Northwest Arctic Borough School District Northwest Arctic Borough NANA Regional Corporation

JOINT MAINTENANCE/CONSTRUCTION COMMITTEE MEETING
Monday, November 23, 2026
5:00 p.m.

Join via Teams
Call **1-833-682-3239** enter code: ***884 908 743#***

AGENDA

A. CALL TO ORDER

B. MOMENT OF SILENCE

C. ROLL CALL

Introduction of Staff & Guests

D. AGENDA APPROVAL

1. Approval of the September 28, 2026 Meeting Notes

E. DISCUSSION ITEMS:

1. Capital Projects Report
2. Deering School Replacement

F. ACTION ITEMS

1. NWABSD Memorandum 27-036 DE obligate Match Funds – HVAC Controls Upgrades, 8 Sites
2. NWABSD Memorandum 27-037 Award Construction Contract – HVAC Controls Upgrades, Phase II
3. NWABSD Memorandum 27-038 Award Construction Contract – Shungnak HVAC Controls Upgrades
4. NWABSD Memorandum 27-039 Award Design Contract – Shungnak Fire Systems and HVAC Controls
5. NWABSD Memorandum 27-040 Award Construction Contract – Shungnak Fire Systems Replacement

G. CLOSING COMMENTS

H. ADJOURNMENT

Co-Chairs: Clay Nordlum – NANA & Elmer Armstrong – NAB Assembly
Committee Members: Marie Greene, NWABSD Board Member; Alice Adams, NWABSD Board Member; Tillie Ticket, NWABSD Board Member; Margaret Hansen, NWABSD Board Member; Craig McConnell, NAB Assembly Member; Billy Lee, NAB Assembly Member; Elmer Armstrong, NAB Assembly Member; Raven Sheldon, NAB Assembly Member; Clay Nordlum, NANA Employee

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."

Member Margaret Hansen, called the Joint Construction/Maintenance Committee Meeting to order at 5:08 p.m. on September 28, 2026, in Kotzebue, AK Via Microsoft Teams.

CALL TO ORDER

Observed.

MOMENT OF SILENCE

Committee Members present were:

ROLL CALL

Clay Nordlum, Co-Chair NANA Regional
Marie Greene, NWABSD Board of Education Member
Tillie Ticket, NWABSD Board of Education Member
Margaret Hansen, NWABSD Board of Education President
Billy Lee, NWAB Assembly Member
Raven Sheldon, NWAB Assembly Member

Committee Members absent and excused were:

Alice Adams, NWABSD Board of Education Member
Craig McConnell, NWAB Assembly President
Elmer Armstrong Jr. Co-Chair NWAB Assembly Member

Staff/Guests present at the meeting were: Terri Walker, Superintendent; Jeff Alexander, Assistant Superintendent; Natalie Dickey, Director of Administrative Services; Dena Strait, Capital Projects Manager

INTRODUCTION OF STAFF/GUESTS

Tillie Ticket has moved to approve the agenda as presented, seconded by Billie Lee. Motion passed unanimously.

AGENDA APPROVAL

Margaret Hansen moved to approve the Minutes for April 27, 2026; and August 27, 2026; seconded by Tillie Ticket. Motion passed unanimously.

APPROVAL OF MEETING MINUTES

Dena Strait presented her Capital Projects Report.

CAPITAL PROJECTS REPORT

ACTION ITEMS

UNADOPTED

Board approval is required for purchases that exceed $50,000. Two phases of work have been completed on the heating, ventilation and building controls systems in Buckland School since 2023. Borough, District and Denali Commission have funded this work. Module C Boiler replacement is the final phase of the originally intended work. January 2026 Memo 26-072 approved up to $75k in design work by RSA Engineering and EHS Alaska. RSA's contract is in place, and EHS's contract is in process. Project will bid late 2026 for 2027 execution. A total match of $116,331 is needed, thus a remaining $41,331 commitment is requested of the Board. The administration recommends the Board Approve Acceptance of FY27 Funding for Buckland K-12 School Boiler Replacement of $271,440 and approve a match not to exceed $41,331 as presented.

APPROVE ACCEPTANCE OF FY27 FUNDING – BUCKLAND K-12 SCHOOL BOILER REPLACEMENT

Billie Lee made a motion to recommend due pass, on memorandum 27-008, Seconded by Marie Greene. Passed unanimously.

Board approval is required for purchases that exceed $50,000. DEED has awarded the project FY27 funding to advance the design to 65% complete, construct the gravel pad and install the school's piles. Gravel pad construction will be bid this fall as required by DEED. If DOT contractor Brice Inc. is the successful bidder, gravel pad work will be completed in March/April 2027 and piles installed in March/April '28. Otherwise, work will be completed in late '27 to early '28. There was approximately $850k in Borough bond funding left over from the Kivalina Replacement School project. Upon Board direction, this could be requested for reuse to support the match required for this new grant. The administration recommends the Board Approve Acceptance of FY27 Funding for Deering K-12 Replacement School of $6,000,000 and approve a match not to exceed $2,571,429 as presented.

APPROVE ACCEPTANCE OF FY27 FUNDING – DEERING K-12 REPLACEMENT SCHOOL

Marie Greene made a motion to recommend due pass, on memorandum 27-009, Seconded by Raven Sheldon. Passed unanimously.

Board approval is required for purchases that exceed $50,000. DEED has awarded the project FY27 funding to advance the design to 65% complete, construct the gravel pad and install the school's piles. An increase in the existing design contract is needed for 65% design services and documentation. Sepate bid packages for the gravel pad construction and pile installation are part of this contract, as is geotechnical investigations. The administration recommends the Board Approve Design Contract Increase - Deering K-12 Replacement School not to exceed $1,400,000 as presented.

