



NORTHWEST ARCTIC BOROUGH SCHOOL DISTRICT

Atautchikun Iñuunialiptigun (Through Our Way of Life Together as One)

Welcome to NWABSD!!

Property Services

Mark A. Moore

Director

February 2026



• **Updates on Property Services**

- Since Typhoon Halong hit Kotzebue in mid October, we have been becoming aware of the amount of damage caused by the storm and are currently working with FEMA to receive funding for repairs. This is a complex procedure requiring repair estimates and paperwork filings that need to be completed by mid April. I am currently not capable of handing this undertaking and managing all the other issues needing attention in the School District. The ATC building was hit hardest. We now have major sewer issues causing sewer backups. The flooding caused the arctic sewer pipe to come out of alinement and has caused joints in the system to break creating leakage onto the ground. The water tank for the fire suppression system ruptured in the bottom and no longer can hold water. The electrical generator also stopped working and needs repair.
- The basement under JNES also sustained major flooding and needs to be address as well. This will be a large undertaking which will need estimates for drywall removal and replacement and deep cleaning to avoid future mold issues.
- Don Wheeler the State of Alaska DEED's Preventive Maintenance Inspector and CIP scoring advisor who came for a site visit November has left working for the State of Alaska. Below is the report Mr. Wheeler submitted about his site visit with photos. We are currently below the curve on our preventative maintenance program procedures, training and the expectations of our site BPO's. We also need to build a training program for our new BPO's to educate them on how to properly maintain the school locations. We are also missing reports that we are working on getting submitted as soon as possible. **Currently, We have Kevin Matthews working in the Maintenance Department working directly on what we need to do to get our issues with our DEED's inspection corrected a long with help from Dena Strait.**
- Noorvik had a major fuel oil spill on January 6, 2026. Rescon the company the we have under a MOA is working at getting mitigation started before the snow melts so the spill can be contained to a smaller area. This has been a time consuming situation for me personally, orchestrating the containment and cleanup efforts. See attached photos and logbook notes from Rescon.



Ambler

The repair work for the Ambler gym fire damage from last year is complete with the installation of the new stair treads. Unfortunately, the only working boiler for the gym stopped working and caused a water line to burst. The site BPO was able to get a backup heat source working and has restored heat. Our plumber Troy Humphreys was able to get there and repair the pipe, but ceiling tile now need to be replaced. He was not able to repair the boilers yet because of weather conditions and a medical appointment in Anchorage.

We hope to get him back to Ambler as soon as possible to repair both boilers for the Ambler gym, but he has been stretched thin with many freeze issues throughout the school district.

Ambler vape/camera system installation has been nearly completed.

Buckland

Kathy Christy let me know on Friday, February 20, 2026 the the inspector was satisfied with the punch list items that need correction and that we can start moving teachers into those new housing units.

Because of weather and the holidays, it was difficult to get the inspector out to the location to do the inspection and once he did, we had the same issues with getting the electrical issues resolved.

Deering

Warren Thomas the BPO in Deering turned in his letter of resignation February 6, 2026 and will be completing his service at the Deering School on March 15, 2026.

Other than minor repairs nothing else to report.



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Kiana

With the extreme cold temperatures, we had at the start of the start of the new year the water line to the school froze up. With the help of our plumber, Troy Humphreys and 300 feet of jetter hose for freshwater lines the City of Kiana's water plant operator was able to thaw the line before it resulted in a closure for school. This past week Kiana had some issues in the city's freshwater line and the line to the school froze again but the city was able to thaw the line for the school district.

No other issues to report.

Kivalina

There has been a design issue with the fire sprinkler system that needed to be addressed by engineers and the contractor that installed that system. The School District's fire system contractor Frontier Fire still needs to go to that site and inspect that work. Operating the waste treatment plant in Kivalina presents issues with getting sample test kits in and out of the community because of weather issues.

For being a new school Kivalina requires a lot of attention to keep operational.

Kobuk

Because of the extreme low temperatures in the upriver villages, Kobuk suffered heating issues because of fuel flow issues to heaters and boilers which resulted in freeze ups. The school was closed for week until repairs could be made. The fire sprinkler system also had a freeze up and will require Frontier Fire to make repairs to that system.

Because the barge from Crowley was unable to make it up to Kobuk this year, we have had to have Everts Air Fuel deliver fuel to Kobuk. The person who was handling the deliveries for Everts quit and left a difficult situation for his successor. I have been working with the new dispatch person to get the contracted final delivery made.



Kotzebue

JNES and KMHS

The schools have had almost daily issues with toilets being clogged. There are also freeze issues that have been occurring causing drains not to drain properly and backing up toilets. We are addressing these issues as best we can.

We are working with FEMA to work at receiving funding to clean the basement of JNES from the flood damage that occurred the in October.

Teacher Housing

Property Service carpenters and painter finished replacing the carpet with LVP and repainting the last of the ten teacher housing units here in Kotzebue right after the first of the new year.

ATC

Because of the damage to the arctic sewer piping from Typhoon Halong, we have been having constant issues with sewer line freeze ups and sewage leaking from joints that were damage because of the flooding in that area. Vern Nelson and Troy Humphreys have been doing their best to keep the system in an operational manner, but we are having a very difficult time staying in front of this issue. This is another issue we are working with FEMA on.

