

*Northwest Arctic Borough School District  
Northwest Arctic Borough  
NANA Regional Corporation*

**JOINT MAINTENANCE/CONSTRUCTION  
COMMITTEE MEETING**

**Monday, August 26, 2024  
5:00 p.m.**

Join via Teams  
Call 1-833-682-3239 or 907-308-3192 & enter code: 140 193 926#

**AGENDA**

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**A. CALL TO ORDER**

**B. MOMENT OF SILENCE**

**C. ROLL CALL**

Introduction of Staff & Guests

**D. AGENDA APPROVAL**

**E. ADOPTION OF June 4, 2024, MINUTES**

**F. DISCUSSION ITEMS:**

Capital Projects Report  
FY26 6-Year CIP list final approval

**G. ACTION ITEMS**

Concurrence with FY26 6-Year CIP Final list  
Concurrence with Approval of Contract Award to Burkhart Croft Architects for  
Davis-Ramoth K-12 School Renovations design and planning  
Concurrence with Resolution in support of Noatak Teacher Housing Grant  
Applications  
Concurrence with acceptance of Denali Commission funding for Buckland HVAC Phase II  
Concurrence with acceptance of NWAB funding for Selawik & Noorvik Fire Alarm  
Replacement  
Concurrence with approval of award of contract to Sturgeon Electric for Selawik & Noorvik  
Fire Alarm Replacement

**H. CLOSING COMMENTS**

**I. ADJOURNMENT**

**Co-Chairs:** Marie Greene-NWABSD Board of Education & Elmer Armstrong-NWAB Assembly  
**Committee Members:** Gary Hadley-NANA Board of Director, Tille Ticket-NWABSD Board of Education, Shannon Melton- NWABSD Board of Education, Margaret Hansen-NWABSD Board of Education, Austin Swan Sr.-NWAB Assembly Member, Delores Barr-NWAB Assembly, Craig McConnell-NWAB Assembly, and Tommy Ballot, Sr. -NANA Board of Director.

## MEMORANDUM

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**TO:** NWABSD Board of Education  
Members

**DATE:** August 11, 2024

**NUMBER:** Worksession VIII.

**FR:** Office of the Superintendent.

**SUBJECT:** a. Capital Projects Report

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Capital Projects Managers Dena Strait and Kathy Christy report on the following:

**DEPARTMENT OF EDUCATION AND EARLY DEVELOPMENT (DEED):** The Alaska Legislature and Governor Dunleavy have passed their FY25 capital budget which includes funding for two NWABSD projects.

### **Major Maintenance**

Davis-Ramoth K-12 School Renewal has a total project amount of \$9,596,772, including a local share of \$1,884,834. Approval from the Board is requested for approval of a design budget to move the project forward for construction to begin in 2025. This project is primarily a mechanical and electrical upgrades project that can be bid at 100% construction documents. DEED's procurement requirements do not allow alternative procurements such as design-build and others that involve selection committees when projects are bid at 100% documentation.

HVAC Controls Upgrade, 8 Sites with a total project cost of \$9,838,153, including a local share of \$1,967,631, was also approved and is pending award. Preliminary design efforts are underway and will continue into the fall for an anticipated 2025 start to construction.

### **AHFC TEACHER HOUSING:**

**Kivalina** – Project closeout documentation submitted to AHFC. Closeout is pending

**Selawik** – Inspection completed and submitted to AHFC. Cost certification has been requested.

**Buckland** – The Maintenance Department received materials in Buckland in July. Housing Alaskans: A Public-Private Partnership (HAPPP) may be able to provide additional funding for the Buckland teacher housing project. Last year the typical grant averaged about \$120,000. HAPPP has not yet received its 2024 grant budget.

Noatak - A Resolution to apply for AHFC SFY25 grant funds for two duplexes is in front of the JMCC and the board for the August meetings.

### **DEED PROJECTS**

#### **KIVALINA REPLACEMENT SCHOOL**

**Construction:** The construction contract has been completed. ASRC returned in July for warranty work, which included a few exterior items that could not be corrected over the winter.

**Percent for Art:** Kevin Smith installed the large aerial view of Kivalina in July. Contracts for three additional artworks are in process. The final artist is working on a conceptual design for approval by the community. DEED will allow closeout of the grant prior to completion of artwork. The District is to hold the art funding in a dedicated account. It is anticipated the production of artwork will be completed in FY 25. Kathy Christy continues to support the art component of this project.

**Grant Closeout:** Although construction is complete, project closeout is an extended process requiring several months. The majority of the documentation required by DEED has been

submitted, but a few are still in progress. This includes the final project accounting and update of the preventative maintenance program by SERRC.

There will be remaining funds in the project budget. DEED funding provides 80% of the project funds. The balance of local share of funding might be reallocated after the project is complete. The Borough attorney has agreed it may be possible to reallocate to other capital projects. The Kivalina project would need to be closed out before funds could be reallocated. Project closeout has been delayed by SERRC.

**Warranty and Punchlist Items:** Although delayed by weather ASRC completed exterior punchlist items by the end of July. There is an ongoing issue with the UV disinfection unit of the waste water treatment system. The supplier, the District and the design engineer are working together to resolve the issue. DEC has been kept informed and the discharge system and reports are still acceptable to DEC

**FY-19 BOROUGH LEGISLATIVE GRANT –** The Borough is providing pass-through state funding for two District projects.

#### **Kivalina Vehicle Garage**

Garage is in use and the heating system has been installed and is functional.

