Agenda

Bond Reimbursement and Grant Review Committee Meeting Agenda

July 31, 2007
9:00 am to 4:15 pm
Talking Book Library
344 West 3rd Avenue
Anchorage, Alaska

Chair:	Eddy Jeans
Tuesday, July 31st	**Agenda Topics**
8:45 – 9:00 AM	**Committee Preparation** • **Arrival, Packet Review**
9:00 – 9:15 AM	**Review and Approval of Agenda and Minutes** • **New Business, Additions to the Agenda**
9:15 – 10:30 AM	**Staff Briefing** • **Legislative Overview** • **Statute and Regulation Issues**
10:30 – 10:45 AM	**BREAK**
10:45 – 12:30 PM	**Staff Briefing (continued)** • **Preventive Maintenance Update (summary of activity)** • **Space Guidelines Discussion**
12:30 – 1:30 PM	**LUNCH**

1:30 – 3:00 PM	**Staff Briefing (continued)**
	• **Publications Update**
	• **Annual School Construction Report**
	  • **Projects funded during the 2007 Legislative Session**
	  • **Grant Projects update**
	  • **Debt Projects update**

3:00 – 3:15 PM	**BREAK**
3:15 – 3:30 PM	**Staff Briefing (continued)** • **Staff Goals and Objectives**
3:30 – 4:15 PM	**Work Plan Review** • **Work tasks** • **Recommendations**
4:15 PM	**Adjourn**

Bond Reimbursement and Grant Review Committee Meeting
April 16, 2007
Auxiliary Board Room
Juneau, Alaska

Committee Members	Staff	Other Attendees
Eddy Jeans, Chair	Sam Kito III	John Weise (Sen. Hoffman)
Rep. Mike Hawker	Don Carney	Paulyn Swanson (Rep. Hawker)
Sen. Lyman Hoffman	Kim Andrews	Randy Bonnell (Mat-Su)
Harley Hightower	Gregg Parker	Rich Ritter (CBJ)
Carl John	Hilary Porter	PJ Ford (Delta/Greely)
Robert Tucker		Don Hiley (SERRC)
Tom Richards		Dean Henrick (Ketchikan)
Dee Hubbard (phone)		Kent Scifres (Delta/Greely)
Mark Langberg (phone)		Kathy Christy (NWABSD)
		Kathy Brown (SERRC)

8:10 am

Eddy Jeans, Chair, called the meeting to order and proceeded with Roll Call. Seven committee members were present, and Dee Hubbard joined via teleconference. A quorum was established and Eddy proceeded with the packet overview.

The committee reviewed the agenda. Eddy asked if there were any changes to be made, or questions about the agenda. Dee Hubbard asked when there would be time to discuss Carl's comments. Eddy explained that would happen at 9:30 am. Eddy asked if there were any objections to the agenda and moved to adopt the agenda, Robert Tucker seconded. The motion carried.

Everyone was welcomed back and Eddy introduced new EED staff including: Sam Kito III, Facilities Manager, Gregg Parker, Architect Assistant and Hilary Porter, Administrative Assistant. Eddy asked Sam to begin the staff briefing.

Staff Briefing

Sam began by explaining that the School Construction and Major Maintenance Lists were approved on March 28, 2007.

FY08 CIP Lists

Sam explained that the department had 211 projects submitted. Of those 211 projects, 169 were rated and 4 were found ineligible. There were 4 formal requests for reconsideration. Dee asked why 4 were found ineligible. Sam wasn't sure what the reason for each was, and turned to Don Carney and Kim Andrews to ask if they knew why. Don and Kim both replied they weren't sure, but they did remember that each one was ineligible for a different reason. Don agreed to research the information for Dee if that's something she would like to know.

Publication Update

Sam reviewed the updated cost model and said that he has run it several times and everything seems to work fine. He has a copy of the cost model and can email it to folks that would like to see it. Carl asked if we could add more detail in the line to help districts better understand the new cost model? Sam answered that he had received Carl's letter and was looking into using more detail. He said the goal would be to not underestimate, and he would like to see the benefit to this before changes have been made to the model.

Sam moved on to the Preventive Maintenance Update and asked Don Carney to give the committee an overview of that.

Preventative Maintenance Update

Don began by giving the committee an overview of the progress made this year and a look at the upcoming PM schedule. He explained that the department did get behind schedule this past year due to a shortage of staff; however they have been working very hard since hiring Sam and Gregg and are getting caught up to where they should be. Don explained the importance of utilizing collected data to help districts keep up with their preventative maintenance. Don mentioned some districts are in non-compliance, but as they learn to use the collected data, it should allow them to stay on track and keep up with their preventative maintenance. Dee asked why districts haven't been keeping up on their PM. Don used Pelican as an example and explained they simply don't have the personnel or knowledge to get their maintenance done, and they haven't been able to keep up with changes such as submitting and tracking work orders. Eddy interjected that it tends to be very small districts with small budgets that drives non-compliance, but they need to become compliant. Bob asked if the committee could get specifics on the 5 districts which were non-compliant. Don answered, yes; work orders are a big part of the non-compliance. Districts tend to be good on areas like training and custodial.

Staff Goals and Objectives

Sam continued the staff briefing by talking about staff goals and objectives for the upcoming year. Sam anticipates that the A/E Services Manual will be completed and ready for the BR&GR Committee at the December 2007. The next item discussed under goals and objectives was funding of outdoor facilities. Sam let the committee know that EED staff will be reviewing statutes and regulations in order to develop recommendations for the BR&GR Committee by the December 2007 meeting. Sam explained that guidelines for outdoor facilities such as tracks and fields are not very clear, whereas the guidelines concerning other type of facilities such as hockey rinks and saunas were quite clear. Bob asked if there were alternative ways for districts to get funding from other entities if the state cannot provide them. The committee had a discussion on how to determine if a facility was more for school use or community use and what kind of documentation would be required to prove this. Eddy answered by saying the problem was not having enough rules, and it's important to make sure the facility is for a school or educational need, not just a community need. The committee agreed with this, but asked what kind of documentation would be used or needed to prove what the facility was used for. Sam explained that this is why it's important for staff to

review the statutes and regulations and interpret them appropriately to make recommendations.

The next goal listed was the CIP application submittal. Sam briefly explained that EED has staff committed to working on a project called the Unity Grant, and he has started working on the possibility of creating an online CIP application. The advantage of going to this system is to make the form more universal, increase efficiency, and reduce the paper load that comes in to the department each year. Carl asked about the supplemental information that is required on the application and how that would be submitted because it can be gigabytes of information. Sam explained that maybe there could be check boxes a district could check to let EED know what they would be sending to us and they would have to mail EED the supplemental information.

Statute Issues
Sam recognized that the percentage of Construction Management by Consultant is not up to date with current needs. He said staff will be researching this and will prepare recommendations for the committee by the December 2007 meeting.

Regulation Issues
Sam said he would have staff review the regulations and make recommendations to the committee by the December 2007 meeting.

Publications
Sam explained that staff will be reviewing and proposing updates to the publications managed by the Facilities section and will provide updates to the committee on a regular basis.

Sam concluded the review of goals and objectives. Tom Richards asked if this list was in priority order. Sam believes it pretty much is, and that it was an order he would like to see things moved. Carl asked to bump up construction but he will wait for next year. Sam concluded the staff briefing and the committee took a 15 minute break.

15 Minute Break at 8:45 am
Reconvene at 9:00 am

Mark Langberg joined by phone.

FY09 CIP Application Review
Carl John with SERRC mailed a letter to the Facilities section on March 7, 2007 explaining 4 items of concern regarding the CIP application. He requested in his letter to be allowed to address these items at the BR&GR Committee meeting.

Carl stated the first issue he would like to discuss is category E, cost savings. This is a large issue. As utility costs continue to grow, he is concerned about districts ability to apply for all sources of energy for schools. Currently, category E is only available for school construction, which means utility issues to fall to the bottom of the list. This is an

area of facility use that continues to be a problem for some districts, and their ability to afford the rising costs. If we could establish a different category for districts to apply, where this issue is addressed, perhaps it would allow for more cost savings for districts willing to use alternative energy sources. Sam agreed he would like to look into this also, but it would require a statutory change and we would need to prove it was more maintenance related than construction related. Sam continued, saying maybe they could take a look at the scoring system used and possibly adjusting that somehow. Carl didn't think this was possible. Kim Andrews added that she had looked at the scoring criteria and believes it's possible to get a full 30 pts in this category if districts apply for a recovery of funds. If they fill out a really good application they can get 60 points right there. Bob asked if districts had ever tried this and been successful at gaining the funding they needed. Kim couldn't recall if that had ever happened. Bob added that it may be possible then but not likely if it hasn't happened yet. Carl then asked, of the applications that were received what percent were school construction and what percent was major maintenance. Neither, Sam, Don, or Kim had that information available at the meeting.

Eddy moved to save this conversation for the June/July meetings in combination with school construction because he wanted the legislators to be present for this discussion. Bob agreed and added that he would like to look at the changing the point system as opposed to making a statutory change. The committee agreed that energy savings should be on the major maintenance list rather than the school construction list. The committee agreed to address this issue again in the next meeting.

Temporary Facilities

Carl moved on to discuss the second item in his letter, defining what a temporary facility is. He proposed changing the definition of a temporary facility to mean facilities, typically providing a classroom or administrative space intended for use for a limited period and not having a foundation of permanent construction. He believes the current definition counts against districts when trying to determine unhoused students. He gave an example of Lower Yukon teacher housing facilities. He would like the department to recognize the shortfalls of the current terminology. Eddy proposed removing the word "or" from the current definition and changing it to "and." Sam raised a question regarding intent and how the department would verify intent for a temporary facility. Discussion began regarding the difference between a permanent facility and a temporary facility, concluding with the idea that permanent facilities would have permanent foundations. Thorne Bay was used as an example against this statement, however, in that they have a permanent facility that does not have a permanent foundation. Eddy concluded the discussion on temporary facilities by stating we would look at changing the wording from "or" to "and" to fix this problem.

Allowable Space Worksheet

Carl explained that it's possible for districts to manipulate the numbers in order to obtain additional space. Sam and Don both acknowledged this and said they were looking into that issue. Don added that the state doesn't just go by what the worksheet says, the numbers still have to be supported. If a space worksheet submittal looks unreasonable, they will review it. Carl said he was still concerned that districts could get a lot more

space out of that 0.5% they can play with. He said that can be a lot depending on the facility and district.

Cost Model

Carl said he would like to see some additional information go into it including additional unit costs for items such as: site area, utilities, playground, roofing systems, and make renovation projects more detailed for next year. Sam said he was willing to look at this, but some of the items Carl listed might not all be information the department would have. Sam would like districts to give a ballpark figure, some general guideline, so the department can have an idea of what the project is going to cost. Discussion was presented that some districts can't afford to have someone do this for them so the state should make it easy for everyone.

Eddy called a 10 minute break at 10:05 a.m.
Reconvene at 10:15 a.m.

CIP Application

Sam continued by going over and explaining the CIP Application. Everyone thought it looked pretty good, but raised questions about debt reimbursement and grant primary purpose categories. Carl asked if the department had ever turned down any debt retirement roofing requests. Sam and Don both responded saying they didn't think so, but would have to double check to be sure. Dee joined in and asked if roofs would have health and safety laws? After some discussion on this, Eddy determined this was something that needs to be sent to legislature of review because it would require a statute change. However, Eddy emphasized that if a facility needed a roof the department would figure out a way to get them one.

Tom Richards raised a question about questions 8 and 9 on the application, asking if buildings which have been demolished would count toward used space. Eddy responded explaining anything demolished does not count toward space.

Under question #16 on the application, Carl disagreed with having the condition survey and facility appraisal worth the same amount of points each. He doesn't think they should be weighed the same, and if one should be worth more points it should be the condition survey, not the appraisal. Sam explained that the facility appraisal is actually more important to him than a condition survey. He added that he finds both to be valuable, but he looks at the appraisal before the condition survey. Tom asked what the department gains from having districts complete all of this? Sam replied that it actually is more valuable to the district than the department to have this done, because it helps district's prioritize their projects. Bob explained that it is very expensive to have these surveys done, but they are very important. He suggested that maybe the department could be more subjective in points system rather than having it be all or nothing. Dee interjected, asking how much it costs to have a condition survey/facility appraisal done. Someone responded saying it costs about $54,000.00. Eddy asked if the committee was okay with moving the ten points from verification of a districts fixed asset system, to a scoring criteria providing points for condition survey, and facility appraisal. Each

committee member answered yes. It was decided to keep the point allocation system and keeping the condition survey and facility appraisal worth 5 points each.

Sam also added that, for question 16 on the application, there is an overview of additional points districts can apply for. This is a new item, and it was added to act as a checklist for districts. Carl raised an issue over this system saying that information changes as each year passes and becomes useless. Bob added, depending on how old the documents are the point system may be outdated. There should be a way districts are able to get points for the work they've already done. Harley also raised some concern over the consistency of the scoring. Sam addressed this issue and said he would look into improving the scoring method and consistency of it for the future.

Sam quickly explained number 17, Project Description/Scope of Work. Currently, there are 50 points available for this section, but it's possible to get more points than that. Sam moved on to the Cost Estimate table and someone suggested adding a line item for in-house construction. The committee went on to discuss construction costs and how they relate to the cost estimates. It was mentioned that construction costs have risen 30% over the last few years and planners are no longer able to keep up with the rising costs. Bob asked to have the department look at this issue and the committee agreed this was a good idea. Sam answered the department can look at some components that may have changed like components of design.

An addition was made to question 30 on the application to include a check box for facility appraisal. Dee suggested switching question 30 and 31 to make things flow a little better. The committee agreed that was okay. Discussion over the application was finished.

CIP Objective & Subjective Rating Forms

The next item discussed was the CIP objective scoring sheet. The first thing Sam pointed out was an expanded age range of buildings to include buildings up to 40 years old. The points were adjusted accordingly, and 10 points were added to overall scoring for this item. Eddy asked the committee if they were okay with this change and everyone agreed, yes. Further discussion was brought forth from an audience member, asking if this would apply to renovations. In theory, he said, a district could have a newly renovated building claiming it was 40 years old. The committee discussed this idea, agreeing that maybe they need to reconsider how the age of a building is calculated. Sam mentioned that the department could modify the facilities database to include renewal and replacement schedules and could take that information into consideration.

The next thing Sam pointed out had changed was the scoring for *unhoused students today*, and *unhoused students in seven years (5 year post-occupancy)*. Sam added an extra 50% to the overall capacity to read *250% of capacity*. He also changed the scoring for unhoused students over 100% capacity to include 1 point for each 3% of excess capacity for *unhoused students today*; and 1 point for each 5% of excess capacity for *unhoused students in seven years (5 year post-occupancy)*. He made these changes in order to create more of an ability to distinguish differences capacity for unhoused

students in the applications. Eddy asked the committee if they were okay with the changes to #6 and #7 on the scoring sheet. Before they were approved, John Weise, who had stepped in for Rep. Hoffman pointed out one change to #3 on the scoring sheet asking that the ranges be corrected. Sam recognized the error and agreed that needs to be changed to 10 < 20 years, and 21 < 30 years. Currently, the number 21 was used twice in measuring the age of a facility and that is not correct for the scale we are using. Dee added that #9, Preventive Maintenance, on the scoring sheet should be looked at as well. The problem she saw was that number 3 under this category should be under a maintenance category more than it should be under a preventative maintenance category. The committee discussed this and decided the easiest thing to do would be to change the title of the scoring category to read, Maintenance Program instead of Preventive Maintenance. The objective scoring sheet was approved with changes by the committee. Sam continued, moving on to the subjective scoring sheet. There weren't any changes made to this sheet. Dee asked why #4 wasn't under the objective scoring. Don explained that there is a degree of inadequacy that needs to be measured. Districts need to show support for inadequacies and the appraisal will be a tool to help the department look at the adequacies and inadequacies and points will be given accordingly. The committee approved the changes Sam made to the objective scoring sheet.

CIP Application

Sam added some clarifying language to the application and updated everything to the most current version of CEFPI. Under #26, Carl suggested adding language to say "maximum of 40 points are available for this question." The committee agreed to this addition. The committee also suggested switching the order of #30 and #31 and removing the word "preventive" from the language in #31.

Break for lunch 12:00 – 1:30

Meeting called back to order at 1:30 pm.

Sam continued with an overview of the appendices in the CIP Application, noting some additions. Specifically, Sam noted the correlation to grant and debt in sections D, E, and F of Appendix B. Carl asked if this would be the same application for grant and debt reimbursement, if the application was designed for both. Sam explained it was.

Under Appendix C, Sam noted his additions and clarifying edits such as identifying the maximum construction management percentage as 4% of the total project cost as defined in statute. Also, under the Equipment and Technology section, he amended the percentage to be 10% of construction cost to account for combining the equipment and technology budget items. Sam explained he would also be willing to amend the percentage for school equipment purchases; however he wanted to know if that was something the committee was wanting, or willing to do. He did update the percentage of District Administrative Overhead from 2% to 9%. Carl asked if the district was required to state which percent would be done with in-house construction. Sam explained it's not of great assistance to have that information, but if a district exceeds 9% they would have to provide additional information to support the additional costs.

Raters Guidelines

Identification of points for subjective category. Changes include some clarification in the introduction by removal of debt project language that doesn't apply to project scoring. On pages 2, 3, 4, and 5 there are changes in the break out of points. Also, Sam noted that he would have to reorganize question #30 and #31 to correlate with the earlier changes in the order of those questions on the CIP application. He also explained putting the Adequacy of Documentation scoring at the end of the document because it should be the last item scored.

Open Floor for Questions and Comments

Carl wanted some clarification on question 21 of the application, defining a school attendance area. Don explained the "space" is what's wrapped around the attendance area. Mixed grades really affect the space question. One of the audience members asked how the attendance area is defined. Dee made a motion to approve the FY 2009 CIP Application. Harley motioned, and Bob seconded. Nobody opposed. The committee accepted the FY 2009 CIP Application and accompanying documents.

Work Plan Overview

Sam reviewed the work plan for the upcoming year. Item 2 has no defined dates yet, and is being worked on as time permits. Under item 3, staff is currently looking at options for combining the different databases used by the facilities section. We also plan to work in conjunction with the Unity Project at EED to design some sort of database recording system for the renewal and replacement of school facilities. Item 4 is an idea for an online CIP application in an effort to reduce the mail and paperwork districts have to send to the department.

Open Discussion

There was a discussion regarding vocational schools. (*Career Tech* schools are the name the state is using). The question of whether or not the application impedes career tech schools or helps them was asked. Bob mentioned that it seems that career tech schools decrease a districts allowable space, and agreed that career tech schools can hurt other areas. Don explained that the state recognized this issue and has dealt with questions. It's an ongoing problem and will continue to be an issue because of space concerns and pressure to create this type of education program in Alaska. If a school is near, or at capacity, they will go over the maximum in order to accommodate career tech. The rest of the committee agreed that this can be a problem. Eddy explained that as we move forward with career tech schools they will be classified differently than normal schools. Sam voiced concern over not counting space in career tech schools. He said this could cause a flood of career tech school applications because they aren't being counted as "space." Bob moved on to say other space guideline issues remain such as electrical and mechanical space and storage space. Tom also asked about "dedicated space" such as space for computer labs, kitchens, and gyms. They count as regular classrooms, but they clearly are not regular classrooms because they are built to house a specific kind of subject. Sam concluded the discussion over space guidelines and said there are many

issues and maybe the committee needs to look at some kind of legislation to help the issue.

Eddy exited the meeting, leaving the Bob as the Chair.

Mark raised the issue of square footage for students and when it was last updated. Kim responded, saying it was raised in 2001. Dee followed up Mark's comment, saying she the square footage should be increased. Bob mentioned creating guidelines so storage space doesn't turn into classroom space. Carl said we should look at the use of gym space then too.

Bob asked if there was anything else. Harley commended Sam for a job well done for being new to the position, the rest of the committee agreed. Bob moved for adjournment, Tom made the motion, and Carl seconded.

Meeting adjourned.

Next meeting scheduled for July 31, 2007 at the Talking Book Center in Anchorage.

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

By:	Sam Kito III, P.E.	**Date:**	July 31, 2007
Phone:	465-6906	**File:**	07-07-31 Staff Briefing
For:	Bond Reimbursement and Grant Review Committee	**Subject:**	EED Facilities Overview

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

Legislative Overview

Senate Bill 53 (Capital Budget) passed the legislature and was signed by the Governor with funding for Department of Education and Early Development projects that were short funded in 2006. In addition, the Governor included funding for the demolition of the old Pedro Bay School, and a fire sprinkler repair project at the Dillingham High School.

Information regarding current legislation can be accessed online at
http://www.legis.state.ak.us/basis

Statute and Regulation Issues

During the April BR&GR meeting, committee members requested an update on possible Statute and Regulation change issues. Proposed changes are attached to this staff report, and are summarized below.

Statute Issues – In reviewing the existing statute, issues were identified that could be updated, however, the changes are more a matter of clean up, and none of the suggested changes will result in a change in the way any of the facilities programs operates. The issues are summarized in the following bullets:

- Add Debt to department Duties: currently the debt program does not appear to have a statutory basis in the duties of the department.

- CM Percentages: There has been some discussion about the adequacy of the CM percentages in statute. During the past few months, a review of the information resulted in the following observations; there are inconsistencies in the way districts utilize the CM by consultant accounting line item, and the amounts available should be adequate to perform that tasks that appear to be intended by the statute. It appears as though the original intent of the CM provision was to provide districts without construction experience, with a means of hiring expertise that would provide the necessary knowledge to implement a construction project from concept through final acceptance. Some districts use this line item to account for construction inspection; still others use it for other oversight purposes. It should be made clear to districts, that this provision is intended to provide a district with the ability to hire an individual or firm to act as the owner's representative throughout a projects development and construction. The

attached table identifies the amount of money available for the CM by consultant line item, and an estimate of person/days that the dollar amount equates to.

- Add "protection of structure" to Debt Program – Currently "protection of structure" is included as an eligible project category for grant, but corresponding eligibility is not available for debt projects. This change will add "protection of structure" to the eligible categories for debt projects.

- Add Debt reference to definition of Major Maintenance & Construction – currently, the definitions for Major Maintenance and for Construction reference the sections of statute for grant projects. The definition should also provide a reference in the definition to the debt component of statute.

Regulation Issues – Changes to the Facilities Section Regulations are mostly clean-up, however there are some proposed changes that will help the department more effectively dispose of excess school facility property that is owned by the department. Also, in response to issues raised by the BR&GR committee, a change is proposed to the definition of "Temporary Facility".

- General clean up – Update regulations to take care of obsolete sections, and correct typographical errors.
- Code References – update references to specific codes so that the reference refers only to the code adopted by another section of statute, and not to a specific publisher of a code.
- Add debt to responsibility under 4 AAC 31.060 – the current language does not specifically include reference to the debt program.
- Update facility disposal regulations – the department is currently limited in the options it has for disposing of abandoned or otherwise acquired school properties.
- Amend Temporary facilities definition – update definition to clarify that a "temporary" facility needs to meet all of the criteria identified in the definition in order to be considered temporary.

Preventive Maintenance Update

The department is in the process of completing Preventive Maintenance reviews of school districts for the second time since the implementation of the program. Don Carney, staff in the School Facilities Section is the departments Building Management Specialist, and is responsible for verifying district compliance with the Preventive Maintenance statute.

Mr. Carney visited 13 school districts since January 2007. Eight of the districts visited were not able to demonstrate a qualifying maintenance program.

- 7 districts do not adequately utilize work orders to record maintenance activities.
- 5 districts do not have a complete energy program.
- 3 districts need to work on their custodial plan.
- 7 districts do not have a training schedule, training plan, or training record file.

Three of the non-compliant programs were deficient in all four of the above areas.

Mr. Carney plans on visiting at least 4 more districts by the end of 2007, and is scheduled to visit 11 districts in 2008.

The five school districts with programs that were determined to be compliant, were able to do so with only the most basic of programs, and just met the minimum requirements for a compliant program.

Almost all districts reviewed by Mr. Carney have made significant cuts to maintenance and custodial staff, reduced funding and decreased expectations. Mr. Carney visited one school with 86,000 square foot that is staffed with one maintenance person who is also responsible for custodial duties, and management of the maintenance and CIP programs.

Staff left working in the districts is, for the most part, doing a great job keeping the buildings functional, but spend all their time trying to keep up with the essential items as they see them, so there is no time left to effectively implement a facility management program, or to receive training to do their job better. We are seeing many people retiring, and leaving the new people with huge problems and limited resources.

Space Guidelines Discussion

- Career/Vocational Space

Several school districts are considering the addition of career/vocational space, and are concerned that the current space guidelines do not adequately address the additional space requirements they see as necessary for including career/vocational facilities into a district program.

Current regulations provide for an overall Gross Square Foot calculation based on the number of students, with an additional supplemental square foot allowance that is based on a mathematical formula dependent on the number of students.

Districts currently have the ability, through department regulations, to "request…a variance for additional space for a school; … all requested variances…may not exceed 20 percent of the gross square feet allowable for the school;"[1]

This allowance appears to provide districts with the ability to increase the size of certain classrooms or shop space in order to accommodate career/vocational programs. In the circumstance of an entire career/vocational school, the department does not have the ability to completely resize all of the educational space to accommodate such a unique situation. It would be advised that such a change be considered very carefully due to the changing nature of educational space. Approval of programs that have the possibility of tripling the amount of approved educational space, and that require specialized equipment, could result in a significant increase in cost of educational programs in the state. With an increase in size, also comes an increase in operating costs that would need to be supported by a district. Given the statutory

[1] 4 AAC 31.020(c)(7)

direction that "criteria for construction of schools…must include requirements intended to achieve cost effective school construction"[2] It would be difficult to support such a programmatic change without significant statewide justification for development of entire facility career/vocational programs.

Publications Update

Capital Project Administration Handbook – The CIP Handbook was started in 2004, but was not finished. This handbook will provide district administrators with a guide on how the Department of Education and Early Development grant and debt administration process works. The document covers detail on the Project Agreement, and discusses the submittals required by the department. It should help to answer some of the basic questions we get on a regular basis from funding recipients. A draft of the document is included in the packet for discussion.

A/E Services Manual – The A/E Services Manual project was started a number of years ago, and is approximately 75% complete. This document is being reviewed by staff and a draft is anticipated to be available for the BR/GR Committee at the December 2007 meeting. The manual will provide school districts with guidance for selecting Architectural and Engineering consultants, and is a vital component of the reference documentation cited by the department in our project agreement.

Outdoor facilities – The facilities section has received applications for consideration of funding for outdoor facilities. When considering elementary schools, it is generally accepted that a playground and associated equipment are eligible to be considered for funding in conjunction with a school project. Because of the variety and function of outdoor facilities for middle and high schools, and the high cost of many such facilities, the facilities section plans to review statutes and regulations, and develop recommendations for BR/GR Committee consideration at the December 2007 meeting.

