJG	
DATE 5-25-12	
REVISIONS	

2 EAST EXTERIOR ELEVATION
 A401 SITE 11-10'



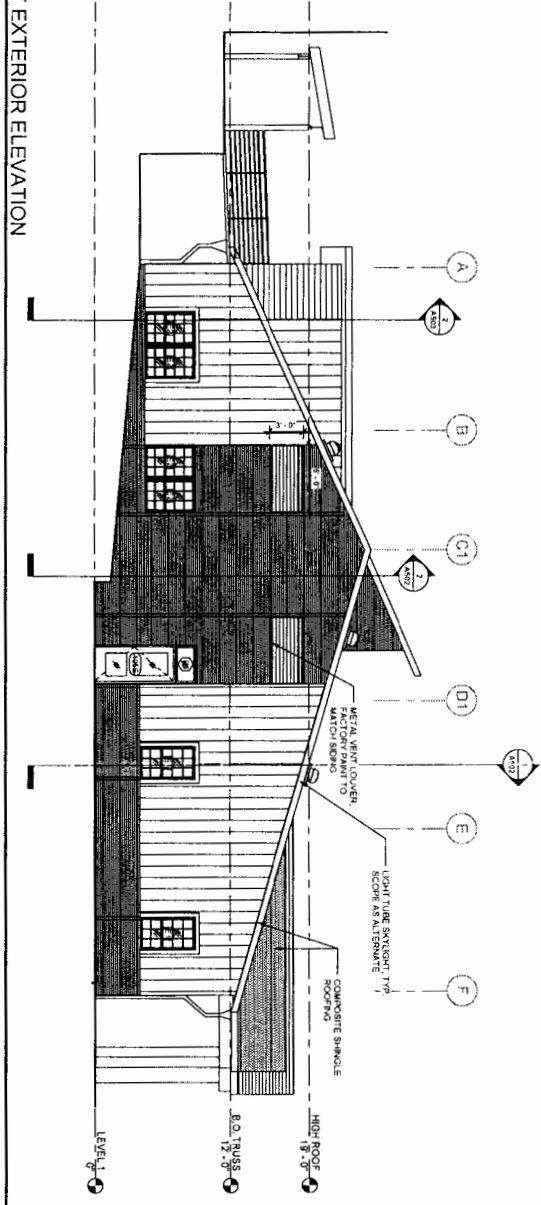
1 NORTH EXTERIOR ELEVATION
 A401 SITE 11-10'



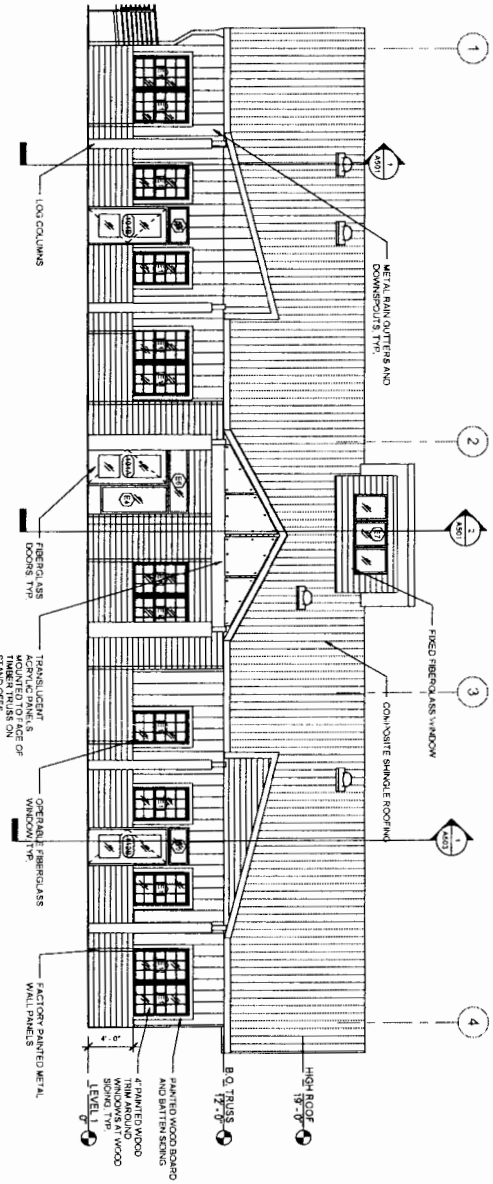
- LEGEND**
- (S) REFER TO DIMENSION SCHEDULE
 - (D) REFER TO DOOR SCHEDULE ON ATZ
 - (W) REFER TO WINDOW SCHEDULE ON ATZ
 - (F) REFER TO DOOR SCHEDULE ON ATZ

