

*Northwest Arctic Borough School District  
Northwest Arctic Borough  
NANA Regional Corporation*

**JOINT MAINTENANCE/CONSTRUCTION  
COMMITTEE MEETING**

**Tuesday, June 4, 2024  
5:00 p.m.**

Join via Teams  
Call 1-833-682-3239 or 907-308-3192 & enter code: 850 399 375#

**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 March 7, 2024 MINUTES**

**F. DISCUSSION ITEMS:**

Capital Projects Report  
FY26 6-Year CIP list prioritization and approval

**G. ACTION ITEMS**

Concurrence with FY26 6-Year CIP list  
Concurrence with Approval of Selection of Artwork for Kisimgiugtuq School

**H. CLOSING COMMENTS**

**I. ADJOURNMENT**

**Co-Chairs:** Marie Greene-NWABSD Board of Education & Elmer Armstrong-NWAB Assembly  
**Committee Members:** Gladys Jones-NANA Board of Director, Gloria Carter-NANA Board of Director, Tille Ticket-NWABSD Board of Education, Shannon Melton- NWABSD Board of Education, Margaret Hansen-NWABSD Board of Education, Austin Swan Sr.-NWAB Assembly Member, Delores Barr-NWAB Assembly, Craig McConnell-NWAB Assembly, and Tommy Ballot, Sr. -NANA Board of Director.

**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, Marie Greene. called the Joint Construction/Maintenance Committee Meeting to order at 5:01 p.m. on March 7<sup>th</sup>, 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 Co-Chair  
Tillie Ticket, NWABSD Board of Education Member  
Austin Swan Sr. NWAB Board Member  
Deloris Barr. NWAB Board Member  
Shannon Melton, NWABSD Board of Education Member  
Gary Hadley, NANA Board Member  
Tommy Ballot, NANA Board Member  
Myra Wesley, NANA Board Member  
Gary Hadley, NANA Board Member  
Derek Haviland Lie, NWAB Board Member

Committee Members absent and excused were:

Elmer Armstrong, NWAB Board Member  
Craig McConnell, NWAB Board Member

Staff/Guests present at the meeting were: Terri Walker-NWABSD Superintendent, Amy Eakin-NWABSD Director of Technology, Megan Williams, Director of Administrative Services, Brandon Blackham-NWABSD Property Services, Shayne Schaeffer-Executive Assistant to School Board and Superintendent, Dena Strait- NWABSD Capital Projects, Kathy Christy - NWABSD Capital Projects Director, Mickey Jorgensen, Capitol Projects and Regional Operations Manager NANA Regional,

Margaret Hansen has moved to approve the agenda as presented, seconded by Derek Haviland-Lie. Motion passed unanimously by voice vote.

Margaret Hansen has moved to approve December 4, 2023, minutes, seconded by Tillie Ticket. Motion passed unanimously.

Dena Strait presented her Capital Projects Report.

Dena Strait, Department of Education and Early Development finalized their rankings they have two lists. The first one that we have the most projects on is major maintenance. We have the data from the Selawik Project it made it as number 3, that's roughly 9.6-million-dollar project and 1.8 of that is local shared. That project # 3 did not get on the Governor's List. We also have the HVAC controls upgrade project that covers 8 sites, that will not be funded this year. JNES roof replacement is number 45. Basically, the rest of these will not be funded. There is district wide fire system repair, that's 6 sites and that's at number 54. The school construction list, Deering is now number 5, Deering is a few years out from being funded.

CALL TO ORDER

MOMENT OF SILENCE

ROLL CALL

INTRODUCTION OF STAFF/GUESTS

AGENDA APPROVAL

ADOPTION OF DECEMBER 4, 2023 MINUTES

CAPITAL PROJECTS REPORT

DEED CIP PROJECTS

Kathy Christy, in the case of Kivalina, there were two housing units that we had inspected and are doing cost certifications and are very close to closing those projects. The Selawik project I believe (Brandon can confirm) they have a little bit more work to do on Selawik so it's not quite ready to be closed out. We were contacted by housing Alaskans a public private partnership HAPP, last year they were able to fund what they call "Gap funding" and provide additional funding for projects for AHFC Housing that exceeded the amount of the grant. We are in contact with them, I just sent in a spread sheet requesting funds for both Selawik and Buckland teacher housing. Their grants last year averaged about 120k, that would be a great help if we were successful with that.

- **Margaret Hansen:** is that per project, 120k for Buckland 120k for Selawik?
- **Kathy Christy:** That's what they did last year, they funded 5 different projects. We would be lucky to get 240k.

Kathy Christy, moving forward with Kivalina. We're in the process of closing the Department of Education Grant, the construction has been completed with SKW. They will be back this summer to do warranty work which will not be an additional cost to the district, so we can close out the project. Department of Education is going to allow us to set aside the percent for art money, we haven't fully met our obligation yet at Kivalina, they will allow us to close out that project and reserve that amount. We are looking very closely at Kivalina making sure everything is complete before we close out the grant. We are under the total project budget, that money on the state side could potentially be reallocated to other projects, there is also the local match that we can request the borough to reallocate the bond funds they sold in support of Kivalina to other capital project needs. The percent for art I did put out a request for proposals that was due the end of February and I received six proposals and will have forwarded that to Dolly Hawley who is heading up the art selection committee in Kivalina, the final decision will need to be approved by the school board.

- **Margaret Hansen:** What other Capital projects were you thinking?
- **Kathy Christy:** We have several that are not funded, we have boilers that need to be replaced at Buckland, it could potentially be worked as a start on that project.
- **Brandon Blackham:** the heating system still needs to be done in Kivalina for the bus barn garage.

