

**Supplemental Packet Materials**

**C o v e r   S h e e t**

**April 10, 2025**

***Application for Funding Planning of a Capital Improvement Project***

The Legislature has expressed interest in revising the AS 14.11 CIP Grant application process, to simplify the process and make the process accessible to all districts.

The department proposes a simplified application to provide districts with grants to assist in funding the following activities:

- Condition assessment
- Concept design
- Concept-level project estimate
- CIP application preparation

An initial draft application is attached. A scoring weighting is anticipated to make the planning phase application competitive with a construction phase application on the ranking lists.

***Proposed Action***

Determine an alternative option that would make the CIP grant application more accessible to all Districts. Provide recommendations to the department on next steps.

Determine if additional points should be awarded for the following:

- Should there be a scoring criterion based on the Facility Condition Index (FCI) as determined by facility renewal and replacement documentation.

$$FCI = \frac{\text{Total Deferred Maintenance Cost}}{\text{Total Replacement Cost}}$$

- 
- Districts that have not submitted an application within the previous ten years.

***Electronic Submissions***

The department proposes the elimination of paper and thumb drive submissions of the CIP application. Instead, the application would be submitted in electronic format via a department-hosted Google Drive with designated folders for each applicant to upload required documents, ensuring secure access, version control, and streamlined review by department staff.

***Suggested Motion***

I move to amend the FY2027 CIP application to replace the first two sentences in the application under “Preparing & Submitting this Application” with “For each funding request, submit a PDF file of the application and each supporting document to the department via the authorized online portal.”

***Program Demand Cost Model Update***

Letter from HMS providing a summary of changes for the 24<sup>th</sup> Edition Program Demand Cost Model is attached.



# Application for Funding Planning of a Capital Improvement Project by Grant or State Aid for Debt Retirement

**FY2027**

## PREPARING & SUBMITTING THIS APPLICATION

For each funding request, submit **one complete hardcopy**, including tabs for each section 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 USB flash drive. The grant application deadline is September 1<sup>st</sup>.

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 **five** 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.

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

**SEC. 1. 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(7)):**

Health and life-safety (Category A)

Unhoused students (Category B)

Improve instructional program (Category F)

**Major Maintenance (AS 14.11.135(6)):**

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.

- Planning (Phase I)

**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.

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 15 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 15) 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 ([education.alaska.gov/Facilities/SchoolFacilityReport/SearchforSchoolFac.cfm](http://education.alaska.gov/Facilities/SchoolFacilityReport/SearchforSchoolFac.cfm)).*

DEED Facility #	Building or Building Portion	Year Built	GSF
TOTAL GSF			

3c. Scope of work. Select the items that will be completed in the planning stage of this project:

- Include a condition/component survey
  1. Complete concept design studies - **(Required for new facilities, additions, and for projects that reconfigure or repurpose existing space)**
  2. Complete planning cost estimate – **(Required)**
- Complete education specifications (4 AAC 31.010) - **(Required for new facilities, additions, and for projects that reconfigure or repurpose existing space)**
- Identify site requirements and potential sites - **(Required for new facilities)**

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

- Estimated receipt of funding date \_\_\_\_\_
- Contract with planning team \_\_\_\_\_
- Begin condition assessment \_\_\_\_\_
- Condition assessment completed \_\_\_\_\_
- CIP application completed \_\_\_\_\_

Provide additional information regarding the project schedule.

**3i.** 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.

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

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

Describe the issue, impact, and severity of code deficiency, protection of structure, and/or life safety conditions. Attach work order summaries generated by CMMS related to the condition. Check the box of the specific condition that will be corrected by the proposed project.

**Structural**

Seismic	<input type="checkbox"/>	Vertical Structure	<input type="checkbox"/>
Foundation/Floor	<input type="checkbox"/>	Roof Structure	<input type="checkbox"/>
Upper Floor Structure -	<input type="checkbox"/>		

Provide a description of structural related conditions.

**Roof/Envelope**

Siding Failure	<input type="checkbox"/>	Roof Leaks	<input type="checkbox"/>
Siding Finish	<input type="checkbox"/>	ASHRAE 90.1 Windows	<input type="checkbox"/>
Doors	<input type="checkbox"/>	ASHRAE 90.1 Insulation	<input type="checkbox"/>
Roof	<input type="checkbox"/>	Doors w/Egress issues	<input type="checkbox"/>

Provide a description of roof or building envelope-related conditions.

