

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

**JOINT MAINTENANCE/CONSTRUCTION
COMMITTEE MEETING**

**Tuesday, April 28, 2025
5:00 p.m.**

Join via Teams
Call 1-833-682-3239 enter code: 416 413 144#

AGENDA

A. CALL TO ORDER

B. MOMENT OF SILENCE

C. ROLL CALL

Introduction of Staff & Guests

D. AGENDA APPROVAL

E. ADOPTION OF January 21, 2025, MINUTES

F. DISCUSSION ITEMS:
Capital Projects Report

G. ACTION ITEMS

1. Memorandum 25-125 Recommendation for approval of Deering K-12 Replacement School Design Fees – Site work.
2. Memorandum 25-126 Recommendation for approval of budget reallocation for Davis Ramoth Remodel Design Fee - Construction Administration.
3. Memorandum 25-127 Recommendation for approval to amend the District Only AHFC grant to add 5th unit to Buckland Teacher Housing.

H. CLOSING COMMENTS

I. ADJOURNMENT

Co-Chairs: Marie Greene-NWABSD Board of Education & Elmer Armstrong-NWAB Assembly
Committee Members: Mickey Jorgensen-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, Gladys Jones- NANA Board of Director, Gloria Carter – NANA Board of Director, 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 5:02 p.m. on January 21, 2025, in Kotzebue, AK Via Microsoft Teams.

Observed.

Committee Members present were:

Margaret Hansen, NWABSD Board of Education President
Marie Greene, NWABSD Board of Education Member
Shannon Melton, NWABSD Board of Education Member
Tillie Ticket, NWABSD Board of Education Member
Austin Swan Sr. NWAB Assembly Member
Elmer Armstrong Jr. NWAB Assembly Member
Craig McConnell, NWAB Assembly Member
Mickey Jorgensen, NANA Director of Capital Projects
Delores Barr, NWAB Assembly Member

Committee Members absent and excused were:

Gladys Jones, NANA Board Member
Tommy Ballot, NANA Board Member
Gloria Carter, NANA Board Member

Staff/Guests present at the meeting were: Terri Walker-NWABSD Superintendent, Dena Strait-Capital Projects Coordinator; Mark Moore, Director of Property Services; Donovan Watkins, Property Services; Walter Sampson, NWAB Assembly Member; Natalie Dickey, Director of Administrative Services; Shayne Pungowiyi-Executive Assistant to School Board and Superintendent.

Margaret Hansen has moved to approve the agenda as presented, seconded by Tillie Ticket. Motion passed unanimously by voice vote.

Austin Swan Sr., moved to approve the Minutes for November 18, 2024, seconded by Elmer Armstrong Jr. Motion passed unanimously.

Dena Strait presented her Capital Projects Report.

FY26 Six-year CIP List
Design team term RFP – JMCC Selection Committee Member
Engineering Term RFP – JMCC Selection Committee Member
Teacher Housing Needs Assessment
Districtwide Playground Needs Assessment
Buckland Boilers as Village of Buckland Village Improvement Funded Project

Award of funding from AHFC for construction of two teacher housing duplexes in Noatak requires Board Approval. Commitment of matching funds for the award of funding from AHFC for construction of two teacher housing duplexes in Noatak requires Board Approval. The AHFC has a program to encourage the development of housing for teachers, health professionals and public safety in rural areas. District applied for two grants in October and was awarded both, one at \$700,000 and one at \$595,750. Two approvals are needed to move this project forward. An action item before JMCC and the Board is the acceptance of the \$1,295,750 in AHFC funding. An action item before the Budget Committee and the Board is the allocation of the required match. A minimum 15% match is required, and in August the board was presented with a potential \$400,000 match for each duplex, or a total potential match of \$800,000. Based on the actual funds awarded, a minimum 15% match would be \$194,362.50. However, the cost of each unit is estimated to exceed that level of funding. Duplex #1 is estimated at \$857,197 and Duplex #2 at \$870,585. Based on the AHFC funding provided, an additional \$432,032 is needed to complete the work, based on the estimated costs. CIP Manager recommends a total match of \$440,000 recognizing this is much lower than the former Property Services Director's original estimate. Depending on actual

