

Facility Committee  
Thursday, December 10, 2020 9:00 AM  
Alaskan

BSSD-Unalakleet  
PO Box 225  
Unalakleet, Alaska 99684

1. Call to Order
2. Roll Call/Establishment of a Quorum
3. Introductions  
District School Board Members  
Superintendent/District Staff
4. Reading of the District Mission Statement
5. Adoption of the Agenda
6. Approval of Minutes  
December 5, 2019
7. Public Comments (Action Item Input Only)
8. ACTION ITEMS:
  - 8.A. State CIP List- 6 Year Plan
  - 8.B. Bulk Fuel Oil Purchase
  - 8.C. FY22 AHFC Teacher-Housing Grants
  - 8.D. School Building, Retro-Commissioning Compliance
  - 8.E. Day-Tank and Bulk Tank Painting
  - 8.F. Savoonga New Teacher-Housing
9. REPORTS:
  - 9.A. Facilities Report
  - 9.B. Maintenance Report
10. Public Comments
11. Date, Time, & Location of the Next Meeting
12. Adjournment

**UNADOPTED MINUTES**  
Bering Strait School District Board of Education  
**Facilities Committee Meeting**  
Thursday December 5, 2019 – Anchorage, AK

**I. CALL TO ORDER:**

Robert Dickens called the Facilities Committee Meeting to order at 9:02 AM.

**II. ROLL CALL AND ESTABLISHMENT OF A QUORUM:**

Present were: Robert Dickens, Robert Tokeinna Jr., Silas Paniptchuk, Winfred Olanna Jr., and Annie Weyiouanna. Jeanette Iya was excused. A quorum was established.

**III. INTRODUCTIONS**

Each Board Member present at the Facilities Committee Meeting introduced themselves and stated the communities they represent. Chair Aaron Iworrigan introduced Superintendent Dr. Robert Bolen who introduced D.O. staff present: Gary Eckenweiler – Director of Maintenance and Facilities, Sony Mashiana – Maintenance Coordinator, Tera Cunningham, Mark Vink, and Marty Towarak – Administrative Assistant.

**IV. READING OF THE DISTRICT MISSION STATEMENT**

The District Mission Statement was read aloud.

**V. ADOPTION OF AGENDA**

**MOTION:**

Annie Weyiouanna made a motion to adopt the agenda with addition Brevig Mission Facility Assessment under letter J. Winfred Olanna, Jr. seconded. Motion carried.

**VI. APPROVAL OF MINUTES**

**MOTION:**

Silas Paniptchuk made a motion to approve the minutes from April 24, 2019. Annie Weyiouanna seconded. Motion carried.

**VII. PUBLIC COMMENTS (ACTION ITEM INPUT ONLY)**

None

**VIII. ACTION ITEMS**

**ACTION ITEM A:**

**State CIP List – 6-Year Plan**

Gary Eckenweiler – Director of Maintenance & Facilities, presented.

Each year the Bering Strait School District (BSSD) must submit its CIP Grant Applications to the State of Alaska Department of Education and Early Development (DEED) by Sept 1<sup>st</sup>. Documentation of BSSD's School Boards CIP's priority ranking is a component of

47 this application. This district facilities/ maintenance priority list is also used to produce  
48 BSSD's 2021 6-Year Capital Improvement Plan, which is required by DEED.

49 The BSSD's FY21 CIP Projects priority ranking will be shown as follows:

- 50 1. Diomedea Elementary School foundation repair
- 51 2. Wales school Roofing replacement
- 52 3. Brevig Mission K-12 School addition
- 53 4. Gambell, Stebbins, Elim, school PA system upgrade
- 54 5. Stebbins Fire alarm system upgrade
- 55 6. Stebbins School Energy Efficiency Upgrades (IP)
- 56 7. White Mountain school sewer main relocation (IP)
- 57 8. Elim gym exit relocation and added foyer
- 58 9. District wide LED lighting upgrades
- 59 10. Golovin School vehicle garage
- 60 11. Shaktoolik School HVAC
- 61 12. Gambell School commons flooring replacement
- 62 13. Gambell School Energy Efficiency Upgrades
- 63 14. St Michael School Voc-Ed building floor repair
- 64 15. Unalakleet Elementary Energy Efficiency Upgrades
- 65 16. Unalakleet K-MS windows replacement
- 66 17. Gambell school windows replacement
- 67 18. Teller food storage building
- 68 19. Unalakleet BIA housing roofing replacement
- 69 20. Unalakleet BIA storage building siding and roofing
- 70 21. District office ramp replacement
- 71 22. Stebbins K-12 Addition

72

73 **MOTION:**

74 Robert Tokienna, Jr. moved to approve at the committee level the Districts Priority  
75 Ranking for BSSD's 2021 6-Year Capital Improvement Plan as presented. Silas  
76 Paniptchuk seconded. Motion carried.

