

MEMORANDUM

TO: NWABSD Board of Education

DATE: August 26, 2025

FR: Office of the Superintendent

SUBJECT: Property Services Report

Property Services Director, Mark A. Moore reports on the following:

Apart from the Kivalina school, completed two years ago, Noatak was the last school to be completed in 2008, which was 17 years ago. Our schools are aging and need serious equipment replacement and upgrades. Existing systems are no longer available for many of the parts necessary to repair, and these systems have been re-engineered to the point that replacing parts is no longer an easy slip out and slip in, but requires modifying the existing system to accommodate the new replacement parts, significantly increasing labor time.

- Tank Farms and pipeline systems require inspections from the Coast Guard. There are requirements, training, and materials that we should have on hand, which we are currently lacking.
- Occasional accidental fuel spills cost the district large sums of resources to clean up.
- Smaller fuel holding tanks for Teacher Housing and other structures at all sites need to be replaced.
- Generator systems at our school locations need regular maintenance. These systems exist as a backup system for the community power system.
- Fire suppression systems. Many of the parts are necessary to repair.
- Four walk-in freezers in the district have experienced issues over the last week, and one had its compressors burn out. The part is available at a warehouse in Spokane, Washington, and is being air-freighted up. These freezer systems are sensitive to power fluctuations, which are common in our communities.
- The erosion issue in Noatak is also becoming a growing concern. AVEC is currently relocating its power plant and tank farm near the old school location because of erosion in front of the existing power plant. The land near the airport runway is currently eroding at an alarming rate. The road that leads to the village's gravel source was eroded during spring break-up and has continued to lose footage since that time, nearing the airport runway. The District is working closely with AVEC, the Native Village of Noatak, and Tech to help protect our interests in the Village of Noatak. The District needs gravel. Many of the parts are necessary to repair in Noatak. We must have access to a gravel source.
- We are still working on completing the fuel deliveries for the bulk fuel purchase. Kotzebue, Kivalina, Ambler, Shungnak, and Kobuk are the five locations still waiting on fuel deliveries. Kotzebue and Kivalina are okay, but we are still waiting to see if the water levels get high enough during the fall rains for the three upriver locations. Air freight of fuel to those locations would have an impact on the District budget.
- We had a lot of Facility use permits over the summer. We had a large amount of usage over the summer, which was very time-consuming.
- An order for new furniture has been placed and is expected to arrive at any time. Every site has requests for furniture needs.
- Cleaning and inspecting all Toyotomi heating units in the district's teacher housing units that use these heaters for heating is currently underway. New carbon monoxide detectors are being installed near all types of heaters.

AMBLER	Working on the flue pipe, repairing the broken water lines in the gym area. The repairs have been more extensive than originally appeared. The issues leading up to this repair were a furnace fire that happened back in December. Built new porches and stairs at a housing unit. Repaired the rotting front porch of the school building
BUCKLAND	Buckland Teacher housing duplexes - the carpentry, painting, and furnishing of these units are complete. We are waiting for our district plumber to install the three lift stations and freshwater connections. The lineman should have the power pole planted by the end of the week of August 24 th with the new transformer that was needed. We hope to have the new teacher housing complete and ready for occupancy by early October if not sooner. This site had a freezer unit that needed to be addressed this past week.
DEERING	Nothing new to report.
KIANA	Tommy Wells retired this summer, and we hired Marvin Barr to replace Mr. Wells as the BPO. We had some issues getting the furnaces restarted at that site, but were able to move parts around and get one boiler up and running for hot water and heat. We have replacement parts on the way to repair the other units, so all will be operational by winter. This site had a refrigeration unit that required attention.
KIVALINA	The waste treatment system is still experiencing issues, but CRT Engineering is working on potential solutions. We are now working with Alaska Rural Water Association to help us with the paperwork required by DEC and reviewing the waste treatment system for solutions to our ongoing issues there. This site had a freezer unit that required attention.
KOBUK	The new generator for Kobuk that didn't make it up from Seattle last year is now in Kotzebue, waiting for the barge to deliver it upriver. If not, we may have to fly it into Kobuk.
KOTZEBUE	JNES nothing new to report. KMHS had a couple of major issues to resolve when we restarted the boiler system. Those issues have been resolved, and corrective measures have been implemented to prevent future problems with a specific part of the heating system. Additionally, the walk-in freezer has malfunctioned and is currently being addressed. ATC had a freezer compressor that went bad and was problematic to locate one that would work in its place. That model of compressor is no longer available. Our refrigeration contractor, Refrigerated Solutions, Inc., was able to find a compatible compressor and make it work with that system. When the flooding occurred last October, the outside electrical panel became wet and may have, in the long term, contributed to some of these issues, along with the electrical repairs needed for the ATC elevator. Teacher Housing: New flooring, trim, and paint were installed in unit 4 of the tenplex.
NOATAK	Building materials for the two new teacher housing Duplexes have arrived on site. The new Lift Station Tank is expected to arrive on August 22 via Everts Air Cargo in Kotzebue and will be delivered to Noatak the week of August 24 by Ryan Air. Teck hopes to have the large Volvo Dump Truck in Noatak operational by the beginning of the week of August 24 th . It is the piece of equipment most needed for moving gravel to replace the eroded road and to transport gravel to the teacher housing location for extending the existing pad and filling in the area to replace the lift station. The two-bedroom unit in the triplex got new flooring, trim, and paint.

NOORVIK	The Noorvik glycol leak has been repaired, along with several other plumbing issues that required attention. A new window was installed in the sixplex after being broken by vandals. New flooring, trim, and paint were done in unit #4. The lift station under the playground housing unit was lifted and secured better
SELAWIK	Nothing to report
SHUNGNAK	Teacher housing units #5 and #1 received new trim, repainting, and new flooring. All the Toyotomi heaters in the teacher housing units were rebuilt or replaced, and new carbon monoxide detectors were placed near all the heating units