<p>95% CHECK SET</p> <p>SHEET NO.</p> <h1 style="margin: 0;">A401</h1>	<p>PACIFIC HIGH SCHOOL RENEWAL</p> <p>SITKA, ALASKA</p> <p>SITKA SCHOOL DISTRICT</p> <p>EXTERIOR ELEVATIONS</p>	<p>McCOOL CARLSON GREEN ARCHITECTURE · INTERIOR DESIGN · SPACE PLANNING 421 VE 33RD AVE, SUITE 300, ANCHORAGE, AK 99507 562-4474</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: 8px;">JOB NO. 2011020</td> <td style="font-size: 8px;">REVIEWED BY</td> </tr> <tr> <td style="font-size: 8px;">PROJ. MGR. Designer</td> <td style="font-size: 8px;">Checked</td> </tr> <tr> <td style="font-size: 8px;">DRAWN BY: WVZ</td> <td style="font-size: 8px;">Checked</td> </tr> <tr> <td style="font-size: 8px;">DATE: 3-25-12</td> <td style="font-size: 8px;">Checked</td> </tr> <tr> <td style="font-size: 8px;">REVISIONS</td> <td style="font-size: 8px;">Checked</td> </tr> </table>	JOB NO. 2011020	REVIEWED BY	PROJ. MGR. Designer	Checked	DRAWN BY: WVZ	Checked	DATE: 3-25-12	Checked	REVISIONS	Checked
JOB NO. 2011020	REVIEWED BY												
PROJ. MGR. Designer	Checked												
DRAWN BY: WVZ	Checked												
DATE: 3-25-12	Checked												
REVISIONS	Checked												