Integrated Facility Management Guide – This document is in draft form, and was last worked on in 2005. The guide was previously presented to the BR&GR committee, but it appears as though little work was done between 2005 and the present. This document was originally envisioned as a complete rewrite of the Preventative Maintenance Handbook with a re-focus on overall management of district facilities, not only preventative maintenance issues. The Facilities Section plans on continuing work on this document

Following is a list of publications currently managed by the department along with the year of publication or latest draft:

- A/E Services handbook (1999-Draft)
- Capital Project Administration Handbook (2007-draft)
- Outdoor Facility Guidelines (new)
- Facility Appraisal Guide (1997)
- Swimming Pool Guidelines (1997)

[2] AS 14.014(b)(3)

- Site Selection Criteria Handbook (1997)
- Condition Survey (1997)
- Preventative Maintenance Handbook (1999); [Draft revision started in 2005]
- Lifecycle Cost Analysis Handbook (1999)
- Construction Standards (not completed)
- Renewal & Replacement Guideline (2001)
- Project Delivery Handbook (2004)
- Equipment Purchase Guideline (2005)
- Educational Specification Handbook (2005)
- Space Guidelines Handbook (1996)

Annual School Construction Report

- **Projects funded during the 2007 Legislative Session**

Construction projects

- Kongiganak – Balance of funding required to complete a major renovation project.
- Noatak K-12 – Funding to complete the elementary wing of the original project. The project scope had been reduced to complete a smaller project within the allotted funding. With this funding, the project will now be re-scoped to add the classrooms back in.
- Arctic Village K-12 – Funding to complete construction of a new school. Bids were received, but exceeded amount of funding available. Additional funding from this appropriation will allow for construction of the base bid, and alternate 7, which is the soil remediation (required by DEED).
- Howard Valentine (Coffman Cove) K-12 – funding will allow the school construction project to move forward.
- Russian Mission K-12 – funding will allow construction of the school to move forward.
- Kilbuck Elementary – funding will allow completion of the Kilbuck elementary school project.

Major Maintenance Projects

- Chenega Bay School Roof Replacement
- St. Mary's School Complex Renovation
- Bethel Regional High School Renovation Phase 2
- Fort Yukon Gym Renovation Completion

Excess Buildings

- Pedro Bay – Funding to demolish old Pedro Bay School. This facility is the property of DEED. DEC has money available to clean up the site, but does not have money to remove the building. The appropriated funding will allow DEED to demolish and remove the building and ready the site for DEC cleanup.

Emergency Repairs

- Dillingham Sprinkler System – funding for this project will provide for emergency repair of the Dillingham High School sprinkler system. Without the

repair, the fire marshal has indicated to the district that the school will not be able to re-open in the fall. Funding for this project is through the Department of Commerce and Economic Development.

- **Grant Projects update** – The department currently has 115 open grant projects. 28 grant projects were closed in FY 2007.
- **Debt Projects update –** The department currently has 229 open Debt projects dating from 1980. Efforts to close aging project files are ongoing.

Staff Goals and Objectives

Publications – Staff will continue to review and update department publications as time permits.

Online application submittal –Research the possibility of developing an online CIP Application. Data entry online for the CIP process has the potential to save a significant amount of staff time during CIP review time and will allow staff to concentrate on reviewing the substance of applications more thoroughly.

Database review – The Facilities Section currently operates with six separate, but interlinked databases that were developed over a long period of time. The goal of staff is to review these databases, and research the feasibility of incorporating them into one secure, integrated database.

Statute

AS 14.07.020. Duties of the Department

(13) administer the grants awarded, and debt retirement approved under AS 14.11;

Sec. 14.11.100. State aid for costs of school construction debt.

(C) demonstrated that the project will result in a reduction in annual operating costs that economically justifies the cost of the project;

(D) facilities that require modification or rehabilitation for the purpose of improving the instructional program; or

(E) protect the structure of existing school facilities;

Sec. 14.11.135. Definitions.

In this chapter, unless the context requires otherwise,

(6) "major maintenance" means a project described in AS 14.11.013(a)(1)(C) or (D), or AS 14.11.100(j)(4)(C) or (E);

(7) "school construction" means a project described in AS 14.11.013(a)(1)(A), (B), (E), (F), or (G), or AS 14.11.100(j)(A), (B), or (D).

Deleted: **Sec. 14.11.020. Assumption of responsibilities.¶**
(c) The construction management costs of a project assumed under this section may not exceed four percent of the amount of appropriations for the facility if the amount of appropriations is $500,000 or less. The construction management costs of a project assumed under this section may not exceed three percent of the amount of appropriations for the facility if the amount of appropriations is over $500,000 but less than $5,000,000. The construction management costs of a project assumed under this section may not exceed two percent of the amount of appropriations for the facility if the amount of appropriations is $5,000,000 or more. For purposes of this subsection "construction management" means management of the project's schedule, quality, and budget during any phase of the planning, design, and construction of the facility by a private contractor engaged by the municipality or regional educational attendance area.¶

Deleted: or

Regulation

4 AAC 31.013. Preventive maintenance and facility management

(2) an energy management plan that includes recording energy consumption for all utilities on a monthly basis for each building; for facilities constructed before 12/15/2004, a district may record energy consumption for utilities on a monthly basis when multiple buildings are served by one utility plant;

Deleted: my

4 AAC 31.014. Codes and regulations for school facilities

(1) the Building Code, adopted by 13 AAC 50.020;

Deleted: Uniform

(2) the Electrical Code, adopted by 8 AAC 70.025;

Deleted: National

(3) the Plumbing Code, adopted by AS 18.60.705 (a);

Deleted: Uniform

(4) the Mechanical Code, adopted by 13 AAC 50.023;

Deleted: Uniform

(5) The ASME Boiler and Pressure Vessel Code, adopted by 8 AAC 80.010; and

(6) the Fire Code, adopted by 13 AAC 50.025.

Deleted: Uniform

4 AAC 31.020. Guides for planning educational facilities

(a) The following are the basic guides for educational facility planning:

(1) for a school capital project application submitted to the department

(A) repealed (??/??/????)

Deleted: before January 1, 1996, *The Guide for Planning Educational Facilities*, as published by the Council of Educational Facilities Planners, International, 1982 Edition (Revised); and

(B) on or after January 1, 1996, *the Guide for Planning Educational Facilities*, as published by the Council of Educational Facilities Planners, International, 1991 edition (Revised);

(4) *Guidelines for School Equipment Purchases*, as published by the Alaska Department of Education and Early Development, 1997 edition;

(B)(7) *Swimming Pool Guidelines*, as published by the Alaska Department of Education and Early Development, 1997 edition; and

(B)(8) *Site Selection Criteria and Evaluation Guideline*, as published by the Alaska Department of Education and Early Development, 1997 edition.

Deleted: The provisions of ¶
(1) subsections (c)(1) - (7), (d), and (e) as they read on and after October 10, 1995 and until April 17, 1998 do not apply to an application for a former school construction grant submitted under this chapter to the department before January 1, 1996; ¶
(2) subsections (c) - (e) and (g) of this section as they read on and after April 17, 1998 do not apply to an application for a former school construction grant submitted under this chapter to the department before January 1, 1996.

(f) repealed, (??/??/????)

4 AAC 31.022. Annual grant application review and capital improvement grant schedule revision

(c)(2) the percentage by which the number of unhoused students exceeds the design capacity of existing facilities in the attendance area;

Deleted: the

(e) The department will, in its discretion, approve a grant amount as proposed by the school district, reduce the proposed project's budget in the six-year grant schedule prepared under this section, or grant a waiver of all or a part of the required local contribution if requested under 4 AAC 31.021(a) . A proposed project's budget will be reduced

(1) if the costs, as determined by the department, are excessive;

(2) if the space proposed exceeds the maximum allowed under 4 AAC 31.020, including any approved variances and any adjustments to student population projections that the department considers necessary to best reflect historic populations and reasonable future growth;

(3) repealed (??/??/????)

Deleted: for a school construction grant application submitted to the department before January 1, 1996, if the nonassignable space in the proposed facility exceeds 25 percent of the total area of the facility, except that the department will, in its discretion, allow a variance of 35 percent for small schools in remote areas if it can be demonstrated that the variance is in the best interests of the state and the school district; repealed

(4) if base square feet allowable will not be used for education purposes for at least 75 percent of the scheduled school day, except that for a school with a small enrollment in a remote location, the department shall grant a variance for specialized classroom space that will be used during at least two years out of any four years;

(5) if the project costs include the cost of repairing or replacing items not essential to the operation of the physical plant or items that are normally scheduled for preventive maintenance, routine repair, or replacement;

(6) if the project costs include items of deferred maintenance work that are normally scheduled as a matter of preventive maintenance or routine maintenance and repair in the operation of the facility; or

(7) if items of cost are included that are not eligible for consideration under the provisions of AS 14.11.013 (d) as allowable costs for school construction.

4 AAC 31.060. State financial assistance

(a) A municipality that is a school district, or a regional school board, submitting a capital improvement project request for construction to the department under AS 14.11.011 or 14.11.100 shall make the request on a form prescribed by the commissioner.

(b) In accepting state aid from the department, the municipality or school district receiving the grant or debt reimbursement, shall comply with all pertinent state statutes, codes, standards, and regulations related to construction of a public facility. Further, the

recipient shall comply with conditions, requirements, and stipulations in the forms prescribed by the commissioner for the capital improvement project agreement.

(c) A school facility for which state aid is sought under AS 14.11.011 or 14.11.100 may be built jointly with municipal and state offices, health clinics, community libraries, and other spaces if approved by the commissioner as to compatibility and separation of funds. The commissioner has final authority to determine the proration of space and cost in a jointly built project.

(d) For a school construction project approved for debt retirement under AS 14.11.100 , a school district shall

(1) provide for each incomplete project, by October 15 of each year during its life until completion, completed annual project summary, on a form prescribed by the department, that details all activity on the project from its inception to the preceding June 30; and

(2) for a project completed after June 30, 1989, that costs more than $300,000, submit as part of its annual report under 4 AAC 06.120, a statement from its auditors that the annual project summaries are consistent with the annual report.

(e) A municipality or school district shall submit a request for an allocation for debt retirement under AS 14.11.100 on a form prescribed by the commissioner. The request for allocation must be received by the department not later than October 15 of the fiscal year preceding the fiscal year in which reimbursement will be sought. A request for allocation must contain at least the following:

(1) bond sale date or proposed bond sale date;

(2) bond redemption schedule;

(3) education facility portion of the bond;

(4) department's project approval number;

(5) debt payment schedule or estimated debt service schedule;

(6) certification as to accuracy of request for allocation by a bonded official of the municipality; and

(7) a completed annual project summary form prepared under the provisions of this section.

(f) State aid under AS 14.11.100 to eligible municipalities will be calculated on the basis of applications received by the deadline imposed by this section and, upon receipt of a notice of payment by the municipality from the bond holder or paying agent, state aid will be issued except for the amount attributable to projects for which

(1) the department has withdrawn its approval under 4 AAC 31.075;

(2) repealed (??/??/????); or

4 AAC 31.085. Disposal of abandoned or obsolete property

(d) If a municipal government proposes a use for the facility, the department will, in its discretion, convey the facility to the municipality without charge. Removal from state-owned land, of the facility conveyed under this subsection is required, unless the department determines that no state agency has use for the land upon which the facility is located and approves conveyance of the land to the municipality.

(i) If removal of a facility disposed of under (g) of this section is not feasible, the commissioner may determine that it is in the best interest of the state to approve the granting of a long-term lease with the non-profit entity that has been approved for use of the facility.

Article 3
General Provisions

Section

900. Definitions.

4 AAC 31.900. Definitions

As used in this chapter and in AS 14.07, AS 14.08, and AS 14.11, unless the context requires otherwise,

(2) "capital equipment" means built-in and movable equipment used to furnish a newly constructed or rehabilitated space; it includes first-time purchase of library books, reference material, and media to furnish a new or renovated library; it does not include supply items such as textbooks and expendable commodities; the term is further defined in the *Guidelines for School Equipment Purchases*, 1997 edition;

(4) "elementary and secondary schools" means,

(A) buildings that have been built or converted predominantly for instruction of students in grades kindergarten through 12, and buildings for the support of that instruction; for purposes of this subparagraph,

(i) elementary students are those in grades kindergarten - 6th; and

(ii) secondary students are those in grades 7th - 12th;

Deleted: the local bond election occurred after June 30, 1987 and before July 1, 1988

Deleted: Department

Deleted: of Natural Resources

Deleted: for a former school construction grant application that was submitted to the department before January 1, 1996, buildings that have been built or converted predominantly to support instruction of elementary and secondary students as defined in *Alaska Small Elementary Program and Space Guidelines*, 1983 Edition, and *Alaska Small High School Program and Space Guidelines*, 1983 Edition, or, for schools designed to house more than 500 students, buildings that provide not more than 100 gross square feet per student in kindergarten - 8th grade and not more than 150 gross square feet per student in 9th - 12th grade, subject to a variance granted under 4 AAC 31.030(c) , and facilities for the support of that instruction; and ¶
(B) for a former school construction grant application submitted to the department on or after January 1, 1996, and before April 17, 1998, buildings that have been built or converted predominantly to support instruction of elementary and secondary students under the guides for educational facility planning and related standards set out in 4 AAC 31.020 or, in the discretion of the department, as defined in *Alaska Small Elementary Program and Space Guidelines*, 1983 Edition, and *Alaska Small High School Program and Space Guidelines*, 1983 Edition, or, for schools designed to house more than 500 students, buildings that provide not more than 105 gross square feet per student in kindergarten - sixth grade and not more than 150 gross square feet per student in 7th - 12th grade, subject to a variance granted under 4 AAC 31.030(c) , and facilities for the support of that instruction; and ¶
(C) for a school capital project application submitted to the department on or after April 17, 1998,

(22) "temporary" as applied to facilities means facilities, typically providing classroom or administrative space, of temporary construction, intended for use for a limited period of time, and installed with minimal site support and without full utility services and a foundation of permanent construction;

Deleted: or

How a CM Can Help You

America's professional Construction Managers can support Owners with a proven strategy to deliver the best possible projects, on time and within budget. Pressure is falling on Owners, who will confront complex issues in every area from site preparation to technology infrastructure, from builder selection to the finishing touches before "opening day." Handling these issues assures on-time delivery, within-budget projects that meet your needs. But it also puts huge demands on your time and requires skills and expertise few Owners possess.

The professional Construction Manager strives to give owners more effective control of complex construction, delivering high quality finished projects on time and within budget. The CM is *your* advocate, combining detailed technical knowledge with a commitment to meeting *your* needs. Not affected by any conflicting interest, the Construction Manager represents Owners in such crucial areas as:

- Release and use of funds throughout the project.
- Project scheduling.
- Control of the scope of work.
- Optimum use of other firms' talents and resources.
- Avoiding delays, changes, disputes and cost overruns.
- Optimum flexibility in contracting and procurement.
- Assuring the project is built to specification to meet your needs.

Construction Managers provide specific expertise for all facets of the delivery process (pre-bond, planning, design, construction, etc.) without having to retain individuals on the payroll for specific tasks. By involving a professional Construction Manager from the earliest stages of your project, you maximize your chances to achieve a smooth and trouble-free construction process and a facility that meets your needs.

When you determine a need for project, a Construction Manager can help you reach sound decisions in such areas as:

- General project characteristics and performance requirements.
- Site analysis and selection.
- Lead in forming a collaborative team of professionals.
- Coordination with ongoing activities and other public and community concerns to minimize interruptions.
- Development of a preliminary budget and comprehensive master schedule.
- Apportionment of general funding among a number of individual projects according to specific project needs.
- Establishment of a management information and reporting system to meet your requirements.
- Development of detailed and complete bid documents to assure timely, responsive and comparable bids, while avoiding questions and protests.
- Assistance in reviewing and analyzing bids and selecting contractors.

In the design phase, a qualified Construction Manager can help you:

- Ensure that design is both aesthetically successful and responsive to project goals.
- Perform life-cycle cost analyses and other reviews to maximize the return on your construction investment.
- Coordinate your technology implementation strategy with your construction plan to assure that your finished project will truly be equipped to support current and future needs.
- Develop a detailed design schedule and supervise its implementation.
- Review design in progress to assure constructibility with minimal changes and fewer problems in the field.
- Develop detailed component cost estimates at every design submittal.

During the bid process, your CM can:

- Conduct pre-bid conferences to clarify the project's needs and assure responsive bids.
- Assure that all bid documents are clear and all questions are answered.
- Help you evaluate and compare bids.
- Recommend bidders for contract award.

While the construction is underway, your Construction Manager will be your eyes and ears—and most of all, your advocate. A professional CM will:

- Assure that all contractors, subcontractors and other participants fully understand the project's design and requirements at every stage.
- Deliver timely and clear reports to you concerning construction progress, milestones, and other elements.
- Manage the change order process for maximum effectiveness while minimizing delay and costs.
- Monitor the construction process to anticipate difficulties, resolve issues early, and keep the work flowing.
- Administer progress payments to assure that work milestones are being met and that all current expenses are paid in a timely manner.
- Assure that the contractor provides a safe workplace, both for project workers and, in renovations, for individuals who continue to use the facility during construction.
- Eliminate the need to retain increased staff after the "burst" of construction activities; thereby reducing future operating and payroll costs when the construction has been completed.
- Coordinate the final stages of construction, including contractors' punch lists and similar tasks that must be completed, often in a very compressed time period, before your project is closed out.

An Owner's Guide To Construction Management

Assuring Project Success
Under Any Delivery Method

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Preface

Construction management evolved as a professional practice distinct from design and construction in the early 1960's in response to increasing complexities in the construction industry. Highly sophisticated construction systems led to the specialization of both design and construction professionals. Additionally, increasing regulatory mandates, litigation and other risks created a need for a new professional to be an advocate for the Owner and bridge the gap between the Owner, the Designer and the Contractor. Today, construction management is well established, and recognized around the world as an indispensable profession.

A Construction Manager (CM) provides the Owner with specialized knowledge, experience and resources to navigate through the complexities of a construction program or project. Construction management services may be tailored to satisfy the needs of the novice or sophisticated Owner. The CM adds value by providing the resources and expertise needed to manage quality, cost, schedule, scope and risks associated with design and construction to help the Owner achieve its objectives.

A major construction effort is a complex and risk-laden venture. It involves the expenditure of a large sum of capital as well as the application of technologies of which many are aware, some are conversant, but few are expert. It requires the Owner to do business with several groups of people whose interests are not its own and to venture into a field with its own set of rules, some of which are not written down anywhere. It is an intensive process demanding constant attention in order to achieve success.

The federal government has a construction budget that is measured in billions of dollars and a plan for accomplishment that is measured in decades. Many state governments have construction efforts of hundreds of millions of dollars and multiple years. Although the federal and state governments have standing staffs to manage their typical construction program, they often need specialized expertise or supplemental staff to help manage certain projects.

Smaller government organizations are like smaller businesses, having the same organizational needs for construction expertise matched against an equal need to reduce expenses. Moreover, many times the smaller private Owner cannot afford to build a staff and fully develop sufficient expertise to embark upon a construction program.

The use of professional construction management services to oversee all or parts of the planning, design and construction process is recognized in both the public and private sectors as an effective and efficient means of achieving successful delivery of constructed projects under any contract format.

The Construction Management Association of America (CMAA) presents this document as a guide to public and private Owners in selecting a critical component of the construction project: the CM.

This guide will benefit those Owners who will embark on a construction project and who will seek expertise in the planning, design and construction process. It introduces the construction management practice and describes how it can enhance the success of a project.

Contents

Executive Summary

Professional CMs can be instrumental in achieving successful construction projects and may be used in a variety of contracting methods and project delivery systems.

There are many issues an Owner must consider in undertaking a project, such as time and cost constraints, the need for flexibility, pre-construction service needs, design process interaction, and financial constraints. The project team should enhance and reinforce the strengths of the Owner to provide a comprehensive set of resources and skills to accomplish the project.

While a wide and somewhat bewildering variety of ways to organize a project have been developed to satisfy the needs of Owners and projects, all share the same basic set of players: the Owner, the CM, the Designer, other consultants, Contractors, and Subcontractors. Regardless of resources, Owners must choose a particular organization, contract and award, and combine them into a desired and appropriate contracting method for each project.

Construction management is a professional services discipline applied to the planning, design and construction process of capital improvement projects. Professional CMs address the needs of projects and Owners by providing management services and expertise tailored to project needs and independent of the chosen contract format or project delivery method. It is this management approach that makes construction management unique. CMs apply and integrate comprehensive project controls to help manage the critical issues of time, cost, scope, quality and safety.

Construction management is a professional services discipline applied to the planning, design and construction process.

As an Owner, it is necessary to choose a project delivery method and contracting format that efficiently delivers the project. A *contracting format* is an arrangement for the distribution or allocation of construction project risk (most frequently cost or performance risk) between the parties to a contract. A *project delivery method* is designed to achieve the satisfactory completion of a construction project from conception to occupancy. Construction management has been used successfully in *all* contracting and delivery systems by Owners who do not continuously maintain the staff expertise or numbers necessary to deal with the complex responsibilities involved in the management of major projects. In addition, the CM usually helps the Owner identify which delivery system is best for the project.

A number of contracting formats exist including fixed price, guaranteed maximum price, cost plus fixed or variable fee, and unit price contracts.

Construction projects in the United States have traditionally been delivered through the design-bid-build project delivery method. Because of financial, organizational and time constraints, alternative project delivery methods have evolved to fit particular projects and client needs. These include multiple primes; developer manager; design-build; and design, build, operate and transfer.

Construction management comes in two general forms. In *agency construction management*, the Owner utilizes a CM as its principal agent to advise on or manage the process over the life of the project regardless of the project delivery

method used. In *construction management at risk*, the Owner utilizes a CM to consult in the Pre-Design and Design Phases of a project. However, the CM's role also includes a construction performance role during the Construction Phase. At that time, the CM converts to the legal equivalent of a general contractor once a price is established for the completion of the construction work.

Typically, professional construction management services are procured on the basis of an objective evaluation of the qualifications of competing firms. As is the case with any professional service contract, the issue of price does not enter into the ranking of construction management firms based on their qualifications. The Owner and the selected CM then jointly, through negotiation, develop a final scope of services to support the timely delivery of the project. Development of a construction management budget grows out of this scope and is the first step in the detailed planning of the project. Among the methods recognized and commonly used in the compensation of firms for professional construction management services are salary times multiplier plus direct expenses, billing rates, and cost plus fixed fee.

1.0 Defining Construction Management

There are several issues an Owner must consider in the selection of a method of accomplishing a project:

- ***Time needs of the project***—Does it have to be done quickly? Will the schedule be affected by outside influences? Will the schedule be lengthened by cash flow considerations?
- ***Needs of the project for flexibility***—How much change will be required during the construction? How much of the project will be fully defined by the Owner and Designer prior to its being constructed? If other than the Owner, how much influence will the user have over the design and construction?
- ***Preconstruction service needs***—How much assistance will the Owner need in the definition and planning of the project with respect to quality and safety, and with respect to cost versus scope versus time?
- ***Design process interaction***—How well does the Owner understand the design process and the cost impacts of decisions made in the course of design development? How complex is the design process for the project?
- ***Financial constraints***—How is the project financed? How does the financing influence the schedule, type of contract, risk and other requirements of the project?

The Project Participants

While a wide and somewhat bewildering variety of project organizations have evolved over time to satisfy the needs of Owners and projects, all share the same basic set of players:

- ***The Owner***—The private or public organization ultimately responsible for the proper execution of the project.
- ***The Construction Manager (CM)***—A provider of professional services to the Owner, the CM organizes the effort, develops the management plan, monitors the participants' progress against the plan and identifies actions to be taken in the event of deviance from the plan. The CM also provides expert advice in support of the Owner's decisions in the implementation of the project. The CM can be a firm, a team of firms, or an individual.
- ***The Designer(s)***—Employed by the Owner to provide design services in support of the project. While Designers can be contractually responsible to the Owner, they report progress to the CM and are monitored by the CM for compliance with the scope statement and both the design and construction budgets.
- ***Other Consultants***—Providers of specialized services, such as real estate acquisition firms, geotechnical engineering firms, environmental engineers,

It is the matching of services to project/Owner needs that makes CM a cost effective approach to managing project delivery.

permitting consultants, etc., employed by the Owner in support of the project. Their efforts are coordinated and monitored by the CM.

- ***The Contractor***—The organization or individual who undertakes responsibility for the performance of the work, in accordance with plans, specifications and contract documents, providing and controlling the labor, material, equipment, and subcontractors to accomplish the work.

Needs of the Project

Several forms of project organization have been developed that are designed to meet the needs of specific projects and Owners. The integration and coordination of the complex interrelationships occurring in a typical construction process require substantial expertise. Some Owners may have extensive operational organizations with vast knowledge of the business of the Owner or of a particular facet of the construction industry such as finance or building maintenance. Other Owners may not have the organizational resources or expertise on board to meet the needs of a particular project. Whatever level of expertise the Owner may have, the organization of a project can be designed to enhance and reinforce the strengths of the Owner's existing staff to provide a comprehensive set of skills to accomplish the project.

Expertise applicable to virtually any project includes:

- Project scope development
- Land acquisition
- Permitting
- Financing
- Cash flow management
- Design acquisition and management
- Cost estimating
- Cost and schedule control
- Contract administration
- Document control
- Construction inspection
- Quality control
- Value engineering
- Risk management
- Constructibility review
- Contracting and project delivery systems
- Dispute avoidance and resolution
- Commissioning
- Activation

Construction management is a professional services discipline applied to the planning, design and construction process. CMs provide a program of management techniques and expertise tailored to Owner and project needs and independent of the chosen contract form or project delivery method. It is this

management approach that makes construction management unique. CMs apply and integrate comprehensive project controls to manage the critical issues of time, cost, scope and quality. It is the matching of services to project/Owner needs that makes construction management a cost effective approach to managing project delivery.

A significant advantage of using a CM is that the organizational structure is not dependent on a single model or set of models. Generally, CMs fall within two categories, "agency" or "at risk."

In "agency construction management" the CM assumes the position of professional advisor or extension of staff to the Owner. The Owner lets most of the contracts, and certain cost and performance risk is placed on the Contractors. In these cases, the CM is in a position to offer advice unencumbered by any interests other than those of the Owner and the project. The term agency infers, as is intended, a delegation of function to the CM by the Owner. As a consequence, it is possible that certain tasks and responsibilities place the CM in a legal agent relationship with the Owner. The necessity for openness and candor between the CM and Owner is paramount.

When the CM's role includes a construction performance function, it is known as the "CM-at-risk" approach. In this approach, which can often occur under a guaranteed maximum price (GMP) contract format, the CM will assume additional obligations and will undertake construction responsibilities during the Construction Phase. At that time, the CM is typically placed in a legal position similar to that of a Contractor entering into a traditional construction agreement which provides for the completion of the construction work for an established price.

Regardless of the form of contract agreement, the CM is performing professional tasks throughout all the phases of program project implementation. A contract agreement will establish the scope of services and will also define the relationship of the parties.

2.0 Contracting and Project Delivery Systems

As an Owner, it is necessary to choose an overall project delivery and contracting strategy which efficiently delivers the project. An understanding of the difference between a project delivery method and a contracting format is important because it impacts these decisions.

The need to have a completed design in hand prior to the commencement of construction requires a longer lead time and a linear approach to project delivery

Contracting Formats

A *contracting format* is an arrangement for the distribution of construction project risk—most frequently cost or performance risk—between the parties to a contract. Cost risk is the risk of being able to do something within a given budget limit. This risk distribution is accomplished through methods of arriving at or limiting the amount of money to be paid. Performance risk is the risk of being able to complete the project on time and at the level of quality as agreed. This is distributed through the technical terms of the contract, either by describing requirements for the finished product only, or by describing specific methods by which a task is to be performed. Contracting formats require some form of specific scope statement in order for the parties to make an accurate economic judgment as to cost or price.

