

# CHARTER SCHOOL CONSTRUCTION AND MAJOR MAINTENANCE

# BOND PROPOSAL

# 2024



**MATANUSKA-SUSITNA**  
BOROUGH SCHOOL DISTRICT



# **ACADEMY CHARTER SCHOOL**

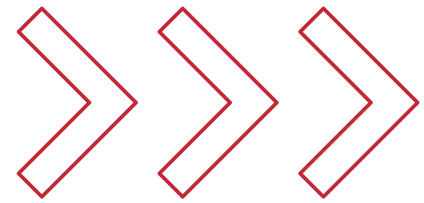


The proposed building will be 42,500 SF of light commercial construction, and house approximately 250 students and 30 staff members.

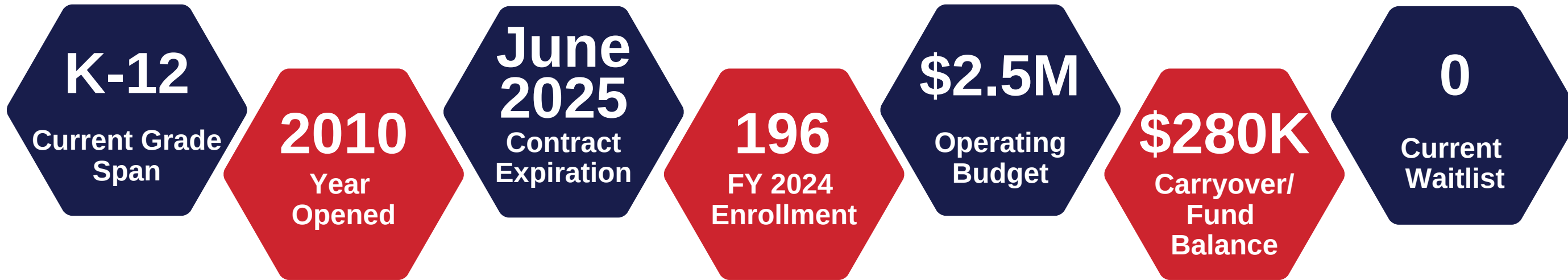
The existing site is large enough to accommodate the expansion of the high school and additional parking needs. Offsite additions to traffic circulation are highly encouraged.



ACADEMY CHARTER HS BUILDING COST ESTIMATE	
Design/Construction Administration	\$1,564,000
Contingency	\$977,500
Construction	\$19,550,000 (42,500 sf @ \$460 per sf)
FF&E	\$977,550
<b><u>TOTAL</u></b>	<b>\$23,069,000</b>
Current Annual Lease	\$0



# AMERICAN CHARTER ACADEMY SCHOOL



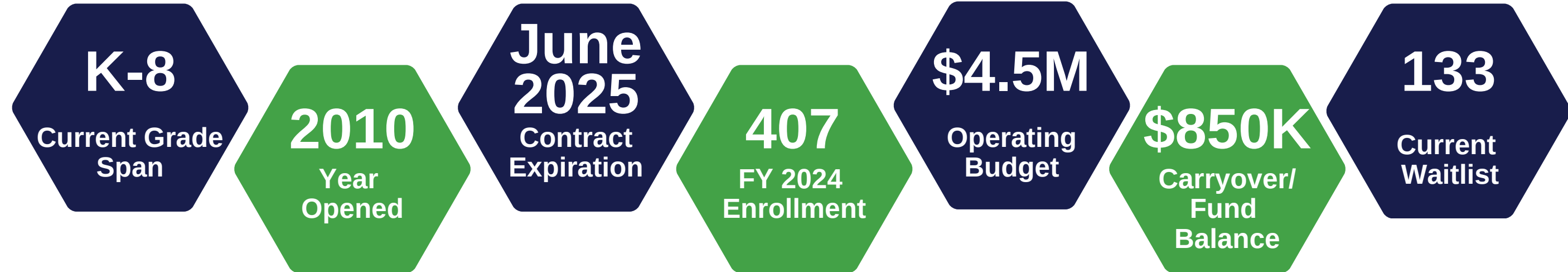
The proposed building will be 25,500 SF, two-story, of light commercial construction, and house an estimated 250 students and 20-25 staff members.



