

SUBJECT: AN ORDINANCE WAIVING THE REQUIREMENTS OF MSB 19.08.020, LOCATION OF SCHOOL BUILDINGS; WAIVING THE REQUIREMENTS OF MSB 19.08.023, SITE APPROVAL PROCESS FOR LEASE OF CHARTER SCHOOL FACILITIES; AND APPROVING THE LOCATION OF KNIK CHARTER SCHOOL AT 4401 PALMER WASILLA HIGHWAY (BLOCK 1, LOT 3).

AGENDA OF: June 21, 2022

ASSEMBLY ACTION:

Adopted without objection 7-19-22

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY MICHAEL BROWN, BOROUGH MANAGER: *MB*

Route To:	Department/Individual	Initials	Remarks
	Originator - A. Bradway	<i>MB</i>	
	Planning Director	<i>(S)</i>	
	Community Development Director	<i>PG for EP</i>	
	Public Works Director	<i>MB</i>	
	Emergency Services Director	<i>(S) MB</i>	
	Finance Director	<i>CK</i>	
	Borough Attorney	<i>MB</i>	
	Borough Clerk	<i>BDA for LKM</i>	

ATTACHMENT (S): Fiscal Note: YES ___ NO x
 School Board Resolution 22-010 (1 pp)
 MSB 19.08.020 (2 pp)
 MSB 19.08.023 (2 pp)
 Dena'ina Blended Learning Academy Project Plan (3 pp)
 Dena'ina Blended Learning Academy Facility Evaluation (1 pp)
 Ordinance Serial No. 22-081 (3 pp)

SUMMARY STATEMENT: The Matanuska-Susitna Borough Assembly is responsible for the approval of new charter school locations, with due consideration to the recommendation of the Matanuska-Susitna Borough School Board.

This ordinance is intended to provide a one-time waiver of Borough Code to allow the Matanuska-Susitna Borough School District to recommend to the Assembly a location for the new Knik Charter School, notwithstanding the site selection process established in MSB 19.08.020 and MSB 19.08.023, both attached. This ordinance also approves the recommended location at 4401 Palmer-Wasilla Highway. At this time, the charter school is intended to be able to accommodate roughly 180-200 students from across the Borough.

School Board resolution 22-010, attached, requests the waiver of Borough Code and states that the recommended site is preferred by the School Board. The recommended site is advantageous to the District as it has been purchased and is being renovated by the Knik Tribal Council for educational services and is being offered to the District at or below fair market value.

The site selection process, to be waived, for new charter schools is outlined in MSB 19.08.023 *Site Approval Process for Lease of Charter School Facilities*. This is a more streamlined process than for a permanent school and does not require the consideration of the Borough Area Schools Site Selection Committee. However, it does include a request for proposals process for site identification and a review of proposed sites using established site selection criteria. This ordinance would waive those procurement processes and allow the District to select its preferred site without the competitive process soliciting other facility proposals. This ordinance would also waive review of site selection criteria related to the schools impact on traffic, land use, fire and life safety etc. The full list of criteria can be found in 19.08.023.

The School District has submitted the attached project plan set and facility evaluation to show review of some critical site selection criteria.

- The submitted facility evaluation by Wolf Architecture reviews structural, fire, and life safety concerns; the building will need to meet International Fire Code.
- The project plan set shows water and wastewater locations.
- The recommended location currently has access from the AKDOT&PF owned Palmer-Wasilla Highway and the MSB owned N Shoreline Drive, which approaches the highway at a traffic signal. The School District is in contact with AKDOT&PF regarding an Approach Road Review to evaluate traffic and access impacts.

- The recommended site is being offered at or below fair market value.

RECOMMENDATION OF ADMINISTRATION:

Staff respectfully recommends approval of Ordinance 22-081 waiving the requirements of Borough Code and approving the proposed location of Knik Charter School at 4401 Palmer-Wasilla Highway (Block 1, Lot 3).



OFFICE OF THE SCHOOL BOARD

**MATANUSKA-SUSITNA BOROUGH SCHOOL BOARD
RESOLUTION 22-010**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH SCHOOL BOARD TO SUPPORT THE LOCATION PROPOSED BY THE KNIK TRIBAL COUNCIL FOR THE KNIK CHARTER SCHOOL IF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ELECTS TO WAIVE THE REQUIREMENTS OF MATANUSKA-SUSITNA BOROUGH CODE 19.08.020(F).

WHEREAS, the Matanuska-Susitna Borough School District approved the application for the Knik Charter School on December 15, 2021; and

WHEREAS, the Knik Charter School must procure a suitable location in order to begin operations in August 2022; and

WHEREAS, the Knik Tribal Council has purchased the property and renovated the building located at 4401 Palmer-Wasilla Highway (Block 1, lot 3) for the purposes of hosting education services, including the Benteh Learning Academy, and extended learning opportunities for students within the Matanuska-Susitna Borough School District; and


WHEREAS, the Knik Tribal Council desires to host the Knik Charter School at the property, and has offered to lease space to the District at or below fair market value for this purpose; and

WHEREAS, Matanuska-Susitna Borough Code 19.08.020(F) provides that a new or proposed charter school shall follow the site approval process according to Matanuska-Susitna Borough Code 19.08.023; and

WHEREAS, Matanuska-Susitna Borough Code 19.08.023(M) provides that upon school board selection of the location of the proposed charter school, the school board shall forward their recommendation to the assembly for its review and approval, and upon approval by the assembly, the school boards may execute a lease; and

THEREFORE, BE IT RESOLVED that the Matanuska-Susitna Borough School Board supports the location of 4401 Palmer-Wasilla Highway (Block 1, lot 3) proposed by the Knik Tribal Council for the location of the Knik Charter School if the Matanuska-Susitna Borough Assembly elects to waive the requirements of Matanuska-Susitna Borough Code 19.08.020(F).

