

**JOINT MAINTENANCE/CONSTRUCTION  
COMMITTEE MEETING**

**Monday, November 18, 2024  
5:00 p.m.**

Join via Teams  
Call 1-833-682-3239 or 907-308-3192 & enter  
code:315 118 165#

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**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 August 26, 2024, MINUTES**

**F. DISCUSSION ITEMS:**

Capital Projects Report  
FY25 6-year CIP list  
Design Team Term RFP  
Engineering Term RFP

**G. ACTION ITEMS**

Concurrence with acceptance of FY25 DEED funding for Davis-Ramoth K-12 School  
Renovation

Concurrence with acceptance of FY25 DEED funding for HVAC Controls Upgrade, 8 sites

**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.

**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 9:22 a.m. on August 27<sup>th</sup>, 2024, in Kotzebue, AK.

Observed.

Committee Members present were:

Marie Greene, NWABSD Board of Education  
Margaret Hansen, NWABSD Board of Education  
Tillie Ticket, NWABSD Board of Education  
Elmer Armstrong, NWAB Board Member  
Craig McConnell, NWAB Board Member  
Gladys Jones, NANA Board Member  
Gloria Carter, NANA Board Member

Committee Members absent and excused were: Shannon Melton NWABSD, Austin Swan Sr. NWAB, Deloris Barr NWAB, Tommy Ballot NANA

Staff/Guests present at the meeting were: Terri Walker-NWABSD Superintendent; Jeff Alexander, Assistant Superintendent; Perrian Windhausen, Director of Student Services; Kathryn Self, Director of Human Resources; Natalie Dickey, Business Office Manager; Shayne Schaeffer; Executive Assistant to the Superintendent; Dena Strait- NWABSD Capital Projects, Kathy Christy - NWABSD Capital Projects Director, Carol Schaeffer, NWABSD Vice-President Board of Education

Marie Greene: Yesterday we asked Dena which action items need to take care of at this point, and so my recommendation chairman is to focus on those four action items, if we can just take care of those action items at this time that would benefit everyone including the assembly members in Kivalina right now. That would be my recommendation Mr. Chairman at this time.

Elmer Armstrong Jr. Yes I think we can do that, take care of those four action items.

Marie Greene, Dena for the record can you please say which action items we need to take care of at this time.

Dena Strait, actually there is five of the six that we need to take care of.

Dena Strait, the first thing I wanted to talk with you about is the approval of the Capital 6 year CIP List, you saw this in June and put everything in the priority orders that you have. And then we used that this summer to put together our Capital Projects applications. At the end of June, two of them that were on the list at the beginning of June were weren't funding so they were removed. Davis-Ramoth foundation was awarded money, as was the district wide HVAC project. Those two projects were removed from the six year CIP list, and then everything has been moved up accordingly. The first page of the six year CIP shows district priorities one, two, three, and those are the ones we have prepared applications to go into, we need the six year CIP approved by the board and signed and mailed by September 1<sup>st</sup>, in order to actually be eligible for those applications. The first one is the district wide fire alarms systems and sprinkler system also being replaced at Shungnak, the second one is Deering K-12 Replacement School, the third one is the Buckland Boiler replacement, weve completed two of those phases and this is the third phase which were going to replace boilers. And the remainder of the items on the CIP list are for future projects.

Department of Education and Early Development (DEED) School Construction Grant applications for FY 2026 are due September 2, 2024. Board approval of the Capital Improvement Plan (CIP) priorities is a requirement of the application process. 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. This document was presented to the JMCC at their August 26, 2024 meeting for their concurrence. The administration recommends approval of the Final FY26 Six-Year Capital Improvement Plan.

- Margaret Hansen has made a motion to move to concur with the Final FY-26 year Capital improvement plan as submitted, Seconded by Marie Greene, to concur with the amended FY26 six year CIP final list. The board concurs, No objections.

