Northwest Arctic Borough School District Northwest
Arctic Borough
NANA Regional Corporation

JOINT MAINTENANCE/CONSTRUCTION COMMITTEE MEETING

Monday, August 25, 2025
5:00 p.m.

Join via Teams
Call 1-833-682-3239, enter code: 698 626 914#

AGENDA

A. CALL TO ORDER

B. MOMENT OF SILENCE

C. ROLL CALL

Introduction of Staff & Guests

D. AGENDA APPROVAL

E. ADOPTION OF April 28, 2025, MINUTES

F. DISCUSSION ITEMS:
Capital Projects Report

G. ACTION ITEMS

1. NWABSD Memorandum 26-024 Adoption of the FY27 Six-Year Capital Improvement Plan
2. NWABSD Memorandum 26-025 Accept FY26 DEED Grant for Deering K-12 School Replacement – Gravel Harvesting and Stockpiling
3. NWABSD Memorandum 26-026 Accept FY26 DEED Grant Funding for Districtwide Fire Systems Replacement, 6 Sites
4. NWABSD Memorandum 26-027 Adoption of Resolution 26-001 to Apply for FY26 AHFC Rural Professional Housing Grants for Teacher Housing Renovations & Additions in Buckland, Noatak, and Kivalina
5. NWABSD Memorandum 26-028 Approval of Funding Request to the Northwest Arctic Borough for the Playground Replacement and Refurbishment Project.

H. CLOSING COMMENTS

I. ADJOURNMENT

Co-Chairs: Marie Greene-NWABSD Board of Education & Elmer Armstrong-NWAB Assembly
Committee Members: 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, NANA Board members - TBD

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."

CALL TO ORDER

Chairman Elmer Armstrong Jr., called the Joint Construction/Maintenance Committee Meeting to order at 7:01 p.m. on April 28, 2025, in Kotzebue, AK Via Microsoft Teams.

MOMENT OF SILENCE

Observed.

ROLL CALL

Committee Members present were:

Marie Greene, NWABSD Board of Education Member
Margaret Hansen, NWABSD Board of Education President
Austin Swan Sr. NWAB Assembly Member
Elmer Armstrong Jr. NWAB Assembly Member
Craig McConnell, NWAB Assembly Member
Gladys Jones, NANA Board Member
Mickey Jorgensen, NANA Director of Capital Projects
Delores Barr, NWAB Assembly Member

Committee Members absent and excused were:

Shannon Melton, NWABSD Board of Education Member
Tillie Ticket, NWABSD Board of Education Member
Tommy Ballot, NANA Board Member

INTRODUCTION OF STAFF/GUESTS

Staff/Guests present at the meeting were: Terri Walker-NWABSD Superintendent, Amy Eakin, Director of Technology; Dena Strait-Capital Projects Manager; Jeanne Gerhardt-Cyrus, NWABSD Boardmember; Jeff Alexander, Assistant Superintendent; Kathryn Self, HR Director; Mark Moore, Director of Property Services; Natalie Dickey, Director of Administrative Services; Perrian Windhausen, Director of Student Services; Shayne Pungowiyi-Executive Assistant to School Board and Superintendent.

AGENDA APPROVAL

Marie Greene has moved to approve the agenda as presented, seconded by Margaret Hansen. Motion passed unanimously.

ADOPTION OF MINUTES

Marie Greene moved to approve the Minutes for January 21,2025, seconded by Austin Swan Sr. Motion passed unanimously.

UNADOPTED

CAPITAL PROJECT REPORT

Dena Strait presented her Capital Projects Report.

ACTION ITEMS

APPROVAL OF DESIGN FUNDING DEERING REPLACEMENT SCHOOL

Board approval is required to expend $50,000.00 and higher. Deering K-12 Replacement School is ranked #3 on DEED's FY26 School Construction list. The project total is $56,872,139 with $11,374,428 as local share. This project is not included in the Governor's budget, and it is not expected to be fully funded in FY 26. However, District has lobbied for sitework funding of $10M. There are two significant infrastructure projects in addition to the school project that are pending for Deering. Alaska Department of Transportation (DOT) will bid their new evacuation road this summer. Alaska Native Tribal Health Consortium is in the design phase, and seeking funding, for replacement and extension of the water and sewer systems. Both projects impact the school project both physically and in construction timing. To be ready for school construction once funding is received, and to coordinate with these two projects, there are several Pre-Design efforts that need to begin. These include Cultural Resources impact evaluation, permitting, and surveying. Project needs to secure site control with NANA which requires various surveys, NANA Committee meetings, and non-objection letters from the Village and City of Deering, etc. Permits from both the Corp of Engineers and the Borough are needed. $100,000 is needed for Pre-Design. In addition, DEED does not pay for work off the school site such as utility extensions. Therefore, we need to do pre-design for these extensions to pursue other grants to fund this future work. $35,000 is needed for preliminary off-site utility design. DOT's road project will bid this summer. If the replacement school project is at least partially funded either this summer or next, we would be able to at least stockpile gravel on our site while DOT's contractor is still in the community, thus saving significant costs. Site control and permits, secured through Pre-Design efforts above, are required for us to stockpile gravel. Documentation of how much gravel and the type of gravel needed, where to put it, etc. is required to be able to procure gravel stockpiling. This design work can be completed now, so that we are ready to execute this work once construction funding is secured. Gravel Stockpile design needs $55,000 in funding. Minimum requested funding is $135,000 for Pre-Design and Off-site utility work. Administration recommends including the gravel stockpiling design as to not delay time sensitive work once there is construction funding. Total requested funding is therefore $190,000. 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. The administration recommends the Board approve the allocation of $190,000 to the Deering Replacement School Project and the delegation of authority to the Superintendent to contract with Burkhart Croft Architects, as presented.