77

78 **ACTION ITEM B:**

79 **Bulk Fuel Oil Purchase**

80 Gary Eckenweiler – Director of Maintenance & Facilities, presented.

81

82 For the past 5 years The Bering Strait School District (BSSD) partnered with other regional  
83 entities and participated in the Norton Sound Economic Development Corporation's  
84 (NSEDC) consolidated Bulk Fuel Bid Program. In doing this the district purchased its bulk  
85 fuel oil at the lowest cost possible. This past year Crowley was NSEDC's lowest bidder  
86 and provided heating fuel to the district and the other participating entities at \$2.80/gal.  
87 Because of the extensive volume of fuel oil associated with this program and competitive  
88 bidding our district received a significant cost savings by participating. BSSD would like  
89 to participate in NSEDC's Bulk Fuel Bid Program for the FY21 fuel-oil purchase.

90

91 **MOTION:**

92 Robert Tokienna Jr., moved to approve at the committee level to accept NSEDC's  
93 invitation to participate in their FY20 Consolidated Bulk Fuel Purchase Program for  
94 \$2,300,000. Silas Paniptchuk seconded. Motion carried.  
95

96 **ACTION ITEM C:**

97 **FY21 AHFC Teacher Housing Grants**

98 Gary Eckenweiler – Director of Maintenance & Facilities, presented.  
99

100 Alaska Housing Finance Corporation (AHFC) has funded many teacher housing projects  
101 in BSSD over the past 11 years, 70 units. These new teacher-housing units play a large role  
102 in attracting and retaining quality teachers. BSSD recently completed 2 AHFC/ Rassmuson  
103 teacher-housing duplex projects 1 in Golovin and 1 in Wales.  
104

105 We see Brevig Mission and Shaktoolik teacher housing as our #1 and #2 teacher-housing  
106 needs due to the high reliance on rentals in those communities.  
107

108 Depending on the School Boards decision, BSSD's teacher-housing priority list would  
109 show:  
110

- 111 1. Brevig Mission Teacher-Housing, 2 units
- 112 2. Shaktoolik Teacher-Housing, 2 units.
- 113

114 If the priorities of the School Board are different, appropriate changes will be made.  
115

116 **MOTION:**

117 Silas Paniptchuk moved to approve at the committee level the Districts Priority Ranking  
118 for the FY21 AHFC's Teacher Housing Grant applications, as presented. Annie  
119 Weyiouanna seconded. Motion carried.  
120

121 **ACTION ITEM D:**

122 **Intercom System Upgrades**

123 Gary Eckenweiler – Director of Maintenance & Facilities, presented.  
124

125 Reliable and working Public Announcement (PA) systems are a critical component to  
126 school safety as well as a means of communicating messages throughout the schools. Four  
127 of our schools have PA systems that are failing. Attempts have been made to fix these  
128 systems but due to their age and the complexity of the problems, the fixes were unsuccessful.  
129 The only viable solution is to replace these PA systems with new reliable updated systems.  
130

131 **MOTION:**

132 Silas Paniptchuk moved to approve at the committee level to update and replace the PA  
133 systems in Stebbins, Gambell, Unalakleet and Elim. Winfred Olanna, Jr. seconded. Motion  
134 carried.  
135

136 **ACTION ITEM E:**

137 **Shishmaref Portables Conversion**

138  
139  
140  
141  
142  
143  
144  
145  
146  
147  
148  
149  
150  
151  
152  
153  
154  
155  
156  
157  
158  
159  
160  
161  
162  
163  
164  
165  
166  
167  
168  
169  
170  
171  
172  
173  
174  
175  
176  
177  
178  
179  
180  
181  
182  
183  
184

Gary Eckenweiler – Director of Maintenance & Facilities, presented.

