

FALSE PASS SCHOOL

2027 DEED CIP Application | Worksession

How DEED CIP funding works

01

District plans & applies

→

02

DEED evaluates & ranks

→

03

State considers funding

→

04

District advances project

Key distinction

Ranking establishes priority; it does not guarantee an appropriation or grant.

From facility needs to a CIP application

COMPLETE	**Condition survey**	Document conditions
DISCUSS	**Educational program**	Confirm district goals
COMPLETE	**Concept alternatives**	Three viable options
COMPLETE	**Cost & LCCA**	Compare long-term value
NOW	**Preferred approach**	Align Borough / District
NEXT	**CIP application**	Submit by Sept. 1, 2027

What strengthens a DEED application?

01	**Documented need**	Condition surveys, photos, maintenance history
02	**Educational adequacy**	Current and future program requirements
03	**Defensible scope**	A solution proportional to verified needs
04	**Cost-effectiveness**	Comparable estimates and life cycle analysis
05	**Complete application**	District priorities, forms and eligibility

Life cycle cost analysis: more than first cost

INITIAL INVESTMENT

Design + construction + start-up

OPERATIONS

Energy + utilities + custodial

MAINTENANCE

Routine repair and upkeep

REPLACEMENT

Major systems over time

RESIDUAL VALUE

Remaining value at study end

The lowest upfront cost may not be the lowest long-term cost.

40-year comparison

Funding eligibility and local responsibilities

- A DEED ranking is not a funding commitment.
- School size and eligible project scope affect state participation.
- Municipal districts have a required local participating share.
- Ineligible or locally desired extras need other funding.
- CIP eligibility requires ongoing district facility-management systems.

Six-year CIP plan • Fixed asset inventory • Property insurance • Certified preventive maintenance