Dena Strait, the Buckland HVAC energy upgrade project has really been broken down to at least two phases right now. The first phase was done last summer and completed in the fall. There still is payment left to the contractor for the operations and maintenance manuals. We were holding off on that so that they can do phase two which should happen this summer and they can just do one set of operations and maintenance manuals. Phase one which is funded under the FY19 funding with the Borough funding is basically going to use all of that funding. On the Selawik fire alarm system we did apply for a larger project to DEED last summer and that was mainly a system repair and replacement project, a lot of mechanical and electrical systems and not architectural. Part of that project was replacing the fire alarm and fire sprinkler systems, the fire alarm system died over the winter break, and we have been in the process to get it replaced separately outside of that larger project. We've worked closely with the Department of Education and to do it per their standards so that later in the future we can apply for reimbursement from DEED that does depend on a successful grant application and funding, per DEED'S requirements we have that option in the future.

- **Marie Greene:** Any updates on this particular item?

- **Dena Strait:** We are opening bids tomorrow; we had a lot of interests on our pre bid that we held. There were 12-14 bidders. We issued our last addendum last week and we are getting bids tomorrow morning at 11:00.
- **Margaret Hansen:** Where did we get Denali commission funding from?
- **Dena Strait:** Phase two for Buckland we got a grant awarded last summer and it took all fall to get that process going. We just got that signed today. That will fund phase two work which will be this summer in Buckland.
- **Margaret Hansen:** Do we need additional money were we going to ask for more from Denali now that we found out the actual cost?
- **Dena Strait:** I did ask them for and additional existing funding, they said no to any additional existing funding. They have another grant that's due April 12<sup>th</sup>, but they don't announce it until June, so it will be too late to get that work into this year's construction. We will most likely go into phase three which will be summer of 2025.

Dena Strait, as far as future CIP projects like I said earlier Selawik is number three. If it's not funded, we will either reuse our score cause it's pretty high and the two projects in front of us will be funded this year. Or we can add some more to the project and score even better. The fire replacement depending on whether the larger project gets funded or not you can submit that separately. If the larger project gets funded, it will just be reimbursed as part of that project.

Deering is number five, there is 163 million dollars in front of us, there is roughly 5 million that will get funded this year. Pretty much you must be in the number one position to be funded. Basically, you need to be in that number one position, it's a process, and it takes time. The way for us to move forward is to progress the design, there is two aspects of the design that really need to be pushed forward. The first one is the site design, a couple of years ago when we put the application in, we worked with NANA, and they gave us a ten-acre site just outside of town. We haven't laid out the buildings, the utilities, laid out the tank farm, or all of that infrastructure. Laying that all out how we want the building set on the site that allows us to coordinate with DOT on the road since our site is right off that road. And it will also allow us to coordinate with DOWL engineers who are working for ANTHC on water and sewer upgrade. We need to progress the site far enough along so that we can coordinate with them, and part of that is you have to design the building to a certain level to be able to know what size of the tank farm we need, what size pipes do we need, what level of electricity, etc. We need to progress the design so we can coordinate with those other projects. It will help us get points with the DEED system.

- **Margaret Hansen:** Is it possible for you to meet with electric daisy she's the general manager there, she may be willing to write grants through the tribe.
- **Dena Strait:** That's a good point, we have these two infrastructure projects, you've got the city water and sewer and then you have DOT's Road. DEED will only pay for the infrastructure school that is on our lot.

Dena Strait, we will be putting in more applications to DEED this summer, to get the contracts in place and start doing the designs the estimates all the information that DEED wants we really need to start that now. We included last six years what we're hoping to get from the committee is some guidance on what are the priorities and what do you think you want to submit on to DEED this coming summer.

- **Margaret Hansen:** The Kotzebue professional housing, I know it was on our list prior, were working with the Borough now and meeting with them tomorrow to talk about professional housing using the AHFC 5 million dollar grant they came up with. I think the Borough has a plan to offer to us to utilize their property across the street for one duplex for teacher housing and one for VPSO housing. We think we can utilize three million of that the other two million is for affordable housing which I don't

think we could qualify for. We're going to apply for the three-million-dollar grant. The affordable money has a deadline of September 2025. The city is taking the lead once they say ok, we think this project will be good for our community then we will bring it back for approval. What are you recommending for this next round?

- **Dena Strait:** For the FY26 the district fire wide system fire replacement those are life safety systems and when they go down the district has to go into what's called "fire watch" there are two people in Selawik right now that walk around and make sure there isn't something starting on fire.
- **Margaret Hansen:** whose requirement is that?
- **Dena Strait:** that's the state of Alaska fire marshals. That's a life safety system. The district wide controls HVAC upgrades, that's a huge expense. It really controls how much energy you are using within your school. If you don't have an operational system, then it's not operating as efficiently as it can, and it cost the district quite a bit more money. Those two are very high priority. We are working on other grants for them. We will know before the DEED deadline if any of those were successful. Thank you for bringing up the professional housing, in December we talked about putting in an RFP for professional, mechanical, and electrical services, a term contract. And getting engineering firms onboard so that they can go out and do a code and condition survey and then from that it becomes a cost estimate. That's really the next phase for those two projects, because again DEED wants to see a report with an engineer stamp on it, and DEED wants to see a professional cost estimate and we don't have those yet. We need to solicit the engineering firms, get proposals from them. That would be the process if you want me to do so.
- **Kathy Christy:** what we attached here is last year's priorities for the Department of education, right now with the exception of the Buckland HVAC, these projects won't receive any significant amount of funding. The recommendation would likely be moving these projects from FY25 into FY26 unless there is anything else that has occurred that we are not aware of. These would be the priority projects that we would look at to resubmit grant applications.
- **Terri Walker:** Does it matter what order they are in?
- **Kathy Christy:** As they reduce down, you lose three points per project.
- **Dena Strait:** You don't need them in exact order right now, it would be helpful for us to know, For instance, a year ago ATC was higher on the priority list and now it's dropped off. We don't want to put time and resources on projects that are not a priority. It would be helpful for us to know what your priorities are so we can them ready in June.
- **Terri Walker:** Safety is the first priority, that brings up the Selawik Fire Panel. Looking at number one here the Selawik renewal building systems, that is a bigger project to adjust the fire panel. It's an energy savings, were losing thousands of dollars by not upgrading our DDC controls. And we've got the other fire panels, there is a chance they will quit working on us the ones that are outdated. I am throwing out things that need to take into consideration. What is your recommendation as to how you would number these. Do you have a recommendation?
- **Tillie Ticket:** Along the lines with Terri, I was thinking the same thing when I saw the Selawik Renewal and the fire alarm system, can it be combined into one to make the scores higher? Or do we need to do them separate?
- **Dena Strait,** we can definitely talk with Kathy, the Selawik project, there is actually a lot more work for what we applied for, because the larger projects don't score better