BSSD uses 4 portable classrooms in Shishmaref, 3 of these we own and 1 we rent. We would like to convert 2 of these portable classrooms into teacher housing during the summer of 2020 and convert the other 2 into housing in 2021. With the Shishmaref K-12 School Renovation/ Addition being completed this winter these portable classrooms will be not needed for classroom space. Once these conversions are completed, BSSD will be able to exit our Shishmaref teacher housing leases as they expire. Our department has successfully made these conversions in Savoonga, St. Michael and Shaktoolik. In the past, these conversions cost \$60,000-\$85,000 per unit. With inflation we anticipate these to cost an estimated \$100,000 per unit.

**MOTION:**

Winfred Olanna, Jr. moved to approve at the committee level to convert 2 Shishmaref portables in 2020 and 1 in 2021 and the intent of purchasing the 4<sup>th</sup> portable and at an estimated cost of \$100,000 per unit. Silas Paniptchuk seconded. Annie Weyiouanna abstained from voting. Motion carried.

**ACTION ITEM F:**

**Teacher Housing-Tri-Plex**

Gary Eckenweiler – Director of Maintenance & Facilities, presented.

Two of our priority sites for new teacher housing, Brevig Mission and Shaktoolik are in need of new teacher housing. In Brevig Mission additional housing is needed as well as the replacement of two very old trailer houses. In Shaktoolik our goal is to update out of a few older housing units that BSSD rents. BSSD is applying for financial assistance from AHFC’s teacher housing grant program to construct housing at these two sites. If one of these grants or both of these grants fall through we would like to construct a teacher housing triplex utilizing BSSD funding.

**MOTION:**

Silas Paniptchuk moved to approve at the committee level to construct a teacher housing triplex in Brevig Mission or Shaktoolik if one or both of the AHFC teacher housing grant or grants fall through. The construction would take place during FY21. The estimated cost is \$1,200,000. Annie Weyiouanna seconded. Motion carried.

**ACTION ITEM G:**

**Wales School Roof Replacement**

Gary Eckenweiler – Director of Maintenance & Facilities, presented.

The roofing on the Wales K-12 School is failing. In 2017, a large section of the steel roofing blew off during a storm, which was repaired the following summer. Currently, the remainder of the school’s steel roofing is failing and threatening to blow off. The only viable solution is to replace the entire roof surface. We propose soliciting roofing experts to tackle the major repair.

**MOTION:**

185 Silas Paniptchuk moved to approve at the committee level to replace the entire Wales K-  
186 12 School roofing surface. Annie Weyiouanna seconded. Motion carried.

187

188 **ACTION ITEM H:**

189 **Stebbins School Fire Alarm Upgrade**

190 Gary Eckenweiler – Director of Maintenance & Facilities, presented.

191

192 The Stebbins K-12 school is one of BSSD’s older schools and is experiencing failures in it  
193 fire alarm system. Because of the age of the current fire alarm system and advancements  
194 made on building fire alarms. The best solution to having a fully operable reliable system  
195 is to replace the old fire alarm system with a reliable modern addressable system.

196

197 **MOTION:**

198 Silas Paniptchuk moved to approve at the committee level Replace the Stebbins K-12  
199 school fire alarm system with a new system. The estimated cost for this replacement will  
200 be \$120,000. Annie Weyiouanna seconded. Motion carried.

201

202 **ACTION ITEM I:**

203 **St. Michael Housing Repairs**

204 Gary Eckenweiler – Director of Maintenance & Facilities, presented.

205

206 The St Michael teacher housing 5-plex and old BIA duplex have hit a point of needing  
207 major repairs and renovations. This 5-plex was originally the St Michael high school built  
208 in 1976. Much of the interior like flooring is original. The roof, and doors are all original  
209 and failing, at some point new windows were installed but all leak. The old school duplex  
210 also built in 1976 is experiencing the same problems. Both of these teacher housing  
211 buildings are requiring major maintenance. The scale of this job will require the work to  
212 be contracted out.