**Architectural/Interior/ADA**

ADA	<input type="checkbox"/>	Elevator Issues	<input type="checkbox"/>
DEC Sanitation	<input type="checkbox"/>	Floor Finishes	<input type="checkbox"/>
Ceiling Finishes	<input type="checkbox"/>	Elevator Violations	<input type="checkbox"/>
Wall Finishes	<input type="checkbox"/>	Building Egress	<input type="checkbox"/>

Provide description of architectural, interior, or ADA-related conditions.

**Mechanical**

Controls, DDC Deficiency	<input type="checkbox"/>	Controls, Pneumatic	<input type="checkbox"/>
Mech. System	<input type="checkbox"/>	Boilers, 1 of 2 Non-op	<input type="checkbox"/>
Ventilation	<input type="checkbox"/>	HVAC age >40yr	<input type="checkbox"/>
Plumbing	<input type="checkbox"/>	Boilers, 2 of 3 Non-op	<input type="checkbox"/>
Heating	<input type="checkbox"/>		

Provide description of mechanical-related conditions.

**Electrical**

Lighting	<input type="checkbox"/>	Egress/EM lights	<input type="checkbox"/>
Electrical System	<input type="checkbox"/>	Back-up Generator In-operable	<input type="checkbox"/>
Power System	<input type="checkbox"/>	Intercom Issues	<input type="checkbox"/>

Provide description of electrical-related conditions.

**Fire Alarm/Sprinkler**

Fire Alarm	<input type="checkbox"/>	Sprinkler	<input type="checkbox"/>
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Provide description of fire alarm or sprinkler-related conditions.

**Site**

Vehicle Surfaces	<input type="checkbox"/>	Power Issues	<input type="checkbox"/>
Walkways and Surfaces	<input type="checkbox"/>	Wastewater Issues	<input type="checkbox"/>
Drainage Issues	<input type="checkbox"/>	Water Issues	<input type="checkbox"/>
Playground	<input type="checkbox"/>		

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



**UST/AST/HazMat**

HazMat

AST

UST

Sewage Lagoon Failure/Exposure

Provide description of UST, AST, or HazMat-related conditions.

**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 section 5. **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](http://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  yes  no 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?

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  yes  no student grade levels included in the proposed project?

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>
2024-2025			
2025-2026			
2026-2027			
2027-2028			
2028-2029			
2029-2030			
2030-2031			
2031-2032			
2032-2033			
2033-2034			

**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.

**ALL PROJECTS CONTINUE FROM THIS POINT**

**SEC. 7: COST ESTIMATE**

**Cost estimate for total project cost**

**7a. Project cost estimate:** Provide an estimate of the condition survey, concept design, cost estimate, and CIP application preparation.

**7b. Cost estimate source.** Identify and describe as needed the specific source of the costs provided above (e.g. vendor quotes).

**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>
1. Building is destroyed or rendered functionally unsafe for occupancy and requires the building to be demolished and rebuilt. (50 points)	<input type="checkbox"/>
2. 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"/>
3. 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"/>
4. 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"/>
5. 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"/>
6. 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.

**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, Facilities Director, and Business Manager of the district. Their name and email address are required in the table below.

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

<u>Name</u>	<u>Title</u>	<u>E-mail</u>
Superintendent		
Business Manager		

<u>Name</u>	<u>Title</u>	<u>E-mail</u>
	Facilities Director	

**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.

- Condition support documents (*e.g., maintenance work orders, warranties, etc.*) (question 4a)
- Appropriate compliance reports (*i.e., Fire Marshal, AHERA, ADA, etc.*) (questions 4a, 8a)
- 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  
Capital Improvement Project Application  
Formula-Driven Rating Form**