with DEED especially on the major maintenance list. I'd have to look into the communities and see if there is some strategy there.

- **Kathy Christy:** One of the reason's Selawik scored so high was because of the poor condition of its fire alarm system, so if we move that out that's a catch 22 if you move it out of the project it's probably more likely to get reimbursed for fixing the fire alarm system. It's likely to move the rest of the Selawik project at a lower score.
- **Dena Strait:** The June Nelson roof replacement, I realize it needs to be done but it's probably not going to score well until the work is done, and then it's reimbursed. But right now, I don't think the district has the money to do it.
- **Kathy Christy:** Investing into some engineering reports on those other school's I think would really strengthen that application and move it further up the list.
- **Dena Strait:** I think having all the engineers go out and visit all the sites, that's probably \$6,000 a day probably will have to send Mechanical and Electrical and then a report. Just off the top of my head probably \$75k would get you a code and condition survey and an estimate. But I will reiterate what Kathy said, I think we put in eight applications last summer, and the ones with the most paper scored the best.
- **Marie Greene:** So we're in an agreement that safety comes first. The recommendation that we heard from our team here is having the FY25 use those. Is there a need to change or swap or combine projects? What is the risk there, prioritizing on how they rank them?
- **Margaret Hansen:** Selawik 9.6 million increased the HVAC and DDC Fire protection system, I don't understand the question.
- **Terri Walker:** What if we put Selawik's HVAC with the other HVAC, and the Selawik's fire protection with the district wide fire protection system and then have all the district wide fire protection systems number one with Selawik in there? Tillie am I on target with what you were saying earlier?
- **Tillie Ticket:** Yes, that was my point.
- **Kathy Christy:** I think if you go back and look at the HVAC was ranked number twenty-one, and the fire alarm system was ranked fifty-four. Taking those out of Selawik and those other projects will probably frankly doom Selawik and it wouldn't achieve much for the HVAC and the district wide fire alarm points either.
- **Dena Strait:** I think I would leave Selawik alone, because the two in front of it are going to get funded. I don't think I would combine the fire system with the DDC project, I think I would keep those separate. Just because there is economy in the engineering and the bidding and the actual construction. There is some nice separation, of keeping them separate. DEED likes those smaller projects on major maintenance, they don't want to put a big fifteen-million-dollar project at the top, because they don't want to fund that fifteen million and that puts everything behind it more years out.
- **Margaret Hansen:** What would seventy-five thousand that we could spend on engineering reports, where would that get us?
- **Dena Strait:** It would get us either one or the other, it would get the DDC basically coding condition surveys on all the sites and then a cost estimate of what it would take to do that project. And at least get part of the way to that other project. We do one or the other. And there would probably be some left over to do work on that.

CLOSING COMMENTS

ADJOURNMENT

UNADOPTED

- **Margaret Hansen:** We would score higher.
- **Dena Strait:** Yes, cause its life safety. But we basically had no information to write that grant. They want to see that signature of that professional engineer on the report.
- **Margaret Hansen:** The higher we score the work that we do, like the AHFC Housing it works for us.
- **Terri Walker:** That's for the HVAC the seventy-five thousand you're talking about?
- **Dena Strait:** That would get you very far along, the HVAC or the fire alarm system.
- **Terri Walker:** For me what I am hearing, 1 & 2 stay the same, 3 moves down and then depending on, I am not sure. It seems like Deering replacement school is really waiting on quite a bit of other things to happen, the road, the evacuation road, and other things. I am not sure whether we would keep that in the same spot, but maybe the DDC maybe moves up to number 3.
- **Margaret Hansen:** Kathy said we would lose some points remember.
- **Dena Strait:** The further down the list you go, I think it starts at 30 for number 1 and then it goes down 3 points from there. I think moving the DDC system or Deering up to this 3 or 4 spot. Then Buckland all of that is going to be taken care of.
- **Kathy Christy:** I think the ones that are important, is the ones we want to invest money into doing additional engineering and planning. And that will help us also determine how strong the different applications are based on the results we get from the engineers site visits. It's easy to move the priorities around. It's harder to come up with the supporting documentation.
- **Dena Strait:** What happens in the summer is that everyone is trying to put in these applications, and there are only two primary cost estimating firms, and there is only so many estimating firms. And so, everything gets crunched down until August 28<sup>th</sup>. If we can get a jump on it with the results and know where we were at and then in June, we will know this is what we found, this one looks strong. I think that's a good approach.
- **Brandon Blackham:** Let's take Noatak, probably one of the most expensive schools probably one of our least expensive to fix on DDC, so if you're saying we go smaller they want to fund the smaller projects get them done off the top. If we take Noatak, instantly cost us 300k, would they fund that and then that's off our books and now Noatak is fixed again and move to the next. ATC, its back end probably another \$200 – 300 thousand. You can knock off ATC you can knock off Noatak. Kobuk is back end, that's a newer school needs computer upgrade. And that's another one. If we did it right, we can knock out three or four projects. Kathy am I totally off?
- **Kathy Christy:** It's also not a guarantee again if we close out Kivalina, as quickly as we can. That frees up that local bond money which potentially we can request the Borough to fund the type of projects you are talking about. And then we can go back to local money and request reimbursement from the state.
- **Dena Strait:** I can see what you're thinking, I think some things to consider though are there are basically 100, 115, 110, 120, something like that projects on the major maintenance list each year, and so if you start breaking it down like one school at a time, all your schools are going to be somewhere in that 115, 120, mix. I can maybe think about not doing six schools at a time maybe doing three, but there are economies of scale, it costs money to the district for us to solicit it, to get the engineers work and their doing one school at a time isn't efficient. You could break it