213

214 Work needed:

- 215 - New roofing
- 216 - Window reinstall
- 217 - Repair water damage areas
- 218 - Flooring in hallways and certain housing floors
- 219 - Install steel siding
- 220 - New doors
- 221 - Interior paint
- 222 - Replace old wall paneling

223

224 **MOTION:**

225 Winfred Olanna, Jr. moved to approve at the committee level to perform needed major  
226 maintenance on the St Michael 5- plex and old school duplex at an estimated cost of  
227 \$200,000-\$300,000. Annie Weyiouanna seconded. Motion carried.

228

229 **IX. REPORT ITEMS**

230

231  
232  
233  
234  
235  
236  
237  
238  
239  
240  
241  
242  
243  
244  
245  
246  
247  
248  
249

**REPORT ITEM A:**  
**Facilities Report**

Gary Eckenweiler – Director of Maintenance & Facilities, presented to the Board.

**BSSD Schools and State Capitol Improvement:**

The Bering Strait School District, along with the other 52 Alaska school districts, is facing another very lean year of state funding for needed facilities maintenance and construction projects. This lack of State dollars seems to hit the REAA districts the hardest. This year Alaskan school districts have requested \$207,751,000 from the Department of Education for their school construction projects, and another \$193,857,000 for their major maintenance projects. Of these requests less than 4% may be funded. With this, projects like the cost of replacing the roof surface on the Wales school will fall entirely on BSSD, we anticipate this project will run \$500,000 at a minimum. Roofing projects are never straightforward and peeling back an old roof is like opening Pandora’s box. We will apply for debt reimbursement from the State for this project but at the present time the State debt reimbursement program is all but suspended. Our district’s maintenance/facilities department will survive this current drop in State support as will the other districts. The fear is if the State budget doesn’t recover soon, tough decisions will have to be made.



*Wales school roof damage and repair 2017. Now the rest of the roof is threatening to fail*

250  
251  
252  
253  
254  
255  
256  
257  
258  
259  
260  
261  
262  
263  
264  
265  
266  
267  
268

**BSSD Teacher Housing:**

A key component to attracting and retaining good teachers is offering quality teacher housing. This statement is the driving factor for our continual housing improvement efforts.

With our maintenance staff devoting more than half their time on housing maintenance and improvements, teacher housing is good overall and continues to improve. Improving housing by building new and performing renovations is a long continual process that can be measured by looking at 5- and 10-year blocks of time. Currently 52% of our teacher housing units are 30+ years old and these older units are where the majority of our maintenance is focused. Also quite a few of these older units we rent from others. *Kts 1937 82 SMK 1976 43* Our current approach of repairing, remodeling and replacing housing units as resources allowed is giving steady positive results. Some of our older units, especially our multiplexes which were converted from old BIA schools are now facing needed major repairs. It has come to a point in our older housing units where larger maintenance projects like, roofing, windows, doors and siding are coming into play frequently. In looking at BSSD’s teacher housing long-term, a steady

269  
270  
271  
272  
273  
274  
275

schedule of new housing construction to replace rentals and older units and add where needed is the most sensible approach. Over the decade we've constructed new housing at a pace of 3-4 units per year, this pace is has created overall continual improvement. Most of these older units are reaching the point of needing costly major repairs. They are also extremely inefficient and on top of that our rental rates are continually increasing I feel it is time for BSSD to increase our rate of new teacher housing construction.



276  
277  
278  
279  
280

*Golovin's new super-efficient duplex with double walls etc. An older very inefficient 4-plex we rent in Stebbins  
The newer unit uses a couple hundred gallons of fuel/yr the other uses 3000+ gallons/yr*

281  
282  
283  
284  
285  
286  
287  
288  
289  
290  
291  
292  
293  
294

**Current Projects:**

**Shishmaref K-12 Renovation/Addition**

We are closely approaching completion of all the interior spaces and complete move in of students and staff. SKW has set the date of December 20 for turning over the school to BSSD. After this date BSSD will fill the school with the new furniture and equipment, such as desks, tables, etc. Also during this time the phones and internet systems will be connected, as well as the clocks and PA system. This means a lot of moving parts in a short time, as school will be open Jan 6. We recently went through the school with the A&E team and the new school is looking great. The A&E team performed their inspections, looking at every component of the project. From this inspection the team produces a punch list of items not to standard or missing. I'm excited for the community of Shishmaref and opening day. This project is being funded through the State of Alaska's REAA school construction fund at an amount of \$17,014,294.



