

**JOINT MAINTENANCE/CONSTRUCTION  
COMMITTEE MEETING**

**Tuesday, January 21, 2025  
5:00 p.m.**

Join via Teams  
Call 1-833-682-3239 or 907-308-3192 & enter code 960 849 336#

**AGENDA**

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**A. CALL TO ORDER**

**B. MOMENT OF SILENCE**

**C. ROLL CALL**

Introduction of Staff & Guests

**D. AGENDA APPROVAL**

**E. ADOPTION OF November 18, 2024, MINUTES**

**DISCUSSION ITEMS:** Capital Projects Report:

FY27 6-year CIP list

Design Team Term RFP – JMCC Selection Committee Member

Engineering Term RFP – JMCC Selection Committee Member

Teacher Housing Needs Assessment

Districtwide Playground Needs Assessment

Buckland Boilers as Village of Buckland Village Improvement Funded project.

**F. ACTION ITEMS**

- Memorandum 25-067 Approval of Funding AHFC Rural Professional Housing Grant-Noatak
- Memorandum 25-068 Approval of Preliminary FY-27 Six-Year Capital Improvement Plan
- Memorandum 25-069 Approval of Match AHFC Rural Professional Housing Grants -Noatak

**G. CLOSING COMMENTS**

**H. ADJOURNMENT**

**Co-Chairs:** Marie Greene-NWABSD Board of Education; Elmer Armstrong-NWAB Assembly

**Committee Members:** Tillie Ticket-NWABSD; Shannon Melton-, NWABSD; Margaret Hansen, NWABSD; Austin Swan Sr., NWAB; Delores Barr, NWAB; Craig McConnell, NWAB; Gladys Jones, NANA; Gloria Carter, NANA; Tommy Ballot Sr., NANA.

**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."

Co-Chair, Elmer Armstrong Jr. called the Joint Construction/Maintenance Committee Meeting to order at 5:03 p.m. on November 18, 2024, in Kotzebue, AK Via Microsoft Teams.

Observed.

Committee Members present were:

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

Committee Members absent and excused were:

Tillie Ticket, NWABSD Board of Education Member  
Gladys Jones, NANA Board Member  
Tommy Ballot, NANA Board Member  
Gloria Carter, NANA Board Member

Staff/Guests present at the meeting were: Terri Walker-NWABSD Superintendent, Dena Strait-NWABSD Capital Projects, Brandon Blackham-NWABSD Property Services Director, Jeff Alexander, Assistant Superintendent; Kathryn Self, Human Resources Director; Natalie Dickie, Business office manager; Shayne Pungowiyi-Executive Assistant to School Board and Superintendent.

Margaret Hansen has moved to approve the agenda as presented, seconded by Austin Swan Sr.. Motion passed unanimously by voice vote.

Craig McConnell moved to approve the Minutes for August 26, 2024, seconded by Margaret Hansen.

Dena Strait presented her Capital Projects Report.

- **Craig McConnell:** Dena you started off by saying you are going to talk more into these in detail further into the meeting, If that's the case I can hold off on my questions, can you clarify.
- **Dena Strait:** I will talk more about the HVAC controls upgrade later.
- **Craig McConnell:** On Selawik first off, the local share, the fire alarm system that we purchased is for Selawik, will that be used toward the match for the remodel?
- **Dena Strait:** Yes,
- **Craig McConnell:** If I remember correctly it's roughly \$ 500,000 for Selawik, which would offset about which would reduce the match to 1.3, am I in the ballpark?
- **Dena Strait:** I think it was not \$500,000 that went towards Selawik, I think it was somewhere more in the \$400-425 maybe. Just under \$500.000 I guess.
- **Craig McConnell:** The project is primarily mechanical and electrical upgrades, your maintenance director I hope is very involved in the planning and design of this, he's an electrician and is very competent, I hope he is being included in all the discussions.

