

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

**JOINT MAINTENANCE/CONSTRUCTION COMMITTEE
MEETING**

**Monday, September 28, 2026
5:00 p.m.**

Join via Teams
Call **1-833-682-3239** enter code: **144 765 89#**

AGENDA

A. CALL TO ORDER

B. MOMENT OF SILENCE

C. ROLL CALL

Introduction of Staff & Guests

D. AGENDA APPROVAL

1. Approval of the April 27, 2026 Meeting Notes
2. Approval of the August 27, 2026 Meeting Notes

E. DISCUSSION ITEMS:

1. Capital Projects Report

F. ACTION ITEMS

1. NWABSD Memorandum 27-008 Approve Acceptance of FY27 Funding – Buckland K-12 School Boiler Replacement
2. NWABSD Memorandum 27-009 Approve Acceptance of FY27 Funding – Deering K-12 Replacement School
3. NWABSD Memorandum 27-010 Approve Design Contract Increase - Deering K-12 Replacement School
4. NWABSD Memorandum 27-011 Approve Acceptance of HAPPP Funding – Noatak Duplexes
5. NWABSD Memorandum 27-012 Approve Increase to H Construction Contract – Davis-Ramoth
6. NWABSD Memorandum 27-025 Approve Contract for Construction - Secure Vestibules

G. CLOSING COMMENTS

H. ADJOURNMENT

Co-Chairs: Clay Nordlum – NANA & Elmer Armstrong – NAB Assembly

Committee Members: Marie Greene, NWABSD Board Member; Alice Adams, NWABSD Board Member; Tillie Ticket, NWABSD Board Member; Margaret Hansen, NWABSD Board Member; Craig McConnell, NAB Assembly Member; Billy Lee, NAB Assembly Member; Elmer Armstrong, NAB Assembly Member; Raven Sheldon, NAB Assembly Member; Clay Nordlum, NANA Employee

**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."

Chairman Clay Nordlum, called the Joint Construction/Maintenance Committee Meeting to order at 6:09 p.m. on April 27, 2026, in Kotzebue, AK at the Northwest Arctic Borough School District Boardroom & Via Microsoft Teams.

Observed.

Committee Members present were:

Clay Nordlum, NANA Regional Corporation
Margaret Hansen, NWABSD Board of Education
Marie Greene, NWABSD Board of Education
Tillie Ticket, NWABSD Board of Education
Craig McConnell, NWAB Assembly Member
Billy Lee, NWAB Assembly Member
Raven Sheldon, NWAB Assembly Member

Committee Members absent and excused were:

Alice Adams, NWABSD Board of Education
Elmer Armstrong Jr. NWAB Assembly Member
Austin Swan Sr. NWAB Assembly Member
Delores Barr, NWAB Assembly Member

Staff/Guests present at the meeting were: Terri Walker-NWABSD Superintendent, Amy Eakin, Director of Technology; Dena Strait-Capital Projects; Kathy Christy, Capital Projects; Erica Nelson, NWABSD Boardmember; Jeanne Gerhardt-Cyrus, NWABSD Boardmember; Jeff Alexander, Assistant Superintendent; James Stewart, HR Director; Mark Moore, Director of Property Services; Natalie Dickey, Director of Administrative Services; Charlie Nelson, Maniilaq Association; Elizabeth Hensley, Guest; Shayne Pungowiyi-Temp Assistant to Superintendent & Board of Education,

Margaret Hansen, has moved to approve the agenda as presented, seconded by Billy Lee. Motion passed unanimously.

N/A

Margaret Hansen discussed the potential use of the district's 10-plex housing units as temporary rentals for incoming construction crews working on regional projects. Due to current budget constraints impacting the school district and the expectation of fewer incoming teachers next year, the district is exploring options to utilize vacant teacher housing to help generate revenue while also supporting community workforce housing needs related to ongoing construction projects.

Dena Strait presented her Capital Projects Report.

