

SCHOOL BOARD COMMUNICATION

Title: Approval of Extension of Owner’s Representative Contract with Fremontii Inc.

Date: 2/10/26

Administrator: Jamie Burgess, Superintendent

Attachments: Fremontii, Inc. Projected Costs through 9/30/26

<input checked="" type="checkbox"/>	Action Needed	<input type="checkbox"/>	For Discussion	<input type="checkbox"/>	Information	<input type="checkbox"/>	Other
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BACKGROUND INFORMATION

The Nome-Beltz High School Reroof Project has not reached closeout and will not do so under the current contract expiration of October 31, 2025.

Unfortunately, due to unresolved construction defects, withheld retainage, ongoing attorney and surety involvement, DEED closeout requirements, and corrective roof work that cannot occur until the 2026 warm-weather construction window, the project schedule now realistically extends into late summer or early fall 2026.

Issues driving this extension request:

- Substantial Completion has not been certified by the Architect due to unresolved punch list and building envelope deficiencies.
- Pay Application #10 retainage (\$483,011.80) remains withheld pending contractual compliance.
- Construction defect notices have been issued, attorneys are actively involved, and bond-related actions remain unresolved.
- Required EPDM roof corrective work cannot be performed until Spring/Summer 2026 due to climate limitations in Nome.
- DEED closeout, COP actions, and potential corrective construction procurement will continue well beyond the current contract term.

Fremontii’s Owner’s Representative role is critical at this stage of the project. Active management is required to:

- Protect the district’s contractual, financial, and legal position
- Coordinate with NPS, attorneys, surety actions, architects, engineers, and DEED

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- Manage corrective work, punch list completion, and warranty enforcement
- Carry the project through DEED and District closeout without loss of leverage or documentation control

As such, the administration requests an extension of the Owner's Representative contract through September 30, 2026, aligned with realistic project closeout. This will consist of authorization to continue services on a time-and-materials basis consistent with the attached 2026 cost projection. This extension is necessary for project protection, not scope expansion. Without this extension, the District risks loss of continuity, a weakened legal position, and increased exposure during the most critical phase of the project.

ADMINISTRATIVE RECOMMENDATION

The administration recommends approval of an extension to the contract with Fremontii, Inc. for Owner Representative services through September 30, 2026 on a time and materials basis consistent with the terms of the current contract.

Sample Motion: I move to approve an extension to the contract with Fremontii, Inc. for Owner Representative services through September 30, 2026 on a time and materials basis consistent with the terms of the current contract.