CALL TO ORDER

MOMENT OF SILENCE

ROLL CALL

INTRODUCTION OF STAFF/GUESTS

AGENDA APPROVAL

CONCURRENCE WITH FY26 SIX-YEAR CIP LIST

ACTION ITEMS 25-010

Dena Strait, the second item is approving the design award for the Davis-Ramoth for Burkhart Croft Architects, we got a DEED grant for the renovation of that project, we need to get that design going so we can go into construction next spring. This project is funded by DEED, were still in the process of signing that grant.

CONCURRENCE WITH APPROVAL OF CONTRACT AWARD TO BURKHART CROFT ARCHITECTS FOR DAVIS-RAMOTH K-12 SCHOOL RENOVATIONS DESIGN AND PLANNING

ACTION ITEM 25-011

Board approval is required to expend \$50,000.00 and higher. Davis-Ramoth K-12 School Renovation was approved within the state FY25 budget at the end of June. The pending grant award is for a total of \$9,424,172 with \$7,539,339 from the state and \$1,884,834 of local match. While the grant is not yet signed, the district can move forward with planning and design and still be reimbursed for work completed. It is anticipated that the grant agreement will be finalized no later than September. In 2020 the District advertised for competitive proposals for a term contract to provide districtwide design services. Burkhart Croft Architects (BCA) was the highest ranked proposer. Term contracts are renewable for a total of five years. Since that time and through a previous term contract, they have provided various design documents to support grant applications to the Department of Education and Early Development (DEED) for the Davis-Ramoth School Renewal. It is recommended that BCA continue providing design services for this project. In anticipation of the project bidding in the spring of 2025, the Administration recommends allocating \$650,000 to the design budget now to continue design efforts in preparation for the construction phase. This expense is reimbursable through the grant. It is recommended that the Superintendent be delegated authority to contract with Burkhart Croft Architects for further development of the Davis-Ramoth K-12 School Renovation project within the project budget. BCA has performed well, has a good understanding of the project, and has successfully designed other rural schools for the State. The administration recommends the Board approve the \$650,000 design budget for the Davis- Ramoth K-12 School Renovation Project and the delegation of authority to the Superintendent to contract with Burkhart Croft Architects, within this budget.

- Marie Greene: I will make a motion to concur with the approval of contract award of Burkhart Croft Architects, Seconded by Tillie Ticket. No objections.

Dena Strait, Concurrence with the acceptance with the Denali Commission Grant Award last spring. We applied for just over one million dollars from them, they awarded it last fall everything got signed this spring and its to complete phase II of the buckland HVAC project.

CONCURRENCE WITH ACCEPTANCE OF DENALI COMMISSION FUNDING FOR BUCKLAND HVAC

ACTION 24-016

Board approval is required for expenditures over \$50,000.00 and to increase project budgets. 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 Board approval to support utilization of the Denali Commission grant for Phase II work, not to exceed \$1,041,860. Several contracts 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. The administration recommends the Board approve acceptance of the Denali Commission grant for the Buckland HVAC/Energy Upgrades Phase II project and approve delegation of authority to the Superintendent to manage contracts up to an additional \$1,041,860 in project funding.

- Margaret Hansen, I make a motion to approve acceptance of the Denali Commission grant funding and delegation authority to the Superintendent and an amount not to exceed one million, forty-one thousand, eight hundred sixty dollars. Seconded by Gladys Jones. No objections.

Dena Strait, Concurrence with approval of Borough funding for Selawik and Noorvik the replacement of the fire alarm systems. The borough is voting on weather they will approved that money today or tomorrow, and if they do approve it we need to be able to use it so what were asking for is concurrence with acceptance of that funding.

PHASE II CONCURRENCE WITH ACCEPTANCE OF NWAB FUNDING FOR SELAWIK & NOORVIK FIRE ALARM REPLACEMENT

- Elmer Armstrong Jr.: We will be voting on that shortly, I belive it will pass right.
- Craig McConnell: Yesterday in our worksession we had received a duepass recommendation, we will do that official approval today. It's a good project, it took a lot of work and time but it's a good project now for both Noorvik and Selawik. The other positive about it is that the Selawik portion can be used as a match towards their ten million dollar capital project. We think it will pass.
- Elmer Armstrong Jr: So how should we move forward on this even though we haven't decided on it yet.