2 WEST EXTERIOR ELEVATION



1 SOUTH EXTERIOR ELEVATION



LEGEND

- (30) WINDOW TAG, REFER TO WINDOW SCHEDULE ON A-102
- (D) DOOR TAG, REFER TO DOOR SCHEDULE ON A-102

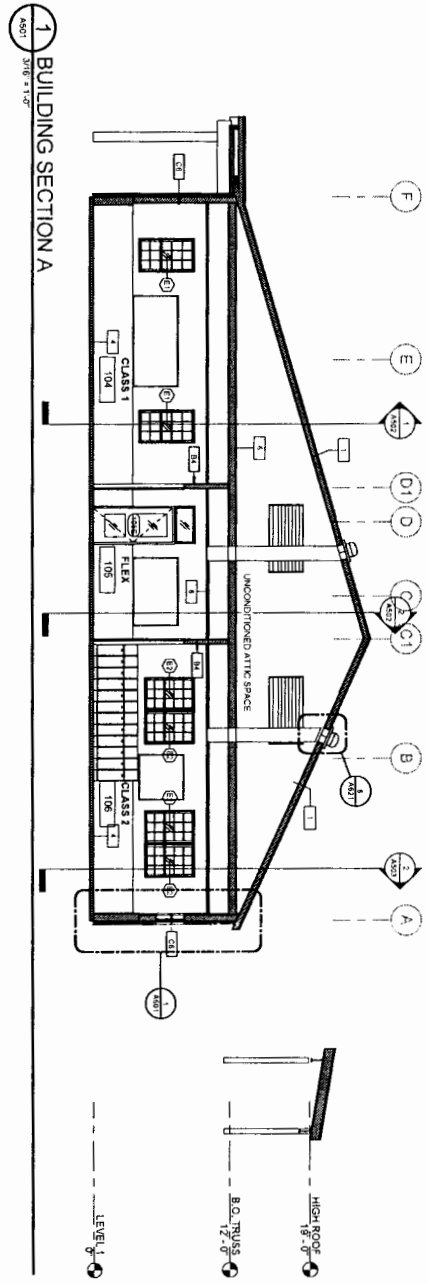
95% CHECK SET

SHEET NO.
A402

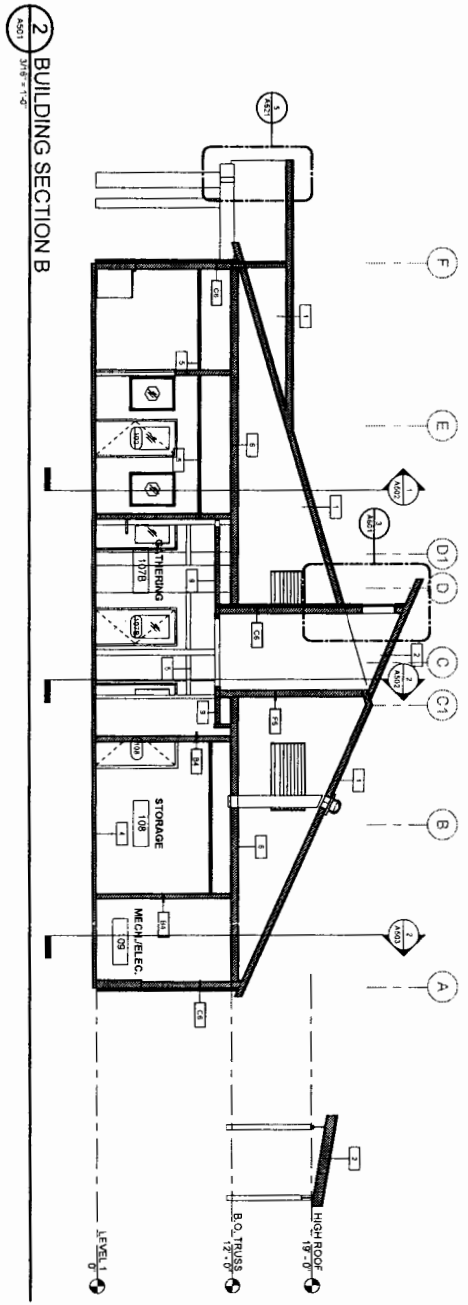
PACIFIC HIGH SCHOOL RENEWAL
SITKA, ALASKA
SITKA SCHOOL DISTRICT
EXTERIOR ELEVATIONS

McCOOL CARLSON GREEN
ARCHITECTURE, INTERIOR DESIGN, SPACE PLANNING
421 W. 1ST AVE., SUITE 300 ANCHORAGE, AK 99501-5634-74

JOB NO. 2011028	REVIEWED BY
PROJ. MGR. Designer	
DRAWN BY: Author	Checker
DATE 5-25-12	
REVISIONS	



- 1** BUILDING SECTION A
A501 3/18'-12"
- PLAN LEGEND**
- ① SHEET NOTE
 - ② ROOM NAME
 - ③ ROOM TAG WITH NAME, NUMBER, AND AREA
100 ROOM TAG WITH NAME, NUMBER, AND AREA
150 SF
 - ④ WINDOW TAG REFER TO WINDOW ELEVATIONS ON A102
 - ⑤ DOOR TAG REFER TO SCHEDULE ON A102
 - ⑥ ASSEMBLY TAG REFER TO ASSEMBLY TYPES ON A100