295  
296  
297

*Quality inspection, LA, Architect Korynn and SKW. The Shish cooks love their new kitchen and MPR. Superintendent Matt and SKW main office Paige*



*Shish's new art room receiving finish carpentry    Flooring details in the HS hallways*

298  
299  
300  
301  
302  
303  
304  
305  
306  
307  
308  
309  
310  
311  
312  
313  
314  
315  
316  
317  
318  
319  
320  
321  
322  
323  
324  
325  
326  
327  
328  
329  
330  
331  
332

**Brevig Mission K-12 Renovation/ Addition**

Early stage work has begun on an addition for the Brevig Mission K-12 School. We anticipate this being a lengthy process, mainly due to the delays our currently smaller State budget will create. We brought on an A&E firm, Burkhart Croft Architects and Associates (BCA) to assist in these first steps. BCA will research and prepare a condition survey, research and prepare education specifications for the Brevig Mission school and prepare basic conceptual design drawings with cost estimates. These three components will give us a good understanding of what we are looking at building to address the current deficiencies in the Brevig Mission school. These three items will also be key components in our application for funding from the Alaska Department of Education, which will go out next September.

**REPORT ITEM B:**

**Maintenance Report**

Sony Mashiana – Coordinator of Maintenance, presented.

**GAM-School** – The exterior door replacement project began in August. All the doors and the hardware were on site at that time. Our itinerant crews installed a majority of the exterior doors at the school. During this time, we discovered hidden structural issues around all of the doors. It was necessary to address these structural issues before installing the new doors. The hangers for the floor joists had deteriorated over time, due to rust and moisture. We had to reinforce the floor joists and installed new beams. These steps were necessary as the integrity of the floors were compromised. Some photos of the damaged flooring members are attached here with the report. Due to these unforeseen circumstances, the project took much longer than expected. Our guys worked diligently, assessing and reinstalling the new flooring support. This unexpected turn of events further delayed the rest of the scheduled projects that we had planned. We are currently about 70% of the way completed. As of this report we have stopped the replacement until spring of next year. The remaining doors are in better shape, it is the assessment of our carpenters that we can defer the project till next spring. We also replaced all the showers in the locker room along with new sink faucets.

333 **SVA:** We discovered significant damage in the front entry way area of the school, as the  
334 covered entry area had sunk in the middle. A support column was found to have sunk over  
335 8". We hired Mr. Roger Thompson from Nome, who specializes in leveling and moving  
336 buildings, and he leveled the support structure of the entryway.

337  
338 **WBB:** The hallway carpeting and new wash stations for both girls and boys locker rooms  
339 are currently on site, and it is our intent to start his project this winter depending on the  
340 availability of itinerant workers.

341  
342 **Housing:** The housing situation remains the same as reported last year, with Brevig  
343 Mission, Savoonga, and Shaktoolik top contenders for new and improved housing.

344  
345 **UNK:** The new tri-plex has two of the three units completed. All the material is on site,  
346 but the completion of the final unit is currently low priority. We do have other housing  
347 improvement needs.

348  
349 **SMK:** The 5-plex needs a major renovation. The roof needs replacement. It is our  
350 understanding that the current roof is the original roof from when the building was built  
351 for high school. After the new school building was commissioned in 2009 the old school  
352 building was converted in to 4 apartments, and a 5<sup>th</sup> apartment was added in 2014. The  
353 renovation was limited to the interior of the building so the exterior windows, doors, siding,  
354 and roof remain as originally constructed. All the exterior windows will need replacement.  
355 The roof design lends itself to many leaks due to the driving rain conditions, as there are  
356 no overhangs on all sides. It is probably going to be in our best interests to contract this  
357 project out to an outside contractor. A conservative estimate for this project could be over  
358 \$300,000.00 dollars.

359 The 4-plex also needs a total and complete renovation, which would replacing all interior  
360 windows, paint and flooring. This building, estimated cost could be around \$150,000-  
361 \$200,000.00 dollars.

362  
363 **SVA:** The local corporation apartments are very old and need interior and exterior  
364 renovation. All these apartments are in dire need of roofing, siding, windows, doors,  
365 interior paint, flooring, lighting and kitchen cabinetry. The SVA corporation has been in  
366 conversation with BSSD regarding this. This whole complex also needs an up-graded  
367 sewage system including the water lines and sewage carrier arctic pipes.