CALL TO ORDER

MOMENT OF SILENCE

ROLLCALL/INTRODUCTION  
OF STAFF AND GUESTS

APPROVAL OF AGENDA

ADOPTION OF AUGUST  
26,2024 MEETING  
MINUTES

CAPITAL PROJECTS  
REPORT

- **Dena Strait:** Yes I have sent Brandon the scope of work that was included in the grant, we're working with the design team now. We will probably do what's called a page turn at 65% that I need to invite Brandon to go through basically the entire scope of work.
- **Craig McConnell:** Okay he will want to have on his mechanical side his plumber review that portion of it so that's covered also. So we don't get to the end and have to do a bunch of redesign when it's too late.
- **Dena Strait:** Exactly that costs a lot more money to do that and we're trying to avoid that.
- **Craig McConnell:** Moving to the HVAC Controls, I want everyone to know from my experience. This is a really difficult area to manage when HVAC Controls are basically your heating controls in your house you have a thermostat, you can just go turn the thermostat up, but in schools computers are used. There is a lot of companies that will underbid to get the job come in and give you 60% of what you were supposed to get and leave, and your system never works to the level it's supposed to and you bring them back, and bring them back and their trying to keep as much profit as they can of the project and you never get what you paid for. We have to be very detailed in our design so we get what we exactly what we are paying for and asking for. They have to do a complete commissioning which means when the project is over they have to display that all the features are working. And the last thing is just like the fire alarms systems we want a non-proprietary system, in others words if Johnson Controls puts a system in we are married to Johnson Controls forever. And each time there is an issue we will have to bring Johnson Controls up. The last thing I will say on this, we don't want a corvette or a Cadillac we want a Volkswagen. Our operators, which are our maintenance guys in the village, their not expert computer technicians, they can do basic things, and that's how we need the system designed. If it's too complicated the system never gets used. Like I said, we don't need fancy bells and whistles, we just need a functional heating control system. I know in Anchorage they like the fancy equipment but we don't need it out here, we need basic.

Dena Strait: For AHFC Housing, Kivalina is in process. The project is physically done, financial and reporting close out is ongoing, basically the same thing with Selawik. Buckland the framing is complete, I think they are working on mechanical and electrical roughin with the Property Services Department. Noatak, we put in two applications at the end of October for two, two-bedroom duplexes. We should know if those were rewarded this coming January. Just as a side note, AHFC does fund remodel work not just new construction, so that's something to keep in mind. On Kivalina School, Kathy has been working with warranty issues with the design team and contractor. Kathy is also trying to close out the grant with DEED and Southeast Educational Resource Center. They basically input all of the new equipment and systems that are in that school such as pumps, siding, roofing, boilers, etc. They put it in our maintenance system which then tells Property Services what they have and how to maintain it properly. They are getting really close, and then there is a couple more pieces of art done by the end of the year.

The District was given a FY19 Legislative grant through the Borough, we used that to fund two projects, the Kivalina vehicle garage and Buckland HVAC upgrade. Both funded, or portions of the project funded by this grant are completed and that grant is closed out, we provided all the financial reporting and non-financial reporting.

The Selawik and Noorvik emergency fire alarm systems contractor is on board, which is Sturgeon Electric. They were on site to both communities on November 14<sup>th</sup>. They will be going back in the next couple of weeks, basically in preparation. Their going to do Selawik first in January, its about a three to four week duration in each community. Noorvik will be in February.

As far as future CIP Projects, Deering is number three, and it probably will not get fully funded this legislative session. If there is any funding depending on how much that is, if they give us partial funding, we will use it for design or to start site work. I did check in with the project managers for the DOT road and for the ANTHC water sewer. The water sewer is going to be designed next year, they will start construction in 2026, DOT is bidding in the summer of 2025 and will start construction in 2026. The water sewer will be done in 2028, and the DOT road will be done in 2027. We need the water connection from the ANTHC project so that we don't have to build our own water treatment plant or try to haul water, kinda similar to what is happening in Kivalina. We want to time it to be basically slightly behind them. And then we need the road to be able to build on our site. Basically, we're trying to time it with those two projects.

District wide fire alarm repair and replacement that was mentioned earlier, its number three. We will know basically the end of June 2025 if that's funded or not. The Buckland boiler replacement project, that one ranked thirty-one on DEEDS major maintenance list. It's unlikely to get funded, the design is complete. The borough has helped with funding some of that project, the district has helped, Denali Commission has helped, but there is still some boiler work that needs to be done that we're trying to get funded.

- **Margaret Hansen:** I wonder if we can work with the tribe and putting in a Village improvement fund application for the Buckland boiler replacement project, \$550,000 right?
- **Dena Strait:** That's in today's dollars, yes if we get it done quickly it should be approximately the right amount.
- **Margaret Hansen:** I am not sure when those deadlines are.
- **Marie Greene:** Our next VIF Meeting is in January and no date has been set yet. I am not sure when they will have it. We do have some funding remaining, and again for this year. The borough has received four million versus eight million in the past. We do have some funds available after making a few awards at our last meeting. Usually the deadline for the applications is two weeks before the VIF, or one week before the VIF Commission meeting. My advice is if the school district would like to work with the Buckland Tribe, first of all we would have to be on their community priority list and then it would be up to Buckland to decide yes or no, we're just asking the School district and if it's a yes then Buckland would submit the application to the VIF.

