



CITY OF WASILLA

290 E. HERNING AVE.
WASILLA, ALASKA 99687
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COUNCIL MEMORANDUM NO. 91-10

FROM: Mayor Stein

DATE: March 4, 1991

RE: Wasilla Elementary School Building

The Mat-Su School District has expressed an interest in acquiring the use of the old school building for their pre-school special education program. Their space needs are large enough to require use of substantially all of the building.

The School District is considering an offer to the City to take over the building and assume all costs for operations and maintenance. They anticipate receiving the building for little or no cost similar to the transfer from the District to the City in 1987.

Considerations:

Existing Tenants

Alaska State Troopers (Gratis)
Chugiak Childrens Services (Lease)
City of Wasilla (Map storage, meeting room)
Constitution Forum (Gratis)
Library Storage

City Capital Investments

Trooper Room Remodel	\$12,000
Boiler Retube	8,000
Carpet Room 114	1,500

Chugiak Capital Investments

Carpet in two classrooms	\$ 3,000
Kitchen Installation	3,000
Playground Fence and Equipment	2,000

Reversion Clause

Building to go back to City when not needed by School District

Operating Costs (Annual)

Water/Sewer/Gas/Electric/Insurance	\$19,800
Repairs/Maintenance	<u>4,000</u>
Total	\$23,800

Operating Revenues (@ \$.35 sq.ft.per month)

	<u>Equivalent</u>	<u>Cash</u>
Chugiak Children's Services Lease		\$14,700
Senior Advocate - 300 square feet	\$	600
Public Works Map Room - 600 sq.ft.	1,800	
Constitution Forum - 300 sq.ft.	1,200	
Library Storage - 80 sq. ft.	300	
Meeting Room - 900 sq. ft.	3,600	
Trooper Rooms - 1,600 sq.ft.	6,720	
	<u>\$ 13,620</u>	<u>\$15,300</u>
 Total		 \$28,920

Upcoming Major Repairs (Next 5 Years) Rough Estimate

Electrical Upgrade	\$30,000
Flooring (4 rooms)	7,000
Paint (Interior)	8,000
Heat Piping and Convectors	30,000

The question is, then, should the City consider transfer of the entire building back to the School District?



 John C. Stein, Mayor

*Council moved to keep the
 Wasilla Elementary School
 Building for City Use.
 3/11/91*

PLAYGROUND

PARKING

COMMUNITY
CLASS ROOM
Room

HEAD
CLASS ROOM
START

CLASS ROOM

CITY
CLASS ROOM
CONST. FORUM

HEAD
CLASS ROOM
START

GIRLS
BOYS
CORRIDOR

LIB.

CITY HALL
CLASS ROOM
CLASS 4

ADJACIAL
PUBLIC

CLASS ROOM

KITCHEN
STOR.
CAFETERIA-ASSEMBLY

CLASS ROOM
20' x 12'0"