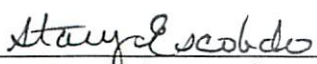
APPROVED by the Matanuska-Susitna Borough School Board this 20th day of April, 2022.



Ryan Ponder, Board President



Dr. Randy Trani, Superintendent

ATTEST: 

Stacy Escobedo, Board Secretary

IM 22-145
OR 22-081

19.08.020 LOCATION OF SCHOOL BUILDINGS.

(A) The Matanuska-Susitna Borough Assembly shall determine the location of school buildings pursuant to this section. For land acquisitions for school support and maintenance buildings located separate from school sites, see MSB Title 23, Real Property;

(1) Excepting for charter school facility locations refer to the provisions of subsection (F) of this section.

(B) Subject to assembly approval, the mayor shall appoint a school site selection committee as set forth in MSB 4.27, which shall make recommendations to the assembly on school sites requested through this section.

(C) The committee shall request a joint report from the planning and land use director and school superintendent setting forth a suggested school site or sites. The report shall consider:

- (1) population;
- (2) school enrollment;
- (3) transportation;
- (4) the relationship of proposed sites to other community facilities;
- (5) multiple use of the site for community purposes;
- (6) other appropriate criteria and data; and
- (7) if requested by the committee, specific potential sites.

(D) The committee may hold a public hearing and shall recommend a site or sites to the planning commission, school board, and assembly.

(E) The assembly shall determine the location of school buildings with due consideration of the recommendation of the school board, planning commission and school site selection committee.

(F) *Charter school site selection process.*

(1) A new or proposed charter school shall follow the site approval process according to MSB 19.08.023.

(2) An existing charter school that has been in existence for five years or more may request the borough and the school district acquire permanent facilities for the charter school. Permanent school facilities include providing for land and buildings as follows, but not limited to: a design build long-term lease or lease purchase, use of an existing borough or school district facility, public financing and construction of a new facility, or by private and/or public grant funds for a new facility or upgrade of an existing facility.

(a) Location of permanent charter school facilities shall be considered under provisions of this section.

(b) The charter school seeking a permanent facility under subsection (F)(2) of this section shall recommend two representatives to participate as temporary members on the borough school site selection committee only during the consideration of said charter school facilities. The mayor shall appoint two temporary members and the assembly shall confirm the appointments.

(Ord. 17-041, § 4, 2017; Ord. 09-157, § 2, 2009; Ord. 07-019(AM), § 3, 2007; Ord. 04-150, § 2, 2004; Ord. 94-071(sub1), § 7 (part), 1994; Ord. 82-26, § 2 (part), 1982)

19.08.023 SITE APPROVAL PROCESS FOR LEASE OF CHARTER SCHOOL FACILITIES.

(A) *[Repealed by Ord. 09-157, § 3, 2009]*

(B) Any person wishing to establish a charter school shall notify the Matanuska-Susitna Borough Superintendent of Schools of their intention no later than July 1 of the year preceding the year that the charter school is to begin operation.

(1) A waiver for good cause may be granted by the school board for applications received after July 1.

(C) *[Repealed by Ord. 09-157, § 3, 2009]*

(D) As part of this process, the charter school representatives shall identify an area encompassing at least two square miles that would meet the general geographic needs of the proposed school and the borough charter school site criteria. Specific classroom, administrative, and educational support space parameters shall be noted in writing by the charter school representatives. Details of the described spaces must be sufficiently detailed to allow a request for proposal to be developed by the school district.

(E) The school district shall prepare a request for proposals describing the need for a facility to serve as a charter school building and the preferred geographic area being considered.

(F) Responders to the request for proposal shall provide as part of the proposal certification by an appropriate professional that the facility being offered for consideration can meet the federal, state and local building, fire, health and safety requirements applicable to other public schools in the borough.

(G) Upon a determination that a proposal has met the facility specifications contained in the request for proposals, the school district shall review the proposed charter school locations.

(H) The school district shall evaluate the proposals and select a charter school site using the following criteria:

- (1) compatibility with existing land use in surrounding vicinity;
- (2) accessibility during all times of the year and weather conditions;
- (3) proximity to fire response equipment;
- (4) central to student population being served;

- (5) access to outdoor recreation and learning;
- (6) appropriate road access based on number of students and faculty members anticipated with good sight distances at driveways, adequate road maintenance, adequate parking, safe drop-off and pick-up areas, safe pedestrian access from off-site and on-site;
- (7) proximity to environmental hazards or nuisances including noise, unregulated storage or disposal of hazardous materials, heavy traffic; as well as natural hazards such as flood hazard or mass wasting areas;
- (8) availability of reliable water and waste water systems; and
- (9) lowest cost to the school district following a competitive procurement process;
 - (a) the lessor shall provide any required tenant improvements at no extra cost to the school district ("tenant improvements" herein means meeting the educational specifications related to the improvements required for the charter school);
 - (b) A lease may not include any provision requiring a financial cash or security bond, penalty clause, or liquidated damage clause for premature lease termination by the school district or charter school, or any provision requiring the school district or charter school to pay for any real property taxes on the property leased.

(I) *[Repealed by Ord. 09-157, § 3, 2009]*

(J) *[Repealed by Ord. 09-157, § 3, 2009]*

(K) *[Repealed by Ord. 09-157, § 3, 2009]*

(L) *[Repealed by Ord. 09-157, § 3, 2009]*

(M) Upon school board selection of the location of the proposed charter school, the school board shall forward their recommendation to the assembly for its review and approval. Upon approval by the assembly, the school board may execute a lease.

