

CAPITAL PROJECTS REPORT

TO: NWABSD Board of Education
Members

DATE: January 20, 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. 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.
2. DRAFT 6-Year CIP List – DEED FY28 CIP Applications are due September 1, 2026. The District's Board Approved 6-Year CIP list is a required part of the submissions. Approval of the Draft list is requested in order to prepare application materials over the next seven months. Lists submitted to the Board for review and approval have been developed by CIP Manager, Property Services Director and Superintendent.
 - Schools Impacted: Districtwide
 - Total Project Cost: N/A
 - Grant Amount: N/A
 - Match Amount: N/A
 - Board Current Action Items – Memo 26-069 -Approve DRAFT 6-Year CIP Plan
3. 6-Year Teacher Housing Priority List – Alaska Housing Finance Corporation's (AHFC) FY27 applications will be due in October 2026 with awards to be announced in November '26. Application materials and estimates are needed to submit a winning application. This is particularly applicable to the proposed #1 priority of the Ambler 7-plex as it is a commercial building requiring design by licensed professionals. Developing the priority list and application materials prepares the district to submit not only AHFC applications, but others as opportunities arise. Lists submitted to the Board for review and approval have been developed by CIP Manager, Property Services Director and Superintendent.
 - Schools Impacted: Districtwide

Total Project Cost: N/A

Grant Amount: N/A

Match Amount: N/A

Board Current Action Items –Memo 26-070 - Approve 6-Year Teacher Housing Priority List

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. Buckland HVAC Repair and 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 has the best chance of getting DEED funding if it is completed with non-DEED funding and then submitted to DEED for grant reimbursement. Assuming construction funding is not available at this time, moving forward with grant applications is our best approach. Numbers below are for the outstanding boiler replacement effort only.

Schools Impacted: Buckland

Total Project Cost: \$450,000 approx.

Grant Amount: not awarded - \$315,000 approx.- DEED

Match Amount: unsecured \$135,000 (30%) approx.

Board Current Action Items – Memo 26-072 Approval of Design Contracts for Buckland Boiler Replacement FY28 DEED grant application

6. 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 on-site work was completed in September, and the remainder of the design 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. CIP Manager and Superintendent Walker went to Deering in September to confirm site location with school and community.

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

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, a \$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 requires Board approval to accept that funding.

Schools Impacted: Ambler, Buckland, June Nelson, KMHS, Noorvik and Shungnak.

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 – Memo 26-074 Accept USDA Funding for Districtwide Fire System Replacement, 6 Sites

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 – Memo 26-075 Approve Design Contract for Shungnak Fire Systems and HVAC Controls Replacement Project

9. FY26 AHFC Teacher Housing -Buckland, Kivalina and Noatak Renovations & Addition – An application was submitted to AHFC in October and awarded in late November. 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. The project will put four more units into use by teachers and help retain teachers with families in Buckland and Noatak. A Congressional Directed Spending (CDS) award was announced from Senator Murkowski's office in July, but has not yet been confirmed as awarded. A match of \$330k was approved in August. Final cost estimates indicate a \$340k match is needed.

Schools Impacted: Buckland, Noatak and Kivalina

Total Project Cost: \$1,040,000

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

Total Match Amount: \$340,000

District Match Amount: \$10k District, assuming Murkowski/HUD grant of \$330k is secured
Board Current Action Items – Memo 26-073 Accept AHFC Grant Funding and Commit Match for Buckland, Kivalina, and Noatak Renovations & Addition

10. 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

11. Davis-Ramoth K-12 School Renovation – The project is currently out to bid with bids being opened at the end of January. Board will be presented with apparent successful bidder in the February meetings. 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 through replacement of the fire alarm system in spring '25. See below for the rest of the match.

Schools Impacted: Davis-Ramoth/Selawik
Total Project Cost: \$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 – None

12. 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 above. This will allow control of overlapping work in some schools and the reduction of contractors working in Shungnak. Design contract was Board approved in November and will be finalized in early January. 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.

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

13. HVAC Controls Upgrades, Phase 2 – 1 Site, two Schools – A DEED FY25 funded project to replace the Direct Digital Controls, which control heating and ventilation equipment 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.

14. 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

15. Buckland Teacher Housing Duplexes and 5th Unit – Construction of the 5 housing units has been completed. The inspections are expected to be completed by the middle of January so that close out documentation can be submitted to AHFC by the end of the month.