Austin Swan Sr. made a motion to recommend due pass, on memorandum 25-125, Approval of Design Funding Deering Replacement School. No second motion was made.

APPROVAL OF BUDGET TRANSFER TO DESIGN CONTRACT DAVIS-RAMOTH K-12 SCHOOL RENOVATION

Board approval is required to expend $50,000.00 and higher. Davis-Ramoth K-12 School Renovation is an FY25 executed grant agreement with Department of Education for a project total of $9,424,172. $7,539,339 is from the state and $1,884,834 is local match. This project has reached 65% design completion, is working toward 95% design and will be bid in late summer or early fall. In anticipation of the project bidding and moving into construction, the Administration recommends reallocating $200,000 of granted funds for bidding and construction phase services to be provided by the design team. No additional funding is being requested from the Board; this is only moving money within the existing budget of granted funds. This is an expected move and does not lower the amount available for construction. It is recommended that the Superintendent be delegated contracting authority for the design team's work through project completion. The requested budget reallocation should cover all remaining contract fees for the design team. The administration recommends the Board approve the budget reallocation of $200,000 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.

Craig McConnel made a motion to recommend due pass, on memorandum 25-126, Approval of Budget Transfer to Design Contract Davis-Ramoth K-12 School Renovation. No second motion was made.

APPROVAL TO AMEND AHFC GRANT FOR BUCKLAND TO ADD A UNIT AND ADDITIONAL FUNDING

The administration requests approval of the School Board to request Alaska Housing Finance Corporation (AHFC) to add construction of an additional unit, for an additional $140,000 of local match, to the district's current teacher, health and safety professional housing grant at Buckland. The Alaska Housing Finance Corporation (AHFC) has a program available to encourage the development of housing for teachers, health professionals and public safety in rural areas. In October 2023 AHFC awarded a $500,000 grant to the district for the construction of a duplex in Buckland with the District providing a match of $250,297. AHFC also awarded the same amount for a joint District and Borough duplex in Buckland. The district manages the shared grant, and the Borough reimburses half of the matching share for the shared duplex only. Overages of the shared unit are shared 50/50 between the District and Borough. The current duplexes are each estimated to cost $750,000. For an additional $140,000 a fifth unit can be completed. Through the efficiency of constructing multiple buildings and careful utilization of materials and labor, the district anticipates that an additional housing unit can be completed. The overage is spread across all units in the project and is not isolated to any specific structure. This is an incredible savings compared to construction of a separate housing project. District will gain another much-needed unit in Buckland, for a total of four units with two bedrooms each. AHFC approval is required to add an additional unit to the scope of the grant. AHFC has told the district that it is receptive to adding additional housing to the grant without additional grant funding. As it is a much simpler process to amend the district's grant than to modify the joint grant, the Superintendent recommends that AHFC be requested to amend the district only grant. After grant closeout, actual occupancy of specific units can be jointly determined by the District and the Borough. It is an AHFC requirement that all units constructed under this grant program be used exclusively for teacher, healthcare or public safety professionals for ten years after project completion. Both the District and the Borough sign agreements to this effect. Occupancy and management responsibilities of the units can be worked out between the District and Borough if each unit serves the intended purpose. The administration recommends the Board approve request to AHFC to add an additional housing unit for $140,000 of local funding to District's grant THP-23-NAB-1 pending approval of Borough Funding.

UNADOPTED

Craig McConnell made a motion to recommend due pass pending funding, on memorandum 25-127, Approval to Amend AHFC Grant for Buckland to add a unit and additional funding.

APPROVAL OF AWARD OF CONTRACT TO NW ELECTRIC INC.

Contracts over $50,000.00 require Board Approval. Alaska Housing Finance Corporation (AHFC) offers grant funding through their Rural Professional Housing Program to encourage the development of housing for teachers, health professionals and public safety in rural areas. District was awarded and accepted two grants of $500,000 each with one being for a District only duplex and the other for a shared District and Borough duplex. The district manages the grants and constructs the units. The two duplexes and individual unit are nearing completion. Due to the loss of the former Director of Property Services, who was a journeyman electrician, District needs to subcontract with an electrical company to complete the necessary work. NW Electric Inc has provided a quote of $49,302 for the district only duplex and the standalone fifth unit. The second quote is for the shared District and Borough unit for $43,850. Because the combined Memorandum of Agreement to NW Electric Inc. will be over $50,000, Board approval is required. To cover potential unforeseen events and contracting conditions, $105,000 in budget and contracting authority is requested. Funding is from already accepted AHFC grants and already approved District match. To move forward, the Superintendent requires approval to award the contract and the delegation of contracting authority to manage the contract and budget. The administration recommends approval of the award of contract to NW Electric Inc. not to exceed $105,000 split between the two projects, pending funding approval and approve delegation of contracting authority to the Superintendent as presented.

Craig McConnell obtained from this motion. Margaret Hansen made a motion to recommend due pass pending funding, on memorandum 25-129, Approval of Award of contract to NW Electric Inc.