Adopted by the Bond Reimbursement and Grant Review Committee

District: \_\_\_\_\_ Project Title: \_\_\_\_\_  
Fund: \_\_\_\_\_  
Rater: \_\_\_\_\_ CIP ID Number: \_\_\_\_\_ Category: \_\_\_\_\_  
Date: \_\_\_\_\_ 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) 5 points If % < 4, then (% x 1.25); If % > 4, then 5	<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 = .2 / year in excess of 10 years C. > 20 ≤30 years = 2 + .5 per year in excess of 20 years D. >30≤40 years = 7 + 0.8 per year in excess of 30 years E. > 40 years = 15 points	<u>    /15</u>	<u>    /15</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>Formula-Driven Total Points</b>	<b>/160</b>	<b>/80</b>



**Alaska Department of Education & Early Development  
Capital Improvement Project Application  
Evaluative 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</b> (Question 9)		
A. Maintenance Management Narrative (9a)	<u>    /5</u>	<u>    /5</u>
B. Energy Management Narrative (9e)	<u>    /5</u>	<u>    /5</u>
C. Custodial Narrative (9g)	<u>    /5</u>	<u>    /5</u>
D. Maintenance Training Narrative (9h)	<u>    /5</u>	<u>    /5</u>
E. Capital Planning Narrative (9i)	<u>    /5</u>	<u>    /5</u>
<b>2. Seriousness of life/safety and code conditions</b> (Question 4a)	<u>   /50</u>	<u>   /50</u>
<b>4. Emergency conditions</b> (Question 8a)	<u>   /50</u>	<u>   /50</u>
Did application check "yes"? <input type="checkbox"/> Did discussion support emergency status? <input type="checkbox"/>		
<b>5. Existing space fails to meet or inadequately serves existing or proposed elementary or secondary programs</b> (Question 8b)	<u>   /40</u>	<u>   /5+</u>
<b>8. Thoroughness in considering use of alternative facilities to meet the needs of the project</b> (Question 5h)	<u>    /5</u>	<u>  N/A</u>
<b>Evaluative</b>	<b>Total Points</b>	
	<b>/170</b>	<b>/130</b>

Alaska Department of Education and Early Development  
FY2026 Capital Improvement Projects  
Major Maintenance Grant Fund - Planning App Comparison

