Agenda

Bond Reimbursement and Grant Review Committee Meeting Agenda

May 8, 2013 9:00 am to 4:30 pm
May 9, 2013 9:00 am to 1:00 pm
Talking Book Library
Post Office Mall, Lower Level
344 West 3rd Avenue
Anchorage, Alaska

Chair: Elizabeth Nudelman

Wednesday May 8, 2013

Agenda Topics

8:45-9:00 AM	**Committee Preparation** • **Arrival Packet Review**
9:00 – 9:15 AM	**Welcome & Introduction**
9:15- 9:30 AM	**Public Comment**
9:30 – 10:30 AM	**CIP Application Discussion**
10:30 – 10:45 AM	**BREAK**
10:45 – 12:00 PM	**CIP Application Discussion**
12:00 – 1:00 PM	**LUNCH**
1:00 – 2:30 PM	**CIP Application Discussion**
2:30 – 2:45 PM	**BREAK**
2:45 – 3:45 PM	**CIP Application Discussion**
3:45 – 4:15 PM	**Public Comment**
4:15 – 4:30 PM	**CIP Application Discussion**
4:30 PM	**Recess**

Thursday May 9, 2013

Agenda Topics

8:45 – 9:00 AM	**Committee Preparation**
9:00 – 9:15 AM	**New Business, Additions to Agenda** **Review and Approval of Minutes**
9:15 – 9:30 AM	**Public Comments (5 minutes maximum, time will be prorated if more than three people wish to comment)**
9:30- 10:15 AM	**Staff Briefing** • **Debt Reimbursement Funding Status (SB 237 Report)** • **Final CIP Lists** • **Cost Model Update**
10:15- 10:30 AM	**BREAK**
10:30- 11:30 AM	**Staff Briefing (continued)** • **FY 15 Application Review and Approval** - **FY 15 Application** - **FY 15 Application Instructions** - **FY 15 CIP Eligibility & Scoring Criteria** - **FY 15 Raters Guide** • **6 year plan**
11:30 – 12:00 PM	**Action Items** • **Approve FY2015 CIP application and supporting documentation**
12:00 – 12:55 PM	**Committee Member Comments**
12:55 – 1:00 PM	**Set Date for next meeting**
1:00PM	**Adjourn**

Alaska Department of Education and Early Development
Prepared by School Finance and Facilities
April 2013

CIP Application FY2014: Questions listed in order with ranking related information			
Q#:	**Question Title on CIP Application**	**S-Scoring, E-Eligibility, I-Info Only**	**Pts**
1	Type of Funding Requested	I	--
2a	Category of Construction	I	--
2b	Phases to be Covered	I	--
2c	Is work on application already done	I	--
3	Six year plan submitted	E	--
4	Fixed Asset Inventory system	E	--
5	Evidence of Insurance	E	--
6a	CIP or PM/Custodial; Evidence	E	--
6b	Adequate documentation	E	--
7a	Maintenance expenditures	E	--
7b	Districtwide insurance values	I	--
8	Type of work to be done	I	--
9	Facilities Age	**S**	30
10	Related Funding	**S**	30
11	Participating Share Waiver	I	--
12	Rank on six year plan	**S**	30
13	Impact multiple facilities	I	--
14	Emergency	**S**	50
15	Land required	I	--
16.1	Condition Survey	**S**	5
16.2	Facility Appraisal	**S**	5
16.3	Planning	**S**	10
16.4	Schematic Design	**S**	10
16.5	Design Development	**S**	10
17	Life Safety Severity	**S**	50
17	Project Description	I	--
18	Cost	**S**	30
19.1	Space (housed now)	**S**	50
19.2	Space (housed future)	**S**	30
20	Other work in Att. Area	I	--

Alaska Department of Education and Early Development
Prepared by School Finance and Facilities
April 2013

CIP Application FY2014: Questions listed in order with ranking related information			
Q#:	**Question Title on CIP Application**	**S-Scoring, E-Eligibility, I-Info Only**	**Pts**
21	Other same graders in Att. Area	I	--
22	Date of Occupancy	I	--
23	Current/Future ADM	I	--
24	Method of ADM calculation	I	--
25	Space (type/use)	**S**	30
26	Inadequacies of Space	**S**	40
27	Alternate Facilities	**S**	5
28	Realistic options	**S**	25
29	Operating Cost Savings	**S**	30
30.1	Maintenance Management	**S**	5
30.2	Maintenance Labor Reports	**S**	15
30.3	PM/Corrective	**S**	10
30.4	5 Year Avg Maintenance Expense	**S**	5
30.5	Energy Management	**S**	5
30.6	Custodial Narrative	**S**	5
30.7	Maintenance Training	**S**	5
30.8	Capital Planning	**S**	5

Bond Reimbursement and Grant Review Committee Meeting Draft Minutes
December 5, 2012
Department of Education and Early Development
Talking Books Library
Anchorage, Alaska

Committee Members	EED Staff	Other Attendees
Elizabeth (Sweeney) Nudelman - Chair	Kimberly Andrews	David Norum (FNSBSD)
Mary Cary	Michael Gaede	Larry Morris (FNSBSD)
Carl John	Elwin Blackwell	Don Carney (MSBSD)
Doug Crevenston		Don Hiley (SERRC)
Bob Tucker		Rachel Molina Lodoen (ASD)
Mark Langberg		Bob Reed (LYSD)
Dean Henrick		Kathy Christy (NWABSD)
		Bob Bechtold (MSBSD)

CALL TO ORDER AND ROLL CALL AT 1:00PM

REVIEW and APPROVAL of AGENDA

Carl John requested that the time limit for public comment be increased.

Elizabeth Nudelman noted that only three people signed up for public comment. An additional five minutes would be given to the public comment portion of the meeting and, if necessary, additional time could be allotted.

Agenda approved as submitted.

REVIEW and APPROVAL of MINUTES

Minutes approved as submitted.

PUBLIC COMMENT

David Norum, Director of Facilities, FNSBSD

Distributed statement and asked the BRGR Committee if it was necessary to read his statement word-for-word. After it was noted that his written statement would be entered into public record, he introduced himself and read his statement (attached). He then reiterated his concern that the planning and design categories were driving the placement of projects on the CIP lists.

Larry Morris, Project and Grounds Manager, FNSBSD

Commented on the energy standard that the BRGR Committee would be voting on later in the meeting. Stated that Federal energy code requires the State to adopt ASHRAE 2010 by October 2013. Noted that if the BRGR Committee accepts the current proposal, then it would be out of date within ten months. He suggested the BRGR Committee to re-review the proposal and accept the IECC or ASHRAE 90.1, whichever code is more stringent, or to just adopt ASHRAE 90.1 – 2010. He stated that the 2010 edition can provide more savings than the other options. Also brought up an issue that FNSBSD is having

with regards to the square footage calculations. He noted that because of EED's calculations of gross square footage, whenever the district adds insulation they would have to add it to the inside of the facility, which would decrease classroom space. This would also increase renovation costs by making it necessary to reconfigure electrical wires, interior spaces, and move vapor barriers. If the district was to add insulation to the exterior of the facility, their gross square footage would increase, thus, would have an effect on their eligibility for space. He asked that the exterior insulation not be counted as additional square footage for their facilities.

Carl John, Director of Capital Projects, LYSD
Read statement (attached).

Public Comment Closed.

STAFF BRIEFING

Elizabeth introduced the School Finance & Facilities staff that was present at the meeting: Elwin Blackwell, Mike Gaede, and Kimberly Andrews. *Elizabeth* noted that the section is working on rehiring for the Facilities Manager position. *Carl* asked if EED settled on a particular candidate, in which *Elizabeth* responded that HR needs to complete the process before an announcement is made.

PM UPDATE (STATE of the STATE) refer to pages 21-26 of 73

Mike Gaede discussed information from the packet, while noting that he would conduct a site visit to Tanana in 2013 in addition to the already listed sites. When asked what he considered the most difficult aspect of the State's requirements for reporting, he stated that there were two main issues:

1. Energy because it is difficult for districts to determine the consumption of fuel over the long-run;
2. Training because districts, generally, cannot afford to get proper training. Mentioned that districts have several options when it comes to training, including flying technicians in to train a whole group at once.

DEBT REIMBURSEMENT FUNDING STATUS (SB 237) refer to pages 27-34 of 73

Elwin Blackwell reviewed the data from the packet. He pointed out that there were only four new projects on the list, all of which are Ketchikan's.

Carl asked if a breakdown of approved funding for major maintenance and school construction since 2010 was available. *Kimberly* responded that EED does have that information on file. *Elizabeth* noted that the FY13 approved funding for major maintenance and school construction was roughly $79M, which also included the Kasayulie funding.

FY2014 CIP REPORT refer to pages 35-50 of 73

Elwin reviewed the Initial CIP lists and the 6-year plan. He noted that some districts are using their Renewal and Replacement Schedules to help determine the needs for their 6-year plan.

There was discussion regarding the total amount for the six-year plan for all the districts. The Committee asked if the information could be presented to the legislature in order to show them the vast need for districts. *Elizabeth* responded that the CIP lists are given to the Governor's Office, and that it is a possibility that the FY15 six-year plan can be given to the Governor's Office in addition to the CIP lists. The Committee requested that a snapshot of the six-year plan be available at the next meeting, which would show the number of projects and amount of funding districts are anticipating each fiscal year.

The Committee requested that there be an additional agenda item, 6-Year Plan Formatting, is added at the next meeting. Suggested items for discussion included:

- Distinguishing between major maintenance and school construction
- Designate which districts are not reflected
- Limiting data
- Quantify the projects
- Discussion of accompanying letter

Mary asked if there was a standard metric when determining what EED will recommend to the Governor's Office. *Carl* asked if EED makes a recommendation to the Governor's Office on how far down the list to fund. *Elizabeth* responded that there was a deliberative process, not a standard metric.

BREAK

Elizabeth called to order at 2:45 PM

ENERGY STANDARD UPDATE AND MEMO WITH RECOMMENDATION refer to pages 51-73 of 73

Elizabeth reviewed the process of regulations: The BRGR Committee will make a recommendation to the State Board of Education, who will then request public comment. After public comments are received and reviewed, the State Board of Education can then create the regulation.

Mike reviewed the information presented in the BRGR packet. The energy codes and standards that were discussed were:

1. Leadership in Energy and Environmental Design (LEED)
2. Collaborative for High Performance School, American Association of Heating (CHPS)
3. International Code Council (ICC) Energy Conservation Code (IECC)
4. American Association of Heating, Air-conditioning and Refrigeration Engineers (ASHRAE) Standard 90.1
5. Alaska Housing Finance Corporation Building and Energy Efficiency Standards (BEES)

DEED Recommendation: Adoption of the 2009 IECC with the DEED specific amendment(BEES). DEED would also support the use of the AkWarm tool. The recommended language for 4 AAC 31.014(a)(7) would be:

"The International Energy Efficiency Code – 2009, as modified by the Alaska Specific Amendments adopted by the Bond Reimbursement and Grant Review Committee."

The BRGR Committee decided the language should state:

"The International Energy Efficiency Code – 2009, as modified by the Alaska Specific Amendments recommended by the Bond Reimbursement and Grant Review Committee and adopted by the State Board of Education."

The secondary recommendation of DEED is to encourage districts to look beyond the code established by DEED and to incorporate building system commissioning standards into design and construction of projects.

Bob asked why DEED is not already asking for commissioning of building systems, and noted that this should be put into regulation if possible.

General discussion ensued regarding if the department can require commissioning, what the threshold would be, who would commission the building systems, and the fact that district's should be aware that building system commissioning is an allowable project cost.

Mike stated that IECC is going through the process of adopting AHFC 2012. He cautioned that it is not in the state's best interest to be ahead of the curve for adopting codes; it may be better to be one step behind. Mike also mentioned that AHFC would be doing all the work for EED, but that EED does not have to follow exactly what AHFC determines: EED could decide which edition to follow.

Elizabeth noted that as the code is updated, EED would need to update the BEES document. The regulations would need to be updated whenever EED is ready to update IECC. The BRGR Committee would make the determination of when to update the standard.

Mark stated that it seemed odd that EED is trying to adopt a standard that is catered towards housing and residential, while modifying their standards and staying one step behind. Believes that EED should adopt the ASHRAE 90.1, which is updated every 3 years, or adopt IECC which is renewed every 3 years, and EED could adopt the latest version if necessary.

Mike responded that Sam was looking at BEES because there were some issues with IECC that were not relevant to Alaska. AHFC has Alaska specific amendments, which breaks out climate zones, and EED would throw out the residential specific info. He clarified that BEES are amendments to IECC codes.

Larry Morris said that since Alaska took federal stimulus funding, they fell under the federal Department of Energy's energy guidance, which requires the state to adopt no less than AHSRAE 90.1 2010. He mentioned that the 2013 update is due next year, in which ASHRAE is working on it right now. Feds have mandated a minimum standard; AHFC is IECC, so EED would meet the minimum requirements.

Elizabeth mentioned that if the BRGR Committee adopted 2009 with BEES specific amendment without a requirement for commissioning, but with a recommendation, districts could commission even without the EED requirement. She asked if there would be an opportunity in the future to look at a commissioning piece, and wondered what the negatives would be to not having a commissioning piece ready at the meeting.

Mary also mentioned that there should be a cost/benefit analysis in order for EED to make a more informed decision on commissioning. She asked what the threshold should be for requiring or recommending the building system commissioning.

Bob noted that the Committee can either work on the commissioning portion and not move the energy efficiency recommendation forward, or move an energy efficiency recommendation forward and put the building system commissioning conversation on hold.

Carl recommended that the building system commissioning should be put into the regulations as highly recommended so that districts can include associated costs in their applications.

General discussion began regarding how the standards overlap, and that fact that whatever standards are recommended to the State Board will be the minimum standard for the districts.

PUBLIC COMMENT:

Don Hiley stated that the regulations all have cost implications. He noted that design costs are currently limited at 10%, and that if BRGR intended to include commissioning in projects then EED should look at increasing the design budget.

Don Carney noted that past guidelines were put into handbooks and were for use of the districts. Whenever there was an update to the standards the handbook would be updated, and this process has generally worked in the past. The advantage of including recommendations in handbooks is that the any changes would not have to go back to the BRGR Committee before changes can be made.

Elizabeth showed concern about using the handbook methodology because it would allow EED to change standards without the public being involved. She noted that putting something into regulation is a better process.

Mark stated that recommendations can be included in handbooks; these are not regulations but more of an explanation of what EED would like to see. It would encourage districts, but it would not take the place of regulations.

Bob expressed interest in adopting ASHRAE 90.1 and including commendations in the handbooks.

Larry Morris stated his personal opinion is that ASHRAE is the better code to follow and design to; ASHRAE is the basis of IECC. He stated that you would not notice a difference by losing the BEES part of the code. ASHRAE does allow for an alternative energy method of performance. He stated that if there is an alternative way of meeting the goals, ASHRAE 90.1 allows you do use the alternative.

Elizabeth asked the BRGR Committee if they were comfortable moving away from IECC to the ASHRAE 90.1. She reminded the Committee that EED did solicit feedback from people who may not be in the room.

ACTION ITEMS:

Mark made a motion to have 4 AAC 31.014(a)(7) read:

ASHRAE 90.1 – 2010.

There was discussion that if there were updates in the ASHRAE code, the Committee would need to vote again on adopting the updated code.

Bob stated that he doesn't want to automatically adopt the new code without being able to review the information.

Mark made an amended motion to have 4 AAC 31.014(a)(7) as:

ASHRAE 90.1 – 2010 or later versions

Carl John seconded motion.

Elizabeth took a vote on the motion: Motion passed unanimously.

Elizabeth asked Kimberly which publications were ready to bring back to BRGR for their review. Kimberly responded that the Capital Project Administration Handbook should be ready for next meeting, which will include information regarding the energy cost consumption report. Mary asked if the handbook could reference which appropriate guidelines of when the energy cost consumption report would be required.

COMMITTEE MEMBER COMMENTS

Doug appreciated the public testimony and stated that the need to review the CIP application for changes still exists. He stated that even if no action is taken, there should be a structured meeting or workshop, with key stakeholders involved, to determine any issues with the CIP application. Although it may be a long meeting, there should be discussion around each category's points. He asked if this could be done within the next 3-4 months.

Elizabeth noted that the issues are still on the horizon.

Bob stated that there should be more discussion in general, and about the fact that there are circumstances where projects are completed beforehand because the district has available money, but the project does not get funded. He also wants to look at Larry's issue with the square footage in regards to energy efficiency and the size factors for facilities, which he noted could be a regulation issue. He

noted that the good public comments should not go to waste. Stated that although another look should be given to the CIP application, he doesn't want to rush any decisions.

Carl brought up the possibility of having an extension on the timing of the facility condition surveys. EED requires the condition surveys to be less than 4 years old, but this is a costly item to generate so frequently, upwards of $30K-$40K that comes out of the district's pocket unless they are reimbursed. He mentioned that maybe this can be extended out to five years. He lastly mentioned that he wants to look at bringing back the Adequacy of Documentation for scoring.

Mark would like to do the BRGR workshop but it would have to be in Anchorage in order to have input from more people.

Dean had no additional comment to add to what was already been said.

Mary said that maybe the BRGR Committee can ask which schools are higher on the radar for facility condition indexing for each district. She also mentioned that it would be nice to have representatives from school districts explain the benefits and challenges of using the facility condition indexing, and determine what affect this could have on approaching grant applications. She stated that her district uses the facility condition index and educational adequacy index to analyze each school for their efficiency and performance. She noted that this is not as detailed as a condition survey, but the cost was more reasonable.

Elizabeth thanked the School Facilities staff and the BRGR Committee for their work.

FUTURE MEETING DATE:

There was general discussion about the location, date, and topic of the Spring BRGR Committee meeting.

Meeting tentatively scheduled for April 4-5 in Anchorage.
The topic of discussion will be the possible application changes to act on at future meetings.

MEETING ADJOURNED 4:30PM

This page is intentionally blank

Review of Alaska Department of Education CIP Scoring for Grant Applications

The State of Alaska's Department of Education accepts applications for competitive grant applications for both school construction and major maintenance projects. Each project is ranked according to the points awarded based on scoring received on their application. The final list of project ranking becomes the basis for state funding for those projects chosen for funding with the highest scoring projects receiving state funding. This results in a competitive environment for scoring the most points possible.

The scoring consists of a total possible of 555 points, of which, 285 are subjective and 270 are objective. This paper will review both the objective and subjective point categories. We will also review the scoring system, and possible changes, to make the process more equitable for all districts and give the state a list that better represents the true needs of the school district's facilities. In order to have a better understanding of possible changes, we will discuss the scoring criteria in place at the present.

CIP Scoring Criteria

The objective scoring has nine categories of scoring and the subjective scoring also has nine, DEED (2010). It is important to note that three of the objective categories, unhoused students today, unhoused students in seven years, and type of space added or improved; are not utilized in the major maintenance scoring. This reduces the total possible scoring to 445, of which only 160 are objective.

Objective Scoring

The nine objective scoring criteria and their corresponding description and total points available are:

1. Condition Survey and Facility Appraisal (five points each). Points are awarded if these documents are included in the application. These items are commonly prepared by consultants and list deficiencies in the facility and deficiencies for educational utilization and delivery.
2. District Ranking (30 points). Points are awarded in reference to its position in the districts CIP list with 30 points for first with a reduction of three points for each lower spot.
3. Weighted Average Age of Facility (30 points). Points are awarded for the facilities average effective age. Points range from no points for 10 years or newer to 30 points for facilities 40 years or older.
4. Previous AS 14.11 funding (30 points). These points are only awarded if the legislature purposely partially funds a project. There are presently no partially funded projects. This effectively reduces the number of objective points available.
5. Planning and Design (30 points). These are awarded based on the completion of design for the project. Documents for each phase of the process must be included with the application.
    a. Planning - 10 points
    b. Schematic Design - An additional 10 points (20 total)
    c. Design Development - Another additional 10 points (30 points total)

6. Unhoused students today (50 points, not available for major maintenance). These points are awarded for a school project that adds space in an attendance area that is presently overcrowded.
7. Unhoused students in seven years (30 points, not available for major maintenance). These points are awarded for a school project that adds space in an attendance area with projections of future overcrowding.
8. Type of Space added or improved (30 points, not available for major maintenance). These points are for the type of space; instructional, support, general support, and supplemental space.
9. Preventive Maintenance (30 points). This category is further divided into three categories:
    a. Detailed summary of maintenance labor – 15 points
    b. Detailed Summary of PM/corrective maintenance – 10 points
    c. Five year average of maintenance expenditures divided by the five year average replacement value, districtwide – 5 points

Subjective Points

The subjective criteria and their corresponding points available and descriptions, DEED2 (2010) are:

1. Effectiveness of preventative maintenance program (25 points). The applicant provides a narrative describing their program in each subcategory. There are no specific benchmarks for judging the quality or effectiveness of the programs. This criteria is further divided into the five following areas:
    a. Maintenance management narrative – 5 points
    b. Energy Management Narrative – 5 points
    c. Custodial Narrative – 5 points
    d. Maintenance Training Narrative – 5 points
    e. Capital Planning Narrative – 5 points
2. Emergency (50 points). These points are awarded on declared emergencies based on the level of threat to both people and property, its immediacy and nature, and be weighted on mix scope projects. Again, there are no specific benchmarks.
3. Seriousness of life/safety and code conditions (50 points). These points are awarded for seriousness of code and life safety conditions and the projects correction of these conditions. The scoring is weighted on mix scope projects. In this category, the rater can at least weigh documentation and code citations in the scoring consideration, but again, there are no specific benchmarks.
4. Existing space inadequately serves educational programs (40 points). This category awards points on the type of educational space in the project and how the existing space fails to adequately support education. The points are ranked for mandated, local existing, and new approved local programs.
5. Reasonableness & completeness of costs or cost estimates (30 points). This is based on how well the project application has adequately prepared the estimate to give assurance that the amount requested represents the cost of the project. Projects that have been completed and seeking reimbursement receive the most points due to the fact that all expenses have been captured.

6. Relationship of project cost to annual operating cost (30 points). This category weighs the cost versus any operational savings as a result of the project.
7. Thoroughness of consideration of alternative facilities to meet the need of the project (5 points). This measures how well the applicant researched and considered any available facilities in lieu of constructing a new facility or renovating an existing one.
8. Thoroughness of considering a full range of options for the project (25 points). This scoring evaluates the applicant's consideration of alternates including phasing, re-furbished equipment, etc.
9. Adequacy of Documentation (30 points). This is awarded on how well the applicant provided information on all of the previously listed criteria.

Scoring and Evaluation Procedure

Application evaluation and scoring is performed by the department's personnel. The evaluators are divided into teams and each team evaluates and scores a portion of the applications and the scores are then reviewed by the department prior to publication.

Criteria, Scoring, and Suggestions for Changes

The goal of the annual process is to evaluate the applications and prepare a list of projects that serves the best interest of the state and each district under AS 14.11.013 (1), LexisNexis (2006). It further states as its first criteria; "Avert imminent danger or correct life-threatening situations". The state's goal is objective evaluation and listing of the most needed improvements to school facilities. Considering the largely subjective nature of the evaluation process and the very general rating guidelines for the subjective scoring, we question the ability of this process to meet the state's goals.

The first issue that needs to be reviewed is the percentage of subjective points compared to objective. The school construction list contains over 50% subjective points available and, after removing the non-applicable and the previously funded categories, the major maintenance projects have almost 70% subjective points available. This extraordinarily high percentage of subjective scoring means that better narratives, not necessarily more urgent projects, tend to rank higher. It also increases the chance that bias or preconception can influence scoring. This is not conducive to listing projects on their own merits. The goal should be to eliminate, or greatly reduce, the subjective criteria now used, and to align the system as closely as possible to its legislative intent.

The following suggestions would reduce subjective scoring and increase perceived objectivity.

Objective Criteria

The first objective criteria needing change is the average five year expenditures divided by the five year average value. At five points, this represents less than one percent of the total points now available. The legislature required that all school districts implement specific maintenance procedures, including a preventive maintenance plan. This was to insure that state investment in school facilities is properly looked after. This requirement is not being met by some districts. Many districts are not adequately funding facilities maintenance. For example, from the 2013 major maintenance list, 11 of the top 20 projects listed scored less than 40% of the

available points including six at or less than 30% in this category. This included one project with an age less than 15 years that also received emergency points. It is obvious the current scoring system allows state funding for capital projects as a result of lack of adequate prior maintenance, directly circumventing the intent of the legislature. Scoring for this category needs to be more heavily emphasized to reflect legislative intent, help insure existing facilities are maintained, and insure the state's investment is not squandered.

The second area in objective scoring that needs refinement is the weighted average age of the facility. Using age of an asset as a scoring criterion is necessary. But using the age of an entire facility to score the need for a roof replacement, as an example, is not necessarily correct. An aged building could be on its third roof, but if that roof is less than ten years of age, there is something wrong with the state paying to replace it. Age needs to relate to the specific work being requested. And since different building systems have different life expectancies, age of the systems in question will need to be judged against their recognized life span. Requests for replacement or major upgrades of systems that have not reached their normal life expectancy should be penalized, while systems that have outlived their expected life should be rewarded.

Subjective Criteria

The subjective categories have many areas that should be changed to provide more transparency and clarity to the process.

1. Effectiveness of PM program (25 points). This should become either a prerequisite or an objective item with each of the five issues based on whether they were provided or not. The department is tasked with determining each district's compliance with state requirements for a preventive maintenance program. These points only serve to provide further proof of compliance and should not be an area of subjectivity. If necessary, specific yes/no questions regarding the programs could be incorporated to require districts to certify that activities the state values are being accomplished. One part of these scoring criteria, capital planning narrative, refers to the processes of the districts' six year capital improvement plan (CIP). The department presently requires that districts have all schools over the effective age of 10 years represented on the CIP list. This means that a new school should expect to perform a maintenance project within its first 16 years of existence. If school districts are adequately performing maintenance, the need for a capital improvement project in this timeframe may not be necessary. The six year CIP list should only list those projects that the district realistically feels are necessary and should not be required to add projects not required for the sake of points.
2. Emergency (50 points) and Seriousness of life/safety and code conditions (50 points). These two criteria are somewhat redundant. Combining the two, assigning an adequate point total, and employing true criteria for assigning points would give both the applicant and evaluators a set of specific common standards to work from. This is an important category for the state and its citizens. Specific third party fire/life/safety or code documentation should be required to receive a score in this area. In that case, we can eliminate subjective judgment. Scoring could work a number of different ways; for example, a breakdown could look like the following, all with qualified third-party documentation:
    a. Life threatening and imminent danger – 75 points
    b. Code deficiencies to egress, mechanical, and electrical – 50 points

   c. Code deficiencies to access – 25 points
   d. Other code deficiencies – 10 points
3. Existing space inadequately serves existing programs (40 points). This type of work involves "improving instructional program" which is considered school construction and not major maintenance. This category should not be part of the major maintenance scoring. The school construction projects should be weighted on a per square foot basis that can be easily measured by all parties to determine objective scoring.
4. Reasonableness of cost estimate (30 points). This could be broken down into stages for scoring that could be understood prior to submission and not be subject to possible biases. For example:
   a. Reimbursement of completed projects – 30 points
   b. Independent estimate from design development – 20 points
   c. Independent estimate for schematic design – 15 points
   d. Using departments estimating program – 10 points
5. Relationship to project cost and operational cost savings (30 points). This could also be broken down into point stages based on a simple calculation of the estimate of both the cost and savings. The total points for this category should also be reduced. The savings in many renovations are more qualitative than quantitative.
6. Consideration of alternative facilities (5 points). This category should be reserved only for new construction. Major maintenance, renovation, or upgrades to equipment or systems does not equate to abandoning a facility and moving into another.
7. Consideration of options (25 points). This category is important for applicants to show that they have considered all aspects of their needs. But this could be set up as a series of short questions to be answered, and then scored simply on the fact that the applicant has completed the exercise. The point total should be reduced in comparison to other much more important criteria. There should also be a published set of criteria that can be easily understood by both the applicant and the evaluator.
8. Adequacy of documentation (30 points). This should be eliminated. Each category should be evaluated on its own merits and documentation.

Scoring and Evaluation

Scoring and evaluation should be performed by an independent rating firm not associated with design or construction firms that do school-related business. The DEED facilities department would move from the role of an interested party and appeals judge to that of the arbiter when disputes arise.

Conclusion

The annual CIP grant application process involves millions of dollars of state aid for districts to improve the condition of their facilities including relieving overcrowding. The goal of the state is to fund the most needed projects, as the budget allows. Having a true representation of the needs involves proper ranking of the greatest needs first. This paper proposes possible solutions aimed at simplifying and objectifying the process, but many other solutions are possible. The goal is to move to a level playing field, make the system more transparent, and make sure the state's school investment is going to the best use.

References

DEED (2010). *Objective and Subjective Rating Forms*. Alaska Department of Education and Early Development 2010 ed. Author

DEED2 (2010). *Guidelines for Raters of the FY 2013 CIP Applications*. Alaska Department of Education and Early Development 2010 ed. Author

LexisNexis (2006). *Alaska School Laws and Regulations Annotated*. State of Alaska and Mathew Bender Publications.

0.Work Document, Alternatives and Discussion.

Points for Life/Safety, Protection of Structure, Code Violations, including both Emergencies and Non-Emergencies

Maximum Points Available: 100 points.
Note: Scoring is weighted in the case of mixed scope projects by identifying the amount required to perform emergency work compared to the entire scope of the project.

DEFINITIONS
Emergency – a state of need brought on by an unexpected event. For this purpose, the emergency can vary in urgency depending on the severity and extent of damage. It can also vary by the amount of anticipated help required and the availability of viable and practical alternatives to solve the need.

Code violation – a documented variance from facility codes as listed in 4 AAC 31.014 as well as any applicable federal or state law or local ordinance. Code violations are not equal across the board. Weight will be given to the seriousness of the violation, with life, safety, fire, structural integrity, etc. weighted highest, followed by ADA issues and the like, and then such things as protection of structure.

Include language from section 14 of the Instructions for completing the application (page 4, modified to fit new language).

Third party documentation (fire marshal, building inspector, report from registered engineer, etc.) is highly desirable in all cases and is required to score more than XX (40?) points in this category, unless the building has been destroyed.

Level	Description	Point Range	Examples
LEVEL A	• Emergency – Building is destroyed or demonstrably unsafe and has been vacated. o The emergency is thoroughly documented. (Building is either destroyed or so heavily damaged that occupancy is no longer possible. There is no practical permanent housing alternative for the occupants, even if temporary housing measures will or have been taken.)	90 - 100	• Fire, flood or other disaster has destroyed the building or otherwise made it unsafe and unusable. • Building collapse is imminent.
LEVEL B	• Emergency - Building demise is likely to occur. o Structural weakness is thoroughly documented. o Possibility of event triggering building failure and threat of injury is significant and not speculative o District is preparing to vacate building. o Building or safety officials have issued a date certain order to vacate the building. (End of the building's useful life span is known or very likely to occur in the near future (i.e. 5 years or less?.) There is no practical permanent housing alternative for the occupants, even if temporary housing measures will or have been taken.)	80 - 95	• Reasonably likely natural phenomenon (e.g., 25 year seismic activity, storm, snow load) would result in collapse of roof, walls, or other major structural catastrophe. • Sewage or water system has failed recently and likely to be unrecoverable upon next failure.
LEVEL C	• Emergency: Documented system or facility failure makes it impossible for district to fully utilize the facility and a portion of the building has been vacated. • Emergency: Documented evidence that a reasonably likely natural phenomena would cause significant damage to structure resulting in risk to life and safety. • Emergency: Documented system failure in part of structure poses an immediate risk to life, health or safety that cannot be mitigated. (Portions of the building have been rendered unusable or are highly likely to be rendered unusable if a 10-50 (or?) year event occurs. There is no practical permanent housing alternative for the occupants, even if temporary housing measures will or have been taken.)	60 - 85	• Failed fire alarm or fire sprinkler system that has resulted in a building official or fire marshal required fire-watch. • Failed roof over a portion of the building such as the gym, which makes a portion of the school unusable until repairs are made. • Engineer's report that 50 year seismic or wind storm would cause severe structural damage.

LEVEL D	• Non-emergency Life/Safety threats or Code violations that are documented system failures that pose a threat to life, health, or safety, but which can be mitigated.	40 - 65	• Undersized electrical system. • Failed sprinkler system. • Heating system that has failed in the past year. • Hazardous material that has the potential to affect students and other occupants of a school.
LEVEL E	• Application lists a probable building component or system failure that will constitute a code violation and can be shown to pose potential risk to occupants. Should the failure occur, further harm could be caused to the facility. (Code violation, potential risk to occupants, potential for further damage to building if not addressed.)	20 - 45	• Roof leaks with roof loading compromised. • Failing building envelop that could lead to freeze-up. • Inadequate or failing heating or plumbing system. • Minor seismic code violations that do not compromise the building's integrity.
LEVEL F	• Application lists a probable building component or system failure that will constitute a code violation and can be shown to pose potential risk to occupants. The facility is not endangered. (Code violation, potential risk to occupants, no potential for further damage to building.)	5 - 25	• Fire alarm system operational, but problematic and parts no longer available. • Fire egress code issues.
LEVEL G	• Application lists a possible building component or system failure. The failure can be shown to pose potential risk to occupants, but will not necessarily result in a code violation or imminent threat. The facility is not endangered. (No code violation, potential risk to occupants, no potential for further damage to building.)	1 - 10	• Generator is functional but problematic and parts no longer available. • Sewer system is functional, but needs constant maintenance attention. • Intercom system is minimally functional, but no longer repairable.

Scoring from first 60 Major Maintenance Projects FY2013 CIP
eed

Primary major maintenance factor. N.S. March 7, 2012 email categories.	Current Application	Points Available by Category	APPLICATION WEIGHTING DESIGN: Percentage Available for each Category compared to overall application.	Average Points Earned within each category.	Percentage of Average Points Earned within each category.	APPLICATION WEIGHTING OUTCOME: Percentage of overall score earned from each category, compared to overall applicaton points earned. first 60 projects.
Facility Condition/Emergency, Life Safety	2 questions, #14 and #17. 50+50 = 100	100	22%	13	13%	7%
Facility Condition/Weighted Average	1 question, #9.	30	7%	17	55%	9%
Cost Effectiveness of Project	1 question #29.	30	7%	7	23%	4%
Educational Need/"indadequacies of space,existing space."	1 question #26	40	9%	1	3%	1%
District Input Rank	1 question #12.	30	7%	26	87%	14%
Quality of Information: Alternative Facilities-5; Project Options-25; Cost estimate-30; and adequate documentation-30.	3 questions #27(5 points,) #28 (25 points,) #18 (30 points,) plus 30 points adequate documentation.	90	20%	53	59%	29%
Prior Efforts & Progress	1 question #16, five parts:condition survey-5, appraisal-5,planning-10,schematic design-10, design develop-10. = 40	40	9%	25	63%	14%
Previous funding	1 question #10.	30	7%	0	0%	0%
Maintenance Effort	1 question #30, eight parts: 4-maintenance narratives, 2-reports, 1- Average Spent on Maintenance, and 1- capital plan.	55	12%	44	80%	24%
	Total Application Points:	445		186		
Constrution list only elements:	Unhoused students today	50				
	Unhoused students in 7 years	30				
	Space to add or improve, type.	30				

4/12/2012

Small District MultipleYear Requests for Same Projects

District	Project	Years on List	Rank	Current Funding
Juneau City Borough	District Maintenance Facility Renovation	13	118/120	$ 2,000,000
		12	107/118	$ 3,553,413
		11	123/130	$ 3,480,860
		10	101/135	$ 3,480,860
		9	116/151	$ 3,229,710
Petersburg City	Districtwide Digital HVAC Controls	13	112/120	$ 2,172,034
		12	109/116	$ 465,256
	Petersburg Elementary Lunchroom Rennovations	13	95/120	$ 1,563,159
		11	78/130	$ 1,577,187
		10	79/135	$ 1,209,885
	Petersburg Elementary Siding	13	69/120	$ 1,052,273
		12	94/116	$ 899,145
		11	116/130	$ 885,508
		10	102/135	$ 882,589
		9	117/151	$ 865,029
Valdez City	Districtwide Technology Upgrades	13	107/120	$3,206,600
		12	100/116	$3,102,061
Yukon Flats	Stevens Village Soil Remediation & Fuel Tank Replacement	13	106/120	$1,068,031
		12	112/116	$1,014,141.00
		11	124/130	$998,760.00
		10	115/135	$1,020,310

Southeast Island	Thorne Bay and Port Protection Gymnasium Lighting Upgrades	13	101/120		$557,244
		12	91/116		$412,072
		11	105/130		$405,822
	Port Protection K-12 Gymnasium Relocation And Foundation	13	97/120	$	172,426
		12	86/116	$	172,426
		11	95/130	$	149,848
		10	95/135	$	141,878
	Port Alexander and Thorne Bay K-12 School Roof Replacement	13	96/120		$3,874,337.00
		12	65/116		$2,870,937.00
		11	67/130		$2,999,201.00
Lake & Peninsula	Newhalen Kitchen Renovation	13	99/120		$206,097
		12	103/116		$119,996
		11	119/130		$118,176.00
		10	122/135		$121,504.00
Ketchican City	Ketchikan High School Stage Lighting System Replacement	13	68/120		$301,910.00
		12	73/116		$274,676.00
		11	74/130		$270,510.00
Lower Yukon	Scammon Bay School Generator Replacement	12	11/116		$1,792,893.00
		11	33/130		$675,683.00
		10	32/135		274,005.00
Yukon Flats	Venetie Generator Building Rennovation	13	39/120		$2,508,487.00
		12	64/116		$777,523.00
		11	66/130		$765,731.00
		10	87/135		886,313.00
	Venetie Soil Remediation and Fuel Tank Rennovation	13	80/120		$1,578,822.00
		12	99/116		$1,824,027.00

		11	114/130	$1,796,363.00
	Chalkyitsik Water Tank Replacment	13	52/120	$1,430,834.00
		12	68/116	$1,006,322.00
		11	57/130	$1,405,840.00
Nenana City	Nenana K-12 School ADA Access Improvements	13	36/120	$815,898.00
	Nenana K-12 School ADA Upgrades / Erosion Control	12	28/130	$750,693.00
		11	17/130	$739,308.00
		10	41/135	2328029
Copper Center	Copper Center Elementary School Renovation	13	48/120	$1,286,973.00
		12	37/130	$1,330,204.00
	Copper Center Elementary School Upgrade	11	51/130	$555,145.00
		10	58/135	555,145.00
Annette Island	Metlakatla Elementary School Renovation	13	20/120	$13,192,096.00
		12	46/130	$10,827,915.00
		11	30/130	$9,042,384.00
		10	63/135	5,313,608.00

This page is intentionally blank

State of Alaska **Department of Education & Early Development**
Division of School Finance/Facilities

By: Stuart Gerger, Facilities Manager **Date:** May 9, 2013

Phone: 465-6906 **File:** 2013-05-09 Staff Briefing

For: Bond Reimbursement and Grant Review Committee **Subject:** EED Facilities Overview

S T A F F B R I E F I N G

Staff Briefing

Debt Reimbursement Funding Status (SB 237)

The updated debt tracking report under SB237 starting July 1, 2010 is attached to the committee packet. The total amount of bond authorization requested under SB 237 is $634,847,670. The total amount approved by the department is $632,501,734. The total voter approved amount is $559,976,734. The amount for projects that are both voter and EED approved is $559,976,734.

Debt Reimbursement voter and EED approved at 70% - $460,787,855
Debt Reimbursement voter and EED approved at 60% - $ 99,188,879

Final CIP Lists

On March 7th and 8th, the State Board of Education met in Juneau and approved the final CIP priority lists. The Final CIP lists are included in the packet.
There were no changes to the final list due to reconsideration.
The statistics below were submitted at the December 2012 BRGR briefing, and are provided here for reference:

	FY2012	FY2013	FY2014
Districts Submitting Applications	38	34	35
Number of Applications Submitted	158	158	137
Number of Applications Scored	113	138	85
Number of Applications Reused	45	20	52
Number of Applications Ineligible	9	11	2
Number of Applications with a Change in List	6	4	2
Number of Applications with a Budget Adjustment	31	18	5
Number of Projects on the Major Maintenance List	117	120	111
Number of Projects on the School Construction List	32	27	24
Amount Requested on Major Maintenance List	$275,132,938	$265,889,455	$253,682,082
Amount Requested on School Construction List	$313,999,772	$273,634,749	$284,133,432

Cost Model Update

The department has contracted with HMS Inc. to update the Cost Model tool to assist school districts in estimating construction and renovation costs. The Cost Model (13th Edition) is complete and will be posted on the department's website before the department's annual CIP training session which is scheduled for May 10, 2013 in Anchorage.

Included with this meeting packet are the Cost Model, Cost Model Introduction and Table, and the Cost Model Publication. All of the documents have been updated to reflect the latest version of the document.

FY2015 Application Changes

The following changes have been identified for the FY2015 CIP application and instructions:

Application Changes

- Question 18 – The Cost Model Reference has been updated to reflect the 13th Edition Cost Model.
- Question 23 – The year column has been updated to the current ADM year and subsequent ten years for student population data.
- Footer – The form number reference will be changed to reflect the correct form number when it is issued.

Application Instruction Changes

- Question 18 – The edition of the Cost Model was updated to reflect the update to the tool.
- Footer – The form reference will be changed to reflect the correct form number when it is issued, and the revision date will be changed to reflect approval month of the Application Instructions by the Bond Reimbursement and Grant Review Committee.

Eligibility Form Changes

- No change. No change to revision dates.

Rater's Guide Changes

- No change. No change to revision dates.

Rating Form Changes

- Date will also be changed to reflect approval of the Rating Forms by the Bond Reimbursement and Grant Review Committee

Publications Update

Following is a list of publications currently managed by the department along with the estimated revision priority, and the year of publication or latest draft

1. Preventive Maintenance and Facility Management Guide (Preventative Maintenance Handbook (1999)); [Draft revision started in 2005]
2. A/E Services handbook (1999-Draft)
3. Swimming Pool Guidelines (1997)
4. Outdoor Facility Guidelines (new)
5. Space Guidelines Handbook (1996)
6. Lifecycle Cost Analysis Handbook (1999)
7. Renewal & Replacement Guideline (2001)
8. Facility Appraisal Guide (1997)
9. Condition Survey (1997)
10. Project Delivery Handbook (2004)
11. Equipment Purchase Guideline (2005)
12. Educational Specification Handbook (2005); and Educational Specifications Supplement (2009)
13. Capital Project Administration Handbook (2007)
14. Site Selection Criteria Handbook (Updated December 2011)

Staffing Update

Staffing Update- As of April 9th, the Facilities Section is fully staffed.
The department recently hired Courtney Preziosi as the Facilities Section School Finance Specialist I.