Dena Strait: I am assuming we will submit more projects for DEED CIP Funding in September of 2025. In order to do that we need to have design documentation, ready design reports, preliminary design, those kinds of things. I did include a copy of the FY26 CIP List, and then I added some notes there in red on that. There really aren't any decisions to be made tonight. If you want to discuss it I certainly can answer your questions. FYI we will be bringing you a ranked list in January for your consideration and approval, this is the list as we have it right now. We do have two board memo's tonight, one is to accept the DEED funding for Davis-Ramoth renovation. And the other is to accept the funding for the HVAC Controls project. In the coming year we do need to renew our term contracts with design teams. We have historically held one with a architecture and engineering design team, which is basically lead by the architecture firm, and the engineers are subcontractors to that architect.

Burkhart Croft has been the term contractor for many years, one thing for your consideration is a lot of the projects we are doing now are very engineering oriented. Depending on how large and complicated the project is, you may or may not need an architect, you can go directly to an engineering firm. There are two RFP's that I would like to issue you for next year, One is to renew the design team's term contract which is architect lead with engineers, and the other is an engineering term contract. That basically gets us the ability to directly contract with mechanical, electrical. We will need a selection committee so if JMCC would like to put forward one to two members to be on that committee then I can coordinate with them to review and make the selections.

The end of the report basically gives all the matches of what we currently have in process. We have the Davis-Ramoth, the district wide HVAC, and then the Buckland teacher housing which is under construction. That's 4.6M in matches, pending grants is the Noatak, Deering, I've done some basic analysis on some playground work. Basically in the future there could be \$14.6M, something like that, in matches.

- **Craig McConnell:** Since both of these projects are heavily engineered do you feel its better to hire one for both projects? Or split them up?
- **Dena Strait:** Well they need to be split up as two separate projects just to be able to keep the grant money separate, I think there are benefits, so for instance RSA Engineering did mechanical and electrical on Davis-Ramoth and they have also done the preliminary work on the district wide HVAC, they did Buckland, they did Kivalina, so they are very familiar with our schools. Talking about staying consistant with the systems, like staying consistant with your district wide fire alarms, your district wide HVAC controls systems. Having the same engineers on those projects is beneficial but they would still need to be two separate projects.
- **Craig McConnell:** I agree with you on that, if at all possible the engineers should be the same for both projects.
- **Dena Strait:** I know RSA will definitely apply for that contract and its up to the selection committee who they select.
- **Craig McConnell:** I wanted to make sure everybody understood, the two duplexes that are being constructed in Buckland, those AHFC Grant projects. There is actually three buildings being constructed. So there is two duplexes being funded and there was left over material from Selawik, the duplexes that were in Selawik because the size of the property wasn't big enough to build what was originally designed so that left over material was brought to Buckland and a third smaller building was being constructed which will add a fifth unit. I know one of these units will belong to the borough, has it been decided will that single unit be turned over to the borough or will they share one of the duplexes as originally planned? Does anybody know the answer to that? Mostly, I just wanted everybody to know there is being five units being built not four.
- **Margaret Hansen:** We did not know that. Brandon can you confirm that the fifth smaller building is being constructed?
- **Brandon Blackham:** It is.
- **Margaret Hansen:** Is that one for the borough? Which unit would the Borough occupy?
- **Brandon Blackham:** We did not make any decision on that. We just had that material, so they framed it in. Nothing has been decided.
- **Craig McConnell:** I just want everybody to know that was a good decision that was made. It would be a lot cleaner if the Borough had it's own unit versus sharing cost on a duplex with the district to operate a duplex, it could really work out good if it's set up that way. Just a comment.
- **Margaret Hansen:** Well I wonder what the costs would be, as I don't think our board knew about that fifth unit. So long as the Borough is willing to pay the cost to cover those expenses.
- **Craig McConnell:** That was the original plan, the original plan was to build two duplexes and one of the duplexes would be shared by the borough. That was how this project was funded, If you look at the AHFC grant that's how it's written and approved.
- **Margaret Hansen:** We know that, it's the fifth building we did not know about being constructed.
- **Marie Greene:** Just to comment, thank you Craig for sharing that with us. When these discussions first started I was trying to think was it our Superintendent that took the lead in that discussions with the borough, is that what needs to be done at this point knowing now that we have a fifth building? To hopefully to see if the

borough can take the fifth building instead of a duplex, or sharing of a duplex?  
Would that be the next step to take to be clear once everything is completed?

