

HOUSE BILL NO. 445

IN THE LEGISLATURE OF THE STATE OF ALASKA

TWENTY-FIRST LEGISLATURE - SECOND SESSION

BY THE HOUSE FINANCE COMMITTEE

Introduced: 4/7/00

Referred: Finance

A BILL

FOR AN ACT ENTITLED

1 "An Act relating to a rural school construction and planned maintenance pilot
2 program; and providing for an effective date."

3 **BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:**

4 * **Section 1.** The uncodified law of the State of Alaska is amended by adding a new
5 section to read:

6 LEGISLATIVE FINDING AND INTENT. (a) The legislature finds that traditional
7 procurement techniques are often too slow and lead to cost overruns.

8 (b) It is the intent of the legislature to

9 (1) collaborate with the Department of Education and Early Development to
10 meet capital improvement project needs and create a pilot project program combining private
11 sector development techniques with public procurement; and

12 (2) create a program that can lead to efficacy in design, firm price proposals,
13 and prompt, timely project completion.

14 * **Sec. 2.** AS 14.11.020 is amended by adding a new subsection to read:

1 (e) This section does not apply to a school construction project described under
2 AS 14.11.030.

3 * **Sec. 3.** AS 14.11 is amended by adding a new section to read:

4 **Sec. 14.11.030. Rural school construction and planned maintenance pilot**
5 **program.** (a) The department shall establish a rural school construction and planned
6 maintenance pilot program for the purpose of building educational facilities.

7 (b) The department shall implement the pilot program required in (a) of this
8 section by contracting with a pilot program private sector developer selected through
9 a request for proposals process. A request for proposals required under this subsection
10 must solicit proposals for development of all school construction projects funded for
11 construction in fiscal year 2001 and located within rural educational attendance areas.

12 (c) A request for proposals issued by the department under this section must
13 use a qualifications-based selection process. Criteria for evaluation and selection must
14 be based on

15 (1) obtaining the best value to the state in terms of containment of cost
16 overruns and a guarantee of a firm fixed price, firm fixed price delivery schedule with
17 developer guarantees, local hire programs, post construction maintenance plan, and
18 utilization of existing planning and design elements;

19 (2) qualifications and experience in

20 (A) acting as a turnkey developer;

21 (B) completing projects in rural Alaska;

22 (C) development of schools;

23 (D) financial matters;

24 (E) facility management and maintenance;

25 (3) proposed methodologies to reduce capital construction costs,
26 establish timely completion schedules, and provide a private sector facility maintenance
27 plan for a period of time following completion.

28 * **Sec. 4.** This Act takes effect immediately under AS 01.10.070(c).