During the power outage when Typhoon Halong went through the generator for backup power stopped working and still needs to be addressed.

The water holding tank for the fire sprinkler system must have ruptured in the bottom during the high water. The tank will no longer hold water. This is another issue we are addressing with FEMA. We are looking into our options for the repair.



Kotzebue Con't

Adult Dorm

This building has been having some freezing sewer line issues, and other maintenance issues that Property Services are regularly trying to address.

Star Dorm

This building has multiple issues that need addressing. The sewer lines regularly freeze up and need to be jetted out. A permanent solution needs to be installed to correct this problem, but we are short on manpower and funding to correct all the issues that need addressing.

The heat trace for the piping that goes out to the water tank for the Fire Sprinkler system froze up and needs to be addressed when Frontier Fire comes into town.

Vehicles

Two of the Kotzebue vehicles have had to have water pump replacements in the last couple months which were time consuming repairs. There are a host of other vehicles with less minor issues including our main transport vehicles used by ATC and KMHS. Tim Tate has been doing his best to keep up but with his other responsibilities as BPO of JNES, KMHS, ATC and the Dorms, and helping Vern Nelson doing repairs in Kotzebue it has been a real struggle to stay on top of everything. It is important that we find qualified people to fill the vacant positions.



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Noatak

New Airport Tank Farm

The Noatak new airport project is moving forward and AVEC is taking the lead on the design for the new tank farm for the community. The new tank farm will be over two miles from the Noatak School and across a water way known as the Kuchoruk Creek. To move fuel from the new tank farm to the school fuel tank, will require a fuel truck the School District will need to purchase and operate to transport fuel from the proposed new tank farm to the school fuel tank.

This is a project the School District needs to be more directly involved with because of the financial costs the School District will incur with this airport relocation. See attached.

Existing Tank Farm Removal

The existing Noatak Fuel Tank Farm will also need to be removed and mitigated and returned to its original state according to information I have found in files. This will be another cost to the School District that needs to be planned for. In the information, the School District needs to have a removal and mitigation plan filed with the Alaska Department of Transportation. A report the District will need outside help preparing. See Attached.

New Teacher Housing Pads For Construction

The erosion issue and the lack of working heavy equipment in Noatak has been an issue with getting the Teacher Housing project started. Currently Cruz Construction is working in Noatak on the river erosion issue threatening the existing Airport. I have been in contact with Cruz Construction, and they are willing to move the gravel for us before they leave Noatak in late April. The only problem is a working gravel truck in Noatak. I am in communication with Teck people and Cruz Construction on a possible solution for this problem.



Noatak Con't

Noatak Lift Station Replacement

The new lift station for Noatak teacher housing near the new school has been purchased and delivered to Noatak. At this time, it has not been able to be installed because of lack of working equipment and availability to gravel because of the erosion issues. I have been in contact with Cruz Construction who is working for ADOT on the erosion project to protect the existing airport runway. They may be able to do the groundwork for the project, but we would need company to do the arctic pipe installation. I have spoke with the local water plant operator, but he is not sure he can fit into his schedule.

School Freeze Up over Holiday Break

Supply water and Fire Sprinkler system damage as a result of AVEC power outage.

On Saturday morning, December 27, 2025 the Village of Noatak has a power outage that lasted three to four hours. The outside temperature was around -35 degrees. The regular BPO was in Anchorage on medical leave, so the on call BPO went to the school after the power came back on about 9am. He walked through the school and check in the boiler module, and everything seemed to be working fine.

At some point there was a cascade of events that ruptured a waterline in the boiler module which led to the boilers shutting down which stopped heat flow to the building and sprinkler pipes above the ceiling line inside the school froze and broke and several sprinkler heads. No water damage was done inside the school. Other than a mixing valve above the ceiling line for the eyewash sink in the science lab no other fresh water or sewer lines were froze. The known sprinkler lines and heads have been replaced but Frontier Fire needs to go to Noatak and inspect the situation and replace the jockey pump that went bad when the water drained from the fire system and check for any other damaged sprinkler lines.



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Noorvik

Noorvik had a major fuel oil spill on January 6, 2026 which is mentioned above and have photos of and the field report from a Rescon employee.

Noorvik has also been having issues with the new fire alarm system setting of the fire alarm at random times. Along with Dena Strait we are trying to get this issue resolved. The system is under warranty so only Sturgeon Electric who is the principal contractor for that system and Frontier Fire who was their subcontractor for some of the fire panel work, can work on the system. There is also a jockey pump for that system that needed replacing that had to be custom ordered and made because that pump is no longer manufactured somewhere regularly.

Selawik

Nothing new to report.

Shungnak

The Village of Shungnak had a freeze up in their freshwater system which led to their water tank draining down. There was also a freshwater line that came apart at the school that required repair. It took two weeks for the City of Shungnak with the help of the Borough to get water running to the school and teacher housing.

Troy Humphreys has been very busy the last several weeks going from one emergency location to the next.



