

NPS NBHS Reroof Fremontii, LLC. Owners Representative Board Report

Prepared for: Nome Public Schools

Prepared by: Fremontii, LLC – Owner’s Representative

Date: May 5, 2026

This report provides an update on the NBHS Reroof project. The project remains approximately 98% complete and fully operational. While final completion has not yet been achieved, the remaining work has been clearly identified and is being actively addressed through coordinated corrective work, contract resolution efforts, and planned spring/summer construction activities.

New Information/Outstanding Issues

- The project continues to move forward through contract resolution and coordinated corrective action.
- Corrective work is scheduled to begin late May through June 2026, aligning with optimal construction conditions.
- The Architect has confirmed specific installation deficiencies, allowing for clear direction and resolution of remaining work.
- The roofing system is partially complete and will be finalized during the 2026 construction season.
- The contractor has begun responding to requirements associated with the Notice of Defect issued 12-2-25, and coordination efforts are ongoing.
- T1-11 siding replacement design is currently in progress and will support full building envelope completion

Project Management Actions

The Owner continues to actively manage the project toward completion through the following actions:

- Continued efforts toward an amicable and efficient resolution with the contractor
- Ongoing coordination with DEED regarding project status and completion
- Retainage and final payment held to ensure completion of required work
- Back charges identified and tracked to protect project funds
- Legal counsel engaged to support resolution and maintain project momentum

NBHS Reroof Board Action Status

- Previous Board authorization remains in effect and continues to support project completion efforts

Current Project Funds

- NBHS Reroof DEED Budget Balance \$562,308
- UIC Project Funds Held (Retention) \$483,011
- Current NPS Back Charges (Estimated) \$160,854
- Total Funds Available to Support Completion \$1.2M

Project Status Summary

- Project is approximately 98% complete and the facility is fully occupied
- Remaining work is defined and manageable within the upcoming construction window
- Focus is on completion, correction, and verification of system performance this summer.

Schedule

- Contractor Mobilization (anticipated): Late May – Early June 2026
- Corrective Work: May – August 2026
- Final Inspection and Acceptance: September 2026
- Project Closeout: September – October 2026

DEED Requirements

- DEED extension process is underway
- Bi-monthly reporting continues
- Final closeout will follow completion of corrective work
- Payment #10 will be processed upon full project completion

Next Steps

- Architect to continue facilitating punch list completion and corrective coordination
- Finalize T1-11 siding design and integrate into corrective scope
- Continue coordination with contractor on corrective work schedule
- Procure additional corrective work if required
- Maintain DEED coordination through project closeout

Conclusion

The NBHS Reroof project is in the final phase of completion, with remaining work clearly identified and scheduled for execution during the 2026 construction season. With funding secured, corrective actions defined, and coordination underway, the project is positioned to achieve full completion and closeout this summer.