

## CAPITAL PROJECTS REPORT

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**TO:** NWABSD Board of Education  
Members

**DATE:** November 24, 2025

**NUMBER:** Work session VX.

**FR:** Office of the Superintendent.

**SUBJECT:** Capital Projects Report

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

*\*\* It is important to note that the construction costs and associated matches noted in this report are based on estimates. Actual construction costs will not be known until the project is bid, awarded and completed. Costs will change with time due to escalation, tariffs, and changes in the design, bidding market and other impacts.*

### CAPITAL PROJECTS & OTHER CIP EFFORTS

1. Deering K-12 School Replacement – FY27 DEED Applications have been scored and ranked. Deering is #2 with the \$55M Stebbins replacement school in front of it. The Legislature will have to put in \$35M+ into the new construction list for Deering to get any funding. Getting a minimum of \$6-\$7M to complete the design is likely the best we can do. To actually start construction by installing piles would cost significantly more. CIP Manager will plan to resubmit in summer '26 and the project costs will be escalated an additional 4% to \$61,512,906 total. This is NOT reflected in the numbers below. Actual escalation or inflation rates will vary.

Schools Impacted: Deering

Total Project Cost: \$59,147,025.

Grant Amount: not awarded - \$47,317,620 – DEED

Match Amount: unsecured \$11,829,405

Board Current Action Items – None

2. Buckland HVAC Repair and Boiler Replacement – Two phases have been funded through the Borough, the District and Denali Commission. Phase I is complete. Phase II is complete except delivery of final Operations and Maintenance manuals and then paying out the contractor. Boiler Replacement project is unfunded and is ranked #23 in FY27. This project has the best chance of getting DEED funding if it is completed with Borough or District funding, then submitted to DEED for reimbursement. Conversely, it could be combined with a larger Buckland Renewal project that will replace many systems. This will come in front of JMCC in January under the 6-year CIP list and discussions. Numbers below are for the outstanding boiler replacement effort only.

Schools Impacted: Buckland

Total Project Cost: \$380,000 approx.

Grant Amount: not awarded - \$304,000 approx.- DEED

Match Amount: unsecured \$76,000 approx.

Board Current Action Items – None

3. Deering K-12 School Replacement – Gravel Stockpiling– A DEED FY26 grant is

funding survey, site design, cultural resources study and gravel placement on the site. Survey on-site work was completed in September, and the remainder of the design work is moving forward. Land lease work with NANA is progressing. District will negotiate gravel stockpiling prices with DOT's contractor for placement in 2026 or 2027. DOT's contractor will mobilize in 2026. CIP Manager and Superintendent Walker went to Deering in September to confirm site location with school and community.

Schools Impacted: Deering

Total Project Cost: \$2,000,000

Grant Amount: award pending - \$1,666,667 – DEED

Match Amount: secured \$333,333 (Board approved \$190,000 in April and \$143,333 in August)

Board Current Action Items – None

4. Districtwide Fire System Replacement, 6 sites – A DEED FY26 funded project to replace the fire alarm systems in the schools noted below is moving forward. Shungnak will also get a new sprinkler system. \$455k of the local match has already been met as of August 2024 through Borough funding to replace Noorvik's fire alarm, completed this June. A roughly \$850k request was placed into an FY26 federal USDA bill by Representative Nick Begich. This would fulfill most of the remaining match. We have not yet heard if that funding was approved. In August, Board approved \$867,568 in match that could later be replaced by Begich funding. Design needs to move forward, see memo action item below.

Schools Impacted: Ambler, Buckland, June Nelson, KMHS, Noorvik, and Shungnak.

Total Project Cost: \$6,612,840

Grant Amount: \$5,290,272 - DEED

Match Amount: \$1,322,568 (\$455k secured through Borough, roughly \$868k secured by Board in August)

Board Current Action Items – Approve award of design contract to RSA Engineering.

5. FY26 AHFC Teacher Housing – An application for the Buckland, Noatak and Kivalina Renovations was submitted in October. We should know if we are awarded a grant or not by the time of the JMCC meeting. Project includes renovating a 3-bedroom in Buckland that is not currently used by teachers, adding a bedroom to the principal's house in Noatak, and converting two modular classrooms into three new units in Kivalina. The project will put four more units into use by teachers and help retain teachers with families in Noatak. A Congressional Directed Spending (CDS) award was announced from Senator Murkowski's office in July. This grant can cover the match for the AHFC grant. In August, the Board approved a bridge match of \$330,000.

Schools Impacted: Buckland, Noatak and Kivalina

Total Project Cost: \$1,030,000

Grant Amount: \$700,000 – AHFC **POTENTIAL, unsecured** grant

Match Amount: \$330,000 HUD – Senator Murkowski

Match Amount: \$0 District, assuming Murkowski grant is secured

Board Current Action Items – None

6. Districtwide Playground Repair and Replacement – In August the Board approved requesting funding from the Borough for repairs and replacement of broken equipment across the district. CIP Manager will provide this letter to Superintendent to make the request. If funded, work would be performed next summer.

