

NWABSD Board Worksession and Committee Meeting

Monday, June 6, 2022 8:30 AM

District Office Boardroom, 744 Third Ave., Kotzebue, AK 99752

- | | |
|--|--|
| 1. 8:30 am Executive Session, Board Self Evaluation | Presenter: Timi Tullis, AASB |
| 2. 1:30 pm Executive Session, Superintendent Evaluation | Presenter: Dave Herbert, AASB |
| 3. 4:30 pm Joint Maintenance & Construction Committee Meeting | Presenter: Christy Kathy, Manager of Capital Improvements |

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

**JOINT MAINTENANCE/CONSTRUCTION
COMMITTEE MEETING**

**Monday, June 6, 2022
4:30 p.m.
NWABSD Boardroom
Kotzebue, AK**

Join via Teleconference
Call 1-833-682-3239 or 907-308-3192 & enter code: 850 399 375#

AGENDA

A. CALL TO ORDER

B. MOMENT OF SILENCE

C. ROLL CALL

Introduction of Staff & Guests

D. AGENDA APPROVAL

E. APPROVAL OF FEBRUARY 21, 2022, MINUTES

F. DISCUSSION ITEMS:

- a. Capital Projects Report, Kathy Christy
- b. ATC Family Housing Update

G. NEW BUSINESS

- a. Concurrence with FY 24 Six-Year CIP

H. CLOSING COMMENTS

I. ADJOURNMENT

Co-Chairs: Marie Greene-NWABSD Board of Education & Austin Swan Sr.-NWAB Assembly

Committee Members: Elmer Armstrong Jr.-NWAB Assembly, Gloria Carter-NANA Board of Director, Margaret Hansen-NWABSD Board of Education, Joanne Harris-NWABSD Board of Education, Millie Hawley-NWABSD Board of Education, Crystal Johnson-NANA Board of Director, Reid Magdanz-NWAB Assembly, Walter Sampson-NWAB Assembly, , and Myra Wesley-NANA Board of Director

MEMORANDUM

TO: NWABSD Board of Education
Members

DATE: June 7, 2022

FR: Office of the Superintendent

SUBJECT: Capital Projects Report

Christy Kathy, Manager of Capital Projects, reports on the following:

DEPARTMENT OF EDUCATION AND EARLY DEVELOPMENT (DEED): The Legislature allocated \$100 million for Major Maintenance Projects. If the Governor approves this amount JNES Gym Roof project at #35 should be funded. At #54 the Buckland K-12 School HVAC is borderline. At 58th on the list, the Davis Ramoth Renovation project is not likely to be funded this year.

JNES REPAIRS: At the April meeting the Board approved a contract with TC Construction to repair the JNES Gym Mezzanine and replace the owner-supplied windows. The contractor will complete the window installation in June. The mezzanine work will begin in July after the barge arrives with materials.

DEERING ADDITION AND RENEWAL: The Deering School site is extremely constrained. The school qualifies for additional square footage under the DEED formula. The school cannot be expanded without the removal of the playground and either relocating teacher housing off-site or obtaining adjacent property. The architect developed three potential options for the expansion of the school for consideration by the community. Those who attended the February community meeting were very definite that they did not see value in upgrading and expanding the existing school. They said they would rather wait for a new school.

The administration is proceeding with the development of the DEED grant application for a replacement school for Deering. The application will include a site evaluation of locating a new school along the new road that is being constructed to the airport. A schematic design for the new school will be developed later next fiscal year after site selection is completed.

VILLAGE ENERGY EFFICIENCY LIGHTING PROGRAM (VEEP) GRANT: No change, Last year the District received a \$23,600 grant from the Alaska Energy Authority to replace the outdoor lighting at the Noatak School with LED fixtures. One exterior pole-mounted light fixture remains to be installed when suitable equipment is available.

AHFC TEACHER HOUSING: Kivalina –The District has two AHFC teacher housing grants for new duplexes at the new Kivalina site. Work began in mid-May. One housing unit has been framed-in already. The district is contracting with a moving company to move five buildings from the current school site to the new site.