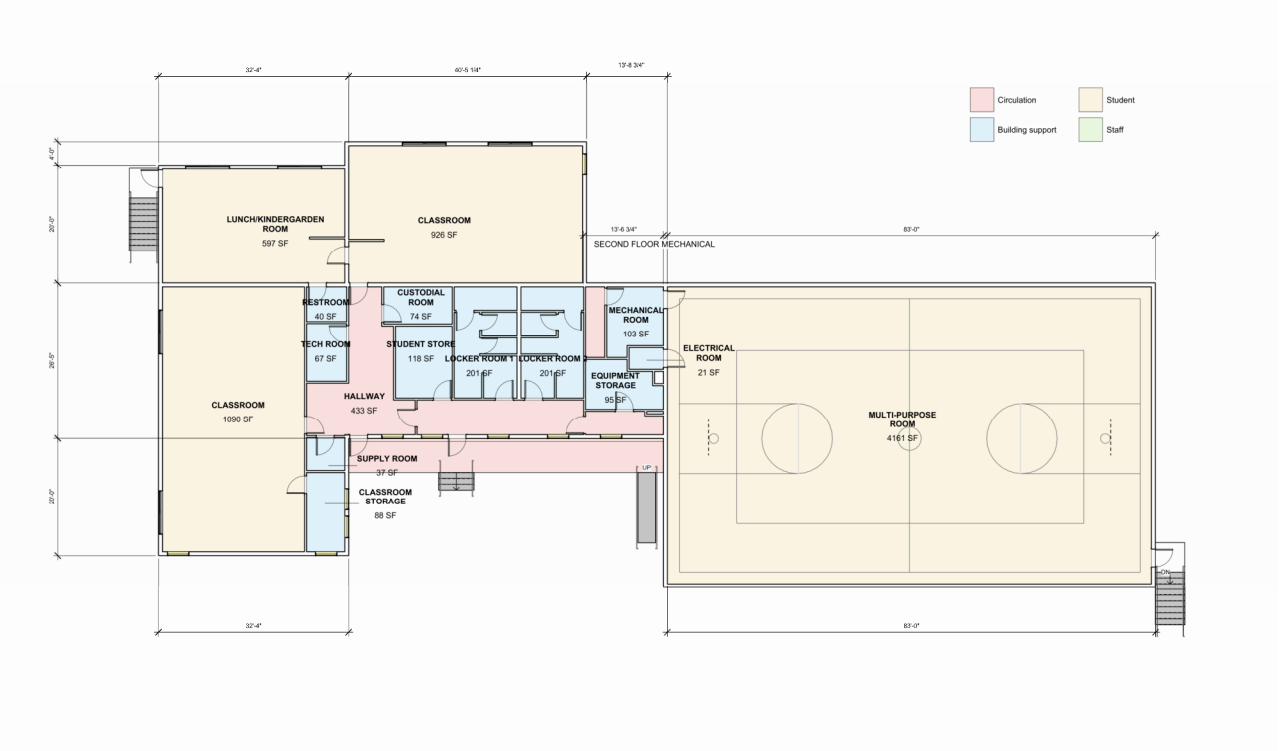
Existing school site



Site considerations

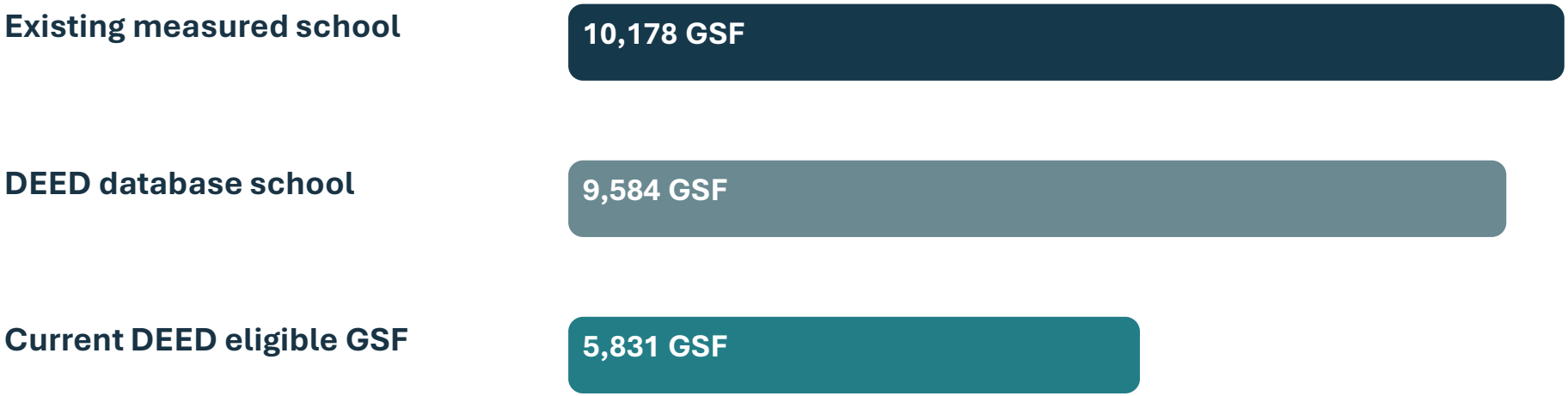
- Informal parking and circulation
- Playground / vehicle conflicts
- Accessible routes and entry
- Drainage and grading
- Utilities and future phasing

Existing school layout — planning reference



Reference: renewal concept layout; verify against measured as-builts before final programming.

The space challenge: existing vs. DEED allowance



17.53 Projected K–12 ADM

4,347 GSF Measured area above current allowance

Prefabricated vs. site-built construction

PREFABRICATED / MODULAR

Factory fabrication; transported and assembled on site

Potential benefits

Shorter site schedule • controlled fabrication • reduced local labor demand

SITE-BUILT

Materials and systems assembled primarily at the school site

Potential benefits

Design flexibility • fewer module transport constraints • familiar construction sequencing

EVALUATION CRITERIA FOR COMPARING CONSTRUCTION METHODS

Prefabricated and site-built construction can achieve the same level of quality, durability, energy performance, and service life. Meaningful cost comparisons require equivalent building quality, specifications, and performance expectations.