Board approval is required for purchases that exceed \$50,000. In April 2025, through Memo 25-125, the board approved a contract for site design, cultural resources desktop survey, topographic survey, and permitting assistance. Topo survey work was completed last fall, and the remaining work is in progress. Contract amount was not to exceed \$190,000. However, Construction Administrative Services for the design team put their overall contract amount above \$190,000. A contract increase, not to exceed an additional \$100,000 is needed to contract for their services during negotiations for the gravel production and services during that phase of the project. In addition, dependent on the findings of the cultural desktop survey, on-site work may be needed this summer. The increase in the Not to Exceed contract amount includes this service if needed. The administration recommends the Board Approve a contract increase to Burkhart Croft Architects for Construction Administration Services – Gravel Production & cultural resources on-site work for a total contract amount Not to Exceed \$290,000 as presented.

Marie Greene recommended due pass, Billy Lee seconded the motion.

CALL TO ORDER

MOMENT OF SILENCE

ROLL CALL

INTRODUCTION OF
STAFF/GUESTS

AGENDA APPROVAL

ADOPTION OF MINUTES

DISCUSSION ITEMS

ACTION ITEMS

APPROVAL OF
CONTRACT ADDENDUM
FOR DEERING DESIGN
TEAM CONSTRUCTION,
ADMINISTRATIVE
SERVICES – GRAVEL
PRODUCTION

Board approval is required for purchases that exceed \$50,000. A DEED grant was awarded in 2025 to replace the Fire Systems in six schools. Noorvik's was replaced in 2025. Schools remaining to receive a new Fire Alarm system are Ambler, Buckland, June Nelson Elementary, and Kotzebue Middle/High School. System will be a non-proprietary system, Potter, to match that installed in Noorvik and Selawik. While Shungnak is included in the grant, it may need a new sprinkler system in addition to the fire alarm system, thus it has been separated off as a different project.

As a system replacement project, the District can utilize the Sourcwell contract awarded to Convergent through a nationwide competitive bid process. This solicitation basically creates a per unit contract. As a member of Sourcwell, the district can utilize this existing contract saving time and money on procurement. Both DEED and District legal counsel approve the use of this contract format. The administration recommends the Board Approve Contract for Construction Fire Systems Replacement, 4 sites to convergent in an amount Not to Exceed \$3,300,000 as presented.

Marie Greene recommended due pass, no second. No Objections.

APPROVAL OF
CONTRACT FOR
CONSTRUCTION FOR
FIRE SYSTEM
REPLACEMENT, 4 SITES

Board approval is required for purchases that exceed \$50,000. New capital projects and related efforts have arisen since the approval of Capital Projects Manager DD Strait Consulting, LLC's contract approval in August 2025. Additionally, several building permits are needed for pending projects and SOA Fire Marshal's new system requires online payment to begin the review. DD Strait Consulting, LLC pays for this and is then reimbursed. The majority of CIP management services and expenses are reimbursed by active grants or can be retroactively reimbursed when a grant is awarded.

In early 2024 DD Strait Consulting, LLC was selected as the replacement capital projects manager following a competitive request for proposal process. That contract may be renewed up to four additional years, and the position must be advertised every five years.

Scope of work for the position includes grant applications to various entities, management of any funding projects, and additional duties as requested.

The current contract not to exceed amount is \$135,000. This increase will revise that to a Not to Exceed amount of \$206,000, with over \$35,000 of it as building permit expenses. The contract includes both direct costs and reimbursable costs, such as travel, printing or postage, etc. as they arise. As a contractor instead of a district employee, DDSC does not receive District benefits. The administration recommends the Board approve a contract increase in an amount not to exceed \$71,000 for a total contract amount not to exceed \$206,000 for DD Strait Consulting, LLC for Capital Projects Management Services as presented.

Recommended due pass, no objections.

APPROVAL FOR
CONTRACT INCREASE
DD STRAIT
CONSULTING, LLC

Board approval is required to accept grant funding. In June 2025, District applied to the Borough's VIF fund to secure the match for the DEED funded HVAC Controls upgrades, 8 site project. Funds are the match to the \$7,870,522 in DEED funding with a total project cost of \$9,838,153.