Selawik – AHFC selected Selawik Teacher Housing for a \$370,374 grant. The local share of costs is \$123,549. This summer district crews are focused on the completion of in-house projects in Kivalina. The materials for this project will be ordered this summer and stored in Kotzebue until the next construction season. A grant extension for 2023 completion will be requested.

FY-19 BOROUGH LEGISLATIVE GRANT –

Kivalina Vehicle Garage

The Fire Marshal has approved the plans for the finished work for the project. The district has found a source of insulation for the building. The civil engineer for the replacement school is working with Greer Tank for the fabrication of fuel tanks for the garage and teacher housing for shipment to Kivalina.

Buckland HVAC Upgrade

The Borough has committed \$888,088 from a state grant for this project. However, if DEED approves the FY23 grant for Buckland, the Borough could be requested to reallocate the \$888,088 to another project. It may be several months before DEED can make a determination. Meanwhile, the district will

continue to work on the design for the project. DEED will allow prior expenditures, so regardless of the ultimate funding source, the project can proceed.

ATC FAMILY HOUSING

The district is seeking grant funds for the construction of a 6-plex building to provide family housing for ATC students. The Board approved the selection of NVision (formerly Krochina Architects) to design the project. The updated design and site plan will be presented at the June work session.

KIVALINA REPLACEMENT SCHOOL

Construction: Work continues to progress well. Crews are continuing interior finishes. Carpeting is being installed in the classrooms. Countertops are being installed. Lighting fixtures are being installed and energized in the classrooms. The foundation is in place for the water tank and tank assembly has begun. The project continues on schedule.

FF&E: The barge with the furniture orders sails the second week of June.

KIVALINA CONSTRUCTION 5/2022



ACTION ITEMS ON THE AGENDA:

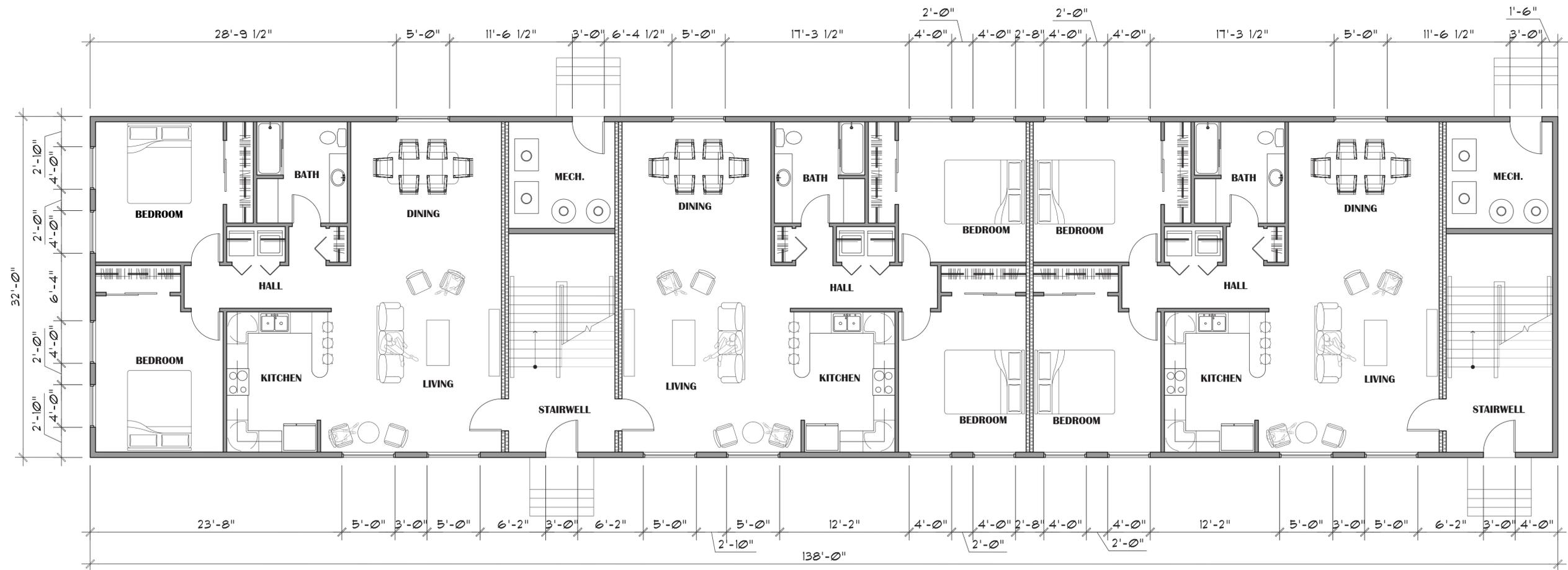
NWABSD Memorandum 22-111 Approval of Six-Year Capital Improvement Plan