## AMERICAN CHARTER ACADEMY BUILDING COST ESTIMATE

Design/Construction Administration	\$938,400 (\$651,000 for design has been paid by the school)
Contingency	\$586,500
Construction	\$11,730,000 (25,500 sf @ \$460 per sf)
FF&E	\$556,500
<b><u>TOTAL</u></b>	<b>\$13,841,400</b> <b>(\$13,190,400 still needed)</b>
Current Annual Lease	\$281,596

# >>>> BIRCHTREE CHARTER SCHOOL

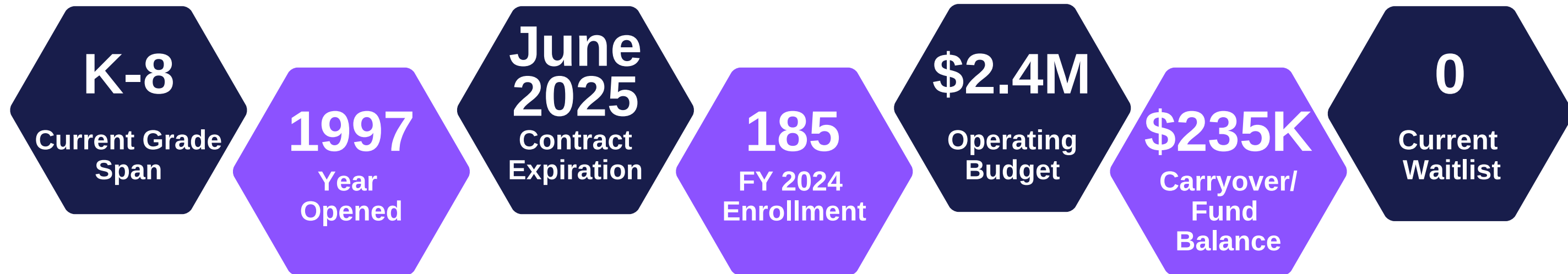


The proposed building will be 49,000 SF, two-story, of light commercial construction, and house approximately 400 students and 40-45 staff members.



BIRCHTREE CHARTER BUILDING COST ESTIMATE	
Design/Construction Administration	\$1,803,200
Contingency	\$1,127,000
Construction	\$22,540,000 (49,000 sf @ \$460 per sf)
FF&E	\$1,127,000
<u>TOTAL</u>	\$26,597,200
Current Annual Lease	\$586,200

# >>>> MIDNIGHT SUN CHARTER SCHOOL

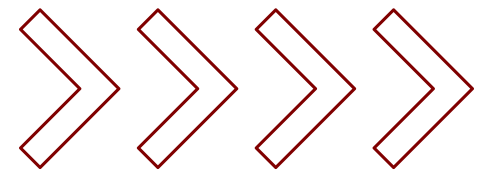


The building is roughly 22,150 SF, one-story, of light commercial construction, and can hold an estimated 200 students and 15-20 staff members.

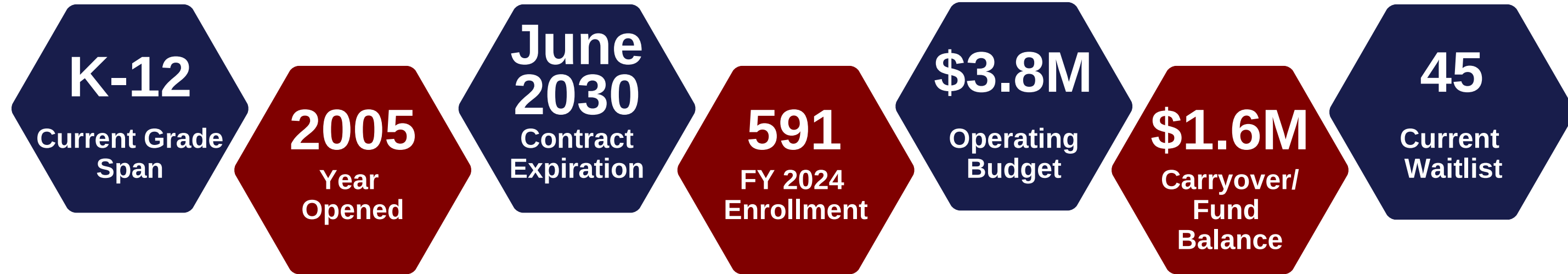


MIDNIGHT SUN CHARTER BUILDING COST ESTIMATE	
Design/Construction Administration	N/A
Contingency	N/A
Construction	N/A
FF&E	N/A
Building Purchase	\$7,000,000 (estimate)
<u>TOTAL</u>	\$7,000,000 (appraisal required)
Current Annual Lease	\$387,600