APPROVE DESIGN CONTRACT INCREASE – DEERING K-12 REPLACEMENT SCHOOL

Tillie Ticket made a motion to recommend due pass, on memorandum 27-010, Seconded by Marie Greene. Passed unanimously.

APPROVE ACCEPTANCE OF HAPPP FUNDING – NOATAK DUPLEXES

Board approval is required for purchases that exceed $50,000. District has been awarded $150,000 through a grant from Housing Alaskans Public Private Partnership (HAPPP). Funds will supplement the completion of the Noatak duplexes, primarily funded by two Alaska Housing Finance Corporations FY25 grants, and already committed District match. Two duplexes will be constructed, providing four new units near the school where existing teacher housing is located. The administration recommends the Board Approve Acceptance of HAPPP Funding- Noatak Duplexes of $150,000 as presented.

Marie Greene made a motion to recommend due pass, on memorandum 27-011, Seconded by Billie Lee. Passed unanimously.

APPROVE INCREASE TO H CONSTRUCTION CONTRACT – DAVIS RAMOTH

Board approval is required for purchases that exceed $50,000. Construction work is in progress and will continue into fall 2027. This authorization does not automatically increase their contract. Board approval is only intended to have authorization in place if and when change orders occur. Project is in budget with minimal change orders so far. Funding is from already approved and secured sources. This action moves funding from other budget line items, including project contingency, for potential construction contract increases. The administration recommends the Board Approve Increase to H Construction Contract – Davis Ramoth in an amount not to exceed $900,000 as presented.

Marie Greene made a motion to recommend due pass, on memorandum 27-012, Seconded by Tillie Ticket. Passed unanimously.

APPROVE CONTRACT FOR CONTRUCTION – SECURE VESTIBULES

Board approval is required for purchases that exceed $50,000. The administration is requesting approval of a contract for construction to Convergint Technologies for work on the front entrances of all schools, except Selawik. Selawik's front vestibule is being addressed as part of the Davis-Ramoth Renovation Project. Every school across the district has a door hardware system designed to keep intruders out of the building, specifically during school hours. The current configuration is not compliant with life safety codes as required by the State Fire Marshal. Convergint Technologies was selected for this work because they are the contractor on the Districtwide Fire System Replacement, 6 sites project. One of the existing non-compliant issues, is the doors are not released by the fire alarm system. A competitive bid is not required for the secure vestibule work because they are a Sourcewell contractor, which means their services have already been publicly procured. The following schools may be addressed as part of that project if funding allows: Ambler, Buckland, June Nelson Elementary, Kotzebue Middle High School and Shungnak. Funding availability will not be known until the fire system project is further advanced. The remaining schools have no other project work scheduled; thus, this contract and funding is the only way for them to be resolved. These schools will be addressed first as it is determined if there is any available funding under the Fire System project. District may apply to DEED for reimbursement for up to five years after project completion. The administration recommends the Board Approve a Contract for Construction to Convergint Technologies not to exceed $600,000 for Secure Vestibule Code Modifications as presented.

Margaret Hansen made a motion to recommend due pass, on memorandum 27-025, Seconded by Billie Lee. Passed unanimously.

UNADOPTED

CLOSING COMMENTS

Closing Comments: None

ADJOURNMENT

Marie Greene made a motion to adjourn, seconded by Margaret Hensen. Meeting adjourned at 5:44 pm.

CAPITAL PROJECTS REPORT

TO: NWABSD Board of Education Members

DATE: November 23, 2026

NUMBER: Work session

FR: Office of the Superintendent.

SUBJECT: Capital Projects Report

Capital Projects Manager Dena Strait reports 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, wars, oil price fluctuations and changes in the design, bidding market and other impacts.*

CAPITAL PROJECTS & OTHER CIP EFFORTS

1. ILILGAAT MUNAQSRIVIAT Childcare Center – This project involves renovating the 6th grade pod in KMHS to become a childcare center for approximately 42 children ages 6 months through Pre-School age. On-site construction is complete with only a few minor items outstanding. IM started to move in the weekend of October 24-25 and are scheduled to offer childcare services starting December 1st. Project paperwork and record documents will continue into early next year, and then the project will be closed out. Project is ending under budget in all categories.
   Schools Impacted: KMHS
   Total Project Cost: $2M-$3.25M

2. Davis-Ramoth K-12 School Renovation – Construction is in progress. Contractor will demobilize from site the week of Thanksgiving and will return next spring. Work is mainly mechanical and electrical system replacements, as well repair of exterior ramps, boardwalks and stairs. There is minimal interior work other than achieving code compliance at the front secure vestibule and adding doors to isolate the school from the gym in evenings and weekends. Roughly 3,000 gallons of potable water storage is being added. In October, District applied for VIF funding to cover remaining match, with awards announced in November. If awarded, we can de obligate match in January.
   Schools Impacted: Davis-Ramoth/Selawik
   Total Project Budget: $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

3. Deering K-12 School Replacement – FY28 DEED grant applications have been ranked by DEED and we remain at #2. If awarded, school construction would begin in summer ’28 and be completed in ’29 or ‘30. DEED has reduced the project cost by reducing the allowed square footage. Match remains at 30%.
   Schools Impacted: Deering
   Total Project Cost: $53,300,000 (rounded)
   Grant Amount: not awarded - $42.7M – DEED (rounded)