#### **Buckland HVAC Upgrade**

In January 2023 the Board approved the award contract for Phase I of the Buckland HVAC Upgrade Project in the amount of \$845,136 which was issued to Sturgeon Electric. This phase replaced the existing electric controls in the building with direct digital controls for the air handling units and main pumps. It also installed variable frequency drives on various pumps and motors. This work was completed in October 2023.

In fall 2023, the Denali Commission awarded a grant in the amount of \$1,041,860 to the District for additional HVAC work at Buckland, now known as Phase II. This work is in process and roughly 80% complete. Work includes replacement of baseboard and thermostats, ventilation controls, completion of DDC controls for the entire school, pipe insulation, more efficient pumps, flush and replacement of heating liquid throughout, fan replacement, and installation of ventilation hoods and dampers.

District has a grant application for Buckland Boiler Replacement, the final phase for this effort, which includes boiler flue and boiler replacement, into the Denali Commission. The application was submitted in mid-April and awards are to be announced in mid to late August. Due to the late funding announcement from the Denali Commission, Capital Project Manager is preparing an application to be submitted to DEED for this same project before September 1<sup>st</sup>.

#### **SELAWIK & NOORVIK EMERGENCY FIRE ALARM SYSTEM**

The fire alarm system in Selawik has been down since its failure over the winter break. There are no replacement parts for the old, outdated fire alarm system. The Board has approved procurement for replacement of the fire alarm panel and system and the delegation of contracting authority to the Superintendent. Noorvik Fire Alarm replacement has been added to the solicitation, but award is dependent on available Borough funding, which is being requested this month. DEED procurement requirements are being utilized to secure potential future reimbursement. The Administration rebid the project this summer, award is pending and should be finalized by the August board meetings, The Selawik portion of the Borough funds will count toward the required local match for the Davis-Ramoth DEED project.

## **FUTURE CIP PROJECTS**

**DISTRICTWIDE FIRE SYSTEM REPAIR AND REPLACEMENT** – This project will be submitted for FY26 DEED funding per the Board's June direction on the FY26 6-Year CIP list. The funds spent now may be used as the match for the potential future grant. Schools included are; Ambler, Noorvik, Buckland, June Nelson Elementary, KMHS, and Shungnak. Funding for design efforts, intended to help improve the DEED application scores, was approved in March 2024. Capital Projects Manager is moving design and DEED FY26 application forward.

**DEERING K-12 SCHOOL REPLACEMENT SCHOOL** – Construction of new school is dependent on funding, and the schedule of new DOT airport road. Given the cost and scoring of projects ahead of Deering it may be several years before this project is funded. The community was visited by the Superintendent and Capital Projects Manager in April and by the Capital Projects Manager and the Project Architect in May. Capital Projects Manager is preparing an FY26 DEED CIP application based on the Board's June direction. A fall site visit is planned to review the submitted grant documentation and continue moving the project forward.

**Buckland Boiler Replacement** – This project will be submitted to DEED for FY26 CIP funding prior to September 1<sup>st</sup> per the Board's June direction.

**OTHER POTENTIAL MAJOR MAINTENANCE PROJECTS** – Project efforts other than those noted above are dependent on Board direction on the FY26 6-year CIP list.

**DEED FY26 CIP Grant Award Priorities** – Design and documentation efforts to support FY26 DEED applications is nearing completion and continues to be incorporated into the applications due by September 1, 2024.

A Final FY26 6-year CIP list has been provided to JMCC as an action item for finalization and recommendations to Board.

## **AUGUST 26 BOARD ACTION ITEMS**

Memo 25 - 010 Finalization and Approval of FY26 6-Year CIP list

Memo 25 - 011 Award of Design Contract to Burkhart Croft Architects for Davis-Ramoth K-12 Renovations

Memo 25 - 012 Approval to Apply for AHFC Rural Professional Housing (Teacher Housing) Grants for Noatak

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**TO:** Joint Maintenance and Construction  
Committee Members

**DATE:** August 11, 2024

**FROM:** Office of the Superintendent

**SUBJECT:** Concurrence with Final  
FY-26 Six-Year Capital  
Improvement Plan

**ABSTRACT**

Department of Education and Early Development (DEED) School Construction Grant applications for FY 2026 are due September 1, 2024. Board approval of the Capital Improvement Plan (CIP) priorities is a requirement of the application process.

**ISSUE**

At issue is JMCC concurrence with the final projects for the Six-Year Capital Improvement Plan for FY 2026.

**BACKGROUND AND/OR PERTINENT INFORMATION**

Department of Education and Early Development (DEED) School Construction Grant applications for FY 2026 are due by September 1, 2024, and Board approval of the Capital Improvement Plan (CIP) priorities is a requirement of the application process. The Six-Year CIP is used to prioritize projects and establish the order of construction for District capital improvement projects. The School Board annually updates the Six-Year CIP. The District submits grant applications for the projects identified for the first year of the plan.

The Regional School Board and the Joint Maintenance and Construction Committee approved the preliminary Six-Year CIP in June so that applications for the prioritized projects could be prepared over the summer. The JMCC's recommendations were presented to the Board and approved at their June meeting. Since the June meetings, two projects received funding, Davis-Ramoth K-12 School Renovation and HVAC Controls Upgrades, 8 sites. Therefore, these were removed from the 6-year CIP list and the priority numbering was modified accordingly. Board approval of the final list is now required for it to be submitted to the Department of Education and Early Development by 9-1-24. Attached is a proposed Final FY 2026 – FY 2031 CIP that includes a description of the proposed projects, and their anticipated costs.

**ALTERNATIVES:**

1. Concur with the Final FY 2026 Six-Year Capital Improvement Plan, as presented.
2. Revise the Final FY 2026 Six-Year Capital Improvement Plan.
3. Take no action.