Schools Impacted: All but Kivalina and Deering

Total Project Cost: \$615,000

Grant Amount: \$615,000 – Borough **POTENTIAL** grant

Match Amount: \$0 District

Board Current Action Items – None

7. Davis-Ramoth K-12 School Renovation – FY25 DEED project to replace many end of life building systems, primarily mechanical and electrical ones. This is not an aesthetic upgrade with new paint, carpet, siding, etc. These materials are only being repaired when impacted by other work. Project will go out to bid in November with bid opening in December. Board will be asked to approve the contractor in January. Construction will start next spring and likely last through Summer 2027. \$405k of the match was secured from the Borough in August '24. Those funds were spent through replacement of the fire alarm system this spring. See below for the rest of the match.

Schools Impacted: Davis-Ramoth/Selawik

Total Project Cost: \$9,424,172

Grant Amount: \$7,539,338 - DEED

Match Amount: \$1,884,834 Board approved match in November '24, (\$1,884,834 - \$405,000 (Borough) = \$1,479,834 in District funding).

Board Current Action Items – None

8. HVAC Controls Upgrades, 8 sites – A DEED FY25 funded project to replace the Direct Digital Controls, which control heating and ventilation equipment, in each school listed below, except Kobuk. Kobuk has a system that will align with the new ones, so it only needs some new components, not a completely new system. CIP Manager is working with Property Services Director and system provider to get factory training for district staff. Preliminary design reports are complete and approval of a design contract to continue design is in front of the Board this month. A VIF grant for the total match was awarded in July.

Schools Impacted: Ambler, Kiana, June Nelson, KMHS, Noatak, Noorvik, Shungnak and Kobuk.

Total Project Cost: \$9,838,153

Grant Amount: \$7,870,522 - DEED

Match Amount: \$1,967,631 Borough VIF grant.

Board Current Action Items – Approve award of design contract to RSA Engineering.

9. Selawik & Noorvik Emergency Fire Alarm System Replacements – All physical work and paperwork are complete, final payment to Contractor has been sent in

for payment. Property Services and each school have been provided with Operations and Maintenance manuals and Record drawings. Project will be removed from next CIP report. The project is funded by the Borough, with the Selawik portion of these funds counting toward part of the required local match for the Davis-Ramoth K-12 School Renovation DEED project. The Noorvik portion acts as part of the match for the Districtwide Fire System Replacement, 6 sites.

Schools Impacted: Davis-Ramoth/Selawik & Noorvik  
Total Project Cost: \$860,000  
Grant Amount: \$860,000 – Northwest Arctic Borough  
Match Amount: \$0.00  
Board Current Action Items – None

10. Buckland Teacher Housing Duplexes and 5th Unit – the 5th Unit has been added to the scope of the District's AHFC grant. Utility hookups have been completed. Property Services Department is in the process of completing the interior electrical and mechanical work. The goal is to have the building completed by the end of November. AHFC inspections are required for grant close out.

Schools Impacted: Buckland  
Total Project Cost: \$1,640,594  
Grant Amount: \$1,000,000 -AHFC for two separate grants  
Match Amount: \$500,594 District & \$140,000 Borough  
Board Current Action Items: None

11. Kivalina Replacement School - Closeout documentation with a request to reserve funding in the event additional modification to the UV disinfection system of the wastewater treatment system was submitted to DEED in June. DEED has been backlogged and has not yet addressed this request. This was discussed with NWABSD Director of Administration and it was agreed that this delay does not negatively affect the District. When the grant is closed approximately \$1 million in matching funds held by the Borough can be released for other capital projects.

The wastewater tests have been meeting DEC standards. CRW has reported that replacement of the system is not needed. Alaska Rural Water Association, at no cost to the District, has submitted the required water system report information to DEC and they will address any questions that DEC may have. This is good news.

Warranty issues: ASRC patched a roof leak last summer. The problem has reoccurred ASRC will pursue this with the roofing supplier. ASRC is continuing to investigate issues with hallway wainscoting detaching for the wall. We are awaiting their response. A deficiency with the fire alarm system was found during a recent fire suppression inspection. This problem was identified well after the one year warranty period. Contractor and subcontractor installed the fire suppression system as designed. It appears there is a problem with the springs that control the flow of water to the fire pump. Chinook Fire Protection has a project in Kotzebue and they will provide a proposal for correction of the problem and restoring operation of the fire suppression system. Grant funds can be used

for this corrective work.

12. FY25 AHFC Teacher Housing – Noatak Duplexes - District received two AHFC grants for two duplexes to build four new units. All materials with the exception of some of the furniture and the plumbing items have been shipped to the site and stored for winter. Work will commence next spring with extending the gravel pad, assuming gravel source can be reached at that time. Property Services estimates the project may need additional funding for completion. As construction has yet to begin, Property Services will monitor the budget and will request additional funding as appropriate.

