

# Bond Reimbursement and Grant Review Committee Meeting Agenda

April 10, 2024, Wednesday, 1:30 pm to 4:30 pm

April 11, 2024, Thursday, 8:30 am to 4:00 pm

Lecture Hall at the Andrew P. Kashevaroff (APK) Building  
Alaska State Library, Archives, & Museum, 395 Whittier Street, Juneau, Alaska

Audio Teleconference available through free online Zoom application.

[Join Online – Meeting Number: 839 6931 9566](#)

Join by Phone – Toll Call-in number (US/Canada): 1 (253) 215-8782; Meeting: 839 6931 9566

Chair: Karen Morrison

Wednesday, April 10

## Agenda Topics

1:30 – 1:45 PM

Committee Preparation

- Call-in, Roll Call, Introductions, Chair’s Opening Remarks
- New Business, Additions to the Agenda
- Agenda Review/Approval
- Past Meeting Minutes Review/Approval

1:45 – 2:00 PM

Public Comment

2:00 – 3:00 PM

Department Briefing

- FY2025 CIP Report
  - Reconsideration & Final Lists
- Report: School Capital Project Funding Under SB 237
- REAA and Small Municipal Fund Report
- Legislative Updates

3:00 - 3:15 PM

BREAK

3:15 – 3:45 PM

Department Briefing

- FY2026 CIP Application & Support Materials

3:45 - 4:30 PM

FY 2026 Application Review

- FY 2026 Application
- FY 2026 Application Instructions
- FY 2026 CIP Eligibility and Scoring Criteria
- FY 2026 Rater’s Guide

4:30 PM

Recess

Thursday, April 11

# Agenda Topics

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8:30 – 8:45 AM	Committee Preparation <ul style="list-style-type: none"> <li>• Call-in, Roll Call</li> <li>• Chair’s Opening Remarks</li> </ul>
8:45 – 9:00 AM	Public Comment
9:00 – 10:15 AM	FY2026 Application Review (continued) Action Item <ul style="list-style-type: none"> <li>• Approve FY 2026 Application and Supporting Documents</li> </ul>
10:15 – 10:30 AM	BREAK
10:30 – 11:00 PM	Publications <ul style="list-style-type: none"> <li>• <i>Life Cycle Cost Analysis– Draft for Public Comment</i></li> </ul> Action Item: <ul style="list-style-type: none"> <li>• Approve for Public Comment:                     <ul style="list-style-type: none"> <li>○ <i>Life Cycle Cost Analysis</i></li> </ul> </li> </ul>
11:00 – 12:00 PM	School District Capital Needs Forecast Data and Tool (Preliminary Versions)
12:00 – 1:15 PM	LUNCH
1:15 – 2:15 PM	Cost Model Update <ul style="list-style-type: none"> <li>• 23rd Edition Model School Elements, Proposed Changes</li> <li>• HMS, Inc. Teleconference</li> </ul> Action Item <ul style="list-style-type: none"> <li>• Model School Escalation Elements</li> </ul>
2:15 – 3:00 PM	Subcommittee Reports <ul style="list-style-type: none"> <li>• Design Ratios</li> <li>• School Space</li> </ul>
3:00 – 3:15 PM	BREAK
3:15 –3:40 PM	BR&GR Calendar and Work Plan Review & Update
3:40 – 3:45 PM	Set Date for Next Meeting
3:45 - 3:50 PM	DEED Wrap-up
3:50 – 4:00 PM	Committee Member Comments
4:00 PM	Adjourn

**BOND REIMBURSEMENT & GRANT REVIEW COMMITTEE**

Thursday, December 7, 2023 – 1:00 p.m. – 3:19 p.m.

Videoconference

**MEETING MINUTES - FOR REVIEW & APPROVAL**

**Committee Members Present**

Senator James Kaufman  
Representative Dan Ortiz  
Dale Smythe  
Randy Williams  
Larry Morris, Jr.  
Kevin Lyon  
Douglas Hayman  
Branzon Anania

**Staff**

Karen Morrison  
Lori Weed  
Terry Ryals  
Alex Watts  
Lucian Blake  
Sharol Roys

**Additional Participants**

Dena Strait

**CALL TO ORDER and ROLL CALL**

Karen Morrison called the meeting to order. Roll was taken, and a quorum was established to conduct business.

**AGENDA REVIEW / APPROVAL**

Larry Morris **MOVED** to approve the agenda as presented, **SECONDED** by Dale Smythe. Hearing no objections, the motion **PASSED**.

**PAST MEETING MINUTES REVIEW / APPROVAL**

Hearing no objection for approval of the minutes of April 19-20, 2023, the minutes were approved as presented.

**PUBLIC COMMENT**

A public comment period was offered, and no public testimony was received.

**DEPARTMENT BRIEFING**

***FY 2025 CIP Report – Summary Statistics and Initial Priority Lists***

Lori Weed reviewed the FY 2025 CIP report with the following highlights:

- Approximately the same number of applications were received this year.
- There were fewer budget revisions this year.
- For technical reasons, there were a couple of ineligible projects.
- An increase in costs was seen for both the construction and maintenance lists.
- There was only one request for reconsideration, and that will be addressed next week.

The top project on the construction list is the Newtok school relocation to Mertarvik, which is in its third year of funding. The first year was devoted to design and demolition of the portion of the school building closest to the eroding river. This fiscal year the project should be fully funded.

The second project is a supplemental request for additional funding to the Minto school renovation-addition to cover cost increases. Number 3 on the school construction list is a school replacement in the Toksook Bay area.

***Statewide Six-Year Plan***

Six-year plans were received from districts of potential projects for state aid. Not all districts submit plans, but currently about \$1.8 billion is estimated as needed for projects.

***School Capital Project Funding Report***

The REAA grant funds funded most of last year's number 1 school construction project and five major maintenance projects. There are a small number of districts that are completing capital projects through the debt reimbursement program.

***Preventive Maintenance Update***

Districts cannot apply for CIP projects if their program is not compliant. Galena City School District is the only district on a provisional program, and only a few are not currently certified. Dale Smythe commented that the list of ineligible districts is smaller this year.

Larry Morris **MOVED** that the Bond Reimbursement and Grant Review Committee recommend the State Board of Education & Early Development adopt the department's FY 2025 list of projects eligible for funding under the School Construction Grant Fund and the Major Maintenance Grant Fund, **SECONDED** by Kevin Lyon. A roll call vote was taken with the following result:

YES: Kevin Lyon, Dale Smythe, Larry Morris, Douglas Hayman, Branzon Anania,  
Randy Williams, Karen Morrison, Representative Ortiz  
ABSTAIN: Senator Kaufman

The motion **PASSED**.

Lori Weed mentioned that the capital needs forecast database is a work in progress and has three components: information dashboards relating to renewal and replacements, a user update form for that renewal and replacement data, and the funding forecast database. The anticipated use would be to forecast current and future project needs.

The life cycle cost analysis did not go out for public comment due to staffing turnover, but Lori hopes to send that out soon. Recruitment for the Facilities Manager is nearing its completion. Lucian Blake was hired as the building maintenance specialist in charge of the preventative maintenance program, and Alex Watts was hired as the new architect assistant/facilities review assistant taking on the design reviews.

## **BRIEFING PAPERS**

### ***FY 2024 CIP Issues and Clarifications***

The number of applications remained fairly stable, but participation is down overall from a decade ago. One possible reason for the drop is that districts are not submitting applications because of the effort involved in preparing them. Branzon Anania commented that the cost of preparing the CIP application is a big factor for the smaller districts.

Potential areas for committee discussion and possible change were presented.

For emergency scoring, a question was previously added about insurance involvement, and if the district is receiving insurance proceeds, the state will not participate in the portion of the project covered by insurance.

For weighted average age, the age of the facility is becoming less relevant as the facility goes through renovations since the building systems are not the same age as the original construction.

The average expenditure for maintenance is based on insurance cost, and there is concern that some districts are underinsured. Kevin Lyon mentioned that insurance agents set the values in his district.

For the energy consumption reports, the most common error is not providing data or not providing the full five-year requested data to show the back history.

The prior funding category is explicitly reserved as a 30-point category for projects that were short-funded, perhaps for design one year and construction the next. Several options for requesting supplemental funding were discussed last year, and it was decided that the districts could simply reapply to the lists.

Lori asked the committee for potential changes, improvements, or approval to stay with the status quo. Dale Smythe said he would like to see the emergency scoring and energy consumption reporting reviewed for modification or clarification. Larry Morris would like to have the average age of facility reviewed in comparison with the age of renovations. Kevin Lyon agreed that the age of facility should be reviewed. He also stated that the energy information is readily available from the software, and the district personnel just need to be trained on how to use it. Branzon Anania said the issue is trying to measure waste heat that some districts use from city generators, and Larry Morris said that could be measured with a BTU meter. Lori clarified that the districts that are eligible have already demonstrated they can provide the data, and the energy consumption report is a regulatory requirement.

The committee asked that emergency scoring, average age of facility, and energy consumption scoring criteria be reviewed for consideration at the April meeting.

### ***Fire Protection Renewal & Replacement Schedule***

Lori Weed spoke to the renewal and replacement life expectancy period for fire protection systems was originally set at 30 years and has not changed. Certain electrical components,

however, become unavailable in far less than 30 years, rendering the fire alarm system obsolete and not maintainable.

Larry Morris **MOVED** that DEED research and bring back recommendations to adjust the scoring criteria and the R&R schedule for fire alarm systems, **SECONDED** by Kevin Lyon. Hearing no objection, the motion **PASSED**.

## **SUBCOMMITTEE REPORTS**

### ***Design Ratios***

Lori Weed reported that the approved recommendations from the subcommittee had not gone out for public comment, but the department intends to send it out soon. The public comments can then be reviewed by the subcommittee and then go to the full committee for review of the public comments and subcommittee recommendations.

### ***School Space***

Dale Smythe explained the goals of the subcommittee as follows:

1. ADM revisions.
2. Utility and storage variance.
3. Gross square foot clarification/modification.
4. Mechanical/electrical space adequacy.

Dale hopes to have the subcommittee recommendations ready for full committee review at the April meeting.

## **BR&GR WORK PLAN REVIEW AND UPDATE**

Lori Weed stated that the work plan had not been changed significantly because of the department staff turnover. Comments on the work plan and suggested amendments were as follows:

- Add biennial update of the design construction standards for completion in April 2026 since no significant comments have been received that warrant adjustment.
- Design ratios are still listed but will be sent out for public comment soon.
- School space is still listed and moving forward.
- Two publications were completed and have been removed from the plan, and the Life Cycle Cost Analysis Handbook should be finalized at the April 2024 meeting.
- Add emergency scoring, average age of facility, and energy consumption scoring criteria to section 5.4 to be reviewed for consideration at the April meeting. Dale Smythe will research and determine if there is a simple change for the energy consumption and emergency scoring subjects.
- Sharol Roys asked that work about electronic submission of the CIP application be added to the work plan.

## **SET DATE FOR NEXT MEETING**

Karen Morrison will send out proposed dates for the April 2024 meeting and the CIP workshop after the new Facilities Manager is on board but keeping in mind that Anchorage hotel rates start their summer rates on May 1st now rather than May 15th.

Lucian Blake expressed concern about the lack of appreciation for preventative maintenance and its responsibilities, and he also questioned the benefit of the energy consumption tracking and would like to see more detail in the chart regarding the history of district compliance.

#### **COMMITTEE MEMBER COMMENTS**

Branzon Anania welcomed the new people on staff.

Dale Smythe also welcomed the new personnel and advised reading the CIP application interpretation reports.

Senator Kaufman said the meeting was interesting and thanked the committee for all the work that it does.

Representative Ortiz appreciated today's deliberations and the efforts of the committee. He asked if the unfunded projects automatically go to the top of the list for the next year. Lori Weed responded that each year the applications are evaluated fresh, but there is a provision that allows districts to reuse a prior year's score. The projects do not roll up automatically but are dependent on the current year's scores.

Representative Ortiz asked if the districts whose projects did not receive funding have an opportunity to amend the application to try to improve their standing. Lori responded that there is a reconsideration process if the district feels the department made an error, but other than that, there is no further back and forth until the new applications are received.

Representative Ortiz asked if anyone advocates for the overall program and list to the legislative committees. Lori responded that historically department personnel, not the committee members, have gone before the legislature.

Kevin Lyon welcomed the new staff.

#### **ADJOURNMENT**

Larry Morris **MOVED** to adjourn, **SECONDED** by Dale Smythe. Hearing no objections, Karen Morrison adjourned the meeting at 3:19 p.m.



THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

**Department of Education  
& Early Development**

FINANCE & SUPPORT SERVICES

PO Box 110500  
Juneau, Alaska 99811-0500  
Telephone: 907.465.2800

To: Bond Reimbursement & Grant Review Committee  
From: School Facilities  
Date: April 10, 2024

## DEPARTMENT BRIEFING

### ***FY 2025 CIP Report***

The department received one reconsideration request from a district on a project. In the lists issued December 13, 2023, the department reconsidered its determination on the project but did not adjust the project ranking or budget.

No appeals were received within the statutory deadline. No changes were made to the reconsideration lists and the final lists were issued January 12, 2024. The final lists are included in the packet. These were approved by the State Board of Education meeting on February 28, 2024.

The major maintenance list contains a total of 95 projects amounting to a total state share request of \$249,060,086, and the school construction list contains 19 projects with a state share request of 260,489,844.

An updated sheet on the CIP grant request and funding history FY15-FY25 is included for reference.

### ***Preventive Maintenance Update (PM State-of-the-State)***

The Preventive Maintenance State of the State Report was updated on August 15, 2023, and is included in the packet. For the current FY25 CIP cycle, 48 of 53 school districts have certified preventive maintenance programs.

Districts not currently certified include:

- Aleutian Region
- Chatham
- Hydaburg City
- Lake & Peninsula Borough
- Skagway Borough

Districts granted provisional certification and working with the department to develop a full year of evidence of plan adherence include:

- Galena City

Problem areas continue to be maintenance management, tracking and reporting energy consumption, and maintaining maintenance and custodial personnel training plans and records.

With the Building Management Specialist position vacant from December to March, only two districts have been visited in FY2024: Yukon-Koyukuk and Yukon Flats. The department will work



with the following school districts to either perform a desk audit and/or catch up on the visits with the new incumbent, potentially during the next review cycle.

- Bering Strait
- Bristol Bay Borough
- Iditarod Area
- Lake & Peninsula
- Lower Kuskokwim
- Lower Yukon
- Saint Mary's
- Skagway

The preliminary certification report for the FY 2026 CIP cycle will be issued by June 1. Districts not in compliance have until August 1 to submit documentation of compliance. The final PM state-of-the-state report will be issued by August 15.

### ***School Capital Project Funding Report***

AS 14.11.035 requires, beginning in February 2013, an annual report on school construction and major maintenance funding. The statute requires reports of spending from each of the three funding programs providing state aid for capital improvement projects—school construction and major maintenance fund grants under AS 14.11.011, regional education attendance area and small municipal school district school fund (REAA Fund) allocations under AS 14.11.025, and school construction debt reimbursement under AS 14.11.100. Summary tables from the 2024 report showing the funding activity by program, fiscal year, and category are included in the packet. The final report is available on the department's website.

### ***REAA & Small Municipality Fund Report***

The Regional Education Attendance Area School Fund was established by chapter 93, SLA 2010 (SB 237). The amount of money available each fiscal year is tied to the annual debt service incurred under AS 14.11.100. In 2013, the fund was amended to include "small municipal school districts". In 2018, the fund was amended to allow funding of major maintenance grants but to maintain the primary function of funding school construction projects. Since the first appropriation in FY 2013, \$414,513,378 has been deposited into the REAA Fund. From FY13 through FY15, \$869,528 in interest also accrued to the fund for a total of \$415,382,906. A total of 23 projects have obligated \$392,429,463.

There is no unobligated fund balance in the REAA Fund. The projected appropriation is anticipated to be approximately \$26,978,000. If appropriated, this funding will complete the third phase of funding for the priority #1 project on the School Construction Grant Fund list, Newtok Relocation/Replacement K-12 School, Mertarvik, and provide requested supplemental funding for the priority #2 project, Minto K-12 School Renovation/Addition, Supplemental.

### ***Legislative Action***

The Governor introduced the FY2025 budget bills for the Second Session of the 33rd Legislature. The operating budget (HB 268/SB 186) as introduced provides for an allocation of \$57,517,670 for state aid for costs of school construction under AS 14.11.100 (debt reimbursement) and \$26,978,000 to the REAA Fund. These amounts are the full reimbursement entitlement and fund calculation for FY2025. HB 268 is being considered by the House Finance Committee.

The capital budget as introduced (HB 269/SB 187) includes funding of \$3,986,471 to the School Construction Grant Fund and \$4,270,174 to the Major Maintenance Grant Fund. This funding is sufficient to meet the state share for the rank #1 School Construction project and the first two Major Maintenance projects. The capital budget bills are in the respective Finance Committees.

HB 173 by Representative McCabe proposes to change the threshold for projects that qualify as Public Construction under Title 36 from \$25,000 to \$150,000. HB 173 is in the House State Affairs Committee.

HB 365 by Representative McCabe proposes to allow a school to be an allowable customer for the purpose receiving the reduced utility rates for the power cost equalization program. HB 365 is in the House Energy Special Committee.

SB 113 by the Senate Finance Committee proposes to amend AS 14.11.025(a) to include Mt Edgcumbe High School projects and projects for teacher housing supporting regional educational attendance areas and small municipalities as eligible project scope for REAA Fund allocations. It also would remove the \$70 million cap on the unobligated fund balance. SB 113 is in the Senate Rules Committee.

SB 158 / HB 339 by Senator Myers and Representative Allard propose to amend AS14.11 to require all debt reimbursement projects be ranked on the school construction and major maintenance grant ranking lists. It limits the number of debt reimbursement projects to one school construction project or two major maintenance projects per cycle. Changes the grant application deadline from September 1 to July 1. These bills are in the House and Senate Education Committees.

SB 227 by Senator Myers proposes to establish a Capital Project Evaluation Division within the Office of Management and Budget that would evaluate each proposed capital project submitted to the division by another entity (DEED and Dept. of Transportation & Public Facilities). It requires DEED to submit each project to the evaluation division and for the department to consider the score when establishing the annual grant ranking. SB 227 is in the Senate Finance Committee.

### ***Cost Model Update***

The DEED Program Demand Cost Model, which is a tool used to assist school districts in estimating construction and renovation costs, will be updated again in 2024. This will be the 23rd Edition of the tool. The contract with HMS, Inc. calls for final products on April 25 for use in the FY2026 application cycle and will be posted on the department's website for the annual CIP training workshop.

A teleconference with HMS, Inc. has been scheduled to allow the committee to provide input on potential changes to the elements of the Model School Building Escalation Study per the Model Alaskan School subcommittee recommendation. See separate agenda item and supplemental materials.

### ***Department Projects***

#### **Capital Needs Forecast Database Tool**

The department continues to work with Inzata Analytics to develop a Capital Needs Forecast Database tool to establish a data-driven statewide need for capital renewal and new construction on an annual basis and provide a dashboard to align funding programs with that need. The department is testing and evaluating the products provided. This approx. \$200,000 investment was funded by the legislature in FY2022. The method for updating the base need information – renewal and replacement schedule data – may allow a change in the department collection of the data and provide a platform for using the system renewal data in future CIP application cycles in lieu of building average age. A demonstration of the beta versions will be provided in a later agenda item.

## ***Federal Capital Grants***

### **Environmental and Climate Justice Community Change Grants**

The department in partnership with Alaska Department of Environmental Conservation (DEC) is seeking interest in a funding opportunity part of the [Environmental and Climate Justice Community Change Grants for Alaska Native Villages](#), which would assist school districts and community partners to characterize and potentially clean up legacy contaminated sites through EPA funding.

Deadline to apply is November 21, 2024, grants are awarded on a rolling basis.

### **Climate Pollution Reduction Grant**

The department in partnership with Alaska Municipal League (AML) applied for an [EPA Climate Pollution Reduction Grant \(CPRG\)](#) for weatherization, energy efficiency measures, and beneficial electrification of Alaska's public schools. Projects from the FY2025 CIP application were identified as partially or fully eligible based on the potential for emissions reduction; the total application funding request was \$49,211,694.

- Davis-Ramoth K-12 School Renovation
- Johnnie John Sr. K-12 School Major Maintenance, Crooked Creek
- Sand Point K-12 School Major Maintenance
- Akula Elitnavik K-12 School Renovation, Kasigluk-Akula
- Yupiit Mechanical System Improvements, 3 Schools
- Thorne Bay K-12 School Mechanical Control Upgrades
- Twin Hills K-12 School Renovation
- Ekwok K-12 School Renovation
- Aleknagik K-12 School Renovation
- Kotlik and Pilot Station K-12 Schools Renewal and Repair

Deadline to apply was April 1, 2024, grant award will be announced in July 2024 and grant award period starts October 1, 2024 through September 30, 2029

### **Indoor Air Pollution at Schools**

The Alaska Municipal League (AML) applied for a [grant addressing Indoor Air Pollution at Schools](#) on behalf of the department to help deliver a program to improve indoor air quality and reduce greenhouse gas emissions in schools. This is especially important to Alaska's rural, disadvantaged, and Tribal communities, which this project will focus on.

If the project is awarded, DEED will work with AML to develop an memorandum of agreement that outlines the scope of the partnership. This scope will finalize how DEED can best contribute to the design and performance of the project, and include:

- Roles within the partnership's advisory committee.
- Identification of best practices.
- Participation in the annual conference.
- Evaluating progress relative to the project's outputs and outcomes.

Deadline to apply was March 19, 2024.

## ***Publications Update***

Following is a list of publications currently managed by the department along with an estimated revision priority and the year of publication. Those in bold are publications proposed for committee approval.

1. **Life Cycle Cost Analysis Handbook** (2018) [*Proposed Update 2024*]
2. Renewal & Replacement Schedule (2001)
3. **Space Guidelines Handbook** (1996)
4. **School Design and Construction Standards Handbook** (2022)
5. Facility Appraisal Guide (1997)
6. Outdoor Facility Guidelines for Secondary Schools (new)
7. **A Handbook to Writing Educational Specifications** (2019)
8. **Swimming Pool Guidelines** (2019)
9. **Guide for School Facility Condition Surveys** (2020)
10. Cost Format – *EED Standard Construction Cost Estimate Format* (2020)
11. Site Selection Criteria & Evaluation Handbook (2021)
12. **Guidelines for School Equipment Purchases** (2022)
13. Capital Project Administration Handbook (2022)
14. **Project Delivery Method Handbook (2022)**
15. **Alaska School Facilities Preventive Maintenance Handbook** (2022)
16. Professional Services for School Capital Projects (2023)

### **Life Cycle Cost Analysis Handbook**

Included in the packet is a proposed revised draft of the *Life Cycle Cost Analysis Handbook* to go out for public comment. See separate agenda item.

## ***Department Staffing Update***

Facilities Section staffing has continued to be low. The Technical Architect/Engineer (Facilities Manager) position is currently vacant; Lori Weed was able to temporarily assist as Acting Facilities Manager. The Building Management Specialist became vacant in January; we are excited to have welcomed Don Wheeler to the team on April 1, 2024. The School Finance Specialist 2 position became vacant in February and is currently being recruited.

**Alaska Department of Education and Early Development  
FY2025 Capital Improvement Projects  
School Construction Grant Fund**

**Final List**

Jan 12 Rank	Dec 13 Rank	Nov 3 Rank	School District	Project Name	Amount Requested	Eligible Amount	Prior Funding	DEED Recommended Amount	Participating Share	State Share	Aggregate Amount
1	1	1	Lower Kuskokwim	Newtok K-12 School Relocation/Replacement, Mertarvik	\$81,466,239	\$81,466,239	\$77,398,411	\$4,067,828	\$81,357	\$3,986,471	\$3,986,471
2	2	2	Yukon-Koyukuk	Minto K-12 School Renovation/Addition, Supplemental	\$17,577,222	\$17,564,441	\$12,091,453	\$5,472,988	\$109,460	\$5,363,528	\$9,349,999
3	3	3	Lower Kuskokwim	Nelson Island School Replacement, Toksook Bay	\$102,435,864	\$102,435,864	\$0	\$102,435,864	\$2,048,717	\$100,387,147	\$109,737,146
4	4	4	Lower Kuskokwim	Anna Tobeluk Memorial K-12 School Renovation/Addition, Nunapitchuk	\$73,276,397	\$54,860,262	\$0	\$54,860,262	\$1,097,205	\$53,763,057	\$163,500,203
5	5	5	Northwest Arctic Borough	Deering K-12 Replacement School	\$46,828,553	\$46,255,576	\$0	\$46,255,576	\$9,251,115	\$37,004,461	\$200,504,664
6	6	6	Bering Strait	Brevig Mission K-12 School Renovation/Addition	\$34,667,393	\$34,620,893	\$0	\$34,620,893	\$692,418	\$33,928,475	\$234,433,139
7	7	7	Anchorage	Kincaid Elementary School Site Improvements	\$12,058,387	\$10,627,294	\$0	\$10,627,294	\$3,719,553	\$6,907,741	\$241,340,880
8	8	8	Ketchikan Borough	Valley Park Complex Upgrades	\$220,964	\$220,964	\$0	\$220,964	\$77,337	\$143,627	\$241,484,507
9	9	9	Lower Kuskokwim	Water Storage and Treatment, Kongiganak	\$4,323,682	\$4,323,682	\$0	\$4,323,682	\$86,474	\$4,237,208	\$245,721,715
10	10	10	Anchorage	Secure Vestibules, Group 3, 5 Sites	\$9,036,461	\$9,036,461	\$0	\$9,036,461	\$3,162,761	\$5,873,700	\$251,595,415
11	11	11	Kenai Peninsula Borough	Kenai Middle School Security Remodel	\$1,836,092	\$1,836,092	\$0	\$1,836,092	\$642,632	\$1,193,460	\$252,788,875
12	12	12	Anchorage	Secure Vestibules, Group 2, 3 Sites	\$816,985	\$816,985	\$0	\$816,985	\$285,945	\$531,040	\$253,319,915
13	13	13	Ketchikan Borough	Playground Equipment and Surface Upgrades, 3 Sites	\$430,968	\$430,968	\$0	\$430,968	\$150,839	\$280,129	\$253,600,044
14	14	14	Anchorage	Secure Vestibules, Group 4 North, 4 Sites	\$3,489,791	\$3,489,791	\$0	\$3,489,791	\$1,221,427	\$2,268,364	\$255,868,408
15	15	15	Anchorage	Secure Vestibules, Group 4 South, 4 Sites	\$1,890,357	\$1,821,793	\$0	\$1,821,793	\$637,628	\$1,184,165	\$257,052,573
16	16	16	Lower Kuskokwim	Bethel Regional Campus Transportation and Drainage Upgrades	\$1,325,059	\$1,325,059	\$0	\$1,325,059	\$26,501	\$1,298,558	\$258,351,131
17	17	17	Anchorage	Secure Vestibules, Group 1, 3 Sites	\$1,085,084	\$1,085,084	\$0	\$1,085,084	\$379,779	\$705,305	\$259,056,436
18	18	18	Fairbanks Borough	West Valley High School Auditorium Upgrade	\$1,209,046	\$688,212	\$0	\$688,212	\$240,874	\$447,338	\$259,503,774
19	19	19	Fairbanks Borough	University Park Elementary School Site Improvements	\$2,002,757	\$1,517,030	\$0	\$1,517,030	\$530,960	\$986,070	\$260,489,844
<b>Totals:</b>					<b>\$395,977,301</b>	<b>\$374,422,690</b>	<b>\$89,489,864</b>	<b>\$284,932,826</b>	<b>\$24,442,982</b>	<b>\$260,489,844</b>	

**Alaska Department of Education and Early Development  
FY2025 Capital Improvement Projects  
Major Maintenance Grant Fund**

**Final List**

Jan 12 Rank	Dec 13 Rank	Nov 3 Rank	School District	Project Name	Amount Requested	Eligible Amount	Prior Funding	DEED Recommended Amount	Participating Share	State Share	Aggregate Amount
1	1	1	Craig City	Craig Elementary and Middle School Rehabilitation, Supplemental	\$13,400,176	\$13,400,176	\$8,415,126	\$4,985,050	\$997,010	\$3,988,040	\$3,988,040
2	2	2	Yukon-Koyukuk	Allakaket K-12 School Copper Pipe Replacement	\$287,892	\$287,892	\$0	\$287,892	\$5,758	\$282,134	\$4,270,174
3	3	3	Northwest Arctic Borough	Davis-Ramoth K-12 School Renovation	\$9,596,772	\$9,424,172	\$0	\$9,424,172	\$1,884,834	\$7,539,338	\$11,809,512
4	4	4	Denali Borough	Tri-Valley School Partial Roof Replacement	\$2,263,988	\$2,249,219	\$0	\$2,249,219	\$449,844	\$1,799,375	\$13,608,887
5	5	5	Anchorage	Ptarmigan Elementary School Roof Replacement	\$2,991,230	\$2,991,230	\$0	\$2,991,230	\$1,046,930	\$1,944,300	\$15,553,187
6	6	6	Anchorage	Birchwood Elementary School Roof Replacement	\$3,008,175	\$3,008,175	\$0	\$3,008,175	\$1,052,861	\$1,955,314	\$17,508,501
7	7	7	Kenai Peninsula Borough	Homer High School Partial Roof Replacement	\$3,280,189	\$3,280,189	\$0	\$3,280,189	\$1,148,066	\$2,132,123	\$19,640,624
8	8	8	Anchorage	Northwood Elementary School Roof Replacement	\$1,495,296	\$1,495,296	\$0	\$1,495,296	\$523,354	\$971,942	\$20,612,566
9	9	9	Kuspuk	Johnnie John Sr. K-12 School Major Maintenance, Crooked Creek	\$2,009,216	\$1,989,549	\$0	\$1,989,549	\$39,791	\$1,949,758	\$22,562,324
10	10	10	Aleutians East Borough	Sand Point K-12 School Major Maintenance, Supplemental	\$6,811,429	\$6,811,396	\$2,968,577	\$3,842,819	\$1,344,987	\$2,497,832	\$25,060,156
11	11	11	Lower Kuskokwim	Bethel Campus Fire Pump House and Fire Protection Upgrades, Supplemental	\$3,441,629	\$3,441,629	\$2,982,088	\$459,541	\$9,191	\$450,350	\$25,510,506
12	12	12	Petersburg Borough	Petersburg High/Middle School Roof Replacement	\$4,306,542	\$4,272,898	\$0	\$4,272,898	\$1,495,514	\$2,777,384	\$28,287,890
13	13	13	Anchorage	Bayshore Elementary School Boiler Replacement	\$1,143,580	\$1,143,580	\$0	\$1,143,580	\$400,253	\$743,327	\$29,031,217
14	14	14	Nome City	Nome Beltz Jr/Sr High School Generator and Electrical Replacement	\$1,318,010	\$2,142,123	\$0	\$2,142,123	\$642,637	\$1,499,486	\$30,530,703
15	15	15	Lower Kuskokwim	Akula Elitnavvik K-12 School Renovation, Kasigluk-Akula	\$6,355,832	\$5,775,602	\$0	\$5,775,602	\$115,512	\$5,660,090	\$36,190,793
16	16	16	Wrangell Borough	Wrangell Schools Renovations, 3 Sites	\$10,000,000	\$9,968,009	\$0	\$9,968,009	\$3,488,803	\$6,479,206	\$42,669,999
17	17	17	Anchorage	Government Hill Elementary School Roof Replacement	\$2,635,154	\$2,635,154	\$0	\$2,635,154	\$922,304	\$1,712,850	\$44,382,849
18	18	18	Nome City	Nome Beltz Jr/Sr High School Roof Replacement, Supplemental	\$6,026,434	\$6,026,434	\$2,233,488	\$3,792,946	\$1,137,884	\$2,655,062	\$47,037,911
19	19	19	Lower Yukon	Hooper Bay K-12 School Exterior Repairs	\$2,296,607	\$2,296,607	\$0	\$2,296,607	\$45,932	\$2,250,675	\$49,288,586
20	20	20	Yupit	Mechanical System Improvements, 3 Schools	\$635,269	\$635,269	\$0	\$635,269	\$12,705	\$622,564	\$49,911,150
21	21	21	Northwest Arctic Borough	HVAC Controls Upgrade, 8 Sites	\$9,838,153	\$9,838,153	\$0	\$9,838,153	\$1,967,631	\$7,870,522	\$57,781,672
22	22	22	Nenana City	Nenana School Flooring and Asbestos Abatement	\$548,871	\$548,871	\$0	\$548,871	\$27,444	\$521,427	\$58,303,099
23	23	23	Kuspuk	Jack Egnaty Sr. K-12 School Roof Replacement, Sleetmute	\$1,608,442	\$1,608,442	\$0	\$1,608,442	\$32,169	\$1,576,273	\$59,879,372
24	24	24	Kake City	Exterior Upgrades - Main School Facilities	\$351,797	\$351,797	\$0	\$351,797	\$70,359	\$281,438	\$60,160,810
25	25	25	Ketchikan Borough	Ketchikan High School Security Upgrades	\$485,609	\$485,609	\$0	\$485,609	\$169,963	\$315,646	\$60,476,456
26	26	26	Anchorage	Homestead Elementary School Roof Replacement	\$3,515,805	\$3,515,805	\$0	\$3,515,805	\$1,230,532	\$2,285,273	\$62,761,729

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Jan 12 Rank	Dec 13 Rank	Nov 3 Rank	School District	Project Name	Amount Requested	Eligible Amount	Prior Funding	DEED Recommended Amount	Participating Share	State Share	Aggregate Amount
27	27	27	Anchorage	King Tech High School Roof Replacement	\$3,829,327	\$3,829,327	\$0	\$3,829,327	\$1,340,264	\$2,489,063	\$65,250,792
28	28	28	Kashunamiut	Chevak K-12 School Campus Renovation	\$32,497,916	\$32,497,916	\$0	\$32,497,916	\$649,958	\$31,847,958	\$97,098,750
29	29	29	Nenana City	Nenana School Boiler Replacement	\$206,846	\$206,846	\$0	\$206,846	\$10,342	\$196,504	\$97,295,254
30	30	30	Lower Yukon	Marshall K-12 School Emergency Tank Farm	\$1,809,501	\$1,809,501	\$0	\$1,809,501	\$36,190	\$1,773,311	\$99,068,565
31	31	31	Southeast Island	Thorne Bay K-12 School Mechanical Control Upgrades	\$1,438,929	\$1,438,929	\$0	\$1,438,929	\$28,779	\$1,410,150	\$100,478,715
32	32	32	Anchorage	Service High School Health and Safety Improvements	\$5,462,781	\$5,462,781	\$0	\$5,462,781	\$1,911,973	\$3,550,808	\$104,029,523
33	33	33	Haines Borough	Haines High School Roof Replacement	\$1,993,782	\$1,993,782	\$0	\$1,993,782	\$697,824	\$1,295,958	\$105,325,481
34	34	34	Aleutians East Borough	Sand Point K-12 School Pool Major Maintenance	\$102,608	\$102,608	\$0	\$102,608	\$35,913	\$66,695	\$105,392,176
35	35	35	Southeast Island	Thorne Bay K-12 School Fire Suppression System	\$1,375,906	\$1,375,906	\$0	\$1,375,906	\$27,518	\$1,348,388	\$106,740,564
36	36	36	Anchorage	Mears Middle School Heating Upgrades	\$575,376	\$575,376	\$0	\$575,376	\$201,382	\$373,994	\$107,114,558
37	37	37	Kenai Peninsula Borough	West Homer Elementary School North Wall Improvement	\$356,760	\$356,760	\$0	\$356,760	\$124,866	\$231,894	\$107,346,452
38	38	38	Kake City	Kake Career and Technical Education Building Rehabilitation	\$3,492,395	\$3,463,759	\$0	\$3,463,759	\$692,752	\$2,771,007	\$110,117,459
39	39	39	Denali Borough	Districtwide Electrical Code Upgrades	\$1,372,127	\$1,372,127	\$0	\$1,372,127	\$274,425	\$1,097,702	\$111,215,161
40	40	40	Haines Borough	Haines High School Locker Room Renovation	\$1,456,741	\$1,456,741	\$0	\$1,456,741	\$509,859	\$946,882	\$112,162,043
41	41	41	Anchorage	Mears Middle School Roof Replacement	\$6,403,930	\$6,403,930	\$0	\$6,403,930	\$2,241,375	\$4,162,555	\$116,324,598
42	42	42	Anchorage	Stellar Secondary School Fire Alarm	\$389,096	\$389,096	\$0	\$389,096	\$136,184	\$252,912	\$116,577,510
43	43	43	Nome City	Nome Elementary School Fire Alarm Replacement	\$562,735	\$562,735	\$0	\$562,735	\$168,820	\$393,915	\$116,971,425
44	44	44	Denali Borough	Tri-Valley School Septic System Upgrades	\$547,871	\$547,871	\$0	\$547,871	\$109,574	\$438,297	\$117,409,722
45	45	45	Northwest Arctic Borough	June Nelson Elementary School Partial Roof Replacement	\$1,860,808	\$1,860,808	\$0	\$1,860,808	\$372,162	\$1,488,646	\$118,898,368
46	46	46	Alaska Gateway	Tetlin K-12 School Renovation	\$2,072,902	\$2,072,902	\$0	\$2,072,902	\$41,458	\$2,031,444	\$120,929,812
47	47	47	Lower Yukon	LYSD Central Office Renovation	\$4,768,361	\$4,914,128	\$0	\$4,914,128	\$98,283	\$4,815,845	\$125,745,657
48	48	48	Lower Yukon	Hooper Bay K-12 School Emergency Lighting and Retrofit	\$234,545	\$234,545	\$0	\$234,545	\$4,691	\$229,854	\$125,975,511
49	49	49	Alaska Gateway	Tok K-12 School Partial Roof Replacement	\$544,789	\$544,789	\$0	\$544,789	\$10,896	\$533,893	\$126,509,404
50	50	50	Alaska Gateway	Northway K-12 School Mechanical Renovation	\$1,270,125	\$1,270,125	\$0	\$1,270,125	\$25,402	\$1,244,723	\$127,754,127
51	51	51	Lower Yukon	Scammon Bay K-12 School Emergency Lighting and Retrofit	\$119,467	\$119,467	\$0	\$119,467	\$2,389	\$117,078	\$127,871,205
52	52	52	Yupit	Tuluksak K-12 School Generator Replacement	\$161,487	\$161,487	\$0	\$161,487	\$3,230	\$158,257	\$128,029,462
53	53	53	Kodiak Island Borough	Chiniak K-12 School Water Code Compliance and Upgrade	\$157,201	\$157,201	\$0	\$157,201	\$55,020	\$102,181	\$128,131,643
54	54	54	Northwest Arctic Borough	Districtwide Fire Systems Replacement, 6 Sites	\$3,731,750	\$3,731,750	\$0	\$3,731,750	\$746,350	\$2,985,400	\$131,117,043
55	55	55	Southwest Region	Twin Hills K-12 School Renovation	\$6,738,352	\$6,738,352	\$0	\$6,738,352	\$134,767	\$6,603,585	\$137,720,628
56	56	56	Lower Kuskokwim	Akiuk Memorial K-12 School Renovation, Kasigluk-Akiuk	\$5,711,232	\$5,030,358	\$0	\$5,030,358	\$100,607	\$4,929,751	\$142,650,379

**Alaska Department of Education and Early Development  
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**Final List**