A number of contracting formats have evolved as a result of the desire of Owners or Contractors to either shift or share the risk (usually cost) of a project through contractual provisions or to increase the speed of delivery of construction.

Public, and quite frequently private, works are usually procured through a sealed bid, fixed price contract or the equivalent. In these contract arrangements, most of the price risk is intended to shift to the Contractor. In order to provide a reasonable and enforceable scope definition to the Contractor so that bids can be developed, fixed price contracts are almost always based on a completed design. The need to have a completed design in hand prior to the commencement of construction requires a longer lead time for the construction process and requires a linear approach to project delivery that reduces flexibility.

Seeking more flexible alternatives, the private sector developed a host of risk-shifting and risk-sharing contract variations, including negotiated fixed price, guaranteed maximum price (GMP), cost plus fixed or variable fee, time and material, unit price, prepurchasing, and others. These contracts run the spectrum from the lump sum, where all of the cost and schedule risk is placed on the Contractor, to cost reimbursable situations, where the Owner agrees to pay all costs. Most of these methods are now also being implemented, to some extent, by public sector Owners.

Performance risk shifts are accomplished by the writing of end-product or performance contracts. When applied to a complete project, these are typically known as design-build contracts. If this form is coupled with a GMP, theoretically the Owner has little risk either in cost or satisfaction beyond the GMP. Since a substantial part of the desired outcome from these projects is subjective, the

The key to successful management of the construction process is the placement of risk in the hands of those who are best equipped to manage it

risk of misunderstanding is large and can easily result in either disputes over what is included in the GMP or in disappointment on the part of the Owner in the final project as delivered.

Project Delivery Methods

A *project delivery method* is a system designed to achieve the satisfactory completion of a construction project from conception to occupancy. A project delivery method may employ any one or a number of contracting formats to achieve the delivery. Project delivery methods define scope as part of their process.

Construction projects in the United States have traditionally been delivered through the design-bid-build sequence, securing the services of a Designer who will design the project, aid in the procurement of a Contractor, and often inspect the work of the Contractor for compliance with the specification. This sequence usually leads to the sealed bid, fixed price contract believed by many to offer the least capital cost to the Owner as well as the one generally required by public procurement regulations to assure fairness in the procurement process. However, this "traditional" project delivery system allows the use of many contracting methods, since there is no inherent constraint on the allocation of price risk.

Because of financial, organizational and time constraints, other project delivery methods have evolved to fit particular projects and client needs. These include:

- ***Multiple Primes***—The Owner uses separate contracts for various construction disciplines such as general construction, structural, mechanical, electrical, etc.
- ***Developer Manager***—The Contractor will acquire (or have constructed) a facility to suit the needs of the Owner who in turn commits to lease the facility.
- ***Design, Build, Operate and Transfer***—The Contractor will design, build, operate and maintain a facility for a fixed period before transferring it over to the Owner.
- ***Design-Build***—The Owner utilizes a single contract to acquire the services of both Designer and Contractor to construct a facility.

These delivery methods all share the characteristic of placing the Owner in what is a potentially unequal relationship with the Contractor. These systems may at times require the Owner to place the fate of the project in the hands of an organization or organizations whose interests may be in conflict with those of the project or of the Owner, due to contractually assigned risks.

In addition, these delivery methods all share the same disadvantages in that the Owner is required to have sufficient staff resources to fully define the project or be willing to allow another entity to define it. The Contractor or Designer or Developer has clear risks that it has assumed in its arrangement with Owner and has developed the expertise to manage these risks.

Parties who bear the risk in an endeavor are due their rights to control their destiny. The greater the risk profile, the greater the need to control. Loss or perceived loss of control leads to fear of a negative outcome. This fear leads to an assertion of the right to control, resulting in frequent disputes. Therefore, the key to successful management of the construction process is the placement of risk in the hands of those who are best equipped to manage it.

3.0 Why Construction Management?

Construction management has been used successfully in *all* delivery methods for Owners who do not continuously maintain the staff expertise or numbers necessary to deal with the complex responsibilities involved in the delivery of major capital projects. The CM frequently helps the Owner identify which delivery method is best for the project.

The construction management approach utilizes a firm (or team of firms) with construction, design and management expertise to temporarily expand the Owner's capabilities so that the Owner can successfully accomplish its program or project.

A CM frequently has a role in both traditional and alternative project delivery methods as a trusted advisor to the Owner in oversight of the party at risk in the arrangements. In such cases, the CM may have a reduced scope of work, but participates in the decision-making process on behalf of and in concert with the Owner. This can be particularly helpful in design-build where substantial scope definition responsibility and project control have been assigned to the design-builder, and there exists no natural check on the design-builder.

Construction management includes a significant component often missing from project delivery systems—a comprehensive management and control effort

CM as Agent or At Risk

As previously mentioned, construction management comes in two general forms:

- ***Agency CM***—The CM acts as the Owner's principal agent to advise on or manage the process from project conception to completion.
- ***CM at risk***—The CM provides professional management assistance to the Owner prior to construction and advice on constructibility, budget and schedule considerations. The CM later converts to the equivalent of a General Contractor during construction.

The key difference between these two forms is that the CM at risk is in fact a distinct delivery method due to its responsibility for construction performance. Agency construction management, on the other hand, is a distinct set of services that can be applied to any delivery method.

Role of the CM

Use of a professional consultant in construction management improves the Owner's confidence in the success of the project. This enhanced confidence grows out of the ability of a professional CM to make expert recommendations regarding:

- Most effective use of available funds
- Enhanced control of the scope of the work
- Optimal project/program scheduling options

Well formulated and priced construction bid packages are the key to minimizing changes and avoiding disputes and delays during construction

- Best use of individual project team members' expertise
- Maximum avoidance of delays, changes and claims
- Enhanced design and construction quality
- Optimum flexibility in contracting/procurement options

Construction management includes a significant component often missing from the project delivery systems—a comprehensive management and control effort applied to the project for the Owner, beginning in the early program planning stages and continuing through project completion. It involves the application and integration of comprehensive project controls to the design and construction process and generally includes the following:

- Development of a written scope understood by all of the participants
- Development of thorough design criteria for issue to the Designer
- Design quality assurance throughout the design process
- Consideration of material, systems and process alternatives
- Constructibility review
- Code compliance review
- Milestone cost estimating—to ensure design complies with the budget
- Matching construction spending to funds availability
- Construction specification enforcement
- Continuous schedule enforcement

The implementation of these management activities turns the planning, design and construction process into one which maximizes the Owner's control over the project's scope, quality, time, and cost, and adds predictability of the outcome of the project from start of programming to completion of construction.

Early development of the scope of the project provides information for the establishment of a baseline budget and schedule. Because of the continuous monitoring of the schedule and project cost during the progress of the project, the impact of changes and new information on this baseline can be evaluated and corrective action taken when most effective. Well formulated and priced construction bid packages, developed during the planning and design process, are the key to minimizing changes and avoiding disputes and delays during construction. This is the Owner's most powerful tool in assuring a positive outcome for the project.

Using a consultant CM allows the Owner to make use of expert advice that is unaffected by any potential conflict of interest

The addition of a CM does not lessen the Owner's control over the project, but enhances it through the Owner's acquiring as adjunct staff an organization of experts in the design and construction process that will enable the Owner to make informed and timely decisions during the evolution of the project.

When an Owner implements a program or project using a consultant CM, it allows the Owner to make use of the expert advice available, advice that is unaffected by any potential conflict of interest. The Owner is still able to obtain the advantages of the many procurement methods, but with much greater control over and confidence in the outcome.

4.0 Selecting the CM

CMAA recommends the selection and use of a CM for projects which are complex by virtue of their nature or size, or for which the Owner does not have an adequate capacity to manage the project effectively.

Typically, professional services of this sort are procured on the basis of an objective evaluation of the qualifications of competing firms. There are accepted practices that are used by both private entities and public bodies to select the best qualified CM for the project.

Professional services are procured on the basis of an objective evaluation of the qualifications of competing firms. There are accepted practices used by both private entities and public bodies to select the best qualified firm

Preliminary Decisions and Information

At the outset of the CM selection process, certain information should be documented and certain decisions should be made regarding the concept of the project and the needs of the Owner in realizing project objectives.

A brief, detailed description of the project, including size, purposes, goals and objective parameters, must be developed in order to convey to the CM proposer the activities and approximate level and type of skills that will be necessary. If any studies or other documents are available, they should be called to the attention of the proposers.

The Owner's needs and expectations with respect to scope, schedule and budget should be included in the description. Finalization of schedule should not take place until the selected CM has advised the Owner regarding the achievability of the proposed schedule and associated project cost.

Owner's Internal Delegation and Management.
On all projects, the ability to react to changing circumstances is critically important. The project decision-making process must be designed to deliver informed decisions in the most timely manner possible. It has been said that the most frequent cause of project disruption is delayed decisive action.

It is very important that contractual authority—authority to obligate the Owner to pay money—be delegated to a qualified individual or small group of people so that decisions can be rendered in a timely manner and by those who are most familiar with the project. These decisions may concern change orders, contracts, dispute settlements, minor purchases and contracts in support of the project.

Some Owners' governing bodies may establish budget guidance for parts of a project, with specific decision authority within those budgets delegated to a part of the permanent staff, subject to review. These practices are highly recommended so that the Owner will gain credibility with the Contractor and consultant community.

Decisions with regard to the project organization, as envisioned by the Owner, including the reporting relationships among the Owner and all other parties to the design and construction effort, should be made and summarized for reference in the selection process.

The committee is responsible for one of the most critical decisions in the project—the selection of the CM

The Selection Committee.
A CM selection committee should be formed from the Owner's staff early in the selection process so that the committee can learn as much as possible about the project and the Owner's expectations of the CM.

The committee is responsible for one of the most critical decisions in the project—the selection of the CM. The committee will be comparing the approaches offered by several firms, their skill levels and the experience of their personnel, with the expectations and needs of the project and the Owner's organization. Each individual on the committee should understand how the selection process will be structured. The committee should include the individual on the Owner's staff who will be responsible for the project.

While it is not necessary that all members of the committee be familiar with the design and construction process, at least one member should. If the Owner does not have an individual on its staff who can provide this expertise, it may be appropriate to retain a consultant for the selection process. Individuals such as senior members of the engineering or architectural community can be used for this purpose. It is also important that the committee be free from any conflict of interest in the selection of a CM.

Qualifications Based Selection of the CM

Laws and regulations generally govern the process of selection for public work, and practices will vary among the states. The process, however, generally follows three steps: a statement of qualifications; a technical proposal; and a price proposal and fee negotiation.

Statement of Qualifications.
A request for qualifications (RFQ) should be advertised in national and local publications which will reach the CM community. The requested statement of qualifications is usually a document which describes in general the qualifications of a firm (or team of firms) to perform the work. It will often include the following types of information:

The RFP should be drafted with the understanding that…the more consistent the presentations by the respondents the easier the evaluation will be

- Firm name and address
- Types of services usually offered
- Names of principals
- Numbers of staff, organized by discipline
- Description of similar work completed including date, size and Owner contact
- Description of similar work in progress, including date, size and Owner contact
- Annual volume, backlog and capacity
- Record of performance; i.e., cost control, quality, schedule, and safety

Federal Standard Form (SF) 254 contains substantially this same type of information and is maintained by most firms. A related form, SF 255, contains similar data and is designed to specifically address a particular project.

The selection committee should evaluate the firms' submissions and make a judgement as to which firms appear qualified to perform the work. This will have the effect of reducing the number of competing firms to what is commonly known as a "short list."

Technical Proposal.
Those that are judged to be qualified are requested to submit a technical proposal. This solicitation, issued as a request for proposal (RFP), is a request for information about a firm's qualifications and intentions to perform the services desired. The technical proposals are usually written for a specific project.

The RFP should provide prospective respondents with a description of the project and information regarding the method of compensation. Additionally, the RFP should contain information about the project such as the project budget, major constraints, unusual services that may be required, and particular goals of the Owner.

If the Owner has sufficient understanding of the expected scope of services, it may be advantageous to organize the RFP on that basis. The RFP may also be organized as a series of questions to be answered by the respondents.

The RFP should seek the following information from the proposers:

- The respondent's approach to the project in terms of organization, process, tools and techniques, staff and quality assurance/quality control, etc.
- The respondent's experience with projects of similar nature, including Owner references
- Resumes of key staff to be assigned full time and those to be available as resources

Owners should keep in mind that proposals are often a CM's largest non-project expense. CMs appreciate an RFP that allows them to efficiently present their qualifications. It is appropriate for the RFP to include the criteria for the evaluation of the proposals as well as the weighting to be used.

It is desirable for the selection committee to be involved in the development and organization of the RFP. The RFP should be drafted with the understanding that the selection committee will have to evaluate a number of technical proposals and that the more consistent the presentations by the respondents the easier the evaluation will be. A mandatory outline of the technical proposal is useful in organizing the data for comparison by the selection committee. Additionally, a page limitation is suggested to keep the presentations to a manageable size. The page limitation should not include data such as resumes and brochures. The RFP should be examined by an experienced person for clarity and internal consistency.

The compatibility between those of the CM and those of the Owner is a critical consideration… the CM will be a trusted part of the Owner's project team

Evaluation Process.
The evaluation process may be time consuming and difficult. The selection committee should proceed with a logical and methodical evaluation of each proposal and grade each against the evaluation criteria stated in the RFP. The final ranking of CMs should be determined by averaging ranks assigned by each panelist rather than averaging the panelists' scores. This serves to reduce the influence of any one member of the panel and to ensure that the relative best of the proposals are identified. The CM proposal with the best average numerical ranking should be selected as the finalist to proceed to the next steps of submitting a cost proposal and negotiating the work effort.

In some cases, more than one respondent may appear qualified, and interviews or oral presentations may be the only appropriate method to differentiate between the top respondents. Interviews should be scheduled to provide the respondents with the best opportunity to show their capabilities. Questions

Unless the RFP is extremely detailed and specific, the total costs of two proposals will probably not be comparable

The Owner and the selected CM should jointly agree on a final scope of services designed to support the timely delivery of the project

should be formulated in advance by the selection committee to clarify points in the RFP response and to stimulate contrasting views among the respondents. Since the Owner will be placing the fate of the project into the hands of the CM, the compatibility between the goals and culture of the CM and those of the Owner is a critical consideration. On large or complex projects, where the competition is close, two or more rounds of interviews may be necessary (keeping in mind, however, that preparing for interviews can be extremely costly for a consultant).

Price as a Part of the Proposal.
As is the case with any professional service contract, the issue of price should not enter into the ranking of CM firms based on their qualifications. The selection committee should keep in mind that the CM will be a trusted part of the Owner's project team and that the most important factors are the capabilities of the selected CM.

Some Owners will request a cost proposal as a part of the RFP. This can be useful in evaluating the thought given to the approach to the project and the proposer's organization for it. Price proposals included as part of the RFP response may also save time in the negotiation of the agreement.

Unless the RFP is extremely detailed and specific on the issues of cost, the total costs of two proposals will probably not be comparable. Scopes of work as envisioned by each proposer may not be the same, particularly in assumptions about staffing levels. Qualifications of personnel may be sufficiently different to cause significant difference in price as well as level of service. Costs or multipliers (of cost) may be structured so as to appear lower than they effectively are. One proposer's direct cost may be included in the multiplier or assumed to be furnished by others. In essence, costs in the proposal stage are very soft numbers and should be analyzed in detail and with great care before comparisons are made.

When price proposals are solicited with the RFP, they may be required to be submitted in a separate, sealed and labeled envelope to be opened only when the qualifications-based selection phase has been completed.

Negotiation and Development of Scope of Services and Cost.
Upon evaluation of the responses to the RFP, the firm judged most qualified is requested to provide a proposed scope of services. After thorough discussions designed to assure that both parties are in agreement on the desired level of service, the selected CM prepares a written scope of services proposal.

Decisions made and approaches discussed at this time will ultimately affect the success or failure of the project. Definition of necessary tasks and the application of estimated labor and expense to each task is an efficient way to develop a budget. To be addressed in the scope of services are:

- Development of a specific project scope statement
- Development of procurement strategy
- Development of a project schedule and budget
- Acquisition of special consultants
- Acquisition of Designers
- Acquisition of Contractors and Suppliers
- Quality, cost and schedule control
- Testing, startup and turnover

The scope of services should include deliverables or other tangible methods for measuring performance. Where applicable, physical examples of reports or other expected outcomes should be included or referenced. CMAA's *Construction Management Standards of Practice* is not intended to be a scope statement in support of a contract, but it provides information about the functions typically provided by a CM.

The Owner and the selected CM should jointly, through negotiation, agree on a final scope of services based on the selected CM's scope proposal and designed to support the timely delivery of the project. Development of a CM budget grows out of this scope and is the first step in the detailed planning of the project.

If the Owner and the most qualified CM are not able to reach agreement on price and scope, negotiations are commenced with the next qualified firm.

Methods of Paying for Services

Several methods are recognized and commonly used in the compensation of firms for professional construction management services. All result from a negotiation between the Owner and the CM as to the proper level of staffing for particular tasks that constitute the CM's scope of services.

Salary Times Multiplier Plus Direct Expenses.
A typical approach is based on a CM's direct salaries times a multiplier. The multiplier is a number that is derived from the sum of the CM's indirect salary costs (such as FICA and unemployment insurance and salary benefits) and overhead costs (general and administrative office and other indirect costs) divided by the total salaries paid. This ratio is used by the CM to recover these costs. An agreed profit rate is then applied to the product of the direct salary times the multiplier. Direct project expenses are paid separately. Frequently, an administrative or handling charge may be made on the direct expense.

Salaries are the actual salaries of the individuals working on the project. Direct expenses are the necessary and ordinary expenses associated with the CM's performance. These may include items ranging from paper and pens, to automobiles, travel, separate offices, furniture, computers, software, etc. Some Owners may provide office space or buy some equipment for the use of the CM during the project to avoid lease payments. Some direct expenses may be avoided by use of Owner assets.

Billing Rates.
An alternative to the use of salary times multiplier is the use of classified billing rates. These rates are typically based on average salaries for a specified range of employee skills, experience and education. An amount of money is added based on the CM's overhead and profit multiplier and the resultant sum is used for all individuals in that classification. The classifications have to be carefully defined to avoid confusion.

Cost Plus Fixed Fee.
Some payment arrangements fix the amount of fee (profit) that the CM will be paid to a lump sum. These arrangements also spell out how and in what increments the fee will be paid. The CM is paid actual salaries times a

Compensation for professional Construction Management services results from a negotiation between the Owner and the CM as to the proper level of staffing for the scope of services

The use of standard forms increases the predictability of project outcomes and the consistency of pricing

multiplier to cover all overhead costs and a separate lump sum as profit. The Owner should recognize that payment of the fee should be related to time, progress or other factors.

Fee as a Percent of Construction Cost.
This form of compensation is not recommended as it is arbitrary and not related to the effort that may be required. For example, a greater effort may be required for a smaller dollar value project due to technical complexity or schedule compression.

Standard Contract Forms

A number of organizations publish contract forms related to the design and construction industry. CMAA provides a number of model forms of agreement specific to the implementation of construction management services for use by CMs and Owners:

- ***CMAA Document A-1*** Standard Form of Agreement Between Owner and Construction Manager (for Agency); or
- ***CMAA Document GMP-1*** Standard Form of Agreement Between Owner and Construction Manager (where a Guaranteed Maximum Price will be provided).

Other published standard forms compatible with these CM agreements are:

- ***CMAA Document A-2*** Standard Form of Contract Between Owner and Contractor
- ***CMAA Document A-3*** General Conditions of the Construction Contract; Owner-Contractor Contract
- ***CMAA Document A-4*** Standard Form of Agreement Between Owner and Designer
- ***CMAA Document GMP-2*** Standard Form of Contract Between Construction Manager and Contractor
- ***CMAA Document GMP-3*** General Conditions of the Construction Contract; Construction Manager-Contractor Contract

The advantages of CMAA standard forms of agreement are:

- They provide the most detailed specification of the duties of the CM.
- The Owner-CM agreement is fully integrated with the Owner-Designer, General Conditions and Owner/CM-Contractor agreements.

Use of standard forms increases the predictability of project outcomes, increases the consistency of pricing, and simplifies management. The forms are regularly updated and maintained consistent with the industry practice. Standard forms may be modified as required by the project or the Owner's needs, but such modifications should be undertaken only with the advice of an attorney knowledgeable of the forms and the implications of changes to them.

CMAA Publications

Additional information on construction management such as services provided, definitions, and procedures may be obtained from CMAA. Following is a list of pertinent available publications:

- Construction Management Standards of Practice
- Contract Administration Procedures
- Time Management Procedures
- Quality Management Guidelines
- Cost Management Procedures

Percentages Currently in Statute

Project Amount	4%	# of person/days *	3%	# of person/days *	2%	# of person/days *	# of person/years
$ 100,000	$ 4,000	4					
$ 200,000	$ 8,000	8					
$ 300,000	$ 12,000	13					
$ 400,000	$ 16,000	17					
$ 500,000	$ 20,000	21					
$ 1,000,000			$ 30,000	31			
$ 2,000,000			$ 60,000	63			
$ 3,000,000			$ 90,000	94			
$ 4,000,000			$ 120,000	125			
$ 5,000,000			$ 150,000	156			
$ 10,000,000					$ 200,000	208	0.8
$ 15,000,000					$ 300,000	313	1.3
$ 20,000,000					$ 400,000	417	1.7
$ 25,000,000					$ 500,000	521	2.1
$ 30,000,000					$ 600,000	625	2.5
$ 40,000,000					$ 800,000	833	3.3
$ 50,000,000					$ 1,000,000	1,042	4.2
$ 60,000,000					$ 1,200,000	1,250	5.0
$ 70,000,000					$ 1,400,000	1,458	5.8
$ 80,000,000					$ 1,600,000	1,667	6.7
$ 90,000,000					$ 1,800,000	1,875	7.5
$ 100,000,000					$ 2,000,000	2,083	8.3

Possible Increased Percentage Amounts

	6%	# of person/days *	4%	# of person/days *	3%	# of person/days *	# of person/years
$ 100,000	$ 6,000	6					
$ 200,000	$ 12,000	13					
$ 300,000	$ 18,000	19					
$ 400,000	$ 24,000	25					
$ 500,000	$ 30,000	31					
$ 1,000,000			$ 40,000	42			
$ 2,000,000			$ 80,000	83			
$ 3,000,000			$ 120,000	125			
$ 4,000,000			$ 160,000	167			
$ 5,000,000			$ 200,000	208			
$ 10,000,000					$ 300,000	313	1.3
$ 15,000,000					$ 450,000	469	1.9
$ 20,000,000					$ 600,000	625	2.5
$ 25,000,000					$ 750,000	781	3.1
$ 30,000,000					$ 900,000	938	3.8
$ 40,000,000					$ 1,200,000	1,250	5.0
$ 50,000,000					$ 1,500,000	1,563	6.3
$ 60,000,000					$ 1,800,000	1,875	7.5
$ 70,000,000					$ 2,100,000	2,188	8.8
$ 80,000,000					$ 2,400,000	2,500	10.0
$ 90,000,000					$ 2,700,000	2,813	11.3
$ 100,000,000					$ 3,000,000	3,125	12.5

* - person/days assume average per hour cost (salary & benefits) of $120/hour and an average 8 hour work day

PM State-of-the-State

Report of EED Assessments & Related Data

AS Of 07/25/2007

District	Date of Last Visit	Maintenance Management	Energy	Custodial	Training	R & R Schedule	Maint. Program	Status	Program Name
Alaska Gateway	5/10/2007	Y	Y	Y	Y	Y	S	5 of 5	Maximo*
Aleutian Region	8/31/2005	**N**	**N**	**Y**	**N**	**Y**	**S**	**2 of 5**	D
Aleutians East	**5/25/2005**	Y	Y	Y	Y	Y	S	5 of 5	Maximo*
Anchorage	6/3/2002	Y	Y++	Y+	Y+	Y++	C	5 of 5	Maximo
Annette Island	**2/27/2006**	Y	Y	Y	Y	Y	I	5 of 5	School Dude
Bering Strait	6/19/2001	Y	Y+	Y+	Y++	Y	C	5 of 5	TMA
Bristol Bay Borough	5/1/2002	Y	Y	Y	Y	Y	C	5 of 5	QQuest
Chatham	7/11/2007	**N**	**Y**	**Y**	**N**	Y	S	3 of 5	Maximo*
Chugach	**2/4/2002**	Y	Y	Y	Y	Y	S	5 of 5	Maximo*
Copper River	5/7/2007	Y	Y	Y	Y	Y	S	5 of 5	Maximo*
Cordova	**4/20/2005**	Y	Y	Y	Y	Y	S	5 of 5	Maximo*
Craig City	**6/25/2007**	**Y**	**Y**	**Y**	**N**	**Y**	S	4of 5	Maximo*
Delta/Greely	5/9/2007	Y	Y	Y	Y	Y	S	5 of 5	Maximo*
Denali Borough	**3/21/2005**	Y	Y	Y	Y	Y	C	5 of 5	Quick Time
Dillingham City	**4/10/2006**	Y	Y	Y	Y	Y	S	5 of 5	Maximo*
Fairbanks	5/22/2002	Y++	Y+	Y+	Y+	Y+	C	5 of 5	JW Edward
Galena	7/19/2007	**N**	**N**	Y	**N**	Y	S	2 of 5	Maximo*
Haines	**4/3/2006**	Y	Y	Y	Y	Y	S	5 of 5	Maximo*
Hoonah City	6/15/2007	**N**	**N**	**N**	**N**	Y	S	1 of 5	Maximo*
Hydaburg City	6/26/2007	**N**	**N**	**N**	**N**	Y	S	1 of 5	Maximo*
Iditarod Area	7/26/2001	Y	Y	Y	Y	Y	I	5 of 5	School Dude
Juneau	**1/10/2006**	Y	Y	Y	Y	Y	C	5 of 5	Maximo
Kake City	**11/9/2005**	Y	Y	Y	Y	Y	S	5 of 5	Maximo*
Kashunamiut	5/16/2002	Y	Y	Y	Y	Y	S	5 of 5	Maximo*
Kenai Peninsula	7/9/2001	Y	Y-	Y	Y	Y	C	5 of 5	ACT 1000
Ketchikan	**1/25/2006**	Y	Y	Y	Y	Y	I	5 of 5	School Dude
Klawock City	7/27/2007	**N**	**N**	**N**	**N**	Y	S	1 of 5	Maximo*
Kodiak Island	**1/10/2005**	Y	Y	Y	Y	Y	C	5 of 5	Quest
Kuspuk	**4/7/2005**	Y	Y	Y	Y	Y	D	5 of 5	D
Lake & Peninsula	4/30/2002	Y	Y	Y	Y	Y	C	5 of 5	Quest
Lower Kuskokwim	4/11/2002	Y	Y	Y	Y	Y	C	5 of 5	
Lower Yukon	5/14/2002	Y	Y	Y	Y	Y	S	5 of 5	Maximo*
Mat-Su Borough	**12/10/2006**	Y	Y	Y	Y	Y	D	5 of 5	
Nenana City	**3/23/2005**	Y	Y	Y	Y	Y	S	5 of 5	Maximo*
Nome City	1/28/2007	Y	Y	Y	Y	Y	S	5 of 5	. Maximo*

PM State-of-the-State

Report of EED Assessments & Related Data

As Of 07/25/2007

District	Date of Last Visit	Maintenance Management	Energy	Custodial	Training	R & R Schedule	Maint. Program	Status	Program Name
North Slope Borough	7/17/2007	**N**	Y	Y	**N**	Y	C	3 of 5	Maximo
Northwest Arctic	**3/26/2006**	Y	Y	Y	Y	Y	S	5 of 5	Maximo*
Pelican City	1/14/2002	**N**	**N**	**N**	**N**	**N**	**I**	**0 of 5**	School Dude
Petersburg City	**1/23/2006**	Y	Y	Y	Y	Y	I	5 of 5	School Dude
Pribilof Island	**8/27/2005**	Y	Y	Y	Y	Y	S	5 of 5	Maximo*
Sitka City Borough	2/26/2007	Y	Y	Y	Y	Y	I	5 of 5	School Dude
Skagway City	6/17/02	Y	Y	Y	Y	Y	I	5 of 5	School Dude
Southeast Island	6/28/2007	**N**	Y	Y	**N**	Y	S	3 of 5	Maximo*
Southwest Region	**4/11/2006**	Y	Y	Y	Y	Y	I	5 of 5	Maximo*
St Marys	7/9/2001	Y	Y	Y	Y	Y	S	5 of 5	Maximo*
Tanana City	**3/9/2005**	Y	Y	Y	Y	Y	S	5 of 5	Maximo*
Unalaska City	**5/23/2005**	Y	Y	Y	Y	Y	D	5 of 5	**D**
Valdez City	3/21/2002	Y	Y	Y	Y	Y	C	5 of 5	Micro-Main
Wrangell City	**1/24/2006**	Y	Y	Y	Y	Y	S	5 of 5	Maximo*
Yakutat City	**4/18/2005**	Y	Y	Y	Y	Y	S	5 of 5	Maximo*
Yukon Flats	**3/11/2005**	Y	Y	Y	Y	Y	S	5 of 5	Maximo*
Yukon-Koyukuk	3/0/2001	Y	Y	Y	Y	Y	C	5 of 5	mpulse
Yupiit	5/9/2002	Y+	Y	Y	Y	Y	S	5 of 5	Maximo*
		44	47	49	43	52		43	
In Compliance		44	47	49	43	52		43	

Legend

N = Not in compliance
Y = In full compliance
NP = Not participating
U = Undecided
S = Plan to use SERRC to comply
I = Commercial IMMS
C = Commercial CMMS
D = In-house District Program
Have had reassessment and are compliant
Have had reassessment and are non compliant

Capital Project Administration Handbook

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Table of Contents

Introduction

This document was developed to assist school district representatives who are, or will be responsible for the oversight of State of Alaska Department of Education and Early Development (DEED) funded school construction or major maintenance projects under AS 14.11.