Schools Impacted: Noatak

Total Project Cost: \$1,735,750

Grant Amount: \$1,295,750 - AHFC

Match Amount: \$440,000 District secured

13. JNES/KMHS Roof Replacement – This was last submitted to DEED two years ago. Leaking and water infiltration issues are ongoing and impact educational spaces. This project has the best chance of DEED funding if the work is completed per DEED's grant requirements and then a request for reimbursement grant is submitted. If not internally funded, additional funding for design and documentation work will be needed in this coming fiscal year to submit an application in summer 2026. Board will be asked for ranking on 6-year CIP list and funding to update grant application documents in January.

Schools Impacted: JNES & KMHS

Total Project Cost: \$2,400,000

14. Districtwide Teacher Housing Needs assessment - CIP Manager is utilizing the information gained through this assessment to develop a 6 year CIP plan for teacher housing in conjunction with Property Services. Developing a functional record of the teacher housing inventory to be used across the district is ongoing.

15. Engineering Team Term Contract – A Request for Qualifications for engineering design services to secure an engineering term contractor(s) will go out in November with submissions due in December. Board will be asked to approve proposed Contractors in January. Terms are typically 3 years with the option to renew two additional one-year contracts for a total of 5 years.

16. Design Team Term contract – The District utilizes term contracts for the design teams who work on our capital projects. The current selected design team is led by Burkhart Croft, it includes architects and various types of engineers and was awarded in October 2020. As a three year term, with up to two additional optional years of renewal, the current contract will expire in October 2025. A solicitation will go out in November with submissions due in December. Board will be asked to approve proposed Contractors in January.

17. Maniilaq Childcare Center – CIP Manager has been asked to manage a project

that would renovate the 6<sup>th</sup> grade pod in KMHS to become a childcare center for approximately 42 children ages 6 months through Pre-School age. Due to reduces enrollment, this pod is not used for student instruction. Funding source is from Maniilaq. A code and feasibility study was delivered in early November. Next steps for the project are to contract with the District's term contractor to complete the design work with Maniilaq and other members of the Childcare Working Group as the client.

Schools Impacted: JNES and KMHS

Total Project Cost: \$1M-\$2M

Grant Amount: \$0.00

Match Amount: \$0.00

Board Current Action Items – Approve award of design contract to Burkhart Croft Architects.

18. Electronic and Record Drawings Archives – CIP Manager is working with Property Services Department to archive electronic drawings, operations and maintenance manuals and other project records onto a shared OneDrive. Hard copies of these documents will be returned to Property Service or printed so there is a complete set of records available for their use.

19. CIP Manager attended AASB School Maintenance Conference in October, as did Property Services Director – It was a good conference and I learned that Anchorage School District has under 100 buildings total, while our district has 100 teacher housing units spread across the district.

20. Grant Writing Season – Many state, Borough, and federal grants are submitted between January and May of each year. Opportunities exist with State Capsis, Federal Congressional Directed Spending (CDS) (earmarks), Borough VIF, the Denali Commission and others. DEED and AHFC are the only grants outside of this window. Understanding District priorities and needs before this season is very helpful.

Current needs include:

- Match for Davis-Ramoth K-12 School Renovations – Match has been approved with District General funds, but we could apply for a grant, likely CDS, to cover the match.
- Buckland Boiler Replacement – This is the highest priority for Property Services. This project does not score high enough to be funded through DEED. We could apply to Denali Commission, which we have done in the past, but were not successful. CDS funds might work, but the best fit is likely the Borough's VIF grant.
- Flooring Replacement in Noorvik – This is a higher priority for Property Services than the JNES/KMHS roof replacement. DEED is the best funding resource for this project, but making it part of a complete school renewal will help it score the best.
- JNES/KMHS Roof Replacement – This project also does not score well

in DEED's application process. A good grant fit might be Denali Commission or CDS funding.

- Districtwide Freezer Replacement – There are ongoing issues of dirty power in Kotzebue and throughout the district destroying the compressors on our walk-in freezer and refrigeration units. Replacing them and providing protection from power fluctuations is needed at several schools. Denali Commission, CDS or a USDA grant may be good resources for grant funding.

### **August 25-26, 2025, BOARD ACTION ITEMS**

Memorandum 26-054 Approval of Design Contract for Districtwide Fire System Replacement, 6 sites

Memorandum 26-055 Approval of Design Contract for HVAC Controls Upgrades, 8 sites

Memorandum 26-056 Approval of Design Contract for Childcare Center

### **SUMMARY OF REQUIRED AND PENDING CAPITAL PROJECTS MATCHES**

#### **Required Current Matches Not Yet Met:**

Total Current matches not yet met: **\$0**

#### **Future Potential Matches:**

1. Buckland Boilers Replacement - \$76,000
2. Deering \$11,892,405 (20% match) of \$59,147,025 total project, this will go up as the project is delayed.

Potential Pending Matches: **\$11,968,405**