Match Amount: unsecured $12.8M (30%) (rounded)
Board Current Action Items – None

4. Deering K-12 School Replacement – Gravel Stockpiling– A DEED FY26 awarded grant is funding topo survey, site design, cultural resources study, permitting, and gravel extraction and hauling to the site. Survey work, cultural desktop and on-site cultural survey and site design work are complete. Offsite utility design work is also complete to its current level of funding. Permitting, and securing of the land lease with NANA are ongoing. Geotechnical fabric has arrived in Deering. This work is being combined with the FY27 work below per DEED, and will not appear separately on future reports.
   Schools Impacted: Deering
   Total Project Cost: $2,000,000
   Grant Amount: $1,666,667 – DEED
   Match Amount: secured $333,333 (Board approved $190,000 in April '25 and $143,333 in August '25)
   Board Current Action Items – None

5. Deering K-12 School Replacement – 65% Design, Gravel Pad, Pile Install– A DEED FY27 has been awarded to fund design work to 65% complete and the construction of the gravel pad and installation of the building and other piles. Grant will be combined with the FY26 grant, combining the two efforts. Gravel pad construction will be bid this winter as required by DEED. If DOT contractor, Brice Inc., is successful bidder, gravel pad work will be completed in March/April 2027 and piles installed in March/April '28. Otherwise, work will be completed in late '27 to early '28.
   Schools Impacted: Deering
   Total Project Cost: $8,571,429
   Grant Amount: $6,000,000 – DEED FY27
   Match Amount: unsecured $2,571,429 (30%)
   Board Current Action Items – None

6. Deering K-12 School Replacement – Offsite Utilities– DEED grants do not cover work off the designated school property. Water and Sewer connections are needed from the school site to existing sewer and pending water along the main street in Deering. A separate funding source is needed for this work, at this time, there are no leads for that source. Ideally, at least the piles are installed when the school piles are installed in March/April '28. Piles install alone is estimated at $3M and they would need to ship summer '27. A funding source is needed very soon for this work.
   Schools Impacted: Deering
   Total Project Cost: $8,400,000
   Grant Amount: $0
   Match Amount: unknown percentage, assumes 30% - $2.55M
   Board Current Action Items – Discussion

7. Deering K-12 School Replacement – Teacher Housing– DEED grants do not pay for teacher housing, but they do pay for contractor housing during construction. This housing is often shipped in man camps, leaving nothing tangible of value once construction is complete. If housing was already on site during construction, housing would be provided to contractor free of charge, except utilities. This in-kind contribution would count toward district's match. Over the long run, this would mean less district total cost vs. coming up with a cash match for school and cash match for teacher housing. Annual AHFC grants could build roughly four units a year, and this could occur before school construction starts. This assumes no other teacher housing grants are sought by the district, and each grant application is successful. A

minimum of seven units are needed. No existing units can be transported to the new site. Ideally, we would have enough funding to build all 7 units before school construction starts in order to capture as much rent credit as possible. Once teachers move to the new site, existing units can be sold to other entities. We can look at this on a whiteboard during the meeting.

Schools Impacted: Deering
Total Project Cost: $8M to $10M
Grant Amount: $0
Match Amount: unknown percentage, assumes 30% - $2.4M to $3M
Board Current Action Items – Discussion

8. Buckland Boiler Replacement – Two phases have been funded through the Borough, the District and Denali Commission. Phase I and Phase II are both complete. Boiler Replacement project received DEED FY27 funding. This project will replace Module C boilers and flues for modules A, B and C. Design team is working on bid documents for a bid process this winter.

   Schools Impacted: Buckland
   Total Project Cost: $390,000 approx.
   Grant Amount: $271,440 - DEED FY27 grant
   Match Amount: $116,331-$75,000 = $41,331 (Remainder of 30%) District Match
   Board Current Action Items – None

9. Districtwide Fire System Replacement, 6 sites – A DEED FY26 funded project to replace the fire alarm systems in the schools noted below is in early stages of construction. Team is incorporating hazmat testing results into shop drawings. Buckland work may start this winter. All other schools will be done in Summer 2027.

   Schools Impacted: Ambler, Buckland, June Nelson, KMHS, Noorvik (Complete) and Shungnak (to be completed under Shungnak project).
   Total Project Cost: $6,612,840
   Grant Amount: $5,290,272 - DEED
   Match Amount: $1,322,568 ($455k secured through Borough for Noorvik ’25, $847,568 USDA/Begich and $20k District)
   Board Current Action Items – None

10. Shungnak Fire System and HVAC Controls Replacement – Shungnak is part of the Districtwide Fire System Replacement, 6 Sites and the HVAC Controls Replacement, 8 Sites Projects. Convergint visited the site to investigate the mist sprinkler system, and the design team analyzed the installation of a traditional sprinkler system. This work determined the most cost effective solution is to refurbish and restart the mist system. A key piece of equipment needs to be ordered in January for summer 2027 construction.

    Schools Impacted: Shungnak.
    Total Project Cost: $5,150,000
    Grant Amount: Part of DEED DW Fire and HVAC Controls
    Match Amount: Part of DEED DW Fire and HVAC Controls

    Board Current Action Items – Memo 27-038 Award Construction Contract – Shungnak HVAC Controls Upgrades, Memo 27-039 Award Design Contract – Shungnak Fire Systems and HVAC Controls, Memo 27-040 Award Construction Contract – Shungnak Fire Systems Replacement

11. Districtwide Secure Vestibule Code Modifications – This project is to make code required modifications at the entrance of each school across the district. It involves electrical and potentially

fire alarm work, as well as door hardware changes. Electrical engineering and CIP manager time is also required. There is no other funding source to perform this work for the schools noted below. If possible, work in the schools included in the Fire System Replacement Project and Shungnak, both described above, will be funded by those budgets.