Either method can deliver a high-performing school. For False Pass, assess delivered cost, logistics, quality, and 40-year value.

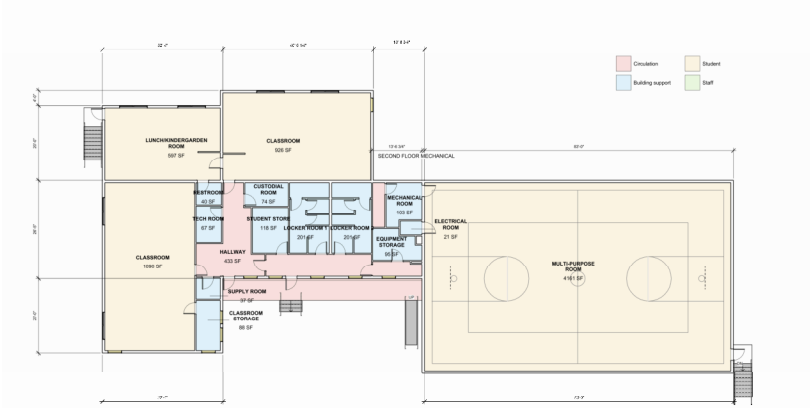
Three alternatives: initial cost and 40-year LCCA

OPTION	INITIAL INVESTMENT	40-YEAR LCCA
01 Renew existing school 9,276 GSF	$13.72M	$30.94M
02 Strategic renewal 9,675 GSF	$24.96M	$30.93M
03 Full replacement 9,279 GSF	$27.96M	$33.78M

Options 1 and 2 have nearly identical modeled 40-year life cycle cost, despite very different initial investment.

Option 1 — Renew the existing school





Lowest initial cost

- Major renovation across building systems
- Temporary classrooms / disruption
- Concealed-condition risk