- **Terri Walker:** If everybody agrees I am willing to do that.
- **Marie Greene:** Im just basing it on you know what had been done, when these discussions first started with the sharing in the early stages with these duplexes. Asking the borough if they would be interested in the fifth building instead of the shared of duplexes. Is that the route to possibly go?
- **Craig McConnell:** I cant speak for Terri, but I know on my end that's what I'll recommend to the borough administration let's operate our own building rather then share costs on duplexes with the school district. That would be complicated to do.
- **Margaret Hansen:** Just for the record, I think our board is going to have a hard time if there are additional costs, because we have cost overruns and the last three housing projects we completed. Brandon I hope those numbers, the budget is going to match what we requested for the Buckland duplexes.
- **Brandon Blackham:** The only difference it would be is we got a little more labor, everything else was there. We can discuss this later, if the borough takes it over then they can give us the money to finish it or they can finish it.
- **Margaret Hansen:** Okay so that will be part of the discussion Terri has with the borough talking about which unit and the costs.
- **Brandon Blackham:** They were going to give us money anyway. So half of that one duplex is theirs, they were going to give us half of that duplex and I don't remember what the numbers were on that. We had the guys there, the material was there, we just built it so it was there, if you don't finish it we got a shell you just leave it or finish it when you have the money to finish it. So you can finish the duplexes and not touch that any further. Cause it's dried in, its got windows, a roof, its all done. Except for the electrical the plumbing.
- **Terri Walker:** We're under comments and questions right now for anything that's on the agenda. Dena completed her report and I believe she is also waiting to see if the JMCC wants to discuss appointing one or two members to be on the RFP committee to select engineers and architects.
- **Margaret Hansen:** How many committee members do you need Dena?
- **Dena Strait:** One or two per committee, it doesn't have to be tonight.
- **Margaret Hansen:** I am not sure when our next JMCC meeting will be Dena. Our next regular board meeting is January.
- **Dena Strait:** Having someone is January is fine, we wont be meeting as a committee until February.

Margaret Hansen: I move to concur with the acceptance of the FY25 DEED Funding for the Davis-Ramoth school renovation. Is there a second? Delores Barr seconded the motion. The motion was approved by voice vote.

Margaret Hansen: I move to concure with the acceptance of the FY25 DEED Funding for HVAC controls for each site. Austin Swan Sr. Seconded the motion. The motion was approved by voice vote.

- **Marie Greene:** Under discussion Mr. Chairman, in the paragraph it gives the amount but the practice has been with our board under the recommendation those amounts would be included as part of the motion that we would be presented to the full board, and I don't see that in any of the memo's. I know it's within the content of the memo, but whats the recommendation here? It should have the total costs of these two projects. Can that be added before the board takes action?
- **Elmer Armstrong Jr:** Yes I think that would be a good idea to add them before they go to the board.
- **Dena Strait:** That's adding the amounts under the alternatives section of each memo?

ACTION ITEMS FY25 DEED  
FUNDING FOR DAVIS-  
RAMOTH K-12 SCHOOL

ACTION ITEM FY25 DEED  
FUNDING FOR HVAC  
CONTROLS UPGRADE

- **Marie Greene:** Yes. Underneath the paragraph administration's recommendation that's where you would put the amounts not to exceed. I would recommend that we include what our match is going to be to be real clear at the board level on the action we are taking.
- **Margaret Hansen:** Based on what Marie said, for the HVAC controls the total is \$9,838,153.00 with the State share of \$7,870,522.00 and our required local match is \$1,967,631.00 for the record. For the Davis-Ramoth school renovation under the memorandum background the total is \$9,424,172.00 with the state share being \$7,539,338.00 and the required local match \$1,884,834.00. Correct Dena?
- **Dena Strait:** Yes, thank you.

#### Closing Comments:

- **Margaret Hansen:** I sure hope while we have work going on in Buckland that we can find somewhere the \$575,00.00 we need to repair for the boiler replacement. Dena look at the borough has an update on how much each community applied for, and where their at with their funding. I am not sure where Buckland is at, but we need to get a request into their tribe there to see if they would even consider supporting our allocation and that means discussing it at their community meetings, whether or not to apply on our behalf for the Buckland boiler replacement. Craig, I hope you are going to volunteer to be on one of those committees, the RFP committee, you are so knowledgeable and I hope you can find the time to do that.
- **Marie Greene:** Thank you Mr. Chairman and thank you for taking the lead. The only question I have is knowing in advance Dena, is there going to be a need for us to have a committee meeting in January?
- **Dena Strait:** I would like to have a meeting in January if that's what the group decides.
- **Elmer Armstrong Jr:** We've been having power outages during the meeting, I am glad you guys were able to carry on. Good meeting, I look forward to the next meeting. Keep Selawik in your prayers. Thank you.
- **Craig McConnell:** To Margaret's question, I would be happy to serve on one or both of those committees for planning on those projects. I wanted to say when I last looked at Buckland on how much Buckland has received of VIF money, I am pretty sure it 5% of the overall amount which is low compared to others, I know Kivalina has received 20% and largely that's due to all the projects. Buckland hasn't received a lot, if their willing we could possibly tap into the VIF for their boilers. I want to let the committee know those boilers are closing in on 30 years old. That school is almost 30 years old now and it's time to replace them. This was a good meeting and I am glad to participate, thank you.
- **Delores Barr:** This was a good meeting, lots of information, I do appreciate this work for our schools and am happy it's getting done. Thank you.