**ADMINISTRATION'S RECOMMENDATION:**

The administration recommends concurrence with the Final FY26 Six-Year Capital Improvement Plan.

**ATTACHMENTS**

Attachment A: Proposed FY 2026 Six-Year CIP

**FY 26 SIX YEAR CIP AS RECOMMENDED BY  
JOINT MAINTENANCE AND CONSTRUCTION COMMITTEE**

District Priority	Primary Purpose	Project Title & Description	SOA Aid	Estimated Project Cost
1	D	Districtwide Fire System Repair and Replacement – JNES, KMHS, Noorvik, Buckland, Ambler and Shungnak require replacement. Parts are no longer available for repairs and the code has changed to require new systems with voice annunciation.	<b>X</b>	\$5,700,000
2	B	Deering K-12 Replacement School – new school on new site to replace overcrowded and worn-out facility. The existing site is not large enough to accommodate an addition without removal of the playground and relocating teacher housing off-site. In addition, many building components are beyond their use expectancy.	<b>X</b>	\$57,000,000
3	C	Buckland Boiler Replacement– Replacement of Boilers and flues is the final phase of the Buckland HVAC Upgrade. District is utilizing Borough and Denali Commission funds to upgrade the outdated Buckland HVAC system and DDC controls in Phases I & II.	<b>X</b>	\$575,000

**FY 2026 TOTAL  
\$63,275,000**

	Primary Purpose	Project Title & Description	SOA Aid	Estimated Project Cost
		Projects not funded in FY 26 – It is anticipated resources will not be available to fund all requirements. They will take priority for FY 27.	<b>X</b>	Balance of FY 26 requests
4	C	Buckland K-12 School Exterior Envelope Renewal- replacement of roofing, doors and windows at the end of their useful life.	<b>X</b>	\$3,000,000
5	C	June Nelson Elementary School Roof Replacement- Replacement of failing roof, 20 years past its useful life. The school is experiencing frequent roof leaks that damage interior finishes and contribute to potential	<b>X</b>	3,500,000

	Primary Purpose	Project Title & Description	SOA Aid	Estimated Project Cost
		mold and structure damage and interfere with instruction.		

**FY 2027 TOTAL  
\$6,500,000 +**

District Priority	Primary Purpose	Project Title & Description	SOA Aid	Estimated Project Cost
		Projects not funded in previous years – It is anticipated resources will not be available to fund all requested requirements. They will take priority for FY 28.	X	Balance of FY 27 requests
6	C	Noorvik K-12 School Roof Replacement - Replacement of roof which reached the end of its useful life in 2022.	<input checked="" type="checkbox"/>	\$3,500,000

**FY 2028 TOTAL  
\$3,500,000 +**

District Priority	Primary Purpose	Project Title & Description	SOA Aid	Estimated Project Cost
		Projects not funded in previous years – It is anticipated resources will not be available to fund all requested requirements. They will take priority for FY 29.	X	Balance of FY 28 requests
7	C	June Nelson Elementary School Renewal- to replace building components at the end of useful life.	<input checked="" type="checkbox"/>	\$7,500,000

**FY 2029 TOTAL  
\$7,500,000 +**

District Priority	Primary Purpose	Project Title & Description	SOA Aid	Estimated Project Cost
		Projects not funded in previous years – It is anticipated resources will not be available to fund all requested requirements. They will take priority for FY 30.	X	Balance of FY 29 requests
8	C	Noorvik School Renewal – Renewal of Aqqulak Noorvik School to replace building components at the end of useful life.	<input checked="" type="checkbox"/>	\$8,000,000

**FY 2030 TOTAL  
\$8,000,000 +**



District Priority	Primary Purpose	Project Title & Description	SOA Aid	Estimated Project Cost
		Projects not funded in previous years – It is anticipated resources will not be available to fund all requested requirements. They will take priority for FY 31.	X	Balance of FY 30 requests
9	C	Kiana K-12 School Renewal – Renewal of Kiana K-12 School to replace building components at the end of useful life.	<input checked="" type="checkbox"/>	\$5,500,000

**FY 2031 TOTAL  
\$5,500,000+**

Adopted **August 27, 2024**, at a duly convened meeting of the Northwest Arctic Borough School District at which a quorum was present and voting. I hereby certify that the information presented is true and correct to the best of my knowledge.

\_\_\_\_\_  
Superintendent

\_\_\_\_\_  
Date

\_\_\_\_\_  
School Board President

\_\_\_\_\_  
Date

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**TO:** Joint Construction and Maintenance  
Committee Members

**DATE:** August 26, 2024

**FR:** Office of the Superintendent

**SUBJECT:** Concurrence with  
Resolution in support of  
Noatak Teacher Housing  
Grant Applications

### ABSTRACT

The administration requests concurrence with Resolution in support of Noatak Teacher Housing Grant applications to Alaska Housing Finance Corporation.

### ISSUE

AHFC has a program to fund teacher, health, and public safety professional housing in rural areas. A resolution authorizing the District to apply for funding is an application requirement.

### BACKGROUND AND/OR PERTINENT INFORMATION

The Alaska Housing Finance Corporation (AHFC) has a program available to encourage the development of housing for teachers and other professionals in rural areas. Grant applications will be due in October for funding consideration for SFY25 funds. AHFC has \$6M available with a maximum of \$700,000 award per application.

The program provides for housing to be developed by school districts, government entities or third parties in partnership with Districts. The AHFC program provides funding for new construction, renovation of buildings into housing and upgrade of existing housing. The grants reimburse up to 85 percent of the total cost of the renovation projects.