Option 2 — Strategic renewal

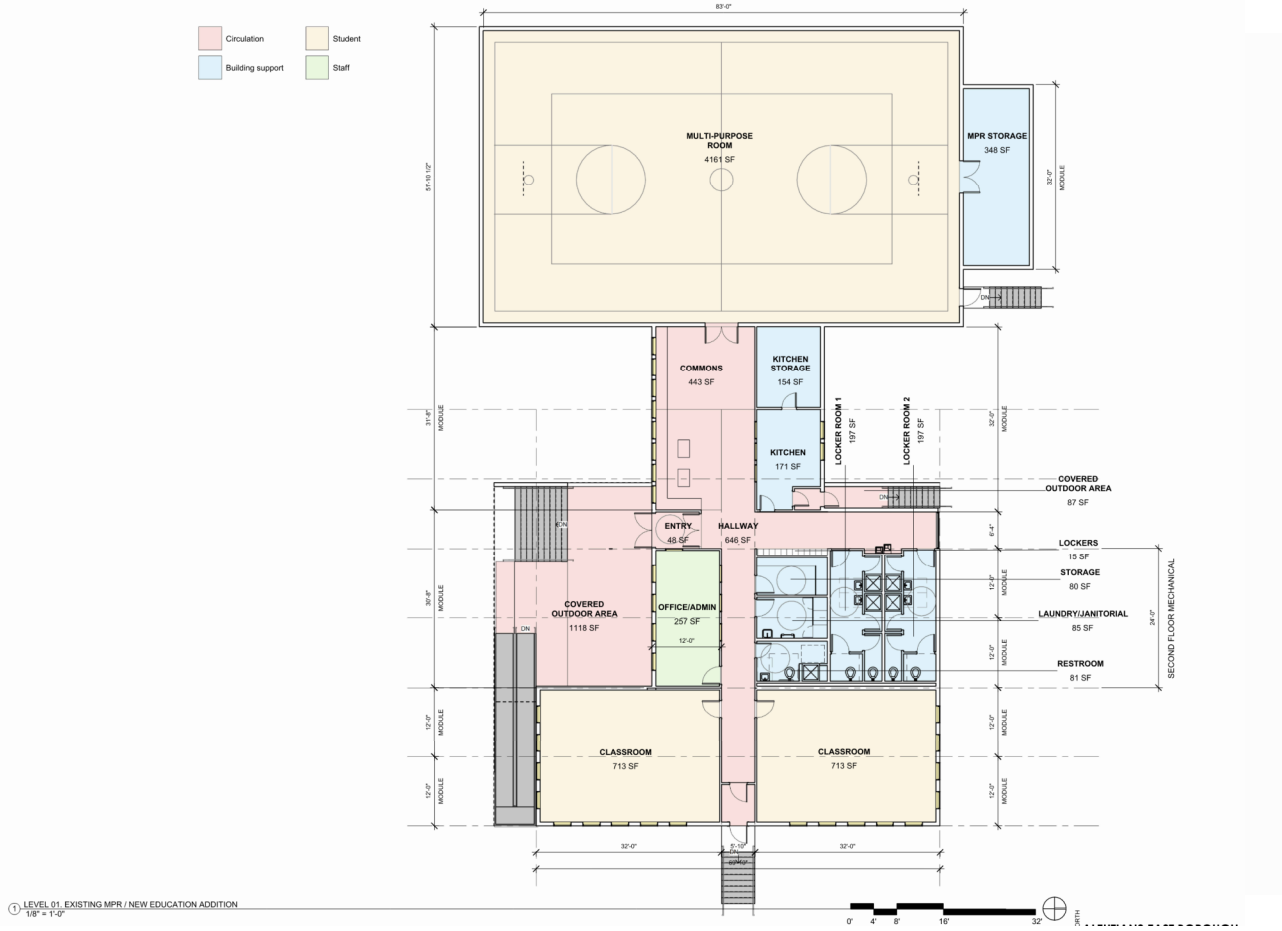




Retain the existing multipurpose room

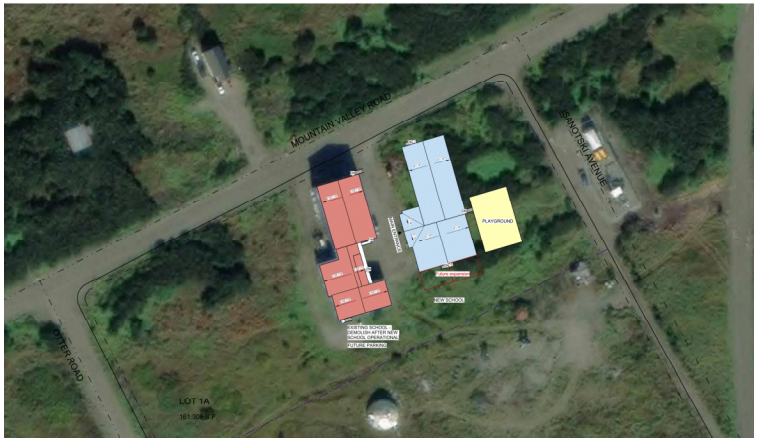
- New modular academic wing
- Remove former academic wing
- School can remain operational