Schools Impacted: Deering, Kiana, Kobuk, Noatak, Noorvik and Kivalina
Total Project Budget: $600k
Grant Amount: unsecured
District Funding: $600k
Board Current Action Items – None

12. HVAC Controls Upgrades, Phase I – 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. Due to the number of schools and other projects occurring in some schools, this work has been divided into two phases. In addition, Shungnak has been separated off as a separate project, see that project description. Current work is incorporating hazmat testing into the shop drawings and purchasing materials for Summer '27 construction. Some electrical preparation work may occur over the winter.

    Schools Impacted: Ambler, Kiana, Noatak, Noorvik, 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 – Memo 27-036 DE obligate Match Funds – HVAC Controls Upgrades, 8 Sites

13. HVAC Controls Upgrades, Phase 2 – 1 Site, two Schools – A DEED FY25 funded project to replace the Direct Digital Controls in JNES and KMHS. Design work and hazmat investigation is in progress. Construction will occur in 2027.

    Schools Impacted: June Nelson and KMHS
    Total Project Cost: See Phase I
    Grant Amount: See Phase I
    Match Amount: See Phase I Borough VIF grant.

    Board Current Action Items – Memorandum 27-037 Award Construction Contract – HVAC Controls Upgrades, Phase II

14. Districtwide Freezer Compressor Replacement – There are ongoing issues of dirty power in Kotzebue and throughout the district destroying the compressors on freezers. An FY28 DEED application was submitted by September 1st for replacement of compressors and evaporators in Kotzebue, as well as voltage monitoring relays across the district. Property Services is funding the installation of the voltage monitoring relays as part of their FY27 annual budget. DEED has determined the project is not eligible for grant funding. District is appealing, but this type of project does not score well in DEED's grant application system.

    Schools Impacted: Multiple
    Total Project Cost: $325,618
    Grant Amount: unsecured - $227,932.60 – 70% FY28 DEED
    Total Match Amount: unsecured $97,685.40 (30%)
    Board Current Action Items – None

15. FY25 AHFC Teacher Housing – Noatak Duplexes - District received two AHFC grants for two

duplexes to build four new units. All materials and furniture are on site. Summer season ’26 for extending the gravel pad was not completed due to lack of operating equipment. District is looking at alternate locations for Duplex #2 for work to begin spring ’27. Awarded grant from Housing Alaskans Public Private Partnership (HAPPP) will be signed by the end of November.

Schools Impacted: Noatak
Total Project Cost: $1,885,750 (current)
Grant Amount: $1,295,750 – AHFC and $150,000 HAPPP
Match Amount: $440,000 District (committed Jan ’25 Memo 25-067)
Board Current Action Items: None

16. FY26 AHFC Teacher Housing -Buckland, Kivalina and Noatak Renovations & Addition – Project includes renovating a 3-bedroom in Buckland, adding a bedroom to the principal’s house in Noatak, and converting two modular classrooms into three new units In Kivalina. Noatak materials are ordered and delivered, but work is on hold until Summer ’27 so that it can be completed with the new duplexes described above. Kivalina materials have been ordered for winter work as it is all interior work. Buckland work will start late next summer when the tri-plex is empty.

    Schools Impacted: Buckland, Noatak and Kivalina
    Total Project Cost: $1,040,000
    Grant Amount: $700,000 – AHFC awarded grant
    Grant Amount: $330,000 – HUD (Murkowski) pending paperwork/signing grant
    Total Match Amount: $10,000 ($340k previously committed, will be reduced)
    Board Current Action Items – None

17. FY27 AHFC Teacher Housing Grant – No grant applications were submitted this fall as we are backed up and need to complete the FY25 and FY27 funded projects. Teacher housing priorities will be revisited in the January meeting for fall application.

18. Districtwide Teacher Housing Needs assessment – A 6 -year teacher housing priority list was developed and approved by the board in January 2026. Ambler is the highest priority for the next round of grant applications. This list will be revisited in January 2027 JMCC meetings.

19. Districtwide Playground Repair and Replacement – Efforts have been delayed due to the above workload and project count. Work will continue this fall.

    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

November 23-24, 2026, BOARD ACTION ITEMS

1. NWABSD Memorandum 27-036 DE obligate Match Funds – HVAC Controls Upgrades, 8 Sites
2. NWABSD Memorandum 27-037 Award Construction Contract – HVAC Controls Upgrades, Phase II
3. NWABSD Memorandum 27-038 Award Construction Contract – Shungnak HVAC Controls Upgrades
4. NWABSD Memorandum 27-039 Award Design Contract – Shungnak Fire Systems and

HVAC Controls

5. NWABSD Memorandum 27-040 Award Construction Contract – Shungnak Fire Systems Replacement

SUMMARY OF COMMITTED AND PENDING CAPITAL PROJECTS FINANCIAL COMMITTEMENTS

Committed Funding and Matches:

Please see attached workbook showing current and pending matches.

SEVERAL CRITICAL POINTS

1. Capital Projects manages project budgets over the life of the project. Administrative Services performs accounting duties on those projects and their reports show the status of each project fund at specific points in time. These are two different ways of looking at the same project, so the reports will not say the same thing until the project is complete and the money stops moving.
2. A funding request memo is not presented to the board unless funds exist and is available to be moved into a Capital Project Fund. Capital Projects cannot ask the Board for money that is not available.
3. Contracts cannot be issued unless there is funding to pay for them. Therefore, in order to have contracted work completed for a project, funds have been committed by the Board and moved into that Project's Fund.
4. That means all of the Committed Matches and Funds shown on attached are in each project's fund and no longer "available" or part of the General Funds.