Teacher housing in Noatak is a critical need. The existing teacher housing, which is within the old elementary school, is not being fully utilized due to its dilapidated quality and requires replacement. The Administration is proposing two duplexes and two separate applications. One could potentially be a joint project with the Borough, which the Administration is discussing with the Borough in August. The other would be solely by the District. Teachers would occupy three of the four units.

The total cost of each duplex is estimated at \$1,100,000, for a total project cost of \$2,200,000. The minimum local share is 15% or \$105,000 per duplex. However, this amount will not fully fund the project as \$400,000 is needed in addition to AHFC's \$700,000 per duplex. For three units, the District share is \$600,000 per the following calculations; \$2,200,000 - \$1,400,000 (from AHFC) = \$800,000 in match. \$800,000 in match divided by 4 units = \$200,000 match per unit. If one duplex is a joint project with the Borough, the District will get three units, and require \$600,000 in match. If the Borough does not participate, the District would have all four units and the match is \$800,000.

### ALTERNATIVES

1. Concur with the resolution to apply for AHFC funding for Noatak teacher housing, as presented.
2. Do not concur with the resolution and do not apply for teacher housing funding, as presented.
3. Take no action

### ADMINISTRATION'S RECOMMENDATION

The administration recommends support of the resolution as presented.

## ACTION ITEM

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**TO:** Joint Maintenance and Construction  
Committee Members

**DATE:** August 27, 2024

**FR:** Office of the Superintendent

**SUBJECT:** Concurrence of approval of  
Grant Funding for Buckland  
HVAC/Energy Upgrades  
Phase II and Delegation of  
Contracting Authority to the  
Superintendent

**ABSTRACT:**

JMCC concurrence is required to expend \$50,000.00 and higher.

**ISSUE:**

At issue is JMCC concurrence with acceptance of a Denali Commission grant award of \$1,041,860 for Buckland HVAC/Energy Upgrades Phase II. JMCC concurrence is needed to utilize the funds for this project.

**BACKGROUND AND/OR PERTINENT INFORMATION:**

In January 2023, the Board approved the award of contract to Sturgeon Electric for Phase I of the Buckland HVAC/Energy Upgrade Project. It was recognized at that time that additional funding was required to complete the project. The Board approved a delegation of authority to the Superintendent to seek additional funding to be added to the project.

In April of 2023, the District applied for federal funding from the Denali Commission. In July of 2023 the Denali Commission awarded \$1,041,860 for the project. No additional matching funds were required for this grant, as they accepted prior expenditures for Phase I, from both the Borough and the District, to act as the match for the new Denal Commission grant.

At question is JMCC concurrence for utilization of the Denali Commission grant funding for Phase II work, not to exceed \$1,041,860. Several contracts and expenses will be required for this work including to Sturgeon Electric, RSA Engineering, EHS Environmental Services and for Project Management services by Dena Strait.

Utilization of these grant funds will get all Phase II work completed by early 2025. It is recommended that the Board approve a delegation of contracting authority to the Superintendent in an amount not to exceed \$1,401,860.

**ALTERNATIVES:**

1. Approve acceptance of Denali Commissioning grant funding and delegation of authority to the Superintendent in an amount not to exceed \$1,041,860.
2. Disapprove acceptance of the Denali Commission grant funding and of delegation of authority to the Superintendent.
3. Take no final action.

**ADMINISTRATION'S RECOMMENDATION:**

The administration recommends the JMCC concur with acceptance of the Denali Commission grant for the Buckland HVAC/Energy Upgrades Phase II project and concur with delegation of authority to the Superintendent to manage contracts up to an additional \$1,041,860 in project funding.

## ACTION ITEM

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**TO:** Joint Maintenance and Construction  
Committee Members

**DATE:** August 27, 2024

**FROM:** Office of the Superintendent

**SUBJECT:** Concurrence of Approval  
of Funding Selawik and  
Noorvik Fire Alarm  
Replacement

### **ABSTRACT**

Award of funding from the Borough for replacement of Davis-Ramoth and Noorvik fire alarm systems by the School Board is required.

### **ISSUE**

At issue is concurrence of acceptance of anticipated funding for the replacement of the fire alarm system and any associated work as required by the State Fire Marshal at Davis-Ramoth and Noorvik Schools and delegation of contracting authority to the Superintendent for this work.

### **BACKGROUND AND/OR PERTINENT INFORMATION**

At the January meeting Board Memorandum 24-085 approved emergency procurement procedures for the replacement of the failed Selawik fire alarm system and delegation of contracting authority to the Superintendent. It was intended the funding would be from the Borough. Since that time, Noorvik has been added to the project due to ongoing issues with that system.

District has been working with the Borough to secure project funding for several months. In their upcoming August 27-28, 2024 meeting, the Assembly will vote on approval of an award of \$860,000 to replace the fire alarm systems in both Selawik and Noorvik. This amount is the project budget to cover construction, design, project management and contingency for both schools. The Borough's funding for the Selawik portion will count toward the required match for the Davis-Ramoth Renovation project which was awarded FY25 funding through Department of Education and Early Development (DEED). The Noorvik portion of the Borough funding could be used as match if the Districtwide Fire System project is awarded DEED funding in the future. District Administration needs JMCC concurrence for approval to accept the funding from the Borough and allocate it as appropriate to accomplish the upgrade of the fire alarms.

Because of the emergency nature of this work, the project was designed and a bid solicited. The award of the contract is addressed as a separate action item . With approval of the contract award, Selawik's work would occur in December of this year. Noorvik's work would begin in early January and be completed by the end of that month.

The Administration is most appreciative of the Borough's assistance with this critical work.

