

MEMORANDUM

TO: NWABSD Board of Education
Members

DATE: August 28, 2026

NUMBER: 27-023

FR: Office of the Superintendent

SUBJECT: Approval of Mold
Remediation Flood
Damage JNES Basement

ABSTRACT:

Board approval is required for expenditures that exceed \$50,000.00.

ISSUE:

At issue is Board approval for Memo 27-023 Approval of Mold Remediation Flood Damage of JNES Basement from Typhoon Halong, October 2025, to be completed by Guaranteed Services not to exceed \$225,000.00.

BACKGROUND AND/OR PERTINENT INFORMATION:

After Typhoon Halong, it was discovered that the basement at JNES had flooded. Over the course of the year, the moisture left behind has resulted in severe mold contamination throughout the basement, requiring professional mold remediation and cleanup before the space can be safely used again. Contractor will complete flood restoration for approximately 2,052 linear feet of affected wall area. Work includes moving and protecting contents as needed, removing damaged wall materials, cleaning and treating exposed framing, applying approved mildew-treatment paint, installing replacement rigid foam, plywood and drywall in the designated areas, fire-taping the new drywall seam, minor incidental framing repairs, debris handling, and final cleanup. Further information may be obtained from the attached proposal.

FUNDING SOURCES:

Insurance and FEMA funding

ALTERNATIVES:

1. Approve the administration's request to approve professional mold remediation and cleanup services by Guaranteed Services, not to exceed \$225,000.00..
2. Disapprove the administration's request to approve professional mold remediation and cleanup services by Guaranteed Services, not to exceed \$225,000.00.
3. Take no final action.

ADMINISTRATION'S RECOMMENDATION:

The Administration recommends that the Board approve professional mold remediation and cleanup services by Guaranteed Services, not to exceed \$225,000.00.



KOTZEBUE SCHOOL FLOOD RESTORATION

PROPOSAL AND SCOPE OF WORK

Client	Northwest Arctic Borough School District
Contract	\$175,000 lump sum
Authorized Project Maximum	\$225,000
Field Duration	21 calendar days

1. Work Included

Contractor will complete flood restoration for approximately **2,052 linear feet of affected wall area**. Work includes moving and protecting contents as needed, removing damaged wall materials, cleaning and treating exposed framing, applying **approved mildew-treatment paint**, installing replacement rigid foam, plywood and drywall in the designated areas, fire-taping the new drywall seam, minor incidental framing repairs, debris handling, and final cleanup.

2. District Responsibilities

Contractor will purchase the project materials and arrange shipment to Kotzebue. The District will receive the freight and deliver it to the required project location. Materials remain the District's responsibility until Contractor personnel arrive and take possession. The District will provide an authorized operator for its loader and dump truck for debris hauling. Electrical and plumbing work, if needed, will be handled by the District or others. The District will designate an authorized representative to approve inspections, payments, changes, and final completion.

3. Price and Additional Work

The base contract is **\$175,000**. The project has an authorized maximum of **\$225,000**. Additional work above the base contract may be approved for added scope, hidden damage, unforeseen conditions, or work requested by the District. Any increase must be approved in writing by the District's authorized representative. Work above \$225,000 requires further written authorization.

4. Payment Schedule

DRAW 1	Materials and mobilization	\$100,000
DRAW 2	Demo/treatment substantially complete and reconstruction underway	\$50,000
FINAL	Substantial completion and agreed punch list	\$25,000

The first draw must be received before materials are ordered, freight or travel is committed, or the crew is mobilized. District payment is not dependent on when the District is reimbursed by an insurance company or other third party.

5. Material Delivery and Mobilization

The crew will not travel to Kotzebue until the primary project materials are confirmed delivered at the required project location. The 21-calendar-day field period begins when the crew mobilizes and the work area is ready. Freight delays, weather, unavailable materials, restricted access, added work, or other conditions outside Contractor's reasonable control may extend the schedule.

6. Changes and Hidden Conditions

The price is based on the known flood-damage scope. If demolition reveals significant hidden damage, major structural repairs, hazardous materials, additional flood damage, or other conditions outside the agreed scope, Contractor will document the issue and obtain written approval before performing additional work, except where immediate action is reasonably necessary to protect people or property.

7. Completion and Approval

Work is substantially complete when the contracted restoration can be used for its intended purpose, even if minor punch-list items remain. The District's authorized representative will review progress, approve payment milestones, perform the final walkthrough, and provide any reasonable punch-list items.

8. Materials, Site Access, and Delays

The District will provide reasonable access to the work area and available water and electricity normally needed for construction. Freight shortages or visible shipping damage should be documented when received. Contractor is not responsible for delays caused by freight carriers, weather, District access issues, work by others, or conditions outside Contractor's reasonable control.

9. Insurance, Permits, and Special Requirements

This proposal assumes no special bond, permit, engineering, testing, or project-specific insurance requirement beyond normal contractor requirements unless disclosed before work begins. If additional requirements are imposed, any related cost or schedule impact will be handled as additional work with written approval.

10. Warranty

Contractor provides a one-year workmanship warranty from substantial completion. The warranty does not cover new flooding or water intrusion, pre-existing conditions, building movement, concealed conditions, manufacturer defects, damage by others, or work performed by others.

11. Exclusions

The base price does not include major structural reconstruction, electrical or plumbing work, hazardous-material abatement, environmental remediation, major mold remediation beyond the agreed cleaning and treatment, finish drywall beyond the specified fire tape, texture, finish painting, or work outside the approximately 2,052 linear feet of agreed flood-restoration area unless approved as additional work.

12. Project Assumptions

The proposal is based on the District's confirmation that prevailing wage and certified payroll are not required; the District will receive and deliver the freight; District personnel will operate the loader and dump truck; electrical and plumbing will be handled by others; no disposal fee is currently expected; and reasonable access to the work area will be provided.

13. Acceptance

Base Contract: \$175,000
Authorized Project Maximum: \$225,000
Draws: \$100,000 / \$50,000 / \$25,000
Field Duration: 21 calendar days

Northwest Arctic Borough School District	Contractor
Authorized Representative: _____	Authorized Representative: _____
Signature: _____	Signature: _____
Date: _____	Date: _____