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- **If it not been brought to the attention of the Board, I will not be renewing a contract for Property Service Director. I will complete my contract until June. It has been an interesting challenge, but it is more consuming than I am willing to endure at this juncture of my life.**
- We are still currently looking for a fulltime Certified Auto and Diesel Mechanic and journeyman Electrician.
- We currently have only one plumber on staff when in the past there were at least two fulltime plumbers. The current plumber has mentioned several times that he will be able to retire in a couple years. Getting another plumber on staff would be a prudent decision for the District.
- Deering will be needing a new BPO as soon as we can find someone to fill the position.



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Preventive Maintenance Site Visit Report

Prepared by: Don Wheeler, Building Management Specialist

Date of Visit: 9/3-4/2025

School District: Northwest Arctic Borough School District

Site(s) Visited: June Nelson Elementary School, Kotzebue
Kotzebue Middle/High School, Kotzebue
Kisimigiugtuq School, Kivalina

Persons Contacted: Terri Walker, Superintendent

Jeff Alexander, Assistant Superintendent

Mark Moore, Maintenance Director

District Contact Information:

Website: [Northwest Arctic Borough School District Website](https://www.northwestarcticboroughschool.org/)

Address: 776 Third Ave, Kotzebue, AK 99752

Phone: 907.442.1802

Purpose of Visit: The purpose of this visit was to conduct a preventive maintenance re-certification site visit of the Northwest Arctic Borough School District's maintenance program as required by 4 AAC 31.013 (Preventive Maintenance and Facility Management) and to provide technical program assistance.

Certification Summary

Status: Provisional

The Northwest Arctic Borough School District meets the department's requirements as mandated by 4 AAC 31.013 Preventive Maintenance and Facility Management. To continue receiving state aid under AS 14.11.011, the district must address specific deficiencies:

- A Computerized Maintenance Management System (CMMS): Maintenance Director Mark Moore is fairly new to the position and is picking up on the use of the Districts CMMS. The PM's need to be filled out correctly and work orders must be signed and closed out properly.
- Energy consumption: No energy reports were submitted.

- Custodial plan: No custodial plan was submitted.
- Training: The log of training that has taken place is good, however, the projected schedule of training for the current year is missing.
- Renewal and Replacement (R&R) schedules are available.
- A fixed asset inventory list: FAIS is missing.

School District



Figure 1 - Map of Northwest Arctic Borough School District

Link for Northwest Arctic Borough School Profiles on DEED Website:

Active Projects: There are no active projects.

GR-25-005 Hvac Controls, 8 sites

GR-19-013 Davis Ramoth K-12 School Window Replacement, Selawik

GR-16-005 Kivalina K-12 Replacement School

Maintenance Management

Maintenance Management Certification Criteria	Provided	Met Criteria
Work Orders: Varying stages of completion <i>A large number of work orders in varying stages were submitted. Some of the scheduled work orders (PM's) do not have the labor hours recorded.</i>	Yes	No
Maintenance Labor Hours Report: Total labor hours by work type vs. available labor hours (past 12 months) <i>This report was submitted as requested for each of the staff.</i>	Yes	Yes
Scheduled and Completed Work Orders: Monthly data for the past 12 months <i>Report submitted as requested.</i>	Yes	Yes
Incomplete Work Orders Report: Sorted by age and status <i>Report submitted as requested.</i>	Yes	Yes
Scheduled vs. Unscheduled Maintenance Hours Report: Monthly data for the past 12 months <i>Both reports have been submitted as requested.</i>	Yes	Yes
Monthly Trend Data for Unscheduled Work Orders: Both hours and numbers for the past 12 months <i>This report was submitted as requested.</i>	Yes	Yes
Planned Maintenance Activity Report: For the next three months, by facility <i>This report was submitted as requested.</i>	Yes	Yes
Completed Maintenance Activity Report: Including labor and material costs for the past three months <i>This report was submitted as requested.</i>	Yes	Yes

There are a few areas that could use some extra attention to keep maintenance records and reports in good shape. First, be sure there's a good variety of work orders being entered and that all associated part costs are included. It's also important to make sure preventive maintenance (PM) tasks are being checked off as they're completed and that all work orders are fully closed out in the system.

When entering notes, try to go beyond brief comments like "fixed and completed" or "completed as requested." These don't provide enough detail if the work order is later used to support a



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Capital Improvement Project (CIP) application. Adding a short description of what was found, what was done, and how it was resolved gives a much clearer picture of the work performed.

In reviewing recent reports, labor hours by work order show that as of August 2024, about 28.5% of hours remain unreported. This is an area worth tightening up to ensure the data accurately reflects the work being completed. Lastly, if a third party is helping with CIP documentation, it's important to confirm they're submitting exactly what's being requested to avoid any gaps or delays in the process.

Proper use of the CMMS for tracking and recording work orders will let you know how much time is spent on repairing or replacing parts and components. This is very important when calculating a physical budget.

The data collected in the CMMS will give you hard numbers that can be used when requesting replacement of major mechanical equipment or the need for more maintenance hours.