down a little more, but it could also delay. My experience with DEED is they kind of like to, unless you have an over population of students, they kind like to fund you and then move onto the next one. So, I would be a little bit concerned if we do a project on major maintenance that they might push us down the list a little bit. I don't think we should do one project at a time.

- **Brandon Blackham:** I agree, you can get three at one shot. Kotzebue, Noorvik, Selawik, those are big schools big DDC systems.
- **Marie Greene:** Listening to you two and others, we can set some boundaries now until the next meeting and then we can revisit all that with additional information.
- **Dena Strait:** The June meeting we put it into priority, cause then as are filling out the application we have to say what priority it is, and then we get it signed the final if there are any last-minute changes. Cause we will get the cost estimates this summer so in early June, you put it in order with guesses of the estimate and then over the summer we get the estimates and then in August we will put the final numbers in there and get it signed to submit.
- **Marie Greene:** How do we want to rank these? Have 1 and 2 stay the same? Moving down the June Nelson Elementary school replacement, and bump the next two up? What's the thought there?
- **Dena Strait:** I think if you leave Deering at 4 and move district DDC up to 3, and if you break down the fire system in half and do Brandon's highest priorities, and then you put 75k towards engineering we could make progress on both the fire system and the DDC.
- **Margaret Hansen:** We would have to have a separate motion on the 75k?
- **Kathy Christy:** In the allocation of the funds would actually be the board, and a recommendation of the joint maintenance committee to look at that but would actually be a board action.
- **Margaret Hansen:** We do have a work session meeting on the budget.
- **Terri Walker:** What I hear Kathy say is JMCC makes a recommendation to the full board to put in a memo for the next meeting.
- **Marie Greene:** Just to let the other members know tomorrow we have a work session and that's where we report it to the board. And if we seem to think that there is support there we will need to know how to move forward. I hope the committee understands what we're thinking here and again the intent is what we just heard from Kathy is that April may be a little late to get it added to the agenda tomorrow afternoon. Is that what you were thinking Margaret?
- **Margaret Hansen:** Yes, madam chair.
- **Marie Greene:** Do we want to make a motion to recommend to the full board?
- **Margaret Hansen:** Yes, madam chair, because if we know we are closer to getting projects funded and saving a lot of money for the safety of our schools and children.
- **Kathy Christy:** Looking at a memo to approve an allocation of 75K to support development of department of education FY26 Capital Projects request.



- **Margaret Hansen:** The Joint maintenance construction committee to allocate 75K to be approved CIP request for FY26 for engineering services.
- **Marie Greene:** Alright you heard the motion, is there a second to this motion? The intent to this motion is so we can save some time if we have the support of our full board tomorrow. We're authorizing our superintendent to work with Dena, Kathy and Brandon. Is there a second to the motion?
- **Tillie Ticket:** I will second.
- **Marie Greene:** The motion has been made and seconded, any discussion any concerns any thoughts on this motion? Like we heard earlier we get more of this type of work done, that helps us. Builds is up higher on the ranking, the priority list. And showing that we are serious on the needs of our district and the focus on safety and the wear and tear of all our equipment, the experience we had in Selawik, they hired two workers to do the 24 HR coverage since the fire alarm system is down. This is something I feel we need to get done. Any further discussion on the motion. I think with this we should do a rollcall.

Marie Greene has made a motion for the Joint Maintenance Construction Committee to allocate 75K to approve the CIP request for FY26 for engineering services. Tillie Ticket seconded the motion. Motion passed unanimously by voice vote.

Marie Greene, we have the action item G concurrence with budget and contract award for Deering replacement school.

Dena Strait, The Deering school work is a very similar conversation to the one we just had, with trying to move up the rank with the DEED scoring. This project is on the school construction list, basically new construction. We're number five, number one is a five-million-dollar project and is in process and so that one is in the governor's budget so it will likely get funded. Number two is a project that will partially get funded it's not in the governor's budget. Then it goes into three and four which are eighty to one-hundred million projects. So, we looked at the points, were very close to the one whose just in front of us, we can jump in front of them. It's highly unlikely we can catch the next one because they're getting a lot of points because they have unhoused students, that will get you a ton of points. We do want to continue making progress and moving forward, like I said earlier there are these two infrastructure projects and have been helpful coordinating this and in order to continue that coordination we just need to advance the design. It really is just a matter of advancing the site design and the schematic design.

- **Marie Greene:** Just to let the committee members know on this committee we had a budget committee earlier that was listed and the budget committee had the same memo in front of us and all memo's come before the budget committee usually when there is a dollar amount attached with the ask to the board, the budget committee recommended due pass with this same item Memorandum 24-097, the ask here is 175K for the Deering replacement school project. Having a motion to concur with the budget and contract award for Deering replacement school is in order, what is the wish of the committee.
- **Margaret Hansen:** Madam chair, I concur with the budget committee of the Northwest Arctic Borough School District for memorandum 24-097 Approval of Budget and Contract Award for Deering Replacement School, approve the allocation of 175K to the Deering replacement school project and the delegation of authority to the superintended to contract architects as presented.

