

## MEMORANDUM

---

**TO:** NWABSD Board of Education  
Members

**DATE:** February 27, 2024

**NUMBER:** Work session VIII.

**FR:** Office of the Superintendent.

**SUBJECT:** a. Capital Projects Report

---

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

**DEPARTMENT OF EDUCATION AND EARLY DEVELOPMENT (DEED):** The Department of Education has finalized the Capital Project priority lists for FY 25 grants. The current rankings of NWABSD applications are as follows and Governor's budget does not include any of these projects.

### **Major Maintenance**

Davis-Ramoth K-12 School Renewal is ranked #3 on the Major Maintenance list. The two projects ahead of it total \$4.3 million. The total project amount is \$9,596,772 including a local share of \$1,884,834. Costs incurred prior to grant approval are potentially reimbursable.

HVAC Controls Upgrade at 8 Sites is ranked #21 with \$49,911,150 ahead of it. Total project is \$9,838,153 with \$1,967,631 match requirement.

June Nelson Elementary School Partial Roof Replacement ranked #45 at \$1,860,808 with \$373,162 match.

Districtwide Fire System Repair and Replacement 6 sites ranked #54 at \$3,731,750 and participating share of \$746,350.

### **School Construction**

Deering K-12 School Replacement School is ranked #5 on the school construction list. The four projects ahead of Deering total \$163.5 million.

### **AHFC TEACHER HOUSING:**

**Kivalina** – Inspection and audits occurred in January. Project closeout is in progress.

**Selawik** – Inspection and audits occurred in January. Project closeout is in progress.

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

### **DEED PROJECTS**

#### **KIVALINA REPLACEMENT SCHOOL**

**Construction:** The District is working on the close out process with DEED.

**Percent for Art:** A Request for Proposals for additional art was advertised in February. Proposals will be shared with school community in March. Following the review of submissions the Committee may request additional information from the artists before developing a final selection. Artwork recommendations will be presented to the JMCC and the Board for concurrence and approval.

DEED will allow closeout of the grant prior to completion of artwork. The District is to hold the art funding in a dedicated account. It is anticipated the production of art work will be completed in FY 25.

**Grant Closeout:** Although construction is complete, project closeout is an extended process requiring several months. The design team has almost completed the project record documents. Once this is complete ASRC can submit the final pay request and complete closeout documents. There will be remaining funds in the project budget. DEED funding provides 80% of the project funds. The balance of local share of funding might be reallocated after the project is complete. The Borough attorney has agreed it may be possible to reallocate to other capital projects. The Kivalina project would need to be closed out before funds could be reallocated.

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

#### **Kivalina Vehicle Garage**

Garage is in use. Installation of heating system remains to be completed.

#### **Buckland HVAC Upgrade**

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

#### **SELAWIK EMERGENCY FIRE ALARM SYSTEM**

The fire alarm system was patched together this summer but this winter break it failed once and for all. There are no replacement parts for the old, outdated fire alarm panel and system. In January the Board approved emergency procurement for replacement of the fire alarm panel and system and the delegation of contracting authority to the Superintendent. DEED has approved a shortened 14 day bid period. The Administration is currently bidding the work with bid opening scheduled for March 8<sup>th</sup>, and also requesting funding from the Borough. The Administration will report the results of the bidding and the amount of the issued contract at the next regular Board meeting.

#### **FUTURE CIP PROJECTS**

**DAVIS-RAMOTH K-12 SCHOOL RENEWAL** – This project did not make the recommendation for the Governor's FY 25 budget.

**DAVIS-RAMOTH K-12 SCHOOL EMERGENCY FIRE SYSTEM REPLACEMENT** – This project is anticipated to be submitted for FY26 funding to emergency replacement costs.

**DEERING K-12 SCHOOL REPLACEMENT SCHOOL** – Construction of new school is dependent on funding and schedule of new DOT airport road. Given the cost and scoring of projects ahead of Deering it may be several years before this project is funded. Since the January meeting the project manager and design team have reviewed and confirmed the suitability of the project site approved by the Deering Community and used in the FY25 Deering Replacement School grant application.

Additional funding is needed to proceed with site planning to support coordination with Deering airport road and utility projects managed by other agencies. Funding for completing the project design to the schematic design level also requires more funding. It is estimated that an additional \$175,000 is needed to improve the scoring of the FY 25 DEED grant application. JMCC concurrence and Board approval for the increase in funding for continued planning and design for

the Deering Replacement School. The District will continue to work with Burkhart Croft Architects and their engineers.

### **Buckland HVAC Upgrade Phases II and III**

In fall 2023 the Denali Commission awarded a grant in the amount of \$1,041,860 to the District for Buckland Energy/HVAC Phase II. This work will move forward in Summer 2024 when this federal funding award is finalized.

Phase II will cost approximately \$900,000 and will include replacement of baseboard and thermostats, ventilation controls, completion of DDC controls for the entire school, pipe insulation, more efficient pumps, flush and replacement of heating liquid throughout, fan replacement, and installation of ventilation hoods and dampers.

