

MEMORANDUM

TO: NWABSD Board of Education
Members

DATE: June 6, 2023

NUMBER: Worksession VIII.

FR: Office of the Superintendent.

SUBJECT: a. Capital Projects Report

Capital Projects Manager, Kathy Christy reports on the following:

PROJECT RESOURCES: For 24 years it has been very fulfilling to serve the wonderful people of Northwest Arctic and contribute to the upgrade of every facility within the Region. With the completion of the replacement school for Kivalina, the last school in this cycle, it will be time for me to take off in a different direction.

I wish I could say that I have worked my way out of a job, but building renewal never ends. The start of a new cycle is a good time to transition. I plan to retire/retire with the completion of the Kivalina construction and grant close-out in September. It is recommended that a competitive RFP be advertised later this summer for my replacement. My contract for work in the first quarter of FY 25 will be less than \$35,000, including travel expenses.

Short-term Recommendation:

Over the next three months the priority is the completion of Department of Education grant applications due September 1. On the June agenda is the update of the Six Year CIP. This will identify the projects for submission to DEED. On the proposed list, are three FY 24 DEED applications that require updating and two federal grant applications additional information and work to address DEED requirements. Dena Strait of DD Strait Consulting assisted me last summer by taking the lead role in the preparation of the DEED grants under time and materials agreement totaling less than \$10,000. From these efforts Deering was placed #3 on the school construction list.

Last fall, in response to a publicly and competitively advertised Request For Proposal, Dena Strait was selected as the most qualified of four proposers to provide CIP support for the rest of the fiscal year. She is a licensed architect with 24 years of experience, most of which has focused on rural Alaskan schools. She prepared the bid documents and contract award for Buckland HVAC Upgrade project awarded this March and is managing the construction contract. She submitted federal grants for Districtwide DDC, Buckland HVAC PH I, and ATC 6-Plex. She is continuing to address the site selection process for the Deering Replacement school and is identifying additional information to support the FY 25 grant application. Through April this work has been less than \$21,000.

Given her familiarity with the DEED grant requirements and the potential FY 25 priority projects it is recommended that the District continue to contract with Dena Strait for CIP Support Services for the completion of the FY 25 DEED grant applications. As the Buckland HVAC PH I project is moving forward for work this summer it is to the District's advantage to also have her continue managing this project. This work will be less than \$50,000.

Long-term Recommendation:

It is the Superintendent's recommendation to advertise later this summer for replacement capital project manager. It should be recognized that until additional grants are awarded, the capital projects workload for FY 2024 is very limited. Deering is ranked #3 on the DEED School Construction list and it is likely to be funded in either FY 25 or 26.

After the close out of the Kivalina grant, the Buckland HVAC PH I will be the only funded major capital project. The Selawik and Buckland teacher housing projects are primarily the responsibility of the Property Services Department. Facilities' primary role is to submit quarterly reports prepared by Property Services and the Director of Administration. Additional District funding will need to be allocated to Deering if the District wants to proceed with additional design beyond what will support this year's application. The design of ATC Family Housing 6 Plex is at 65% and the project is on hold pending funding. AHFC is likely to

request grant applications sometime next year. The amount of project management work identified at this time is estimated to be less than \$50,000.

DEPARTMENT OF EDUCATION AND EARLY DEVELOPMENT (DEED): The Department of Education published its initial capital project priority lists. The current version of the capital bill included \$30 million for major maintenance. This would fund the first 9 projects on the Major Maintenance list. The following are the DEED rankings and grant amounts:

School Construction - #3 Deering K-12 Renovation/Addition* \$34,544,605 *DEED revised scope to renovation/addition of existing school not construction of replacement school

Major Maintenance - #33 JNES Partial Roof Replacement \$1,751,514
#47 Davis Ramoth Rehabilitation \$10,312,923

DEERING K-12 Replacement School: The DEED modification of the FY 24 application to a renovation and addition of the existing school is not feasible due to the small size of the school property. For FY 25 the site evaluation will be updated and a life cycle cost analysis performed to support a new school on a new site. The concept design has been updated incorporating recent community input.

Three concept design options for the replacement school were developed following an April 12 community meeting and site visit. Superintendent Terri Walker, Capital Project Manager Kathy Christy, CIP Support Dena Strait and Architect Joanna Croft attended the meeting in person. Floor plan options were presented to the staff May 1 and the best elements were incorporated into a concept design presented at the May 2 ASC meeting. Dena Strait addressed development issues associated with site selection and utility connections and the need for the construction schedule to be coordinated with the new airport road. There was limited attendance at this meeting but valuable input was received.