This page is intentionally blank

State of Alaska
Department of Education and Early Development
Capital Improvement Projects
SB237 Debt Reimbursement Program - Effective 7/1/2010

District	Project Number	Project Title	Dept Approval	Req Amt	Voter Amt	EED Apprved Amt	Rate	EED Apprved	Voter Apprved	Comments
Anchorage										
		Districtwide Design Projects	1/26/2011	$5,100,000	$0	$5,100,000	60%	☑	☐	not approved by voters 4/5/11
		Service High School Addition and Renewal	2/1/2011	$38,000,000	$0	$38,000,000	60%	☑	☐	not approved by voters 4/5/11
		Districtwide Building Life Extension Projects	1/26/2011	$11,765,000	$0	$11,225,000	70%	☑	☐	not approved by voters 4/5/11
	DR-11-108	Career and Vocational Education Upgrades	1/26/2011	$17,000,000	$17,000,000	$17,000,000	70%	☑	☑	
	DR-12-128	Building Life Extension Projects	3/23/2012	$22,730,000	$22,730,000	$22,730,000	70%	☑	☑	
	DR-12-129	Career Technology Education Upgrades	3/23/2012	$8,425,000	$8,475,000	$8,425,000	70%	☑	☑	
	DR-12-130	Career Technology Education Additions and Chugiak HS Control Room Replacement	3/23/2012	$15,390,000	$15,340,000	$15,390,000	60%	☑	☑	

District	Project Number	Project Title	Dept Approval	Req Amt	Voter Amt	EED Apprved Amt	Rate	EED Apprved	Voter Apprved	Comments
	DR-12-131	Design Projects; Girdwood K-8 Airport Hts Elem	3/23/2012	$2,900,000	$2,900,000	$2,900,000	60%	☑	☑	
	DR-13-106	Districtwide Building Life Extension Projects	3/19/2013	$10,650,000	$10,650,000	$10,650,000	70%	☑	☑	
	DR-13-107	Bartlett HS Cafteria/Kitchen Renovations	3/19/2013	$4,700,000	$4,700,000	$4,700,000	70%	☑	☑	
	DR-13-108	District wide Planning and Design Projects- 9 Schools (Anchorage and JBER)	3/19/2013	$10,725,000	$10,725,000	$10,725,000	60%	☑	☑	
	DR-13-109	Aurora Elementary School Gym Addition	3/19/2013	$5,750,000	$5,750,000	$5,750,000	60%	☑	☑	
	DR-13-110	Girdwood K-8 School Construction	3/19/2013	$23,000,000	$23,000,000	$23,000,000	60%	☑	☑	
Anchorage Totals:				**$176,135,000**	**$121,270,000**	**$175,595,000**				
Cordova										
	DR-11-107	Cordova Jr/Sr HS ILP Building Project	4/6/2011	$500,000	$500,000	$500,000	60%	☑	☑	
Cordova Totals:				**$500,000**	**$500,000**	**$500,000**				
Fairbanks										

District	Project Number	Project Title	Dept Approval	Req Amt	Voter Amt	EED Apprved Amt	Rate	EED Apprved	Voter Apprved	Comments
	DR-12-102	North Pole Middle School Roof Replacement	7/15/2011	$3,890,000	$3,890,000	$3,890,000	70%	☑	☑	
	DR-12-103	North Pole Vocational Wing Renovation	7/15/2011	$3,740,000	$3,740,000	$3,740,000	70%	☑	☑	
	DR-12-104	Ryan Renovation Phase II	7/15/2011	$9,900,000	$9,900,000	$9,900,000	70%	☑	☑	voters approved $9,900,000 for Ryan Phase II
	DR-12-105	Salcha Roof and Envelope Upgrades	7/15/2011	$1,140,000	$1,140,000	$1,140,000	70%	☑	☑	
	DR-12-106	Wood River Gym Upgrades	7/15/2011	$1,620,000	$1,620,000	$1,620,000	70%	☑	☑	voters approved $10,390,000 for 4 projects
Fairbanks Totals:				**$20,290,000**	**$20,290,000**	**$20,290,000**				
Juneau City Borough										
	DR-11-101	Auke Bay Elementary School Renovation Project	9/3/2010	$18,700,000	$18,700,000	$18,700,000	70%	☑	☑	Amended 12-17-11 for additional voter approved amount of $1,400,000
	DR-11-200	Auke Bay Elementary Ground Source Heat Pump	12/17/2011	$1,400,000	$1,400,000	$1,400,000	70%	☑	☑	amends DR-11-101
	DR-12-101	Adair-Kennedy Synthetic Turf Replacement Project	8/2/2011	$1,191,000	$1,191,000	$1,191,000	70%	☑	☑	

District	Project Number	Project Title	Dept Approval	Req Amt	Voter Amt	EED Apprved Amt	Rate	EED Apprved	Voter Apprved	Comments
Juneau City Borough Totals:				**$21,291,000**	**$21,291,000**	**$21,291,000**				
Kenai Peninsula										
	DR-11-100	Districtwide Roofing Project	7/16/2010	$16,866,500	$16,866,500	$16,866,500	70%	☑	☑	
Kenai Peninsula Totals:				**$16,866,500**	**$16,866,500**	**$16,866,500**				
Ketchikan										
	DR-11-106	Ketchikan High School Roof Replacement	12/22/2010	$3,400,000	$3,400,000	$3,400,000	70%	☑	☑	
	DR-13-100	Districtwide Major Maintenance	9/10/2012	$2,506,323	$2,506,323	$2,506,323	70%	☑	☑	Voters approved $5,500,000 for five projects.
	DR-13-101	Schoenbar Middle School Field Upgrades	9/10/2012	$232,000	$232,000	$232,000	70%	☑	☑	
	DR-13-102	Fawn Mountain Elementary Upgrades	9/10/2012	$1,169,696	$1,169,696	$1,169,696	60%	☑	☑	
	DR-13-103	Districtwide Site Upgrades	9/10/2012	$228,728	$228,728	$228,728	70%	☑	☑	
	DR-13-104	Smithers Pool Demolition	9/10/2012	$2,374,020	$1,363,253	$1,363,253	70%	☑	☑	Add'l $221,759 of redirected funds from DR-10-100; Reduced $10,767 b/c of voter apvl

District	Project Number	Project Title	Dept Approval	Req Amt	Voter Amt	EED Apprved Amt	Rate	EED Apprved	Voter Apprved	Comments
	DR-13-105	Valley Park Bus Pullout	9/10/2012	$314,775	$0	$0	70%	☑	☑	Funds are redirected from DR-10-100
Ketchikan Totals:				**$10,225,542**	**$8,900,000**	**$8,900,000**				
Kodiak Island										
	DR-12-100	Kodiak High School Renovation/Addition	2/1/2012	$76,310,000	$76,310,000	$76,310,000	70%	☑	☑	project agreement uses $68,679,814 of the approved amount
Kodiak Island Totals:				**$76,310,000**	**$76,310,000**	**$76,310,000**				
Lake & Peninsula										
	DR-13-111	Tanalian School Addition and Renovation	4/18/2013	$15,000,000	$0	$15,000,000	70%	☑	☐	Awaiting Voter Approval
	DR-13-112	Newhalen Kitchen and Gym Remodel and Expansion	4/18/2013	$3,200,000	$0	$3,200,000	60%	☑	☐	Awaiting Voter Approval
Lake & Peninsula Totals:				**$18,200,000**	**$0**	**$18,200,000**				
Mat-Su Borough										
	DR-11-102	Fire Alarm System Replacement, 10 Schools	11/17/2010	$3,410,038	$3,410,038	$3,410,038	70%	☑	☑	

District	Project Number	Project Title	Dept Approval	Req Amt	Voter Amt	EED Apprved Amt	Rate	EED Apprved	Voter Apprved	Comments
	DR-11-103	Roof Replacement, 7 Schools and Administration Building	11/17/2010	$26,956,050	$26,956,050	$26,956,050	70%	☑	☑	
	DR-11-104	Flooring Replacement, 8 Schools	11/17/2010	$3,118,963	$3,118,963	$3,118,963	70%	☑	☑	
	DR-11-105	ADA Parking and Access, 3 Schools	11/17/2010	$300,000	$300,000	$300,000	70%	☑	☑	
	DR-12-107	Big Lake Elementary School Renovation	2/29/2012	$3,000,000	$3,000,000	$3,000,000	70%	☑	☑	
	DR-12-108	Palmer High School Renovation	2/29/2012	$5,500,000	$5,500,000	$5,500,000	70%	☑	☑	
	DR-12-109	Palmer HS/Houston HS Athletic Field Improvements	2/29/2012	$6,000,000	$6,000,000	$6,000,000	70%	☑	☑	
	DR-12-110	Wasilla HS/Houston HS Athletic Field Improvements	2/29/2012	$6,000,000	$6,000,000	$6,000,000	70%	☑	☑	
	DR-12-111	Fire Alarm Replacecment, 3 Schools	2/29/2012	$600,000	$600,000	$600,000	70%	☑	☑	
	DR-12-112	Restroom Renovation, 6 Schools	2/29/2012	$863,000	$863,000	$863,000	70%	☑	☑	
	DR-12-113	Flooring Replacement, 7-Schools	2/29/2012	$685,000	$685,000	$685,000	70%	☑	☑	

District	Project Number	Project Title	Dept Approval	Req Amt	Voter Amt	EED Apprved Amt	Rate	EED Apprved	Voter Apprved	Comments
	DR-12-114	New Knik Area Middle/High School	2/29/2012	$65,455,000	$65,455,000	$65,455,000	70%	☑	☑	
	DR-12-115	Valley Pathways School	2/29/2012	$22,515,000	$22,515,000	$22,515,000	70%	☑	☑	
	DR-12-116	Mat-Su Day School	2/29/2012	$12,426,000	$12,426,000	$12,426,000	70%	☑	☑	
	DR-12-117	Mat-Su Career & Tech HS Addition	2/29/2012	$16,150,000	$16,150,000	$16,150,000	70%	☑	☑	
	DR-12-118	Iditarod Elementary School Replacement	2/29/2012	$25,214,000	$25,214,000	$25,214,000	70%	☑	☑	
	DR-12-119	New Knik Area Elementary School	2/29/2012	$26,529,000	$26,529,000	$26,529,000	70%	☑	☑	
	DR-12-120	Districtwide Energy Upgrades	2/29/2012	$3,162,000	$3,162,000	$3,162,000	70%	☑	☑	
	DR-12-121	Districtwide Physical Education Improvements	2/29/2012	$1,350,000	$1,350,000	$1,350,000	70%	☑	☑	
	DR-12-122	Districtwide HVAC Upgrades	2/29/2012	$7,100,000	$7,100,000	$7,100,000	70%	☑	☑	
	DR-12-123	Emergency Power Generators & Switch Gear, 9-Schools	2/29/2012	$2,600,000	$2,600,000	$2,600,000	70%	☑	☑	

District	Project Number	Project Title	Dept Approval	Req Amt	Voter Amt	EED Apprved Amt	Rate	EED Apprved	Voter Apprved	Comments
	DR-12-124	Houston HS Exterior Envelope Upgrades	2/29/2012	$600,000	$600,000	$600,000	70%	☑	☑	
	DR-12-125	Houston MS/Palmer MS Locker Replacement	2/29/2012	$335,000	$335,000	$335,000	70%	☑	☑	
	DR-12-126	Districtwide ADA Upgrades	2/29/2012	$1,500,000	$1,500,000	$1,500,000	70%	☑	☑	
	DR-12-127	Athletic Field Improvements	2/29/2012	$6,461,000	$6,461,000	$6,461,000	70%	☑	☑	
Mat-Su Borough Totals:				**$247,830,051**	**$247,830,051**	**$247,830,051**				
North Slope Borough										
	DR-12-132	Nuiqsut Trapper School Renovation	6/28/2012	$5,587,194	$5,815,000	$5,815,000	70%	☑	☑	$750,000 approved in 10/7/08 election; $5,065,000 approved in 10/6/09 election
	DR-12-133	Tikigaq School Gym and Locker Room Renovation	6/28/2012	$1,808,200	$1,100,000	$1,100,000	70%	☑	☑	
North Slope Borough Totals:				**$7,395,394**	**$6,915,000**	**$6,915,000**				
Valdez City										
	DR-12-134	George H. Gilson Junior High School Replacement	6/28/2012	$39,804,183	$39,804,183	$39,804,183	60%	☑	☑	

District	Project Number	Project Title	Dept Approval	Req Amt	Voter Amt	EED Apprved Amt	Rate	EED Apprved	Voter Apprved	Comments
Valdez City Totals:			**$39,804,183**		**$39,804,183**	**$39,804,183**				
Grand Totals:			**$634,847,670**		**$559,976,734**	**$632,501,734**				

Total of Projects Both Voter and EED Approved: **$559,976,734**

(This is a total of the EED Approved Amount.)

This page is intentionally blank

School Capital Project Funding Under SB237

A Report to the Legislature

Introduction

During the 2010 legislative session the 26th Legislature passed Senate Bill 237. SB237 added statutory language affecting the school construction and major maintenance grant program as well as the debt reimbursement program. These programs are established and defined in AS 14.11.

In addition, these statutory changes were made at the same time:

- AS 14.11.008(b) updated the assessed value limits per ADM used in determining the amount the local government will contribute to the capital projects prioritized under AS 14.11.011.
- Changes to AS 14.11.100 removed the sunset provision in the statute.
- A new fund was established for school construction in Regional Educational Attendance Areas (REAA) and was funded beginning July 1, 2012.
- SB237 requires the Department of Education & Early Development (EED) to provide an annual report to the legislature on school construction and major maintenance funding. The report is being prepared in accordance with AS 14.11.035 that provides:

  AS 14.11.035. Report on school construction and major maintenance funding. [Effective July 1, 2012.] Beginning in February 2013, the department shall provide to the governor and the legislature an annual report on the effectiveness of the school construction and major maintenance grants, state aid for school construction in Regional Educational Attendance Areas, and state aid for costs of school construction debt under this chapter. The report must include an analysis of funding sources and the short-term and long-term fiscal effects of the funding on the state. Copies of the report shall be made available to the public and to the legislature.

SB237 has been in place for the past two and a half years, and data has been tracked for that period. This report will cover the entire period and provide a comprehensive picture of funding for school construction and major maintenance programs administered by EED. The period of analysis for this report is July 1, 2010 through December 31, 2012. This report covers the following programs and funding sources:

- School Construction and Major Maintenance Grant program, which provides for prioritization of school construction and major maintenance grant projects statewide [AS 14.11.011];
- State Aid for School Construction in Regional Educational Attendance Areas, which provides funding for school construction projects located in the Regional Education Attendance Areas [AS 14.11.025]; and
- State Aid for the Costs of School Construction Debt, which provides for bond reimbursement for districts that have the ability and capacity to bond for school construction and major maintenance [AS 14.11.100].

This report covers the program funding for these programs as authorized under AS 14.11, and does not cover non-AS 14.11 funding such as direct appropriations to school districts for school construction or major maintenance projects.

School Construction and Major Maintenance Grant Program Results (AS 14.11.011)

Under AS 14.11.011, EED is authorized to receive and prioritize applications for school construction and major maintenance grant funding. On or before September 1 of each year, the department accepts applications for school construction and major maintenance grants. The applications must be for projects that cost more than $25,000 [4 AAC 31.900(21)], and that can be demonstrated to be construction or major maintenance related and not routine maintenance [4 AAC 31.022(e)(6)]. EED scores and prioritizes the applications and generates two project lists; one list is for major maintenance projects that protect the structure of an existing school building, correct building code deficiencies of an existing school building, or result in an operational cost savings for an existing school building; and a second list is for school construction projects that construct new school facilities, add space to existing facilities, improve the instructional program, or correct unsafe conditions that threaten the physical welfare of the occupants.

The change made with SB237 was the updating of the Full Value per ADM's as they relate to a district's participating share for municipal school districts. The district's participating share is the amount the local government must contribute to AS 14.11.011 projects.

This program is the department's primary grant program funded by the legislature based on the priority lists developed during the department's annual Capital Improvement Project (CIP) rating process described above. Under this program, during the period between July 1, 2010 and December 31, 2012, funding was provided for 8 school construction projects totaling $252,884,416, and 36 major maintenance projects totaling $68,620,835, for a grand total of $321,505,251.

Grant Funding Summary by Fiscal Year

Fiscal Year	Maintenance	Construction
FY11	$24,786,959	$128,500,000
FY12	$25,854,691	$63,410,901
FY13	$17,979,185	$60,973,515
Totals	$68,620,835	$252,884,416

The funding resulted in a three-year average for major maintenance of $22,873,612 and a three-year average for school construction of $84,294,805. This compares with a ten-year average of funding for major maintenance of $60,464,630 and a ten-year average of funding for school construction of $70,064,921.

The tables below break down the funding by district and by project type for each of the program lists for the entire period.

District	Number of Major Maintenance Projects Funded	Approved Amount
Aleutians East	3	$290,939
Anchorage	1	$21,306,131
Annette Island	3	$1,339,681
Bering Strait	1	$9,176,358

Bristol Bay Borough	1	$1,538,395
Chatham	1	$47,818
Chugach	2	$2,578,266
Craig City	1	$161,172
Denali Borough	1	$691,312
Haines	1	$180,491
Kake City	4	$186,741
Ketchikan	1	$1,211,170
Lower Kuskokwim	1	$5,994,455
Lower Yukon	3	$10,146,008
Nome City	3	$676,290
Pelican	1	$150,628
Saint Mary's	4	$1,444,296
Yakutat City	1	$52,172
Yukon Flats	1	$5,517,065
Yukon-Koyukuk	2	$5,931,447
Totals:	**36**	**$68,620,835**

District	Number of School Construction Projects Funded	Approved Amount
Lower Kuskokwim	4	$143,910,901
Lower Yukon	3	$84,056,700
Southwest Region	1	$24,916,815
Totals:	**8**	**$252,884,416**

Total Eligible Grant Projects and Actual Grant Funding by Fiscal Year

Fiscal Year/List	Number of Projects	Total Eligible Amount	Number of Projects Funded	Amount Funded
FY2011 Construction	35	$412,005,161	3	$128,500,000
FY2011 Maintenance	130	$272,421,065	8	$24,786,959
FY2012 Construction	32	$313,999,772	3	$63,410,901
FY2012 Maintenance	117	$275,132,938	15	$25,854,691
FY2013 Construction	27	$276,691,304	2	$60,973,515
FY2013 Maintenance	120	$267,017,375	13	$17,979,185

State Aid for School Construction in Regional Educational Attendance Areas Grant Program Results (AS 14.11.025)

In SB237, the legislature added language to AS 14.11 establishing a fund that is available to provide funding for school construction projects in Regional Educational Attendance Areas (REAA's). The specific language is provided below:

> AS 14.11.025. State aid for school construction in regional educational attendance areas. [Effective July 1, 2012]
> (a) In addition to other appropriations and funding sources, the department may provide grant funding from the fund established under AS 14.11.030 to a school district that is a regional educational attendance area.
> (b) The amount of money available each fiscal year for expenditure under (a) of this section shall be the annual debt service on debt incurred under AS 14.11.100(a) divided by the percentage of all schools that are located in a city or borough school district, the quotient of which is to be multiplied by .244.
>
> AS 14.11.030. Regional educational attendance area school fund. [Effective July 1, 2012]
> (a) The regional educational attendance area school fund is created as an account in the general fund to be used, in addition to other funding sources, to fund projects approved under AS 14.11.025 for the costs of school construction in regional educational attendance areas.
> (b) Legislative appropriations, including appropriations of interest earned on the fund, shall be deposited in the fund established under this section. The fund balance may not exceed $70,000,000.
> (c) Money appropriated to the fund does not lapse except to the extent money in the fund exceeds the maximum fund balance specified in (b) of this section.

This component of the program funding identified under AS 14.11.030, took effect on July 1, 2012. As of December 31, 2012, $35,512,300 has been appropriated into the fund; however no funding has been expended out of the fund.

The calculation for the second year of funding under AS 14.11.030 produced an amount of $35,254,200. The FY2014 funding request was calculated as follows:
$100,907,833 (Annual Debt Service) divided by 69.84% (Percent of Schools in City/Boroughs) times 24.4%. The number of schools statewide is 451 and the number of schools in city/boroughs is 315. All data used in the FY2014 calculation was from FY2012.

Debt Reimbursement Program Results (AS 14.11.100)

The debt reimbursement program that was authorized under House Bill 13 in 2006 (24th Legislature), continues under the provisions in SB 237. The change made with SB237 was removal of the sunset provisions of both the 70% [AS 14.11.100(a)(16)] and 60% [AS 14.11.100(a)(17)] reimbursement programs. The debt program provides that any municipality, when authorized by local voters, can issue bonds for the funding of school capital projects. The principal and interest payments are eligible for partial reimbursement by the state subject to availability of funding. For every $100 million in approved principal, the annual principal and interest eligible for reimbursement amounts to approximately $7 million per year over 20 years.

The following table lists those districts authorized to participate in the debt reimbursement program and their community population certified by the Department of Community and Economic Development for 2011. Table 1 also identifies those local governments that have submitted applications for debt reimbursement projects, and those that also received voter approval for their projects since July 1, 2010.

Table 1 - Participation by Eligible Districts (sorted by population)

Municipality/Borough	2011 Population	Submitted DR Application(s)	Submitted to Voters
Anchorage	296,197	✓	✓
Fairbanks	97,615	✓	✓
Mat-Su	91,697	✓	✓
Kenai	56,369	✓	✓
Juneau	32,290	✓	✓
Kodiak	13,870	✓	✓
Ketchikan	13,686	✓	✓
North Slope	9,584	✓	✓
Sitka	8,985	No	No
Northwest Arctic	7,651	No	No
Unalaska	4,364	No	No
Valdez	3,992	✓	✓
Nome	3,695	No	No
Aleutians East	3,172	No	No
Petersburg	3,030	No	No
Wrangell	2,411	No	No
Dillingham	2,376	No	No
Cordova	2,289	✓	✓
Denali	1,820	No	No
Haines	1,806	No	No
Lake and Peninsula	1,693	No	No
Craig	1,240	No	No
Bristol Bay	1,035	No	No

Ten districts submitted a total of 49 applications for consideration by the department during the period between July 1, 2010, and December 31, 2012 for a total funding request of over $497 million.

SB237 continues the two-tiered program of reimbursement. Reimbursement of 70% is allowed for projects that meet all of EED's space eligibility requirements [4 AAC 31.020] and 60% reimbursement is allowed for projects that exceed EED's space eligibility requirements. Of the funding requests approved under this program, 44 projects totaling $437 million were approved at 70%. The remaining 5 projects totaling $59 million were approved at 60%. The two charts below summarize the above information.

District	Number of Projects at 70%	Approved Amount
Anchorage	3	$48,155,000
Fairbanks	5	$20,290,000
Juneau City Borough	2	$21,291,000
Kenai Peninsula	1	$16,866,500
Ketchikan	5	$7,730,304
Kodiak Island	1	$68,679,814
Mat-Su Borough	25	$247,830,051
North Slope Borough	2	$6,915,000
Totals:	**44**	**$437,757,669**

District	Number of Projects at 60%	Approved Amount
Anchorage	2	$18,290,000
Cordova	1	$500,000
Ketchikan	1	$1,169,696
Valdez City	1	$39,804,183
Totals:	**5**	**$59,763,879**

Debt Funding by Fiscal Year

Program	Maintenance City/Borough	Construction City/Borough	Total
FY11 Debt	$91,151,551	$500,000	$91,651,551
FY12 Debt	$83,205,000	$317,164,997	$400,369,997
FY13 Debt*	$0	$5,500,000	$5,500,000
Totals	$174,356,551	$323,164,997	$497,521,548

* - The FY13 debt approvals do not include debt approvals that may be submitted for April 2013 municipal elections.

Analysis

Between July 1, 2010, and December 31, 2012, over $819 million in school construction and major maintenance projects received funding or authorization, either as grants or through the school debt reimbursement program. A total of 93 school construction and major maintenance projects will be completed with the funding provided during this period. Twenty-nine of the 53 school districts received construction or major maintenance funding under these combined programs. Of the 93 school construction and major maintenance projects funded during this period, 22 of the projects were in the REAA's.

The following tables provide information by program and fiscal year.

Total Funding Summary by Fiscal Year

	Maintenance		Construction	
Fiscal Year	City/Borough	REAA	City/Borough	REAA
FY11	$112,973,055	$2,965,455	$500,000	$128,500,000
FY12	$87,306,741	$21,752,950	$317,164,997	$63,410,901
FY13	$1,966,492	$16,012,693	$5,500,000	$60,973,515
Totals	$202,246,288	$40,731,098	$323,164,997	$252,884,416

Total Funding Summary by Program

	Maintenance		Construction	
Program	City/Borough	REAA	City/Borough	REAA
Grant	$27,889,737	$40,731,098		$252,884,416
Debt	$174,356,551		$323,164,997	
Totals	$202,246,288	$40,731,098	$323,164,997	$252,884,416

Total Funding Summary by Fiscal Year and Program

	Maintenance		Construction	
Program	City/Borough	REAA	City/Borough	REAA
FY11 Grant	$21,821,504	$2,965,455		$128,500,000
FY11 Debt	$91,151,551		$500,000	
FY12 Grant	$4,101,741	$21,752,950		$63,410,901
FY12 Debt	$83,205,000		$317,164,997	
FY13 Grant	$1,966,492	$16,012,693		$60,973,515
FY13 Debt*	$0		$5,500,000	
Totals	$202,246,288	$40,731,098	$323,164,997	$252,884,416

* - The FY13 debt approvals do not include debt approvals that may be submitted for April 2013 municipal elections.

Prioritization on the school construction and major maintenance grant program lists are a reflection of the need as expressed by school districts, and reviewed by the department during the CIP application process. The prioritization process recognizes criteria such as unhoused students, condition of facilities, and level of design work accomplished on behalf of the requested project. The more design work that is accomplished on behalf of a project, the more confidence the department has in the estimates provided in support of a project application.

Districts seeking funding under the programs administered by the department submit a six-year plan listing their anticipated projects by year and their corresponding amounts. Thirty-nine of the 53 school districts submitted applications with six-year plans and the total capital requirements for the next six years totals $2.9 billion for city/boroughs and REAA's.

Conclusions

It is too early to identify impacts of the addition of the State aid for school construction in Regional Educational Attendance Areas program because only one deposit has been made into the fund, and no expenditures have been made out of the fund. It is anticipated that the dedicated funding for school construction in Regional Educational Attendance Areas will alleviate some of the construction needs in these districts.

The number of debt projects approved is subject to approval by local voters; therefore, it is challenging to project how many more projects will be approved in the future. With the debt program increasing by approximately $7 million per year for every $100 million in approved principal, it is anticipated that the program will grow slowly over the next few years.

Because of the use of the debt program by the city/boroughs, most of the capital grant funding in fiscal years 2012 and 2013 has funded projects in the REAA's.

The long-term effects on state funding for capital grants was not able to be identified for this report, since grant projects are subject to legislative appropriation.

In general, the value of providing a stable level of funding for major maintenance and school construction projects in the state cannot be overstated.

APPENDIX A- Project Funding by District
For the Three-Year Period 7/1/10 through 12/31/12

District	Number of Debt Projects	Number of Grant Projects	Total Number of Projects	Approved Amount
Alaska Gateway	REAA	0	0	0
Aleutian Region	REAA	0	0	0
Aleutians East	0	3	3	$290,939
Anchorage	5	1	6	$87,751,131
Annette Island	REAA	3	3	$1,339,681
Bering Strait	REAA	1	1	$9,176,358
Bristol Bay Borough	0	1	1	$1,538,395
Chatham	REAA	1	1	$47,818
Chugach	REAA	2	2	$2,578,266
Copper River	REAA	0	0	0
Cordova	1	0	1	$500,000
Craig City	0	1	1	$161,172
Delta/Greely	REAA	0	0	0
Denali Borough	0	1	1	$691,312
Dillingham City	0	0	0	0
Fairbanks	5	0	5	$20,290,000
Galena	0	0	0	0
Haines	0	1	1	$180,491
Hoonah City	0	0	0	0
Hydaburg City	0	0	0	0
Iditarod Area	REAA	0	0	0
Juneau City Borough	2	0	2	$21,291,000
Kake City	0	4	4	$186,741
Kashunamiut	REAA	0	0	0
Kenai Peninsula	1	0	1	$16,866,500
Ketchikan	6	1	7	$10,111,170
Klawock City	0	0	0	0
Kodiak Island	1	0	1	$68,679,814
Kuspuk	REAA	0	0	0
Lake & Penninsula	0	0	0	0
Lower Kuskokwim	REAA	5	5	$149,905,356
Lower Yukon	REAA	6	6	$94,202,708
Mat-Su Borough	25	0	25	$247,830,051
Nenana City	0	0	0	0
Nome City	0	3	3	$676,290
North Slope Borough	2	0	2	$6,915,000
Northwest Arctic	0	0	0	0
Pelican City	0	1	1	$150,628
Petersburg City	0	0	0	0
Pribilof	REAA	0	0	0
St. Mary's	0	4	4	$1,444,296
Sitka City Borough	0	0	0	0
Skagway City	0	0	0	0
Southeast Island	REAA	0	0	0
Southwest Region	REAA	1	1	$24,916,815
Tanana City	0	0	0	0
Unalaska City	0	0	0	0
Valdez City	1	0	1	$39,804,183
Wrangell City	0	0	0	0
Yakutat City	0	1	1	$52,172
Yukon Flats	REAA	1	1	$5,517,065
Yukon-Koyukuk	REAA	2	2	$5,931,447
Yupiit	REAA	0	0	0
Totals:	**49**	**44**	**93**	**$819,026,799**

APPENDIX B- Sorted Project Data
For the Three-Year Period 7/1/10 through 12/31/12

District	Project Number	Project Type	Project Name	Funding Amount
Aleutians East				
	GR-12-012	Maintenance	Sand Point K-12 School Gym Floor & Bleacher Replacement	$151,540
	GR-13-007	Maintenance	Akutan K-12 School Siding Replacement	$66,625
	GR-13-013	Maintenance	Sand Point School Pool Major Maintenance	$72,774
Anchorage				
	DR-11-108	Maintenance	Career and Vocational Education Upgrades	$17,000,000
	DR-12-128	Maintenance	Building Life Extension Projects	$22,730,000
	DR-12-129	Maintenance	Career Technology Education Upgrades	$8,425,000
	DR-12-130	Construction	Career Technology Education Additions and Chugiak HS Control Room Replacement	$15,390,000
	DR-12-131	Construction	Design Projects; Girdwood K-8, Airport Hts Elem	$2,900,000
	GR-11-007	Maintenance	Service High School Renovation	$21,306,131
Annette Island				
	GR-11-003	Maintenance	Metlakatla High School Renovation Alternatives	$1,202,914
	GR-12-006	Maintenance	Annette Island School District Phone System Replacement	$95,422
	GR-13-004	Maintenance	Metlakatla High School Annex Roof Replacement	$41,345
Bering Strait				
	GR-13-008	Maintenance	Shaktoolik K-12 School Renovation	$9,176,358
Bristol Bay Borough				
	GR-13-011	Maintenance	Bristol Bay School Voc-Ed Wing Renovation	$1,538,395
Chatham				
	GR-13-005	Maintenance	Angoon High School Mechanical Upgrades	$47,818
Chugach				
	GR-11-004	Maintenance	Whittier K-12 School Sprinkler Installation and Interior Renovations	$1,762,541
	GR-13-+001	Maintenance	Whittier K-12 School Heating System Upgrades	$815,725
Cordova				
	DR-11-107	Construction	Cordova Jr/Sr High School ILP Building	$500,000
Craig City				
	GR-13-012	Maintenance	Craig Elementary & Middle School Alternative Wood Heat Installation	$161,172
Denali Borough				
	GR-12-009	Maintenance	Tri-Valley K-12 School Gym & Locker Room Roof Replacement	$691,312
Fairbanks				
	DR-12-102	Maintenance	North Pole Middle School Roof Replacement	$3,890,000
	DR-12-103	Maintenance	North Pole Vocational Wing Renovation	$3,740,000
	DR-12-104	Maintenance	Ryan Renovation Phase II	$9,900,000
	DR-12-105	Maintenance	Salcha Roof and Envelope Upgrade	$1,140,000
	DR-12-106	Maintenance	Wood River Gym Upgrades	$1,620,000
Haines				
	GR-11-008	Maintenance	Mosquito Lake Elementary Mechanical Upgrades	$180,491
Juneau City Borough				
	DR-11-101	Maintenance	Auke Bay Elementary School Renovation	$20,100,000
	DR-12-101	Construction	Adair-Kennedy Synthetic Turf Replacement	$1,191,000
Kake City				
	GR-12-008	Maintenance	Kake District Wide Lighting Upgrades	$59,215
	GR-13-003	Maintenance	Kake High School Kitchen Renovation	$25,121
	GR-13-009	Maintenance	Kake High School Shower Repairs	$43,205
	GR-13-010	Maintenance	Kake Elementary School Mechanical Ventilation	$59,200
Kenai Peninsula				
	DR-11-100	Maintenance	District Wide Roofing Projects	$16,866,500

District	Project Number	Project Type	Project Name	Funding Amount
Ketchikan				
	DR-11-106	Maintenance	Ketchikan High School Roof Replacement	$3,400,000
	DR-13-100	Construction	District Wide Major Maintenance	$2,506,323
	DR-13-101	Construction	Schoenbar Middle School Field Upgrades	$232,000
	DR-13-102	Construction	Fawn Mountain Elementary Upgrades	$1,169,696
	DR-13-103	Construction	District Wide Site Upgrades	$228,728
	DR-13-104	Construction	Smithers Pool Demolition	$1,363,253
	GR-12-002	Maintenance	Valley Park Elementary School Roof Replacement	$1,211,170
Kodiak Island				
	DR-12-100	Construction	Kodiak High School Renovation/Addition	$68,679,814
Lower Kuskokwim				
	GR-11-010	Construction	Kipnuk K-12 School Renovation/Addition	$49,900,000
	GR-11-011	Construction	Kwigillingok K-12 School Renovation/Addition	$32,100,000
	GR-12-015	Construction	Kuinerrarmiut Elitnaurviat K-12 School Renovation/Addition, Quinhagag	$28,489,312
	GR-12-016	Construction	Napaskiak K-12 School Replacement	$33,421,589
	GR-12-018	Maintenance	Bethel Campus Utilidor Repairs	$5,994,455
Lower Yukon				
	GR-11-009	Construction	Alakanuk K-12 School Replacement	$46,500,000
	GR-12-004	Maintenance	Alakanuk Emergency Electrical Service Repairs	$89,621
	GR-12-011	Maintenance	Scammon Bay K-12 School Generator & Fuel Tank Relocation	$1,696,152
	GR-12-013	Maintenance	Ptika's Point K-8 School Renovation	$8,360,235
	GR-12-017	Construction	Emmonak K-12 Renovation/Addition Design	$1,500,000
	GR-13-014	Construction	Emmonak K-12 Renovation/Addition	$36,056,700
Mat-Su Borough				
	DR-11-102	Maintenance	Fire Alarm System Replacement, 10 Schools	$3,410,038
	DR-11-103	Maintenance	Roof Replacement, 7 Schools & Admin Building	$26,956,050
	DR-11-104	Maintenance	Flooring Replacement, 8 Schools	$3,118,963
	DR-11-105	Maintenance	ADA Parking & Access, 3 Schools	$300,000
	DR-12-107	Maintenance	Big Lake Elementary School Renovation	$3,000,000
	DR-12-108	Maintenance	Palmer High School Renovation	$5,500,000
	DR-12-109	Construction	Palmer & Colony High School Athletic Field Improvements	$6,000,000
	DR-12-110	Construction	Wasilla & Houston High School Athletic Field Improvements	$6,000,000
	DR-12-111	Maintenance	Fire Alarm Replacement, 3 Schools	$600,000
	DR-12-112	Maintenance	Restroom Renovation, 6 Schools	$863,000
	DR-12-113	Maintenance	Flooring Replacement, 6 Schools	$685,000
	DR-12-114	Construction	New Knik Area Middle/High School	$65,455,000
	DR-12-115	Construction	Valley Pathways School	$22,515,000
	DR-12-116	Construction	Mat-Su Day School	$12,426,000
	DR-12-117	Construction	Mat-Su Career & Tech High School Replacement	$16,150,000
	DR-12-118	Construction	Iditarod Elementary School Replacement	$25,214,000
	DR-12-119	Construction	New Knik Area Elementary School	$26,529,000
	DR-12-120	Maintenance	District Wide Energy Upgrades	$3,162,000
	DR-12-121	Construction	District Wide Physical Education Improvements	$1,350,000
	DR-12-122	Maintenance	District Wide HVAC Upgrades	$7,100,000
	DR-12-123	Maintenance	Emergency Power Generators & Switch Gear, 9 Schools	$2,600,000
	DR-12-124	Maintenance	Houston High School Exterior Envelope Upgrades	$600,000
	DR-12-125	Maintenance	Houston Middle School & Palmer High School Locker Replacement	$335,000
	DR-12-126	Maintenance	District Wide ADA Upgrades	$1,500,000
	DR-12-127	Construction	Athletic Field Improvements	$6,461,000

District	Project Number	Project Type	Project Name	Funding Amount
Nome City				
	GR-11-001	Maintenance	Nome Beltz Jr/Sr High School Fire Alarm System Replacement	$96,386
	GR-11-002	Maintenance	Nome Beltz Jr/Sr High School Emergency Generator Automatic Switching Replacement	$34,066
	GR-12-003	Maintenance	Nome Elementary Boiler Replacement	$545,838
North Slope Borough				
	DR-12-132	Maintenance	Nuiqsut Trapper School Renovation Project	$5,815,000
	DR-12-133	Construction	Tikigaq School Gym & Locker Room Renovation	$1,100,000
Pelican City				
	GR-12-005	Maintenance	Pelican High School Mechanical Upgrades	$150,628
Saint Mary's				
	GR-11-005	Maintenance	Yupik Vocational Education Building Water Service & Boiler Replacement	$123,701
	GR-11-006	Maintenance	Yupik Vocational Education Building Roof Replacement	$80,729
	GR-12-001	Maintenance	Saint Mary's Complex Renovation Completion	$105,954
	GR-12-010	Maintenance	Saint Mary's Back-up Generator Replacement, 3 Buildings	$1,133,912
Southwest Region				
	GR-13-015	Construction	Koliganek K-12 School Replacement	$24,916,815
Valdez City				
	DR-12-134	Construction	George H. Gilson Junior High School Replacement	$39,804,183
Yakutat City				
	GR-12-014	Maintenance	Yakutat Elementary Kitchen Renovation Completion	$52,172
Yukon Flats				
	GR-12-007	Maintenance	Arctic Village K-12 School Soil Remediation	$5,517,065
Yukon-Koyukuk				
	GR-13-002	Maintenance	Kaltag K-12 School Mechanical & Electrical Upgrades	$853,165
	GR-13-006	Maintenance	Merreline A. Kangas K-12 School Renovation, Ruby	$5,078,282

Note: Project numbers beginning with GR are grant projects &
Project numbers beginning with DR are debt projects.