CLOSING COMMENTS

Elmer Armstrong Jr: Is there a motion to adjourn? Austin Swan Sr. Made a motion to adjourn, seconded by Marie Greene. Meeting adjourned at 6:03 p.m.

ADJOURNMENT

## MEMORANDUM

**TO:** NWABSD Board of Education  
Members

**DATE:** January 8, 2025

**NUMBER:** Worksession VX.

**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):** Two FY25 projects are funded as noted below.

### **Major Maintenance**

Davis-Ramoth K-12 School Renewal total project amount is \$9,424,172, including a local share of \$1,884,834. Approval from the Board was received in November to accept the \$7,539,338 DEED funding. The project is under design, with the next milestone being 65% at the end of January. This project is primarily a mechanical and electrical upgrades project that can be bid at 100% construction documents. We anticipate bidding this spring with construction to start in the fall.

Acceptance of funding for the HVAC Controls Upgrade, 8 Sites project with a total project cost of \$9,838,153, including a local share of \$1,967,631, was also approved by the Board in November. The grant agreement is being signed in January. All preliminary design reports have been received. A design team to complete the design and engineering efforts during construction will be selected under the term contract that will be issued in early February. Given the technical and limited Scope of Work for this project, it will be bid from 100% documents, thus not requiring a selection committee.

### **FY26 Initial Priority Rankings:**

DEED has published their project rankings for both the Construction and Major Maintenance grants with NWABSD results below.

Construction List: Deering is ranked #3 on the list with roughly \$14M worth of projects in front of it. District lobbying for a total of \$20M - \$25M for this list could get funding to continue design and begin site work.

Major Maintenance List: Districtwide Fire System Replacement, 6 sites is ranked #3 and will likely get funded. Project total is \$6,612,840 and local match is \$1,322,568. Buckland Boiler Replacement is #31 and most likely will not be funded.

It is important to note that the construction costs noted above are based on estimates. Actual construction costs will not be known until the project is bid and awarded. Costs will change with time due to escalation and changes in the design, bidding market and other impacts.

### **AHFC TEACHER HOUSING:**

**Kivalina** – Closeout is still pending

**Selawik** – Closeout is still pending

**Buckland** – The Property Services Department has completed framing on two, two-bedroom units and one single unit building. The team is working on mechanical and electrical rough-in for the two unit buildings with the intention of completing the work this summer.



**Noatak** – CIP Manager submitted two AHFC SFY25 grant applications for two, two-bedroom duplexes, total four units, at the end of October. All units would be District controlled and rented only to teachers. District was notified in mid-November that both projects were awarded funding, \$700,000 for one unit and \$595,750 for the second unit. An action item in front of JMCC this month is to recommend acceptance of the funding. A memo is in front of the budget committee to commit a match. A minimum 15% match is required, and in August the board was presented with a potential \$400,000 match for each duplex, or a total potential match of \$800,000. Based on the actual funds awarded, a minimum 15% match would be \$194,362.50. However, the cost of each unit is estimated to exceed that level of funding. Duplex #1 is estimated at \$857,197 and Duplex #2 at \$870,585. Based on the AHFC funding provided, an additional \$432,032 is needed to complete the work, based on the estimated costs. CIP Manager recommends a total match of \$440,000 recognizing this is much lower than Property Services Director's original estimate. Depending on actual costs, additional funding may be requested at a future date, although the goal is to perform the work with the \$1,295,750 from AHFC and \$440,000 District match.

CIP Manager was requested to perform a districtwide housing needs assessment to determine future projects. Analysis of what we have is complete, but guidance on what is needed is requested. Questions such as whether or not each school site should have one 3-bedroom unit, whether forced unit sharing is acceptable, etc. needs to be answered to determine what is needed on a per site bases. I understand a housing committee has been discussed in the past and this is likely a good time for that committee to provide guidance.