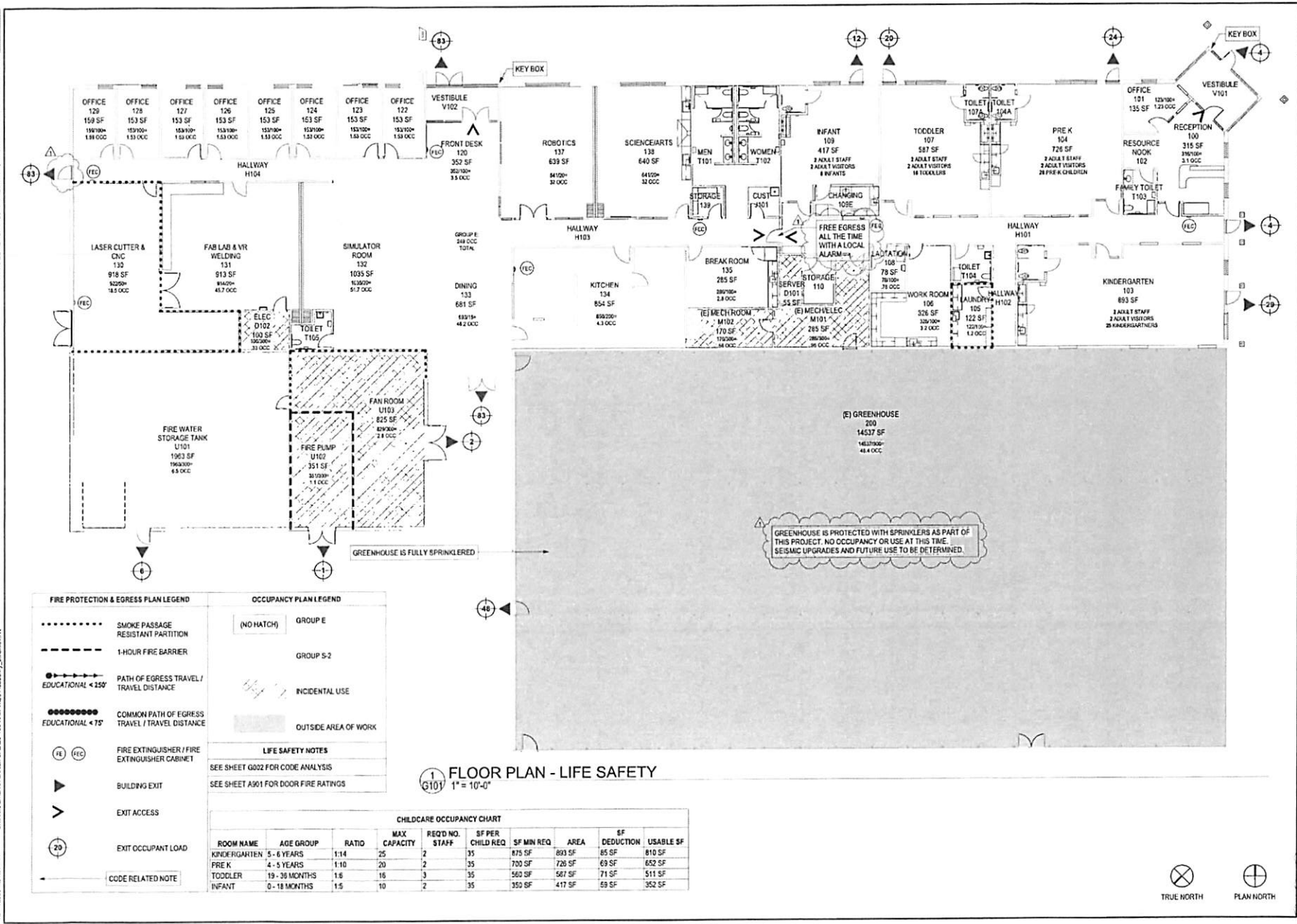
(1) Assembly approval is not required for a renewal of an existing charter school lease.

(Ord. 15-118, § 2, 2015; Ord. 09-157, § 3, 2009; Ord. 07-153, § 2, 2007; Ord. 02-107AM, § 2, 2002)

IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

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IM 22-145
DR 22-081



- FIRE PROTECTION & EGRESS PLAN LEGEND**
- SMOKE PASSAGE RESISTANT PARTITION
 - 1-HOUR FIRE BARRIER
 - PATH OF EGRESS TRAVEL / TRAVEL DISTANCE EDUCATIONAL < 150'
 - COMMON PATH OF EGRESS TRAVEL / TRAVEL DISTANCE EDUCATIONAL < 75'
 - (FE) (FEC) FIRE EXTINGUISHER / FIRE EXTINGUISHER CABINET
 - ▶ BUILDING EXIT
 - ∨ EXIT ACCESS
 - (20) EXIT OCCUPANT LOAD
 - CODE RELATED NOTE

- OCCUPANCY PLAN LEGEND**
- (NO HATCH) GROUP E
 - GROUP S-2
 - INCIDENTAL USE
 - OUTSIDE AREA OF WORK
- LIFE SAFETY NOTES**
- SEE SHEET G002 FOR CODE ANALYSIS
 - SEE SHEET A901 FOR DOOR FIRE RATINGS

1 G101 FLOOR PLAN - LIFE SAFETY
1" = 10'-0"

CHILDCARE OCCUPANCY CHART

ROOM NAME	AGE GROUP	RATIO	MAX CAPACITY	REQD NO. STAFF	SF PER CHILD REQ	SF MIN REQ	AREA	SF DEDUCTION	USABLE SF
KINDERGARTEN	5 - 6 YEARS	1:14	25	2	35	875 SF	893 SF	85 SF	810 SF
PRE K	4 - 5 YEARS	1:10	20	2	35	700 SF	728 SF	69 SF	652 SF
TODDLER	19 - 36 MONTHS	1:6	16	3	35	560 SF	587 SF	71 SF	511 SF
INFANT	0 - 18 MONTHS	1:5	10	2	35	350 SF	417 SF	69 SF	352 SF