This handbook is intended to provide a brief outline of the department's requirements for capital improvement project administration. From the initiation of the Project Agreement to the final execution of the termination agreement, the DEED Facilities Section is available to assist the district execute their capital improvement project in an efficient and timely manner, and to ensure that the implementation of the project meets the provisions of Alaska Statute and Regulations.

Entities eligible to receive funding for school construction and major maintenance include school district, and municipal governments with school oversight. In this document, the term "department" will be used to identify the State of Alaska Department of Education and Early Development. Other State of Alaska Departments identified in this handbook will be referred to by their appropriate departmental designations.

This handbook provides information on the administration of department funding, for a more detailed overview of construction management concepts and procedures, the Construction Management Association of America publishes a document entitled *An Owners Guide to Construction Management*, which is available on the internet at:

http://cmaanet.org/user_images/owners_guide.pdf

Differences Between Grant and Debt Projects

The Department of Education and Early Development administers two school construction programs, with two funding options. The School Construction Program is designed for construction of new facilities, or for adding square-footage to existing facilities. The Major Maintenance Program is designed for maintenance and reconstruction of existing facilities. The minimum project amount for a grant is $25,000[1], and for debt under the current program is $200,000[2].

Grant Projects

The grant program is available to all school districts in Alaska, and consists of an application and scoring process. Districts applying for grant funding need to submit applications by the beginning of September of each year. Applications are then reviewed and scored by department staff, and a preliminary priority is transmitted to the Governor and made available to the public at the beginning of November. Districts have the opportunity to ask for reconsideration of their score once the preliminary priority list is published, and continuing up to December 15. The department publishes the final list by early February. The timing of the grant program is designed to allow the legislature adequate time to consider the project priority lists (one for school construction and one for major maintenance) as they deliberate the budget for the following year. For more information on the grant application process, please visit the department website at:

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

Debt Projects

The debt program is available to districts with the ability to bond for local public works projects. Districts applying for the debt program, do so on the same application form as the grant program, however a debt application can be submitted at anytime. Once the department receives and approves an application for debt reimbursement, the Recipient's next step is to provide the department with verification of a successful bond election in the form of certified election results and a copy of the bond language.

The primary difference between grant and debt projects lies in the source of funding. Grant project funding is appropriated by the legislature into the School Construction Fund or Major Maintenance fund for specifically designated projects. The projects are identified under the department's priority list that is redeveloped each year based on the submitted grant applications. Debt projects are authorized through the debt program that generally identifies a period of eligibility. Funding for the debt program is allocated by the legislature to each municipality based on a municipalities anticipated bond expenditures for the subsequent fiscal year[3].

[1] Threshold established by the Department of Education and Early Development.
[2] AS 14.11.100(a)
[3] AS 14.11.100(a)

Differences Between Grant and Debt Projects

Payment Milestones

Another major difference between grant and debt projects is in the processing of payments. Payments under the grant program are based on completion of certain milestones that are evidenced in the form of submittals to the department. Each submittal or series of submittals provides the department with verification on the progress of the project. Once the department confirms the adequacy of a submittal, a payment to the Recipient is processed. Additional description of the standard payment milestones are included as part of this handbook.

Payment for debt projects is based on an annual submittal from the Recipient that provides a projection of the expected municipal obligations for bond repayment. These reports are due to the department by October 15th of each year[4]. For debt projects, payment to a municipality is not tied to the project submittals, however a Recipient is still required by law to provide the department with submittals as described in this handbook.

Demonstration of Participating Share

In addition to complying with submittal requirements, Recipients of grant funding will also need to provide evidence of participating share[5]. A demonstration of participating share provides proof to the department that a district has a commitment to the success of the project. Participating share requirements are discussed further under the payment section of this handbook.

[4] AS 14.11.102
[5] AS 14.11.008

Project Agreement

All capital improvement projects, whether funded the grant program or through the debt reimbursement program, begin with the execution of a Project Agreement between DEED, the school district, or municipality that is receiving the financial aid. In the Project Agreement, the entity receiving the state aid is referred to as the Recipient; this term will be used for the remainder of this handbook. The Project Agreement transfers the responsibility for execution of the project from the DEED to the Recipient. The Project Agreement also establishes the terms and conditions by which the capital improvement project is to be executed. Requirements in the Project Agreement come from state statute, regulation, and state adopted building codes. Other requirements come from adopted policies and guidelines produced by the department.

Soon after budget approval for a capital improvement project grant award, or receipt of voter approval documentation for debt reimbursement projects, a Recipient will receive a draft Project Agreement. The draft Project Agreement contains two parts: the standardized body of the agreement and either four or five appendices (for debt or grant projects respectively).

The body of the agreement identifies the name of the project, the DEED project number, and the Recipient entity. **All correspondence with the department regarding a project needs to include the DEED project number.** The first page of the Project Agreement body also defines two important pieces of information: the effective date of the agreement, and the name of the Recipient's project coordinator. For grant projects, the effective date of the agreement establishes the beginning of the three year period in which the Recipient is required to provide evidence of the district's participating share in accordance with AS 14.11.008(a)(2). Participating share requirements will be discussed in greater detail later in this handbook. The project coordinator is the individual working for the Recipient entity that will be responsible for the day-to-day management of the capital improvement project. The project coordinator does not have to be the same individual who signs the Project Agreement for the Recipient.

The body of the agreement incorporates the appendices by reference, and defines a number of standard contract clauses or provisions governing the transfer of responsibility between the two parties. The contract provisions are an integral part of the agreement, and modification is not generally considered. The standard provisions identify procedural requirements for the Recipient, cite statute, regulation and guidelines applicable to the project, and clarify important terms for the implementation of the Project Agreement. It is important for the Recipient to read and understand the Project Agreement in its entirety. Department staff is available to help explain the importance of language in the Project Agreement.

The final page of the main Project Agreement contains the signature line. The signatory individual does not need to be the project coordinator, but the agreement does need to be signed by an individual with the authority to accept the terms and conditions of the agreement on behalf of the Recipient.

The remainder of the Project Agreement consists of appendices that provide supporting information important for the implementation of the Project Agreement.

Project Agreement

Appendix A consists of four parts, and serves a similar purpose for both grant and debt reimbursement projects. It defines the project's scope of work and establishes the project budget by which the work will be executed and accounted. Appendix A is the most important part of the Project Agreement for the Recipient to review because this is one of the few parts of the Project Agreement that is flexible and can be modified.

The first section of Appendix A contains the scope of work. The scope of work specifically defines the project's eligibility for the construction of new space, and provides a brief description of the work to be accomplished by the project. For debt reimbursement projects, the scope also identifies the appropriate debt reimbursement rate. The Recipient should review this part of the Project Agreement carefully to verify that the department's description of the project matches the Recipient's understanding of the work to be completed.

The next section of Appendix A contains special provisions that apply to the project. This section is utilized to specify special or unique circumstances, conditions or limitations relating to the project. Generally, this section contains standard language regarding the relationship between the municipality and the school district according to AS 14.14.060 for boroughs and AS 14.14.065 for cities. This relationship is clearly defined in statute and will not be covered in this handbook.

The third section of Appendix A details the project budget and funding available for the project. This section contains the name of the project and the source of funding. Total funding is identified by funding source. Some projects may be funded from a combination of state, local, or federal funds with state funding in the form of capital grants or debt reimbursement.

The final section of Appendix A provides a breakdown of the total project budget into nine categories. The budget categories provide the department with a method of accounting for various project costs. Descriptions of the budget categories are included in Appendix E of the grant Project Agreement and Appendix D of the debt reimbursement Project Agreement. Construction Management by Consultant is limited by AS 14.11.020(c)[6].

Appendix B of the Project Agreement varies for debt reimbursement and grant projects. Appendix B defines the payment schedule and associated submittal items for grant projects. Debt projects do not have a payment schedule but rather are paid on an annual basis, so the remainder of this paragraph only applies to grant projects. Appendix B identifies the required project submittals and payment amounts by percentage of total grant funds, for each progress payment. The Recipient should carefully review the payment schedule to ensure that the schedule is applicable to the proposed project.

Appendix C of the grant Project Agreement and Appendix B of the debt reimbursement agreement contain the applicable statutes, codes, regulations, standards and guidelines that govern the implementation of the project. Some of the governing provisions are federal requirements, others are

[6] 4% for projects less than $500,000; 3% for projects over $500,000, but less than $5,000,000; and 2% for projects over $5,000,000

state requirements, and others are department requirements. Not all of the provisions apply to every project.

Appendix D of the grant Project Agreement and Appendix C of the debt reimbursement agreement are also identical and identify the submittal requirements and required approvals for the project. The requirements identified in this appendix duplicate the submittal requirements identified in the Appendix B Payment Schedule for grant projects. Again, not all submittal items are required for every project. For instance a Site Selection Report is not required for a roof replacement project. The Recipient should review the required submittal items and discuss any questions or issues regarding the required items with the department prior to signing the Project Agreement.

Appendix E of the grant Project Agreement and Appendix D of the debt reimbursement agreement are also identical. This appendix provides definitions for the nine budget categories itemized in the Appendix A budget and also provides financial coding to be used when accounting for expenditures in a particular budget category. This standard appendix is included with the Project Agreement to facilitate proper categorization and accounting of the project costs. The definitions provided will help the Recipient when reviewing the proposed budget for the project.

The reading and understanding of the Project Agreement used to transfer responsibility for the execution of the project from the department to the Recipient is a very important step in understanding the Recipient's relationship with the department. If a Recipient does not fully understand the department's expectations and requirements, administration of the project will be more difficult.

Submittal Requirements

The submittals for grant and debt reimbursement projects provide the department with information the department uses to verify project progress. A listing of the submittals can be found in Appendix C of the debt reimbursement Project Agreement and Appendix D of the grant Project Agreement.

In the case of grant projects, the submittals and payments are integrated. The following section provides a discussion of the requirements for grant project payment submittals.

Appendix B submittals (Payment approval milestones for grant projects)

In the grant Project Agreement, Appendix B contains the payment schedule the department uses for approval of payment requests. Throughout the life of most projects, there are ten milestones each of which is more fully described below. The payment milestones provide the department with a means for tracking progress on the project. The payment schedule is structured so that the Recipient is able to receive up to 50% of the available funding prior to award of the construction contract. This allows the district to keep the project moving forward throughout the payment review process.

Payment #1: Financial Structure (In-House Letter)

The requirements for processing of payment #1 include submittal of a completed, signed Project Agreement, and DEED approval of the district's financial structure. The financial structure detail will vary from district to district, but must comply with DEED's reporting structure. This information helps the department insure at the outset of a project, that the financial reporting done by the district is in accordance with the budget categories established in the project agreement.

This is the time that a district should be preparing an in-house letter for the department's approval if the district intends on completing any of the work with in-house forces. A sample in-house letter is available from the department, and department staff is available to work with a district in preparing the letter. The sample letter provides an example of the items that need to be covered when making such a request, however all portions of the letter may not need to be completed for all projects.

Payment #1 submittals qualify for release of 5% of the project funding.

Payment #2: Participating Share

Each district is required by law to provide evidence of participation in the project. A districts participating share "…may be satisfied by money from federal, local, or other sources, or with locally contributed labor, material, or equipment"[7] A district's participating share is based on percentages codified in statute[8]. A district has three years from the initiation of the project agreement to satisfy the participating share requirement.

[7] AS 14.11.008(c)
[8] AS 14.11.008(b)

The submittal can take the form of a resolution that directs a commitment of funding for the project in an appropriate amount, or in the form of a letter identifying appropriate in-kind contributions that a district or borough will be directing towards the project.

If a district plans on using an in-kind contribution of land, the land needs to be provided as a budget item in the project application and in the project agreement. If a district plans on using other local contributions such as labor or equipment, the department needs to be notified within 30 days of signature of the project agreement[9].

Payment #2 submittals qualify for release of 5% of the project funding.

Payment #3: Pre-Design Submittals [10%]

Payment #3 combines receipt of submittals # 2, 3, and 4 as listed in Appendix D of the grant agreement. These submittals are more fully described in the next section of this document, but are listed here for reference.

2) Site Selection Report
3) Educational Specifications
4) A/E Services Agreement

In order to qualify for Payment #3, the department needs to receive copies of the documents mentioned above. In some instances, a project may not require Educational Specifications or Site Selection report, but a project will generally always have some type of A/E services agreement.

In the case of a district completing work in-house, where none of the above referenced documents are available to be submitted, the department will work individually with the district to determine the most appropriate submittals for pre-design work on a project.

Submittals for payment #3 show the department that the Recipient has made the necessary arrangements to begin a school construction project.

Payment #3 submittals qualify for release of 10% of the project funding.

Payment #4: Schematic Design Submittal [10%]

The submittals for Payment #4 are the Schematic Design Documents, which are sometimes referred to as the 35% documents. This item is listed as submittal #5 in Appendix D of the grant agreement. For more information on the schematic design submittal, please see the discussion in the next section of this document.

[9] 4 AAC 31.023(d)

In the case where a district is utilizing in-house procedures, or where alternative procurement methods are used, Payment #4 submittal requirements will be worked out on an individual basis between the department and the district.

Payment #4 submittals qualify for release of 10% of the project funding.

Payment #5: Design Development Submittal [10%]

The submittals for Payment #5 are the Design Development Documents, which are sometimes referred to as the 65% documents. This submittal is listed as submittal #6 in Appendix D of the grant agreement. For more information on the design development submittal, please see the discussion in the next section of this document.

In the case where a district is utilizing in-house procedures, or where alternative procurement methods are used, Payment #5 submittal requirements will be worked out on an individual basis between the department and the district.

In the case of a new school in a Regional Education Attendance Area, the Recipient will need to provide evidence to the department that adequate site control exists for the project. Adequate site control is demonstrated in the form of a long-term lease, or document showing adequate title interest in the property on which the project will be constructed.

Payment #5 submittals qualify for release of 10% of the project funding.

Payment #6: Construction Document Submittal [15%]

The submittals for Payment #6 are the Construction and Bid Documents, which are sometimes referred to as the 95% documents. These submittals are listed as submittals #7 and #8 in Appendix D of the grant agreement. For more information on the construction and bid document submittal, please see the discussion in the next section of this document.

In the case where a district is utilizing in-house procedures, or where alternative procurement methods are used, Payment #6 submittal requirements will be worked out on an individual basis between the department and the district.

Payment #6 submittals qualify for release of 15% of the project funding.

Payment #7: Contract Award Submittals [10%]

Payment #7 submittals include the following documents

9) Building Permit
10) Bid Tabulation
11) Construction Contract
12) Contractors Payment/Performance Bond

This series of documents shows the department that construction start is immanent. In the case where a district is utilizing in-house procedures, or where alternative procurement methods are used, Payment #7 submittal requirements will be worked out on an individual basis between the department and the district.

Payment #7 submittals qualify for release of 10% of the project funding.

Payment #8: 50% Certification [20%]

Payment #8 is typically provided in the form of a letter from the Architect or Engineer signifying that the project construction is 50% complete.

In the case where a district is utilizing in-house procedures, or where alternative procurement methods are used, Payment #8 submittal requirements will be worked out on an individual basis between the department and the district.

These items are described in more detail under the discussion of Appendix D submittals.

Payment #8 submittals qualify for release of 20% of the project funding.

Payment #9: Substantial Completion Submittal [10%]

Payment #9 submittals consist of the following documents:

13) Substantial Completion Certificate/Occupancy Permit

15) Change Order Log

This submittal provides the department with verification that construction activities are complete. These items are described in more detail under the discussion of Appendix D submittals.

Payment #9 submittals qualify for release of 10% of the project funding.

Submittal Requirements

Payment #10: Final Audit/Project Closeout [5%]

Payment #10 submittals consist of the following documents:

14) Release of Liens

16) Release from Contract
17) Preventive Maintenance and Facility Management Documents
18) Recorded Building Title
19) Final Project Accounting
20) Corporate Income Tax Clearance
21) Unemployment Security Tax Clearance
22) Certification of payment of prevailing wage rates

The submittals for Payment #10 provide the department with the assurance that all necessary accounting and closure procedures are complete.

These items are described in more detail under the discussion of Appendix D submittals.

In addition to the above submittals, in the case of a Regional Education Attendance Area, the Recipient will need to provide evidence to the department of building disposal or demolition of abandoned or excess buildings. Evidence can be in the form of a letter from the district assuring the department that the appropriate disposition action has taken, or will take place.

Payment #10 submittals qualify for release of 5% of the project funding.

Submittal Requirements

Appendix D Submittals for grant projects (Appendix C for debt projects)

Appendix D submittals constitute the actual deliverables required for each Project Agreement. These submittals are required for both grant and debt projects, however, depending on the project, all submittals may not be required. The department will work with the Recipient in development of the Project Agreement to clearly identify which project submittals a Recipient will be required to submit. The department will process submittal reviews within a week of receipt, or will notify the Recipient if a longer time period is required.

1) Annual Report

The department requires that annual reports be submitted for all active grant and debt projects. Annual report forms are available on the department's website at:

http://www.eed.state.ak.us/forms/home.cfm

Annual reports are required for all capital improvement projects funded through the Department of Education and Early Development. There are separate annual report forms for debt reimbursement projects and for grant projects.

Form number 05-01-001 is used for grant projects and it is due on or before July 31 each year that a project is active. The report consists of a two-page form requiring updated financial information for the project, and a narrative description of the progress on the project. Form number 05-94-037 is used for debt projects and is due on or before October 15 each year a project is active.

Much of the budget information required on the forms is available from Appendix A of the Project Agreement, or from any subsequent budget amendments to the Project Agreement. The forms include two columns for project budget information, the Original Budget and the Current Budget. The current budget should be the same as the original budget unless the Recipient and the department have agreed to modify the original budget by an amendment to the Project Agreement. The Expenditures to Date column should reflect the total project expenditures up to the end of the reporting period, for each budget category.

In addition to the financial information, the forms also require brief descriptions of the work performed to date, the work planned for next year, and reasons or explanations for any delays that might have occurred.

In addition, for debt projects, and in accordance with state law[10], by October 15th of each year, all municipal school districts are required to submit to the department, the amount of funds they will need in order to meet their anticipated debt service payments on DEED approved debt projects, for the following fiscal year. This request will also need to include anticipated debt reimbursement on unsold bonds requiring payment during the subsequent fiscal year.

[10] AS 14.11.102

2) Site Selection Report

Projects that require the acquisition of land are required to provide a report detailing the site selection process. The department's publication entitled *Site Selection Criteria and Evaluation Handbook* summarizes the department's suggested process for evaluating and selecting potential school sites. A district is not required to utilize the department's procedure for selecting a site, but this process has been identified by the department as a comprehensive and objective method of site selection. The department's handbook is available from the department's website at:

http://www.eed.state.ak.us/Facilities/publications/SiteSelection.pdf

Selection of a school site is complex and difficult decision not to be taken lightly by a district. The department's handbook provides general guidelines that will assist a district in identifying and acquiring an appropriate site.

In order to receive funding, or reimbursement for the costs of site acquisition, the site needs to be approved by the department[11]. The value of land eligible for funding or reimbursement is fair market value as determined by appraisal, not to exceed the amount identified in the project agreement[12]. If a district intends on using the purchase or exchange of land as part of the district's participating share, the department will need to be notified within 30 days of signing the grant or debt agreement[13]. It is important to note that only land purchased within the 120 moths preceding application will be determined eligible for reimbursement by the department[14].

3) Educational Specifications

The department requires submittal of an Educational Specification for "all new public elementary and secondary schools, and additions to and rehabilitations of existing facilities."[15]

Educational Specifications describe the general educational goals of a proposed school construction project, and at a minimum should include the following components[16]:

(1) the current year and five-year post-occupancy projected attendance area enrollments in the grades affected by the facility;

(2) a statement of educational philosophy and goals for the facility;

(3) the curriculum to be housed by the facility;

(4) the activities that will be conducted in the facility;

[11] 4 AAC 31.025(a)
[12] 4 AAC 31.025(e)
[13] 4 AAC 31.023(d)
[14] 4 AAC 31.023(c)(2)(B)
[15] 4 AAC 31.010
[16] 4 AAC 31.010

(5) the anticipated community uses of the facility;

(6) the specific and general architectural characteristics desired;

(7) the educational spaces needed, their approximate sizes in square feet, their recommended equipment requirements, and their space relationships to other facility elements;

(8) the size, use, and condition of existing school spaces in the facility;

(9) the recommended site and utility requirements;

(10) the proposed budget and method of financing; and

(11) the technology goals of the curriculum and their facility requirements.

Educational Specifications communicate the facility owner or user's spatial and functional requirements of a project to the design team. The design team will then develop project constraints and requirements that ultimately guide the design solution for the project.

A more detailed description of the Educational Specifications and guidelines for its development are located in the department's *A Handbook for Writing Educational Specifications – 2005 Edition*, which is available on the department's website at:

http://www.eed.state.ak.us/Facilities/publications/EdSpec2005Edition.pdf

4) A/E Services Agreement

Submittal of an A/E Services Agreement provides the department with verification that the Recipient has entered into a contractual arrangement with a design professional for development of the project design. The department will also use this opportunity to review the design contract amount and verify that it does not exceed the amount budgeted in the project agreement for design services. The Recipient can use the AIA standard from B141-1997 as a model agreement between the Recipient and design consultant.

The department will review the A/E Agreement, and may solicit additional information from the Recipient regarding the design services selection process in cases where the estimated consultant contract fee is in excess of $50,000[17]. In these cases, consultant selection needs to be accomplished by:

- soliciting written proposals;
- advertising in a newspaper of general circulation for at least 21 days in advance of the proposal due date;
- awarding the contract to the most qualified offeror;
- providing a 10 day administrative review process for aggrieved offerors.

[17] 4 AAC 31.065

Nothing in the A/E selection requirements "precludes a school district from retaining the services of a consultant on an as needed basis under a multi-year contract, if the term of the contract is not more than five years."[18]

Design fees should not exceed 8% of the construction cost of a project unless additional services are required over and above standard architectural and engineering services such as a facility condition survey, site survey, geotechnical investigation, or an educational specification. In cases where the design fee exceeds 8%, the Recipient should be prepared to provide a detailed explanation of the additional services or costs that resulted in the increased design fee.

5) Schematic Design Documents

The schematic design documents are sometimes referred to as the 35% documents, and they provide the department with a milestone review of progress on the project. The department will review the documents for compliance with state statute and regulation regarding development of educational facilities.[19] The documents will be compared with the direction provided in the Educational Specifications, and the budget will be compared with the Project Agreement and any associated project amendments. The review should not be considered as a code compliance review, or a value engineering review, however, if the department identifies a design issue, comments will be offered for consideration to the project designer.

At this stage of the project, the department will also review the square-footage of the facility and compare it with the amount of square-footage authorized in the Project Agreement in order to verify compliance with the department's space requirements, so a summary table of square footage is helpful.

Schematic design documents should include the following components:

- Site Civil Drawings (including utility information)
- Architectural Drawings
- Structural Drawings
- Mechanical Drawings
- Electrical Drawings
- Project Specifications

Along with the schematic design documents, the Recipient will also need to submit a schematic level cost estimate for the project.

At this stage of the project, the Recipient should also submit any preliminary reports that were produced during the early stages of the design process such as a site survey, geotechnical investigation, and any additional reports that have a bearing on the design of the project.

[18] 4 AAC 31.065(b)
[19] 4 AAC 31.030

In the case where a district is utilizing in-house procedures, or where alternative procurement methods are used, submittal requirements will be worked out on an individual basis between the department and the district.

6) Design Development Documents

The design development submittal is sometimes referred to as the 65% submittal, and provides the department with a milestone review that helps track progress on the project. Like the schematic review, this submittal should include the following components:

- Site Civil Drawings (including utility information)
- Architectural Drawings
- Structural Drawings
- Mechanical Drawings
- Electrical Drawings
- Project Specifications

Along with the design development documents, the Recipient will also need to submit a design development level cost estimate for the project.

The department's review of the design development documents will focus on a verification of issues identified during the schematic design review. The department will also verify eligible space, and compare the cost estimate with previous estimates and the original project budget.

In the case where a district is utilizing in-house procedures, or where alternative procurement methods are used, submittal requirements will be worked out on an individual basis between the department and the district.

7) Construction Documents

The Construction Document submittal is sometimes referred to as the 95% submittal. At this stage of project development, the drawings and specifications should be virtually complete.

The department has several roles and requirements when it comes to the review of the construction documents.

The 95% documents need to be submitted to the department at least 20 working days before a bid invitation is made[20]. This provides the department with adequate time to review the documents for compliance with DEED statutes and regulations.