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

16. Kivalina Replacement School - DEED has extended grant closeout to the end of the June. Director of Administration and it was agreed that this delay does not negatively affect the District. When the grant is closed approximately \$1 million in matching funds held by the Borough can be released for other capital projects.

Fire Suppression deficiency was identified and redesigned. Chinook Fire Protection will be on-site in early January to make the required modifications that have been redesigned by RSA Engineers. Grant funds will be used for this corrective work.

It is expected that final accounting can be submitted to DEED in February for the close out of this grant.

17. 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 estimates the project may need additional funding for completion. As construction has yet to begin, Property Services will monitor the budget and will request additional funding as appropriate.

Schools Impacted: Noatak
Total Project Cost: \$1,735,750
Grant Amount: \$1,295,750 - AHFC

Match Amount: \$440,000 District secured

18. JNES/KMHS Roof Replacement – This was last submitted to DEED two years ago. Leaking and water infiltration issues are ongoing and impact educational spaces. This project has the best chance of DEED funding if the work is completed per DEED's grant requirements with non-DEED funding, and then a request for reimbursement grant is submitted. If not internally funded, additional funding for design and documentation work will be needed in early 2027 to submit an application in summer 2027. Project is ranked #5 on DRAFT 6-year CIP list presented above, thus an 2027 application.

Schools Impacted: JNES & KMHS

Total Project Cost: \$4,000,000

Grant Amount: Not yet submitted

Match Amount: Match amount is dependent on funding source

19. Districtwide Teacher Housing Needs assessment - CIP Manager is utilizing the information gained through this assessment to develop a 6 year CIP plan for teacher housing in conjunction with Property Services. Developing a functional record of the teacher housing inventory to be used across the district is ongoing.

20. Engineering Team Term Contract – A Request for Qualifications for engineering design services to secure an engineering term contractor(s) will go out in January with submissions due in February. Board will be asked to approve proposed Contractors in February. Terms are typically 3 years with the option to renew two additional one-year contracts for a total of 5 years.

21. 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 and has expired. A solicitation will go out in January with submissions due in February. Board will be asked to approve proposed Contractors in February.

22. Maniilaq Childcare Center – CIP Manager and Administration are working with Maniilaq to renovate 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. Current efforts are negotiating the MOA and Lease between District and Maniilaq and negotiating design contract.

Schools Impacted: KMHS

Total Project Cost: \$2M-\$3.25M

Grant Amount: \$3,225,000 Proposed Not To Exceed

Match Amount: \$0.00

Board Current Action Items – Approve Maniilaq MOA for ILILGAAT MUNAQSRIVIAT Childcare Center

23. 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.
24. CIP Manager attended Alaska's chapter of the Association for Learning Environment's (A4LE) conference in Wasilla in December. The conference included school tours and two days of presentations. Keynote presentation was by Department of Education Commissioner Deena Bishop and Joel Isaak of Kenaitze Tribe. They presented on a pilot program with five tribes for State-Tribal Compacting of schools or preschool programs.

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. Request for funding to prepare grant materials will come in February 2026.

January 20-21, 2026, BOARD ACTION ITEMS

Memorandum 26-069 Approve DRAFT 6-Year CIP Plan

Memorandum 26-070 Approve 6-Year Teacher Housing Priority List

Memorandum 26-071 Not used

Memorandum 26-072 Approval of Design Contract for Buckland Boiler Replacement
FY28 DEED grant application

Memorandum 26-073 Accept AHFC Grant and Commit Match for Buckland, Kivalina and
Noatak Renovations & Addition

Memorandum 26-074 Accept USDA Funding for Districtwide Fire System
Replacement, 6 Sites

Memorandum 26-075 Approve Design Contract for Shungnak Fire Systems and
HVAC Controls Replacement Project

Memorandum 26-076 Approve Maniilaq MOA for ILĪĪGAAT MUNAQSRIVIAT
Childcare Center

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

Total Current Financial Commitments: **\$3,263,761**

Current (January 2026) Requested Funding and Matches:

1. Buckland Boilers Replacement - \$75,000
2. Buckland, Kivalina and Noatak Renovations & Addition - \$340k W/potential \$330k from Murkowski/HUD

Current (January 2026) Requested Funding and Matches: **\$415,000**

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 (assumes \$75k commitment Jan '26 to total 30% match) of \$450,000 project
3. JNES/KMHS Roof Replacement - \$1,200,000 of \$4M project

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