

BOND REIMBURSEMENT & GRANT REVIEW COMMITTEE

September 6, 2017

Teleconference

MEETING MINUTES

Committee Members Present

Heidi Teshner, Chair
Rep. Sam Kito III
Mark Langberg
Doug Crevensten
Don Hiley

Staff

Tim Mearig
Kimberly Crawford
Wayne Marquis
Lori Weed

Additional Participants

Gary Eckenweiler, BSSD
Brittany Hartmann (Sen.
MacKinnon)
Larry Morris

CALL TO ORDER and ROLL CALL at 1:34pm

Heidi Teshner, chair, called the meeting to order at 1:34 p.m. Roll call of members present; Sen. MacKinnon, Dale Smythe, Robert Tucker, William Murdock are excused. Quorum of 5 members.

REVIEW and APPROVAL of AGENDA

Agenda reviewed and approved by unanimous consent.

REVIEW and APPROVAL of MINUTES

Minutes reviewed and approved as submitted by unanimous consent.

PUBLIC COMMENT

No public comment. Heidi noted receipt of written comments.

SUBCOMMITTEE REPORT - Commissioning Construction Standards

Mark summarized the subcommittee's efforts. In the first meeting it developed a mission statement to provide the direction of the committee. The committee identified five commissioning topics: mechanical, with fuel oil separately identified, electrical, controls, and building envelope. The committee finalized the submitted standards on all except the building envelope, which has a couple of items to clarify. Mark offered to take questions.

Tim noted that the general overview page begins to touch on administration and procedures, dealing with qualifications of commissioning agents. Tim inquired on subcommittee discussions relating to how to know a project achieved good commissioning. Mark responded that the committee had discussed who can do commissioning, from engineers with training to owners with knowledgeable maintenance staff to building contractors, and the pros and cons of each.

Tim followed up, asking about the bullet providing for a "certified" person. Mark stated that a certified person would be the most desirable. The subcommittee did not want to be too restrictive or onerous in setting out recommendations, so it provided broad overviews, anticipating that the standards would evolve. As the department and school districts have more schools commissioned, it may show that having a certified person is necessary, or it may show that it is not necessary. Replying to Tim's question, Mark stated that it would take some effort for a district employee to become certified; ASHRAE has rigorous requirements. Tim wondered if there could be a complexity factor in a project that could be identified. Mark concurred, depending on the complexity of the project it may not be necessary to have a certified agent.

Tim praised the committee for its development of the topic areas and presentation.

SUBCOMMITTEE REPORT - Design Ratio Construction Standards

Noting the absence of the subcommittee chair and vice-chair, Tim provided a brief introduction of the subcommittee work to date. The questions the subcommittee addressed were whether there was a standard that could be developed that would address efficiencies in school construction and how could it be applied in an equitable way across projects and regions. The subcommittee wrestled with four whole building ratios that would affect first costs and operating costs.

Building openings to exterior walls, which is a comparison of more efficient wall assemblies to less efficient windows and transparent panels, is fairly common in the industry with both ASHRAE 90.1 and IECC having a similar component. Building footprint to total area measures the efficiency of the enclosure and whether a building can be stacked in two or more stories in order to minimize foundation and roofing. Building volume to floor area is an indicator of the space efficiency of a building, addressing double height and cathedral ceiling. A fourth that has not been fully developed is the building volume to exterior surface area, which is an envelope efficiency measurement identifying simpler building forms that have greater efficiency than those with many protuberances. The subcommittee recommendation is to continue pursuing development of these ratios.

SUBCOMMITTEE REPORT - Model Alaskan School Construction Standards

Doug presented on the findings and recommendations of the subcommittee, whose purpose is to identify features and elements of a model school that would provide an adequate education for which state resources would be allowed. The existing cost model incorporated a model school that was flexible to different site requirements and locally desired educational programs. The cost model doesn't take the place of a school design study, and it can be improved in the areas related to renovation.

The top recommendation is to further develop the cost model instead of a cost per square foot method, as it is more useful on rehabilitation projects. The second is to develop a process of reviewing the cost model school escalation study, possibly by the BRGR committee. The third recommendation is to develop model school standards by building systems, to establish the quality and quantity of system components with a prioritized development of standards starting with systems with a high return on effort expended. Quality could involve a minimum and maximum standard, the maximum being the cap on state share, where districts provide funding for value above the maximum. The last top recommendation is identifying school elements that do not further core elements of the school, either being used seasonally, serving a smaller portion of the students, or benefiting the community after school hours; the state could choose not to fund these elements or fund at a reduced rate. This could assist in providing funding equity.