Jan 7 Rank	School District	Project Name	School Dist Rank	Weight Avg Age	Avg Expend Maint	O&M Rpts	Maint Mgt	Energy Mgt	Cusd Pgm	Maint Train	Capital Plan	Emer-gency	Life/Safety and Code Conditions	Existing Space	Estimated Raw Score	Opt 1 Rank	Opt 1 1.7619 multiplier	Opt 2 Rank	Opt 2 1.5558 multiplier
1	Yukon-Koyukuk	Koyukuk K-8 School Boiler Replacement	30.00	28.28	2.86	30.00	5.00	5.00	3.00	2.00	5.00	25.00	14.83	4.67	257.31	5	257.31	1	257.31
2	Iditarod Area	Blackwell K-12 School Renovation, Anvik, Supplemental	30.00	30.00	2.29	30.00	2.33	2.00	1.67	1.00	2.00	23.67	50.00	3.67	253.29	6	253.29	2	253.29
3	Arctic Borough	Districtwide Fire Systems Replacement, 6 Sites	30.00	24.92	2.62	30.00	4.00	2.00	2.00	2.00	4.00	20.00	46.00	1.67	228.21	8	228.21	7	228.21
4	Peninsula Borough	Soldotna High School Exterior Repair	27.00	30.00	2.71	30.00	4.00	2.00	5.00	2.00	4.00	0.00	19.72	0.33	214.09	11	214.09	9	214.09
5	Anchorage	King Tech High School Roof Replacement	30.00	30.00	4.63	30.00	4.00	2.33	2.00	3.00	4.00	0.00	21.35	1.67	201.98	18	201.98	10	201.98
6	Pribilof Island	St. Paul K-12 School HVAC System Upgrades	30.00	30.00	2.18	30.00	2.00	3.00	3.00	2.00	2.00	0.00	45.33	5.00	201.52	19	201.52	11	201.52
7	Fairbanks Borough	North Pole High School Mechanical and Electrical Upgrades	30.00	30.00	3.06	30.00	2.00	4.00	4.00	2.33	4.00	18.33	30.22	0.00	196.94	21	196.94	12	196.94
8	Anchorage	Service High School Health and Safety Improvements	27.00	30.00	4.63	30.00	4.00	2.33	2.00	3.00	4.00	0.00	20.20	2.67	194.50	23	194.50	14	194.50
9	Peninsula Borough	Fire Suppression System Upgrades, 4 Sites	30.00	26.17	1.44	30.00	2.67	2.00	3.00	2.00	2.33	25.00	30.61	3.33	158.55	1	279.35	3	246.68
10	Ketchikan Borough	Schoenbar Middle School Drainage and Gym Floor Replacement	27.00	30.00	2.14	30.00	2.00	1.00	1.00	1.33	2.00	0.00	12.00	3.67	186.47	27	186.47	18	186.47
11	Nenana City	Nenana School Boiler Replacement	30.00	30.00	4.26	30.00	2.00	2.00	3.00	2.00	2.00	0.00	15.00	2.00	186.26	28	186.26	19	186.26
12	Anchorage	East High School Safety Upgrades	9.00	30.00	4.56	30.00	5.00	2.00	3.00	3.00	4.00	0.00	13.29	0.00	186.18	29	186.18	20	186.18
13	Anchorage	Mears Middle School Heating Upgrades	24.00	26.50	4.53	30.00	4.00	2.00	3.33	3.00	2.00	0.00	11.00	3.33	184.69	30	184.69	21	184.69
14	Peninsula Borough	West Homer Elementary School North Wall Improvement	30.00	11.00	2.71	30.00	4.00	2.00	5.00	2.00	4.00	0.00	12.00	0.33	181.71	32	181.71	25	181.71
15	Denali Borough	Tri-Valley School Septic System Upgrades	30.00	30.00	2.56	30.00	2.00	2.00	2.00	1.00	3.00	0.00	25.86	4.33	180.75	34	180.75	26	180.75
16	Valdez City	Herman Hutchens Elementary School Exterior Renovation	30.00	30.00	1.26	25.00	2.00	0.67	3.00	2.00	2.67	0.00	20.31	1.67	180.58	35	180.58	27	180.58
17	Anchorage	Mears Middle School Roof Replacement	21.00	24.75	4.61	30.00	4.00	2.33	2.67	3.00	2.67	0.00	9.54	2.00	180.56	36	180.56	28	180.56
18	Yukon-Koyukuk	Tanana K-12 School Playground Replacement	24.00	30.00	2.86	30.00	5.00	5.00	3.00	2.00	5.00	0.00	17.00	5.00	180.20	38	180.20	30	180.20
19	Anchorage	Ptarmigan Elementary School Intercom Replacement	15.00	30.00	4.56	30.00	5.00	2.00	3.67	3.00	3.67	1.67	8.00	1.67	179.90	39	179.90	31	179.90
20	Kuspuk	Bob R. McHenry District Office Energy Upgrades	30.00	24.75	1.51	30.00	3.67	2.00	3.00	3.67	1.67	0.00	47.00	5.00	152.27	2	268.29	4	236.91