Energy Management

Energy Management Certification Criteria	Provided	Met Criteria
Written Energy Management Plan	No	No
Consumption Data Report: For each building and utility (fuel oil, electricity, natural gas, LPG, water) by month for the past 12 months	No	No
Evaluation of need for commissioning existing buildings	No	No

All energy reports are missing

Custodial Program

Custodial Program Certification Criteria	Provided	Met Criteria
Building Specific Custodial Plan: Describing frequency and level of care for each facility	No	No

Maintenance Training Program

Maintenance Training Certification Criteria	Provided	Met Criteria
Training Plan: schedule of planned training for both custodial and maintenance personnel for the current or upcoming school year <i>Schedule not submitted</i>	No	No
Training Record: record of training describing type and duration of training by individual for current school year. <i>Training records for the staff have been submitted</i>	Yes	Yes

Capital Planning (Renewal and Replacement)

Capital Planning Certification Criteria	Provided	Met Criteria
Renewal/Replacement (R&R) Schedules: Detailed to DEED's 26 systems for each permanent building over 1000 sq. ft. <i>Building R&R's have been submitted</i>	Yes	Yes
Supporting Information for R&R Schedule: Based on system condition assessments <i>Building R&R's have been submitted</i>	Yes	Yes

Fixed Asset Inventory System

Fixed Asset Inventory System Certification Criteria	Provided	Met Criteria
Fixed Asset Inventory System Report: recording asset, date acquired, location and estimated period of service. <i>Not submitted</i>	No	No

General Observations and Comments

Sites Inspected:

- June Nelson Elementary School, Kotzebue
- Kotzebue Middle/High School, Kotzebue
- Kisimigiutq School, Kivalina

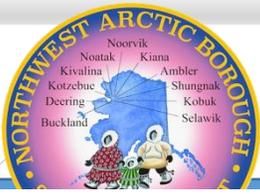
This site visit took place just weeks after Typhoon Halong. In light of this event and considering that Maintenance Director Mark Moore is new to the district and had been on site only a few months prior to the visit, some grace is being extended to the Northwest Arctic Borough School District.

All reports marked in red above must be submitted in their entirety by **June 5, 2026**, in order for the district to move from **Provisional** to **Compliant** status. Failure to submit all required documentation will result in the status changing to **Non-Compliant**. While in a Non-Compliant status, the Northwest Arctic Borough School District will not be eligible to submit a Capital Improvement Project (CIP) application until compliance is restored.

Several positive observations were noted during the visit. Common areas throughout the schools appeared clean and well cared for. Kitchens were clean, and equipment and components appeared to be in good working condition.

Areas needing improvement were also identified. Mechanical rooms and custodial closets were cluttered and disorganized, and preventive maintenance did not appear to be consistently completed. At the Kisimigiutq School in Kivalina, which has been open for just over two years, several required preventive maintenance tasks are clearly not being performed. Examples include emergency eyewash stations without water supply, wastewater treatment plant screens and filters not being cleaned or replaced, and one boiler that has not operated since the school opened.

I spent a significant amount of time discussing these findings with Mark and his staff, and an improvement plan is underway to address the identified deficiencies. Mark brings a solid foundation of facilities maintenance knowledge and has begun outlining corrective actions to bring the district into alignment with State requirements. Key components of this plan include conducting boots-on-the-ground inspections at all district sites at least twice per year, establishing clear preventive maintenance expectations, and providing targeted training for custodial and maintenance staff. Consistent implementation of these actions will be critical to improving overall conditions and sustaining compliance moving forward.



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Figure 2 Kotzebue school exterior

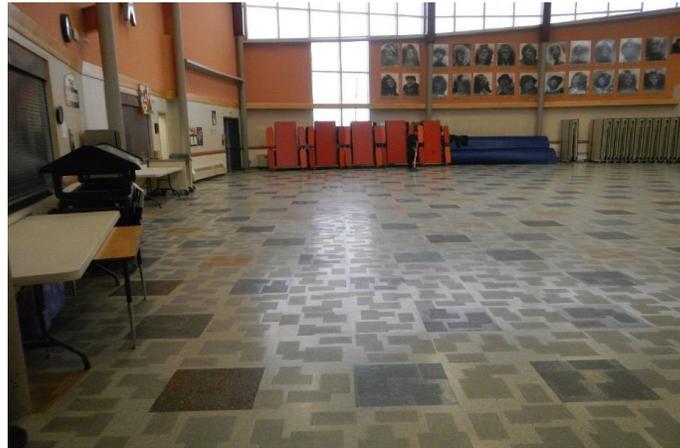


Figure 4 Cafeteria and wall of Elders



Figure 6 Kitchen



Figure 3 Kotzebue school exterior



Figure 5 Kitchen



Figure 7 Kitchen



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Figure 8 Boiler room and E-generator room on right