APPROVAL OF CONTRACTS NOT TO EXCEED GRANT AWARD AMOUNT AND DELEGATION OF CONTRACTING AUTHORITY

Contracts over $50,000.00 require Board Approval. The Alaska Housing Finance Corporation (AHFC) has a program to encourage the development of housing for teachers, health professionals and public safety in rural areas. District has been awarded two grants for two duplexes with each containing two, two-bedrooms units for a total of four new units. Grant awards are $700,000 and $595,750, totaling $1,295,750, and the Board accepted the awards and approved $440,000 in match to support both grants in January 2025. Property Services has received the following quotes: SBS building materials for $275,135.48, AMAQ Excavation for utilities and earthwork for $200,000, and Everts Air Cargo for material transport for $841,600. All three of these total $1,316,735.48 which is $20,985.48 over the available $1,295,750 in AHFC grant funding. Administration requests authority up to the available grant funding of $1,295,750 and will manage orders and contracts up to and not to exceed that amount. Final costs will be split

evenly between the two projects and grants. Funding is from already accepted AHFC grants that reimburse the district for expenditures, upon request... To move forward, the Superintendent requires approval to award the contracts not to exceed reimbursable grant funding and the delegation of contracting authority to manage the contracts and budget. The administration recommends approval of the award of contracts to SBS, AMAQ Excavation and Everts Air Cargo not to exceed $1,295,750, split between the two projects, and approve delegation of contracting authority to the Superintendent as presented.

Margaret Hansen made a motion to recommend due pass memorandum 25-130 award of contracts to SBS, AMAQ Excavation and Everts Air Cargo not to exceed $1,295,750, split between the two projects, and approve delegation of contracting authority to the Superintendent as presented.

The JMCC never made it back to memo-25 130 to vote. They left the 25-130 conversation at 1:15:09 and returned to Memo 25-129 and never voted on Margaret's motion on 25-130.

Closing Comments: CLOSING COMMENTS

Marie Greene made a motion to adjourn, seconded by Austin Swan Sr. Meeting adjourned at 8:29 pm. ADJOURNMENT

UNADOPTED

CAPITAL PROJECTS REPORT

TO: NWABSD Board of Education Members

DATE: August 25, 2025

NUMBER: Work session VX.

FR: Office of the Superintendent.

SUBJECT: Capital Projects Report

Capital Projects Managers, Dena Strait and Kathy Christy report 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, and changes in the design, bidding market and other impacts.*

CAPITAL PROJECTS & OTHER CIP EFFORTS

1. Deering K-12 School Replacement – A Reuse of Scores letter will be submitted by 9-1-25 for FY27 DEED Applications. This project was #3 on FY26 list and there is little room to improve that score. Due to repeated lack of full funding for these large, replacement school projects, the State seems to be shifting to a phased funding approach. Each year the project is delayed the price rises due to escalation. Phasing the work is the most expensive way to complete the project due to the starting and stopping of work and the extended length of construction which allows more years of escalation to impact costs. For the FY27 application, the project cost will be escalated 4% per DEED's projected rate of escalation. This is reflected in the numbers below. Actual escalation or inflation rates will vary.
   Schools Impacted: Deering
   Total Project Cost: $59,147,025.
   Grant Amount: not awarded - $47,317,620 – DEED
   Match Amount: unsecured $11,829,405
   Board Current Action Items – Vote on 6-Year CIP Plan for Reuse of Score letter.

2. Buckland HVAC Repair and Boiler Replacement – Two phases have been funded through the Borough, the District and Denali Commission. Phase I is complete. For Phase II, waste glycol and other materials were shipped out of the community in mid-July. That was the last of the physical, on-site work that needed to be completed. Phase II is now in paperwork closeout.
   Boiler Replacement project is unfunded and was ranked #31 in FY26. Pending board approval of the FY27 6-Year CIP Plan, a Reuse of Scores letter will be submitted by 9-1-25. This project has the best chance of getting DEED funding if it is completed with Borough or District funding, then submitted to DEED for reimbursement. Numbers below are for the outstanding boiler replacement effort only.
   Schools Impacted: Buckland
   Total Project Cost: $380,000 approx.
   Grant Amount: not awarded - $304,000 approx.- DEED
   Match Amount: unsecured $76,000 approx.
   Board Current Action Items – Vote on 6-Year CIP Plan for Reuse of Score letter.

3. Deering K-12 School Replacement – Gravel Stockpiling– In early 2025, the District lobbied for FY26 funding, specifically related to building out the gravel pad while DOT is

building the new airport road in the community. DOT is bidding that project now. DEED is in process of awarding the District $1,666,667 in FY26 funds, but the Board must vote to accept these funds and provide a match. See associated memo for more details.

Schools Impacted: Deering
Total Project Cost: $2,000,000
Grant Amount: award pending - $1,666,667 – DEED
Match Amount: unsecured $333,333 ($190,000 secured in April for design, $143,333 still needed)
Board Current Action Items – Vote on accepting DEED FY26 Gravel stockpile funding, provide match.

4. Districtwide Fire System Replacement, 6 sites – A DEED FY26 funded project to replace the fire alarm systems in schools noted below. Shungnak will also get a new sprinkler system. $455k of the local match has already been met as of August 2024 through Borough funding to replace Noorvik's fire alarm. This fire alarm replacement work was completed this June. A roughly $850k request was placed into an FY26 federal USDA bill by Representative Nick Begich. This would fulfill most of the remaining match. We have not yet heard if the funding was approved but should know by early October if not before.
   Schools Impacted: Ambler, Buckland, June Nelson, KMHS, Noorvik, and Shungnak.
   Total Project Cost: $6,612,840
   Grant Amount: $5,290,272 - DEED
   Match Amount: $1,322,568 ($455k secured, roughly $868k not secured)
   Board Current Action Items – Vote on accepting DEED funding, provide match.