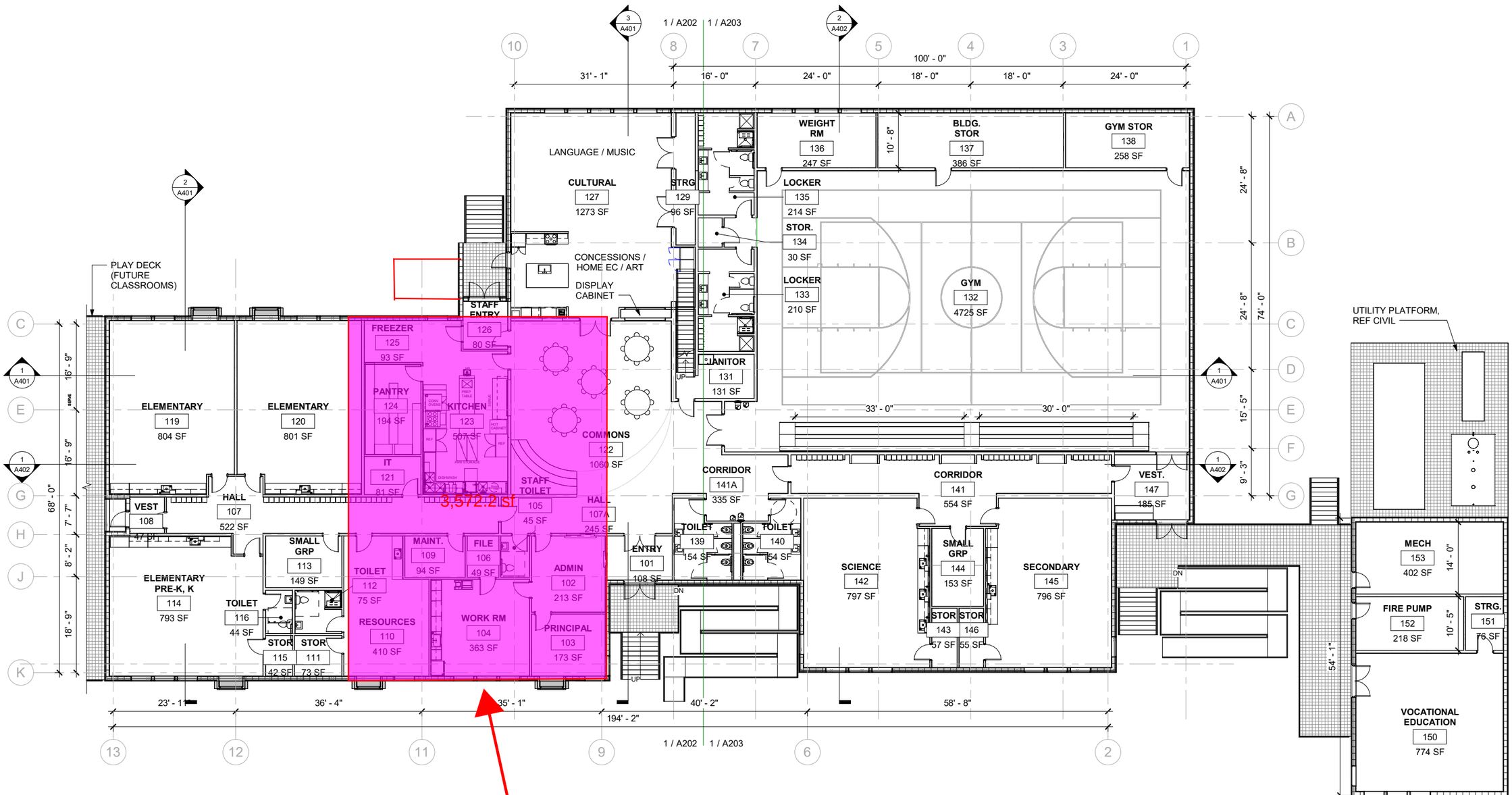
Current (November 2026) Requested Funding and Matches:

1. None

Total Current (November 2026) and Pending Requested Funding and Matches:

- See attached

ARCHITECTURAL KEY NOTES



1 FIRST FLOOR PLAN
[1/A301] Scale: 1" = 10'-0"

Pink rectangle is 3,579sf, which is DEED's FY28 reduction. Reductions can be made throughout the floor plan. Pink rectangle is just giving a visual idea of the reduction impact.
Sf of all classrooms combined is 3,991sf, so the reduction is nearly equivalent to removing all classroom space. Which we won't do, it is just showing impact.

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NORTHWEST ARCTIC BOROUGH SCHOOL DISTRICT

DEERING SCHOOL REPLACEMENT

DEERING, ALASKA

SCHEMATIC DESIGN

DATE: 06.19.24
DRAWN: JKJ
CHECKED: JBC
PROJECT: 2104
DRAWING TITLE: OVERALL - FIRST FLOOR
REVISIONS: **6/29/24** CHANGE TO SIZE OF MECH. BLDG.
SHEET NO: **A201**

Alaska Department of Education and Early Development
FY2028 Capital Improvement Projects
School Construction Grant Fund
Initial List