This grant was awarded but has not been accepted by the Board. Funding covers Phase I work in Ambler, Kiana, Noatak, Noorvik, and Kobuk. VIF funds also cover Phase II work in June Nelson Elementary, and Kotzebue Middle/High School and HVAC controls replacement in Shungnak. The administration recommends the Board accept Borough VIF Funds for HVAC Controls Upgrades, 8 Sites of \$1,967,631.00 as presented.

Marie Greene recommended due pass, no objections.

APPROVAL OF
BOROUGH VIF FUNDS
FOR HVAC CONTROLS
UPGRADES, 8 SITES

Board approval is required for purchases that exceed \$50,000. Convergent is the Alaskan Distributor for Alerton Controls systems. Alerton is the controls system currently installed in Kivalina and Buckland. The district is standardizing around this system to streamline management, maintenance and operations. District personnel can receive factory training on the system. A DEED grant to replace the controls systems in eight schools was awarded in 2024. Selawik is also being replaced with an Alerton System under a separate project. A Borough VIF grant was awarded in 2025, providing the District's match and completing all funding needs. Phase I construction is ready to begin in summer 2026 and will include Ambler, Kiana, Noatak, Noorvik, and Kobuk. Phase II and Shungnak work will occur in 2027. District is utilizing Convergent's Sourcwell Contract, which was awarded through a nationwide competitive bid process. It is essentially a per unit contract. The Sourcwell contract allows other governmental entities to use the contract without a separate procurement. District is a member of Sourcwell and this is an acceptable contract to DEED and

APPROVE CONTRACT
FOR CONSTRUCTION
HVAC CONTROLS
UPGRADES 8 SITES

District legal counsel. The Administration recommends the Board Approval Phase I Contract for Construction HVAC Controls Upgrades, 8 Sites to Convergent in an amount Not to Exceed \$6,000,000.00 as presented.

Billy Lee Recommended due pass, no objections.

Board approval is required for purchases that exceed \$50,000. Three bid proposals were received by the District on April 22, 2026, through a competitive bid process. Results of the bid are attached. Wolverine Supply, Inc. was determined to be the lowest responsible and responsive bidder. 10-day protest period ends May 4th. Actual contract amount will be less than the Not to Exceed contract amount. Contract is to renovate roughly 6,100 square feet of space within KMHS, the former 6th grade pod, into a childcare center that will offer services to the Kotzebue Community. On-site construction could begin mid-May, is to be Substantially Complete by 9-1-2026 and contractor is to be a out of the suite by 9-30-2026. All contract paperwork will be complete by the end of the year. The administration recommends the Board approve the contract for construction to Wolverine Supply, Inc. in the amount Not to Exceed \$2,750,000 for construction of the ILILGAAT MUNAQSRIVIAT Childcare Center and to be reimbursed by Maniilaq Association as presented.

Marie Greene recommended due pass, no objections.

Board approval is required for purchases that exceed \$50,000. Burkart Croft is the prime contractor for the ILILGAAT MUNAQSRIVIAT Childcare Design Team. Current services do not include 100% construction documents or construction administration services. We cannot get a building permit through the State Fire Marshal's office without 100% signed construction documents. Design Team Services are critical during construction to review products and materials to be used in the construction, to answer Contractor questions and to perform completion inspections. At the end of construction, the Design Team produces Record Drawings of what was actually built and reviews contractor provided operations and maintenance manuals used by the District for the life of the construction. The administration recommends the Board approve a contract increase for Burkart Croft Architects for ILILGAAT MUNAQSRIVIAT Childcare Center for the completion of the design Phase and to add construction phase services to be reimbursed by Maniilaq Association. Contract increase is Not to Exceed \$90,000, total contract amount is Not to Exceed \$235,000 as presented.

Marie Greene recommended due pass, no objections.

Marie Greene: Mr. Chairman, I just wanted to say thank you for conducting our meeting, you did an awesome job and we look forward to working with you, thank you.

Billy lee: Good meeting Mr. Chairman.