5. FY26 AHFC Teacher Housing – Buckland, Noatak and Kivalina Renovations – Project includes renovating a 3-bedroom in Buckland that is not currently used by teachers, adding a bedroom to the principal's house in Noatak, and converting two modular classrooms into three new units In Kivalina. The project will put four more units into use by teachers and help retain teachers with families in Noatak. A Congressional Directed Spending (CDS) award was announced from Senator Murkowski's office in July. This grant can cover the match for the AHFC grant.
   Schools Impacted: Buckland, Noatak and Kivalina
   Total Project Cost: $1,025,000
   Grant Amount: $700,000 – AHFC **POTENTIAL, unsecured** grant
   Match Amount: $330,000 HUD – Senator Murkowski
   Match Amount: $0 District
   Board Current Action Items – Vote on Memo 26-027.
6. Districtwide Playground Repair and Replacement – A review of existing conditions to find missing or broken parts at each playground has been completed, excluding Kivalina and Deering. Preliminary quotes of needed replacement equipment have been received and a preliminary project budget has been established. for most, but not all sites. Details of installation also need to be finalized. If funded, work would be performed next summer.
   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 – Vote on Memo 26-029.

7. Davis-Ramoth K-12 School Renovation – FY25 DEED project to replace many end of life building systems, primarily mechanical and electrical ones. This is not an aesthetic upgrade with

new paint, carpet, siding, etc. These materials are only being repaired when impacted by other work. Project will reach 95% design docs at the end of August and be out for bid mid-October. Construction will start next spring and likely last through Summer 2027. $405k of the match was secured from the Borough in August '24. Those funds were spent through replacement of the fire alarm system this spring. See below for the rest of the match.

Schools Impacted: Davis-Ramoth/Selawik
Total Project Cost: $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 = $1,479,834 in District funding).

8. HVAC Controls Upgrades, 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. Preliminary design reports are complete and solicitation of a design team to complete the work is pending. Selection committee designees Mark Moore and Craig McConnell will be called upon when needed. A VIF grant for the total match was awarded in July.

   Schools Impacted: Ambler, Kiana, June Nelson, KMHS, Noatak, Noorvik, Shungnak and Kobuk.
   Total Project Cost: $9,838,153
   Grant Amount: $7,870,522 - DEED
   Match Amount: $1,967,631 Borough VIF grant.

9. Selawik & Noorvik Emergency Fire Alarm System Replacements – Physical work at both locations is complete, projects are now in paperwork closeout. The project is funded by the Borough, with the Selawik portion of these funds counting toward part of the required local match for the Davis-Ramoth K-12 School Renovation DEED project. The Noorvik portion acts as part of the match for the Districtwide Fire System Replacement, 6 sites.

   Schools Impacted: Davis-Ramoth/Selawik & Noorvik
   Total Project Cost: $860,000
   Grant Amount: $860,000 – Northwest Arctic Borough
   Match Amount: $0.00

10. Buckland Teacher Housing Duplexes and 5th Unit –the 5th Unit has been added to the scope of the District's AHFC grant. The Property Services Department has completed framing of all buildings and they are waiting for utility hook-ups. An additional power pole needs to be installed by AVEC. Once utilities are available final inspection is needed for grant closeout.

11. Kivalina Replacement School - Closeout documentation with a request to reserve funding in the event additional modification to the UV disinfection system of the wastewater treatment system was submitted to DEED in June. DEED is backlogged and said Kivalina is on their list of priorities but has not risen to the top yet. When this is approved approximately $1 million in matching funds held by the Borough can be released for other capital projects.

    In regard to the wastewater treatment system, a consultant from the Alaska Rural Water Association is working with the District and CRW Engineer to resolve the issue. The DEED grant will not be totally closed out until the system is functioning properly.

Warranty issues: ASRC conducted a site visit this summer and inspected the roof to determine if leak issues have been resolved and to investigate issues with interior paneling. We are awaiting their response.

Additional locks: Locks have been added to the classroom wings and gym doors with grant funding.

12. FY25 AHFC Teacher Housing – Noatak Duplexes - District received two AHFC grants for two duplexes to build four new units. On site work will start this fall. Property Services estimates the project may need additional funding for completion. As construction is just beginning, Property Services will monitor the budget and will request additional funding as appropriate.
    Schools Impacted: Noatak
    Total Project Cost: $1,735,750
    Grant Amount: $1,295,750 - AHFC
    Match Amount: $440,000 District secured

13. Districtwide Teacher Housing Needs assessment - CIP Manager was requested to perform this assessment to determine future projects and document existing inventory. One objective is to provide a single resource to all District departments concerning the teacher housing inventory. The other is to be able to develop and implement a capital improvement plan for teacher housing for refurbishment and replacements. Analysis and documentation is ongoing.

14. Engineering Team Term Contract - Issuing a Request for Proposals for engineering design services to secure engineering term contractor(s) is still pending. Selected contractors will complete the Districtwide HVAC project. Terms are typically 3 years with the option to renew two additional one-year contracts for a total of 5 years.

15. 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 October 2025. A solicitation is planned for early fall.