BETISWORTH NORTH
ARCHITECTURE PLANNING LANDSCAPE INTERIORS

CORPORATE NO. AEC0219 WWW.BETISWORTHNORTH.COM

**KNIK TRIBAL COUNCIL
DENAINA BLENDED LEARNING
ACADEMY
WASILLA, ALASKA**

PRICING SET

CONSULTANT:

PROJECT NO: 20-160
DATE: 2020-12-18
DRAWN BY: JN
CHECKED BY: SM

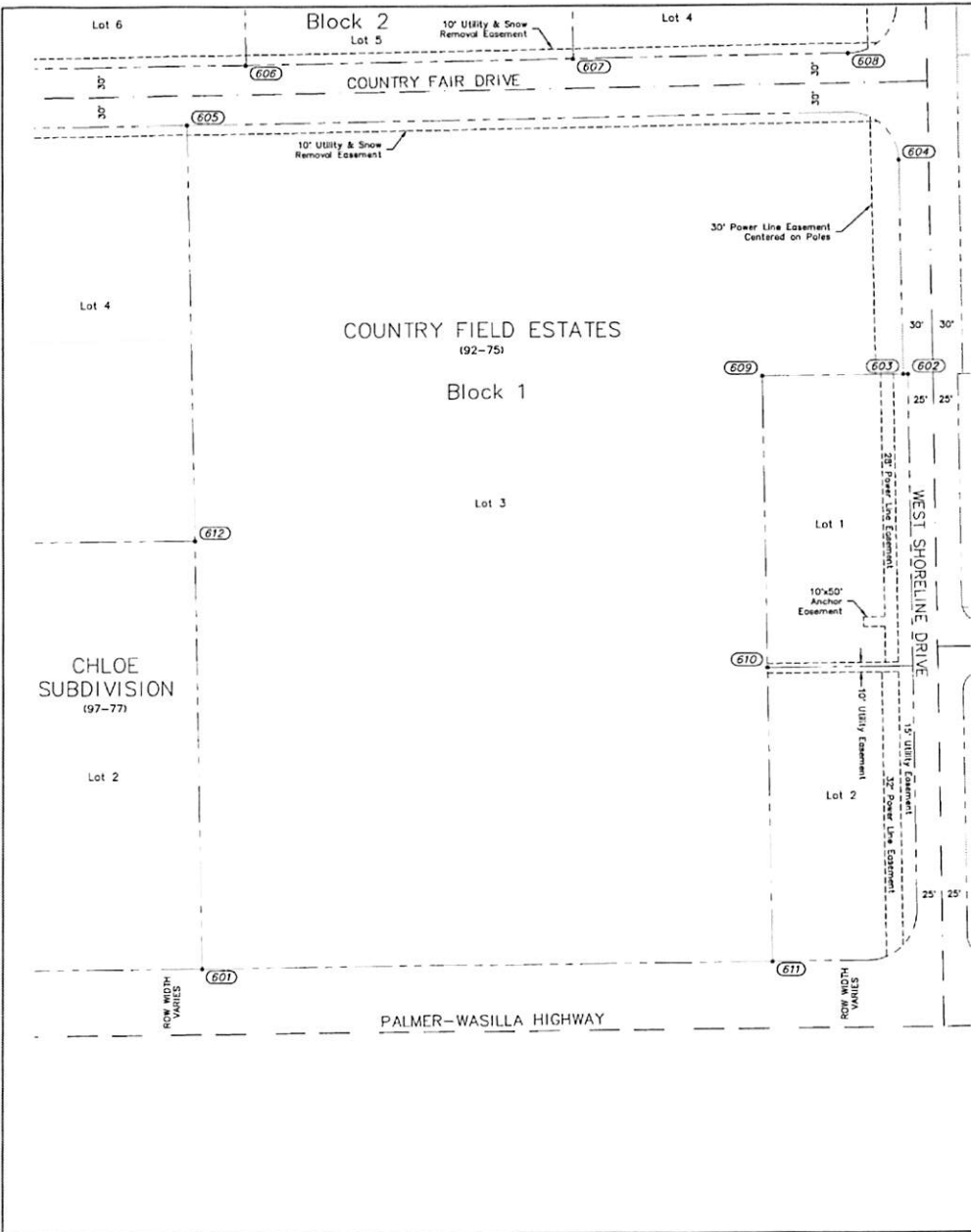
FIRE & LIFE SAFETY - FLOOR PLAN

G101

IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1:1) EXACTLY, THE DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELLED SCALES.

Working: c:\projects\jacob\2018\11\20\181120.mxd; building: conventions\00_cadd\2018\01_working\set02\Survey Control.dwg; Survey Control Sheet.dwg

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Horizontal Control

Coordinate System:
This project is located entirely within the Matanuska-Susitna Valley SV-1 adjustment, a metric local surface grid coordinate system developed by the Alaska Department of Transportation.

Basis of Coordinates:
The Basis of Coordinates is CGS Station S-1 (1922), a standard disk set in the top of an eleven-inch square monument flush with the ground, is located approximately 0.05 miles west of the Alaska Railroad station in Wasilla. Said station has SV-1 coordinates of 44305.9859 N, 129650.4437 E.

Basis of Bearings:
The Basis of Bearings is a local plane bearing between CGS Station S-1 (1922) and AKDOTPF Station GPS 44 (1989). AKDOTPF Station GPS 44 (1989), a brass disc clamped to the top of a stainless steel rod, which is located at approximate milepost 46.1 of the Parks Highway, bears N 87° 26' 59.7\" W a distance of 6086.737 meters from CGS Station S-1. AKDOTPF Station GPS 44 (1989) has SV-1 coordinates of 44576.8023 N, 123569.7349 E.