CALL TO ORDER

MOMENT OF SILENCE

ROLL CALL

INTRODUCTION OF
STAFF/GUESTS

AGENDA APPROVAL

ADOPTION OF MINUTES

DISCUSSION ITEMS

ACTION ITEMS

APPROVAL OF FUNDING
AHFC RURAL
PROFESSIONAL
HOUSING GRANT-
NOATAK

APPROVAL OF MATCH
AHFC RURAL
PROFESSIONAL
HOUSING GRANT-
NOATAK

costs, additional funding may be requested at a future date, although the goal is to perform the work with the \$1,295,750 from AHFC and \$440,000 District match. The administration recommends that the Board approve the acceptance of the award of \$1,295,750 in funding from the Alaska Housing Finance Corporation for the construction of two, two-bedroom duplexes in Noatak and delegation of authority to the Superintendent to establish the project budgets as presented. The administration also recommends that the Board approve not to exceed \$440,000 in matching funds for the \$1,295,750 grant award from the Alaska Housing Finance Corporation for the construction of two two-bedroom duplexes in Noatak, as presented.

- Margaret Hansen made a motion to recommend the due pass of Memorandum 25-067 Funding for the AHFC Rural Housing Grant in Noatak. Austin Swan Sr. seconded the motion, there was no opposition from the committee, the board concurred with no objections.
- Elmer Armstrong Jr. made a motion to recommend due pass on Memorandum 25-069, which pertains to the approval of the match for the AHFC Rural Professional Housing Grant in Noatak. This motion was seconded by Margaret Hansen. There was no opposition from the committee, the board concurred with no objections.

ACTION TAKEN

ACTION TAKEN

Department of Education and Early Development (DEED) School Construction Grant applications for FY 2027 are due by September 1, 2025, 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. Approval is requested by the Regional School Board of the preliminary Six-Year CIP in January so that applications and support documentation may be prepared between now and September. Final approval of the Six-Year CIP will be requested in August. Modifications to the list may occur between now and August based on what is funded by the legislature in FY26 budgets. Slight project modifications may also be made to project's Scope of Work and estimated costs as informed by the design and application work that will occur between January and August. It is assumed that Districtwide Fire Systems Replacement, 6 sites, will be funded by the legislature in FY26 based on its ranking as #3 on their priority list. Roughly \$13M is needed from the legislature for this project and the #1 and #2 projects to be funded. No other NWABSD projects are expected to be fully funded this legislative session. Attached is a proposed preliminary FY 2027 – FY 2032 Six-Year CIP list that includes a description of the proposed projects, and their anticipated costs at this time. The administration recommends approval of the preliminary FY27 Six-Year Capital Improvement Plan, as presented.

APPROVAL OF
PRELIMINARY FY-27 SIX-
YEAR CAPITAL
IMPROVEMENT PLAN

- Elmer Armstrong Jr. made a motion to recommend due pass on Memorandum 25-068, Approval of the Preliminary FY-27 Six-Year Capital Improvement Plan, seconded by Tillie Ticket. There was no opposition from the committee, the board concurred, with no objections.

ACTION TAKEN

Closing Comments:

- Marie Greene, made a comment thanking Mickey Jorgenson for attending the Joint Construction Committee meetings on behalf of NANA.
- Mickey Jorgenson, Thank you Marie.
- Craig McConnell commented on NANA's participation in future Joint Maintenance Construction Committee meetings.
- Delores Barr made a recommendation to request all details on what the funder is willing to accept as matches so we can explore various creative avenues.
- Margaret Hansen expressed how glad I am to see Mark Moore collaborating with the school district. Margaret keeps everyone informed about the Governor's budget and the fact that bills are currently being proposed. We are going to need a lot of help as we prepare for lobbying efforts.
- Tillie Ticket, I just wanted to thank everyone. Lets continue to work together and keep in mind this is all for our kids.

