



NORTH SLOPE BOROUGH SCHOOL DISTRICT MEMORANDUM

TO: Esther Evikana, President
Members of the Board

THROUGH: David Vadiveloo, Superintendent *DSVadiveloo*

FROM: Jim Dube, Coordinator II Qatqinngvik Learning Center *JD*


DATE: January 30, 2026

SUBJECT: Contract Over \$50K –
IntellaHomes

Memo No. SB26-090
(Action Item)

NSBSD Policy Manual:

BP 3311, Bids: The district shall purchase equipment, supplies and services on a competitive bidding basis when required by law and whenever it appears to be in the best interest of the district to do so. All bids under federal awards must be made in accordance with the standards set forth in 2 CFR 200.320.

Board Policy 3312, Contracts: The Superintendent or designee may enter into contracts and memoranda of agreement (MOA's) on behalf of the District. All contracts and MOA's with a dollar value of \$50,000 or greater must be approved by the School Board.

NSBSD Strategic Plan Summary:

Culturally Responsive Instruction

Goal 3: All students are prepared for their pathway of choice post-high school

Issue Summary:

One of the core pillars for vocational education is construction trades. In order to provide students with a solid foundation in this critical pathway we need more time for them to dig deep and have a meaningful project that ties together a variety of skills. Building a tiny house is a great way to accomplish this.

IntellaHomes is a construction company based in Fairbanks. The owner, Brannon Richart, is also the president of the Interior Builder's Association. IntellaHomes provided a detailed response to our request for a twelve-week construction trades program in which students would build a tiny home from start to finish over the course of a school year. Each academic quarter, students will spend three weeks at the QLC. The morning will be focused on core academic work from their home school, while the afternoon will be spent learning construction skills and constructing the home.

At the end of the project, the house will be available to use for teacher housing, or may be given to the community.

Background:

The mayor's supplemental funding came with a request to enhance our offerings in a few key areas, one of which is construction. In addition, there is a critical shortage of housing for school staff as well as community residents. A natural way to connect this request and the community need is for a project where students learn to build homes.





Length of Contract:

The contract, once executed, would provide a construction pathway over the course of a year to deliver a twelve-week trades program.

Funding Source and Contract Amount:

Funding will come from 100.200.160.000.450 and 100.200.160.000.410.

The contract amount will be approximately \$271,000 with the utilization of the ice road in order to proceed with the program this fiscal year, continuing into next school year in three-week intensives.

Materials	\$113,500
Transportation of materials	\$25,500 - \$65,500
Instructors/Curriculum Materials	\$92,000
Total	\$231,000 - \$271,000

Available Budget:

This contract will be funded through the General Fund and the mayor's supplemental vocational funding.

Compliance with BP 3311.

This contract is not funded through a federal award that would require a competitive bidding proposal. As this contract is funded through the general fund and the Mayor's supplemental, the District proceeded with a request for proposals. Multiple vendors were contacted to gauge their interest and availability for the project. IntellaHomes was the only vendor to respond positively.

Proposed Motion:

“I move that the NSBSD Board of Education approve the \$271,000 proposal and related contract for IntellaHomes as described in this memo and related attachments.”

Moved by _____ Seconded by _____

Advisory Vote _____ Vote _____





RESIDENTIAL CONSTRUCTION TRAINING PLAN



Presented To:
North Slope Borough

Presented By:
Brannon Richart

Date:
01/07/26

Executive Summary



Mission

Provide reliable training to the NSB to educate the northern most villages in our state to build sustainable and healthy housing.

Vision

Provide a stable training structure that is easy to replicate to make housing more accessible to the residents of the North Slope.