Jan 12 Rank	Dec 13 Rank	Nov 3 Rank	School District	Project Name	Amount Requested	Eligible Amount	Prior Funding	DEED Recommended Amount	Participating Share	State Share	Aggregate Amount
57	57	57	Lower Yukon	Scammon Bay K-12 School Exterior Upgrades	\$705,351	\$705,351	\$0	\$705,351	\$14,107	\$691,244	\$143,341,623
58	58	58	Petersburg Borough	Petersburg Gym Sewer Line Repair	\$571,270	\$477,671	\$0	\$477,671	\$167,185	\$310,486	\$143,652,109
59	59	59	Lower Kuskokwim	Bethel Regional High School Boardwalk Replacement	\$1,389,873	\$1,389,873	\$0	\$1,389,873	\$27,797	\$1,362,076	\$145,014,185
60	60	60	Yukon-Koyukuk	Roof Replacement, 3 Schools	\$2,122,364	\$2,122,364	\$0	\$2,122,364	\$42,447	\$2,079,917	\$147,094,102
61	61	61	Lower Kuskokwim	Gladys Jung Elementary School Heating Mains Replacement	\$1,188,713	\$1,188,713	\$0	\$1,188,713	\$23,774	\$1,164,939	\$148,259,041
62	62	62	Mat-Su Borough	Elevator Code And Compliance Upgrades, 6 Sites	\$1,612,539	\$1,721,599	\$0	\$1,721,599	\$602,560	\$1,119,039	\$149,378,080
63	63	63	Denali Borough	Generator Replacement, 3 Schools	\$2,657,110	\$2,657,110	\$0	\$2,657,110	\$531,422	\$2,125,688	\$151,503,768
64	64	64	Anchorage	Bear Valley Elementary School Domestic Water Replacement	\$2,665,758	\$2,665,758	\$0	\$2,665,758	\$933,015	\$1,732,743	\$153,236,511
65	65	65	Kake City	Kake High School Gym Floor Replacement	\$325,139	\$325,139	\$0	\$325,139	\$65,028	\$260,111	\$153,496,622
66	66	66	Fairbanks Borough	North Pole High School Mechanical and Electrical Upgrades	\$9,656,968	\$9,005,360	\$0	\$9,005,360	\$3,151,876	\$5,853,484	\$159,350,106
67	67	67	Southwest Region	Ekwok K-12 School Renovation	\$8,498,325	\$8,498,325	\$0	\$8,498,325	\$169,966	\$8,328,359	\$167,678,465
68	68	68	Nome City	Nome Beltz Jr/Sr High and Nome Elementary Secure Access and ADA Improvements	\$363,926	\$363,926	\$0	\$363,926	\$109,178	\$254,748	\$167,933,213
69	69	69	Nenana City	Nenana School Fire Suppression System Replacement	\$1,417,574	\$1,417,574	\$0	\$1,417,574	\$70,879	\$1,346,695	\$169,279,908
70	70	70	Saint Marys City	St. Mary's Campus Renewal and Repairs	\$1,054,393	\$1,054,393	\$0	\$1,054,393	\$105,439	\$948,954	\$170,228,862
71	71	71	Fairbanks Borough	Arctic Light Elementary School Exterior Renovation	\$8,908,517	\$8,373,816	\$0	\$8,373,816	\$2,930,836	\$5,442,980	\$175,671,842
72	72	72	Yupit	Tuluksak K-12 School Fuel Tank Replacement	\$4,955,370	\$4,955,370	\$0	\$4,955,370	\$99,107	\$4,856,263	\$180,528,105
73	73	73	Southeast Island	Port Alexander and Thorne Bay K-12 Schools Roof Replacement	\$172,716	\$172,716	\$0	\$172,716	\$3,454	\$169,262	\$180,697,367
74	74	74	Anchorage	Ptarmigan Elementary School Intercom Replacement	\$550,316	\$550,316	\$0	\$550,316	\$192,611	\$357,705	\$181,055,072
75	75	75	Southeast Island	Thorne Bay K-12 School Flooring Replacement	\$76,014	\$76,014	\$0	\$76,014	\$1,520	\$74,494	\$181,129,566
76	76	76	Kake City	Kake High School Plumbing Replacement	\$1,112,699	\$1,112,699	\$0	\$1,112,699	\$222,540	\$890,159	\$182,019,725
77	77	77	Kenai Peninsula Borough	Seward Middle School Exterior Repair	\$1,101,805	\$1,101,805	\$0	\$1,101,805	\$385,632	\$716,173	\$182,735,898
78	78	78	Ketchikan Borough	Houghtaling Elementary School Transformer Replacement	\$613,033	\$613,033	\$0	\$613,033	\$214,562	\$398,471	\$183,134,369
79	79	79	Mat-Su Borough	HVAC Control Upgrades, 5 Sites	\$10,618,114	\$10,457,788	\$0	\$10,457,788	\$3,660,226	\$6,797,562	\$189,931,931
80	80	80	Juneau Borough	Dzantik'i Heeni Middle School Roof Replacement	\$2,815,360	\$2,815,360	\$0	\$2,815,360	\$985,376	\$1,829,984	\$191,761,915
81	81	81	Ketchikan Borough	Schoenbar Middle School Gym Floor Replacement	\$777,625	\$777,625	\$0	\$777,625	\$272,169	\$505,456	\$192,267,371
82	82	82	Mat-Su Borough	Colony and Wasilla Middle Schools Partial Roof Replacement	\$4,514,921	\$4,820,279	\$0	\$4,820,279	\$1,687,098	\$3,133,181	\$195,400,552
83	83	83	Mat-Su Borough	Districtwide Generator Replacement, 7 Sites	\$6,760,486	\$9,119,183	\$0	\$9,119,183	\$3,191,714	\$5,927,469	\$201,328,021
84	84	84	Southeast Island	Thorne Bay K-12 School Underground Storage Tank Replacement	\$1,126,953	\$1,126,953	\$0	\$1,126,953	\$22,539	\$1,104,414	\$202,432,435



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**Final List**

Jan 12 Rank	Dec 13 Rank	Nov 3 Rank	School District	Project Name	Amount Requested	Eligible Amount	Prior Funding	DEED Recommended Amount	Participating Share	State Share	Aggregate Amount
85	85	85	Juneau Borough	Riverbend Elementary School Roof Replacement	\$2,974,720	\$2,974,720	\$0	\$2,974,720	\$1,041,152	\$1,933,568	\$204,366,003
86	86	86	Southwest Region	Aleknagik K-12 School Renovation	\$9,794,638	\$9,794,638	\$0	\$9,794,638	\$195,893	\$9,598,745	\$213,964,748
87	87	87	Southeast Island	Port Alexander K-12 School Domestic Water Pipe Replacement	\$4,861,247	\$4,861,247	\$0	\$4,861,247	\$97,225	\$4,764,022	\$218,728,770
88	88	88	Lower Yukon	Kotlik and Pilot Station K-12 Schools Renewal and Repair	\$5,157,545	\$5,157,545	\$0	\$5,157,545	\$103,151	\$5,054,394	\$223,783,164
89	89	89	Fairbanks Borough	Tanana Middle School Classroom Upgrades	\$10,520,673	\$10,346,777	\$0	\$10,346,777	\$3,621,372	\$6,725,405	\$230,508,569
90	90	90	Fairbanks Borough	Weller Elementary School Classroom Upgrades	\$7,110,482	\$7,110,482	\$0	\$7,110,482	\$2,488,669	\$4,621,813	\$235,130,382
91	91	91	Fairbanks Borough	Anne Wien Elementary School Exterior Renovation	\$402,823	\$402,823	\$0	\$402,823	\$140,988	\$261,835	\$235,392,217
92	92	92	Fairbanks Borough	Pearl Creek Elementary School Classroom Upgrades	\$7,245,394	\$7,245,394	\$0	\$7,245,394	\$2,535,888	\$4,709,506	\$240,101,723
93	93	93	Lower Yukon	Sheldon Point K-12 School Exterior Repairs, Nunam Iqua	\$2,097,164	\$2,097,164	\$0	\$2,097,164	\$41,943	\$2,055,221	\$242,156,944
94	94	94	Fairbanks Borough	Anderson Crawford Elementary School Exterior	\$9,092,951	\$8,398,492	\$0	\$8,398,492	\$2,939,472	\$5,459,020	\$247,615,964
95	95	95	Fairbanks Borough	Lathrop High School Kitchen Upgrade	\$3,426,412	\$2,221,726	\$0	\$2,221,726	\$777,604	\$1,444,122	\$249,060,086
<b>Totals:</b>					<b>\$331,915,024</b>	<b>\$330,582,300</b>	<b>\$16,599,279</b>	<b>\$313,983,021</b>	<b>\$64,922,935</b>	<b>\$249,060,086</b>	

**Alaska Department of Education and Early Development  
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 Total Points - Formula Driven and Evaluative  
 Final List**

Jan 12 Rank	Dec 13 Rank	Nov 3 Rank	School District	Project Name	School Dist Rank	Weight Avg Age	Prev. 14.11 Fund	Plan and Design	Prior Design Use	Avg Expend Maint	Un-Housed Today	Un-Housed 7 Years	Type of Space	Cond Survey	O&M Rpts	Maint Mgt	Energy Mgt	Cusd Pgm	Maint Train	Capital Plan	Emer-gency	Life/Safety and Code Conditions	Exist-ing Space	Cost Estimate	Proj vs Oper Cost	Altern at-ives	Options	Total Project Points
1	1	1	Lower Kuskokwim	Newtok K-12 School Relocation/Replacement, Mertarvik	30.00	10.55	30.00	20.00	0.00	3.17	50.00	30.00	22.24	10.00	30.00	4.00	2.33	2.67	2.00	3.00	25.00	2.86	18.00	20.67	3.00	4.67	11.00	335.15
2	2	2	Yukon-Koyukuk	Minto K-12 School Renovation/Addition, Supplemental	30.00	29.03	0.00	25.00	0.00	2.63	6.88	12.67	24.61	10.00	30.00	4.67	4.33	4.33	2.67	2.67	0.00	34.37	15.00	26.00	4.67	4.00	13.67	287.19
3	3	3	Lower Kuskokwim	Nelson Island School Replacement, Toksook Bay	15.00	30.00	0.00	10.00	0.00	3.10	13.95	8.37	21.25	10.00	30.00	4.00	2.00	3.00	2.00	2.67	10.00	50.00	15.00	16.00	0.00	1.00	21.00	268.34
4	4	4	Lower Kuskokwim	Anna Tobeluk Memorial K-12 School Renovation/Addition, Nunapitchuk	27.00	28.95	0.00	10.00	0.00	3.10	23.35	14.01	21.89	10.00	30.00	4.00	2.00	3.00	2.00	2.67	0.00	12.58	20.00	14.00	3.33	3.00	11.00	245.88
5	5	5	Northwest Arctic Bor	Deering K-12 Replacement School	21.00	24.06	0.00	10.00	0.00	2.46	9.94	14.32	23.26	10.00	30.00	3.00	2.33	3.00	2.33	3.00	0.00	36.42	16.33	15.33	6.00	3.33	9.00	245.12
6	6	6	Bering Strait	Brevig Mission K-12 School Renovation/Addition	30.00	15.33	0.00	20.00	0.00	2.24	11.45	18.76	20.38	8.00	0.00	1.67	1.00	3.00	1.00	1.00	0.00	39.48	15.33	19.00	0.00	1.00	5.00	213.63
7	7	7	Anchorage	Kincaid Elementary School Site Improvements	18.00	10.25	0.00	25.00	0.00	4.53	0.00	0.00	0.00	10.00	30.00	4.00	2.00	3.33	3.00	2.00	0.00	9.92	0.33	25.67	8.00	1.00	11.67	168.70
8	8	8	Ketchikan Borough	Valley Park Complex Upgrades	24.00	30.00	0.00	25.00	0.00	2.38	0.00	0.00	0.00	0.00	30.00	2.67	2.33	2.00	2.33	2.00	0.00	0.00	1.00	26.33	1.67	0.00	5.33	157.05
9	9	9	Lower Kuskokwim	Water Storage and Treatment, Kongiganak	21.00	1.00	0.00	20.00	0.00	3.17	0.00	0.00	0.00	8.00	30.00	4.00	2.00	3.00	2.00	3.00	0.00	23.00	0.00	16.67	3.00	2.00	10.33	152.17
10	10	10	Anchorage	Secure Vestibules, Group 3, 5 Sites	0.00	30.00	0.00	25.00	0.00	4.61	0.00	0.00	0.00	0.00	30.00	4.00	2.33	2.67	3.00	2.67	0.00	0.00	6.00	26.33	1.00	3.00	5.67	146.27
11	11	11	Kenai Peninsula Bor	Kenai Middle School Security Remodel	24.00	30.00	0.00	10.00	0.00	2.66	0.00	0.00	0.00	0.00	30.00	2.00	3.00	4.00	2.33	4.00	0.00	10.15	4.00	14.00	1.00	0.00	0.00	141.14
12	12	12	Anchorage	Secure Vestibules, Group 2, 3 Sites	0.00	24.68	0.00	25.00	0.00	4.61	0.00	0.00	0.00	0.00	30.00	4.00	2.33	2.67	3.00	2.67	0.00	0.00	6.00	25.67	1.00	3.00	5.67	140.29
13	13	13	Ketchikan Borough	Playground Equipment and Surface Upgrades, 3 Sites	21.00	30.00	0.00	10.00	0.00	2.38	0.00	0.00	0.00	0.00	30.00	2.67	2.33	2.00	2.33	2.00	0.00	6.26	5.00	14.33	3.33	0.00	6.33	139.97
14	14	14	Anchorage	Secure Vestibules, Group 4 North, 4 Sites	6.00	27.35	0.00	20.00	0.00	4.53	0.00	0.00	0.00	0.00	30.00	4.00	2.00	3.33	3.00	2.00	0.00	0.00	5.33	27.00	0.33	0.00	5.00	139.88
15	15	15	Anchorage	Secure Vestibules, Group 4 South, 4 Sites	9.00	19.46	0.00	20.00	0.00	4.53	0.00	0.00	0.00	0.00	30.00	4.00	2.00	3.33	3.00	2.00	0.00	0.00	5.33	26.33	0.33	0.00	5.00	134.32
16	16	16	Lower Kuskokwim	Bethel Regional Campus Transportation and Drainage Upgrades	12.00	30.00	0.00	10.00	0.00	3.10	0.00	0.00	0.00	3.00	30.00	4.00	2.00	3.00	2.00	2.67	0.00	7.39	0.00	15.00	2.00	3.00	3.00	132.15
17	17	17	Anchorage	Secure Vestibules, Group 1, 3 Sites	0.00	11.43	0.00	25.00	0.00	4.61	0.00	0.00	0.00	0.00	30.00	4.00	2.33	2.67	3.00	2.67	0.00	0.00	6.00	27.00	1.00	3.00	5.67	128.37
18	18	18	Fairbanks Borough	West Valley High School Auditorium Upgrade	3.00	22.35	0.00	0.00	0.00	3.20	0.00	0.00	0.00	8.00	5.00	1.00	3.00	4.00	3.00	1.00	0.00	2.28	0.00	7.00	0.00	0.00	0.00	62.82
19	19	19	Fairbanks Borough	University Park Elementary School Site Improvements	6.00	19.50	0.00	0.00	0.00	3.20	0.00	0.00	0.00	0.00	5.00	1.00	3.00	4.00	3.00	1.00	0.00	6.08	0.00	5.67	0.00	0.00	0.00	57.44

**Alaska Department of Education and Early Development  
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1	1	1	Craig City	Craig Elementary and Middle School Rehabilitation, Supplemental	30.00	30.00	0.00	25.00	0.00	1.95	0.00	0.00	0.00	10.00	30.00	2.00	2.33	3.00	2.00	3.00	5.00	50.00	5.67	27.00	3.67	0.00	10.00	240.62
2	2	2	Yukon-Koyukuk	Allakaket K-12 School Copper Pipe Replacement	27.00	30.00	0.00	25.00	0.00	2.63	0.00	0.00	0.00	10.00	30.00	4.67	4.33	4.33	2.67	2.67	0.00	24.00	3.33	29.00	5.00	0.00	12.33	216.96
3	3	3	Northwest Arctic Borough	Davis-Ramoth K-12 School Renovation	30.00	17.24	0.00	20.00	0.00	2.46	0.00	0.00	0.00	10.00	30.00	3.00	2.33	3.00	2.33	3.00	3.33	37.94	6.00	21.33	8.00	0.00	12.67	212.64
4	4	4	Denali Borough	Tri-Valley School Partial Roof Replacement	30.00	22.64	0.00	25.00	0.00	2.60	0.00	0.00	0.00	10.00	30.00	2.00	3.00	3.00	2.00	2.67	0.00	32.61	2.00	27.00	6.33	0.00	9.67	210.51
5	5	5	Anchorage	Ptarmigan Elementary School Roof Replacement	30.00	28.97	0.00	25.00	0.00	4.53	0.00	0.00	0.00	10.00	30.00	4.00	2.00	3.33	3.00	2.00	0.00	28.00	1.67	27.67	7.00	0.00	3.33	210.50
6	6	6	Anchorage	Birchwood Elementary School Roof Replacement	27.00	30.00	0.00	25.00	0.00	4.53	0.00	0.00	0.00	10.00	30.00	4.00	2.00	3.33	3.00	2.00	0.00	28.00	2.00	27.33	6.00	0.00	2.00	206.19
7	7	7	Kenai Peninsula Borough	Homer High School Partial Roof Replacement	30.00	26.50	0.00	25.00	2.00	2.66	0.00	0.00	0.00	5.00	30.00	2.00	3.00	4.00	2.33	4.00	0.00	21.00	1.33	29.33	3.67	0.00	7.33	199.16
8	8	8	Anchorage	Northwood Elementary School Roof Replacement	24.00	30.00	0.00	25.00	0.00	4.53	0.00	0.00	0.00	10.00	30.00	4.00	2.00	3.33	3.00	2.00	0.00	27.67	0.67	25.67	3.33	0.00	3.33	198.53
9	9	9	Kuspuk	Johnnie John Sr. K-12 School Major Maintenance, Crooked Creek	27.00	30.00	0.00	0.00	0.00	1.61	0.00	0.00	0.00	10.00	30.00	2.00	2.00	2.00	2.00	2.00	8.33	50.00	5.33	13.33	7.00	0.00	5.00	197.61
10	10	10	Aleutians East Borough	Sand Point K-12 School Major Maintenance, Supplemental	30.00	29.07	0.00	25.00	0.00	1.34	0.00	0.00	0.00	0.00	30.00	2.67	2.67	2.33	1.67	2.67	0.00	40.28	1.00	15.33	3.67	0.00	9.00	196.70
11	11	11	Lower Kuskokwim	Bethel Campus Fire Pump House and Fire Protection Upgrades, Supplemental	24.00	30.00	0.00	20.00	0.00	3.17	0.00	0.00	0.00	10.00	30.00	4.00	2.00	3.00	2.00	3.00	5.00	16.41	0.00	19.67	2.67	0.00	21.33	196.25
12	12	12	Petersburg Borough	Petersburg High/Middle School Roof Replacement	30.00	30.00	0.00	20.00	0.00	1.04	0.00	0.00	0.00	10.00	30.00	2.33	2.00	2.00	1.00	1.00	7.67	24.85	4.67	20.67	3.67	0.00	5.00	195.88
13	13	13	Anchorage	Bayshore Elementary School Boiler Replacement	21.00	30.00	0.00	25.00	0.00	4.53	0.00	0.00	0.00	10.00	30.00	4.00	2.00	3.33	3.00	2.00	0.00	19.73	1.00	27.00	4.00	0.00	1.33	187.92
14	14	14	Nome City	Nome Beltz Jr/Sr High School Generator and Electrical Replacement	24.00	30.00	0.00	25.00	0.00	1.25	0.00	0.00	0.00	0.00	30.00	3.00	3.00	3.00	2.33	2.00	0.00	25.00	0.00	22.00	1.00	0.00	11.33	182.91
15	15	15	Lower Kuskokwim	Akula Elitnavuk K-12 School Renovation, Kasigluk-Akula	18.00	30.00	0.00	10.00	0.00	3.10	0.00	0.00	0.00	10.00	30.00	4.00	2.00	3.00	2.00	2.67	5.00	34.15	2.00	14.33	3.00	0.00	9.33	182.59
16	16	16	Wrangell Borough	Wrangell Schools Renovations, 3 Sites	30.00	29.46	0.00	10.00	0.00	0.87	0.00	0.00	0.00	10.00	30.00	2.00	1.67	2.67	2.00	2.33	0.00	43.61	0.00	10.00	2.67	0.00	4.00	181.27
17	17	17	Anchorage	Government Hill Elementary School Roof Replacement	0.00	30.00	0.00	25.00	0.00	4.63	0.00	0.00	0.00	10.00	30.00	4.00	2.33	2.00	3.00	4.00	0.00	27.66	2.00	27.67	3.00	0.00	5.33	180.63
18	18	18	Nome City	Nome Beltz Jr/Sr High School Roof Replacement, Supplemental	30.00	30.00	0.00	25.00	0.00	1.30	0.00	0.00	0.00	0.00	30.00	3.00	2.67	3.00	2.00	1.00	0.00	13.99	0.00	24.33	5.00	0.00	8.67	179.96
19	19	19	Lower Yukon	Hooper Bay K-12 School Exterior Repairs	27.00	2.50	0.00	25.00	0.00	2.18	0.00	0.00	0.00	8.00	30.00	3.67	2.00	2.33	3.67	2.00	5.00	19.25	3.67	27.00	4.00	0.00	12.33	179.60
20	20	20	Yupit	Mechanical System Improvements, 3 Schools	27.00	4.19	0.00	25.00	0.00	1.96	0.00	0.00	0.00	0.00	30.00	2.67	3.00	3.00	3.00	3.00	0.00	22.33	1.00	27.67	8.00	0.00	17.67	179.48
21	21	21	Northwest Arctic Borough	HVAC Controls Upgrade, 8 Sites	18.00	18.32	0.00	10.00	0.00	2.46	0.00	0.00	0.00	10.00	30.00	3.00	2.33	3.00	2.33	3.00	5.67	30.00	5.67	13.67	10.67	0.00	10.00	178.11

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22	22	22	Nenana City	Nenana School Flooring and Asbestos Abatement	30.00	30.00	0.00	25.00	0.00	3.25	0.00	0.00	0.00	5.00	30.00	2.00	2.33	3.00	2.00	3.00	0.00	8.00	2.33	21.67	2.67	0.00	7.67	177.92
23	23	23	Kuspuk	Jack Egnaty Sr. K-12 School Roof Replacement, Sleetmute	30.00	30.00	0.00	10.00	0.00	1.76	0.00	0.00	0.00	10.00	30.00	2.33	2.00	2.00	2.00	2.00	14.67	9.95	2.00	13.67	5.67	0.00	9.00	177.05
24	24	24	Kake City	Exterior Upgrades - Main School Facilities	30.00	30.00	0.00	10.00	0.00	1.56	0.00	0.00	0.00	8.00	30.00	3.00	3.33	3.00	2.00	3.00	5.00	20.01	0.00	15.00	2.00	0.00	9.00	174.91
25	25	25	Ketchikan Borough	Ketchikan High School Security Upgrades	30.00	30.00	0.00	25.00	0.00	2.38	0.00	0.00	0.00	0.00	30.00	2.67	2.33	2.00	2.33	2.00	0.00	0.00	0.00	24.67	12.00	0.00	7.67	173.05
26	26	26	Anchorage	Homestead Elementary School Roof Replacement	0.00	30.00	0.00	25.00	0.00	4.63	0.00	0.00	0.00	10.00	30.00	4.00	2.33	2.00	3.00	4.00	0.00	21.05	1.67	27.00	2.67	0.00	5.33	172.69
27	27	27	Anchorage	King Tech High School Roof Replacement	0.00	30.00	0.00	25.00	0.00	4.63	0.00	0.00	0.00	10.00	30.00	4.00	2.33	2.00	3.00	4.00	0.00	21.35	1.67	27.33	1.67	0.00	5.00	171.98
28	28	28	Kashunamiut	Chevak K-12 School Campus Renovation	30.00	5.00	0.00	20.00	0.00	2.25	0.00	0.00	0.00	10.00	30.00	3.00	2.00	3.00	2.33	2.00	0.00	14.70	7.00	20.33	3.33	0.00	15.33	170.28
29	29	29	Nenana City	Nenana School Boiler Replacement	27.00	30.00	0.00	20.00	0.00	3.25	0.00	0.00	0.00	3.00	30.00	2.00	2.33	3.00	2.00	3.00	0.00	15.00	0.00	17.00	4.00	0.00	7.67	169.25
30	30	30	Lower Yukon	Marshall K-12 School Emergency Tank Farm Repair	30.00	0.50	0.00	25.00	0.00	2.18	0.00	0.00	0.00	10.00	30.00	3.67	2.00	2.33	3.67	2.00	6.67	9.61	0.00	28.00	4.33	1.33	7.67	168.96
31	31	31	Southeast Island	Thorne Bay K-12 School Mechanical Control Upgrades	27.00	16.99	0.00	10.00	0.00	2.20	0.00	0.00	0.00	10.00	30.00	2.67	3.00	3.00	2.00	2.00	6.00	23.00	0.00	16.33	8.67	0.00	6.00	168.86
32	32	32	Anchorage	Service High School Health and Safety Improvements	0.00	30.00	0.00	25.00	0.00	4.63	0.00	0.00	0.00	5.00	30.00	4.00	2.33	2.00	3.00	4.00	0.00	20.20	2.67	27.00	2.33	0.00	5.33	167.50
33	33	33	Haines Borough	Haines High School Roof Replacement	30.00	30.00	0.00	10.00	0.00	1.27	0.00	0.00	0.00	8.00	30.00	2.67	2.00	3.00	2.00	2.00	5.67	15.00	0.00	14.00	3.33	0.00	8.33	167.27
34	34	34	Aleutians East Borough	Sand Point K-12 School Pool Major Maintenance	27.00	22.07	0.00	25.00	0.00	1.52	0.00	0.00	0.00	0.00	30.00	2.67	3.00	2.00	2.67	2.33	0.00	4.00	0.33	29.00	7.67	0.00	6.67	165.92
35	35	35	Southeast Island	Thorne Bay K-12 School Fire Suppression System	30.00	16.99	0.00	10.00	0.00	2.20	0.00	0.00	0.00	10.00	30.00	2.67	3.00	3.00	2.00	2.00	14.33	8.67	0.00	16.33	5.00	0.00	9.67	165.86
36	36	36	Anchorage	Mears Middle School Heating Upgrades	15.00	26.50	0.00	25.00	0.00	4.53	0.00	0.00	0.00	0.00	30.00	4.00	2.00	3.33	3.00	2.00	0.00	11.00	3.33	27.67	6.33	0.00	2.00	165.69
37	37	37	Kenai Peninsula Borough	West Homer Elementary School North Wall Improvement	27.00	10.25	0.00	25.00	0.00	2.66	0.00	0.00	0.00	10.00	30.00	2.00	3.00	4.00	2.33	4.00	0.00	12.00	0.00	29.33	1.00	0.00	2.00	164.58
38	38	38	Kake City	Kake Career and Technical Education Building Rehabilitation	24.00	30.00	0.00	0.00	0.00	1.44	0.00	0.00	0.00	0.00	30.00	2.00	2.00	3.00	2.00	2.00	0.00	37.67	7.00	13.33	3.00	0.00	6.33	163.78
39	39	39	Denali Borough	Districtwide Electrical Code Upgrades	24.00	30.00	0.00	10.00	0.00	2.63	0.00	0.00	0.00	8.00	30.00	2.00	3.00	3.00	2.00	2.67	0.00	20.52	0.00	15.67	1.33	0.00	5.33	160.16
40	40	40	Haines Borough	Haines High School Locker Room Renovation	27.00	30.00	0.00	10.00	0.00	1.27	0.00	0.00	0.00	3.00	30.00	2.67	2.00	3.00	2.00	2.00	0.00	20.69	0.00	13.00	4.33	0.00	9.00	159.97
41	41	41	Anchorage	Mears Middle School Roof Replacement	0.00	24.75	0.00	25.00	0.00	4.61	0.00	0.00	0.00	10.00	30.00	4.00	2.33	2.67	3.00	2.67	0.00	9.54	2.00	27.67	4.67	0.00	6.67	159.56
42	42	42	Anchorage	Stellar Secondary School Fire Alarm	3.00	30.00	0.00	25.00	0.00	4.61	0.00	0.00	0.00	0.00	30.00	4.00	2.00	3.00	3.00	2.67	0.00	20.00	0.00	26.33	4.67	0.00	0.00	158.27
43	43	43	Nome City	Nome Elementary School Fire Alarm Replacement	27.00	21.25	0.00	25.00	0.00	1.30	0.00	0.00	0.00	0.00	30.00	3.00	2.67	3.00	2.00	1.00	5.00	7.00	0.00	21.33	1.33	0.00	6.33	157.22
44	44	44	Denali Borough	Tri-Valley School Septic System Upgrades	27.00	30.00	0.00	10.00	0.00	2.63	0.00	0.00	0.00	8.00	30.00	2.00	3.00	3.00	2.00	2.67	0.00	12.11	0.00	14.33	1.67	0.00	7.67	156.07

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45	45	45	Northwest Arctic Borough	June Nelson Elementary School Partial Roof Replacement	24.00	30.00	0.00	10.00	0.00	2.58	0.00	0.00	0.00	10.00	25.00	2.00	2.00	2.67	2.00	2.67	3.33	13.43	0.00	16.00	3.33	0.00	7.00	156.02
46	46	46	Alaska Gateway	Tetlin K-12 School Renovation	30.00	23.00	0.00	10.00	0.00	2.40	0.00	0.00	0.00	10.00	25.00	3.33	2.00	3.00	1.67	3.00	0.00	20.66	0.00	16.00	2.67	0.00	1.67	154.39
47	47	47	Lower Yukon	LYSD Central Office Renovation	9.00	30.00	0.00	0.00	0.00	2.27	0.00	0.00	0.00	0.00	30.00	3.00	2.33	2.67	2.00	2.00	0.00	42.66	3.00	13.33	5.00	0.00	7.00	154.26
48	48	48	Lower Yukon	Hooper Bay K-12 School Emergency Lighting and Retrofit	15.00	2.50	0.00	25.00	0.00	2.18	0.00	0.00	0.00	5.00	30.00	3.67	2.00	2.33	3.67	2.00	0.00	9.07	1.67	28.67	11.00	0.00	10.00	153.75
49	49	49	Alaska Gateway	Tok K-12 School Partial Roof Replacement	27.00	11.00	0.00	10.00	0.00	2.40	0.00	0.00	0.00	10.00	25.00	3.33	2.00	3.00	1.67	3.00	0.00	25.00	2.00	14.33	2.33	0.00	11.67	153.73
50	50	50	Alaska Gateway	Northway K-12 School Mechanical Renovation	24.00	30.00	0.00	10.00	0.00	2.40	0.00	0.00	0.00	10.00	25.00	3.33	2.00	3.00	1.67	3.00	0.00	13.61	0.00	15.67	5.67	0.00	1.33	150.68
51	51	51	Lower Yukon	Scammon Bay K-12 School Emergency Lighting and Retrofit	12.00	3.00	0.00	25.00	0.00	2.18	0.00	0.00	0.00	5.00	30.00	3.67	2.00	2.33	3.67	2.00	0.00	9.07	1.67	28.67	10.33	0.00	10.00	150.59
52	52	52	Yupit	Tuluksak K-12 School Generator Replacement	24.00	4.00	0.00	25.00	0.00	1.80	0.00	0.00	0.00	0.00	30.00	2.00	3.33	3.00	3.00	3.00	5.67	15.00	0.00	16.33	3.00	0.00	10.33	149.46
53	53	53	Kodiak Island Borough	Chiniak K-12 School Water Code Compliance and Upgrade	30.00	30.00	0.00	10.00	0.00	2.61	0.00	0.00	0.00	0.00	30.00	2.67	2.00	3.00	2.33	2.00	0.00	18.00	0.00	11.67	2.33	0.00	2.33	148.94
54	54	54	Northwest Arctic Borough	Districtwide Fire Systems Replacement, 6 Sites	27.00	23.17	0.00	10.00	0.00	2.46	0.00	0.00	0.00	10.00	30.00	3.00	2.33	3.00	2.33	3.00	5.00	8.00	0.33	9.00	4.00	0.00	4.67	147.29
55	55	55	Southwest Region	Twin Hills K-12 School Renovation	30.00	30.00	0.00	10.00	0.00	1.48	0.00	0.00	0.00	10.00	25.00	1.00	2.00	2.33	2.00	2.00	0.00	8.71	0.00	11.00	8.00	0.00	3.67	147.18
56	56	56	Lower Kuskokwim	Akiuk Memorial K-12 School Renovation, Kasigluk-Akiuk	9.00	13.67	0.00	10.00	0.00	3.10	0.00	0.00	0.00	10.00	30.00	4.00	2.00	3.00	2.00	2.67	0.00	32.85	2.67	14.00	2.67	0.00	5.33	146.95
57	57	57	Lower Yukon	Scammon Bay K-12 School Exterior Upgrades	24.00	3.00	0.00	25.00	0.00	2.18	0.00	0.00	0.00	8.00	30.00	2.33	2.00	2.33	3.00	3.00	0.00	1.86	0.00	26.33	4.00	0.00	9.67	146.71
58	58	58	Petersburg Borough	Petersburg Gym Sewer Line Repair	27.00	6.53	0.00	25.00	0.00	1.04	0.00	0.00	0.00	0.00	30.00	2.00	2.00	2.00	1.00	1.00	0.00	12.00	0.00	27.67	3.67	0.00	5.33	146.24
59	59	59	Lower Kuskokwim	Bethel Regional High School Boardwalk Replacement	6.00	30.00	0.00	10.00	0.00	3.17	0.00	0.00	0.00	8.00	30.00	4.00	2.00	3.00	2.00	3.00	0.00	19.06	0.00	14.67	2.00	0.00	7.00	143.90
60	60	60	Yukon-Koyukuk	Roof Replacement, 3 Schools	24.00	29.85	0.00	10.00	0.00	2.49	0.00	0.00	0.00	10.00	30.00	3.00	2.33	3.00	2.00	2.67	0.00	0.00	0.00	15.00	3.67	0.00	4.67	142.67
61	61	61	Lower Kuskokwim	Gladys Jung Elementary School Heating Mains Replacement	3.00	2.80	0.00	25.00	0.00	3.30	0.00	0.00	0.00	3.00	30.00	4.00	2.00	2.33	2.00	2.00	5.00	17.64	0.00	29.00	2.33	0.00	7.67	141.07
62	62	62	Mat-Su Borough	Elevator Code And Compliance Upgrades, 6 Sites	27.00	30.00	0.00	10.00	0.00	2.14	0.00	0.00	0.00	10.00	25.00	1.00	1.00	3.00	2.00	2.00	0.00	7.00	0.00	13.67	3.00	0.00	4.00	140.81
63	63	63	Denali Borough	Generator Replacement, 3 Schools	21.00	30.00	0.00	10.00	0.00	2.63	0.00	0.00	0.00	8.00	30.00	2.00	3.00	3.00	2.00	2.67	0.00	4.31	0.00	14.00	1.33	0.00	5.67	139.60
64	64	64	Anchorage	Bear Valley Elementary School Domestic Water Replacement	0.00	26.50	0.00	20.00	0.00	4.61	0.00	0.00	0.00	0.00	30.00	4.00	2.00	3.00	3.00	2.67	0.00	8.95	0.00	26.67	4.67	0.00	3.00	139.06
65	65	65	Kake City	Kake High School Gym Floor Replacement	21.00	30.00	0.00	0.00	0.00	1.56	0.00	0.00	0.00	0.00	30.00	2.67	2.33	2.00	2.33	2.00	0.00	0.00	0.00	24.67	12.00	0.00	7.67	138.23
66	66	66	Fairbanks Borough	North Pole High School Mechanical and Electrical Upgrades	30.00	28.25	0.00	10.00	0.00	3.20	0.00	0.00	0.00	8.00	5.00	1.00	3.00	4.00	3.00	1.00	0.00	30.05	0.00	8.67	3.00	0.00	0.00	138.16
67	67	67	Southwest Region	Ekwoq K-12 School Renovation	27.00	30.00	0.00	0.00	0.00	1.48	0.00	0.00	0.00	0.00	25.00	1.00	2.00	2.33	2.00	2.00	0.00	18.71	0.00	15.00	6.67	0.00	3.67	136.86
68	68	68	Nome City	Nome Beltz Jr/Sr High and Nome Elementary Secure Access and ADA Improvements	21.00	30.00	0.00	10.00	0.00	1.30	0.00	0.00	0.00	0.00	30.00	3.00	2.67	3.00	2.00	1.00	0.00	6.49	2.00	16.33	2.33	0.00	5.67	136.79

**Alaska Department of Education and Early Development  
 FY2025 Capital Improvement Projects  
 Major Maintenance Grant Fund  
 Total Points - Formula Driven and Evaluative  
 Final List**

Jan 12 Rank	Dec 13 Rank	Nov 3 Rank	School District	Project Name	School Dist Rank	Weight Avg Age	Prev. 14.11 Fund	Plan and Design	Prior Design Use	Avg Expend Maint	Un-Housed Today	Un-Housed 7 Years	Type of Space	Cond Survey	O&M Rpts	Maint Mgt	Energy Mgt	Cusd Pgm	Maint Train	Capital Plan	Emer-gency	Life/Safety and Code Conditions	Exist-ing Space	Cost Esti-mate	Proj vs Oper Cost	Altern at-ives	Options	Total Project Points
69	69	69	Nenana City	Nenana School Fire Suppression System Replacement	24.00	30.00	0.00	0.00	0.00	3.25	0.00	0.00	0.00	0.00	30.00	2.00	2.33	3.00	2.00	3.00	10.00	2.00	0.00	15.67	2.00	0.00	7.33	136.59
70	70	70	Saint Marys City	St. Mary's Campus Renewal and Repairs	30.00	30.00	0.00	10.00	0.00	1.12	0.00	0.00	0.00	0.00	30.00	2.00	3.00	3.00	2.33	2.33	0.00	3.03	1.00	13.33	0.00	0.00	4.67	135.82
71	71	71	Fairbanks Borough	Arctic Light Elementary School Exterior Renovation	27.00	12.50	0.00	0.00	0.00	3.20	0.00	0.00	0.00	0.00	5.00	1.00	3.00	4.00	3.00	1.00	0.00	49.31	0.00	12.67	4.67	0.00	9.00	135.34
72	72	72	Yupitit	Tuluksak K-12 School Fuel Tank Replacement	30.00	4.00	0.00	10.00	0.00	1.80	0.00	0.00	0.00	3.00	30.00	2.00	3.33	3.00	3.00	3.00	6.67	10.00	0.00	14.00	2.67	0.00	8.33	134.80
73	73	73	Southeast Island	Port Alexander and Thorne Bay K-12 Schools Roof Replacement	18.00	28.13	0.00	0.00	0.00	2.39	0.00	0.00	0.00	3.00	30.00	2.00	3.67	2.67	2.00	2.00	5.00	11.67	0.00	14.00	2.67	0.00	6.33	133.52
74	74	74	Anchorage	Ptarmigan Elementary School Intercom Replacement	12.00	28.97	0.00	0.00	0.00	4.53	0.00	0.00	0.00	0.00	30.00	4.00	2.00	3.33	3.00	2.00	0.00	10.74	0.00	26.33	6.00	0.00	0.33	133.24
75	75	75	Southeast Island	Thorne Bay K-12 School Flooring Replacement	15.00	11.42	0.00	25.00	0.00	3.01	0.00	0.00	0.00	0.00	30.00	1.67	3.00	2.00	2.00	2.00	0.00	4.00	0.00	21.67	3.33	0.00	8.67	132.77
76	76	76	Kake City	Kake High School Plumbing Replacement	27.00	30.00	0.00	0.00	0.00	1.56	0.00	0.00	0.00	0.00	30.00	3.00	3.33	3.00	2.00	3.00	0.00	4.00	0.00	14.00	1.00	0.00	7.33	129.23
77	77	77	Kenai Peninsula Borough	Seward Middle School Exterior Repair	21.00	4.00	0.00	10.00	0.00	2.66	0.00	0.00	0.00	8.00	30.00	2.00	3.00	4.00	2.33	4.00	0.00	21.00	0.00	12.00	1.00	0.00	4.00	128.99
78	78	78	Ketchikan Borough	Houghtaling Elementary School Transformer Replacement	18.00	30.00	0.00	0.00	0.00	2.38	0.00	0.00	0.00	10.00	30.00	2.67	2.33	2.00	2.33	2.00	0.00	11.00	0.33	7.00	1.67	0.00	7.00	128.71
79	79	79	Mat-Su Borough	HVAC Control Upgrades, 5 Sites	24.00	28.01	0.00	10.00	0.00	2.14	0.00	0.00	0.00	0.00	25.00	1.00	1.00	3.00	2.00	2.00	0.00	8.00	2.00	12.33	3.67	0.00	3.33	127.49
80	80	80	Juneau Borough	Dzantik'i Heeni Middle School Roof Replacement	30.00	11.00	0.00	10.00	0.00	2.23	0.00	0.00	0.00	8.00	25.00	2.33	2.00	2.33	2.33	3.00	0.00	8.00	0.00	11.00	3.00	0.00	6.00	126.23
81	81	81	Ketchikan Borough	Schoenbar Middle School Gym Floor Replacement	27.00	30.00	0.00	0.00	0.00	2.38	0.00	0.00	0.00	0.00	30.00	2.67	2.33	2.00	2.33	2.00	0.00	5.05	1.33	9.67	1.67	0.00	5.67	124.10
82	82	82	Mat-Su Borough	Colony and Wasilla Middle Schools Partial Roof Replacement	18.00	18.80	0.00	10.00	0.00	2.14	0.00	0.00	0.00	8.00	25.00	1.00	1.00	3.00	2.00	2.00	0.00	13.00	0.00	14.00	3.00	0.00	1.67	122.61
83	83	83	Mat-Su Borough	Districtwide Generator Replacement, 7 Sites	21.00	29.56	0.00	0.00	0.00	2.14	0.00	0.00	0.00	10.00	25.00	1.00	1.00	3.00	2.00	2.00	0.00	9.00	0.00	11.67	0.00	0.00	3.33	120.71
84	84	84	Southeast Island	Thorne Bay K-12 School Underground Storage Tank Replacement	24.00	16.99	0.00	10.00	0.00	2.20	0.00	0.00	0.00	0.00	30.00	2.67	3.00	3.00	2.00	2.00	0.00	3.00	0.00	14.00	1.00	0.00	6.67	120.53
85	85	85	Juneau Borough	Riverbend Elementary School Roof Replacement	27.00	8.75	0.00	10.00	0.00	2.23	0.00	0.00	0.00	3.00	25.00	2.33	2.00	2.33	2.33	3.00	0.00	8.00	0.00	11.00	3.00	0.00	7.33	117.31
86	86	86	Southwest Region	Aleknagik K-12 School Renovation	24.00	30.00	0.00	0.00	0.00	1.48	0.00	0.00	0.00	0.00	25.00	1.00	2.00	2.33	2.00	2.33	0.00	4.26	0.00	10.33	6.00	0.00	4.00	114.73
87	87	87	Southeast Island	Port Alexander K-12 School Domestic Water Pipe Replacement	21.00	15.78	0.00	0.00	0.00	2.39	0.00	0.00	0.00	0.00	30.00	2.00	3.67	2.67	2.00	2.00	0.00	6.00	0.67	14.33	2.67	0.00	5.00	110.17
88	88	88	Lower Yukon	Kotlik and Pilot Station K-12 Schools Renewal and Repair	18.00	5.00	0.00	10.00	0.00	2.29	0.00	0.00	0.00	5.00	30.00	2.33	2.00	2.33	3.00	3.00	0.00	5.69	0.00	13.00	2.67	0.00	5.00	109.32
89	89	89	Fairbanks Borough	Tanana Middle School Classroom Upgrades	24.00	30.00	0.00	0.00	0.00	3.20	0.00	0.00	0.00	0.00	5.00	1.00	3.00	4.00	3.00	1.00	0.00	17.44	0.00	13.00	0.00	0.00	3.00	107.64
90	90	90	Fairbanks Borough	Weller Elementary School Classroom Upgrades	15.00	30.00	0.00	0.00	0.00	3.20	0.00	0.00	0.00	8.00	5.00	1.00	3.00	4.00	3.00	1.00	0.00	14.27	0.00	14.00	0.00	0.00	3.33	104.80
91	91	91	Fairbanks Borough	Anne Wien Elementary School Exterior Renovation	21.00	11.00	0.00	10.00	0.00	3.20	0.00	0.00	0.00	0.00	5.00	1.00	3.00	4.00	3.00	1.00	0.00	11.63	0.00	14.00	5.33	0.00	6.00	99.16