Following the meeting the concept was further refined and it will be the basis of the FY 25 application to DEED for a Replacement School. This plan is attached to the report for JMCC and Board review. (Attachment 1)

SELAWIK – the Davis Ramoth DEED grant needs to be updated and resubmitted. Superintendent Walker and Kathy Christy participated in a very well attended ASC meeting on April 13 to listen to Community goals for the school. Slides of the DEED grant process and requirements were presented along with slides of the projected population and DEED allowable square footage. (Attachment 2) The Selawik enrollment has been gradually decreasing. The people in attendance quickly recognized that DEED was not going to fund additional square footage until enrollment increases. If a new high school could be created it only qualifies for a middle school gym under DEED design criteria. However, when it was explained that additional square footage could be constructed if non-DEED funding was found, the attendees were very encouraged that it might be possible to find other funding. They discussed directing their efforts to find another source of funds.

Recognizing that the DEED grant application should address upgrades to the existing school, the discussion then focused on building deficiencies. These included significant issues with heating and ventilation, failure of the fire alarm panel, extreme age of the generator and cracks in sheetrock at expansion joints. With the reduced student population, the principal has very effectively reallocated space use so the building is much more efficient and interior remodeling is not needed. For example, the Inupiat Culture classroom replaces the computer lab. The vacant library has received new book cases, books and comfortable furniture and is transformed into a space where students want to be.



JNES Partial Roof Replacement – The application did not score high enough to be in the range for funding. It could either be resubmitted and try to increase the score it received last year or moved to FY 26 list. The most effective way to improve the score is to fund the work and then request reimbursement.

AHFC TEACHER HOUSING:

Kivalina –The District has two AHFC teacher housing grants for new duplexes at the new Kivalina site. The District and ASRC SKW have completed the utility connections. The remaining work is installation of solar power which will be completed this summer.

Selawik –The Maintenance Department is preparing for summer construction season. The construction materials are in storage in Kotzebue and will be transferred to Selawik for summer construction of the housing units as soon as barge service resumes.

Buckland – AHFC has awarded grants to both the duplex partnered with the Borough and the District duplex. The agreement with Borough is that the District will be responsible for the construction of both buildings and the development will be concurrent. We are awaiting AHFC issuing the grant agreement. They must complete an environmental assessment required for Denali Commission funding prior to issuing a grant agreement.

Due to the delay in grant award and the current work load of the Maintenance Department, the District has requested a grant completion date of December 31, 2024. The Borough grant administrator has been informed of the schedule change.

ATC FAMILY HOUSING

The design of the project has been completed to 65%. The project is shovel ready. Construction funding is needed. The professional construction cost estimate for 2023 construction is \$6,455,000 and the total project cost is \$7.4 million. The District has submitted the project for legislative appropriation through CAPSIS. In addition, the project was submitted for Congressional Discretionary Funding (CDF) through both Senator Murkowski's and Representative Peltola's offices. The District was informed that the project would not be receiving a CDF grant.

FY-19 BOROUGH LEGISLATIVE GRANT – The Borough is providing pass-through state funding for two District projects.

Kivalina Vehicle Garage

The fuel system has been installed and work on the heating system has been completed. Garage is in use.

Buckland HVAC Upgrade

The District received one bid for the Buckland HVAC work. The bid exceeded the available funding provided through the Borough. With the approval of the Board at the January meeting the District in cooperation with the contractor and the engineer reduced the scope of work to the most critical items that could be accomplished within the available funding. A contract for \$845,136 was issued to Sturgeon Electric to replace the existing electric controls in the building with direct digital controls for the air handling units and main pumps in the building.

In March, the District submit an application to the Denali Commission for funding for the balance of the work. Denali Commission grant awards may be announced by late June. The Superintendent has also requested funding from the local community to support the project but has not received a response. Phase II funding for this project is on the proposed Six Year CIP list for consideration as an FY 25 DEED for a Major Maintenance Grant application to complete DDC controls for the rest of the school.

KIVALINA REPLACEMENT SCHOOL

Construction: ASRC is remobilizing to return to the site to complete safety surfacing for the playground and final site grading. The return to the site is delayed until late June due to extensive snow coverage of work area. ASRC plans to be complete by September 2023.

Percent for Art: The installation of Kevin Smith's art work has been completed. There is a balance of funding for additional art work for the school. The selection of the artwork is a community decision.

Dedication: The dedication of the new school has been postponed to fall 2023.

ACTION ITEMS ON THE AGENDA:

Approval of the FY 25 Six Year CIP

ATTACHMENTS

1. Deering Concept Design and Proposed site
2. Selawik Projections