Translation Parameters:
To convert the local coordinates to NAD83 (92) State Plane metric coordinates, translate using +800085.3149 meters N, +400053.5111 meters E, and scale using 0.9998990458.

Vertical Control

The vertical control was established by static GPS methods and processed with Leica Geomatic Office version 7.0.1.0 software.

Datum:
NAVD88, computed using GEOID12B.

Vertical Basis:
The basis for vertical control is control point number 601, elevation = 390.448 feet. Computed by the NGS utility O.P.U.S.

Horizontal and Vertical Control				
Point	Northing	Eastng	Elevation	Description
601	147234.90	442806.73	390.45	Found 5/8\" Rebar with Red Plastic Cap 0.8\" below grade
602	147835.25	443516.69	-	Found 5/8\" Rebar with Red Plastic Cap flush with ground
603	147835.23	443511.82	-	Found 5/8\" Rebar flush with ground
604	148052.66	443507.50	-	Found 5/8\" Rebar flush with ground
605	148090.51	442792.20	-	Found 5/8\" Rebar flush with ground
606	148151.66	442851.10	-	Found 5/8\" Rebar flush with ground
607	148157.26	443180.94	-	Found 5/8\" Rebar flush with ground
608	148161.98	443455.94	-	Found 5/8\" Rebar with Red Plastic Cap flush with ground
609	147834.23	443369.91	-	Found 5/8\" Rebar with Red Plastic Cap 0.1\" above ground
610	147537.29	443374.72	-	Found 5/8\" Rebar with Red Plastic Cap flush with ground
611	147240.21	443379.43	-	Found 5/8\" Rebar with Red Plastic Cap 0.3\" below ground
612	147669.15	442799.64	-	Found 5/8\" Rebar with Red Plastic Cap 0.1\" above ground



- LEGEND**
- Existing Rebar or Iron Pipe
 - △ Control set by CRW
 - (500) Control Point Number

BETTSWORTH NORTH
ARCHITECTURE PLANNING LANDSCAPE INTERIORS



KINIK TRIBAL COUNCIL
DENAINA BLENDED LEARNING
ACADEMY
WASILLA, ALASKA



CONSULTANT:

PROJECT NO:	73612.00
DATE:	2020-12-18
DRAWN BY:	TDS
CHECKED BY:	MLJ
DATE:	
SCALE:	
SHEET:	

SURVEY CONTROL SHEET
V101

CORPORATE NO. AECC19 WWW.BETTSWORTHNORTH.COM

Pricing Set

IM 22-145
02-22-081

1" ACTUAL

IF THIS DIMENSION DOES NOT MATCH THE ONE IN CH 171, THE DRAWING HAS BEEN CHANGED OR REDUCED. AFFECTED DIMENSIONS WILL BE LABELLED AS SUCH.

www.kiniktribalcouncil.com/2020/02/20/201901_working_44201_C001/2012.00_Notes_Legend & Abbreviations.dwg