**Alaska Department of Education and Early Development  
 FY2025 Capital Improvement Projects  
 Major Maintenance Grant Fund  
 Total Points - Formula Driven and Evaluative  
 Final List**

Jan 12 Rank	Dec 13 Rank	Nov 3 Rank	School District	Project Name	School Dist Rank	Weight Avg Age	Prev. 14.11 Fund	Plan and Design	Prior Design Use	Avg Expend Maint	Un-Housed Today	Un-Housed 7 Years	Type of Space	Cond Survey	O&M Rpts	Maint Mgt	Energy Mgt	Cusd Pgm	Maint Train	Capital Plan	Emer-gency	Life/Safety and Code Conditions	Exist-ing Space	Cost Esti-mate	Proj vs Oper Cost	Altern at-ives	Options	Total Project Points
92	92	92	Fairbanks Borough	Pearl Creek Elementary School Classroom Upgrades	18.00	30.00	0.00	0.00	0.00	3.20	0.00	0.00	0.00	0.00	5.00	1.00	3.00	4.00	3.00	1.00	0.00	13.43	0.00	14.00	0.00	0.00	3.33	98.96
93	93	93	Lower Yukon	Sheldon Point K-12 School Exterior Repairs, Nunam Iqua	21.00	2.00	0.00	0.00	0.00	2.29	0.00	0.00	0.00	5.00	30.00	2.33	2.00	2.33	3.00	3.00	0.00	0.65	0.00	13.33	3.00	0.00	8.00	97.94
94	94	94	Fairbanks Borough	Anderson Crawford Elementary School Exterior Renovation	12.00	9.50	0.00	0.00	0.00	3.20	0.00	0.00	0.00	0.00	5.00	1.00	3.00	4.00	3.00	1.00	0.00	21.64	0.00	13.67	5.67	0.00	7.67	90.33
95	95	95	Fairbanks Borough	Lathrop High School Kitchen Upgrade	9.00	30.00	0.00	0.00	0.00	3.20	0.00	0.00	0.00	8.00	5.00	1.00	3.00	4.00	3.00	1.00	0.00	3.37	0.00	6.00	0.00	0.00	0.00	76.56



**Alaska Department of Education and Early Development  
FY2025 Capital Improvement Projects  
School Construction and Major Maintenance by Districts**

**Total Points - Formula-Driven and Evaluative  
Final List**

School District	Jan 12 Rank	Dec 13 Rank	Nov 3 Rank	MM/SC	Project Name	School Dist Rank	Weight Avg Age	Prev. 14.11 Fund	Plan and Design	Prior Design Use	Avg Expend Maint	Un-Housed Today	Un-Housed 7 Years	Type of Space	Cond Survey	O&M Rpts	Maint Mgt	Energy Mgt	Cusd Pgm	Maint Train	Capital Plan	Emerg-ency	Life/Safety and Code Conditions	Exist-ing Space	Cost Esti-mate	Proj vs Oper Cost	Alter-nat-ives	Options	Total Project Points
Alaska Gateway	46	46	46	M	Tetlin K-12 School Renovation	30.00	23.00	0.00	10.00	0.00	2.40	0.00	0.00	0.00	10.00	25.00	3.33	2.00	3.00	1.67	3.00	0.00	20.66	0.00	16.00	2.67	0.00	1.67	154.39
Alaska Gateway	49	49	49	M	Tok K-12 School Partial Roof Replacement	27.00	11.00	0.00	10.00	0.00	2.40	0.00	0.00	0.00	10.00	25.00	3.33	2.00	3.00	1.67	3.00	0.00	25.00	2.00	14.33	2.33	0.00	11.67	153.73
Alaska Gateway	50	50	50	M	Northway K-12 School Mechanical Renovation	24.00	30.00	0.00	10.00	0.00	2.40	0.00	0.00	0.00	10.00	25.00	3.33	2.00	3.00	1.67	3.00	0.00	13.61	0.00	15.67	5.67	0.00	1.33	150.68
Aleutians East Boro	10	10	10	M	Sand Point K-12 School Major Maintenance, Supplemental	30.00	29.07	0.00	25.00	0.00	1.34	0.00	0.00	0.00	0.00	30.00	2.67	2.67	2.33	1.67	2.67	0.00	40.28	1.00	15.33	3.67	0.00	9.00	196.70
Aleutians East Boro	34	34	34	M	Sand Point K-12 School Pool Major Maintenance	27.00	22.07	0.00	25.00	0.00	1.52	0.00	0.00	0.00	0.00	30.00	2.67	3.00	2.00	2.67	2.33	0.00	4.00	0.33	29.00	7.67	0.00	6.67	165.92
Anchorage	7	7	7	C	Kincaid Elementary School Site Improvements	18.00	10.25	0.00	25.00	0.00	4.53	0.00	0.00	0.00	10.00	30.00	4.00	2.00	3.33	3.00	2.00	0.00	9.92	0.33	25.67	8.00	1.00	11.67	168.70
Anchorage	10	10	10	C	Secure Vestibules, Group 3, 5 Sites	0.00	30.00	0.00	25.00	0.00	4.61	0.00	0.00	0.00	0.00	30.00	4.00	2.33	2.67	3.00	2.67	0.00	0.00	6.00	26.33	1.00	3.00	5.67	146.27
Anchorage	12	12	12	C	Secure Vestibules, Group 2, 3 Sites	0.00	24.68	0.00	25.00	0.00	4.61	0.00	0.00	0.00	0.00	30.00	4.00	2.33	2.67	3.00	2.67	0.00	0.00	6.00	25.67	1.00	3.00	5.67	140.29
Anchorage	14	14	14	C	Secure Vestibules, Group 4 North, 4 Sites	6.00	27.35	0.00	20.00	0.00	4.53	0.00	0.00	0.00	0.00	30.00	4.00	2.00	3.33	3.00	2.00	0.00	0.00	5.33	27.00	0.33	0.00	5.00	139.88
Anchorage	15	15	15	C	Secure Vestibules, Group 4 South, 4 Sites	9.00	19.46	0.00	20.00	0.00	4.53	0.00	0.00	0.00	0.00	30.00	4.00	2.00	3.33	3.00	2.00	0.00	0.00	5.33	26.33	0.33	0.00	5.00	134.32
Anchorage	17	17	17	C	Secure Vestibules, Group 1, 3 Sites	0.00	11.43	0.00	25.00	0.00	4.61	0.00	0.00	0.00	0.00	30.00	4.00	2.33	2.67	3.00	2.67	0.00	0.00	6.00	27.00	1.00	3.00	5.67	128.37
Anchorage	5	5	5	M	Ptarmigan Elementary School Roof Replacement	30.00	28.97	0.00	25.00	0.00	4.53	0.00	0.00	0.00	10.00	30.00	4.00	2.00	3.33	3.00	2.00	0.00	28.00	1.67	27.67	7.00	0.00	3.33	210.50
Anchorage	6	6	6	M	Birchwood Elementary School Roof Replacement	27.00	30.00	0.00	25.00	0.00	4.53	0.00	0.00	0.00	10.00	30.00	4.00	2.00	3.33	3.00	2.00	0.00	28.00	2.00	27.33	6.00	0.00	2.00	206.19
Anchorage	8	8	8	M	Northwood Elementary School Roof Replacement	24.00	30.00	0.00	25.00	0.00	4.53	0.00	0.00	0.00	10.00	30.00	4.00	2.00	3.33	3.00	2.00	0.00	27.67	0.67	25.67	3.33	0.00	3.33	198.53
Anchorage	13	13	13	M	Bayshore Elementary School Boiler Replacement	21.00	30.00	0.00	25.00	0.00	4.53	0.00	0.00	0.00	10.00	30.00	4.00	2.00	3.33	3.00	2.00	0.00	19.73	1.00	27.00	4.00	0.00	1.33	187.92
Anchorage	17	17	17	M	Government Hill Elementary School Roof Replacement	0.00	30.00	0.00	25.00	0.00	4.63	0.00	0.00	0.00	10.00	30.00	4.00	2.33	2.00	3.00	4.00	0.00	27.66	2.00	27.67	3.00	0.00	5.33	180.63
Anchorage	26	26	26	M	Homestead Elementary School Roof Replacement	0.00	30.00	0.00	25.00	0.00	4.63	0.00	0.00	0.00	10.00	30.00	4.00	2.33	2.00	3.00	4.00	0.00	21.05	1.67	27.00	2.67	0.00	5.33	172.69
Anchorage	27	27	27	M	King Tech High School Roof Replacement	0.00	30.00	0.00	25.00	0.00	4.63	0.00	0.00	0.00	10.00	30.00	4.00	2.33	2.00	3.00	4.00	0.00	21.35	1.67	27.33	1.67	0.00	5.00	171.98
Anchorage	32	32	32	M	Service High School Health and Safety Improvements	0.00	30.00	0.00	25.00	0.00	4.63	0.00	0.00	0.00	5.00	30.00	4.00	2.33	2.00	3.00	4.00	0.00	20.20	2.67	27.00	2.33	0.00	5.33	167.50
Anchorage	36	36	36	M	Mears Middle School Heating Upgrades	15.00	26.50	0.00	25.00	0.00	4.53	0.00	0.00	0.00	0.00	30.00	4.00	2.00	3.33	3.00	2.00	0.00	11.00	3.33	27.67	6.33	0.00	2.00	165.69
Anchorage	41	41	41	M	Mears Middle School Roof Replacement	0.00	24.75	0.00	25.00	0.00	4.61	0.00	0.00	0.00	10.00	30.00	4.00	2.33	2.67	3.00	2.67	0.00	9.54	2.00	27.67	4.67	0.00	6.67	159.56
Anchorage	42	42	42	M	Stellar Secondary School Fire Alarm	3.00	30.00	0.00	25.00	0.00	4.61	0.00	0.00	0.00	0.00	30.00	4.00	2.00	3.00	3.00	2.67	0.00	20.00	0.00	26.33	4.67	0.00	0.00	158.27
Anchorage	64	64	64	M	Bear Valley Elementary School Domestic Water Replacement	0.00	26.50	0.00	20.00	0.00	4.61	0.00	0.00	0.00	0.00	30.00	4.00	2.00	3.00	3.00	2.67	0.00	8.95	0.00	26.67	4.67	0.00	3.00	139.06
Anchorage	74	74	74	M	Ptarmigan Elementary School Intercom Replacement	12.00	28.97	0.00	0.00	0.00	4.53	0.00	0.00	0.00	0.00	30.00	4.00	2.00	3.33	3.00	2.00	0.00	10.74	0.00	26.33	6.00	0.00	0.33	133.24
Bering Strait	6	6	6	C	Brevig Mission K-12 School Renovation/Addition	30.00	15.33	0.00	20.00	0.00	2.24	11.45	18.76	20.38	8.00	0.00	1.67	1.00	3.00	1.00	1.00	0.00	39.48	15.33	19.00	0.00	1.00	5.00	213.63
Craig City	1	1	1	M	Craig Elementary and Middle School Rehabilitation, Supplemental	30.00	30.00	0.00	25.00	0.00	1.95	0.00	0.00	0.00	10.00	30.00	2.00	2.33	3.00	2.00	3.00	5.00	50.00	5.67	27.00	3.67	0.00	10.00	240.62
Denali Borough	4	4	4	M	Tri-Valley School Partial Roof Replacement	30.00	22.64	0.00	25.00	0.00	2.60	0.00	0.00	0.00	10.00	30.00	2.00	3.00	3.00	2.00	2.67	0.00	32.61	2.00	27.00	6.33	0.00	9.67	210.51
Denali Borough	39	39	39	M	Districtwide Electrical Code Upgrades	24.00	30.00	0.00	10.00	0.00	2.63	0.00	0.00	0.00	8.00	30.00	2.00	3.00	3.00	2.00	2.67	0.00	20.52	0.00	15.67	1.33	0.00	5.33	160.16
Denali Borough	44	44	44	M	Tri-Valley School Septic System Upgrades	27.00	30.00	0.00	10.00	0.00	2.63	0.00	0.00	0.00	8.00	30.00	2.00	3.00	3.00	2.00	2.67	0.00	12.11	0.00	14.33	1.67	0.00	7.67	156.07
Denali Borough	63	63	63	M	Generator Replacement, 3 Schools	21.00	30.00	0.00	10.00	0.00	2.63	0.00	0.00	0.00	8.00	30.00	2.00	3.00	3.00	2.00	2.67	0.00	4.31	0.00	14.00	1.33	0.00	5.67	139.60
Fairbanks Borough	18	18	18	C	West Valley High School Auditorium Upgrade	3.00	22.35	0.00	0.00	0.00	3.20	0.00	0.00	0.00	8.00	5.00	1.00	3.00	4.00	3.00	1.00	0.00	2.28	0.00	7.00	0.00	0.00	0.00	62.82



**Alaska Department of Education and Early Development  
FY2025 Capital Improvement Projects  
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**Total Points - Formula-Driven and Evaluative  
Final List**

School District	Jan 12 Rank	Dec 13 Rank	Nov 3 Rank	MM/SC	Project Name	School Dist Rank	Weight Avg Age	Prev. 14.11 Fund	Plan and Design	Prior Design Use	Avg Expend Maint	Un-Housed Today	Un-Housed 7 Years	Type of Space	Cond Survey	O&M Rpts	Maint Mgt	Energy Mgt	Cusd Pgm	Maint Train	Capital Plan	Emerg-ency	Life/Safety and Code Conditions	Exist-ing Space	Cost Esti-mate	Proj vs Oper Cost	Alter-natives	Options	Total Project Points
Fairbanks Borough	19	19	19	C	University Park Elementary School Site Improvements	6.00	19.50	0.00	0.00	0.00	3.20	0.00	0.00	0.00	0.00	5.00	1.00	3.00	4.00	3.00	1.00	0.00	6.08	0.00	5.67	0.00	0.00	0.00	57.44
Fairbanks Borough	66	66	66	M	North Pole High School Mechanical and Electrical Upgrades	30.00	28.25	0.00	10.00	0.00	3.20	0.00	0.00	0.00	8.00	5.00	1.00	3.00	4.00	3.00	1.00	0.00	30.05	0.00	8.67	3.00	0.00	0.00	138.16
Fairbanks Borough	71	71	71	M	Arctic Light Elementary School Exterior Renovation	27.00	12.50	0.00	0.00	0.00	3.20	0.00	0.00	0.00	0.00	5.00	1.00	3.00	4.00	3.00	1.00	0.00	49.31	0.00	12.67	4.67	0.00	9.00	135.34
Fairbanks Borough	89	89	89	M	Tanana Middle School Classroom Upgrades	24.00	30.00	0.00	0.00	0.00	3.20	0.00	0.00	0.00	0.00	5.00	1.00	3.00	4.00	3.00	1.00	0.00	17.44	0.00	13.00	0.00	0.00	3.00	107.64
Fairbanks Borough	90	90	90	M	Weller Elementary School Classroom Upgrades	15.00	30.00	0.00	0.00	0.00	3.20	0.00	0.00	0.00	8.00	5.00	1.00	3.00	4.00	3.00	1.00	0.00	14.27	0.00	14.00	0.00	0.00	3.33	104.80
Fairbanks Borough	91	91	91	M	Anne Wien Elementary School Exterior Renovation	21.00	11.00	0.00	10.00	0.00	3.20	0.00	0.00	0.00	0.00	5.00	1.00	3.00	4.00	3.00	1.00	0.00	11.63	0.00	14.00	5.33	0.00	6.00	99.16
Fairbanks Borough	92	92	92	M	Pearl Creek Elementary School Classroom Upgrades	18.00	30.00	0.00	0.00	0.00	3.20	0.00	0.00	0.00	0.00	5.00	1.00	3.00	4.00	3.00	1.00	0.00	13.43	0.00	14.00	0.00	0.00	3.33	98.96
Fairbanks Borough	94	94	94	M	Anderson Crawford Elementary School Exterior Renovation	12.00	9.50	0.00	0.00	0.00	3.20	0.00	0.00	0.00	0.00	5.00	1.00	3.00	4.00	3.00	1.00	0.00	21.64	0.00	13.67	5.67	0.00	7.67	90.33
Fairbanks Borough	95	95	95	M	Lathrop High School Kitchen Upgrade	9.00	30.00	0.00	0.00	0.00	3.20	0.00	0.00	0.00	8.00	5.00	1.00	3.00	4.00	3.00	1.00	0.00	3.37	0.00	6.00	0.00	0.00	0.00	76.56
Haines Borough	33	33	33	M	Haines High School Roof Replacement	30.00	30.00	0.00	10.00	0.00	1.27	0.00	0.00	0.00	8.00	30.00	2.67	2.00	3.00	2.00	2.00	5.67	15.00	0.00	14.00	3.33	0.00	8.33	167.27
Haines Borough	40	40	40	M	Haines High School Locker Room Renovation	27.00	30.00	0.00	10.00	0.00	1.27	0.00	0.00	0.00	3.00	30.00	2.67	2.00	3.00	2.00	2.00	0.00	20.69	0.00	13.00	4.33	0.00	9.00	159.97
Juneau Borough	80	80	80	M	Dzantik'i Heeni Middle School Roof Replacement	30.00	11.00	0.00	10.00	0.00	2.23	0.00	0.00	0.00	8.00	25.00	2.33	2.00	2.33	2.33	3.00	0.00	8.00	0.00	11.00	3.00	0.00	6.00	126.23
Juneau Borough	85	85	85	M	Riverbend Elementary School Roof Replacement	27.00	8.75	0.00	10.00	0.00	2.23	0.00	0.00	0.00	3.00	25.00	2.33	2.00	2.33	2.33	3.00	0.00	8.00	0.00	11.00	3.00	0.00	7.33	117.31
Kake City	24	24	24	M	Exterior Upgrades - Main School Facilities	30.00	30.00	0.00	10.00	0.00	1.56	0.00	0.00	0.00	8.00	30.00	3.00	3.33	3.00	2.00	3.00	5.00	20.01	0.00	15.00	2.00	0.00	9.00	174.91
Kake City	38	38	38	M	Kake Career and Technical Education Building Rehabilitation	24.00	30.00	0.00	0.00	0.00	1.44	0.00	0.00	0.00	0.00	30.00	2.00	2.00	3.00	2.00	2.00	0.00	37.67	7.00	13.33	3.00	0.00	6.33	163.78
Kake City	65	65	65	M	Kake High School Gym Floor Replacement	21.00	30.00	0.00	0.00	0.00	1.56	0.00	0.00	0.00	0.00	30.00	2.67	2.33	2.00	2.33	2.00	0.00	0.00	0.00	24.67	12.00	0.00	7.67	138.23
Kake City	76	76	76	M	Kake High School Plumbing Replacement	27.00	30.00	0.00	0.00	0.00	1.56	0.00	0.00	0.00	0.00	30.00	3.00	3.33	3.00	2.00	3.00	0.00	4.00	0.00	14.00	1.00	0.00	7.33	129.23
Kashunamiut	28	28	28	M	Chevak K-12 School Campus Renovation	30.00	5.00	0.00	20.00	0.00	2.25	0.00	0.00	0.00	10.00	30.00	3.00	2.00	3.00	2.33	2.00	0.00	14.70	7.00	20.33	3.33	0.00	15.33	170.28
Kenai Peninsula Borough	11	11	11	C	Kenai Middle School Security Remodel	24.00	30.00	0.00	10.00	0.00	2.66	0.00	0.00	0.00	0.00	30.00	2.00	3.00	4.00	2.33	4.00	0.00	10.15	4.00	14.00	1.00	0.00	0.00	141.14
Kenai Peninsula Borough	7	7	7	M	Homer High School Partial Roof Replacement	30.00	26.50	0.00	25.00	2.00	2.66	0.00	0.00	0.00	5.00	30.00	2.00	3.00	4.00	2.33	4.00	0.00	21.00	1.33	29.33	3.67	0.00	7.33	199.16
Kenai Peninsula Borough	37	37	37	M	West Homer Elementary School North Wall Improvement	27.00	10.25	0.00	25.00	0.00	2.66	0.00	0.00	0.00	10.00	30.00	2.00	3.00	4.00	2.33	4.00	0.00	12.00	0.00	29.33	1.00	0.00	2.00	164.58
Kenai Peninsula Borough	77	77	77	M	Seward Middle School Exterior Repair	21.00	4.00	0.00	10.00	0.00	2.66	0.00	0.00	0.00	8.00	30.00	2.00	3.00	4.00	2.33	4.00	0.00	21.00	0.00	12.00	1.00	0.00	4.00	128.99
Ketchikan Borough	8	8	8	C	Valley Park Complex Upgrades	24.00	30.00	0.00	25.00	0.00	2.38	0.00	0.00	0.00	0.00	30.00	2.67	2.33	2.00	2.33	2.00	0.00	0.00	1.00	26.33	1.67	0.00	5.33	157.05
Ketchikan Borough	13	13	13	C	Playground Equipment and Surface Upgrades, 3 Sites	21.00	30.00	0.00	10.00	0.00	2.38	0.00	0.00	0.00	0.00	30.00	2.67	2.33	2.00	2.33	2.00	0.00	6.26	5.00	14.33	3.33	0.00	6.33	139.97
Ketchikan Borough	25	25	25	M	Ketchikan High School Security Upgrades	30.00	30.00	0.00	25.00	0.00	2.38	0.00	0.00	0.00	0.00	30.00	2.67	2.33	2.00	2.33	2.00	0.00	0.00	0.00	24.67	12.00	0.00	7.67	173.05
Ketchikan Borough	78	78	78	M	Houghtaling Elementary School Transformer Replacement	18.00	30.00	0.00	0.00	0.00	2.38	0.00	0.00	0.00	10.00	30.00	2.67	2.33	2.00	2.33	2.00	0.00	11.00	0.33	7.00	1.67	0.00	7.00	128.71
Ketchikan Borough	81	81	81	M	Schoenbar Middle School Gym Floor Replacement	27.00	30.00	0.00	0.00	0.00	2.38	0.00	0.00	0.00	0.00	30.00	2.67	2.33	2.00	2.33	2.00	0.00	5.05	1.33	9.67	1.67	0.00	5.67	124.10

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Kodiak Island Borough	53	53	53	M	Chiniak K-12 School Water Code Compliance and Upgrade	30.00	30.00	0.00	10.00	0.00	2.61	0.00	0.00	0.00	0.00	30.00	2.67	2.00	3.00	2.33	2.00	0.00	18.00	0.00	11.67	2.33	0.00	2.33	148.94
Kuspuk	9	9	9	M	Johnnie John Sr. K-12 School Major Maintenance, Crooked Creek	27.00	30.00	0.00	0.00	0.00	1.61	0.00	0.00	0.00	10.00	30.00	2.00	2.00	2.00	2.00	2.00	8.33	50.00	5.33	13.33	7.00	0.00	5.00	197.61
Kuspuk	23	23	23	M	Jack Egnaty Sr. K-12 School Roof Replacement, Sleetmute	30.00	30.00	0.00	10.00	0.00	1.76	0.00	0.00	0.00	10.00	30.00	2.33	2.00	2.00	2.00	2.00	14.67	9.95	2.00	13.67	5.67	0.00	9.00	177.05
Lower Kuskokwim	1	1	1	C	Newtok K-12 School Relocation/Replacement, Mertarvik	30.00	10.55	30.00	20.00	0.00	3.17	50.00	30.00	22.24	10.00	30.00	4.00	2.33	2.67	2.00	3.00	25.00	2.86	18.00	20.67	3.00	4.67	11.00	335.15
Lower Kuskokwim	3	3	3	C	Nelson Island School Replacement, Toksook Bay	15.00	30.00	0.00	10.00	0.00	3.10	13.95	8.37	21.25	10.00	30.00	4.00	2.00	3.00	2.00	2.67	10.00	50.00	15.00	16.00	0.00	1.00	21.00	268.34
Lower Kuskokwim	4	4	4	C	Anna Tobeluk Memorial K-12 School	27.00	28.95	0.00	10.00	0.00	3.10	23.35	14.01	21.89	10.00	30.00	4.00	2.00	3.00	2.00	2.67	0.00	12.58	20.00	14.00	3.33	3.00	11.00	245.88
Lower Kuskokwim	9	9	9	C	Water Storage and Treatment, Kongiganak	21.00	1.00	0.00	20.00	0.00	3.17	0.00	0.00	0.00	8.00	30.00	4.00	2.00	3.00	2.00	3.00	0.00	23.00	0.00	16.67	3.00	2.00	10.33	152.17
Lower Kuskokwim	16	16	16	C	Bethel Regional Campus Transportation and Drainage Upgrades	12.00	30.00	0.00	10.00	0.00	3.10	0.00	0.00	0.00	3.00	30.00	4.00	2.00	3.00	2.00	2.67	0.00	7.39	0.00	15.00	2.00	3.00	3.00	132.15
Lower Kuskokwim	11	11	11	M	Bethel Campus Fire Pump House and Fire Protection Upgrades, Supplemental	24.00	30.00	0.00	20.00	0.00	3.17	0.00	0.00	0.00	10.00	30.00	4.00	2.00	3.00	2.00	3.00	5.00	16.41	0.00	19.67	2.67	0.00	21.33	196.25
Lower Kuskokwim	15	15	15	M	Akula Eliitnavik K-12 School Renovation, Kasigluk-Akula	18.00	30.00	0.00	10.00	0.00	3.10	0.00	0.00	0.00	10.00	30.00	4.00	2.00	3.00	2.00	2.67	5.00	34.15	2.00	14.33	3.00	0.00	9.33	182.59
Lower Kuskokwim	56	56	56	M	Akiuk Memorial K-12 School Renovation, Kasigluk-Akiuk	9.00	13.67	0.00	10.00	0.00	3.10	0.00	0.00	0.00	10.00	30.00	4.00	2.00	3.00	2.00	2.67	0.00	32.85	2.67	14.00	2.67	0.00	5.33	146.95
Lower Kuskokwim	59	59	59	M	Bethel Regional High School Boardwalk Replacement	6.00	30.00	0.00	10.00	0.00	3.17	0.00	0.00	0.00	8.00	30.00	4.00	2.00	3.00	2.00	3.00	0.00	19.06	0.00	14.67	2.00	0.00	7.00	143.90
Lower Kuskokwim	61	61	61	M	Gladys Jung Elementary School Heating Mains Replacement	3.00	2.80	0.00	25.00	0.00	3.30	0.00	0.00	0.00	3.00	30.00	4.00	2.00	2.33	2.00	2.00	5.00	17.64	0.00	29.00	2.33	0.00	7.67	141.07
Lower Yukon	19	19	19	M	Hooper Bay K-12 School Exterior Repairs	27.00	2.50	0.00	25.00	0.00	2.18	0.00	0.00	0.00	8.00	30.00	3.67	2.00	2.33	3.67	2.00	5.00	19.25	3.67	27.00	4.00	0.00	12.33	179.60
Lower Yukon	30	30	30	M	Marshall K-12 School Emergency Tank Farm Repair	30.00	0.50	0.00	25.00	0.00	2.18	0.00	0.00	0.00	10.00	30.00	3.67	2.00	2.33	3.67	2.00	6.67	9.61	0.00	28.00	4.33	1.33	7.67	168.96
Lower Yukon	47	47	47	M	LYSD Central Office Renovation	9.00	30.00	0.00	0.00	0.00	2.27	0.00	0.00	0.00	0.00	30.00	3.00	2.33	2.67	2.00	2.00	0.00	42.66	3.00	13.33	5.00	0.00	7.00	154.26
Lower Yukon	48	48	48	M	Hooper Bay K-12 School Emergency Lighting and Retrofit	15.00	2.50	0.00	25.00	0.00	2.18	0.00	0.00	0.00	5.00	30.00	3.67	2.00	2.33	3.67	2.00	0.00	9.07	1.67	28.67	11.00	0.00	10.00	153.75
Lower Yukon	51	51	51	M	Scammon Bay K-12 School Emergency Lighting	12.00	3.00	0.00	25.00	0.00	2.18	0.00	0.00	0.00	5.00	30.00	3.67	2.00	2.33	3.67	2.00	0.00	9.07	1.67	28.67	10.33	0.00	10.00	150.59
Lower Yukon	57	57	57	M	Scammon Bay K-12 School Exterior Upgrades	24.00	3.00	0.00	25.00	0.00	2.18	0.00	0.00	0.00	8.00	30.00	2.33	2.00	2.33	3.00	3.00	0.00	1.86	0.00	26.33	4.00	0.00	9.67	146.71
Lower Yukon	88	88	88	M	Kotlik and Pilot Station K-12 Schools Renewal and Repair	18.00	5.00	0.00	10.00	0.00	2.29	0.00	0.00	0.00	5.00	30.00	2.33	2.00	2.33	3.00	3.00	0.00	5.69	0.00	13.00	2.67	0.00	5.00	109.32
Lower Yukon	93	93	93	M	Sheldon Point K-12 School Exterior Repairs, Nunam Iqua	21.00	2.00	0.00	0.00	0.00	2.29	0.00	0.00	0.00	5.00	30.00	2.33	2.00	2.33	3.00	3.00	0.00	0.65	0.00	13.33	3.00	0.00	8.00	97.94
Mat-Su Borough	62	62	62	M	Elevator Code And Compliance Upgrades, 6 Sites	27.00	30.00	0.00	10.00	0.00	2.14	0.00	0.00	0.00	10.00	25.00	1.00	1.00	3.00	2.00	2.00	0.00	7.00	0.00	13.67	3.00	0.00	4.00	140.81
Mat-Su Borough	79	79	79	M	HVAC Control Upgrades, 5 Sites	24.00	28.01	0.00	10.00	0.00	2.14	0.00	0.00	0.00	0.00	25.00	1.00	1.00	3.00	2.00	2.00	0.00	8.00	2.00	12.33	3.67	0.00	3.33	127.49
Mat-Su Borough	82	82	82	M	Colony and Wasilla Middle Schools Partial Roof Replacement	18.00	18.80	0.00	10.00	0.00	2.14	0.00	0.00	0.00	8.00	25.00	1.00	1.00	3.00	2.00	2.00	0.00	13.00	0.00	14.00	3.00	0.00	1.67	122.61
Mat-Su Borough	83	83	83	M	Districtwide Generator Replacement, 7 Sites	21.00	29.56	0.00	0.00	0.00	2.14	0.00	0.00	0.00	10.00	25.00	1.00	1.00	3.00	2.00	2.00	0.00	9.00	0.00	11.67	0.00	0.00	3.33	120.71
Nenana City	22	22	22	M	Nenana School Flooring and Asbestos Abatement	30.00	30.00	0.00	25.00	0.00	3.25	0.00	0.00	0.00	5.00	30.00	2.00	2.33	3.00	2.00	3.00	0.00	8.00	2.33	21.67	2.67	0.00	7.67	177.92
Nenana City	29	29	29	M	Nenana School Boiler Replacement	27.00	30.00	0.00	20.00	0.00	3.25	0.00	0.00	0.00	3.00	30.00	2.00	2.33	3.00	2.00	3.00	0.00	15.00	0.00	17.00	4.00	0.00	7.67	169.25

**Alaska Department of Education and Early Development  
FY2025 Capital Improvement Projects  
School Construction and Major Maintenance by Districts**

**Total Points - Formula-Driven and Evaluative  
Final List**

School District	Jan 12 Rank	Dec 13 Rank	Nov 3 Rank	MM/SC	Project Name	School Dist Rank	Weight Avg Age	Prev. 14.11 Fund	Plan and Design	Prior Design Use	Avg Expend Maint	Un-Housed Today	Un-Housed 7 Years	Type of Space	Cond Survey	O&M Rpts	Maint Mgt	Energy Mgt	Cusd Pgm	Maint Train	Capital Plan	Emergency	Life/Safety and Code Conditions	Existing Space	Cost Estimate	Proj vs Oper Cost	Alternatives	Options	Total Project Points
Nenana City	69	69	69	M	Nenana School Fire Suppression System Replacement	24.00	30.00	0.00	0.00	0.00	3.25	0.00	0.00	0.00	0.00	30.00	2.00	2.33	3.00	2.00	3.00	10.00	2.00	0.00	15.67	2.00	0.00	7.33	136.59
Nome City	14	14	14	M	Nome Beltz Jr/Sr High School Generator and Electrical Replacement	24.00	30.00	0.00	25.00	0.00	1.25	0.00	0.00	0.00	0.00	30.00	3.00	3.00	3.00	2.33	2.00	0.00	25.00	0.00	22.00	1.00	0.00	11.33	182.91
Nome City	18	18	18	M	Nome Beltz Jr/Sr High School Roof Replacement, Supplemental	30.00	30.00	0.00	25.00	0.00	1.30	0.00	0.00	0.00	0.00	30.00	3.00	2.67	3.00	2.00	1.00	0.00	13.99	0.00	24.33	5.00	0.00	8.67	179.96
Nome City	43	43	43	M	Nome Elementary School Fire Alarm Replacement	27.00	21.25	0.00	25.00	0.00	1.30	0.00	0.00	0.00	0.00	30.00	3.00	2.67	3.00	2.00	1.00	5.00	7.00	0.00	21.33	1.33	0.00	6.33	157.22
Nome City	68	68	68	M	Nome Beltz Jr/Sr High and Nome Elementary Secure Access and ADA Improvements	21.00	30.00	0.00	10.00	0.00	1.30	0.00	0.00	0.00	0.00	30.00	3.00	2.67	3.00	2.00	1.00	0.00	6.49	2.00	16.33	2.33	0.00	5.67	136.79
Northwest Arctic Borough	5	5	5	C	Deering K-12 Replacement School	21.00	24.06	0.00	10.00	0.00	2.46	9.94	14.32	23.26	10.00	30.00	3.00	2.33	3.00	2.33	3.00	0.00	36.42	16.33	15.33	6.00	3.33	9.00	245.12
Northwest Arctic Borough	3	3	3	M	Davis-Ramoth K-12 School Renovation	30.00	17.24	0.00	20.00	0.00	2.46	0.00	0.00	0.00	10.00	30.00	3.00	2.33	3.00	2.33	3.00	3.33	37.94	6.00	21.33	8.00	0.00	12.67	212.64
Northwest Arctic Borough	21	21	21	M	HVAC Controls Upgrade, 8 Sites	18.00	18.32	0.00	10.00	0.00	2.46	0.00	0.00	0.00	10.00	30.00	3.00	2.33	3.00	2.33	3.00	5.67	30.00	5.67	13.67	10.67	0.00	10.00	178.11
Northwest Arctic Borough	45	45	45	M	June Nelson Elementary School Partial Roof Replacement	24.00	30.00	0.00	10.00	0.00	2.58	0.00	0.00	0.00	10.00	25.00	2.00	2.00	2.67	2.00	2.67	3.33	13.43	0.00	16.00	3.33	0.00	7.00	156.02
Northwest Arctic Borough	54	54	54	M	Districtwide Fire Systems Replacement, 6 Sites	27.00	23.17	0.00	10.00	0.00	2.46	0.00	0.00	0.00	10.00	30.00	3.00	2.33	3.00	2.33	3.00	5.00	8.00	0.33	9.00	4.00	0.00	4.67	147.29
Petersburg Borough	12	12	12	M	Petersburg High/Middle School Roof Replacement	30.00	30.00	0.00	20.00	0.00	1.04	0.00	0.00	0.00	10.00	30.00	2.33	2.00	2.00	1.00	1.00	7.67	24.85	4.67	20.67	3.67	0.00	5.00	195.88
Petersburg Borough	58	58	58	M	Petersburg Gym Sewer Line Repair	27.00	6.53	0.00	25.00	0.00	1.04	0.00	0.00	0.00	0.00	30.00	2.00	2.00	2.00	1.00	1.00	0.00	12.00	0.00	27.67	3.67	0.00	5.33	146.24
Saint Marys City	70	70	70	M	St. Mary's Campus Renewal and Repairs	30.00	30.00	0.00	10.00	0.00	1.12	0.00	0.00	0.00	0.00	30.00	2.00	3.00	3.00	2.33	2.33	0.00	3.03	1.00	13.33	0.00	0.00	4.67	135.82
Southeast Island	31	31	31	M	Thorne Bay K-12 School Mechanical Control Upgrades	27.00	16.99	0.00	10.00	0.00	2.20	0.00	0.00	0.00	10.00	30.00	2.67	3.00	3.00	2.00	2.00	6.00	23.00	0.00	16.33	8.67	0.00	6.00	168.86
Southeast Island	35	35	35	M	Thorne Bay K-12 School Fire Suppression System	30.00	16.99	0.00	10.00	0.00	2.20	0.00	0.00	0.00	10.00	30.00	2.67	3.00	3.00	2.00	2.00	14.33	8.67	0.00	16.33	5.00	0.00	9.67	165.86
Southeast Island	73	73	73	M	Port Alexander and Thorne Bay K-12 Schools	18.00	28.13	0.00	0.00	0.00	2.39	0.00	0.00	0.00	3.00	30.00	2.00	3.67	2.67	2.00	2.00	5.00	11.67	0.00	14.00	2.67	0.00	6.33	133.52
Southeast Island	75	75	75	M	Thorne Bay K-12 School Flooring Replacement	15.00	11.42	0.00	25.00	0.00	3.01	0.00	0.00	0.00	0.00	30.00	1.67	3.00	2.00	2.00	2.00	0.00	4.00	0.00	21.67	3.33	0.00	8.67	132.77
Southeast Island	84	84	84	M	Thorne Bay K-12 School Underground Storage Tank Replacement	24.00	16.99	0.00	10.00	0.00	2.20	0.00	0.00	0.00	0.00	30.00	2.67	3.00	3.00	2.00	2.00	0.00	3.00	0.00	14.00	1.00	0.00	6.67	120.53
Southeast Island	87	87	87	M	Port Alexander K-12 School Domestic Water Pipe Replacement	21.00	15.78	0.00	0.00	0.00	2.39	0.00	0.00	0.00	0.00	30.00	2.00	3.67	2.67	2.00	2.00	0.00	6.00	0.67	14.33	2.67	0.00	5.00	110.17
Southwest Region	55	55	55	M	Twin Hills K-12 School Renovation	30.00	30.00	0.00	10.00	0.00	1.48	0.00	0.00	0.00	10.00	25.00	1.00	2.00	2.33	2.00	2.00	0.00	8.71	0.00	11.00	8.00	0.00	3.67	147.18
Southwest Region	67	67	67	M	Ekwok K-12 School Renovation	27.00	30.00	0.00	0.00	0.00	1.48	0.00	0.00	0.00	0.00	25.00	1.00	2.00	2.33	2.00	2.00	0.00	18.71	0.00	15.00	6.67	0.00	3.67	136.86
Southwest Region	86	86	86	M	Aleknagik K-12 School Renovation	24.00	30.00	0.00	0.00	0.00	1.48	0.00	0.00	0.00	0.00	25.00	1.00	2.00	2.33	2.00	2.33	0.00	4.26	0.00	10.33	6.00	0.00	4.00	114.73
Wrangell Borough	16	16	16	M	Wrangell Schools Renovations, 3 Sites	30.00	29.46	0.00	10.00	0.00	0.87	0.00	0.00	0.00	10.00	30.00	2.00	1.67	2.67	2.00	2.33	0.00	43.61	0.00	10.00	2.67	0.00	4.00	181.27
Yukon-Koyukuk	2	2	2	C	Minto K-12 School Renovation/Addition, Supplemental	30.00	29.03	0.00	25.00	0.00	2.63	6.88	12.67	24.61	10.00	30.00	4.67	4.33	4.33	2.67	2.67	0.00	34.37	15.00	26.00	4.67	4.00	13.67	287.19
Yukon-Koyukuk	2	2	2	M	Allakaket K-12 School Copper Pipe Replacement	27.00	30.00	0.00	25.00	0.00	2.63	0.00	0.00	0.00	10.00	30.00	4.67	4.33	4.33	2.67	2.67	0.00	24.00	3.33	29.00	5.00	0.00	12.33	216.96
Yukon-Koyukuk	60	60	60	M	Roof Replacement, 3 Schools	24.00	29.85	0.00	10.00	0.00	2.49	0.00	0.00	0.00	10.00	30.00	3.00	2.33	3.00	2.00	2.67	0.00	0.00	0.00	15.00	3.67	0.00	4.67	142.67
Yupit	20	20	20	M	Mechanical System Improvements, 3 Schools	27.00	4.19	0.00	25.00	0.00	1.96	0.00	0.00	0.00	0.00	30.00	2.67	3.00	3.00	3.00	3.00	0.00	22.33	1.00	27.67	8.00	0.00	17.67	179.48

