

CAPITAL PROJECTS REPORT

TO: NWABSD Board of Education
Members

DATE: August 27, 2026

NUMBER: Work session

FR: Office of the Superintendent.

SUBJECT: Capital Projects
Report

Capital Projects Manager Dena Strait reports 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, wars, oil price fluctuations and changes in the design, bidding market and other impacts.*

CAPITAL PROJECTS & OTHER CIP EFFORTS

1. ILILGAAT MUNAQSRIVIAT Childcare Center – This project involves renovating the 6th grade pod in KMHS to become a childcare center for approximately 42 children ages 6 months through Pre-School age. Project is in heavy production and is to be completed later this fall.
Schools Impacted: KMHS
Total Project Cost: \$2M-\$3.25M
Funder Amount: \$3,225,000 Proposed Not To Exceed
Match Amount: \$0.00
Board Current Action Items – None
2. Davis-Ramoth K-12 School Renovation – Construction is in progress. It will pause this winter and then continue next spring to late fall. Work is mainly mechanical and electrical system replacements, as well repair of exterior ramps, boardwalks and stairs. There is minimal interior work other than achieving code compliance at the front secure vestibule and adding doors to isolate the school from the gym in evenings and weekends. Roughly 2,000 gallons of potable water storage is being added.
Schools Impacted: Davis-Ramoth/Selawik
Total Project Budget: \$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 – Memo 27-012 - Approve Increase to H
Construction Contract – Davis-Ramoth
3. Deering K-12 School Replacement – FY28 DEED grant applications will be submitted by September 21, 2026 for approximately \$60M. If awarded, school construction would begin in summer '28 and be completed in '29 or '30.

Schools Impacted: Deering

Total Project Cost: \$60,000,000

Grant Amount: not awarded - \$42,000,000 – DEED -approx.

Match Amount: unsecured \$18,000,000 (30%) -approx.

Board Current Action Items – Approve Memo 27-007 FY28 6-Year CIP List

4. Deering K-12 School Replacement – Gravel Stockpiling– A DEED FY26 awarded grant is funding topo survey, site design, cultural resources study, permitting, and gravel extraction and hauling to the site. Survey work, cultural desktop and site survey and site design work is complete. Permitting, offsite utility and site design work are in process. Geotechnical fabric is in transit to Deering.

Schools Impacted: Deering

Total Project Cost: \$2,000,000

Grant Amount: \$1,666,667 – DEED

Match Amount: secured \$333,333 (Board approved \$190,000 in April '25 and \$143,333 in August '25)

Board Current Action Items – None

5. Deering K-12 School Replacement – 65% Design, Gravel Pad, Pile Install– A DEED FY27 has been awarded to fund design work to 65% complete and the construction of the gravel pad and installation of the building piles. Grant will most likely be an addendum to the FY26 grant, combining the two efforts. Gravel pad construction will be bid this fall as required by DEED. If DOT contractor, Brice Inc., is successful bidder, gravel pad work will be completed in March/April 2027 and piles installed in March/April '28. Otherwise, work will be completed in late '27 to early '28.

Schools Impacted: Deering

Total Project Cost: \$8,571,429

Grant Amount: \$6,000,000 – DEED FY27

Match Amount: unsecured \$2,571,429 (30%)

Board Current Action Items – Memo 27-009 Approve Acceptance of FY27 Funding – Deering K-12 Replacement School and 27-010 Approve Design Contract Increase - Deering K-12 Replacement School

6. Deering K-12 School Replacement – Offsite Utilities– DEED grants do not cover work off the designated school property. Water and Sewer connections are needed from the school site to existing sewer and pending water along the main street in Deering. A separate funding source is needed for this work, at this time, there are no leads for that source. Ideally, these piles are installed when the school piles are installed in March/April '28. Piles install alone is estimated at \$3M and they would need to ship summer '27. A funding source is needed ASAP for this work.