Kathy Christy: I wanna say it has really been an honor to have worked with the District, and to work with the Capital Improvement projects its been a wonderful number of years, I don't even wanna say how many, it's been great and you have been doing a great job and I really appreciate your dedication into the children and the communities in the region.

- Clay Nordlum: Thank you Kathy, I know you have done a lot for our region.
- Craig McConnell: It's good to work with you all these years.

Craig McConnell: Mentions the Buckland HVAC system.

Clay Nordlum moved to adjourn 7:58 P.M.

APPROVAL OF
CONTRACT FOR
CONSTRUCTION FOR
ILILGAAT
MUNAQSRIVIAT
CHILDCARE CENTER

APPROVAL OF
CONTRACT FOR
ILILGAAT
MUNAQSRIVIAT
CHILDCARE DESIGN
COMPLETION AND
CONSTRUCTION
ADMINISTRATION
SERVICES

CLOSING COMMENTS

ADJOURNMENT

**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."

Chairman Clay Nordlum, called the Joint Construction/Maintenance Committee Meeting to order at 4:30 p.m. on August 27, 2026, in Kotzebue, AK at the Northwest Arctic Borough School District Boardroom & Via Microsoft Teams.

Observed.

Committee Members present were:

Clay Nordlum, NANA Regional Corporation
Margaret Hansen, NWABSD Board of Education
Marie Greene, NWABSD Board of Education
Tillie Ticket, NWABSD Board of Education
Craig McConnell, NWAB Assembly Member
Billy Lee, NWAB Assembly Member
Raven Sheldon, NWAB Assembly Member

Committee Members absent and excused were Alice Adams, NWABSD Board of Education and Elmer Armstrong Jr., NWAB Assembly Member

A quorum was present.

Staff and Guests present: Terri Walker, Superintendent; Jeff Alexander, Assistant Superintendent; James Stewart, Director of Human Resources; Natalie Dickie, Director of Administrative Services; Dena Strait, Capital Projects Coordinator; Joe Groves, Director of ATC; Perrian Windhausen, Director of Student Services; Joy Cogburn-Smith, Director of State and Federal Programs; Donavon Watkins, Director of Property Services; Aerial Johnson, Director of Curriculum; Savio Dias, Director of Technology; Kristen Walker, Executive Assistant.

Tillie Ticket motioned for the approval of the agenda, seconded by Marie Greene.

None at this time.

Department of Education and Early Development (DEED) School Construction Grant applications for FY 2028 are due September 1, 2026. Board approval of the Capital Improvement Plan (CIP) priorities are a requirement of the application process. Department of Education and Early Development (DEED) FY28 School Construction Grant applications are due by September 1, 2026, and Board approval of the Capital Improvement Plan (CIP) priorities are a requirement for submission. 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 or score reuse letters for the projects identified for the first year of the plan. Approval is requested by the Regional School Board for approval of the final Six-Year CIP Plan to be submitted with the grant applications. A preliminary list was provided and approved by the board in January 2026 on Memo 26-069. Since that time, Buckland Boiler Replacement has been removed as it was funded by an awarded FY27 grant. The administration recommends approval of the final FY28 Six-Year Capital Improvement Plan, as presented.

Margaret Hansen motioned for the approval of Memorandum 27-007 Approve FY28 6-Year CIP List. Seconded by Billy Lee. Motion passed unanimously.

Committee members briefly spoke in closing comments.

Margaret Hansen motioned that the meeting be adjourned. Seconded by Tillie Ticket. Motion passed unanimously.

Meeting adjourned at 4:40 P.M.