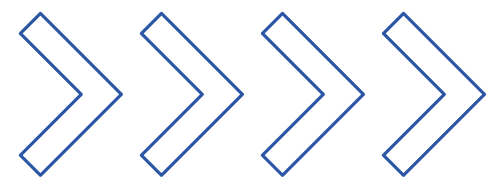


# TWINDLY BRIDGE CHARTER SCHOOL



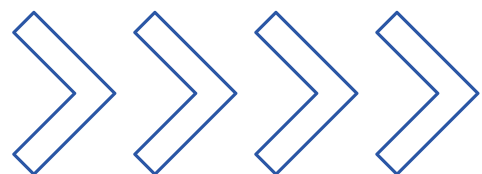
The proposed project would include a 7,577 SF, one-story with basement, of light commercial construction, addition. TBC serves an estimated 600 homeschooled students and 20 staff members.

TWINDLY BRIDGE CHARTER BUILDING COST ESTIMATE	
Design/Construction Administration	\$412,000 (already funded by the school)
Contingency	\$220,000
Construction	\$4,400,000 (\$1.5 Million has already been raised by the school)
FF&E	\$132,000
Additive Alternates	\$781,000 (Roof, canopies, art room finish, generator, library upgrade)
<u>TOTAL</u>	<b>\$5,945,000 (\$4,045,000 still needed)</b>
Current Annual Lease	\$0



# CHARTER SCHOOL DEBT SERVICE CONTRIBUTION SUMMARY

SCHOOL	CURRENT PROJECT REQUEST	DEBT SERVICE ESTIMATE	CURRENT LEASE PAYMENT
Academy Charter	\$ 23,069,000	\$ 426,080.90	\$ 0
American Charter	\$ 13,190,400	\$ 243,624.67	\$ 281,596
Birchtree Charter	\$ 26,597,200	\$ 491,246.22	\$ 586,200
Midnight Sun Charter	\$ 7,000,000	\$ 129,288.93	\$ 387,600
Twindly Bridge Charter	\$ 4,045,000	\$ 74,710.53	\$ 0



# MAJOR MAINTENANCE

LOCATION	PROJECT DESCRIPTION	ESTIMATED COST
Big Lake Elementary	Energy Upgrades: Window Replacements	\$ 400,000.00
Butte Elementary	Energy Upgrades: Window Replacements	\$ 350,000.00
Colony Middle	Roof Replacement	\$ 3,600,000.00
Cottonwood Creek Elementary	Emergency Generator Replacement	\$ 410,000.00
Cottonwood Creek Elementary	Boiler Replacement	\$ 300,000.00
District wide - 4 Schools	Turf Maintenance	\$ 2,800,000.00
District wide - 7 Schools	Bleacher Replacements	\$ 2,500,000.00
Finger Lake Elementary	Emergency Generator Replacement	\$ 410,000.00

LOCATION	PROJECT DESCRIPTION	ESTIMATED COST
Finger Lake Elementary	Boiler Replacement	\$ 450,000.00
Palmer Jr. Middle	Emergency Generator Replacement	\$ 565,600.00
Snowshoe Elementary	Boiler Replacement	\$ 400,000.00
Sutton Elementary	HVAC Control Upgrades	\$ 450,000.00
Talkeetna Elementary	Boiler Replacement	\$ 400,000.00
Tanaina Elementary	Emergency Generator Replacement	\$ 410,000.00
Wasilla Middle	Boiler Replacement	\$ 325,000.00
Wasilla Middle	Roof Replacement	\$ 1,560,000.00





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BOROUGH SCHOOL  
DISTRICT