The Product	Training courses designed for not only high school students but also all residents of the North Slope to encourage the local production of affordable housing.
The Leadership	Brannon Richart, Owner of Intella Homes LLC and Intella Consulting LLC would be the lead supported by several other local contractors focusing on their areas of expertise.
The Overall Industry	The home building industry is struggling to keep up with demand nationwide and these courses are designed to help alleviate that issue in the NSB.
The Financial Status	Intella Homes LLC has the ability and trainers to financially support the creation of these programs and is willing to work with the NSB to find the most financially beneficial arrangements. There are grant options available through HBI and the National Housing Endowment that may be utilized to further support this mission.
Future Plans	If through programs like this we could increase the housing production, durability and affordability of homes on the North Slope of Alaska then this program would be a success.

The Lead Educators





Brannon Richart
Intella Homes LLC

Home builder in the Fairbanks area with 20 years of experience. Brannon also utilizes his training abilities to work with organization such as CCHRC and GVEA to educate people on home building and energy efficiency. Brannon Is the current IABA President and ASHBA Secretary. He is also heavily involved with NAHB as a delegate and committee member.



Jason Fails
JTF Renewables

Jason is a residential contractor that focusing on extremely energy efficient homes that are built to withstand the harsh arctic climate. As the Vice-president of the local builders association and a state builders associate representative he is heavily involved in improving housing for all Alaskans.



Jon Lilley
Lilley Pads LLC

I was born in Vermont. I am a third-generation carpenter. I moved to Alaska in 1991 at the age of 13. I started doing vinyl siding as a subcontractor in 1999. I worked as a framer, a roofer and put in foundations In 2005. I obtained my residential endorsement and became a general contractor in 2018. I raised a family here in the interior where I feel at home whether it is 50 below or 80 above

Map of the Organization

Brannon Richart (Lead Trainer)

Jon Lilley

Jason Fails

**Framing/
Structural**

Finishes

**Insulation/
Energy Efficiency**

**Mechanical/
Electrical**

Jon will lead instructors in framing and exterior finishes

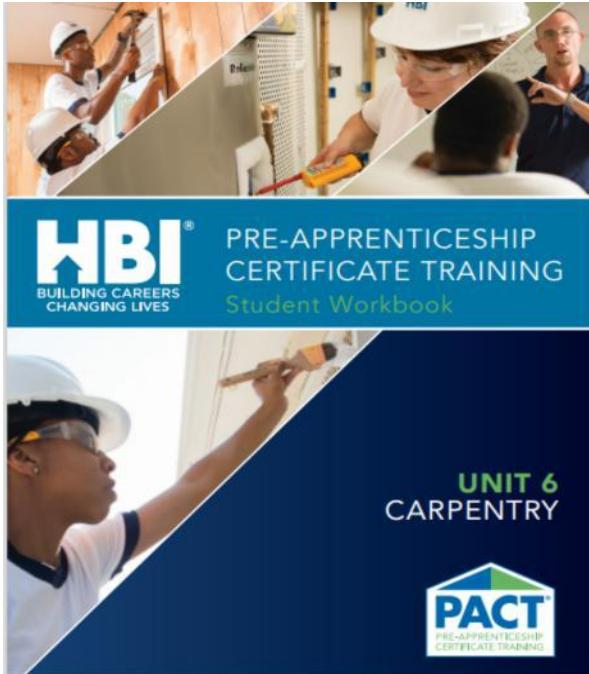
Jon will lead multiple finish experts for every detail to finish a beautiful and comfortable home

Jason will lead instruct students in areas of weatherization and energy efficiency.

Jason will also lead instructors on all the inner working components of the home. All the guts that make a home run smoothly

Course Description





About Intella Homes Training Curriculum

This course will be designed by local experts in all fields of residential construction including planning, foundations, framing, siding, roofing, electrical, mechanical, plumbing, drywall, painting, insulation, finishes, flooring and all other areas of residential construction. This is designed to be a hands-on course in which the students learn all the basic steps for building homes in their own communities. Along with hands on work building a home the students will also utilize the curriculum created by the Home Building Institute in partnership with the National Association of Home Builders. This is an in-depth curriculum for every aspect of building a home and is completely customizable for arctic home building. This provides a great framework for traditional classroom learning to combine with hands on experience.