Margaret Hansen has made a motion to approve Memorandum 24-097, approval the allocation of 175K to the Deering replacement school project and delegation of authority to the

superintendent to contract architects as presented. Seconded by Derek Haviland-Lie. Motion passed unanimously by voice vote.

Margaret Hansen, we have the award of contract Davis Ramoth fire alarm replacement delegation Memorandum 24-098.

Margaret Hansen moved to approve moving forward with the concurrence of the budget committee with the Northwest Arctic Borough School District board of education to approve the award of contract for construction as presented. Tillie Ticket seconded. Motion passed unanimously by voice vote.

Closing Comments:

Tillie Ticket, thank you to all the hard work Kathy and Dena to our projects for our schools to get done. Your work is not going unnoticed.

Myra Wesley Thank you everybody.

Austin Swan Sr. Glad to see projects are being taken care of and am excited to see the school for Deering and I hope it's done as soon as possible.

Deloris Barr: I too wanted to show my appreciation for all the work that is going into capital projects, it is a lot of detail. Thank you.

Margaret Hansen: thank you all for your understanding, I really appreciate the Borough I attended the meeting to support Selawik. We thank the borough for stepping up and helping us. We have good staff that pushes us and gives us information that helps us.

Kathy Christy: Nothing more to add, looking forward to our next meeting.

Dena Strait: Thank you for having me. Thank you.

Terri Walker: Thank you everyone online for joining us, it is nice to see committee members attending and supporting our school district. Thank you, Kathy, and Dena.

Marie Greene: Thanking NANA and the Borough for really taking the time to join us, this means a lot to us. With these actions and recommendations, we will be presenting tomorrow it's because of your support. We really thank you NANA and the Borough. Thank you, Derek, for stepping up and making sure the borough has representation, thank you Kathy, Dena, and Brandon.

Derek Haviland Lie has made a motioned to adjourn, Tillie Ticket has seconded.

Meeting adjourned at 6:29 P.M.

## MEMORANDUM

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**TO:** NWABSD Board of Education  
Members

**DATE:** June 4, 2024

**NUMBER:** Work session

**FR:** Office of the Superintendent.

**SUBJECT:** Capital Projects Report

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Capital Projects Managers, Dena Strait and Kathy Christy report on the following:

**DEPARTMENT OF EDUCATION AND EARLY DEVELOPMENT (DEED):** The Alaska Legislature has passed their FY25 capital budget which includes funding for two NWABSD projects. Governor Dunleavy has until June 15<sup>th</sup> to veto any budget items.

### **Major Maintenance**

Davis-Ramoth K-12 School Renewal is ranked #3 on the Major Maintenance list. The total project amount is \$9,596,772 including a local share of \$1,884,834. Costs incurred prior to grant approval are potentially reimbursable including the replacement of the fire alarm. This project is very likely to be funded.

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. This project is currently within the FY25 capital budget but near the end of the projects to be funded, so any changes by Governor Dunleavy may remove that funding.

### **AHFC TEACHER HOUSING: Kathy to update.**

**Kivalina** – Project closeout documentation submitted to AHFC.

**Selawik** – Inspection completed and submitted to AHFC. Cost certification has been requested.

**Buckland** – The Maintenance Department is in the process of ordering materials. Materials will be delivered by barge in July. Housing Alaskans: A Public-Private Partnership (HAPPP) may be able to provide additional funding for the Buckland teacher housing project. Last year the typical grant averaged about \$120,000. HAPPP has not yet received its 2024 grant budget.

### **DEED PROJECTS**

#### **KIVALINA REPLACEMENT SCHOOL**

**Construction:** Construction contract has been completed. ASRC will return in July for warranty work which includes a few exterior items that could not be corrected over the winter.

**Percent for Art:** A Request for Proposals for additional art was advertised in February. Five proposals were received. If all five proposals were to be awarded there would still be a balance of art funding remaining. A public meeting to review art was to be held following the school dedication which unfortunately had to be canceled due to a death in the community. A virtual meeting will be scheduled to determine support for award of all proposals. Artwork recommendations will be presented to the JMCC and the Board at the June meetings for concurrence and approval.

DEED will allow closeout of the grant prior to completion of artwork. The District is to hold the art funding in a dedicated account. It is anticipated the production of artwork will be completed in FY 25. It is recommended that Kathy Christy continue to support the art component of this project.

**Grant Closeout:** Although construction is complete, project closeout is an extended process requiring several months. The majority of the documentation required by DEED has been submitted, but a few are still in progress. This includes the final project accounting.

There will be remaining funds in the project budget. DEED funding provides 80% of the project funds. The balance of local share of funding might be reallocated after the project is complete. The Borough attorney has agreed it may be possible to reallocate to other capital projects. The Kivalina project would need to be closed out before funds could be reallocated. It is anticipated project closeout, with the exception of art, will be completed by the end of June.

**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**

In January 2023 the Board approved the award contract for Phase I of the Buckland HVAC Upgrade Project in the amount of \$845,136 which 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. It also installed variable frequency drives on various pumps and motors. This work was completed in October 2023.

In fall 2023, the Denali Commission awarded a grant in the amount of \$1,041,860 to the District for additional HVAC work at Buckland, now known as Phase II. This work will begin as soon as school is out in May and continue into the Fall. Work includes replacement of baseboard and thermostats, ventilation controls, completion of DDC controls for the entire school, pipe insulation, more efficient pumps, flush and replacement of heating liquid throughout, fan replacement, and installation of ventilation hoods and dampers.

District has a grant application for Buckland Boiler Replacement, the final phase for this effort, which includes boiler flue and boiler replacement, into the Denali Commission. The application was submitted in mid-April and awards are to be announced in June. Dependent on that potential award and Board direction, an application may also be submitted to DEED before September 1<sup>st</sup>.