**Alaska Department of Education and Early Development  
 FY2025 Capital Improvement Projects  
 School Construction and Major Maintenance by Districts**

**Total Points - Formula-Driven and Evaluative  
 Final List**

School District	Jan 12 Rank	Dec 13 Rank	Nov 3 Rank	MM/SC	Project Name	School Dist Rank	Weight Avg Age	Prev. 14.11 Fund	Plan and Design	Prior Design Use	Avg Expend Maint	Un-Housed Today	Un-Housed 7 Years	Type of Space	Cond Survey	O&M Rpts	Maint Mgt	Energy Mgt	Cusd Pgm	Maint Train	Capital Plan	Emergency	Life/Safety and Code Conditions	Existing Space	Cost Estimate	Proj vs Oper Cost	Alternatives	Options	Total Project Points
Yupitit	52	52	52	M	Tuluksak K-12 School Generator Replacement	24.00	4.00	0.00	25.00	0.00	1.80	0.00	0.00	0.00	0.00	30.00	2.00	3.33	3.00	3.00	3.00	5.67	15.00	0.00	16.33	3.00	0.00	10.33	149.46
Yupitit	72	72	72	M	Tuluksak K-12 School Fuel Tank Replacement	30.00	4.00	0.00	10.00	0.00	1.80	0.00	0.00	0.00	3.00	30.00	2.00	3.33	3.00	3.00	3.00	6.67	10.00	0.00	14.00	2.67	0.00	8.33	134.80



### CIP Grant Requests and Funding History FY 15 to FY 25

	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025
<b>CIP Grant Requests</b>											
Total Applications	121	126	127	131	105	86	120	125	113	118	116
Percent of Districts Applying	64%	66%	68%	70%	58%	51%	64%	57%	55%	55%	53%
# Projects Reusing Scores	23	57	27	67	39	24	40	55	41	34	62
Major Maintenance	102	102	98	107	84	72	102	108	97	97	95
MM Total \$ <sup>(*)</sup>	\$183,505,181	\$172,195,526	\$181,570,096	\$164,887,094	\$142,892,281	\$113,787,100	\$148,986,253	\$187,285,413	\$196,637,613	\$217,866,788	\$249,616,246
School Construction	17	18	18	15	11	11	14	17	13	17	19
SC Total \$ <sup>(*)</sup>	\$274,150,436	\$230,920,120	\$206,267,345	\$123,294,419	\$179,214,343	\$190,238,739	\$142,797,809	\$162,305,916	\$192,775,088	\$195,666,783	\$277,177,382

Notes:  
 (\*) Total \$ is State Share

### School Construction and Major Maintenance Funding

MM Grant Funded	\$43,279,791	\$13,491,192	\$0	\$7,851,952	\$32,534,280 <sup>(1)</sup>	\$7,365,723	\$1,896,395 <sup>(1)</sup>	\$0	\$49,376,976 <sup>(1)</sup>	\$19,566,487
SC Grant Funded	\$0	\$43,237,400	\$74,715,471 <sup>(1)</sup>	\$45,325,477 <sup>(1)</sup>	\$50,131,111 <sup>(1)</sup>	\$35,123,526 <sup>(1)</sup>	\$0	\$12,608,008 <sup>(1)</sup>	\$91,745,168 <sup>(1)</sup>	\$50,850,443 <sup>(1)</sup>
Percent Grant \$ Funded	9.5%	14.1%	19.3%	18.5%	25.7%	14.0%	0.6%	3.6%	36.2%	17.0%
Percent Applications Funded	1.7%	4.2%	3.4%	16.4%	25.3%	3.6%	0.9%	1.6%	21.8%	5.3%
Debt Projects	\$13,353,394 <sup>(2)</sup>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Notes:  
 Grant Projects Funded includes all reappropriated or reallocated funding, including grant funding reported in prior fiscal years, as of July 1, 2023

<sup>(1)</sup> Includes AS 14.11.025 grants

<sup>(2)</sup> SB237 debt projects DEED & voter approved, effective 7/1/2010 - 12/31/2014



# PM State-of-the-State

## Report of DEED Maintenance Assessments and Related Data

AS OF 08/15/2023

District	Date of Last Visit	Year of Next Visit	Approved FAIS	Maintenance Management	Energy	Custodial	Training	R&R Schedule	Status	Maint. Program	Program Name	CIP Eligible
Alaska Gateway	4/11/2022	2027	Y	Y	Y	Y	Y	Y	6 of 6	W	Brightly	Yes
Aleutian Region	7/19/2011	2026	Y	N	Y	Y	Y	Y	5 of 6	W	Brightly	No
Aleutians East	11/12/2019	2025	Y	Y	Y	Y	Y	Y	6 of 6	W	MC*	Yes
Anchorage	1/17/2023	2028	Y	Y	Y	Y	Y	Y	6 of 6	W	Brightly	Yes
Annette Island	2/12/2021	2026	Y	Y	Y	Y	Y	Y	6 of 6	W	Brightly	Yes
<b>Bering Strait</b>	4/14/2019	2024	Y	Y	Y	Y	Y	Y	6 of 6	W	Brightly	Yes
<b>Bristol Bay Borough</b>	1/18/2019	2024	Y	Y	Y	Y	Y	Y	6 of 6	W	MC*	Yes
Chatham	4/27/2022	2027	Y	Y	N	Y	Y	Y	5 of 6	W	MC*	No
Chugach	1/20/2023	2028	Y	Y	Y	Y	Y	Y	6 of 6	W	MC*	Yes
Copper River	4/13/2022	2027	Y	Y	Y	Y	Y	Y	6 of 6	W	Brightly	Yes
Cordova	1/15/2020	2025	Y	Y	Y	Y	Y	Y	6 of 6	W	Brightly	Yes
Craig City	11/15/2021	2027	Y	Y	Y	Y	Y	Y	6 of 6	W	MC*	Yes
Delta/Greely	4/4/2022	2027	Y	Y	Y	Y	Y	Y	6 of 6	W	Brightly	Yes
Denali Borough	12/18/2019	2025	Y	Y	Y	Y	Y	Y	6 of 6	W	MC*	Yes
Dillingham City	4/6/2021	2026	Y	Y	Y	Y	Y	Y	6 of 6	W	MC*	Yes
Fairbanks North Star Borough	3/24/2023	2028	Y	Y	Y	Y	Y	Y	6 of 6	W	Web Help Desk	Yes
Galena City	3/20/2023	2028	Y	Y	Y <sup>P</sup>	Y	Y	Y	6 of 6	W	MC*	Yes
Haines Borough	1/19/2021	2026	Y	Y	Y	Y	Y	Y	6 of 6	W	Brightly	Yes
Hoonah City	4/28/2022	2027	Y	Y	Y	Y	Y	Y	6 of 6	W	MC*	Yes
Hydaburg City	11/17/2021	2027	Y	Y	N	Y	Y	Y	5 of 6	W	MC*	No
<b>Iditarod Area</b>	4/8/2019	2024	Y	Y	Y	Y	Y	Y	6 of 6	W	Brightly	Yes
Juneau	5/17/2021	2026	Y	Y	Y	Y	Y	Y	6 of 6	L	TMA	Yes
Kake City	2/4/2020	2025	Y	Y	Y	Y	Y	Y	6 of 6	W	MC*	Yes
Kashunamiut	2/25/2020	2025	Y	Y	Y	Y	Y	Y	6 of 6	W	MC*	Yes
Kenai Peninsula Borough	3/28/2023	2028	Y	Y	Y	Y	Y	Y	6 of 6	W	Brightly	Yes
Ketchikan Gateway Borough	2/8/2021	2026	Y	Y	Y	Y	Y	Y	6 of 6	W	Brightly	Yes
Klawock City	11/16/2021	2022	Y	Y	Y	Y	Y	Y	6 of 6	W	MC*	Yes
Kodiak Island Borough	5/29/2020	2025	Y	Y	Y	Y	Y	Y	6 of 6	W	Brightly	Yes
Kuspuk	3/3/2020	2025	Y	Y	Y	Y	Y	Y	6 of 6	W	MC*	Yes
<b>Lake &amp; Peninsula Borough</b>	1/16/2019	2024	Y	Y	N	Y	Y	Y	5 of 6	W	Manager Plus	No
<b>Lower Kuskokwim</b>	3/25/2019	2024	Y	Y	Y	Y	Y	Y	6 of 6	W	Manager Plus	Yes
<b>Lower Yukon</b>	3/20/2019	2024	Y	Y	Y	Y	Y	Y	6 of 6	W	MC*	Yes
Mat-Su Borough	2/1/2022	2027	Y	Y	Y	Y	Y	Y	6 of 6	W	Team Dynamix	Yes
Nenana City	12/17/2019	2025	Y	Y	Y	Y	Y	Y	6 of 6	W	MC*	Yes
Nome	5/3/2022	2027	Y	Y	Y	Y	Y	Y	6 of 6	W	Brightly	Yes
North Slope Borough	5/8/2023	2028	Y	Y	Y	Y	Y	Y	6 of 6	W	Brightly	Yes
Northwest Arctic Borough	5/4/2021	2026	Y	Y	Y	Y	Y	Y	6 of 6	W	MC*	Yes
Pelican City	11/15/2022	2028	Y	Y	Y	Y	Y	Y	6 of 6	W	MC*	Yes
Petersburg	3/9/2021	2026	Y	Y	Y	Y	Y	Y	6 of 6	W	Brightly	Yes
Pribilof	5/25/2020	2025	Y	Y	Y	Y	Y	Y	6 of 6	W	MC*	Yes
Sitka	3/8/2022	2027	Y	Y	Y	Y	Y	Y	6 of 6	W	Brightly	Yes
<b>Skagway</b>	9/5/2018	2024	Y	N	N	Y	N	Y	3 of 6	W	Brightly	No
Southeast Island	11/18/2022	2027	Y	Y	Y	Y	Y	Y	6 of 6	W	MC*	Yes
Southwest Region	4/7/2021	2026	Y	Y	Y	Y	Y	Y	6 of 6	W	Brightly	Yes
<b>St Mary's</b>	3/18/2019	2024	Y	Y	Y	Y	Y	Y	6 of 6	W	MC*	Yes
Tanana City	3/22/2023	2028	Y	Y	Y	Y	Y	Y	6 of 6	W	MC*	Yes
Unalaska City	5/25/2020	2025	Y	Y	Y	Y	Y	Y	6 of 6	W	Brightly	Yes
Valdez City	4/25/2023	2028	Y	Y	Y	Y	Y	Y	6 of 6	W	MC	Yes
Wrangell	3/11/2021	2026	Y	Y	Y	Y	Y	Y	6 of 6	W	MC*	Yes
Yakutat	1/14/2020	2025	Y	Y	Y	Y	Y	Y	6 of 6	W	MC*	Yes
<b>Yukon Flats</b>	11/12/2018	2024	Y	Y	Y	Y	Y	Y	6 of 6	W	MC*	Yes
<b>Yukon-Koyukuk</b>	11/15/2018	2024	Y	Y	Y	Y	Y	Y	6 of 6	W	Brightly	Yes
Yupit	2/27/2020	2025	Y	Y	Y	Y	Y	Y	6 of 6	W	MC*	Yes

In Compliance 53 51 49 53 52 53 48 48

**Legend**

- N = Not in compliance W= Web-based Computerized Maintenance Management System
- Y = In full compliance L = Local Area Network (LAN) Computerized Maintenance Management System
- Y<sup>P</sup> = Provisional compliance \* = Use MC (Maintenance Connection) through SERRC Service Contract
- FAIS = Fixed Asset Inventory System **Bold** - Site visit pending

"Year of Next Visit" dates are subject to change at the department's discretion. School Districts will be notified in a timely manner if scheduled visit dates listed on this report are altered.

# SCHOOL CAPITAL PROJECT FUNDING UNDER SB237

*Excerpts from 2024 Report*

**Table 11 Total Funding Summary by Fiscal Year**

<b>Fiscal Year</b>	<b>Construction City/Borough</b>	<b>Construction REAA</b>	<b>Maintenance City/Borough</b>	<b>Maintenance REAA</b>
FY2011	\$500,000		\$112,973,055	\$2,965,455
FY2012	\$316,064,997	\$61,910,901*	\$88,017,366	\$21,752,950
FY2013	\$66,473,304	\$62,230,515	\$14,018,188	\$16,012,693
FY2014	\$36,839,182	\$60,619,572	\$109,599,491	\$15,563,759*
FY2015	\$18,119,988	\$31,516,900	\$6,996,297	\$0
FY2016	\$43,237,400	\$0	\$0	\$2,623,689*
FY2017	\$10,010,000	\$62,867,968	\$0	\$0
FY2018	\$7,238,422	\$39,771,675	\$0*	\$0*
FY2019	\$0*	\$42,527,459*	\$15,378,459*	\$12,274,841*
FY2020	\$0	\$20,082,467*	\$7,365,723	\$0
FY2021	\$0	\$0	\$0*	\$34,277*
FY2022	\$0	\$12,608,008	\$0*	\$0
FY2023	\$0	\$91,745,168	\$30,719,355*	\$16,664,859*
FY2024	\$0	\$50,850,443	\$5,020,920	\$14,545,567
<b>Totals</b>	<b>\$498,483,293</b>	<b>\$665,231,076</b>	<b>\$390,088,854</b>	<b>\$102,438,090</b>

\*See endnote.

**Table 12 Total Funding Summary by Program**

<b>Program</b>	<b>Construction City/Borough</b>	<b>Construction REAA</b>	<b>Maintenance City/Borough</b>	<b>Maintenance REAA</b>
Grant	\$72,248,713	\$665,231,076	\$93,801,492	\$102,438,090
Debt	\$426,234,580	\$0	\$296,287,362	\$0
<b>Totals</b>	<b>\$498,483,293</b>	<b>\$665,231,076</b>	<b>\$390,088,854</b>	<b>\$102,438,090</b>

\*See endnote.

**Table 13 Total Funding Summary by Fiscal Year and Program**

<b>Program</b>	<b>Construction City/Borough</b>	<b>Construction REAA</b>	<b>Maintenance City/Borough</b>	<b>Maintenance REAA</b>
FY2011 Grant	\$0	\$128,500,000	\$21,821,504	\$2,965,455
FY2011 Debt	\$500,000	\$0	\$91,151,551	\$0
FY2012 Grant	\$0	\$61,910,901*	\$4,101,741	\$21,752,950
FY2012 Debt	\$316,064,997	\$0	\$83,915,625	\$0
FY2013 Grant	\$0	\$62,230,515	\$1,966,492	\$16,012,693
FY2013 Debt	\$66,473,304	\$0	\$12,051,696	\$0
FY2014 Grant	\$0	\$60,619,572	\$7,427,298	\$15,563,759*
FY2014 Debt	\$36,839,182	\$0	\$102,172,193	\$0
FY2015 Grant	\$11,762,891	\$31,516,900	\$0	\$0
FY2015 Debt	\$6,357,097	\$0	\$6,996,297	\$0
FY2016 Grant	\$43,237,400	\$0	\$0	\$2,623,689*
FY2016 Debt	\$0	\$0	\$0	\$0
FY2017 Grant	\$10,010,000	\$62,867,968	\$0	\$0
FY2017 Debt	\$0	\$0	\$0	\$0
FY2018 Grant	\$7,238,422	\$39,771,675	\$0*	\$0*
FY2018 Debt	\$0	\$0	\$0	\$0
FY2019 Grant	\$0*	\$42,527,459*	\$15,378,459	\$12,274,841
FY2019 Debt	\$0	\$0	\$0	\$0
FY2020 Grant	\$0	\$20,082,467*	\$7,365,723	\$0
FY2020 Debt	\$0	\$0	\$0	\$0
FY2021 Grant	\$0	\$0	\$0	\$34,277*
FY2021 Debt	\$0	\$0	\$0*	\$0
FY2022 Grant	\$0	\$12,608,008	\$0	\$0
FY2022 Debt	\$0	\$0	\$0*	\$0
FY2023 Grant	\$0	\$91,745,168	\$30,719,355*	\$139,129,382*
FY2023 Debt	\$0	\$0	\$0	\$0
FY2024 Grant	\$0	\$50,850,443	\$5,020,920	\$14,545,567
FY2024 Debt	\$0	\$0	\$0	\$0
<b>Totals</b>	<b>\$498,483,293</b>	<b>\$665,231,076</b>	<b>\$390,088,854</b>	<b>\$102,438,090</b>

\*See endnote.





THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

**Department of Education  
& Early Development**  
FINANCE & SUPPORT SERVICES

PO Box 110500  
Juneau, Alaska 99811-0500  
Telephone: 907.465.2800

To: Bond Reimbursement & Grant Review Committee  
From: School Facilities  
Date: April 10, 2024

## FY2026 CIP APPLICATION BRIEFING

### *Protection of Structure / Life Safety / Code Deficiencies*

#### **Matrix Scores**

No changes are proposed to condition scores. The committee asked the department to review the renewal and replacement life expectancy period for fire protection systems, which would affect scoring in this category. The department was not able to further review this topic, so will present information at a future meeting.

#### **Alternate Weighting**

The department is not proposing a modification to the method of weighting this scoring category for mixed scope projects. The method adopted for the FY2024 cycle appears to be continuing to work as desired, with no irregularities discovered.

#### **Cost Estimate**

The department reviewed the cost estimate point ranges to determine if they should be adjusted to minimize the effect of completed projects. Overall, the ranges appear fairly well distributed; with up to 17 points for a well-supported concept-level (cost model) estimate, a 5-point increase for schematic design, and a 4-point increase for design development and construction level costs. If there is committee interest, a small adjustment could be made to shrink these ranges by one point each and allocate those 3 points to the concept level estimate.

Scoring Criteria	Current Point Range	Potential Change Point Range
The estimate matches the scope of work, is reasonable and complete with no double entries, adjustments are accurate, justification and backup is provided when estimate exceeds DEED guidelines, and all lump sums amounts are described and supported. The estimate is based on construction document level cost estimate, bid tabulations, or actual invoices.	27-30 points	28-30 points
The estimate matches the scope of work, is reasonable and complete with no double entries, adjustments are accurate, justification and backup is provided when estimate exceeds DEED guidelines, and all lump sums amounts are described and supported. The estimate is based on 65% design development level specifications and drawings.	23-26 points	25-27 points

Scoring Criteria	Current Point Range	Potential Change Point Range
The estimate matches the scope of work, is reasonable and complete with no double entries, adjustments are accurate, justification and backup is provided when estimate exceeds DEED guidelines, and all lump sums amounts are described and supported. The estimate is based on 35% schematic design level documents.	18-22 points	20-24 points
The estimate matches the scope of work, is reasonable and complete with no double entries, adjustments are accurate, justification and backup is provided when estimate exceeds DEED guidelines, and all lump sums amounts are described and supported. The estimate is based on concept design level documents. The DEED demand cost model is acceptable as a <u>planning/</u> concept level cost estimate.	12-17 points	12-19 points
The cost estimate is not adequately developed to support concept level costs. Components may not be present to confirm scope of work, reasonableness and completeness or other elements. Project may be at an early preliminary stage.	6-11 points	6-11 points
Construction costs are not supported or many cost elements are missing.	1-5 points	1-5 points

The department will continue to utilize the leading language “Points reflect the reasonableness and completeness evaluation and will be assigned in increments using the following suggested guidelines” to modify scores below these ranges for applications that do not provide full justification or support of cost data or have cost estimates with significant errors.

***Emergency***

The committee asked the department to review the emergency scoring criteria. The department was not able to review this topic, so will present information at a future meeting.

***Prior Funding***

In a prior briefing paper to the committee, the department stated that:

The regulation does not allow increased scoring consideration for a project application that is seeking supplementary funds beyond those awarded. The application instructions note that this scoring is for a project that was “administered under AS 14.11 as partial funding” and “was intentionally short funded.”

Because this scoring criteria is identified only in regulation and not statute, the State Board of Education & Early Development (SBOE) could amend the regulation to allow a scoring consideration for an un-phased project that was awarded funds insufficient to complete the project scope. The BRGR Committee would then decide on the appropriate point assignment within the application approval process relative to the deliberately phased project scoring.

In giving authority for preparing the grant schedule, AS 14.11.013(b) states “In establishing priorities, the department shall evaluate **at least** the following factors, without establishing an absolute priority for any one factor...” (emphasis added). The Committee and the department have primarily stayed within the priority factors identified in statutes AS 14.11.011 and AS 14.11.013(a) and (b) in the development of the application. Notably, however, there are scoring categories relating to weighted average facility age, condition survey, design level, and cost that are not specifically identified in statute or regulation.

The following table includes each scored question in the application and the statutory or regulatory reference, if any:

<b>Scored Application Question</b>	<b>Statute or Regulation</b>
3a. Priority assigned by the district. (30 points possible)	AS 14.11.013(b)(1), 4 AAC 31.022(a)(1)
3b. School facilities within scope. (30 points possible) [Weighted age]	
4a. Code deficiency / Protection of structure / Life safety. (Up to 50 points)	AS 14.11.013(a)(1)(A), (C), (D) (project categories)
5e. Unhoused students. (80 points possible)	AS 14.11.013(a)(1)(B) (project category)
5h. Regional community facilities. (5 points possible)	AS 14.11.013(b)(4), 4 AAC 31.022(c)(5)
5j. Project space utilization. (30 points possible)	4 AAC 31.022(c)(9)
6a. Condition/Component survey. (0 to 10 points possible)	
6b. Use of prior school design (10 points possible)	AS 14.11.013(b)(7)
6c. Use of prior building system design (10 points possible)	AS 14.11.013(b)(8)
6d-6f. Planning / Concept design – Design development (0, 10, 20, 25 points possible)	
7a-7c. Cost estimate for total project cost. (30 points possible)	
8a. Emergency conditions. (50 points possible)	AS 14.11.013(b)(1)
8b. Inadequacies of space. (40 points possible)	AS 14.11.013(a)(1)(F) (project category), AS 14.11.013(b), 4 AAC 31.022(c)(4)
8c. Other options. (25 points possible)	AS 14.11.013(b)(6), 4 AAC 31.022(c)(6)
8d. Annual operating cost savings. (30 points possible)	AS 14.11.013(a)(1)(E) (project category) and (b), 4 AAC 31.022(c)(3)
8e. Phased funding. (30 points possible)	4 AAC 31.022(c)(7)
9a-9i. District preventive maintenance and facility management. (60 points possible)	AS 14.11.011(b)(1) and (4), 4 AAC 31.011(b)(2), 4 AAC 31.013

Ideally, only deliberated phased projects will submit applications for additional funding because projects have accurate cost estimates with sufficient contingency. However, continued un-forecasted cost increases and supply issues have highlighted that other funding avenues are sometimes required for successful project completion. Projects ranked and funded in prior years face rising costs each year the project is not successfully bid. Based on the last Committee review, the department has encouraged districts to submit supplemental applications for the additional required funding; this has been successful for half of the projects.

The Committee can review and consider whether a project should be allowed to receive scoring consideration in the phased funding scoring category, whole or partial, even if not deliberately phased by the legislature or department. Current application language, added during the FY2017 re-write, states “Applications seeking funds for cost overages, change in scope, or other actions not noted in the original application or legislative appropriation will not be considered eligible for these

points.” Opening up this category would necessitate modification of this language. Potential changes to the application, instructions, and scoring criteria form for discussion purposes will be provided in a supplement.

### ***Energy Consumption Reports***

The committee asked the department to review the energy consumption reports scoring criteria. The department was not able to review this topic, so will present information at a future meeting.

## Summary of Proposed Changes: FY2026 CIP Application & Instructions

Question	Application	Instructions	Guidelines for Raters; Eligibility Checklist; Scoring Forms	Magnitude of Change
Q. 4a	(Adjusted in FY25)	n/a	Conform to FY25 change (typo)	Minor
Q. 5e	n/a	Modify language identifying project methods and department worksheets	n/a	Minor
Q. 6a	n/a	Add reference for energy efficiency standard to condition survey description	n/a	Minor
Q. 7a	n/a	n/a	See CIP Briefing for discussion on Rater’s Guideline point ranges	<b>Moderate</b>
Q. 8e	See CIP Briefing Supplement for potential change to Phased Funding	See CIP Briefing Supplement for potential change to Phased Funding	See CIP Briefing Supplement for potential change to Scoring Form Phased Funding	<b>Major</b>

Alaska Department of Education & Early Development



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

FY2026

PREPARING & SUBMITTING THIS APPLICATION

For each funding request, submit one complete hardcopy, bound or in a binder, and one complete electronic copy of this application and each attachment. PDF files of all documents is required; provide on a compact disc (CD) or USB flash drive. The grant application deadline is September 1st.

When answering application questions, provide verifiable supporting documentation. Answers that cannot be verified will be considered unsubstantiated and may result in the department finding the application ineligible due to incompleteness.

The department will only score ten project applications from each district during a single rating period. In addition, a district can submit a letter to request reuse of an application's score for one year after the application was filed; or, if the project was substantially complete at the time of the application, the district can request reuse of the application's score for up to five years after the application was filed.

For instructions on completing this application, please refer to the department's Capital Improvement Project Application and Support webpage (education.alaska.gov/facilities/FacilitiesCIP.html).

PROJECT INFORMATION

School District: \_\_\_\_\_

Community: \_\_\_\_\_

School Name: \_\_\_\_\_

Project Name: \_\_\_\_\_

CERTIFICATION

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

## SEC. 1. CATEGORY OF FUNDING AND PROJECT TYPE

**1a. Type of funding requested.** Choose only **one** funding source.

- Grant Funding
  Aid for Debt Retirement (Bonding)

**1b. Primary purpose of project.** Choose only **one** category. The department will change a project category as necessary to reflect the primary purpose of the project.<sup>1</sup>

**School Construction (AS 14.11.135(6)):**

- Health and life-safety (Category A)
- Unhoused students (Category B)
- Improve instructional program (Category F)

**Major Maintenance (AS 14.11.135(7)):**

- Protection of structure (Category C)<sup>2</sup>
- Building code deficiencies (Category D)
- Achieve operating cost savings (Category E)

**1c. Phases of project** to be covered by this funding request. Indicate **all** applicable phases:

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

## SEC. 2. ELIGIBILITY REQUIREMENTS TO SUBMIT AN APPLICATION

*Questions 2a-2e require a “yes” response, with substantiating documentation as necessary, in order to be eligible for review and rating.*

**2a.** 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.)

**2b.** Does the school district have a functional fixed asset inventory system?  yes    no

**2c.** Has evidence of required insurance been submitted as required to the department *or* is evidence attached to this application?  yes    no

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

<sup>1</sup> 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).

<sup>2</sup> AS 14.11.100(j)(4), authorizing debt reimbursement project needs, does not expressly allow a primary purpose of protection of structure.

## Alaska Department of Education & Early Development

**2d.** Is the project a capital improvement project and not part of a preventive maintenance program or custodial care?  yes  no

(Supporting evidence must be outlined in the project description, question 3d. Reference AS 14.11.011(b)(3))

**2e.** Is the district’s preventive maintenance program certified by the department?  yes  no

**SEC. 3. PROJECT INFORMATION**

**3a. Priority assigned by the district.** (Up to 30 points)

What is the rank of this project under the district’s six-year Capital Improvement Plan?

**Rank:** \_\_\_\_\_

**3b. School facilities within scope** (Up to 30 points)

What buildings or building portion (i.e., original building or addition) will be included in the scope of work of the project? (Add additional rows as needed to include all affected buildings or building portions.)

*(The department will utilize GSF records to establish project points (up to 30) in the “Weighted Average Age of Facilities” scoring element. For facility number, name, year, and size information on record, refer to the [DEED Facilities Database](http://education.alaska.gov/Facilities/SchoolFacilityReport/SearchforSchoolFac.cfm) ([education.alaska.gov/Facilities/SchoolFacilityReport/SearchforSchoolFac.cfm](http://education.alaska.gov/Facilities/SchoolFacilityReport/SearchforSchoolFac.cfm)).*

DEED Facility #	Building or Building Portion	Year Built	GSF
<b>TOTAL GSF</b>			

**3c. Facility status.** Does this project change the status of any facility within the project scope to one of the below? The existing building(s) will be (check all that apply):

renovated     added to     demolished     surplusd     other

**NOTE:** If the project changes the current status of a facility to “demolished” or “surplusd,” a transition plan is required as part of this application. For state-owned or state-leased facilities, the transition plan should describe how surplusd facilities will be secured and maintained during transition. See instructions.



**3d. Project description/Scope of work.** The project description and scope of work narratives are a required elements of this application (Reference AS 14.11.013(c)(3)(A)). Ensure project aligns with selected funding category.

**Project description**

In the space below, provide a clear, detailed description of the project. At a minimum, include the following:

- Facilities impacted by the project
- Age of facility/system(s)
- Facility/system conditions requiring capital improvement
- Explain why this project is not preventive maintenance
- Other discussion describing project

**Scope of work**

In the space below, provide a clear, detailed, and itemized description of the scope of work that addresses the items in the project description. At a minimum, include the following:

- Work items to be completed with this project
- Work items already completed (if any)
- Other discussion pertaining to scope of work

# Alaska Department of Education & Early Development

**3e. Project schedule.** Provide estimated or actual dates for the following project milestones.

- Estimated receipt of funding date \_\_\_\_\_
- Contract with design team \_\_\_\_\_
- Begin design \_\_\_\_\_
- Design work 100% complete \_\_\_\_\_
- Project out to bid \_\_\_\_\_
- Begin construction \_\_\_\_\_
- Complete construction \_\_\_\_\_

Provide additional information regarding the project schedule, if needed (including whether an alternative project delivery method is anticipated).

**3f.** 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 the department’s requirements for bids and awards of construction contracts. (Reference 4 AAC 31.080)

Provide DEED recovery of funds project number: # \_\_\_\_\_

**3g.** 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 on the last page of the application.

**3h.** If the project is a multiple-school or districtwide project, provide justification for cost-effectiveness and how the district intends to award as a single contract.

**Alaska Department of Education & Early Development**

**SEC. 4. CODE DEFICIENCY / PROTECTION OF STRUCTURE / LIFE SAFETY**

**4a. Code deficiency / Protection of structure / Life safety (Up to 50 points)**

Describe in detail the issue, impact, and severity of code deficiency, protection of structure, and/or life safety conditions; attach supporting documentation. Check the box of the specific scoring conditions corrected by the scope of the project and where the supporting documentation is located in the attachments.

**NOTE:** Code violations documented and cited by the appropriate qualified entity or enforcement authority may receive a 3 pt increase. See Guidelines for Raters.

**Structural**

- |  |                          |  |                          |
|--|--------------------------|--|--------------------------|
| Seismic - no restrictions (3 pts)          | <input type="checkbox"/> | Upper Floor Structure - PE eval (20 pts)       | <input type="checkbox"/> |
| Foundation/Floor - no PE eval (4 pts)      | <input type="checkbox"/> | Vertical Structure – PE eval (20 pts)          | <input type="checkbox"/> |
| Seismic - minimal restrictions (6 pts)     | <input type="checkbox"/> | Roof Structure - PE eval (24 pts)              | <input type="checkbox"/> |
| Upper Floor Structure - no PE eval (9 pts) | <input type="checkbox"/> | Seismic/Gravity Partial Closure (28 pts unless |                          |
| Vertical Structure - no PE eval (9 pts)    | <input type="checkbox"/> | does not qualify for space, then 15 pts)       | <input type="checkbox"/> |
| Roof Structure - no PE eval (10 pts)       | <input type="checkbox"/> | Seismic/Gravity Full Closure (50 pts unless    |                          |
| Foundation/Floor – PE eval (15 pts)        | <input type="checkbox"/> | does not qualify for space, then 15 pts)       | <input type="checkbox"/> |
| Seismic - moderate restriction (15 pts)    | <input type="checkbox"/> |  |                          |

**NOTE:** Categories for which only the highest scoring supported condition will be assigned points: Seismic or Seismic/Gravity, Foundation/Floor, Upper Floor Structure, Vertical Structure, and Roof Structure.

Provide description of structural-related conditions and specific references to title and page of support documents.

**Roof/Envelope**

- |                                   |                          |  |                          |
|-----------------------------------|--------------------------|--|--------------------------|
| Siding Failure, age <25yr (2 pts) | <input type="checkbox"/> | ASHRAE 90.1 Insulation (10 pts)            | <input type="checkbox"/> |
| Siding Finish (2 pts)             | <input type="checkbox"/> | Siding, age >25yr (12 pts)                 | <input type="checkbox"/> |
| Doors, age >20yr (3 pts)          | <input type="checkbox"/> | Windows, age >30yrs (12 pts)               | <input type="checkbox"/> |
| Roof, age >Warranty +5yr (3 pts)  | <input type="checkbox"/> | Siding Failure, age >25yr (15 pts)         | <input type="checkbox"/> |
| Roof, age >Warranty +10yr (6 pts) | <input type="checkbox"/> | Roof Leaks, WO >3/yr (15 pts)              | <input type="checkbox"/> |
| Roof Leaks, WO <3/yr (8 pts)      | <input type="checkbox"/> | Doors w/Egress issues (15 pts)             | <input type="checkbox"/> |
| ASHRAE 90.1 Windows (8 pts)       | <input type="checkbox"/> | Roof Leaks affect space, with WOs (25 pts) | <input type="checkbox"/> |

**NOTE:** Categories for which only the highest scoring supported condition will be assigned points: Siding, Doors, and Roof. If condition is based on an average number of work orders per year (“WO”), provide work orders. Average is over prior three years. See application instructions. Violations documented and cited by the appropriate qualified entity or enforcement authority may receive a 3 pt increase. If condition is based on ASHRAE 90.1 code deficiency, provide existing R-value or code violation of system.

Provide description of roof or building envelope-related conditions and specific references to title and page of support documents.

# Alaska Department of Education & Early Development

## Architectural/Interior/ADA

- |                                    |                          |                              |                          |
|------------------------------------|--------------------------|------------------------------|--------------------------|
| ADA - 1 category (1 pts)           | <input type="checkbox"/> | Elevator Issues (3 pts)      | <input type="checkbox"/> |
| ADA - 2 categories (2 pts)         | <input type="checkbox"/> | ADA - 4 categories (4 pts)   | <input type="checkbox"/> |
| DEC Sanitation (2 pts)             | <input type="checkbox"/> | Floor Finishes >15yr (4 pts) | <input type="checkbox"/> |
| ADA - 3 categories (3 pts)         | <input type="checkbox"/> | Elevator Violations (7 pts)  | <input type="checkbox"/> |
| Ceiling Finishes age >25yr (3 pts) | <input type="checkbox"/> | Building Egress (10 pts)     | <input type="checkbox"/> |
| Wall Finishes age >25yr (3 pts)    | <input type="checkbox"/> | Rated Assemblies (12 pts)    | <input type="checkbox"/> |

NOTE: Categories for which only the highest scoring supported condition will be assigned points: ADA and Elevator.

Provide description of architectural, interior, or ADA-related conditions and specific references to title and page of support documents.

## Mechanical

- |                                  |                          |                                      |                          |
|----------------------------------|--------------------------|--------------------------------------|--------------------------|
| Controls, DDC Deficiency (3 pts) | <input type="checkbox"/> | Heating, WO >3/yr (11 pts)           | <input type="checkbox"/> |
| Mech. System, age >30yr (4 pts)  | <input type="checkbox"/> | Ventilation, Codes (12 pts)          | <input type="checkbox"/> |
| Ventilation, WO <3/yr (5 pts)    | <input type="checkbox"/> | Plumbing, Codes (12 pts)             | <input type="checkbox"/> |
| Plumbing, WO <3/yr (6 pts)       | <input type="checkbox"/> | Heating, Codes (13 pts)              | <input type="checkbox"/> |
| Heating, WO <3/yr (7 pts)        | <input type="checkbox"/> | Boilers, 1 of 2 Non-op (13 pts)      | <input type="checkbox"/> |
| Controls, Pneumatic (8 pts)      | <input type="checkbox"/> | HVAC age >40yr (15 pts)              | <input type="checkbox"/> |
| Ventilation, WO >3/yr (9 pts)    | <input type="checkbox"/> | Boilers, 2 of 3 Non-op (18 pts)      | <input type="checkbox"/> |
| Plumbing, WO >3/yr (10 pts)      | <input type="checkbox"/> | Mechanical System, WO >5/yr (21 pts) | <input type="checkbox"/> |
|                                  |                          | Heating Failure (25 pts)             | <input type="checkbox"/> |

NOTE: Categories for which only the highest scoring supported condition will be assigned points: Boilers, Controls, Heating, Plumbing, and Ventilation. "Mechanical System" may be inclusive of Heating, Plumbing, or Ventilation with regard to age or work orders per year. If condition is based on an average number of work orders per year ("WO"), provide work orders. Average is over prior three years. See application instructions.

Provide description of mechanical-related conditions and specific references to title and page of support documents.

## Electrical

- |                                       |                          |   |                          |
|---------------------------------------|--------------------------|---|--------------------------|
| Lighting, age >25yr (2 pts)           | <input type="checkbox"/> | Egress/EM lights, WO >3/yr (8 pts)      | <input type="checkbox"/> |
| Electrical, age >30yr (4 pts)         | <input type="checkbox"/> | Intercom Issues, WO >3/yr (8 pts)       | <input type="checkbox"/> |
| Power, WO <3/yr (4 pts)               | <input type="checkbox"/> | Lighting, Codes (10 pts)                | <input type="checkbox"/> |
| Lighting, WO <3/yr (4 pts)            | <input type="checkbox"/> | Power, Codes (10 pts)                   | <input type="checkbox"/> |
| Egress/EM lights, WO <3/yr (5 pts)    | <input type="checkbox"/> | Intercom Failure (10 pts)               | <input type="checkbox"/> |
| Back-up Generator In-operable (5 pts) | <input type="checkbox"/> | Electrical, age >40yr (15 pts)          | <input type="checkbox"/> |
| Power, WO >3/yr (7 pts)               | <input type="checkbox"/> | Lighting, Levels < 50% of code (16 pts) | <input type="checkbox"/> |
| Lighting, WO >3/yr (7 pts)            | <input type="checkbox"/> | Electrical System, WO >5/yr (21 pts)    | <input type="checkbox"/> |
|                                       |                          | Power Failure (25 pts)                  | <input type="checkbox"/> |

## Alaska Department of Education & Early Development

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NOTE: Categories for which only the highest scoring supported Electrical System condition will be assigned points: Egress/EM Lights, Electrical, Intercom, Lighting, and Power. Max Intercom condition is Failure. If condition is based on an average number of work orders per year (“WO”), provide work orders. Average is over prior three years. See application instructions.

Provide description of electrical-related conditions and specific references to title and page of support documents.

### Fire Alarm/Sprinkler

- |   |  |
|---|--|
| Fire Alarm, age >15yr (2 pts) <input type="checkbox"/>              | Sprinkler Heads Failing, age >40yr (10 pts) <input type="checkbox"/> |
| Sprinkler, >30yr (2 pts) <input type="checkbox"/>                   | Fire Alarm/Sprinkler, WO >3/yr (15 pts) <input type="checkbox"/>     |
| Sprinkler Heads Failing, age >30yr (5 pts) <input type="checkbox"/> | Fire Alarm Non-op, <3 floors (17 pts) <input type="checkbox"/>       |
| Sprinkler Coverage Gaps (5 pts) <input type="checkbox"/>            | Fire Alarm/Sprinkler, WO >5/yr (20 pts) <input type="checkbox"/>     |
| Fire Alarm, Non-addressable (6 pts) <input type="checkbox"/>        | Fire Alarm Non-op, >3 floors (25 pts) <input type="checkbox"/>       |
| Fire Alarm/Sprinkler, WO >1/yr (8 pts) <input type="checkbox"/>     | Sprinkler Non-op (30 pts) <input type="checkbox"/>                   |

NOTE: Categories for which only the highest scoring supported condition will be assigned points: Fire Alarm and Sprinkler. If condition is based on an average number of work orders per year (“WO”), provide work orders. Average is over prior three years. See application instructions.

Provide description of fire alarm or sprinkler-related conditions and specific references to title and page of support documents.

### Site

- |  |  |
|--|--|
| Vehicle Surfaces (3 pts) <input type="checkbox"/>      | Power Issues (15 pts) <input type="checkbox"/>       |
| Walkways and Surfaces (4 pts) <input type="checkbox"/> | Wastewater Issues (15 pts) <input type="checkbox"/>  |
| Drainage Issues (6 pts) <input type="checkbox"/>       | Water Issues (16 pts) <input type="checkbox"/>       |
| Playground Code (12 pts) <input type="checkbox"/>      | Wastewater Failure (24 pts) <input type="checkbox"/> |
|  | Water Failure (25 pts) <input type="checkbox"/>      |

NOTE: Categories for which only the highest scoring supported condition will be assigned points: Water and Wastewater.