State of Alaska
Department of Education and Early Development
Capital Improvement Projects (FY2014)
Major Maintenance Grant Fund
Final List

Jan. 22	Dec. 17	Nov. 5	School District	Project Name	Amount Requested	Eligible Amount	Prior Funding	EED Recommended Amount	Participating Share	State Share	Aggregate Amount
1	1	1	Valdez City	Valdez High School Roof Replacement	$1,409,480	$1,409,480	$0	$1,409,480	$493,318	$916,162	$916,162
2	2	2	Annette Island	Metlakatla Elementary School Renovation	$14,812,227	$14,812,227	$0	$14,812,227	$296,245	$14,515,982	$15,432,144
3	3	3	Petersburg City	Petersburg Elementary School Exterior Wall Renovation	$3,075,393	$3,075,393	$0	$3,075,393	$922,618	$2,152,775	$17,584,919
4	4	4	Nenana City	Nenana K-12 School South ADA Access Improvements	$951,353	$951,353	$0	$951,353	$47,568	$903,785	$18,488,704
5	5	5	Chatham	Tenakee K-12 School HVAC Controls Renovation	$32,618	$32,618	$0	$32,618	$652	$31,966	$18,520,670
6	6	6	Nome City	Nome-Beltz Building D Fire Sprinkler Replacement and Fire Alarm Installation	$521,687	$521,687	$0	$521,687	$104,337	$417,350	$18,938,020
7	7	7	Iditarod Area	Holy Cross K-12 School Roof Replacement	$293,748	$293,748	$0	$293,748	$5,875	$287,873	$19,225,893
8	8	8	Kake City	Kake High School Boiler Replacements	$57,054	$57,054	$0	$57,054	$11,411	$45,643	$19,271,536
9	9	9	Denali Borough	Cantwell K-12 School Sprinkler Installation and Fire Alarm Upgrade	$881,079	$881,079	$0	$881,079	$176,216	$704,863	$19,976,399
10	10	10	Valdez City	Valdez High School Fire Alarm & Sprinkler Upgrades	$1,050,623	$1,050,623	$0	$1,050,623	$367,718	$682,905	$20,659,304
11	11	11	Galena	Galena Interior Learning Academy Composite Building Roof Renovation	$1,073,039	$1,073,039	$0	$1,073,039	$53,652	$1,019,387	$21,678,691
12	12	12	Nome City	Nome-Beltz Jr/Sr High School HVAC Control Upgrades	$780,238	$730,535	$0	$730,535	$146,107	$584,428	$22,263,119
13	13	13	Lower Kuskokwim	Tununak K-12 School Major Maintenance	$16,715,651	$16,715,651	$0	$16,715,651	$334,313	$16,381,338	$38,644,457
14	14	14	Annette Island	Metlakatla High School Kitchen Renovation	$1,067,984	$1,067,984	$0	$1,067,984	$21,360	$1,046,624	$39,691,081
15	15	15	Northwest Arctic	Buckland K-12 School Heating System Improvements	$570,688	$720,926	$0	$720,926	$144,185	$576,741	$40,267,822
16	16	16	Yukon-Koyukuk	Andrew K Demoski Renovation, Nulato	$12,612,225	$12,612,225	$0	$12,612,225	$252,244	$12,359,981	$52,627,803
17	17	17	Anchorage	Bear Valley Elementary Roof Replacement	$1,765,000	$1,765,000	$0	$1,765,000	$529,500	$1,235,500	$53,863,303
18	18	18	Saint Marys	St. Mary's Campus Upgrades	$4,863,008	$4,863,008	$0	$4,863,008	$243,150	$4,619,858	$58,483,161
19	19	19	Galena	Sidney Huntington High School Floor Renovation	$561,513	$561,513	$0	$561,513	$28,076	$533,437	$59,016,598
20	20	20	Valdez City	Hermon Hutchens Elementary Fire Alarm, Clock, and Intercom Replacement	$528,005	$528,005	$0	$528,005	$184,802	$343,203	$59,359,801
21	21	21	Haines	Haines Voc Ed Building Mechanical Upgrades	$1,688,192	$1,688,192	$0	$1,688,192	$590,867	$1,097,325	$60,457,126
22	22	22	Southeast Island	Thorne Bay Multipurpose Building Roof Replacement	$228,406	$228,406	$0	$228,406	$4,568	$223,838	$60,680,964
23	23	23	Kuspuk	Jack Egnaty Sr. K-12 School Roof Replacement, Sleetmute	$1,231,491	$1,231,491	$0	$1,231,491	$24,630	$1,206,861	$61,887,825

State of Alaska
Department of Education and Early Development
Capital Improvement Projects (FY2014)
Major Maintenance Grant Fund
Final List

Jan. 22	Dec. 17	Nov. 5	School District	Project Name	Amount Requested	Eligible Amount	Prior Funding	EED Recommended Amount	Participating Share	State Share	Aggregate Amount
24	24	24	Lower Kuskokwim	Nunapitchuk Fire Alarm Replacement	$690,158	$690,158	$0	$690,158	$13,803	$676,355	$62,564,180
25	25	25	Nome City	Nome Elementary School Gym Flooring Replacement	$116,584	$116,584	$0	$116,584	$23,317	$93,267	$62,657,447
26	26	26	Yukon-Koyukuk	Koyukuk K-12 School Showers/Restrooms/Locker Rooms Renovation	$229,973	$229,973	$0	$229,973	$4,599	$225,374	$62,882,821
27	27	27	Fairbanks	Ryan Middle School Renovation, Phase 3	$40,548,988	$40,548,988	$0	$40,548,988	$12,164,696	$28,384,292	$91,267,113
28	28	28	Craig City	Craig Middle School Renovation	$10,935,948	$10,935,948	$0	$10,935,948	$1,093,595	$9,842,353	$101,109,466
29	29	29	Lower Kuskokwim	Bethel Campus Boiler Replacement	$3,173,697	$3,173,697	$0	$3,173,697	$63,474	$3,110,223	$104,219,689
30	30	30	Chatham	Tenakee K-12 School Roof Replacement	$566,497	$566,497	$0	$566,497	$11,330	$555,167	$104,774,856
31	31	31	Craig City	Craig Elementary School Door and Flooring Replacement	$139,745	$139,745	$0	$139,745	$13,974	$125,771	$104,900,627
32	32	32	Annette Island	Metlakatla High School Gym Sound and Acoustic Renovation	$296,954	$296,954	$0	$296,954	$5,939	$291,015	$105,191,642
33	33	33	Nenana City	Nenana K-12 School Major Maintenance	$3,689,101	$3,689,101	$0	$3,689,101	$184,455	$3,504,646	$108,696,288
34	34	34	Annette Island	Metlakatla Elementary School Underground Fuel Tank Replacement	$354,183	$354,183	$0	$354,183	$7,084	$347,099	$109,043,387
35	35	35	Yupiit	Districtwide Tank Farm Removal/Replacement	$6,033,129	$6,033,129	$0	$6,033,129	$120,663	$5,912,466	$114,955,853
36	36	36	Southeast Island	Thorne Bay K-12 School Fire Suppression System Replacement	$1,312,925	$1,312,925	$0	$1,312,925	$26,258	$1,286,667	$116,242,520
37	37	37	Fairbanks	Barnette Magnet School Renovation, Phase 4	$8,826,047	$8,826,047	$0	$8,826,047	$2,647,814	$6,178,233	$122,420,753
38	38	38	Lower Yukon	Hooper Bay K-12 School Roof Replacement	$4,697,243	$4,697,243	$0	$4,697,243	$93,945	$4,603,298	$127,024,051
39	39	39	Yukon Flats	Boiler And Control Upgrades, 4 Sites (Fort Yukon, Beaver, Chalkyitsik, Stevens Village)	$2,708,633	$2,708,633	$0	$2,708,633	$54,173	$2,654,460	$129,678,511
40	40	40	Kenai Peninsula	Districtwide Roof Replacements, 5 Schools, Phase 2	$18,036,970	$14,949,434	$0	$14,949,434	$5,232,302	$9,717,132	$139,395,643
41	41	41	Bristol Bay Borough	Bristol Bay School Boiler Installation	$559,385	$559,385	$0	$559,385	$195,785	$363,600	$139,759,243
42	42	42	Copper River	Copper Center Elementary School Renovation	$1,286,973	$1,286,973	$0	$1,286,973	$25,739	$1,261,234	$141,020,477
43	43	43	Haines	Haines High School and Pool Locker Room Renovation	$1,936,658	$1,936,658	$0	$1,936,658	$677,830	$1,258,828	$142,279,305
44	44	44	Lower Kuskokwim	Mekoryuk Wastewater Upgrades	$1,015,127	$1,015,127	$0	$1,015,127	$20,303	$994,824	$143,274,129
45	45	45	Yukon Flats	Venetie Generator Building Renovation	$2,508,487	$2,508,487	$0	$2,508,487	$50,170	$2,458,317	$145,732,446
46	46	46	Lower Yukon	Scammon Bay K-12 School Emergency Lighting System Installation	$115,367	$115,367	$0	$115,367	$2,307	$113,060	$145,845,506

State of Alaska
Department of Education and Early Development
Capital Improvement Projects (FY2014)
Major Maintenance Grant Fund
Final List

Jan. 22	Dec. 17	Nov. 5	School District	Project Name	Amount Requested	Eligible Amount	Prior Funding	EED Recommended Amount	Participating Share	State Share	Aggregate Amount
47	47	47	Wrangell City	Wrangell High School/Stikine Middle School Fire Alarm Upgrades	$490,226	$490,226	$0	$490,226	$98,045	$392,181	$146,237,687
48	48	48	Lower Kuskokwim	Nunapitchuk Wastewater Upgrades	$2,532,761	$2,532,761	$0	$2,532,761	$50,655	$2,482,106	$148,719,793
49	49	49	Denali Borough	Anderson K-12 School Siding Replacement	$889,990	$889,990	$0	$889,990	$177,998	$711,992	$149,431,785
50	50	50	Southwest Region	Twin Hills K-8 Renovation	$2,662,825	$2,662,825	$0	$2,662,825	$53,256	$2,609,569	$152,041,354
51	51	51	Yukon Flats	Chalkyitsik Water Tank Replacement	$1,185,789	$1,185,789	$0	$1,185,789	$23,716	$1,162,073	$153,203,427
52	52	52	Chatham	Klukwan School Major Maintenance	$4,052,845	$4,052,845	$0	$4,052,845	$81,057	$3,971,788	$157,175,215
53	53	53	Lower Yukon	Hooper Bay K-12 School Siding Replacement	$1,146,534	$1,146,534	$0	$1,146,534	$22,931	$1,123,603	$158,298,818
54	54	54	Kake City	Kake High School Plumbing Replacement	$412,163	$412,163	$0	$412,163	$82,433	$329,730	$158,628,548
55	55	55	Southwest Region	Manokotak School Sewer & Water Upgrades	$247,756	$247,756	$0	$247,756	$4,955	$242,801	$158,871,349
56	56	56	Fairbanks	North Pole Middle School Mechanical And Energy Efficiency Upgrades	$5,833,480	$5,833,480	$0	$5,833,480	$1,750,044	$4,083,436	$162,954,785
57	57	57	Kenai Peninsula	Districtwide Locker Replacements, 9 Schools	$500,000	$500,000	$0	$500,000	$175,000	$325,000	$163,279,785
58	58	58	Southwest Region	Ekwok K-8 Renovation	$5,102,629	$5,102,629	$0	$5,102,629	$102,053	$5,000,576	$168,280,361
59	59	59	Annette Island	Metlakatla High School Annex Renovation	$676,836	$676,836	$0	$676,836	$13,537	$663,299	$168,943,660
60	60	60	Lower Yukon	Scammon Bay K-12 School Siding Replacement	$652,165	$652,165	$0	$652,165	$13,043	$639,122	$169,582,782
61	61	61	Copper River	Slana K-12 School Renovation	$771,504	$771,504	$0	$771,504	$15,430	$756,074	$170,338,856
62	62	62	Lower Yukon	Hooper Bay K-12 School Electrical Provision Installation	$42,610	$42,610	$0	$42,610	$852	$41,758	$170,380,614
63	63	63	Fairbanks	Tanana Middle School Roof Replacement	$5,474,330	$5,474,330	$0	$5,474,330	$1,642,299	$3,832,031	$174,212,645
64	64	64	Denali Borough	Door Replacement, 3 Schools	$848,718	$848,718	$0	$848,718	$169,744	$678,974	$174,891,619
65	65	65	Kenai Peninsula	Districtwide Window Replacement	$2,092,764	$2,092,764	$0	$2,092,764	$732,467	$1,360,297	$176,251,916
66	66	66	Yukon Flats	Fort Yukon Soil Remediation & Fuel Tank Replacement	$8,449,174	$8,449,174	$0	$8,449,174	$168,983	$8,280,191	$184,532,107
67	67	67	Southeast Island	Port Alexander K-12 School Domestic Water System Pipe Replacement	$83,795	$83,795	$0	$83,795	$1,676	$82,119	$184,614,226
68	68	68	Anchorage	Districtwide Communication System Upgrades, 4 Schools	$1,455,000	$1,455,000	$0	$1,455,000	$436,500	$1,018,500	$185,632,726
69	69	69	Kuspuk	Districtwide Heating & Sprinkler Upgrades	$5,583,202	$5,583,202	$0	$5,583,202	$111,664	$5,471,538	$191,104,264
70	70	70	Yakutat City	Yakutat Schools Mechanical System Upgrades	$5,845,020	$5,845,020	$0	$5,845,020	$1,753,506	$4,091,514	$195,195,778
71	71	71	Petersburg City	Districtwide Boiler Replacement	$626,160	$626,160	$0	$626,160	$187,848	$438,312	$195,634,090
72	72	72	Yakutat City	Yakutat High School Exterior Upgrades	$1,806,781	$1,806,781	$0	$1,806,781	$542,034	$1,264,747	$196,898,837
73	73	73	Anchorage	Districtwide Fire Alarm Upgrades, 5 Schools and Student Nutrition Center	$2,760,000	$2,760,000	$0	$2,760,000	$828,000	$1,932,000	$198,830,837

State of Alaska
Department of Education and Early Development
Capital Improvement Projects (FY2014)
Major Maintenance Grant Fund
Final List

Jan. 22	Dec. 17	Nov. 5	School District	Project Name	Amount Requested	Eligible Amount	Prior Funding	EED Recommended Amount	Participating Share	State Share	Aggregate Amount
74	74	74	Bering Strait	Districtwide Fuel Tank Demolition	$917,417	$917,417	$0	$917,417	$18,348	$899,069	$199,729,906
75	75	75	Southwest Region	Aleknagik K-8 Renovation	$4,463,147	$4,463,147	$0	$4,463,147	$89,263	$4,373,884	$204,103,790
76	76	76	Kodiak Island	Kodiak Middle School Elevator Controls Replacement	$75,992	$75,992	$0	$75,992	$22,798	$53,194	$204,156,984
77	77	77	Petersburg City	Petersburg Elementary Lunchroom Renovation	$1,563,159	$1,563,159	$0	$1,563,159	$468,948	$1,094,211	$205,251,195
78	78	78	Kodiak Island	Underground Storage Tank Replacements, 5 Sites (Kodiak HS, Chiniak School, East Elementary School, Karluk School, Kodiak MS)	$1,746,276	$1,746,276	$0	$1,746,276	$523,883	$1,222,393	$206,473,588
79	79	79	Yakutat City	Yakutat High School Locker Room Renovation	$479,454	$479,454	$0	$479,454	$143,836	$335,618	$206,809,206
80	80	80	Lower Yukon	Fuel Tank and Soil Remediation, 3 Sites	$2,870,476	$2,870,476	$0	$2,870,476	$57,410	$2,813,066	$209,622,272
81	81	81	Kodiak Island	Fire Alarm Panel Upgrades, 3 Sites (Kodiak HS, Kodiak MS, Karluk School)	$134,688	$134,688	$0	$134,688	$40,406	$94,282	$209,716,554
82	82	82	Yukon Flats	Venetie Soil Remediation & Fuel Tank Replacement	$1,578,822	$1,578,822	$0	$1,578,822	$31,576	$1,547,246	$211,263,800
83	83	83	Petersburg City	Petersburg High School Fire Alarm System Replacement	$347,284	$347,284	$0	$347,284	$104,185	$243,099	$211,506,899
84	84	84	Southeast Island	Thorne Bay K-12 School Underground Storage Tank Replacement	$290,054	$290,054	$0	$290,054	$5,801	$284,253	$211,791,152
85	85	85	Southeast Island	Thorne Bay K-12 School Mechanical Control Upgrades	$1,209,776	$1,209,776	$0	$1,209,776	$24,196	$1,185,580	$212,976,732
86	86	86	Alaska Gateway	Tanacross K-8 School Renovation	$3,511,467	$3,511,467	$0	$3,511,467	$70,229	$3,441,238	$216,417,970
87	87	87	Kodiak Island	Replace Flooring, 3 Sites (East Elementary, Peterson Elementary and Ouzinkie School)	$1,363,508	$1,363,508	$0	$1,363,508	$409,052	$954,456	$217,372,426
88	88	88	Petersburg City	Petersburg Middle/High School Underground Fuel Tanks Replacement	$600,932	$600,932	$0	$600,932	$180,280	$420,652	$217,793,078
89	89	89	Lower Yukon	Central Office Renovation	$2,998,349	$2,998,349	$0	$2,998,349	$59,967	$2,938,382	$220,731,460
90	90	90	Southeast Island	Port Alexander and Thorne Bay K-12 School Roof Replacement	$3,874,337	$3,874,337	$0	$3,874,337	$77,487	$3,796,850	$224,528,310
91	91	91	Yukon Flats	Cruikshank School Soil Remediation & Fuel Tank Replacement, Beaver	$1,198,221	$1,198,221	$0	$1,198,221	$23,964	$1,174,257	$225,702,567
92	92	92	Kake City	Kake Elementary School Mechanical Controls	$74,970	$74,970	$0	$74,970	$14,994	$59,976	$225,762,543
93	93	93	Southeast Island	Port Protection K-12 Gymnasium Relocation And Foundation	$172,426	$172,426	$0	$172,426	$3,449	$168,977	$225,931,520
94	94	94	Southeast Island	Thorne Bay and Port Protection Gymnasium Lighting Upgrades	$557,244	$557,244	$0	$557,244	$11,145	$546,099	$226,477,619
95	95	95	Lake & Peninsula	Newhalen Kitchen Renovation	$206,097	$206,097	$0	$206,097	$41,219	$164,878	$226,642,497

State of Alaska
Department of Education and Early Development
Capital Improvement Projects (FY2014)
Major Maintenance Grant Fund
Final List

Jan. 22	Dec. 17	Nov. 5	School District	Project Name	Amount Requested	Eligible Amount	Prior Funding	EED Recommended Amount	Participating Share	State Share	Aggregate Amount
96	96	96	Yupiit	Akiak K-12 School Power Generation	$884,468	$884,468	$0	$884,468	$17,689	$866,779	$227,509,276
97	97	97	Petersburg City	Districtwide Electrical Upgrades	$925,949	$925,949	$0	$925,949	$277,785	$648,164	$228,157,440
98	98	98	Kodiak Island	HVAC Component Replacements, 2 Sites (Larsen Bay School and Karluk School)	$1,306,425	$1,306,425	$0	$1,306,425	$391,927	$914,498	$229,071,938
99	99	99	Juneau City Borough	Mendenhall River Elementary Renovation	$5,300,000	$5,300,000	$0	$5,300,000	$1,855,000	$3,445,000	$232,516,938
100	100	100	Juneau City Borough	Juneau-Douglas High School Main Gymnasium Upgrades	$500,000	$500,000	$0	$500,000	$175,000	$325,000	$232,841,938
101	101	101	Alaska Gateway	Eagle K-12 School Renovation	$3,932,126	$3,932,126	$0	$3,932,126	$78,643	$3,853,483	$236,695,421
102	102	102	Yukon Flats	Stevens Village Soil Remediation & Fuel Tank Replacement	$1,068,031	$1,068,031	$0	$1,068,031	$21,361	$1,046,670	$237,742,091
103	103	103	Petersburg City	Districtwide Digital HVAC Controls	$2,172,034	$2,172,034	$0	$2,172,034	$651,610	$1,520,424	$239,262,515
104	104	104	Lower Yukon	Marine Header And Pipeline Replacement/Installation, 2 Sites	$2,031,196	$1,699,377	$0	$1,699,377	$33,988	$1,665,389	$240,927,904
105	105	105	Petersburg City	Petersburg Elementary Plumbing System Replacement	$736,401	$736,401	$0	$736,401	$220,920	$515,481	$241,443,385
106	106	106	Alaska Gateway	Northway K-12 School Renovation	$3,023,841	$3,023,841	$0	$3,023,841	$60,477	$2,963,364	$244,406,749
107	107	107	Kodiak Island	Exterior Renovations, 3 Sites (North Star Elementary, East Elementary, and Port Lions School)	$576,711	$576,711	$0	$576,711	$173,013	$403,698	$244,810,447
108	108	108	Juneau City Borough	District Maintenance Facility Renovation	$2,000,000	$2,000,000	$0	$2,000,000	$700,000	$1,300,000	$246,110,447
109	109	109	Lower Yukon	Security Access, 6 Sites	$2,035,186	$2,035,186	$0	$2,035,186	$40,704	$1,994,482	$248,104,929
110	110	110	Lake & Peninsula	Chignik Bay K-12 School Roof Replacement	$2,096,441	$2,096,441	$0	$2,096,441	$419,288	$1,677,153	$249,782,082
111	111	111	Juneau City Borough	Dzantik'I Heeni Middle School Renovation	$6,000,000	$6,000,000	$0	$6,000,000	$2,100,000	$3,900,000	$253,682,082
				TOTALS:	**$303,597,436**	**$300,278,616**	**$0**	**$300,278,616**	**$46,596,534**	**$253,682,082**	

This page is intentionally blank

State of Alaska
Department of Education and Early Development
Capital Improvement Projects (FY2014)
School Construction Grant Fund
Final List

Jan. 22	Dec. 17	Nov. 5	School District	Project Name	Amount Requested	Eligible Amount	Prior Funding	EED Recommended Amount	Participating Share	State Share	Aggregate Amount
1	1	1	Lower Kuskokwim	Nightmute School Renovation/Addition - Kasayulie #1 - 2014	$33,638,062	$33,638,062	$0	$33,638,062	$672,761	$32,965,301	$32,965,301
2	2	2	Lower Kuskokwim	Kwethluk K-12 Replacement School - Kasayulie #2 - 2015	$57,678,571	$57,678,571	$0	$57,678,571	$1,153,571	$56,525,000	$89,490,301
3	3	3	Lower Kuskokwim	Kuinerramiut Elitnaurviat K-12 Renovation/Addition, Quinhagak	$18,152,741	$42,547,340	$29,070,727	$13,476,613	$269,532	$13,207,081	$102,697,382
4	4	4	Yukon-Koyukuk	Jimmy Huntington K-12 Addition/Renovation, Huslia	$18,591,472	$18,591,472	$0	$18,591,472	$371,829	$18,219,643	$120,917,025
5	5	5	Saint Marys	Andreafski High School Gym Construction	$13,909,146	$13,909,146	$0	$13,909,146	$695,457	$13,213,689	$134,130,714
6	6	6	Lower Kuskokwim	Lewis Angapak K-12 School Renovation/Addition, Tuntutuliak	$54,268,419	$54,268,419	$0	$54,268,419	$1,085,368	$53,183,051	$187,313,765
7	7	7	Lake & Peninsula	Port Alsworth Classroom Expansion	$14,443,079	$14,443,079	$0	$14,443,079	$2,888,616	$11,554,463	$198,868,228
8	8	8	Kuspuk	Auntie Mary Nicoli Elementary School Replacement, Aniak	$13,502,127	$13,502,127	$0	$13,502,127	$270,043	$13,232,084	$212,100,312
9	9	9	Galena	Galena Interior Learning Academy Iditarod Classroom Conversion	$13,852,307	$13,852,307	$0	$13,852,307	$692,615	$13,159,692	$225,260,004
10	10	10	Bering Strait	Shishmaref K-12 School Addition	$18,594,511	$18,594,511	$0	$18,594,511	$371,890	$18,222,621	$243,482,625
11	11	11	Aleutians East	Sand Point K-12 School Paving	$441,630	$441,630	$0	$441,630	$154,570	$287,060	$243,769,685
12	12	12	Kuspuk	Johnnie John Sr. K-12 Replacement School, Crooked Creek	$9,818,709	$9,818,709	$0	$9,818,709	$196,374	$9,622,335	$253,392,020
13	13	13	Lower Kuskokwim	Bethel Regional High School Cafeteria Addition	$3,754,948	$5,037,601	$1,282,653	$3,754,948	$75,099	$3,679,849	$257,071,869
14	14	14	Aleutians East	King Cove K-12 School Paving	$107,020	$107,020	$0	$107,020	$37,457	$69,563	$257,141,432
15	15	15	Lower Kuskokwim	Water Storage & Treatment, Kongiganak	$5,982,094	$5,982,094	$0	$5,982,094	$119,642	$5,862,452	$263,003,884
16	16	16	Southeast Island	Kasaan K-12 Covered Physical Education Area	$528,013	$528,013	$0	$528,013	$10,560	$517,453	$263,521,337
17	17	17	Annette Island	Metlakatla Schools Track and Field Construction	$4,991,792	$4,991,792	$0	$4,991,792	$99,836	$4,891,956	$268,413,293
18	18	18	Juneau City Borough	Marie Drake Building Renovation & Realignment	$15,400,000	$15,400,000	$2,250,000	$13,150,000	$4,602,500	$8,547,500	$276,960,793
19	19	19	Kenai Peninsula	Districtwide Asphalt Repairs, 5 Schools	$1,689,600	$1,689,600	$0	$1,689,600	$591,360	$1,098,240	$278,059,033
20	20	20	Petersburg City	Districtwide Covered Sidewalks And Entrances	$1,236,773	$1,236,773	$0	$1,236,773	$371,032	$865,741	$278,924,774
21	21	21	Juneau City Borough	Juneau School District Site/Safety/Security Improvements	$3,300,000	$3,300,000	$0	$3,300,000	$1,155,000	$2,145,000	$281,069,774

State of Alaska
Department of Education and Early Development
Capital Improvement Projects (FY2014)
School Construction Grant Fund
Final List

Jan. 22	Dec. 17	Nov. 5	School District	Project Name	Amount Requested	Eligible Amount	Prior Funding	EED Recommended Amount	Participating Share	State Share	Aggregate Amount
22	22	22	Yupiit	Parking and Drive Resurfacing, 3 Schools	$774,906	$774,906	$0	$774,906	$15,498	$759,408	$281,829,182
23	23	23	Juneau City Borough	Floyd Dryden Middle School Covered Play Area Construction & Dzantik'i Heeni Middle School Site Improvements	$2,195,000	$2,195,000	$0	$2,195,000	$768,250	$1,426,750	$283,255,932
24	24	24	Juneau City Borough	Districtwide Food Service Upgrades	$1,350,000	$1,350,000	$0	$1,350,000	$472,500	$877,500	$284,133,432
				TOTALS:	**$308,200,920**	**$333,878,172**	**$32,603,380**	**$301,274,792**	**$17,141,360**	**$284,133,432**	

Prioity	District #	District Name	Project Location and Description	Primary Purpose	FY13	FY14	FY15	FY16	FY17	FY18	FY19
1	3	Alaska Gateway	Tanacross School Building Upgrade	D		$ 3,511,467					
2	3	Alaska Gateway	Eagle K-12 School Renovation	D		$ 3,932,126					
3	3	Alaska Gateway	Northway School Building Upgrade	D		$ 3,023,841					
4	3	Alaska Gateway	Training and Administrative Center	F		$ 4,114,566					
5	3	Alaska Gateway	Districtwide Solid Waste Disposal Project				$ 200,000				
6	3	Alaska Gateway	Tok School Roof Replacement Project					$ 2,000,000			
1	56	Aleutians East Borough School District	Sand Point K-12 School Paving	F		$ 441,630					
2	56	Aleutians East Borough School District	King Cove K-12 School Paving	F		$ 107,020					
1	5	Anchorage	Bear Valley Elementary Roof Replacement	C		$ 1,765,000					
2	5	Anchorage	DW Fire Alarm Upgrades, 5 Schools and Nutrition Center	D		$ 2,760,000					
3	5	Anchorage	DW Communication System Upgrades, 4 Schools	D		$ 1,455,000					
4	5	Anchorage	District Wide Relocatable Upgrades	F	$ 500,000						
5	5	Anchorage	Airport Heights ES Addition/Reno Design & Construction	B		$ 20,900,000					
6	5	Anchorage	Aurora ES Gym Addition	B		funded FY13					
7	5	Anchorage	Eagle River ES Component Renewal	E		$ 1,150,000					
8	5	Anchorage	Girdwood K-8 School Construction	B		funded FY13					
9	5	Anchorage	Inlet View ES Planning	B		funded FY13					
10	5	Anchorage	Mt. View ES Major Renovation Design	B		funded FY13					
11	5	Anchorage	Rabbit Creek ES Major Renovation Design	B		funded FY13					
12	5	Anchorage	Central MS Addition/Reno Design	B		funded FY13					
13	5	Anchorage	Gruening MS Addition/Reno Planning	B		funded FY13					
14	5	Anchorage	Bartlett HS Cafeteria/Kitchen Reno Design & Construction	D		funded FY13					
15	5	Anchorage	West HS Schematic Design	F		funded FY13					
16	5	Anchorage	West HS Design I	F		$ 2,090,000					
17	5	Anchorage	Mt. Iliamna ES/Whaley School Replacement Planning	B		funded FY13					
18	5	Anchorage	District Wide CTE	F		$ 5,225,000					
19	5	Anchorage	District Wide Emergent Project	C		$ 15,675,000	$ 16,381,000	$ 17,118,000	$ 17,888,000	$ 18,693,000	
20	5	Anchorage	Eagle River ES Component Renewal Phase II	E			$ 820,000				
21	5	Anchorage	Gladys Wood ES Addition/Reno Design	B			$ 1,093,000				
22	5	Anchorage	Mt. View ES Major Renovation Construction	B			$ 10,921,000				
23	5	Anchorage	O'Malley ES Major Renovation Design	B			$ 1,093,000				
24	5	Anchorage	Rabbit Creek ES Major Renovation Construction	E			$ 9,829,000				
25	5	Anchorage	Central MS Addition/Reno Construction	B			$ 43,681,000				
26	5	Anchorage	Gruening MS Addition/Reno Design	B			$ 2,731,000				
27	5	Anchorage	West HS Construction	B			$ 19,657,000				
28	5	Anchorage	Eagle River ES Component Renewal Phase III	E				$ 1,826,000			
29	5	Anchorage	O'Malley ES Major Renovation Construction	B				$ 10,271,000			
30	5	Anchorage	Turnagain ES Major Renovation Design	B				$ 1,712,000			
31	5	Anchorage	Gruening MS Addition/Reno Construction	B				$ 34,235,000			
32	5	Anchorage	West HS Design Phase II	B				$ 2,283,000			
33	5	Anchorage	Mt. Iliamna ES/Whaley School Replacement Const.	B				$ 34,235,000			
34	5	Anchorage	Steller Secondary School Addition/Reno Design	B				$ 1,712,000			
35	5	Anchorage	Eagle River ES Component Renewal Phase IV	F					$ 1,789,000		
36	5	Anchorage	Gladys Wood ES Addition/Reno Construction	B					$ 10,733,000		
37	5	Anchorage	Inlet View ES Construction	B					$ 4,174,000		
38	5	Anchorage	Turnagain ES Major Renovation Construction	F					$ 10,733,000		
39	5	Anchorage	Bartlett HS West Academic Wing Reno Design	F					$ 2,386,000		
40	5	Anchorage	East HS Benson Building Renovation Design	F					$ 2,386,000		
41	5	Anchorage	West HS Construction Phase II	B					$ 21,466,000		
42	5	Anchorage	Steller Secondary School Addition/Reno Construction	B					$ 13,714,000		
43	5	Anchorage	Bartlett HS West Academic Wing Reno Construction	F						$ 22,432,000	
44	5	Anchorage	East HS Benson Building Renovation Construction	F						$ 22,432,000	
1	6	Annette Island School District	Metlakatla Elementary School Renovation	C		$ 14,812,227					
2	6	Annette Island School District	Metlakatla High School Kitchen Renovation	D		$ 1,067,984					
3	6	Annette Island School District	Metlakatla Elementary School Underground Fuel Tank Replacement	C		$ 354,183					
4	6	Annette Island School District	Metlakatla High School Gym Sound System	C		$ 296,954					
5	6	Annette Island School District	Metlakatla High School Annex Renovation	C		$ 676,836					
6	6	Annette Island School District	Metlakatla Schools Track and Field Construction	F		$ 4,991,792					
7	6	Annette Island School District	Metlakatla Music Building Remodel	C			$ 300,000				
8	6	Annette Island School District	Metlakatla Auto Shop Remodel	C				$ 750,000			
9	6	Annette Island School District	Metlakatla District Office Remodel	C					$ 250,000		
1	7	Bering Strait	Shishmaref K-12 School Addition	B		$18,594,511					
2	7	Bering Strait	Districtwide Fuel Tank Demolition	C		$917,417					
3	7	Bering Strait	Stebbins K-12 School Addition	C			$TBD				
4	7	Bering Strait	Wales K-12 Remodel	C			$TBD				
5	7	Bering Strait	Districtwide Code Upgrade, Life Safety	D				$TBD			
2	8	Bristol Bay	Bristol Bay School Boiler Installation	C		$ 559,385					
1	9	Chatham	Tenakee School Heating Controls	E		$ 32,618					
2	9	Chatham	Tenakee School Roof Replacement	C		$ 566,497					
3	9	Chatham	Klukwan School Major Maintenance	C		$ 4,052,845					
1	10	Chugach	Tatitlek School Upgrade	D		$ 2,897,000					
2	10	Chugach	Chenega Bay School Upgrade	D			$ 1,218,000				
1	11	Copper River School District	Copper Center Elementary School Upgrade	D		$ 1,286,973					
2	11	Copper River School District	Slana School Upgrade	D		$ 771,504					
3	11	Copper River School District	Glennallen Vocational Education Facility Upgrade	D			$ 669,000				
4	11	Copper River School District	Glennallen High School upgrade	F				$ 9,151,000			
5	11	Copper River School District	Kenny Lake High School Upgrade	D					$ 2,917,000		
6	11	Copper River School District	Districtwide Energy Upgrade	E						$ 500,000	
7	11	Copper River School District	District Office Upgrades	D							$ 285,500
1	13	Craig	Elementary School Door and Floor Replacement	C		$ 139,745					
2	13	Craig	Craig MS Renovation	C		$ 10,935,948					
3	13	Craig	Craig High School Floor Finishes	C			$ 987,380				
4	13	Craig	Modular Classroom Replacement	F			$ 639,566				
5	13	Craig	Elementary Exterior Window Replacement	C			$ 96,250				
1	2	Denali Borough	Cantwell/School Sprinkler Installation and Fire Alarm Upgrade	D		$ 881,079					
2	2	Denali Borough	Anderson School Siding Replacement	C		$ 889,990					
3	2	Denali Borough	Door Replacement 3 Schools	C		$ 848,718					
4	2	Denali Borough	Tri-Valley/Coal Fired Boiler Repairs and Upgrades	C			$TBD				
5	2	Denali Borough	Cantwell/Electriacal system upgrade, HVAC replacement, bathroom remodel, generator building remodel	D			$TBD				
6	2	Denali Borough	Anderson / Replace Boilers and relocate boiler room	C			$ 2,000,000				
7	2	Denali Borough	Anderson/Re-design and replace roof	C				$TBD			
8	2	Denali Borough	Cantwell / replace orig section of school	F				$TBD			
9	2	Denali Borough	All Schools / refurbish commercial kitchens	C				$TBD			
10	2	Denali Borough	Anderson/Office and Music Room Egress	D					$TBD		

Prioity	District #	District Name	Project Location and Description	Primary Purpose	FY13	FY14	FY15	FY16	FY17	FY18	FY19
11	2	Denali Borough	Trivalley / septic system leach field regrade, foam and heat trace	C					$TBD		
12	2	Denali Borough	Cantwell/Septic system leach field regrade, foam and heat trace	C					$TBD		
13	2	Denali Borough	Tri-Valley/Upgrade Switch Gear to Generator	D						$TBD	
14	2	Denali Borough	Tri-Valley / Refurbish library bathrooms	D							$TBD
1	16	Fairbanks	Ryan Middle School - Renovation, Phase III	C		$ 40,548,988					
2	16	Fairbanks	Barnette Magnet School - Renovation Phase IV	D		$ 8,826,047					
3	16	Fairbanks	Tanana Middle - Roof Replacement	C		$ 5,474,330					
4	16	Fairbanks	North Pole MS - Mechanical Systems & Energy Upgrads	C		$ 5,833,480					
5	16	Fairbanks	Ticasuk Brown Elem - Roof Replacement & Ext Upgrades	C		$ 3,900,000					
6	16	Fairbanks	Weller - Traffic Safety Upgrades	C		$ 1,500,000					
7	16	Fairbanks	Pearl Creek - Traffic Safety Upgrades	C		$ 1,700,000					
8	16	Fairbanks	Arctic Light Elem-Lighting & Energy Efficiency Upgrades	C		$ 1,809,987					
9	16	Fairbanks	Pearl Creek Elem - Flooring Repl & Classroom Upgrades Ph I	C		$ 4,746,852					
10	16	Fairbanks	Weller Elem - Flooring Repl & Classroom Upgrades Ph I	C		$ 4,247,925					
11	16	Fairbanks	West Valley - Gym Wing Renovation	C		$ 4,500,000					
12	16	Fairbanks	Woodriver - Reno Ph III	D			$ 6,439,347				
13	16	Fairbanks	University Park - Traffic Safety Improvements	C			$ 750,000				
14	16	Fairbanks	Admin Center - Site Upgrade	C			$ 1,500,000				
15	16	Fairbanks	Lathrop - Kitchen Upgrade	C			$ 2,585,194				
16	16	Fairbanks	Two Rivers - Classroom Reno	C			$ 800,000				
17	16	Fairbanks	Tanana - Mechanical Upgrades & Energy Efficiencies	C			$ 2,500,000				
18	16	Fairbanks	University Park - Roof & Exterior Envelope Replacement	C			$ 3,900,000				
19	16	Fairbanks	North Pole MS - Interior Renovation	C			$ 3,756,000				
20	16	Fairbanks	New Elementary School - North Pole Attendance Area	B			$ 32,663,388				
21	16	Fairbanks	Joy - Flooring, Lighting & Interior Upgrades	C				$ 3,500,000			
22	16	Fairbanks	West Valley - Auditorium Upgrade	F				$ 1,000,000			
23	16	Fairbanks	Tanana - Renovation Phase I	C				$ 9,750,000			
24	16	Fairbanks	Lathrop - Site Upgrades	C				$ 2,500,000			
25	16	Fairbanks	Districtwide - Replace Hallway Lockers	C				$ 1,389,685			
26	16	Fairbanks	North Pole MS - Exterior Envelope Upgrade	C					$ 950,000		
27	16	Fairbanks	Ben Eielson Jr/Sr Roof Replacement	C					$ 3,900,000		
28	16	Fairbanks	Salcha - Renovation & Expansion	C					$ 2,500,000		
29	16	Fairbanks	North Pole HS - Complete HVAC Controls	C					$ 650,000		
30	16	Fairbanks	University Park - Lighting & Energy Efficiency Upgrades	C					$ 1,250,000		
31	16	Fairbanks	Admin Center - Flooring Repair & Replacement	C					$ 750,000		
32	16	Fairbanks	North Pole HS - Site Improvements	C					$ 2,500,000		
33	16	Fairbanks	Districtwide - Emergency Electrical System Upgrades	C					$ 2,600,000		
34	16	Fairbanks	Joy - Site Improvements	C						$ 1,250,000	
35	16	Fairbanks	Crawford - Replace Flooring & Classroom Upgrades	C						$ 6,500,000	
36	16	Fairbanks	Randy Smith - Security & Control Systems Upgrades	C						$ 500,000	
37	16	Fairbanks	Howard Lake - Traffic Safety Improvements	C						$ 550,000	
38	16	Fairbanks	Arctic Light - Site Upgrades	C						$ 750,000	
39	16	Fairbanks	Admin Center - Roof Replacement	C						$ 600,000	
40	16	Fairbanks	Badger Road Elem - Site Upgrades & Safety Improvements	C						$ 500,000	
41	16	Fairbanks	Ticasuk Brown - Flooring Replacement	C						$ 3,500,000	
42	16	Fairbanks	Pearl Creek - Upgrade Mechanical System	C							$ 1,700,000
43	16	Fairbanks	Badger Road - Renovation Phase II	C							$ 4,500,000
44	16	Fairbanks	Anderson - Roofing Replacement	C							$ 950,000
45	16	Fairbanks	Ladd - Site Improvements	C							$ 750,000
46	16	Fairbanks	Ann Wien - Replace Flooring	C							$ 750,000
47	16	Fairbanks	North Pole Elem - Flooring & Classroom Upgrades	C							$ 2,000,000
1	17	Galena	GILA Composite Building Roof Upgrade	C		$ 1,073,039					
2	17	Galena	Sidney Huntington HS Floor Upgrade	D		$ 561,513					
3	17	Galena	GILA Iditarod Building Upgrade	D		$ 13,852,307					
4	17	Galena	Sidney Huntington School Boiler Upgrade	E			$ 176,000				
5	17	Galena	GILA Composite Building Energy Upgrades	E				$ 128,000			
6	17	Galena	Sidney Huntington School Energy & Door Upgrades	E					$ 123,000		
7	17	Galena	Sidney Huntington HS Gym Floor Upgrade	E						$ 123,000	
8	17	Galena	GILA Automotive Lab Energy Upgrades	E							$ 48,000
1	18	Haines	Haines Voc Ed Building Mechanical Upgrades	C		$ 1,688,192					
2	18	Haines	High School and Locker Room Renovations	B		$ 1,936,658					
3	18	Haines	Mosquito Lake School Exterior, Interior, Electrical Upgrades	C			$ 750,000				
4	18	Haines	Mosquito Lake Utility Building Upgrades	C			$ 175,000				
5	18	Haines	Haines HS Track and Soccer Field Renovations & Upgrades	F				$ 100,000			
6	18	Haines	High School Roof Replacement	C					$ 1,500,000		
1	19	Hoonah	Hoonah Schools Major Maintenance	C	$ 4,715,008						
1	21	Iditarod	Holy Cross K-12 School Roof Replacement	C		$ 293,748					
2	21	Iditarod	Shageluk & Anvik Kitchen Renovation	C			$TBD				
3	21	Iditarod	Shageluk Water System Renovation	C			$TBD				
4	21	Iditarod	McGrath Fire Alarm System Upgrade	C			$TBD				
5	21	Iditarod	Takotna School Roof Repair	C			$TBD				
6	21	Iditarod	Grayling School Roof Repair	C			$TBD				
7	21	Iditarod	Districtwide Security System Installation	C			$TBD				
8	21	Iditarod	Anvik School Roof Repair	C			$TBD				
1	22	Juneau	Marie Drake Building Renovation & realignment for YD HS & Montessori & other programs	C		$ 15,400,000					
2	22	Juneau	Juneau Douglas HS Main Gym Renovation	C		$ 500,000					
3	22	Juneau	Juneau School District Site/Safety/Security Improvements	A		$ 3,300,000					
4	22	Juneau	Mendenhall River Community School Renovation	D		$ 5,300,000					
5	22	Juneau	DZ MS Renovation	C		$ 6,000,000					
6	22	Juneau	Districtwide Career Technology Facilities Upgrades	F		$ 3,100,000					
7	22	Juneau	Floyd Dryden MS Covered Play Area & DZ Trail	F		$ 2,195,000					
8	22	Juneau	District Maintenance Facility Renovation	C		$ 2,000,000					
9	22	Juneau	Districtwide Food Service Upgrades	F		$ 1,350,000					
10	22	Juneau	Thunder Mountain HS Covered Bleachers & Supporting Facilities	F		$ 2,513,000					
1	23	Kake	Kake HS Boiler Replacement	C		$ 57,054					
2	23	Kake	Kake HS Plumbing Replacement	C		$ 412,163					
3	23	Kake	Kake Elem Mechanical Controls	C		$ 74,970					
4	23	Kake	Campuswide Boiler Replacement	C			$ 120,000				
5	23	Kake	Covered Play Area	F				$ 400,000			
6	23	Kake	Bleachers & Gym Renovation	C			$ 100,000				
7	23	Kake	Exterior School Painting/Resurface Parking Lots/Replace HS subfloor	C			$TBD				
8	23	Kake	Vocational Building Renovations	C				$TBD			
9	23	Kake	Middle School & Library Renovation	C				$TBD			
10	23	Kake	Elementary & HS Gym Roof Replacement	C				$TBD			

Prioity	District #	District Name	Project Location and Description	Primary Purpose	FY13	FY14	FY15	FY16	FY17	FY18	FY19
1	24	Kenai	Building Reroof Projects, Phase II	C		$ 14,386,025					
2	24	Kenai	Window Replacement Project	C		$ 2,092,764					
3	24	Kenai	Homer HS Track Replacement	F		$ 850,000					
4	24	Kenai	High School Locker Replacements	C		$ 500,000					
5	24	Kenai	School Security Systems	C		$ 500,000					
6	24	Kenai	District Wide Asphalt Repairs	F		$ 1,689,600					
7	24	Kenai	Soldotna HS Track Resurfacing	F			$ 500,000				
8	24	Kenai	Kenai Central HS Track Resurfacing	F			$ 500,000				
9	24	Kenai	Nanwalek Propane Tank Separation	D			$ 160,000				
10	24	Kenai	Nikiski North Star ES New Crosswalk Construction	A			$TBD				
11	24	Kenai	Kachemak-Selo New K-12 School Construction	B				$TBD			
12	24	Kenai	Districtwide Middle School Locker Replacements	C				$ 250,000			
13	24	Kenai	Seward HS Track Reseal	F				$ 250,000			
14	24	Kenai	Moose Pass School Water Treatment	D					$ 50,000		
15	24	Kenai	Skyview HS Track Resurfacing	F					$ 250,000		
16	24	Kenai	Homer MS Drainage	F					$ 250,000		
17	24	Kenai	Seward HS/Soldotna Elevator Upgrades	C					$ 50,000		
18	24	Kenai	Kenai MS Office Security Upgrades	A						$TBD	
19	24	Kenai	Homer MS Field Rehabilitation	F						$TBD	
20	24	Kenai	Tustumena ES Roof Drain/Siding Replacement	C							$TBD
21	24	Kenai	Homer Flex Parking Reconfiguration	F							$TBD
22	24	Kenai	Seward HS Parking Lot Light Upgrades	F							$TBD
23	24	Kenai	Districtwide Asphalt Repairs, Phase II	F							$TBD
24	24	Kenai	Districtwide Reroofs, Phase III	C							$TBD
25	24	Kenai	Districtwide ADA Upgrades	D							$ 100,000
26	24	Kenai	Districtwide Playground Upgrades	F							$ 150,000
27	24	Kenai	Districtwide Electrical Upgrades	A							$ 200,000
28	24	Kenai	Districtwide Carpeting/Flooring Upgrades	C							$ 1,000,000
29	24	Kenai	Districtwide Asbestos Abatement	A							$ 1,000,000
30	24	Kenai	Districtwide Portable/Outbuilding Upgrades	F							$ 1,000,000
1	25	Ketchikan	HS & Maintenance Facility Roof & Exterior Door Replacement	C				$ 1,836,000			
2	25	Ketchikan	Houghtaling Roof Replacement	C				$ 2,000,000			
1	28	Kodiak	5 Sites, UST Replacement	D		$ 1,746,276					
2	28	Kodiak	Fire Alarm Panel Upgrades (High School, Middle School, Auditorium, Karluk)	A		$ 134,688					
3	28	Kodiak	East Elem New Boiler, Boilerroom and Gym Storage Addition	C		$ 684,661					
4	28	Kodiak	Kodiak HS Repave Section of Parking Lots	C		$ 283,114					
5	28	Kodiak	Baranoff Park Track and Field Renovation	F		$ 2,996,811					
6	28	Kodiak	Main Elementary - Replace Entry Walkway	C		$ 84,859					
7	28	Kodiak	Akhiok School Sewer Line Repair	A		$ 25,495					
8	28	Kodiak	Kodiak MS - Replace/Upgrade Elevator Controls	C		$ 75,992					
9	28	Kodiak	Replace HVAC Components, 2 schools (Larsen Bay and Karluk)	C		$ 1,306,425					
10	28	Kodiak	Replace Flooring, 3 Sites (East Elem, Peterson Elem and Ouzinkie Schools)	C		$ 1,363,508					
11	28	Kodiak	Exterior Renovations, 3 Sites (North Star Elem, East Elem, Port Lions Schools)	C		$ 576,771					
12	28	Kodiak	High School Gym Seismic Renovation	D			$ 307,303				
13	28	Kodiak	Replace High School Boiler Gun Units	C			$ 423,140				
14	28	Kodiak	Replace High School Gym Wood Floor	C			$ 534,157				
15	28	Kodiak	High School: Upgrade Generator	D			$ 475,079				
16	28	Kodiak	Install Fire Alarm Magnetic Door closures in Middle school, East, and High School	A			$ 261,022				
17	28	Kodiak	Pave Peterson Elementary Parking Lot	C			$ 1,404,098				
18	28	Kodiak	Replace UST, 5 Sites (Main Elem, Port Lions, Old Harbor, Larsen Bay, Kodiak Learning Center	D				$ 504,190			
19	28	Kodiak	Main Elementary: Upgrade Crossing lights/Flashers for Safety on Road	A				$ 51,888			
20	28	Kodiak	East Elementary: Improve Traffic Flow	A				$ 650,546			
21	28	Kodiak	Larsen Bay Gym Old Wing: Replace Roof	C				$ 343,200			
22	28	Kodiak	Exterior Renovations, 2 Sites (Larsen Bay & Karluk)	C					$ 238,790		
23	28	Kodiak	Replace Kodiak MS Gym Wood Floor	C					$ 577,634		
24	28	Kodiak	Replace HVAC Controls (Kodiak MS, Peterson Elem, Old Harbor Schools)	C					$ 2,346,837		
25	28	Kodiak	Middle School: Install New Fire Suppression In Server Room	C					$ 53,953		
26	28	Kodiak	East Elem - Interior Renovation	C						$ 384,070	
27	28	Kodiak	North Star Elementary: Install Crossing Lights/Flashers for Safety on Road	A						$ 56,111	
28	28	Kodiak	Village: Earthquake Mitigation Plan (Karluk, Akhiok, Chiniak)	A						$ 781,663	
29	28	Kodiak	Districtwide Earthquake mitigation plan	A						$ 526,372	
30	28	Kodiak	New Districtwide Shipping and Receiving building	E						$ 7,390,273	
31	28	Kodiak	Kodiak MS - Replace Ramp Roof	C							$ 32,850
32	28	Kodiak	Districtwide - Add Storage Facility to School Sites	A							$ 821,141
33	28	Kodiak	Middle School: Earthquake Mitigation Plan	A							$ 125,935
34	28	Kodiak	Install Generator Plug and Emergency Panel, 2 Locations (Peterson Elem and North Star Elem)	C							$ 90,450
35	28	Kodiak	Districtwide Security Video Surveillance	A							$ 217,129
36	28	Kodiak	North Star Elementary: Water infiltration Mitigation Plan	C							$ 260,555
1	29	Kuspuk	Jack Egnaty Sr. School, Sleetmute, Roof Replacement	C		$ 1,231,491					
2	29	Kuspuk	Auntie Mary Nicolai Elementary School, Aniak, New Const	A		$ 13,502,127					
3	29	Kuspuk	Johnnie John Sr. School, Crooked Ck, New Const	A		$ 9,818,709					
4	29	Kuspuk	Districtwide Energy & Sprinkler Upgrades	E		$ 5,583,202					
1	30	Lake & Penninsula	Port Alsworth Classroom Expansion	B		$ 14,443,079					
2	30	Lake & Penninsula	Newhalen Kitchen Remodel/Expansion	A		$ 206,106					
3	30	Lake & Penninsula	Chignik Bay School Roof Replacement	C		$ 2,096,441					
4	30	Lake & Penninsula	Districtwide HVAC Upgrades	D			$ 1,548,519				
5	30	Lake & Penninsula	Districtwide Plumbing Upgrades	D			$ 1,613,806				
6	30	Lake & Penninsula	Districtwide Electrical Upgrades	D			$ 1,613,923				
1	31	Lower Kuskokwim	KE K-12 School Renovation/Addition, Quinhagak	B		$ 18,152,741					
2	31	Lower Kuskokwim	Tununak K-12 School Major Maintenance	C		$ 16,715,651					
3	31	Lower Kuskokwim	Water Storage & Treatment, Kongiganak	D		$ 5,982,094					
4	31	Lower Kuskokwim	Bethel Campus Boiler Upgrades	C		$ 3,173,697					
5	31	Lower Kuskokwim	Nunapitchuk Fire Alarm Repair/Replacement	D		$ 690,158					
6	31	Lower Kuskokwim	Nightmute K-12 School Renovation/Addition	B		$ 33,638,062					
7	31	Lower Kuskokwim	Kwethluk K-12 School Replacement	B		$ 57,678,571					
8	31	Lower Kuskokwim	Mekoryuk Wastewater Upgrades	D		$ 1,015,127					
9	31	Lower Kuskokwim	Lewis Angakak K-12 School Improvement, Tuntutuliak	B		$ 54,268,419					
10	31	Lower Kuskokwim	Nunapitchuk Wastewater Upgrades	D		$ 2,532,761					
11	31	Lower Kuskokwim	Bethel Regional HS Cafeteria Addition	F		$ 3,754,948					
12	31	Lower Kuskokwim	Fuel Tank Remediation - Bethel	D			$ 185,000				
13	31	Lower Kuskokwim	Quogcuun Memorial School Renovation/Addition, Oscarville	B			$ 16,100,000				
14	31	Lower Kuskokwim	Nuniwaarmiut K-12 School Deferred Maint, Mekoryuk	C			$ 6,420,000				
15	31	Lower Kuskokwim	LKSD District Complex Transportation and Drainage Upgrades	C			$ 7,500,000				