16. JNES/KMHS Roof Replacement – this was last submitted to DEED two years ago. Leaking and water infiltration issues are ongoing and impact educational spaces. This project has the best chance of DEED funding if the work is completed per DEED's grant requirements and then a request for reimbursement grant is submitted. If not internally funded, additional funding for design and documentation work will be needed in this coming fiscal year to submit an application in summer 2026.
    Schools Impacted: JNES & KMHS
    Total Project Cost: $2,400,000

August 25-26, 2025, BOARD ACTION ITEMS

Memorandum 26-024 Recommendation for approval of adoption of the FY27 Six-Year Capital Improvement Plan.

Memorandum 26-025 Recommendation for approval of acceptance of FY26 DEED

grant for Deering K-12 School Replacement - gravel harvesting and stockpiling.

Memorandum 26-026 Recommendation for approval to accept FY26 DEED grant funding for Districtwide Fire Systems Replacement, 6 Sites

Memorandum 26-027 Recommendation for Approval of Adoption of Resolution to Apply for FY26 AHFC Rural Professional Housing grants for Teacher Housing Renovations & Additions in Buckland, Noatak and Kivalina.

Memorandum 26-029 Recommendation for approval of funding request to Northwest Arctic Borough for Playground Replacement and Refurbishment project.

SUMMARY OF REQUIRED AND PENDING CAPITAL PROJECTS MATCHES

Required Current Matches Not Yet Met:

1. Deering Gravel Stockpiling - $143,333, $190k was committed in April for design.
2. Districtwide Fire System Replacement - $868,000. A CDS grant through Rep. Begich's office may cover this if awarded.
3. AHFC FY26 – Buckland Noatak and Kivalina Renovations - $330,000 bridge match

Total Current matches above**: $1,341,333**

Future potential Matches:

1. Buckland Boilers Replacement - $76,000
2. Deering $11,892,405 (20% match) of $59,147,025 total project, this will go up as the project is delayed.

Potential Pending Matches: **$11,968,405**

MEMORANDUM

TO: NWABSD Board of Education

DATE: August 26, 2025

NUMBER: **26-024**

FROM: Office of the Superintendent

SUBJECT: Approval of Final FY27 Six-Year Capital Improvement Plan

ABSTRACT

Department of Education and Early Development (DEED) School Construction Grant applications for FY 2027 are due September 1, 2025. Board approval of the Capital Improvement Plan (CIP) priorities is a requirement of the application process.

ISSUE

At issue is Board approval of the final FY27 Six-Year Capital Improvement Plan.

BACKGROUND AND/OR PERTINENT INFORMATION

Department of Education and Early Development (DEED) School Construction Grant applications or score reuse letters for FY 2027 are due by September 1, 2025, and Board approval of the Capital Improvement Plan (CIP) priorities is a requirement for submission. 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 or score reuse letters for the projects identified for the first year of the plan.

Approval is requested by the Regional School Board for approval of the final Six-Year CIP to be submitted with the score reuse letters. A preliminary list was provided and approved by the board in January 2025 on Memo 25-068. Two changes have been made to the list since that time. First, the Deering K-12 Replacement School project has been increased per DEED's allowable escalation rate of 4%. This increases the cost to approximately $60,500,000. Second, Buckland K-12 School Boiler Replacement project has been moved into spot #2 as a score reuse. This means no additional time was spent in preparing a grant application. The match for this project is approximately $76,540.00.

Attached is a proposed final FY 2027 – FY 2032 Six-Year CIP list that includes a description of the proposed projects, and their anticipated costs at this time.

ALTERNATIVES:

1. JMCC concurrence for Board approval of the final FY27 Six-Year Capital Improvement Plan, as presented.
2. JMCC revisions to the final FY27 Six-Year Capital Improvement Plan.
3. Take no action.

ADMINISTRATION'S RECOMMENDATION:

The administration recommends approval of the final FY27 Six-Year Capital Improvement Plan, as presented.

ATTACHMENTS

Attachment A: Proposed final FY 2027 Six-Year CIP

FY 27 SIX YEAR CIP AS RECOMMENDED BY JOINT MAINTENANCE AND CONSTRUCTION COMMITTEE

District Priority	Primary Purpose	Project Title & Description	SOA Aid	Estimated Project Cost
1	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**	$60,500,000
2	C	Buckland K-12 School Boiler Replacement – Replacement of Boilers and flues is the final phase of the Buckland HVAC Upgrade. District utilized Borough and Denali Commission funds to upgrade the outdated Buckland HVAC system and DDC controls in Phases I & II.	**X**	382,700

FY 2027 TOTAL
$60,882,700

	Primary Purpose	Project Title & Description	SOA Aid	Estimated Project Cost
		Projects not funded in FY 27 – It is anticipated resources will not be available to fund all requirements. They will take priority for FY 28.	**X**	Balance of FY 27 requests
3	C	Buckland K-12 School Exterior Envelope Renewal- replacement of roofing, doors and windows at the end of their useful life. Replacement of interior floor finishes. A small building addition may be warranted due to projected on-going student growth.	**X**	$15,000,000
4	C	June Nelson Elementary School Roof Replacement- Replacement of the failing roof, 21 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**	$4,000,000

FY 2028 TOTAL
$19,000,000 +

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.	X	Balance of FY 28 requests
5	C	Noorvik K-12 School Renewal and Roof Replacement - Renewal of Aqqulak Noorvik School to replace building components at the end of useful life, and replacement of roof which reached the end of its useful life in 2022.	☒	$12,500,000