### **ALTERNATIVES**

1. Concur with the award of funding from the Northwest Arctic Borough for replacement of Selawik and Noorvik fire alarm systems and delegation of authority to the Superintendent to establish the project budgets, as presented.
2. Do not concur with acceptance of the award of funding from the Northwest Arctic Borough for replacement of Selawik and Noorvik fire alarm systems and delegation of authority to the

Superintendent to establish the project budget, as presented.

3. Take no final action.

### **ADMINISTRATION'S RECOMMENDATION**

The administration recommends that the JMCC concur with acceptance of the award of funding from the Northwest Arctic Borough for replacement of Selawik and Noorvik fire alarm systems and delegation of authority to the Superintendent to establish the project budgets, as presented.

## ACTION ITEM

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**TO:** Joint Maintenance and Construction  
Committee Members

**DATE:** August 27, 2024

**FROM:** Office of the Superintendent

**SUBJECT:** Concur with Award of  
Contract Sturgeon Electric  
and Delegation of  
Contracting Authority

### **ABSTRACT**

Contracts over \$50,000.00 require JMCC concurrence for Board Approval.

### **ISSUE**

At issue is concurrence with the approval of a contract for the replacement of the fire alarm system and any associated work as required by the State Fire Marshal at Davis-Ramoth and Noorvik schools.

### **BACKGROUND AND/OR PERTINENT INFORMATION**

At the January meeting Board Memorandum 24-085 approved emergency procurement procedures for the replacement of the failed Selawik fire alarm system and delegation of contracting authority to the Superintendent. Following this, the District made its initial request for funding assistance to the Borough. Since this time, Noorvik's fire alarm system was also in distress, and replacement of this system was added to the project.

The project was bid in June. Two bids were submitted by the bid submission deadline on June 11, 2024. The low bidder was ultimately determined to be non-responsive as their bid did not satisfy the solicitation requirements. Sturgeon Electric was determined the only responsive bidder. Bid amounts are \$352,896 for Selawik, \$406,642 for Noorvik for a total of \$759,538.

The District has been working with the Borough to secure project funding for several months. The Assembly is expected to approve the award of up to \$860,000 to the District for this work. The Borough funding amount will provide a project budget to cover construction, design, project management and contingency. The Borough's funding for Selawik will count toward the required match for the Davis-Ramoth Renovation grant which was awarded FY25 funding through Department of Education and Early Development (DEED). The Noorvik portion of the Borough funding could be used as match if the Districtwide Fire System project is awarded DEED funding in the future. District Administration needs board approval to award the contract to Sturgeon, The award of contract is contingent on Assembly approval of funding.

It is critical that the District be able to award and perform this fire alarm system replacement to remedy this safety issue at Selawik and perilous issue at Noorvik. If the contract is awarded in September, work in Selawik would occur in December of this year. Noorvik's work would begin in early January and be completed by the end of that month. To move forward the Superintendent requires approval to award the contract and the delegation of contracting authority to approve changes within the available construction budget, once funding is approved by the Borough Assembly.

### **ALTERNATIVES**

1. Concur with approval of the award of contract to Sturgeon Electric Company, LLC when funding is secured, and approve delegation of contracting authority to the Superintendent as



presented;

2. Do not concur with approval of the award of contract to Sturgeon Electric Company, LLC, and do not concur with approval of delegation of contracting authority to the Superintendent, as presented.
3. Take no final action.

### **ADMINISTRATION'S RECOMMENDATION**

The administration recommends that the JMCC concur with approval of the award of contract to replace the Selawik and Noorvik fire alarm system replacements to Sturgeon Electric Company, LLC following Assembly approval of the funding and to approve a delegation of contracting authority within the project budget to the Superintendent, as presented.

## **For discussion:**

### **Required Current Matches:**

1. Davis Ramoth- \$1,884,834, see #1 match source below
2. DW HVAC - \$1,967,631. see #2 match source below
3. Buckland Teacher Housing (already approved): NWABSD \$750,000 and NWAB \$250,297

Total Current matches above: **\$3,852,465**

### Potential Sources of match funding for current projects:

1. Borough \$350,000 for Selawik Fire Alarm replacement
2. Peltola Congressional Delegated Spending and/or Denali Commission, if either are awarded

### Other potential match money:

Release of Kivalina local share estimated at \$1.4M.

### **Future potential Matches:**

Noatak Teacher duplexes: \$800,000

Potential Future Deering \$11,638,957 (20% match)

Potential Future Districtwide playground updates and repairs = \$2,500,000 (this is project total amount, not match, we have not yet applied for any grants)

Potential Pending Matches: \$14,938,957

**UNADOPTED MINUTES  
OF THE NORTHWEST ARCTIC BOROUGH SCHOOL DISTRICT**

Mission: "To provide a learning environment that inspires and challenges students and employees to excel."  
Vision: "To graduate all students with the knowledge, skills, and attitudes necessary for a successful future."

Co-Chair, Marie Greene. called the Joint Construction/Maintenance Committee Meeting to order at 5:06 p.m. on June 4<sup>th</sup>, 2024, in Kotzebue, AK.

Observed.

Committee Members present were:

Marie Greene, NWABSD Board of Education  
Margaret Hansen, NWABSD Board of Education  
Shannon Melton, NWABSD Board of Education  
Tillie Ticket, NWABSD Board of Education  
Nellie Ballot, NWABSD Board of Education  
Alice Adams, NWABSD Board of Education  
Austin Swan Sr., NWAB Board Member  
Delores Barr, NWAB Board Member  
Craig McConnell, NWAB Board Member  
Gladys Jones, NANA Board Member

Committee Members absent and excused were:

Elmer Armstrong, NWAB Board Member

Staff/Guests present at the meeting were: Terri Walker-NWABSD Superintendent, Amy Eakin-NWABSD Director of Technology, Megan Williams, Director of Administrative Services, Brandon Blackham-NWABSD Property Services, Shayne Schaeffer-Executive Assistant to School Board and Superintendent, Dena Strait- NWABSD Capital Projects, Kathy Christy - NWABSD Capital Projects Director, Mickey Jorgensen, Capitol Projects and Regional Operations Manager NANA Regional,

Tillie Ticket has moved to approve the agenda as presented, seconded by Margaret Hansen. Motion passed unanimously by voice vote.