Award of funding from the Borough for replacement of Davis-Ramoth and Noorvik fire alarm systems requires Board Approval. 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 funding would be from the Northwest Arctic Borough. Since that time, Noorvik has been added to the project due to ongoing issues with that system. The 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 board approval to accept the funding from the Borough and to 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 contract is addressed in a separate board memo. With approval of the contract award Selawik's work would occur in December of this year. Noorvik's work

ACTION 25-017

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. The administration recommends that the Board approve the acceptance of the award of funding from the NW 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.

Margaret Hansen, I concur pending the approval of the award of funding with the Northwest Arctic Borough, for replacement of Selawik and Noorvik Fire Alarm system and delegation of authority to the Superintendent to establish the project budgets as presented. No objections.

Dena Strait, this is for the award of replacement of the fire alarms system for Selawik and Noorvik to Sturgeon Electric, we bid that in June, they've been determined as a responsive bidder the amounts of the bid are about in about the middle of that memo. Basically if the Borough approves the funding and the school board approves the acceptance of that funding then we will be able to award the construction contract.

- **Craig McConnell:** Just to let everybody know, Sturgeon was the only responsive bidder. The product they are proposing is a non-proprietary fire alarm system which means any certified technician can service or make repairs or reprogram the system, which is exactly what we want. The other bidder proposed a proprietary system which means only the manufacturer designee can make program changes to the system. Which is very difficult.

Contracts over \$50,000.00 require Board Approval. 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. 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. The administration recommends that the Board approve 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.

**Margaret Hansen:** I concur with the award of contract with Sturgeon Electric Company LLC, when funding is secured and approved delegation of contracting authority to the Superintendent as presented; No objections.

**Dena Strait:** AHFC has filed their grant opportunity for professional housing in Rural Alaska, this year the awards are seven hundred thousand. Internally the administration determined that the greatest teacher housing need was in Noatak, to replace housing that's currently in the former elementary school. The desire is to build two duplexes, the match that we did ask the Borough if they needed housing in Noatak as well and they said they did not, and so if we go with both duplexes it will be about eight hundred thousand match. If we only did one it would be four hundred thousand. Each duplex requires a separate application.

- **Craig McConnell:** Can you repeat the match amount for each duplex.
- **Dena Strait:** AHFC will fund up to seven hundred thousand, and based on past cost to build teacher housing and the barging or there lack of shipping conditions and to Noatak, we determined that it's basically 1.1 Million for each duplex. We would need four hundred thousand match per duplex, if you build both that eight hundred thousand match.
- **Craig McConnell:** 1.1 Million for a duplex. Can you tell me what the square footage is of each duplex?
- **Kathy Christy:** I am not sure at the top of my head the exact square footage, it's the same basic duplex that they built in Kivalina and the other school districts. Were not changing the design. The cost is higher for the shipping.
- **Craig McConnell:** In the case of Selawik, the duplex was built smaller? At which reduced cost. Has that been considered for Noatak since all the materials have to be flown in? The size of those units, there big units, they don't have to be that big we can get by with cheaper. Can that be considered, to reduce the costs and thus reduce the match?
- **Dena Strait:** What we did was look at the final cost for building Selawik which was right around five hundred fifty thousand, and Brandon said we should basically double that due to no barging into Noatak, and so that's how we came up with the number. Also this probably won't be built the earliest 2025 if it goes into 2026 your paying two well almost three to four years of escalation because Selawik started in 2022. So between not being able to ship materials in and

CONCURRENCE WITH APPROVAL OF AWARD OF CONTRACT TO STURGEON ELECTRIC FOR SELAWIK & NOORVIK FIRE ALARM REPLACEMENT

ACTION 25-018

PROPOSED

several years of escalation that's how we came up with the 1.1, basically we would be using selawik's floor plans it sounds like those are the smaller units anyway.