### **SELAWIK EMERGENCY FIRE ALARM SYSTEM**

The fire alarm system has been down since its failure over the winter break. There are no replacement parts for the old, outdated fire alarm system. The Board has approved procurement for replacement of the fire alarm panel and system and the delegation of contracting authority to the Superintendent. Noorvik Fire Alarm replacement has been added to the solicitation, but award is dependent on available funding. DEED procurement requirements are being utilized to secure potential future reimbursement. The Administration is currently bidding the work with bid opening scheduled for June 11<sup>th</sup>. The Administration will report the results of the bidding and the amount of the issued contract at the next regular Board meeting. If the \$9.6M Selawik project is awarded with DEED FY25 funds, those funds would reimburse for the Selawik portion of this work.

### **FUTURE CIP PROJECTS**

**DAVIS-RAMOTH K-12 SCHOOL RENEWAL** – This project will likely be funded with FY25 capital funds. Once funded, design will be advanced and then the project bid to start work in Summer 2025. If not funded, it is assumed an FY26 DEED application will be submitted, dependent on Board direction.

**DISTRICTWIDE HVAC CONTROLS UPGRADE, 8 SITES** – If funded this summer with FY25 funds, the project will move forward with design and then bid to start work in Summer 2025. If not funded, submission of an FY26 DEED grant application is anticipated, dependent on Board direction. Schools included are: Ambler, Noorvik, Kiana, Kobuk, June Nelson Elementary, KMHS, Noatak, and Shungnak.

**DISTRICTWIDE FIRE SYSTEM REPAIR AND REPLACEMENT** – This project is anticipated to be submitted for FY26 funding dependent on Board direction on the FY26 6-Year CIP list. Once funded, it will reimburse the District for funds spent replacing Noorvik's fire alarm if included in pending Summer 2024 work. Schools included are; Ambler, Noorvik, Buckland, June Nelson Elementary, KMHS, and Shungnak. Funding for design efforts , anticipated to help improve the DEED application scores, was approved in March 2024. Capital Projects Manager has secured design fees and is moving design forward.

**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. Since the March meeting, the project manager, along with the Superintendent, met with the ASC in Deering in early April. In mid-May, the project manager and project architect traveled to Deering and met again with the ASC. ASC members provided direction on both site and floor plan design that will be incorporated into DEED grant application documents to be submitted this summer. Funding for the Design Team's work was approved at the March 2024 board meetings.

**Buckland Boiler Replacement** – This project is seeking funding and will move forward when it is funded. It is the last phase for the HVAC upgrades at Buckland School. An FY26 DEED application may be submitted dependent on Board direction.

**OTHER POTENTIAL MAJOR MAINTENANCE PROJECTS** – Project efforts other than those noted above are dependent on Board direction on the FY26 6-year CIP list.

**DEED FY26 CIP Grant Award Priorities** – Documentation to support FY26 DEED applications has begun in preparation for submitting applications prior to September 1, 2024. Final identification and prioritization of projects is also needed to support these applications.

A DRAFT FY26 6-year CIP list has been provided to JMCC as an action item for prioritization and recommendations to Board.

## **KOTZEBUE PROFESSIONAL HOUSING**

The District participated in discussions with the City and Borough regarding funding through Alaska Housing Finance Corporation. Ultimately, it was determined teacher housing was not an eligible project and District did not pursue the matter further.

## **JUNE 5 BOARD ACTION ITEMS**

Memo 24-157 Approval of FY26 contract for Capital Projects Manager  
Memo 24-158 Prioritization and Approval of FY26 6-Year CIP list  
Memo 24-159 Selection of Art for Kisimigiutqu School

## ACTION ITEM

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

**DATE:** June 4, 2024

### Number 24-158

**FROM:** Office of the Superintendent

**SUBJECT:** Concurrence with  
Preliminary FY-26 Six-  
Year Capital  
Improvement Plan

### **ABSTRACT**

Department of Education and Early Development (DEED) School Construction Grant applications for FY 2026 are due September 1, 2024. Board approval of the Capital Improvement Plan (CIP) priorities is a requirement of the application process.

### **ISSUE**

At issue is JMCC concurrence with the preliminary projects for the Six-Year Capital Improvement Plan for FY 2026.

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

Department of Education and Early Development (DEED) School Construction Grant applications for FY 2026 are due September 1, 2024, 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.

The Regional School Board and the Joint Maintenance and Construction Committee approval of the proposed Six-Year CIP is needed in June so that applications for the prioritized projects can be prepared over the summer. The JMCC's recommendations will be presented to the Board at their June meeting for their input and recommended priorities. Attached is a preliminary FY 2026 – FY 2031 CIP that includes a description of the proposed projects. Cost estimates of the FY 26 projects will be refined during the development of the application.

### **ALTERNATIVES:**

1. Concur with the Preliminary FY 2026 Six-Year Capital Improvement Plan, as presented.
2. Revise the Preliminary FY 2026 Six-Year Capital Improvement Plan.
3. Take no action.

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

The administration recommends concurrence with the FY26 Six-Year Capital Improvement Plan.