The final phase III, boiler and flue replacement, requires an additional \$380,000, assuming it is done at the same time as Phase II, to complete the full scope of work for the Buckland HVAC upgrade. Delaying the project will increase the costs. Funding for this work is not yet identified.

**OTHER POTENTIAL MAJOR MAINTENANCE PROJECTS** – Capital Project Manager will issue an RFP for term engineering services to move districtwide fire alarm and districtwide HVAC projects forward. This will increase their scores on the DEED CIP lists.

**DEED CIP Grant Award Priorities** – Documentation to support FY26 DEED applications needs to begin now in order to be completed for applications due September 1, 2024. Identification and prioritization of projects is needed to move this work forward. Potential projects identified in the FY 25 CIP is attached

### **KOTZEBUE PROFESSIONAL HOUSING**

The District is participating in discussions with the City and Borough regarding funding that is available for development of housing units for professionals in Kotzebue.

### **MARCH 8 BOARD ACTION ITEMS**

Memo 24- xxx Approval of Budget and Contract Award Deering Replacement School

Memo 24- xxx Award of contract for emergency replacement of Davis-Ramoth fire alarm system

**FY 25 SIX YEAR CIP AS RECOMMENDED BY  
JOINT MAINTENANCE AND CONSTRUCTION COMMITTEE**

District Priority	Primary Purpose	Project Title & Description	SOA Aid	Estimated Project Cost
1	D	Davis-Ramoth K-12 School Systems Renewal– Renewal of building systems that have reached the end of useful life and functionality to include HVAC, DDC, fire protection system, and code upgrades.	X	\$9,600,000
2	D	Districtwide Fire System Repair and Replacement – JNES, 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	6,000,000
3	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 mold and structure damage and interfere with instruction.	X	3,500,000
4	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	\$43,600,000
Funded by Northwest Arctic Borough and Denali Commission Grant	C	Buckland HVAC Upgrade – District is utilizing Borough and Denali Commission funds to upgrade the outdated Buckland HVAC system and DDC controls and replace old boilers.	X	2,500,000
5	C	Districtwide DDC Controls – New DDC systems are needed throughout the District to maintain and control heat. This will reduce operating and maintenance costs while improving the interior environment for students and staff. DDC for Buckland, Selawik and Deering are included in their respective applications.	X	9,000,000
<b>FY 2025 TOTAL</b>				<b>\$74,200,000</b>



	Primary Purpose	Project Title & Description	SOA Aid	Estimated Project Cost
		Projects not funded in FY 25 – It is anticipated resources will not be available to fund all requirements. They will take priority for FY 26.	X	Balance of FY 25 requests
6	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
<b>FY 2026 TOTAL</b>				<b>\$3,000,000 +</b>

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 27.	X	Balance of FY 26 requests
7	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
<b>FY 2027 TOTAL</b>				<b>\$3,500,000 +</b>


District Priority	Primary Purpose	Project Title & Description	SOA Aid	Estimated Project Cost
		Projects not funded in previous years – It is anticipated resources will not be available to fund all requested requirements. They will take priority for FY 28.	X	Balance of FY 27 requests
8	C	Noorvik K12 School HVAC Controls – upgrade HVAC controls for Noorvik School which reached the end of their useful life in 2022.	<input checked="" type="checkbox"/>	\$1,500,000
<b>FY 2028 TOTAL</b>				<b>\$1,500,000 +</b>

District Priority	Primary Purpose	Project Title & Description	SOA Aid	Estimated Project Cost
		Projects not funded in previous years – It is anticipated resources will not be available to fund all requested requirements. They will take priority for FY 29.	X	Balance of FY 28 requests
9	C	June Nelson Elementary School Renewal- to replace building components at the end of useful life.	<input checked="" type="checkbox"/>	\$7,500,000
<b>FY 2029 TOTAL</b>				<b>\$7,500,000 +</b>

District Priority	Primary Purpose	Project Title & Description	SOA Aid	Estimated Project Cost
		Projects not funded in previous years – It is anticipated resources will not be available to fund all requested requirements. They will take priority for FY 30.	X	Balance of FY 29 requests
10	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 2030 TOTAL      \$5,500,000+**

Adopted June 6, 2023, at a duly convened meeting of the Northwest Arctic Borough School District at which a quorum was present and voting. I hereby certify that the information presented is true and correct to the best of my knowledge.

  
 \_\_\_\_\_  
 Superintendent

8/21/23  
 \_\_\_\_\_  
 Date

DocuSigned by:  
  
 \_\_\_\_\_  
 School Board President

8/22/2023  
 \_\_\_\_\_  
 Date

## MEMORANDUM

---

**TO:** NWABSD Board of Education  
Members

**DATE:** March 8, 2024

**NUMBER:** 24-097

**FR:** Office of the Superintendent

**SUBJECT:** Approval of Budget and  
Contract Award Deering  
Replacement School

**ABSTRACT:**

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

**ISSUE:**

At issue is board approval to increase the budget for the planning and design of the Deering Replacement School and approval of the award of a contract to Burkhart Croft Architects in an amount not to exceed \$175,000.

