



## NORTH SLOPE BOROUGH SCHOOL DISTRICT

### MEMORANDUM

**TO:** Roxanne Brower, President  
Members of the School Board

**THROUGH:** Stewart McDonald, Superintendent

**FROM:** Jeff Cook, Director M&O

**DATE:** November 27, 2017

**SUBJECT:** CIP Monthly Status Report - December 2017      **MEMO#:** SB18-105  
Information Item

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#### **NSBSD Strategic Plan Goal:**

**5.4 Facilities** – Ensure safe, modern, and high-performing learning facilities

#### **Monthly CIP Status:**

**FY18 Six Year CIP Plan Status** – The School Board approved the FY18 Six Year Plan. M&O will prepare submittals to the NSB Planning Department for this year’s funding CIP funding request.

**BHS and HMS Traffic Signals Study** – The NSB Barrow Traffic Committee requested a Project Analysis Report – prior to making a decision on whether traffic signals should be installed at BHS and HMS. The report was requested by NSB Planning Department after the District identified the need for remedial action and has been completed. No action has been taken on the report awaiting the next regularly scheduled Traffic Committee meeting. The scheduled Traffic Committee has cancelled meetings twice this fall. Temporary barriers are being installed on the HMS site to prevent cross traffic at the front entry. Modifications to the BHS traffic flow are contained in the FY17 Six Year Plan.

**BHS Project Analysis Report** –The PAR was initiated in June 2017 and is on going. The PAR Team submitted the first submittal of the PAR earlier in October. The PAR Team is presenting the PAR the week of November 27<sup>th</sup> to various groups.

The PAR identifies needs within the facility that exceed \$80M in proposed facility and life safety renovations. The Voc-ed wing has severe structural deficiencies and the structural engineer has cautioned that ‘continued occupancy may put occupants at risk’. Additionally, the structural engineer recommends ‘a plan for replacement should commence as soon as possible’.

The swimming pool room has an extreme mold issue and moisture has infiltrated the structure surrounding the poolroom. A complete poolroom renovation is required with cost exceeding \$5M which is part of the sports wing total remodel (\$17M+). The problem in the poolroom resulted from a lack of preventative, routine, and major maintenance over the past decade. The ventilation was taken out of service several years ago (5+) and never repaired as one example of many. The poolroom will need to remain closed until substantial renovation is completed.

The sprinkler system and heating piping system needs replacement throughout the facility. Systems replacement encompasses the entire facility, which will require some demolition of surrounding surfaces. The original finishes are in need of total renovation throughout the facility.

The PAR Team is recommending both an insulated pad and thermos-syphons be installed under the facility which costs will exceed \$15-20M. Additionally the PAR Phase 1 environmental included the haz-mat storage area on the site and there were some findings associated with that inspection.

The magnitude of this project will require careful planning and prioritization. The District will need to coordinate with the NSB Planning, CIPM, and Admin and Finance Departments to gather input and concerns with how to fund the project. The project will require phased funding. Before the PAR is completed, M&O will bring the project needs to the District Administration and School Board with the consultant and CIPM to solicit input on prioritizing the project needs within the anticipated project funding phased plan. We anticipate that will be in October prior to the School Board's consideration of the FY18 Six Year Capital Plan.

**Central Office Annex Gas Piping Replacement** – The design is 100% complete and ready to bid. Project completion is scheduled for August 1, 2018. Occupants of the facility may be impacted when trenching activities are taking place during next summer.

**Central Office Annex Flooring** – MOA work is complete.

**Kaktovik Gym** – This project is complete.

**Point Hope Interior Renovations – (CIPM Phase 4)** – UICC is the contractor and has scheduled the project over 2 summers, 2017 and 2018. The summer of 2017 included renovation of the elementary wing and admin offices, as well as, the multi-purpose and original gym areas. The contractor will be working while school is in session early this school year, but will work closely with school personnel not to disrupt educational activities. Gym and multi flooring is currently scheduled for over the holiday period so facility use during the Holidays will be limited to the New Gym area. Work scheduled in the summer of 2018 includes the high school wing, swimming pool room, and library renovations. Facility use next summer will again be limited to the New Gym area. UICC started the poolroom demolition, which should help the contractor finish next school year.

**Atqasuk Interior Renovations** (CIPM Phase 2 and 3 funding combined to Phase 2 – design and construction) – Total current budget for the combined phase 2 and 3 funding is \$7.7M of which approximately \$6M is available for construction. M&O is projecting a shortfall for mechanical

and electrical needs. The designer presented the proposed design on site and worked with staff and the SAC to finalize the project scope. The project is scheduled to be advertised for bid starting in November. Construction is scheduled for the summers of 2018 and 2019. We anticipate school closure during the next 2 summers.

**Districtwide Mechanical and Electrical Study** – This study is complete and findings are incorporated into the District’s Six Year Plan.

**Point Lay Bleachers** –Remaining monies (\$80K) allocated for this work will be put into an MOA to allow procurement and installation of the 3-tier bleacher system. The MOA is up for Board approval in the December 2017 regular meeting.

**Ipalook and HMS Security Project (Ordinance 2016-10 legacy project)** - CIPM is bidding the project for completion prior to next school year. AFS is the contractor for the project.

**Nuiqsut Sewage System Modifications – (NSB Water Sewer Ordinance Project)** - The project is at substantial completion but several system control issues need resolution prior to final-completion. The District is coordinating with CIPM until all outstanding items are resolved.

**Artwork** – Several major renovation projects are complete without artwork being a contracted part of the project. In example, Kaktovik Gym was completed and all project funds were exhausted. The architect did try to incorporate cultural components into the project through designs in the flooring.

Listed below are the projects that do have some artwork monies available:

- Point Lay - \$140K
- Nuiqsut - \$40K
- Point Hope - TBD
- Atqasuk - \$55K

M&O will coordinate CIPM to move forward an implementation plan.

**FY17 Six Year CIP Projects Plan** – Approved October 2017 - The following projects were prioritized for year 1. Funding for these projects will be available in December 2017 as part of the Ordinance 2017-10 general obligation bond election.

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| • Districtwide Copiers                   | \$150,000   |
| • Districtwide FF&E                      | \$400,000   |
| • Districtwide IT                        | \$1,000,000 |
| • Districtwide Vehicle Replacement       | \$350,000   |
| • Districtwide Miscellaneous Renovations | \$524,000   |
| • CO2 Gas Line Replacement               | \$750,000   |
| • CO2 Flooring Encapsulation             | \$50,000    |
| • BHS Traffic                            | \$200,000   |
| • Bus Barn Site Improvements             | \$950,000   |

• Kaktovik Sewage Line and Renovations (design)	\$110,000
• Atqasuk Phase 3 Funding	\$4,343,000
• Districtwide Mechanical/Electrical Upgrades	\$2,500,000
• D/W Door Signage	\$150,000
• PHO Refrigeration	\$150,000
• PHO Kitchen Upgrades	\$300,000
• PHO Old Boiler Room Renovation	\$100,000
• CO ADA Upgrades/ Mech Upgrades	\$550,000
• HMS Gym Lighting	<u>\$60,000</u>
Total	\$12,637,000

\*Note – To facilitate economical and efficient implementation of the projects CIPM and the District Administration will need to make minor adjustments to the project budgets and/or scope of work as pricing and bids are received to assure completion of the projects. Adjustments will be reported to the School Board in a timely manner. From time to time emergencies may develop that require reprioritization. These will be brought to the School Board for approval.