CALL TO ORDER

MOMENT OF SILENCE

ROLL CALL

INTRODUCTION OF STAFF/GUESTS

ADOPTION OF THE AGENDA

DISCUSSION ITEMS

ACTION ITEMS:

MEMORANDUM 27-007 APPROVE FY 28 6-YEAR CIP LIST

CLOSING COMMENTS

ADJOURNMENT

CAPITAL PROJECTS REPORT

TO: NWABSD Board of Education
Members

DATE: September 28, 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 will transition from construction to IM occupancy at the end of October to early November. The date in the lease and other minor adjustments will be brought to the Board when final dates are known.
Schools Impacted: KMHS
Total Project Cost: \$2M-\$3.25M
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 was submitted by September 21, 2026 for \$64M. If awarded, school construction would begin in summer '28 and be completed in '29 or '30.
Schools Impacted: Deering
Total Project Cost: \$64,000,000
Grant Amount: not awarded - \$44.9M – DEED -approx.
Match Amount: unsecured \$19.3M (30%) -approx.
Board Current Action Items – None

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, at least the 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 very soon 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. In order to pursue this opportunity, a funding source is needed fall 2026 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 by 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. There is no other funding source to perform this work for the schools noted below. If possible, work in the schools included in the Fire System Replacement Project and Shungnak, both described above, will be funded by those budgets.

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 – Memo 27-025 Approve Contract for Construction
-Secure Vestibules.

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 and purchasing materials for Summer '27 construction. Some electrical preparation work may occur over the winter.

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 was submitted by September 1st for replacement of compressors and evaporators in Kotzebue, as well as voltage monitoring relays across the district. Property Services is funding the installation of the voltage monitoring relays as part of their FY27 annual budget. If a DEED grant

is awarded, District will pursue a recovery of funds for that portion of the project. This type of project does not score well in DEED's grant application system.

Schools Impacted: Multiple

Total Project Cost: \$325,618

Grant Amount: unsecured - \$227,932.60 – 70% FY28 DEED

Total Match Amount: unsecured \$97,685.40 (30%)

Board Current Action Items – None

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 (committed Jan '25 Memo 25-067)

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 described above. 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. This list will be revisited in January 2027 JMCC meetings.

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

September 28-29, 2026, BOARD ACTION ITEMS

- | | |
|--|---|
| 1. NWABSD Memorandum 27-008
School Boiler Replacement | Approve Acceptance of FY27 Funding – Buckland K-12 |
| 2. NWABSD Memorandum 27-009
Replacement School | Approve Acceptance of FY27 Funding – Deering K-12 |
| 3. NWABSD Memorandum 27-010
Replacement School | Approve Design Contract Increase - Deering K-12 |
| 4. NWABSD Memorandum 27-011
Duplexes | Approve Acceptance of HAPPP Funding – Noatak |
| 5. NWABSD Memorandum 27-012
Ramothe | Approve Increase to H Construction Contract – Davis- |
| 6. NWABSD Memorandum 27-025 | Approve Contract for Construction -Secure Vestibules. |

SUMMARY OF COMMITTED AND PENDING CAPITAL PROJECTS FINANCIAL COMMITTEMENTS

Committed Funding and Matches:

This section of the JMCC report has been removed as to not conflict with information provided by Administrative Services.

SEVERAL CRITICAL POINTS

1. Capital Projects manages and budgets project budgets over the life of the project. Administrative Services performs accounting duties on those projects at specific points in time. These are two different ways of looking at the same projects, so the reports will not say the same thing until the project is complete and the money stops moving.
2. A funding request memo is not presented to the board unless funds exist in General Funds that are available to be moved into a Capital Project Fund. Capital Projects isn't asking for money that is not available.
3. Contracts cannot be issued unless there is funding to pay for them. Therefore, in order to have project contracted work completed, funds have been committed by the board and moved into that Project's Fund.
4. That means all of the Committed Matches and Funds above are in each project's fund and no longer "available" or part of the General Funds.

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
3. Secure-Vestibules - \$600,000 Memo-27-025

Total Current (August 2026) Requested Funding and Matches: **\$3,212,760**

Future Funding and Matches:

1. Deering K-12 Replacement School - \$19,300,000 (30% match) of \$64,000,000 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: **\$20,500,000**

Capital Projects Matches - September 2026

[illegible]

MEMORANDUM

TO: NWABSD Board of Education
Members

DATE: September 29, 2026

NUMBER: 27-008

FR: Office of the Superintendent

SUBJECT: Approve
Acceptance of
FY27 Funding -
Buckland K-12
School Boiler
Replacement

STRATEGIC PLAN/BOARD GOAL:

Goal 4: Support Systems
Strategy 3: Improve School Facilities

ABSTRACT:

Board approval is required for purchases that exceed \$50,000.