Prioity	District #	District Name	Project Location and Description	Primary Purpose	FY13	FY14	FY15	FY16	FY17	FY18	FY19
16	31	Lower Kuskokwim	Fuel Tank Remediation - Akiuk, Newtok, Nunapitchuk	D			$ 2,150,000				
17	31	Lower Kuskokwim	J Alexie School Improvement, Atmautluak	B				$ 30,900,000			
18	31	Lower Kuskokwim	Fuel Tank Disposition, Districtwide	D				$ 5,800,000			
19	31	Lower Kuskokwim	Fuel Tank Upgrades, Districtwide	C				$ 7,250,000			
20	31	Lower Kuskokwim	Paul T Albert Memorial School Additionl, Tununak	B				$ 11,500,000			
21	31	Lower Kuskokwim	Nelson Island K-12 School Renovation/Addition, Toksook Bay	B					$ 40,300,000		
22	31	Lower Kuskokwim	Akiuk Memorial School Renewal & Repairs, Kasigluk-Akiuk	C					$ 1,100,000		
23	31	Lower Kuskokwim	Eek School Renewal & Repairs	C					$ 8,986,000		
24	31	Lower Kuskokwim	Roof Repairs, Districtwide	C					$ 27,800,000		
25	31	Lower Kuskokwim	Anna Tobeluk Memorial School Renovation / Addition, Nunapichuk	B					$ 43,400,000		
26	31	Lower Kuskokwim	Wastewater Upgrades, Districtwide	D						$ 14,200,000	
27	31	Lower Kuskokwim	Ayaprun School Replacement, Newtok	B						$ 44,000,000	
28	31	Lower Kuskokwim	Water Treatment & Storage Upgrades, Districtwide	D						$ 8,400,000	
29	31	Lower Kuskokwim	Arvik School Upgrades, Platinum	B							$ 10,700,000
30	31	Lower Kuskokwim	Energy Improvements, Districtwide	E							$ 5,679,000
31	31	Lower Kuskokwim	William Miller School Replacement, Napakiak	B							$ 23,300,000
1	32	Lowe Yukon	Hoooper Bay Roof Replacement	C		$ 4,697,243					
2	32	Lower Yukon	Scammon Bay Siding Replacement	C		$ 652,165					
3	32	Lower Yukon	Hooper Bay Siding Replacement	C		$ 1,146,534					
4	32	Lower Yukon	Fuel Tank & Soil Remediation, 3 Sites	D		$ 2,870,476					
5	32	Lower Yukon	Marine Header & Pipeline Replacement/Installation, 3 Sites	D		$ 2,031,196					
6	32	Lower Yukon	Security Access, 6 Sites	C		$ 2,035,186					
7	32	Lower Yukon	Central Office Renovation	C		$ 2,998,349					
8	32	Lower Yukon	Hooper Bay K-12 School Electrical Upgrades	D		$ 42,610					
9	32	Lower Yukon	Scammon Bay Emergency Lighting Installation	D		$ 115,367					
10	32	Lower Yukon	Kotlik - Finish Upgrade	C			$TBD				
11	32	Lower Yukon	Pilot Station - finish Upgrade	C			$TBD				
1	33	Mat-Su	DW Instructional Space Improvements			$ 6,000,000					
2	33	Mat-Su	DW Building Exterior Renovations							$ 521,800	
3	33	Mat-Su	DW Sidewalk Replacement	A						$ 728,000	
4	33	Mat-Su	New Operations & Maintenance Building							$ 4,500,000	
5	33	Mat-Su	DW Flooring Replacement							$ 2,477,000	
6	33	Mat-Su	DW Lunchroom Renovations							$ 360,000	
7	33	Mat-Su	Houston Middle School Expansion							$ 19,000,000	
8	33	Mat-Su	Houston HS Expansion							$ 19,000,000	
9	33	Mat-Su	Cottonwood Creek Elementary Renovation							$ 14,000,000	
1	34	Nenana	MM: Erosion Control, Protection of Structures, ADA Access	D		$ 951,353					
2	34	Nenana	MM: Nenana School Renovation Ph I	E		$ 3,689,101					
3	34	Nenana	MM: Eastside ADA Access, Concrete Repair & Grading	D			$ 1,250,000				
4	34	Nenana	MM: Nenana School, Admin Building, & Warehouse Integrated Biomass Boiler Installation	E			$ 1,961,664				
5	34	Nenana	MM: Electrical, Fire Alarm, Exterior Wall Insulation, Entryways, Ceiling, and Interior Building System Upgrades	D				$ 1,650,000			
6	34	Nenana	MM: Nenana City School Roof Repair/ Replacement	C					$ 1,300,000		
7	34	Nenana	MM: Nenana School & Voc Ed Classroom Updates/Remodel	D						$ 1,000,000	
8	34	Nenana	MM: Alternative Energy Supplementary Boilers, Bldg Systems, Stack Replacements, Removal of UST's	E							$ 550,000
9	34	Nenana	MM: Safety and Security Upgrades	A							$ 500,000
1	35	Nome	NES Gym Floor	C		$ 116,584					
2	35	Nome	Nome/Beltz Building D Sprinklers	D		$ 521,687					
3	35	Nome	Nome/Beltz HVAV Control Upgrades	C		$ 780,238					
4	35	Nome	Nome Elem Electrical Lighting Upgrade	C			$ 80,000				
5	35	Nome	Building A Primary Electrical Service	D			$ 250,000				
6	35	Nome	Exterior Lighting Upgrades (both school sites)	C				$ 40,000			
1	36	North Slope Borough	Central Office Annex Major Facility Renovations	C	$ 100,000						
2	36	North Slope Borough	Technology Infrastructure Upgrades	F	$ 978,180	$ 908,820	$ 922,080	$ 942,480	$ 896,580	$ 1,044,990	
3	36	North Slope Borough	Districtwide FF&E	E	$ 714,000	$ 714,000	$ 714,000	$ 714,000	$ 714,000	$ 714,000	
4	36	North Slope Borough	Districtwide School Bus Replacement	E	$ 571,200	$ 127,500		$ 484,500			
5	36	North Slope Borough	Districtwide Light Duty Vehicle Replacement	E	$ 382,500	$ 112,200		$ 280,500	$ 71,400	$ 214,200	
6	36	North Slope Borough	Barrow Loader Replacement	E	$ 255,000						
7	36	North Slope Borough	Tikigaq School Major Facility Renovations	C	$ 11,534,662						
8	36	North Slope Borough	Harold Kaveolook School Gymnasium Addition	F	$ 7,649,098						
9	36	North Slope Borough	Meade River School Major Facility Renovations	C	$ 1,300,000	$ 9,767,984					
10	36	North Slope Borough	Ipalook ES Major Facility Renovations	C		$ 1,700,000	$ 13,105,009				
11	36	North Slope Borough	Alak School Major Facility Renovations	C			$ 1,200,000	$ 8,954,223			
12	36	North Slope Borough	Harold Kaveolook Integrated Facility Security System Upgrades	F			$ 678,450				
13	36	North Slope Borough	Hopson MS Major Facility Renovations	C			$ 35,000				
14	36	North Slope Borough	Hopson MS Integrated Facility Security System Upgrades	F			$ 825,800				
15	36	North Slope Borough	Barrow HS Major Facility Renovations	C				$ 1,500,000	$ 11,412,232		
16	36	North Slope Borough	Barrow HS Multipurpose Room Addition	F					$ 3,000,000	$ 23,132,075	
17	36	North Slope Borough	Tikigaq New High School Center	F			$ 40,000				
18	36	North Slope Borough	Barrow Wide Fiber Optic Cable Replacement	F			Project Analysis in Progress				
19	36	North Slope Borough	Barrow Wide Telephone System Upgrade	F			Project Analysis in Progress				
1	37	Northwest Arctic	Buckland Heating System Improvement	E		$ 570,688					
2	37	Northwest Arctic	Northwest Magnet School Dorm			$ -					
2	37	Northwest Arctic	Kivalina Addition and Renovation	B			$ 32,000,000				
3	37	Northwest Arctic	Selawik Heating System Upgrade	E			$ 446,250				
4	37	Northwest Arctic	Kotzebue School Floor Replacement	C			$ 150,000				
5	37	Northwest Arctic	Upgrades to Kotzebue HS Gym	F				$ 2,100,000			
1	38	Pelican	Pelican HS Window Replacement	C		$ 70,000					
2	38	Pelican	Pelican MS Roof Replacement	C			$ 250,000				
3	38	Pelican	Pelican HS Plumbing Upgrade	C				$ 150,000			
4	38	Pelican	Pelican HS Lighting and Electrical Upgrades	C				$ 350,000			
5	38	Pelican	Pelican HS Roof Replacement	C					$ 600,000		
1	39	Petersburg	Petersburg ES Exterior Wall Renovation	C		$ 3,075,393					
2	39	Petersburg	Petersburg High School Library Renovation	C		$ 60,000					
3	39	Petersburg	Petersburg ES Lunchroom Renovation	C		$ 1,563,159					
4	39	Petersburg	DW Boiler Upgrades	C		$ 626,160					
5	39	Petersburg	Petersburg HS Fire Alarm System Replacement	D		$ 347,284					
6	39	Petersburg	Petersburg MS/HS UST Replacement	D		$ 600,932					
7	39	Petersburg	Repair Auditorium Failing Floor System	D			$ 150,000				
8	39	Petersburg	Districtwide Covered Sidewalks and Entrances Repairs	A		$ 1,236,773					
9	39	Petersburg	Districtwide Electrical Upgrades	D		$ 925,949					
10	39	Petersburg	Replace Elem Sewer System	D		$ 736,401					
11	39	Petersburg	Digital HVAC Controls	E		$ 2,172,034					

Prioity	District #	District Name	Project Location and Description	Primary Purpose	FY13	FY14	FY15	FY16	FY17	FY18	FY19
1	40	Pribilof	St. Paul School Renovate Elem Bathrooms	C		$ 300,000					
2	40	Pribilof	St. Paul School - Renovate Science Classroom	C		$ 250,000					
3	40	Pribilof	St. Paul School - Renovate home economics room	D		$ 250,000					
4	40	Pribilof	St. Paul School - Replace UST	D		$ 100,000					
5	40	Pribilof	St. Paul School Direct existing drainage from front of school	C			$ 500,000				
1	46	Saint Mary's	St. Mary's Complex Upgrades	C		$ 4,863,008					
2	46	Saint Mary's	Andreafski HS Gym Construction	B		$ 13,909,146					
1	44	Southeast Island	Thorne Bay K-12 Fire Suppression System	C		$ 1,312,925					
2	44	Southeast Island	Thorne Bay Multipurpose Bldg Roof Replacement	C		$ 228,406					
3	44	Southeast Island	Thorne Bay K-12 School UST Replacement	C		$ 290,054					
4	44	Southeast Island	Port Alexander K-12 Domestic Water Pipe Replacement	D		$ 83,795					
5	44	Southeast Island	Thorne Bay K-12 Mechanical Control Upgrades	C		$ 1,209,776					
6	44	Southeast Island	Thorne Bay and Port Protection Gymnasium Lighting Upgrades	D		$ 557,244					
7	44	Southeast Island	Kassaan K-12 Covered Physical Education Area	F		$ 528,013					
8	44	Southeast Island	Roof Replacement for Port Alexander and Thorne Bay Schools	C		$ 3,874,337					
9	44	Southeast Island	Port Protection K-12 Gymnasium Relocation and Foundation	C		$ 172,426					
1	45	Southwest Region	Twin Hills School Renovation	C		$ 2,662,825					
2	45	Southwest Region	Aleknagik School Renovation	C		$ 4,463,147					
3	45	Southwest Region	Ekwok School Renovation	C		$ 5,102,629					
4	45	Southwest Region	Manokotak School Sewer and Water Upgrades	C		$ 247,756					
5	45	Southwest Region	Manokotak School Interior Floor Finishes and Ceiling Replacement	C				$ 831,182			
6	45	Southwest Region	Togiak School Interior Floor Finishes	C							$ 1,444,930
1	48	Valdez	Valdez HS Roof Replacement	C		$ 1,409,480					
2	48	Valdez	Valdez HS Fire Alarm and Sprinkler Upgrades	D		$ 1,050,623					
3	48	Valdez	Hermon Hutchens Elem Fire Alarm, Clock, and Intercom Replacement	D		$ 528,005					
4	48	Valdez	Hermon Hutchens Elem Sprinkler & Water Service Repair	C			$ 460,000				
5	48	Valdez	Hermon Hutchens Elem Exterior Upgrade	C			$ 1,043,769				
6	48	Valdez	DW Electrical Wiring and Technology Upgrades	F				$ 250,000			
7	48	Valdez	Valdez HS Interior Lighting Upgrade	E			$ 350,000				
8	48	Valdez	Culinary Arts Classroom Remodel	D			$ 250,000				
9	48	Valdez	Renovate Science Labs VHS & GJH	F				$ 100,000			
10	48	Valdez	Replace and Relocate VHS Fuel Tank	A					$ 65,000		
11	48	Valdez	DW Storm Drainage Upgrades	C				$ 300,000			
12	48	Valdez	DW ADA Upgrades	D				$ 175,000			
13	48	Valdez	DW Waterline Replacement	C					$ 1,903,405		
14	48	Valdez	DW Mechanical System Upgrades	E						$ 5,452,448	
1	49	Wrangell	Wrangell HS /Stikine MS Fire Alarm Upgrade	D		$ 490,226					
1	50	Yakutat	Yakutat HS Locker Room Renovations	C		$ 479,454					
2	50	Yakutat	Yakutat Schools Mechanical System Upgrades	C		$ 5,845,020					
3	50	Yakutat	Yakutat HS Exterior Upgrades	C		$ 1,806,781					
1	51	Yukon Flats	Boiler and Control Upgrades, 4 Schools	C		$ 2,708,633					
2	51	Yukon Flats	Chalkyitsik Water Tank Replacement	C		$ 1,185,789					
3	51	Yukon Flats	Venetie Generator Building Renovation	D		$ 2,508,487					
4	51	Yukon Flats	Fort Yukon Fuel Oil Clean-up and Tank Farm Replacement	D		$ 8,449,174					
5	51	Yukon Flats	New Cruikshank School (Beaver) Fuel Tank Farm and Clean-up	D		$ 1,198,221					
6	51	Yukon Flats	Stevens Village Fuel Tank Farm and Clean-up	D		$ 1,068,031					
7	51	Yukon Flats	Venetie Soil Remediation and Fuel Tank Replacement	D		$ 1,578,822					
8	51	Yukon Flats	Beaver Major Maintenance to include zone valve replacement, generator overhaul, replace windows, HVAC controls	C			$TBD				
9	51	Yukon Flats	Stevens Village Major Maintenance - Replace Windows, Zone Valves, sewer pumps	C			$TBD				
10	51	Yukon Flats	Venetie Major Maint - Utility Bldg Upgrade, Replace Plumbing throughout, replace carpet and paint	C			$TBD				
11	51	Yukon Flats	Fort Yukon - Replace Boilers, Lock upgrades and Window Replacement	C			$TBD				
1	52	Yukon-Koyukuk	Jimmy Huntington Addition/Renovation	A		$ 18,591,472					
2	52	Yukon-Koyukuk	Koyukuk Restroom Upgrade	D		$ 229,973					
3	52	Yukon-Koyukuk	Andrew K Demoski Renovation	D		$ 12,612,226					
4	52	Yukon-Koyukuk	Allakaket School Replacement	A			$ 10,000,000				
5	52	Yukon -Koyukuk	DW Remote Boiler Monitoring	E			$ 1,500,000				
6	52	Yukon -Koyukuk	Minto K-12 School Renovation	C				$ 8,500,000			
7	52	Yukon -Koyukuk	DW Fuel Tank Removal	D				$ 1,100,000			
8	52	Yukon -Koyukuk	Manley Renovation and Upgrade	C					$ 500,000		
1	54	Yupiit	Districtwide Fuel Tank Farm Removal/Replacement	D		$ 6,033,129					
2	54	Yupiit	Akiak K-12 School Power Generation	C		$ 884,468					
3	54	Yupiit	Parking & Drive Resurfacing, 3 Schools	F		$ 774,906					
				Totals:	$ 28,699,648	$ 714,002,255	$ 278,389,194	$ 223,818,394	$ 251,024,831	$ 246,213,002	$ 58,155,490

*Districts #10, 19, 25, 33, 38 and 40 did not submit 6-year plans or applications. Data is from previous submittals.
**District #36 submitted an updated FY12 6-year plan but no applications. Values are updated.
***Figures for district #30 are from FY13 6-year plan

Total Six-Year Plan Estimate $ 1,800,302,814

Projected District Need
Major Maintenance vs. School Construction

		FY13	FY14	FY15	FY16	FY17	FY18	FY19	Total
Alaska Gateway									
	MM	-	14,582,000	200,000	2,000,000	-	-	-	**16,782,000**
	SC	-	-	-	-	-	-	-	**-**
Aleutians East Borough									
	MM	-	-	-	-	-	-	-	**-**
	SC	-	548,650	-	-	-	-	-	**548,650**
Anchorage									
	MM	500,000	30,120,000	42,868,000	24,651,000	24,449,000	18,693,000	-	**141,281,000**
	SC	-	20,900,000	63,338,000	78,741,000	60,820,000	44,864,000	-	**268,663,000**
Annette Island									
	MM	-	17,208,184	300,000	750,000	250,000	-	-	**18,508,184**
	SC	-	4,991,792	-	-	-	-	-	**4,991,792**
Bering Strait									
	MM	-	917,417	-	-	-	-	-	**917,417**
	SC	-	18,594,511	-	-	-	-	-	**18,594,511**
Bristol Bay									
	MM	-	559,385	-	-	-	-	-	**559,385**
	SC	-	-	-	-	-	-	-	**-**
Chatham									
	MM	-	4,651,960	-	-	-	-	-	**4,651,960**
	SC	-	-	-	-	-	-	-	**-**
Chugach*									
*6-year plan last submitted in	**MM**	-	2,897,000	1,218,000	-	-	-	-	**4,115,000**
FY13	**SC**	-	-	-	-	-	-	-	**-**
Copper River									
	MM	-	2,058,477	669,000	9,151,000	2,917,000	500,000	285,500	**15,580,977**
	SC	-	-	-	-	-	-	-	**-**
Craig									
	MM	-	11,075,693	1,083,630	-	-	-	-	**12,159,323**
	SC	-	-	639,566	-	-	-	-	**639,566**
Denali Borough									
	MM	-	2,619,787	2,000,000	-	-	-	-	**4,619,787**
	SC	-	-	-	-	-	-	-	**-**
Fairbanks									
	MM	-	79,887,609	21,480,541	18,139,685	12,600,000	13,600,000	10,650,000	**156,357,835**
	SC	-	3,200,000	33,413,388	-	2,500,000	550,000	-	**39,663,388**
Galena									
	MM	-	1,634,552	176,000	128,000	123,000	123,000	48,000	**2,232,552**
	SC	-	13,852,307	-	-	-	-	-	**13,852,307**
Haines									
	MM	-	3,624,850	925,000	-	1,500,000	-	-	**6,049,850**
	SC	-	-	-	100,000	-	-	-	**100,000**
Hoonah*									
*6-year plan last submitted in	**MM**	4,715,008	-	-	-	-	-	-	**4,715,008**
FY13	**SC**	-	-	-	-	-	-	-	**-**

Projected District Need
Major Maintenance vs. School Construction

		FY13	FY14	FY15	FY16	FY17	FY18	FY19	Total
Iditarod									
	MM	-	293,748	-	-	-	-	-	**293,748**
	SC	-	-	-	-	-	-	-	**-**
Juneau									
	MM	-	13,800,000	-	-	-	-	-	**13,800,000**
	SC	-	27,858,000	-	-	-	-	-	**27,858,000**
Kake									
	MM	-	544,187	220,000	-	-	-	-	**764,187**
	SC	-	-	-	400,000	-	-	-	**400,000**
Kashunamiut									
	MM	-	-	-	-	-	-	-	**-**
	SC	-	-	-	-	-	-	-	**-**
Kenai									
	MM	-	17,478,789	160,000	250,000	350,000	-	2,300,000	**20,538,789**
	SC	-	2,539,600	1,000,000	250,000	250,000	-	1,150,000	**5,189,600**
Ketchikan									
	MM	-	-	-	3,836,000	-	-	-	**3,836,000**
	SC	-	-	-	-	-	-	-	**-**
Kodiak									
	MM	-	5,913,816	2,000,701	847,390	3,217,214	384,070	509,790	**12,872,981**
	SC	-	3,364,784	1,404,098	702,434	-	8,754,419	1,038,270	**15,264,005**
Kuspuk									**-**
	MM	-	6,814,693	-	-	-	-	-	**6,814,693**
	SC	-	23,320,836	-	-	-	-	-	**23,320,836**
Lake & Peninsula*									
*6-year plan last submitted in FY13	**MM**	-	2,302,547	4,776,248	-	-	-	-	**7,078,795**
	SC	-	14,443,079	-	-	-	-	-	**14,443,079**
Lower Kuskokwim									
	MM	-	24,127,394	16,255,000	43,950,000	37,886,000	22,600,000	16,379,000	**161,197,394**
	SC	-	173,474,835	16,100,000	11,500,000	83,700,000	44,000,000	23,300,000	**352,074,835**
Lower Yukon									
	MM	-	16,589,126	-	-	-	-	-	**16,589,126**
	SC	-	-	-	-	-	-	-	**-**
Mat-Su									
	MM	-	6,000,000	-	-	-	17,358,800	-	**23,358,800**
	SC	-	-	-	-	-	43,228,000	-	**43,228,000**
Nenana									
	MM	-	4,640,454	1,961,664	1,650,000	1,300,000	1,000,000	1,050,000	**11,602,118**
	SC	-	-	1,250,000	-	-	-	-	**1,250,000**
Nome									
	MM	-	1,418,509	330,000	40,000	-	-	-	**1,788,509**
	SC	-	-	-	-	-	-	-	**-**
North Slope Borough**									
**6-year plan last submitted in FY12	**MM**	15,835,542	13,330,504	17,480,339	12,875,703	13,094,212	1,973,190	-	**74,589,490**
	SC	7,649,098	-	40,000	-	3,000,000	23,132,075	-	**33,821,173**

Projected District Need
Major Maintenance vs. School Construction

		FY13	FY14	FY15	FY16	FY17	FY18	FY19	Total
Northwest Arctic Borough									
	MM	-	570,688	596,250	2,100,000	-	-	-	**3,266,938**
	SC	-	-	32,000,000	-	-	-	-	**32,000,000**
Pelican**									
**6-year plan last submitted	**MM**	-	70,000	250,000	500,000	600,000	-	-	**1,420,000**
in FY12	**SC**	-	-	-	-	-	-	-	**-**
Petersburg									
	MM	-	10,107,312	150,000	-	-	-	-	**10,257,312**
	SC	-	1,236,773	-	-	-	-	-	**1,236,773**
Pribilof***									
***6-year plan last submitted	**MM**	-	900,000	500,000	-	-	-	-	**1,400,000**
in FY11	**SC**	-	-	-	-	-	-	-	**-**
Saint Mary's									
	MM	-	4,863,008	-	-	-	-	-	**4,863,008**
	SC	-	13,909,146	-	-	-	-	-	**13,909,146**
Southeast Island									
	MM	-	7,728,963	-	-	-	-	-	**7,728,963**
	SC	-	528,013	-	-	-	-	-	**528,013**
Southwest Region									
	MM	-	12,476,357	-	831,182	-	-	1,444,930	**14,752,469**
	SC	-	-	-	-	-	-	-	**-**
Valdez									
	MM	-	2,988,108	2,103,769	825,000	1,968,405	5,452,448	-	**13,337,730**
	SC	-	-	-	-	-	-	-	**-**
Wrangell									
	MM	-	490,226	-	-	-	-	-	**490,226**
	SC	-	-	-	-	-	-	-	**-**
Yakutat									
	MM	-	8,131,255	-	-	-	-	-	**8,131,255**
	SC	-	-	-	-	-	-	-	**-**
Yukon Flats									
	MM	-	18,697,157	-	-	-	-	-	**18,697,157**
	SC	-	-	-	-	-	-	-	**-**
Yukon-Koyukuk									
	MM	-	12,842,199	1,500,000	9,600,000	500,000	-	-	**24,442,199**
	SC	-	18,591,472	10,000,000	-	-	-	-	**28,591,472**
Yupiit									
	MM	-	6,917,597	-	-	-	-	-	**6,917,597**
	SC	-	774,906	-	-	-	-	-	**774,906**
Total:		**28,699,648**	**714,002,255**	**278,389,194**	**223,818,394**	**251,024,831**	**246,213,002**	**58,155,490**	**1,800,302,814**

*** Districts with no data are not included**

FY13 - FY19 Projected Major Maintenance Total: 859,359,762
FY13 - FY19 Projected School Construction Total: 940,943,052

This page is intentionally blank

Alaska Department of Education Early Development

Program Demand Cost Model for Alaskan Schools
13th Edition

New Construction and Renovation Work

School District:	***Date of Estimate:***
(Name of School District)	*(Date)*
Project:	***Location:***
(Name of School)	*(Location of School)*

PROJECT SUMMARY	***NEW CONSTRUCTION***	***RENOVATION***	***TOTAL***
PROJECT SIZE	0 SF	0 SF[1]	0 SF
CONSTRUCTION COST PER SQUARE FOOT	/SF	/SF	/SF
CONSTRUCTION COST	$ 0	$ 0	$ 0
PROJECT OVERHEAD AND OTHER COSTS:			
Construction Management (by Consultant)	0	0	0
Land Purchase Costs	0	0	0
Site Investigation	0	0	0
Seismic Hazard	0	0	0
Design Services Costs	0	0	0
Construction	0	0	0
Equipment & Technology Costs	0	0	0
District Administrative Overhead	0	0	0
Art	0	0	0
Project Contingency	0	0	0
TOTAL PROJECT COST:	***$ 0***	***$ 0***	***$ 0***

NOTES:

[1] The square foot area for renovation needs to be inserted.

HMS Inc.

Alaska Department of Education Early Development

Program Demand Cost Model for Alaskan Schools
13th Edition

New Construction and Renovation Work

School District:	***Date of Estimate:***
(Name of School District)	*(Date)*
Project:	***Location:***
(Name of School)	*(Location of School)*

Section: ***1.00 Instructional Resource/Support Teaching Areas***	***Quantity***	***Cost Per Unit***	***Total***
1.01 Standard Classroom[1]	0 SF	$ 216.96	$ 0
1.02 Kindergarten/Primary Classroom[2]	0 SF	233.47	0
1.03 Damp Classroom/Laboratory[3]	0 SF	240.90	0
1.04 Gymnasium[4]	0 SF	303.96	0
1.05 Instructional Media Center (IMC)	0 SF	226.99	0
1.06 Music Room	0 SF	239.67	0
1.07 Home Economics	0 SF	252.79	0
1.08 Industrial Arts[5]	0 SF	241.26	0
1.09 Other[6]	0 SF	0.00	0
1.10 Other[6]	0 SF	0.00	0
1.11 SUBTOTAL (Lines 1.01 thru 1.10):	***0 SF***		***$ 0***

NOTES:

[1] Includes general educational space as well as special instructional areas to include: business, driver's education, typing, language laboratory, and special education.
Cost for computer outlets included in classrooms.

[2] Includes a toilet.

[3] Includes art, sciences, craft and cosmetology.

[4] Physical education (dressing rooms and health classrooms).

[5] Includes wood/metal shop, automotive shop and agriculture.

[6] See Table 4, Categories A and B, for other types of instructional resource/support teaching spaces.

HMS Inc.

Alaska Department of Education Early Development

Program Demand Cost Model for Alaskan Schools
13th Edition

New Construction and Renovation Work

School District:	***Date of Estimate:***
(Name of School District)	*(Date)*
Project:	***Location:***
(Name of School)	*(Location of School)*

Section: ***2.00 General Support/Supplementary Areas***	***Quantity***	***Cost Per Unit***	***Total***
SUBTOTAL CARRIED FORWARD (Line 1.11):	0 SF		$ 0
2.01 Multipurpose Room[1]	0 SF	$ 225.04	$ 0
2.02 Auditorium[2]	0 SF	256.23	0
2.03 Lockers and Showers	0 SF	329.60	0
2.04 Administration[3]	0 SF	235.92	0
2.05 Cafeteria/Food Preparation[4]	0 SF	514.56	0
2.06 Storage	0 SF	198.45	0
2.07 Toilets	0 SF	362.08	0
2.08 Circulation (Corridors, Etc.)	0 SF	223.51	0
2.09 Mechanical/Electrical[5]	0 SF	198.45	0
2.10 Other[6]	0 SF	0.00	0
2.11 Other[6]	0 SF	0.00	0
2.12 SUBTOTAL (Lines 1.11 + 2.01 thru 2.11):	***0 SF***[7]		***$ 0***

NOTES:

[1] Lunch rooms, etc.
[2] Includes stage and support area square footage.
[3] Includes space for counselor's area, clinic areas and administrative areas.
[4] Includes kitchen and serving areas (Dining in 2.01 - Multipurpose Room).
[5] Does not include equipment or systems, just space.
[6] See Table 4, Categories C and D, for other types of general support/supplementary space.
[7] The total square foot area arrived at from Sections 1.00 and 2.00 is the gross floor area of the building.

Alaska Department of Education Early Development

Program Demand Cost Model for Alaskan Schools
13th Edition

New Construction and Renovation Work

School District:	***Date of Estimate:***
(Name of School District)	*(Date)*
Project:	***Location:***
(Name of School)	*(Location of School)*

Section: ***3.00*** ***Special Requirements***	***Quantity***	***Cost Per Unit***	***Total***
SUBTOTAL CARRIED FORWARD (Line 2.12):			$ 0
3.01 Emergency Generator (Standby Included)	0 KW	$ 1,250.27	$ 0
3.02 Fuel Oil 5,000 Gallon Storage for Generator	0 GAL	7.94	0
3.03 Fire Protection - Pump	0 EA	43,440.00	0
3.04 Fire Protection - Water Storage	0 GAL	3.99	0
3.05 Add for Crawlspace[1]	0 SF	44.44	0
3.06 Add for Pile Foundation[2]	0 SF	78.54	0
3.07 Add for Thermopile Foundation[3]	0 SF	85.23	0
3.08 Demolition of Existing Building[4]	0 SF	25.97	0
3.09 Abatement of Existing Building[4]	0 SF	14.59	0
3.10 Other Special Requirements[5]	0 LS	0.00	0
3.11 SUBTOTAL (Lines 2.12 + 3.01 thru 3.10):			***$ 0***

NOTES:

[1] Enter SF of building footprint that will be constructed using standard concrete foundations and a crawlspace.
[2] Enter SF of building footprint that will be constructed using standard pile foundation system.
[3] Enter SF of building footprint that will be constructed using thermopile foundation system.
[4] Note in the case of complete demolition of an existing structure use Item 3.08, add abatement demolition use Item 3.09 if hazardous materials are present.
[5] Special Requirements may include required infrastructure for prime power generation, water treatment, and sewage treatment.

Alaska Department of Education Early Development

Program Demand Cost Model for Alaskan Schools
13th Edition

New Construction and Renovation Work

School District:	***Date of Estimate:***
(Name of School District)	*(Date)*
Project:	***Location:***
(Name of School)	*(Location of School)*

Section:			***Quantity***	***Cost Per Unit***	***Total***
4.00	***Site Work (Technical Assistance Required)***				
SUBTOTAL CARRIED FORWARD (Line 3.11):					$ 0
4.01	Site Preparation[1]	(Estimate)	1 LS	$ 0.00	$ 0
4.02	Site Earthwork[2]	(Estimate)	1 LS	0.00	0
4.03	Site Improvements[3]	(Estimate)	1 LS	0.00	0
4.04	Site Structures[4]	(Estimate)	1 LS	0.00	0
4.05	Site Utilities[5]	(Estimate)	1 LS	0.00	0
4.051	Water Main		0 LF	108.37	0
4.052	Sewer Main		0 LF	99.95	0
4.06	Bulk Fuel Storage		0 GAL	7.94	0
4.07	Site Electrical[6]	(Estimate)	1 LS	0.00	0
4.08	Site Lighting (Cost Per Fixture)		0 EA	9,197.25	0
4.09	Other		0 LS	0.00	0
4.10	***TOTAL BUILDING COSTS (Lines 3.11 + 4.01 thru 4.09):***				***$ 0***

NOTES:

[1] Include costs associated with soil remediation, building relocation, shoring, & dewatering.
[2] Include costs associated with the site clearing, excavation, grading, & import/export of fill.
[3] Include costs associated with site paving, walks, sports courts & fields, stairs, ramps, walls, decks, fences, landscaping, play equipment, etc.
[4] Include costs associated with covered walkways, covered play areas and support buildings.
[5] Include costs associated with storm drainage, gas service, and utilidors.
[6] Include costs associated with site electrical service, communications, security and electrical equipment.

Alaska Department of Education Early Development

Program Demand Cost Model for Alaskan Schools
13th Edition

New Construction and Renovation Work

School District:	***Date of Estimate:***
(Name of School District)	*(Date)*
Project:	***Location:***
(Name of School)	*(Location of School)*

Section:				***Total***
5.00	***Construction General Requirements***			
SUBTOTAL CARRIED FORWARD (BUILDING COSTS) (Line 4.10):				$ 0
5.01	Mobilization, General Operating Costs and Office Overhead	Line 4.09 x	13.25%	0
5.02	Contactor's Mark-Up, Risk and Profit	Lines 4.09 + 5.01 x	8.50%	0
5.03	Bonds and Insurances	Lines 4.09 + 5.01 + 5.02 x	2.45%	0
5.04	***BASE TOTAL (Lines 4.10 + 5.01 thru 5.03):***			***$ 0***

Alaska Department of Education Early Development

Program Demand Cost Model for Alaskan Schools
13th Edition

New Construction and Renovation Work

School District:	***Date of Estimate:***
(Name of School District)	*(Date)*
Project:	***Location:***
(Name of School)	*(Location of School)*

Section:				***Total***
6.00	***Geographic Area Cost Factor***			
SUBTOTAL CARRIED FORWARD (BASE TOTAL) (Line 5.04):				$ 0
6.01	Place Geographic Area Here (Refer to Table No. 1 for percentage addition)	Line 5.04 x	0.00%	0
6.02	***SUBTOTAL (Lines 5.04 + 6.01):***			***$ 0***

Alaska Department of Education Early Development

Program Demand Cost Model for Alaskan Schools
13th Edition

New Construction and Renovation Work

School District:	***Date of Estimate:***
(Name of School District)	*(Date)*
Project:	***Location:***
(Name of School)	*(Location of School)*

Section: ***7.00*** ***Size Factor***			***Total***
SUBTOTAL CARRIED FORWARD (Line 6.02):			$ 0
NOTE: This section is automatically calculated by the program. However, refer to Table No. 2 for details on how the size adjustment factor is arrived at.			
7.01 Size Adjustment Factor	Line 6.02 x	1.25	0
7.02 SUBTOTAL (Lines 6.02 + 7.01):			***$ 0***

FORMULA:

Proposed School Size	0	SF =	0.00
Base School Size	25,000	SF	

Notes:

1. If the proposed new school exceeds 25,000 SF, this calculation is disregarded.
2. For additions included with remodel work that has a value equal to or greater than $6,000,000 at Line 6.02, this calculation is also disregarded.

Alaska Department of Education Early Development

Program Demand Cost Model for Alaskan Schools
13th Edition

New Construction and Renovation Work

School District:	***Date of Estimate:***
(Name of School District)	*(Date)*
Project:	***Location:***
(Name of School)	*(Location of School)*

Section:			***Total***
8.00	***Contingencies***		
SUBTOTAL CARRIED FORWARD (Line 7.02):			$ 0
8.01 GENERAL For construction unknowns and the unanticipated, on site and design criteria	Line 7.02 x	10.00%	0
8.02 SUBTOTAL (Lines 7.02 + 8.01):			***$ 0***
8.03 ESCALATION Escalation is to be added for future cost estimates. Please put the year you anticipate the project to be escalated to. Escalation has been estimated up to the year as stated.	Line 8.02 x	2014 2.20%	0
8.04 TOTAL ESTIMATED CONSTRUCTION VALUE (Lines 8.02 + 8.03):			***$ 0***

Alaska Department of Education Early Development

Program Demand Cost Model for Alaskan Schools
13th Edition

New Construction and Renovation Work

School District:	***Date of Estimate:***
(Name of School District)	*(Date)*
Project:	***Location:***
(Name of School)	*(Location of School)*

Section:				***Total***	***See Below for Suggested EED Ranges***
9.00	***Project Overhead and Other Costs***				
SUBTOTAL CARRIED FORWARD (CONSTRUCTION VALUE) (Line 8.04):				$ 0	
9.01	Construction Management (by Consultant)[1]	Line 8.04 x	0.00%	0	2% to 4%
9.02	Land Purchase Costs[2]	1 LS	--	0	
9.03	Site Investigation[2]	1 LS	--	0	
9.04	Seismic Hazard[7]	1 LS	--	0	
9.05	Design Services Costs	Line 8.04 x	0.00%	0	6% to 10%
9.06	Construction[3]	1 LS	--	0	
9.07	Equipment & Technology Costs[2, 5]	Line 8.04 x	0.00%	0	up to 10%
9.08	District Administrative Overhead[4]	Line 8.04 x	0.00%	0	up to 9%
9.09	Art[6]	Line 8.04 x	0.00%	0	0.5% to 1%
9.10	Project Contingency	Line 8.04 x	5.00%	0	
9.11	***PROJECT TOTAL COST (Lines 8.04 + 9.01 thru 9.10):***		**5.00%**	***$ 0***	
			Percentages OK		

NOTES:

[1] Percentage is established by AS 14.11.020(c) for consultant contracts (Maximum allowed percentage by total project cost $0-$500,000 - 4%, $500,001-$5,000,000 - 3%, over $5,000,000 - 2%).

[2] Include only if necessary for completion of this project. Amounts included for Land and Site Investigation costs need to be supported in the Project Description (Question 17), and supporting documentation should be provided in the attachments.

[3] Attach detailed construction cost estimate and life cycle cost if new in-lieu of renovation (not Cost Demand Model).

[4] Includes district/municipal/borough administrative costs necessary for the administration of this project. This budget line will also include any in-house construction management cost.

[5] Equipment and technology costs should be calculated based on the number of students to be served by the project. See the department's publication, Guidelines for School Equipment Purchases for calculation methodology (2005). The department will accept a 5% per year inflation rate (from the base year of 2005) added to the amounts provided in the Guideline. Technology is included with Equipment.

[6] Only required for renovation of construction projects over $250,000 that require an Educational Specification (AS 35.27.020(d)).

[7] Costs associated with assessment, design, design review and special construction inspection services associated with seismic hazard mitigation of a school facility. This amount needs to be provided by a design consultant, and should not be estimated based on project percentage.