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IM 22-145 OR 22-081

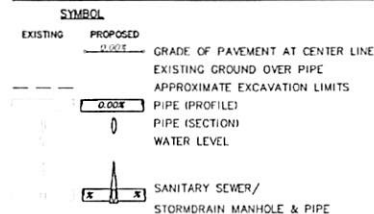
GENERAL NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS PRIOR TO BEGINNING OF WORK AND ENSURE COMPLIANCE UNTIL PROJECT CLOSURE OR AS REQUIRED BY THE AGENCY ISSUING THE PERMIT. THE PERMITS SHALL BE MAINTAINED ON THE PROJECT SITE.
2. ALL WORK IN CLOSE PROXIMITY TO EXISTING OVERHEAD TELEPHONE AND ELECTRIC UTILITIES SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL STATUTES, CODES AND GUIDELINES AND THE CLEARANCE REQUIREMENTS OF THE SERVING UTILITY.
3. LIMITS OF EXCAVATION SHOWN ON THE DRAWINGS ARE APPROXIMATE. ACTUAL LIMITS WILL BE DETERMINED IN THE FIELD BY THE CONTRACTOR AND VERIFIED BY THE ENGINEER DURING CONSTRUCTION OPERATIONS.
4. ALL WORK AND MATERIALS REQUIRED FOR REMOVING ANY LITTER OR DEBRIS WITHIN THE PROJECT LIMITS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE PAYMENT WILL BE MADE.
5. THE CONTRACTOR SHALL SUBMIT RECORD SURVEY NOTES WITH THE RECORD DRAWINGS.
6. WATER RESULTING FROM THE CONTRACTOR'S DEWATERING EFFORT MAY NOT BE PUMPED OR OTHERWISE DIVERTED INTO EXISTING STORM DRAINS UNLESS REQUIRED PERMITS, INCLUDING, BUT NOT LIMITED TO, THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, ARE OBTAINED BY THE CONTRACTOR. UNDER NO CIRCUMSTANCES WILL THE CONTRACTOR BE ALLOWED TO DIVERT WATER FROM EXCAVATION ONTO ROADWAYS. THE CONTRACTOR SHALL PROVIDE DISPOSAL SITE FOR EXCESS WATER AND SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL PROVIDE COPIES OF PERMITS AND APPROVALS TO THE ENGINEER AND THE CITY OF ANCHORAGE FOR PERMIT OFFICE PRIOR TO BEGINNING DEWATERING.
7. ALL FILL AND BACKFILL SHALL BE COMPACTED TO NINETY-FIVE PERCENT (95%) OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT PER ASTM D1557. ALL FILLS SHALL BE PLACED IN LIFTS NOT TO EXCEED 12 INCHES, PRIOR TO COMPACTION.
8. ALL DEMOLITION ITEMS SHALL BECOME PROPERTY OF THE CONTRACTOR AND DISPOSED OF PROPERLY, UNLESS OTHERWISE NOTED OR STATED IN THE SPECIFICATIONS.
9. DAMAGE TO ANY EXISTING UTILITY OR PRIVATE PROPERTY BY THE CONTRACTOR OR SUBCONTRACTORS ACTION SHALL BE REPAIRED OR REPLACED, WITH AN EQUIVALENT PRODUCT, AT NO ADDITIONAL COST TO THE OWNER. DAMAGES CAUSED BY THE CONTRACTOR OR SUBCONTRACTORS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
10. THE CONTRACTOR SHALL FIELD VERIFY DIMENSIONS AND CONDITIONS PRIOR TO WORK. ANY UNUSUAL CONDITIONS OR CONFLICTING INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND IMPLEMENTING EROSION AND SEDIMENT CONTROLS AS NECESSARY TO COMPLY WITH FEDERAL, STATE, AND MUNICIPAL LAWS THAT PROHIBIT UNPERMITTED DISCHARGE OF POLLUTANTS INCLUDING SEDIMENTS RESULTING FROM EROSION AND OTHER CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL CONDUCT ALL WORK SO SEDIMENT IS NOT TRANSPORTED ONTO PUBLIC ROADWAYS OR ADJACENT PROPERTY.
12. THE LOCATION OF EXISTING UTILITIES AND FEATURES GRAPHICALLY SHOWN WITHIN THESE DRAWINGS ARE APPROXIMATE. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES WITHIN THE PROJECT LIMITS AND OTHER LOCATIONS AS NECESSARY TO COMPLETE THE WORK. THE CONTRACTOR SHALL RECORD THE HORIZONTAL AND VERTICAL LOCATION OF ALL ENCOUNTERED UTILITIES ON THE CONTRACT RECORD DRAWINGS.
13. MAINTAIN A MINIMUM OF TEN (10) FEET HORIZONTAL AND EIGHTEEN (18) INCHES VERTICAL SEPARATION BETWEEN WATER AND SANITARY OR STORM SEWER MAINS AND SERVICES. SANITARY AND STORM SEWER PIPE JOINTS SHALL BE PLACED AT LEAST NINE (9) FEET FROM ANY WATERLINE CROSSING.
14. MAINTAIN A MINIMUM OF 36-INCHES OF VERTICAL SEPARATION BETWEEN ANY STORM SEWER (STORM DRAIN OR FOOTING DRAIN) AND WATERLINE (MAINS OR SERVICES) OR SANITARY SEWER (MAINS OR SERVICES). IF 36-INCHES CANNOT BE MAINTAINED, PROVIDE A MINIMUM OF R20 INSULATION.
15. ALL LOCATIONS WHERE PIPE INSULATION IS REQUIRED FOR STORMWATER, WATER AND SEWER PIPE, INSULATION SHALL BE

RIGID BOARD, EXTRUDED POLYSTYRENE MIN. 60 P.S.I., FOR UNDERGROUND INSTALLATIONS EQUIVALENT TO R20.

16. HORIZONTAL CONTROL POINTS ARE NOT INCLUDED FOR DEMOLITION AND SITE IMPROVEMENTS. THE CONTRACTOR MAY REQUEST USE OF AUTOCAD FILES TO ASSIST WITH LOCATION IMPROVEMENTS AND THEIR USE.
17. THICKNESS OF CLASSIFIED MATERIAL SHOWN ON THE DRAWINGS IS IN PLACE AND COMPACTED.
18. ALL UNUSABLE AND EXCESS EXCAVATION MATERIAL NOT INTENDED FOR USE ON-SITE SHALL BE DISPOSED OF OFF-SITE AT A CONTRACTOR FURNISHED SITE OR AS STATED IN THE CONTRACT DOCUMENTS.

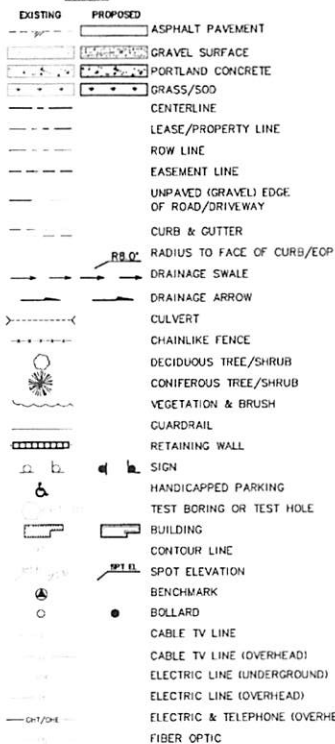
PROFILE LEGEND



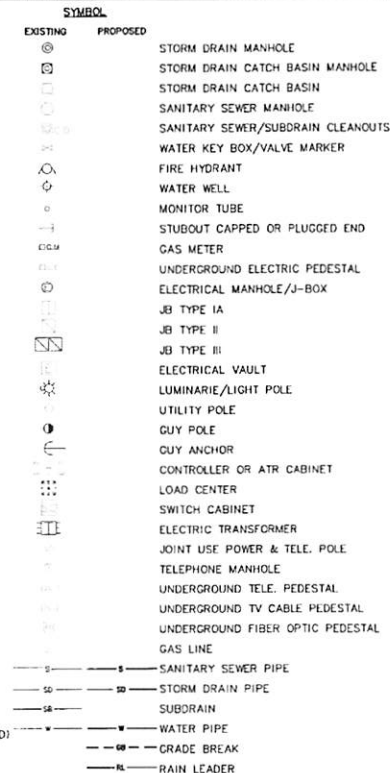
ABBREVIATIONS:

AC	ASPHALT CONCRETE	EX	EXISTING
APPROX, APPX	APPROXIMATE	EXIST	EXISTING
BM	BENCH MARK	F&I	FURNISH AND INSTALL
BOP	BOTTOM OF PIPE	FES	FLARED END SECTION
BW	BOTTOM OF WALL	FF	FINISHED FLOOR
C&G	CURB AND GUTTER	FG	FINISHED GROUND/GRADE
CB	CATCH BASIN	FL	FLOW LINE
CBMH	CATCH BASIN MANHOLE	GB	GRADE BREAK
C/L, CL	CENTERLINE	HDPE	HIGH DENSITY POLYETHYLENE PIPE
CMP	CORRUGATED METAL PIPE	HP	HIGH POINT
CO	CLEANOUT	HOZ	HORIZONTAL
CONST	CONSTRUCTION	JB	JUNCTION BOX
CPEP	CORRUGATED POLYETHYLENE PIPE	LC	LOAD CENTER
DEG	DEGREE	I&W	IN ACCORDANCE WITH
DIA	DIAMETER	IE	INVERT ELEVATION
DIP	DUCTILE IRON PIPE	INV	INVERT
DW	DETECTABLE WARNING PANEL	LF	LINEAR FOOT
EG	EXISTING GROUND/GRADE	LP	LOW POINT
ELEC	ELECTRIC/ ELECTRICAL	LT	LEFT
ELEV/EL	ELEVATION	LIP	LIP OF CURB
EOA	EDGE OF ASPHALT	LUM	LUMINARIES
EOP	EDGE OF PAVEMENT	MAX	MAXIMUM
		ME	MATCH EXISTING

SYMBOL



PLAN LEGEND



MH	MANHOLE	PVI	POINT OF VERTICAL INTERSECTION
MIN	MINIMUM	PVT	POINT OF VERTICAL TANGENT
MON	MONUMENT	R/LD	ROCK LINED DITCH
MSL	MEAN SEA LEVEL	ROW, R/W	RIGHT OF WAY
N/A	NOT APPLICABLE	RT, R	RIGHT
NIC	NOT IN CONTRACT	S	SOUTH, SLOPE
NTS	NOT TO SCALE	SAS	SOIL ABSORPTION SYSTEM
OC	ON CENTER	SCS & SD	STANDARD CONSTRUCTION SPECIFICATIONS & STANDARD DETAILS
OCEW	ON CENTER EACH WAY	SD	STORM DRAIN
OD	OUTSIDE DIAMETER	SD	STORM DRAIN
OGS	OIL GRIT SEPARATOR	SD	STORM DRAIN
OH	OVERHEAD	SW	SIDEWALK
OC	POINT OF CURVATURE	SDCB	STORM DRAIN CATCH BASIN
PCC	PORTLAND CEMENT CONCRETE	SDCBMH	STORM DRAIN CATCH BASIN MANHOLE
PCMP	PRECAST CORRUGATED METAL PIPE	SDMH	STORM DRAIN MANHOLE
PCPEP	PERFORATED CORRUGATED POLYETHYLENE PIPE	SS	STAINLESS STEEL
PL, P/L	PROPERTY LINE	SSMH	SANITARY SEWER MANHOLE
PT	POINT OF TANGENCY	SEC COR	SECTION CORNER
PUE	PUBLIC USE EASEMENT	ST	STREET
PVC	POLYVINYL CHLORIDE	STA	STATION
		STD	STANDARD
		STRUCT	STRUCTURE

T, TBC,	TOP BACK OF CURB
TCB	TOP OF CONCRETE PAD OR SIDEWALK
TC	TOP OF WALL
TBM	TEMPORARY BENCH MARK
TCP	TEMPORARY CONSTRUCTION PERMIT
TELE	TELEPHONE
TSE	TEMPORARY SLOPE EASEMENT
TH	TEST HOLE
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UTIL	UTILITY
UON	UNLESS OTHERWISE NOTED
VB	VALVE BOX
VC	VERTICAL CURVE
VERT	VERTICAL
W	WEST/WITH/WHITE
WWF	WELDED WIRE FABRIC

BETTISWORTH NORTH ARCHITECTURE PLANNING LANDSCAPE INTERIORS



KINIK TRIBAL COUNCIL DENA'INA BLENDED LEARNING ACADEMY WASILLA, ALASKA



PROJECT NO:	73612.00
DATE:	2020-12-18
DRAWN BY:	AA
CHECKED BY:	MS
DATE:	
DATE:	
DATE:	