FY 2029 TOTAL
$12,500,000 +

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.	X	Balance of FY 29 requests
6	C	Kiana K-12 School Renewal – Renewal of Kiana K-12 School to replace building components at the end of useful life.	☒	$10,500,000

FY 2030 TOTAL
$10,500,000 +

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 31.	X	Balance of FY 30 requests
7	C	June Nelson Elementary School Renewal. Replacement of building components at the end of useful life. Project will also include replacement of flooring and special electrical systems in Kotzebue Middle High School.	3	$12,500,000

FY 2031 TOTAL
$12,500,000 +

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 32.	X	Balance of FY 31 requests
8	C	Ambler K-12 School Renewal – Renewal of Ambler K-12 School to replace building components at the end of useful life.	☒	$10,000,000
9	C	Shungnak K-12 School Renewal – Renewal of Shungnak K-12 School to replace building components at the end of useful life.	☒	$10,000,000

FY 2032 TOTAL
$20,000,000+

Adopted August 26, 2025, 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	Date
School Board President	Date

MEMORANDUM

TO: NWABSD Board of Education **DATE:** August 26, 2025

NUMBER: **26-025**

FROM: Office of the Superintendent **SUBJECT:** Acceptance of FY26 DEED Grant for Deering K-12 School Replacement – Gravel Harvesting and Stockpiling

ABSTRACT

Acceptance of the award of FY26 funding from the State of Alaska Department of Education and Early Development for Deering K-12 School Replacement by the School Board is required.

ISSUE

At issue is acceptance of funding and commitment of match for the site design and stockpiling of gravel for the Deering Replacement School and delegation of authority to the Superintendent for this work.

BACKGROUND AND/OR PERTINENT INFORMATION

In Summer 2024, District submitted an FY26 application for funding to the state for the school replacement project. While not included in the state fiscal budget, the state had a small amount of money they are providing for gravel harvesting and stockpiling on the future school site. Grant total is $1,666,667, local match not to exceed $333,333 for a total project of $2M. The school replacement project is approximately $60M, so this is a small, but important, first step. A budget that matches the grant agreement is attached.

The project Scope of Work is primarily focused on necessary site design and permitting work in preparation for gravel stockpiling in Summer ’26 or ’27. $190,000 in design work was approved in April ’25 under memo 25-125 utilizing general funding. $143,333 in additional general funds is needed to meet the local match requirements.

Pre-design work includes Cultural Resources impact evaluation, permitting, and surveying. Project needs to secure site control with NANA which requires various surveys, NANA Committee meetings, and Non-Objection letters from the Village and City of Deering, etc. Permits from both the Corp of Engineers and the Borough are needed. In addition, DEED does not pay for work off the school site such as utility extensions. Therefore, we need to do pre-design for these extensions in order to pursue other grants to fund this future work. Project will end with a stockpile of all needed gravel on the new school site. Future grants are needed to build out the gravel pad, utility extensions and the school itself.

Grant funding impetus is SOA DOT’s project to build a new airport, or emergency evacuation road. DOT is bidding their project in August, with their contractor expected to mobilize in spring 2026. DEED has anticipated the District to directly negotiate with the DOT contractor to procure the quantity of gravel needed and have it hauled and stockpiled on site. There was not enough funding to build out the gravel pad.

To move forward, the Superintendent requires Board approval to accept the grant award, the

additional match funding, and the delegation of authority to manage the project budget.

ALTERNATIVES

1. Accept the state grant funding of $1,666,667 and an additional local match not to exceed $143,333 for Deering K-12 School Replacement and delegation of authority to the Superintendent to manage the project budgets, as presented.

2. Do not accept the state grant funding of $1,666,667 and an additional local match not to exceed $143,333 for Deering K-12 School Replacement and delegation of authority to the Superintendent to manage the project budgets, as presented.

3. Take no final action.

ADMINISTRATION'S RECOMMENDATION

The administration recommends the Board accept the state FY26 grant funding of $1,666,667 and an additional local match not to exceed $143,333 for Deering K-12 School Replacement, and delegation of authority to the Superintendent to manage the project budgets, as presented.

ATTACHMENT

Deering K-12 School Replacement- Gravel Budget

Date Stamp: August 12, 2025

Deering K-12 School Replacement - Gravel Budget

Admin (District)	$0.00	
Site Investigation	$0.00	
Design	$190,000.00	Memo 25-125 April 2025
CM-In-house	$0.00	
Construction	$1,685,000.00	
FFE	$0.00	
Technology	$0.00	
Art	$0.00	
Contingency	$100,000.00	
Construction Mng Consult	$25,000.00	
	$2,000,000.00	

School Construction Grant	$1,666,667.00	FY26 DEED grant 26-006, Memo 26-025
TRANSFER FROM OTHER FUNDS	$333,333.00	Local share - Memo 26-025
Other Sources		
	$2,000,000.00	

Note: District does not have exact budget from DEED at this time, but we anticipate the budget to generally reflect the above preliminary budget.

MEMORANDUM

TO: NWABSD Board of Education Members

DATE: August 26, 2025

NUMBER: **26-026**

FROM: Office of the Superintendent

SUBJECT: Acceptance of DEED FY26 Funding Districtwide Fire System Replacement, 6 Sites

ABSTRACT

Acceptance of award of FY26 funding from the State of Alaska Department of Education and Early Development for Districtwide Fire System Replacement, 6 Sites by the School Board is required to advance the project.

ISSUE

At issue is acceptance of funding and commitment of match for the Districtwide Fire System Replacement, 6 Sites and delegation of authority to the Superintendent for this work.