The administration recommends approval of the FY24 Six-Year Capital Improvement Plan, as presented.

NWABSD Memorandum 22-114 Approval of Contract; Project Resources

The administration recommends the Board approve the renewal of contract with Project Resources (Kathy Christy) to provide capital project management services not to exceed \$95,000, as presented.

ALASKA TECHNICAL CENTER FAMILY HOUSING - 6-PLEX:



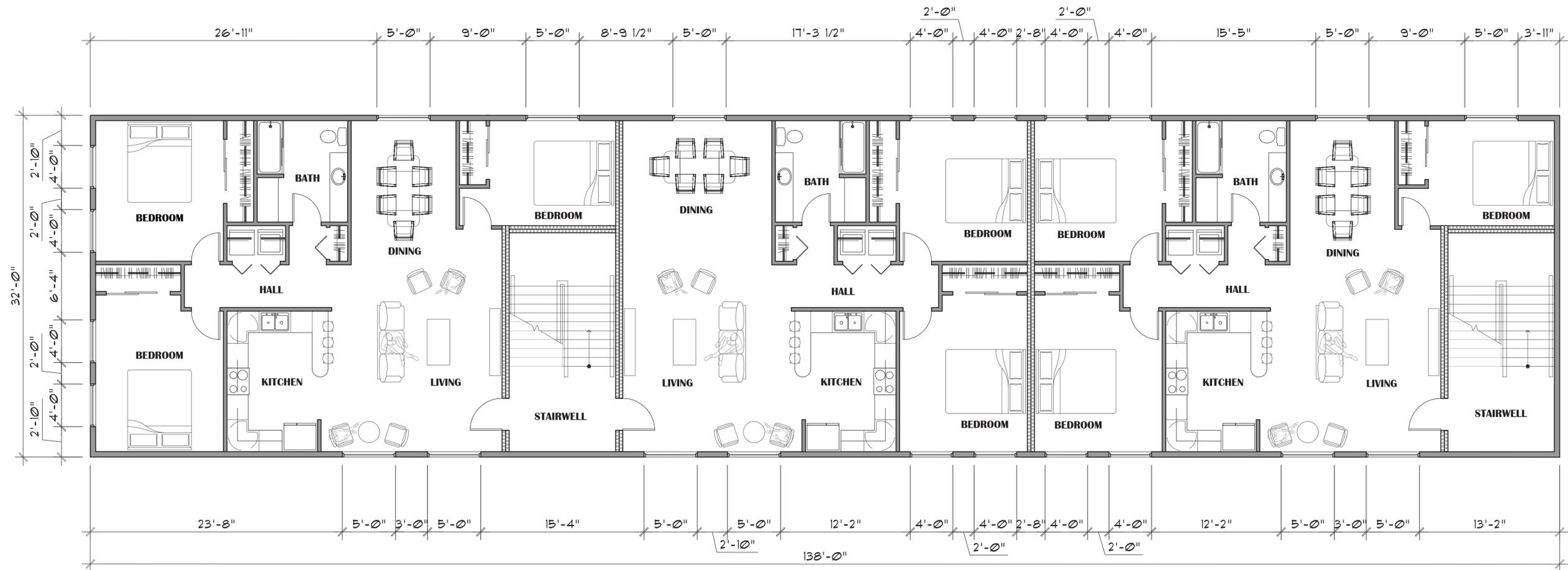
FLOOR PLAN - LEVEL 1

SCALE: 3/16" = 1'-0" (22x34) & 3/32" = 1'-0" (11x17)

