

## MEMORANDUM

**TO:** Joint Maintenance/Construction Committee Members

**DATE:** December 4, 2023

**FR:** Office of the Superintendent

**SUBJECT:** 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 announced the initial Capital Project priority lists for FY 25 grants. There is an appeal process and the list will be finalized in early February. The current ranks of NWABSD applications are as follows:

### **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. This project has a good potential for funding to be received after July 1, 2024. 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** – The District has two AHFC teacher housing grants for new duplexes at the new Kivalina site. AHFC agreed that solar panels did not need to be installed. Priority reinforcement was added to the utility lines and snow fencing was installed to help prevent storm damage. Inspection and audits are required for grant closeout. Inspection is scheduled in December.

**Selawik** – Work on the Selawik teacher housing project is nearing completion and inspection and audit will be coordinated with Kivalina project.

**Buckland** – AHFC has awarded grants to both the duplex partnered with the Borough and the District duplex. AHFC was delayed in issuing grant agreements. The agreement for the District duplex has been signed and the agreement for the joint project is close to execution. The AHFC contribution for each grant is \$700,000.

## DEED PROJECTS

### KIVALINA REPLACEMENT SCHOOL

**Construction:** The project is nearing closeout. The design team and Project Manager inspected the project in June and a very detailed punchlist of items remaining to be completed was produced. Deep snow delayed ASRC from corrective action until mid-July. This work was completed in October and the District's Construction Inspector confirmed that all punch items were completed with an on-site inspection. There was a remaining item associated with the waste water treatment plant and CRW Engineer, the system representative, and District maintenance met on-site in late October to resolve the issues and participate in additional training.

**Percent for Art:** Art is installed in the Commons and Gym. There is a balance remaining in the budget for art. The Project Manager is working with the community to complete the art requirement. The Ilakucaraq Program is interested in partnering with Kivalina High School students to produce artwork that focuses on cultural identity and they may have funds to contribute.

**Grant Closeout:** Although construction is complete, project closeout is an extended process requiring several months. Final payment to ASRC cannot be made until updated plans are received and approved by project architects. Closeout documents which include closeout approvals from several state agencies are required. Final review of all change orders and project expenditures by DEED is also a requirement. This work has begun.

A review of remaining obligation indicates the project will be under budget. **Any unused State funding must be returned to the State.** DEED reallocates unused grant funds to prioritized projects on the DEED CIP list. This could benefit the Selawik project as there are only \$4.3 million in projects ahead of it.

DEED funding provides 80% of the project funds. The local share of funding might be reallocated after the project is complete. However, the Borough provided the local share of funding through bonds and these funds could only be reallocated if allowed by the conditions of the bond and with Borough approval. The District Administration will work with the Borough to determine if this amount may potentially be available for other District capital projects.

**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

A 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.

As the formally advertised request for proposals included the Phase II work, a change order for this work can be added to the Sturgeon contract for completion next summer if additional funding is available.

In July the Denali Commission announced that it would grant up to \$1,041,860 for additional work. This grant is in the process of being executed. The Denali grant does not cover the entire Ph II scope of work. An estimated \$430,000 is needed for boiler replacement to complete the full scope of work.

## **FUTURE CIP PROJECTS**

**DAVIS-RAMOTH K-12 SCHOOL RENEWAL** – This project has good potential for FY25 state funding.

**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.

**OTHER POTENTIAL MAJOR MAINTENANCE PROJECTS** – To be competitive for grant funding more specific documentation of deficiencies and cost estimates is required. CIP Manager will coordinate with Property Services to develop additional supporting information. Funding for on-site engineering evaluations will benefit the projects. It is recommended that the District advertise for a RFP for Term Contract for Engineering Services. This selects an engineering firm to be available to provide services for up to five years without additional competition. Costs of services will be identified as needed over the cost of the contract period.

## **ATC FAMILY HOUSING**

The project is shovel ready awaiting funding.

## **VILLAGE IMPROVEMENT FUNDS**

The deadline to apply for Borough VIF grant is December 15. The Fund has \$2 million available for allocation. This fund has been used to support priority NWABSD projects in the past.