Alaska Department of Education Early Development

Program Demand Cost Model for Alaskan Schools
13th Edition

New Construction and Renovation Work

School District:	***Date of Estimate:***
(Name of School District)	*(Date)*
Project:	***Location:***
(Name of School)	*(Location of School)*

Section: ***11.00*** ***Renovation***	***Quantity***	***Cost Per Unit***	***Total***
11.01 FOUNDATION AND SUBSTRUCTURE			
11.02 Repairs (Estimate)	1 LS	$ 0.00	$ 0
11.10 SUPERSTRUCTURE			
11.11 Repairs (Estimate)	1 LS	0.00	0
11.12 Seismic Repairs (Estimate)	1 LS	0.00	0
11.20 EXTERIOR CLOSURE			
11.21 Exterior Upgrades (Replace Exterior Beveled Siding)[1]	0 SF	11.36	0
11.22 Exterior Upgrades (Repaint Existing)[1]	0 SF	2.89	0
11.23 Exterior Insulation Finish System to Existing[1]	0 SF	16.56	0
11.24 Exterior Upgrades (Cement Board/Painted)[1]	0 SF	7.67	0
11.25 Exterior Skin (Metal Siding)	0 SF	14.16	0
11.26 Insulation (Replace Insulation and Gypboard)	0 SF	6.25	0
11.27 Exterior Closure (Replace Doors and Frames)	0 EA	1,884.86	0
11.28 Exterior Closure (Replace Windows)[2]	0 SF	80.01	0
11.29 Other Repairs (Estimate)	1 LS	0.00	0
11.30 ROOFING (Area of Roof)			
11.31 Replace Metal Roofing	0 SF	27.34	0
11.32 Replace Membrane Roofing	0 SF	19.11	0
11.40 INTERIOR CONSTRUCTION			
11.41 Replace Partitions (Includes Finishes)[4]	0 SF	16.31	0
11.42 Replace Door Leaf and Frames[3]	0 EA	1,413.03	0
11.43 Interior Painting (Walls and Ceilings)[5]	0 SF	4.27	0
11.44 Replace Carpeting[5]	0 SF	7.04	0
11.45 Replace Resilient Flooring[5]	0 SF	8.11	0
11.46 Replace Gym Flooring[5]	0 SF	30.29	0
11.47 Replace Ceramic Tile[5]	0 SF	22.63	0
11.48 Replace Acoustical Tile Ceiling[5]	0 SF	4.49	0
11.49 Replace Gypboard Ceiling[5]	0 SF	6.13	0

NOTES:

[1] Area of exterior wall.
[2] Area is the square footage of windows only.
[3] For double doors count (2) door leaves.
[4] Area of partition walls.
[5] Actual area of applied finish.

Alaska Department of Education Early Development

Program Demand Cost Model for Alaskan Schools
13th Edition

New Construction and Renovation Work

School District:	***Date of Estimate:***
(Name of School District)	*(Date)*
Project:	***Location:***
(Name of School)	*(Location of School)*

Section: ***11.00 Renovation (Continued)***	***Qty***	***Cost Per Unit***	***Cost***
11.50 SPECIALTIES/FURNISHINGS AND EQUIPMENT			
11.51 Replace Toilet Partitions[2]	0 EA	$ 1,684.78	$ 0
11.52 Replace Toilet Accessories[1]	0 EA	166.37	0
11.53 Smart Boards	0 EA	8,163.00	0
11.54 Replace Sports Equipment and Lockers (Small Gym)	0 LS	28,396.00	0
11.55 Replace Tack/Chalk/Marker Boards	0 SF	19.30	0
11.56 Replace Base Cabinet Units	0 LF	253.82	0
11.57 Replace Wall Hung Units	0 LF	162.95	0
11.58 Other Repairs (Estimate)	1 LS	0.00	0
11.60 CONVEYING (Elevators, Etc.)			
11.61 New Two Stop Elevator	0 EA	130,611.00	0
11.62 Repairs/Replacement (Estimate)	1 LS	0.00	0
11.70 MECHANICAL			
11.71 Replace Plumbing - Fixtures Only[3]	0 EA	1,981.71	0
11.72 Replace Plumbing - Entire System[3, 4]	0 SF	12.80	0
11.73 Replace Heating Systems[4]	0 SF	12.78	0
11.74 Replace Ventilation Systems[4]	0 SF	22.83	0
11.75 New Exhaust Fan	0 EA	10,856.00	0
11.76 New Cooling Systems	0 SF	3.04	0
11.77 New Controls	0 SF	9.34	0
11.78 New Sprinkler System (Excludes Replace Ceiling)	0 SF	8.98	0
11.79 Other Repairs/Replacement (Estimate)	1 LS	0.00	0

NOTES:

[1] Per toilet fixture.

[2] Per water closet.

[3] If only the plumbing fixtures are to be replaced, then use 11.71. If the entire plumbing system is to be replaced, then use 11.72. Do not use both categories for the same area.

[4] Will require some building remodel.

Alaska Department of Education Early Development

Program Demand Cost Model for Alaskan Schools
13th Edition

New Construction and Renovation Work

School District:	***Date of Estimate:***
(Name of School District)	*(Date)*
Project:	***Location:***
(Name of School)	*(Location of School)*

Section: ***11.00 Renovation (Continued)***	***Qty***	***Cost Per Unit***	***Cost***
11.80 ELECTRICAL			
11.81 Replace Main Service and Distribution[1]	0 LS	$ 127,035.00	$ 0
11.82 Replace MDP[1]	0 LS	53,856.00	0
11.83 New Power Panel[1]	0 EA	11,579.00	0
11.84 Replace Lighting - Fixtures & Wiring[2]	0 SF	11.68	0
11.85 Replace Lighting - Fixtures Only[2]	0 SF	8.81	0
11.86 Replace Power Devices	0 SF	3.03	0
11.87 New Standby Power and Fuel Oil	0 KW	1,519.44	0
11.90 COMMUNICATIONS			
11.91 New Addressable Fire Alarm System	0 SF	2.26	0
11.92 New Computer Outlets (Rough-In)	0 SF	1.33	0
11.93 New Data/Telecommunication/Address/Clock Systems	0 SF	5.25	0
11.94 New Public Address (Gym and Stage)	0 LS	39,840.00	0
11.95 New MATV System	0 SF	0.74	0
11.96 New Hearing Impaired Audio System	0 LS	10,343.00	0
11.97 New Security System/CCTV	0 SF	1.29	0
11.98 Sound Field System (Audio Enhancement System)	0 CR	4,216.60	0
11.99 Other Repairs/Replacement/Demolition (Estimate)	1 LS	0.00	0
11.100 SUBTOTAL (Lines 11.01 thru 11.99):			***$ 0***

NOTES:

[1] The cost for 11.81 is based on replacement of MDP and 6 power panels. The scope of work for 11.81 is equivalent with selection of one 11.82 and six 11.83. Do not select all three categories.

[2] If the project scope includes replacement of lighting fixtures only, then use 11.84. If the project scope includes replacement of fixtures, wiring and switches, then use 11.85. Do not use both categories for the same area.

Alaska Department of Education Early Development

Program Demand Cost Model for Alaskan Schools
13th Edition

New Construction and Renovation Work

School District:	***Date of Estimate:***
(Name of School District)	*(Date)*
Project:	***Location:***
(Name of School)	*(Location of School)*

Section: ***12.00*** ***Additional Costs for Hazardous Material Removal (Options) (Supplement to Section 11.00)***	***Quantity***	***Cost Per Unit***	***Total***
SUBTOTAL CARRIED FORWARD (Line 11.100):			$ 0
12.01 Complete Renovation (Interior) (Removal Only)	0 SF	$ 15.99	$ 0
12.02 Roof Replacement (Roof Area) (Removal Only)	0 SF	3.41	0
12.03 Exterior Upgrade (Number of Doors) (Removal Only)	0 EA	667.50	0
12.04 Replace Interiors (Removal Only)	0 SF	4.17	0
12.05 Replace Plumbing Fixtures (Removal Only)	0 EA	465.92	0
12.06 Replace Heating and Ventilation Systems (Removal Only)	0 SF	3.81	0
12.07 New Sprinkler System (Removal Only)	0 SF	3.27	0
12.08 Work in Connection with New Electrical Installation (Removal Only)	0 SF	0.81	0
12.09 Replace Small Fuel Oil Tank (Below Ground)	0 GAL	27.97	0
12.10 Replace Bulk Fuel Oil Tank (Above Ground)	0 GAL	9.12	0
12.11 Remove Below Ground Tank & Install New Above Ground Tank	0 GAL	14.40	0
12.12 Remove Above Ground Tank & Install New Below Ground Tank	0 GAL	13.52	0
12.13 Soil Remediation	0 CY	201.12	0
12.14 Other Specific Abatement	1 LS	0.00	0
12.15 SUBTOTAL (Lines 11.100 + 12.01 thru 12.14):			***$ 0***

NOTES:

The areas or quantities to be inserted must only be the locations where hazardous materials are found, NOT the total building area.

Alaska Department of Education Early Development

Program Demand Cost Model for Alaskan Schools
13th Edition

New Construction and Renovation Work

School District:	***Date of Estimate:***
(Name of School District)	*(Date)*
Project:	***Location:***
(Name of School)	*(Location of School)*

Section:				***Total***
13.00	***Construction General Requirements***			
SUBTOTAL CARRIED FORWARD (Line 12.15):				$ 0
13.01	Mobilization, General Operating Costs and Office Overhead	Line 12.13 x	15.00%	0
13.02	Contactor's Mark-Up, Risk and Profit	Lines 12.13 + 13.01 x	10.00%	0
13.03	Bonds and Insurances	Lines 12.13 + 13.01 + 13.02 x	3.00%	0
13.04	***BASE TOTAL (Lines 12.15 + 13.01 thru 13.03):***			***$ 0***

Alaska Department of Education Early Development

Program Demand Cost Model for Alaskan Schools
13th Edition

New Construction and Renovation Work

School District:	***Date of Estimate:***
(Name of School District)	*(Date)*
Project:	***Location:***
(Name of School)	*(Location of School)*

Section:				***Total***
14.00	***Geographic Area Cost Factor***			
SUBTOTAL CARRIED FORWARD (BASE TOTAL) (Line 13.04):				$ 0
14.01	Place Geographic Area Here (Refer to Table No. 1 for percentage addition)	Line 13.04 x	0.00%	0
14.02	***SUBTOTAL (Lines 13.04 + 14.01):***			***$ 0***

Alaska Department of Education Early Development

Program Demand Cost Model for Alaskan Schools
13th Edition

New Construction and Renovation Work

School District:	***Date of Estimate:***
(Name of School District)	*(Date)*
Project:	***Location:***
(Name of School)	*(Location of School)*

Section:				***Total***
15.00	***Adjustment Factor***			
SUBTOTAL CARRIED FORWARD (Line 14.02):				$ 0
NOTE: This section is automatically calculated by the program. However, refer to Table No. 2b for details on how the dollar adjustment factor is arrived at.				
15.01	Dollar Adjustment Factor	Line 14.02 x	1.25	0
15.02	***SUBTOTAL (Lines 14.02 + 15.01):***			***$ 0***

FORMULA:

Proposed Facility	$ 0	=	0.00
Typical Facility	$ 4,000,000		

Notes:

1. For additions included with remodel work that has a value equal to or greater than $4,000,000 at Line 14.02, this calculation is also disregarded.

Alaska Department of Education Early Development

Program Demand Cost Model for Alaskan Schools
13th Edition

New Construction and Renovation Work

School District:	***Date of Estimate:***
(Name of School District)	*(Date)*
Project:	***Location:***
(Name of School)	*(Location of School)*

Section:				***Total***
16.00	***Contingencies***			
SUBTOTAL CARRIED FORWARD (Line 15.02):				$ 0
16.01 GENERAL For construction unknowns and the unanticipated, on site and design criteria		Line 15.02 x	15.00%	0
16.02 SUBTOTAL (Lines 15.02 + 16.01):				***$ 0***
16.03 ESCALATION Escalation is to be added for future cost estimates. Please put the year you anticipate the project to be escalated to. Escalation has been estimated up to the year as stated.	2014 ▼	Line 16.02 x	2.20%	0
16.04 TOTAL ESTIMATED CONSTRUCTION VALUE (Lines 15.02 + 16.01 thru 16.03):				***$ 0***

Alaska Department of Education Early Development

Program Demand Cost Model for Alaskan Schools
13th Edition

New Construction and Renovation Work

School District:	***Date of Estimate:***
(Name of School District)	*(Date)*
Project:	***Location:***
(Name of School)	*(Location of School)*

Section:				***Total***	***See Below for Suggested EED Ranges***
17.00	***Project Overhead and Other Costs***				
SUBTOTAL CARRIED FORWARD (CONSTRUCTION VALUE) (Line 16.04):				$ 0	
17.01	Construction Management (by Consultant)[1]	Line 16.04 x	0.00%	0	2% to 4%
17.02	Land Purchase Costs[2]	1 LS	--	0	
17.03	Site Investigation[2]	1 LS	--	0	
17.04	Seismic Hazard[7]	1 LS	--	0	
17.05	Design Services Costs	Line 16.04 x	0.00%	0	6% to 10%
17.06	Construction[3]	1 LS	--	0	
17.07	Equipment & Technology Costs[2, 5]	Line 16.04 x	0.00%	0	up to 10%
17.08	District Administrative Overhead[4]	Line 16.04 x	0.00%	0	up to 9%
17.09	Art[6]	Line 16.04 x	0.00%	0	0.5% to 1%
17.10	Project Contingency	Line 16.04 x	5.00%	0	
17.11	***PROJECT TOTAL COST (Lines 16.04 + 17.01 thru 17.10):***		**5.00%**	***$ 0***	
			Percentages OK		

NOTES:

[1] Percentage is established by AS 14.11.020(c) for consultant contracts (Maximum allowed percentage by total project cost $0-$500,000 - 4%, $500,001-$5,000,000 - 3%, over $5,000,000 - 2%).

[2] Include only if necessary for completion of this project. Amounts included for Land and Site Investigation costs need to be supported in the Project Description (Question 17), and supporting documentation should be provided in the attachments.

[3] Attach detailed construction cost estimate and life cycle cost if new in-lieu of renovation (not Cost Demand Model).

[4] Includes district/municipal/borough administrative costs necessary for the administration of this project. This budget line will also include any in-house construction management cost.

[5] Equipment and technology costs should be calculated based on the number of students to be served by the project. See the department's publication, Guidelines for School Equipment Purchases for calculation methodology (2005). The department will accept a 5% per year inflation rate (from the base year of 2005) added to the amounts provided in the Guideline. Technology is included with Equipment.

[6] Only required for renovation of construction projects over $250,000 that require an Educational Specification (AS 35.27.020(d)).

[7] Costs associated with assessment, design, design review and special construction inspection services associated with seismic hazard mitigation of a school facility. This amount needs to be provided by a design consultant, and should not be estimated based on project percentage.

Alaska Department of Education Early Development

Program Demand Cost Model for Alaskan Schools
13th Edition

New Construction and Renovation Work

School District:	***Date of Estimate:***
(Name of School District)	*(Date)*
Project:	***Location:***
(Name of School)	*(Location of School)*

CONSTRUCTION SUMMARY	***Gross Floor Area***	***Construction Costs***	***Project Total Costs***
New School or Additions	0 SF	$ 0	$ 0
Renovation Work	0 SF	$ 0	$ 0
TOTAL NEW SCHOOL OR ADDITIONS AND RENOVATION WORK:		**$ 0**	**$ 0**

NEW SCHOOL OR ADDITIONS	***Quantity***	***Cost Per Unit***	***Total***
1.00 Instructional Resource/Support Teaching Areas			
1.01 Standard Classroom	0 SF	$ 216.96	$ 0
1.02 Kindergarten/Primary Classroom	0 SF	233.47	0
1.03 Damp Classroom/Laboratory	0 SF	240.90	0
1.04 Gymnasium	0 SF	303.96	0
1.05 Instructional Media Center (IMC)	0 SF	226.99	0
1.06 Music Room	0 SF	239.67	0
1.07 Home Economics	0 SF	252.79	0
1.08 Industrial Arts	0 SF	241.26	0
1.09 Other	0 SF	0.00	0
1.10 Other	0 SF	0.00	0
1.11 SUBTOTAL (Lines 1.01 thru 1.10):	***0 SF***		***$ 0***
2.00 General Support/Supplementary Areas			
2.01 Multipurpose Room	0 SF	$ 225.04	$ 0
2.02 Auditorium	0 SF	256.23	0
2.03 Lockers and Showers	0 SF	329.60	0
2.04 Administration	0 SF	235.92	0
2.05 Cafeteria/Food Preparation	0 SF	514.56	0
2.06 Storage	0 SF	198.45	0
2.07 Toilets	0 SF	362.08	0
2.08 Circulation (Corridors, Etc.)	0 SF	223.51	0
2.09 Mechanical/Electrical	0 SF	198.45	0
2.10 Other	0 SF	0.00	0
2.11 Other	0 SF	0.00	0
2.12 SUBTOTAL (Lines 1.11 + 2.01 thru 2.11):	***0 SF***		***$ 0***

Alaska Department of Education Early Development

Program Demand Cost Model for Alaskan Schools

13th Edition

New Construction and Renovation Work

School District:	***Date of Estimate:***
(Name of School District)	*(Date)*
Project:	***Location:***
(Name of School)	*(Location of School)*

NEW SCHOOL OR ADDITIONS	***Quantity***	***Cost Per Unit***	***Total***
3.00 Special Requirements			
3.01 Emergency Generator (Standby Included)	0 KW	$ 1,250.27	$ 0
3.02 Fuel Oil 5,000 Gallon Storage for Generator	0 GAL	7.94	0
3.03 Fire Protection - Pump	0 EA	43,440.00	0
3.04 Fire Protection - Water Storage	0 GAL	3.99	0
3.05 Add for Crawlspace	0 SF	44.44	0
3.06 Add for Pile Foundation	0 SF	78.54	0
3.07 Add for Thermopile Foundation	0 SF	85.23	0
3.08 Demolition of Existing Building	0 SF	25.97	0
3.09 Abatement of Existing Building	0 SF	14.59	0
3.10 Other Special Requirements	0 LS	0.00	0
3.11 SUBTOTAL (Lines 2.12 + 3.01 thru 3.10):			***$ 0***
4.00 Site Work (Technical Assistance Required)			
4.01 Site Preparation	1 LS	$ 0.00	0
4.02 Site Earthwork	1 LS	0.00	0
4.03 Site Improvements	1 LS	0.00	0
4.04 Site Structures	1 LS	0.00	0
4.05 Site Utilities	1 LS	0.00	0
4.051 Water Main	0 LF	108.37	0
4.052 Site Utilities	0 LF	99.95	0
4.06 Bulk Fuel Storage	0 GAL	7.94	0
4.07 Site Electrical	1 LS	0.00	0
4.08 Site Lighting (Cost Per Fixture)	0 EA	9,197.25	0
4.09 Other	0 EA	0.00	0
4.10 TOTAL BUILDING COSTS (Lines 3.11 + 4.01 thru 4.09):			***$ 0***
5.00 Construction General Requirements			
5.01 Mobilization, General Operating Costs and Office Overhead		13.25%	0
5.02 Contractor's Mark-Up, Risk and Profit		8.50%	0
5.03 Bonds and Insurances		2.45%	0
5.04 BASE TOTAL (Lines 4.10 + 5.01 thru 5.03):			***$ 0***
6.00 Geographic Area Cost Factor			
6.01 Geographic Area Cost Factor		0.00%	0
6.02 SUBTOTAL (Lines 5.04 + 6.01):			***$ 0***

HMS Inc.

Alaska Department of Education Early Development

Program Demand Cost Model for Alaskan Schools
13th Edition

New Construction and Renovation Work

School District:	***Date of Estimate:***
(Name of School District)	*(Date)*
Project:	***Location:***
(Name of School)	*(Location of School)*

NEW SCHOOL OR ADDITIONS			***Total***
7.00	**Size Factor**		
7.01	Size Adjustment Factor		0
7.02	***SUBTOTAL (Lines 6.02 + 7.01):***		***$ 0***
8.00	**Contingencies**		
8.01	*GENERAL:* For Construction Unknowns and the Unanticipated, on Site and Design Criteria	10.00%	0
8.02	*ESCALATION:* Escalation Added for Future Cost Estimates. Project Escalated to the Year . . . 2014	2.20%	0
8.03	***TOTAL ESTIMATED CONSTRUCTION VALUE (Lines 7.02 + 8.01 Thru 8.02):***		***$ 0***
9.00	**Project Overhead and Other Costs**		
9.01	Construction Management (by Consultant)	0.00%	0
9.02	Land Purchase Costs	--	0
9.03	Site Investigation	--	0
9.04	Seismic Hazard	--	0
9.05	Design Services Costs	0.00%	0
9.06	Construction	--	0
9.07	Equipment & Technology Costs	0.00%	0
9.08	District Administrative Overhead	0.00%	0
9.09	Art	0.00%	0
9.10	Project Contingency	5.00%	0
9.11	***PROJECT TOTAL COST (Lines 8.03 + 9.01 Thru 9.10):***		***$ 0***

Alaska Department of Education Early Development

Program Demand Cost Model for Alaskan Schools
13th Edition

New Construction and Renovation Work

School District:	***Date of Estimate:***
(Name of School District)	*(Date)*
Project:	***Location:***
(Name of School)	*(Location of School)*

RENOVATION WORK	*Quantity*	*Cost Per Unit*	*Total*
11.00 REMODEL			
11.01 FOUNDATION AND SUBSTRUCTURE			
11.02 Repairs (Estimate)	1 LS	$ 0.00	$ 0
11.10 SUPERSTRUCTURE			
11.11 Repairs (Estimate)	1 LS	0.00	0
11.12 Seismic Repairs (Estimate)	1 LS	0.00	0
11.20 EXTERIOR CLOSURE			
11.21 Exterior Upgrades (Replace Exterior Beveled Siding)	0 SF	11.36	0
11.22 Exterior Upgrades (Repaint Existing)	0 SF	2.89	0
11.23 Exterior Insulation Finish System to Existing	0 SF	16.56	0
11.24 Exterior Upgrades (Cement Board/Painted)	0 SF	7.67	0
11.25 Exterior Skin (Metal Siding)	0 SF	14.16	0
11.26 Insulation (Replace Insulation and Gypboard)	0 SF	6.25	0
11.27 Exterior Closure (Replace Doors and Frames)	0 EA	1,884.86	0
11.28 Exterior Closure (Replace Windows)	0 SF	80.01	0
11.29 Other Repairs (Estimate)	1 LS	0.00	0
11.30 ROOFING (Area of Roof)			
11.31 Replace Metal Roofing	0 SF	27.34	0
11.32 Replace Membrane Roofing	0 SF	19.11	0
11.40 INTERIOR CONSTRUCTION			
11.41 Replace Partitions (Includes Finishes)	0 SF	16.31	0
11.42 Replace Door Leafs and Frames	0 EA	1,413.03	0
11.43 Interior Painting (Walls and Ceilings)	0 SF	4.27	0
11.44 Replace Carpeting	0 SF	7.04	0
11.45 Replace Resilient Flooring	0 SF	8.11	0
11.46 Replace Gym Flooring	0 SF	30.29	0
11.47 Replace Ceramic Tile	0 SF	22.63	0
11.48 Replace Acoustical Tile Ceiling	0 SF	4.49	0
11.49 Replace Gypboard Ceiling	0 SF	6.13	0
11.50 SPECIALTIES/FURNISHINGS AND EQUIPMENT			
11.51 Replace Toilet Partitions	0 EA	1,684.78	0
11.52 Replace Toilet Accessories	0 EA	166.37	0
11.53 Smart Boards	0 EA	8,163.00	0

Alaska Department of Education Early Development

Program Demand Cost Model for Alaskan Schools
13th Edition

New Construction and Renovation Work

School District:	*Date of Estimate:*
(Name of School District)	*(Date)*
Project:	***Location:***
(Name of School)	*(Location of School)*

RENOVATION WORK	*Quantity*	*Cost Per Unit*	*Total*
11.00 REMODEL			
11.50 SPECIALTIES/FURNISHINGS AND EQUIPMENT			
11.54 Replace Sports Equipment and Lockers (Small Gym)	0 LS	28,396.00	0
11.55 Replace Tack/Chalk/Marker Boards	0 SF	19.30	0
11.56 Replace Base Cabinet Units	0 LF	253.82	0
11.57 Replace Wall Hung Units	0 LF	162.95	0
11.58 Other Repairs (Estimate)	1 LS	0.00	0
11.60 CONVEYING (Elevators, Etc.)			
11.61 New Two Stop Elevator	0 EA	130,611.00	0
11.62 Repairs/Replacement (Estimate)	1 LS	0.00	0
11.70 MECHANICAL			
11.71 Replace Plumbing - Fixtures Only	0 EA	1,981.71	0
11.72 Replace Plumbing - Entire System	0 SF	12.80	0
11.73 Replace Heating Systems	0 SF	12.78	0
11.74 Replace Ventilation Systems	0 SF	22.83	0
11.75 New Exhaust Fan	0 EA	10,856.00	0
11.76 New Cooling Systems	0 SF	3.04	0
11.77 New Controls	0 SF	9.34	0
11.78 New Sprinkler System (Excludes Replace Ceiling)	0 SF	8.98	0
11.79 Other Repairs/Replacement (Estimate)	1 LS	0.00	0
11.80 ELECTRICAL			
11.81 Replace Main Service and Distribution	0 LS	127,035.00	0
11.82 Replace MDP	0 LS	53,856.00	0
11.83 New Power Panel	0 EA	11,579.00	0
11.84 Replace Lighting - Fixtures & Wiring	0 SF	11.68	0
11.85 Replace Lighting - Fixtures Only	0 SF	8.81	0
11.86 Replace Power Devices	0 SF	3.03	0
11.87 New Standby Power and Fuel Oil	0 KW	1,519.44	0
11.90 COMMUNICATIONS			
11.91 New Addressable Fire Alarm System	0 SF	2.26	0
11.92 New Computer Outlets (Rough-In)	0 SF	1.33	0
11.93 New Data/Telecom/Address/Clock System	0 SF	5.25	0
11.94 New Public Address (Gym and Stage)	0 LS	39,840.00	0
11.95 New MATV System	0 SF	0.74	0

Alaska Department of Education Early Development

Program Demand Cost Model for Alaskan Schools
13th Edition

New Construction and Renovation Work

School District:	***Date of Estimate:***
(Name of School District)	*(Date)*
Project:	***Location:***
(Name of School)	*(Location of School)*

RENOVATION WORK	Quantity	Cost Per Unit	Total
11.00 REMODEL			
11.90 COMMUNICATIONS			
11.96 New Hearing Impaired Audio System	0 LS	10,343.00	0
11.97 New Security System/CCTV	0 SF	1.29	0
11.98 Sound Field System (Audio Enhancement System)	0 CR	4,216.60	0
11.99 Other Repairs/Replacement/Demolition (Estimate)	1 LS	0.00	0
11.100 SUBTOTAL (Lines 11.01 thru 11.99):			***$ 0***
12.00 ADDITIONAL COSTS FOR HAZARDOUS MATERIALS REMOVAL (OPTIONS) (SUPPLEMENT TO SECTION 11.00)			
12.01 Complete Renovation (Interior) (Removal Only)	0 SF	15.99	0
12.02 Roof Replacement (Roof Area) (Removal Only)	0 SF	3.41	0
12.03 Exterior Upgrade (Number of Doors) (Removal Only)	0 EA	667.50	0
12.04 Replace Interiors (Removal Only)	0 SF	4.17	0
12.05 Replace Plumbing Fixtures (Removal Only)	0 EA	465.92	0
12.06 Replace Heating and Ventilation Systems (Removal Only)	0 SF	3.81	0
12.07 New Sprinkler System (Removal Only)	0 SF	3.27	0
12.08 Work in Connection with New Electrical Installation (Removal Only)	0 SF	0.81	0
12.09 Replace Small Fuel Oil Tank (Below Ground)	0 GAL	27.97	0
12.10 Replace Bulk Fuel Oil Tank (Above Ground)	0 GAL	9.12	0
12.11 Remove Below Ground Tank and Install New Above Ground Tank	0 GAL	14.40	0
12.12 Remove Above Ground Tank and Install New Below Ground Tank	0 GAL	13.52	0
12.13 Soil Remediation	0 CY	201.12	0
12.14 Other Specific Abatement	1 LS	0.00	0
12.15 SUBTOTAL (Lines 11.100 + 12.01 thru 12.14):			***$ 0***
13.00 Construction General Requirements			
13.01 Mobilization, General Operating Costs and Office Overhead		15.00%	0
13.02 Contractor's Mark-Up, Risk and Profit		10.00%	0
13.03 Bonds and Insurances		3.00%	0
13.04 BASE TOTAL (Lines 12.15 + 13.01 thru 13.03):			***$ 0***

Alaska Department of Education Early Development

Program Demand Cost Model for Alaskan Schools

13th Edition

New Construction and Renovation Work

School District:	***Date of Estimate:***
(Name of School District)	*(Date)*
Project:	***Location:***
(Name of School)	*(Location of School)*

RENOVATION WORK			***Total***
14.00	**Geographic Area Cost Factor**		
14.01	Geographic Area Cost Factor	0.00%	0
14.02	***SUBTOTAL (Lines 13.04 + 14.01):***		***$ 0***
15.00	**Adjustment Factor**		
15.01	Dollar Adjustment Factor		0
15.02	***SUBTOTAL (Lines 14.02 + 15.01):***		***$ 0***
16.00	**Contingencies**		
16.01	*GENERAL:* For Construction Unknowns and the Unanticipated, on Site and Design Criteria	15.00%	0
16.02	*ESCALATION:* Escalation Added for Future Cost Estimates. Project Escalated to the Year . . . 2014	2.20%	0
16.03	***TOTAL ESTIMATED CONSTRUCTION VALUE (Lines 15.02 + 16.01 Thru 16.02):***		***$ 0***
17.00	**Project Overhead and Other Costs**		
17.01	Construction Management (by Consultant)	0.00%	0
17.02	Land Purchase Costs	--	0
17.03	Site Investigation	--	0
17.04	Seismic Hazard	--	0
17.05	Design Services Costs	0.00%	0
17.06	Construction	--	0
17.07	Equipment & Technology Costs	0.00%	0
17.08	District Administrative Overhead	0.00%	0
17.09	Art	0.00%	0
17.10	Project Contingency	5.00%	0
17.11	***PROJECT TOTAL COST (Lines 16.03 + 17.01 Thru 17.10):***		***$ 0***

Alaska Department of Education Early Development

Program Demand Cost Model for Alaskan Schools

13th Edition

New Construction and Renovation Work

School District:	***Date of Estimate:***
(Name of School District)	*(Date)*
Project:	***Location:***
(Name of School)	*(Location of School)*

NOTES AND ASSUMPTIONS		
Page No.	Line Item	Description
0.	0.00	

This page is intentionally blank

PROGRAM DEMAND COST MODEL FOR ALASKAN SCHOOLS

Introduction, Instructions and Tables

13th Edition
(April 2013)

FORWARD

The cost estimate for the Program Demand Cost Model for Alaskan schools was originally developed for the State of Alaska, Department of Education in 1981; and has been used over the years with considerable success. It has been updated from time to time through this being the 13th Edition.

This 13th Edition Program Demand Cost Model has been developed by HMS Inc., 4103 Minnesota Drive, Anchorage, Alaska 99503, is a complete demand cost model for both new construction (or major additions) and renovation.

The intent of the Program Demand Cost Model is to establish a complete budget for each facility, useful for legislative requests or bond issues, or other forms of appropriation to be placed before the electorate. Also, it can be used merely as a feasibility analysis without going to the expense of producing architectural drawings or engineering reports, but simply with the developed educational specifications and this Program Demand Cost Model. The secondary use for the cost estimate Program Demand Cost Model is to establish the present replacement value for insurance purposes.

Prices and unit rates are based on early 2013 costs for materials, equipment and freight, and labor rates. It should be noted that this is a method to develop a budget only and actual costs will vary. The Program Demand Cost Model will not be applicable for specific projects with developed design beyond concept level.

Escalation is factored in. Refer to HMS Inc.'s Alaskan Construction Escalation Index, Table No. 3, of this report.

Program Demand Cost Models: 1st Edition - May 1981; 2nd Edition - November 1983 (computerized in December 1984); 3rd Edition - August 1986; 4th Edition - August 1988; 5th Edition - June 1991; 6th Edition - July 1997; 7th Edition - November 1997, 8th Edition (7th Revised) - March 2000; 9th Edition - April 2001; 10th Edition - March 2005; 11th Edition - April 2007, 11th Edition Update - March 2008, 11th Edition Revised - April 2009, 12th Edition - April 2010, 12th Edition Update - April 2011, 12th Edition Revised - April 2012.

INSTRUCTIONS ON HOW TO USE THE DEMAND COST MODEL

The Demand Cost Model is created in Microsoft Excel 2010.

To start, open the template and save a copy on your hard drive.

Starting with the Project Summary sheet, fill in the necessary information in the RED cells only (school district, project, location and date) and all other sheets will format accordingly. For a renovation project, the square foot quantity must be placed in appropriate cell, the new construction square foot quantity is calculated using the quantities placed within the model.

Next, go to Tab 1.0 for New Construction, or Tab 11.00 for Renovation Work. Place quantities in applicable RED cells. Please note, the red cells are the only cell that can be edited. HINT: If you use the tab key, you will move from cell-to-cell on those requiring input.

Proceed through the other tabbed sheets. All subtotal calculations and summary sheets will be calculated automatically.

After completing the variable information make sure to save your work. You can print the entire workbook by selecting File, Print, Entire Workbook.

BIBLIOGRAPHY

Guide for School Facility Appraisal - Alaska Edition (Adapted for the State Alaska - Department of Education): The Council of Education Facility Planners, International - May 1994.

Cost Estimate Program Demand Model - State of Alaska, Department of Education.

HMS Inc. 1st Edition - May 1981; 2nd Edition - November 1983 (computerized in December 1984); 3rd Edition - August 1986; 4th Edition - August 1988; 5th Edition - June 1991; 6th Edition - July 1997; 7th Edition - November 1997, 8th Edition (7th Revised) - March 2000; 9th Edition - April 2001; 10th Edition - March 2005; 11th Edition - April 2007, 11th Edition Update - March 2008; 11th Edition Revised - April 2009; 12th Edition - April 2010, 12th Edition Update - April 2011, and 12th Edition Revised - April 2012.

Cost Data Files and Records. HMS Inc., 1980 through early 2013.

Title 36, Public Contracts: Laborers' and Mechanics' Minimum Rates of Pay, State of Alaska, Department of Labor, dated September 2012 and review of changes to the Davis Bacon Act.

Department of Education, Appendix F: Type of Space Added or Improved by the Bond Reimbursement & Grant Review Committee, April 18, 1997.

Site Adjustment Factor
Based on a formula developed for the Department of Defense USA federal government projects.

TABLES

TABLE NO. 1

GEOGRAPHIC AREA COST FACTOR
APRIL 2013

	INDEX	PERCENTAGE
Alaska Gateway	125.20	25.20%
Aleutian Region	154.50	54.50%
Aleutians East	128.70	28.70%
Anchorage (Base)	100.00	0.00%
Annette Island	124.40	24.40%
Bering Strait	181.20	81.20%
Bristol Bay Borough Schools	128.70	28.70%
Chatham	124.40	24.40%
Chugach	108.50	8.50%
Copper River	113.90	13.90%
Cordova	108.50	8.50%
Craig City Schools	112.40	12.40%
Delta/Greely	119.63	19.63%
Denali Borough	119.63	19.63%
Dillingham City Schools	133.54	33.54%
Fairbanks	105.00	5.00%
Galena	139.30	39.30%
Haines	112.40	12.40%
Hoonah City Schools	124.40	24.40%
Hydaburg City Schools	124.40	24.40%

TABLE NO. 1

GEOGRAPHIC AREA COST FACTOR
APRIL 2013

	INDEX	PERCENTAGE
Iditarod Area Schools		
Yukon River Village	143.05	43.05%
Kuskokwim River Village	154.50	54.50%
Landlocked Village	160.90	60.90%
Juneau City/Borough Schools	103.60	3.60%
Kake City Schools	122.90	22.90%
Kashunamuit	152.36	52.36%
Kenai Peninsula		
Kenai/Soldotna	98.60	-1.40%
Homer Area	105.50	5.50%
Ketchikan	110.80	10.80%
Klawock City Schools	124.40	24.40%
Kodiak Island		
Kodiak	112.40	12.40%
Village	124.40	24.40%
Kuspuk Schools	154.00	54.00%
Lake & Peninsula		
Gulf of Alaska Village	124.40	24.40%
Bristol Bay Village	136.04	36.04%
Landlocked Village	160.73	60.73%
Lower Kuskokwim		
Bethel	156.10	56.10%
Villages	167.10	67.10%
Lower Yukon	167.10	67.10%
Mat-Su Borough Schools		
Palmer - Wasilla	99.00	-1.00%
Other Areas	105.50	5.50%
Nenana City Schools	116.50	16.50%

TABLE NO. 1

GEOGRAPHIC AREA COST FACTOR
APRIL 2013

	INDEX	PERCENTAGE
Nome City Schools	156.10	56.10%
North Slope Borough		
Barrow	171.80	71.80%
Villages	182.20	82.20%
Atqasuk/Pt. Lay	199.90	99.90%
Northwest Arctic Schools		
Kotzebue	150.18	50.18%
Villages	181.50	81.50%
Pelican City Schools	124.40	24.40%
Petersburg City Schools	110.80	10.80%
Pribilof Island Schools	164.70	64.70%
Sitka City Borough	110.80	10.80%
Skagway City Schools	110.80	10.80%
Southeast Island Schools	123.19	23.19%
Southwest Region Schools	140.91	40.91%
St. Mary's School District	159.75	59.75%
Tanana City Schools	134.65	34.65%
Unalaska City Schools	140.00	40.00%
Valdez City Schools	109.30	9.30%
Wrangell City Schools	110.80	10.80%
Yakutat City Schools	115.40	15.40%
Yukon Flats		
Village on Road System	122.95	22.95%
Village on River	141.80	41.80%
Landlocked Village	159.73	59.73%

TABLE NO. 1

GEOGRAPHIC AREA COST FACTOR
APRIL 2013

	INDEX	PERCENTAGE
Yukon-Koyukuk		
Village on Road System	122.95	22.95%
Village on Yukon River	141.80	41.80%
Village on Koyukuk River	154.50	54.50%
Yupiit Schools	152.36	52.36%

NOTES:

This is an estimate of geographic area cost factors based on averages for materials, freight, equipment costs, and current Title 36 labor rates. The cost factors are based on an institutional building in Alaska using a standard AIA contract or similar contract. This is merely a guide, actual costs will vary.

This is only a guide and not necessarily correct for any specific need. It represents only a collection of costs normally found on some construction projects, rather than the custom requirements of a particular project.

This is not an index. This is a geographic area cost factor which includes not merely cost changes and logistical consideration, but also design criteria and how it is applied in different locations. Such design considerations would normally include standard concrete footings used mostly in Southcentral and Southeastern Alaska, to piling requirements in arctic and sub-Arctic, however, as this is a line item in the cost model, it has ***not*** been included in these calculations.

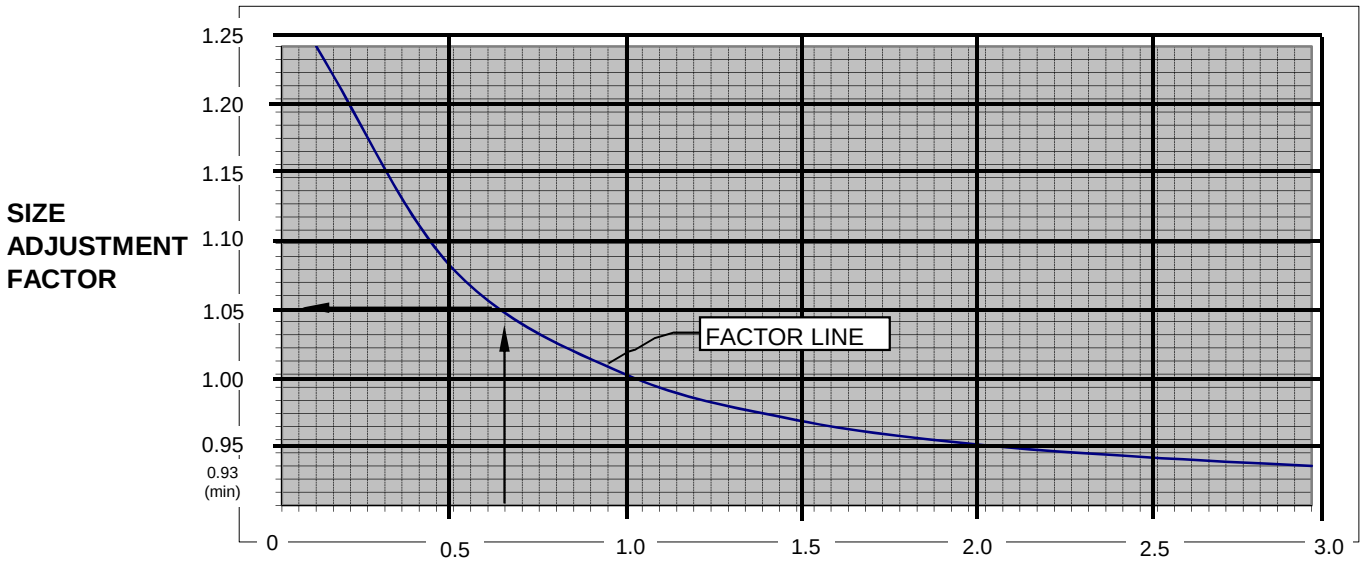
The calculation used in developing these cost factors are based on reasonable assumptions. For example, barge freight is mostly included rather than air freight for all materials and equipment. It is also assumed that local labor can be used to the fullest general availability, rather than all imported workers.

Village-to-village costs will vary plus or minus 5%. When using this geographic cost factor, consider how the location for which the estimate is being prepared is different from other surrounding places.

Regional cost factors are based on general and approximate calculations for anticipated conditions generally found in the area and logistic considerations. The more specific area factors are more subjective and based on opinion rather than any detailed analysis.

TABLE NO. 2a

SIZE ADJUSTMENT FACTOR



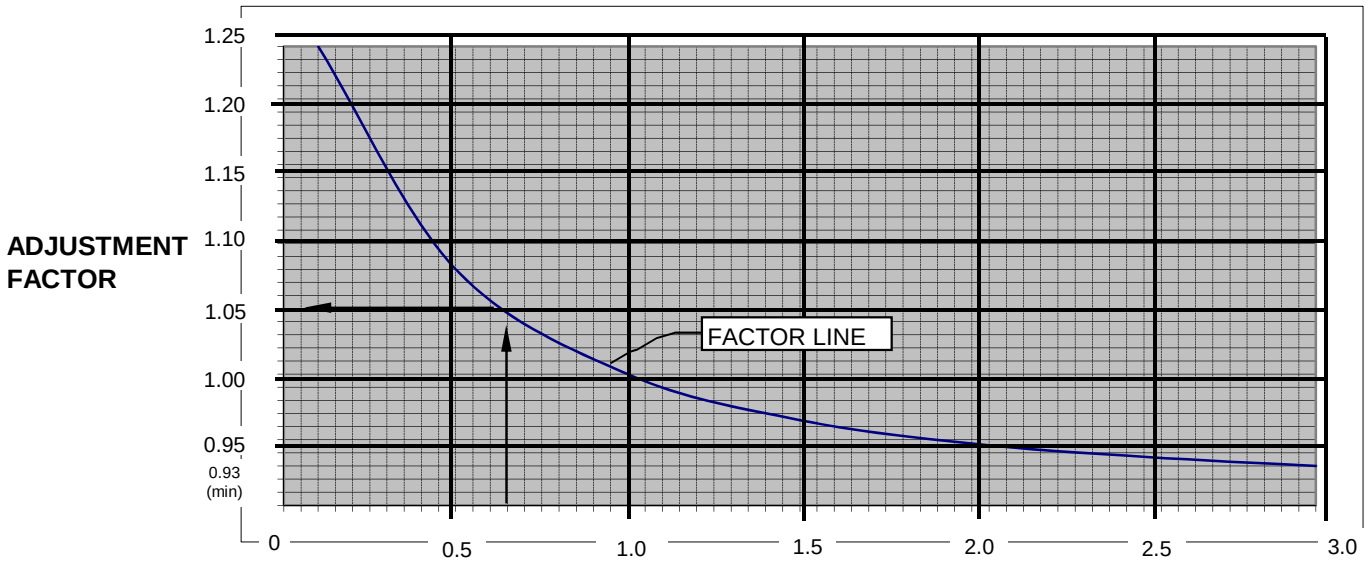
EXAMPLE: The Size Adjustment Factor is desired for a 16,000 SF Academic Facility.