**BACKGROUND AND/OR PERTINENT INFORMATION:**

Deering K-12 Replacement School is ranked #5 on DEED's School Construction list. The project total is \$46,255,576 with \$9,251,115 as local share. This project is not included in the Governor's budget, and it is not expected to be funded in FY 25. However, it is important that this project improve its ranking for FY 26 consideration.

There are two significant infrastructure projects in planning and design for the community of Deering. Alaska Department of Transportation (DOT) is seeking FY25 funding to build a new road between the airport and the community. Alaska Native Tribal Health Consortium is in the design phase for replacement and extension of the water and sewer systems within Deering.

Both of these projects impact the school project both physically as well as in timing of their construction. The selected site of the new school is off the yet to be built DOT road. The new school site will need utility services extended to it in order to serve the school. District Capital Projects Managers have been coordinating with these two projects for the last two years. We are now to the point that we need to confirm the selected site is a good site to build the 50-year school upon. The community approved this site last April. School site utilities, driveway access and overall site planning and design need to be completed to continue coordination with the DOT and ANTHC projects.

In addition, DEED does not pay for work off the school site such as utility extensions. Therefore, we need to design these extensions, in coordination with the ANTHC project, and then seek funding other than DEED funding to get them constructed.

Close coordination is required with both projects as the school requires road access and utilities. DOT's road project is planned to get FY25 funding, start construction in Fall 2025 and be completed in Fall 2027. The earliest ANTHC's water and sewer project would be under construction is 2025, but it will likely be 2026.

The District will continue to utilize the Burkhart Croft Architects and their engineers as the design team of record for the project. BCA was selected for this work under a competitive term contract procurement.

**ALTERNATIVES:**

1. Approve the allocation of \$175,000 to the Deering Replacement School Project and the delegation of authority to the Superintendent to contract with Burkhart Croft Architects, as presented.
2. Disapprove the allocation of \$175,000 to the Deering Replacement School Project and the delegation of authority to the Superintendent to contract with Burkhart Croft Architects, as presented.
3. Take no final action.

**RECOMMENDATION:**

The administration recommends the Board approve the allocation of \$175,000 to the Deering Replacement School Project and the delegation of authority to the Superintendent to contract with Burkhart Croft Architects, as presented.



## MEMORANDUM

---

**TO:** NWABSD Board of Education  
Members

**DATE:** March 8, 2024

**NUMBER:** 24-098

**FROM:** Office of the Superintendent

**SUBJECT:** Award of Contract Davis-  
Ramoith School Fire Alarm  
Replacement and  
Delegation of Contracting  
Authority

### **ABSTRACT**

Award of contract for emergency replacement of Davis-Ramoith fire alarm system.

### **ISSUE**

At issue is approval of contract for the emergency replacement of the fire alarm system and any associated work as required by the State Fire Marshal at Selawik School and delegation of contracting authority to the Superintendent for this work.

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

At the January meeting Board Memorandum 24-085 approved emergency procurement procedures for the replacement of the failed Selawik fire alarm system and delegation of contracting authority to the Superintendent. The District coordinated with the Department of Education and Early Development (DEED) and achieved approval for a shortened bid period.

RSA Engineering, Inc. prepared the technical specifications for the work. The District advertised the project for 14 days. The bid opening will occur March 8 at 11:00. The lowest responsive and responsible bidder will be announced following the bid opening. This information will be provided to the Board prior to the Board meeting. Although the Board has already approved the delegation of contracting authority to the Superintendent at the January meeting, because this is an unusual and unexpected situation the Superintendent wants to keep the Board fully informed and provide the opportunity for Board input regarding the award of contract.

The cost of panel replacement is anticipated to be between \$650,000 to \$700,000. The actual cost of the work will be determined at bid opening. The District does not have the funding available. However, the District is following all DEED procedures so that the costs will be eligible for reimbursement at some point in the future under a DEED major maintenance grant. District is actively seeking funding from the Borough and the contract will not be awarded until funding is secured.

**An update of this memorandum, recommending the award to the lowest responsible, responsive bidder, will be provided prior to the March 8 Board meeting.**

It is critical that the District be able to quickly procure, award and perform this fire alarm system replacement to remedy this safety issue at the school. To do so, the Superintendent requires a delegation of contracting authority to award the contract and approve changes to the contract once funding is identified.

### **ALTERNATIVES**

1. Approve the award of contract to the lowest responsible, responsive bidder as identified

following bid opening and funding is secured, and approve delegation of authority to the Superintendent to award the contract for construction as presented;

2. Do not approve the award of contract to the lowest responsible, responsive bidder as identified following bid opening, and do not approve delegation of authority to the Superintendent to award the contract for construction, as presented;
3. Take no final action.

### **ADMINISTRATION'S RECOMMENDATION**

The administration recommends that the Board approve the award of contract to replace the Selawik fire alarm system to the lowest responsible, responsive bidder as identified following bid opening and funding availability; and to approve a delegation of contracting authority to the Superintendent, as presented.