Product Provided



Tiny Home | \$ 139,000.00 This portion would cover the cost of the materials and delivery to the North Slope for a tiny home. While the house is small it's not necessarily tiny. The home suggested for the build is a one-bedroom 520sqft home with options to be added on to.



12 weeks of training | \$ 92,000.00 This would provide an entire high school program for any area. This price is hard to determine without finalizing more class details. This would include 1-3 trainers throughout the course depending on which part of the build the class is on.



3 weeks of training | \$ 45,000.00 This would be a more intensive course likely based in Prudhoe Bay to teach residents from any NSB community to build a home. This would also have the end result of a functional home being available to the NSB. This would likely be a 21 day course.

These are all estimated prices. They could go down if the program is found to be feasible and repeatable with the cooperation of the NSB. Other more subject intense courses could also be added in the future

These prices do not reflect additional lodging and food costs. If this is not provided by the NSBSD a federal average per diem will be added.

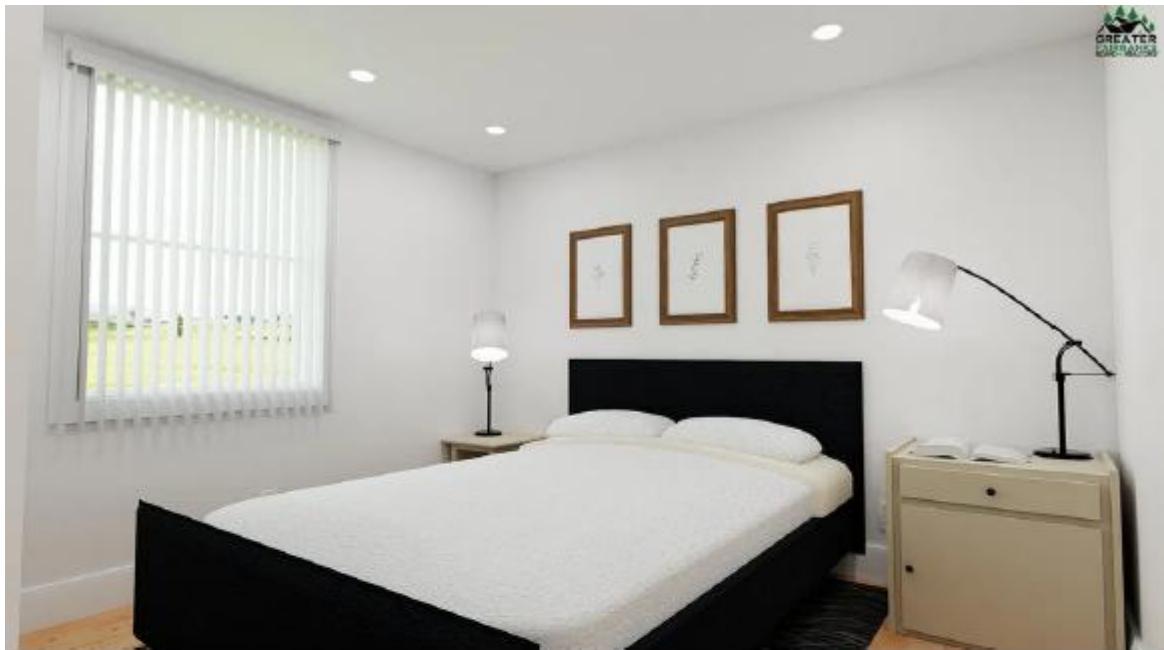
What We Offer

This program wouldn't be simply about building one home. This would be a method to teach entire communities how to build modern, efficient and durable housing on the North Slope. The cost wouldn't be just to provide one home to a northern community member but also to leave a long-lasting culture of home building in the area which is key to community longevity and quality not just in Alaska but across the country. Some sample pictures of the proposed home are provided below.

*This is an artistic rendering. Minor details may differ.







Other Partners



Achieving Our Targets

While one great instructor is good, a whole family of expert builders is better. This is just a small sample of some of the great associations we would propose teaming up with to provide a top-quality product.