Provide description of site-related conditions and specific references to title and page of support documents.

# Alaska Department of Education & Early Development

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## UST/AST/HazMat

- |  |                          |                                      |                          |
|--|--------------------------|--------------------------------------|--------------------------|
| HazMat (all) Low Exposures (3 pts)     | <input type="checkbox"/> | UST/AST Leak (7 pts)                 | <input type="checkbox"/> |
| UST age >30yr (2 pts)                  | <input type="checkbox"/> | UST/AST USCG/40 CFR Cite (10 pts)    | <input type="checkbox"/> |
| AST age >40yr (5 pts)                  | <input type="checkbox"/> | HazMat (all) Mod Exposures (10 pts)  | <input type="checkbox"/> |
| Sewage Lagoon Failure/Exposure (5 pts) | <input type="checkbox"/> | HazMat (all) High Exposures (22 pts) | <input type="checkbox"/> |

NOTE: Categories for which only the highest scoring supported condition will be assigned points:  
AST, HazMat, and UST.

Provide description of UST, AST, or HazMat-related conditions and specific references to title and page of support documents.

**SEC. 5. REQUIREMENTS FOR SPACE TO BE ADDED OR REPLACED**

**NOTE:** If this project is classified as Major Maintenance (Category C, D, or E) and is not including any new space, skip to 5j. **All applications requesting new or replacement space, or classified as School Construction (Category A, B, or F), 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). Worksheets to be completed are available at the department’s website at: Education.Alaska.Gov/facilities/FacilitiesCIP.html.

**5a.** Indicate the student grade levels to be housed in the proposed project facility: \_\_\_\_\_

**5b.** Is there any work (other than this project) within the attendance area 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, in the table below, identify the project and provide information about size, grades to be served, and student capacity.

Project Name	GSF	Grades	Student Capacity

**5c.** Are there school facilities within the attendance area that house any student grade levels included in the proposed project?  yes  no

If the answer is yes, in the table below, identify the school and provide information about size, grades served, and student capacity.

School Name	GSF	Grades	Student Capacity

In lieu of data in the format above for questions 5b and 5c, we are  yes  no providing detailed attachments.

**5d.** What is the anticipated date of occupancy for the proposed facility? \_\_\_\_\_

**5e. Unhoused students** (Up to 80 points)

In the table below, provide the attendance area’s current and projected ADM:

<b>Table 5.1 ATTENDANCE AREA ADM</b>			
<b>School Year</b>	<b>K-6 ADM</b>	<b>7-12 ADM</b>	<b>Total ADM</b>
2023-2024			
2024-2025			
2025-2026			
2026-2027			
2027-2028			
2028-2029			
2029-2030			
2030-2031			
2031-2032			
2032-2033			

**5f.** Were the ADM projections used by the district based on the department’s worksheets?  yes  no

Attach calculations and justifications.

**5g.** Confirm space eligibility:

Total Existing SF \_\_\_\_\_  
 Remaining Existing SF \_\_\_\_\_  
 Total Eligible SF \_\_\_\_\_  
 Qualifies for \_\_\_\_\_ additional SF  
 Applying for \_\_\_\_\_ additional SF

**5h. Regional community facilities** (Up to 5 points)

List below any alternative regional, community, and school facilities in the area that are capable of meeting all, or part, of the project needs. Identify the facility by name, its condition, and provide the distance from current school. If attached documentation is intended to address this question, note the attachment on the last page of the application.

**5i.** Are educational specifications attached?  yes  no



**ALL PROJECTS CONTINUE FROM THIS POINT**

**5j. Project space utilization** (Up to 30 points)

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.

**Table 5.2 PROJECT SPACE EQUATION**

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

**SEC. 6: PROJECT PLANNING & DESIGN**

**NOTE:** Reference Appendix B of the instructions for required elements. More developed design documents can be attached in lieu of previous documents.

**6a. Condition/Component survey (0 to 10 points)**

1. Is a facility or component condition survey attached?  yes  no

Document title: \_\_\_\_\_

Date prepared: \_\_\_\_\_

**6b. Use of prior school design (up to 10 points)**

1. Is the district proposing to use a previously department-approved school construction design for this project?  yes  no
2. If yes, in addition to the space eligibility analysis in Section 5, has the district attached design plans and a cost analysis that includes both design and construction costs demonstrating how the use will result in cost savings for the project?  yes  no

**6c. Use of building system design standard (up to 10 points; 2 points per qualified system)**

1. Is the district proposing to use one or more previously approved building system design standard for this project?  yes  no
2. If yes, provide supporting documentation on each specific system showing that the building system(s) conform to a published district or municipal building standard.

**6d. Planning/Concept design (0 or 10 points, all elements required for 10 points)**

1. Has an architectural or engineering consultant been selected (as required)?  yes  no
2. Are concept design studies/planning cost estimates attached?  yes  no
3. New construction projects: are educational specifications, site selection analysis, and student population projections attached (as required)?  yes  no

**6e. Schematic design - 35% (0 or 10 points, all elements required for 10 points as applicable to the project)**

1. Are complete schematic design documents attached? Schematic design documents include approximate dimensioned site plans, floor plans, elevations, and engineering narratives for all necessary disciplines. If the answer is no and project is complete, provide a justification for why documents are not needed.  yes  no
2. Is a schematic design level cost estimate attached?  yes  no

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**6f. Design development - 65%** (0 or 5 points, all elements required for 5 points as applicable to the project)

1. Are design development documents attached? Design development documents include dimensioned site plans, floor plans, complete exterior elevations, draft technical specifications, and engineering plans. If the answer is no and the project is complete, provide justification as to why documents are not needed.  yes  no
2. Is a design development cost estimate attached?  yes  no

**6g. Planning/Design team**

List parties who have contributed to the evaluation and/or design services thus far for this project. When applicable, a district employee with special expertise should be listed, along with the basis for his or her expertise.

<u>Provider</u>	<u>Expertise</u>

**SEC. 7: COST ESTIMATE**

**Cost estimate for total project cost (Up to 30 points)**

**7a. Project cost estimate:** Complete the following tables using the Department of Education & Early Development’s current Cost Model edition or an equivalent cost estimate. Completion of the tables is mandatory.

Percentages are based on construction cost. See Appendix C for additional information. If the project exceeds the recommended percentages, 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 7.1. 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 <sup>1</sup>	2 - 4%				
Land <sup>2</sup>	n/a				
Site Investigation <sup>2</sup>	n/a				
Seismic Hazard <sup>3</sup>	n/a				
Design Services	6 - 10%				
Construction <sup>4</sup>	n/a				
Equipment & Technology <sup>2,5</sup>	up to 4%				
District Administrative Overhead <sup>6</sup>	up to 9%				
Art <sup>7</sup>	0.5% or 1%				
Project Contingency	5%				
<b>Project Total</b>	<b>up to 130%</b>				

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; address need in the project description (Question 3d). Amounts included for Land and Site Investigation costs need to be supported in the cost estimate discussion (Question 7c) and supporting documentation should be provided in the attachments.
3. Costs associated with an 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.
4. Attach detailed construction cost estimate and life cycle cost if project is new-in-lieu-of-renovation.
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 (2016). Technology is included with Equipment.
6. Includes district/municipal/borough administrative costs necessary for the administration of this project (for maximum indirect percentage based on project cost, see 4 AAC 31.023); this budget line will also include any in-house construction management cost, reduced for CM percentage.
7. Only required for renovation and construction projects over \$250,000 that require an Educational Specification (AS 35.27.020(d)).

<b>Table 7.2 CONSTRUCTION COST ESTIMATE</b>						
<b>Construction Category</b>	<b>New Construction</b>			<b>Renovation</b>		
	<b>Cost</b>	<b>GSF</b>	<b>Unit Cost</b>	<b>Cost</b>	<b>GSF</b>	<b>Unit Cost</b>
Base Building Construction <sup>1</sup>						
Special Requirements <sup>2</sup>		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	
<b>Construction Total</b>						

1. If using the Cost Model, Base Construction is equal to Divisions (1.0+2.0) for new construction, and Division 11.00 for Renovation, otherwise, Base Construction is equal to the total construction cost less the costs that correspond with other cost categories in the table.
2. Explain in detail and justify special requirements in Question 7c.

**7b. Cost estimate source.** Identify and describe as needed the specific source of the costs provided in Table 7.1 (e.g., professional estimators, solicited vendor quotes, paid invoices).

**7c. Cost estimate discussion & justifications.** Identify and explain cost estimate assumptions, lump sums, and percentages in excess of the recommended percentages in Table 7.1. Provide a detailed justification for each item exceeding a recommended percentage.

**SEC. 8: ADDITIONAL PROJECT FACTORS**

**Emergency conditions** are those that pose a high level of threat for building use by occupants.

**8a** Is this project an emergency? (Up to 50 points)  yes  no

Has the district submitted an insurance claim?  yes  no

If no, explain below.

If the project is an emergency, describe below in detail the nature, impact, and immediacy of the emergency and actions the district has taken to mitigate the emergency conditions.

Categorize the issues described and explained above by checking the boxes that apply to the building condition(s).

<u>Category of Conditions</u>	<u>Applicable</u>
Building is destroyed or rendered functionally unsafe for occupancy and requires the building to be demolished and rebuilt. (50 points)	<input type="checkbox"/>
Building is unsafe and the entire student population is temporarily unhoused. The building requires substantial repairs to be made safe for the student population to occupy the building. (25-45 points)	<input type="checkbox"/>
Building is occupied by the student population. A local or state official has issued an order that the building will need to be repaired by a certain date or the district will have to vacate the building. (5-25 points)	<input type="checkbox"/>
A portion of the building requires significant repair or replacement of damaged portion of building. The damaged portion of the building cannot be used for educational purposes. (5-45 points)	<input type="checkbox"/>
A major building component or system has completely failed and is no longer repairable. The failed system or component has rendered the facility unusable to the student population until replaced. (25-45 points)	<input type="checkbox"/>
A major building component or system has a high probability of completely failing in the near future. The component or system has failed but has been repaired and may have limited functionality. If the component fails, the district may be required to restrict use of the building until the component or system is repaired or replaced. (5-25 points)	<input type="checkbox"/>

**8b. Inadequacies of existing space** (Up to 40 points)

Describe how the inadequacies of the existing space impact mandated instructional programs or existing or proposed local programs and how the project will improve the existing facilities to support the instructional programs.

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**8c. Other options** (Up to 25 points)

Describe, in addition to the proposed project, at least two or more viable and realistic options that have been considered in the planning and development of this project to address the best solution for the facility.

Major maintenance projects should include consideration of project design options, material or component options, phasing, cost comparisons, or other considerations.

New school construction or addition/replacement of space projects should include a discussion of existing building renovation versus new construction, acquisition or use of alternative facilities, a life cycle cost analysis and cost benefit analysis, service area boundary changes where there are adjacent attendance areas, or other considerations.

**8d. Annual operating cost savings** (Up to 30 points)

Quantify the project's annual operational cost savings, if any, in relation to the project total cost.

**8e. Phased funding** (Up to 30 points)

Provide AS 14.11 administered grants that have been appropriated by the legislature as partial funding in support of this project. This category is score-able only in instances where project funding was intentionally phased.

Applications seeking funds for cost overages, change in scope, or other actions not noted in the original application or legislative appropriation will not be considered eligible for these points.

DEED grant #: \_\_\_\_\_

**8f. 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 F of the application instructions.)

**SEC. 9. DISTRICT PREVENTIVE MAINTENANCE & FACILITY MANAGEMENT**

**District preventive maintenance and facility management (60 points possible)**

Ensure that documents related to the district’s maintenance and facility management program have been provided with district CIP submittals. 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; these are district eligibility attachments, only two copies are required regardless of the number of applications submitted by the district. Include the following documents:

- 9a.** Maintenance Management Narrative (Up to 5 Evaluative Points)
- 9b.** Maintenance Labor Reports (Up to 15 Formula-Driven Points)
- 9c.** PM/Corrective Maintenance Reports (Up to 10 Formula-Driven Points)
- 9d.** 5-Year Average Expenditure on Maintenance. Districtwide maintenance expenditures for the last 5 years will be gathered by the department from audited financial statements. (Up to 5 Formula-Driven Points)
- 9e.** Energy Management Narrative (Up to 5 Evaluative Points)
- 9f.** Energy Consumption Reports (Up to 5 Formula-Driven Points)
- 9g.** Custodial Narrative (Up to 5 Evaluative Points)
- 9h.** Maintenance Training Narrative (Up to 5 Evaluative Points)
- 9i.** Capital Planning Narrative (Up to 5 Evaluative Points)

**SEC. 10. DISTRICT CONTACT INFORMATION**

The department has the authority to determine a project eligibility, change a project’s primary purpose, and modify a project’s scope and budget. If a change is made, the department will notify the Superintendent or Chief School Administrator of the district.

The district may request the department include the following additional persons (up to three) in the correspondence regarding changes to this project application:

<u>Name</u>	<u>E-mail</u>
_____	_____
_____	_____
_____	_____



**ATTACHMENTS CHECKLIST**

Note all attachments included with the application. Each attachment must be provided in a single hardcopy and an electronic file in a portable document file (pdf) format.

**Project eligibility attachments:** Eligibility item is required on all projects.

- Six-year Capital Improvement Plan (CIP) (question 2a)

**District eligibility attachments:**

- Preventive maintenance and facility management narratives and supplemental documents: sample work orders, custodial plan(s), training schedules and logs, renewal and replacement schedules (questions 9a, 9e, 9g-9i)
- Preventive maintenance reports (questions 9b, 9c, 9f)

**Project description attachments:** List all attachments referred to or noted in the application. Some items may not be applicable to a specific project.

- Transition plan for state-owned or state-leased properties (question 3c)
- Alternative project delivery request or approval; solicitation documents (question 3e)
- For fully or partially completed projects: documentation establishing compliance with 4 AAC 31.080, including solicitation documents (question 3f)
- Site description, site requirements, and/or site selection analysis (question 3g)
- Condition support documents (*e.g., maintenance work orders, warranties, etc.*) (question 4a)
- Facility condition survey (question 6a)
- Published district building system design standard (question 6c)
- Facility appraisal (question 6d)
- Educational specification (question 5i, 6d)
- Concept design documentation (question 6d)
- Schematic design documentation (question 6e)
- Design development documentation (question 6f)
- Cost estimate worksheets (question 7a)
- Appropriate compliance reports (*i.e., Fire Marshal, AHERA, ADA, etc.*) (questions 4a, 8a)
- Cost/benefit analysis (questions 8c, 8d)
- Life cycle cost analysis (questions 8c, 8d)
- Value analysis (questions 8c, 8d)
- Justification for waiver of participating share (question 8f)
- Capacity calculations of affected schools in the attendance area/areas (question 5e)
- Enrollment projections and calculations (question 5e)
- Other: \_\_\_\_\_

# Alaska Department of Education & Early Development



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

**FY2026**

*These instructions support DEED Form #05-~~22-043~~XX-XXX  
Application for Funding Capital Improvement Project by Grant or State Aid for Debt Retirement.*

### PREPARING & SUBMITTING THIS APPLICATION

**Answer all questions:** 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 considered ineligible and returned unranked.** If a question is not applicable, please note as NA. The department has the authority to reject applications due to incomplete information or documentation provided by the district. The grant application deadline is September 1<sup>st</sup> (postmarked or shipped on or before September 1<sup>st</sup> is acceptable).

**Project name to be accurate and consistent:** 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). The project name should begin with the name of the school and type of school (ex: K-12 School, High School). Multi-school projects should list the schools that are part of the scope unless the work is districtwide at most or all school sites in the district.

**Limited to ten applications:** The department will only score up to ten individual project applications from each district during a single rating period. In addition, a district can submit a letter to request reuse of an application's score for one year after the application was filed; or, if the project was substantially complete at the time of the application, the district can request reuse of the application's score for up to five years after the application was filed.

**The department may adjust parts of the application:** 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<sup>st</sup> deadline.

**Authorizing signature:** The application must be signed by the appropriate official with an original or certified electronic signature. Unsigned applications cannot be accepted for ranking.

**Application packages should be submitted to:**

Alaska Department of Education & Early Development  
Division of Finance & Support Services, Facilities

Mailing Address  
P.O. Box 110500  
Juneau, AK 99811-0500

Physical Deliveries  
333 Willoughby Avenue, 9th Floor  
Juneau, AK 99811-0500

**For further information contact:**  
School Facilities Manager

# Alaska Department of Education & Early Development

## 1. CATEGORY OF FUNDING AND PROJECT TYPE

### 1a. Type of funding requested.

Check **one** box to indicate which type of state aid is being requested.

**Grant Funding:** applications are submitted to the department by September 1<sup>st</sup> of each year, or on a date at the beginning of September designated by the department in the event that the 1<sup>st</sup> falls on a weekend or holiday (postmarked or shipped on or before September 1<sup>st</sup> is acceptable).

**Aid for Debt Retirement:** 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.**

### 1b. Primary purpose.

Check **one** box in the appropriate column 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 A of these instructions for descriptions of categories and the limitations associated with grant 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.<sup>1</sup>

### 1c. Phases of project.

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

## 2. ELIGIBILITY REQUIREMENTS TO SUBMIT AN APPLICATION

### 2a. District six-year plan.

Attach a current six-year Capital Improvement Plan (CIP) for the district. Use DEED Form 05-19-051. 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. For grant funding, the project must appear in the first year of the district’s six-year plan.

### 2b. Fixed asset inventory system.

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 the existence of a Fixed Asset Inventory System during its on-site Preventive Maintenance program review every five 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

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<sup>1</sup> 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)

## Alaska Department of Education & Early Development

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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.

### 2c. Property insurance.

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 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.

District facility insurance data is required to be provided by each district to the department under AS 14.03.150 and 4 AAC 31.200. Insured replacement value will include all district facilities reported in the department's School Facility database:

<https://education.alaska.gov/Facilities/SchoolFacilityReport/SearchforSchoolFac.cfm>

**Note:** This information is used in calculating scores for question 9d. The five-year average expenditure for maintenance is divided by the five-year average insured replacement value, districtwide.

### 2d. Capital improvement project.

AS 14.11.011(b)(3) requires a district to provide evidence that the funding request should be a capital project and not part of a preventive maintenance or regular custodial care program. Refer to Appendix F for an explanation of maintenance activities. Scope of work will be modified by the department during review of the application to remove items deemed to be preventive maintenance or custodial.

### 2e. Preventive maintenance program.

Under AS 14.11.011(b)(4), a district must have a certified preventive maintenance program to be eligible for funding. Initial notification of district certification is provided by June 1; final determination of a district maintenance program is issued August 15. For more information contact the department.

## 3. PROJECT INFORMATION

### 3a. Priority assigned by the district. (30 points possible)

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. 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

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30 points available for a district's #1 priority. Points drop off in increments of 3 for each corresponding drop in district priority ranking. If the application score is requested to be reused in a future year, the reused score will be adjusted based on a change in the project ranking on the associated future year's six-year plan.

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.

### 3b. School facilities within scope. (30 points possible)

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://education.alaska.edu/Facilities/SchoolFacilityReport/SearchforSchoolFac.cfm>

Department data will be used for calculations, if there is an error in the database, contact the department prior to September 1.

### 3c. Facility status.

The response to this question should be consistent with column III of the space utilization table in question 5i. Projects that will result in demolition or surplus of existing owned or leased facilities must include a detailed plan for the transition from existing facilities to replacement facilities. If a facility is to be demolished or surplus, the project must provide for the abatement of all hazardous materials as part of the project scope. The transition plan should describe how surplus state-owned or state-leased facilities will be secured and maintained during transition. The detailed plan for demolishing or surplus 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.

### 3d. Project description/Scope of work.

Describe the scope of work of the entire project. The project description/scope of work should include: (1) a detailed description of the project, (2) documentation of the conditions justifying the project, and (3) a description of the scope of the project and what the project will accomplish. The scope should also contain sufficient quantifiable analysis to show how the project is in the best interest of both the district and the state.

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The description of project scope should include information that will allow the department to evaluate the criteria specified in AS 14.11.013, including conformance with the currently adopted ASHRAE 90.1 energy efficiency standard and the *Alaska School Design and Construction Standards* published by DEED and incorporated as Appendix B of these instructions; ensure project aligns with selected category. Project scope should be sufficiently defined to assure bidding a single contract. If proposing a “districtwide” project, applicant should provide justification in question 3h of how it is more cost-effective to combine multi-site (multi-community) projects.

It is helpful to identify the question number if you are providing detail to support another application question in the project description.

Question 2d: AS 14.11.011(b)(3) requires the district to provide sufficient evidence that the funding request should be a capital improvement project and not preventive maintenance (including routine maintenance) or custodial care. Refer to Appendix F of these instructions for information regarding the definitions of maintenance terms related to this question.

Question 3b: If the project impacts multiple facilities, the project description shall identify the facilities impacted and describe how each will be impacted. For facilities with both Original and Addition space, identify the discrete section(s) of the portion being impacted. For “districtwide” projects, a detailed description and scope is required for each facility.

Question 3c: Projects that will result in demolition or surplus of existing owned or leased facilities must include a detailed plan for the transition from existing facilities to replacement facilities.

Question 3g: 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 3f: If project is complete or partial complete, identify which scope elements have been completed.

Question 5c: If this project will (1) result in renovated or additional educational space, and (2) 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,
- current and projected student populations in each facility (school) affected by the project, and
- DEED gross square footage for each affected facility (school) in the attendance area.

Question 6a-6d: If a facility condition survey, facility appraisal, schematic design, and/or design development documents are attached, they can be summarized and referenced, rather than reproduced in the description of project need, justification, and scope. If project is



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complete, and schematic design or design development documents are not attached, provide a justification for why documents are not needed.

Question 8c: When a new, renovation, new-in-lieu-of-renewal, or Category E project is proposed, the project description should include a brief discussion of the cost/benefit and life cycle cost principles which guided this project solution. The detailed cost/benefit analysis and life cycle cost analysis 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 and summarized, rather than reproduced in the project description.

### **3e. Project Schedule.**

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. Identify any additional project schedule milestones or special circumstances that are applicable to the project. Include any schedule changes anticipated if alternative delivery is considered for the project. An alternative project delivery method is required to be approved by the department. If an alternative project delivery method is proposed for the project (including in-house), provide completed request or department approval with application, including any bid documents, etc.

### **3f. Complete or partially completed project.**

Indicate whether the work identified by the project request is partially or fully complete. In question 3d, clearly identify which scope elements have been completed. If the construction work is partially or fully complete, attach documentation that establishes that the construction was procured in accordance with 4 AAC 31.080.

- 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. For projects that utilized in-house labor, attach the DEED 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's construction budget will be reduced [4 AAC 31.080(e)].
- For construction contracts under \$100,000, districts may use any competitive procurement method practicable. Provide an explanation of circumstances requiring selected procurement method with attachment.

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. 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. Provide bid documents and bid tabulations as projects attachments.

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If district has been working with the department for approval of project delivery method, design, and construction, provide the DEED recovery of funds project number in the space provided.

A district can submit for reimbursement of project costs for work completed up to 36 months prior to the initial submission of the application with a substantially identical scope. This can include costs in any phase: planning (e.g. condition survey), design, and construction. A district can submit for reimbursement of costs for site acquisition approved under 4 AAC 31.025 and incurred up to 120 months before the initial submission of the application with a substantially identical scope.

### **3g. Acquisition of additional land.**

*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 C).

### **3h. Multiple-school or districtwide project.**

Explain how a multiple site project is cost effective and in the state's best interest and how the district will provide for a single contract in either design or construction. Provide justification of need for multiple contracts.

## 4. CODE DEFICIENCY / PROTECTION OF STRUCTURE / LIFE SAFETY

### **4a. Code deficiency / Protection of structure / Life safety. (Up to 50 points)**

Describe in detail the issue, impact, and severity of code deficiency, protection of structure, and life safety conditions being addressed by the project scope in question 3d; attach supporting documentation. If 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.

Code deficiency, protection of structure, and life safety-related categories:

Code Deficiency: Deficiencies related to building code conditions where there is no threat to life safety. This includes compliance with various current building and accessibility codes.



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**Protection of Structure:** Deficiencies that, when left unrepaired, will lead to new or continued damage to the existing structure, building systems, and finishes resulting in a shortened life of the facility.

**Life Safety:** Deficiencies representing unsafe conditions threatening the health and life safety of students, staff, and the public. For example, required fire alarm and/or suppressant systems are non-existent or inoperative posing a life safety risk.

**Note:** Complete or imminent building failure caused by code deficiency, protection of structure, or life safety conditions resulting in unhoused students may be viewed as a more critical project.

The project could contain a single severe condition or multiple moderate conditions. Multiple conditions will be rated collectively, but may not necessarily rank as high as a single severe condition. For projects, such as districtwide projects, that combine critical and non-critical work, points for the critical portion of the project will be weighted proportionally.

The scoring matrix for this category (ref. Guidelines for Raters of the CIP Application) is reproduced in the application, and groups deficiencies into the following eight categories: Site, Structural, Roof/Envelope, Arch/Interior/ADA, Mechanical, Electrical, Fire Alarm/Sprinkler, and UST/AST/Hazmat. Identify the condition from the matrix and provide a relevant description of the conditions with references to supporting documentation. While extensive, the discrepancies listed in the matrix may not be exhaustive. If a deficiency is not listed, note that in the description and use the listed deficiencies as a context for determining appropriate documentation. Note that only the highest supported scoring condition will be assigned points for a given issue corrected by the project scope.

As indicated in the matrix, code deficiency, protection of structure, or life safety conditions scoring incorporates ranges based on the established severity ranges of the conditions and upon the documentation provided to support the reported severity. Supporting documentation of the conditions is critical. Documentation that supports the conditions can be documents such as: condition surveys, third party communications, maintenance work orders, or other records verifying the conditions. This is not an exclusive list and applicants are encouraged to provide other sources of quantitative information to support the building or component condition. The primary purpose of this documentation is to present objective, primary, specific, and verifiable data.

For matrix scores based on average number of work orders over time, include copies of the relevant work orders. Work order detail should match that required under 4 AAC 31.013(a)(1).

Supporting documentation elsewhere in the application can be summarized and referenced, rather than reproduced in the narrative. When citing information elsewhere in the application or application attachments, provide the specific location of the referenced information.

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### 5. REQUIREMENTS FOR SPACE TO BE ADDED OR REPLACED

**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. The department will not consider space variance requests during the application review process for work proposed in the application.

#### 5a. Project grade levels.

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

#### 5b. District voter-approved projects.

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

#### 5c. Other school facilities.

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 "2017 Attendance Area ADM & GSF Calculations" MS Excel worksheet to calculate the total student capacity for each school. A link to this form and the "Attendance Areas" report can be found under at <http://education.alaska.gov/facilities/FacilitiesCIP.html>

#### 5d. Date of anticipated occupancy.

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.

#### 5e. Unhoused students. (80 points possible)

All projects that are adding new space or replacing existing space must complete Table 5.1 ATTENDANCE AREA ADM and [provide copies of the student population projection methods used. The department tool for determining projections and space eligibility is the worksheets in the department's](#) MS Excel workbook, "Attendance Area ADM & GSF Calculations" found under "Space Guidelines" at <http://education.alaska.gov/facilities/FacilitiesCIP.html>. ~~These worksheets are the tools for determining space eligibility.~~

Include copies of the worksheets "ADM", "Current Capacity", and "Projected Capacity" with the application. The department may adjust the submitted ADMs and allowable space as necessary for corrections.

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The points for this question are based on the following formulas:

1. Current Unhoused Students: If current capacity is at or below 100%, 0 points will be awarded. If current capacity is over 100%, then one point for every 3% percent over 100% capacity will be awarded. For projects that have a current capacity over 250% , the full 50 points will be awarded.
2. Unhoused Students in Seven Years: If capacity five years post-occupancy is at or below 100%, 0 points will be awarded. If capacity five years post-occupancy is over 100%, then one point for every 5% over 100% capacity will be awarded. For projects that have a capacity five years post-occupancy over 250%, the full 30 points will be awarded.

Scoring for projected unhoused due to facility loss by external environmental factors (reference question 5g) is scored at half points: If capacity five years post-occupancy is over 100%, then one point for every 10% over 100% capacity will be awarded.

### 5f. ADM projection method.

Identify the method(s) that were utilized to determine the student population projections listed in Table 5.1. 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.

Inclusion of a charter school population housed in lease space due to terminate within two years may be included; include a copy of the lease as an attachment to the application. The application should include student population projection calculations and sufficient demographic information (e.g., housing construction, economic development, etc.) to justify the project's population projection.

### 5g. Confirm space eligibility.

Existing space is determined as all permanent facility gross square footage (GSF) within an attendance area as reported in the DEED School Facility Database; for attendance areas with multiple main schools serving a type of school (elementary, secondary, K-12, mixed grade) this will include more facilities than are reported in question 3b "school facilities within scope" or included in question 5j "project space utilization" (Table 5.2).

Utilize data from the ADM projections/GSF calculations workbook to complete this question. For "Total Existing SF", enter all GSF from permanent facilities serving the same school type within the attendance area. For "Remaining Existing SF", subtract any square footage that will be demolished or disposed of from the "Total Existing SF" and enter the remainder. For "Total Eligible SF", enter the total of the square footage calculation based on the school's average daily membership (ADM). For "Qualifies for additional SF", enter the amount of additional qualified square footage by subtracting the "Remaining Existing SF" from the "Total Eligible SF". For "Applying for additional SF", enter the amount of additional square footage that will be added in this. The amount of square footage that is applied for may be the same or less than the amount of the qualified square footage.

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A district may submit a future unhoused projection based on an imminent loss of a facility due to certain external environmental factors like erosion. To support the projection, the district must provide credible evidence and documentation that the facility will be lost or unsafe for occupancy within two years. A district would also need to provide a specific plan for how it will accommodate students without the facility, should the facility become incapable of housing students, and address how the facility will be disposed of in the transition plan (question 3c).

### **5h. Regional community facilities. (5 points possible)**

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 (e.g. 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.

Projects in Category F, which may not relate to providing alternate facilities for unhoused students, should describe existing community facilities (parking, sporting, or outdoor recreation areas) related to the project scope.

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 or providing the desired feature.

Statutory and Regulatory Reference: AS 14.11.013(b)(4), 4 AAC 31.022(c)(5)

### **5i. Educational Specifications.**

A district planning a project to add or reconfigure space is required to develop an educational specifications document and provide it to the department for review. [See AS 14.07.020(11), 4 AAC 31.010] For projects adding or reconfiguring space, an educational specification is a required planning document in Appendix C for planning/concept design points.

### **5j. Project space utilization. (30 points possible)**

Table 5.2 Project Space Equation 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 3b as well as those shown in Table 7.2 of the cost estimate section. Report of demolition, including support facilities being partially or completely demolished, should be consistent with question 3c.

The worksheet at Appendix E lists types of school space that fit in each category. The sum of columns I (space to remain “as is”), II (space to be renovated), and III (space to be demolished) should equal column A (existing space). The sum of columns I, II, and IV should equal column B (total space upon completion). There are up to 30 points possible on the school construction list for the type of space being constructed.

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### 6. PROJECT PLANNING & DESIGN

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

#### **6a. Condition/Component survey. (0 to 10 points possible – refer to Rater Guidelines for scoring criteria)**

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, [energy efficiency](#), 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 may be completed by an architect, engineer, or personnel with documented expertise in a building system. For project scopes that are component or system renovations, a condition survey of the component or system is acceptable.

A facility condition survey is required for major rehabilitation projects to receive further planning and design points. Projects with scopes that warrant identification of in-depth examination of deteriorated systems will require a scope-specific facility or component condition survey to receive points beyond Phase I Planning/Concept Design. Condition surveys should be clearly identified and establish a specific date or date range when the survey occurred or was produced.

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. In addition, an energy audit, although useful and informative, will not receive condition survey points if the project’s scope warrants additional facility condition survey data.

#### **6b. Use of prior school design (10 points possible)**

Statutes require that the department shall encourage school districts to use previously approved school construction design if the use will result in a cost savings for the project. Provide the following information regarding plan availability and the costs to revise the plan to meet the needs of the current project:

- Complete documents of the proposed reused school plans.
- Evidence of ownership of proposed reused school plans.
- An analysis of the anticipated deviations and revisions from the proposed reused school plans along with an estimated cost of those deviations (+ or -).
- An estimate of the design and construction costs for the proposed reused school plans along with an estimate of the cost of design and construction for a project alternative for a new school design. If a district does not own the school plan proposed for reuse, estimate must include cost of purchasing design or of another arrangement.

Five measures are identified to determine the range of effectiveness in using a prior school design:

1. The district’s ownership and legal ability to effectively use the prior design.
2. The age of the prior design.

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3. The amount of change to the prior design anticipated to be needed in the current project.
4. The estimated cost savings in construction costs achieved by the reuse.
5. The estimated cost savings in design services achieved by the reuse.

Up to 10 points are available (2 points for each of the identified measures) for a project that reuses a department-approved school design. This point category is only applicable to school construction projects (primary purpose Category A, B, or F).

Statutory and Regulatory Reference: AS 14.11.013(a)(4) and (b)(7)

### **6c. Use of prior building system design (10 points possible)**

Statutes require that the department shall encourage school districts to use previously approved building systems if the use will result in a cost savings for the project. Five building system categories are available for evaluation of prior design use: 1) Building Envelope, 2) Plumbing, 3) HVAC, 4) Lighting, and 5) Power. A project application can receive points for capital renewal of: a complete system, a subsystem, or a component of system, once in each of these categories when evaluated against whether it is part of a published district or municipal facility standard that meets ASHRAE 90.1-2016 requirements; prior use of a system specification in a bid solicitation is not sufficient to meet the criteria.

The ASHRAE-compliant district or municipal standard must be provided with the application in order for the department to evaluate this criteria.

There are up to 10 points possible for a project that provides support for using a cost-effective building system standard; up to 2 points per qualified system category. This point category is not applicable to projects receiving scores for use of a prior school design.

Statutory and Regulatory Reference: AS 14.11.013(a)(4) and (b)(7)

### **6d. Planning / Concept design. (0 or 10 points possible)**

*Planning* work includes the items listed under planning in Appendix C of this document. At the planning phase, existing conditions may be assumed based on standard life expectancies and other industry norms. Condition/component surveys are only required for projects proposing major rehabilitation. Some projects may not require the services of an architect or engineer; typically these projects are limited in scope where drawings and extensive technical specifications are not necessary in order to issue an Invitation to Bid. Provide a justification in question 6e if no consultant was selected. Some projects do not require concept design or educational specifications. Reference Appendix C for projects which require these planning documents. The department's Program Demand Cost Model is acceptable as a planning/concept level cost estimate. There are 10 points possible for completed planning/concept design work.

If design has progressed further than planning/concept design, then schematic design (35%) design development (65%), or construction level drawings and cost estimates may be submitted in lieu of concept design documents.



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A *facility appraisal* is an educational adequacy appraisal following the format or similar formats 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.

### **6e. Schematic design – 35%. (0 or 10 points possible)**

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

Project development to schematic design on most projects requires a condition/component survey to assess existing conditions. Condition/component surveys are required for projects proposing major rehabilitation and may be required for other projects if necessary to adequately support the scope of the proposed work.

Some projects may not require a schematic design in order to issue an Invitation to Bid. Typically these projects are limited in scope where drawings and extensive technical specifications are not necessary. Provide a justification if schematic design documents were not needed. The department’s Program Demand Cost Model is not an acceptable Schematic level estimate.

If design has progressed further than schematic design (35%), then design development (65%) or construction level drawings and cost estimates may be submitted in lieu of schematic design documents.

### **6f. Design development – 65%. (0 or 5 points possible)**

*Design development* work includes items listed under design development in Appendix C of this document. There are 5 points possible for completed design development work.

Project development to schematic design on most projects requires a condition/component survey to assess existing conditions. Condition/component surveys are required for projects proposing major rehabilitation and may be required for other projects if necessary to adequately support the scope of the proposed work.

Construction level drawings and cost estimates may be submitted in lieu of design development documents.

### **6g. Planning / Design team.**

The application needs to identify the district’s architectural or engineering (A/E) consultant for the Condition Survey, Planning, Schematic Design and Design Development work. Certain projects of limited scope may not require consultant selection to qualify for planning/concept level design point, but may be required for schematic design or design development levels, depending on project complexity. If there is no consultant, the district must provide a detailed explanation of why a consultant is not required for the project. For others besides licensed design professionals currently registered in the State of Alaska, provide the qualifications for design team members that the district accepted. For example, if

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one is a school board member who is also an electrician, please note both. Likewise, note a district employee with X years as a licensed roofing contractor, or a maintenance person with X years as the lead mechanical custodian for the district.

Identify any additional consultants hired for pre-construction work, including independent value analysis or commissioning agent, as required.

### 7. COST ESTIMATE

**Cost estimate for total project cost. (30 points possible)**

**7a. Project cost estimate.**

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 D 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 current Program Demand Cost Model, provide attachments justifying the higher cost. If there are special requirements, a detailed explanation and justification should be provided in question 7c.

**Table 7.1 Total Project Cost Estimate.**

In Table 7.1, 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 [AS 14.11.020(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 the project exceeds the recommended percentages, add a detailed justification in question 7c.

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



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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 Peak Ground Acceleration information for various areas of the state available on the [department's CIP website](http://education.alaska.gov/Facilities/FacilitiesCIP.html) (education.alaska.gov/Facilities/FacilitiesCIP.html)

### **Table 7.2 Construction Cost Estimate.**

This summarization of construction costs is structured to be consistent with the DEED 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 7.2 must still be filled out as described above.

**Note:** Cost estimates are preferred in the DEED *CostFormat*. Alternative formats will not impact points assigned but could impact the project's eligible amount for cost estimate expenses. Although not required for a project application, cost estimates provided as a submittal for a project awarded a grant allocation will need to conform to the DEED *CostFormat*.

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

### **7b. Cost estimate source.**

Identify the source of the cost estimate. A cost estimate could be from a professional design or estimating firm, vendor quotes, actual invoices, or based on the documented costs of a similar project in the district.

### **7c. Cost estimate discussion and justifications.**

Provide sufficient information to support meaningful evaluation of the project cost and the reasonableness of the cost estimate. Though basic cost information is incorporated into Tables 7.1 and 7.2, many cost elements reported in standard estimates will require further explanation or support. Please refer to Appendix D for guidelines covering project cost estimate percentages for factored cost items. Provide justification for any lump-sum elements used in the cost estimate, including site work and utilities. If the project exceeds a recommended percentage for a specific category or if the project is requesting more than 30% in additional percentage costs, provide a detailed justification. The project scope and cost estimate should be increasingly detailed as project phases advance.

Identify attachments with 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 project costs.

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### 8. ADDITIONAL PROJECT FACTORS

#### 8a. Emergency conditions. (50 points possible)

Emergencies are conditions that pose a high level of threat for building use by occupants. An emergency exists when students are currently unhoused due to the loss of the facility, or damage to the facility due to circumstances associated with the emergency. An emergency also exists when the district's ability to utilize the facility is impacted or there is an immediate or high probability of a threat to property, life, health, or safety.

Not all systems or components that have reached the end of their useful life or are starting to fail are considered to be emergencies. A system or component that has reached the end of its useful life or has started to fail, but routine or preventive maintenance prolongs the life of the system or component, is not considered to be an emergency. Example: A roof that has started to leak and the leaking is stopped with routine maintenance would not constitute an emergency. A roof that is leaking, where rot has been found in the structure of the roof and routine maintenance no longer prevents water from entering the building, could be considered an emergency.

Describe in detail the nature, impact, and immediacy of the emergency and actions the district has taken to mitigate the emergency conditions. At a minimum, include the following:

- 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.

Supporting documentation of the conditions is critical. Documentation that supports the conditions can be documents such as: condition surveys, photos, third party communications, insurance claims, or other records verifying the conditions. This is not an exclusive list and applicants are encouraged to provide other sources of quantitative information to support the emergency condition. The primary purpose of this documentation is to present objective, primary, specific, and verifiable data.

The emergency descriptions with check boxes contained in question 8a are to help the applicant identify the type of emergency the project is resolving. The applicant must provide a description of the particular emergency in the application and include all relevant documentation that supports the immediacy or high probability of the threat or emergency. An application that checks an emergency building condition box without a description of the emergency will receive no points.

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The matrix below incorporates the emergency conditions categories listed in the application with supporting examples.

### Building

Building is destroyed or rendered functionally unsafe for occupancy and requires the building to be demolished and rebuilt. Example: A flood or fire event has destroyed or left the building so structurally compromised that the building must be demolished.

Building is unsafe and the entire student population is temporarily unhoused. The building requires substantial repairs to be made safe for the student population to occupy the building. Example: The roof of a school came off in a severe wind storm with water damage to interior finishes.

Building is occupied by the student population. A local or state official has issued an order that the building will need to be repaired by a certain date or the district will have to vacate the building. Example: It is discovered that the building does not meet current specified safety standards and the building will need to be made current with the standards within the next 90 days. Documentation substantiating the order needs to be supplied.

A portion of the building requires significant repair or replacement of damaged portion of building. The damaged portion of the building cannot be used for educational purposes. Example: The roof leaked over a classroom causing structural damage to the walls, which restricts the use of the room until the repairs are made.

### Components or Systems

A major building component or system has completely failed and is no longer repairable. The failed system or component has rendered the facility unusable to the student population until replaced. Example: The heating plant has completely failed leaving the building unusable to the student population and susceptible to freezing and further damage.