368  
369 **UNK:** We propose a 6-bay vehicle garage for all the vehicles at Unalakleet Schools and  
370 the District Office. It will significantly extend the life of all the vehicles, saving the district  
371 a large amount of money.

372  
373 **Barge Supplies:** We will be working on gathering information regarding furniture and  
374 appliance needs in the coming months and place orders in March of 2020.

375  
376 **New Janitorial Program:** The new janitorial system has been implemented in all sites  
377 from WBB to WMO. The new cleaning solutions and methods have been simplified and  
378 a written manual for each site was provided to each of these sites. The reviews from our

379 local maintenance crews are good and positive. The success of any cleaning or janitorial  
380 system, however, depends on the commitment to training and adhering to the provided  
381 instructions from all levels from the administrators to the maintenance personnel  
382

383 **Fuel:** We have had great success by entering into a partnership with NSEDC in their bulk  
384 fuel program. We will continue to be a part of this valuable program. Last year our average  
385 fuel cost was \$2.80/gallon for all sites.  
386

387 **Personnel:** We remain in search of a plumber and an electrician, and more recently we  
388 have lost one of our carpenter's helper, as well as having one carpenter on long term family  
389 leave. This leaves our BSSD itinerant crew at less than half capacity, which significantly  
390 impacts our ability to function efficiently.  
391

392 **Training:** As previously reported, we were able to organize, through outside entities and  
393 in-house funding, refrigeration tech training. I am happy to report that Mr. Dale Tom  
394 successfully completed the program and is back to work.  
395

396 **SchoolDude Work Order System:** After implementing a SchoolDude site coordinator's  
397 program, the data input in real time and service delivery has improved. As with any other  
398 program or system there is always room for improvement, and to this end Mr. Frank  
399 Johnson and I continue to work diligently with local maintenance staff and site coordinators  
400 at all sites.  
401

402 **X. PUBLIC COMMENTS**

403 Aaron Iworrigan  
404

405 **XI. DATE, TIME, & LOCATION OF NEXT MEETING**

406 At the call of the Chair.  
407

408 **XII. ADJOURNMENT**

409 **MOTION**

410 Silas Paniptchuk moved to adjourn at 11:18 AM. Winfred Olanna, Jr. seconded. Motion  
411 carried.  
412



- 16. Teller food storage building**
- 17. District office ramp replacement**
- 18. Stebbins K-12 Addition**

**ACTION NEEDED:**

A motion to approve the Districts Priority Ranking for BSSD's 2022 6-Year Capital Improvement Plan as presented.

DISTRICT OFFICE  
**BERING STRAIT SCHOOL DISTRICT**  
P.O. BOX 225  
UNALAKLEET, AK 99684  
(907) 624-3611



## **Action Item**

### **FY21 Fuel Bids**

**To:** BSSD Facilities Committee

**From:** Gary Eckenweiler,  
BSSD Facilities Director

**Re:** Participation in NSEDC's Bulk  
Fuel Purchase Program

**Date:** December 10, 2020

[DESCRIPTION OF ACTION ITEM]

For the past 6-years The Bering Strait School District (BSSD) partnered with other regional entities and participated in the Norton Sound Economic Development Corporation's (NSEDC) consolidated Bulk Fuel Bid Program. In doing this the district purchased its bulk fuel oil at the lowest cost possible. This past year Crowley was NSEDC's lowest bidder and provided heating fuel to the district and the other participating entities at \$1.90/gal. Because of the extensive volume of fuel oil associated with this program and competitive bidding our district received a significant cost savings by participating. BSSD would like to participate in NSEDC's Bulk Fuel Bid Program for the FY21 fuel-oil purchase.