BACKGROUND AND/OR PERTINENT INFORMATION

Alaska Department of Education and Early Development has awarded a grant to the District for the above noted project. Project includes the replacement of fire alarm panels at six schools. Shungnak will get a new fire alarm system and a new sprinkler system. Schools involved are Ambler, Buckland, June Nelson, KMHS, Noorvik, and Shungnak. Total project costs is $6,612,840.

Noorvik School's fire alarm system was replaced this past spring, so the physical work is complete. Funding wise, Noorvik is part of this grant. Borough committed $455,000 to replace Noorvik's system in August 2024. That funding counts toward the match for this grant.

In an attempt to secure the remaining local match, a grant application was submitted to Representative Nick Begich's office this spring for FY26 Congressional Directed Spending. The Representative has inserted the request into funding bills, but we will not know if funding passed until this fall. If funded, it will cover the vast majority of the remaining match.

Project will complete design and bid by early 2026. Construction will begin in Spring 2026 and will continue into Summer 2027.

To move forward, the Superintendent needs Board approval to accept the grant award, commitment of the additional match funding, and the delegation of authority to manage the project.

ALTERNATIVES

1. Accept the state grant funding of $5,290,272, commit an additional amount not to exceed $867,568 in local match for Districtwide Fire System Replacement, 6 Sites, and delegation of authority to the Superintendent to manage the project, as presented.

2. Do not accept the state grant funding of $5,290,272, commit an additional amount not to exceed $867,568 in local match for Districtwide Fire System Replacement, 6 Sites and delegation of authority to the Superintendent to manage the project, as presented.
3. Take no final action.

ADMINISTRATION'S RECOMMENDATION

The administration recommends the Board accept the state FY26 grant funding of $5,290,272, commit an additional amount not to exceed $867,568 in local match for Districtwide Fire System Replacement, 6 Sites, and delegation of authority to the Superintendent to manage the project, as presented.

ATTACHMENT

Districtwide Fire System Replacement, 6 Sites Budget

Date Stamp: August 12, 2025

Districtwide Fire System Replacement, 6 Sites	**Budget**
Admin (District)	$267,726.00
Site Investigation	$0.00
Design	$535,453.00
CM-In-house	$0.00
Construction	$5,354,526.00
FFE	$80,318.00
Technology	$0.00
Art	$0.00
Contingency	$267,726.00
Construction Mng Consult	$107,091.00
	$6,612,840.00

School Construction Grant	$5,290,272.00	FY26 DEED grant 26-005
BOROUGH-DIRECT APPROPRIAT	455,000	Borough Contribution Resolution 24-32, Board Funding Acceptance Memo 25-017
TRANSFER FROM OTHER FUNDS	$867,568.00	Local share - Memo 26-XXX
Other Sources	0	
	$6,612,840.00	

MEMORANDUM

TO: NWABSD Board of Education Members

DATE: August 26, 2025

NUMBER: **26-027**

FR: Office of the Superintendent

SUBJECT: Adoption of Resolution 26-001; Approval to Apply for AHFC Rural Professional Housing Grants for Buckland, Noatak, Kivalina

ABSTRACT:

The administration requests a resolution from the School Board supporting application for funding to renovate and modify teacher housing in Buckland, Noatak and Kivalina and committing funding for the District's share of required matching funds.

ISSUE:

AHFC has a program to fund teacher, health professional, and public safety housing in rural areas. A Board resolution authorizing the District to apply for funding is an application requirement.

BACKGROUND AND/OR PERTINENT INFORMATION:

The Alaska Housing Finance Corporation (AHFC) has a program available to encourage the development of housing for teachers, health professionals and public safety in rural areas. AHFC currently has approximately $7 million in available funding. Applications are due October 17, 2025 for funding consideration.

The AHFC program provides funding for new construction, renovation of buildings into housing and upgrade of existing housing, by school districts. The grants currently reimburse up to 85 percent of the total cost of the renovation projects with a limit of $700,000 in AHFC funding per application. There are additional points for creating or renovating multiple units at one time and energy efficiency upgrades.

The District has a need for renovation and addition work in three communities. Buckland has a 3-bedroom unit that needs energy efficiency upgrades and modernization in order to return to use by teachers. Noatak does not have a 3-bedroom unit but needs one to help retain a long-term teacher and to attract and retain future teachers with families. Kivalina does not have enough teacher housing units on the new campus. However, two modular classrooms are on site and can be converted to teacher housing. One building can become two, one-bedroom units, and the other building can become one unit with two bedrooms.

An application for $330k for this project was submitted to Senator Murkowski's office in Spring 2025 for Congressional Directed Spending (CDS) funds. On 7-29-25, the district was told the funds were included in an appropriations bill and secured. Funds will not be available until sometime next year. Because we do not have additional information at this time, the Board has not been asked to accept this funding. However, in order to apply for AHFC funding, we need a match commitment. Administration requests Board approve $330k in match to support the fall

AHFC application. When a formal grant agreement is provided for the $330k CDS money, assumed to happen in spring or summer 2026, Administration will request Board to accept the CDS money, thus replacing the District match. Essentially, the District's match is a bridge match until the CDS funds are accepted by the board.

An estimate of $1,025,000 has been created by Property Services and CIP Manager for the projects. AHFC's maximum grant is $700,000. The minimum match is 15% or $105,000. However, matches can come from grants such as the pending CDS funds through Senator Murkowski's office. By committing $330k in match, $1,030,000, assuming an AHFC grant award, will be available for this work.