- **Craig McConnell:** If we get this grant, when will it be available to spend?
- **Dena Strait/Kathy Christy:** They will announce in November, it takes until February to approve. But once they have selected the recipients of the grants you can start spending money. Also we wouldn't be obligated to spend the whole match if the cost comes in lower then we projected we only have to come up with 15% of the total project costs. AHFC wont provide anymore money then seven hundred thousand per unit.
- **Craig McConnell:** I don't belive it will cost double, if money comes available in February you can buy the material next spring, barge it to Kotzebue on the summer barge and then you can hold it over in Kotzebue for the winter. I don't know what your construction schedule is but if it's the following summer you could hold it over, that way your avoiding that extra year of price increase.
- **Kathy Christy:** Once we get it to Kotzebue we could fly it to start.
- **Craig McConnell:** We did that one year with Kiana, barged everything in and by the time the barge comes it's middle of July takes another couple weeks to get it to the village. So essentially you lose a good part of the summer, what we did was staged everything in Kotzebue and the next spring we flew it out there and built. That way you get the full summer for construction and you wont have to spend extra with the price increase weighing that extra year. Just an idea, but double I don't think it's going to cost double. That's my own opinion.
- **Margaret Hansen:** We have that CAP funding, would we be able to apply again for this project? That's a possibility to right.
- **Elmer Armstrong Jr.:** Any other topics on this? Hearing none whats the recommendation from the committee?

**Margaret Hansen:** Mr. Chair I move that we concure with the Resolution to apply for AHFC funding for the two duplexes for Noatak Ak, teacher housing as presented. No objections.

**Dena Strait:** The only other thing, is passing the minutes from June.

**Elmer Armstrong Jr.:** June 2024 meeting minutes are on the floor for approval. Motion made by Margaret Hansen, seconded by Marie Greene. Discussion? Hearing none, ill call for the question. Meeting minutes were passed any objections from the committee? No Objections.

**Marie Greene:** I think this is important to share this with the committee, yesterday during our discussions I think it was during the budget committee meeting, we had talked about getting a list of all the actions that were taking that require a match so that we can get a better idea of what the total match requirements would be going forward, should they be approved, that was one of the concerns that we had because that is going to start beign a major challenge for us.

- **Margaret Hansen:** We had the discussion about bondebt that weve spent to date, and the amount remaining. We wanted to present that to you in your new packet here at the end of it dena prepared a break down of what a match amounts could be coming up for future projects. We are going to submit that to Dickie and the Assembly so that we can figure out a plan moving forward, which projects can actually get funded under that current bondebt amount left and when would we have to go after a new bond and the vote of the people. If you could keep that in mind Elmer to make sure it gets on a future agenda for the assembly for discussion however your assembly wishes to deal with it. Were available to meet with you on that.
- **Elmer Armstrong Jr.:** Okay we could probably add that onto our next meeting.
- **Craig McConnell:** If I remember correctly I think there is seven million dollars remaining available bondebt, whatever the number were real close to the one hundrend million that was approved by residence. It would be good to start making everybody aware of whats upcoming so were prepared when the funding becomes available and we can match it. So yes.
- **Margaret Hansen:** Also keep in the back of your mind what we think about 1.4 million will be left over at Kivalina, were not sure we sent the closing documents, however long it will take them to complete that final paperwork.
- **Kathy Christy:** Yes, were waiting on one final piece of information to meet all our close out requirements we will work that process with the Department of Ed. And that will require a release of the boroughs share of the locals share for Kivalina. It would require approval of the assembly to realocate it to another project or you can put it back into the unallocated.
- **Craig McConnell:** There is 1.5 million remaining from the Kivalina project? Can that be moved to other projects?

CLOSING COMMENTS

- **Kathy Christy:** Yes with the assembly approval.