ACTION NEEDED:

A motion to approve at the committee level to accept NSEDC's invitation to participate in their FY21 Consolidated Bulk Fuel Purchase Program for \$2,300,000

DISTRICT OFFICE  
**BERING STRAIT SCHOOL DISTRICT**  
P.O. BOX 225  
UNALAKLEET, AK 99684  
(907) 624-3611



## **Action Item**

### **FY22 AHFC Teacher-Housing Grants**

**To:** BSSD Board of Directors

**From:** Gary Eckenweiler,  
BSSD Facilities Director

**Re:** FY22 Teacher-Housing  
Priorities for AHFC grant applications

**Date:** December 10, 2020

#### [DESCRIPTION OF ACTION ITEM]

Alaska Housing Finance Corporation (AHFC) has funded many teacher housing projects in BSSD over the past 12 years, 76 units. These new teacher-housing units play a large role in attracting and retaining quality teachers. BSSD is recently completing 2 AHFC/ Rassmuson teacher-housing triplex projects 1 in Shaktoolik and 1 in Brevig Mission.

We see Stebbins teacher-housing as our #1 teacher-housing needs due to the high reliance on rentals in those communities.

Depending on the School Boards decision, BSSD's teacher-housing priority list would show:

- 1. Stebbins**
- 2. Shishmaref**

If the priorities of the School Board are different, appropriate changes will be made.

#### **ACTION REQUESTED:**

A motion to approve the Districts Priority Ranking for the FY22 AHFC's Teacher Housing Grant applications, as presented.

DISTRICT OFFICE  
**BERING STRAIT SCHOOL DISTRICT**  
P.O. BOX 225  
UNALAKLEET, AK 99684  
(907) 624-3611



## **Action Item**

### **RETRO COMMISSIONING COMPLIANCE**

**To:** BSSD Board of Directors and  
Superintendent Bolen

**From:** Gary Eckenweiler,  
BSSD Facilities Director

**Re:** Mandated (DEED)  
Retro Commissioning of schools  
HVAC systems

**Date:** Dec 10, 2020

[DESCRIPTION OF ACTION ITEM]

The state of Alaska Dept of Ed and Early Development (DEED), Finance and Facilities Department has issued a mandate to all school districts that receive State CIP funding. The mandate Retro-Commissioning Compliance requires school districts to have all schools that fit within a set of criteria have their Heating, Ventilation & Air-Conditioning (HVAC) systems retro-commissioned by a certified person or firm.

Newer schools, like most of the BSSD schools have modern HVAC systems. These newer systems are typically use a computer to control heat and air flow for maximum efficiency and comfort. These systems can be complicated and are prone to fail if they are not kept up. When they fail they become extremely inefficient and may create health problems for the building occupants. There are many schools with failing HVAC systems. The intent of this mandate is to identify the condition of each schools HVAC system and identify needed repairs or replacements. Then ultimately bring these systems back to full efficiency and control.

Of the 14-BSSD schools 8 will probably fit the criteria requiring retro-commissioning of their HVAC systems. The cost of this retro-commissioning service runs from \$5,000 to \$10,000 per school.

ACTION NEEDED:

A motion to approve the expenditures required to carry out DEED's targeted schools retro-commissioning mandate. The expense will not exceed \$80,000 for 8-schools.

DISTRICT OFFICE  
**BERING STRAIT SCHOOL DISTRICT**  
P.O. BOX 225  
UNALAKLEET, AK 99684  
(907) 624-3611



## **Action Item**

### **Day-Tank and Bulk-Tank Painting**

**To:** BSSD Facilities Committee

**From:** Gary Eckenweiler,  
BSSD Facilities Director

**Re:** Begin the process of painting  
BSSD's Fuel Tanks

**Date:** December 10, 2020

[DESCRIPTION OF ACTION ITEM]

BSSD owns close to 50 of Bulk-Fuel storage tanks, not including housing. At each site we have 1-4 large bulk tanks with sizes ranging from 6000, gal to 30,000 gal. The age of these tanks range from new to 40+ years old. Also each school has a smaller secondary tank. All but a few of these tanks need to be painted. The process labor intensive, most of these tanks will need to have the old paint and rust sandblasted off before being repainted. We would prioritize which sites have tanks in the worst condition and hit those sites first. For this job BSSD would contract a professional painting contractor, who would be selected through BSSD's procurement process. We anticipate covering 3-4 sites per summer. The expected cost for this project is \$100,000 to \$300,000 per site.

ACTION NEEDED:

A motion to approve at the committee level to begin the process of painting BSSD's bulk-Fuel Storage Tanks. With a cost not to exceed \$700,000 per year for 5-years.

