

Reapprop for Pitka's Point School Site Clean Up (Est to be \$3,400,000) **FY2019 Request: \$0**
Reference No: 61946

AP/AL: Appropriation **Project Type:** Life / Health / Safety
Category: Education **Recipient:** Department of Education & Early Development
Location: Pitkas Point **House District:** Bering Straits/Yukon Delta (HD 39)
Impact House District: Bering Straits/Yukon Delta (HD 39) **Contact:** Tim Mearig
Estimated Project Dates: 06/30/2018 - 06/30/2022 **Contact Phone:** (907)465-6906

Brief Summary and Statement of Need:

The unexpended and unobligated general fund balance, not to exceed \$3,400,000, of the appropriation made in sec. 10, ch. 5, FSSLA 2011, page 147, line 30 (Department of Education and Early Development, Pitka's Point K-8 School Renovation, \$8,360,235), is reappropriated to the Department of Education and Early Development for cleanup of the Pitka's Point School Site.

Funding:	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	Total
1004 Gen Fund							\$0
Total:	\$0	\$0	\$0	\$0	\$0	\$0	\$0

<input type="checkbox"/> State Match Required	<input checked="" type="checkbox"/> One-Time Project	<input type="checkbox"/> Phased - new	<input type="checkbox"/> Phased - underway	<input type="checkbox"/> On-Going
0% = Minimum State Match % Required		<input type="checkbox"/> Amendment	<input type="checkbox"/> Mental Health Bill	

Operating & Maintenance Costs:

	<u>Amount</u>	<u>Staff</u>
Project Development:	0	0
Ongoing Operating:	0	0
One-Time Startup:	0	0
Totals:	0	0

Prior Funding History / Additional Information:

Project Description/Justification:

This reappropriation is to meet the Department of Education and Early Development (DEED) lease termination requirements by demolishing or sufficiently renovating the facilities on a closed school site in trust with the Municipal Land Trust (MLT) (within Department of Commerce, Community, and Economic Development (DCCED), Division of Community and Regional Affairs). The original appropriation was a AS 14.11 grant to renovate the school; however, closure of the school in 2012 halted the project while future uses of the site were considered by the Lower Yukon School District (LYSD). Closed schools are not eligible for AS 14.11 funds.

Department of Transportation and Public Facilities built the original school and auxiliary facilities between the 1960s and the mid-1980s, these buildings were still in use when the site closed and have been put in "cold storage" by LYSD in the years since. Additionally, there are four housing units onsite that are over 30 years old.

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MLT obtained a DCCED Brownfield Assessment in 2015 to ascertain the extent of the contamination and deterioration of the site and facilities. Remaining soil contamination is being resolved by LYSD; DEED and MLT are attempting to resolve the repairs and actions needed to bring the premises to a "clean, neat and presentable condition" in order to responsibly terminate the lease. DEED anticipates transferring any remaining facilities to MLT, specifically the 10,440 square foot school facility, who will see to the building's continued use in the community.

The assessment recommended demolishing the deteriorated housing units and making specific structural repairs to ensure safe occupancy of the school. There are four structures on site that were not included in the 2015 assessment. DEED has based costs on the estimates the engineering consultant-provided in the assessment, and the DEED Cost Model.

Scope of work: Hazardous material removal and demolition of three housing units, a former vocational-education building, storage building, and generator module. In the school building, repair sources of water intrusion, including roof, siding, and piping; abate asbestos-containing material; and repair structure and occupant safety concerns.

Total Project Cost	\$2,802,947
Construction	\$2,395,681
Design	\$191,655
Construction Management	\$71,870
Administrative Costs	\$23,957
Contingency	\$119,784

Suggested Funding Source: Pitka's Point K-8 Renovation (BFY 2012) APPR 059021118.
Reference: Ch. 5, SLA 11, Pg. 147, Ln. 30. Remaining Balance: \$7,989,813.