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Jan 7 Rank	School District	Project Name	School Dist Rank	Weight Avg Age	Avg Expend Maint	O&M Rpts	Maint Mgt	Energy Mgt	Cusd Pgm	Maint Train	Capital Plan	Emerg-ency	Life/Safety and Code Conditions	Existing Space	Estimated Raw Score	Opt 1 Rank	Opt 1 1.7619 multiplier	Opt 2 Rank	Opt 2 1.5558 multiplier
21	Anchorage	Stellar Secondary School Fire Alarm	18.00	30.00	4.61	30.00	4.00	2.00	3.00	3.00	2.67	0.00	20.00	0.00	117.28	42	173.27	33	173.27
22	Southeast Island	Thorne Bay K-12 School Mechanical Control Upgrades	30.00	16.99	2.20	30.00	2.67	3.00	3.00	2.00	2.00	6.00	23.00	0.00	120.86	43	171.86	35	171.86
23	Anchorage	Anchorage Warehouse Roof Replacement	6.00	30.00	4.56	30.00	5.00	2.00	3.00	3.00	4.00	0.00	10.18	1.67	99.41	44	170.41	36	170.41
24	Kashunamiut	Chevak K-12 School Campus Renovation	30.00	5.00	2.25	30.00	3.00	2.00	3.00	2.33	2.00	0.00	14.70	7.00	101.28	45	170.28	37	170.28
25	Kake City	Kake Career and Technical Education Building Rehabilitation	30.00	30.00	1.44	30.00	2.00	2.00	3.00	2.00	2.00	0.00	37.67	7.00	147.11	4	259.19	6	228.88
26	Southeast Island	Barry Craig Stewart Kasaan and Whale Pass Schools Renovation	21.00	26.55	2.13	30.00	4.00	4.00	3.00	2.00	2.00	0.00	50.00	4.00	148.68	3	261.96	5	231.32
27	Denali Borough	Districtwide Electrical Code Upgrades	27.00	30.00	2.56	30.00	2.00	2.00	2.00	1.00	3.00	0.00	25.00	0.00	167.22	46	167.22	39	167.22
28	Haines Borough	Haines High School Locker Room Renovation	27.00	30.00	1.34	30.00	2.33	2.33	2.33	1.00	1.67	0.00	24.65	1.00	167.00	47	167.00	40	167.00
29	Lower Yukon	Marshall K-12 School Emergency Tank Farm Repair	27.00	0.50	2.18	30.00	3.67	2.00	2.33	3.67	2.00	6.67	9.61	0.00	165.96	48	165.96	42	165.96
30	Haines Borough	Haines High School Roof Replacement	30.00	30.00	1.34	30.00	2.33	2.33	2.33	1.00	1.67	0.00	6.00	1.33	165.01	49	165.01	44	165.01
31	East Borough	Sand Point K-12 School Pool Major Maintenance	30.00	22.07	1.52	30.00	4.00	2.33	2.67	3.00	2.67	0.00	0.00	6.00	164.59	50	164.59	45	164.59
32	Arctic Borough	Buckland K-12 School Boiler Replacement	24.00	11.90	2.62	30.00	4.00	2.00	2.00	2.00	4.00	0.00	15.50	0.33	164.36	51	164.36	46	164.36
33	Klawock City	Klawock School Gymnasium Roof Replacement	30.00	30.00	1.69	20.00	2.00	1.00	2.00	1.00	1.00	0.00	20.00	3.67	164.36	52	164.36	47	164.36
34	Anchorage	Kasuun and Kincaid Elementary Schools Roof Replacement	3.00	11.00	4.56	30.00	5.00	2.00	3.00	3.00	4.00	0.00	10.00	7.67	163.90	54	163.90	48	163.90
35	Island Borough	Main Elementary School Roof Replacement	27.00	30.00	2.33	30.00	1.00	1.00	1.00	1.00	0.67	0.00	21.33	1.33	163.66	55	163.66	49	163.66
36	Island Borough	Chiniak K-12 School Water Code Compliance and Upgrade	30.00	30.00	2.33	30.00	1.00	1.00	1.00	1.00	0.67	3.33	19.00	0.00	163.33	56	163.33	50	163.33
37	Lower Yukon	LYSD Central Office Renovation	18.00	30.00	2.27	30.00	3.00	2.33	2.67	2.00	2.00	0.00	42.66	3.00	137.93	7	243.02	8	214.60
38	Southeast Island	Thorne Bay K-12 School Fire Suppression System	27.00	16.99	2.20	30.00	2.67	3.00	3.00	2.00	2.00	14.33	8.67	0.00	162.86	57	162.86	51	162.86
39	Yukon-Koyukuk	Kaltag K-12 School Kitchen Upgrade	21.00	30.00	2.86	30.00	5.00	5.00	3.00	2.00	5.00	0.00	10.09	3.33	159.95	60	159.95	54	159.95
40	Lower Yukon	Hooper Bay Elementary Emergency Tank Farm Pad Repair	30.00	4.00	2.49	30.00	4.00	2.33	3.00	2.33	1.67	20.00	3.69	0.00	159.17	61	159.17	56	159.17