CLOSING COMMENTS

Tillie Ticket made a motion to adjourn, seconded by Marie Greene. Meeting adjourned at 6:03 pm.

ADJOURNMENT

CAPITAL PROJECTS REPORT

TO: NWABSD Board of Education
Members

DATE: April 16, 2025

NUMBER: Worksession VX.

FR: Office of the Superintendent.

SUBJECT: Capital Projects Report

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

DISTRICTWIDE PROJECTS & OTHER CIP EFFORTS

1. HVAC Controls Upgrades, 8 sites – DEED FY25 project is \$9,838,153, including a local share of \$1,967,631. Sites included are noted later in the report by school. Preliminary design reports are complete and solicitation of a design team to complete the work is pending. Selection committee designees Mark Moore and Craig McConnell will be called upon when needed.
2. Districtwide Fire System Replacement, 6 sites as noted later in the report by school. Project is ranked #3 on DEED's FY26 Major Maintenance list and may get funded. Project total is \$6,612,840 and local match is \$1,322,568. Noorvik's fire alarm is being replaced this April and May with Borough funding, which can count as the local match for the districtwide project. If the project is not DEED funded in FY26, we will reuse our FY26 score for FY27 pending Board approval this summer. Project was submitted for match to Senator Murkowski's office for FY26 funding.
3. Districtwide Housing Needs assessment - CIP Manager was requested to perform this assessment to determine future projects and document existing inventory. Analysis and documentation is ongoing.
4. Districtwide Playground Repair and Replacement – A review of existing conditions to find missing or broken parts at each playground has been completed, excluding Kivalina and Deering. Quotes of needed replacement equipment have been received for most, but not all sites. Details of installation also need to be finalized.
5. FY26 Congressional Directed Spending (CDS) Application for Teacher Housing Remodel funding – In February, CIP Manager submitted two grant applications. One to State of Alaska FY26 CAPSIS and one to FY26 CDS through Senator Murkowski's office. \$330k was requested to remodel housing in Buckland, add on a bedroom in Noatak and remodel portable classrooms into housing in Kivalina. We have not heard back on either application to date.
6. Engineering Team Term Contract - Issuing a Request for Proposals for engineering design services to secure engineering term contractor(s) is still pending. Selected contractors will complete the Districtwide HVAC project. Terms are typically 3 years with the option to renew two additional one-year contracts for a total of 5 years.
7. 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. As a three year term, with up to two additional optional years of renewal, the current contract will expire in October 2025. A solicitation is planned for later this summer or early fall.

PROJECTS BY SCHOOL SITE:

Ambler Projects:

1. Districtwide HVAC project - DEED funded FY25
2. Districtwide Fire System project - #3 on DEED's FY26 list
3. Districtwide Playground refurbishment - unfunded
4. Districtwide Teacher Housing Assessment - unfunded

Buckland Projects:

1. Buckland HVAC Repair and Boiler Replacement – Two phases have been funded through the Borough, the District and Denali Commission. Phase I is complete. Phase II is primarily complete with paperwork and final materials shipped out this summer. Boiler Replacement project is unfunded. It was submitted to DEED for FY26 CIP funding, is ranked #31 and likely will not be funded. This project has the best chance of getting DEED funding if it is completed with Borough or District funding, then submitted to DEED for reimbursement.
2. Buckland Teacher Housing Duplexes and 5th Unit – The Property Services Department has completed framing and mechanical rough-in for both duplexes and the 5th unit. Electrical rough-in started mid-April and all units will be completed this summer. We estimate an additional \$140K in funding is needed to complete all units. A Board request for this funding is on this month's agenda.
3. Districtwide Fire System project - #3 on DEED's FY26 list
4. Districtwide Playground refurbishment- unfunded
5. Districtwide Teacher Housing Assessment- unfunded
6. FY26 Congressional Directed Spending Application for Teacher Housing Remodel, Additions, and Renovations (Kivalina, Buckland and Noatak)