Figure 10 Cluttered custodial closet



Figure 12 Hallway



Figure 9 Boiler room



Figure 11 Custodial closet



Figure 13 Hallway



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Figure 14 Restroom



Figure 16 Restroom



Figure 18 Classroom



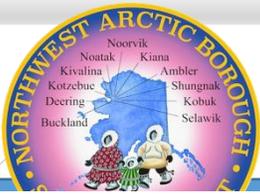
Figure 15 Restroom



Figure 17 Hydration station



Figure 19 Classroom



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Figure 20 Library



Figure 22 Air handler



Figure 24 All covers should be on electrical boxes

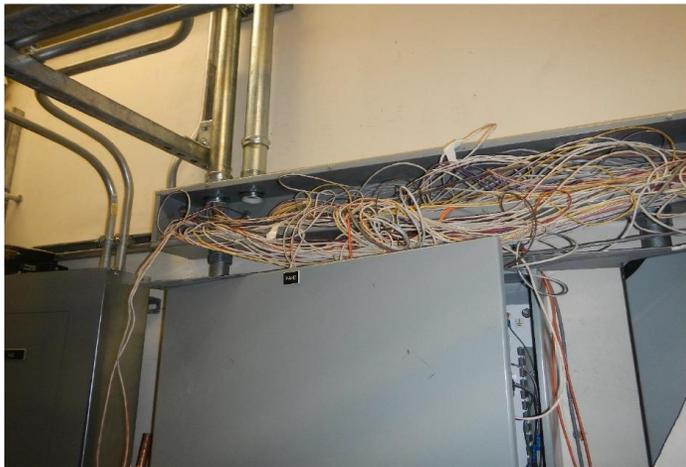


Figure 21 Poor wire management, needs fire caulking



Figure 23 Air handler



Figure 25 Poor wire management, fire stops missing



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Figure 26 The gym floor sustained some damage from cots when housing displaced residents during the typhoon



Figure 27 Water damage from typhoon flooding



Figure 28 Kisimiguituq School



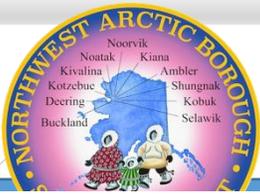
Figure 29 Display of Elders



Figure 30 Cafeteria



Figure 31 Kitchen



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Figure 32 Kitchen



Figure 34 Air handler



Figure 36 Clutter must be removed



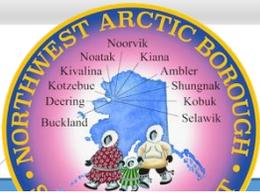
Figure 33 Dry storage



Figure 35 Clutter needs to be removed from all mechanical rooms



Figure 37 Trip hazards in network room



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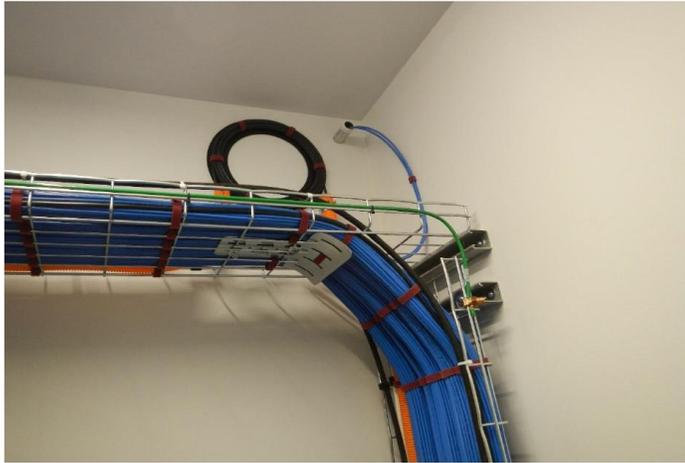


Figure 38 Firewall penetrations must be sealed



Figure 40 Maintenance space must be clutter free



Figure 42 Nothing can be blocking the electrical panels. Electrical rooms must be clutter free



Figure 39 One of the boilers has not worked since the opening of the school 2 years ago



Figure 41 E-generator



Figure 43 Library



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Figure 44 Roll up door to expand classroom



