

CAPITAL PROJECTS REPORT

TO: NWABSD Board of Education
Members

DATE: February 24, 2026

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. Davis-Ramoth K-12 School Renovation – This project has bid and is ready for a construction contract to be awarded. Construction will start this summer and will continue into fall 2027. \$405k of the match was secured from the Borough in August '24. Those funds were spent by replacing the fire alarm system in spring '25.
Schools Impacted: Davis-Ramoth/Selawik
Total Project Budget: \$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 (Borough) = \$1,479,834 in District funding).
Board Current Action Items – Memo 26-101 Approve Contract for Construction for Davis-Ramoth K-12 School Renovation
2. Kivalina Replacement School - Chinook Fire Protection has corrected the fire suppression deficiencies. It is anticipated that final project accounting will be submitted to DEED by the end of March.
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3. Buckland Teacher Housing Duplexes and 5th Unit – Final closeout paperwork has been submitted to AHFC. Both the Borough and the District have committed to using all five housing units for teachers or health and public safety professionals for the next years. AHFC does not care which of these groups occupies the housing and it does not matter if they are Borough or District employees. A cost certification conducted by an accounting firm is also required before AHFC will pay the final grant payment and officially closeout the project.

Schools Impacted: Buckland
Total Project Cost: \$1,640,594
Grant Amount: \$1,000,000 -AHFC for two separate grants
Match Amount: \$500,594 District & \$140,000 Borough
Board Current Action Items: None

4. Deering K-12 School Replacement – FY27 DEED Applications have been scored and ranked. Deering is #2 with the \$59.8M Stebbins replacement school in front of it. It is unlikely full funding will be received, therefore, reapplication in Summer '26 is required as approved by the Board. To advance the design and ensure the project is #1 for FY28, additional design, cost estimate and work on the application is needed prior to the 9-1-26 deadline.
 - Schools Impacted: Deering
 - Total Project Cost: \$59,422,729
 - Grant Amount: not awarded - \$41,595,910 – DEED
 - Match Amount: unsecured \$17,826,819 (30%)
 - Board Current Action Items – None

5. Deering K-12 School Replacement – Gravel Stockpiling– A DEED FY26 awarded grant is funding survey, site design, cultural resources study and gravel placement on the site. Survey work is complete and the design and other work is moving forward. Land lease work with NANA is progressing. District will negotiate gravel stockpiling prices with DOT’s contractor for placement in 2026 or 2027. DOT’s contractor will mobilize in 2026.
 - Schools Impacted: Deering
 - Total Project Cost: \$2,000,000
 - Grant Amount: award pending - \$1,666,667 – DEED
 - Match Amount: secured \$333,333 (Board approved \$190,000 in April and \$143,333 in August)
 - Board Current Action Items – None

6. Buckland Boiler Replacement – Two phases have been funded through the Borough, the District and Denali Commission. Phase I and Phase II are both complete. Boiler Replacement project is unfunded and is ranked #23 on DEED’s FY27 priority list, it is unlikely to be funded. This project will replace Module C boilers and associated flues. Design team is working toward shovel-ready documents in preparation for grant applications.
 - Schools Impacted: Buckland
 - Total Project Cost: \$450,000 approx.
 - Grant Amount: not awarded - \$315,000 approx.- DEED or other funders
 - Match Amount: unsecured \$135,000 (30%) approx.
 - Board Current Action Items – None

7. Districtwide Fire System Replacement, 6 sites – A DEED FY26 funded project to replace the fire alarm systems in the schools noted below is moving forward. \$455k of the local match was met with Borough funding to replace Noorvik’s fire alarm, completed in 2025. Also in 2025, an \$847,568 grant request was submitted to Representative Nick Begich’s office which has passed Congress. District is completing funding paperwork with USDA to administer the Congressional funding and Board approved acceptance of that funding in January ‘26.
 - Schools Impacted: Ambler, Buckland, June Nelson, KMHS, Noorvik (Complete) and Shungnak (to be completed under Shungnak project).