A major building component or system has a high probability of completely failing in the near future. The component or system has failed, but has been repaired and has limited functionality. If the component fails, the district may be required to restrict use of the building until the component or system is repaired or replaced. Example: A fire alarm system has a history of components failing and given the age of the system, parts are no longer available. The system has a high probability of failing completely and district may have to vacate the building.

Statutory and Regulatory Reference: AS 14.11.013(b)(1)

### **8b. Inadequacies of space. (40 points possible)**

Describe how the project will improve existing facilities to support the instructional program. The response should address how the inadequacies of the facility impact the instructional program and whether that instructional program is a mandatory, existing local, or a proposed

## **Alaska Department of Education & Early Development**

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new local program. Types of inadequacies addressed may include the quality of space, amount of space, or configuration of the space.

Statutory and Regulatory Reference: AS 14.11.013(b), 4 AAC 31.022(c)(4)

### **8c. Other options. (25 points possible)**

In an effort to support the project submitted as the best possible, districts should consider a full range of options during planning and project development.

- A cost/benefit analysis, life cycle cost analysis, or other evaluative processes used by the district in reaching its design solution should be included. See also Item I, Project Eligibility Checklist, which requires a life cycle cost analysis, a cost benefit analysis, or any other quantifiable analysis, when needed, to demonstrate that the project is in the best interest of the district and the state.
- A project that proposes component replacement should discuss the merits of alternative products, material options, construction methods, alternative design, or other solutions to the problem as applicable.
- A project that proposes roof replacement should discuss the merits of different roofing materials, the addition of insulation, or 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 may consider options such as double shifting, 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.
- 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.
- 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 documented comprehensive discussion on the options considered by the district that would accomplish the same goals as the proposed project.

Statutory and Regulatory Reference: AS 14.11.013(b)(6), 4 AAC 31.022(c)(6)

### **8d. Annual operating cost savings. (30 points possible)**

Information (and evaluation points) related to operational costs is not limited to Category E projects. Explain and document ways in which the completion of the project would reduce current operational costs. This analysis should be consistent with a life cycle cost analysis or cost benefit analysis. Consider 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. Provide benchmark values such as fuel costs, specific labor costs affected by the project, and historical record of problems to be addressed by this project.

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For new facilities, discuss design choices that will provide periodic and long-term savings in the operation and maintenance of the facility. Although the addition of square footage may 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. Include cost benefit analyses that were accomplished on building systems and materials.

Up to 30 points are possible based on the projected cost savings payback with a full and complete description.

Statutory and Regulatory Reference: AS 14.11.013(b), 4 AAC 31.022(c)(3)

### **8e. Phased funding. (30 points possible)**

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 7.1 of the Cost Estimate, question 7a. 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.

### **8f. Participating share waiver.**

Waivers of participating share should be in accordance with AS 14.11.008(d). Justification should be documented. See Appendix G 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.

## 9. DISTRICT PREVENTIVE MAINTENANCE & FACILITY MANAGEMENT

### **District preventive maintenance and facility management. (60 points possible)**

AS 14.11.011(b)(1) and 4 AAC 31.011(b)(2) require each school district to include with its application submittals 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 F for details.

The scoring criteria for this area 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 evaluations. 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 evaluation 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). Refer to the Guidelines for Raters of the CIP Application for additional information on scoring.

## **Alaska Department of Education & Early Development**

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Up to 60 points possible for a clear and complete reporting of the district's maintenance program.

Only two sets, one of which may be an electronic copy, should be provided by the district, regardless of the number of submitted applications.

## Alaska Department of Education & Early Development

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### Maintenance Management

#### **9a. Maintenance management narrative (Evaluative) (up to 5 points available)**

Provide a narrative description of the effectiveness of your work order-based maintenance management system along with supporting documents. Full points will be assigned where the following is provided:

- A narrative fully describes the maintenance management (MM) program and all of the following: maintenance structure and staffing, the work order program and process including work order classification, scheduling, tracking, and completion or deferral; how work orders are initiated and by whom; how component work order history and trends are used.
- Provides sample work order types showing PM, routine maintenance, and corrective work; includes cost of labor and materials. Work orders provided as part of application support for question 4a may be used by raters to assess this narrative.
- Provides sample component-based work orders (with component ID) that include component-specific checklist of preventive and/or routine maintenance.
- Provides sample routine or corrective work orders showing progression of scheduling from initial response to completion or deferral.
- Provides a component report for a minimum of 10% of main school facilities showing the date of installation and date of scheduled renewal or replacement; includes components from each building system listed in DEED's R&R schedule.

Scores will be reduced incrementally where information or supporting documents are not provided.

#### **9b. 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. Recommended to review management reports to ensure that the reports make sense – internally consistent and reflective of work performed. Discuss discrepancies in narrative, Question 9a.

#### **9c. 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.



## **Alaska Department of Education & Early Development**

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*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.

### **9d. 5-year average expenditure for maintenance (Formula-Driven) (5 points available)**

Districtwide maintenance expenditures for the last five 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.) 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, 2018 Edition annual audited district-wide operations expenditure as the sum of Function 600 Operations & Maintenance of Plant expenditures in Fund 100 General 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.

The five-year average expenditure for maintenance is divided by the five-year average insured replacement value, districtwide. Insured value will include all district facilities reported in the department's facility database:

<https://education.alaska.gov/Facilities/SchoolFacilityReport/SearchforSchoolFac.cfm>

No information need be submitted with the application for this question.

### **Energy Management**

#### **9e. Energy management narrative (Evaluative) (up to 5 points available)**

Provide a narrative description of the district's energy management program along with supporting documentation. Full points will be assigned where the following is provided:

- Narrative fully describes the Energy Management program including all of the following energy policy, program structure including roles, and responsibilities, occupant comfort and safety standards, energy consumption monitoring, benchmarking, energy audits and assessments, and implementation/execution of energy efficiency measures (EEMs).
- Provide data showing the program tracks energy by facility and calculates an energy use intensity (EUI) for each main school facility over the prior five years-by energy type.
- Provides an energy management guideline or manual, which is clearly identified as being issued/updated within the past five years, covering the items above.



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- Provides a report showing a five-year history of implemented EEMs. Provides a complete set of energy consumption records for question 9f.

Scores will be reduced incrementally where information or supporting documents are not provided.

### **9f. Energy consumption reports (Formula-Driven) (5 points available)**

*Item A:* Provide site-specific reports that compares monthly consumption for energy and utilities for all main schools over the previous 5 years.

These reports support the district's ability to manage energy use and establish the ability to evaluate usage trends over time in support of building performance.

### **Custodial Program**

### **9g. Custodial narrative (Evaluative) (up to 5 points available)**

Provide a narrative description of the district's custodial program along with supporting documentation. Full points will be assigned where the following is provided:

- Narrative fully describes the Custodial program including all of the following: custodial policy and purpose, program structure including staffing, roles and responsibilities, integration with district maintenance processes, worker and occupant safety, adopted custodial standards, and performance verification/quality control.
- Provides custodial program guideline or manual, which is clearly identified as being issued/updated within the past five years, covering the items above.
- Includes information or supplements that are specific to each main school facility and list types and quantities of surfaces and fixtures to be cleaned, and frequency of care for each based on the industry practice. Lists staffing requirements for the facility based on these metrics and industry standards for productivity.
- Provides a report which tabulates the preceding information (types and quantities of information, etc.) for all main schools in the district, including staffing requirements. OR Provides no less than two facility examples each year of submission with no repeats within a five-year period. If the district operates fewer than 10 schools, provided one-third of all facilities each year.
- Provides at least 5 work orders generated by the custodial program in the previous 12 months.
- Provides completed sets of quality control and inspection checklists for no less than two facilities for the previous fiscal year period.

Scores will be reduced incrementally where information or supporting documents are not provided.

### **Maintenance Training**

### **9h. Maintenance training narrative (Evaluative) (up to 5 points available)**

Provide a narrative description of the district's training program along with supporting documentation. Full points will be assigned where the following is provided:

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- Narrative fully describes the Training program including all of the following: training policy, program structure including roles and responsibilities, identification of training needs for custodians and maintenance personnel, training methods and types, training scheduling and tracking, and measurement of program effectiveness.
- Identifies individual training needs based on job functions, and building systems supported, identifies training methods and types, and assigns training on an individual basis.
- Provides a sample analysis of job functions (e.g., driving, work order management, etc.) and required building system knowledge (e.g., boiler tuning, lock-out/tag-out, etc.) for at least one job classification.
- Provides a training plan, by individual, for training scheduled in the current school year, by training title and method or type.
- Provides a log of completed training (last 3 years), by individual.
- Provides an assessment of the effectiveness of the training program which, at a minimum includes data on scheduled versus completed training.

Scores will be reduced incrementally where information or supporting documents are not provided.

### **Capital Planning (Renewal & Replacement)**

#### **9i. Capital planning narrative (Evaluative) (up to 5 points available)**

Provide a narrative description of the district's capital planning program along with supporting documentation. Full points will be assigned where the following is provided:

- Narrative fully describes the Capital Planning program including all of the following: district capital planning policy, capital planning responsibilities, structure, and staffing, capital needs forecasting based on system renewal and program/population changes, forecast verification (condition assessments, user input and maintenance work order history/trends, etc.), development of CIP projects and 6-yr plans, identification of capital project resources and funding.
- Provides capital planning report issued/updated within the past 12 months and 6-yr CIP plan with at least one project in every year of the plan and includes capital projects programmed from all fund sources, local, state, and federal.
- Provides a Facility Condition Index (FCI) for every main school based on a facility condition assessment not older than five years. Where FCI equals the cost of current and deferred renewal divided by the current replacement value.
- Provides a student population projection for a minimum of five years beyond the current fiscal year for every attendance area in the district.
- Provides a condition assessment for every project requesting state-aid in the first year of the 6-yr CIP plan.
- Provides a districtwide trend for combined FCI for a minimum of five prior years and tracks districtwide capital expenditures for main schools for a minimum of five prior years.

## Alaska Department of Education & Early Development

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Scores will be reduced incrementally where information or supporting documents are not provided.

### 10. DISTRICT CONTACT INFORMATION

The district may provide names and e-mails for up to three additional persons besides the Superintendent or Chief School Administrator to whom the department will include in correspondence regarding changes made to the project application within the department's authority to determine a project eligibility, change a project's primary purpose, and modify a project's scope and budget. This includes any notification at the time the initial rankings are published and any determination based on district requests for reconsideration.

### 11. ATTACHMENTS CHECKLIST

#### **Eligibility and project description attachments.**

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). The eligibility and project description attachments checklist is provided to identify required materials and additional materials that are referenced in support of the project. The eligibility attachments are required for all projects. Projects with missing eligibility attachments will not be ranked. Check to see that your application is complete and indicate additional attachments the department should be referencing while evaluating the project.

## Alaska Department of Education &amp; Early Development

**APPENDIX A: CATEGORIES OF GRANTS**

Adopted by the Bond Reimbursement &amp; Grant Review Committee

April 20, 2023

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:<sup>1, 2</sup>

- 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 the seismic design of structure is inadequate; that the 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)
- 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 \$50,000. 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 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

<sup>1</sup> 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)].

<sup>2</sup> 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.

## Alaska Department of Education &amp; Early Development

## APPENDIX A: CATEGORIES OF GRANTS

Adopted by the Bond Reimbursement &amp; Grant Review Committee

April 20, 2023

systems may be combined into one project. However, the work on each system must be able to be independently justified and exceed \$50,000. An example could be making all corridors one-hour rated. Making one or two toilet stalls accessible would not fit this category. Replacement or rehabilitation of elementary playground equipment or fall protection surfacing that corrects a code deficiency would 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.

- 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.
- 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 that are not correcting elementary playground equipment or fall protection surfacing code deficiencies.
- 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.)

## Alaska Department of Education &amp; Early Development

**APPENDIX B: REGIONALLY BASED MODEL SCHOOL CONSTRUCTION STANDARDS**

Adopted by the Bond Reimbursement &amp; Grant Review Committee

April 20, 2022

AS 14.11.014(b) requires the Bond Reimbursement and Grant Review (BRGR) Committee to “(3) develop criteria for construction of schools in the state; criteria developed under this paragraph must include requirements intended to achieve cost-effective school construction.” These standards and criteria are considered by the department in its development and updating of regionally based model school construction standards that describe acceptable building systems and anticipated costs and establish school design ratios to achieve efficient and cost-effective school construction under AS 14.1.017(d). The department must consider these construction standards when evaluating applications.

The BRGR Committee has developed, reviewed, and approved the construction standards published by the department as the Alaska School Design & Construction Standards, dated April 20, 2022, for use evaluating CIP applications beginning with FY2024, with exceptions for projects completed prior to September 1, 2023, projects eligible for reuse of scores, and projects scoring 20 points or more in planning and design (combined scoring for questions 6d, 6e, 6f) prior to September 1, 2023.

## Alaska Department of Education &amp; Early Development

**APPENDIX C: CAPITAL IMPROVEMENT PROJECT PHASES**

Adopted by the Bond Reimbursement &amp; Grant Review Committee

April 20, 2023

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 scope dictates) in order for projects to receive planning, schematic design and/or design development points. Required documents must be submitted by September 1<sup>st</sup>.

**CONDITION/COMPONENT SURVEY (0 to 10 points possible)****PHASE I - PLANNING/CONCEPT DESIGN (0 or 10 points possible)**

1. Select architectural or engineering consultants (4 AAC 31.065) - **(Required if necessary to accomplish scope of project)**
2. Prepare a school facility appraisal (optional)
3. Include a condition/component survey as referenced above - **(Required if project is a major rehabilitation<sup>1</sup>)**
4. Identify need category of project - **(Required)**
5. Verify student populations and trends - **(Required for new facilities and additions to existing facilities)**
6. Complete education specifications (4 AAC 31.010) - **(Required for new facilities, additions, and for projects that reconfigure or repurpose existing space)**
7. Complete concept design studies - **(Required for new facilities, additions, and for projects that reconfigure or repurpose existing space)**
8. Complete planning cost estimate – **(Required)**
9. Identify site requirements and potential sites - **(Required for new facilities)**

**PHASE IIA - SCHEMATIC DESIGN – 35% (0 or 10 points possible)**

1. Perform site evaluation and site selection analysis (4 AAC 31.025) - **(Required for new facilities)**
2. Prepare plan for transition from old site to new site, if applicable - **(Required for new facilities)**
3. Accomplish site survey and perform preliminary site investigation (topography, geotechnical) - **(Required for new facilities)**
4. Obtain letter of commitment from the landowner allowing for purchase or lease of site - **(Required for new facilities)**
5. Complete schematic design documents including development of approximate dimensioned site plans, floor plans, elevations and engineering narratives for all necessary disciplines - **(Required if necessary to adequately scope and complete the project)**
6. Complete preliminary cost estimate appropriate to the phase - **(Required)**
7. Accomplish a condition/component survey relevant to scope - **(Required if project is a major rehabilitation<sup>1</sup> or is necessary to adequately scope and complete the project.)**

<sup>1</sup> Under 4 AAC 31.900(7): “rehabilitation” means adapting an existing facility to improve the opportunity to provide a contemporary educational program; and includes major remodeling, repair, renovation, and modernization with related capital equipment.



Alaska Department of Education & Early Development  
APPENDIX C: CAPITAL IMPROVEMENT PROJECT PHASES  
Adopted by the Bond Reimbursement & Grant Review Committee  
April 20, 2023

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**PHASE IIB - DESIGN DEVELOPMENT – 65% (0 or 5 points possible)**

1. Complete required elements of planning/design not finished in the previous phases - **(Required)**
2. Review and confirm planning (4 AAC 31.030)
3. Select commissioning agent (4 AAC 31.065; 4 AAC 31.080) - **(Required for new facilities or additions over 5000GSF, or rehabilitation of facility over 10,000GSF)**
4. Accomplish a condition/component survey relevant to scope - **(Required if project is a major rehabilitation<sup>1</sup> or is necessary to adequately scope and complete the project.)**
5. Obtain option to purchase or lease site at an agreed upon price and terms - **(Required for new facilities)**
6. Complete design development documents, including dimensioned site plans, floor plans, complete exterior elevations, draft technical specifications, and engineering plans - **(Required if necessary to adequately scope and complete the project)**
7. Prepare proposed schedule and method of construction
8. Prepare revised cost estimate appropriate to the phase - **(Required)**
9. Commissioning plan
10. Energy consumption and cost report
11. Value analysis report

**PHASE III - CONSTRUCTION**

1. Complete required elements of planning and design not previously completed - **(Required)**
2. Prepare final cost estimate - **(Required)**
3. Complete final contract documents and legal review of construction documents (4 AAC 31.040)
4. Advertising, bidding and contract award (4 AAC 31.080) - **(Required for contracts over \$100,000)**
5. Submit signed construction contract
6. Construct project
7. Procure furniture, fixtures, and equipment, if applicable
8. Substantial completion
9. Commissioning report
10. Final completion and move-in
11. Post occupancy survey
12. Obtain project audit/close out



## Alaska Department of Education &amp; Early Development

**APPENDIX D: PROJECT COST ESTIMATE**

Adopted by the Bond Reimbursement &amp; Grant Review Committee

April 14, 2020

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, and 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, complexity of scope, and scale 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 DEED's *Guidelines 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: 0-4% of construction cost or between \$2,300 - \$3,800 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. The maximum for non-project specific indirect administrative costs is 3%, as defined in regulation [4 AAC 31.023(c)(7)]. In-house construction management should be included as part of this line item. The total of in-house construction

## Alaska Department of Education &amp; Early Development

## APPENDIX D: PROJECT COST ESTIMATE

Adopted by the Bond Reimbursement &amp; Grant Review Committee

April 17, 2019

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 3,000 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  $\pm 10\%$ . 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, 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

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**APPENDIX E: TYPE OF SPACE ADDED OR IMPROVED**  
Adopted by the Bond Reimbursement & Grant Review Committee  
April 20, 2022

Category A - Instructional or Resource

General Use Classrooms  
Pre-K and Kindergarten  
Elementary  
Secondary  
Special Education  
Art  
Science  
Bi-Cultural/Bilingual  
Consumer Education  
Computer/Technology Lab  
Music/Drama  
Career and Technical Education  
Library/Media Center  
Gymnasium

Category B - Support Teaching

Teacher Workroom/Office  
Teacher Breakroom  
Counseling/Testing  
Educational Resource Storage  
Quiet Room

Category C - General Support

Administration  
Conference Room  
Parent/Community Schools  
Nurse/Clinic  
Cafeteria  
Kitchen/Food Service  
Student Store  
Fitness Room  
Locker Room/Showers  
Student Commons  
Multipurpose Room  
Auditorium (& Stage)  
Pool

Category D - Supplementary

Corridors/Vestibules/Entries  
Stairs/Elevators  
Restrooms/Toilets  
Custodial  
Supply/Food Storage  
Refer/Freezer  
Maintenance/Receiving  
Mechanical/Electrical  
Telecom/Server Room

Alaska Department of Education & Early Development

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**APPENDIX F: DEFINITIONS OF MAINTENANCE**

Adopted by the Bond Reimbursement & Grant Review Committee

April 20, 2022

Building System(s)

An assembly of components created to perform specific functions in a facility (ref. DEED CostFormat for descriptions of 11 standard building systems).

Capital Renewal or Replacement

A scheduled and anticipated systematic upgrading or replacement of a building system or component, anticipated based on life-expectancy, to establish its ability to function for a new life cycle—typically at least five years.

Commissioning

A systematic process of testing buildings systems to ensure that a building performs in accordance with the design intent, contract documents, and the owner's operational needs. Retro-commissioning is commissioning of building systems that occurs on a facility that has never been commissioned, or occurs after an initial commissioning, to recalibrate building performance to ensure optimal systems performance.

Component

An item within a building system that provides a function distinct from other elements in that system.

Corrective Maintenance

Unscheduled maintenance or repair in response to system or component failures that are accomplished at an operational level.

Custodial Care

The day to day and periodic cleaning of building surfaces and fixtures needed to maintain a facility in safe, clean, and orderly condition; includes the replacement of disposable supplies and building items.

Deferred Maintenance

Maintenance or capital renewal that is postponed for lack of funds, resources, or other reasons.

Energy Audit and Assessment

An assessment of a building that review current energy consumption and identifies energy efficiency measures that you can conduct to make the building more energy efficient.

Energy Benchmarking

Measuring building energy performance against its own past performance or against other buildings with a similar function/use.

Energy Consumption Monitoring

Measuring, recording, and tracking use of energy utilities by a building. Required to be done on a monthly basis.

Energy Efficiency Measures

Upgrades, retrofits, or repairs of systems or software or a practice that, when implemented, results in reduced energy use while maintaining the same or higher level of service.

## Alaska Department of Education & Early Development

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### Major Maintenance

Facility renewal that requires major repair or rehabilitation to protect the structure, correct building code deficiencies, or achieve an operating cost savings, and shall exceed \$50,000 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.

### Routine Maintenance

Light maintenance and inspection tasks performed at regular intervals (daily, weekly, monthly, etc.). Differentiated from preventive maintenance by level of complexity, specialized skill, and duration of effort.

## Alaska Department of Education &amp; Early Development

**APPENDIX G: INFORMATION REGARDING PARTICIPATING SHARE & IN-KIND CONTRIBUTIONS OR REQUEST FOR FULL WAIVER**

Adopted by the Bond Reimbursement &amp; 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.



## **Guidelines for Raters of the CIP Application**

### **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 its 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.

### **Basis for Rating Applications**

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 than 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 and is identified as an attachment to an application. 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 person'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.

### **Code deficiencies / Protection of structure / Life safety**

(Application Question 4a; Points possible: 50)

- Points will be assigned for code deficiency, protection of structure, or life safety conditions when the application documents the deficiency, the need for correction, and how the project corrects the deficiency. A condition may only receive points in one scoring condition area.
- Simply identifying a condition in the application will not necessarily generate points. A well-described and documented condition that provides for full evaluation and point awards will include specificity, with attached documentation to support the narrative.
- Age of building system is considered based on the calendar year in which the project would receive funding.
- A project can address a single condition or multiple conditions. Evaluate the severity of each condition. Incremental point adjustments from those provided in the below matrix may be provided for the age of the system, severity, the nature of the item, and effect on the school facility.
- A 3-point increase should be provided if a code deficiency is documented and cited by an appropriate qualified entity or enforcement authority. The most common conditions are noted with an asterisk (“\*”) in the matrices.
- Does the project scope combine severe and non-severe or critical and non-critical conditions? Inclusion of unrelated non-severe or non-critical conditions in a project will reduce the overall score of the project based on a percentage of project cost.
- Points for mixed-conditions can total more than the possible points. Combined points are weighted using a ratio of construction cost for correcting scored conditions to the total requested construction cost of the project except for any code condition where the percentage of its cost to the average of cost of all conditions is less than half of the percentage of its points to the average of all condition points. In that case, the weighting is shifted to the percentage of the condition cost to the total project cost increased by a percentage of condition points to total condition points. In no case will less than 0.5 point be assigned to a condition.
- Per 4 AAC 31.022(c)(8), scoring of mixed-scope projects will be weighted.

Points will be assigned using the following suggested guidelines.





<b>Structural</b>	
Condition Issue	Pts
Seismic - no restrictions	3
Foundation/Floor - no PE	4
Seismic - minimal restrictions	6
Upper Floor Structure - no PE	9
Vertical Structure - no PE	9
Roof Structure - no PE	10
Foundation/Floor - PE	15
Seismic - moderate restriction	15
Upper Floor Structure - PE	20
Vertical Structure - PE	20
Roof Structure - PE	24
Seismic/Gravity Partial Closure <sup>1</sup>	28
Seismic/Gravity Full Closure <sup>1</sup>	50

<b>Roof/Envelope</b>	
Condition Issue	Pts
Siding Failure, age <25yr	2
Siding Finish	2
Doors, age >20yr	3
Roof, age >Warranty +5yr <sup>3</sup>	3
Roof, age >Warranty +10yr <sup>3</sup>	6
Roof Leaks WO <3/yr <sup>2</sup>	8
ASHRAE 90.1 Windows <sup>4</sup>	8*
ASHRAE 90.1 Insulation <sup>4</sup>	10*
Siding Material, age >25yr	12
Windows, age >30yrs	12
Siding Failure, age >25yr	15
Roof Leaks, WO >3/yr <sup>2</sup>	15
Doors w/ Egress issues	15*
Roof Leaks affect space, w/ WO documentation	25

<b>Arch/Interior/ADA</b>	
Condition Issue	Pts
ADA - 1 category	1
ADA - 2 categories	2
DEC Sanitation	2
ADA - 3 categories	3
Ceiling Finishes age >25yr	3
Wall Finishes age >25yr	3
Elevator Issues	3
ADA - 4+ categories	4
Floor Finishes >15yr	4
Elevator Violations	7
Building Egress	10*
Rated Assemblies	12*

<b>Mechanical</b>	
Condition Issue	Pts
Controls, DDC Deficiency	3
Mech. System, age >30yr	4
Ventilation, WO <3/yr <sup>2</sup>	5
Plumbing, WO <3/yr <sup>2</sup>	6
Heating, WO <3/yr <sup>2</sup>	7
Controls, Pneumatic	8
Ventilation, WO >3/yr <sup>2</sup>	9
Plumbing, WO >3/yr <sup>2</sup>	10
Heating, WO >3/yr <sup>2</sup>	11
Ventilation, Codes	12*
Plumbing, Codes	12*
Heating, Codes	13*
Boilers, 1 of 2 Non-op	13
HVAC age >40yr	15
Boilers, 2 of 3 Non-op	18
Mechanical System, WO >5/yr <sup>2</sup>	21
Heating Failure	25

<b>Electrical</b>	
Condition Issue	Pts
Lighting, age >25yr	2
Electrical age >30yr	4
Power, WO <3/yr <sup>2</sup>	4
Lighting, WO <3/yr <sup>2</sup>	4
Back-up Generator Inoperable	5
Egress/EM lights, WO <3/yr <sup>2</sup>	5
Power, WO >3/yr <sup>2</sup>	7
Lighting, WO >3/yr <sup>2</sup>	7
Egress/EM lights, WO >3/yr <sup>2</sup>	8
Intercom Issues, WO >3/yr <sup>2</sup>	7 <del>8</del>
Lighting, Codes	10*
Power, Codes	10*
Intercom Failure	10
Electrical, age >40yr	15
Lighting Levels, <50% of code	16
Electrical System, WO >5/yr <sup>2</sup>	21
Power Failure	25

<b>Fire Alarm/Sprinkler</b>	
Condition Issue	Pts
Fire Alarm age >15yr	2
Sprinkler >30yr	2
Sprinkler Heads Failing, age >30yr	5
Sprinkler Coverage Gaps	5*
FA Non-addressable	6*
FA/Sprinkler, WO >1/yr <sup>2</sup>	8
Sprinkler Heads Failing, age >40yr	10
FA/Sprinkler, WO >3/yr <sup>2</sup>	15
Fire Alarm Non-op, <3 floors	17
FA/Sprinkler, WO >5/yr <sup>2</sup>	20
Fire Alarm Non-op, >3 floors	25
Sprinkler Non-op	30

Site Condition Issue	Pts
Vehicle Surfaces	3
Walkways and Surfaces	4
Drainage Issues	6
Playground Code	12
Power Issues	15*
Wastewater Issues	15*
Water Issues	16*
Wastewater Failure	24
Water Failure	25

UST/AST/HazMat Condition Issue	Pts
HazMat (all) Low Exposures	3*
UST, age >30yr	2
AST, age >40yr	5
Sewage Lagoon Failure/ Exposure	5
UST/AST Leak	7
UST/AST USCG/40 CFR Cite	10
HazMat (all) Mod Exposures	10*
HazMat (all) High Exposures	22*

**Definitions:**

PE = documented by a Professional Engineer  
 No PE = not documented by a Professional Engineer  
 WO = Work Orders provided w/ application

**Notes:**

- <sup>1</sup> If district does not qualify for space, points limited to 15.
- <sup>2</sup> Average of prior 3 years, provide work orders. See application instructions.
- <sup>3</sup> Provide copy of roof warranty.
- <sup>4</sup> Provide existing R-value or code violation of system.

**Regional community facilities**

(Application Question 5h; Points possible: 5)

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

Points will be assigned in increments using the following suggested guidelines:

Scoring Criteria	Point Range
A community inventory is provided and reasonable alternative facilities have been identified. The rationale behind the viability of the alternative facilities has been provided and judgments are made using institutional knowledge, third party objectivity, economic analysis, etc. The narrative discussion is documented with photos, maps, facility profiles, etc.	5 points
A community inventory is provided and reasonable alternative facilities have been identified. The rationale behind the viability of the alternative facilities has been provided and judgments are made using institutional knowledge, third party objectivity, economic analysis, etc.	4 points
A community inventory is provided and reasonable alternative facilities have been identified. The rationale behind the viability of the alternative facilities has been provided.	3 points
A community inventory is provided and reasonable alternative facilities have been identified.	2 points
A community inventory is provided.	1 point
Question has not been answered	0 points

**Cost estimate for total project cost**

(Application Questions 7a - 7c; Points possible: 0-30)

- Check to assure that the estimate matches the proposed project scope.
- 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?).
- Check for double entries, including factored items, cost after adjustment for geographic factor, and percentages and justification (with backup) when percentages exceed DEED guidelines.
- Review and evaluate backup for cost estimate including lump sum or actual construction costs.
- 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.
- Completed project costs are supported by competitive selection documentation, and DEED-approval of in-house labor or an alternative procurement method, as needed.

Points reflect the reasonableness and completeness evaluation and will be assigned in increments using the following suggested guidelines:

Scoring Criteria	Point Range
The estimate matches the scope of work, is reasonable and complete with no double entries, adjustments are accurate, justification and backup is provided when estimate exceeds DEED guidelines, and all lump sums amounts are described and supported. The estimate is based on construction document level cost estimate, bid tabulations, or actual invoices.	27-30 points
The estimate matches the scope of work, is reasonable and complete with no double entries, adjustments are accurate, justification and backup is provided when estimate exceeds DEED guidelines, and all lump sums amounts are described and supported. The estimate is based on 65% design development level specifications and drawings.	23-26 points
The estimate matches the scope of work, is reasonable and complete with no double entries, adjustments are accurate, justification and backup is provided when estimate exceeds DEED guidelines, and all lump sums amounts are described and supported. The estimate is based on 35% schematic design level documents.	18-22 points
The estimate matches the scope of work, is reasonable and complete with no double entries, adjustments are accurate, justification and backup is provided when estimate exceeds DEED guidelines, and all lump sums amounts are described and supported. The estimate is based on concept design level documents. The DEED demand cost model is acceptable as a planning/ concept level cost estimate.	12-17 points
The cost estimate is not adequately developed to support concept level costs. Components may not be present to confirm scope of work, reasonableness and completeness or other elements. Project may be at an early preliminary stage.	6-11 points
Construction costs are not supported or many cost elements are missing.	1-5 points

**Emergency conditions**

(Application Question 8a; Points possible: 50)

- If the district doesn’t declare the project an emergency, points will not be awarded.
- Consider the ranking of the project on the district six-year plan.
- Consider the “level of threat” to both people and property in assessing the emergency.
- Consider the “nature” of the emergency.
- Consider the “impact” on the use of the facility due to the emergency condition.
- Consider the “immediacy” of the emergency (how time critical is it?).
- Consider the level of description and documentation provided.
- Consider whether the description provided is congruent with other application elements.
- Does the project scope include non-emergency conditions? Scoring of mixed-scope projects, which address both emergency and non-emergency conditions, should be weighted based on the amount of emergency work that is included in the project.
- Nothing in this scoring element should restrict a system with premature failures from being assigned points when the conditions for assigning points in that category are met.

Points will be assigned in increments according to the level of threat using the following suggested guidelines. High threat emergency projects with high emergency points are infrequent.

<b>Scoring Criteria</b>	<b>Point Range</b>
Building is destroyed or rendered functionally unsafe for occupancy and requires the building to be demolished and rebuilt. The emergency narrative is supported by documentation that addresses the immediacy of the emergency, the circumstances of the loss of the building, and that the students are currently unhoused.	50 points
Building is unsafe and the entire student population is temporarily unhoused. The building requires substantial repairs to be made safe for the student population to occupy the building. The emergency narrative is supported by documentation that addresses the immediacy of the emergency and the narrative explains any mitigation the district has taken to address the emergency.	25-45 points
Building is occupied by the student population. A local or state official has issued an order that the building will need to be repaired by a certain date or the district will have to vacate the building. The emergency narrative is supported by documentation from the local or state official providing the date when the repairs need to be completed. The documentation addresses the immediacy of the emergency and the narrative explains any mitigation the district has taken to address the emergency.	5-25 points
A portion of the building requires significant repair or replacement of damaged portion of building. The damaged portion of the building cannot be used for educational purposes. The emergency narrative is supported by documentation that addresses the immediacy for the emergency, the circumstances surrounding the damaged portion of the building, and the portion of the building that is not available for educational purposes.	5-45 points

Scoring Criteria	Point Range
A major building component or system has completely failed and is no longer repairable. The failed system or component has rendered the facility unusable to the student population until replaced. The emergency narrative is supported by documentation that addresses the immediacy of the emergency, the circumstances of the failure, and that the students are currently unhoused.	25-45 points
A major building component or system has a high probability of completely failing in the near future. The component or system has failed, but has been repaired and may have limited functionality. If the component fails the district may be required to restrict use of the building until the component or system is repaired or replaced. The emergency narrative is supported by documentation that addresses the high probability of the failure and documents the requirement to restrict use of the building until corrected.	5-25 points

**Inadequacies of Existing Space**

(Application Question 8b; Points possible: 40)

- Scoring is based on the described and documented inability of existing space to adequately serve the instructional program. Points are not awarded for code violations.
- Consider the adequacy of the space in terms of both form and function, crowding, and upgrades to space that support the instructional program.
- Balance consideration of educational adequacy of physical arrangement versus functional factors.
- Scoring should take into consideration whether the inadequate space is for a mandatory instructional program or a new or existing local program.
- Does the project include improvements to functionally adequate space? Scoring of projects with functionally adequate space and inadequate space should weight the amount of work improving inadequate space that is included in the project.

Points will be assigned in increments using the following suggested guidelines:

Scoring Criteria	Point Range
The existing space as described and documented is significantly inadequate to meet state mandated instructional programs, facility is severely overcrowded, and the project is to add or upgrade state mandated instructional space. Documentation such as a condition survey, design narrative, or space calculations can be used to support the inadequacies of the existing space.	25-40 points
The existing space as described and documented is not adequate to meet state mandated or proposed new or existing local instructional programs, facility is moderately overcrowded, and the project is to add or upgrade state mandated instructional or proposed new or existing local instructional space. Documentation such as a condition survey, design narrative, or space calculations can be used to support the inadequacies of the existing space.	11-24 points

Scoring Criteria	Point Range
The existing space as described and documented is not adequate to meet state mandated or proposed new or existing local instructional programs, facility has minor or no overcrowding, and the project is to add or upgrade state mandated instructional or proposed new or existing local instructional space.	1-10 points
A major maintenance project that describes and documents the inadequacy of the existing space that is an additional condition being addressed in the project.	0-5 points

**Other options**

(Application Question 8c; Points possible: 25)

- Consider how completely this topic is addressed. Does the discussion provide alternatives and details that support a strong vetting of the project options?
- Consider the range of options considered and the rigor of the comparison to each other. Does the comparison of options support the project chosen?
- 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.
- Consider boundary changes where applicable.
- For installed mechanical equipment, was a re-conditioned or re-built option considered in lieu of new?
- For over-crowding, was double shifting or other alternatives considered?

Points will be assigned in increments using the following suggested guidelines:

Scoring Criteria	Point Range
Were the options considered viable alternatives? The options are fully described viable options that are supported by a life-cycle cost analysis and cost benefits analysis that compare the cost of the options; an explanation is provided for the rationale behind the selection of the preferred option. Documentation is submitted that supports the options, analysis, and conclusion. The options contain the proposed project and at least two other viable options.	21-25 points
The options are fully described viable options that include cost comparisons between options. An explanation is provided for the rationale behind the selection of the preferred option; however, no life cycle cost analysis is included. Documentation is submitted that supports the options, analysis, and conclusion. The options contain the proposed project and at least two other viable options.	11-20 points
A description is included for each option; however, the options are not supported with additional documentation or cost analysis. The options contain the proposed project and at least one other viable option.	1-10 points

**Annual operating cost savings**

(Application question 8d; 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.
- 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.
- 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).

Points will be assigned in increments using the following suggested guidelines:

<b>Scoring Criteria</b>	<b>Point Range</b>
A detailed breakdown of projected annual operational cost savings compared to the project cost. The analysis should be consistent with a life cycle cost analysis or cost benefit analysis which is submitted with the project. The projected operational cost savings have a documented, detailed payback of 10 years or less.	21-30 points
A detailed breakdown of projected annual operational cost savings compared to the project cost. The analysis should be consistent with a life cycle cost analysis or cost benefit analysis which is submitted with the project. The projected operational cost savings have a documented, detailed payback of between 10 and 20 years.	11-20 points
A summary analysis that includes a projected annual operational cost savings compared to the project cost. The projected operational cost savings documents efforts to contain or reduce operating costs and has a payback that exceeds 20 years.	6-10 points
Stated opinion regarding estimated cost savings that could be achieved with the project.	1-5 points

**District preventive maintenance and facilities management**

(Application Questions 9a, 9e-9h; Points possible: 25 evaluative)

**Maintenance Management Narrative**

(Application Question 9a; 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? (Note: components as used here and below may also be referred to as ‘equipment’.)
- Is there evidence supplied which demonstrates that the program is effective?
- Who participates in the program and how does it function?

<b>Scoring Criteria</b>	<b>Point Range</b>
<p>Narrative fully describes the maintenance management (MM) program and all of the following: maintenance structure and staffing, the work order program and process including work order classification, scheduling, tracking, and completion or deferral; how work orders are initiated and by whom; how component work order history and trends are used.</p> <p>Provides sample work order types showing PM, routine maintenance, and corrective work; includes cost of labor and materials.</p> <p>Provides sample component-based work orders (with component ID) that include component-specific checklist of preventive and/or routine maintenance.</p> <p>Provides sample corrective work orders showing progression of scheduling from initial response to completion or deferral.</p> <p>Provides a component report for a minimum of 10% of main school facilities showing the date of installation and date of scheduled renewal or replacement; includes components from each building system listed in DEED’s R&amp;R schedule.</p>	5 points
<p>Narrative describes the MM program and all of the following: maintenance structure and staffing, the work order program and process including work order classification, scheduling, tracking, and completion or deferral; how work orders are initiated and by whom. Sample work order types showing PM, routine maintenance, and corrective work; includes cost of labor and materials (where applicable). Sample component-based work orders (with component ID) that include component-specific checklist of preventive and/or routine maintenance.</p>	4 points
<p>Narrative describes the MM program and all of the following: the work order program and process including work order classification, tracking and completion; how work orders are initiated and by whom. Sample work order types showing PM, routine maintenance, and corrective work; includes cost of labor on those work orders, and cost of materials on at least one corrective work order.</p>	3 points



Scoring Criteria	Point Range
Minimal narrative that partially describes the MM program but not all of the following: the work order program and process including work order classification; how work orders are initiated and by whom. Sample work order types showing some, but not all of the types: PM, routine maintenance and corrective work.	2 points
Minimal narrative that partially describes the MM program but not all of the following: the work order program and process including work order classification; how work orders are initiated and by whom. No sample work orders.	1 point
No narrative or an abbreviated narrative that provides no information of how the maintenance management program works. No sample work orders.	0 points

**Energy Management Narrative**

(Application Question 9e; 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?
- Is there a method for evaluating existing facilities’ need for commissioning?

Scoring Criteria	Point Range
<p>Narrative fully describes the Energy Management program including all of the following: district energy policy, program structure including roles, and responsibilities, occupant comfort and safety standards, energy consumption monitoring, benchmarking, energy audits and assessments, and implementation/execution of energy efficiency measures (EEMs).</p> <p>Provides data showing that the program tracks energy usage by facility and calculates an energy use intensity (EUI) for each main school facility over the prior five years—by energy type.</p> <p>Provides an energy management guideline or manual issued/updated within the past five years covering the items above.</p> <p>Provides a report showing a five-year history of implemented EEMs. Provides a complete set of energy consumption records (Application Q.9f).</p>	5 points

Scoring Criteria	Point Range
<p>Narrative describes the Energy Management program including all of the following: district energy policy, program structure including roles, and responsibilities, occupant comfort and safety standards, energy consumption monitoring, and examples of energy efficiency projects or initiatives.</p> <p>Provides data showing that the program tracks energy usage by facility and calculates an energy use intensity (EUI) for each main school facility requiring an RCx analysis over the prior five years—by energy type.</p> <p>Provides an energy management guideline or manual, issued/updated within the past five years, covering the items.</p> <p>Application includes the complete set of energy records was provided for Q.9f.</p>	4 points
<p>Narrative describes the Energy Management program including all of the following: district energy policy, program structure, occupant comfort and safety standards, energy consumption monitoring. Shows that the program tracks energy usage by facility and calculates an energy use intensity (EUI) for each main school facility requiring an RCx analysis over the prior five years—by energy type.</p> <p>Provides an energy management guideline or manual covering the items above.</p> <p>Provides a complete set of energy consumption records (Application Q.9f).</p>	3 points
<p>Narrative has useful description of the Energy Management program including some of the following: program structure, occupant comfort and safety standards, energy consumption monitoring. Shows that the program tracks energy usage by facility (not by campus) and calculates an energy use intensity (EUI) for each facility requiring an RCx analysis over the prior five years—by energy type.</p> <p>A complete set of energy records is not provided (Application Q.9f).</p>	2 points
<p>Narrative has some useful description of the Energy Management program but is not complete; a complete set of energy records is not provided (Q.9f).</p> <p>OR</p> <p>No narrative, but complete set of energy records was provided (Q9.f).</p>	1 point
<p>No narrative or an abbreviated narrative with no useful description of the Energy Management program. No energy records are provided (Q.9f).</p>	0 points

**Custodial Narrative**

(Application Question 9f; 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?
- Is the written custodial plan(s) attached?