**Elmer Armstrong Jr:** Any other discussion?

**Marie Greene:** Thank you for the comments Mr. Chairman, and thank you so much for taking the time to allow us to have this committee meeting.

Marie Greene, I will make a motion to adjourn if there is no further business? Seconded by Margaret Hansen. Adjourn at 9:50 A.M.

ADJOURNMENT

UNADOPTED

## MEMORANDUM

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**TO:** NWABSD Board of Education  
Members

**DATE:** November 18, 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 passed their FY25 capital budget which includes funding for two NWABSD projects.

### **Major Maintenance**

Davis-Ramoth K-12 School Renewal total project amount is \$9,424,172, including a local share of \$1,884,834. Approval from the Board is requested for approval of accepting the \$7,539,338 DEED funding to move the project forward for construction 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. Board approval for accepting this DEED funding is also requested. Given the technical and limited Scope of Work for this project, it will likely be bid from 100% documents, thus not requiring a selection committee.

### **FY26 Initial Priority Rankings:**

DEED has published their project rankings for both the Construction and Major Maintenance grants with NWABSD results below.

Construction List: Deering is ranked #3 on the list with roughly \$14M worth of projects in front of it. District lobbying for a total of \$20M - \$25M for this list could get funding to continue design and begin site work.

Major Maintenance List: Districtwide Fire System Replacement, 6 sites is ranked #3 and will likely get funded. Project total is \$6,612,840 and local match is \$1,322,568. Buckland Boiler Replacement is #31 and most likely will not be funded.

### **AHFC TEACHER HOUSING:**

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

**Selawik** – Inspections are completed and submitted to AHFC. Cost certification is complete, and closeout is pending

**Buckland** – The Property Services Department has completed framing and mechanical and electrical rough-in has started. Project is to be complete summer 2025. Project includes two, two-bedroom duplexes for a total of four units. One unit is funded by the Borough and will be theirs to rent.

**Noatak** - AHFC SFY25 grant applications for two, two-bedroom duplexes were submitted at the end of October. Award announcements are typically announced in January. If awarded, a minimum match of \$260,000 is needed. In August the Board approved up to \$800,000 in District funding for the match. Actual match needed will depend on final project costs.

## **DEED PROJECTS**

### **KIVALINA REPLACEMENT SCHOOL**

**Construction:** Construction contract has been completed. Punchlist items were corrected this summer.

There are two warranty issues to be resolved. There is a water leak issue in the area above the library/resource room. The roofing subcontractor had a representative on site and questioned if the problem was a siding rather than a roofing issue. SKW is sending one of their staff to Kivalina to investigate this further.

There is an ongoing issue with the UV disinfection unit of the wastewater treatment system. The supplier, the District and the design engineer are working together to resolve the issue. An effective Teams meeting was held the end of October and additional replacement parts are being sent. DEC is being kept informed.

**Grant Closeout:** The update of the preventative maintenance program by SERRC is the final milestone needed for closeout. SEERC staff are aware of the need to close the project and are nearing completion.

**Percent for Art:** The last two works of art are in production and should be completed by the end of the year. As the funds are encumbered, the grant can be closed out before the art is complete. The District is to hold the art funding in a dedicated account. Kathy Christy continues to support the art component of this project.

**FY-19 BOROUGH LEGISLATIVE GRANT –** The Borough provided pass-through state funding for two District projects as noted below. The grant is now closed.

#### **Kivalina Vehicle Garage**

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

#### **Buckland HVAC Upgrade**

Phase I, which was funded with this grant, is complete. Phase II, funded by the Denali Commission is almost done as well and will be complete by the end of the year.

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

A contract for construction has been awarded to Sturgeon Electric for the replacement of the fire alarm systems in Selawik and Noorvik. This was approved by the Board in August. Selawik is scheduled to be replaced in January and Noorvik will be replaced in February or March. The project is funded by the Borough as accepted by the Board in August. All work will be completed in FY25. The Selawik portion of the Borough funds can count toward the required local match for the Davis-Ramoth DEED project. The Noorvik Borough funding can act as a match for the FY26 Districtwide Fire System Replacement, 6 sites which is #3 on DEED's current list which is likely to be funded during the pending legislative session.