### **ATTACHMENTS**

Attachment A: Proposed FY 2026 Six-Year CIP

FY 26 SIX YEAR CIP AS RECOMMENDED BY  
JOINT MAINTENANCE AND CONSTRUCTION COMMITTEE

\* Gray shading indicates potential FY25 funding by DEED

District Priority	Primary Purpose	Project Title & Description	SOA Aid	Estimated Project Cost
1	D	Davis-Ramoth K-12 School Systems Renewal– Renewal of building systems that have reached the end of useful life and functionality to include HVAC, DDC, fire protection system, and code upgrades.	X	\$9,600,000
2	D	Districtwide Fire System Repair and Replacement – JNES, KMHS, Noorvik, Buckland, Ambler and Shungnak require replacement. Parts are no longer available for repairs and the code has changed to require new systems with voice annunciation.	X	6,000,000
3	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	\$47,000,000
4	C	Districtwide DDC Controls – New DDC systems are needed at Ambler, Noorvik, Kiana, Kobuk, JNES, KMHS, Noatak and Shungnak to maintain and control heat. This will reduce operating and maintenance costs while improving the interior environment for students and staff. DDC for Buckland, Selawik and Deering are included in their respective applications.	X	9,000,000
5	C	Buckland Boiler Replacement– Replacement of Boilers and flues is the final phase of the Buckland HVAC Upgrade. District is utilizing Borough and Denali Commission funds to upgrade the outdated Buckland HVAC system and DDC controls in Phases I & II.	X	575,000

**FY 2026 TOTAL  
\$72,175,000**

	Primary Purpose	Project Title & Description	SOA Aid	Estimated Project Cost
		Projects not funded in FY 26 – It is anticipated resources will not be available to fund all requirements. They will take priority for FY 27.	X	Balance of FY 26 requests



	Primary Purpose	Project Title & Description	SOA Aid	Estimated Project Cost
6	C	Buckland K-12 School Exterior Envelope Renewal- replacement of roofing, doors and windows at the end of their useful life.	X	\$3,000,000
7	C	June Nelson Elementary School Roof Replacement- Replacement of failing roof, 20 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	3,500,000

**FY 2027 TOTAL  
\$6,500,000 +**

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 28.	X	Balance of FY 27 requests
8	C	Noorvik K-12 School Roof Replacement - Replacement of roof which reached the end of its useful life in 2022.	<input checked="" type="checkbox"/>	\$3,500,000

**FY 2028 TOTAL  
\$3,500,000 +**

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
9	C	June Nelson Elementary School Renewal- to replace building components at the end of useful life.	<input checked="" type="checkbox"/>	\$7,500,000

**FY 2029 TOTAL  
\$7,500,000 +**

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
10	C	Noorvik School Renewal – Renewal of Aqqulak Noorvik School to replace building components at the end of useful life.	<input checked="" type="checkbox"/>	\$8,000,000

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

**FY 2030 TOTAL  
\$8,000,000 +**

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 31.	X	Balance of FY 30 requests
11	C	Kiana K-12 School Renewal – Renewal of Kiana K-12 School to replace building components at the end of useful life.	<input checked="" type="checkbox"/>	\$5,500,000

**FY 2031 TOTAL  
\$5,500,000+**

Adopted June 5, 2024, 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  
Maintenance Committee

**DATE:** June 5, 2024

**NUMBER:** 24-159

**FROM:** Office of the Superintendent

**SUBJECT:** Updated Approval  
of Selection of Artwork for  
Kisimgiugtuq School

### **ABSTRACT**

This Memorandum updates the Selection of Art for school projects which requires Regional School Board approval as one artist withdrew their proposal.

### **ISSUE**

At issue is the approval of five proposals for artwork for the Kisimgiugtuq School.

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

State Statutes require that a percentage of construction funds for State funded be allocated for artwork for the facility. The total art budget for the Kivalina project is \$263,000. In 2020, at the recommendation of the Community of Kivalina the Board approved the selection of Kevin G. Smith Photography to provide a large photographic display in the commons and an additional mural was contracted for the gym. These works have been completed and a balance of \$128,000 remains.

Dollie Hawley is serving as the community coordinate for the selection of art in Kivalina. In coordination with her a request for proposals for art work was advertised in February. A total of five proposals were submitted by four artists. Photos of the proposals were posted for community review. The artists submitted samples of public artwork they have produced and proposed working with community and students in the final design of the artwork. Several proposed having students involved in the production.

A community meeting was to be held following the school dedication May 9. Unfortunately, this had to be cancelled. However, the general consensus of the community is to select all five proposals and have the District's project manager, Kathy Christy, coordinate the management of the art contracts in cooperation with the Kivalina community art coordinator and the school principal.

Robin Summers Murphy withdrew her proposal for the elementary wing due to scheduling conflicts. Clayton Conners was asked to create additional panels to his proposal for the elementary wing. This change adds \$3,000 to the original estimate of \$116,000. An additional selection metal works by Jeffery Dean will use the balance funding. This will be used coordination of the art projects and effort to obtain or have students create traditional objects such as a kayak and hunting and gathering tools.

Approval of the following updated list artists will allow the production of the artwork to be scheduled and included in the fall school calendar.

1. Clayton Conner – Proposal 1 mural for secondary commons area \$20,000 estimate
2. Clayton Conner – Proposal 2 mural of elementary wing \$43,000 estimate
3. Nancy-Haule Johnson – 1 ft by 2 ft tiles decorated with local plants and flowers beside the door of each classroom. \$12,000 estimate
4. Kevin Smith - Large aerial photo of the village of Kivalina for the north wall of the Commons/Dining Not to exceed \$39,600
5. Jeffery Dean – Not to exceed balance of funding – approximately \$13,000