<b>Scoring Criteria</b>	<b>Point Range</b>
<p>Narrative fully describes the Custodial program including all of the following: custodial policy and purpose, program structure including staffing, roles, and responsibilities, integration with district maintenance processes, worker and occupant safety, adopted custodial standards, and performance verification/quality control.</p> <p>Provides custodial program guideline or manual issued/updated within the past five years covering the items above.</p> <p>Includes information or supplements that are specific to each main school facility and list types and quantities of surfaces and fixtures to be cleaned, and frequency of care for each based on industry practice. Lists staffing requirements for the facility based on these metrics and industry standards for productivity.</p> <p>Provides a report which tabulates the preceding information (types and quantities of information, etc.) for all main schools in the district, including staffing requirements. OR Provides no less than two facility examples each year of submission with no repeats within a five-year period. If the district operates fewer than 10 schools, provided one-third of all facilities each year.</p> <p>Provide at least 5 work orders generated by the custodial program in the previous 12 months.</p> <p>Provides completed sets of quality control and inspection checklists for no less than two facilities for the previous fiscal year period.</p>	<p>5 points</p>
<p>Narrative describes the Custodial program including all of the following: custodial policy and purpose, program structure including staffing, roles, and responsibilities, integration with district maintenance processes, worker and occupant safety, adopted custodial standards, performance verification/quality control.</p> <p>Provides custodial program guideline or manual issued/updated within the past five years covering the items above.</p> <p>Includes information or supplements that are specific to each main school facility and that list types and quantities of surfaces and fixtures to be cleaned, and frequency of care for each based on industry practice; provides no less than two facility examples of the facility-specific information.</p> <p>Provides samples of quality control and inspection checklists.</p>	<p>4 points</p>

Scoring Criteria	Point Range
<p>Narrative describes the Custodial program including all of the following: district custodial policy, program structure including staffing, roles, and responsibilities, and adopted custodial standards.</p> <p>Provides custodial program guideline or manual that is general in nature and not site specific.</p>	3 points
<p>Narrative has some useful description of the Custodial program including some of the following: district custodial policy, program structure including staffing, roles, and responsibilities, and adopted custodial standards.</p>	2 points
<p>Narrative has some useful description of the Custodial program but is not complete.</p>	1 point
<p>No narrative or an abbreviated narrative with no useful description of the Custodial program. No written custodial program guideline or manual.</p>	0 points

**Maintenance Training Narrative**

(Application Question 9g; 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?

Scoring Criteria	Point Range
<p>Narrative fully describes the Training program including all of the following: training policy, program structure including roles and responsibilities, identification of training needs for custodians and maintenance personnel, training methods and types, training scheduling and tracking, and measurement of program effectiveness.</p> <p>Identifies individual training needs based on job functions, and building systems supported; identifies training methods and types, and assigns training on an individual basis.</p> <p>Provides a sample analysis of job functions (e.g., driving, work order management, etc.) and required building system knowledge (e.g., boiler tuning, lock-out/tag-out, etc.) for at least one job classification.</p> <p>Provides a training plan, by individual, for training scheduled in the current school year, by training title and method or type.</p> <p>Provides a log of completed training (last 3 years), by individual.</p> <p>Provides an assessment of the effectiveness of the training program which, at a minimum includes data on scheduled versus completed training.</p>	5 points

Scoring Criteria	Point Range
<p>Narrative fully describes the Training program including all of the following: training policy, program structure including roles and responsibilities, identification of training needs for custodians and maintenance personnel, training methods and types, and training scheduling and tracking.</p> <p>Identifies training needs based on job functions, and building systems supported, identifies training methods and types, and assigns training on an individual basis.</p> <p>Provides a training plan, by individual, for training scheduled in the current school year, by training title and method or type.</p> <p>Provides a log of completed training (last 3 years), by individual.</p>	4 points
<p>Narrative describes the Training program including some of the following: training policy, identification of training needs for custodians and maintenance personnel, training methods and types, and training scheduling and tracking.</p> <p>Provides a training plan for training scheduled in the current school year, by training title and/ or type.</p> <p>Provides a log of completed training but not by individual.</p>	3 points
<p>Narrative has some useful description of the Training program but is not complete.</p> <p>Provides training logs that show minimal maintenance or custodial training, primarily HR/OSHA training.</p>	2 points
<p>Narrative has some useful description of the Training program but is not complete.</p> <p>OR</p> <p>Training logs with no actual maintenance or custodial training. Only HR/OSHA training.</p> <p>*Training Logs with only HR/OSHA training can never exceed 1 point.</p>	1 point
<p>No narrative or an abbreviated narrative with no useful description of the Training program. No training logs</p>	0 points

**Capital Planning Narrative**

(Application Question 9h; 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?
- Does review of projects on six-year plan show evidence of use of capital planning process, including renewal and replacement scheduled.

<b>Scoring Criteria</b>	<b>Point Range</b>
<p>Narrative fully describes the Capital Planning program including all of the following: district capital planning policy, capital planning responsibilities, structure, and staffing, capital needs forecasting based on system renewal and program/population changes, forecast verification (condition assessments, user input, maintenance work order history/trends, etc.), development of CIP projects and 6-yr plans, and identification of capital project resources and funding.</p> <p>Provides capital planning report issued/updated within the past 12 months and 6-yr CIP plan with at least one project in every year of the plan and includes capital projects programmed from all fund sources, local, state, and federal.</p> <p>Provides a Facility Condition Index (FCI) for every main school based on a facility condition assessment not older than five years where FCI has the following formula.</p> <div style="border: 1px solid black; padding: 10px; margin: 10px auto; width: fit-content;"> <math display="block">FCI = \frac{\text{Cost of Current and Deferred Renewal}}{\text{Current Replacement Value}}</math> </div> <p>Provides a student population projection for a minimum of five years beyond the current fiscal year for every attendance area in the district.</p> <p>Provides a condition assessment for every project requesting state-aid in the first year of the 6-yr CIP plan.</p> <p>Provides a districtwide trend for combined FCI for a minimum of five prior years and tracks districtwide capital expenditures for main schools for a minimum of five prior years.</p>	<p>5 points</p>

Scoring Criteria	Point Range
<p>Narrative describes the Capital Planning program including all of the following: district capital planning policy , capital planning responsibilities, structure, and staffing, capital needs forecasting based on system renewal and program/population changes, forecast verification based on condition assessments, and development of CIP projects and 6-yr plans.</p> <p>Provides capital planning report and 6-yr CIP plan with at least one project in every year of the plan.</p> <p>Provides a Facility Condition Index (FCI) for every main school based on a current DEED Renewal &amp; Replacement Schedule, where FCI has the following formula.</p> <div style="border: 1px solid black; padding: 10px; width: fit-content; margin: 10px auto;"> <math display="block">FCI = \frac{\text{Cost of Current and Deferred Renewal}}{\text{Current Replacement Value}}</math> </div> <p>Provides a student population projection for a minimum of five years beyond the current fiscal year for every attendance area in the district.</p>	4 points
<p>Narrative describes the Capital Planning program including all of the following: district capital planning policy, capital planning responsibilities, structure, and staffing, capital needs forecasting based on system renewal, development of CIP projects and 6-yr plans.</p> <p>Provides a 6-yr CIP plan with at least one project in every year of the plan.</p>	3 points
<p>Narrative has some useful description of the Capital Planning program but is not complete.</p> <p>Provides R&amp;R documents for all facilities in which state-aid for CIP is listed in the 6-yr plan.</p>	2 points
<p>Narrative has some useful description of the Capital Planning program but is not complete; R&amp;R documents not provided for all required facilities.</p> <p>OR</p> <p>No narrative, but provides R&amp;R documents for all required facilities.</p>	1 point
<p>No narrative or abbreviated narrative with no useful description of the Capital Planning program. Lacks R&amp;R documents for all required facilities.</p>	0 points

**Formula-Driven Guidelines**

**Condition/Component survey**

(Application question 6a; Points possible: 0-10 – non-evaluative)

- Condition/component survey age is relative to the earlier of either the application submittal deadline or the project’s substantial completion.

Points will be assigned in increments using the following suggested guidelines:

Scoring Criteria	Points
Condition/component survey is a comprehensive product that informs the project. It includes a full description of existing systems, including code deficiencies, and provides recommendations for upgrades related to all deficiencies described. Costs associated with each deficiency and upgrades are provided as applicable. Supplements may be included such as special inspections, engineering calculations, photographs, drawings, etc. Floor plans, with building area designations and room identifications, are encouraged. Portions of the condition survey, such as that information pertaining to building codes and analysis of structural engineered systems, may have been completed by an architect, engineer, or persons with documented expertise in a building system. It is less than 6 years old.	10 points
Condition/component survey contains many of the required elements as listed above, but not all. It is less than 10 years old.	8 points
Condition/component survey informs the project. Supplements such as special inspections, engineering calculations and drawings that would further document conditions justifying the project are not provided or documentation is not substantial. It is less than 10 years old.	5 points
Condition/component survey is more than 10 years old, but may still contain some relevant building information pertaining to the project.	3 points
Condition/component survey has not been submitted or does not inform the project.	0 points



**Use of prior school design**

(Application Question 6b; Points possible: 10)

- Are complete documents of the proposed reused school plans provided?
- Is evidence of ownership of proposed reused school plans provided?
- Has an analysis been done of the anticipated deviations and revisions from the proposed reused school plan been accomplished? Is an estimated cost of those deviations (+ or -) been computed?
- Have design and construction costs for the proposed reused school plans been estimated along with an estimated cost of design and construction for a project alternative for a new school design?
- This point category is only applicable to construction projects.

Points will be assigned in increments using the following general guidelines:

Scoring Criteria	Points
1. The district or municipality owns the reused school plans. 2. The reused school plans are less than 5 years old or have been updated within the prior 5 years. 3. A supported estimate of planned deviations from the reused school plans is less than 1% of the estimated cost of construction. 4. A supported estimate of construction cost savings to the project is greater than 10% of construction costs of a new school plan alternative. 5. A supported estimate of design cost savings to the project is greater than 10% of design services costs of a new school plan alternative.	10 points
Any four of the above factors are achieved.	8 points
Any three of the above factors are achieved.	6 points
Any two of the above factors are achieved.	4 points
Any one of the above factors is achieved.	2 points
None of the above factors are achieved.	0 points

**Use of prior building system design**

(Application Question 6c; Points possible: 10)

- Up to two points are available for capital renewal of a complete system, a subsystem, or a component renewal in each of the following systems: 1) Building Envelope, 2) Plumbing, 3) HVAC, 4) Lighting, and 5) Power.
- Has evidence been provided that the identified building system is part of a written standard that meets ASHRAE 90.1-2016 prescriptive requirements?
- This point category is not applicable to projects receiving scores for use of a prior school design.

Points will be assigned in increments using the following general guidelines:

Scoring Criteria	Points
The reused building system design is part of a provided written municipal or school district building system standard.	2 points

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

Date:

District:

Project:

Is the project eligible based on below checklist?    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.

Item	Primary Application Question(s)	Eligibility Item Description	Yes	No
A	All	The application is complete and all questions are fully answered – AS 14.11.013(c)(3)(A)		
B	2a	The district’s CIP-6 year plan has been submitted – AS 14.11.011(b)(1) Project is identified in the current CIP year of the plan.		
C	2b	The district has an auditable fixed asset inventory system – AS 14.11.011(b)(1)		
D	2c	Evidence of replacement cost property insurance – AS 14.11.011(b)(2)		
E	8f	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	2d & 3d	Evidence that project should be a capital improvement project and not preventive maintenance or custodial care – AS 14.11.011(b)(3)		
G	3d	Evidence that project meets the criteria of one of the A-F categories – AS 14.11.013 (a)(1)		
H	3d, 4a, & Sec. 7	A detailed scope of work, project budget, and documentation of need – AS 14.11.011 (b)(1)		
I	3d, Sec. 7, & 8c	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, as needed, which demonstrates that the project is in the best interest of the district <b>AND</b> the state – AS 14.11.013(c)(3)(C)		
J	5a, 5b, 5c, 5d, 5e, 5f, & 5g	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	3d, 4a, 5h, 8b, & 8c	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	5h & 8c	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	2e & Sec. 9	DEED 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	All	Adequate documentation supporting the project request – AS 14.11.013(c)(3)(A) and 4 AAC 31.022(d)(1)		

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

Adopted by the Bond Reimbursement and Grant Review Committee

District: \_\_\_\_\_  
Fund: \_\_\_\_\_  
Rater: \_\_\_\_\_  
Date: \_\_\_\_\_

Project Title: \_\_\_\_\_  
CIP ID Number: \_\_\_\_\_ Category: \_\_\_\_\_  
Ineligible: \_\_\_\_\_

<b>Formula Driven Scoring Criteria</b>		<b>School Construction A, B, F</b>	<b>Major Maintenance C, D, E</b>
<b>1. Preventive maintenance program</b> (Questions 9b - 9d, 9f)			
A. Detailed summary reports of maintenance labor parameters (9b)	15 points	<u>    /15    </u>	<u>    /15    </u>
B. Detailed summary reports of PM/corrective maintenance parameters (9c)	10 points	<u>    /10    </u>	<u>    /10    </u>
C. The 5-year average expenditure for maintenance divided by the 5-year average insured replacement value, district wide. (9d) If % < 4, then (% x 1.25); If % > 4, then 5	5 points	<u>    /5    </u>	<u>    /5    </u>
D. Energy consumption reports (9f)	5 points	<u>    /5    </u>	<u>    /5    </u>
<b>2. District ranking</b> (Question 3a) Only eligible project requests are used to calculate ranking points Project #1 request = 30 points, #2 = 27 points, #3 = 24 points, Each additional project 3 points less		<u>    /30    </u>	<u>    /30    </u>
<b>3. Weighted average age of facility</b> (Question 3b) 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		<u>    /30    </u>	<u>    /30    </u>
<b>4. Condition/Component Survey</b> (Question 6a) Condition survey = 0, 3, 5, 8, or 10 points		<u>    /10    </u>	<u>    /10    </u>
<b>5. Use of Prior Design Plans or Buildings System Design</b> (Questions 6b-6c) A. Prior Design Plan (school construction only) (6b) = 0, 2, 4, 6, 8, or 10 points OR B. District standard = Two points each system: Building Envelope, Plumbing, HVAC, Lighting, Power		<u>    /10    </u>	<u>    /10    </u>
<b>6. Planning &amp; design phase has been completed</b> (Question 6d-6g and Appendix B) 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 = 25 points		<u>    /25    </u>	<u>    /25    </u>
<b>7. Previous AS 14.11 funding for this project</b> (Questions 8e & 7a) Previous funding = 30 points, No previous funding = 0 points		<u>    /30    </u>	<u>    /30    </u>
<b>8. Unhoused students today</b> (Questions 5a-5g) A. 100 % of capacity = 0 points B. > 100% of capacity = One point for each 3% of excess capacity C. 250 % of capacity = 50 points		<u>    /50    </u>	<u>    N/A    </u>
<b>9. Unhoused students in seven years (5 year Post-occupancy)</b> (Questions 5a-5g) Unhoused due to loss of eligible square footage based on external environmental factors is scored at half of the points identified. A. 100 % of capacity = 0 points B. > 100% of capacity = One point for each 5% of excess capacity C. 250 % of capacity = 30 points		<u>    /30    </u>	<u>    N/A    </u>
<b>10. Type of space added or improved</b> (Question 5j) A. Instructional or resource 30 points B. Support teaching 25 points C. Food service, recreational, and general support 15 points D. Supplemental 10 points		<u>    /30    </u>	<u>    N/A    </u>
<b>Formula-Driven</b>		<b>/280</b>	<b>/170</b>

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

Adopted by the Bond Reimbursement and Grant Review Committee

District: \_\_\_\_\_  
Fund: \_\_\_\_\_  
Rater: \_\_\_\_\_  
Date: \_\_\_\_\_

Project Title: \_\_\_\_\_  
CIP ID Number: \_\_\_\_\_ Category: \_\_\_\_\_  
Ineligible: \_\_\_\_\_

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

Evaluative Scoring Criteria	School Construction A, B, F	Major Maintenance C, D, E
<b>1. Effectiveness of preventive maintenance program (Question 9)</b>		
A. Maintenance Management Narrative (9a)	_____/5	_____/5
B. Energy Management Narrative (9e)	_____/5	_____/5
C. Custodial Narrative (9g)	_____/5	_____/5
D. Maintenance Training Narrative (9h)	_____/5	_____/5
E. Capital Planning Narrative (9i)	_____/5	_____/5
<b>2. Seriousness of life/safety and code conditions (Question 4a)</b>	_____/50	_____/50
<b>3. Reasonableness &amp; completeness of cost or cost estimate (Questions 7a-7c)</b>	_____/30	_____/30
<b>4. Emergency conditions (Question 8a)</b> Did application check "yes"? <input type="checkbox"/> Did discussion support emergency status? <input type="checkbox"/>	_____/50	_____/50
<b>5. Existing space fails to meet or inadequately serves existing or proposed elementary or secondary programs (Question 8b)</b>	_____/40	_____/5+
<b>6. Thoroughness in considering a full range of options for the project (Question 8c)</b>	_____/25	_____/25
<b>7. Relationship of the project cost to the annual operational cost savings (Question 8d)</b>	_____/30	_____/30
<b>8. Thoroughness in considering use of alternative facilities to meet the needs of the project (Question 5g)</b>	_____/5	N/A
<b>Evaluative</b>	<b>Total Points</b>	
	/255	/215

**Life Cycle Cost Analysis Handbook**

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**P U B L I C A T I O N   C O V E R**

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April 11, 2024

**Issue**

The department seeks committee approval to send out the draft *Life Cycle Cost Analysis Handbook* for public comment.

**Background***Last Updated/Current Edition*

Publication last updated in 2018. Current edition available on the department's website: [education.alaska.gov/facilities/publications/LCCAHandbook.pdf](http://education.alaska.gov/facilities/publications/LCCAHandbook.pdf).

*Summary of Proposed Changes*

The current proposed edits to the publication include straightforward updates of the prior publication and the addition of commissioning to the cost categories. References to the LCCA requirements in the *Alaska School Design & Construction Standards* were also added. Minor updates to the LCCA Workbook spreadsheet tool were also made to include assumptions for maintenance costs and explanations for items. Public comment included requests to simplify some of the concepts, add an option for Cost Benefit Analysis (CBA), and expound on how commissioning and retro-commissioning fit into LCCA.

**BRGR Input and Discussion Items**

Below are questions and comments developed by DEED during the revisions of this draft. Outlined below for consideration by the BRGR Committee:

- Do the proposed edits add clarity to the publication? Are the concepts presented sufficiently explained?
- Do the proposed edits sufficiently address the addition of commissioning?
- Are the references to the *Alaska School Design & Construction Standards* adequate or is additional explanation required?
- Do the additions for maintenance cost assumptions and explanations of line items add sufficient clarity?
- Is the addition of an option for CBA appropriate? CBA is a more involved process than LCCA and it is not clear that this option would provide a simpler analysis process.

**Options**

Approve draft handbook and associated tool for public comment.

Amend draft handbook and associated tool and approve for public comment.

Request additional changes by the department for consideration by the committee.

**Suggested Motion**

“I move that the Bond Reimbursement and Grant Review Committee recommend the department update the draft publication of the *Life Cycle Cost Analysis Handbook* as presented and open a period of public comment.”



# Guidelines for Utilizing **Life Cycle Cost Analysis** and Cost-Benefit Analysis **Handbook**

## CONTRIBUTORS

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## Acknowledgements

Thanks to current staff of the Facilities section of DEED for their assistance in producing and editing this ~~2<sup>nd</sup>~~ 3<sup>rd</sup> Edition and to past staff for their assistance with ~~the first~~ prior editions titled *Life Cycle Cost Analysis Handbook*, particularly Tim Mearig, AIA, and Larry Morris, Jr.

Thanks also to the Bond Reimbursement and Grant Review Committee members who provided edits and reviewed the publication in its final forms.

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State of Alaska  
Department of Education & Early Development  
Juneau, Alaska

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## Introduction

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For years, the architecture/[engineering](#) and construction industries have focused on two primary concerns in the creation of buildings. The first, [which is](#) of utmost importance to architects [and engineers](#), is the design of a building. Is the building enjoyable to view and occupy? Does the organization of spaces enhance the user's program? The client expects ~~an architect to be able to design~~ a building [design](#) that satisfies their aesthetic and functional goals.

The second concern, [which is](#) the primary focus of contractors, is the construction of a building. How will the building be built? How much will the building cost? The client expects a ~~contractor to be able to construct a~~ sound building for the estimated construction cost.

These are typically the primary concerns of a client when the idea of constructing a building is addressed, so it is no surprise that architects and contractors focus their efforts ~~to~~ [towards](#) this end. ~~Granted, these~~ [These](#) are significant concerns; however, they are not the only concerns that should be addressed when planning ~~for the~~ future [construction](#).

A third concern that is receiving more attention as building owners investigate the economics of facility management, is the cost of ~~building~~ operations over the life of a building ~~or building system~~. The combination of economic theory and computer technology allows for a more sophisticated approach to the design and construction of a facility than ever before. Instead of merely looking at the facility in terms of cost to design and build, owners can broaden their perspective to include operations, maintenance, repair, replacement, and disposal costs. The sum of initial and future costs associated with the construction and operation of a building ~~or building system~~ over a [designated](#) period of time is called the life cycle cost ~~of a facility~~.

The *National Institute of Standards and Technology (NIST) Handbook 135, ~~1996-2022~~ edition*, defines **Life Cycle Cost (LCC)** as “the total discounted dollar cost of owning, operating, maintaining, and disposing of a building or a building system” over a [designated](#) period of time. Life Cycle Cost Analysis (LCCA) is an economic evaluation technique that determines the total cost of owning and operating a facility [or building system](#) over [a](#) period of time.

Life Cycle Cost ~~Analysis~~ [Analyses](#) can be performed on ~~large and small~~ [any size of](#) buildings or on ~~isolated individual~~ building systems. Many building owners apply the principles of life cycle cost analysis ~~in when making~~ decisions ~~they make~~ regarding construction or improvements to a facility. From the homeowner who opts for vinyl siding in lieu of wood to the federal highway commission that chooses concrete paving over asphalt, both owners ~~are~~ [should be](#) taking into consideration the future maintenance and replacement costs in their selections. While initial cost is a factor in their decisions, it is not the only factor.

The guidelines incorporated in this handbook have been developed to assist Alaskan school districts, their consultants, and communities in evaluating the life cycle cost of school construction decisions. The guidelines are based on AS 14.11.013, which directs the Department

## Introduction

of Education & Early Development (DEED) to review projects to ensure they are in the best interest of the state, and AS 14.11.014, which stipulates the development of criteria intended to achieve cost-effective school construction. In support of these statutes, the standard DEED project agreement contains a clause requiring value engineering, and projects may require a full value analysis report. The project agreement language states:

*Value Engineering: During the design of the Project, the Recipient, and the Recipient's consultants, shall incorporate value based design efforts with the goal of reducing the cost of the Project without sacrificing value. A formal Value Analysis may be required as specified in Appendix [ ].*

It cannot be emphasized enough that the district is best served when they involve the department early in design to review and plan for alternative designs. This will not only help to develop cost effective projects but, also assists both the district and the department to document compliance with clause 9.

In response to these legislative directives, the department evaluates all school construction and major maintenance grant requests based on their initial and long-term costs, i.e., their life cycle cost. This handbook establishes the Life Cycle Cost Analysis technique, and a simpler Cost-Benefit Analysis alternative, and criteria by which educational facility construction alternatives are to be evaluated. It is important to note that the usefulness of an LCCA lies not in the determination of a total cost of a project alternative, but in the ability to compare the cost of project alternatives and to determine which alternative provides the best value per dollar spent.

In 2022, the department introduced the Alaska School Design & Construction Standards. These Standards achieve two primary objectives: fulfill a statutory mandate to provide cost-effective construction standards and establish consistency for state aid. The Standards apply to all new school construction and new additions to existing buildings. Renovation to existing facilities will adhere to the Standards, whenever possible, as approved by DEED.

Selected design features and materials described in Part 2 Design Principles and Part 3 System Standards, have been designated with indicators for an LCCA. The indicators are followed by a numerical scale of 1 through 5 that conform to the following levels:

<u>Designation</u>	<u>Cost Savings</u>
<u>LCCA-1</u>	<u>0% to 2%</u>
<u>LCCA-2</u>	<u>2% to &lt;5%</u>
<u>LCCA-3</u>	<u>5% to &lt;8%</u>
<u>LCCA-4</u>	<u>8% to &lt;12%</u>
<u>LCCA-5</u>	<u>12% to 15%</u>

LCCA-1 has the least life cycle to cost benefit, LCCA-5 has the most benefit.

An LCCA, or a cost-benefit analysis alternative, is required to support certain designated elements in the Standards prior to approval by DEED for inclusion in a project. The cost savings are what is expected to be achieved in comparison to baseline options. The LCCA level is shown in the Standards where the element is described.

## Terminology of Life Cycle Cost Analysis

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Life Cycle Cost Analysis is an essential design process for controlling the initial and the future cost of building ownership. LCCA can be implemented [prior to design efforts or](#) at any ~~level~~ [of point in](#) the design process. ~~and~~ [It](#) can also be an effective tool for evaluation of existing building systems. LCCA can be used to evaluate the [total](#) cost of a full range of projects, from an entire site complex to a specific building system component. The Department of Education & Early Development has been charged with the responsibility of determining if a school capital project is in the best interest of the State of Alaska. The effective use of LCCA is vital in demonstrating that a school district's project request is not only the best solution for the district ~~themselves~~, but also for the State of Alaska.

As defined earlier, Life Cycle Cost is the total discounted dollar cost of [constructing](#), owning, operating, maintaining, and disposing of a building or a building system over a [defined](#) period of time. Keeping this definition in mind, one can breakdown the LCC equation into the following three variables: the pertinent **costs** of ownership, the period of **time** over which these costs are incurred, and the **discount rate** that is applied to future costs to equate them with present day costs.

### Initial & Future Expenses

The first component in ~~a~~ [an](#) LCC equation is cost. There are two major cost categories by which projects are to be evaluated in ~~a~~ [an](#) LCCA. They are Initial Expenses and Future Expenses. **Initial Expenses** are all costs incurred prior to occupation of the facility. **Future Expenses** are all costs incurred after occupation of the facility. Appendix A outlines the individual costs that are to be evaluated within the two major cost categories.

Defining the exact costs of each expense category can be somewhat difficult since, at the time of the LCC study, nearly all costs are unknown. However, through the use of reasonable, consistent, and well-documented assumptions, a credible LCCA can be prepared.

~~One should also note~~ [It should also be noted](#) that not all of the cost categories are relevant to all projects. The preparer is responsible for ~~the~~ inclusion of the pertinent cost categories that will produce a realistic LCC comparison of project alternatives. If costs in a particular cost category are equal in all project alternatives, they can be documented as such and removed from consideration in the LCC comparison.

### Residual Value

One future expense that warrants further explanation is that of residual value. **Residual value** is the net worth of a building at the end of the LCCA study period. Unlike other future expenses, an alternative's residual value can be positive or negative, a cost or a value.

## Terminology of Life Cycle Cost Analysis

Since ~~a~~an LCC is a summation of costs, a negative residual value indicates that there is value associated with the building at the end of the study period. Perhaps, ~~the~~ the value is a roof that was recently ~~replaced~~replaced, or it is the building's superstructure that could function for another thirty years. Whatever the reason for the remaining value, it is a tangible asset of building ownership and should be included in the LCCA.

A positive residual value indicates that there are disposal costs associated with the building at the end of the study period. Perhaps, the costs are related to abatement of hazardous material or demolition of the structure. Whatever the cause, these are the costs of building ownership and should be included in the LCCA.

Zero residual value indicates that there is no value or cost associated with the building at the end of the study period. This rare instance occurs if the intended use of the building terminates concurrent ~~to~~with the end of the study period, the owner is unable to sell the building, and the owner is able to abandon the building at no expense.

### Study Period

The second component of the LCC equation is time. The **study period** is the period of time over which ownership and operation~~s~~ expenses are to be evaluated. Typically, the study period can range from twenty to forty years, depending on owner's preferences, the stability of the user's program, and the intended overall life of the facility. While the length of the study period is often a reflection of the intended life of a facility, the study period is usually shorter than the intended life of the facility.

The [National Institute of Standards and Technology \(NIST\)](#) breaks the study period into two phases: the planning/construction period and the service period. The planning/construction period is the time period from the start of the study to the date the building becomes operational (the service date). The service period is the time period from the date the building becomes operational to the end of the study.

Due to the uncertainty of construction funding and the short construction season, the planning/construction period can take several years to complete for an Alaskan school project. To remove the uncertainty regarding the appropriate length of the planning/construction period and to simplify the LCC calculation, the department approves of the assumption that all initial costs will be incurred in the base year of the study. Thus, all initial costs will be entered into the LCCA at their full value.

The DEED recommended study period for LCCA is twenty years. This is due to population fluctuations within communities, the ever-changing nature of educational programs, the relative life span of individual building systems, and the reduced economic impact of costs incurred after twenty years.

## Terminology of Life Cycle Cost Analysis

The department's LCCA ~~s~~ spreadsheet is designed for a twenty-~~y~~-year study period. It can be used to evaluate project options for complete school facilities (new construction and renovation projects), as well as evaluate project options related to individual building systems (roof replacement projects, mechanical upgrade projects, etc.).

### Real Discount Rate

The third component in the LCC equation is the discount rate. The **discount rate**, as defined by *Life Cycle Costing for Design Professionals, 2nd Edition*, is “the rate of interest reflecting the investor’s time value of money.” Basically, it is the interest rate that would make an investor indifferent as to whether he received a payment now or a greater payment at some time in the future.

The NIST takes the definition of discount rates a step further by separating them into two types: real discount rates and nominal discount rates. The difference between the two is that the **real discount rate** *excludes* the rate of inflation, and the **nominal discount rate** *includes* the rate of inflation. This is not to say that real discount rates ignore inflation, their use simply eliminates the complexity of accounting for inflation within the present value equation. The use of either discount rate in its corresponding present value calculation derives the same result. For simplicity, this handbook will focus on the use of real discount rates in the calculation of LCC for project alternatives.

Obviously, as the economics of the world around us change ~~s~~, so ~~to~~ does the discount rate. To establish a standard discount rate to be used in LCCA, the department has adopted the U.S. Department of Energy’s real discount rate. This rate is updated and published annually in the *Energy Price Indices and Discount Factors for Life-Cycle Cost Analysis – Annual Supplement to NIST Handbook 135*. The publication can be found at <https://www.nist.gov/publications/>

### Constant-Dollars

Just as discount rates can be defined as either real or nominal, so too can costs. The *NIST Handbook 135, ~~1995-2022~~ edition*, defines **constant-dollars** as “dollars of uniform purchasing power tied to a reference year and exclusive of general price inflation or deflation.” The NIST defines **current-dollars** as “dollars of nonuniform purchasing power, including general price inflation or deflation, in which actual prices are stated.”

When using the real discount rate in present value calculations, costs must be expressed in constant-dollars. ~~Similarly-Likewise~~, when using the nominal discount rate in present value calculations, costs must be expressed in current-dollars. In the rare case that the inflation rate is zero, constant-dollars are equal to current-dollars and the real discount rate is equal to the nominal discount rate.

## Terminology of Life Cycle Cost Analysis

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In practice, the use of constant-dollars simplifies LCCA. For example, suppose one wants to evaluate roofing products over a 30-year period. However, one roofing product must be replaced after 20 years. How much will the replacement of the roof cost in 20 years? By using constant dollars, the guesswork of estimating the escalation of labor and material costs is eliminated. The future constant dollar cost (excluding demolition) to install a new roof in 20 years is the same as the initial cost to install the roof. Any change in the value of money over time will be accounted for by the real discount rate.

### Present Value

To accurately combine initial expenses with future expenses, the present value of all expenses must first be determined. The *NIST Handbook 135*, ~~1995~~ 2022 edition, defines **present value** as “the time-equivalent value of past, present or future cash flows as of the beginning of the base year.”

The present value calculation uses the discount rate and the time a cost was or will be incurred to establish the present value of the cost in the base year of the study period. Since most initial expenses occur at about the same time, initial expenses are considered to occur during the base year of the study period. Thus, there is no need to calculate the present value of these initial expenses because their present value is equal to their actual cost.

The determination of the present value of future costs is time dependent. The time period is the difference between the time of initial costs and the time of future costs. Initial costs are incurred at the beginning of the study period ~~at~~ in Year 0, the base year. Future costs can be incurred anytime between Year 1 and ~~Year 20~~ the final year of the study period. The present value calculation is the equalizer that allows the summation of initial and future costs.

Along with time, the discount rate also dictates the present value of future costs. Because the current discount rate is a positive value (inflation), future expenses will have a present value less than their cost at the time they are incurred.

Future costs can be broken down into two categories: one-time costs and recurring costs. **Recurring costs** are costs that occur every year over the span of the study period. Most operating and maintenance costs are recurring costs. **One-time costs** are costs that do not occur every year over the span of the study period. Most replacement costs are one-time costs.

To simplify the LCCA, all recurring costs are expressed as annual expenses incurred at the end of each year and one-time costs are incurred at the end of the year in which they occur. To determine the present value of future one-time costs the following formula is used:

$$PV = A_t \times \frac{1}{(1 + d)^t}$$

Where:

PV = Present Value

## Terminology of Life Cycle Cost Analysis

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$A_t$  = Amount of one-time cost at a time “t”

$d$  = Real Discount Rate

$t$  = Time (expressed as number of years)

To determine the present value of future recurring costs the following formula is used:

$$PV = A_0 \times \frac{(1 + d)^t - 1}{d \times (1 + d)^t}$$

Where:

$PV$  = Present Value

$A_0$  = Amount of recurring cost

$d$  = Real Discount Rate

$t$  = Time (expressed as number of years)



## Selection of Project Alternatives

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Prior to beginning an LCCA, project alternatives need to be established. These alternatives should be distinctly different and viable solutions to the facility issue being addressed. The chosen alternative is to be the most reasonable and cost-effective solution to the project problem. A minimum of three different project alternatives should be incorporated into the LCCA. A brief description of each project alternative and why it was chosen should be included in the LCCA.

Listed below are some possible project options that should be considered while selecting the most viable, reasonable, and cost-effective alternatives. These options are based on statutory language found in AS 14.11 and are included in the instructions to the annual CIP grant applications.

- Renovation and addition to the existing school facility.
- Rental and remodel of an existing local facility.
- Purchase and remodel of an existing local facility.
- Alteration of the attendance area boundary.
- Demolition of existing school and construction of a new school on the same site.
- The use of double shifting or year round school.
- Sale of existing school and construction of a new school on a new site.

Renovation and addition to the existing facility must be considered as at least one of the project alternatives for replacement school projects. A “No Action” alternative is not an acceptable project alternative. Options for the replacement of a building system could include replacement of select items, refurbishment, phasing the replacement in sections or different materials or equipment type.

An LCCA for each of the selected project alternatives is to be generated using [the DEED's](#) LCCA spreadsheet or other software. The department's spreadsheet is available online at: <https://education.alaska.gov/facilities/publications>



## Completion of the Life Cycle Cost Analysis

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A LCCA can be performed [in](#) a variety of ways without compromising the results if the assumptions that shape the LCCA employ reasonable and consistent judgement. Given the various methods used to perform [an](#) LCCA, the Department of Education & Early Development has outlined the basic steps for preparation of [an](#) LCCA below.

This is not intended to be the only way [an](#) LCCA should be prepared, but it is meant to clarify the department's expectations. This outline should also enable school districts to judge for themselves the quality of services provided by their consultants.

The LCCA need [s](#) only [to](#) address cost categories that are pertinent to the scope of the project. However, to insure accurate comparison of alternatives, all LCCA evaluations of the project alternatives must incorporate the same cost categories. The LCCA of each project alternative should include:

- A brief description of the project alternative.
- A brief explanation as to why the project alternative was selected.
- A brief explanation of the assumptions made during the LCCA.
- Conceptual or schematic documentation indicating the design intent of the alternative.
- A site plan showing the integration of the proposed facility on the site and necessary site improvements (for projects involving additions or new construction).
- A detailed LCCA of the project alternative.
- A summary table that compares the total life cycle costs of Initial Investment, Operations, Maintenance & Repair, Replacement, and Residual Value of all the project alternatives.

### Initial Investment Costs

The first step in the completion of the LCCA of a project alternative is to define all the initial investment costs of the alternative. **Initial investment costs** are costs that will be incurred prior to the occupation of the facility. All initial costs are to be added to the LCCA total at their full value. Appendix A lists the minimum initial investment cost categories that are to be addressed.

The level of detail of these costs should be commensurate with the level of project detail. Construction costs can be derived by using [the](#) DEED's Cost Model spreadsheet, construction cost literature, contractor quotes, or professional cost [estimating](#) consultants.

## Completion of the Life Cycle Cost Analysis

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### Operation Costs

The second step in the completion of the LCCA of a project alternative is to define all the future operation costs of the alternative. The **operation costs** are annual costs, excluding maintenance and repair costs, involved in the operation of the facility. Most of these costs are related to building utilities and custodial services. All operation costs are to be discounted to their present value prior to addition to the LCCA total. Appendix A lists the minimum operation cost categories that are to be addressed in the LCCA.

Operation costs that are not directly related to the building should usually be excluded from the LCCA. An example of a cost that should be excluded is the cost of office materials. While it is an annual operating expense, it has nothing to do with the operation of the building but is ~~rather~~ instead a function of the building user.

However, should project alternatives generate different requirements of the user, it is appropriate to include these costs. An example of such a situation is the comparison of a year round school alternative with an alternative that uses the traditional nine month school season. It is quite possible that the two alternatives would have different staffing requirements. While staffing is ~~hardly~~ not a building operation cost, it should be included in the LCCA to provide an accurate comparison of the alternatives.

### Maintenance & Repair Costs

The third step in the completion of the LCCA of a project alternative is to define all the future maintenance and repair costs of the alternative. For simplicity, maintenance and repair costs have been combined in the department's LCCA spreadsheet. It should be noted that there is a distinct difference between the two costs.

**Maintenance costs** are scheduled costs associated with the upkeep of the facility. An example of a maintenance cost is the cost of an annual roof inspection and caulking of the building's roof penetrations. This task is a scheduled event that is intended to keep the building in good condition.

**Repair costs** are unanticipated expenditures that are required to prolong the life of a building system without replacing the system. An example is the repair of a broken window. This is an unscheduled event that does not entail replacement of the entire window unit, merely the replacement of the broken pane.

Some maintenance costs are incurred annually and others less frequently. Repair costs are, by definition, unforeseen so it is impossible to predict when they will occur. For simplicity, maintenance and repair costs should be treated as annual costs. All maintenance and repair costs are to be discounted to their present value prior to addition to the LCCA total. Appendix A lists the minimum maintenance and repair cost categories that are to be addressed in the LCCA.

## Completion of the Life Cycle Cost Analysis

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It is important to note that all options are not ‘created equal’. At first glance, maintenance and repair costs could be judged to be equal for all alternatives. However, the department urges districts to delve deeper and ask, “Is it possible that an alternative is more susceptible to damage than others?” Facility location, age of building systems, and variations in exterior envelope area are just a few factors that should be considered when estimating maintenance and repair costs for project alternatives. Credible explanation of the district’s evaluation assumptions should be included in the LCCA.

Due to the variation in the Alaskan climate and building conditions, the department recommends using actual historical data and the district’s preventative maintenance plan to generate maintenance and repair costs. Since maintenance and repair costs are typically part of the school’s operating budget, historical costs for this work should be available. When actual maintenance costs are unavailable, costs can be derived from use of available literature or cost estimating consultants.

### Replacement Costs

The fourth step in the completion of the LCCA of a project alternative is to define all the future replacement costs of the alternative. **Replacement costs** are anticipated expenditures to major building system components that are required to maintain the operation of a facility. All replacement costs are to be discounted to their present value prior to addition to the LCCA total. Appendix A lists the minimum replacement cost categories that are to be addressed in the LCCA.

Replacement costs are typically generated by replacement of a building system or component that has reached the end of its useful life. An example of a replacement cost is the replacement of a boiler. A boiler has a life expectancy that is shorter than that of the facility it serves. At some point it will fail and require replacement to keep the facility operational.

Since this handbook assumes the use of the constant-dollar approach to LCCA, the cost to replace a building component in the future will be the same as the current cost of the building component plus demolition costs and any alterations of existing systems required for the new component(s). Replacement costs can be derived from use of the DEED’s Cost Model spreadsheet, construction cost literature, contractor quotes, historical data, or cost estimating consultants.