Nov 5 Rank	School District	Project Name	Amount Requested	Eligible Amount	Prior Funding	DEED Recommended Amount	Participating Share	State Share	Aggregate Amount
1	Bering Strait	Stebbins K-12 School Replacement	$31,493,605	$64,266,056	$33,028,386	$31,237,670	$624,753	$30,612,917	$30,612,917
2	Northwest Arctic Borough	Deering K-12 School Replacement	$53,539,635	$53,276,246	$10,571,430	$42,704,816	$12,811,445	$29,893,371	$60,506,288
3	Lower Kuskokwim	Nelson Island K-12 School Replacement, Toksook Bay	$94,743,886	$116,799,498	$22,055,612	$94,743,886	$1,894,878	$92,849,008	$153,355,296
4	Kuspuk	Jack Egnaty Sr. K-12 School Replacement, Sleetmute	$37,885,363	$37,885,363	$0	$37,885,363	$757,707	$37,127,656	$190,482,952
5	Yukon-Koyukuk	Johnny Oldman K-12 School Replacement, Hughes	$40,441,762	$40,441,762	$0	$40,441,762	$808,835	$39,632,927	$230,115,879
6	Lower Kuskokwim	Anna Tobeluk Memorial K-12 School Replacement, Nunapitchuk	$127,136,723	$127,136,723	$0	$127,136,723	$2,542,734	$124,593,989	$354,709,868
7	Lower Kuskokwim	Rocky Mountain K-12 School Renovation/Addition, Goodnews Bay	$79,214,262	$70,855,637	$0	$70,855,637	$1,417,113	$69,438,524	$424,148,392
8	Anchorage	Kincaid Elementary School Site Improvements	$10,627,294	$10,627,294	$0	$10,627,294	$3,719,553	$6,907,741	$431,056,133
9	Anchorage	Secure Vestibules, Group 3, 5 Sites	$9,036,461	$9,036,461	$0	$9,036,461	$3,162,761	$5,873,700	$436,929,833
10	Anchorage	Secure Vestibules, Group 2, 3 Sites	$816,985	$816,985	$0	$816,985	$285,945	$531,040	$437,460,873
11	Anchorage	Secure Vestibules, Group 1, 3 Sites	$1,085,084	$1,085,084	$0	$1,085,084	$379,779	$705,305	$438,166,178
12	Anchorage	Secure Vestibules, Group 4 North, 4 Sites	$3,489,791	$3,489,791	$0	$3,489,791	$1,221,427	$2,268,364	$440,434,542
13	Anchorage	Secure Vestibules, Group 4 South, 4 Sites	$1,821,793	$1,821,793	$0	$1,821,793	$637,628	$1,184,165	$441,618,707
		Totals:	**$491,332,644**	**$537,538,693**	**$65,655,428**	**$471,883,265**	**$30,264,558**	**$441,618,707**	

Projection By	FY	Year of Application	Capacity Yr. of Application	Projected Capacity 5 years out	Eligible Square Footage 5 Yrs Out	Delta from prior year	
DEED	FY24	2022	121.84%	FY 30 - 154.45%	18,049		
DEED	FY25	2023	127.76%	FY31 - 168.87%	19,445	1,396	
DEED	FY26	2024	144.98%	FY32 - 210.85%	21,098	1,653	
DEED	FY27	2025	144,42%	FY33- 207.86%	20,916	-182	
DEED	FY28	2026	118.56%	FY34 - 154.17%	17,756	3,160	
District	FY28	2026	118.56%	FY34 - 164.43%	20,178	2,422	Delta between DEED's FY28 and District's FY28
			**2026 modified by local count - higher overcapacity than DEED has*		19,573.67	Ave SF	

FY28- DEED reduced square footage from the current floor plan of 21,335sf to 17,756, a difference of 3,579sf. Basically, DEED's allowable square footage is the lowest of any number above. This is a cost minimization strategy by SOA for both initial capital and long term operations and maintenance.

Northwest Arctic Borough School District
Capital Projects Matches - November 2026

	Total Project Cost	Grant amount	Received Yet?	Total Match Amount Required	Borough Match made to date	District Match made to date	Match from Other Funder	Total Match made to date	Match overage or shortage	Match Funded or not?	Match from:
Davis-Ramoth K-12 Renovation	$9,424,172.00	$7,539,338.00	Yes	$1,884,834.00	$405,000.00	$1,884,834.00	$0.00	$2,289,834.00	405,000.00	Yes	Borough & District
Deering-FY28 School Construction	$64,000,000.00	$44,900,000.00	No	$19,300,000.00	$0.00	$385,000.00	$0.00	$385,000.00	(18,915,000.00)	No	Borough
Deering -FY26 Gravel Stockpiling	$2,000,000.00	$1,666,667.00	Yes	$333,333.00	$0.00	$333,333.00	$0.00	$333,333.00	0.00	Yes	District
Deering- FY27 65%, Gravel Pad, Piles	$8,571,429.00	$6,000,000.00	Awarded	$2,571,429.00	$0.00	$2,571,429.00	$0.00	$2,571,429.00	0.00	Yes	District
Deering Off-Site Utilities	$8,400,000.00	$5,880,000.00	No	$2,520,000.00	$0.00	$0.00	$0.00	$0.00	(2,520,000.00)	No	??
Deering Teacher Housing	$10,000,000.00	$8,000,000.00	No	$2,000,000.00	$0.00	$0.00	$0.00	$0.00	(2,000,000.00)	No	??
Buckland Boiler Replacement	$390,000.00	$271,440.00	Pending	$116,331.00	$0.00	$116,331.00	$0.00	$116,331.00	0.00	Yes	District
Districtwide Fire Systems, 6 Sites	$6,612,840.00	$5,290,272.00	Yes	$1,322,568.00	$455,000.00	$20,000.00	$0.00	$475,000.00	(847,568.00)	Yes - Pending Replacement	Borough, District & $847,568 Begich (pending)
Shungnuk Fire System & HVAC Controls Replacement (Funded by HVAC and Fire System Projects)			Yes								
DW Secure Vestibules	$600,000.00	$0.00	No	$600,000.00	$0.00	$600,000.00	$0.00	$600,000.00	0.00	Yes	District
HVAC Controls, 8 Sites	$9,838,153.00	$7,870,522.00	Yes	$1,967,631.00	$1,967,631.00	$1,967,631.00	$0.00	$3,935,262.00	1,967,631.00	Yes pending deobligation	District, then Borough VIF
Districtwide Freezer Compressor Replacement	$325,618.00	$227,932.60	No	$97,932.60	$0.00	$0.00	$0.00	$0.00	(97,932.60)	No	District
FY25 AHFC Noatak Duplexes	$1,885,750.00	$1,295,000.00	Yes	$440,000.00	$0.00	$440,000.00	$0.00	$440,000.00	0.00	Yes	District &$150,000 HAPPP (Pending)
FY 26 AHFC Buckland, Noatak & Kiv Remodels and Additions - Teacher Housing	$1,040,000.00	$700,000.00	Yes	$340,000.00	$0.00	$340,000.00	$0.00	$340,000.00	0.00	Yes Pending Replacement	District and $330k HUD MurKowski (pending)
DD Strait Consulting, LLC	$10,000.00	$0.00	Yes	$10,000.00	$0.00	$10,000.00	$0.00	$10,000.00	0.00	Yes	District
	$123,097,962.00	$89,641,171.60		$33,504,058.60	$2,827,631.00	$8,668,558.00	$0.00	$11,496,189.00	(22,007,869.60)		
	Total Project Cost	**Grant amount**		**Total Match Amount Required**	**Borough Match made to date**	**District Match made to date**	**Match from Other Funder**	**Total Match made to date**	**Match overage or shortage**	**Match Funded or not?**	**Match from:**