## **DEED PROJECTS**

### **KIVALINA REPLACEMENT SCHOOL**

#### **Construction:**

There are two warranty issues to be resolved. There is a water leak issue in the area above the library/resource room. The roofing subcontractor had a representative on site and questioned if the problem was a siding rather than a roofing issue. SKW was delayed in sending the staff on-site for further investigation due to weather.

There is an ongoing issue with the UV disinfection unit of the wastewater treatment system. The supplier, the District and the design engineer are working together to resolve the issue. An effective Teams meeting was held the end of October and additional replacement parts are being sent. Parts were lost in shipment between Kotzebue and Kivalina. SKW to hand deliver another set of parts when the weather allows after the holidays.

**Grant Closeout:** The update of the preventative maintenance date received and forwarded to DEED. Waiting for the UV parts to successfully be installed before closing out the grant in case a different system is required.

**Percent for Art:** All of the art is completed. The last piece is in shipment.

## **SELAWIK & NOORVIK EMERGENCY FIRE ALARM SYSTEM**

Sturgeon Electric has made site visits to both communities, focusing on Selawik for the first phase of the work. This is expected to begin near the end of January when all materials have arrived on site. Noorvik will be completed after that starting roughly mid-March. Each project is 3-4 weeks in duration, with all on site work to be completed by mid-April. The project is funded by the Borough as accepted by the Board in August. All work will be completed in FY25. The Selawik portion of the Borough funds can count toward the required local match for the Davis-Ramoth DEED project. The Noorvik Borough funding can act as a match for the FY26 Districtwide Fire System Replacement, 6 sites, which is #3 on DEED's current list which is likely to be funded during the pending legislative session.

## **FUTURE CIP PROJECTS**

**DEERING K-12 SCHOOL REPLACEMENT SCHOOL** – Construction of new school is dependent on funding, the schedule of new DOT airport road, and installation of a new water line from the pending community wide system installation. These project schedules are noted below:

WATER/SEWER: DESIGN '25, START CONSTRUCTION '26, CONSTRUCTION '27 - '28

DOT: BID SUMMER '25, START CONSTRUCTION SUMMER '26, DONE SUMMER '27.

CIP Manager and Project Architect presented the latest design and provided a funding and project status update to the ASC on December 3<sup>rd</sup>. Because the project is #3 on DEED's CIP Construction list, a small amount of funding may come to the project in FY25. The approach for the FY27 application cycle, submitted prior to September 1, 2025, will depend on what is funded this legislative session. At this time, no additional design work is planned, and the project is watching the legislative session to recommend how to proceed.

**DISTRICTWIDE FIRE SYSTEM REPAIR AND REPLACEMENT** – This project was submitted for FY26 DEED funding and is now ranked #3 on the list. Funding will be determined in the pending legislative session but is highly likely. Schools included are Ambler, Buckland, June Nelson Elementary, KMHS, and Shungnak. Noorvik is being replaced in early 2025, but the Borough funding for that replacement can count as the local match. If the project is not funded in FY26, we will reapply in FY27 pending Board approval.

**Buckland Boiler Replacement** – This project was submitted to DEED for FY26 CIP funding and is ranked #31 and will likely not be funded. Design is complete, but CIP Managers will analyze the awarded points in anticipation of reapplying for FY27 per pending Board direction. During the November meeting it was discussed that Village Infrastructure Fund may be a potential funding source for the project. This was to be discussed more in the January meeting and CIP Manager is working with Superintendent Walker to reach out to the Village.

**OTHER POTENTIAL MAJOR MAINTENANCE PROJECTS** – Project efforts other than those noted above are dependent on Board direction on the FY27 6-year CIP list. Approval of the list is an action item for the January meeting.

**Districtwide Playground Repair and Replacement** – A preliminary evaluation of what is needed at each site was conducted last year. The project is an eligible DEED project and would require funding to complete a Code and Conditions Survey, cost estimates and other information to submit an FY27 application. The project is listed on the FY27 6-year CIP list for JMCC's consideration.

**DEED FY26 CIP Grant Award Priorities** – Design and documentation efforts to support FY27 DEED applications is needed in preparation of the next grant cycle. A proposed FY27 6-year CIP list is included for JMCC's review, discussion and direction so that CIP Manager can begin the process of securing application support materials.

### **JANUARY 21-22, 2025 BOARD ACTION ITEMS**

Memo 25 - 067    Concurrence with acceptance of FY25 AHFC Noatak Teacher Housing grant funding

Memo 25 -068    Concurrence with approval of the FY27 6-Year CIP Priority list.