DATE: JUNE 6TH, 2022



ALASKA TECHNICAL CENTER FAMILY HOUSING - 6-PLEX:



FLOOR PLAN - LEVEL 2

SCALE: 3/16" = 1'-0" (22x34) & 3/32" = 1'-0" (11x17)

DATE: JUNE 6TH, 2022



ALASKA TECHNICAL CENTER FAMILY HOUSING – 6-PLEX:



VIEW 2



VIEW 1

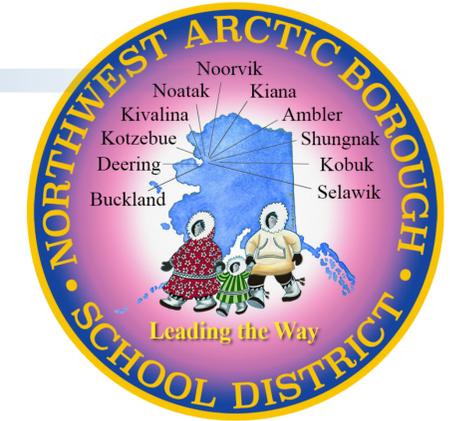
EXTERIOR PERSPECTIVES - OPTION 1

SCALE: N.T.S.

DATE: JUNE 6TH, 2022



ALASKA TECHNICAL CENTER FAMILY HOUSING - 6-PLEX:



VIEW 2



VIEW 1

EXTERIOR PERSPECTIVES - OPTION 2

SCALE: N.T.S.

DATE: JUNE 6TH, 2022



MEMORANDUM

TO: NWABSD Board of Education
Members

DATE: June 7, 2022

NUMBER: 22-111

FR: Office of the Superintendent

SUBJECT: Approval of Six-Year
Capital Improvement
Plan

STRATEGIC PLAN/BOARD GOAL:

- Develop a five-year fiscal plan to match the strategic plan
- Support student-centered learning environments
- Explore cost-saving solutions for district operation expenses

ABSTRACT:

Department of Education and Early Development (DEED) School Construction Grant applications for FY2024 are due September 1, 2022, and Board approval of the Capital Improvement Plan (CIP) priorities is a requirement of the application process.

ISSUE:

At issue is the approval of projects for the Six-Year Capital Improvement Plan for FY2024.

BACKGROUND AND/OR PERTINENT INFORMATION:

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 for the projects identified for the first year of the plan.

The Legislature allocated \$100 million in this year's capital budget. Subject to the Governor's approval it is assumed that reimbursement for the JNES Gym roof and the Buckland HVAC project will be approved for FY23 DEED funding.

The Regional School Board and the Joint Maintenance and Construction Committee (JMCC) will review the proposed Six-Year CIP at their June meeting so that applications for the prioritized projects can be prepared over the summer. The cost estimates for the FY24 projects will be updated with professional estimates as part of the application process.

The JMCC recommendations will be presented to the Board following their meeting. The district's Six-Year CIP is attached for Board review and approval.

The following is a summary of the proposed projects,

Davis-Ramoth K-12 School Renewal: This will be a resubmittal of the FY23 application. Selawik does not qualify for additional square footage and DEED will reject an application for the construction of additional space. Selawik will qualify as a major maintenance project for the renewal and reconfiguration of existing space. Current space use has been reviewed with past and current principals and there are significant improvements to be achieved by reconfiguring a major portion of the existing school as shown in the attached renewal plan. Additional classroom space could be created if the vocational education shop was replaced by a pre-engineered shop building. However, non-DEED funding would have to be found for its construction.

Options for enlarging the gym and construction of a new secondary school were considered but they involve the construction of new space and would be rejected by DEED.

JNES Roof Replacement: The roof over the main portion of JNES is 33 years old and well beyond its serviceable life. The school is experiencing significant leaks which have the potential to result in structural damage. In addition, roofing materials and insulation have improved significantly. Replacing and upgrading the roof will result in energy savings.