2 BUILDING SECTION B
A501 3/18'-12"

SHEET NOTES

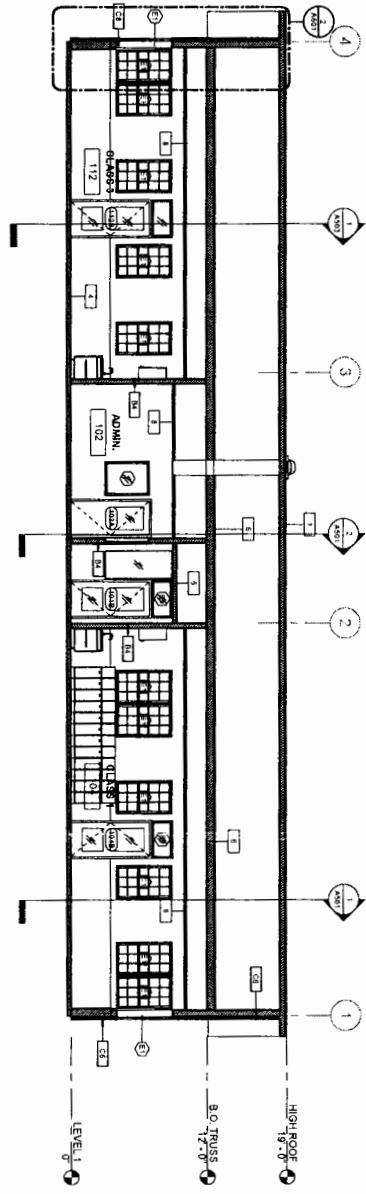
95% CHECK SET

SHEET NO.
A501

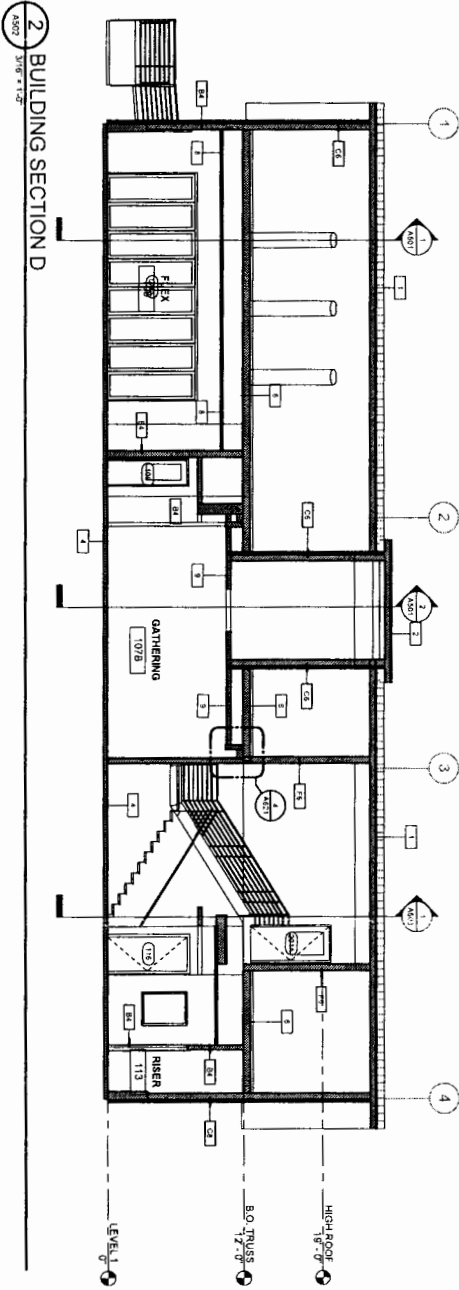
PACIFIC HIGH SCHOOL RENEWAL
SITKA, ALASKA
SITKA SCHOOL DISTRICT
BUILDING SECTIONS

McCOOL CARLSON GREEN
ARCHITECTURE - INTERIOR DESIGN - SPACE PLANNING
421 W. 1ST AVE. SUITE 300 ANCHORAGE, AK 99501-9634-74