Memo 25 - 069    Commitment of matching funds for the FY25 AHFC Noatak Teacher Housing grant

## OTHER FUTURE CIP EFFORTS

**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 2025. Given that CIP applications are due in September, CIP Manager recommends soliciting for the next term contractor(s), in early 2025. The new term contractor would thus be available for awarded work in preparation for FY27 DEED CIP application cycle. A selection committee is needed for this effort and CIP Manager requests that 1-2 JMCC or Board members be recommended for review and selection of the new term contractor(s). The committee's work will occur in late February or March 2025.

**Engineering Team Term Contract** – Currently, District contracts engineering services through our term Design Team term contract with Burkhart Croft Architects. CIP Manager recommends issuing a Request for Proposals for engineering design services to secure engineering term contractor(s) separately. Many of the current capital needs are engineering oriented and do not require architectural design services. By having a separate engineering service term contract, it provides options to contract with different term contractors dependent on the specific needs of each project. A selection committee is needed for this effort and CIP Manager requests that 1-2 JMCC or Board members be recommended for review and selection of the new term contractor(s). The committee's work will occur in late February or March 2025.

## SUMMARY OF REQUIRED AND PENDING CAPITAL PROJECTS MATCHES

### Required Current Matches:

1. Davis Ramoth- \$1,884,834, potential match is Borough \$405,000 for Selawik Fire Alarm replacement and part or all of just under \$1 M local match when Kivalina is closed out.
2. DW HVAC - \$1,967,631. Potential match sources are Congressional Delegated Grant (earmark) through Senator Murkowski's office. Representative Peltola had championed it, but with her not being reelected, we are pursuing Senator Murkowski's office picking the project up to support. Grant applications are due February 14<sup>th</sup>. Another potential match source is some portion of the just under \$1 M local match when Kivalina is closed out.
3. Buckland Teacher Housing (already approved): \$500,594
4. Noatak Teacher duplexes: \$440,000

Total Current matches above: **\$4,793,059**

### Future potential Matches:

1. Likely Districtwide Fire Alarm Replacement \$1,322,568 (20% match) of \$6,612,840 total project
2. Potential Future Deering \$11,374,428 (20% match) of \$56,872,139 total project
3. Potential Future Districtwide playground updates and repairs = \$50,000 (20% match) of \$2,500,000 total project (we have not yet applied for any grants)

Potential Pending Matches: **\$12,746,996**

## MEMORANDUM

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**TO:** NWABSD Board of Education  
Members

**DATE:** January 21, 2025

**NUMBER:** 25-067

**FR:** Office of the Superintendent

**SUBJECT:** Approval of Funding -  
AHFC Rural Professional  
Housing Grants - Noatak

### **ABSTRACT:**

Award of funding from Alaska Housing Finance Corporation for construction of two teacher housing duplexes in Noatak requires Board Approval.

### **ISSUE:**

At issue is approval of acceptance of AHFC funding for the construction of two teacher housing duplexes, a total of four, two-bedroom units, in Noatak and delegation of contracting authority to the Superintendent for this work.

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

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 applied for two grants in October and was awarded both, one at \$700,000 and one at \$595,750.

Two approvals are needed to move this project forward. Before JMCC and the Board is the acceptance of the \$1,295,750 in AHFC funding.

Before the Budget Committee and the Board is the allocation of the required match. A minimum 15% match is required, and in August the board was presented with a potential \$400,000 match for each duplex, or a total potential match of \$800,000. Based on the actual funds awarded, a minimum 15% match would be \$194,362.50. However, the cost of each unit is estimated to exceed that level of funding. Duplex #1 is estimated at \$857,197 and Duplex #2 at \$870,585. Based on the AHFC funding provided, an additional \$432,032 is needed to complete the work, based on the estimated costs. CIP Manager recommends a total match of \$440,000 recognizing this is much lower than the former Property Services Director's original estimate. Depending on actual costs, additional funding may be requested at a future date, although the goal is to perform the work with the \$1,295,750 from AHFC and \$440,000 District match.

### **ALTERNATIVES**

1. Approve the acceptance of the award of \$1,295,750 in grant funding from the Alaska Housing Finance Corporation for two, two-bedroom duplexes in Noatak and delegation of authority to the Superintendent to establish the project budgets, as presented.

2. Do not approve the acceptance of the award of \$1,295,750 in grant funding from the Alaska Housing Finance Corporation for two, two-bedroom duplexes in Noatak, or the delegation of authority to the Superintendent to establish the project budgets, as presented.
3. Take no action.