[20] 4 AAC 31.040(a)(1)

Submittal Requirements

If construction bids are to be invited, the Recipient needs to supply the department with fully stamped and signed construction documents at least five working days before bid invitation. The exception is if the 95% documents submitted to the department were stamped and signed[21].

If the Recipient is not planning to invite bids, stamped and signed drawings need to be submitted to the department no less than 15 working days prior to the start of each construction phase[22].

A Recipient may request a waiver to the construction document submittal requirements identified above, if the district or municipality is able to demonstrate the capacity to provide a "through and complete independent review."[23]

The approval of construction documents submitted for review is void after two years unless construction is started[24].

In addition to the previously mentioned requirements, the department will review the documents to verify that the Recipient has addressed issues identified during the Design Development review, to verify square-footage, and to verify that the construction cost estimate is below the available construction budget as identified in the project agreement and associated project amendments.

In the case where a district is utilizing in-house procedures, or where alternative procurement methods are used, submittal requirements will be worked out on an individual basis between the department and the district.

8) Bid Documents

The department reviews bid documents for compliance with state statute and regulation.

Bid documents need to be submitted to the department at least five working days prior to invitation to bid[25].

The Recipient is required to select a contractor on the "basis of competitive sealed bids"[26]. The Recipient is also required to advertise the invitation to bid in accordance with 4 AAC 31.080(b) which is included here for reference:

> "The school district shall provide notice of its solicitation at least three times before the opening of the offers. The first printing of the advertisement must occur at least 21 days before opening the offers. The department may approve a solicitation period shorter than 21 days when written justification submitted by the school district demonstrates that a

[21] 4 AAC 31.040(a)(2)
[22] 4 AAC 31.040(a)(3)
[23] 4 AAC 31.040(a)(4)
[24] 4 AAC 31.040(b)
[25] 4 AAC 31.040(a)(2)
[26] 4 AAC 31.040(a)

> shorter solicitation period is advantageous for a particular offer and will result in an adequate number of responses. A school district may provide additional notice by mailing its solicitation to contractors on any list it maintains, and any other means reasonably calculated to provide notice to prospective offerors."

The Recipient is must provide for the "administrative review of a complaint filed by an aggrieved offeror that allows the offeror to file a bid protest, within 10 days after notice is provided of intent to award the contract"[27]

Under no circumstances should the Recipient require a local contractor preference[28], or include provisions in a bid request that requires or requests local hire as a criterion for contractor selection.

The department may deny or limit is participation in the costs of construction for debt projects if a district does not comply with department's requirements, and can deny payment of construction funds for grant projects that are not competitively selected.[29]

In the case where a district is utilizing in-house procedures, or where alternative procurement methods are used, submittal requirements will be worked out on an individual basis between the department and the district.

9) Building Permit

The building permit submittal provides verification that local officials have reviewed the plans and that they are in compliance with local requirements.

In non-municipal areas, submittal of verification of a fire marshal review is acceptable.

10) Bid Tabulation

Once a Recipient receives and opens bids for a project, the department requires submittal of the bid tabulation. This document provides verification to the department that the lowest responsive bid is from the contractor selected to perform the work. This submittal document is typically in the form of a table that provides a list of bidders, base bids, additive alternates, and architect or engineers estimate for the work. This document can be faxed or emailed to the department.

In the case where a district is utilizing in-house procedures, or where alternative procurement methods are used, submittal requirements will be worked out on an individual basis between the department and the district.

[27] 4 AAC 31.080(c)
[28] 4 AAC 31.080(d)
[29] 4 AAC 31.080(e)

11) Construction Contract

Once the Recipient has selected the Contractor, the next submittal is the actual construction contract. The department reviews the construction contract to verify that it is consistent with the bid, and that it adequately protects the state interests in regard to project funding.

12) Contractor's Payment/Performance Bond

Along with the construction contract, the Recipient needs to provide evidence that the Contractor has obtained payment and performance bonds. This demonstration provides the department with the assurance that the project can be completed if the Contractor fails to meet its obligations under the contract.

13) Substantial Completion Certificate/Occupancy Permit

Once construction is complete, the Recipient is required to submit documentation that the project is substantially complete. Typically, a completed AIA form G704 will satisfy this submittal requirement.

If a certificate of occupancy is required by the local jurisdiction, it should be supplied to the department at this time.

14) Release of Liens

The Release of Liens submittal assures the department that the Contractor has no pending financial obligations in regard to the project. The Recipient can have the Contractor complete AIA form G706A to satisfy this submittal.

15) Change Order Log

In order for the department to verify that the work completed is the work specified in the project agreement scope, the Recipient is required to submit a change order log that lists all approved change orders for the project. The change order log can be in the form of an Excel spreadsheet listing the change order description, date requested, date completed, and associated increase or decrease in the project cost associated with the change.

16) Release from Contract

The Release from Contract provides the department with the assurance that the Contractor has completed the work on the project, and that there are no outstanding obligations expected by the Contractor of the Recipient. The Recipient can have Contractor complete AIA document G707 in order to satisfy the submittal requirement.

17) Preventive Maintenance and Facility Management Documents:

The preventive maintenance and facility management submittal provides the department with the assurance that the improvements have been added to the Recipient's preventive maintenance program. Documentation can be supplied in the form of a report listing preventive maintenance components by building system, a preventive maintenance schedule, custodial care plan, certification of training on building systems, and an updated renewal and replacement schedule. The report should clearly identify the inclusion of the improvements made by the project.

In addition, the Recipient should provide the department with verification that equipment purchased as a part of the project is included in the district's fixed asset inventory system.

18) Recorded Building Title

In the case of a replacement school project in a Regional Educational Attendance Area, the department will provide a quitclaim deed relinquishing the state's interest in the new facility.

19) Final Project Accounting

The final project accounting provides the department with the ability to reconcile the original project budget with actual project expenditures. In general, the department requires an independent project audit to be submitted by the district, however, for smaller projects the requirement may be satisfied with the submittal of a project closeout worksheet, and completion of a certification of compliance. Both these forms are available by request from the department.

20) Corporate Income Tax Clearance

The corporate income tax clearance is requested by the Recipient from the State of Alaska, Department of Revenue (DOR) for the Contractor. The Recipient provides DOR with the Contractor's name, address and tax ID number, and the DOR will provide the department with the requested clearance.

21) Unemployment Security Tax Clearance

The Recipient requests an unemployment security tax payment clearance from the State of Alaska, Department of Labor (DOL). The clearance is then submitted to the department.

22) Certification of payment of prevailing wage rates

The Contractor requests a Notice of Completion of Public Works from the DOL, Labor Standards and Safety Division, Wage and Hour Administration, www.labor.state.ak.us/lss/home.htm. The DOL will issue the document to the Contractor.

Alternative Project Delivery

In 2004, the department implemented the *Project Delivery Method Handbook*. The handbook provides guidance to districts interested in utilizing alternative procurement methods for school construction. The document can be viewed at the following internet link.

http://www.eed.state.ak.us/Facilities/publications/project_delivery_handbook.pdf

Alternative project delivery offers districts additional choices for completing school construction projects in cases where the traditional design-bid-build process will not accomplish the desired result in terms of project flexibility or schedule.

Alternative project delivery does not allow a Recipient to provide any kind or type of local preference in selecting contractors or hiring staff for a particular project.

A decision to utilize alternative project delivery is a complicated one, and the department recommends that a district interested in exploring this type of procurement work closely with the department to identify if one of the methods described in the Project Delivery Method Handbook will accomplish the goals of the recipient.

In-House Services

A Recipient may choose to accomplish a project with a combination of in-house and/or contracted services. Materials for the project may be directly procured and or included in the construction contract, as appropriate. A letter certifying that all procurement will be accomplished in accordance with established district procedures that fully comply with the provisions of *4 AAC 31.080(h) – Construction and Acquisition of Public School Facilities* must be provided to the department. These construction delivery methods are permissible under state guidelines when it is in the best interests of the state for the possible following reasons:

- The limited size and scope of a project makes this type of alternative project delivery appropriate.
- A District has experience on particular types of work where unknown factors may exist, and where the situation does not lend itself to a competitive traditional contractor bid process.
- A district's project timeline does not easily accommodate traditional construction processes.
- Small project size, and remote rural location does not provide enough incentive for general contractors to bid on the work, however, specialty and sub-contractors are, may be available to supplement district staff and capabilities.

A sample letter is available from the department that addresses these issues and provides a work plan template.

Project Closeout

The following final Recipient actions on a project allow the department to close a project. These actions assure the department that the final project funding can be released without concern of encumbrance by any of the involved parties. Each of the tasks is described in detail below:

- Releases and Clearances

  The department needs to receive copies of all appropriate releases clearances (Submittals 14, 15, 16, 20, 21, and 22) in addition to copies of the Recipients preventive maintenance documents (Submittal 17) in order to process project closeout.

- Final Project Accounting and certificate of completion

  In order to process the closeout, the department needs to receive final project accounting (Submittals 19) in addition to a completed "certificate of completion" The certificate of completion provides the department with verification that the project scope has been completed as identified in the Project Agreement.

- One Percent for Art Expenditure

  The Recipient needs to confirm, through final project accounting, that the amount allocated for art has been expended. Not all projects will require art, and if a project does require art, the amount is generally identified during the application phase of the project.

- Termination Agreement

  Once all of the required submittals have been received, and the department verifies the accuracy of the final project accounting, the department will have the Recipient sign a Termination Agreement. This document terminates the relationship between the department and Recipient for a particular Project Agreement.

Conclusion

This handbook provides some general guidelines and describes statutory limitations that a Recipient needs to be aware of when completing a capital improvement project for school construction or major maintenance.

The department also publishes other documents that are designed to help a district with various stages or components of the departments project application and funding processes.

- Space Guidelines Handbook (1996)
- Swimming Pool Guidelines (1997)
- Site Selection Criteria Handbook (1997)
- Condition Survey (1997)
- Preventive Maintenance Handbook (1999)
- A/E Services handbook (1999)
- Lifecycle Cost Analysis Handbook (1999)
- Renewal & Replacement Guideline (2001)
- Project Delivery Handbook (2004)
- Equipment Purchase Guideline (2005)
- Educational Specification Handbook (2005)

CIP Project Requests and Funding History FY98 to FY08

	FY1998	FY1999	FY2000	FY2001	FY2002	FY2003	FY2004 *(3)* Initial List	FY2005 *(3)*	FY2006	FY2007	FY2008
CIP Grant Requests											
Total Applications	174	208	166	161	165	182	190	61	115	150	211
Percent of Districts Applying	88%	92%	71%	83%	77%	83%	81%	32%	50%	64%	67%
# Projects Reusing Scores *(2)*	n/a	n/a	13	37	13	30	69	38	4	1	42
Major Maintenance	88	100	68	86	98	115	127	31	71	96	165
MM Total $ *(1)*	$148,096,856	$150,760,463	$55,796,786	$90,987,911	$131,012,624	$196,176,220	$209,559,438	$26,983,216	$170,779,501	$311,992,238	$590,118,235
School Construction	69	92	69	69	59	58	53	27	38	38	42
SC Total $ *(1)*	$534,273,415	$594,518,153	$474,386,684	$543,301,445	$478,387,575	$551,586,781	$603,149,669	$337,058,441	$484,845,703	$579,137,708	$639,432,011

Notes:

1. Total $ are Eligible Amount (Requested Amount prior to FY99)

2. Regulation implemented effective FY99

3. SLA 02, HB 2003 suspended eligibility for municipal/borough districts over 1,000

	FY1998	FY1999	FY2000	FY2001	FY2002	FY2003	FY2004 *(3)* Initial List	FY2005 *(3)*	FY2006	FY2007	FY2008
School Construction and Major Maintenance Funding											
Grant Funding	$4,672,584	$83,221,209	$0	$92,911,000	$76,065,197	$170,101,441	$0	$5,839,787	$72,299,030	$109,429,533	$137,758,790
Debt Reimbursement	$0	$357,143,000	$0	$151,019,000	$29,045,900	$228,790,000*	$307,845,347**	$163,030,188***	$89,993,000^	$118,387,000^^	$0

Notes:

** HB2003 debt projects EED & voter approved as of 6/30/03*

***HB2003 debt projects EED & voter approved 7/1/03 - 6/30/04*

****HB2003 debt projects EED & voter approved 7/1/04 - 6/30/05*

^SB73 debt projects EED & voter approved-final

^^HB13 debt projects EED & voter approved as of 6/30/07

EED Capital Improvement Project Priority Lists
vs.
Funded Projects by Fiscal Year (FY92 - FY08)

FY	CIP Priority	DistrictType	District	Project #	Project Title	Funding	Group Totals
1992	1	REAA	Iditarod Area	GR-92-005	McGrath School Reroof	$765,000	
1992	2	REAA	Lower Kuskokwin	GR-92-003	Chefornak Elementary School Addition	$4,288,000	
1992	3	REAA	Lower Yukon	GR-92-004	Emmonak Elementary School Replacement	$1,575,000	
1992	4	City/Borough	Ketchikan	GR-92-006	Ketchikan High School Phase II	$10,876,300	
1992	5	City/Borough	Nome City	GR-92-001	Nome-Beltz Life Safety Upgrade/Asbestos	$2,540,000	
1992	6	City/Borough	Hydaburg City	GR-92-002	Elementary Roof Replacements & Remodel	$1,213,000	
1992	7	REAA	Lower Kuskokwin	GR-92-007	Nunapitchuk Elementary School	$3,820,500	
1992	8	REAA	Yukon Flats	GR-92-008	Fort Yukon School Upgrade	$1,100,000	
1992	9	REAA	Southeast Island	GR-92-009	Gildersleeve Floating School Replacement	$976,000	
1992	10	City/Borough	Fairbanks	GR-92-010	Lathrop Health/Life/Safety Renovations	$431,100	
1992	11	REAA	Lower Kuskokwin	GR-92-013	Kasigluk-Akiuk School Phase I	$800,000	
1992	12	REAA	Yukon-Koyukuk	GR-92-011	Koyukuk Life/Safety Corrections	$1,484,600	
1992	22	REAA	Copper River	GR-92-017	Slana School	$1,657,500	
1992	29	REAA	Kuspuk	GR-92-012	Aniak Foundation Rehabilitation	$300,000	
1992	55	REAA	Lower Kuskokwin	GR-92-020	Bethel Regional High School Roof Repair	$404,800	
1992	76	REAA	Chugach	GR-92-025	Whittier School Drainage (Reappropriation)	$0	
1992	87	REAA	Delta/Greely	GR-92-018	Delta Junction Sewage System Repair	$66,500	
1992	105	REAA	Chugach	GR-92-015	Whittier Auxiliary Generator	$75,000	
					1992 Ranked Project Total		*$32,373,300*
1992	Not a ranked projec	City/Borough	Dillingham City	GR-92-021	School Roof Repair	$623,100	
1992	Not a ranked projec	City/Borough	Kenai Peninsula	DR-90-137	Homer High School Staefa System	$268,000	
1992	Not a ranked projec	City/Borough	Northwest Arctic	GR-92-014	Noorvik School Fire Safety Improvements	$200,000	
1992	Not a ranked projec	REAA	Alaska Gateway	GR-92-016	District/Deferred Maintenance	$50,000	
1992	Not a ranked projec	REAA	Delta/Greely	GR-92-019	Healy Lake School Renovation	$100,000	
1992	Not a ranked projec	REAA	Yupiit	GR-92-023	High School Study	$21,300	
1992	Not a ranked projec	REAA	Yupiit	GR-92-024	High School Study	$110,500	
					1992 Unranked Project Total		*$1,372,900*

EED Capital Improvement Project Priority Lists
vs.
Funded Projects by Fiscal Year (FY92 - FY08)

FY	CIP Priority	DistrictType	District	Project #	Project Title	Funding	Group Totals
1993	1	REAA	Lower Kuskokwin	GR-93-001	Akiuk School Replacement Phase II	$6,913,000	
1993	2	City/Borough	Ketchikan	GR-93-002	Ketchikan High School Phase III	$5,623,700	
1993	3	City/Borough	Nome City	GR-93-003	Nome-Beltz Life Safety Upgrade/Asbestos	$885,000	
1993	4	REAA	Lower Kuskokwin	GR-93-004	Nunapitchuk Elementary School Addition	$2,500,000	
1993	5	Borough	Kodiak Island	GR-93-005	Old Harbor K-12 Structural Repair	$525,000	
1993	7	REAA	Alaska Gateway	GR-93-007	Tok School Replacement	$5,000,000	
1993	23	REAA	Chugach	GR-93-008	Whittier Vocational Education Facility Construction	$23,700	
1993	90	REAA	Aleutian Region	GR-93-013	Nikolski School Window Replacement	$20,000	
					1993 Ranked Project Total		*$21,490,400*
1993	\Not a ranked projec	City/Borough	Denali Borough	GR-93-009	Cantwell School Gym	$150,500	
1993	\Not a ranked projec	City/Borough	North Slope Boro	DR-90-115	Ipalook Elementary	$21,611,700	
1993	\Not a ranked projec	City/Borough	North Slope Boro	DR-90-116	Barrow Middle School	$22,245,600	
1993	\Not a ranked projec	City/Borough	Hoonah City	GR-93-006	Sprinkler System/Life/Safety Phase II	$1,738,200	
1993	\Not a ranked projec	City/Borough	Nenana City	GR-93-010	Restroom Renovation and Code Upgrade	$36,000	
1993	\Not a ranked projec	REAA	Alaska Gateway	GR-93-011	Alcan Border School	$113,700	
1993	\Not a ranked projec	REAA	Copper River	GR-93-012	Slana School	$200,000	
					1993 Unranked Project Total		*$46,095,700*

EED Capital Improvement Project Priority Lists
vs.
Funded Projects by Fiscal Year (FY92 - FY08)

FY	CIP Priority	DistrictType	District	Project #	Project Title	Funding	Group Totals
1994	1	City/Borough	Ketchikan	GR-94-001	Ketchikan High School Final Phase	$9,501,600	
1994	2	City/Borough	Lake & Peninsula	GR-94-036	Chignik Bay School Addition	$1,494,000	
1994	3	City/Borough	Yakutat City	GR-94-004	Elementary School Repair	$523,100	
1994	4	City/Borough	North Slope Boro	GR-94-024	Pt. Lay Cully School Drinking Water	$86,500	
1994	5	REAA	Alaska Gateway	GR-94-020	Tok School Replacement	$8,505,300	
1994	6	City/Borough	Kake City	GR-94-005	Elementary High School Life Safety	$1,738,500	
1994	7	REAA	Southwest Regio	GR-94-037	New Stuyahok Roof and Wall Replacement	$747,500	
1994	8	REAA	Pribilof Island	GR-94-038	St. Paul Roofing & Siding	$1,198,200	
1994	9	REAA	Bering Strait	GR-94-029	Gambell Elementary Addition	$12,334,700	
1994	10	City/Borough	Juneau City Boro	GR-94-002	Juneau Douglas High School Repair	$152,600	
1994	11	REAA	Delta/Greely	GR-94-018	Delta School Roof Replacement	$1,483,300	
1994	12	City/Borough	Anchorage	GR-94-043	West High School Electrical Repair	$1,400,000	
1994	14	REAA	Annette Island	GR-94-006	Elementary/Middle School Repairs	$706,400	
1994	15	City/Borough	Aleutians East	GR-94-040	King Cove Elementary Life Safety	$910,000	
1994	16	REAA	Pribilof Island	GR-94-039	St. George Roofing & Siding	$350,400	
1994	17	REAA	Kashunamiut	GR-94-030	Replacement School Facility Design	$771,600	
1994	18	City/Borough	North Slope Boro	GR-94-025	Pt. Hope Entryways & Roof Renovation	$172,300	
1994	19	REAA	Yukon-Koyukuk	GR-94-021	Nulato Vocational Education Upgrade	$274,600	
1994	20	City/Borough	Tanana City	GR-94-022	Heat Exchanger and Storage Tank	$86,400	
1994	21	REAA	Kuspuk	GR-94-023	Sleetmute Foundation and Roof Repair	$372,400	
1994	22	City/Borough	Denali Borough	GR-94-017	Tri-Valley Fire Separation	$94,500	
1994	23	City/Borough	Craig City	GR-94-007	Craig High School Roof Replacement	$491,100	
1994	24	City/Borough	North Slope Boro	GR-94-026	Districtwide Renovations	$72,800	
1994	25	REAA	Copper River	GR-94-019	Glennallen Secondary School Final Phase	$3,045,800	
1994	26	REAA	Lower Yukon	GR-94-031	Mt. Village Elementary Replacement Phase II	$3,229,700	
1994	27	City/Borough	Northwest Arctic	GR-94-027	Selawik School Replacement	$12,930,000	
1994	29	City/Borough	Kenai Peninsula	GR-94-010	Portable Classrooms Districtwide	$298,400	
1994	30	City/Borough	Unalaska City	GR-94-041	Unalaska Elementary Addition	$3,552,900	
1994	32	REAA	Lower Yukon	GR-94-032	Hooper Bay Classroom Addition	$610,200	
1994	35	City/Borough	Craig City	GR-94-008	Elementary Portable Classrooms/Expansion Design	$392,400	
1994	41	REAA	Lower Kuskokwin	GR-94-033	New Bethel Middle School Design ($649,338 reapprop to GR-04-002)	$277,362	
1994	44	REAA	Yupiit	GR-94-035	Akiachak Elementary Replacement/Upgrade Design	$269,500	
1994	45	City/Borough	Northwest Arctic	GR-94-028	Buckland School Addition Design	$595,400	
1994	47	City/Borough	Juneau City Boro	GR-94-003	New Elementary School	$9,940,000	
1994	48	City/Borough	Fairbanks	GR-94-015	New HS, New Elem.& Lathrop Renovation (Mult.Grants)	$20,000,000	
1994	49	City/Borough	Lake & Peninsula	DR-94-102	Ivanof Bay School Replacement	$1,000,000	
1994	58	City/Borough	Lake & Peninsula	DR-94-105	Kokhanok School Addition	$650,000	
1994	59	REAA	Lower Kuskokwin	GR-94-034	Newtok Elementary Addition Design & Construction	$500,000	
1994	65	REAA	Yupiit	GR-94-087	Portable Classroom	$150,000	
1994	74	City/Borough	Kodiak Island	DR-94-110	Ouzinkie Addition & Renovation	$1,115,000	
1994	77	City/Borough	Denali Borough	GR-94-042	Tri-Valley School Replacement/Renovation	$3,325,000	
1994	81	City/Borough	Kenai Peninsula	GR-94-009	Tustumena Elementary Addition ($235,655 reappropriated to DOA)	$3,586,445	
1994	85	REAA	Lower Kuskokwin	GR-94-066	Bethel High Major Maintenance/Roof Replacement	$551,700	

EED Capital Improvement Project Priority Lists
vs.
Funded Projects by Fiscal Year (FY92 - FY08)

FY	CIP Priority	DistrictType	District	Project #	Project Title	Funding	Group Totals
1994	87	City/Borough	Juneau City Boro	GR-94-047	Glacier Valley Roof Replacement	$769,300	
1994	88	REAA	Lower Kuskokwin	GR-94-067	Napakiak School Relocation (reappropriation to 97-006)	$540,000	
1994	89	City/Borough	Wrangell City	GR-94-044	Intermediate School Drainage	$42,000	
1994	90	City/Borough	Denali Borough	GR-94-064	Anderson School Old Gym Upgrade	$96,000	
1994	101	City/Borough	Kenai Peninsula	GR-94-052	Nikiski Elementary Roof Replacement	$90,900	
1994	103	REAA	Chugach	GR-94-065	Whittier Roof Repairs	$47,000	
1994	104	City/Borough	Juneau City Boro	GR-94-046	Juneau Douglas High School Roof Repair	$116,200	
1994	107	City/Borough	Petersburg City	GR-94-045	Elementary School Code Upgrades	$105,000	
1994	108	REAA	Lower Kuskokwin	GR-94-068	Districtwide Water Treatment	$2,184,200	
1994	109	City/Borough	Fairbanks	DR-94-114	Lathrop High School Rehabilitation	$3,748,600	
1994	120	City/Borough	Anchorage	GR-94-059	Districtwide Fire Code Upgrade	$1,645,000	
1994	134	City/Borough	Fairbanks	GR-94-016	Eielson Elementary School Design	$600,000	
1994	136	City/Borough	Anchorage	GR-94-060	Districtwide Kitchen Code Upgrade (Multiple Grants)	$700,000	
1994	137	City/Borough	Kenai Peninsula	GR-94-051	Homer Junior High Handicapp Access	$28,200	
1994	138	City/Borough	Kenai Peninsula	GR-94-053	Kenai Junior High Handicapp Access	$28,200	
1994	151	City/Borough	Mat-Su Borough	GR-94-012	Swanson Elementary	$8,190,000	
1994	154	City/Borough	Lake & Peninsula	DR-94-101	Pilot Point School Replacement	$1,055,440	
1994	158	City/Borough	Mat-Su Borough	GR-94-013	Palmer Middle School Addition	$5,400,000	
1994	167	City/Borough	Lake & Peninsula	DR-94-117	Port Heiden/Meshik School Addition	$800,000	
					1994 Ranked Project Total		*$135,673,647*
1994	Not a ranked projec	City/Borough	Anchorage	GR-94-057	King Career Center	$1,190,000	
1994	Not a ranked projec	City/Borough	Anchorage	GR-94-056	Districtwide Restroom Safety Upgrade	$140,000	
1994	Not a ranked projec	City/Borough	Anchorage	GR-94-055	Districtwide Traffic Safety Upgrade	$1,648,500	
1994	Not a ranked projec	City/Borough	Anchorage	GR-94-054	Dimond High Upgrade (Multiple Grants)	$1,557,500	
1994	Not a ranked projec	City/Borough	Anchorage	GR-94-061	Districtwide Roof Replacement (Multiple Grants)	$6,622,000	
1994	Not a ranked projec	City/Borough	Anchorage	GR-94-062	Districtwide Heating System Upgrade (Multiple Grants)	$612,500	
1994	Not a ranked projec	City/Borough	Anchorage	GR-94-063	Districtwide Electrical System Upgrade	$728,000	
1994	Not a ranked projec	City/Borough	Anchorage	GR-94-070	Mt. Spurr Roof Replacement	$385,000	
1994	Not a ranked projec	City/Borough	Anchorage	GR-94-058	Districtwide ADA Compliance (Multiple Grants)	$700,000	
1994	Not a ranked projec	City/Borough	Anchorage	GR-94-011	Districtwide School Design & Construction (Mult.Grants)	$27,171,600	
1994	Not a ranked projec	City/Borough	Denali Borough	GR-94-072	Cantwell School Community Center Repair	$200,000	
1994	Not a ranked projec	City/Borough	Dillingham City	GR-94-069	Elementary Roof Repair	$192,500	
1994	Not a ranked projec	City/Borough	Kenai Peninsula	GR-94-050	Seward Junior/Senior High School Roof Renovations	$42,000	
1994	Not a ranked projec	City/Borough	Kenai Peninsula	GR-94-049	Soldotna Elementary Gym Roof Replacement	$113,400	
1994	Not a ranked projec	City/Borough	Kenai Peninsula	GR-94-048	Seward Junior/Sr HS Restroom Renovations	$19,600	
1994	Not a ranked projec	City/Borough	Kodiak Island	DR-94-103	North Star Elementary	$8,491,660	
1994	Not a ranked projec	City/Borough	Lake & Peninsula	DR-94-120	Egegik School Addition	$500,000	
1994	Not a ranked projec	City/Borough	Lake & Peninsula	DR-94-107	Fuel Tank Upgrade & Spill Remediation	$595,958	
1994	Not a ranked projec	City/Borough	Lake & Peninsula	DR-96-101	Districtwide Water/Sewer Upgrade	$500,000	
1994	Not a ranked projec	City/Borough	Mat-Su Borough	GR-94-071	Skwentna School Equipment	$5,000	
1994	Not a ranked projec	City/Borough	Mat-Su Borough	GR-94-014	Alternate School Replacement	$400,000	
1994	Not a ranked projec	City/Borough	North Slope Boro	DR-94-137	Anaktuvuk Pass School Expansion	$1,484,000	
1994	Not a ranked projec	City/Borough	North Slope Boro	DR-94-121	Nuiqsut School	$3,000,000	