ISSUE:

At issue is board acceptance of State of Alaska DEED FY27 funding for Buckland K-12 School Boiler Replacement of \$271,440 and provide an additional match not to exceed \$41,331.

BACKGROUND AND/OR PERTINENT INFORMATION:

Two phases of work have been completed on the heating, ventilation and building controls systems in Buckland School since 2023. Borough, District and Denali Commission have funded this work. Module C Boiler replacement is the final phase of the originally intended work. January 2026 Memo 26-072 approved up to \$75k in design work by RSA Engineering and EHS Alaska. RSA's contract is in place, and EHS's contract is in process. Project will bid late 2026 for 2027 execution. A total match of \$116,331 is needed, thus a remaining \$41,331 commitment is requested of the Board.

FUNDING SOURCE:

State of Alaska DEED Grant and Capital Improvement Funds

ALTERNATIVES:

1. Approve Acceptance of FY27 Funding for Buckland K-12 School Boiler Replacement of \$271,440 and approve a match not to exceed \$41,331 as presented;
2. Do not Approve Acceptance of FY27 Funding for Buckland K-12 School Boiler Replacement of \$271,440 and do not approve a match not to exceed \$41,331 as presented;
3. Take no final action.

ADMINISTRATION'S RECOMMENDATION:

The administration recommends the Board Approve Acceptance of FY27 Funding for Buckland K-12 School Boiler Replacement of \$271,440 and approve a match not to exceed \$41,331 as presented.

ATTACHMENT:

GR 27-025 Project Budget

Date Stamp: August 17, 2026

Buckland K-12 School Boiler Replacement	Budget
Admin (District)	\$5,000.00
Site Investigation	\$0.00
Design	\$75,000.00
CM-In-house	\$0.00
Construction	\$225,267.00
FFE	\$0.00
Technology	\$4,000.00
Art	\$0.00
Contingency	\$63,504.00
Construction Mng Consult	\$15,000.00
	\$387,771.00
School Construction Grant	\$271,440.00 FY27 DEED grant 27-025
TRANSFER FROM OTHER FUNDS	\$116,331.00 Local share - Memos 26-072 & 27-008
Other Sources	
	\$387,771.00

MEMORANDUM

TO: NWABSD Board of Education
Members

DATE: September 29, 2026

NUMBER: 27-009

FR: Office of the Superintendent

SUBJECT: Approve
Acceptance of
FY27 Funding -
Deering K-12
Replacement
School

STRATEGIC PLAN/BOARD GOAL:

Goal 4: Support Systems
Strategy 3: Improve School Facilities

ABSTRACT:

Board approval is required for purchases that exceed \$50,000.

ISSUE:

At issue is board acceptance of State of Alaska DEED FY27 funding for Deering K-12 Replacement School of \$6,000,000 and provide a match not to exceed \$2,571,429.

BACKGROUND AND/OR PERTINENT INFORMATION:

DEED has awarded the project FY27 funding to advance the design to 65% complete, construct the gravel pad and install the school's piles. Gravel pad construction will be bid this fall as required by DEED. If DOT contractor Brice Inc. is the 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.

There was approximately \$850k in Borough bond funding left over from the Kivalina Replacement School project. Upon Board direction, this could be requested for reuse to support the match required for this new grant.

FUNDING SOURCE:

State of Alaska DEED Grant and Capital Improvement Funds

ALTERNATIVES:

1. Approve Acceptance of FY27 Funding for Deering K-12 Replacement School of \$6,000,000 and approve a match not to exceed \$2,571,429 as presented;
2. Do not Approve Acceptance of FY27 Funding for Deering K-12 Replacement School of \$6,000,000 and approve a match not to exceed \$2,571,429 as presented;
3. Take no final action.