## **FUTURE CIP PROJECTS**

**DEERING K-12 SCHOOL REPLACEMENT SCHOOL –** Construction of new school is dependent on funding, the schedule of new DOT airport road, and installation of a new sewer system for the community. Capital Project Manager will continue discussion with the entities responsible for these improvements to stay abreast of their funding and timing, creating synergistic opportunities for the school project. CIP Manager and Project Architect are presenting an update to ASC on December



3<sup>rd</sup>. We will plan activities and design advancement for the FY27 application cycle to be submitted in Summer 2025.

**DISTRICTWIDE FIRE SYSTEM REPAIR AND REPLACEMENT** – This project was submitted for FY26 DEED funding and is now ranked #3 on the list. Funding will be determined in the pending legislative session but is highly likely. Schools included are Ambler, Buckland, June Nelson Elementary, KMHS, and Shungnak. Noorvik is being replaced in early 2025, but the Borough funding for that replacement can count as the local match. If the project is not funded in FY26, we will reapply in FY27 pending Board approval.

**Buckland Boiler Replacement** – This project was submitted to DEED for FY26 CIP funding and is ranked #31 and will likely not be funded. Design is complete, but CIP Managers will analyze the awarded points in anticipation of reapplying for FY27 per pending Board direction.

**OTHER POTENTIAL MAJOR MAINTENANCE PROJECTS** – Project efforts other than those noted above are dependent on Board direction on the FY27 6-year CIP list.

**DEED FY26 CIP Grant Award Priorities** – Design and documentation efforts to support FY27 DEED applications is needed in preparation of the next grant cycle. The final FY26 6-year CIP list is included as a reminder of the Board's direction for the list. Notes have been added for FY27's list. In January 2025, an updated FY27 list will be provided to the Board for review, discussion and direction so that CIP Manager can begin the process of securing application support materials.

#### **NOVEMBER 18 BOARD ACTION ITEMS**

Memo 25 - 037 Concurrence with acceptance of FY25 DEED funding for Davis-Ramoth K-12 School Renovation

Memo 25 -038 Concurrence with acceptance of FY25 DEED funding for HVAC Controls Upgrade, 8 sites

#### **OTHER FUTURE CIP EFFORTS**

**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 2025. Given that CIP applications are due in September, CIP Manager recommends soliciting for the next term contractor(s), in early 2025. The new term contractor would thus be available for awarded work in preparation for FY27 DEED CIP application cycle. A selection committee is needed for this effort and CIP Manager requests that 1-2 JMCC or Board members be recommended for review and selection of the new term contractor(s). This effort will occur in February 2025.

**Engineering Team Term Contract** – Currently, District contracts engineering services through our term Design Team term contract with Burkhart Croft Architects. CIP Manager recommends issuing a Request for Proposals for engineering design services to secure engineering term contractor(s) separately. Many of the current capital needs are engineering oriented and do not require architectural design services. By having a separate engineering service term contract, it provides options to contract with different term contractors dependent on the specific needs of each project. A selection committee is needed for this effort and CIP Manager requests that 1-2 JMCC or Board members be recommended for review and selection of the new term contractor(s). This will occur in February 2025.