Davis-Ramoth Projects:

1. Davis-Ramoth K-12 School Renewal total project amount is \$9,424,172, including a local share of \$1,884,834. Project completed 65% design in February and is moving to 95% design. Commissioning and Hazardous materials consultants are being added to the design work within the already approved funding amount. This project is primarily a mechanical and electrical upgrades project that can be bid at 100% construction documents. We anticipate bidding this late summer to early fall for construction to begin in 2026.
2. Selawik & Noorvik Emergency Fire Alarm System – Mark Moore and design engineers completed an on-site inspection April 9-10. System training is scheduled for April 17. Surgeon will be off site by April 20th with any remaining punchlist and paperwork to be completed after that. The project is funded by the Borough, with the Selawik portion of these funds counting toward the required local match for the Davis-Ramoth DEED project.
3. AHFC Teacher Housing Duplexes- Grant is closed out, covenants are recorded.
4. Districtwide Playground refurbishment- unfunded
5. Districtwide Teacher Housing Assessment- unfunded

Deering Projects:

1. Replacement School – On DEED's FY26 Construction List - ranked #3, project total is \$56,872,139, local match is \$11,374,428 (20% match). Projects #1 and #2, worth roughly \$14M, will be funded by the REAA fund, thus any legislative funding should go to Deering, it is highly unlikely to be fully funded. District has lobbied for

\$10M for site work. We are working with DOT for potential gravel stockpiling, they are bidding their road this summer. Board is requested to support funding to start cultural and permitting work as well as assistance for surveys and other site work and to secure site control with NANA.

Schedules -

DOT: BID SUMMER '25, START CONSTRUCTION FALL '25, CONSTRUCTION '26-'27.

DEC WATER/SEWER: DESIGN '25, START CONSTRUCTION '26, CONSTRUCTION '27 - '28

SCHOOL: GRAVEL & DESIGN COMPLETION '26, COMPLETE CONSTRUCTION '28 (Assumes FY26 and FY27 funding)

2. Districtwide Teacher Housing Assessment- unfunded

June Nelson Elementary Projects:

1. Districtwide HVAC project -DEED funded FY25
2. Districtwide Fire System project - #3 on DEED's FY26 list
3. Districtwide Playground refurbishment- unfunded
4. Districtwide Teacher Housing Assessment- unfunded
5. Roof Replacement – this was last submitted to DEED for FY25 as a score reuse of the FY24 application. This project has the best chance of DEED funding if the work is completed per DEED's grant requirements and then a request for reimbursement grant is submitted. If not internally funded, additional funding will be needed in this coming fiscal year to submit an application in summer 2026.

Kiana School Projects:

1. Districtwide HVAC project -DEED funded FY25
2. Districtwide Playground refurbishment – unfunded
3. Districtwide Teacher Housing Assessment- unfunded

Kisimigyuq School Projects:

1. Kivalina Replacement School - There is an ongoing issue with the UV disinfection unit of the wastewater treatment system. The supplier, the District and the design engineer are working together to resolve the issue. SKW traveled to the site and worked on the system with Maintenance and the system supplier by video. Maintenance is making some additional adjustments. District is also going to add surge protection as inconsistent local power may be contributing to failure of system components.
2. Project closeout will be postponed until the system works properly so that the District has a source of funding for repairs. This delays release of the roughly \$800k remnant local match funding.
3. Percent for Art: All of the art is completed however, several pieces need to be installed either by maintenance or hired worker..
4. Kivalina – AHFC Teacher Housing: Projects are closed out
5. Districtwide Teacher Housing Assessment-unfunded
6. FY26 Congressional Directed Spending Application for Teacher Housing Remodel, Additions, and Renovations (Kivalina, Buckland and Noatak)