Schools Impacted: Deering

Total Project Cost: \$8,400,000

Grant Amount: \$0

Match Amount: unknown percentage, assumes 30% - \$2.55M

Board Current Action Items – Discussion

7. Deering K-12 School Replacement – Teacher Housing– DEED grants do not pay for teacher housing, but they do pay for contractor housing during construction. This

housing is often shipped in man camps, leaving nothing tangible of value once construction is complete. If housing was already on site during construction, DEED construction dollars could be used to pay rent for that housing. This approach would leave completed and partially paid off housing on site after construction. Conversely, annual AHFC grants could build roughly four units a year, starting after the school is complete. This assumes no other teacher housing grants are sought by the district and each grant application is successful. A minimum of seven units are needed, thus it will take several years to get all teachers living on campus. No existing units can be transported to the new site. A funding source is needed for this work for summer 2027 construction.

Schools Impacted: Deering

Total Project Cost: \$8M to \$10M

Grant Amount: \$0

Match Amount: unknown percentage, assumes 30% - \$2.4M to \$3M

Board Current Action Items – Discussion

8. Buckland 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 received DEED FY27 funding. This project will replace Module C boilers and flues for modules A, B and C. Design team is working on bid documents for a bid process at the end of this year.

Schools Impacted: Buckland

Total Project Cost: \$390,000 approx.

Grant Amount: \$271,440 - DEED FY27 grant

Match Amount: \$116,331-\$75,000 = \$41,331 (Remainder of 30%) District Match

Board Current Action Items – Memo 27-008 Approve Acceptance of FY27 Funding – Buckland K-12 School Boiler Replacement

9. Districtwide Fire System Replacement, 6 sites – A DEED FY26 funded project to replace the fire alarm systems in the schools noted below is in early stages of construction. Team is incorporating hazmat testing results into shop drawings. Buckland work may occur this fall. Ambler work is unlikely this year due to lack of water and sewer in the community. Kotzebue work will likely move to 2027.

Schools Impacted: Ambler, Buckland, June Nelson, KMHS, Noorvik (Complete) and Shungnak (to be completed under Shungnak project).

Total Project Cost: \$6,612,840

Grant Amount: \$5,290,272 - DEED

Match Amount: \$1,322,568 (\$455k secured through Borough for Noorvik '25, \$847,568 USDA/Begich and \$20k District)

Board Current Action Items – None

10. 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. Convergent has visited the school, and pressure tested the existing mist sprinkler system determining that it can be turned back on. Design team is evaluating impacts of replacing the system. That work with costs will be completed this fall. It is assumed that turning the mist system back on is much cheaper than

replacing the system. A final decision will be made this fall and design will progress for 2027 construction.

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 – None

11. Districtwide Secure Vestibule Code Modifications – This project is to make code required modifications at the entrance of each school across the district. It involves electrical and potentially fire alarm work, as well as door hardware changes. Electrical engineering and CIP manager time is also required. With the exception of the schools listed below, the work will be performed as part of other work occurring in those schools, as project budgets allow. At this time, there is no funding source for the work at the school's noted below.

Schools Impacted: Deering, Kiana, Kobuk, Noatak, Noorvik and Kivalina

Total Project Budget: \$160k to \$425k

Grant Amount: unsecured

District Funding: Unsecured

Board Current Action Items – To discuss

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 that project description. Current work is incorporating hazmat testing into the shop drawings. Construction work will occur in 2027.

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, in JNES and KMHS. Design work is in progress, and construction will occur in 2027.

Schools Impacted: June Nelson and 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

14. Districtwide Freezer Compressor Replacement – There are ongoing issues of dirty power in Kotzebue and throughout the district destroying the compressors on freezers. An FY28 DEED application will be submitted by September 1st as a recovery of funds project.