Figure 46 Restroom



Figure 48 Wall Art



Figure 45 Classroom



Figure 47 Playground

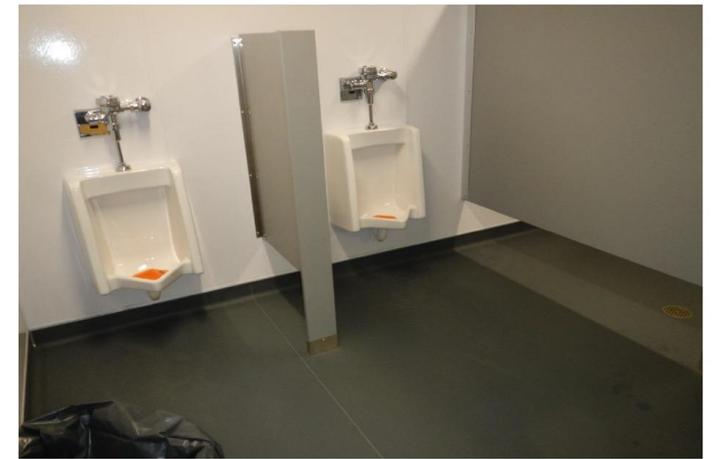


Figure 49 Restroom



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Figure 50 Restroom



Figure 51 Locker room



Figure 52 Water treatment plant



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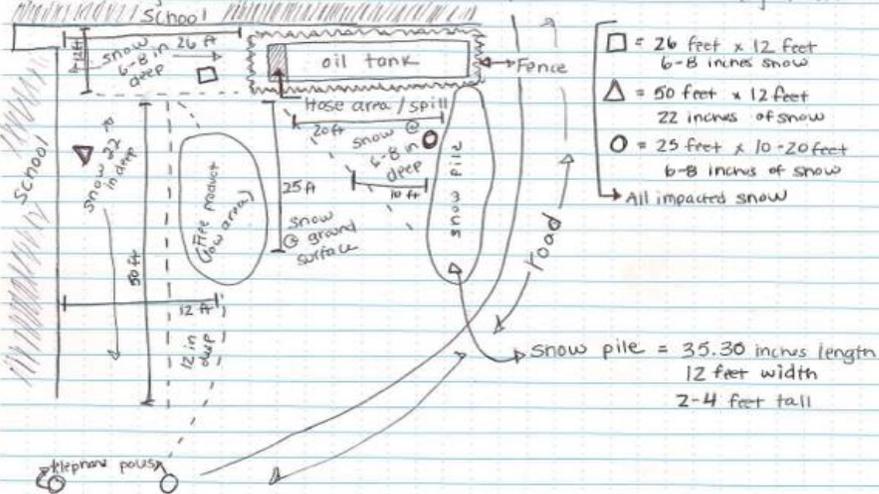
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2/09/20 Noorvik New School Heating oil spill B. Leary W. Barrett -22°F sunny/clear

1130 Arrive in Noorvik. Heading to school to see spill site.
 1100 Spill into 2 Tank connected to fill hose. Check valves were left open for unknown amount of time before they realized it was spilling. Free product filled up inside the hose containment area, there is still free product in there. They used a shop vac to pump out free product from tank and from ground surface. stopped using it due to sparking. Have been using 5-gallon buckets to pump & get fuel off of ground since.

1115 call Zack Kirk about plan for the day. Gang to focus on getting dimensions of impacted snow and delineate the area.

1120 measuring depth of snow. Some snow was piled off to the side w/ city dozer.



1200 Currently storing snow containment/ Free product/oily waste around spill site.

Consists of IBC totes, Drums, oily waste drums, trash bins. See photos.

1215 Strong odor on / under snow around spill area. Going to take some soil screening samples, 4-6 inches bgs - from perimeter to try to delineate the impacted area. See next page for locations.

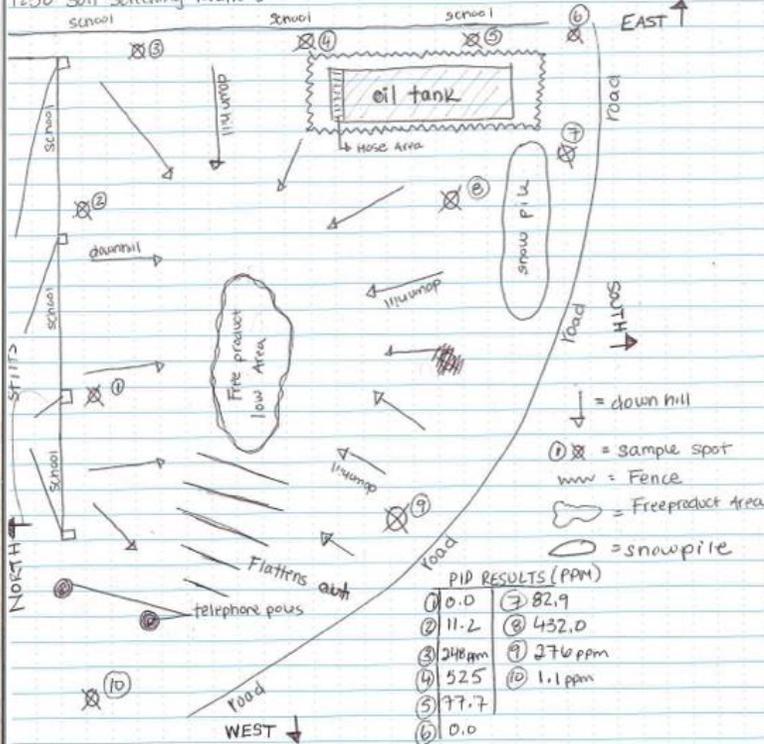
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Call on the phone

2/09/20 Noorvik New School Heating oil spill B. Leary W. Barrett -22°F sunny/clear

1230 Soil screening locations:



PID RESULTS (PPM)

① 0.0	⑦ 82.9
② 11.2	⑧ 432.0
③ 248 ppm	⑨ 276 ppm
④ 52.5	⑩ 1.1 ppm
⑤ 77.7	
⑥ 0.0	

1300 Finish taking screening soil samples. Taking them back to town to run w/ PID to get screening results. Going to continue assessing the impacted area.

1345 Most Areas Near the Free product and oil tank smell of fuel. Free product Area Needs to be pumped out. Need to pump out Free product inside tank/hose area. Have one portable water tank in Noorvik for snow containment. Have 4 empty fish totes.

1400 Going to see about available equipment in town. City has a working loader with bucket and Forks. And a working dozer. City does not have a working excavator. Carl Smith for city Equipment.

Call @ 907-444-5190

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Call on the phone

1400 IRA in Noorvik has a working excavator. Jeff w/ IRA @ 907-636-5102 For Equipment. No working skid steer in town. IRA provides their own operator - does not let anyone outside run equipment.