AREA RELATIONSHIP: PROPOSED FACILITY SIZE 16,000 SF / TYPICAL FACILITY SIZE 25,000 SF = 0.64

Find .64 on the horizontal axis. Trace a vertical line to the factor curve and then trace a horizontal line to the vertical axis' Size Adjustment Factor which is 1.05.

TABLE NO. 2b

DOLLAR ADJUSTMENT FACTOR



EXAMPLE: The Dollar Adjustment Factor is desired for a $2,500,000 renovation project.

DOLLAR RELATIONSHIP: $\frac{\text{PROPOSED FACILITY}}{\text{TYPICAL FACILITY}} = \frac{\$2,500,000}{\$4,000,000} = 0.625$

Find .625 on the horizontal axis. Trace a vertical line to the factor curve and then trace a horizontal line to the vertical axis' Adjustment Factor which is 1.05.

TABLE NO. 3

ALASKAN CONSTRUCTION ESCALATION INDEX
ANCHORAGE, ALASKA

MARCH 2013

Base Year 1980	Index 100.00	Base Year 1980	Index 100.00	Percentage
1980	100.00	1998	149.12	2.42%
1981	104.40	1999	150.96	1.84%
1982	107.70	2000	152.60	1.64%
1983	115.60	2001	154.53	1.93%
1984	118.60	2002	162.54	8.01%
1985	117.70	2003	166.34	3.80%
1986	121.40	2004	175.57	10.23%
1987	123.00	2005	187.55	11.98%
1988	124.80	2006	197.41	9.86%
1989	126.40	2007	204.73	7.32%
1990	131.80	2008	207.59	2.86%
1991	134.30	2009	209.27	1.68%
1992	138.80	2010	212.09	2.82%
1993	143.30	2011	215.98	3.80%
1994	144.40	2012	218.38	2.40%
1995	143.40	2013	222.58	4.20%
1996	146.20	2014	Based on CPI for Anchorage Municipality	2.20%
1997	146.70	2015	Based on CPI for Anchorage Municipality	2.20%

NOTES:

Back-up data for this analysis is held at HMS Inc., 4103 Minnesota Drive, Anchorage, Alaska.

These cost estimates are an index based on average costs for materials, freight and equipment, also estimated Title 36 labor rates. The index is based on an institutional building in Anchorage using a standard AIA contract or similar contract.

Remember always that an index is only a useful guide and not necessarily correct for any specific need. It represents only a collection of costs normally found on some construction projects, rather than the custom requirements of a particular project.

We observed that in 2012 the construction industry continued at a good level of projects, with the exception of housing and hotels.

At this time, HMS Inc. suggests using the Consumer Price Index (CPI) percentage for escalation as published on the State of Alaska's website of 2.20%. http://labor.alaska.gov/research/cpi/cpi.htm

TABLE NO. 4

DEPT. OF EDUCATION INSTRUCTION CIP APPLICATION

APPENDIX F: TYPE OF SPACE ADDED OR IMPROVED
ADOPTED BY THE BOND REINFORCEMENT & GRANT REVIEW COMMITTEE

Category A - Instructional or Resource

Kindergarten
Elementary
General Use Classrooms
Secondary
Library/Media Center
Special Education
Bi-Cultural/Bilingual
Art
Science
Music/Drama
Journalism
Computer Lab/Technology Resource
Business Education
Home Economics
Gifted/Talented
Wood Shop
General Shop
Small Machine Repair Shop
Darkroom
Gym

Category B - Support Teaching

Counseling/Testing
Teacher Workroom
Teacher Offices
Educational Resource Storage
Time-out Room
Parent Resource Room

Category C - General Support

Student Commons/Lunch Room
Auditorium
Pool
Weight Room
Multipurpose Room
Boys Locker Room
Girls Locker Room
Administration
Nurse
Conference Rooms
Community Schools/PTA Administration
Kitchen/Food Service
Student Store

Category D - Supplementary

Corridors/Vestibules/Entryways
Stairs/Elevators
Mechanical/Electrical
Passageways/Chaseways
Supply Storage & Receiving Areas
Restrooms/Toilets
Custodial
Other Special Remote Location Factors
Other Building Support

TABLE NO. 5

ABBREVIATIONS

$	=	Dollars
SF	=	Square Foot
LS	=	Lump Sum
EA	=	Each
GAL	=	Gallons
CY	=	Cubic Yards
CR	=	Classroom

TABLE NO. 6

STATEMENT OF SPECIFICATIONS

Consideration for pricing of unit costs in the Program Demand Cost Model for Alaskan Schools is based on superior level of specifications generally applied to new construction throughout the state. The reason being is that these schools are subject to hard usage, by day for educational use housing a significant number of students, faculty and support staff, at other times schools are also used by the communities for a variety of functions.

To place the standard of specifications used on Alaskan schools in every day words, it will be reasonable to say that the quality of materials, workmanship and equipment specified is well above residential facilities, above a standard office building, probably similar to an airport and a little lower than a medical center.

Since the early 1970s, Alaska has tried to consider future operations and maintenance cost impacts in the funding of new school programs in the hope that a better funded project would allow for a more economic facility in terms of Life Cycle Cost for the reason schools have designed to a superior level of specification.

In recent years some significance has been placed on ecological concerns that are both earth friendly and long term cost savings.

CONCRETE:

Strength of concrete often is specified to a minimum of 4,000 psi.

MASONRY:

Many areas in Alaska are Seismic Zone 4. Design of masonry work calls for significant reinforcing and support.

METALS:

Many areas in Alaska are Seismic Zone 4. Design of structural elements have enhanced strength connections and cross bracings.

WOODS AND PLASTICS:

Rough carpentry lumber at a minimum No. 2 grade, plywood (structural I) and finish work to a good quality with plastic laminate finish.

Wood framed buildings are also designed for Seismic Zone 4.

TABLE NO. 6

STATEMENT OF SPECIFICATIONS

THERMAL AND MOISTURE PROTECTION:

Thermal insulation in walls, R-19 and R-30, and roof R-50. Roofing material EPDM or Klip Rib metal, the building sealed with Tyvek and joint sealants.

OPENINGS:

Superior quality doors, frames and hardware. Windows Low E and insulated.

FINISHES:

Standard school finishes. Gypboard walls, acoustical tile ceilings, carpet and vinyl flooring with ceramic tile in bathroom toilets.

SPECIALTIES:

Higher quality toilet partitions and toilet accessories, painted metal lockers and comprehensive signage.

EQUIPMENT:

Superior quality kitchen equipment, stainless steel worktops, good quality sports equipment.

FURNISHINGS:

Plastic laminate finish to casework. Window coverings and entry mats.

MECHANICAL:

Copper water piping, insulated cast iron waste, American Standard fixtures.

Weil McLane boilers, hydronic heating, air handling with some cooling and exhaust system with digital controls.

Fully sprinklered fire suppression system throughout the school.

ELECTRICAL:

Good quality switchgear, panels and transformers, copper wiring all in conduit backed up with a standby generator. Lighting with energy saving lamps and good quality devices. Fire alarm system and all low voltage system currently used in modern Alaskan schools.

Program Demand Cost Model for Alaskan Schools

Consultant

HMS, Inc.
4103 Minnesota Drive
Anchorage, Alaska

Editor

Stuart Gerger
Facilities Manager
Alaska Department of Education
Juneau, Alaska

Acknowledgements

Thanks to the individuals at HMS, Inc. for their flexibility and professional advice on the 12th Edition Update through the early 2011 construction season. Thanks also to the Bond Reimbursement and Grant Review Committee members who reviewed the publication in its final form and to users of previous editions for their suggestions for improvement.

Also thanks to previous DEED employees who have worked on developing and editing this document in past years.

The 13th Edition of the Program Demand Cost Model, developed by HMS Inc., is a complete demand cost model for both new construction (or major additions) and renovation.

Prices and unit rates are based on March/April 2013 costs for materials, equipment, freight, and Title 36 labor rates. It should be noted that this is a method to develop a budget only and actual costs will vary. The Program Demand Cost Model will not be applicable for specific projects with developed design beyond concept level.

Opinions or estimates of probable construction costs used in developing the Program Demand Cost Model and escalation rate are prepared on the basis of HMS Inc.'s experience and qualifications and represent HMS Inc.'s judgment as a professional generally familiar with the industry. However, since HMS Inc. has no control over the cost of labor, materials, equipment or services furnished by others, over contractor's methods of determining prices, or over competitive bidding or market conditions, HMS Inc. cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from HMS Inc.'s opinions or estimates of probable construction cost contained in this cost model study.

Acknowledgements (Continued)

Escalation has been estimated and included based on current understanding of the local construction industry and national effect on the price of commodities, such as oil, steel, copper and other basic materials.

Material and equipment prices have been gathered from a number of sources that include Spenard Builders Supply, Anchorage Sand and Gravel Company, Inc., and Ace Tanks Anchorage. The Guide, Means Cost Data, and other information obtained through the practice of construction cost estimating.

Program Demand Cost Models: 1st Edition - May 1981; 2nd Edition - November 1983 (computerized in December 1984); 3rd Edition - August 1986; 4th Edition - August 1988; 5th Edition - June 1991; 6th Edition - July 1997; 7th Edition - November 1997, 8th Edition (7th Revised) - March 2000; 9th Edition - April 2001; 10th Edition - March 2005; 11th Edition – March 2007; 11th Edition Update – March 2008; 11th Edition Revised – April 2009; 12th Edition – April 2010, 12th Edition Update-April 2011, 12thEdition Update Revised-April 2012.

Table of Contents

How to Use the Cost Model

The Program Demand Cost Model for Alaskan Schools (Cost Model) was originally developed for the State of Alaska, Department of Education in 1981; and has been used over the years with much success. Through the 6th Edition, it was revised periodically to keep unit costs current. The 6th and 7th Editions underwent significant modification of the Renovation module by shifting to a building systems based model to provide users a more versatile estimating tool. The 8th Edition provided detailed renovation cost data. In the 10th Edition further developed building systems and advanced low voltage electrical systems that better reflect those in use in a modern school. The 11th Edition reflects major cost changes experienced in the 2005/2006 period. The 11th Edition Update continues to reflect major cost changes and adds specific classroom technology. The 12th Edition was developed spring 2010 and we now update this 13th Edition by reflecting price changes in the last twelve months.

The Cost Model is designed to address two types of construction projects: New Schools or Additions and Renovations. The renovation costs are itemized by building systems to allow the user to generate project specific renovation costs. This provides the renovation module the ability to address a wide variety of project scopes; from window replacements to complete interior tear out and remodel.

The revisions to the renovation section can generate good quality cost estimates but require that the user has an understanding of the building systems affected by the project and a rough idea of the quantity of work required to each building system. It is not as quick as summing the square footage of space to be renovated and applying a light, medium, or high renovation cost. However, properly applied it will generate a good quality, project specific cost estimate.

The Cost Model is to be used to establish a complete budget for a specific school construction project. The project construction budget can be utilized as a basis for legislative funding requests, local bond issues, or other forms of appropriation. It can be used to generate a conceptual estimate without going to the expense of producing architectural drawings or engineering reports or, as a means of assessing a consultant's estimate for its reasonableness.

It should be noted that the Cost Model is a tool to develop a construction project budget for projects with limited information or in the early stages of definition. It is not intended for projects beyond the conceptual design level or for projects where detailed estimates or contractor quotes are available.

Getting Started

The Cost Model is available from the Department of Education Education's web site at **http://www.eed.state.ak.us/Facilities/FacilitiesCIP.html.** The following documents are available on the site:

- **Cost Model: a spreadsheet for costing a new school or addition and renovation** - MS Excel 2010
- **Tables: Geographic Area Cost Factor; Size Adjustment Factor; Escalation Index; and EED, Appendix F** - PDF

To use the model, open the link, and save the file on your hard drive. The Cost Model workbook is composed of a series of worksheets that address different project costs. Worksheets 1.00 through 9.00 are for New Construction or Addition work and Worksheets 11.00 through 16.00 are for Renovation work.

Worksheet – Project Summary

The workbook should open to the *Project Summary* worksheet. This worksheet provides a single page summary of the project identification and the estimated project costs. Please refer to the Samples section for an example of the *Project Summary* worksheet. The cells with red text are to be used for entry of project specific information. The red text cells should be the only editable cells in the workbook. The tab key will move the cursor from editable cell to editable cell while skipping the locked cells. The cells containing estimated project costs are linked to other worksheets and no edits to these cells are required. Complete the project summary information, save the file, and proceed to the next worksheet. It is recommended that the file be saved at the completion of each worksheet.

New School or Addition Projects

Worksheet - 1.00

The next worksheet is titled 1.00. This worksheet contains square foot of floor area unit costs for various types of *Instructional Resource/Support Teaching Areas*. These space categories are similar to those in Appendix F of the CIP Application. Enter the square feet of floor area that is required in each of the space types. The *Other* space categories are available for required instructional spaces that are not specifically listed. Enter a descriptive title for the *Other* space on the worksheet by overwriting the red text cell entitled *Other*. Please provide additional information regarding the physical characteristics of the space and the basis for the estimated cost on the *Notes-Assumptions* worksheet.

Worksheet - 2.00

The next worksheet is titled 2.00. This worksheet contains square foot of floor area unit costs for various types of *General Support/Supplementary Areas*. These space categories are similar to those in Appendix F of the CIP Application. Enter the square feet of floor area that is required in each of the space types. The *Other* space categories are available for required general support spaces that are not listed. Enter a descriptive title for the *Other* space on the worksheet by overwriting the red text cell entitled *Other*. Please provide additional information regarding the physical characteristics of the space and the basis for the estimated cost on the *Notes-Assumptions* worksheet.

Worksheet - 3.00

The next worksheet is titled 3.00. This worksheet contains unit costs for some *Special Requirements* that are often included in the construction of a new school or addition. Please note that the unit costs are not based on square feet of floor area so the units entered in the red text cells must coincide with units used in pricing a particular item. Below is a brief summary of the work items included on worksheet 3.00:

3.01 Emergency Generator (Day Tank Included) – enter the number of kilowatts (KW) required by the project.

3.02 Fuel Oil Storage for Generator (Usually Placed on Site) – enter the gallon capacity of fuel of the generator's storage tank (this tank is in addition to the day tank).

New School or Addition Projects

3.03 Fire Protection (Pump) – enter the number of pumps required to provide adequate pressure for the fire sprinkler system. Most schools in urban areas will have water supplied at an adequate pressure for the fire sprinkler system. Many rural schools will need pumps to provide adequate pressure for the fire sprinkler system, especially schools that require water storage tanks for the fire sprinkler system.

3.04 Fire Protection (Water Storage) – enter the gallon capacity of water storage tanks required to provide sufficient water to supply the fire sprinkler system. Technical assistance may be required to accurately calculate the water storage tank size requirements.

3.05 Add for Crawlspace – enter the square foot area of the crawlspace. Costs include excavation, structural floor, sprinklers and lighting.

3.06 Add for Pile Foundation – enter the square foot area of the ground floor. Costs include piles, structural floor, soffit with interstitial space, sprinklers and lighting.

3.07 Add for Thermopile Foundation – enter the square foot area of the ground floor. Costs include thermopiles, structural floor, soffit with interstitial space, sprinklers and lighting.

3.08 Demolition of Existing Building – enter complete square foot area of the facility to be demolished. Costs include demolition and landfill costs, but exclude hazardous material abatement. Note, this item is for removal of the entire building.

3.09 Abatement of Existing Building – enter complete square foot area of the facility to be abated. Costs exclude demolition included in 3.08 Demolition of Existing Building.

3.10 Other Special Requirements – enter a lump sum amount for *Other Special Requirements*. The lump sum cost should be calculated as if the work were to be performed in Anchorage. The geographic factor applied on worksheet 6.00 will convert the lump sum cost to an appropriate regional cost. Please provide additional information regarding the other work on the *Notes-Assumption*s worksheet. Technical assistance may be required to accurately calculate cost of *Other Special Requirements*.

New School or Addition Projects

Worksheet - 4.00

The next worksheet is titled 4.00. This worksheet contains some unit costs for *Sitework*, however most of the categories on this worksheet are lump sum entries. This requires the input of a dollar amount rather than a quantity and will probably require technical assistance to accurately complete. Please note that all lump sum costs should be calculated as if the work were to be performed in Anchorage. The geographic factor applied on worksheet 6.00 will convert the lump sum costs to an appropriate regional cost. Below is a brief summary of the work items included on worksheet 4.00:

4.01 Site Preparation – enter the lump sum dollar amount required to prepare the site. Work such as soil remediation, building relocation, shoring, dewatering and environmental protection is to be included in this category.

4.02 Site Earthwork – enter the lump sum dollar amount required for site earthwork. Work such as clearing, excavation, grading, leveling, dewatering and import/export of fill is to be included in this category.

4.03 Site Improvements – enter the lump sum dollar amount required for site improvements. Work such as site paving, walks, sports courts and fields, stairs, ramps, walls, decks, fences, landscaping and play equipment, etc. and installation of other site accessories is to be included in this category.

4.04 Site Structures – enter the lump sum dollar amount required for *Site Structures*. Work such as covered walkways, covered play areas and support buildings is to be included in this category.

4.05 Site Utilities – enter the lump sum dollar amount required for the installation of gas service, utilidors and storm drainage to be included in this category.

4.051 – Water Main – enter the linear foot (LF) length of the proposed water pipe.

4.052 – Sewer Main – enter the linear foot (LF) length of the proposed sewer main.

4.06 Bulk Fuel Storage – enter the gallon capacity of the new *Bulk Fuel Storage* facility. This cost is for construction of a complete new above ground fuel storage and distribution system with a storage capacity exceeding 1,000 gallons. The Cost Model unit cost for this category varies automatically based on the storage capacity. Projects that require replacement of an existing above ground bulk fuel storage system should use category 12.10 *Replace Bulk Fuel System (Above Ground)* in lieu of category 4.06. Projects that require replacement of an existing below ground bulk fuel storage system should use category 12.09 *Replace Small Fuel Oil Tank (Below Ground)* in lieu of category 4.06. Projects that require replacement of an existing below ground bulk fuel storage system with an above ground fuel storage system should use category 12.11 *Remove Below Ground Tank & Install New Above Ground Tank* in lieu of category 4.06.

New School or Addition Projects

Projects that require replacement of an existing above ground bulk fuel storage system with a below ground bulk fuel storage system should use category 12.12 *Remove Above Ground Tank & Install Below Ground Tank* in lieu of category 4.06. Category 12.13 *Soil Remediation* should be used in conjunction with categories 12.09 thru 12.12 if contaminated soil exists at existing fuel storage areas.

4.07 Site Electrical – enter the lump sum dollar amount required for *Site Electrical*. This cost includes headbolt heaters, connections to equipment including the cost for running conduit and wire. Costs associated with electrical supply and communications to the building such as electrical service and transformer should be entered in this category.

4.08 Site Lighting – enter the number of fixtures required for *Site Lighting*. Costs associated with electrical supply to the building, such as electrical service and transformer, should be entered in category 4.07 *Site Electrical*. Generally, category 4.08 *Site Lighting* is to include the cost of running conduit and wire from the facility's panels to various electrical fixtures on the site, and the cost of furnishing and installing those fixtures.

4.09 Other – enter here estimates of additional cost for site work, both on and off site.

Worksheet - 5.00

The next worksheet is titled 5.00. This worksheet calculates the overhead and profit charges for a general contractor's services, insurances and bond. This cost is set at a percentage of the direct construction cost. No entries are required on this worksheet.

Worksheet - 6.00

The next worksheet is titled 6.00. This worksheet calculates the additional cost for construction based on the project location. The unit costs in the Cost Model are all based on the cost of material and labor in Anchorage. Therefore, to accurately reflect construction costs in other regions of the state, a geographic factor is applied to the construction costs to adjust them to reflect the actual cost of construction in the project's locale. This factor is intended to cover expenses such as shipping, subsistence, travel, et cetera.

The regional geographic factors can be found in *Table No. 1 Geographic Area Cost Factor*. Table No. 1 has been expanded so that now the geographic factors are listed alphabetically by school district, with some districts having multiple factors. There are two values to the right of the district name: the Index and the Percentage. Insert the appropriate percentage for the school district into the red text cell for category 6.01. The spreadsheet will automatically calculate the reduced or additional construction cost due to the geographic location of the project.

New School or Addition Projects

Worksheet - 7.00

The next worksheet is titled 7.00. This worksheet calculates the premium that a project will cost based on the *Size* of the project. Projects smaller than 25,000 square feet can anticipate paying more per square foot because some of a contractor's general requirement costs are fixed. The additional cost required due to the size of the project is calculated automatically on this worksheet. No entries are required on this worksheet.

Worksheet - 8.00

The next worksheet is titled 8.00. This worksheet calculates the necessary *Contingencies* for the project. Two contingencies are addressed: a general design contingency and an escalation contingency.

The general design contingency is to accommodate unknowns due to the conceptual level of the design. The general design contingency is fixed at 10% of the subtotal of costs calculated on worksheets 1.00 through 7.00. No entries are required to determine the general design contingency.

The escalation contingency is to account for the increase in construction costs from 2011 to the year that the project is anticipated to be constructed. The escalation rate is automatically calculated based on the anticipated construction date entry that is to be entered in the red text cell for category 8.03.

Worksheet - 9.00

The next worksheet is titled 9.00. This worksheet calculates *Project Overhead and Other Costs* that are associated with the construction of a new school or addition. This worksheet also provides the total project cost. Below is a brief summary of the costs included on worksheet 9.00:

> 9.01 Construction Management (By Consultant) – enter the percent of construction cost required for *Construction Management*. The amounts allowed for construction management are either 2%, 3% or 4% of the construction cost. Note that AS 14.11.020 (c) places limits on the cost of construction management furnished by a private contractor:

New School or Addition Projects

AS 14.11.020

"(c) The construction management costs of a project assumed under this section may not exceed four percent of the amount of appropriations for the facility if the amount of appropriations is $500,000 or less. The construction management costs of a project assumed under this section may not exceed three percent of the amount of appropriations for the facility if the amount of appropriations is over $500,000 but less than $5,000,000. The construction management costs of a project assumed under this section may not exceed two percent of the amount of appropriations for the facility if the amount of appropriations is $5,000,000 or more. For purposes of this subsection "construction management" means management of the project's schedule, quality, and budget during any phase of the planning, design, and construction of the facility by a private contractor engaged by the municipality or regional educational attendance area."

9.02 Land Purchase Costs – enter the lump sum amount for *Land Purchase Costs*. Even if the site has already been purchased it is wise to include the acquisition cost, especially if state reimbursement or funding is to be sought. Please note that 4 AAC 31.025 defines the requirements for reimbursement of site acquisition costs. Information regarding school site selection is available in the Department of Education publication, Site Selection Criteria and Evaluation Handbook.

9.03 Site Investigation (Estimate) – enter the lump sum amount for *Site Investigation*. Site investigation costs include but are not limited to cost associated with selecting a site, site surveys and geotechnical investigation services.

9.04 Seismic Hazard – enter a cost provided by an Alaska seismic safety design professional to perform seismic surveys of existing facilities, make recommendations and provide a plan/specification to implement seismic improvements.

9.05 Design Services Costs – enter the percent of construction cost required for *Design Services Costs*. Design costs include but are not limited to the cost associated with the project planning (from educational specifications through design development), preparation of construction/bid documents, and overseeing the completion of the work. Typically, large projects require smaller design cost percentages. The Department of Education's suggested range for the cost of project design is 6 – 10% of the construction cost. If costs are expected to exceed the department's recommended percentages, please provide a detailed justification of the overage.

9.06 – Construction – enter the total of a detailed construction cost estimate if new in-lieu of renovation (if not Cost Demand Model). This amount should include *all* costs required for completion of work not estimated using the Cost Demand Model.

9.07 Equipment and Technology Costs – enter the percent of construction cost required for *Equipment Costs*. Please refer to the Department of Education publication, Guidelines for School Equipment Purchases, 2005, for information regarding the definition of equipment. Budget parameters for equipment costs on a per student basis are also established in the publication. The Department of Education's suggested range

New School or Addition Projects

for the cost of furnishings and equipment is up to 10% of the construction cost. Technology is included with equipment. If costs are expected to exceed the department's recommended percentages, please provide a detailed justification of the overage.

9.08 District Administrative Overhead – enter the percent of construction cost required for *District Administrative Overhead Costs.* Indirect costs include, but are not limited to: the school district's cost of facilitating the entire project, accounting costs, in-house construction management costs. Typically, large projects require smaller indirect cost percentages. The Department of Education's suggested range for the cost of project administration is up to 9% of the construction cost. If costs are expected to exceed the department's recommended percentages, please provide a detailed justification of the overage.

9.09 Art (Where Applicable) – enter the percent of construction cost required for *Art*. The Department of Education applies the provisions of AS 35.27.020 to establish the required percent for art in school projects. This requirement is being applied by the department to all School Construction projects and some Major Maintenance projects based on the scope of the project. The minimum requirement for rural school facilities is 1/2% of construction cost. The maximum requirement for all other school facilities is 1% of construction cost.

9.10 Project Contingency for Changes – calculates the *Project Contingency for Changes* for the entire project. The project contingency is fixed at 5% of the subtotal shown in category 8.04, so no entries are required to generate the cost. This contingency is to cover the possibility of above average design, management, or administration costs as well as construction cost overruns. The project contingency is in addition to the 10% general design contingency that was applied in worksheet 8.00.

9.11 Project Total Cost – provides the estimated *Project Total Cost* for new construction or addition work. This line also provides a total of the additional percent costs associated with the project. If these costs exceed 30% of the project construction cost, then a detailed justification of the additional costs will be required.

Worksheets 1.00 – 9.00 comprise the New School or Addition module of the Program Demand Cost Model for Alaskan Schools – 13th Edition. Please refer to the Samples section for examples of the *Grand Summary*, *General Summary*, and *Notes – Assumptions* worksheets.

Renovation Projects

Worksheet - 11.00

The next worksheet is titled 11.00. This worksheet is the heart of the Renovation Cost Model. Unit costs are provided by work assembly. A work assembly can be thought of as a summary of a group of tasks required to complete that item. A building system is composed of a series of work assemblies. An example of a building system would be 11.20 *Exterior Closure*. An example of a work assembly is the replacement of an exterior door. Below are the tasks that contribute to the unit cost to replace an exterior door:

- Remove interior and exterior door trim
- Remove door and door frame
- Dispose of demolition debris
- Install new door frame and hang door
- Install new door hardware
- Install new interior and exterior door trim
- Install new caulking at door opening
- Paint door, door frame, door trim

The use of work assemblies provides users with the flexibility to customize a renovation estimate to the repairs required at a specific facility. Not every conceivable building system replacement is covered here, just the most common building systems found in existing Alaskan schools. If the proposed project incorporates a special building system that is not included in worksheet 11.00, a consultant knowledgeable in the special system will be required to prepare an accurate cost estimate. Please note that hazardous material abatement is not included in worksheet 11.00 unit costs. Costs for removal of hazardous materials are covered on worksheet 12.00 and should be selected as necessary. Below is a brief summary of the unit costs included on worksheet 11.00:

11.02 Foundation and Substructure Repairs – enter the lump sum amount required for *Foundation and Substructure Repairs*. If the facility requires foundation or substructure repairs, technical assistance from a consultant with foundation repair experience will be required to accurately estimate the extent of repairs required and their cost. Please provide additional information describing the required repairs and the basis for the estimated cost on the *Notes-Assumptions* worksheet.

11.11 Superstructure Repairs – enter the lump sum amount required for *Superstructure Repairs*. If the facility requires superstructure repairs, technical assistance from a consultant with structural repair experience will be required to accurately estimate the extent of repairs required and their cost. Please provide additional information describing the required repairs and the basis for the estimated cost on the *Notes-Assumptions* worksheet.

11.12 Seismic Repairs – enter the lump sum amount required for seismic repairs. This item will require technical assistance from a seismic safety design professional who has experience to accurately estimate the extent of repair, upgrades and improvements and

Renovation Projects

the associated cost. Please provide additional information describing the required repairs and the basis for the estimated cost on the *Notes – Assumption worksheet.*

For all 11.2X, 11.3X and some other individual items, enter the square footage of the amount of the system to be replaced. Do NOT use the total square footage of the building.

11.21 Exterior Upgrades – enter the square feet of beveled siding to be replaced. This unit cost includes: removal and disposal of existing siding, installation of new Tyvek and beveled cedar siding, installation of new exterior trim and flashing, new caulking at openings, new paint to siding and trim.

11.22 Exterior Upgrades – enter the square feet of exterior siding to be repainted. This unit cost includes: removal of old caulking, installation of new caulking, preparation of surfaces, new paint to doors, trim and exterior siding.

11.23 Exterior Insulation Finish System to Existing – enter the square feet of EIFS to be installed over the existing siding. This unit cost includes: surface preparation of existing siding, installation of 1" EIFS, new sealant and flashing. Please note that the cost to remove existing siding is excluded from 11.23's unit cost. If your project requires removal and disposal of existing siding enter the lump sum cost in category 11.29 for the demolition work. Please provide a description of extra work on the *Notes-Assumptions* worksheet and remember that all lump sum costs should be calculated as if the work were to be performed in Anchorage. The geographic factor applied on worksheet 14.00 will convert the lump sum costs to an appropriate regional cost.

11.24 Exterior Upgrades – enter the square feet of painted cement board to be installed over the existing siding. This unit cost includes: surface preparation of existing siding, installation of cement board, new exterior trim, painting of exterior, new sealant, new Tyvek, and new flashing. Please note that cost to remove existing siding is excluded from 11.24's unit cost. If your project requires removal and disposal of existing siding enter the lump sum cost in category 11.29 for the demolition work. Please provide a description of extra work on the *Notes-Assumptions* worksheet and remember that all lump sum costs should be calculated as if the work were to be performed in Anchorage. The geographic factor applied on worksheet 14.00 will convert the lump sum costs to an appropriate regional cost.

Renovation Projects

11.25 Exterior Skin – enter the square feet of metal siding to be installed over the existing siding. This unit cost includes: furring and ½" CDX plywood, installation of kynar finish metal siding system, new sealant, new Tyvek, and new flashing. Please note that cost to remove existing siding is excluded from 11.25's unit cost. If the project requires removal and disposal of existing siding enter the lump sum cost in category 11.29 for the demolition work. Please provide a description of extra work on the *Notes-Assumptions* worksheet and remember that all lump sum costs should be calculated as if the work were to be performed in Anchorage. The geographic factor applied on worksheet 14.00 will convert the lump sum costs to an appropriate regional cost.

11.26 Insulation – enter the square feet of insulation to be replaced in existing exterior wall. This unit cost includes: removal of GWB and insulation on exterior wall, disposal of debris, installation of new R-19 insulation, installation of new 10 mil vapor barrier, and installation of new GWB.

11.27 Exterior Closure (Replace Doors and Frames) – enter the number of door leafs to be replaced. This unit cost includes: removal of interior and exterior door trim, removal of door and frame, disposal of debris, installation of new door and frame, installation of new door hardware, new caulking, and painting of all new work.

11.28 Exterior Closure (Replace Windows) – enter the square feet of glazing to be replaced. This unit cost includes: removal of windows and blinds, disposal of windows and blinds, installation of new metal clad windows, installation of new interior and exterior trim, painting of trim, installation of new horizontal blinds.

11.29 Other Repairs – enter a lump sum amount for repairs or alteration not accounted for elsewhere. Please provide details regarding the additional cost on the *Notes-Assumptions* worksheet.

11.31 Replace Metal Roofing – enter the square feet of metal roofing to be replaced. This unit cost includes: removal and disposal of existing roofing (excluding hazardous material abatement), minor repair of approximately 20% of roof deck, replacement of approximately 20% of insulation and vapor barrier, and installation of new metal roofing.

11.32 Replace Membrane Roof – enter the square feet of flat roof membrane to be replaced. This unit cost includes: removal and disposal of existing roofing, minor repair of approximately 20% of roof deck, installation of new vapor barrier, installation of new 6" rigid insulation, installation of new flashing, and installation of new EPDM roofing.

Renovation Projects

11.41 Replace Partitions – enter the square feet of new interior partitions. The quantity of new partitions is the sum of the square feet of framed wall, not the square feet of GWB. This unit cost includes: removal and disposal of existing partitions, framing of new 2x4 and 2x6 partitions, installation of new sound batt insulation, installation of new GWB, installation of new base, installation of new wall finishes, and painting. Please note that this cost, while including a variety of common wall finishes, does not include ceramic tile. Please use category 11.47 for installation of ceramic wall tile.

11.42 Replace Door Leaf and Frames – enter the number of door leafs to be replaced (note, count 2 for double doors). This unit cost includes: removal of door and frame, disposal of debris, installation of new door and frame, installation of new door hardware, and painting of all new work.

11.43 Interior Painting – enter the square feet of walls and ceiling to be painted. This unit cost includes: removal and reinstallation of electrical device covers, painting of walls, painting of ceiling, and painting of doors.

11.44 Replace Carpeting – enter the square feet of new carpeting. This unit cost includes: removal and disposal of existing floor finish, installation of new carpet, and installation of new base.

11.45 Replace Resilient Flooring – enter the square feet of new resilient flooring (sheet vinyl and VCT). This unit cost includes: removal and disposal of existing floor finish, installation of new resilient flooring, and installation of new base.

11.46 Replace Gym Flooring – enter the square feet of new gym flooring. This unit cost includes: removal and disposal of existing floor finish, installation of new sports flooring, and installation of new base. Please note that the sports flooring is a membrane flooring and not a wood gym floor. If a wood gym floor is desired, enter the additional lump sum cost for a wood gym floor in category 11.99. Please provide details regarding the additional cost on the *Notes-Assumptions* worksheet.

11.47 Replace Ceramic Tile – enter the square feet of new ceramic tile. This unit cost includes: removal and disposal of existing tile surfaces, installation of new mosaic floor tile, and installation of new wall tile with cementious backer.

11.48 Replace Acoustical Tile Ceiling – enter the square feet of suspended acoustic ceiling tile to be replaced. This unit cost includes: removal and reinstallation of light fixtures, removal of existing suspended acoustical ceiling system, and installation of new suspended acoustical ceiling system.

Renovation Projects

11.49 Replace Gypboard Ceiling – enter the square feet of new gypsum board ceiling. This unit cost includes: removal and reinstallation of light fixtures, removal of existing gypsum board ceiling, installation of new gypsum board ceiling, and painting of new ceiling.

11.51 Replace Toilet Partitions – enter the number of toilet partitions to be replaced. This unit cost includes: removal and disposal of existing toilet partitions, installation of new toilet partitions, and installation of new associated toilet accessories.

11.52 Replace Toilet Accessories – enter the number of toilet accessories (soap dispensers, waste receptacles, paper towel dispensers, etc.) to be replaced. This cost includes: removal and disposal of existing toilet accessories and installation of new toilet accessories.

11.53 Smart Boards Additions – This assumes one smart board per classroom. This is new technology for the classroom. Could be described as a computer driven chalkboard. The cost includes electrical connections.

11.54 Replace Sports Equipment and Lockers (Small Gym) – enter the number of lots of sports equipment and lockers to be replaced. Each lot includes the following work: removal and disposal of existing equipment, installation of 50 new lockers, installation of two new wall mount basketball goals, installation of four new floor inserts, installation of two new chinning bars, and installation of two new climbing peg boards. This is only useable for a small gym installation (for a full size gym, increase cost by x4).

11.55 Replace Tack/Chalk/Marker Boards – enter the square feet of new marker, chalk, and tack board. This unit cost includes: removal and disposal of existing boards, and installation of new boards.

11.56 Replace Base Cabinet Units – enter the linear feet of new base cabinets. This unit cost includes: removal and disposal of existing cabinets, installation of new base cabinets, and installation of new plastic laminate countertops.

11.57 Replace Wall Hung Units – enter the linear feet of new wall hung cabinets. This unit cost includes: removal and disposal of existing cabinets, and installation of new wall cabinets.

11.58 Other Repairs – enter a lump sum amount for repairs or alteration not accounted for elsewhere. Please provide details regarding the additional cost on the *Notes-Assumptions* worksheet.

Renovation Projects

11.61 New Elevator – enter number of elevators. This is installation of a two stop hydraulic elevator for access in a two story school, which would save space over the traditional ramp approach. Cost also includes electrical connections, new walls and cutting and patching.

11.62 Repairs/Replacement (Estimate) – enter a lump sum amount for repair, replacement, or addition of a conveying system. In most cases this category will address the cost of work related elevators or lifts. Technical assistance from a consultant will be required to accurately estimate the cost of this work.

11.71 Replace Plumbing (Fixtures Only) – enter the number of plumbing fixtures to be replaced. This unit cost includes: removal and disposal of existing plumbing fixture, replacement of some associated piping, repair of adjacent finishes, and installation of new plumbing fixture. This category is for replacement of plumbing fixtures only. If the entire plumbing system is to be replaced please use category 11.72.

11.72 Replace Plumbing (Entire System) – enter the square feet of building area that is to receive a new plumbing system. Typically, the entire building square footage should be inserted unless portions of the building have plumbing systems that will not be replaced. The unit cost for this category assumes that this work will occur in conjunction with a major renovation of the space and includes: removal and disposal of existing plumbing system, installation of new sanitary waste and vent piping system, installation of new domestic water piping, installation of new plumbing fixtures, and installation of a new water heater. If this work is not to occur in conjunction with a major renovation project, additional costs to protect and repair existing finishes should be added. Enter the additional lump sum cost for this work in category 11.79. Please provide details regarding the additional cost on the *Notes-Assumptions* worksheet.

11.73 Replace Heating Systems – enter the square feet of building area that is to receive a new heating system. Typically, the entire building square footage should be inserted unless portions of the building have heating systems that will not be replaced. The unit cost for this category assumes that this work will occur in conjunction with a major renovation of the space and includes: removal and disposal of existing heating system, installation of new oil fired boiler and accessories, installation of new distribution piping, installation of new radiators, and installation of a new electrical connections. If this work is not to occur in conjunction with a major renovation project, additional costs to protect and repair existing finishes should be added. Enter the additional lumpsum cost for this work in category 11.79. Please provide details regarding the additional cost on the *Notes-Assumptions* worksheet.

11.74 Replace Ventilation Systems – enter the square feet of building area that is to receive a new ventilation system. Typically, the entire building square footage should be inserted unless portions of the building have ventilation systems that will not be replaced. The unit cost for this category assumes that this work will occur in conjunction with a major renovation of the space and includes: removal and disposal of existing ventilation

Renovation Projects

system, installation of new air handling units and exhaust fans, installation of new ductwork, and installation of a new electrical connections. If this work is not to occur in conjunction with a major renovation project, additional costs to protect and repair existing finishes should be added. Enter the additional lump sum cost for this work in category 11.79. Please provide details regarding the additional cost on the *Notes-Assumptions* worksheet.

11.75 New Exhaust Fan – enter the number of new exhaust fans. This unit cost includes: demolition and disposal of finishes to provide access for new system, installation of new up to 1500 CFM (cubic foot per minute) exhaust fan, installation of new ductwork, installation of new exterior venting, repair of existing finishes, and installation of a new electrical connections. Alternative pricing by the CFM.

11.76 New Cooling Systems – enter the square feet of building area that is to receive a new cooling system. Typically, the entire building square footage should be inserted unless portions of the building will not be served by the cooling system. This unit cost includes: removal and disposal of existing cooling system, installation of new air handling units and exhaust fans, installation of new ductwork, and installation of a new electrical connections. This unit cost assumes that an adequate ventilation system is available for the distribution of cool air through out the building. If a ventilation system is not available, refer to category 11.74 *Replace Ventilation Systems*. Alternative pricing by the ton.

11.77 New Controls – enter the square feet of building area that is to receive new controls. This unit cost includes: removal and disposal of existing controls, installation of new thermostats, and installation of new DDC control system.

11.78 New Sprinkler System – enter the square feet of building area that is to be fire sprinkled. Please note that some building types may require sprinklers in attic spaces and large exterior canopy areas, so it is not uncommon for the square feet of sprinkled area to exceed the actual square feet of building area. This unit cost includes: installation of a new fire water service, demolition and replacement of ceiling finishes, and installation of a new wet pipe fire sprinkler system. Please place an adder in category 11.79 for a dry pipe sprinkler system. A consultant may be required to determine the additive cost of a dry pipe over a wet pipe sprinkler system.

11.79 Other Repair/Replacement – enter a lump sum amount for *Other Repairs/Replacement*. The lump sum cost should be calculated as if the work were to be performed in Anchorage. The geographic factor applied on worksheet 14.00 will convert the lump sum cost to an appropriate regional cost. Please provide additional information regarding the other work on the *Notes-Assumptions* worksheet.

11.81 Replace Main Supply and Distribution – enter the number of lots of main electrical supply and distribution to be replaced. Each lot includes the following work: removal and disposal of seven existing electrical panels, installation of a new 1600 amp

Renovation Projects

MDP, installation of a new 1600 amp disconnect switch, installation of two 225 amp subpanels, installation of four new 100 amp subpanels, and installation new wiring between panels. Please note that categories 11.82 and 11.83 are subsets of category 11.81. Therefore, an entry in category 11.81 will typically preclude entries into the other categories.

11.82 Replace MDP – enter the number of main distribution panels (MDP) to be replaced. This unit cost includes: removal and disposal of existing MDPs, installation of a new 1600 amp MDP, installation of a new 1600 amp disconnect switch.

11.83 New Power Panel – enter the number of new power panels to be installed. This unit cost includes: installation of a new 225-amp power panel and connection to existing power supply.

11.84 Replace Lighting Fixtures and Wiring – enter the square feet of building area to receive new lighting. This unit cost includes: removal and disposal of existing lighting and wiring, installation of new wiring, installation of new devices, and installation of a light fixtures.

11.85 Replace Lighting Fixtures Only - enter the square feet of building area to receive new lighting. This unit cost includes: removal and disposal of existing lighting and installation of a light fixtures.

11.86 Replace Power Devices – enter the square feet of building area to receive new power wiring. This unit cost includes: removal and disposal of existing power devices (outlets, etc.) and wiring, installation of new wiring, and installation of new power devices.

11.87 New Standby Power and Fuel Oil – enter the number of kilowatts (KW) for new standby power required. This unit cost is based on new above ground fuel storage tank, new tank foundation, new fuel piping to the generator, a new 150 KW generator and day tank, and a new 600 amp automatic transfer switch.

11.91 New Addressable Fire Alarm System – enter the square feet of building area to receive a new fire alarm system. Typically, the entire building square footage should be inserted unless portions of the building already have a functional fire alarm system. This unit cost includes: all work required for a complete fire alarm system.

11.92 New Computer Outlets (Rough In) – enter the square feet of building area to receive new computer outlets. Typically, the entire building square footage should be inserted unless portions of the building already have functional computer outlets and will not be receiving new outlets. This cost is included in the cost for additions and new construction and should not be duplicated here. This unit cost includes: installation of new conduit, installation of new computer wire, an allowance for cutting and patching, and installation of new data outlets.

Renovation Projects

11.93 New Telephone/Public Address/Intercom/Clock System – enter the square feet of building area to receive a new telephone/intercom/public address system (a synchronized clock system is included with the public address system). Typically, the entire building square footage should be inserted unless portions of the building already have a functional telephone/intercom/public address system and will not be receiving any new work. This unit cost includes: all work required for a complete telephone/intercom/public address system.

11.94 New Public Address (Gym and Stage) – enter the number of a new gym and stage public address systems required. This unit cost includes: all work required for a complete gym and stage public address system.