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41	Yukon-Koyukuk	Roof Replacement, 3 Sites	27.00	30.00	2.86	30.00	5.00	5.00	3.00	2.00	5.00	1.67	5.67	0.00	117.20	16	206.50	24	182.34
42	Southwest Region	Twin Hills K-12 School Renovation	30.00	30.00	1.39	15.00	1.00	1.00	1.00	2.67	2.33	0.00	41.67	0.00	126.06	9	222.11	13	196.13
43	Nenana City	Nenana School Fire Suppression System Replacement	27.00	30.00	4.26	30.00	2.00	2.00	3.00	2.00	2.00	13.33	5.00	0.33	120.92	12	213.05	16	188.13
44	Hoonah City	Hoonah School Generator Replacement	30.00	30.00	1.32	30.00	4.00	3.00	2.67	2.00	2.00	0.00	13.33	1.00	153.65	63	153.65	59	153.65
45	Lower Kuskokwim	Akiuk Memorial K-12 School Renovation, Kasigluk-Akiuk	15.00	13.67	3.10	30.00	4.00	2.00	3.00	2.00	2.67	0.00	32.85	2.67	152.95	64	152.95	60	152.95
46	Denali Borough	Generator Replacement, 2 Schools	24.00	30.00	2.56	30.00	2.00	2.00	2.00	1.00	3.00	0.00	10.00	0.00	151.89	65	151.89	61	151.89
47	Petersburg Borough	Petersburg High/Middle School Security and Access Renovation	30.00	30.00	1.03	30.00	2.67	3.00	2.00	1.00	1.00	0.00	13.00	1.67	151.36	66	151.36	62	151.36
48	Anchorage	Bear Valley Elementary School Domestic Water Replacement	12.00	26.50	4.61	30.00	4.00	2.00	3.00	3.00	2.67	0.00	8.95	0.00	151.06	67	151.06	63	151.06
49	Southwest Region	Ekwok K-12 School Renovation	27.00	30.00	1.39	15.00	1.00	1.00	1.00	2.67	2.33	8.33	27.33	5.00	122.05	10	215.04	15	189.89
50	Ketchikan Borough	Valley Park and Pt. Higgins Elementary Schools Playground Upgrades	24.00	30.00	2.14	30.00	2.00	1.00	1.00	1.33	2.00	0.00	12.00	3.33	149.81	68	149.81	64	149.81
51	Valdez City	Herman Hutchens Elementary School Floor Replacement	27.00	30.00	1.26	25.00	2.00	0.67	3.00	2.00	2.67	0.00	4.00	0.00	149.60	69	149.60	65	149.60
52	Yukon Flats	Tsuk Taih K-12 School Renovation, Chalkyitsik	30.00	23.00	2.78	30.00	1.67	1.00	1.67	1.33	1.00	0.00	25.79	1.67	119.91	13	211.27	17	186.56
53	Mat-Su Borough	Elevator Code and Compliance Upgrades, 6 Sites	30.00	30.00	2.37	30.00	2.00	1.00	3.00	2.00	2.00	0.00	10.33	0.00	148.37	71	148.37	66	148.37
54	Fairbanks Borough	Arctic Light Elementary School Exterior Renovation	27.00	14.25	3.06	30.00	2.00	4.00	4.00	2.33	4.00	0.00	25.25	0.00	115.89	17	204.19	29	180.31
55	Lower Kuskokwim	Gladys Jung Elementary School Heating Mains Replacement	9.00	2.80	3.30	30.00	4.00	2.00	2.33	2.00	2.00	5.00	17.64	0.00	147.07	72	147.07	67	147.07
56	Petersburg Borough	Petersburg Gym Sewer Line Repair	27.00	6.53	1.04	30.00	2.00	2.00	2.00	1.00	1.00	0.00	12.00	0.00	146.24	73	146.24	68	146.24
57	Yupitit	Tuluksak K-12 School Fuel Tank Replacement	30.00	12.50	2.12	30.00	2.00	2.00	3.00	2.00	3.00	15.00	5.00	0.00	143.95	74	143.95	70	143.95
58	Ketchikan Borough	Districtwide School Security Upgrades	30.00	30.00	2.14	30.00	2.00	1.00	1.00	1.33	2.00	0.00	0.00	0.33	140.81	75	140.81	73	140.81
59	Fairbanks Borough	Tanana Middle School Classroom Upgrades	24.00	30.00	3.06	30.00	2.00	4.00	4.00	2.33	4.00	0.00	15.19	0.00	118.58	14	208.93	22	184.49
60	Southeast Island	Port Alexander K-12 School Upgrades	18.00	30.00	2.13	30.00	4.00	4.00	3.00	2.00	2.00	5.00	18.00	0.00	118.13	15	208.13	23	183.79