Margaret Hansen has moved to approve December 4, 2023, minutes, seconded by Shannon Melton. Motion passed unanimously.

**Dena Strait:** The department of education did get some funding from the legislature , the district has two projects on that major maintenance list, there is the Davis-Ramoth school K-12 school renovation was number 3, that one is most likely to get funded. At number 21 is the HVAC controls upgrade at eight sites across the district, right now the funding goes through I think number 26, and so if the governor decides to cut any money out of that.I thought we would know by June 15<sup>th</sup> of this month but it sounds like it will be later in the month because he has not received that budget from the legislature.

**Kathy Christy:** The Kivalina teacher housing close out documentation has been submitted to AHFC for Selawik, the inspection report has been completed and will be going to the recorders office, and I believe we requested the cost certification which they accept that in luie of an audit, and then Selawik will be closed out. Buckland, we're in the process of ordering materials for that project and its preceding for construction this summer. We did submit to the AAPPP Program for

CALL TO ORDER

MOMENT OF SILENCE

ROLL CALL

INTRODUCTION OF STAFF/GUESTS

AGENDA APPROVAL

ADOPTION OF DECEMBER 4,2023 MINUTES

CAPITAL PROJECTS REPORT

TEACHER HOUSING PROJECT

a possible federal grant, but they haven't received their budget yet, so we don't know if that's in the works. Something to keep in mind is AHFC will probably be opening up applications for the next round. I am not sure of the amount of money that they have received from the legislature.

The department of education for the Kivalina replacement school project, the construction project has been completed but there is some warranty work that needs to be done this summer so they will be coming out to Kivalina in July to fix up any items that might need repair or correction needed after this winter. The percent for art is the big outstanding item for completion, that's on the agenda for discussion. We have received proposals and there is recommendations for art selections that needs concurrence from the joint maintenance committee and approval of the board to proceed.

The department of education will allow us to go ahead and close out the Kivalina grant and put the remaining budget for the artwork into an escrow account, so that hopefully we would like to close that project by the end of this fiscal year. Then we would have the art money in its own separate category to work on that.

- **Margaret Hansen:** Kathy do you have an amount for that money left over from the Kivalina school?
- **Kathy Christy:** I think it will be 1 million and a half.
- **Margaret Hansen:** What about cameras?
- **Kathy Christy:** Amy is in the process of getting quotes for that, hoping we can make that acquisition before the end of the month and continue to close out the project. The school has been wired on the inside of the classrooms for the installation of cameras.
- **Margaret Hansen:** Can we use any of the leftover money from the bus barn, I saw somewhere that the heating of the bus barn.
- **Kathy Christy:** No we cannot we did not enter the bus barn in our square footage. The bus barn costs and the Buckland HVAC are all tied in to the 2 million. It's a little bit less than the 2 million dollars that we received through the borough.
- **Brandon Blackham:** For the bus barn, we will be handling that next week.
- **Margaret Hansen:** We had water storage issues, I can't remember when we meet with you Kathy to see if that's a possibility to add on more storage tanks.
- **Kathy Christy:** I did make a report, the issue in Kivalina is not so much storage the treated water at the school but storage within the community where the water they need to treat and there were some problems within their system, but I believe the community worked with Teck has gotten that resolved, and we were able to refill our tanks.
- **Brandon Blackham:** Teck took over the water plant in Kivalina, they filled our tank again and used our truck to haul raw water as well to Kivalina to fill up their tanks. Teck will disinfect our trucks to use it to haul treated water back.
- **Margaret Hansen:** What is going to happen next year? Teck took over now or is that just temporary?
- **Brandon Blackham:** From what I understand they are taking over. They are fixing everything they could fix so we don't have to keep going over or through this process. That's my understanding. They have a guy go over, he's running the plant.
- **Craig McConnell:** The person that manages Red dog, Wayne Hall. I sat with him on the plane two weeks ago, and he told me about Kivalina and I didn't get the sense over that conversation that it was a short term commitment, the place had fallen apart, they weren't

KIVALINA  
REPLACEMENT  
SCHOOL PROJECT

UNADOPTED

making water, so they went in there and were in the process of fixing everything. But I didn't get the sense that was a forever thing. They were hoping to fix everything and get Joe Swan back on the job and he would take over. We need to keep in mind that Red Dog is scheduled to wind down, we can't count on Red dog to maintain that water treatment plant. Even if we had more storage, it would make a lot of difference because all of the water that comes out of the river has to go to Kivalina to be treated and then all goes to the school. Before we go too far can I ask a question about teacher housing.

Kathy with all of this money that's rolling in from the federal government, AHFC had to have received more funding than they have in the past AHFC funding typically one duplex a year, the billions coming in they should have more money then. Possibly we can get more than one or two duplexes, do you know anything about that?