EED Capital Improvement Project Priority Lists
vs.
Funded Projects by Fiscal Year (FY92 - FY08)

FY	CIP Priority	DistrictType	District	Project #	Project Title	Funding	Group Totals
1994	Not a ranked projec	City/Borough	North Slope Boro	DR-94-119	Swimming Pool Repair Districtwide	$1,009,000	
1994	Not a ranked projec	REAA	Bering Strait	GR-94-091	District Maintenance (Reappropriation)	$0	
1994	Not a ranked projec	REAA	Bering Strait	GR-94-088	Gambell Waterline Hookup	$284,709	
1994	Not a ranked projec	REAA	Chugach	GR-94-085	Whittier School Kitchen Roof Construction	$3,000	
1994	Not a ranked projec	REAA	Chugach	GR-94-084	Whittier School Playground Repairs & Playdeck Construction	$10,000	
1994	Not a ranked projec	REAA	Chugach	GR-94-083	Whittier Handicapp Access	$18,000	
1994	Not a ranked projec	REAA	Chugach	GR-94-082	Tatitlek Community School Playground	$7,400	
1994	Not a ranked projec	REAA	Chugach	GR-94-073	Tatitlek Roof Repairs	$12,200	
1994	Not a ranked projec	REAA	Chugach	GR-94-074	Tatitlek Classroom Upgrade	$9,000	
1994	Not a ranked projec	REAA	Chugach	GR-94-077	Chenega School Playground Repairs	$3,700	
1994	Not a ranked projec	REAA	Chugach	GR-94-079	Chenega Multipurpose Room Upgrade	$1,600	
1994	Not a ranked projec	REAA	Delta/Greely	GR-94-081	Architectual & Engineering Study	$70,000	
1994	Not a ranked projec	REAA	Delta/Greely	GR-94-080	Computer Lab Upgrade	$50,000	
1994	Not a ranked projec	REAA	Delta/Greely	GR-94-075	Sewer Project Completion	$60,000	
1994	Not a ranked projec	REAA	Delta/Greely	GR-94-078	District Overcrowding Abatement	$75,000	
1994	Not a ranked projec	REAA	Lower Kuskokwin	GR-94-086	Kipnuk School Playdeck	$75,000	
					1994 Unranked Project Total		*$57,987,827*

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FY	CIP Priority	DistrictType	District	Project #	Project Title	Funding	Group Totals
1995	sc15	REAA	Alaska Gateway	GR-94-089	Tok School (Reappropriation)	$0	
1995	sc20	City/Borough	Anchorage	DR-94-132	Mountain View New Elementary	$13,915,000	
1995	sc26	City/Borough	Anchorage	DR-94-129	Sand Lake New Elementary	$14,500,000	
1995	sc32	City/Borough	Anchorage	DR-94-133	West High School Addition/Renovation	$18,675,000	
1995	sc44	City/Borough	Anchorage	DR-94-130	Turnagain New Elementary	$14,400,000	
1995	sc51	City/Borough	Kenai Peninsula	DR-94-108	West Homer Elementary School	$11,735,000	
1995	sc59	City/Borough	Anchorage	DR-94-131	68th Street New Elementary	$13,300,000	
1995	sc65	City/Borough	Anchorage	DR-94-122	Chinook Elementary Addition	$4,500,000	
1995	sc68	City/Borough	Anchorage	DR-94-135	Anchorage Bowl New Junior High Middle School	$12,045,000	
1995	sc76	City/Borough	Anchorage	DR-94-123	Romig Junior High Addition/Renovation	$4,645,000	
					1995 Ranked Project Total		*$107,715,000*
1995	Not a ranked projec	City/Borough	Mat-Su Borough	DR-94-111	Wasilla Middle School Addition & Renovation	$9,200,000	
1995	Not a ranked projec	City/Borough	Anchorage	DR-94-128	Districtwide Heating System Upgrades	$2,395,000	
1995	Not a ranked projec	City/Borough	Anchorage	DR-94-124	Williwaw Elementary Completion	$6,000,000	
1995	Not a ranked projec	City/Borough	Anchorage	DR-94-126	Dimond High Electrical Upgrade	$575,000	
1995	Not a ranked projec	City/Borough	Anchorage	DR-94-134	Chugiak New Junior High Middle School	$25,160,000	
1995	Not a ranked projec	City/Borough	Anchorage	DR-94-125	Chugiak Elementary Septic Tank	$205,000	
1995	Not a ranked projec	City/Borough	Anchorage	DR-94-127	Replace Deteriorated Roofs (4 sites)	$2,685,000	
1995	Not a ranked projec	City/Borough	Mat-Su Borough	DR-94-104	Glacier View Addition	$5,000,000	
1995	Not a ranked projec	REAA	Alaska Gateway	GR-94-090	Tok Equipment (Reappropriation)	$0	
					1995 Unranked Project Total		*$51,220,000*

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FY	CIP Priority	DistrictType	District	Project #	Project Title	Funding	Group Totals
1996	sc9	REAA	Southeast Island	GR-96-002	Port Protection	$100,000	
1996	sc26	City/Borough	Hoonah City	DR-95-101	Hoonah Multipurpose Facility	$1,991,550	
1996	sc30	City/Borough	Fairbanks	GR-96-003	Eielson New Elem.(Crawford)	$6,500,000	
1996	sc69	City/Borough	Petersburg City	GR-96-007	Middle School Shop Addition (Reappropriation)	$0	
					1996 Ranked Project Total		*$8,591,550*
1996	\ot a ranked projec	City/Borough	Anchorage	GR-96-006	Ursa Minor Elementary Addition	$2,150,000	
1996	\ot a ranked projec	REAA	Chugach	GR-96-004	Whittier School (Reappropriation)	$0	
1996	\ot a ranked projec	REAA	Kuspuk	GR-96-001	Kalskag Relocatable Classrooms	$300,000	
					1996 Unranked Project Total		*$2,450,000*

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FY	CIP Priority	DistrictType	District	Project #	Project Title	Funding	Group Totals
1997	sc1	REAA	Lower Kuskokwin	GR-97-006	Newtok Elementary Addition	$5,000,000	
1997	sc4	City/Borough	Fairbanks	DR-96-103	Hunter Elementary Addition/Renovation	$1,500,000	
1997	sc19	City/Borough	Fairbanks	DR-96-105	Denali Elementary Planning, Design and Renovation	$750,000	
1997	sc23	City/Borough	Fairbanks	DR-96-106	Nordale Elementary Planning, Design and Renovation	$750,000	
1997	sc30	City/Borough	Fairbanks	DR-96-114	North Pole Elementary Renovation/Addition	$6,581,200	
1997	mm1	City/Borough	Juneau City Boro	GR-97-001	Juneau Douglas High School Roof Repair	$646,922	
1997	mm2	City/Borough	Northwest Arctic	GR-97-002	Noorvik Sewer/Foundation Repairs	$803,200	
1997	mm4	City/Borough	Fairbanks	GR-97-003	Hunter Elementary Planning/Design/Renovate	$223,600	
1997	mm5	REAA	Iditarod Area	GR-97-004	Lake Minchumina Asbestos Abatement	$161,700	
1997	mm6	REAA	Pribilof Island	GR-97-005	St. Paul Asbestos Removal	$160,600	
					1997 Ranked Project Total		*$16,577,222*
1997	Not a ranked projec	City/Borough	Fairbanks	DR-96-109	West Valley High School Renovation Addition	$32,870,200	
1997	Not a ranked projec	City/Borough	Fairbanks	DR-96-102	Badger Elementary HV System Renovation	$1,000,000	
1997	Not a ranked projec	City/Borough	Fairbanks	DR-96-104	Salcha & Two Rivers Elementary Renovation	$300,000	
1997	Not a ranked projec	City/Borough	Fairbanks	DR-96-108	New Fairbanks Junior High School	$16,000,000	
1997	Not a ranked projec	City/Borough	Fairbanks	DR-96-107	Ryan Junior High Renovation	$1,250,000	
1997	Not a ranked projec	City/Borough	Fairbanks	DR-96-110	Districtwide Technical Electrical Upgrade	$2,250,000	
1997	Not a ranked projec	City/Borough	Yakutat City	DR-96-111	Yakutat Elementary Renovation	$836,863	
1997	Not a ranked projec	City/Borough	Hoonah City	DR-96-115	Hoonah Districtwide Code Upgrade	$263,000	
1997	Not a ranked projec	City/Borough	Yakutat City	DR-96-112	Yakutat Roof Renovation	$270,000	
					1997 Unranked Project Total		*$55,040,063*

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FY	CIP Priority	DistrictType	District	Project #	Project Title	Funding	Group Totals
1998	mm1	City/Borough	Juneau City Boro	GR-98-001	Mendenhall River School Roof Replacement	$1,561,456	
1998	mm2	City/Borough	Fairbanks	GR-98-002	Hunter School Planning, Design & Renovation/Addition	$2,012,900	
1998	mm3	City/Borough	North Slope Boro	GR-98-003	Bulk Fuel Systems Upgrade	$500,000	
1998	mm4	REAA	Bering Strait	GR-98-004	Diomede Structural Remediation	$336,720	
1998	mm5	City/Borough	Fairbanks	GR-98-005	Denali School - Planning, Design and Renovation/Addition	$261,508	
					1998 Ranked Project Total		*$4,672,584*

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FY	CIP Priority	DistrictType	District	Project #	Project Title	Funding	Group Totals
1999	sc3	REAA	Lower Yukon	GR-99-052	Pilot Station K-12 Replacement Planning and Design	$608,506	
1999	sc4	REAA	Lower Yukon	GR-99-054	Kotlik K-12 Expansion Planning and Design	$684,140	
1999	sc5	REAA	Southwest Regio	GR-99-057	Replacement of Togiak School Planning and Design	$880,011	
1999	sc6	REAA	Copper River	GR-99-051	Kenny Lake Elementary School Replacement	$4,071,274	
1999	sc7	City/Borough	Northwest Arctic	GR-99-053	Buckland School Remediation Project Phase II (includes reapprop. funds)	$14,655,709	
1999	sc8	REAA	Bering Strait	GR-99-055	Golovin School Upgrade & Addition Planning & Design	$408,219	
1999	sc9	REAA	Bering Strait	GR-99-056	Elim School Upgrade and Addition Planning and Design	$458,209	
1999	sc11	City/Borough	Craig	GR-99-001	New Craig Secondary School	$9,110,605	
1999	sc17	City/Borough	MatSu	DR-99-102	Talkeetna Elementary	$7,294,217	
1999	sc36	REAA	Pribilof	GR-99-058	Remodel & Expansion of St. George School	$240,871	
1999	sc50	City/Borough	MatSu	DR-99-100	Atlasta Middle School	$25,870,325	
1999	sc58	City/Borough	MatSu	DR-99-101	Meadow Lake Elementray	$11,141,344	
1999	sc68	City/Borough	Mat-Su Borough	DR-99-127	Greater Core Elementary	$10,978,400	
1999	sc71	City/Borough	Mat-Su Borough	DR-99-126	Houston High School	$18,774,600	
1999	sc79	City/Borough	Anchorage	DR-99-134	Creekside Park Renovation and Addition	$8,525,000	
1999	sc81	City/Borough	Anchorage	DR-99-133	Baxter Elementary Renovation & Addition	$9,527,200	
1999	mm1	City/Borough	Kake	GR-99-014	High School Roof Replacement	$207,751	
1999	mm2	REAA	SW Region	GR-99-046	Koliganek Repair of Foundation and Basement	$627,373	
1999	mm3	City/Borough	Sitka City Boroug	DR-99-103	Sitka High School Renovation	$11,041,000	
1999	mm4	City/Borough	Sitka City Boroug	DR-99-104	Baranof Elementary Renovation	$4,959,000	
1999	mm6	City/Borough	Ketchikan	DR-99-123	Houghtaling Major Maintenance	$3,455,163	
1999	mm7	City/Borough	North Slope Boro	DR-99-115	Bulk Fuel Systems Major Maintenance	$5,512,074	
1999	mm9	REAA	Chatham	GR-99-008	Tenakee Retaining Wall Replacement	$240,952	
1999	mm13	City/Borough	Hoonah	GR-99-011	Auto Shop Renovation	$297,015	
1999	mm14	City/Borough	NW Arctic	GR-99-038	Kiana High School Renovation ($1,395,000 reappropriated to GR-99-053)	$833,511	
1999	mm15	REAA	Annette Island	GR-99-006	Middle & High School Asbestos Abatement	$113,171	
1999	mm16	City/Borough	Ketchikan	DR-99-122	Valley Park Major Maintenance	$2,244,589	
1999	mm18	City/Borough	Pelican	GR-99-016	Major Maintenance: Roofs, Electrical, and Misc.	$586,221	
1999	mm19	City/Borough	Denali	GR-99-018	Tri-Valley School Code Upgrade & Rehabilitation	$4,082,425	
1999	mm20	City/Borough	NW Arctic	GR-99-039	Noorvik High School Renovation	$2,319,598	
1999	mm21	REAA	Lower Yukon	GR-99-043	Hooper Bay Major Maintenance	$1,587,213	
1999	mm22	City/Borough	Nome	GR-99-044	Nome-Beltz Facility Upgrades & Planning K-12	$5,269,564	
1999	mm23	REAA	Chugach	GR-99-022	Tatitlek Water Main Replacement	$39,519	
1999	mm24	City/Borough	Kake	GR-99-013	High School Major Maintenance	$2,859,624	
1999	mm25	City/Borough	Haines	GR-99-009	High School Pool Roof Replacement	$299,116	
1999	mm26	City/Borough	Cordova	GR-99-020	Junior and Senior High School Renovation	$3,574,652	
1999	mm27	City/Borough	Lake and Peninsu	GR-99-047	Districtwide Fuel Farm Upgrade & Fuel Spill Remediation	$678,110	
1999	mm29	REAA	Delta-Greely	GR-99-021	Delta Reroof/Fire Alarm/Gym Floor Replacement	$1,261,958	
1999	mm30	City/Borough	Hoonah	GR-99-010	Accessibility Upgrades Project	$63,709	
1999	mm31	REAA	Annette Island	GR-99-005	Districtwide Major Maintenance and Renovation	$3,302,766	
1999	mm32	City/Borough	NW Arctic	GR-99-037	Ambler High School Renovation ($924,568 reappropriated to GR-99-053)	$765,832	

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FY	CIP Priority	DistrictType	District	Project #	Project Title	Funding	Group Totals
1999	mm33	City/Borough	Hoonah	GR-99-012	Roof Replacement Project	$1,178,619	
1999	mm34	City/Borough	Yakutat City	GR-99-017	Vocational Education Building Renovation	$192,749	
1999	mm35	REAA	Chugach	GR-99-023	Whittier Drainage/Snow Remediation Project	$133,467	
1999	mm36	City/Borough	Galena	GR-99-034	Roofing and Sprinkler Renovation	$1,149,553	
1999	mm38	REAA	Alaska Gateway	GR-99-032	Northway Wastewater Treatment	$156,708	
1999	mm39	City/Borough	Bristol Bay Borou	GR-99-049	Naknek Sprinkler System ($1,763,815 reappropriated to GR-02-044)	$27,770	
1999	mm40	City/Borough	Lake & Peninsula	GR-99-048	Districtwide School Sprinkler Systems	$1,363,500	
1999	mm41	City/Borough	Petersburg City	GR-99-002	Middle/High School Roof Replacement	$210,006	
1999	mm43	City/Borough	Tanana City	GR-99-033	Replacement of Lighting Fixtures, Kitchen Equip & Appliances	$278,429	
1999	mm44	City/Borough	Klawock City	GR-99-015	Major Maintenance: Architectural, Electrical, and Mechanical	$1,984,604	
1999	mm45	City/Borough	Dillingham City	GR-99-045	K-12 Siding Project	$224,315	
1999	mm46	REAA	Iditarod Area	GR-99-029	Lime Village Oil Spill	$388,679	
1999	mm47	City/Borough	Nenana City	GR-99-027	Handicapped Access Repairs and Improvements	$85,428	
1999	mm48	REAA	Alaska Gateway	GR-99-031	Northway Soil Remediation	$3,618,265	
1999	mm49	REAA	Iditarod Area	GR-99-025	Grayling Gym Ceiling Replacement	$40,670	
1999	mm51	REAA	Lower Kuskokwin	GR-99-026	Districtwide Water Treatment Subsurface	$4,684,246	
1999	mm52	City/Borough	Nenana City	GR-99-035	Sprinkler System Renovation	$134,633	
1999	mm55	City/Borough	Wrangell City	GR-99-004	School Window Replacement	$115,834	
1999	mm56	REAA	Chatham	GR-99-007	Angoon High School Major Maintenance	$303,965	
1999	mm57	City/Borough	Wrangell City	GR-99-003	Civil Site Work: Drainage Upgrade	$62,521	
1999	mm58	REAA	Southwest Regio	GR-99-050	Weather Protection Project for Four Buildings	$616,984	
1999	mm59	City/Borough	Tanana City	GR-99-036	Vocational Education Roof Replacement	$39,404	
1999	mm60	REAA	Bering Strait	GR-99-040	Shishmaref Pln Design to Consol, Renov & Rplc Roof, Ph I	$390,649	
1999	mm61	City/Borough	Northwest Arctic	GR-99-041	Shungnak Major Maintenance: Heating System/Siding	$361,296	
1999	mm62	REAA	Lower Kuskokwin	GR-99-042	Bulk Fuel Storage Tank Repairs - 9 Sites	$1,473,067	
1999	mm63	City/Borough	Nenana City	GR-99-028	Interior Lighting: Replace Fixtures & Install Susp Ceiling	$86,216	
1999	mm64	City/Borough	Anchorage	DR-99-132	Bartlett Senior High Roof Repairs	$2,250,000	
1999	mm65	REAA	Chugach	GR-99-019	Districtwide Security and Handicapped Access Upgrades	$47,279	
1999	mm66	REAA	Alaska Gateway	GR-99-030	Mentasta Fuel Storage Tanks	$543,109	
1999	mm67	REAA	Yukon-Koyukuk	GR-99-024	Districtwide Roof Replacement	$1,040,938	
1999	mm74	City/Borough	Aleutians East	DR-99-105	Sand Point School Upgrade	$650,000	
1999	mm86	City/Borough	Aleutians East	DR-99-106	King Cove High School Upgrade	$600,000	
					1999 Ranked Project Total		*$203,883,439*

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FY	CIP Priority	DistrictType	District	Project #	Project Title	Funding	Group Totals
1999	Not a ranked projec	City/Borough	Petersburg City	GR-99-059	Middle School/HS Fascia & Soffit Repair (Reappropriation)	$0	
1999	Not a ranked projec	City/Borough	Aleutians East	DR-99-107	Cold Bay School Upgrade	$250,000	
1999	Not a ranked projec	City/Borough	Anchorage	DR-99-139	New South Anchorage High School	$62,359,800	
1999	Not a ranked projec	City/Borough	Anchorage	DR-99-137	Dimond High School Replacement	$60,160,000	
1999	Not a ranked projec	City/Borough	Anchorage	DR-99-138	Chugiak High School Upgrades and Renovations	$2,831,039	
1999	Not a ranked projec	City/Borough	Anchorage	DR-99-131	East High School Electrical Safety & Systems Upgrade	$825,000	
1999	Not a ranked projec	City/Borough	Anchorage	DR-99-130	Homestead Elementary Heat, Vent & Air Cond Upgrade	$1,015,000	
1999	Not a ranked projec	City/Borough	Anchorage	DR-99-129	Bartlett High School Electrical Safety & Systems Upgrade	$925,000	
1999	Not a ranked projec	City/Borough	Anchorage	DR-99-128	Clark Middle School Electrical Safety & Systems Upgrade	$211,000	
1999	Not a ranked projec	City/Borough	Anchorage	DR-99-135	Ocean View Elementary Addition and Renovation	$5,841,000	
1999	Not a ranked projec	City/Borough	Juneau City Boro	DR-99-121	Districtwide Technology	$737,000	
1999	Not a ranked projec	City/Borough	Mat-Su Borough	DR-99-136	Alternative School Addition/Alteration	$3,000,000	
1999	Not a ranked projec	City/Borough	North Slope Boro	DR-99-110	Ipalook School Upgrade	$739,789	
1999	Not a ranked projec	City/Borough	North Slope Boro	DR-99-111	Hopson Middle School Upgrade Phase I	$300,000	
1999	Not a ranked projec	City/Borough	North Slope Boro	DR-99-112	Wainwright School Addition & Upgrade	$2,372,850	
1999	Not a ranked projec	City/Borough	North Slope Boro	DR-99-113	Point Lay School Playground	$552,713	
1999	Not a ranked projec	City/Borough	North Slope Boro	DR-99-120	Nuiqsut Trapper School Addition/Renovation	$2,098,307	
1999	Not a ranked projec	City/Borough	North Slope Boro	DR-99-114	Anaktuvuk Pass Major Renovations	$800,000	
1999	Not a ranked projec	City/Borough	North Slope Boro	DR-99-116	Kaveolook School Gym Addition/Renovation	$535,967	
1999	Not a ranked projec	City/Borough	North Slope Boro	DR-99-117	North Slope Distance Delivery Network	$126,360	
1999	Not a ranked projec	City/Borough	North Slope Boro	DR-99-118	Districtwide Facility Upgrades	$1,500,000	
1999	Not a ranked projec	City/Borough	North Slope Boro	DR-99-119	Districtwide Fire System Upgrades	$300,000	
1999	Not a ranked projec	City/Borough	North Slope Boro	DR-99-109	Distance Delivery	$388,300	
1999	Not a ranked projec	City/Borough	North Slope Boro	DR-99-108	Miscellaneous Facilities Renovation	$900,000	
1999	Not ranked for cons	City/Borough	Unalaska	DR-99-125	New Unalaska K-4 Elementary	$5,000,000	
1999	Not a ranked projec	City/Borough	Ketchikan	DR-99-151	White Cliff Elementary School Replacement	$8,601,828	
					1999 Unranked Project Total		*$162,370,953*

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FY	CIP Priority	DistrictType	District	Project #	Project Title	Funding	Group Totals
2000	Not a ranked projec	City/Borough	Mat-Su Borough	DR-99-140	Wasilla High School Remodel	$10,250,000	
					2000 Unranked Project Total		*$10,250,000*

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FY	CIP Priority	DistrictType	District	Project #	Project Title	Funding	Group Totals
2001	sc1	REAA	Kashunamiut	GR-01-001	Chevak School Replacement	$28,273,000	
2001	sc2	REAA	Lower Yukon	GR-01-002	Pilot Station School Replacement	$15,302,672	
2001	sc3	REAA	Southwest Regio	GR-01-003	Manokotak School Replacement	$14,689,000	
2001	sc4	REAA	Lower Yukon	GR-01-004	Kotlik School Replacement	$18,313,506	
2001	sc5	REAA	Bering Strait	GR-01-005	Elim School, Phase 3	$12,147,000	
2001	sc6	City/Borough	Northwest Arctic	DR-01-101	Noorvik K-12 Improvements	$18,768,000	
2001	sc24	City/Borough	Kake City	GR-01-006	Elementary School Addition	$2,237,000	
2001	sc30	City/Borough	Kodiak Island	DR-01-116	Peterson Elementary Addition	$1,175,000	
2001	sc49	City/Borough	Northwest Arctic	DR-01-102	Noatak K-12 Improvement	$681,939	
2001	sc60	City/Borough	Kodiak Island	DR-01-115	Kodiak High School Roof Replacement	$1,485,000	
2001	sc62	City/Borough	Northwest Arctic	DR-01-103	Kotzebue K-12 Improvement	$650,000	
2001	sc66	City/Borough	Mat-Su Borough	DR-01-122	Technology District Wide	$1,490,000	
2001	mm1	City/Borough	Juneau City Boro	DR-01-104	Auke Bay Elementary Roof Replacement	$749,000	
2001	mm5	City/Borough	Juneau City Boro	DR-01-108	Marie Drake & Harborview Gym Roof Replacement	$1,136,642	
2001	mm10	City/Borough	Lake & Peninsula	DR-01-118	Pedro Bay School Renovation/Relocation/Reconstruction	$1,730,000	
2001	mm11	City/Borough	Wrangell City	DR-01-123	Wrangell Elementary And High School Structural Repairs	$519,000	
2001	mm13	City/Borough	Ketchikan	DR-01-114	Schoenbar Renovation Phase I, Design	$454,000	
2001	mm31	City/Borough	Juneau City Boro	DR-01-107	Gastineau School Heating/Ventilation	$175,825	
2001	mm32	City/Borough	Juneau City Boro	DR-01-106	JDHS Auxiliary Gym & Floyd Dryden Gym Floor Replacement	$310,000	
2001	mm59	City/Borough	Mat-Su Borough	DR-01-120	Fire Sprinklers & Piping - 3 Schools	$1,314,000	
2001	mm64	City/Borough	Juneau City Boro	DR-01-105	Floyd Dryden Middle School Renovation	$5,185,000	
2001	mm79	City/Borough	Mat-Su Borough	DR-01-119	Carpet Replacement - 6 Elementary Schools	$376,000	
					2001 Ranked Project Total		*$127,161,584*
2001	Not a ranked projec	City/Borough	Fairbanks	DR-99-141	Hunter Elementary School Remodel Phase 2	$8,105,000	
2001	Not a ranked projec	City/Borough	Fairbanks	DR-99-142	North Pole Elementary School Renovation Phase 2	$2,500,000	
2001	Not a ranked projec	City/Borough	Fairbanks	DR-99-143	North Pole High School Upgrades	$1,420,000	
2001	Not a ranked projec	City/Borough	Fairbanks	DR-99-144	Districtwide Playground Upgrades	$750,000	
2001	Not a ranked projec	City/Borough	Fairbanks	DR-99-146	North Pole Middle School Upgrades	$1,500,000	
2001	Not a ranked projec	City/Borough	Fairbanks	DR-99-147	Two Rivers Elementary School Alteration	$200,000	
2001	Not a ranked projec	City/Borough	Fairbanks	DR-99-150	Hutchison Career Center Renovation And Addition	$14,975,000	
2001	Not a ranked projec	City/Borough	Kenai Peninsula	DR-01-109	District Wide Bleacher Replacements	$200,717	
2001	Not a ranked projec	City/Borough	Kenai Peninsula	DR-01-110	District Wide School Reroofing - 10 Schools	$4,788,129	
2001	Not a ranked projec	City/Borough	Kenai Peninsula	DR-01-111	Soldotna High School Fire Alarm Upgrade	$443,805	
2001	Not a ranked projec	City/Borough	Kenai Peninsula	DR-01-112	Nikolaevsk Gymnasium Expansion	$1,533,304	
2001	Not a ranked projec	City/Borough	Kenai Peninsula	DR-01-113	Soldotna High Boiler Replacement	$290,296	
2001	Not a ranked projec	City/Borough	Lake & Peninsula	DR-01-117	District Wide PE/Playgrounds Upgrade	$494,000	
2001	Not a ranked projec	City/Borough	Mat-Su Borough	DR-01-121	Sherrod Replacement School	$10,963,000	
					2001 Unranked Project Total		*$48,163,251*