MEMORANDUM

TO: NWABSD Board of Education Members

DATE: November 24, 2026

NUMBER: **27-036**

FR: Office of the Superintendent

SUBJECT: Deobligate Match Funds HVAC Controls Upgrades, 8 Sites

ABSTRACT:
Board approval is required for all purchases over $50,000.

ISSUE:
At issue is the approval of the deobligation of unencumbered capital project funds originally sourced from general fund reserves and the return of those funds to the Capital Improvement Projects (CIP) Local Share.

BACKGROUND AND/OR PERTINENT INFORMATION:

In November 2024, by Memo 25-038 Board accepted DEED project funding and obligated a match of $1,967,631. In April 2026, by Memo 26-150 Board accepted VIF match for the same amount to cover the local share, thus local share was doubled what is needed. Releasing these funds to the CIP Reserve ensures the recovered funds remain legally restricted and readily available to address future critical regional infrastructure demands, facility renewals, or emergency building repairs across the district.

FUNDING SOURCE:
None

ALTERNATIVES:

1. Approve the deobligation of an amount not to exceed $1,967,631, as presented;

2. Disapprove the deobligation of an amount not to exceed $1,967,631, …, as presented;

3. Take no final action.

ADMINISTRATION'S RECOMMENDATION:

The Administration recommends the Board approve deobligation of an amount not to exceed $1,967,631, as presented;

ATTACHMENT:

None

MEMORANDUM

TO: NWABSD Board of Education Members

DATE: November 24, 2026

NUMBER: **27-037**

FR: Office of the Superintendent Construction

SUBJECT: Award

Contract - HVAC Controls Upgrades, Phase II

STRATEGIC PLAN/BOARD GOAL:

Goal 4: Support Systems
Strategy 3: Improve School Facilities

ABSTRACT:

Board approval is required for purchases that exceed $50,000.

ISSUE:

At issue is Board approval for the contract for construction for HVAC Controls Upgrades, Phase II in an amount Not to Exceed $2,500,000.00.

BACKGROUND AND/OR PERTINENT INFORMATION:

A DEED grant to replace the controls systems in eight schools was awarded in 2024. A Borough VIF grant was awarded in 2025, providing the District's match and completing all funding needs. Selawik and Shungnak controls are being replaced with the same system under separate projects. The district is standardizing our system to streamline management, maintenance and operations. District personnel will receive factory training on the system. Alerton is the controls system currently installed in Kivalina and Buckland and will be installed through Phase I and II work. Convergint is the Alaskan Distributor for Alerton Controls systems. Convergint is under contract for Phase I which includes Ambler, Kiana, Noatak, Noorvik, and Kobuk. Phase II is for June Nelson Elementary and Kotzebue Middle High School for summer 2027 installation. District is utilizing Convergint's Sourcewell Contract, which was awarded through a nationwide competitive bid process. It is essentially a per unit contract. The Sourcewell contract allows other governmental entities to use the contract without a separate procurement. District is a member of Sourcewell and this is an acceptable contract to DEED and District legal counsel.

FUNDING SOURCE:

State of Alaska DEED Grant and Northwest Arctic Borough Village Improvement Funds (VIF)

ALTERNATIVES:

1. Approve Construction Contract for HVAC Controls Upgrades, Phase II to Convergint in an amount Not to Exceed $2,500,000.00 as presented;

2. Do not Approve Construction Contract for HVAC Controls Upgrades, Phase II to Convergint in an amount Not to Exceed $2,500,000.00 as presented;

3. Take no final action.

ADMINISTRATION'S RECOMMENDATION:

4. The administration recommends the Board Approve Construction Contract for HVAC Controls Upgrades, Phase II to Convergint in an amount Not to Exceed $2,500,000.00 as presented;

ATTACHMENT:
None

MEMORANDUM

TO: NWABSD Board of Education Members

DATE: November 24, 2026

NUMBER: **27-038**

FR: Office of the Superintendent

SUBJECT: Award Construction Contract – Shungnak HVAC Controls Upgrades

STRATEGIC PLAN/BOARD GOAL:

Goal 4: Support Systems
Strategy 3: Improve School Facilities

ABSTRACT:

Board approval is required for purchases that exceed $50,000.