JOB NO. 2011025	REVIEWED BY
PROJ. MGR. Designer	Checker
DRAWN BY: Author	
DATE: 5-25-12	
REVISIONS	



1 BUILDING SECTION C
AS02 31'8" x 12"



2 BUILDING SECTION D
AS02 31'8" x 12"

SHEET NOTES

PLAN LEGEND

- SHEET NOTE
- ROOM TAG WITH NAME, NUMBER AND AREA
- ① WINDOW TAG, REFER TO WINDOW ELEVATIONS ON A102
- ② DOOR TAG, REFER TO SCHEDULE ON A102
- ③ ASSEMBLY TAG, REFER TO ASSEMBLY TYPES ON A100

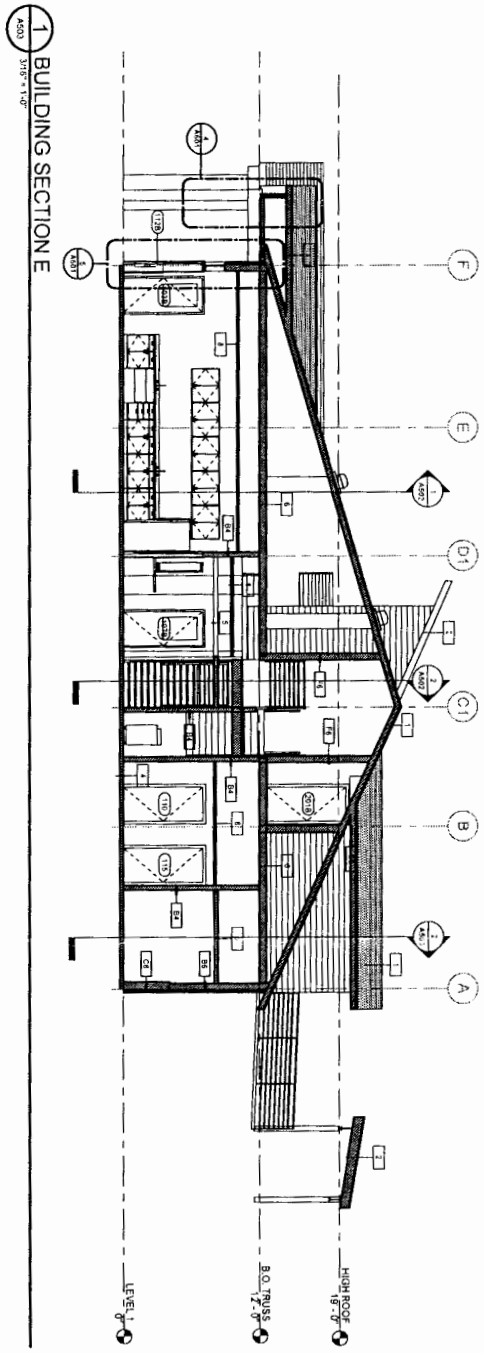
95% CHECK SET

SHEET NO.
A502

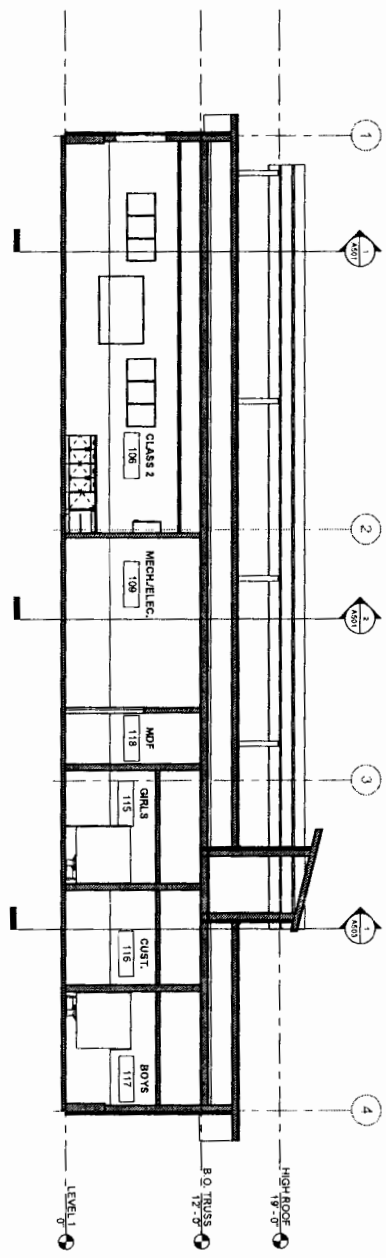
PACIFIC HIGH SCHOOL RENEWAL
SITKA, ALASKA
SITKA SCHOOL DISTRICT
BUILDING SECTIONS