### Residual Value

The fifth step in the completion of the LCCA of a project alternative is to define the residual value of the alternative. **Residual value**, as defined earlier, is the net worth of a building or building system at the end of the LCCA study period. This is the only cost category in a LCCA where a negative value, one that reduces cost, is acceptable.

## **Completion of the Life Cycle Cost Analysis**

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The residual value of a facility or building system is especially important when evaluating project alternatives that have different life expectancies. An example is the evaluation of two roofing alternatives, a metal roof ~~and~~ versus a composition shingle roof.

The shingle roof has a life span of 20 years whereas the metal roof is expected to last 40 years. In an LCCA over a 30-year study period the shingle roof will have to be replaced, thus incurring replacement costs. The metal roof will not require replacement; thus, no replacement costs will be incurred. The residual value of each option is to be calculated as follows:

Metal Roof Residual Value = (Initial Cost) x (Age of Metal Roof/Metal Roof Life - 1)

Shingle Roof Residual Value = (Initial Cost) x (Age of Shingle Roof/Shingle Roof Life - 1)

The metal roof has a residual value of one quarter its initial cost because at the end of the study period three-quarters of its intended life will have been consumed. The shingle roof has a residual value of half its initial cost because a replacement roof was installed ten years prior. Thus, at the end of the study period, half of the *current* shingle roof's intended life will have been consumed.

The residual value of a project alternative can be established in several different ways depending on the level of detail available. However, project solutions that opt for a new replacement facility in lieu of renovation and addition to the existing facility should establish residual value on a building systems basis.

### **Finalize LCCA**

Once all pertinent costs have been established and discounted to their present value, the costs can be summed to generate the total life cycle cost of the project alternative. After this has been done for all the viable project alternatives, a summary of the results should be prepared. The summary of project alternatives should compare the total life cycle costs of Initial Investment, Operations, Maintenance & Repair, Replacement, and Residual Value of all the project alternatives.

It is anticipated that the project alternative with the lowest overall life cycle cost will be the project alternative presented in the school district's Capital Improvement Project (CIP) request.

## Cost-Benefit Analysis Alternative

The above-described LCCA is very beneficial towards making informed choices during design and construction of educational facilities. Alternatively, for simpler comparisons, there is a Cost-Benefit Analysis (CBA). A CBA should be reserved for simpler comparisons where the return on investment is limited to less than or near 10 years. Choosing between an LCCA or a CBA should be discussed with the owner, consultant, and possibly the department.

Discussion of possible alternatives should begin early in the project planning. Alternatives can be incorporated into the project efficiently if researched and costed prior to 65% design development deliverables. This is also a good time to discuss alternatives with the department. Utilizing an on-line system can make discussions easier and more efficient, this can help to show the intention to utilize alternatives and develop a project in the state's best interest.

The example below, considering roof insulation options, could be performed with a CBA if the return on investment were less than 10 years. Savings is calculated as shown and the costs can be from a professional estimate or from bid alternates. With a 10-year study of costs and benefits, the time cost of money is relatively small and can be ignored. The potential pricing inflation can be a secondary consideration. The consideration of future cost of heat (fuel) can either be ignored or considered depending on the confidence of future changes.

### Example: Roof Insulation Alternatives

	<u>Base (R-40)</u>	<u>Alt #1 (R-60)</u>	<u>Alt #2 (R-80)</u>
<u>Cost of Construction</u>	<u>\$165,700</u>	<u>\$171,100</u>	<u>\$180,450</u>
<u>Net of Base</u>	<u>0</u>	<u>5,400</u>	<u>14,750</u>
<u>Cost of Heat @ \$3.00/gal</u>	<u>\$2,454/yr.</u>	<u>\$1,635/yr.</u>	<u>\$1,227/yr.</u>
<u>Net of Base</u>	<u>0</u>	<u>\$819/yr.</u>	<u>\$1,227/yr.</u>
<u>ROI (yrs.)</u>		<u>6.6yrs.</u>	<u>12.0yrs.</u>

In this CBA, alternate #1 (R-60) is an easy choice at 6.6 years of payback. Alternate #2 (R-80) is a payback of 12 years. In this scenario, at 12 years, a choice would have to be made whether the CBA is sufficient to make a decision on the alternative selection, or whether a full LCCA should be performed. Both answers could be justified.

## Summary

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This handbook was created to assist school districts and consultants in the [ability to make informed choices in ~~Life Cycle Cost Analysis of~~](#) proposed educational facility construction projects. The Department of Education & Early Development is responsible for ensuring that funded projects are in the best interest of the State of Alaska and are cost-effective solutions. The submittal of realistic LCCAs assists in such a determination.

Unfortunately, not all grant applications have convinced the department that the proposed project was the best and most cost-effective solution. Problems encountered with LCCAs have ranged from faulty methodology to the use of “straw man” alternatives. To assist school districts in avoiding the problems that have surfaced in previous LCCAs, the following list of suggestions is provided:

- Evaluate all project alternatives by the same cost categories, over the same study period, using the same discount rate.
- Include only cost categories that are pertinent to the project scope. If one project alternative incurs costs in a specific cost category, that cost category must be included in all other project alternatives even if no costs are incurred.
- Use the constant-dollar approach to LCCA. This is especially important when defining Replacement Costs.
- Include demolition costs of a building component or system when calculating its Replacement Cost.
- Project alternatives that surplus buildings to the State of Alaska are required to include the cost of demolition in their LCCA.
- Project alternatives that surplus buildings to the local community are required to include the cost of hazardous material abatement in their LCCA.
- Define at least three viable project alternatives for further study. The selected alternatives should be distinctly different to cover the spectrum of possible options. A “No Action” [or repair](#) alternative is not considered a viable project alternative.
- All project alternatives must be viable options (i.e., no “straw man” alternatives).
- Address why a project alternative is in the best interest of the State of Alaska.

[The best method approach is to initiate alternative discussions between the district, consultant, and the department early on in planning and design. A well planned and developed alternative approach to your project will help to insure the best possible results and help to show that the district has met the project requirements during closeout with the department.](#)

## Closing

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The guidelines incorporated in this handbook are intended to assist Alaska school districts with the evaluation of various educational facility project alternatives using LCCA. The process of performing an LCCA will heighten understanding of the proposed project among designers and district representatives. Often, cost saving ideas are generated that can be applied to more than one alternative. These ideas can direct the final design of a project toward cost-effective construction and enhance the overall value of a project.

The use of LCCA enables projects to be evaluated by their long-term costs rather than just their initial construction cost. This requires facility owners to consider the long-term operations and maintenance costs of a facility design. The emphasis on future facility costs directly benefits school districts. A building design that minimizes future operations and maintenance expenses leaves more money in the school district's operating budget, thus making more funds available for the education of the students.

[LCCA is also a means of supporting certain elements of a design in relation to the Alaska School Design & Construction Standards. A design that aspires to utilize certain designated elements must employ LCCA to demonstrate that the option provides for cost-effective design.](#)

The Department of Education & Early Development believes the implementation of proper LCCA techniques will promote cost-effective design and construction practices. The long-term savings generated by these efforts will benefit students, teachers, school districts, as well as the State of Alaska.

# **Samples**

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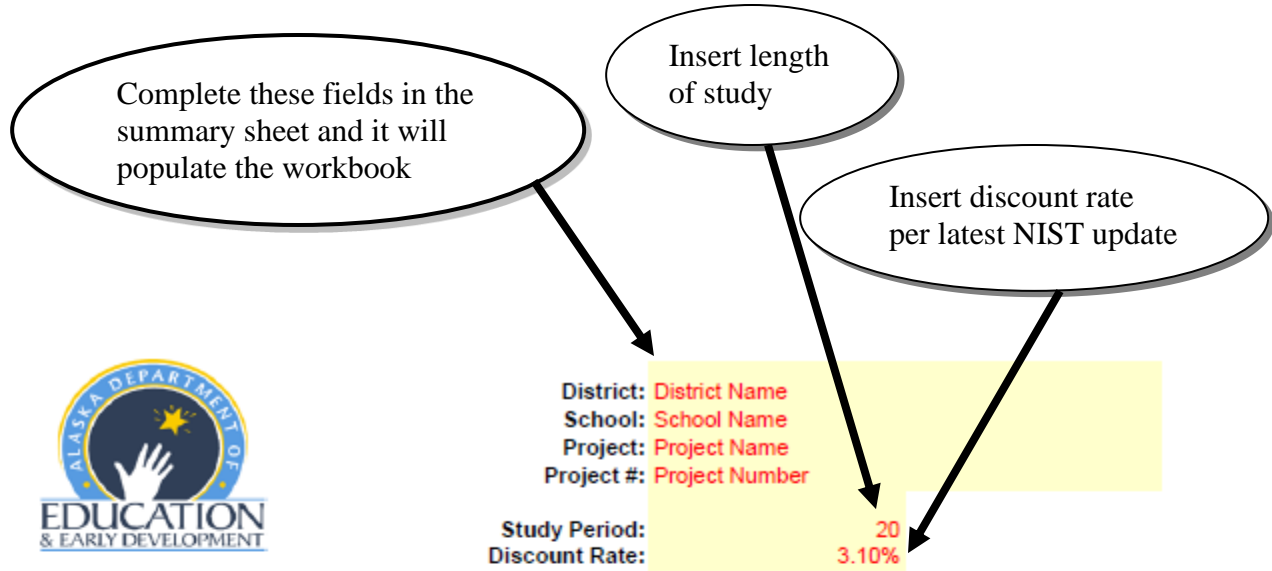
## **Life Cycle Cost Analysis Sample**

**And**

**Instructions**



## Samples



Life Cycle Costs of Project Alternatives			
	Alternate #1	Alternate #2	Alternate #3
Initial Investment Cost	\$0	\$0	\$0
Operations Cost	\$0	\$0	\$0
Maintenance & Repair Cost	\$0	\$0	\$0
Replacement Cost	\$0	\$0	\$0
Residual Value	\$0	\$0	\$0
<b>Total Life Cycle Cost</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
GSF of Project	1 GSF	1 GSF	1 GSF
Initial Cost/GSF	\$0.00	\$0.00	\$0.00
LCC/GSF	\$0.00	\$0.00	\$0.00

The summary will auto-fill from the Alternate 1, 2 and 3 worksheets

# Samples



District: District Name  
 School: School Name  
 Project: Project Name  
 Project #: Project Number  
 GSF: 1 GSF

Insert GSF of this alternate

Quantity	Unit	Unit Cost	Total Cost	Years	Present Value
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### Initial Expenses

#### Initial Investment Cost (one time start-up costs)

Construction Management	1	LPSM	\$0	\$0	0	\$0
Land Acquisition	1	LPSM	\$0	\$0	0	\$0
Site Investigation	1	LPSM	\$0	\$0	0	\$0
Design Services	1	LPSM	\$0	\$0	0	\$0
Construction	1	LPSM	\$0	\$0	0	\$0
Equipment	1	LPSM	\$0	\$0	0	\$0
Technology	1	LPSM	\$0	\$0	0	\$0
Indirect/Administration	1	LPSM	\$0	\$0	0	\$0
Art	1	LPSM	\$0	\$0	0	\$0
Contingency	1	LPSM	\$0	\$0	0	\$0

### Future Expenses

#### Operations Cost (annual costs)

Heating Fuel	1	GALS	\$0.00	\$0	20	\$0
Electricity	1	KWH	\$0.00	\$0	20	\$0
Water and Sewer	1	LPSM	\$0	\$0	20	\$0
Garbage Disposal	1	LPSM	\$0	\$0	20	\$0
Custodial	1	LPSM	\$0	\$0	20	\$0
Grounds	1	LPSM	\$0	\$0	20	\$0
Lease	1	LPSM	\$0	\$0	20	\$0
Insurance	1	LPSM	\$0	\$0	20	\$0
Other	1	LPSM	\$0	\$0	20	\$0

#### Maintenance & Repair Cost (upkeep costs ... estimate on annual basis)

Site Improvements	1	LPSM	\$0	\$0	20	\$0
Site Utilities	1	LPSM	\$0	\$0	20	\$0
Foundation/Substructure	1	GSF	\$0.00	\$0	20	\$0
Superstructure	1	GSF	\$0.00	\$0	20	\$0
Exterior Wall Systems	1	EWSF	\$0.00	\$0	20	\$0
Exterior Windows	1	GLSF	\$0.00	\$0	20	\$0
Exterior Doors	1	LEAF	\$0.00	\$0	20	\$0
Roof Systems	1	RFSF	\$0.00	\$0	20	\$0
Interior Partitions	1	PTSF	\$0.00	\$0	20	\$0
Interior Doors	1	LEAF	\$0.00	\$0	20	\$0
Interior Floor Finishes	1	FFSF	\$0.00	\$0	20	\$0
Interior Wall Finishes	1	WFSF	\$0.00	\$0	20	\$0
Interior Ceiling Finishes	1	CFSF	\$0.00	\$0	20	\$0
Interior Specialties	1	GSF	\$0.00	\$0	20	\$0
Conveying Systems	1	LPSM	\$0	\$0	20	\$0
Plumbing Piping	1	GSF	\$0.00	\$0	20	\$0
Plumbing Fixtures	1	FIXT	\$0.00	\$0	20	\$0
Fire Protection Systems	1	GSF	\$0.00	\$0	20	\$0

# Samples



District: District Name  
 School: School Name  
 Project: Project Name  
 Project #: Project Number  
 GSF: 1 GSF

	Quantity	Unit	Unit Cost	Total Cost	Years	Present Value
HVAC Distribution	1	GSF	\$0.00	\$0	20	\$0
HVAC Equipment	1	LPSM	\$0	\$0	20	\$0
HVAC Controls	1	GSF	\$0.00	\$0	20	\$0
Special Mechanical Systems	1	GSF	\$0.00	\$0	20	\$0
Electrical Service/Generation	1	LPSM	\$0	\$0	20	\$0
Electrical Distribution	1	GSF	\$0.00	\$0	20	\$0
Electrical Lighting	1	GSF	\$0.00	\$0	20	\$0
Special Electrical Systems	1	GSF	\$0.00	\$0	20	\$0
Equipment & Furnishings	1	LPSM	\$0	\$0	20	\$0
Other	1	LPSM	\$0	\$0	20	\$0
Other	1	LPSM	\$0	\$0	20	\$0
<b>Replacement Cost (scheduled replacement of building system or component)</b>						
Site Improvements	1	LPSM	\$0	\$0	1	\$0
Site Utilities	1	LPSM	\$0	\$0	1	\$0
Foundation/Substructure	1	GSF	\$0.00	\$0	1	\$0
Superstructure	1	GSF	\$0.00	\$0	1	\$0
Exterior Wall Systems	1	EWSF	\$0.00	\$0	1	\$0
Exterior Windows	1	GLSF	\$0.00	\$0	1	\$0
Exterior Doors	1	LEAF	\$0.00	\$0	1	\$0
Roof Systems	1	RFSF	\$0.00	\$0	1	\$0
Interior Partitions	1	PTSF	\$0.00	\$0	1	\$0
Interior Doors	1	LEAF	\$0.00	\$0	1	\$0
Interior Floor Finishes	1	FFSF	\$0.00	\$0	1	\$0
Interior Wall Finishes	1	WFSF	\$0.00	\$0	1	\$0
Interior Ceiling Finishes	1	CFSF	\$0.00	\$0	1	\$0
Interior Specialities	1	GSF	\$0.00	\$0	1	\$0
Conveying Systems	1	LPSM	\$0	\$0	1	\$0
Plumbing Piping	1	GSF	\$0.00	\$0	1	\$0
Plumbing Fixtures	1	FIXT	\$0.00	\$0	1	\$0
Fire Protection Systems	1	GSF	\$0.00	\$0	1	\$0
HVAC Distribution	1	GSF	\$0.00	\$0	1	\$0
HVAC Equipment	1	LPSM	\$0	\$0	1	\$0
HVAC Controls	1	GSF	\$0.00	\$0	1	\$0
Special Mechanical Systems	1	GSF	\$0.00	\$0	1	\$0
Electrical Service/Generation	1	LPSM	\$0	\$0	1	\$0
Electrical Distribution	1	GSF	\$0.00	\$0	1	\$0
Electrical Lighting	1	GSF	\$0.00	\$0	1	\$0
Special Electrical Systems	1	GSF	\$0.00	\$0	1	\$0
Equipment & Furnishings	1	LPSM	\$0	\$0	1	\$0
Other	1	LPSM	\$0	\$0	1	\$0
Other	1	LPSM	\$0	\$0	1	\$0
<b>Residual Value (value of facility at end of study period)</b>						
Site Improvements	1	LPSM	\$0	\$0	1	\$0
Site Utilities	1	LPSM	\$0	\$0	1	\$0
Foundation/Substructure	1	GSF	\$0.00	\$0	1	\$0
Superstructure	1	GSF	\$0.00	\$0	1	\$0

# Samples



District: District Name  
 School: School Name  
 Project: Project Name  
 Project #: Project Number  
 GSF: 1 GSF

	Quantity	Unit	Unit Cost	Total Cost	Years	Present Value
Exterior Wall Systems	1	EWSF	\$0.00	\$0	1	\$0
Exterior Windows	1	GLSF	\$0.00	\$0	1	\$0
Exterior Doors	1	LEAF	\$0.00	\$0	1	\$0
Roof Systems	1	RFSF	\$0.00	\$0	1	\$0
Interior Partitions	1	PTSF	\$0.00	\$0	1	\$0
Interior Doors	1	LEAF	\$0.00	\$0	1	\$0
Interior Floor Finishes	1	FFSF	\$0.00	\$0	1	\$0
Interior Wall Finishes	1	WFSF	\$0.00	\$0	1	\$0
Interior Ceiling Finishes	1	CFSF	\$0.00	\$0	1	\$0
Interior Specialities	1	GSF	\$0.00	\$0	1	\$0
Conveying Systems	1	LPSM	\$0	\$0	1	\$0
Plumbing Piping	1	GSF	\$0.00	\$0	1	\$0
Plumbing Fixtures	1	FIXT	\$0.00	\$0	1	\$0
Fire Protection Systems	1	GSF	\$0.00	\$0	1	\$0
HVAC Distribution	1	GSF	\$0.00	\$0	1	\$0
HVAC Equipment	1	LPSM	\$0	\$0	1	\$0
HVAC Controls	1	GSF	\$0.00	\$0	1	\$0
Special Mechanical Systems	1	GSF	\$0.00	\$0	1	\$0
Electrical Service/Generation	1	LPSM	\$0	\$0	1	\$0
Electrical Distribution	1	GSF	\$0.00	\$0	1	\$0
Electrical Lighting	1	GSF	\$0.00	\$0	1	\$0
Special Electrical Systems	1	GSF	\$0.00	\$0	1	\$0
Equipment & Furnishings	1	LPSM	\$0	\$0	1	\$0
Other	1	LPSM	\$0	\$0	1	\$0
Other	1	LPSM	\$0	\$0	1	\$0

**Total Life Cycle of Alternate #1** **\$0**

**Life Cycle Cost Analysis – Example**  
**(un-used rows hidden)**

**LCCA Task**

Compare life-cycle costs for three roof insulation R-values to determine the most cost-effective solution over a 40-year life.

**Project Assumptions**

- Project Location: Fairbanks
- Roof Area: 10,000 SF

	<b>Alternate 1</b>	<b>Alternate 2</b>	<b>Alternate 3</b>
<b>Description</b>	R-40 insulation under 30 yr. EPDM	R-60 insulation under 30 yr. EPDM	R-80 insulation under 30 yr. EPDM
<b>Initial Investment Costs</b>	Cost of insulation and roof from contractor estimate, heating system base -55F design temp \$165,700	Cost of insulation and roof from estimate less heating system demand reduction (-10,417btu) \$178,600-\$7,500	Cost of insulation and roof from estimate less heating system demand reduction (-15,625 btu) \$194,800-\$14,350
<b>Energy Costs (Operational)</b>	Energy modeling using 13,500 hdd and 75% AFUE for oil fired boiler. 818 gal/yr.	Energy modeling using 13,500 hdd and 75% AFUE for oil fired boiler 545 gal/yr.	Energy modeling using 13,500 hdd and 75% AFUE for oil fired boiler 409 gal/yr.
<b>Maintenance and Repair</b>	Same for all alternates	Same for all alternates	Same for all alternates
<b>Replacement Costs</b>	EPDM at 30 years Insulation - 50 years	EPDM at 30 years Insulation - 50 years	EPDM at 30 years Insulation - 50 years
<b>Discount Rate NIST 2016</b>	3%	3%	3%

**Samples**



**District:** ABC School District  
**School:** ZYX Elementary  
**Project:** New School (Roof Insulation Options)  
**Project #:** DR-xx-1xx

**Study Period:** 40  
**Discount Rate:** 3.00%

**Life Cycle Costs of Project Alternatives**

	<b>Alternate #1</b>	<b>Alternate #2</b>	<b>Alternate #3</b>
<b>Initial Investment Cost</b>	<b>\$165,700</b>	<b>\$171,100</b>	<b>\$180,450</b>
<b>Operations Cost</b>	<b>\$56,724</b>	<b>\$37,793</b>	<b>\$28,362</b>
<b>Maintenance &amp; Repair Cost</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Replacement Cost</b>	<b>\$18,951</b>	<b>\$18,951</b>	<b>\$18,951</b>
<b>Residual Value</b>	<b>-\$13,080</b>	<b>-\$13,693</b>	<b>-\$14,919</b>
<b>Total Life Cycle Cost</b>	<b>\$228,295</b>	<b>\$214,151</b>	<b>\$212,844</b>
GSF of Project	10,000 GSF	10,000 GSF	10,000 GSF
Initial Cost/GSF	\$16.57	\$17.11	\$18.05
LCC/GSF	\$22.83	\$21.42	\$21.28

## Samples



District: ABC School District  
 School: ZYX Elementary  
 Project: New School (Roof Insulation Options)  
 Project #: DR-xx-1xx  
 GSF: 10,000 GSF

	Quantity	Unit	Unit Cost	Total Cost	Years	Present Value
<b>Initial Expenses</b>						
<b>Initial Investment Cost (one time start-up costs)</b>						
Construction	1	LPSM	\$165,700	\$165,700	0	\$165,700
<b>Future Expenses</b>						
<b>Operations Cost (annual costs)</b>						
Heating Fuel	818	GALS	\$3.00	\$2,454	40	\$56,724
<b>Maintenance &amp; Repair Cost (upkeep costs...estimate on annual basis)</b>						
<b>Replacement Cost (scheduled replacement of building system or component)</b>						
Roof Systems	10,000	RFSF	\$4.60	\$46,000	30	\$18,951
Roof Insulation	10,000	RFSF	\$6	\$60,000	50	\$0
<b>Residual Value (value of facility at end of study period)</b>						
Roof Systems	10,000	RFSF	\$4.60	\$46,000	30	-\$9,401
Roof Insulation	10,000	RFSF	\$6	\$60,000	50	-\$3,679
<b>Total Life Cycle of Alternate #1</b>						<b>\$228,295</b>



# Samples



District: ABC School District  
 School: ZYX Elementary  
 Project: New School (Roof Insulation Options)  
 Project #: DR-xx-1xx  
 GSF: 10,000 GSF

	Quantity	Unit	Unit Cost	Total Cost	Years	Present Value
<b>Initial Expenses</b>						
<b>Initial Investment Cost (one time start-up costs)</b>						
Construction	1	LPSM	\$171,100	\$171,100	0	\$171,100
<b>Future Expenses</b>						
<b>Operations Cost (annual costs)</b>						
Heating Fuel	545	GALS	\$3.00	\$1,635	40	\$37,793
<b>Maintenance &amp; Repair Cost (upkeep costs...estimate on annual basis)</b>						
<b>Replacement Cost (scheduled replacement of building system or component)</b>						
Roof Systems	10,000	RFSF	\$4.60	\$46,000	30	\$18,951
Roof Insulation	10,000	RFSF	\$7	\$70,000	50	\$0
<b>Residual Value (value of facility at end of study period)</b>						
Roof Systems	10,000	RFSF	\$4.60	\$46,000	30	-\$9,401
Roof Insulation	10,000	RFSF	\$7	\$70,000	50	-\$4,292
<b>Total Life Cycle of Alternate #2</b>						<b>\$214,151</b>

# Samples



District: ABC School District  
 School: ZYX Elementary  
 Project: New School (Roof Insulation Options)  
 Project #: DR-xx-1xx  
 GSF: 10,000 GSF

	Quantity	Unit	Unit Cost	Total Cost	Years	Present Value
<b>Initial Expenses</b>						
<b>Initial Investment Cost (one time start-up costs)</b>						
Construction	1	LPSM	\$180,450	\$180,450	0	\$180,450
<b>Future Expenses</b>						
<b>Operations Cost (annual costs)</b>						
Heating Fuel	409	GALS	\$3.00	\$1,227	40	\$28,362
<b>Maintenance &amp; Repair Cost (upkeep costs...estimate on annual basis)</b>						
<b>Replacement Cost (scheduled replacement of building system or component)</b>						
Roof Systems	10,000	RFSF	\$4.60	\$46,000	30	\$18,951
Roof Insulation	10,000	RFSF	\$9	\$90,000	50	\$0
<b>Residual Value (value of facility at end of study period)</b>						
Roof Systems	10,000	RFSF	\$4.60	\$46,000	30	-\$9,401
Roof Insulation	10,000	RFSF	\$9	\$90,000	50	-\$5,518
<b>Total Life Cycle of Alternate #3</b>						<b>\$212,844</b>

# Appendices

## Appendix A – Life Cycle Cost Categories

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### Initial Expenses

#### **Initial Investment Cost** (one time start-up costs)

- Construction Management
- Land Acquisition
- Site Investigation
- Design Services
- [Commissioning](#)
- Construction
- Equipment
- Technology
- Indirect/Administration
- Art
- Contingency

### Future Expenses

#### **Operation Cost** (annual costs)

- Heating Fuel
- Electricity
- Water and Sewer
- Garbage Disposal
- Custodial
- Grounds
- Lease
- Insurance

#### **Maintenance and Repair Cost** (scheduled & unscheduled upkeep costs)

- Site Improvements
- Site Utilities
- Foundation/Substructure
- Superstructure
- Exterior Wall Systems
- Exterior Windows
- Exterior Doors
- Roof Systems
- Interior Partitions
- Interior Doors
- Interior Floor Finishes
- Interior Wall Finishes
- Interior Ceiling Finishes
- Interior Specialties

## Appendix A – Life Cycle Cost Categories

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### Maintenance and Repair Cost (cont.)

Conveyance Systems  
 Plumbing Piping  
 Plumbing Fixtures  
 Fire Protection Systems  
 HVAC Distribution  
 HVAC Equipment  
 HVAC Controls  
 Special Mechanical Systems  
 Electrical Service/Generation  
 Electrical Distribution  
 Electrical Lighting  
 Special Electrical Systems  
 Equipment & Furnishings  
[Re-commissioning](#)  
 Special Construction

### Replacement Cost (scheduled replacement of building systems or components)

Site Improvements  
 Site Utilities  
 Foundation/Substructure  
 Superstructure  
 Exterior Wall Systems  
 Exterior Windows  
 Exterior Doors  
 Roof Systems  
 Interior Partitions  
 Interior Doors  
 Interior Floor Finishes  
 Interior Wall Finishes  
 Interior Ceiling Finishes  
 Interior Specialties  
 Conveyance Systems  
 Plumbing Piping  
 Plumbing Fixtures  
 Fire Protection Systems  
 HVAC Distribution  
 HVAC Equipment  
 HVAC Controls  
 Special Mechanical Systems  
 Electrical Service/Generation  
 Electrical Distribution  
 Electrical Lighting  
 Special Electrical Systems  
 Equipment & Furnishings  
 Special Construction

## **Appendix A – Life Cycle Cost Categories**

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### **Residual Value** (value of facility at end of study period)

- Site Improvements
- Site Utilities
- Foundation/Substructure
- Superstructure
- Exterior Wall Systems
- Exterior Windows
- Exterior Doors
- Roof Systems
- Interior Partitions
- Interior Doors
- Interior Floor Finishes
- Interior Wall Finishes
- Interior Ceiling Finishes
- Interior Specialties
- Conveyance Systems
- Plumbing Piping
- Plumbing Fixtures
- Fire Protection Systems
- HVAC Distribution
- HVAC Equipment
- HVAC Controls
- Special Mechanical Systems
- Electrical Service/Generation
- Electrical Distribution
- Electrical Lighting
- Special Electrical Systems
- Equipment & Furnishings
- Special Construction

## Appendix B – Quantity Abbreviations

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- CFSF** – Ceiling Finish Square Feet: sum of all interior areas that receive a ceiling finish.
- EWSF** – Exterior Wall Square Feet: sum of all exterior wall surfaces excluding windows and doors but including exterior soffits.
- FIXT** – Plumbing Fixtures: sum of all plumbing fixtures that are connected to both supply and waste piping.
- FFSF** – Floor Finish Square Feet: sum of all interior areas that receive a floor finish.
- GALS** – Gallons: sum of annual fuel consumed for heating and electrical generation.
- GLSF** – Glazing Square Feet: square feet of exterior windows.
- GSF** – Gross Square Feet: sum of the building’s interior spaces including wall area and mechanical mezzanines.
- KWH** – Kilowatt Hour: sum of annual electricity usage.
- LPSM** – Lump Sum: estimated financial allowance for a work item.
- LEAF** – Door ~~Leafs~~Leaf: sum of the number of door ~~leafs~~leaves. Double doors count as two ~~leafs~~leaves ~~where as~~whereas single doors count as one leaf.
- PTSF** – Partition Square Feet: square feet of interior partitions. Exclude all exterior walls and count only one face of the partition.
- RFSF** – Roof Square Feet: square feet of roof surface.
- WFSF** – Wall Finish Square Feet: sum of all interior areas that receive a wall finish, including interior face of exterior walls.

## Glossary

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**Constant-Dollars:** Deollars that have uniform purchasing power over time and that are not affected by general price inflation or deflation.

**Current-Dollars:** Deollars that do not have uniform purchasing power over time and that are affected by general price inflation or deflation.

**Discount Rate:** The rate of interest that balances an investor's time value of money.

**Initial Investment Cost:** Any cost of creation of a facility prior to its occupation.

**Life Cycle Cost:** A sum of all costs of creation ~~and~~, operation, and disposal of a facility over a period of time.

**Life Cycle Cost Analysis:** ~~a~~A technique used to evaluate the economic consequences over a period of time of mutually exclusive project alternatives.

**Maintenance Cost:** Any cost of scheduled upkeep of a building, building system, or building component.

**Nominal Discount Rate:** A discount rate that includes the rate of inflation.

**Operating Cost:** Any cost of the daily function of a facility.

**Present Value:** The current value of a past or future sum of money as a function of an investor's time value of money.

**Real Discount Rate:** A discount rate that excludes the rate of inflation.

**Repair Cost:** Any cost of unscheduled upkeep of a building system that does not require replacement of the entire system.

**Replacement Cost:** Any cost of scheduled replacement of a building system or component that has reached the end of its design life.

**Residual Value:** The value of a building or building system at the end of the study period.

**Study Period:** The time period over which a Life Cycle Cost Analysis is performed.



## Bibliography

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Sieglinde K. Fuller and Stephen R. Petersen, *NIST Handbook 135: Life Cycle Costing Manual for the Federal Energy Management Program*, Washington: U.S. Government Printing Office, ~~1996~~[2022](#).

Alphonse Dell’Isola, *Value Engineering: Practical Applications for Design, Construction, Maintenance & Operations*, Kingston MA: R.S. Means Company, Inc., 1997.

Stephen J. Kirk and Alphonse J. Dell’Isola, *Life Cycle Costing for Design Professionals*, McGraw-Hill, Inc., 1995.

Wolter J. Fabrycky and Benjamin S. Blanchard, *Life-Cycle Cost and Economic Analysis*, Englewood Cliffs, NJ: Prentice Hall, 1991.

American Society for Testing and Materials, *Standard Practice for Measuring Life-Cycle Costs of Buildings and Building Systems*, Philadelphia: ASTM, 1994.

## **Program Demand Cost Model Update**

The proposed changes to update the DEED's Program Demand Cost Model (23rd edition) model school elements will be issued as supplemental material prior to the meeting.

**School Space**

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**SUBCOMMITTEE REPORT**

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**April 10-11, 2024**

**Mission Statement**

Review accuracy and adequacy issues relative to the state's space allocation guidelines and recommend updates that support the board of education's mission and vision for Alaska public education.

**Current Members**

Dale Smythe, Chair  
Larry Morris  
Paul Baril  
Branzon Anania  
Dana Menendez  
Jobe Bernier

**Status Update**

Per BRGR Work Plan: [Revising Variances] Exclusions and GSF Definition Review; GSF Definition Review (incl ASHRAE)

BRGR Space measurement subcommittee major task list:

1. Consider revisions to ADM calculation options.  
Status: The subcommittee previously shared the proposed edits to the ADM calculation for combined elementary and secondary school changing from 114 per elem and 165 per secondary to 139 per for both. (4 AAC 31.020, c, 5)
2. Consider modifications for variance or allowances to unique rural school square footage needs for food storage, storage, water and wastewater treatment.  
Status: The subcommittee focused effort on review of nationally accepted means for calculation of dry food storage in square footage needs and compared cost of initial construction to increased cost of shipping, the rough order of magnitude indicates a potential savings to increased storage space. Input from rural school districts identified challenges with current storage space availability. We are proposing language be added to 4 AAC 31.020, c, 7, B, iii. To allow for a variance request to be submitted for dry food storage. After continued discussion the subcommittee felt that regulation allowances already accommodate water and wastewater additional space needs. Storage separate from dry food has not been discussed.

3. Consider GSF measurement allowances for different climate zones. GSF measurement to outside of wall would remain but revise definition. (Reduce penalty for thick walls). (Dale S.)

a. GSF Definition Review – provide clearer instructions/definitions for GSF (or recommended measurement)

Status: After much discussion on the options for regulation changes to measurement points in exterior walls and consideration of preset variance allowances in specific climate zones the subcommittee is exploring an addition to regulation following the allowance for water and wastewater allowance in 4 AAC 31.020, e, 2, B. The subcommittee is editing language that would add a new part C and allow for the additional wall thickness to meet the R value requirements described in ASHRAE 90.1 for continuous insulation in Alaska zones.

Other definition and space measurement items were reviewed but no other regulation changes have been proposed.

4. Adequacy of Electrical/Mechanical spaces allowances- How had ASHRAE, codes, and tech impacted space needs between 2002 and today.

Status: expected to start next.

**Schedule**

Task	Status
1.ADM revisions	Complete
2. Utility/Storage Variance	Complete -Final edits ready for proposal
3.GSF clarifications/mods	Completing final edits for proposal (Done 3/24)
4.M/E adequacy	Planning for a May 1, 2024 completion.

Intent is to submit all modifications at the same time by summer 2024 for BRGR consideration at the following meeting.

## Work Topics for the BR & GR Committee

As Of: December 7, 2023

<b>BR&amp;GR 2024 Work Items</b>	<b>Responsibility</b>	<b>Due Date</b>
<b>1. CIP Grant Priority Review – [(b)(1)]</b>		
1.1. FY25 MM & SC Grant Fund Final Lists (4 AAC 31.022(a)(2)(B))	Committee	Apr 2024
1.2. FY26 MM & SC Grant Fund Initial List	Committee	Dec 2024
<b>2. Grant &amp; Debt Reimbursement Project Recommendations – [(b)(2)]</b>		
2.1. Six-year Capital Plan (14.11.013(a)(1); 4 AAC 31.022(2))	Dept	Annually, Nov
<b>3. Construction Standards for Cost-effective Construction – [(b)(3)]</b>		
3.1. Model School Costs (DEED Cost Model)		
3.1.1. Model School Analysis & Updates (Allowable Elements)		Annually, Jan-May
3.1.1.1. Solicit, Award, And Manage Model School Update	Dept	Annually, Jan
3.2. Model School Standards		
3.2.1. State Building Systems Standards		
3.2.1.1. Implement New Standards [See 6.3 Regulations]	Dept	May 22-May 24 April 2026
3.2.1.2. Biennial Update		
3.2.1.2.1.1. Design & Construction Standards – Validation	Dept	June 2025
3.2.1.2.1.2. Design & Construction Standards – Initial	Dept	Nov 2025
3.2.1.2.1.3. Design & Construction Standards – Public Cmt	Committee	Dec 2025
3.2.1.2.1.4. Design & Construction Standards – Final	Committee	Apr 2026
3.3. Design Ratios		
3.3.1. Development of Design Ratios O:EW, V:GSF, V:ES		
3.3.1.1. Amended/Corrected Final Ratios	Dept	Feb 2021
3.3.1.2. Final All Ratios – 1 <sup>st</sup> Review	Committee	Apr 2021
3.3.1.3. Validation Study	Dept	Dec 2021
3.3.1.4. Validation Study Review/Recommendations	Subcommittee	Jan 2022
3.3.1.5. Recommendations Review, Release for Comment	Committee	Jun 2022
3.3.1.6. Evaluate Public Comment, Make Recommendations	Committee	Sep 2022
3.3.1.7. Manage Regulation Development & Implementation	Dept	Sep22 – Apr 23
3.3.2. Develop Test Method for Ratios	Subcommittee	Oct 2023
3.4. School Space Allocation Issues		
3.4.1.Space Guidelines Accuracy		
3.4.1.1. K-12 Allocation Calculation/Formula Issue	Subcommittee	Feb 2022
3.4.1.2. Variance Allowances Review	Subcommittee	Mar 2022
3.4.1.3. Exclusions and GSF Definition Review	Subcommittee	Apr 2022
3.4.1.4. Recommend Accuracy Adjustments	Subcommittee	Jun 2022
3.4.1.5. Review Subcommittee, Make Recommendations to SBOE	Committee	Jun 2022
3.4.2. Space Guidelines Adequacy		
3.4.2.1. GSF Definition Review (incl ASHRAE)	Subcommittee	Apr 2022
3.4.2.2. Electrical/Mechanical (incl ASHRAE) Space	Subcommittee	Sep 2022
3.4.2.3. Storage in Remote Locations	Subcommittee	Oct 2022
3.4.2.4. Space Related to Security	Subcommittee	Nov 2022
3.4.2.5. Community Use & Education Adequacy	Subcommittee	Dec 2022
3.4.2.6. Recommend Adequacy Adjustments	Subcommittee	Dec 2022
3.4.2.7. Review Subcommittee, Make Recommendations to SBOE	Committee	Dec 2022
3.4.3. Regulation Actions	Dept	TBD
<b>4. Prototypical Design Analysis – [(b)(4)]</b>		
No current items.		
<b>5. CIP Grant Application &amp; Ranking – [(b)(5) &amp; (6)]</b>		
5.1. FYXX CIP Briefing – Issues and Clarifications	Dept	Annually, Dec
5.2. FY26 CIP Draft Application & Instructions	Dept	Apr 2024
5.2.1.		
5.3. FY26 CIP Final Application & Instructions	Committee	Apr 2024

**BR&GR 2024 Work Items** **Responsibility Due Date**

5.4.	Future CIP Application Issues		
5.4.1.	Space Allocation Issues	Dept	TBD
5.4.1.1.	Analyze and Make Recommendation to Committee	Dept	TBD
5.4.1.2.	Manage Regulation Development and Implementation	Dept	TBD
5.4.2.	Electronic Documents Only	Dept	TBD
5.4.2.1.	Analyze and Make Recommendation to Committee	Dept	TBD
5.4.2.2.	Manage Regulation Development and Implementation	Dept	TBD

**6. CIP Approval Process Recommendations – [(b)(7)]**

6.1.	Publication Updates		
6.1.1.	Program Demand Cost Model for Alaskan Schools	Dept	Annually, May
6.1.2.	Life Cycle Cost Analysis Handbook		
6.1.2.1.	Life Cycle Cost Analysis Handbook – Validation	Dept	Feb 2023
6.1.2.2.	Life Cycle Cost Analysis Handbook – Initial	Dept	Mar 2023
6.1.2.3.	Life Cycle Cost Analysis Handbook – Public Cmt	Committee	Apr 2023
6.1.2.4.	Life Cycle Cost Analysis Handbook – Final	Committee	Apr 2024
6.2.	Regulations		
6.2.1.	Baseline Design Ratios (see item 3.5.2)	Dept (w/Cmte)	
6.2.1.1.	Draft Regulation	Dept (w/Cmte)	TBD
6.2.1.2.	SBOE Public Comment on Regulation	Dept	TBD
6.2.1.3.	Review Public Comments from SBOE Comment Period	Committee	TBD
6.2.2.	Reuse of School Plans and Systems (see item 4.2)	Dept (w/Cmte)	
6.2.2.1.	Draft Regulation	Dept (w/Cmte)	TBD
6.2.2.2.	SBOE Public Comment on Regulation	Dept	TBD
6.2.2.3.	Review Public Comments from SBOE Comment Period	Committee	TBD

**7. Energy Efficiency Standards – [(b)(8)]**

No current items.

**Projected Meeting Dates**

April (1 ½ Days) (TBD), 2024 In-Person (Juneau)

- FY26 CIP Application Approval
- Publication Updates
- School Space Subcommittee Recommendations
- Design Ratios Subcommittee Public Comment Review

Dec 2024 (½ Day), Teleconference

- FY26 CIP Ranking Lists Approval
- Publication Updates