Deering K-12 School Replacement: The Deering school is overcrowded and only portions of the building were renovated in the upgrade project that took place 16 years ago.

The school site is extremely constrained and does not have space for an addition without the removal of the playground and teacher housing. The application process will include a site evaluation for a new location either adjacent to the new airport road or the acquisition of the lot adjoining school property. The application will request full project funding. The schematic design for the new school will be developed after formal site selection is completed and occur later this fall.

ALTERNATIVES:

1. Approve the FY 2024 Six-Year Capital Improvement Plan, as presented.
2. Revise the FY 2024 Six-Year Capital Improvement Plan, as presented.
3. Take no action.

ADMINISTRATION'S RECOMMENDATION:

The administration recommends approval of the FY24 Six-Year Capital Improvement Plan, as presented.

PROPOSED

**Northwest Arctic Borough School District
FY 2024 - FY 2029 Six-Year Capital Improvement Plan**

| District Priority | Primary Purpose | Project Title & Description | SOA Aid | Estimated Project Cost |
|----------------------|-----------------|--|----------|------------------------|
| 1 | C | June Nelson Elementary School Roof Replacement- Replacement of failing roof, 20 years past its useful life. The school is experiencing frequent roof leaks that damage interior finishes and contribute to potential mold and structure damage and interfere with instruction. | X | 3,500,000 |
| 2 | C | Davis-Ramoth K-12 School Renewal and Upgrade – Renewal of building systems that have reached the end of useful life and functionality to include HVAC and DDC, code upgrades, and interior renovations to create more classrooms and improve use of space | X | \$11,524,000 |
| 3 | B | Deering K-12 School Replacement School – new school on new site to replace overcrowded and worn-out facility. The existing site is not large enough to accommodate an addition without removal of the playground and relocating teacher housing off-site. In addition, many building components beyond their use expectancy. | X | \$15,700,000 |
| | | Buckland Teacher Housing | | \$1,600,000 |
| FY 2024 TOTAL | | | | \$30,724,000 |

| District Priority | Primary Purpose | Project Title & Description | SOA Aid | Estimated Project Cost |
|----------------------|-----------------|---|----------|------------------------|
| 4 | C | Buckland K-12 School Exterior Envelop Renewal- replacement of roofing, doors and windows at the end of their useful life. | X | \$3,000,000 |
| | | | | |
| | | | | |
| FY 2025 TOTAL | | | | \$3,000,000 |

| District Priority | Primary Purpose | Project Title & Description | SOA Aid | Estimated Project Cost |
|----------------------|-----------------|--|-------------------------------------|------------------------|
| 5 | C | Noorvik K-12 School Roof Replacement - Replacement of roof which reached the end of its useful life in 2022. | <input checked="" type="checkbox"/> | \$2,500,000 |
| | | | | |
| | | | | |
| FY 2026 TOTAL | | | | \$2,500,000 |

| District Priority | Primary Purpose | Project Title & Description | SOA Aid | Estimated Project Cost |
|-------------------|-----------------|---|-------------------------------------|------------------------|
| 6 | C | Noorvik K12 School HVAC Controls – upgrade HVAC controls for Noorvik School which reached the end of their useful life in 2022. | <input checked="" type="checkbox"/> | \$500,000 |
| | | | | |

PROPOSED
Northwest Arctic Borough School District
FY 2024 - FY 2029 Six-Year Capital Improvement Plan

| District Priority | Primary Purpose | Project Title & Description | SOA Aid | Estimated Project Cost |
|-------------------|-----------------|-----------------------------|---------|------------------------|
| | | | | |
| | | | | |
| | | | | |

FY 2027 TOTAL \$500,000

| District Priority | Primary Purpose | Project Title & Description | SOA Aid | Estimated Project Cost |
|-------------------|-----------------|--|-------------------------------------|------------------------|
| 7 | C | June Nelson Elementary School Renewal- to replace building components at the end of useful life. | <input checked="" type="checkbox"/> | \$3,500,000 |
| | | | | |
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FY 2028 TOTAL \$3,500,000

| District Priority | Primary Purpose | Project Title & Description | SOA Aid | Estimated Project Cost |
|-------------------|-----------------|--|-------------------------------------|------------------------|
| 9 | C | Kiana K-12 School Renewal – Renewal of Kiana K-12 School to replace building components at the end of useful life. | <input checked="" type="checkbox"/> | \$3,500,000 |
| | | | | |
| | | | | |
| | | | | |