Total Project Cost: \$6,612,840
Grant Amount: \$5,290,272 - DEED
Match Amount: \$1,322,568 (\$455k secured through Borough, \$847,568 USDA/Begich and \$20k District)
Board Current Action Items – None

8. Shungnak Fire System and HVAC Controls Replacement – Shungnak is part of the Districtwide Fire System Replacement, 6 Sites and the HVAC Controls Replacement, 8 Sites Projects. Because Shungnak will also get a sprinkler system, that school's work requires more engineering and construction disciplines/trades, than the other schools in either project. Therefore, separating Shungnak off as a separate project will reduce the number of contractors working in the school and reduce project overhead. There will be one design contract and one construction contract covering all work of both grants. Funding will be provided through both of the above noted grants, with roughly \$5,150,000 being allocated to Shungnak.

Schools Impacted: Shungnak.
Total Project Cost: \$5,150,000
Grant Amount: Part of DEED DW Fire and HVAC Controls
Match Amount: Part of DEED DW Fire and HVAC Controls
Board Current Action Items – None

9. Districtwide Secure Vestibule Code Modifications – This project is to make code required modifications at the entrance of each school across the district. It involves electrical and fire alarm work, as well as door hardware changes. Electrical engineering and CIP manager time is also required. With the exception of the schools listed below, the work will be performed as part of other work occurring in those schools, thus paid for by secured grant funding.

Schools Impacted: Deering, Kiana, Kobuk, Noatak, Noorvik and Kivalina
Total Project Budget: \$160,000
Grant Amount: unsecured
District Funding: Unsecured
Board Current Action Items – To discuss

10. HVAC Controls Upgrades, Phase I – 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. Due to the number of schools and other projects occurring in some schools, this work has been divided into two phases. In addition, Shungnak has been separated off as a separate project, see that project description. This will allow control of overlapping work in some schools and the reduction of contractors working in Shungnak. Design engineers are moving forward with Phase I, and this work should move into construction in April. A VIF grant for the total match was awarded in July '25. Phase I covers the village schools, which allows childcare center work in KMHS to occur in 2026 without overlapping with the building's overall controls work.

Schools Impacted: Ambler, Kiana, Noatak, Noorvik, and Kobuk

Total Project Cost: \$9,838,153
Grant Amount: \$7,870,522 - DEED
Match Amount: \$1,967,631 Borough VIF grant.
Board Current Action Items – None

11. HVAC Controls Upgrades, Phase 2 – 1 Site, two Schools – A DEED FY25 funded project to replace the Direct Digital Controls, in JNES and KMHS. Design work will occur in 2026, project will be bid in late 2026 or early 2027 and construction will occur in 2027.

12. Schools Impacted: June Nelson, KMHS,
Total Project Cost: See Phase I
Grant Amount: See Phase I
Match Amount: See Phase I Borough VIF grant.
Board Current Action Items – None

13. Maniilaq Childcare Center – This project involves renovating the 6th grade pod in KMHS to become a childcare center for approximately 42 children ages 6 months through Pre-School age. Due to reduced enrollment, this pod is not used for student instruction. Funding source is Maniilaq, operations will be by Iliigaat Munaqsriaviat. Design is moving forward. We are working to get a contractor on board this spring and the center open this fall.

Schools Impacted: KMHS
Total Project Cost: \$2M-\$3.25M
Funder Amount: \$3,225,000 Proposed Not To Exceed
Match Amount: \$0.00
Board Current Action Items – None

14. Districtwide Playground Repair and Replacement – In August '25 the Board approved requesting funding from the Borough for repairs and replacement of broken equipment across the district. CIP Manager will provide this letter to Superintendent to make the request. If funded, work would be performed summer '26, potentially into Summer '27.

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 – None

15. FY25 AHFC Teacher Housing – Noatak Duplexes - District received two AHFC grants for two duplexes to build four new units. All materials with the exception of some of the furniture and the plumbing items were shipped to the site and stored for winter in '25. Work will commence spring '26 with extending the gravel pad, assuming gravel source can be reached at that time. Property Services anticipates additional funding is needed for completion, which will be requested at a future date.