STAIR

TEACHERS
TROOPERS

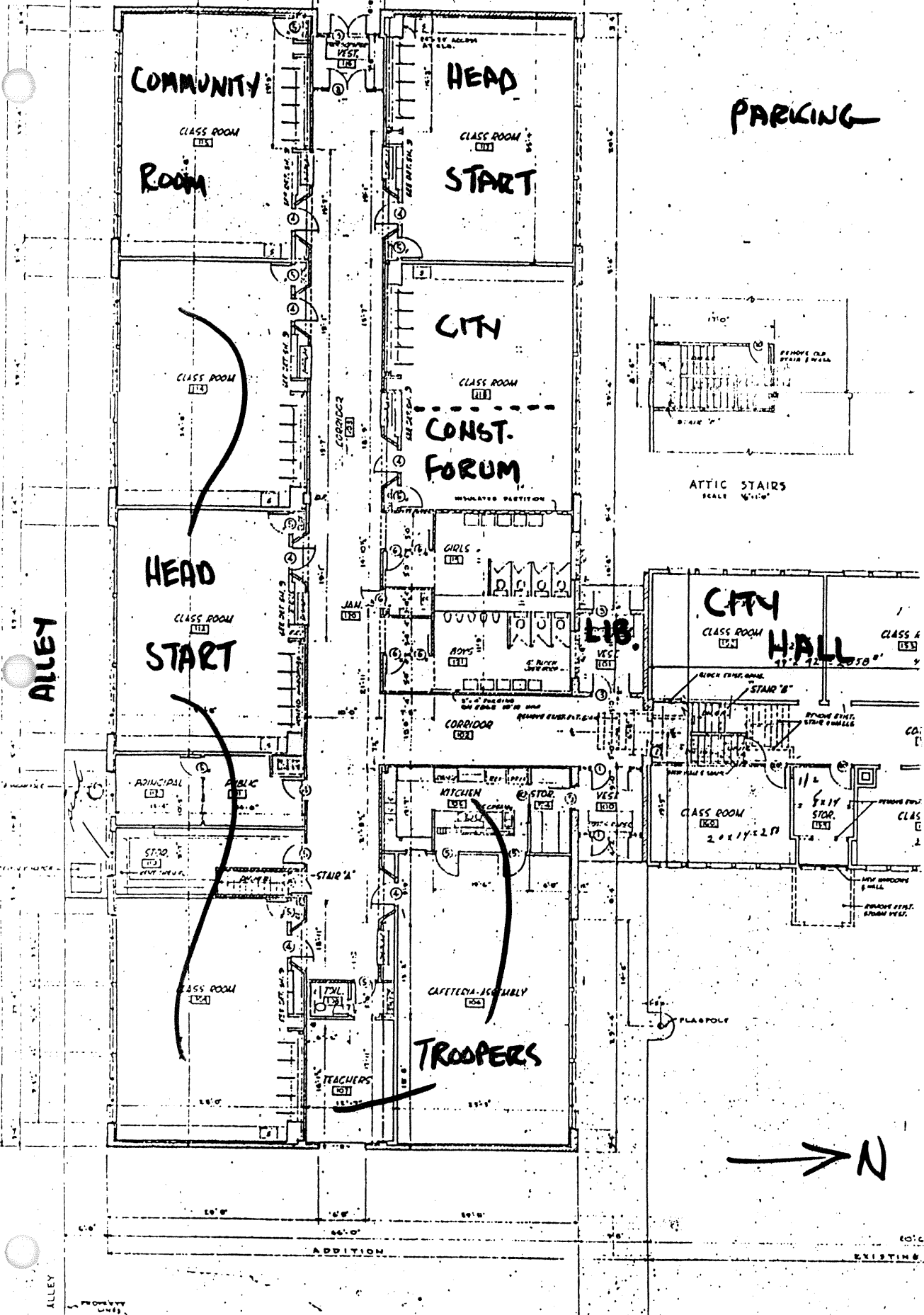
→ N

ALLEY

KNIK STREET

KNIK ST.

FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



PLAYGROUND

COMMUNITY
CLASS ROOM
ROOM

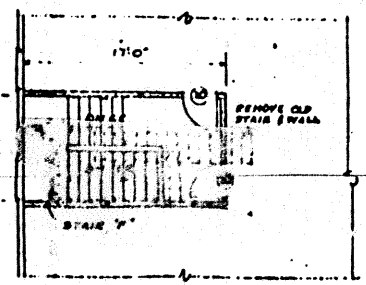
HEAD
CLASS ROOM
START

CITY
CLASS ROOM
CONST.
FORUM

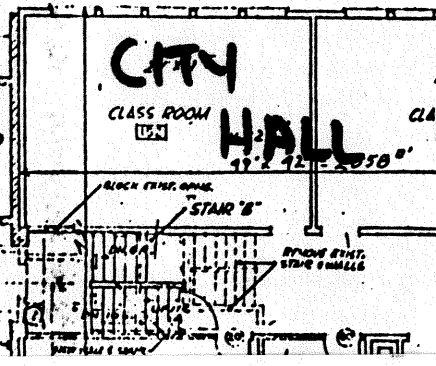
HEAD
CLASS ROOM
START

ALLEY

PARKING



ATTIC STAIRS
SCALE 1/4" = 1'-0"



KWIK 21

KP 3/11/01