The applications must include a letter of commitment for the local share of costs as recommended by the Board. The District match would be funded from capital reserves (or general funds) whichever are available for this purpose.

Applications also require Board resolutions supporting the applications for funding. The resolution must also name the person authorized to submit the application. The Administration recommends that Dena Strait, the District's Capital Projects Manager, be authorized to provide application information on behalf of the District.

ALTERNATIVES

1. Adopt Resolution 26-001 approving application to AHFC for funding for teacher housing renovations in Buckland, Noatak, and Kivalina; commit to a local share not to exceed $330,000; and authorize Dena Strait to provide application information on behalf of the Board, as presented.
2. Do not adopt Resolution 26-001 as presented;
3. Take no action.

ADMINISTRATION'S RECOMMENDATION

The administration recommends the Board adopt Resolution 26-001 approving application to AHFC for funding for teacher housing renovations in Buckland, Noatak, and Kivalina; commit to a local share not to exceed $330,000; and authorize Dena Strait to provide application information on behalf of the Board, as presented.

A RESOLUTION OF

Northwest Arctic Borough School District School Board

Resolution 26 - 001

A Resolution of the Northwest Arctic Borough School District supporting grant applications for teacher housing renovations in Buckland and Kivalina, and a bedroom addition in Noatak. Grant funds are available through the Alaska Housing Finance Corporation's SFY 26 Rural Professional Housing Grant Program.

WHEREAS, the Northwest Arctic Borough has successfully built teacher housing throughout the district utilizing these funds; and

WHEREAS, the three-bedroom unit in Buckland requires energy efficiency upgrades and modernization to transition back into use by our teachers; and

WHEREAS, Kivalina does not have enough teacher housing units at the new school site to accommodate all teachers; and

WHERAS, two modular classroom units are available at the new Kivalina school site and can be remodeled into two, one-bedrooms units and one, two-bedroom unit so that more teachers can be on the school campus; and

WHERAS, there are no three-bedroom units available in Noatak, and adding a bedroom to one unit will assist the district in retaining a long-term teacher, as well as attracting future teachers with families; and

WHEREAS, NWABSD's Property Services Department has in the past and continues to successfully build, renovate, and maintain teacher housing units throughout the district, utilizing funding in a cost-effective manner;

NOW THEREFORE BE IT RESOLVED: that the NWABSD School Board supports application to the Alaska Housing Finance Corporation's Rural Professional Housing Grant Program to renovate teacher housing in Buckland and Kivalina and add a bedroom to a Noatak duplex.

ADOPTED, August 26, 2025, at a duly convened meeting of the School Board at which a quorum was present and voting:

ATTEST:

_____

Margaret Hanson, NWABSD School Board President

MEMORANDUM

TO: NWABSD Board of Education Members

DATE: August 26, 2025

NUMBER: **26-028**

FROM: Office of the Superintendent

SUBJECT: Approval of Funding Request to the Northwest Arctic Borough for the Playground Replacement and Refurbishment Project

ABSTRACT

Approval by the School Board is required to request funding from the Northwest Arctic Borough for the Playground Replacement and Refurbishment Project.

ISSUE

At issue is approval to request funding from the Northwest Arctic Borough for the Playground Replacement and Refurbishment Project and delegation of authority to the Superintendent to manage the project.

BACKGROUND AND/OR PERTINENT INFORMATION

In Summer 2024, District's Capital Improvements Projects Manager was requested to do an analysis of the condition of the existing playgrounds across the district. The intent was to establish a baseline condition of each playground and determine funding requirements to replace and refurbish playgrounds as needed.

From this effort, playgrounds were divided into categories per level of need as noted below.

1. No work needed – Kivalina's playground is new, and Deering's will be replaced with the new school.
2. Swing set parts or other broken parts or pieces replaced only – Ambler, Kiana, and Shungnak
3. Replacement of broken equipment and parts of swing sets – Buckland, Kobuk, Selawik and Noatak.
4. Replacement of whole play structures, swing sets and adding Safety Surface – Noorvik, and JNES.

An estimate of $615,000 has been established for this work. Installing code compliant safety surfacing at three schools is roughly one third of the overall cost. Historically, local sources have been used to provide safety surfacing and have often not met the depth or material specifications needed to be code compliant. This was done due to the playground surface being covered by snow most of the year. The playgrounds are not only school playgrounds but are typically the only playground in the community. Installing code compliant safety surfacing is recommended when playgrounds receive major overhauls. For this project that would include Noorvik and JNES.

Grant funding from Northwest Arctic Borough has been discussed in past JMCC meetings and may be a funding opportunity. To move forward, the Superintendent requires Board approval to request funding from the Borough and delegation of authority to manage the project if funding is received.

ALTERNATIVES

1. Approve funding request to the Northwest Arctic Borough not to exceed $615,000 for the Playground Replacement and Refurbishment Project of playgrounds across the district and delegation of authority to the Superintendent to manage the project, as presented.

2. Do not approve funding request to the Northwest Arctic Borough not to exceed $615,000 for the Playground Replacement and Refurbishment Project of playgrounds across the district and delegation of authority to the Superintendent to manage the project, as presented.

3. Take no final action.

ADMINISTRATION'S RECOMMENDATION

The administration recommends approval of the funding request to the Northwest Arctic Borough for $615,000 for the Playground Replacement and Refurbishment Project of playgrounds across the district.