**ADMINISTRATION'S RECOMMENDATION**

The administration recommends that the Board approve the acceptance of the award of \$1,295,750 in funding from the Alaska Housing Finance Corporation for the construction of two, two-bedroom duplexes in Noatak and delegation of authority to the Superintendent to establish the project budgets as presented.

## MEMORANDUM

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**TO:** NWABSD Board of Education  
Committee Members

**DATE:** January 21, 2025

**NUMBER:** 25-068

**FROM:** Office of the Superintendent

**SUBJECT:** Approval of Preliminary  
FY-27 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 preliminary projects for the Six-Year Capital Improvement Plan for FY 2027.

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

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

Approval is requested by the Regional School Board of the preliminary Six-Year CIP in January so that applications and support documentation may be prepared between now and September. Final approval of the Six-Year CIP will be requested in August. Modifications to the list may occur between now and August based on what is funded by the legislature in FY26 budgets. Slight project modifications may also be made to project's Scope of Work and estimated costs as informed by the design and application work that will occur between January and August. It is assumed that Districtwide Fire Systems Replacement, 6 sites, will be funded by the legislature in FY26 based on it's ranking as #3 on their priority list. Roughly \$13M is needed from the legislature for this project and the #1 and #2 projects to be funded. No other NWABSD projects are expected to be fully funded this legislative session.

Attached is a proposed preliminary 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 preliminary FY 2027 Six-Year Capital Improvement Plan, as presented.
2. JMCC revisions to the preliminary FY 2027 Six-Year Capital Improvement Plan.

3. Take no action.

**ADMINISTRATION'S RECOMMENDATION:**

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

**ATTACHMENTS**

Attachment A: Proposed preliminary FY 2027 Six-Year CIP

***Preliminary*** 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	\$59,500,000

**FY 2027 TOTAL**  
**\$59,500,000**

	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
2	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. Project will also include replacement of boilers and flues.	X	\$15,000,000
3	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 28.	X	Balance of FY 27 requests
4	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



District Priority	Primary Purpose	Project Title & Description	SOA Aid	Estimated Project Cost

**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 29.	X	Balance of FY 28 requests
5	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 30.	X	Balance of FY 29 requests
6	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 31.	X	Balance of FY 30 requests
7	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
8	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
			X	

**FY 2032 TOTAL  
\$20,000,000+**

The preliminary version is not signed.

~~Adopted January 21, 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

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**TO:** NWABSD Board of Education  
Members

**DATE:** January 21, 2025

**NUMBER:** 25-069

**FR:** Office of the Superintendent

**SUBJECT:** Approval of Match -  
AHFC Rural Professional  
Housing Grants - Noatak

### **ABSTRACT:**

Commitment of matching funds for the award of funding from Alaska Housing Finance Corporation for construction of two teacher housing duplexes in Noatak requires Board Approval.

### **ISSUE:**

At issue is commitment of match for grant funds from the AHFC for the construction of two teacher housing duplexes, a total of four, two-bedroom units.

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

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 applied for two grants in October and was awarded both, one at \$700,000 and one at \$595,750.

Two approvals are needed to move this project forward. Before JMCC and the Board is the acceptance of the \$1,295,750 in AHFC funding.

Before the Budget Committee and the Board is the allocation of the required match. A minimum 15% match is required, and in August the board was presented with a potential \$400,000 match for each duplex, or a total potential match of \$800,000. Based on the actual funds awarded, a minimum 15% match would be \$194,362.50. However, the cost of each unit is estimated to exceed that level of funding. Duplex #1 is estimated at \$857,197 and Duplex #2 at \$870,585. Based on the AHFC funding provided, an additional \$432,032 is needed to complete the work, based on the estimated costs. CIP Manager recommends a total match of \$440,000 recognizing this is much lower than the former Property Services Director's original estimate. Depending on actual costs, additional funding may be requested at a future date, although the goal is to perform the work with the \$1,295,750 from AHFC and \$440,000 District match.

### **ALTERNATIVES**

1. Approve District funding of and not to exceed \$440,000 to match the Alaska Housing Finance Corporation grant of \$1,295,750 for two two-bedroom duplexes in Noatak, as presented.
2. Do not approve District funding of and not to exceed \$440,000 to match the Alaska Housing

Finance Corporation grant of \$1,295,750 for two two-bedroom duplexes in Noatak, as presented.

3. Take no action.

#### **ADMINISTRATION'S RECOMMENDATION**

The administration recommends that the Board approve not to exceed \$440,000 in matching funds for the \$1,295,750 grant award from the Alaska Housing Finance Corporation for the construction of two two-bedroom duplexes in Noatak, as presented.