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61	Saint Marys City	St. Mary's Campus Renewal and Repairs	30.00	30.00	1.19	30.00	4.00	2.00	3.00	3.00	2.00	0.00	2.00	0.00	136.19	76	136.19	75	136.19
62	Iditarod Area	McGrath School Roof Replacement	27.00	30.00	2.29	30.00	2.33	2.00	1.67	1.00	2.00	4.33	8.67	2.00	113.29	20	199.61	32	176.26
63	Ketchikan Borough	Information and Alert System Replacement, 4 Sites	21.00	30.00	2.14	30.00	2.00	1.00	1.00	1.33	2.00	0.00	9.33	1.33	132.81	78	132.81	76	132.81
64	Yupit	Akiak K-12 School Fire Alarm System Replacement	27.00	4.50	2.12	30.00	2.00	2.00	3.00	2.00	3.00	3.33	2.00	0.67	131.95	79	131.95	77	131.95
65	Fairbanks Borough	Weller Elementary School Classroom Upgrades	15.00	30.00	3.06	30.00	2.00	4.00	4.00	2.33	4.00	0.00	13.42	0.00	107.81	24	189.95	38	167.73
66	Southeast Island	Thorne Bay K-12 School Flooring Replacement	12.00	11.42	3.01	30.00	1.67	3.00	2.00	2.00	2.00	0.00	4.00	0.00	129.77	80	129.77	79	129.77
67	Mat-Su Borough	Colony and Wasilla Middle Schools Partial Roof Replacement	15.00	20.55	2.37	30.00	2.00	1.00	3.00	2.00	2.00	0.00	25.00	0.00	102.92	33	181.34	53	160.13
68	Fairbanks Borough	Howard Luke High School Exterior Renovation	12.00	21.25	3.06	30.00	2.00	4.00	4.00	2.33	4.00	0.00	21.95	0.00	104.59	31	184.28	52	162.73
69	Fairbanks Borough	Pearl Creek Elementary School Classroom Upgrades	18.00	30.00	3.06	30.00	2.00	4.00	4.00	2.33	4.00	0.00	13.87	0.00	111.26	22	196.03	34	173.10
70	Juneau Borough	Dzantik'I Heeni Middle School Roof Replacement	30.00	11.00	2.23	25.00	2.33	2.00	2.33	2.33	3.00	0.00	8.00	0.00	126.23	82	126.23	80	126.23
71	Fairbanks Borough	Woodriver Elementary School Mechanical Renovation	9.00	30.00	3.06	30.00	2.00	4.00	4.00	2.33	4.00	0.00	18.94	0.00	107.33	25	189.11	41	166.99
72	Mat-Su Borough	HVAC Control Upgrades, 5 Sites	21.00	29.82	2.37	30.00	2.00	1.00	3.00	2.00	2.00	0.00	8.00	0.00	101.19	40	178.29	57	157.44
73	Kake City	Kake High School Plumbing Replacement	27.00	30.00	1.39	30.00	2.00	1.33	2.67	2.00	2.33	0.00	0.00	0.33	99.05	41	174.52	58	154.11
74	Mat-Su Borough	Districtwide Boiler Replacement, 9 Sites	27.00	30.00	2.37	30.00	2.00	1.00	3.00	2.00	2.00	0.00	7.00	0.00	106.37	26	187.41	43	165.49
75	Southeast Island	Thorne Bay K-12 School Underground Storage Tank Replacement	24.00	16.99	2.20	30.00	2.67	3.00	3.00	2.00	2.00	0.00	3.00	0.00	120.53	83	120.53	81	120.53
76	Mat-Su Borough	Swanson Elementary School Seismic Upgrades	24.00	30.00	2.37	30.00	2.00	1.00	3.00	2.00	2.00	0.00	6.00	0.00	102.37	37	180.37	55	159.27
77	Juneau Borough	Riverbend Elementary School Roof Replacement	27.00	8.75	2.23	25.00	2.33	2.00	2.33	2.33	3.00	0.00	8.00	0.00	117.31	84	117.31	83	117.31
78	Fairbanks Borough	Anderson Crawford Elementary School Exterior Renovation	21.00	10.25	3.06	30.00	2.00	4.00	4.00	2.33	4.00	0.00	10.86	0.00	91.50	59	161.21	72	142.36
79	Mat-Su Borough	Colony High School Generator Replacement	18.00	30.00	2.37	30.00	2.00	1.00	3.00	2.00	2.00	0.00	2.67	0.00	93.04	53	163.93	69	144.76
80	Lower Yukon	Kotlik and Pilot Station K-12 Schools Renewal and Repair	24.00	6.50	2.49	30.00	4.00	2.33	2.67	2.33	1.67	0.00	5.68	3.00	84.67	70	149.18	78	131.73