Kobuk School Projects:

1. Districtwide HVAC project -DEED funded FY25
2. Districtwide Playground refurbishment-unfunded
3. Districtwide Teacher Housing Assessment-unfunded

Kotzebue Middle High School Projects:

1. Districtwide HVAC project -DEED funded FY25
2. Districtwide Fire System project - #3 on DEED's FY26 list
3. Districtwide Teacher Housing Assessment-unfunded

Napaaqtugmiut School Projects:

1. Districtwide HVAC project -DEED funded FY25
2. AHFC Teacher Housing - District received two AHFC SFY25 grants for two duplexes totaling \$1.29 and the Board has approved \$440K in match for a total of \$1.7M. Property Services estimates the project may need an additional \$400,000 for completion. As construction has not begun, Property Services will monitor the budget and will request additional funding or modification of scope as appropriate.
3. FY26 Congressional Directed Spending Application for Teacher Housing Remodel, Additions, and Renovations (Kivalina, Buckland and Noatak)
4. Districtwide Playground refurbishment- unfunded
5. Districtwide Teacher Housing Assessment – unfunded

Aqqatluk Noorvik School Projects:

1. Districtwide HVAC project -DEED funded FY25
2. Fire Alarm Replacement Project - Sturgeon Electric will transition from Selawik to Noorvik on April 21st. Duration is expected to be about 4 weeks. The project is funded by the Borough and the Noorvik portion of funding can act as a match for the FY26 Districtwide Fire System Replacement, 6 sites, which is #3 on DEED's current list which may be funded during the current legislative session.
3. Districtwide Playground refurbishment - unfunded
4. Districtwide Teacher Housing Assessment - unfunded

Shungnak School Projects:

1. Districtwide HVAC project -DEED funded FY25
2. Districtwide Fire System project - #3 on DEED's FY26 list
3. Districtwide Playground refurbishment - unfunded
4. Districtwide Teacher Housing Assessment - unfunded

April 28-29, 2025, BOARD ACTION ITEMS

Memo 25-125 Recommendation for approval of design funding Deering K-12 Replacement School.

Memo 25-126 Recommendation for approval of reallocation of budget for Davis Ramoth Remodel Design Fee

Memo 25-127 Recommendation for approval to amend the District Only AHFC grant to add a unit to Buckland Teacher Housing and Request for additional funding.

SUMMARY OF REQUIRED AND PENDING CAPITAL PROJECTS MATCHES

Required Current Matches:

1. Davis Ramoth- \$1,884,834, potential match is Borough \$405,000 for Selawik Fire Alarm replacement and part or all of roughly \$800k local match when Kivalina is closed out.
2. DW HVAC - \$1,967,631. Potential match sources are FY26 Congressional Delegated Grant (earmark) through Senator Murkowski's office. Another potential match source is some portion of the roughly \$800k local match when Kivalina is closed out. Also, Village Infrastructure Funding prioritization of involved communities as been requested.
3. Buckland Teacher Housing (already approved): \$500,594
4. Noatak Teacher duplexes (already approved): \$440,000

Total Current matches above: \$4,793,059 – 1,205,000 (Selawik Borough and Kivalina remnant) = **\$3,588,059**

Future potential Matches:

1. Districtwide Fire Alarm Replacement \$1,322,568 (20% match) of \$6,612,840 total project
2. Deering \$11,374,428 (20% match) of \$56,872,139 total project

Potential Pending Matches: **\$12,696,996**

*** It is important to note that the construction costs and associated matches noted above 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.*

MEMORANDUM

TO: NWABSD Board of Education
Members

DATE: April 16, 2025

NUMBER: 25-125

FR: Office of the Superintendent

SUBJECT: Approval of
Design Funding Deering
Replacement School

ABSTRACT:

Board approval is required to expend \$50,000.00 and higher.