- **Kathy Christy:** Not specifically, as you said they have every year had an open application period. And the amount of money they have available varies year to year. If there is a need Kivalina could be applied we've received funding so far for 3 buildings so far in Kivalina. AHFC has already funded three new buildings in Kivalina.
- **Craig McConnell:** I wasn't speaking about Kivalina, I was speaking more to Noatak.
- **Kathy Christy:** I would anticipate sometime this summer or this fall that there would be a request for additional applications then we would pick the next priority for the district.
- **Craig McConnell:** Here is the situation in Noatak, what we have are new teacher housing next to the school and that's seven or eight units. And then we have a seven plex down, it's the old elementary school in the village. But technically out of seven of those units only three are occupied, correct? And so it's very expensive to operate that building for only three or four families and it was always our hope to get funding to build two more duplexes at that site and turn that old building over to the village and not have to pay to operate it and that would save the school district a lot of money. My point Kathy is, and I can't speak for the group. It would be my idea to get two duplexes funded for Noatak instead of one so we can vacate that building.
- **Kathy Christy:** potentially we were going to submit an application the last round and we held back on that because we had the back log with Selawik being delayed and Buckland being delayed. But now that Buckland is underway we're in a good position to move forward with another application. The one problem with AHFC they have improved the limit you can ask for but funding two duplexes they might not fund that much money. It just depends on what their rules are, we will just have to wait and see what they say. They have put a limit of five hundred thousand dollars per application and it could be that your cost of two duplexes, mean that you would only get 25% of the money you need.
- **Margaret Hansen:** Well, it's up to seven hundred fifty thousand right now.
- **Kathy Christy:** We will just have to see what their requirements are right now, and how we can best utilize their money.
- **Margaret Hansen:** If the governor doesn't veto by the legislature they will receive thirty million for professional housing.
- **Kathy Christy:** They had a whole bunch last year but they didn't allocate it.
- **Terri Walker:** We were originally awarded five hundred thousand per duplex for Buckland, were there any additional funds allocated towards those since then?

- **Kathy Christy:** AHFC was adamant that we had to stick to the five hundred thousand for those applications, they suggested that we apply it to the HAPPP funding which we have done.
- **Terri Walker:** When will we possibly hear back?
- **Kathy Christy:** That's federal money and it may be tied up in federal budget which usually isn't approved until end of December.
- **Craig McConnell:** AHFC Funding this upcoming year will be the first year of the infrastructure funds and I have to believe there is going to be a lot of money in AHFC pocket in order to fund housing. Just as the previous years were. Kathy let me ask about the cameras in Kivalina, did we not receive cameras with the project?
- **Kathy Christy:** they were not in the scope with the construction contract, cabling was but not the cameras.
- **Amy Eakin:** We have one quote so far, there are two different competing companies it is under fifty thousand to not only do the camera system but add the vape sensors. I am waiting for the finalization for the second quote so it's competitive quotes. I have another meeting to go over the placement of cameras with that company. By the end of the week, we should have a good sense of the two quotes, but right now it's under fifty thousand. We are piloting the camera and vape sensors over here at KMHS, so we can see how they function.

**Dena Strait:** Picking up on the Buckland HVAC upgrade, last summer we changed out the controls for the mechanical system and that seems to be working out very well. Last summer's work was funding with Borough money little bit of district money. This summer's work is primarily funded by Denali Commission money on a grant we got last summer. This summer they are basically continuing upgrades on the mechanical system. We were not able to fund the replacement of the boilers, so we have one application with the Denali Commission on that.

On the Selawik emergency fire alarm system, we are currently out to bid on that project. We had a pre bid on Monday, Noorvik has been added to that project, our final addendum goes out this Friday. We open bids on Tuesday, Noorvik is what's called an additive alternative. The first priority is to award Selawik, I don't know how much money is left hopefully we will be able to award Noorvik. There are two projects, Davis-Ramoth will hopefully get funded by DEED this year that will hopefully be approved by July first. Which then means A. find the match which is basically 1.9 million, then we need to get the design team going to advance the design then we will try to bid end of December or January and take advantage of the summer season.

- **Margaret Hansen:** When would we have to have the match by?
- **Dena Strait:** They will have the budget by July 1<sup>st</sup> then DEED has to draft all the grant agreements, that's number 3 so my understanding is they're drafting that now and as soon as the governor approves it they will send those out. We will probably have to know about the match by end of August.
- **Kathy Christy:** We actually have 3 years to fund our match but we can't claim the associate reimbursement until we have the match. It's one of the milestones for payments.
- **Margaret Hansen:** When will we be ready to present to them?
- **Dena Strait:** We will have the bids next Tuesday, well go through and make sure that the low bidder is qualified. Hopefully that should fund all of Selawik. The left over fund will go to Noorvik. It really depends on the bids.