11.95 New Master Antenna Television (MATV) System – enter the square feet of building area to receive a new MATV system. Typically, the entire building square footage should be inserted unless portions of the building already have a functional MATV system and will not be receiving any new work. This unit cost includes: all work required for a complete MATV system excluding the video monitors.

11.96 New Hearing Impaired Audio System – enter the number of a hearing impaired audio systems required. This unit cost includes: all work required for a complete hearing-impaired audio system for (8) listeners only.

11.97 New Security System/CCTV – enter the square feet of building area to receive a simple new security system. Typically, the entire building square footage should be inserted unless portions of the building already have a functional security system and will not be receiving any new work. This unit cost includes: all work required for a complete security system.

11.98 Sound Field System (Audio Enhancement System) – enter number of classrooms served. New technology for the classroom. A teacher's aid for communication.

11.99 Other Repairs/Replacement/Demolition – enter a lump sum amount for *Other Repairs/Replacement/Demolition*. The lump sum cost should be calculated as if the work were to be performed in Anchorage. The geographic factor applied on worksheet 14.00 will convert the lump sum cost to an appropriate regional cost. Please provide additional information regarding the other work on the *Notes-Assumptions* worksheet.

Renovation Projects

Worksheet - 12.00

The next worksheet is titled 12.00. This worksheet addresses the costs associated with the removal of hazardous materials. The unit costs for categories 12.01 through 12.08 are to be used in conjunction with the work assembly costs in category 11.00 when the demolition will require removal of hazardous materials. Categories 12.09 through 12.11 provide stand-alone unit costs for a complete work assembly. Below is a brief summary of the unit costs included on worksheet 12.00:

12.01 Complete Renovation (Interior) (Removal Only) – enter the square feet of building area to be completely gutted. This unit cost includes: removal of asbestos containing wall
board, roofing, vinyl flooring, ceiling tiles, pipe insulation, and wall covering adhesives; removal of doors with lead paint; removal of PCBs from light fixture ballasts. Please note that categories 12.02 through 12.08 are subsets of category 12.01. If a major renovation is planned and asbestos containing materials are anticipated to be encountered during demolition, use category 12.01 and disregard categories 12.02 through 12.08.

12.02 Roof Replacement (Roof Area) (Removal Only) – enter the square feet of asbestos containing roofing to be removed. This unit cost includes: removal of asbestos containing roofing.

12.03 Exterior Upgrade (Number of Doors) (Removal Only) – enter the number of exterior doors with lead paint to be removed. This unit cost includes: removal of exterior doors with lead paint.

12.04 Replace Interiors (Removal Only) – enter the square feet of building area that is to receive new finishes. This unit cost includes: removal of asbestos containing vinyl flooring, ceiling tiles, and wall covering adhesives.

12.05 Replace Plumbing Fixtures (Removal Only) – enter the number of plumbing fixtures to be replaced. This unit cost includes: removal of asbestos containing pipe insulation from domestic water piping. Please note that it may be possible to replace plumbing fixtures without significantly disturbing existing piping.

12.06 Replace Heating and Ventilation Systems (Removal Only) – enter the square feet of building area that is to receive heating and ventilation system upgrades. This unit cost includes: removal of asbestos containing ceiling tiles and pipe insulation from radiant heat piping.

12.07 New Sprinkler System (Removal Only) – enter the square feet of building area that is to receive a new fire sprinkler system. This unit cost includes: removal of asbestos containing ceiling tiles.

Renovation Projects

12.08 Work in Connection with New Electrical Installations (Removal Only) – enter the square feet of building area that is to receive new electrical work. Typically, the entire building square footage should be inserted unless distinct portions of the building (for example, a detached wing) will not be receiving any new work. This unit cost includes: removal of asbestos containing wallboard and ceiling tiles.

12.09 Replace Small Fuel Oil Tank (Below Ground) – enter the gallon capacity of the new underground fuel tank that is to replace an existing underground fuel tank. This unit cost includes: draining of existing tank, excavation of existing tank, removal of existing piping, soils testing for contamination, disposal of existing tank, installation of new underground fuel tank and leak detection system in existing pit, installation of new piping, and backfill of existing pit. Please note that remediation of contaminated soil is excluded from this cost. Use category 12.13 for costs associated with the remediation of contaminated soil.

12.10 Replace Bulk Fuel Oil Tank (Above Ground) – enter the gallon capacity of the new aboveground fuel tank that is to replace an existing aboveground fuel tank. This unit cost includes: draining of existing tank, removal of existing piping, disposal of existing tank, installation of new aboveground fuel tank and containment system, and installation of new piping. Please note that remediation of contaminated soil is excluded from this cost. Use category 12.13 for costs associated with the remediation of contaminated soil.

12.11 Remove Below Ground Tank and Install New Above Ground Tank – enter the gallon capacity of the new above ground fuel tank that is to replace an existing below ground fuel tank. This unit cost includes: draining of existing tank, removal of existing piping, disposal of existing tank, installation of new aboveground fuel tank and containment system, and installation of new piping. Please note that remediation of contaminated soil is excluded from this cost. Use category 12.13 for costs associated with the remediation of contaminated soil.

12.12 Remove Above Ground Tank and Install New Below Ground Tank – enter the gallon capacity of the new below ground fuel tank that is to replace an existing above ground fuel tank. This unit cost includes: draining of existing tank, removal of existing piping, disposal of existing tank, installation of new aboveground fuel tank and containment system, and installation of new piping. Please note that remediation of contaminated soil is excluded from this cost. Use category 12.13 for costs associated with the remediation of contaminated soil.

Renovation Projects

12.13 Soil Remediation – enter the cubic yards of soil that requires remediation. This unit cost includes: soil testing, excavation of contaminated soils, treatment of contaminated soils, disposal of contaminated soils, and replacement of excavated soil with non-frost susceptible fill.

12.14 Other Specific Abatement – enter the lump sum.

Worksheet - 13.00

The next worksheet is titled 13.00. This worksheet calculates the overhead and profit charges for a general contractor's services, insurances and bonds. This cost is set at a percentage of the direct construction cost. The extra percentage over new construction is to allow for additional coordination efforts typical of renovation projects. No entries are required on this worksheet.

Worksheet - 14.00

The next worksheet is titled 14.00. This worksheet calculates the additional cost for construction based on the project location. The unit costs in the Cost Model are all based on the cost of material and labor in Anchorage. Therefore, to accurately reflect construction costs in other regions of the state, a geographic factor is applied to the construction costs to adjust them to reflect the actual cost of construction in the project's locale. This factor is intended to cover expenses such as shipping, subsistence, travel, et cetera.

The regional geographic factors can be found in *Table No. 1 Geographic Area Cost Factor*. Table No. 1 has been expanded so that now the geographic factors are listed alphabetically by school district, with some districts having multiple factors. There are two values to the right of the district name: the Index and the Percentage. Insert the appropriate percentage for the school district into the red text cell for category 14.01. The spreadsheet will automatically calculate the additional, or reduced in a few regions, construction cost due to the geographic location of the project.

Worksheet - 15.00

The next worksheet is titled 15.00. This worksheet calculates the premium that a project will cost based on the dollar amount of the project. Projects smaller than $4,000,000 can anticipate paying more per square foot because some of a contractor's general requirement costs are fixed. The additional cost required due to the dollar amount of the project is calculated automatically on this worksheet. No entries are required on this worksheet.

Renovation Projects

Worksheet - 16.00

The next worksheet is titled 16.00. This worksheet calculates the contingencies for the project. Two contingencies are addressed: a general design contingency and an escalation contingency.

The general design contingency is to provide design flexibility and to account for construction unknowns. The general design contingency is fixed at 15% of the subtotal of costs calculated on worksheets 11.00 through 14.00. This is 5% more than the similar contingency on a new construction project. The extra 5% is to allow for additional unknowns typical of renovation projects. No entries are required to determine the general design contingency.

The escalation contingency is to account for the increase in construction costs for the year that the project is anticipated to start construction. The escalation rate is automatically calculated based on the anticipated construction date that is to be entered in the red text cell for category 16.03.

Worksheet - 17.00

The next worksheet is titled 17.00. This worksheet calculates *Project Overhead and Other Costs* that are associated with the construction of a new school or addition. This worksheet also provides the total project cost. Below is a brief summary of the costs included on worksheet 17.00:

17.01 Construction Management (By Consultant) – enter the percent of construction cost required for *Construction Management*. The amounts allowed for construction management are either 2%, 3% or 4% of the construction cost. Note that AS 14.11.020 (c) places limits on the cost of construction management furnished by a private contractor:

AS 14.11.020

"(c) The construction management costs of a project assumed under this section may not exceed four percent of the amount of appropriations for the facility if the amount of appropriations is $500,000 or less. The construction management costs of a project assumed under this section may not exceed three percent of the amount of appropriations for the facility if the amount of appropriations is over $500,000 but less than $5,000,000. The construction management costs of a project assumed under this section may not exceed two percent of the amount of appropriations for the facility if the amount of appropriations is $5,000,000 or more. For purposes of this subsection "construction management" means management of the project's schedule, quality, and budget during any phase of the planning, design, and construction of the facility by a private contractor engaged by the municipality or regional educational attendance area."

17.02 Land Purchase Costs – enter the lumpsum amount for *Land Purchase Costs*. Even if the site has already been purchased it is wise to include the acquisition cost, especially if state reimbursement or funding is to be sought. Please note that 4 AAC 31.025 defines

Renovation Projects

the requirements for reimbursement of site acquisition costs. Information regarding school site selection is available in the Department of Education publication, Site Selection Criteria and Evaluation Handbook.

17.03 Site Investigation (Estimate) – enter the lumpsum amount for *Site Investigation*. Site investigation costs include but are not limited to cost associated with selecting a site, site surveys and geotechnical investigation services.

17.04 Seismic Hazard – enter a cost provided by an Alaska seismic safety design professional to perform seismic surveys of existing facilities, make recommendations and provide a plan/specification to implement seismic improvements.

17.05 Design Services Costs – enter the percent of construction cost required for *Design Services Costs*. Design costs include but are not limited to the cost associated with the project planning (from educational specifications through design development), preparation of construction/bid documents, and overseeing the completion of the work. Typically, large projects require smaller design cost percentages. The Department of Education's suggested range for the cost of project design is 6 – 10% of the construction cost. If costs are expected to exceed the department's recommended percentages, please provide a detailed justification of the overage.

17.06 – Construction – enter the total of a detailed construction cost estimate if new in-lieu of renovation (if not Cost Demand Model). This amount should include *all* costs required for completion of work not estimated using the Cost Demand Model.

17.07 Equipment and Technology Costs – enter the percent of construction cost required for *Equipment Costs*. Please refer to the Department of Education publication, Guidelines for School Equipment Purchases, 2005, for information regarding the definition of equipment. Budget parameters for equipment costs on a per student basis are also established in the publication. The Department of Education's suggested range for the cost of furnishings and equipment is up to 10% of the construction cost. Technology is included with equipment. If costs are expected to exceed the department's recommended percentages, please provide a detailed justification of the overage.

17.08 District Administrative Overhead – enter the percent of construction cost required for *District Administrative Overhead Costs.* Indirect costs include, but are not limited to: the school district's cost of facilitating the entire project, accounting costs, in-house construction management costs. Typically, large projects require smaller indirect cost percentages. The Department of Education's suggested range for the cost of project administration is up to 9% of the construction cost. If costs are expected to exceed the department's recommended percentages, please provide a detailed justification of the overage.

Renovation Projects

17.09 Art (Where Applicable) – enter the percent of construction cost required for *Art*. The Department of Education applies the provisions of AS 35.27.020 to establish the required percent for art in school projects. This requirement is being applied by the department to all School Construction projects and some Major Maintenance projects based on the scope of the project. The minimum requirement for rural school facilities is 1/2% of construction cost. The maximum requirement for all other school facilities is 1% of construction cost.

17.10 Project Contingency for Changes – calculates the *Project Contingency for Changes* for the entire project. The project contingency is fixed at 5% of the subtotal shown in category 16.04, so no entries are required to generate the cost. This contingency is to cover the possibility of above average design, management, or administration costs as well as construction cost overruns. The project contingency is in addition to the 15% general design contingency that was applied in worksheet 16.00.

17.10 Project Total Cost – provides the estimated *Project Total Cost* for new construction or addition work. This line also provides a total of the additional percent costs associated with the project. If these costs exceed 30% of the project construction cost, then a detailed justification of the additional costs will be required.

Worksheets 11.00 – 17.00 comprise the Renovation module of the Program Demand Cost Model for Alaskan Schools – 12th Edition Update. Please refer to the Samples section for an examples of the *Grand Summary*, *General Summary*, and *Notes – Assumptions* worksheets.

General Summary

The *General Summary* worksheet provides a consolidated summary of all the identified project costs. Please refer to the Samples section for an example of the *General Summary* worksheet. No entries are required on this worksheet because all the cost information is pulled from the previous worksheets. This worksheet serves as the project estimate while the other worksheets serve as project estimate back up. Please note that this worksheet provides an estimate structure and unit costs that enables the manual creation of a project estimate should a computer be unavailable. Refer to the Samples section for an example of the *General Summary* worksheet.

Notes – Assumptions

The *Notes – Assumptions* worksheet provides a location for detailed information regarding assumptions made while preparing the cost estimate. Each entry on the worksheet should include the line item (category number) and estimate summary page number defining the location in the estimate where the cost assumption has been placed. Each entry should also include a detailed description of the cost assumption including the dollar value associated with the assumption. Please refer to the Samples section for an example of the *Notes – Assumptions* worksheet.

Saving & Printing

As mentioned earlier, the file should be saved as an Excel Workbook with a descriptive title for easy reference. It is recommended that the file be saved periodically through out the creation of the estimate. When the estimate is complete, all worksheets should be printed. The *Grand Summary* and *General Summary* worksheets serve as broad and detailed estimate summaries, respectively. The *Notes – Assumptions* worksheet serves as a description of assumptions that were made during the creation of the estimate. The remainder of the worksheets serve as estimate back up.

This page is intentionally blank

Alaska Department of Education & Early Development

Application for Funding
Capital Improvement Project by Grant
or
State Aid for Debt Retirement

FY2015

*For each funding request submit **one original** and **three complete copies of this application** and **two copies of each attachment**.*

For instructions on completing this application, please refer to the department's Capital Project Information and References website at:

http://www.eed.state.ak.us/Facilities/FacilitiesCIP.html

(Note: The department will only score ten projects from each district during a single rating period)

School District: _____

Community: _____

School Name: _____

Project Name: _____

TYPE OF PROJECT AND FUNDING REQUEST

1. Type of funding requested *(Choose only **one** funding source.)*

☐ Grant Funding ☐ Aid for Debt Retirement (Bonding)

2a. **Primary** purpose of project *(Choose only **one** category, per AS 14.11.013 for grant projects, or AS 14.11.100(j)(4) for debt retirement projects). The department will change a project category as necessary to reflect the primary purpose of the project.*[1]

School Construction:	**Major Maintenance:**
☐ Health and life-safety (Category A, this category is not available for debt retirement)	☐ Protection of structure (Category C, this category is not available for debt retirement)
☐ Unhoused students (Category B; Category A for debt retirement)	☐ Building code deficiencies (Category D; Category B for debt retirement)
☐ Improve instructional program (Category F; Category D for debt retirement)	☐ Achieve operating cost savings (Category E; Category C for debt retirement)

b. Phases of project to be covered by this funding request *(Indicate **all** applicable phases)*

☐ Planning (Phase I) ☐ Design (Phase II) ☐ Construction (Phase III)

[1] The department's authority to assign a project to its correct category is established in AS 14.11.013(c)(1) and in AS 14.11.013(a)(1) under its obligation to verify a project meets the criteria established by the Bond Reimbursement & Grant Review Committee under AS 14.11.014(b)

c. Is the work identified in this project request partially or fully complete? ☐ yes ☐ no
(If the answer is yes, attach 2 copies of documentation that establishes compliance with 4 AAC 31.080 and please note the attachment in question 31.)

BASIC ELIGIBILITY REQUIREMENTS

3. Has a six-year Capital Improvement Plan (CIP) been approved by the district school board? ☐ yes ☐ no
(Refer to AS 14.11.011(b), and 4 AAC 31.011(c); attach a copy of the 6-year Plan.)

4. Does the school district have a functional fixed asset inventory system? ☐ yes ☐ no
(Refer to AS 14.11.011(b)(1).)

5. Is evidence of required insurance attached to this application or has evidence been submitted as required to the department? ☐ yes ☐ no
(Refer to AS 14.11.011(b)(2).)

6a. Is the project a capital improvement project and not part of a preventive maintenance program or custodial care? ☐ yes ☐ no
(The scope of work as outlined in the project description, question 18, must meet the requirements of AS 14.11.011(b)(3).)

b. Is adequate documentation provided? ☐ yes ☐ no
(Reference: AS 14.11.013(c)(3)(A) and 4 AAC 31.022(d)(1)

DISTRICT INFORMATION

7a. Districtwide maintenance expenditures for the last 5 years will be gathered by the department from audited financial statements. *(Costs for teacher housing, utilities, or expenditures for which reimbursement is being sought will be excluded. See instructions for specific accounting codes to be included.)*

7b. Districtwide replacement cost insurance values for the last 5 years will be gathered by the department from annual insurance certification and schedule of values.

EXISTING FACILITIES

8. The existing building(s) will be (check all that apply):

☐ renovated ☐ added to ☐ demolished ☐ surplused ☐ other

(If the project will result in demolition or surplus of building(s), provide for hazardous material abatement and demolition as part of the project. If the building(s) are state-owned or state-leased facilities, attach a transition plan for protection and disposal of the properties.)

9. What buildings or building portion (i.e. original building or addition) will be included in the scope of work of the project?

(The department will utilize GSF records to establish project points (up to 30) in the "Weighted Average Age of Facilities" scoring element. Refer to the EED Facilities Database at http://www.eed.state.ak.us/Facilities/SchoolFacilityReport/SearchforSchoolFac.cfm for facility number, name, year, and size information on record.)

Facility #	Building or Building Portion	Year Built	GSF
TOTAL GSF			**0**

RELATED FUNDING

10. Provide AS 14.11 administered grants that have already been appropriated by the legislature as partial funding in support of this project. This does not include debt retirement projects. (30 points possible for previous funding)

EED grant # _____

EED grant # _____

11. Is the district applying for a waiver of participating share? ☐ yes ☐ no

Only municipal districts with a full value per ADM less than $200,000 are eligible to apply for a waiver of participating share. REAA's are not eligible to request a waiver of participating share. (If the district is applying for a waiver, attach justification. Refer to AS 14.11.008(d) and Appendix E of the application instructions.)

PROJECT INFORMATION

12. What is the rank of this project under the district's six-year Capital Improvement Plan? (30 points possible for CIP priority) Rank: _____

13. Does this project impact multiple facilities? ☐ yes ☐ no

(If the answer is yes, describe in the project description and provide applicable data as identified in the instructions.)

14. Is this project an emergency? (50 points possible) ☐ yes ☐ no

(Refer to AS 14.011.013(b)(1) and the instructions. If the answer is yes*, describe the nature of the emergency and actions the district has taken to mitigate the emergency conditions.)*

15. Will this project require acquisition of additional land or utilization of a new school site? ☐ yes ☐ no

(If the answer is yes, *attach site description or site requirements. If a new site has been identified, attach the site selection analysis used to select the new site. Note the attachment in question 31.)*

16. Has a facility condition survey been completed?* (5 points possible) ☐ yes ☐ no

(If the answer is yes*, attach 2 copies and Note the attachment in question 31.)*

Has a facility appraisal been completed? (5 points possible) ☐ yes ☐ no

(If the answer is yes, attach 2 copies and Note the attachment in question 31.)

Has work been completed on planning?* (10 points possible) ☐ yes ☐ no

(If yes, attach documentation supporting planning as described in Appendix A, and please note the attachment in question 31.))

Has work been completed on schematic design?* (10 points possible) ☐ yes ☐ no

(If yes, attach documentation supporting schematic design as described in Appendix A, and please note the attachment in question 31.))

Has work been completed on design development?* (10 points possible) ☐ yes ☐ no

(If yes, attach documentation supporting design development as described in Appendix A, and please note the attachment in question 31.))

* - Identify the Design consultant. If there is no Design consultant for this project, provide a detailed explanation of why a consultant is not required.

Design Consultant - _____

17. Project Description/Scope of Work: The project description should provide a clear description of the project scope to be completed with this project. If prior or subsequent work is included as a part of the description, be sure to clearly identify the components of work to be completed with THIS project. Provide an estimated project timeline that includes an estimated date for receipt of funding, construction start date, and construction completion date. (50 points possible for description of severity of life/ safety and code issues)

(Refer to AS 14.11.011(b)(1) and to the instructions accompanying this form. Appendices A and C accompanying the instructions may be particularly helpful. If attached documentation is intended to address this question, please note the attachment in question 31.)

COST ESTIMATES

18. Complete the following tables using the Department of Education & Early Development's ~~12~~13th **Edition** ~~Update~~ ~~Revised~~ Cost Model or an equivalent cost estimate. Completion of the tables is **mandatory**. (30 points possible)

(Percentages are based on construction cost. See Appendix C for additional information. If your project exceeds the recommended percentages, you must provide a detailed justification for each item exceeding the percentage. The total of all additive percentages should not exceed 130%, if the additive percentages exceed 130% a detailed explanation must be provided or the department will adjust the percentages to meet the individual and overall percentage guidelines)

Table 1. TOTAL PROJECT COST ESTIMATE

Project Budget Category	Maximum % without justification	I Prior AS 14.11 Funding	II Current Project Request	III % of Total Construction Cost	IV Project Total
CM - By Consultant [1]	2 - 4%				
Land [2]					
Site Investigation [2]					
Seismic Hazard [7]					
Design Services	6 - 10%				
Construction [3]					
Equipment & Technology [2,5]	up to 10%				
District Administrative Overhead [4]	up to 9%				
Art [6]	0.5% or 1%				
Project Contingency	5%				
Project Total					

1. *Percentage is established by AS 14.11.020(c) for consultant contracts (Maximum allowed percentage by total project cost: $0-$500,000 – 4%; 500,001- $5,000,000 – 3%; over $5,000,000 – 2%).*
2. *Include only if necessary for completion of this project. Amounts included for Land and Site Investigation costs need to be supported in the Project Description (Question 17), and supporting documentation should be provided in the attachments.*
3. *Attach detailed construction cost estimate and life cycle cost if new-in-lieu-of-renovation.*
4. *Includes district/municipal/borough administrative costs necessary for the administration of this project; This budget line will also include any in-house construction management cost.*
5. *Equipment and technology costs should be calculated based on the number of students to be served by the project. See the department's publication, Guidelines for School Equipment Purchases for calculation methodology (2005). The department will accept a 5% per year inflation rate (from the base year of 2005) added to the amounts provided in the Guideline. Technology is included with Equipment.*
6. *Only required for renovation and construction projects over $250,000 that require an Educational Specification (AS 35.27.020(d)).*
7. *Costs associated with assessment, design, design review, and special construction inspection services associated with seismic hazard mitigation of a school facility. This amount needs to be provided by a design consultant, and should not be estimated based on project percentage.*

Table 2. CONSTRUCTION COST ESTIMATE						
	New Construction			Renovation		
Construction Category	Cost	GSF	Unit Cost	Cost	GSF	Unit Cost
Base Building Construction [2]						
Special Requirements [1]		n/a			n/a	
Sitework and Utilities		n/a			n/a	
General Requirements		n/a			n/a	
Geographic Cost Factor		n/a			n/a	
Size/Dollar Adj. Factor		n/a			n/a	
Contingency		n/a			n/a	
Escalation		n/a			n/a	
Construction Total						

1. *Explain in detail and justify special requirements*
2. *If using the Cost Model, Base Construction = Divisions (1.0+2.0) for new construction, and Division 11.00 for Renovation, otherwise, the Base Construction = the total construction cost less the costs that correspond with other cost categories in the table.*

ATTENDANCE AREA AND AVERAGE DAILY MEMBERSHIP (ADM)

Please Note: *If you have classified this project as Major Maintenance (Category C,D or ED) and you are not including any new space skip to question 25.* ***All applications requesting new or replacement space must provide the information requested in this section.*** *For the purposes of this section, gross square footage is calculated in accordance with 4 AAC 31.020(e).*

19. Indicate the student grade levels to be housed by in the proposed project facility: _____

20. Within the attendance area, is there any work (other than this project) that has been approved by local voters, or has been funded, or is in progress that houses any student grade levels included in the proposed project? ☐ yes ☐ no

(If the answer is yes*, please provide information below about size, student capacity, and grades to be served in the table below.)*

Project Name	GSF	Grades	Capacity

21. Within the attendance area, are there school facilities that house any student grade levels included in the proposed project? ☐ yes ☐ no

(If the answer is yes*, please provide information below about size, student capacity, and grades served in the table below.)*

School Name	GSF	Grades	Capacity

In lieu of data in the format above for questions 20 and 21, we are providing detailed attachments. ☐ yes ☐ no

22. What is the anticipated date of occupancy for the proposed facility?
(Provide a project schedule if available.) _____

23. In the table below provide the attendance area's current and projected ADM: (80 points possible for unhoused students)

Table 3. ATTENDANCE AREA ADM

School Year	K-6 ADM	7-12 ADM	Total ADM
2012-2013			
2013-2014			
2014-2015			
2015-2016			
2016-2017			
2017-2018			
2018-2019			
2019-2020			
2020-2021			
2021-2022			

24. By what method(s) were ADM projections calculated?
(Attach calculations and justifications.) _____

PROJECT SPACE

25. Completion of this table is mandatory for **all projects that add space or change existing space utilization**. If the project does not alter the configuration of the existing space, it is not necessary to complete this table. Use gross square feet for space entries in this table. (30 points possible available for type of space constructed)

Table 4. PROJECT SPACE EQUATION

Space Utilization	A Existing Space	I Space to remain "as is"	II Space to be Renovated	III Space to be Demolished	IV New Space	B Total Space upon Completion
Elem. Instructional/Resource						
Sec. Instructional/Resource						
Support Teaching						
General Support						
Supplementary						
Total School Space						

26. Describe inadequacies of existing space. Specifically address how the inadequacies impact the educational program and facility operations. (40 points possible for inadequacy of space)

(Refer to 4 AAC 31.022 (c)(4). If attached documentation is intended to address this question, please note the attachment in question 31.)

ALTERNATIVE FACILITIES AND OPTIONS

27. List below any alternative regional, community, and school facilities in the area that are capable of housing students. (5 points possible)

(Refer to AS 14.11.013(b)(4). If attached documentation is intended to address this question, please note the attachment in question 31.)

28. Describe at least two and preferably more viable (realistic) options in addition to the proposed project that have been considered in the planning and development of this project. Major maintenance projects should include consideration of project execution options (phasing, in-house vs. contracted construction), and material selection options; New school construction projects need to include a discussion of existing building renovation, acquisition or use of alternative facilities, a life cycle cost analysis and cost benefit analysis, and service area boundary changes where there are adjacent attendance areas; Projects proposing the addition or replacement of space need to consider acquisition or use of alternative facilities, a life cycle cost analysis and cost benefit analysis, and a service area boundary change option where there are adjacent attendance areas. (25 points possible)

(Refer to AS 14.11.013(b)(6). If attached documentation is intended to address this question, please note the attachment in question 31.)

29. Quantify the project's annual operational cost savings, if any, in relation to the project total cost. (30 points possible)

(Refer to 4 ACC 31.022(c)(3). If attached documentation is intended to address this question, please note the attachment in question 31.)

FACILITY MANAGEMENT

30. Provide documents related to the district's maintenance and facility management program. Include management reports, renewal and replacement schedules, work orders, energy reports, training schedules, custodial activities, and any other documentation that will enhance the requirements listed in the instructions. *(Refer to AS 14.11.011(b)(1), AS 14.11.011(b)(4), AS 14.14.090(10), 4 AAC 31.013 and accompanying instructions. Note attached documentation in question 31.)* (55 points possible)

Assessment # 1)	*Maintenance Management Narrative (Up to 5 Evaluative Points)*
Assessment # 2)	*Maintenance Labor Reports (Up to 15 Formula-Driven Points)*
Assessment # 3)	*PM/corrective maintenance reports (Up to 10 Formula-Driven Points)*
Assessment # 4)	*5-Year Average Expenditure on maintenance (Up to 5 Formula-Driven Points)*
Assessment # 5)	*Energy Management Narrative (Up to 5 Evaluative Points)*
Assessment # 6)	*Custodial Narrative (Up to 5 Evaluative Points)*
Assessment # 7)	*Maintenance Training Narrative (Up to 5 Evaluative Points)*
Assessment # 8)	*Capital Planning Narrative (Up to 5 Evaluative Points)*

ATTACHMENTS

31. Please check to indicate all items that are attached to this application and note that two copies of each attachment should be included. Attachments designated as **Required** must be included for the application to be considered complete. Some items may not be applicable to specific projects.

- ☐ Documentation establishing compliance with 4 AAC 31.080 *(question 2c)*
- ☐ Six-year Capital Improvement Plan (CIP) *(question 3*); **Required for eligibility**
- ☐ Description of maintenance and facilities management program *(question 30)*; **Required for eligibility**
- ☐ Transition plan for state-owned or state-leased properties *(question 8)*
- ☐ Justification for waiver of participating share *(question 11)*
- ☐ Site description, site requirements, and/or site selection analysis *(question 15)*
- ☐ Facility condition survey *(question 16)*
- ☐ Facility Appraisal (*question 16*)
- ☐ Planning documentation (*question* 16)
- ☐ Schematic Design documentation *(question 16)*
- ☐ Design Development documentation *(question 16)*
- ☐ Cost/benefit analysis *(questions 17, 18, 28, 29)*
- ☐ Life cycle cost analysis *(questions 17, 18, 28, 29)*
- ☐ Value analysis provided *(question 17, 18, 28, 29)*
- ☐ Budget variance justification *(question 18)*
- ☐ Cost estimate worksheets *(question 18)*
- ☐ Capacity calculations of affected schools in the attendance area/areas *(question 20, 21)*
- ☐ Enrollment projections and calculations *(question 23)*
- ☐ Appropriate compliance reports *(i.e., Fire Marshal, AHERA, ADA, etc.)*

CERTIFICATION

32. I hereby certify that this information is true and correct to the best of my knowledge, and that the application has been prepared under the direction of the district school board and is submitted in accordance with law.

Superintendent or Chief School Administrator

Date

Alaska Department of Education & Early Development

Instructions for completing the Application for Funding
for a
Capital Improvement Project

FY2015

Use these instructions with Alaska Department of Education & Early Development AKEED Form #05-~~12~~13-~~038~~XXX, Rev ~~4/2012~~5/2013
Application for Funding Capital Improvement Project by Grant or State Aid for Debt Retirement.
Numbered paragraphs below correspond to numbered questions on the application.

Unless otherwise indicated, each question on the application form must be answered in order for the application to be considered complete. **Only complete applications will be accepted. Incomplete applications will be returned unranked**. The project name on the first page of the application should be consistent with project titles approved by the district school board and submitted with the six-year Capital Improvement Plan (CIP). Please submit *one original and three complete copies* of each application and *two copies of each attachment. One copy of the attachment may be in portable document format (PDF).*

(Note: The department will only score ten projects from each district during a single rating period.)

Project scope and budget may be altered based on the department's review and evaluation of the application. The department will correct errors noted in the application and make necessary increases or decreases to the project budget. The department may decrease the project scope, but will not increase the project scope beyond that requested in the original application submitted by the September 1 deadline.

TYPE OF PROJECT AND FUNDING REQUEST

1. Check one box to indicate which type of state aid is being requested. Grant funding applications are submitted to the department by September 1st of each year, or on a date at the beginning of September designated by the department in the event that the 1st falls on a weekend or holiday. Debt funding applications can be submitted at any time during the year if there is an authorized debt program in effect. To verify if there is an authorized debt program in effect, contact the department.

2a. Check one box to indicate the primary purpose of the project. Each application should be for a single project for a particular facility, and should be independently justified. The district may include work in other categories in a proposed project. These projects will be reviewed and evaluated as mixed-scope projects. Refer to Appendix B of these instructions for descriptions of categories and the limitations associated with category C category D, and category E projects. Application of scoring criteria will be on a weighted

basis for mixed scope projects. The department will change a project category as necessary to reflect the primary purpose of the project.[1]

b. Check the applicable phase(s) covered by this funding request. Refer to Appendix A for descriptions of phases.

c. Indicate whether the work identified by the project request is partially or fully complete. If the construction work is partially or fully complete, please attach documentation that establishes that the construction was procured in accordance with 4 AAC 31.080 CONSTRUCTION AND ACQUISITION OF PUBLIC SCHOOL FACILITIES. Competitive sealed bids must be used unless alternative procurement has been previously approved by the department. Projects under $100,000 can be constructed with district employees if prior approval is received from the department. Projects shall be advertised three times beginning a minimum of 21 days before bid opening. The bid protest period shall be at least 10 days. Construction awards must NOT include provisions for local hire. For construction contracts under $100,000, districts may use any competitive procurement method practicable. For projects with contracted construction services, attach construction and bid documents utilized to bid the work, advertising information, bid tabulation, construction contract, and performance and payment bonds for contracts exceeding $100,000. For projects that utilized in-house labor, attach the EED approval of the use of in-house labor [4 AAC 31.080(a)]. If a project utilized in-house labor, or was constructed with alternative procurement methods, and does not have prior approval from the department, the project will not be scored.

BASIC ELIGIBILITY REQUIREMENTS

3. Attach a current six-year Capital Improvement Plan (CIP) for the district. Use AKEED Form 05-~~11~~13-~~068~~XXX. The project requested in the application must appear on the district's six-year plan in order to be considered for either grant funding or debt reimbursement.

4. The district does not need to submit any fixed asset inventory system information to the department as part of the CIP application. The department will verify existence of a Fixed Asset Inventory System during its on-site Preventive Maintenance program review every 5 years. The department will annually review the district's most recently submitted annual audit for information regarding its fixed asset inventory system. School districts that do not have an approved fixed asset inventory system, or a functioning fixed asset inventory system (i.e., cannot be audited) will be ineligible for grant funding under AS 14.11.011.

5. The department may not award a school construction grant to a district that does not have replacement cost property insurance. AS 14.03.150, AS 14.11.011(b)(2) and 4 AAC

[1] The department's authority to assign a project to its correct category is established in AS 14.11.013(c)(1) and in AS 14.11.013(a)(1) under its obligation to verify a project meets the criteria established by the Bond Reimbursement & Grant Review Committee under AS 14.11.014(b)

31.200 set forth property insurance requirements. The district should annually review the level of insurance coverage as well as the equipment limitations of the policy, and the per-site and per-incident limitations of the policy to assure compliance with state statute and regulation.

6a. AS 14.11.011(b)(3) requires a district to provide evidence that the funding request is for a capital project and not part of a preventive maintenance or regular custodial care program. Refer to Appendix D for an explanation of maintenance activities.

b. An application must include adequate documentation to verify the claims made in the application. The department may reject an application that does not have complete information or adequate documentation. See AS 14.11.013(c)(3)(A) and 4 AAC 31.022(d)(1).

DISTRICT INFORMATION

7. The department will calculate these items based on the Alaska Department of Education & Early Development Uniform Chart of Accounts and Account Code Descriptions for Public School Districts, 20122~~2000~~ Edition annual audited district-wide operations expenditure as the sum of Function 600 Operations & Maintenance of Plant expenditures in Funds 100 General Fund and 500 Capital Project Fund, excluding Object Code 430 Utilities, Object Code 435 Energy, Object Code 445 Insurance, all expenditures for teacher housing, and capital projects funded through AS 14.11. In addition, expenditures included in this calculation will not be eligible for reimbursement under AS 14.11. *[Note: This information is used in calculating scores for Assessment 4; see Question 31.]*

EXISTING FACILITIES

8. The response to this question should be consistent with the space utilization table in question 25. Projects that will result in demolition or surplusing of existing state-owned or state-leased facilities should include a detailed plan for transition from existing facilities to replacement facilities. If a facility is to be surplused or demolished, the project must provide for the abatement of all hazardous materials as part of the project. The transition plan should describe how surplused state-owned or state-leased facilities will be secured and maintained during transition.

9. This question requests information on the year the facility was constructed and size of each element of the facility to establish the weighted average age of facilities score. If a project's scope of work is limited to a portion of a building (i.e., the original or a specific addition), the age of *that building portion* will be used in the weighted average age of facilities point calculation. If the project's scope of work expands to multiple portions of a building, the ages of *all building portions receiving work* will be used in the weighted average age of facilities point calculation. *Year built* refers to the year the original facility and any additions were completed or were first occupied for educational purposes. If a date of construction is not available, use an estimate indicated by an (*). *Gross square footage (GSF)* of each addition should be the amount of space added to the original

facility. *Total size* should equal the total square footage of the existing facility. There are up to 30 points possible depending on the age of the building. Facility number, name, year built, and size are available online at:

http://www.eed.state.ak.us/Facilities/SchoolFacilityReport/SearchforSchoolFac.cfm

RELATED FUNDING

10. Prior state funding refers to **grant funds appropriated by the legislature to the department and administered under AS 14.11 as partial funding for this project only.** Any amounts noted here should also be included in Table 1 of the Cost Estimate, Question #18. No other fund sources apply, including debt retirement. There are up to 30 points available if a project includes previous grant funding under AS 14.11, and the project was intentionally short funded by the legislature.

11. Waivers of participating share should be in accordance with AS 14.11.008(d). Justification should be documented. See Appendix E in the attachments to these instructions for detailed information. Only municipal districts with a full value per ADM less than $200,000 that are not REAAs, are eligible to request a waiver of participating share. Contact the department for a district's most recent full-value per ADM calculation.

PROJECT INFORMATION

12. The district ranking of each project application must be a unique number approved by the district school board and must place each discrete project in priority sequence. The project having the highest priority should receive a ranking of one, and each additional project application of lower priority should be assigned a unique number in priority order. The department will accept only one project with a district ranking of priority one. The ranking of each application should be consistent with the board-approved six-year Capital Improvement Plan (CIP). Please refer to AS 14.11.013(b)(2). Both major maintenance projects and school construction projects should be combined into a single six-year plan. There are up to 30 points available for a district's #1 priority. Points drop off at increments of 3 for each corresponding drop in district priority ranking.

The district should provide a listing of projects anticipated for the full six years of the district's six-year plan, not just the first year of the plan.

13. If this project (1) will result in renovated or additional educational space, and (2) will serve students of the same grade levels currently housed or projected to be housed in other schools, the project description should indicate:

- the attendance areas that will be impacted (i.e. will contribute students) by this project,
- the current and projected student populations in each facility (school) affected by the project, and
- the EED gross square footage for each affected facility (school) in the attendance area.

Note: for schools housing a combination of elementary and secondary grades, the space allocated to elementary (K-6) and secondary (7-12) may be necessary.

14. Refer to AS 14.11.013(b)(1). If this project is an emergency, describe:

- the nature of the emergency,
- the facility condition related to the emergency,
- the threat to students and staff,
- the consequence of continued utilization of the facility,
- the individuals or groups affected by the condition,
- what action the district has taken to mitigate the emergency conditions, and
- the extent to which any portion of the project is eligible for insurance reimbursement or emergency funding from any state or federal agency.

Evaluation of the emergency will consider all of the information submitted and the responses to each of the emergency elements noted in these instructions. Based on the information submitted, the emergency condition can generate up to 50 possible points.

15. *Acquisition of additional land* refers to expansion of an existing school site using property immediately adjacent to, or in close proximity to, the existing school site. Land acquisition may result from long-term lease, purchase, or donation of land. *Utilization of a new school site* refers to use of a site previously acquired by the district, or a new site acquired as a result of this application and not previously utilized as a public school. If the project site is not yet known, the site description should be the district's best estimate of specific site requirements for the project, and it should be included in the project description. The department's 2011 publication, *Site Selection Criteria and Evaluation Handbook*, may be useful in responding to this question. A site selection study is required for those projects involving new sites in order to qualify for schematic design points (reference Appendix A).

16. There are five distinct items in this question. Each one has the potential to generate points.

A *facility condition survey* is a technical survey of facilities and buildings, using the department's Guide for School Facility Condition Survey or a similar format, for the purpose of determining compliance with established building codes and standards for safety, maintenance, repair, and operation. Portions of the condition survey, such as that information pertaining to building codes and analysis of structural and engineered systems including site assessment will need to be completed by an architect and/or an engineer. Someone reasonably familiar with the building and its components may complete portions of the condition survey that document the condition of building elements. A facility condition survey is optional; however, a facility condition survey document is useful to the department in evaluating the overall merits of the project request. To receive points for this item, a facility condition survey needs to be less than four years old. The department does not consider submittal of a Spill Prevention,

Control, and Countermeasures (SPCC) Plan as a condition survey for fuel tank or fuel facility projects. There are up to 5 points possible for a complete condition survey.

A *facility appraisal* is an educational adequacy appraisal following the format of the Council of Educational Facility Planners, International "Guide for School Facility Appraisal". An appraisal is optional; however, an appraisal document is useful to the department in evaluating the overall merits of the project request. There are up to 5 points possible for a complete facility appraisal.

Planning work includes the items listed under planning in Appendix A of this document. There are up to 10 points possible for completed planning work.

Schematic design work includes the items listed under schematic design in Appendix A of this document. There are up to 10 points possible for completed schematic design work.

Design development work includes items listed under design development in Appendix A of this document. There are up to 10 points possible for completed design development work.

The application needs to identify the district's A/E consultant for the Condition Survey, Planning, Schematic Design and Design Development work. If there is no consultant, the district must provide a detailed explanation of why a consultant is not required for the project.

PROJECT DESCRIPTION/SCOPE OF WORK

17. The project description/scope of work should include (1) a detailed description of the project, (2) documentation of the conditions justifying the project, (3) a description of the scope of the project and what the project will accomplish, and (4) information or detail related to the project's cost. If the construction of a new school is proposed, describe any code issues at existing facilities in the attendance area that will be relieved by the project. The scope should also contain sufficient quantifiable analysis to show the project is in the best interest of both the district and the state. The project description/scope of work is a good place to include responses to questions 6, 8, 13, 15, and 16, where applicable. It is helpful to identify the question number if you are answering one of the previously mentioned questions in the project description. There are up to 50 points possible for descriptions identifying the severity of life safety issues addressed by the project.

In addition to the description of the project, provide an estimated project timeline that includes, at a minimum, the estimated date for receipt of funding, estimated construction start date, and estimated construction completion date.

Question #6: Statute requires the district to provide sufficient evidence that the project is not preventive maintenance, routine maintenance, or custodial care. Refer to Appendix D

of these instructions for information regarding the definitions of maintenance terms related to this question.

Question #8: When a new, renovation, new-in-lieu-of-renewal, or Category E project is proposed, the project description shall include a **detailed cost/benefit analysis and a life cycle cost analysis**. These documents shall provide data documenting conditions that justify the project [AS 14.11.011(b)(1)]. If these documents are attached, they can be referenced summarized and rather than reproduced in the project description. The detailed plan for demolishing or surplusing state-owned or leased properties should incorporate a draft of the department's Form 05-96-007, Excess Building. For the CIP process, furnish building data and general information; signatures and board resolutions may be excluded

Question #13: If the project impacts multiple facilities, the project description shall identify the facilities impacted and describe how each will be impacted. This applies to district wide projects as well as projects adding space. For projects adding space, use question #21 to summarize gross square footage and student capacity of the impacted facilities.

Question #15: Site description should include location, size, availability, cost and other pertinent information as appropriate. If a site selection and evaluation report is attached, the information can be referenced with a brief summary rather than being reproduced in this section.

Question #16: If a facility condition survey, facility appraisal, schematic design, or design development documents are attached, they can be summarized and referenced rather than reproduced in the description of project need, justification, and scope.