ADMINISTRATION'S RECOMMENDATION:

The administration recommends the Board Approve Acceptance of FY27 Funding for Deering K-12 Replacement School of \$6,000,000 and approve a match not to exceed \$2,571,429 as presented.

ATTACHMENT:

GR 27-002 Project Budget

Date Stamp: August 17, 2026

Deering K-12 School Replacement -

65% Design, Gravel Pad & Pile

Budget

Admin (District)	\$80,000.00	
Site Investigation	\$100,000.00	
Design	\$1,400,000.00	Memo 27-010 August 2026
CM-In-house	\$0.00	
Construction	\$6,586,429.00	
FFE	\$0.00	
Technology	\$5,000.00	
Art	\$0.00	
Contingency	\$350,000.00	
Construction Mng Consult	\$50,000.00	
	\$8,571,429.00	
School Construction Grant	\$6,000,000.00	FY27 DEED grant 27-002, Memo 27-009
TRANSFER FROM OTHER FUNDS	\$2,571,429.00	Local share - Memo 27-009
Other Sources		
	\$8,571,429.00	

Note: District does not have exact budget confirmed with DEED at this time, but we anticipate the budget to generally reflect the above

MEMORANDUM

TO: NWABSD Board of Education
Members

DATE: September 29, 2026

NUMBER: 27-010

FR: Office of the Superintendent

SUBJECT: Approve
Design Contract
Increase - Deering
K-12 Replacement
School

STRATEGIC PLAN/BOARD GOAL:

Goal 4: Support Systems
Strategy 3: Improve School Facilities

ABSTRACT:

Board approval is required for purchases that exceed \$50,000.

ISSUE:

At issue is board approval of an increase to the Burkhart Croft design team's contract for Deering K-12 Replacement School not to exceed \$1,400,000.

BACKGROUND AND/OR PERTINENT INFORMATION:

DEED has awarded the project FY27 funding to advance the design to 65% complete, construct the gravel pad and install the school's piles. An increase in the existing design contract is needed for 65% design services and documentation. Separate bid packages for the gravel pad construction and pile installation are part of this contract, as is geotechnical investigations.

FUNDING SOURCE:

FY27 State of Alaska DEED Grant and Capital Improvement Funds

ALTERNATIVES:

1. Approve Design Contract Increase - Deering K-12 Replacement School not to exceed \$1,400,000 as presented;
2. Do not Approve Design Contract Increase - Deering K-12 Replacement School not to exceed \$1,400,000 as presented;
3. Take no final action.

ADMINISTRATION'S RECOMMENDATION:

The administration recommends the Board Approve Design Contract Increase - Deering K-12 Replacement School not to exceed \$1,400,000 as presented.

ATTACHMENT:

None

MEMORANDUM

TO: NWABSD Board of Education
Members

DATE: September 29, 2026

NUMBER: 27-011

FR: Office of the Superintendent

SUBJECT: Approve
Acceptance of
HAPPP Funding -
Noatak Duplexes

STRATEGIC PLAN/BOARD GOAL:

Goal 4: Support Systems
Strategy 3: Improve School Facilities

ABSTRACT:

Board approval is required for purchases that exceed \$50,000.

ISSUE:

At issue is Board acceptance of Housing Alaskans Public Private Partnership grant of \$150,000.

BACKGROUND AND/OR PERTINENT INFORMATION:

District has been awarded \$150,000 through a grant from Housing Alaskans Public Private Partnership (HAPPP). Funds will supplement the completion of the Noatak duplexes, primarily funded by two Alaska Housing Finance Corporations FY25 grants, and already committed District match. Two duplexes will be constructed, providing four new units near the school where existing teacher housing is located.

FUNDING SOURCE:

Housing Alaskans Public Private Partnership (HAPPP)

ALTERNATIVES:

1. Approve Acceptance of HAPPP Funding- Noatak Duplexes of \$150,000 as presented;
2. Do not Approve Acceptance of HAPPP Funding- Noatak Duplexes of \$150,000 as presented;
3. Take no final action.