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81	Southeast Island	Thorne Bay K-12 School Roof Replacement	15.00	18.74	2.13	30.00	4.00	4.00	3.00	2.00	2.00	0.00	6.00	5.00	91.87	58	161.87	71	142.93
82	Lower Yukon	Sheldon Point K-12 School Exterior Repairs, Nunam Iqua	21.00	3.00	2.49	30.00	4.00	2.33	3.00	2.33	1.67	0.00	2.00	0.00	71.82	81	126.54	84	111.74
83	Southwest Region	Aleknagik K-12 School Renovation	24.00	30.00	1.39	15.00	1.00	1.00	1.00	2.67	2.33	0.00	10.00	0.00	88.39	62	155.73	74	137.52
84	Lower Kuskokwim	Districtwide Fuel Tank Removal and Replacement	12.00	12.08	3.15	30.00	4.00	1.00	3.00	2.00	4.00	0.00	5.00	0.00	76.23	77	134.31	82	118.60



April 4, 2025

Alaska Dept. of Education and Early Development  
Division of School Finance and Facilities  
801 West 10<sup>th</sup> Street, Suite 200  
Juneau, Alaska 99811-0500

Attn: Michael Butikofer, Facilities Manager

Re: Program Demand Cost Model - Model School Summary of Proposed Changes

Dear Mr. Watts,

Attached please find our summary of changes to the Model School Escalation Study. The first item acknowledges the DEED requested modification #1. Other items are updates to pricing or information on trends. After review should you have questions, require additional information, or have suggestions, we would be pleased to discuss them.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rob Brown', followed by a horizontal line extending to the right.

Rob Brown, Estimator



## Summary of 2025 Changes

April 2025

1. HMS recognizes that DEED requested modification #1, a correction to the GACF of the Kenai Peninsula Borough – Homer Area was successfully made by DEED and now shows the appropriate percentage.
2. Many material prices have been stable over the course of the last year, although having fluctuations from quarter to quarter. Mechanical equipment has moderated in volatility and increased at a more moderate rate of approximately 3-4%. Copper piping and wiring prices have seen a price jump over the last few months. Electrical conduit has stayed the same or even come down. Finishes, specifically gypsum board and paint have seen significant increases in cost. Overall, the material costs for the Model School have gone up just over 5%.
3. Labor costs have increased by over 6% in the last year. Much of this is likely due to negotiated raises. Unions have been able to win guarantees on these raises for a total of three to five years, this being the second year. This, along with non-union workers getting similar guarantees have been reflected in the State of Alaska minimum rates of pay.
4. Nationally, the Associated General Contractors of America's (AGC) 2025 Construction Hiring and Business Outlook, published on January 8, 2025, reports that 78% of firms struggle to fill hourly craft positions, while 77% report difficulties in hiring for salaried roles. Alaska contractors are having the same issues. This is especially seen in the specialized sectors like plumbing, HVAC, and electrical, but is a growing concern throughout the construction industry.
5. Tariffs have become the biggest item of concern with construction costs this year. Volatility with their occurrence, application, scope, and amounts have led to an increase in perceived risk within the contracting community. Some vendors are trying to stave off the price increases by using prices locked in from inventory already purchased or contracted, with the idea that by the time that inventory has been depleted the tariff situation may have stabilized or been mitigated. Building steel, copper piping, and copper wiring have already seen increases. Contractors are concerned that bids prepared and submitted may not be able to withstand potential tariff increases and some may be led to include percentages with their bids to offset the potential risks. How these will affect the industry over the coming year remains to be seen.