FY 2029 TOTAL \$3,500,000

Adopted June 7, 2022 at a duly convened meeting of the Northwest Arctic Borough School Board at which a quorum was present and voting. I hereby certify that the information presented is true and correct to the best of my knowledge.

 Superintendent

 Date

 School Board President

 Date

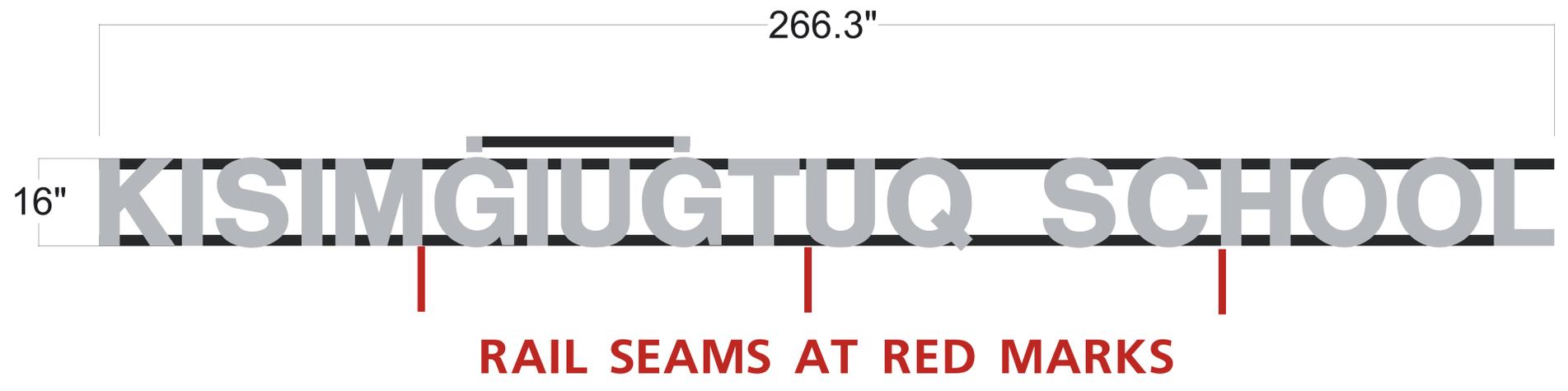
LINE DRAWING ONLY - NOT PRODUCED

Please contact sales and reference this line drawing to create an order for production.

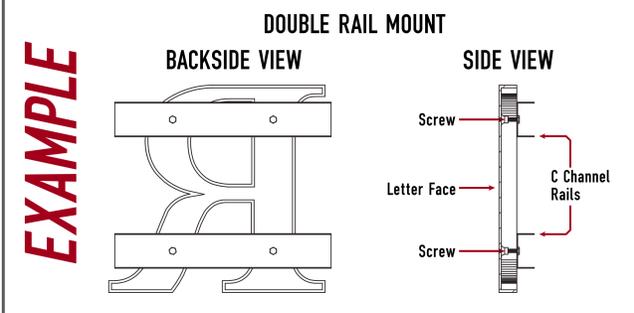
CAST METAL

Helvetica 16"
1-1/4" Depth Aluminum
5000 Unspecified Paint
3aDbI Rail-Stnd.-see next line
C-Channel RAIL(s)
5000 Unspecified Paint
Rail End Flush with letters
Sm.Pcs attached to rails
Longest rail possible

10 14 00 1.5.B - Shop Drawings Dimensional Characters



RAIL SEAMS AT RED MARKS



EXAMPLE

NOTE: Line drawing for quote #6006230. Rails are split to meet production requirements
PRODUCTION NOTE: Please use periods for accent marks