ADMINISTRATION'S RECOMMENDATION:

The administration recommends the Board Approve Acceptance of HAPPP Funding- Noatak Duplexes of \$150,000 as presented.

ATTACHMENT:

None

MEMORANDUM

TO: NWABSD Board of Education
Members

DATE: September 29, 2026

NUMBER: 27-012

FR: Office of the Superintendent

SUBJECT: Approve
Increase to H
Construction
Contract – Davis
Ramoith

STRATEGIC PLAN/BOARD GOAL:

Goal 4: Support Systems
Strategy 3: Improve School Facilities

ABSTRACT:

Board approval is required for purchases that exceed \$50,000.

ISSUE:

At issue is potential and likely contract increases to H Construction, LLC's contract not to exceed \$900,000.

BACKGROUND AND/OR PERTINENT INFORMATION:

Construction work is in progress and will continue into fall 2027. This authorization does not automatically increase their contract. Board approval is only intended to have authorization in place if and when change orders occur. Project is in budget with minimal change orders so far. Funding is from already approved and secured sources. This action moves funding from other budget line items, including project contingency, for potential construction contract increases.

FUNDING SOURCE:

State of Alaska DEED Grant, Borough funds (Fire Alarm only) and Capital Improvement Funds

ALTERNATIVES:

1. Approve Increase to H Construction Contract – Davis Ramoith in an amount not to exceed \$900,000 as presented;
2. Do not Approve Increase to H Construction Contract – Davis Ramoith in an amount not to exceed \$900,000 as presented;
3. Take no final action.

ADMINISTRATION'S RECOMMENDATION:

The administration recommends the Board Approve Increase to H Construction Contract – Davis Ramoith in an amount not to exceed \$900,000 as presented.

ATTACHMENT:

None

MEMORANDUM

TO: NWABSD Board of Education
Members

DATE: September 29, 2026

NUMBER: 27-025

FR: Office of the Superintendent

SUBJECT: Approve Contract for
Construction – Secure
Vestibules

STRATEGIC PLAN/BOARD GOAL:

Goal 4: Support Systems
Strategy 3: Improve School Facilities

ABSTRACT:

Board approval is required for purchases that exceed \$50,000.

ISSUE:

At issue is approval of a contract for construction to Convergent Technologies, LLC for the Secure Vestibule Code Modifications project not to exceed \$600,000.

BACKGROUND AND/OR PERTINENT INFORMATION:

The administration is requesting approval of a contract for construction to Convergent Technologies for work on the front entrances of all schools, except Selawik. Selawik's front vestibule is being addressed as part of the Davis-Ramoth Renovation Project.

Every school across the district has a door hardware system designed to keep intruders out of the building, specifically during school hours. The current configuration is not compliant with life safety codes as required by the State Fire Marshal.

Convergent Technologies was selected for this work because they are the contractor on the Districtwide Fire System Replacement, 6 sites project. One of the existing non-compliant issues, is the doors are not released by the fire alarm system. A competitive bid is not required for the secure vestibule work because they are a Sourcewell contractor, which means their services have already been publicly procured. The following schools may be addressed as part of that project if funding allows: Ambler, Buckland, June Nelson Elementary, Kotzebue Middle High School and Shungnak. Funding availability will not be known until the fire system project is further advanced. The remaining schools have no other project work scheduled; thus, this contract and funding is the only way for them to be resolved. These schools will be addressed first as it is determined if there is any available funding under the Fire System project.

District may apply to DEED for reimbursement for up to five years after project completion.

FUNDING SOURCE:

Capital Improvement Funds

ALTERNATIVES:

1. Approve a Contract for Construction to Convergent Technologies not to exceed \$600,000 for Secure Vestibule Code Modifications as presented;
2. Do not approve a Contract for Construction to Convergent Technologies not to exceed \$600,000 for Secure Vestibule Code Modifications as presented;
3. Take no final action.

ADMINISTRATION'S RECOMMENDATION:

The administration recommends the Board Approve a Contract for Construction to Convergent Technologies not to exceed \$600,000 for Secure Vestibule Code Modifications as presented.

ATTACHMENT:

None