NAHB	IABA/ ASHBA
<ul style="list-style-type: none">NAHB has a vast collection of resources that could be utilized for training home builders anywhere in the country. 	<ul style="list-style-type: none">Our local and state associations also have community connections and resources to help improve the efficiency of our mutual goals. 
CCHRC	HBI/ National Housing Endowment
<ul style="list-style-type: none">CCHRC has expressed interest in collaboration for building science education in combination with this effort.  COLD CLIMATE HOUSING RESEARCH CENTER	<ul style="list-style-type: none">The National Home Builders Institute and the National Housing Endowment both offer numerous opportunities for grant funding and resources specifically for this type of end endeavor.  HBI ® Building Careers. Changing Lives.

Future Plans & Milestones



What's or goal:

Intella Homes LLC would like to be part of creating a new building community on the North Slope that focuses on restoring self-reliance to the arctic communities in a way that provides more healthy and affordable housing for everyone to enjoy and live fulfilling and comfortable lives.

01	Create a system to train local residents in new home production If this goal could be accomplished, it would drastically improve housing sustainability in arctic villages.
02	Reduce the price of housing on the North Slope Local labor is typically far cheaper than importing labor. With that in mind, courses like this could allow more residents to stay in the villages they love if there is more affordable and quality housing
03	Improve the health of local residents Modern homes can be far more healthy than outdated homes. A healthier population is a benefit to the entire community in every way.
04	Build generational wealth through durable housing When you have something to pass down to your children it becomes a great way to create family financial stability and durable long-lasting homes are key to that.

COST BREAK DOWN

Materials- Home materials will be standard to residential construction. Wooden 2x6 construction with spray foam insulation. Standard electrical and plumbing. Heated with Toyo oil heater. Siding and roofing will be 5 rib metal. Interior finish to be combination of drywall and 1x6 T&G.

Home will be designed to move but this contract does not include costs to move the unit or set it on a foundation. It also does not include hooking up utilities.

1. Material- \$113,500.00
2. Transportation From Fairbanks to Utqiagvik- \$25,500.00
 - *Does Not include equipment cost to unload and move container
 - *If ice road travel is used to do the class sooner adds \$40,000.00 to the cost
 - *This is priced to truck from Fairbanks and barge from Dead Horse
3. Instructors/ Curriculum Materials-\$92,000.00
4. Total Class/ House Cost- \$231,000.00

Timeline

Timeline to be discussed at acceptance of bid.

Warranty

No warranty is to be provided on this home since student labor will be used and Intella Homes LLC is not moving or setting the home. Intella Homes would be happy to help troubleshoot issues though within the first two years after completion.

Contact Us

For further inquiries



2121 Richardson Hwy. North Pole, AK 99705	www.intellahomes.com intellahomes@hotmail.com	907 378 8538
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5. Business Information

- Company Name
- Address
- Point of Contact
- Phone & Email
- Business License
- Certificate of Liability Insurance
- W-9

6. References (minimum of two similar projects)

7. Bidder Certification

SECTION 6: EVALUATION & AWARD CRITERIA

Bids will be evaluated based on the following criteria:

- **Pricing (40%)** – Competitive and reasonable pricing, including freight.
- **Material Quality & Specification Compliance (30%)** – Products must meet specifications.
- **Delivery Timeline (20%)** – Ability to meet delivery deadlines.
- **Vendor Experience & References (10%)** – Past performance and reliability.

The **North Slope Borough School District** reserves the right to reject any or all bids, waive irregularities, and accept the bid deemed in the best interest of the district. Additionally, the District may, at its sole discretion, elect to reissue the bid or choose not to proceed with any bid received.

SECTION 7: TERMS & CONDITIONS

- Bids must be valid for **30 days** from the bid opening date.
- Any amendments or clarifications to this RFB will be issued in writing.
- The awarded vendor must comply with all applicable laws and regulations.
- Payment terms: Net 30 days upon receipt and approval of materials.