Option 2 — Proposed floor plan



Option 3 — Full replacement

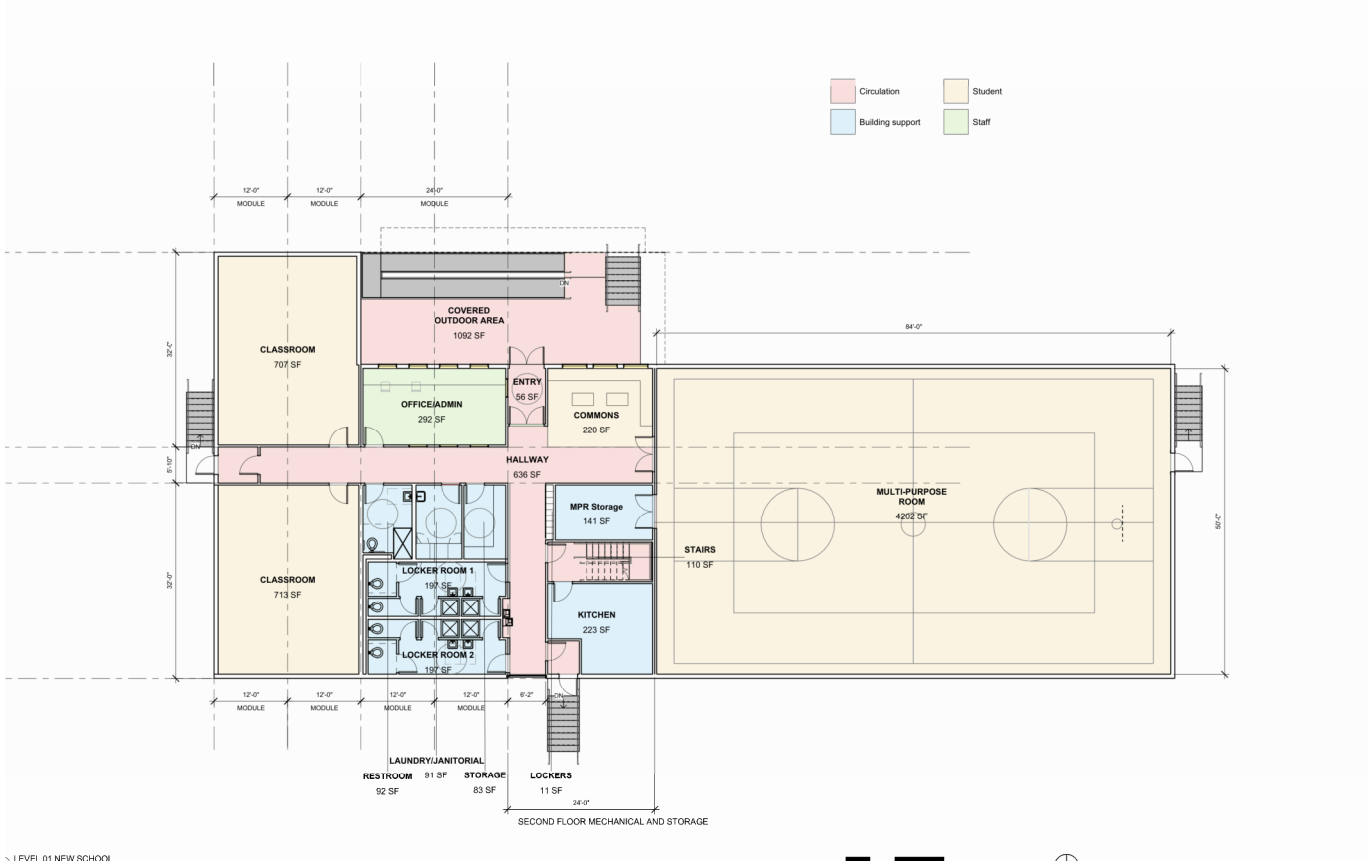




Build new before removing existing

- New integrated school and MPR
- Phased construction maintains classes
- Remove old school after occupancy

Option 3 — Proposed floor plan



Board discussion — preferred direction

01	What educational program must the school support?
02	Which alternative merits further development?
03	How should community uses be evaluated?
04	What local funding and scope tradeoffs are acceptable?
05	What information is needed before the 2027 application?

DEED CIP resources and important dates

General CIP page	education.alaska.gov/facilities/facilitiescip
FY2028 application / instructions / scoring	Current reference documents; update for FY2029 when released
LCCA Handbook	Methods and long-term comparison
Attendance Area ADM & GSF workbook	Space eligibility calculation
Six-Year CIP Plan	District planning and project prioritization

April 27–28, 2027 • FY2029 DEED CIP Workshop • Anchorage