JOB NO. 2011020	REVIEWED BY
PROJ. MGR. Designer	
DRAWN BY: Author	Checker
DATE 5-25-12	
REVISIONS	



1 BUILDING SECTION E
1/8" = 1'-0"



2 BUILDING SECTION F
1/8" = 1'-0"

SHEET NOTES

PLAN LEGEND

- SHEET NOTE
- ROOM NAME
- ROOM TAG WITH NAME, NUMBER AND AREA
- WINDOW TAG REFER TO WINDOW ELEVATIONS ON A102
- DOOR TAG REFER TO SCHEDULE ON A102
- ASSEMBLY TAG REFER TO ASSEMBLY TYPES ON A106

95% CHECK SET

SHEET NO.
A503

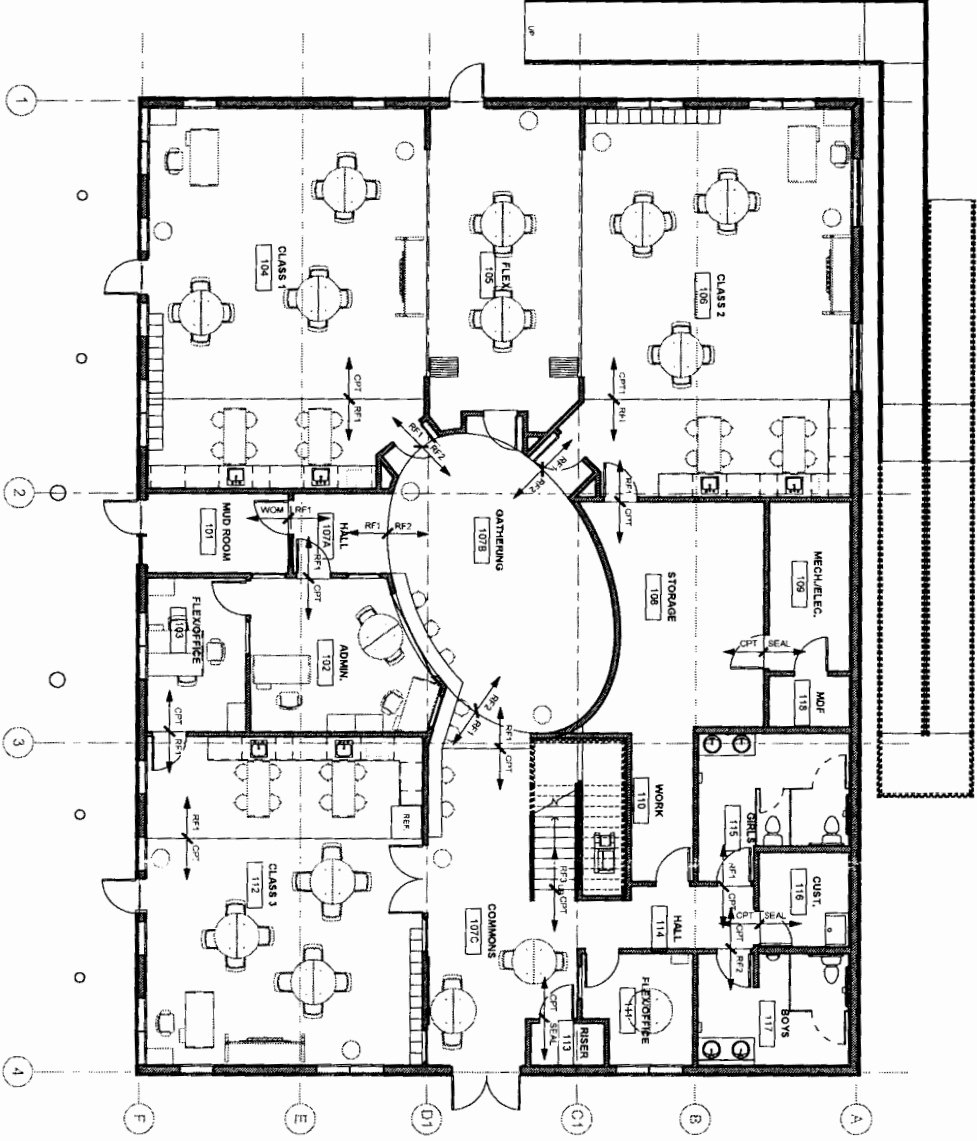
PACIFIC HIGH SCHOOL RENEWAL
SITKA, ALASKA
SITKA SCHOOL DISTRICT
BUILDING SECTIONS