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

**Required Current Matches:**

1. Davis Ramoth- \$1,884,834, potential match is Borough \$405,000 for Selawik Fire Alarm replacement and part or all of roughly \$1 M local match when Kivalina is closed out.
2. DW HVAC - \$1,967,631. Potential match sources are Peltola Congressional Delegated grant if awarded and part or all of roughly \$1 M local match when Kivalina is closed out.
3. Buckland Teacher Housing (already approved): \$750,000

Total Current matches above: **\$4,602,465**

**Future potential Matches:**

1. Noatak Teacher duplexes: \$260,000 to \$800,000
2. Potential Future Deering \$11,374,428 (20% match)
3. 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: **\$14,674,428**

**NORTHWEST ARCTIC BOROUGH School District  
FY 2026 – 2031 Six-Year Capital Improvement Plan**

**Red notes are for FY27.**

**FY 26 SIX YEAR CIP AS APPROVED BY  
THE REGIONAL BOARD OF EDUCATION**

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.	X	\$5,700,000
Ranked #3 for FY26, likely funded				
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.	X	\$57,000,000
Ranked #3 for FY26, recommend lobbying for partial funding				
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.	X	\$575,000
Ranked #31 for FY26, <u>UN</u> likely to be funded				

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

These (#4 and #5) are the projects intended to be submitted for FY27. Further recommendations will be presented in January for Board ranking and preliminary approval.

	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.	X	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.	X	\$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	X	3,500,000

**NORTHWEST ARCTIC BOROUGH School District  
FY 2026 – 2031 Six-Year Capital Improvement Plan**

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

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

**Any projects below here may be moved up per Board direction to be solicited in January.**

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.	<b>X</b>	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.	<b>X</b>	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.	<b>X</b>	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 +**

**NORTHWEST ARCTIC BOROUGH School District  
FY 2026 – 2031 Six-Year Capital Improvement Plan**

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.

*D. Wal*  
Superintendent

8-27-24  
Date

*Margaret Hausen*  
School Board President

8-27-24  
Date

## ACTION ITEM

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**TO:** NWABSD Board of Education  
Members

**DATE:** Nov 18, 2024

**NUMBER** 25-037

**FROM:** Office of the Superintendent

**SUBJECT:** Approval of acceptance of  
DEED FY 25 Funding  
Davis-Ramoth K-12  
School Renovation

### **ABSTRACT**

Acceptance of award of funding from the State of Alaska Department of Education and Early Development for Davis-Ramoth K-12 School Renovation by the School Board is required.

### **ISSUE**

At issue is acceptance of funding for the renovation of Davis-Ramoth School and delegation of contracting authority to the Superintendent for this work.

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

In Summer 2023, Capital Projects Managers submitted an FY25 application for funding to the state for this project. In June 2024, this project was included in the state fiscal budget. Project total is \$9,424,172, State share is \$7,539,338 and required local match is \$1,884,834. A budget that matches the grant agreement is attached.

The project Scope of Work is primarily focused on the replacement or upgrade of mechanical and electrical systems including new building controls, new cabinet and unit heaters, ventilation refurbishment, replacing the shop dust collector, replacing the hot water generator and fire pumps, replacing the generator and associated support items, replacing exterior lighting, replacing electrical receptacles to meet code and new fire pumps and monitoring connections to various ventilation components. Architectural work includes providing a door to close off access from the gym to the rest of the school during night activities, replacing window cranks and exterior door replacement, code upgrades for under sink plumbing, replacement of damaged siding at select locations, repair to boardwalks and guardrails and resurfacing the structural piles. Construction work will bid summer 2025 and begin in the fall or early 2026.

District has five years to complete the project and three years to provide the matching amount. The participating share for any district may be satisfied by money from federal, local, or other sources, or with locally contributed labor, material, or equipment. Potential match sources known to date include \$405,000 in Borough funding for fire alarm replacement, and some portion of the roughly \$1M in local funds currently dedicated to Kivalina School Replacement once that project is closed and with Board approval. District Administration needs Board approval for accepting the funding from DEED.

### **ALTERNATIVES**

1. Approve the award of funding from the Department of Education and Early Development for Davis-Ramoth K-12 School Renovation and delegation of authority to the Superintendent to establish the project budgets, as presented.
2. Do not approve acceptance of the award of funding from the Department of Education and Early Development for Davis-Ramoth K-12 School Renovation 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 Board approve the acceptance of the award of funding from the Department of Education and Early Development for Davis-Ramoth K-12 School Renovation and delegation of authority to the Superintendent to establish the project budgets, as presented.