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FY	CIP Priority	DistrictType	District	Project #	Project Title	Funding	Group Totals
2002	sc1	REAA	Southwest Regio	GR-02-029	Togiak School Replacement	$29,182,163	
2002	sc2	REAA	Bering Strait	GR-02-030	Golovin School Phase III ($450,000 reapprop to 02-003, $149,019 reapprop	$9,289,173	
2002	sc3	REAA	Bering Strait	GR-02-031	Koyuk School K-12 Replacement	$11,660,343	
2002	sc4	REAA	Yupiit	GR-02-032	Tuluksak School Improvement	$768,850	
2002	sc17	City/Borough	Northwest Arctic	DR-02-101	Kiana K-12 Improvement Project	$14,832,000	
2002	sc47 (01 list)	City/Borough	Anchorage	DR-02-107	Wendler Middle School Renovation, Phase I	$6,045,000	
2002	sc48 (03 list)	City/Borough	Anchorage	DR-02-119	Service High School, Phase 2a - Design	$1,100,000	
2002	sc49 (03 list)	City/Borough	Anchorage	DR-02-118	East High School, Phase 3 - Design	$1,200,000	
2002	sc51	City/Borough	Anchorage	DR-02-111	East High School, Phase I	$9,872,000	
2002	sc52	City/Borough	Anchorage	DR-02-110	Chugiak High School, Phases II & III	$13,369,477	
2002	sc53 (03 list)	City/Borough	Anchorage	DR-02-117	Bartlett High School, Phase 2 - Design	$1,400,000	
2002	sc55	City/Borough	Anchorage	DR-02-109	Bartlett High School, Phase I	$5,000,000	
2002	mm1	City/Borough	Petersburg City	GR-02-001	Facia/Soffit Repair/Replacement Recovery of Funds	$116,236	
2002	mm2	REAA	Yukon/Koyukuk	GR-02-002	Nulato Structural Repairs	$314,387	
2002	mm3	REAA	Bering Strait	GR-02-003	Shishmaref School Roof Replacement & Renovation, Phase III ($450,000 re	$8,792,525	
2002	mm4	REAA	Iditarod	GR-02-004	Blackwell School Heating Renovation/Site Repair	$173,754	
2002	mm5	City/Borough	Sitka City Boroug	GR-02-005	Blatchley Exterior Renovation/Repair	$346,500	
2002	mm6	REAA	Chatham	GR-02-006	Angoon Elementary School Major Maintenance	$2,066,257	
2002	mm7	City/Borough	Skagway City	GR-02-007	Skagway Major Maintenance	$35,598	
2002	mm8	REAA	Yupiit	GR-02-008	Akiak School Repairs	$177,571	
2002	mm9	REAA	Pribilof Island	GR-02-009	St. George School Remodel	$4,513,164	
2002	mm10	City/Borough	Galena	GR-02-010	Project Education Food Service Renovation	$261,806	
2002	mm11	REAA	Southwest Regio	GR-02-011	Clark's Point School Generator Building	$35,989	
2002	mm13	REAA	Southwest Regio	GR-02-012	Koliganek School Improvement	$451,993	
2002	mm14	City/Borough	Juneau City Boro	DR-02-113	Juneau Douglas High School Renovation & Addition	$13,078,900	
2002	mm15	REAA	Southwest Regio	GR-02-013	Ekwok, Koliganek, Togiak Schools Heating System	$122,256	
2002	mm16	City/Borough	Hoonah City	GR-02-014	Hoonah Swimming Pool Sprinkler System	$220,476	
2002	mm17	City/Borough	Galena	GR-02-015	High School Remodel	$167,846	
2002	mm18	City/Borough	Kenai Peninsula	GR-02-016	McNeil Canyon Replace Septic System	$171,500	
2002	mm19	City/Borough	Kake City	GR-02-017	Kake High School Renovation Phase II	$175,065	
2002	mm20	REAA	Chatham	GR-02-018	Angoon High School Major Maintenance	$1,730,507	
2002	mm22	City/Borough	Tanana City	GR-02-019	Tanana Kitchen Renovation	$438,539	
2002	mm23	City/Borough	Wrangell City	GR-02-020	Wrangell Elementary Schools Renovation	$1,129,238	
2002	mm24	REAA	Lower Yukon	GR-02-021	Emmonak Mechanical System Upgrade	$574,885	
2002	mm25	REAA	Lower Yukon	GR-02-022	Alakanuk Mechanical System Upgrade	$899,740	
2002	mm26	REAA	Iditarod	GR-02-023	Takotna Community School Water Project	$192,374	
2002	mm26 (03 list)	City/Borough	Anchorage	DR-02-120	King Career Center Code Upgrade and Renovation	$4,312,523	
2002	mm27	City/Borough	Anchorage	DR-02-112	Service High School, Phase I	$7,110,000	
2002	mm28	City/Borough	Kenai Peninsula	GR-02-024	Seward Middle School Gym Reroof	$278,275	
2002	mm29	REAA	Iditarod	GR-02-025	Innoko River School Bathroom,Shower&Underfloor Damage Repairs	$46,746	
2002	mm30	REAA	Iditarod	GR-02-026	McGrath School Heating Design, Boiler Replacement & Repairs	$235,200	
2002	mm31	City/Borough	Kenai Peninsula	GR-02-027	Kenai Central High School Reinsulate Exterior Walls	$385,610	
2002	mm32	REAA	Alaska Gateway	GR-02-028	Tok Multipurpose Recreational Complex Renovation	$971,673	

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FY	CIP Priority	DistrictType	District	Project #	Project Title	Funding	Group Totals
2002	mm34	REAA	Iditarod	GR-02-041	Holy Cross School Bathroom & Shower Deterioration	$51,450	
2002	mm37 (03 list)	City/Borough	Lake & Peninsula	GR-02-040	Chignik Lake & Kokhanok Power Production Upgrade	$210,600	
2002	mm39 (99 list)	City/Borough	Bristol Bay Borou	GR-02-044	Naknek Sprinkler System (reapprop from GR-99-049, balance reapprop to G	$559,115	
2002	mm46	REAA	Kuspuk	GR-02-035	Chuathbaluk Crow Village Sam School Sewage System	$382,521	
2002	mm51	City/Borough	Anchorage	DR-02-104	Districtwide Renewal & Replacement/ADA Code Requirements	$5,355,000	
2002	mm57	City/Borough	Anchorage	DR-02-105	Districtwide Roof Replacement and Repairs	$3,437,000	
2002	mm59	City/Borough	Dillingham	GR-02-043	Central Administration Roof	$55,850	
2002	mm62	City/Borough	Anchorage	DR-02-103	Electrical Upgrades in Support of Technology	$5,866,000	
2002	mm65 (03 list)	City/Borough	Lake & Peninsula	GR-02-036	Newhalen Bath Remodel	$221,553	
2002	mm67	REAA	Iditarod	GR-02-037	Innoko River School Welding Shop/Structural Emergency	$31,850	
2002	mm80	REAA	Iditarod	GR-02-038	David Louis Memorial School Asbestos Abatement & Demolition	$299,653	
2002	mm81	REAA	Lower Kuskokwin	GR-02-034	Kilbuck School Boiler Replacement	$231,611	
2002	mm84	REAA	Kuspuk	GR-02-039	Crooked Creek Sewage	$383,172	
2002	mm86	REAA	Lower Kuskokwin	GR-02-033	Districtwide ADA Upgrade	$2,173,502	
2002	mm90	City/Borough	Anchorage	DR-02-108	Girdwood K-8 Roof Replacement & Miscellaneous Upgrades	$1,500,000	
2002	mm93	REAA	Iditarod	GR-02-042	Innoko River School Vocational Education Code Upgrade	$71,050	
2002	mm95	City/Borough	Anchorage	DR-02-106	Traffic Safety Upgrades	$600,000	
					2002 Ranked Project Total		*$174,676,066*
2002	\ot a ranked projec	City/Borough	Aleutians East	DR-02-114	Akutan School Addition/Upgrade	$1,113,400	
2002	\ot a ranked projec	City/Borough	Aleutians East	DR-02-115	False Pass School Addition/Upgrade	$1,436,600	
2002	\ot a ranked projec	City/Borough	Anchorage	DR-02-116	Denali Elementary School Replacement	$11,730,000	
2002	\ot a ranked projec	City/Borough	Northwest Arctic	DR-02-102	Davis-Ramoth School Addition	$1,555,000	
					2002 Unranked Project Total		*$15,835,000*

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FY	CIP Priority	DistrictType	District	Project #	Project Title	Funding	Group Totals
2003	sc1	REAA	Yupiit	GR-03-001	Tuluksak School Improvement (reduced from $17,703,793)	$16,660,145	
2003	sc2	REAA	Yupiit	GR-03-002	Akiak School Improvement (increased from $13,228,730)	$15,824,331	
2003	sc3	REAA	Yupiit	GR-03-003	Akiachak School Improvement (reduced from $19,099,094)	$17,869,518	
2003	sc4	REAA	Lower Yukon	GR-03-004	Scammon Bay Replacement School	$17,029,762	
2003	sc5	REAA	Bering Strait	GR-03-005	Teller K-12 Remodel/Addition ($148,088 transferred to 03-010)	$9,278,482	
2003	sc6	REAA	Lower Yukon	GR-03-006	Hooper Bay Addition/Renovation	$24,423,467	
2003	sc7	REAA	Yukon Flats	GR-03-007	Circle School Replacement (increased from $4,068,521)	$4,133,835	
2003	sc8	REAA	Southeast Island	GR-03-008	Naukati School Replacement	$4,018,031	
2003	sc9	REAA	Lower Yukon	GR-03-009	Sheldon Point (Nunam Iqua) School Improvement	$728,549	
2003	sc10	REAA	Bering Strait	GR-03-010	White Mountain K-12 Remodel/Addition (reduced from $1,138,767,$793,935	$1,732,702	
2003	sc11	REAA	Yukon Flats	GR-03-011	Arctic Village Addition/Renovation	$679,162	
2003	sc12	REAA	Southeast Island	GR-03-012	Howard Valentine School Improvement	$340,170	
2003	sc13	REAA	Southwest Regio	GR-03-013	New Stuyahok School Improvement	$2,009,178	
2003	sc14	City/Borough	Northwest Arctic	DR-03-101	Ambler K-12 Replacement School	$10,579,989	
2003	sc37(04 list)	City/Borough	Juneau City Boro	DR-03-125	New Juneau High School	$75,450,400	
2003	sc38(04 list)	City/Borough	Northwest Arctic	DR-03-123	Kotzebue High School Improvements	$18,000,000	
2003	sc38(04 list)	City/Borough	Northwest Arctic	DR-03-124	June Nelson Improvements	$6,000,000	
2003	sc43(04 list)	City/Borough	Anchorage	DR-03-117	Service High School Renewal, Phase 2a, & Phases 2b, 3 & 4 Design	$1,940,000	
2003	sc44(04 list)	City/Borough	Anchorage	DR-03-116	East High School Phase 3 Construction and Phase 4 Design	$18,200,000	
2003	sc46(04 list)	City/Borough	Anchorage	DR-03-107	Bartlett High School Phase 2	$26,940,000	
2003	mm1	City/Borough	Anchorage	GR-03-014	Wendler Middle School Renovation, Phase 2	$12,821,521	
2003	mm2	REAA	Lower Yukon	GR-03-015	Hooper Bay Structural Repairs (reduced from $258,901)	$0	
2003	mm4	REAA	Chatham	GR-03-016	Gustavus Gymnasium Renovation	$394,065	
2003	mm6	REAA	Copper River	GR-03-017	Glennallen Elementary School Upgrade	$367,604	
2003	mm8	City/Borough	Hoonah City	GR-03-018	Hoonah Elementary Major Maintenance (reduced from $1,805,501)	$1,728,101	
2003	mm9	REAA	Yupiit	GR-03-019	Akiak Elementary Repairs (reduced from $3,234)	$0	
2003	mm10	REAA	Chatham	GR-03-020	Angoon ADA Access Renovation	$134,806	
2003	mm11	REAA	Copper River	GR-03-021	Glennallen High School Gym Renovation	$152,709	
2003	mm12 (04 list)	City/Borough	Kenai Peninsula	DR-01-124	Soldotna Middle School Remodel	$762,299	
2003	mm15	City/Borough	Hydaburg City	GR-03-022	Hydaburg School Renovation	$5,822,106	
2003	mm21	City/Borough	Galena	GR-03-023	Galena High School Floor Renovation	$154,841	
2003	mm21(04 list)	City/Borough	Nome	GR-03-051	Nome-Beltz High School Renovation	$2,691,000	
2003	mm21(04 list)	City/Borough	Nome	DR-03-147	Nome-Beltz HS Gymnasium Reno and Addition	$2,321,183	
2003	mm21(04 list)	City/Borough	Nome	DR-03-148	Nome-Beltz Reno & Mechanical/Electrical Upgrades	$1,280,000	
2003	mm22	City/Borough	Skagway City	GR-03-024	Skagway Roof Replacement	$177,756	
2003	mm23	City/Borough	Nenana City	GR-03-025	Nenana Kitchen/Cafeteria Renovation (increased from $324,287)	$476,722	
2003	mm25	City/Borough	St. Mary's	GR-03-026	Elicavicuar Elementary Boiler Replacement (increased from $161,346)	$230,819	

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FY	CIP Priority	DistrictType	District	Project #	Project Title	Funding	Group Totals
2003	mm27	REAA	Yukon-Koyukuk	GR-03-027	Kaltag School Renovation	$2,461,577	
2003	mm28	City/Borough	Tanana City	GR-03-028	Tanana Major Maintenance (increased from $2,606,707)	$2,993,168	
2003	mm30	City/Borough	Yakutat City	GR-03-029	Yakutat High School Gymnasium Structural Repair	$125,801	
2003	mm40	REAA	Chatham	GR-03-030	Klukwan Mechanical System Renovation	$138,137	
2003	mm41	REAA	Chugach	GR-03-031	Chenega Bay Major Maintenance	$10,520	
2003	mm42	REAA	Yukon Flats	GR-03-032	Chalkyitsik Sewage Lagoon & Water Tank Project (reduced from $156,249)	$90,935	
2003	mm43	City/Borough	Kake City	GR-03-033	Kake Middle School Renovation	$470,415	
2003	mm45	City/Borough	St. Mary's	GR-03-034	Elicavicuar Elementary Tank Farm Upgrades (decreased from $218,035)	$147,218	
2003	mm45(04 list)	City/Borough	Anchorage	DR-03-119	Chester Valley Elementary School Design	$750,000	
2003	mm47	REAA	Kuspuk	GR-03-035	Kalskag George Morgan Sr. HS Sewage System Replacement	$452,647	
2003	mm48	REAA	Yupiit	GR-03-036	Akiak High School Access Ramp (reduced from $29,821)	$0	
2003	mm55	City/Borough	Nenana City	GR-03-037	Nenana Voc-Ed Building Renovation (increased from $494,205)	$829,474	
2003	mm58	City/Borough	Anchorage	DR-03-113	Districtwide Roof Replacement and Repairs	$6,359,000	
2003	mm62	REAA	Alaska Gateway	GR-03-038	Northway School Structural Upgrade (reduced from $956,636)	$876,636	
2003	mm63	REAA	Alaska Gateway	GR-03-039	Tetlin Sewer Line Project	$77,081	
2003	mm64	City/Borough	Nenana City	GR-03-040	Nenana ADA Access	$1	
2003	mm67	REAA	Yukon-Koyukuk	GR-03-041	Districtwide Structural Repairs	$474,162	
2003	mm70	REAA	Yukon-Koyukuk	GR-03-042	Districtwide Fuel Tank Upgrades (reduced from $5,066,932)	$4,566,932	
2003	mm73	City/Borough	Yakutat City	GR-03-043	Yakutat High School Interior Renovation	$72,258	
2003	mm74	REAA	Chugach	GR-03-044	Districtwide Fuel Tank Upgrade (increased from $133,428)	$162,439	
2003	mm78	REAA	Chugach	GR-03-045	Tatitlek Generator Replacement (reduced from $154,312)	$99,542	
2003	mm80	REAA	Yukon-Koyukuk	GR-03-046	Districtwide ADA Code Upgrades	$981,036	
2003	mm82 (04 list)	City/Borough	Anchorage	DR-03-120	Chugach Optional Addition/Renovation	$7,500,000	
2003	mm84	City/Borough	St. Mary's	GR-03-047	Elicavicuar Elementary Gymnasium/Cafeteria Upgrade (increased from $33	$340,911	
2003	mm85	REAA	Lower Kuskokwin	GR-03-052	Districtwide Asbestos Abatement (reduced from $4,000,000;$1,175,781 tran	$1,824,219	
2003	mm86	City/Borough	Hoonah City	GR-03-048	Hoonah Pool Upgrades (increased from $171,092)	$248,492	
2003	mm87	REAA	Lower Kuskokwin	GR-03-049	Bethel Region HS Deferred Maint (increase from $10,505,286)-see FY08 ad	$12,081,067	
2003	mm88 (04 list)	City/Borough	Anchorage	DR-03-110	Districtwide Mechanical Projects	$27,015,000	
2003	mm89	REAA	Yukon Flats	GR-03-050	Fort Yukon High School Gym Sprinklers	$109,406	

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2003	mm91 (04 list)	City/Borough Nome	DR-03-149	Nome Elementary UST Replacement	$280,000	
2003	mm93 (04 list)	City/Borough Anchorage	DR-03-111	Districtwide Minor Building Renewal Projects	$19,828,000	
2003	mm102 (04 list)	City/Borough Anchorage	DR-03-112	Districtwide Restrooms	$2,083,000	
2003	mm104	City/Borough Anchorage	DR-03-115	Districtwide Traffic Safety/Site Upgrades	$5,403,000	
2003	mm104 (04 list)	City/Borough Anchorage	DR-03-109	Districtwide Electrical Projects	$17,887,000	
2003	mm125 (04 list)	City/Borough Anchorage	DR-03-118	Sand Lake Elementary School Design	$750,000	
2003	mm127 (04 list)	City/Borough Anchorage	DR-03-108	Districtwide Code Issues/Hazardous Materials/ADA Compliance	$4,780,000	
				2003 Ranked Project Total		*$423,622,327*
2003	Not a ranked projec	City/Borough Fairbanks	DR-03-102	Denali Elementary School Replacement	$15,100,000	
2003	Not a ranked projec	City/Borough Fairbanks	DR-03-103	Nordale Elementary School Replacement	$15,100,000	
2003	Not a ranked projec	City/Borough Fairbanks	DR-03-104	Districtwide Major Maintenance	$12,064,000	
2003	Not a ranked projec	City/Borough Anchorage	DR-03-105	Eagle River Area High School	$51,000,000	
2003	Not a ranked projec	City/Borough Kenai Peninsula	DR-01-125	Nanwalek Roof & Drainage Repairs	$350,000	
2003	Not a ranked projec	City/Borough Kenai Peninsula	DR-01-126	Ninilchik Swimming Pool Repairs	$200,000	
2003	Not a ranked projec	City/Borough Kenai Peninsula	DR-01-127	Fire Alarm & Tankage - Two Schools	$200,000	
2003	Not a ranked projec	City/Borough Kenai Peninsula	DR-03-106	Seward Middle School Replacement	$14,700,000	
2003	Not a ranked projec	City/Borough Anchorage	DR-03-114	Districtwide Security Upgrades-Locks: Phase I	$2,050,000	
2003	Not a ranked projec	City/Borough Anchorage	DR-03-121	Polaris K-12 Addition/Renovation	$19,300,000	
2003	Not a ranked projec	City/Borough Aleutians East	DR-03-122	King Cove School Replacement	$13,000,000	
				2003 Unranked Project Total		*$143,064,000*

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FY	CIP Priority	DistrictType	District	Project #	Project Title	Funding	Group Totals
2004	sc43	City/Borough	Anchorage	DR-03-130	Service HS Phase 2A-Construction (Delayed)	$16,260,000	
2004	sc51 (02 list)	City/Borough	Anchorage	DR-03-137	East HS Phase 1 - Deferred, Phase 2 & Sprinklers	$5,700,000	
2004	sc52 (02 list)	City/Borough	Anchorage	DR-03-127	Chugiak HS Phases 2 & 3 (added to DR-02-110)	$7,435,523	
2004	sc52 (02 list)	City/Borough	Anchorage	DR-03-133	Chugiak HS Phase 3 - Deferred	$4,300,000	
2004	sc53 (03 list)	City/Borough	Anchorage	DR-03-126	Bartlet High School Phase 2 - Design (added to DR-02-117)	$500,000	
2004	mm2	City/Borough	Ketchikan	DR-04-108	Schoenbar Middle School Renovations	$9,000,000	
2004	mm8	City/Borough	Petersburg	DR-03-150	Petersburg Schools Major Maintenance Upgrades	$3,507,000	
2004	mm13	City/Borough	North Slope	DR-04-110	Tikigaq School, Reno and Voc. Ed. Blding Relocation/Renovation	$3,753,980	
2004	mm14 (02 list)	City/Borough	Juneau City Boro	DR-04-107	Juneau Douglas HS Renovation & Addition (added to DR-02-113)	$8,830,352	
2004	mm18	City/Borough	Juneau City Boro	DR-04-106	Floyd Dryden MS Renovation - Phase 2	$6,483,299	
2004	mm19	City/Borough	Valdez	DR-04-101	Elementary School Roof Replacement	$2,153,200	
2004	mm26 (03 list)	City/Borough	Anchorage	DR-03-128	King Career Ctr. Code Upgrade & Reno (added to DR-02-120)	$2,987,477	
2004	mm27 (02 list)	City/Borough	Anchorage	DR-03-129	Service HS Phase 1 - Deferred (added to DR-02-112)	$1,350,000	
2004	mm29	City/Borough	Mat-Su	DR-03-145	Palmer Junior/Middle School Sprnklers & Piping	$1,237,658	
2004	mm50	City/Borough	Mat-Su	DR-03-146	Su-Valley HS, Iditarod, Snowshoe Fire Alarms	$481,015	
2004	mm36	City/Borough	North Slope	DR-04-109	Barrow HS Fire Alarm System Upgrade	$700,000	
2004	mm106	City/Borough	Mat-Su	DR-03-138	Big Lake Elementary School-Siding, Doors, and Windows	$200,002	
2004	mm112 (03 list)	City/Borough	Anchorage	DR-03-132	Birchwood & Chugiak Public Sewer Service	$2,200,000	
2004	mm112 (03 list)	City/Borough	Anchorage	DR-03-135	Girdwood Public Water Service	$250,000	
2004	mm121	City/Borough	Mat-Su	DR-03-140	Colony HS - Ventilation Improvements	$200,010	
2004	mm 72, 5, 52, sc52	City/Borough	Sitka	DR-04-104	Districtwide Major Maintenance	$7,140,880	
					2004 Ranked Project Total		*$84,670,396*
2004	Not a ranked projec	City/Borough	Anchorage	DR-03-131	Districtwide Sprinkler Upgrades	$2,950,000	
2004	Not a ranked projec	City/Borough	Anchorage	DR-03-134	Girdwood Playground Remediation	$1,850,000	
2004	Not a ranked projec	City/Borough	Anchorage	DR-03-136	Ptarmigan Elementary Addition/Renovation	$6,400,000	
2004	Not a ranked projec	City/Borough	Anchorage	DR-04-114	Multi-School Security System Upgrade	$1,250,000	
2004	Not a ranked projec	City/Borough	Anchorage	DR-04-115	Heating System Conversion - 5 Schools	$5,000,000	
2004	Not a ranked projec	City/Borough	Mat-Su	DR-03-139	Career Center (Vocational HS)	$19,953,653	
2004	Not a ranked projec	City/Borough	Mat-Su	DR-03-141	Districtwide Repair and Renovation	$4,186,499	
2004	Not a ranked projec	City/Borough	Mat-Su	DR-03-142	New Wasilla Area Elementary School	$12,000,000	
2004	Not a ranked projec	City/Borough	Mat-Su	DR-03-143	Nutrition Services Facility	$11,998,356	
2004	Not a ranked projec	City/Borough	Mat-Su	DR-03-144	Palmer Alternative School Phase II	$999,818	
2004	Not a ranked projec	City/Borough	Valdez	DR-04-102	Middle School Replacement	$14,846,800	
2004	Not a ranked projec	City/Borough	Sitka	DR-04-103	Sitka High School Auditorium	$13,750,000	
2004	Not a ranked projec	City/Borough	Juneau City Boro	DR-04-105	JDHS Renovation, Phase 2	$3,669,648	
2004	Not a ranked projec	REAA	Copper River	GR-04-001	Glennallen Elementary School Roof Repair	$119,000	
2004	Not a ranked projec	REAA	Lower Kuskokwin	GR-04-002	LKSD Weatherization (reappropriated from 94-033)	$649,338	
2004	Not a ranked projec	REAA	Delta/Greely	GR-04-003	Land Purchase from Mental Health Trust	$46,400	
2004	Not a ranked projec	City/Borough	North Slope	DR-04-111	Tikigaq School, High School Classroom Addition	$1,891,762	
2004	Not a ranked projec	City/Borough	North Slope	DR-04-112	Meade River School Classroom Addition	$990,000	

EED Capital Improvement Project Priority Lists
vs.
Funded Projects by Fiscal Year (FY92 - FY08)

FY	CIP Priority	DistrictType	District	Project #	Project Title	Funding	Group Totals
2004	Not a ranked projec	City/Borough	North Slope	DR-04-113	Kali School Additions & Renovations Phase 1 & 2	$3,968,555	
2004	Not a ranked projec	City/Borough	Kodiak	DR-04-123	Kodiak Middle School Concrete Repair	$237,918	
2004	Not a ranked projec	City/Borough	Kodiak	DR-04-124	Larsen Bay Floor Repair	$339,883	
2004	Not a ranked projec	City/Borough	Kodiak	DR-04-116	Kodiak High School Asbestos Floor Removal	$304,704	
2004	Not a ranked projec	City/Borough	Kodiak	DR-04-117	Floor Covering Replacement - 4 Schools	$728,708	
2004	Not a ranked projec	City/Borough	Kodiak	DR-04-118	Kodiak High School HVAC Upgrade	$250,000	
2004	Not a ranked projec	City/Borough	Kodiak	DR-04-119	East Elementary HVAC Upgrade	$520,000	
2004	Not a ranked projec	City/Borough	Kodiak	DR-04-120	Kodiak HS Exterior Insulation and Windows	$596,020	
2004	Not a ranked projec	City/Borough	Kodiak	DR-04-121	Kodiak HS/MS Complex Roof Upgrade	$523,504	
2004	Not a ranked projec	City/Borough	Kodiak	DR-04-122	Kodiak Learning Center Renovation	$1,181,336	
					2004 Unranked Project Total		*$111,201,902*

