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## Construction Standards Implementation BRIEFING PAPER

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**Date:** April 20, 2022

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**Phone:** 465-6906

**For:** Bond Reimbursement & Grant  
Review Committee

**Subject:** Implementing and Updating the  
Alaska School Design &  
Construction Standards Handbook

### Background

Since its creation in 1993, the Bond Reimbursement & Grant Review Committee (BRGR) has carried a statutory responsibility to develop criteria for construction of schools in the state (AS 14.11.014(b)(3)).

In 2018, HB212 added statutory language requiring the department to develop and periodically update regionally based model school construction standards that describe acceptable building systems (AS14.11.017(d)).

### Discussion

After three years of effort including work by the BRGR, its Model School Subcommittee, DEED Facilities staff, two consultant teams, and a range of industry partners, a set of design and construction standards that include criteria for the construction of schools in the state has been developed.

The following questions that need to be addressed are:

- 1) How should the department implement these standards?
- 2) How should the department periodically update these standards?

Since the Standards are not intended to function as general guidelines and considerations, but rather as specific allowances and limitations, they need to have the same force as would regulations under Alaska Administrative Code. However, because the Standards will require periodic (regular) updating, citing them in regulation and updating them through the State Board of Education and Department of Law process would be too cumbersome.

The department proposes that the Standards become a part of the Capital Improvement Project (CIP) process established in 4 AAC 31.021 and 022 and the state-aid for school capital projects process under 4 AAC 31.023. Under this proposal, the BRGR would be the ‘keeper’ of the Standards and they would be used by the department in both reviewing CIP applications and in implementing awards and approvals of state-aid for school capital projects. The BRGR already has statutory responsibility for setting the CIP application, for establishing a method or ranking projects, and for developing criteria for cost-effective school construction.

Because the application process has long been accepted as being an annual process, the process of regular updates to the Standards is easily be accomplished within that framework.

## **Options**

The following options are presented for review to assist in determining the best place to include the new Standards in the CIP process.

### **Option 1**

#### **Application Instructions**

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

Describe the scope of work of the entire project. The project description/scope of work should include: (1) a detailed description of the project, (2) documentation of the conditions justifying the project, and (3) a description of the scope of the project and what the project will accomplish. The scope should also contain sufficient quantifiable analysis to show how the project is in the best interest of both the district and the state. The description of project scope should include information that will allow the department to evaluate the criteria specified in AS 14.11.013, including *the Alaska School Design and Construction Standards* published by DEED and incorporated as Appendix G of these instructions; ensure project aligns with selected category. Project scope should be sufficiently defined to assure bidding a single contract. If proposing a “districtwide” project, applicant should provide justification in question 3h of how it is more cost-effective to combine multi-site (multi-community) projects.

### **Option 2**

#### **Sec. 6 PROJECT PLANNING & DESIGN**

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

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#### **Appendix B - Regionally Based Model School Construction Standards**

Adopted by the Bond Reimbursement and Grant Review Committee  
April 20, 2022

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

and establish school design ratios to achieve efficient and cost-effective school construction under AS 14.1.017(d). The department must consider these construction standards when evaluating applications.

The BRGR Committee has developed, reviewed, and approved the construction standards published by the department as the *Alaska School Design & Construction Standards*, dated April X, 2022, for use in department evaluation of applications.

Note – conforming changes to appendix references throughout, if adopted as Appendix B. Otherwise adopt as Appendix G.

### **Recommendation(s)**

DEED staff recommends Option 1. The Standards primarily address the scope definition of CIP requests.

### **Suggested Motion**

“I move the that the Bond Reimbursement and Grant Review Committee amend the CIP application to include the *Alaska School Design and Construction Standards* for use in evaluating projects during the CIP process, and in implementing grant and other financial assistance awards established in regulation.”