McCOOL CARLSON GREEN
ARCHITECTURE, INTERIOR DESIGN, SPACE PLANNING
421 W. 1ST AVE. SUITE 300, ANCHORAGE, AK 99501-5034674

PRJ. NO. 2011020	REVIEWED BY:
PROJ. MGR. Designer	Check mark
DRAWN BY: Author	
DATE: 5-25-12	
REVISIONS:	

1 FLOOR FINISH PLAN
D711
 DATE: 5-25-12



LEGEND

CPT, RFT, RFD

INDICATES FLOOR FINISH TRANSITION, REFER TO ROOM FINISH SCHEDULE

SHEET NOTES

- GENERAL NOTES**
- 1) PARTITION - NON-STRUCTURAL FLOOR ARE NOT IN PARTITIONED - SEE STRUCTURAL DRAWINGS

95% CHECK SET

SHEET NO. <h1 style="margin: 0;">1211</h1>	PACIFIC HIGH SCHOOL RENEWAL SITKA, ALASKA SITKA SCHOOL DISTRICT FLOOR FINISH PLAN - LEVEL 1	 McCOOL CARLSON GREEN <small>ARCHITECTURE, INTERIOR DESIGN, SPACE PLANNING 421 W. 1ST AVE. SUITE 200 ANCHORAGE, AK 99501-5834</small>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: 8px;">JOB NO. 2011020</td> <td style="font-size: 8px;">REVIEWED BY:</td> </tr> <tr> <td style="font-size: 8px;">PROJ. MGR. Designer</td> <td style="font-size: 8px;"> </td> </tr> <tr> <td style="font-size: 8px;">DRAWN BY: WVZ</td> <td style="font-size: 8px;"> </td> </tr> <tr> <td style="font-size: 8px;">DATE: 5-25-12</td> <td style="font-size: 8px;"> </td> </tr> <tr> <td style="font-size: 8px;">CHECKED:</td> <td style="font-size: 8px;"> </td> </tr> <tr> <td style="font-size: 8px;"> </td> <td style="font-size: 8px;"> </td> </tr> <tr> <td style="font-size: 8px;"> </td> <td style="font-size: 8px;"> </td> </tr> <tr> <td style="font-size: 8px;"> </td> <td style="font-size: 8px;"> </td> </tr> <tr> <td style="font-size: 8px;"> </td> <td style="font-size: 8px;"> </td> </tr> </table>	JOB NO. 2011020	REVIEWED BY:	PROJ. MGR. Designer		DRAWN BY: WVZ		DATE: 5-25-12		CHECKED:									
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