NOTES, LEGEND, & ABBREVIATIONS C001

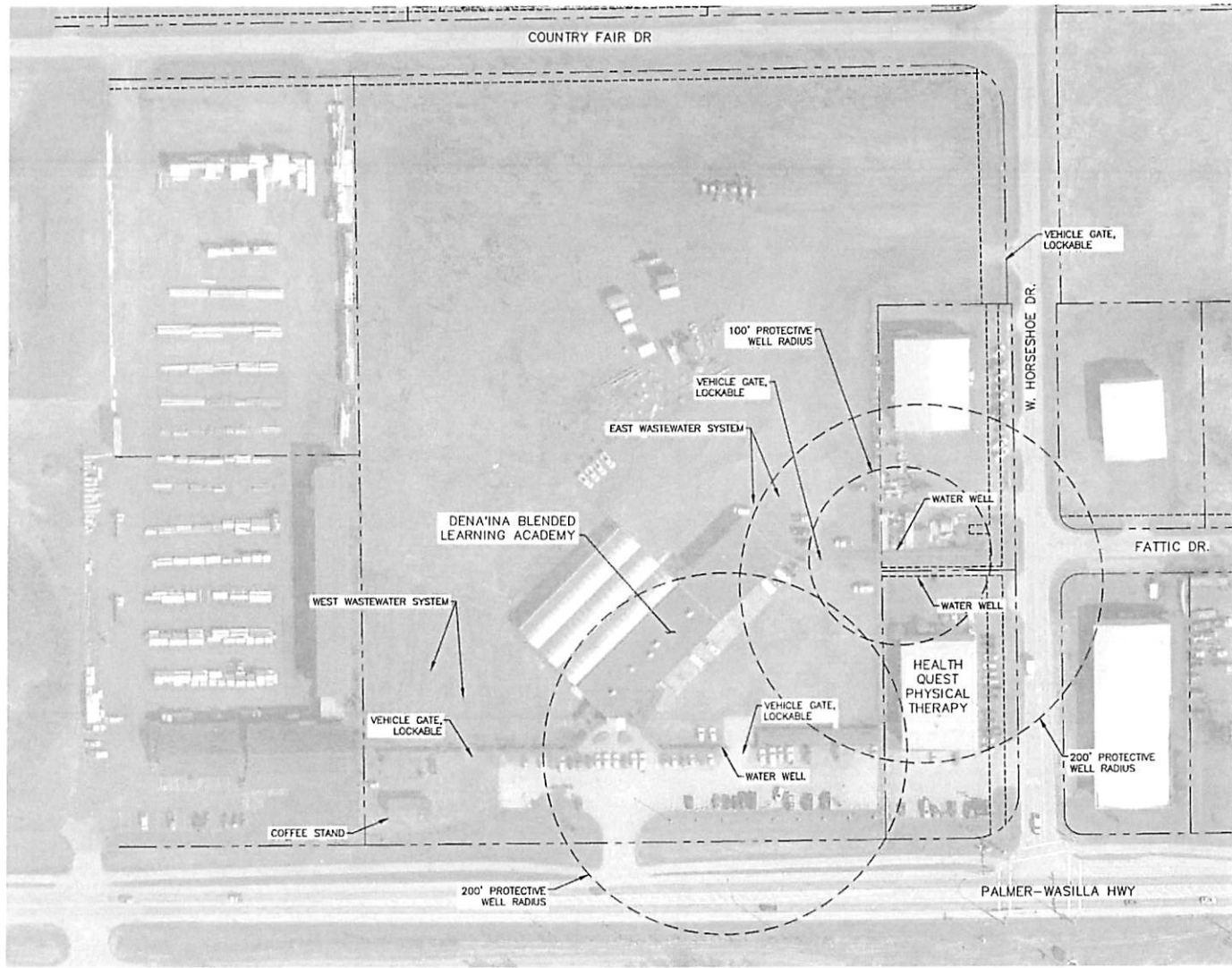
CORPORATE NO. A16CC319 WWW.BETTISWORTHNORTH.COM

PRICING SET

IF THIS DIMENSION DOES NOT MEASURE ONE NOW, IT'S EXACTLY THE DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL UNLINED SCALES

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1 PROJECT PLAN

60' 0 60' 120'



BETTISWORTH NORTH ARCHITECTURE PLANNING LANDSCAPE INTERIORS



KINIK TRIBAL COUNCIL
DENA'INA BLENDED LEARNING ACADEMY
WASILLA, ALASKA

AGENCY PERMIT

CONSULTANT:

CRW
ENGINEERING GROUP, LLC
2843 ARCTIC BLVD, SUITE 200
ANCHORAGE, ALASKA 99503
PHONE: 284.362.3332
FAX: 284.362.3334

PROJECT NO: 73612.00
DATE: 2021-05-18
DRAWN BY: AA
CHECKED BY: MS

DATE	BY	REVISION

PROJECT PLAN
C101

CORPORATE NO. AEC0219 WWW.BETTISWORTHNORTH.COM

IM 22-145
OR 22-081

Wolf

ARCHITECTURE

an alaskan corporation

May 6, 2022

Matanuska-Susitna Borough School District Facilities Department
3901 E Bogard Rd
Wasilla AK 99654

Attn: Antonio Weese –Facilities Capital Planning & Construction Manager
Ph: 907-864-2003

Facility: Dena'ina Blended Learning Academy
Subject: Facility Evaluation

The Matanuska Susitna School District intends to enter into a lease agreement with the Knik Tribe for the north portion (12,883 sf) of the new Dena'ina Blended Learning Academy. Mr. Weese engaged Gary Wolf, AIA, Wolf Architecture, Inc. to perform an evaluation of the facility to determine if any deficiencies could be identified in the facility prior to the lease.

The facility is a single level wood framed building with a concrete slab on grade foundation system. The facility is approximately 20 years old and originally constructed as a Landscape Supply facility. The facility was vacated and renovated into offices and was eventually purchased by the Knik Tribe which is currently completing further renovation to the facility.

The MSBSD transmitted a set of the drawings for the current renovation to Wolf Architecture on March 31, 2022 for review. Subsequently, (April 26, 2022), Mr. Wolf met Mr. Weese, and three representatives of the Knik Tribe at the Dena-ina site for an on-site walk through of the facility.

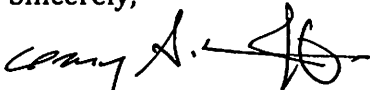
The facility renovation work is currently approximately 85% complete. A complete facility evaluation cannot be completed due to finishes being installed. Finishes are required to evaluate adherence to both Life Safety and Accessibility code requirements.

The workmanship in the facility is good and if the drawings are followed, it is certain that the facility will be compliant with all life safety and accessibility code requirements. The facility is protected by a fully automatic sprinkler and alarm system with a new above ground fire water storage tank and a diesel-powered fire pump.

Within the limitations stated above, the Dena'ina Blended Learning Academy is compliant and in good condition pending the completion of the construction.

Please feel free to give me a call if there are any questions related to this evaluation.

Sincerely,



Gary Wolf, AIA
Architect