**ATTACHMENT**

Davis Ramoth Renovation Budget

**Davis-Ramoth K-12 School Renovation**

Admin (District)	\$459,639.00
Site Investigation	\$0.00
Design	\$612,852.00
Construction	\$7,660,649.00
FFE	\$154,787.00
Technology	\$0.00
Art	\$0.00
Contingency	\$383,032.00
Construction Mng Consult	\$153,213.00
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	\$9,424,172.00

FY25 DEED grant	\$7,539,338.00	
Local share total	\$1,884,834.00	
Borough Contribution Memo 25-017		\$405,000.00
District Reserve Fund June 2, 2020		\$75,000.00



## ACTION ITEM

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**TO:** NWABSD Board of Education  
Members

**DATE:** Nov 18, 2024

**NUMBER** 25-038

**FROM:** Office of the Superintendent

**SUBJECT:** Approval of acceptance of  
DEED FY 25 Funding  
HVAC Controls Upgrades,  
8 Sites

### **ABSTRACT**

Acceptance of award of funding from the State of Alaska Department of Education and Early Development for HVAC Controls Upgrades, 8 sites by the School Board is required.

### **ISSUE**

At issue is acceptance of funding for the replacement of the Heating, Ventilation and Air Conditioning (HVAC) controls at eight District schools, and delegation of contracting authority to the Superintendent for this work.

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

In Summer 2023, Capital Projects Managers submitted an FY25 application for funding to the state for this project. In June 2024, this project was included in the state fiscal budget. Project total is \$9,838,153, State share is \$7,870,522 and required local match is \$1,967,631. A budget that matches the grant agreement is below. A budget that matches the grant agreement is attached.

The project Scope of Work provides a Direct Digital Control (DDC) system to control the HVAC equipment in eight district schools. Schools to receive the DDC systems include: Amber, Kiana, June Nelson Elementary, Kotzebue Middle/High School, Noatak, Noorvik, and Shungnak. A new graphics-compatible front-end computer will be provided in Kobuk, but it does not receive a new DDC system. Noatak will get the DDC system and three new variable frequency drives (VFD), for air handler fans. Essentially, all upgrades will increase system energy efficiency and provide system control which currently doesn't exist in most cases. Construction work will bid summer 2025 and begin in the fall or early 2026.

District has five years to complete the project and three years to provide the matching amount. The participating share for any district may be satisfied by money from federal, local, or other sources, or with locally contributed labor, material, or equipment. A potential match source is a Congressional Delegated Spending grant through Representative Peltola's office which we applied for in March, which is still working its way through Congress. In addition, some portion of the roughly \$1.1M in local funds currently dedicated to Kivalina School Replacement could be reallocated toward this match once that project is closed and with Board approval. District Administration needs Board approval for accepting the funding from DEED.

### **ALTERNATIVES**

1. Approve the award of funding from the Department of Education and Early Development for HVAC Controls Upgrade, 8 Sites and delegation of authority to the Superintendent to establish the project budgets, as presented.
2. Do not approve acceptance of the award of funding from the Department of Education and Early Development for HVAC Controls Upgrade, 8 Sites 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 Board approve the acceptance of the award of funding from the Department of Education and Early Development for HVAC Controls Upgrade, 8 Sites and delegation of authority to the Superintendent to establish the project budgets, as presented.

### **ATTACHMENT**

HVAC Controls Upgrades, 8 Sites Budget

**HVAC Controls Upgrades, 8 Sites**

Admin (District)	\$84,812.00
Site Investigation	\$0.00
Design	\$678,493.00
Construction	\$8,481,167.00
FFE	\$0.00
Technology	\$0.00
Art	\$0.00
Contingency	\$424,058.00
Construction Mng Consult	\$169,623.00
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	\$9,838,153.00

Pending FY25 DEED grant	\$7,870,522.00
Local share total requirement	\$1,967,631.00
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	\$9,838,153.00