DISCUSSION: STANDARDS FOR COST-EFFECTIVE CONSTRUCTION

Mark inquired on the next steps. Tim referenced the committee work plan, which calls for the committee to have developed a construction standards document by December; does that remain a goal. Doug offered a reminder that Sen. MacKinnon had urged the committee to complete its work prior to the legislative session; he asked after an appropriate form for the report. Rep. Kito noted the subcommittees have provided good recommendations in a suitable format. Before finalizing, they should be reviewed by a larger audience, e.g. school districts and design

community, to solicit additional comments. Brittany affirmed Rep. Kito's suggestion to send out the recommendations to a larger audience. Sen. MacKinnon would be looking for guidance and recommendations that could be incorporated into SB 87, getting the recommendations out to a broader audience would be very beneficial to the legislation being considered.

Doug sought clarification on the preferred form of the recommendations. Brittany noted that it would be useful if it was a report that delineated comments from the various stakeholder groups, so all the feedback is together in one report; from that policy and language decisions can be made. Brittany offered to set up a teleconference for committee members to discuss a report to the legislature with Sen. MacKinnon within the next week. Tim recommended trying to ensure the three subcommittee chairs be available, as they would have the best understanding of the topics.

In anticipation of putting the recommendations out for public comment, Heidi asked whether there were any changes to the format or substance of the recommendations. General concurrence that the papers could be sent out as presented. Tim noted that the model school subcommittee recommendations have the most defined proposed actions for committee, department, or legislative involvement. The legislature would need to amend statute to put limitations on the kind of projects the state would participate in. Other subcommittee recommendations are process oriented. The recommendations from the design ratio subcommittee acknowledges that there is more work to do before putting out specific numbers. Doug suggested that, in the interest of getting public feedback, it may be helpful for the model school to limit their recommendations from eight to four, removing the process-oriented items.

Tim asked for an understanding of a timeline and products. The committee typically meets in December, it could review the public comment and a shell of a report. Heidi noted there should be at least a 20 to 30 day comment period. Rep. Kito suggested a mid-October to mid-November comment period to provide enough time to prepare before and after. Brittany requested any report be provided by the end of December, so suggestions could be incorporated into the bill. Mark and Doug confirmed that the schedule as discussed would work for their subcommittees.

Lori asked whether subcommittees had BRGR approval to make changes as needed to their recommendations prior to public comment in mid-October; general approval.

DEPARTMENT BRIEFING

Wayne presented the preventive maintenance update. One district did not maintain certification in the past site visit cycle; it will work with the department to become recertified. Six districts were placed on provisional certification; the common thread was a lack of energy management, the districts were not tracking energy consumption. Two districts also lacked sufficient effort and documentation on training of their maintenance staff. Provisional districts will work with the department over the next year to become fully certified.

Tim reviewed the school capital funding report, noting \$40 million in funding to the REAA fund and a reappropriation of \$3.5 million into the major maintenance grant fund. The legislature also appropriated the final \$7 million to the Kivalina project. The department will be making allocations out of the two funds according to the procedures set out in regulation. Tim pointed out the REAA summary page funding and projects from FY13 to FY18. Gary Eckenweiler inquired on a timeline for disbursement of funds in FY18. Heidi responded that the department

was working on getting the funding transferred to the fund, so that it can be appropriated to the Shishmaref project; she anticipates being able to issue a project agreement within a few weeks.

Tim briefly went over the publication list and department staff updates.

PUBLICATION UPDATE: PROJECT DELIVERY METHOD HANDBOOK

Tim described the changes between the initial draft presented at the last meeting and the one before the committee, including more developed appendices. The appendices include a template for an alternative procurement request by a district and the current checklists used by the department when reviewing requests. These checklists are a somewhat living document that may change as needed by the department staff.

Tim stated that the public comments have been reviewed but the department has not yet determined its responses; however, he could respond to committee questions. Don noted his agreement with a comment in regards to making provision for other methods of advertisement besides in a newspaper. Tim concurred, it is on the department's list for a regulation revision. Tim commended the commenters, noting that all of the comments received were helpful.

Heidi suggested that the department provide a summary of changes made to the final version based on incorporating the public comments. General concurrence.

FUTURE MEETING DATE

Next committee meeting tentatively set for Tuesday, December 12, 2017, by teleconference. To be confirmed with absent members via e-mail.

CLOSING COMMENTS

Tim added his thanks to Heidi's regarding the industry partners for their assistance during the subcommittee work. The department is looking forward to being fully staffed to better assist the districts and the committee.

Wayne expressed his thanks also for the efforts and shared experience and opinions that were given for the betterment of the process this summer.

Mark was grateful for the work done over the summer by the subcommittee members. He requested the department pass on the schedule for when subcommittee reports will be due, the information regarding public comment, and when final reports need to be completed.

Doug echoed Mark's request for a schedule and thanked his subcommittee members for their time and the department staff for organizing the meetings.

Don thanked the subcommittees and the department for their work as well. Noting interesting times with big changes in store.

Heidi requested the subcommittee chairs pass on the thanks to their subcommittee members. When the public comment request goes out, please share with as many people as you can so that there is a broad outreach. She thanked Brittany for listening in on behalf of Sen. MacKinnon.

MEETING ADJOURNED

The committee adjourned at 3:26 p.m.