ISSUE:

At issue is Board approval for the contract for construction for Shungnak HVAC Controls Upgrades in an amount Not to Exceed $625,000.00.

BACKGROUND AND/OR PERTINENT INFORMATION:

A DEED grant to replace the controls systems in eight schools was awarded in 2024. A Borough VIF grant was awarded in 2025, providing the District's match and completing all funding needs. Shungnak system replacement is part of these grants. District is utilizing Convergint's Sourcewell Contract, which was awarded through a nationwide competitive bid process. It is essentially a per unit contract. The Sourcewell contract allows other governmental entities to use the contract without a separate procurement. District is a member of Sourcewell and this is an acceptable contract to DEED and District legal counsel. Convergint is the Alerton, the district's standard system, provider in Alaska and is the contractor for Phase I and II of the HVAC Controls project.

FUNDING SOURCE:

State of Alaska DEED Grant and Northwest Arctic Borough Village Improvement Funds (VIF)

ALTERNATIVES:

1. Approve Construction Contract for Shungnak HVAC Controls Upgrades to Convergint in an amount Not to Exceed $625,000.00 as presented;

2. Do not Approve Construction Contract for Shungnak HVAC Controls Upgrades to Convergint in an amount Not to Exceed $625,000.00 as presented;

3. Take no final action.

ADMINISTRATION'S RECOMMENDATION:

4. The administration recommends the Board Approve Construction Contract for Shungnak HVAC Controls Upgrades to Convergint in an amount Not to Exceed $$625,000.00 as presented;

ATTACHMENT:

None

MEMORANDUM

TO: NWABSD Board of Education Members

DATE: November 24, 2026

NUMBER: **27-039**

FR: Office of the Superintendent

SUBJECT: Award Design Contract - Shungnak Fire Systems and HVAC Controls

ABSTRACT:

Board approval is required to expend $50,000.00 and higher.

ISSUE:

At issue is Board award of the design contract to RSA Engineering for Shungnak Fire Systems and HVAC Controls in an amount not to exceed $130,000.

BACKGROUND AND/OR PERTINENT INFORMATION:

A DEED FY26 grant was awarded to replace the fire alarm systems within 6 of the District's schools. An FY25 DEED grant was awarded to replace the HVAC Controls in 8 schools. Shungnak is part of both of these grants and is the last school to proceed with design work. RSA Engineering is the Engineer of Record on all other work for these two grants starting with their inception. Scope of work includes replacing the building controls and fire alarm systems. In addition, the mist sprinkler system will be repaired and restarted

FUNDING SOURCE:

State of Alaska DEED Grants, Northwest Arctic Borough Village Improvement Funds (VIF), and USDA Community Facilities Grant through Rep. Begich office (pending final grant signing)

ALTERNATIVES:

1. Award the design contract to RSA Engineering for Shungnak Fire Systems and HVAC Controls in an amount not to exceed $130,000, as presented.

2. Do not award the design contract to RSA Engineering for Shungnak Fire Systems and HVAC Controls in an amount not to exceed $130,000, as presented.

3. Take no final action.

RECOMMENDATION:

The administration recommends the Board award the design contract to RSA Engineering for Shungnak Fire Systems and HVAC Controls in an amount not to exceed $130,000, as presented.

MEMORANDUM

TO: NWABSD Board of Education Members

DATE: November 24, 2026

NUMBER: **27-040**

FR: Office of the Superintendent

SUBJECT: Award Construction Contract -Shungnak Fire Systems Replacement

STRATEGIC PLAN/BOARD GOAL:

Goal 4: Support Systems
Strategy 3: Improve School Facilities

ABSTRACT:

Board approval is required for purchases that exceed $50,000.

ISSUE:

At issue is Board approval for the contract for construction for Shungnak Fire Systems Replacement to Convergint for an amount Not to Exceed of $1,500,000.00.

BACKGROUND AND/OR PERTINENT INFORMATION:

A DEED grant was awarded in 2025 to replace the Fire Systems in six schools. Noorvik's was replaced in 2025. Ambler, Buckland June Nelson Elementary and Kotzebue Middle High School construction work is in progress to be completed in summer '27. Shungnak is the only school remaining to have a construction contract awarded. System will be a non-proprietary system, Potter, to match that installed in Noorvik and Selawik, and schools listed above. Shungnak's scope of work is to replace the fire alarm system and repair and refurbish the existing mist sprinkler system to return it to operation.
As a system replacement project, the District can utilize the Sourcewell contract awarded to Convergint through a nationwide competitive bid process. This solicitation basically creates a per unit contract. As a member of Sourcewell, the District can utilize this existing contract saving time and money on procurement. Both DEED and District legal counsel approve the use of this contract format.

FUNDING SOURCE:

State of Alaska DEED Grant and USDA Community Facilities Grant through Rep. Begich office (pending final grant signing)

ALTERNATIVES:

1. Approve Construction Contract for Shungnak Fire Systems Replacement to Convergint in an amount Not to Exceed $1,500,000 as presented;

2. Do not Approve Construction Contract for Shungnak Fire Systems Replacement to Convergint in an amount Not to Exceed $1,500,000 as presented;

3. Take no final action.

ADMINISTRATION'S RECOMMENDATION:

4. The administration recommends the Board Approve Construction Contract for Shungnak Fire System Replacement to Convergint in an amount Not to Exceed $1,500,000 as presented;

ATTACHMENT:
None