1530 Need to get this info to Mark Moore:

→ BUDGET FOR SNOW REMOVAL

→ SCHEDULE FOR SNOW REMOVAL

→ PLAN FOR SPILL MITIGATION IN SUMMER / WORK PLAN / BUDGET

→ WORK ON FIGURING OUT SNOW CONTAINMENT AND MITIGATION

NEED THIS BY ~~NEARLY WEDNESDAY~~ ~~BY FEBRUARY~~ FEBRUARY 13th NEEDS TO SEND OF BY FEBRUARY 11th.

Scale: 1 square =

Call on the phone



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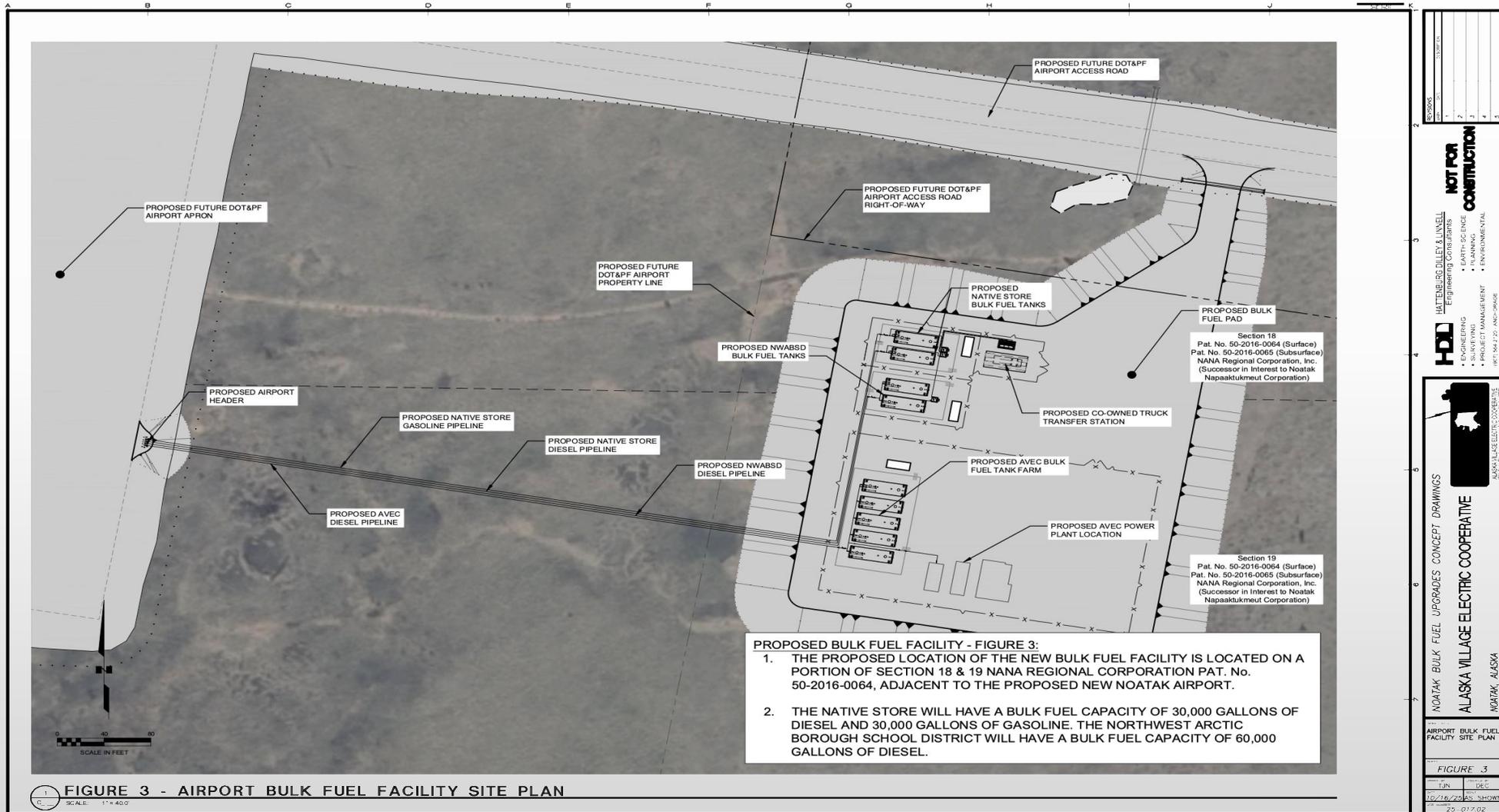




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Noatak Proposed New Tank Farm

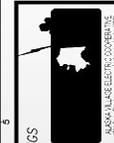


NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/16/2025
2	REVISED	
3	REVISED	
4	REVISED	
5	REVISED	