EED Capital Improvement Project Priority Lists
vs.
Funded Projects by Fiscal Year (FY92 - FY08)

FY	CIP Priority	DistrictType	District	Project #	Project Title	Funding	Group Totals
2005	sc29 (06 list)	City/Borough	Anchorage	DR-05-112	East HS Phase 4A Construction & 4B Design	$7,000,000	
2005	sc32 (06 list)	City/Borough	Anchorage	DR-05-113	Bartlett HS Phase 3A Design	$1,000,000	
2005	sc34 (06 list)	City/Borough	Anchorage	DR-05-111	Service HS Phase 2B Construction & Phase 3 Design	$20,300,000	
2005	sc50 (06 list)	City/Borough	Anchorage	DR-05-114	Chugiak HS Phase 4 Design	$900,000	
2005	mm1	REAA	Iditarod	GR-05-001	Blackwell School New Well, Anvik	$90,179	
2005	mm2	REAA	Copper River	GR-05-002	Glennallen Elementary School Exterior Upgrade (Reappropriated to GR 07-(	$2,053,591	
2005	mm3	REAA	Yukon-Koyukuk	GR-05-003	Nulato Structural Roof Repair	$812,850	
2005	mm4	REAA	Nenana City	GR-05-004	Nenana Boiler Replacement/Heating System Upgrade	$373,737	
2005	mm5	REAA	Alaska Gateway	GR-05-005	Tetlin School Site Civil Improvements	$217,794	
2005	mm6	REAA	Yukon-Koyukuk	GR-05-006	Allakaket Renovate Water/Sewer Facility	$297,846	
2005	mm7	REAA	Saint Mary's	GR-05-007	Elicavicuar Elementary Exterior Upgrades	$436,769	
2005	mm8	REAA	Kake City	GR-05-008	Kake Elementary Ventilation System Upgrade	$354,626	
2005	mm9	REAA	Alaska Gateway	GR-05-009	Tetlin School Building Improvements	$855,840	
2005	mm10	REAA	Iditarod	GR-05-010	David Louis School Emergency Repairs & Boiler Relocation	$176,525	
2005	mm11	REAA	Iditarod	GR-05-011	Top of the Kuskokwim School Boiler Replacement, Nikolai	$170,030	
2005	mm40 (04 list)	City/Borough	Juneau City Boro	DR-05-106	Harborview Elementary Plumbing Upgrade	$461,701	
2005	mm42 (04 list)	City/Borough	Kodiak	DR-05-118	Old Harbor Gym/Voc-Ed Renovation	$2,251,315	
2005	mm58 (04 list)	City/Borough	Kodiak	DR-05-119	Ouzinkie Gym Renovation	$1,858,255	
					2005 Ranked Project Total		*$39,611,058*
2005	Not a ranked projec	City/Borough	Fairbanks	DR-05-101	Districtwide Major Maintenance-2004	$7,000,000	
2005	Not a ranked projec	City/Borough	Petersburg	DR-05-102	Vocational Building Expansion	$1,148,600	
2005	Not a ranked projec	City/Borough	Petersburg	DR-05-103	Petersburg Aquatic Center	$5,874,000	
2005	Not a ranked projec	City/Borough	Haines	DR-05-104	Haines School Improvement	$17,500,000	
2005	Not a ranked projec	City/Borough	Juneau City Boro	DR-05-105	Districtwide Major Maintenance	$18,454,600	
2005	Not a ranked projec	City/Borough	North Slope	DR-05-107	Barrow HS Addition/Renovation	$4,032,712	
2005	Not a ranked projec	City/Borough	North Slope	DR-05-108	Barrow HS Drain Line Replacement	$3,310,000	
2005	Not a ranked projec	City/Borough	Kodiak	DR-05-110	Kodiak HS/MS Pool	$14,210,000	
2005	Not a ranked projec	City/Borough	Anchorage	DR-05-115	Muldoon Area Middle School Construction	$52,000,000	
2005	Not a ranked projec	City/Borough	Anchorage	DR-05-116	Clark Middle School Replacement RFP	$400,000	
2005	Not a ranked projec	City/Borough	Kodiak	DR-05-117	Kodiak HS Voc Ed Reno & Pool Reclamation	$4,840,788	
					2005 Unranked Project Total		*$128,770,700*

EED Capital Improvement Project Priority Lists
vs.
Funded Projects by Fiscal Year (FY92 - FY08)

FY	CIP Priority	DistrictType	District	Project #	Project Title	Funding	Group Totals
2006	sc1	REAA	Lower Yukon	GR-06-025	Sheldon Point (Nunam Iqua) School Replacement	$13,205,436	
2006	sc11(07 list)	REAA	Bering Strait	GR-06-026	White Mountain K-12 School Replacement (incl. reapprop from 02-030)	$10,266,827	
2006	sc31	City/Borough	Mat-Su	DR-06-112	Knik-Goose Bay Area Elementary School	$17,000,000	
2006	mm1	City/Borough	Yakutat City	GR-06-018	Yakutat Elementary Emergency Repairs	$418,625	
2006	mm2	REAA	Chugach	GR-06-005	Tatitlek School Sprinkler Repair	$52,004	
2006	mm4	City/Borough	Northwest Arctic	DR-06-100	Shungnak School Improvements	$2,371,300	
2006	mm5	REAA	Chugach	GR-06-004	Tatitlek School Roof Replacement	$220,357	
2006	mm6	City/Borough	Northwest Arctic	DR-06-102	Deering School Improvements	$3,709,065	
2006	mm8	City/Borough	Northwest Arctic	DR-06-101	Kivalina School Improvements	$441,635	
2006	mm9	REAA	Copper River	GR-06-007	Kenny Lake High School Upgrade	$1,133,250	
2006	mm10	REAA	Iditarod	GR-06-010	Innoko River School Tank Farm Pipeline & Remediation, Shageluk	$235,200	
2006	mm11	REAA	Yukon/Koyukuk	GR-06-021	Allakaket Restroom Renovation	$293,193	
2006	mm12	City/Borough	Nenana City	GR-06-015	Nenana Fire Sprinkler Installation	$544,671	
2006	mm13	REAA	Yukon/Koyukuk	GR-06-024	Kaltag Exterior Siding Replacement	$315,697	
2006	mm15	REAA	Yukon/Koyukuk	GR-06-023	Huslia Elementary Renovation	$649,636	
2006	mm15(07 list)	City/Borough	Mat-Su	GR-06-027	Su-Valley High School Roof Replacement	$3,850,000	
2006	mm16	City/Borough	Wrangell City	DR-06-110	Districtwide Major Maintenance	$2,809,000	
2006	mm17	REAA	Lower Kuskokwin	GR-06-013	P.T. Albert K-12 Structural & Code Repairs, Tununak	$709,701	
2006	mm18	REAA	Annette Island	GR-06-001	Metlakatla Middle School Electrical & Plumbing Repair	$486,312	
2006	mm20	City/Borough	Lake & Peninsula	DR-06-103	Districtwide Mechanical Heating/Waste Heat Upgrade	$1,981,337	
2006	mm21	City/Borough	Nenana City	GR-06-016	Nenana Major Maintenance	$697,239	
2006	mm21(04 list)	City/Borough	Nome	DR-06-106	Nome HS Cafeteria Renovation (added to GR-03-051)	$589,538	
2006	mm21(04 list)	City/Borough	Nome	DR-06-107	Nome/Beltz HS Gymnasium Renovation & Addition (added to DR-03-147)	$168,000	
2006	mm21(04 list)	City/Borough	Nome	DR-06-108	Nome/Beltz Renovation & Mechanical/Electrical Upgrade (added to DR-03-1	$502,462	
2006	mm22	REAA	Lower Kuskokwin	GR-06-012	Kilbuck Elementary Replacement School, Bethel-see FY08 additional fundin	$24,251,565	
2006	mm23	REAA	Iditarod	GR-06-009	Holy Cross School Vocational Education Shop Upgrade	$209,046	
2006	mm26	City/Borough	St. Mary's	GR-06-017	Andreafski High School Code Upgrades	$304,449	
2006	mm27	REAA	Iditarod	GR-06-008	Districtwide Life Safety Upgrades	$591,864	
2006	mm28	City/Borough	Juneau City Boro	GR-06-111	Glacier Valley Elementary Renovation	$5,995,000	
2006	mm29	REAA	Yukon Flats	GR-06-020	Fort Yukon Gym Renovation-see FY08 additional funding	$4,083,399	
2006	mm30	REAA	Copper River	GR-06-006	Glennallen High School Upgrade	$1,644,025	
2006	mm32	REAA	Lower Kuskokwin	GR-06-014	Z.J. Williams Memorial K-12 Structural Repairs, Napaskiak	$945,763	
2006	mm34	REAA	Bering Strait	GR-06-002	Brevig Mission K-12 School Major Maintenance	$5,074,147	
2006	mm35	REAA	Chatham	GR-06-003	Gustavus School Renovation	$2,020,254	
2006	mm36	REAA	Yukon/Koyukuk	GR-06-022	Districtwide Fire Alarm System Upgrade	$164,531	
2006	mm39	City/Borough	Mat-Su	DR-06-114	Wasilla HS Remodel, Phase III	$3,500,000	
2006	mm40	REAA	Lower Kuskokwin	GR-06-011	Eek K-12 Deferred Maintenance	$1,971,886	
2006	mm41	REAA	Yukon Flats	GR-06-019	Circle School Soil Remediation	$454,661	
2006	mm43	City/Borough	Lake & Peninsula	DR-06-104	Roof, Siding & Window Replacement - Six Schools	$2,968,570	
2006	mm65	City/Borough	Lake & Peninsula	DR-06-105	Gym Floor Replacement/Upgrade - Nine Schools	$3,172,093	

EED Capital Improvement Project Priority Lists
vs.
Funded Projects by Fiscal Year (FY92 - FY08)

FY	CIP Priority	DistrictType	District	Project #	Project Title	Funding	Group Totals
					2006 Ranked Project Total		*$120,001,738*
2006	Not a ranked projec	City/Borough	Ketchikan	DR-06-109	Districtwide Safety, Electrical, Structural & Code Upgrades	$1,100,000	
2006	Not a ranked projec	City/Borough	Mat-Su	DR-06-113	South Palmer Elementary School	$17,000,000	
2006	Not a ranked projec	City/Borough	Mat-Su	DR-06-115	Wasilla MS Cafeteria Addition and Remodel	$2,200,000	
					2006 Unranked Project Total		*$20,300,000*

EED Capital Improvement Project Priority Lists
vs.
Funded Projects by Fiscal Year (FY92 - FY08)

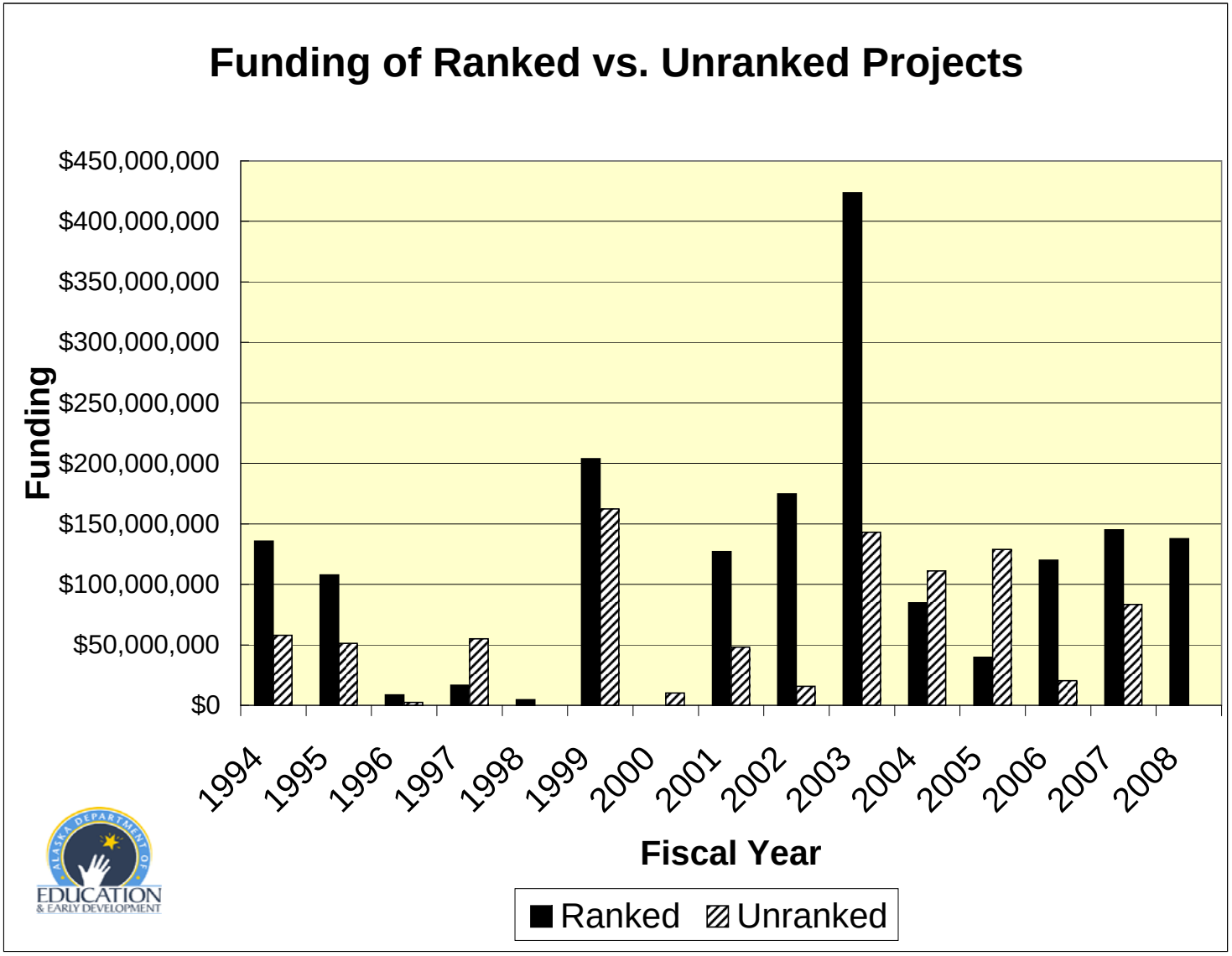
FY	CIP Priority	DistrictType	District	Project #	Project Title	Funding	Group Totals
2007	sc1	REAA	Southwest Regio	GR-07-022	New Stuyahok K-12 School Replacement	$27,231,626	
2007	sc2	REAA	Lower Kuskokwin	GR-07-023	Dick R. Kiunya Memorial K-12 Improvement-see FY08 additional funding	$19,382,855	
2007	sc3	City/Borough	Northwest Arctic	GR-07-024	Noatak K-12 School Replacement-see FY08 additional funding	$26,501,174	
2007	sc20	REAA	Copper River	GR-07-021	Glennallen Elementary School Replacement	$10,485,000	
2007	mm1 (08 list)	REAA	Chugach	GR-07-026	Chenega Bay School Roof Renovation	$740,271	
2007	mm31 (06 list)	City/Borough	Sitka	DR-07-101	Blatchley Middle School Major Maintenance	$5,384,553	
2007	mm37	City/Borough	Fairbanks	DR-07-104	Barnette Elementary Renovation, Phase 2	$6,591,000	
2007	mm39 (99 list)	City/Borough	Bristol Bay Borou	GR-07-025	Naknek Sprinkler System & Renovation (Reapprop from GR-02-044)	$1,204,700	
2007	mm44 (06 list)	City/Borough	Yakutat City	GR-07-019	Yakutat Elementary School Kitchen Upgrade	$215,809	
2007	mm45 (06 list)	REAA	Yukon/Koyukuk	GR-07-020	Districtwide Sprinkler System Installation	$4,427,315	
2007	mm46 (06 list)	City/Borough	Aleutians East	GR-07-003	Districtwide Playground Upgrades	$181,885	
2007	mm47 (06 list)	REAA	Alaska Gateway	GR-07-001	Dot Lake School Mechanical Upgrade	$1,087,118	
2007	mm48 (06 list)	REAA	Southeast Island	GR-07-018	Thorne Bay House Access Ramp	$141,415	
2007	mm49 (06 list)	REAA	Iditarod	GR-07-005	Blackwell School Shower & Bathroom Repair, Anvik	$80,752	
2007	mm50 (06 list)	REAA	Alaska Gateway	GR-07-002	Mentasta School Building Upgrades	$1,750,189	
2007	mm51 (06 list)	REAA	Kenai Peninsula	GR-07-009	HVAC Controls - Five Schools	$262,500	
2007	mm52 (06 list)	REAA	Iditarod	GR-07-007	McGrath/Takotna Underground Storage Tank Replacements	$253,330	
2007	mm53 (06 list)	REAA	Lower Kuskokwin	GR-07-013	Mikelnguut Elitnaurviat Elementary Deferred Maintenance, Bethel	$4,051,600	
2007	mm54	City/Borough	Fairbanks	DR-07-105	Ryan Middle School Renovation, Phase 1	$1,800,000	
2007	mm54 (06 list)	REAA	Lower Kuskokwin	GR-07-017	W. Miller Memorial K-12 Deferred Maintenance, Napakiak	$4,469,941	
2007	mm55 (06 list)	REAA	Aleutians East	GR-07-004	Nelson Lagoon School Siding	$42,000	
2007	mm56 (06 list)	REAA	Lower Kuskokwin	GR-07-011	Ayaprun K-12 Water System Upgrade, Newtok	$578,447	
2007	mm57 (06 list)	City/Borough	Sitka	DR-07-102	Keet Gooshi Heen Elementary School Major Maintenance	$1,775,447	
2007	mm59 (06 list)	REAA	Iditarod	GR-07-008	McGrath School Roof Repair	$31,948	
2007	mm60 (06 list)	REAA	Lower Kuskokwin	GR-07-016	Rocky Mountain K-12 Deferred Maintenance, Goodnews Bay	$2,137,601	
2007	mm63 (06 list)	REAA	Lower Kuskokwin	GR-07-014	Nuniwarmiut K-12 Deferred Maintenance, Mekoryuk	$1,781,736	
2007	mm64 (06 list)	REAA	Lower Kuskokwin	GR-07-010	Akula Elitnaurvik K-12 Deferred Maintenance, Kasigluk	$1,876,410	
2007	mm68	City/Borough	Kenai Peninsula	DR-07-106	Districtwide Arsenic Remediation	$1,029,860	
2007	mm68 (06 list)	REAA	Lower Kuskokwin	GR-07-012	Angapak Memorial K-12 Deferred Maintenance, Tuntutuliak	$1,441,124	
2007	mm69 (06 list)	REAA	Lower Kuskokwin	GR-07-015	Qugcuun Memorial K-12 Deferred Maintenance, Oscarville	$213,787	
2007	mm71 (06 list)	REAA	Iditarod	GR-07-006	Innoko River School Water Damage & Floor Repair, Shageluk	$63,700	
2007	various	City/Borough	Fairbanks	DR-07-103	Districtwide Major Maintenance - 2006	$14,737,000	
2007	mm120 (08 list)	City/Borough	Anchorage	DR-07-118	Traffic Safety Upgrades, 3 Elementary Schools	$3,100,000	
					2007 Ranked Project Total		*$145,052,093*
2007	Not a ranked projec	City/Borough	Kenai Peninsula	DR-07-107	Nikolaevsk Re-roof	$675,000	
2007	Not a ranked projec	City/Borough	Kenai Peninsula	DR-07-108	McNeil Canyon Elementary School Re-roof	$583,140	
2007	Not a ranked projec	City/Borough	Kenai Peninsula	DR-07-109	Soldotna Elementary School Window Replacement	$300,000	
2007	Not a ranked projec	City/Borough	Anchorage	DR-07-110	Clark Middle School Repalcement	$65,000,000	
2007	Not a ranked projec	City/Borough	Anchorage	DR-07-111	Districtwide Code/Hazardous Materials/ADA Projects	$1,265,000	
2007	Not a ranked projec	City/Borough	Anchorage	DR-07-112	Districtwide Roof Replacement and Repairs	$1,950,000	

EED Capital Improvement Project Priority Lists
vs.
Funded Projects by Fiscal Year (FY92 - FY08)

FY	CIP Priority	DistrictType	District	Project #	Project Title	Funding	Group Totals
2007	Not a ranked projec	City/Borough	Anchorage	DR-07-113	Districtwide Security System Upgrades	$890,000	
2007	Not a ranked projec	City/Borough	Anchorage	DR-07-114	Emergency Communication Systems-2 High Schools	$650,000	
2007	Not a ranked projec	City/Borough	Anchorage	DR-07-115	Districtwide Building Renewal Projects	$4,110,000	
2007	Not a ranked projec	City/Borough	Anchorage	DR-07-116	Districtwide Electrical Projects	$2,190,000	
2007	Not a ranked projec	City/Borough	Anchorage	DR-07-117	Districtwide Mechanical Projects	$5,845,000	
					2007 Unranked Project Total		*$83,458,140*

EED Capital Improvement Project Priority Lists
vs.
Funded Projects by Fiscal Year (FY92 - FY08)

FY	CIP Priority	DistrictType	District	Project #	Project Title	Funding	Group Totals
2008	sc4 (07 list)	REAA	Lower Yukon	GR-08-001	Russian Mission K-12 School Replacement-see FY08 additonal funding	$18,485,899	
2008	sc5 (07 list)	REAA	Southeast Island	GR-08-002	Howard Valentine K-12 School Replacement, Coffman Cove-see FY08 add'l	$5,332,854	
2008	sc6 (07 list)	REAA	Yukon Flats	GR-08-003	Arctic Village K-12 School Replacement-see FY08 additional funding	$11,802,818	
2008	sc7 (07 list)	REAA	Bering Strait	GR-08-004	St. Michael K-12 School Replacement	$22,488,568	
2008	sc8 (07 list)	REAA	Bering Strait	GR-08-005	Savoonga K-12 School Replacement	$31,588,897	
2008	sc1 (08 list)	REAA	Lower Kuskokwin	GR-07-023	D.R. Kiunya Memorial K-12 Improvement, Kongiganak additional funding	$5,645,676	
2008	sc3 (08 list)	City/Borough	Northwest Arctic	GR-07-024	Noatak K-12 School Replacement additional funding	$7,109,000	
2008	sc5 (08 list)	REAA	Yukon Flats	GR-08-003	Arctic Village K-12 School Replacement additional funding	$3,276,004	
2008	sc6 (08 list)	REAA	Southeast Island	GR-08-002	Howard Valentine K-12 School Replacement, Coffman Cove additional fundi	$1,923,207	
2008	sc10 (08 list)	REAA	Lower Yukon	GR-08-001	Russian Mission K-12 School Replacement additonal funding	$5,082,761	
2008	sc21 (08 list)	REAA	Lower Kuskokwin	GR-06-012	Kilbuck Elementary Replacement School, Bethel additional funding	$6,152,451	
2008	mm3 (08 list)	City/Borough	Saint Mary's	GR-08-007	St. Mary's School Complex Renovation Project	$12,969,277	
2008	mm5 (08 list)	REAA	Lower Kuskokwin	GR-03-049	Bethel Region HS Deferred Maintenance additional funding	$4,458,824	
2008	mm7 (08 list)	REAA	Yukon Flats	GR-06-020	Fort Yukon Gym Renovation additional funding	$1,442,554	
					2008 Ranked Project Total		*$137,758,790*


Funding of Ranked vs. Unranked Projects
$450,000,000
$400,000,000
$350,000,000
$300,000,000
$250,000,000
$200,000,000
$150,000,000
$100,000,000
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Funding
1994
1995
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2007
2008
Fiscal Year
Ranked
Unranked
ALASKA DEPARTMENT OF
EDUCATION
& EARLY DEVELOPMENT

State of Alaska

Department of Education and Early Development

Capital Improvement Projects

HB13 Debt Reimbursement Program - Effective 10/1/06 - 11/30/08

District	Project Number	Project Title	Dept Approval	Req Amt	Voter Amt	EED Apprved Amt	Rate	EED Apprved	Voter Apprved	Comments
Anchorage										
	DR-07-110	Clark Middle School Replacement	2/6/2007	$65,000,000	$65,000,000	$65,000,000	60%	☑	☑	Anchorage projects voter approved April 3, 2007
	DR-07-111	Districtwide Code/Hazardous Materials/ADA Projects	2/6/2007	$1,265,000	$1,265,000	$1,265,000	70%	☑	☑	
	DR-07-112	Districtwide Roof Replacement and Repairs	2/6/2007	$1,950,000	$1,950,000	$1,950,000	70%	☑	☑	
	DR-07-113	Districtwide Security System Upgrades	2/6/2007	$890,000	$890,000	$890,000	70%	☑	☑	
	DR-07-114	Emergency Communication Systems-2 High Schools	2/6/2007	$650,000	$650,000	$650,000	70%	☑	☑	
	DR-07-115	Districtwide Building Renewal Projects	2/6/2007	$4,110,000	$4,110,000	$4,110,000	70%	☑	☑	
	DR-07-116	Districtwide Electrical Projects	2/6/2007	$2,190,000	$2,190,000	$2,190,000	70%	☑	☑	

District	Project Number	Project Title	Dept Approval	Req Amt	Voter Amt	EED Apprved Amt	Rate	EED Apprved	Voter Apprved	Comments
	DR-07-117	Districtwide Mechanical Projects	2/6/2007	$5,845,000	$5,845,000	$5,845,000	70%	☑	☑	
	DR-07-118	Traffic Safety Upgrades, 3 Elementary Schools	2/6/2007	$3,100,000	$3,100,000	$3,100,000	70%	☑	☑	
Anchorage Totals:				**$85,000,000**	**$85,000,000**	**$85,000,000**				
Fairbanks										
	DR-07-104	Barnette Elementary Renovation, Phase 2	11/17/2006	$6,591,000	$6,591,000	$6,591,000	70%	☑	☑	
	DR-07-105	Ryan Middle School Renovation, Phase 1	11/17/2006	$1,800,000	$1,800,000	$1,800,000	70%	☑	☑	
Fairbanks Totals:				**$8,391,000**	**$8,391,000**	**$8,391,000**				
Juneau City Borough										
	DR-03-125	New Juneau High School, Amendment #2	3/30/2007	$16,996,000	$17,100,000	$16,996,000	70%	☑	☑	Amendment #2
Juneau City Borough Totals:				**$16,996,000**	**$17,100,000**	**$16,996,000**				
Ketchikan										

District	Project Number	Project Title	Dept Approval	Req Amt	Voter Amt	EED Apprved Amt	Rate	EED Apprved	Voter Apprved	Comments
		Schoenbar Middle School Repair/Remediation	8/18/2006	$8,706,000	$0	$8,706,000	70%	☑	☐	Did not receive voter approval.
Ketchikan Totals:				**$8,706,000**	**$0**	**$8,706,000**				
Kodiak Island										
	DR-05-110	New Kodiak MS/HS Pool	1/22/2007	$8,000,000	$8,000,000	$8,000,000	60%	☑	☑	Amends previous amount for a total project of $14,210,000
Kodiak Island Totals:				**$8,000,000**	**$8,000,000**	**$8,000,000**				
Grand Totals:				**$127,093,000**	**$118,491,000**	**$127,093,000**				

Total of Projects Both Voter and EED Approved: **$118,387,000**

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