ISSUE:

At issue is board approval of additional funding for the contract with Burkhardt Croft Architects for Pre-Design, Off-Site Utility and Gravel Stockpiling design for the Deering Replacement School in an amount not to exceed \$190,000.

BACKGROUND AND/OR PERTINENT INFORMATION:

Deering K-12 Replacement School is ranked #3 on DEED's FY26 School Construction list. The project total is \$56,872,139 with \$11,374,428 as local share. This project is not included in the Governor's budget, and it is not expected to be fully funded in FY 26. However, District has lobbied for sitework funding of \$10M.

There are two significant infrastructure projects in addition to the school project that are pending for Deering. Alaska Department of Transportation (DOT) will bid their new evacuation road this summer. Alaska Native Tribal Health Consortium is in the design phase, and seeking funding, for replacement and extension of the water and sewer systems. Both projects impact the school project both physically and in construction timing.

In order to be ready for school construction once funding is received, and to coordinate with these two projects, there are several Pre-Design efforts that need to begin. These include Cultural Resources impact evaluation, permitting, and surveying. Project needs to secure site control with NANA which requires various surveys, NANA Committee meetings, and Non-Objection letters from the Village and City of Deering, etc. Permits from both the Corp of Engineers and the Borough are needed. \$100,000 is needed for Pre-Design.

In addition, DEED does not pay for work off the school site such as utility extensions. Therefore, we need to do pre-design for these extensions in order to pursue other grants to fund this future work. \$35,000 is needed for preliminary off-site utility design.

DOT's road project will bid this summer. If the replacement school project is at least partially funded either this summer or next, we would be able to at least stockpile gravel on our site while DOT's contractor is still in the community, thus saving significant costs. Site control and permits, secured through Pre-Design efforts above, are required for us to stockpile gravel. Documentation of how much gravel and the type of gravel needed, where to put it, etc. is required to be able to procure gravel stockpiling. This design work can be completed now, so that we are ready to execute this work once construction funding is secured. Gravel Stockpile design needs \$55,000 in funding.

Minimum requested funding is \$135,000 for Pre-Design and Off-site utility work. Administration recommends including the gravel stockpiling design as to not delay time sensitive work once there is construction funding. Total requested funding is therefore \$190,000.

The district will continue to utilize the Burkhart Croft Architects and their engineers as the design team of record for the project. BCA was selected for this work under a competitive term contract procurement.

ALTERNATIVES:

1. Approve the allocation of \$190,000 to the Deering Replacement School Project and the delegation of authority to the Superintendent to contract with Burkhart Croft Architects, as presented.
2. Disapprove the allocation of \$190,000 to the Deering Replacement School Project and the delegation of authority to the Superintendent to contract with Burkhart Croft Architects, as presented.
3. Take no final action.

RECOMMENDATION:

The administration recommends the Board approve the allocation of \$190,000 to the Deering Replacement School Project and the delegation of authority to the Superintendent to contract with Burkhart Croft Architects, as presented.

MEMORANDUM

TO: NWABSD Board of Education
Members

DATE: April 17, 2025

NUMBER: 25-126

FR: Office of the Superintendent

SUBJECT: Approval of Budget Transfer
to Design Contract Davis-
Ramoith K-12 School
Renovation

ABSTRACT:

Board approval is required to expend \$50,000.00 and higher.

ISSUE:

At issue is budget reallocation to Burkhart Croft Architects design contract for bidding assistance and construction administration services of the Davis-Ramoith K-12 School Renovation.

BACKGROUND AND/OR PERTINENT INFORMATION:

Davis-Ramoith K-12 School Renovation is an FY25 executed grant agreement with Department of Education for a project total of \$9,424,172. \$7,539,339 is from the state and \$1,884,834 is local match. This project has reached 65% design completion, is working toward 95% design and will be bid in late summer or early fall.