Schools Impacted: Noatak
Total Project Cost: \$1,735,750 (current)

Grant Amount: \$1,295,750 - AHFC
Match Amount: \$440,000 District
Board Current Action Items: None

16. FY26 AHFC Teacher Housing -Buckland, Kivalina and Noatak Renovations &

Addition – 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. In early February, District was notified that Senator Murkowski’s office has successfully secured Congressional Directed Spending (CDS) of \$330k. Noatak work will occur this summer and then Buckland and Kivalina work will be done in 2027.

Schools Impacted: Buckland, Noatak and Kivalina

Total Project Cost: \$1,040,000

Grant Amount: \$700,000 – AHFC awarded grant

Grant Amount: \$330,000 – HUD pending paperwork/signing grant

Total Match Amount: \$10,000 (\$340k previously committed, will be reduced)

Board Current Action Items – None

17. Grant Writing Season – Many state, Borough, and federal grants are submitted between January and May of each year. Opportunities exist with State Capsis, Federal Congressional Directed Spending (CDS) (earmarks), Borough VIF, the Denali Commission and others. DEED and AHFC are the only grants outside of this window. Understanding District priorities and needs before this season is essential.

18. Districtwide Teacher Housing Needs assessment - CIP Manager utilized the information gained through this assessment to develop a 6 year CIP plan for teacher housing in conjunction with Property Services. Board approved the 2026 priority list in January 2026. Developing a functional record of the teacher housing inventory to be used across the district is ongoing.

19. Electronic and Record Drawings Archives – CIP Manager continues working with Property Services Department to archive electronic drawings, operations and maintenance manuals and other project records onto a shared OneDrive. Hard copies of these documents will be returned to Property Service or printed so there is a complete set of records available for their and Capital Projects Manager’s use.

Other needs that are not yet projects described above:

- Flooring Replacement in Noorvik – This is a higher priority for Property Services than the JNES/KMHS roof replacement. DEED is the best funding resource for this project but making it part of a complete school renewal will help it score the best. In the proposed 6-year CIP plan, it is scheduled for Summer 2027 application.
- Districtwide Freezer Compressor Replacement – There are ongoing issues of dirty power in Kotzebue and throughout the district destroying

the compressors on our walk-in freezer and refrigeration units. Replacing them and providing protection from power fluctuations is needed at several schools. DEED, Denali Commission, CDS or a USDA grant may be good resources for grant funding. Information gathering as to which schools and what the repair solution is are ongoing.

February 23-25, 2026, BOARD ACTION ITEMS

Memorandum 26-101 Approve Contract for Construction for Davis-Ramoth K-12 School Renovation

SUMMARY OF COMMITTED AND PENDING CAPITAL PROJECTS FINANCIAL COMMITTEMENTS

Committed Funding and Matches (includes only projects included within this report):

1. Deering Replacement School: \$490,000 past 4-5 years of design work
2. Deering Replacement School – Gravel Stockpiling: \$333,333 (20%) of \$2M project, committed in 2025.
3. Districtwide Fire Systems Replacement, 6 sites - \$20,000, committed in FY24
4. Davis-Ramoth K-12 School Renovation - \$1,479,834 committed in Nov '24
5. Buckland Teacher Housing - \$500,594 committed in FY22
6. FY25 AHFC Teacher Housing – Noatak Duplexes - \$440,000, Committed Jan '25
7. Buckland, Kivalina and Noatak Renovations & Addition - \$340k committed in Jan. '26, will reduce to \$10k when Murkowski/HUD grant is finalized
8. Buckland Boiler Replacement - \$75k committed to design January '26

Total Current Financial Commitments: **\$3,678,761**

Current (February 2026) Requested Funding and Matches:

1. None

Total Current (February 2026) Requested Funding and Matches: **\$000,000**

Future Funding and Matches:

1. Deering K-12 Replacement School - \$17,826,819 (30% match) of \$59,422,729 total project, **this will go up as the project is delayed.**
2. Buckland Boilers Replacement - \$60,000 (30% match) of \$450,000 project
3. JNES/KMHS Roof Replacement - \$1,200,000 of \$4M project

Potential Pending Matches: **\$19,086,819**