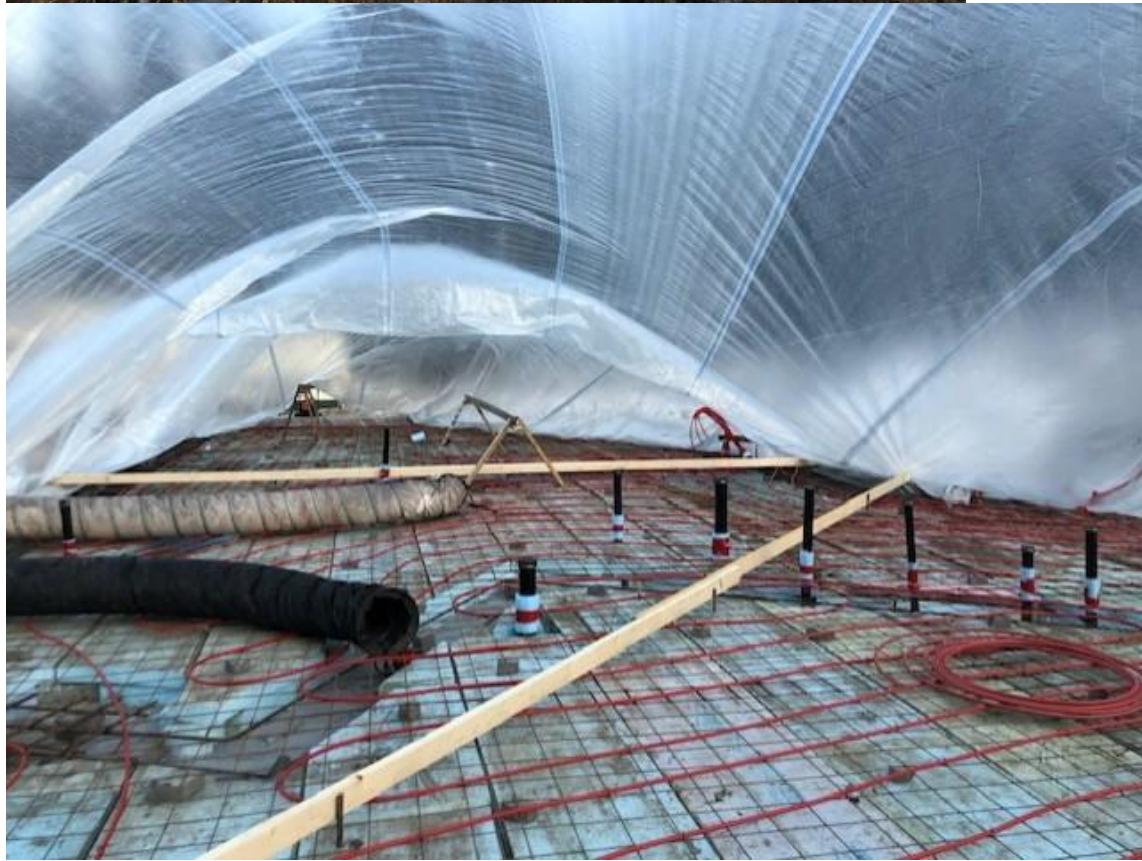
SECTION 8: BIDDER CERTIFICATION

By submitting a bid, the bidder certifies that they have read, understand, and will comply with all requirements and conditions stated in this Request for Bid.

Authorized Representative Name: Brannon Richart
Signature:







Remote projects-

Intella homes has completed multiple remote jobs which have been featured on the television programs Building Off the Grid and Building Alaska. These builds had a tremendous amount of difficulties due to logistics and the nature of a remote build but Intella homes has always been able to complete the job of building gorgeous housing in the most extreme environments.









Signature: *DS Vadiveloo*

Email: david.vadiveloo@nsbsd.org

Signature: *Jim Dube*

Jim Dube (Jan 26, 2026 14:00:47 AKST)

Email: jim.dube@nsbsd.org