HATENBURG BULLEY & LYNELL
Engineering Consultants

- EARTH SCIENCE
- PLANNING
- ENVIRONMENTAL
- PROJECT MANAGEMENT
- REGULATORY

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NOATAK BULK FUEL UPGRADES CONCEPT DRAWINGS

ALASKA VILLAGE ELECTRIC COOPERATIVE

NOATAK, ALASKA

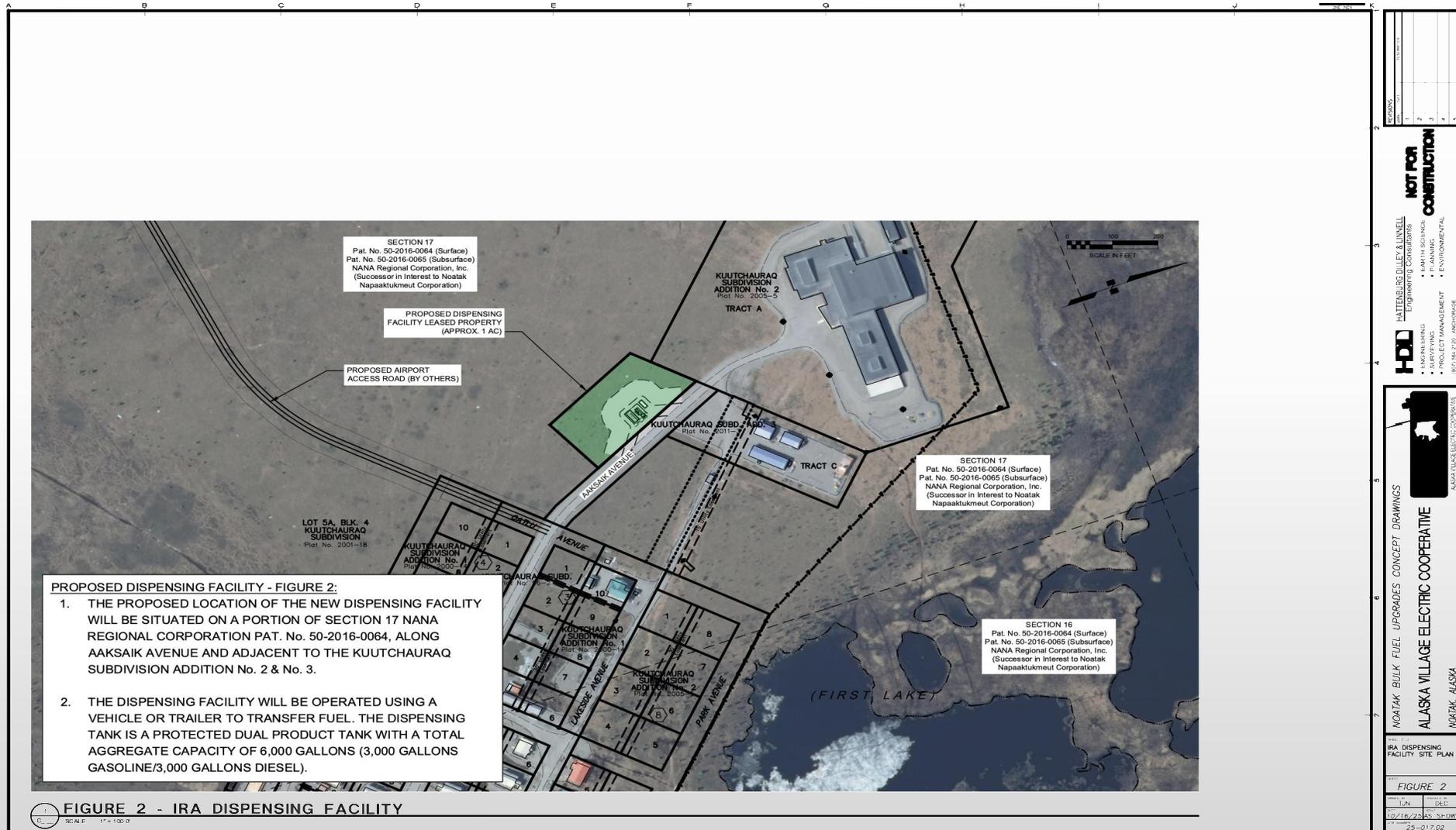
AIRPORT BULK FUEL FACILITY SITE PLAN	
FIGURE 3	
TUN	DEC
10/16/2025	AS SHOWN
20	017.02



NORTHWEST ARCTIC BOROUGH SCHOOL DISTRICT

Atautchikun Iñuunialiptigun (Through Our Way of Life Together as One)

Noatak Proposed New Tank Farm



NO.	DESCRIPTION
1	PROJECT
2	DESIGN
3	PERMITS
4	CONSTRUCTION
5	OPERATION

NOT FOR CONSTRUCTION

HDD PATTERBERG DUDLEY & LUNELL
 Engineering Consultants
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 • PROJECT MANAGEMENT
 (907) 944-1700 ANCHORAGE
 (907) 746-2276 FAIRBANKS
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NOATAK BULK FUEL UPGRADES CONCEPT DRAWINGS
ALASKA VILLAGE ELECTRIC COOPERATIVE
 NOATAK, ALASKA

IRA DISPENSING FACILITY SITE PLAN	
FIGURE 2	
DATE	BY
10/16/2015	SH-DM
23-217-02	



NORTHWEST ARCTIC BOROUGH SCHOOL DISTRICT

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Noatak Tank Farm needing future removal