Cost Estimate Support: The project description shall include sufficient information to support meaningful evaluation of the project cost and the reasonableness of the cost estimate. Though basic cost information is to be incorporated into Tables 1 and 2 of question 18, many cost elements reported in standard estimates will require further explanation or support. This is especially true for lump-sum elements used in the department's cost model in sitework and utilities. The project description and cost estimate should be increasingly detailed as project phase's advance.

The description of project scope should include information that will allow the department to evaluate the criteria specified in AS 14.11.013. Please refer to Appendix C for guidelines covering project cost estimate percentages for factored cost items.

COST ESTIMATES

18. For all applications, including those for planning and design, cost estimates should be based on the district's most recent information and should address the project being requested. Refer to Appendix C for descriptions of elements of the total project cost. The cost estimate should be of sufficient detail that its reasonableness can be evaluated. If a

project is projected to cost significantly more than would be predicted by the Department's Program Demand Cost Model (12~~2~~3th Edition ~~Update Revised~~), provide attachments justifying the higher cost. If there are special requirements, a detailed explanation and justification should be provided in the project description/scope of work.

In Table 1 all prior AS 14.11 funding for this project should be listed by category and totaled in Column I. If a grant has not been issued, but an appropriation has been made, use the appropriated amount plus participating share in lieu of the issued grant or bond amount. Column II should list the amount of funding being requested in this application, by category and in total. Column III should show a percentage breakdown for the total project allocated costs as a percentage of the total construction cost. Column IV should list the total project cost estimate from inception to completion, all phases. Calculate the percent of construction for all cost categories except Land, Site Investigation, and Seismic Hazard. To calculate the percent of construction divide the category costs by the Construction cost and multiply by 100%. Use Column IV costs to calculate the percent of construction. Other categories should be within the ranges listed. Construction Management (CM) by consultant must be less than 4% if the total project cost is less than or equal to $500,000; 3% for project costs between $500,000 - $5,000,000; and 2% for projects of $5,000,000 or greater [AS14.11.020(c)]. The percent for art, required for all renovation and construction projects with a cost greater than $250,000, and which requires an Educational Specification, is given a separate line. Project Contingency is fixed at 5%. The total project cost should not exceed 130% of construction cost, excluding land and site investigation. If your project exceeds the recommended percentages, please add a detailed justification for each category that exceeds the specific sub-category guidelines as well as a detailed description of why the project requires more than 30% in additional percentage costs.

Seismic Hazard costs include the costs required to assess, design, and perform special construction inspections for a school facility. These costs include the costs for an assessment of seismic hazard at the site by a geologist or geotechnical engineer with experience in seismic hazard evaluation, an initial rapid visual screening of seismic risk, investigation of the facility by a structural engineer, design of mitigation measures by a structural engineer, third party review of seismic mitigation measures, and special inspections required during construction of the seismic mitigation components of the project. The costs associated with this budget item must be prepared by a licensed professional engineer with experience in seismic design. The district should refer to the department's website to review information on Peak Ground Acceleration information for various areas of the state. The website location for the information is as follows:

http://www.eed.state.ak.us/Facilities/FacilitiesCIP.html

Table 2, which summarizes construction costs, is structured to be consistent with the EED cost model. Other estimating formats may not provide an exact correlation; however, the following categories **MUST** be reported to allow adequate comparisons between projects: basic building, site work and utilities, general requirements, contingency, and escalation.

Do not blank out or write over this table. If the application includes a cost estimate from a designer or professional cost estimating firm, table two must still be filled out as described above.

Include an attachment with any additional information regarding project cost that may aid in evaluating the reasonableness of the cost estimate. Documents may include a life cycle cost analysis, cost benefit analysis, bid documents, actual cost estimates, final billing statement for completed projects, and any additional supporting documentation justifying projects costs.

Up to 30 points are possible for reasonableness and completeness of the cost estimate provided in support of the project.

ATTENDANCE AREA AND AVERAGE DAILY MEMBERSHIP (ADM)

NOTE: Gross square footage entries in this section should reflect the measurements specified by 4 AAC 31.020. Space variance requests not already approved by the department must be submitted in accordance with 4 AAC 31.020 by the application deadline in order to receive consideration with the current request.

19. The response to this question should reflect the grade levels that will be served by the facility at the completion of the project.

20. Any additional square footage that is funded for construction or approved by local voters for construction should be described, showing student capacity, additional GSF, and grade levels to be served. Include these projects in any capacity/unhoused calculations provided in the year of anticipated occupancy.

21. List all schools in the attendance area that serve grade levels equivalent to those of the proposed project. If the project includes any elementary grades, all schools in the attendance area serving elementary students are to be listed. If the project includes any secondary grades, all schools in the attendance area serving secondary students are to be listed. For each school listed include its size, the grades served, and the school's total student capacity. Use the department's Capacity Worksheet to calculate the total student capacity for each school. Please note that the Capacity Worksheet has been revised to reflect the regulatory changes to 4 AAC 31.020. The Capacity Worksheet is a MS Excel file and is available on the department's web site:

http://www.eed.state.ak.us/facilities/FacilitiesCIP.html

22. The date provided here should be the anticipated date the facility will be occupied. This will be the starting point for looking at five-year post-occupancy population projections. If a project schedule is available it should be provided to substantiate the projected date.

23. All projects that are adding new space or replacing existing space must complete Table 3. ATTENDANCE AREA ADM. There are 80 possible points available for unhoused students depending on severity.

24. Identify the method(s) that were utilized to determine the student population projections listed in Table 3. The department will compare the projections to historic growth trends for the attendance area. The department will revise population projections that exceed historical growth rates, show disparate growth between elementary and secondary populations, or are unlikely to be sustained as an attendance area's overall population grows. The application should include student population projection calculations and sufficient demographic information (i.e. housing construction, economic development, etc.) to justify the project's population projection.

PROJECT SPACE EQUATION

25. This table summarizes space utilization in the proposed project expressed in gross square feet. Space figures represented should tabulate to match the gross building square footages reported in question 9 as well as those shown in Table 2 of the cost estimate section. The worksheet at Appendix F lists types of school space that fit in each category. There are up to 30 points possible for the type of space being constructed.

26. Describe the inadequacies of the existing space. Inadequacies can vary from quality of space to amount of space to the configuration of the space. The response should also address how the inadequacies impact the educational program and whether the educational program is a mandatory, existing local or new local program. The maximum number of points available for this question is 40. There are up to 40 points possible for description of mandated educational programs, up to 20 points are available for existing local educational programs, and up to 15 points are available for new local programs.

ALTERNATIVE FACILITIES AND OPTIONS

27. Statutes require an evaluation of other facilities in the area that may serve as an alternative to accomplishing the project as submitted. Information regarding the availability of such facilities and the effort (i.e. cost, time, etc.) required to make the facility usable for the school needs represented by the project should be provided. The area is not restricted to the attendance area served by the project. There are up to 5 points available for an adequate description showing that the district has considered alternatives to the proposed project for housing unhoused students.

28. In an effort to support the project, as submitted, as the best possible solution to school facility needs, districts needs to consider a full range of options during planning and project development. Options should address the specific scope of the project and the delivery of the project (phasing of the work, in-house labor, etc.). For example, projects that propose construction of a new school should discuss other options such as renovation of the existing building or acquisition of alternative facilities and provide an explanation as to why these options were not selected. A project that proposes roof replacement

should discuss the merits of different roofing materials, the addition of insulation, or even altering the roof slope and provide an explanation as to why these options were not selected. If the proposed project will add new or additional space, districts must consider service area boundary changes and any space available in adjacent attendance areas that are connected by road. In districts that contain adjacent attendance areas, at least one of the options considered must be an evaluation of potential boundary changes. Scoring in this area will be related to factors such as: the range of options, the rigor of comparison, the viability of options considered, and the quality of data supporting the analysis of the option. Options also need to consider the results of cost benefit analysis, life cycle cost analysis, and value analysis as necessary. There are up to 25 points available for a comprehensive discussion on the options considered by the district that would accomplish the same goals as the proposed project.

29. Operational Cost vs. Project Cost: Information (and evaluation points) related to operational costs is not limited to Category E projects. The project cost and its impact on operational costs is an important consideration for any project. The project description should include a discussion of ways in which the completion of the project would reduce current operational costs. Considerations could cover energy costs, costs related to wear-and-tear, maintenance of existing facilities costs, and costs incurred by current functional inadequacies at the facility and attendance area level. For new facilities, consideration should be given to design choices that will provide periodic and long-term savings in the operation and maintenance of the facility.

    Although the addition of square footage is certain to increase overall operational costs, project descriptions for this category of project should include information on methods and strategies used to minimize operational costs over the life of the building. This can include cost benefit analyses that were accomplished on building systems and materials, etc. There are up to 30 points possible for a full and complete description of the costs of the project including life-cycle costs and cost benefit analysis.

FACILITY MANAGEMENT

30.

AS 14.11.011(b)(1) and 4 AAC 31.011(b)(2) require each school district to include with this application a description of its preventive maintenance program, as defined by AS 14.11.011(b)(4), AS 14.14.090(10), and 4 AAC 31.013. Refer to Appendix D for details. The scoring criteria for this area now reflect efforts beyond just preventive maintenance. For each element of a qualifying plan outlined in 4 AAC 31.013, documents, including reports, narratives and schedules have been identified for nine separate assessments. These documents will establish the extent to which districts have moved beyond the minimum eligibility criteria and have tools in place for the active management of all aspects of their facility management. The documents necessary for each assessment are listed below. They are grouped according to the five areas of effort established in statute and are annotated as to the type of evaluation (i.e., evaluative or formula-driven). A district should provide any or all of the documents they have available. Refer to the

Rater's Guide for additional information on scoring. There are up to 55 points possible for a clear and complete reporting of the district's maintenance program.

Maintenance Management

Assessment #1 – Maintenance management narrative (Evaluative) [up to 5 points available]**:**
Provide a narrative description of the effectiveness of your work order based maintenance management system.

How *effective* is your work order-based maintenance management system? How do you assess effectiveness? Describe the formal system in place that tracks timing and costs as stated in regulation and attach documentation (sample work orders, etc.). Discuss the quality of your program as it is reflected in the submitted formula-driven reports (i.e diversity in work types, hours available is accurate, there is a high percentage of reported hours).

Assessment #2 – Maintenance Labor Reports (Formula-Driven) [up to 15 points available]**:**
Item A: Produce a districtwide report showing total maintenance labor hours collected on work orders by type of work [e.g., preventive, corrective, operations support, etc.] vs. labor hours available by month for the previous 12 months.

Item B: Produce a districtwide report that shows a comparison of completed work orders to all work orders initiated, by month, for the previous 12 months.

Item C: Produce a districtwide report showing the number of incomplete work orders sorted by age [30 days, 60 days, 90 days, etc.] and status for the previous 12 months. [deferred, awaiting materials, assigned, etc.]

These reports will demonstrate a district's ability to manage maintenance activities related to the level and scope of labor requirements.

Assessment #3 – PM/corrective maintenance reports (Formula-Driven) [up to 10 points available]**:**
Item A: Provide a districtwide report that compares scheduled (preventive) maintenance work order hours to unscheduled maintenance work order hours by month for the previous 12 months.

Item B: Provide a districtwide report with monthly trend data for unscheduled work orders showing both hours and numbers of work orders by month for the previous 12 months.

These reports support the district's ability to manage maintenance activities related to scheduled (preventive) maintenance and unscheduled work (repairs). One factor in determining the effectiveness of a preventive maintenance program is a comparison of the time and costs of scheduled maintenance in relation to the time and costs of unscheduled maintenance.

Assessment #4 – 5-year average expenditure for maintenance (Formula-Driven) [up to 5 points available]**:**

The 5-year average expenditure for maintenance divided by the 5-year average insured replacement value, district wide. [This assessment is calculated based on information identified in application question #7 and from district insurance records submitted separately to the department. No information need be submitted with the application for this Assessment.]

Energy Management

Assessment #5 – Energy Management Narrative (Evaluative) [up to 5 points available]**:**
Provide a narrative description of the district's energy management program and energy reduction plan.

Address how the district is engaged in reducing energy consumption in its facilities. Energy *management* should address energy utilization with the goal of reducing consumption. This objective can be achieved through a number of methods: some related to the building's systems, some related to the way the facilities are being used. The results of the energy management program should also be discussed.

Custodial Program

Assessment #6 – Custodial Narrative (Evaluative) [up to 5 points available]**:**
Provide a narrative description of the district's custodial program and evidence to show it was developed using data related to inventories and frequency of care.

Minimal custodial programs do not have to be quantity-based nor time-based relative to the level of care. Quality custodial programs take both these factors into account and customize a custodial plan for a facility on the known quantities and industry standards for a given activity (i.e., vacuuming carpet, dusting horizontal surfaces, etc). Describe how your scope of custodial services is directly related to the type of surfaces and fixtures to be cleaned, the quantity of those items, and the frequency of the care for each. Describe how the district has customized its program to deal with different surfaces and care needs on a site-by-site basis.

Maintenance Training

Assessment #7 – Maintenance Training Narrative (Evaluative) [up to 5 points available]**:**
Provide a narrative description of the district's training program including but not limited to: identification of training needs, training methods, and numbers of staff receiving building-system-specific training in the past 12 months. In addition to the narrative description, provide a copy of the district's training log for the past year. The training log should include name of the person trained, the training received, and the date training was received.

Training may include on-the-job training of junior personnel by qualified technicians on staff. For systems or components that are scheduled for replacement, or have been replaced as part of a capital project, manufacturer or vendor training could be made available to the maintenance staff to attain these goals and objectives. In-service training as well as on-line training could be

provided for the entire staff. Safety and equipment specific videos are also an inexpensive training resource.

Capital Planning (Renewal & Replacement)

Assessment #8 – Capital Planning Narrative (Evaluative) [up to 5 points available]**:** Provide a narrative giving evidence the district has a process for developing a long-range plan for capital renewal.

Discuss the district's process for identifying capital renewal needs. Renewal and replacement schedules can form the basis for this work, but building user input should also be considered. It is important to move the capital planning process from general data on renewal schedules to actual assessments of conditions on site. This helps to validate the process and allows the district to create capital projects that reflect actual needs. A final step would be to review the systems needing replacement and to organize the work into logical projects (e.g., if a fire alarm and roof are confirmed to be in need of renewal, they may need to be placed in separate projects versus renewal of a fire alarm and lighting which could be effectively grouped in a single project).

ATTACHMENTS

31. The attachments checklist is provided for your and the department's convenience to identify additional materials that are referenced in support of the project. Please check to see that your application is complete and indicate additional attachments the department should reference while evaluating the project.

CERTIFICATION

32. Please be sure the application is signed by the appropriate official. Unsigned applications cannot be accepted for ranking.

Application packages should be submitted to:
Alaska Department of Education & Early Development
Division of School Finance, Facilities
801 W. 10th Street, Suite 200
P.O. Box 110500
Juneau, AK 99811-0500

For further information contact:
Stuart Gerger,~~Sam Kito III, P.E.~~ School Facilities Manager~~Engineer~~
(907) 465-6906

Alaska Department of Education & Early Development
APPENDIX A: CAPITAL IMPROVEMENT PROJECT PHASES
Adopted by the Bond Reimbursement & Grant Review Committee
April 16, 2007

The application form requires designation of the phase(s) for which the district requests funding. Below is a basic scope of effort for each phase. Items marked **Required** are mandatory (where project type dictates) in order for projects to receive planning, schematic design and/or design development points. Required documents must be or must have been submitted and received by the department by September 1st.

PHASE I-PLANNING (10 points possible)

1. Select architectural or engineering consultants (if needed)(4 AAC 31.065) - (as required)
2. Prepare a school facility appraisal (as required) (see application question 16)
3. Prepare a facility condition survey (as required) (see application question 16)
4. Identify need category of project - (**Required**)
5. Verify student populations and trends - (**Required**)
6. Complete education specifications (design the educational program - 4AAC 31.010) - (**Required**)
7. Identify site requirements and potential sites - (**Required**)
8. Complete concept design studies and planning cost estimate - (**Required**)

PHASE IIA - SCHEMATIC DESIGN (10 points possible)

1. Perform site evaluation and site selection analysis (4AAC 31.025) - **(Required)**
2. Prepare plan for transition from old site to new site, if applicable - (**Required**)
3. Accomplish site survey and perform preliminary site investigation (topography, geotechnical)
4. Obtain letter of commitment from the landowner allowing for purchase or lease of site - (**Required**)
5. Complete schematic design documents including dimensioned site plans, floor plans, elevations and engineering narratives for all necessary disciplines - (**Required**)
6. Complete preliminary cost estimate appropriate to the phase - (**Required**)

PHASE IIB-DESIGN DEVELOPMENT (10 points possible)

1. Complete suggested elements of planning/design not finished in the previous phases - (**Required**)
2. Review and confirm planning (4AAC 31.030)
3. Accomplish a condition survey relevant to scope - (**Required if project includes renovation**)
4. Obtain option to purchase or lease site at an agreed upon price and terms - (**Required**)
5. Complete design development documents - (**Required**)
6. Prepare proposed schedule and method of construction
7. Prepare revised cost estimate appropriate to the phase - (**Required**)

PHASE III-CONSTRUCTION

1. Complete suggested elements of planning and design not previously completed - (**Required**)
2. Prepare final cost estimate
3. Complete final contract documents and legal review of construction documents (4AAC 31.040)
4. Advertising, bidding and contract award (4AAC 31.080)
5. Submit signed construction contract
6. Construct project
7. Procure furniture, fixtures and equipment, if applicable
8. Substantial completion
9. Final completion and move-in
10. Post occupancy survey
11. Obtain project audit/close out

Alaska Department of Education & Early Development
APPENDIX B: CATEGORIES OF GRANTS
Adopted by the Bond Reimbursement & Grant Review Committee
April 16, 2007

AS 14.11.013(a)(1)- annually review the six-year plans submitted by each district under AS 14.11.011 (b) and recommend to the board a revised and updated six-year capital improvement project grant schedule that serves the best interests of the state and each district; in recommending projects for this schedule, the department shall verify that each proposed project meets the criteria established under AS 14.11.014 (b) and qualifies as a project required to:[2, 3]

A. "Avert imminent danger or correct life threatening situations." This category is generally referred to as, "Health and Life Safety." A project classified under "A" must be documented as having unsafe conditions that threaten the physical welfare of the occupants. Examples might be that seismic design of structure is inadequate; that required fire alarm and/or suppressant systems are non-existent or inoperative; or that the structure and materials are deteriorated or damaged seriously to the extent that they pose a health/life-safety risk. The district must document what actions it has taken to temporarily mitigate a life-threatening situation.

B. "House students who would otherwise be unhoused." This category is referred to as "Unhoused Students." A project to be classified under "B" must have inadequate space to carry out the educational program required for the present and projected student population. Documentation should be based on the current Department of Education & Early Development Space Guidelines. (Refer to 4 AAC 31.020) This category corresponds to category A under AS 14.11.100(j) used for review of debt reimbursement projects.

C. "Protection of the structure of existing school facilities." This category is intended to include projects that will protect the structure, enclosure, foundations and systems of a facility from deterioration and ensure continued use as an educational facility. Work on individual facility systems may be combined into one project. However, the work on each system must be able to be independently justified and exceed $25,000. The category is for major projects, which are not a result of inadequate preventive, routine and/or custodial maintenance. An example could be a twenty year old roof that has been routinely patched and flood coated, but is presently cracking and leaking in numerous locations. A seven year old roof that has numerous leaks would normally only require preventive maintenance and would not qualify. In addition, no new space for unhoused students is permitted in this category, limiting its ability to be combined with other project types.

D. "Correct building code deficiencies that require major repair or rehabilitation in order for the facility to continue to be used for the educational program." This category, Building Code

[2] Projects can combine work in the different categories with the majority of work establishing the project's type. For the purpose of review and evaluation, projects which include significant work elements from categories other than the project's primary category will be evaluated as **mixed scope** projects [4 AAC 31.022(c)(8)].

[3] Projects will be considered for replacement-in-lieu-of-renewal when project costs exceed 75% of the current replacement cost of the existing facility, based on a twenty year life cycle cost analysis that includes disposition costs of the existing facility.

Deficiencies, was previously referred to as "Code Upgrade." The key words are "major repair." A "D" project corrects major building, fire, mechanical, electrical, environmental, disability (ADA) and other conditions required by codes. Work on individual facility systems may be combined into one project. However, the work on each system must be able to be independently justified and exceed $25,000. An example could be making all corridors one hour rated. Making one or two toilet stalls accessible would not fit this category. In addition, no new space for unhoused students is permitted in this category, limiting its ability to be combined with other project types. This category corresponds to category B under AS 14.11.100(j) used for review of debt reimbursement projects.

E. "Achieve an operating cost saving." This category is intended to improve the efficiency of a facility and therefore, save money. Examples that might qualify are increasing insulation, improving doors and windows, modifying boilers and heat exchange units for more energy efficiency. The project application must include an economic analysis comparing the project cost to the operating cost savings generated by the project. In addition, no new space for unhoused students is permitted in this category, limiting its ability to be combined with other project types. This category corresponds to category C under AS 14.11.100(j) used for review of debt reimbursement projects.

F. "Modify or rehabilitate facilities for purpose of improving the instructional unit." Category "F", Improve Instructional Program, was previously referred to as "Functional Upgrade." This category is limited to changes or improvements within an existing facility such as, modifications for science programs, computer installation, conversion of space for special education classes, or increase of resource areas. It also covers improvements to outdoor education and site improvements to support the educational program. This category corresponds to category D under AS 14.11.100(j) used for review of debt reimbursement projects.

G. "Meet an educational need not specified in (A)-(F) of this paragraph, identified by the department." Any situation not covered by (A)-(F), and mandated by the Department of Education. (Currently, there are no such mandates.)

Construction Management (CM) by a private contractor. Costs may include oversight of any phase of the project by a private contractor. Construction management includes management of the project's scope, schedule, quality, and budget during any phase of the planning, design and construction of the facility. The maximum for construction management by consultant is 4% of the total project cost as defined in statute [AS 14.11.020(c)].

Land is a variable unrelated to construction cost and should include actual purchase price plus title insurance, fees and closing costs. Land cost is limited to the lesser of the appraised value of the land or the actual purchase price of the land. Land costs are excluded from project percent calculations.

Site Investigation is also a variable unrelated to construction cost and should include land survey, preliminary soil testing, environmental and cultural survey costs, but not site preparation. Site investigation costs are excluded from project percent calculations.

Design Services should include full standard architectural and engineering services as described in AIA Document B141-1997. Architectural and engineering fees can be budgeted based upon a percentage of construction costs. Because construction costs vary by region and size, so may the percentage fee to accomplish the same effort. Additional design services such as educational specifications, condition surveys, and post occupancy evaluations may increase fees beyond the recommended percentages.
Recommended: 6-10% (Renovation might run 2% higher)

Construction includes all contract work as well as force account for facility construction, site preparation and utilities. This is the base cost upon which others are estimated and equals 100%.

Equipment/Technology includes all moveable furnishing, instructional devices or aids, electronic and mechanical equipment with associated software and peripherals (consultant services necessary to make equipment operational may also be included). It does not include installed equipment, nor consumable supplies, with the exception of the initial purchase of library books. Items purchased should meet the district definition of a fixed asset and be accounted for in an inventory control system. The Equipment/Technology budget has two benchmarks for standard funding: percentage of construction costs and per-student costs as discussed in EED's *Guideline for School Equipment Purchases*. If special technology plans call for higher levels of funding, itemized costs should be presented in the project budget separate from standard equipment.
Recommended: 0-10% of construction cost **or** between $1700 - $3050 per student depending on school size and type.

District Administrative Overhead includes an allocable share of district overhead costs, such as payroll, accounts payable, procurement services, and preparation of the six year capital improvement plan and specific project applications. In-house construction management should be

included as part of this line item. The total of in-house construction management costs and Construction Management by Consultant should not exceed 5% of the construction budget.
Recommended: 2-9%

Percent for Art includes the statutory allowance for art in public places. This may fund selection, design/fabrication and installation of works of art. One percent of the construction budget is required except for rural projects which require only one-half of one percent. For this category projects are rural if they are in communities under 3000 or are not on a year-round, publicly-maintained road system and have a construction cost differential greater than 120% of Anchorage as determined in the Cost Model for Alaskan Schools. The department recommends budgeting for art.

Project Contingency is a safety factor to allow for unforeseen changes. Standard cost estimating by A/E or professional estimators use a built in contingency in the construction cost of ± 10%. Because that figure is included in the construction cost, this item is a project contingency for project changes and unanticipated costs in other budget areas
Recommended: 5% Fixed

Total Project Request is the total project cost, as a percent of the construction cost, except in extreme cases, should average out close to the same for all projects, and when the variables of land cost and site investigation are omitted. This item is the best overall gauge of the efficiency of the project.
Recommended: Not to exceed 130%

Alaska Department of Education & Early Development
APPENDIX D: DEFINITIONS OF MAINTENANCE
Adopted by the Bond Reimbursement & Grant Review Committee
April 18, 2001

Component
A part of a system in the school facility.

Component Repair or Replacement
The unscheduled repair or replacement of faulty components, materials, or products caused by factors beyond the control of maintenance personnel.

Custodial Care
The day to day and periodic cleaning, painting, and replacement of disposable supplies to maintain the facility in safe, clean and orderly condition.

Deferred Maintenance
Custodial care, routine maintenance, or preventive maintenance that is postponed for lack of funds, resources, or other reasons.

Major Maintenance
Facility renewal that requires major repair or rehabilitation to protect the structure and correct building code deficiencies, and shall exceed $25,000 per project, per site. It must be demonstrated, using evidence acceptable to the department that (1) the district has adhered to its regular preventive, routine and/or custodial maintenance schedule for the identified project request, and (2) preventive maintenance is no longer cost effective.

Preventive Maintenance
The regularly scheduled activities that carry out the diagnostic and corrective actions necessary to prevent premature failure or maximize or extend the useful life of a facility and/or its components. It involves a planned and implemented program of inspection, servicing, testing and replacement of systems and components that is cost effective on a life-cycle basis. Programs shall contain the elements defined in AS 14.11.011(b)(4) and 4 AAC 31.013 to be eligible for funding.

Renewal or Replacement
A scheduled and anticipated systematic upgrading or replacement of a facility system or component to establish its ability to function for a new life cycle.

System(s)
An assembly of components created to perform specific functions in a school facility, such as a roof system, mechanical system or electrical system.

Alaska Department of Education & Early Development
APPENDIX E: WAIVER OF PARTICIPATING SHARE/IN-KIND CONTRIBUTIONS
Adopted by the Bond Reimbursement & Grant Review Committee
April 23, 1999

Current law - AS 14.11.008(d) - requires that a district provide a participating share for all school construction and major maintenance projects funded under AS 14.11. The department administers all funds for capital projects appropriated to it under the guidelines of AS 14.11 and 4 AAC 31. The following points should be considered by those districts requesting a waiver of the local participating share

1. A district has three years before and after the appropriation to fulfill the participating share requirement.

A review of the annual financial audits and school district budgets indicate that no district is in a financial condition which warrants a full waiver. Local dollars are available to fund all or a portion of the match during the six years. Districts continue to generate and budget for, local interest earnings, facility rental fees and other forms of discretionary revenue adequate to fund some or all of the required local match. If properly documented and not already funded by AS 14.11, prior expenditures for planning, design, and other eligible costs may be sufficient to meet the match requirement.

2. Both the administration and the Legislature have strong feelings that local communities should at least be partially engaged in the funding of projects.

In recognition of the inability of some communities to levy a tax or raise large amounts of cash from other sources, the legislation provides an opportunity for in-kind contributions, in-lieu of cash. All districts need to make a directed effort to provide the local match, utilize fund balances and other discretionary revenue, consider sources of in-kind contributions, document that effort and then request a full or partial waiver-as necessary.

3. All waiver requests require sufficient documentation.

Requests should be accompanied by strong, compelling evidence as to overall financial condition of the school district and in the case of a city/borough school district, the financial condition of the city/borough as well. The attachments should include, at a minimum, cash account reconciliations, balance sheets, cash investment maturity schedules, revenue projection, cash flow analysis and projected use of all fund balances and documentation in support of attempts to meet the local match. Historical expenditures do not provide sufficient evidence of future resource allocations. Consideration should be given to new and replacement equipment purchases, travel and other expenditures that support classroom activity, but may be delayed until the local match is funded. Each district has an opportunity to help itself and provide a safe, efficient school facility through shared responsibility.

4. Districts may request consideration of in-kind contributions of labor, materials or equipment.

Under regulation 4 AAC 31.023 (d) in-kind contributions are allowed. This also affords an opportunity for community participation through contributions to the art requirements for new buildings or other means. This option should be fully explored, as well as the documentation mentioned above, prior to requesting a waiver of all or part of the participating share.

Alaska Department of Education & Early Development
APPENDIX F: Type of Space Added or Improved
Adopted by the Bond Reimbursement & Grant Review Committee
April 18, 1997

Category A - Instructional or Resource

Kindergarten
Elementary
General Use Classrooms
Secondary
Library/Media Center
Special Education
Bi-Cultural/Bilingual
Art
Science
Music/Drama
Journalism
Computer Lab/Technology Resource
Business Education
Home Economics
Gifted/Talented
Wood Shop
General Shop
Small Machine Repair Shop
Darkroom
Gym

Category B - Support Teaching

Counseling/Testing
Teacher Workroom
Teacher Offices
Educational Resource Storage
Time-out Room
Parent Resource Room

Category C - General Support

Student Commons/Lunch Room
Auditorium
Pool
Weight Room
Multipurpose Room
Boys Locker Room
Girls Locker Room
Administration
Nurse
Conference Rooms
Community Schools/PTA Administration
Kitchen/Food Service
Student Store

Category D - Supplementary

Corridors/Vestibules/Entryways
Stairs/Elevators
Mechanical/Electrical
Passageways/Chaseways
Supply Storage & Receiving Areas
Restrooms/Toilets
Custodial
Other Special Remote Location Factors
Other Building Support

This page is intentionally blank

Alaska Department of Education & Early Development
Capital Improvement Project Application
Project Eligibility Checklist

Date _____

District _____ Project _____

Is the project eligible? Yes ☐ No ☐

The following items are requirements for projects to be eligible for grants or bond reimbursement as required by statute or regulations. Please check YES or NO if project application is in compliance or not.

	Primary Application Question(s)		Yes	No
A	All	The application is complete and all questions are fully answered - AS 14.11.013 (c)(3)(A)		
B	#3	The district's CIP-6 year plan has been submitted - AS 14.11.011(b)(1)		
C	#4	The district has an auditable fixed asset inventory system - AS 14.11.011(b)(1)		
D	#5	Evidence of replacement cost property insurance - AS 14.11.011(b)(2)		
E	#11	If the district has requested a waiver of participating share, is the request attached? (If not applicable, leave blank) - AS 14.11.008(d)		
F	#6	Evidence that project should be a capital improvement project and not preventive maintenance or custodial care - AS 14.11.011 (b)(3)		
G	#17	Evidence that project meets the criteria of one of the A-F categories - AS 14.11.013 (a)(1)		
H	#17	A detailed scope of work, project budget and documentation of need - AS 14.11.011 (b)(1)		
I	#17 & 18	The scope of work should include all information requested in the application instructions and should include life cycle cost analysis, cost benefit analysis or any other quantifiable analysis which demonstrates that the project is in the best interest of the district **AND** the state - AS 14.11.013 (c)(3)(C)		
J	#19, 20, 21, 22, 23, 24	For projects requesting additional space, evidence of space eligibility based on supported 2-year and 5-year-post-occupancy student population projection data - 4 AAC 31.021(c)(1)&(c)(3)		
K	#17, 26, 27, & 28	Evidence that the existing facility can not adequately serve or that alternative projects are in the best interest of the state – AS 14.11.013 (c)(3)(B)		
L	#27 & 28	Evidence that the situation can not be relieved by adjusting service area boundaries and transportation - 4 AAC 31.021(c)(2) & AS 14.11.013 (b)(6)		
M	#31 & 32	EED certification that the school district has a facility management program that complies with 4 AAC 31.013 and a description of the district's preventive maintenance program - AS 14.11.011 (b)(1)		
N	#6b	Adequate documentation supporting the project request – AS 14.11.013(c)(3)(A) and 4 AAC 31.022(d)(1)		

This page is intentionally blank

Guidelines for Raters of the CIP Applications

Introduction

The Department of Education & Early Development is charged with the task of compiling a prioritized list of projects to be used in preparing a six-year capital plan for submittal to the governor and the legislature (AS 14.11.013 (a)(3)). The criteria for accomplishing the priorities are established in statute (AS 14.11.013 (B)) and are awarded points based on a scoring system developed by the Bond Reimbursement and Grant Review Committee under their statutorily imposed mandate (AS 14.11.014 (b)(6)).

The guidelines provided here are to assure that raters are using a common set of terms and standards when awarding points for the evaluative scoring criteria.

Base Philosophy

The following positions will define the base philosophy for rating applications.

Since districts are required to submit a request for a capital project no later that September 1 of the year preceding the fiscal year for which they are applying, no rater shall review, rank or give feedback regarding scoring a project prior to this deadline.

Applications will be ranked based on the information submitted with the application, or applicants may use information submitted to the department in support of a project, provided the submission occurs on or before September 1. Each rater shall arrive at the initial ranking of each project independently. Raters will be expected to go through each application question by question. They will also review all attachments for content, completeness and bearing on each scoring element. Consistency in scores from year-to-year shall be considered. It is expected that projects will demonstrate different levels of completeness in descriptions and detail depending on the stage of project development.

Projects are prioritized in two lists: the School Construction List and the Major Maintenance List and reflect the two statutory funds established for education capital projects. Under the definitions provided in statute and regulation, projects which add space to a facility are classed as School Construction projects and must fall in categories A, B, F, or G. Major maintenance projects (categories C, D, and E) may not include additional space for unhoused students. Only projects in which the primary purpose is Protection of Structure, Code Compliance, or Achieve an Operating Cost Savings, where the work includes renewal, replacement, or consolidation of existing building systems or components should be considered as maintenance projects.

Each rater should have an eligibility checklist available during rating. Eligibility items A, F, G, I, J, L and N will be evaluated by each rater. Other eligibility items will be the responsibility of support team members doing data input and capacity/allowable calculations. Discussion regarding project eligibility should be brought to the attention of the rating team as soon as it becomes an issue in one rater's mind.

Evaluative Rating Guidelines

For each of the evaluative rating categories, raters will consider the factors listed when evaluating and scoring applications. The list is not exclusive, nor exhaustive. As raters read and evaluate projects, review of the listed elements is to be done for referential purposes. Raters should also refer to the Application Instructions for each question.

Effectiveness of Maintenance & Facilities Management Program (Application Question 30; Points possible: 25)

Maintenance Management Narrative (Points possible: 5) • Does the described program address preventive maintenance as well as routine? • How well does the program work for each individual school? • Does the program address all building components? Mechanical, electrical, structural, architectural, exterior/civil? • Is there evidence supplied which demonstrates that the program is effective? • Who participates in the program and how does it function?
Energy Management Narrative (Points possible: 5) • Is the district engaged in reducing energy consumption in its facilities? • Is a comprehensive set of methods being used? • Is the program districtwide in scope? • Is the program achieving results? • Is there a method for reviewing and monitoring energy usage?
Custodial Narrative (points possible: 5) • Is the district's custodial program complete? • Is custodial program based on quantities from building inventories and frequency of care based on industry practice? • Has the district customized its program to be specific to each facility? • Is the program districtwide in scope? • Is the program achieving results?
Maintenance Training Narrative (Points possible: 5) • Does the program address training and on-going education of the maintenance staff? • Are maintenance personnel being trained in specific building systems? • Are training schedules attached? • How is Training Recorded? • How is effectiveness measured?
Capital Planning Narrative (Points possible: 5) • Does the district have a process for identifying capital renewal needs? • Are component/subsystem replacement cycles identified and used? • Does the system involve building occupants and users? • Are renewal schedules comprehensive and vetted for credibility? • Are systems up for renewal grouped into logical capital projects?

Emergency (Application question 14; Points possible: 50)

- If the district doesn't declare the project an emergency: NO points!
- Consider the 'level of threat' to both people and property in assessing the emergency.
- Consider how well points noted in instructions are addressed.
- Consider the 'immediacy' of the emergency (how time critical is it?).
- Consider the "nature" of the emergency.
- Consider information provided in all portions of the application in assessing the emergency.
- Scoring should be weighted in the case of mixed-scope projects (i.e., does the project address emergency and non-emergency conditions?)

Seriousness of Life Safety and Code Conditions (Application Questions 14 and 17; Points possible: 50)

- Consider the documentation provided: how specific?, source/author?, reasonable categories?
- Consider information provided on type and nature of code violations. How specific?
- Mandatory or optional? Especially consider this in light of code condition comparisons between standards for new buildings and the requirements for older buildings.
- Does the project provide relief from life safety & code conditions for facilities affected by the project?
- Seriousness of emergency conditions?
- Seriousness of code conditions?
- Scoring should be weighted in the case of mixed scope projects.
- Life safety description should provide relationship to definitions provided in Appendix B.

Existing Space (Application Question 26; Points possible: 40)

- This score should be adjusted for mixed scope projects (i.e., does the project only involve improvements to inadequate space or does it also incorporate work in adequate spaces?)
- Rating should consider the adequacy of the space in terms of both form and function.
- There should be a balance between consideration of educational adequacy of physical arrangement versus functional factors.
- Points are awarded based on the inability of existing space to adequately serve the educational program. No points for code violations!
- Mandated programs can receive 40 points maximum, existing local programs can receive 20 points maximum, and new local programs can receive 15 points maximum (should be spelled out in the application).

Cost or Cost Estimate (Application Questions 18; Points possible: 30)

- Check to assure that the estimate matches the proposed project scope.
- Check for double entries, especially for factored items.
- Primary evaluation should test both the "reasonableness" and the "completeness" of the cost estimate (i.e., How well can this estimate be used to advocate for this project?)
- Rating considers the full range of estimates: from conceptual to detail design to actual construction costs. It should be noted that because this scoring element covers the full range of estimate possibilities, it is anticipated that conceptual estimates score less than more detailed construction estimates and actual construction cost documentation.
- Review and evaluate backup for cost estimate or actual construction costs.
- Check percentages and justification **(with backup)** when percentages exceed EED guidelines.
- Check cost after adjustment for geographic factor.
- Review cost benefit analysis and life cycle cost analysis. Note if these are not present. Note specific deficiencies.

Relationship of the Project Cost to the Annual Operating Cost (Application question 29; Points possible: 30)

- This should be rated based on information provided which specifically address this issue.
- Evaluation should be based on district provided data and analysis rather than opinion.
- Evaluation may reward efforts to contain or reduce operating costs even if the project doesn't save money or have a payback (i.e. – utilizing LEED or CHPS standards for construction).
- Top scores should be reserved for those projects that can demonstrate a payback within a relatively brief period of time.
- Should be consistent with life cycle cost analysis and cost benefit analysis (if provided).
- This may have either a positive or a negative relationship to justification of a project.

Alternative Facilities (Application question 27; Points possible: 5)

- Consider the effort/results in identifying alternative facilities.
- Where reasonable alternative facilities have been identified, is there **documentation** with the facility owner regarding availability?
- Is a community "inventory" provided?
- Were judgments about the viability of alternate facilities made with "institutional knowledge", professional assessment, third party objectivity and/or economic analysis?
- Is the rationale behind alternative facility viability provided?
- Are facilities listed in a narrative discussion or are they documented with supplemental data such as photos, maps, facility profile, etc.?

Options (Application Question 28; Points possible: 25)

- Consider how completely this topic is addressed.
- Was the option to phase the project considered?
- Should consider boundary changes where applicable.
- For equipment: was a re-conditioned or re-built option considered in lieu of new.
- For over-crowding, was double shifting considered? If not, why not?
- Were the options considered viable alternatives?
- The rating of this scoring element should consider the range of options considered and the rigor of the comparison to each other.
- Scoring should increase in accordance with the amount of detailed information; graduated into three levels of: 1. unsupported narrative 2. well supported narrative and 3. detailed cost analysis.

This page is intentionally blank

Alaska Department of Education & Early Development
Capital Improvement Project Application
Formula-Driven Rating Form

Adopted by the Bond Reimbursement and Grant Review Committee
April 20, 2012

School District _____ Date _____
School Name _____
Project Title _____
Fund _____ Category _____
Phase _____ Maximum Points _____

Max Points		School Construction A, B, F	Major Maintenance C, D, E
10	**1. Condition Survey and Facility Appraisal** (Question 16) Condition survey = 5 points Facility appraisal = 5 points		
30	**2. District ranking** (Question 12) Project #1 request = 30 points, #2 = 27 points, #3 = 24 points Each additional project 3 points less		
30	**3. Weighted average age of facility** (Question 9) A. 0-10 years = 0 points B. > 10 ≤20 years = .5 / year in excess of 10 years C. > 20 ≤30 years = 5 + .75 per year in excess of 20 years D >30≤40 years = 12.5 + 1.75 per year in excess of 30 years E. > 40 years = 30 points		
30	**4. Previous AS 14.11 funding for this project** (Questions 10 & 18) Previous funding = 30 points No previous funding = 0 points		
30	**5. Planning & design phase has been completed** (Question 16 and Appendix A) A. All required elements of planning = 10 points B. All elements planning + required elements of schematic design = 20 points C. All elements of planning and schematics + required elements of design development = 30 points		
50	**6. Unhoused students today** (Questions 21 & 23) A 100 % of capacity = 0 points B. > 100% of capacity = One point for each 3% of excess capacity C. 250 % of capacity = 50 points		N/A
30	**7. Unhoused students in seven years (5 year Post-occupancy)** (Questions 20, 21, 22, 23 and 24) A 100 % of capacity = 0 points B. > 100% of capacity = One point for each 5% of excess capacity C. 250 % of capacity = 30 points		N/A
30	**8. Type of space added or improved** (Question 25) A. Instructional or resource 30 points B. Support teaching 25 points C. Food service, recreational and general support 15 points D. Supplemental 10 points		N/A

Formula-Driven Rating Form (continued)

Max Points		School Construction A, B, F	Major Maintenance C, D, E
30	**9. Preventive Maintenance** (Question 30) A. Maintenance Management Program 1. Detailed summary reports of maintenance labor parameters — 15 points 2. Detailed summary reports of PM/corrective maintenance parameters — 10 points 3. The 5-year average expenditure for maintenance divided by the 5-year average insured replacement value, district wide. — 5 points If % $\leq$ 4, then (% x 1.25) If % > 4, then 5		
270	**Total Points**		

Alaska Department of Education & Early Development
Capital Improvement Project Application
Evaluative Rating Form

Adopted by the Bond Reimbursement and Grant Review Committee
April 20, 2012

School District _____

School Name _____

Project Title _____

Fund _____ Category _____

Phase _____ Maximum Points _____

Rater _____ Date _____

Note: Points for elements two through eight will be weighted to apply to each specific category of a mixed-scope project.

Max Points		School Construction A, B, F	Major Maintenance C, D, E
25	**1. Effectiveness of preventive maintenance program** (Question 30) A. Maintenance Management Narrative = 5 points maximum B. Energy Management Narrative = 5 points maximum C. Custodial Narrative = 5 points maximum D. Maintenance Training Narrative = 5 points maximum E. Capital Planning Narrative = 5 points maximum		
50	**2. Emergency** (Question 14)		
50	**3. Seriousness of life/safety and code conditions** (Questions 14 & 17)		
40	**4. Existing space fails to meet or inadequately serves existing or proposed elementary or secondary programs** (Question 26) A. Mandated Program = 40 points maximum B. Local existing program = 20 points maximum C. New approved local program = 15 points maximum		
30	**5. Reasonableness & completeness of cost or cost estimate** (Question 18)		
30	**6. Relationship of the project cost to the annual operational cost savings** (Question 29)		
5	**7. Thoroughness in considering use of alternative facilities to meet the needs of the project** (Question 27)		
25	**8. Thoroughness in considering a full range of options for the project** (Question 28)		
255	**Total Points**		

This page is intentionally blank