- **Craig McConnell:** The fire panel proposal did not include smoke detectors for each of the classrooms, so that was added. We want a non-proprietary system so that's what is coming back.
- **Dena Strait:** At the low bid, we will check their system to make sure it complies with the non-proprietary piece and if it doesn't, we will move to the next. The district wide HVAC is number 21, we won't know if that passes or not until July 1<sup>st</sup>. If it does pass that's another match basically two million. If it does pass then we would need that match. And we would need to get the design team going. The sooner you bid the closer to the cost you get, I will try to get them both out as soon as possible.
- **Margaret Hansen:** Kivalina 1 million to 1.5, who do we have to go through to utilize that for other projects?
- **Dena Strait:** Kathy has spoke to the district lawyer.
- **Kathy Christy:** That money was from a bond issue passed through the borough, and the borough's attorney said the borough could reappropriate the projects. It would take an ordinance through the borough to use those funds. But first we have to close out the Kivalina project.
- **Craig McConnell:** Speaking of bond debt, I will need to bring something to your attention. I learned something here recently, Kathy correct me if im wrong. When they approve bond debt to 100 million dollars, approved the borough to receive bond debt to 100 million dollars and we've been bonding all of these schools over the years, and that each time you bond the numbers go up. I always heard it in my mind that as we pay of bond debt the principal goes down you can use that difference but it's actually not true. The number that is remaining, if I remember about 7 million dollars we've borrowed 93 million. Weve paid a lot of that off, but we cannot use that principal that we've paid on. Wer'e only authorized to use 100 million dollars, we're very close to the 100 million which is concerning.
- **Kathy Christy:** I am not sure because they sold bonds for Kivalina and that was about 3 million and I don't know if that comes off the 7million that your referring to meaning we have 4 million left. But it is a declining number, what that would mean is when that is used up they would actually have to have another vote to have authorization, but it also means they have been (unknown word) don't have to go back to the voters to sell bonds for that 7 million but they do have to go through a process with the bond bank.
- **Craig McConnell:** There is 7 million remaining after Kivalina, they might not be seven it may be eight but it's somewhere in there. I just want everybody to understand that when we get close and to go beyond that we have to go to the voters, and the voters might not have the appetite to incur more debt because of Reddog shutting down.
- **Kathy Christy:** They do have the ability to collect interest from the bond money that hasn't been allocated, but it's not much money at this point.
- **Craig McConnell:** if you look at these project we've been talking about today, 1.8 million match for Selawik, 1.9 for the HVAC, that's 4 million essentially.

**Dena Strait:** One project that is too far down the DEED list is the district wide fire system repair and replacement project that includes six schools across the district. When we go through the CIP list my assumption is you will tell us to re-apply to DEED next year.

Deering replacement school is number five on DEEDS list right now, also will not be funded this year. We are in the works of getting that prepared for our application that's due September. The architect and I were on site, Terri and I were there in April, we met with ASC, we're working on

site documents, site development, we're coordinating with DOT and ANTHC sub consultant on the water and sewer systems so we don't get ahead of them or too far behind them.

The Buckland boiler replacement, which is replacing the boilers. That may be one of them you want to apply for.

As far as the FY26 CIP grant priorities, that's what is due September 1<sup>st</sup>. The action item is you prioritizing those so that we know what applications to put in. There was some time spent in the last 3 or 4 months on an AHFC money to the city but it turned that teacher housing was not ineligible project for that, so we are no longer participating in that.

- **Marie Greene:** Thank you for attending their meeting in Deering, I was reading from their school council minutes, according to the minutes they've selected option B, what volume is that? It didn't say how many options there were. Why did Deering select option B?
- **Dena Strait:** Ee presented two site options for them, it was really the orientation of the school and the buildings on that site. We also presented three different floor plans for them to choose from, basically how they are oriented. They selected one for the site and one for the floor plan so we will put that floor plan onto the site.
- **Marie Greene:** What came to my mind was should we get the funding for Deering school, the lessons learned with regards to construction of the Kivalina school is that even in design and things like that, is that being considered or kept in mind?
- **Dena Strait:** Yes, so the site is just right inland, it is half a mile to the center of town. We're right off the new DOT road. There has been a lot of question about how are we going to deal with the water, haul the water, treat the water, bBandon has been a lot of help. We are working on that.
- **Margaret Hansen:** You are including cameras, smoke detectors?
- **Dena Strait:** Yes we are, DEED has what they call the design and construction standards.
- **Margaret Hansen:** Buckland Denali phase two, we submitted the application, and we don't know yet.
- **Dena Strait:** It's a little confusing cause its divided into three phases, this summer were doing phase two with Denali Commission money that we won last year. We also have a grant application to the Denali Commission to do work next summer, we should hear really soon on the grant application. Unfortunately, at minimum it wont be until next summer.

Margaret Hansen has made a motion to move to concur with the FY-26 year Capital improvement plan Memorandum 24-158, Seconded by Tillie Ticket. No objections.

Approve the selection of all five proposals for art for the Kisimiguiguq School and authorize the superintendent to enter into art contracts with the selected artists not to exceed the total art budget balance of \$128,000. No objections.

#### ACTION ITEMS

CONCURRENCE WITH  
FY26 SIX-YEAR CIP  
LIST

CONCURRENCE WITH  
APPROVAL OF  
SELECTION OF  
ARTWORK FOR  
KISIMIGUIGTUQ  
SCHOOL



Closing Comments:

Marie Greene, thank you Gladys, thank you Mickey, thank you Austin.

Austin Swan, I like the ariel photo of Kivalina thank you.

Craig McConnell, I think we need to get clarification from Reddog and what their plan is with Kivalina, so we can plan. Hopefully they continue their good work, but I don't think that will be the case, and if it's not we have to have another plan. And for Selawik, that's exciting that their funded.

Margaret Hansen, Kobuk, the other thing is the computer upgrades.

Tillie Ticket, I want to thank Craig for bringing that up, yes I am excited. I was telling Terri I held my breath to make sure we don't change things around. Now I got to hold my breath until July 21, but that would be a great birthday present if it's approved. Thank you.

Terri Walker, Thank you Madam chair. I want to take a moment to thank Kathy for her many many years. I know Kathy this is not your last meeting, I made sure you were going to be visiting us about the artwork in the fall. Maybe we will plan an open house when all the art work is put in. I want to thank Brandon, for all of his work with these ladies with Capital Projects. Making things move forward and we're real pleased and welcome Craig to the JMCC committee, we are real happy to have you on this committee. And those of you that called in thank you very much.

Margaret Hansen has made a motioned to adjourn, Tillie Ticket has seconded.

Meeting adjourned at 6:17 P.M.

CLOSING COMMENTS

ADJOURNMENT

UNADOPTED