Schools Impacted: Multiple
Total Project Cost: \$500,000
Grant Amount: unsecured- FY28 DEED
Grant Amount: unsecured - \$150,000 – 30%
Total Match Amount: unsecured \$150,000 (30%)
Board Current Action Items – Approve Memo 27-007 FY28 6-Year CIP List

15. FY25 AHFC Teacher Housing – Noatak Duplexes - District received two AHFC grants for two duplexes to build four new units. All materials and furniture are on site. Work is delayed due to lack of operating equipment needed to extend the gravel pad. It is hoped the pad can be completed yet this fall, with vertical construction to occur in Summer '27. This spring, District was awarded an additional grant from Housing Alaskans Public Private Partnership (HAPPP).

Schools Impacted: Noatak
Total Project Cost: \$1,885,750 (current)
Grant Amount: \$1,295,750 – AHFC and \$150,000 HAPPP
Match Amount: \$440,000 District
Board Current Action Items: Memo 27-011 Approve Acceptance of HAPPP Funding – Noatak Duplexes

16. FY26 AHFC Teacher Housing -Buckland, Kivalina and Noatak Renovations & Addition – Project includes renovating a 3-bedroom in Buckland, adding a bedroom to the principal's house in Noatak, and converting two modular classrooms into three new units In Kivalina. Noatak work is on hold until Summer '27 so that it can be completed with the new duplexes. Buckland and Kivalina work will occur this fall or next spring as it is interior work.

Schools Impacted: Buckland, Noatak and Kivalina
Total Project Cost: \$1,040,000
Grant Amount: \$700,000 – AHFC awarded grant
Grant Amount: \$330,000 – HUD (Murkowski) pending paperwork/signing grant
Total Match Amount: \$10,000 (\$340k previously committed, will be reduced)
Board Current Action Items – None

17. FY27 AHFC Teacher Housing Grant – No grant applications will be submitted this fall as we are backed up and need to complete the FY25 and FY27 funded projects.

18. Districtwide Teacher Housing Needs assessment – A 6 -year teacher housing priority list was developed and approved by the board in January 2026. Ambler is the highest priority for the next round of grant applications.

19. Districtwide Playground Repair and Replacement – Efforts have been delayed due to the above workload and project count. Work will continue this fall.

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

August 27-28, 2026, BOARD ACTION ITEMS

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|-----------------------------|--|
| 1. NWABSD Memorandum 27-007 | Approve FY28 6-Year CIP List |
| 2. NWABSD Memorandum 27-008 | Approve Acceptance of FY27 Funding – Buckland K-12 School Boiler Replacement |
| 3. NWABSD Memorandum 27-009 | Approve Acceptance of FY27 Funding – Deering K-12 Replacement School |
| 4. NWABSD Memorandum 27-010 | Approve Design Contract Increase - Deering K-12 Replacement School |
| 5. NWABSD Memorandum 27-011 | Approve Acceptance of HAPPP Funding – Noatak Duplexes |
| 6. NWABSD Memorandum 27-012 | Approve Increase to H Construction Contract – Davis-Ramoth |

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. FY25 AHFC Teacher Housing – Noatak Duplexes - \$440,000, Committed Jan '25
6. Buckland, Kivalina and Noatak Renovations & Addition - \$340k committed in Jan. '26, will reduce to \$10k when Murkowski/HUD grant is finalized
7. Buckland Boiler Replacement - \$75k committed to design January '26
8. DD Strait Consulting, LLC Capital Projects Management Services - \$3,500 in April '26

Total Current Financial Commitments: **\$3,181,667**

Current (August 2026) Requested Funding and Matches:

1. Buckland Boiler Replacement - \$41,331 (30%) District Match, Memo 27-008
2. Deering Replacement School (65% Design, Gravel Pad, Piles) \$2,571,429 (30%), Memo 27-009

Total Current (August 2026) Requested Funding and Matches: **\$2,612,760**

Future Funding and Matches:

1. Deering K-12 Replacement School - \$18,000,000 (30% match) of \$60,000,000 total project, this will go up as the project is delayed, war continues, etc.
2. JNES/KMHS Roof Replacement - \$1,200,000 of \$4M project

Potential Pending Matches: **\$19,200,000**