### **ALTERNATIVES**

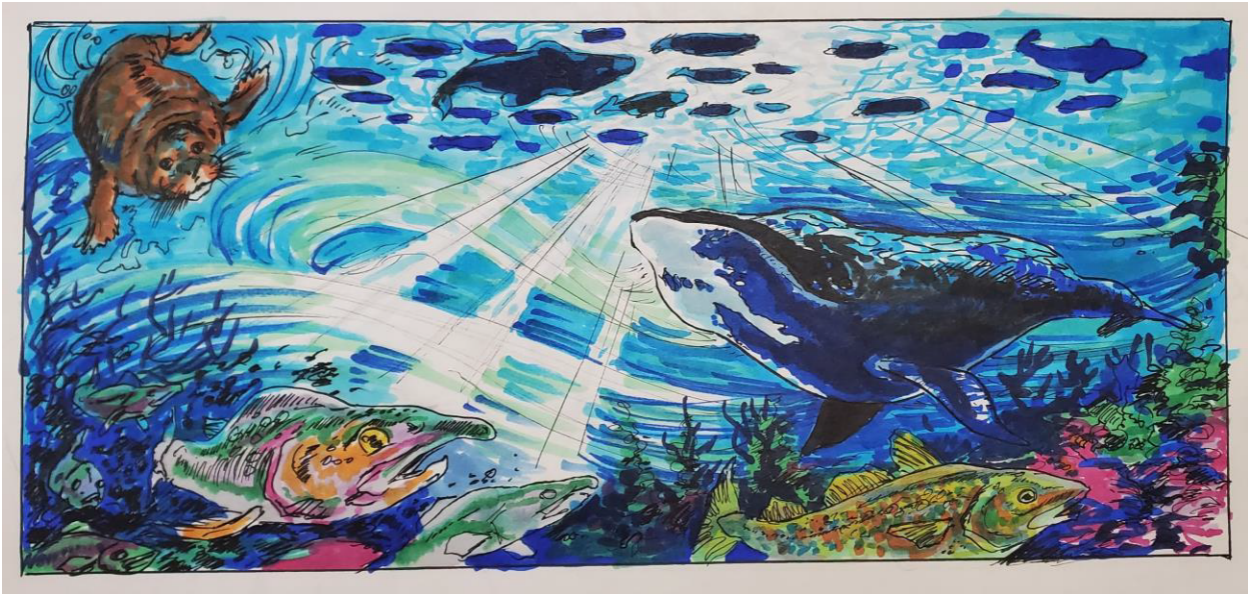
1. Approve the selection of all five proposals for art for the Kisimigiugtuq School and authorize the superintendent to enter into art contracts with the selected artists not to exceed the total art budget balance of \$128,000.
2. Do not concur with the selection of specific art proposals for the Kisimigiugtuq School
3. Do not approve the selection of any of the proposals for art for the Kisimigiugtuq School and do not authorize the superintendent to enter into art contracts with any of the proposed artists.

### **ADMINISTRATION'S RECOMMENDATION**

The administration recommends the approval of the selection of all five proposals for art for the Kisimigiugtuq School and authorize the superintendent to enter into art contracts with the selected artists not to exceed the total art budget balance of \$128,000.

**ATTACHMENTS:** Examples of the Artists' work.

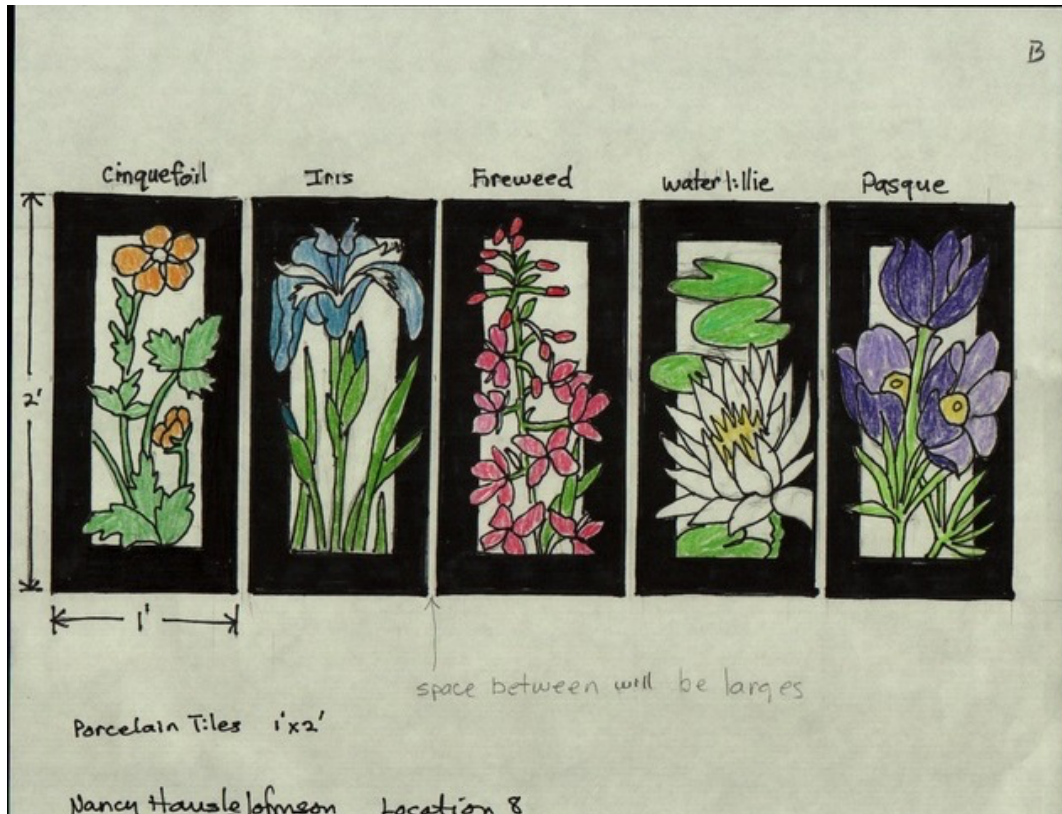
Clayton Conner #1 This is a concept – students to select the specific subject



Clayton Conner #2 Example of a student selected mural for Huslia School. Students to identify the subjects. Four pla



#3 Nancy Haule Johnson Students to select the plants and flowers



# 4 Kevin Smith large aerial of entire village of Kivalina (not the photo shown in this example).



# 5 Jeffery Dean - Example Approximately 4 ft x 5 ft

