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## PROTOTYPE DESIGNS for EDUCATIONAL FACILITIES

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### Guidelines Adopted by the BR&GR Committee June 27, 2022 This Supersedes Guidelines Adopted August 4, 2004

**Purpose:** These guidelines are in response to the Committee's statutory responsibility established in AS 14.11.14(b)(4). They are to support analysis of school facility designs for reuse and to support such use when appropriate in accordance with AS 14.11.013(a)(4).

1. To support School Districts in the appropriate use of **Prototype Designs** and **Prototype Building Systems**, appropriate use is established as:
  - A. Prototype designs may be used as planning tools, and as examples of successful solutions to similar programmatic, space, construction type, and orientation needs.
  - B. Prototype designs with sufficient modularity may be used beyond the planning stage to achieve a project serving a substantially different population by removing or adding classrooms or academic wings but leaving core spaces intact. It is anticipated that only moderate revisions to the prototype design will be required. Such projects will need to conform to provisions in regulation for oversized cores when being considered for eligible space.
  - C. Prototype designs may provide full construction documents for solicitation of bids or proposals when multiple iterations of a specific school facility will meet district educational planning objectives. This normally occurs during periods of rapid population growth but can also occur in response to catastrophic loss of an existing school. Substantial variations in site conditions may preclude appropriate use of a prototype design.
  - D. Prototype building systems may be developed and used for any system identified within levels two through four of the DEED CostFormat. Prototype system solutions can range from complete, turnkey level-two systems (e.g., Substructure, Roof Systems, Mechanical, etc.) to component-based elements at a level-four subsystem (e.g., Fencing & Gates, Heat Recovery System, Food Service & Kitchen Equipment, etc.). Documentation of the system as approved within a published district standard is needed and may range from drawings, to specifications, to narratives as needed to fully describe a system for incorporation into construction documents.
2. **Use of prototype design submittals as scoring criteria for CIP applications:**
  - A. Qualifying prototype design documents may be used to establish district progress toward the completion of the planning and design phases and this progress may be used to evaluate the **planning & design scoring element**. Generally, subject to approved CIP application and instructions documents:
    - i. Planning tool uses, as identified in 1.A., may qualify a CIP application as meeting Concept Design requirements provided the application establishes the similarities and differences between the prototype design and the proposed design.
    - ii. Design uses, as identified in 1.B., may qualify a CIP application as meeting Schematic Design requirements provided the application provides commensurate drawings and narratives documenting anticipated changes.
    - iii. Design uses as identified in 1.C., may qualify a CIP application as meeting Design

Development requirements provided the application provides information supporting that such use meet education planning objectives without substantive changes.

- B. Qualifying prototype design and prototype building system documents may be used for the **scoring element evaluating the cost effectiveness** of using a prior school design.
3. The role of the Department of Education & Early Development regarding use of prototype designs and prototype building systems is to act as a resource and facilitator for school districts choosing to use this design approach. To this end, DEED Facilities will work with school districts and design professionals in collecting, publishing, and distributing Best Practices/Lessons Learned, primarily within the *Alaska School Design and Construction Standards*.

#### **Definitions**

**Prototype Design:** consists of design and construction documents for a school facility that are proposed for reuse in providing a substantially identical subsequent school facility. Acceptable deviations from original documents include those for adaptation to differing site conditions and updated building codes.

**Prototype Building System:** consists of design documents or similarly detailed descriptions documented in a published district standard, of building systems or components proposed for reuse in providing a substantially identical system that is part of a school facility.