In anticipation of the project bidding and moving into construction, the Administration recommends reallocating \$200,000 of granted funds for bidding and construction phase services to be provided by the design team. No additional funding is being requested from the Board, this is only moving money within the existing budget of granted funds. This is an expected move and does not lower the amount available for construction.

It is recommended that the Superintendent be delegated contracting authority for the design team's work through project completion. The requested budget reallocation should cover all remaining contract fees for the design team.

ALTERNATIVES:

1. Approve the budget reallocation of \$200,000 for the Davis-Ramoith K-12 School Renovation Project and the delegation of authority to the Superintendent to contract with Burkhart Croft Architects, as presented.
2. Disapprove the budget reallocation of \$200,000 for the Davis-Ramoith K-12 School Renovation Project and the delegation of authority to the Superintendent to contract with Burkhart Croft Architects, as presented.
3. Take no final action.

RECOMMENDATION:

The administration recommends the Board approve the budget reallocation of \$200,000 for the Davis-Ramoth K-12 School Renovation Project and the delegation of authority to the Superintendent to contract with Burkhardt Croft Architects, within this budget.

MEMORANDUM

TO: NWABSD Board of Education
Members

DATE: April 16, 2025,

NUMBER: 25-127

FR: Office of the Superintendent

SUBJECT: Approval to Amend
AHFC Grant for Buckland
to add a unit & additional
funding

ABSTRACT:

The administration requests approval of the School Board to request Alaska Housing Finance Corporation (AHFC) to add construction of an additional unit, for an additional \$140,000 of local match, to the district's current teacher, health and safety professional housing grant at Buckland.

ISSUE:

The efficiency of simultaneous construction of multiple housing units will allow the District to construct an additional, standalone unit in Buckland. Board approval is needed to request AHFC to amend grant THP-23-NAB-1 to add an additional housing unit with two bedrooms.

BACKGROUND AND/OR PERTINENT INFORMATION:

The Alaska Housing Finance Corporation (AHFC) has a program available to encourage the development of housing for teachers, health professionals and public safety in rural areas. In October 2023 AHFC awarded a \$500,000 grant to the District for the construction of a duplex in Buckland with the District providing a match of \$250,297. AHFC also awarded the same amount for a joint District and Borough duplex in Buckland. The District manages the shared grant and the Borough reimburses half of the matching share for the shared duplex only. Overages of the shared unit are shared 50/50 between the District and Borough.

The current duplexes are each estimated to cost \$750,000. For an additional \$140,000 a fifth unit can be completed. Through the efficiency of constructing multiple buildings and careful utilization of materials and labor, the District anticipates that an additional housing unit can be completed. The overage is spread across all units in the project and is not isolated to any specific structure. This is an incredible savings compared to construction of a separate housing project. District will gain another much needed unit in Buckland, for a total of four units with two bedrooms each.

AHFC approval is required to add an additional unit to the scope of the grant. AHFC has told the District that it is receptive to adding additional housing to the grant without additional grant funding.

As It is a much simpler process to amend the District's grant than to modify the joint grant, the Superintendent recommends that AHFC be requested to amend the District only grant.

After grant closeout, actual occupancy of specific units can be jointly determined by the District and the Borough. It is an AHFC requirement that all units constructed under this grant program be used exclusively for teacher, healthcare or public safety professionals for ten years after project completion. Both the District and the Borough sign agreements to this effect. Occupancy and management responsibilities of the units can be worked out between the District and Borough as long as each unit serves the intended purpose.

ALTERNATIVES

1. Approve request to AHFC to add an additional housing unit for \$140,000 of local funding to District's grant THP-23-NAB-1
2. Do not approve request to AHFC to add an additional housing unit for \$140,000 of local funding to District's grant THP-23-NAB-1
3. Take no action.

ADMINISTRATION'S RECOMMENDATION

The administration recommends the Board approve request to AHFC to add an additional housing unit for \$140,000 of local funding to District's grant THP-23-NAB-1.