DISTRICT OFFICE  
**BERING STRAIT SCHOOL DISTRICT**  
P.O. BOX 225  
UNALAKLEET, AK 99684  
(907) 624-3611



**Action Item**  
**NEW TEACHER HOUSING TRIPLEX**  
**BREVIK MISSION OR SHAKTOOLIK**

**To:** BSSD Facilities Committee

**From:** Gary Eckenweiler,  
BSSD Facilities Director

**Re:** Two new Teacher Housing Triplexes  
In Savoonga

**Date:** December 10, 2020

[DESCRIPTION OF ACTION ITEM]

Our top priority site for new teacher housing is Savoonga. Our goal is to build two teacher-housing triplexes there. This would be a major upgrade for our Savoonga teaching staff. Currently five of our housing units in Savoonga are 56-years old and very run down. BSSD is applying for financial assistance from AHFC's teacher housing grant program to construct two triplexes in Savoonga. If this grant falls through we would like to construct a teacher housing triplex utilizing BSSD funding. This request will be contingent on how BSSD's operating budget looks once it is set and if this request can be supported by this budget.

ACTION NEEDED:

A motion to approve at the committee level to construct two teacher housing triplexes in Savoonga if the AHFC teacher housing grant falls through and BSSD's budget can support this. The construction would take place during FY21. The estimated cost is \$1,800,000

**FY21  
Facilities Report**

**Date: December 10, 2020**

**Submitted to: BSSD Facilities Committee and Superintendent Bolen**

**Submitted by: Gary Eckenweiler, Maintenance/Facilities Director**

**FY20 BSSD's Maintenance and Facilities Department**

What an eventful year this has been and continues to be. Less than one year ago our operations were, business as usual, then we began hearing about the Covid virus and a potential pandemic. Followed a couple months later with the start of the Black Lives Matter movement. Both these events have had major impacts on our department. The pandemic hit our operations hard and controlled our actions in ways we could have never imagined. The Black Lives Matter movement initiated some very positive changes in how we think about our fellow man and how we treat and interact with our co-workers. Also creating positive change in our district and society is the ongoing Me-Too movement. Once all of the 2020 dust settles we will all be better people from the experiences.

Our maintenance and facilities departments greatest challenges this year have been related to the confines created by the Covid virus and its associated village travel precautions and restrictions. Unfortunately this is remaining complicated as people in are region are more at risk now than at any time since this pandemic had started. Some impacts were large, like on the Shishmaref school renovation/ addition projects schedule, which had the completion date moved ahead 9-months to July of 2021 due to these travel precautions. Other impacts affected us daily, such as overseeing four teacher-housing projects, the SHH school renovation/ addition project, the Wales school roofing project, Wales flooring and the Diomed elementary building foundation projects remotely. These projects required a couple thousand phone calls, countless emails, many Zoom style meetings and hundreds of photos. Nothing can beat being physically onsite for these projects. All in all though the projects went and are continuing to do well.

**Major Projects for FY22**

As you can see in this year's Facilities Committees agenda we have fewer action item requests than in the past. Since Sony and I began in 2013 our minds have been continuously looking at all of the projects needed to properly take care of facilities and at the projects we would like to accomplish to improve our district. In looking back at prior Facilities committee work and the completed projects that were deemed important and necessary it became apparent that we have accomplished allot throughout the district and are moving in a positive direction. Our BSSD school facilities and teacher-housing continue to grow and improve even with time fighting back. Even with our departments continual push, there are a few projects that have been presented to the board of directors and approved but for various reasons are still in the

works. All of these unfinished projects require time, money and manpower. These projects are all extremely important for reason such as life-safety, energy savings and student and staff comforts. At this time it seems important for us to focus on these unfinished projects before committing ourselves too more new projects. Below is a list of major projects completed in FY20 and a list of prior board approved projects still requiring completion.

#### **BSSD Maintenance and Facilities FY20 Projects completed or started and are in progress**

- a- New PA system installed in Gambell and systems purchased for UNK and ELI
- b- 6-housing units renovated and repaired St Michael
- c- Lift station repaired and 5-housing units re-leveled St Michael
- d- Wales School roof replacement
- e- Wales School classroom flooring replacement
- f- Conversion of a storage shed into a maintenance mill-work shop Unalakleet
- g- Completion of 3-plex Unalakleet
- h- New teacher-housing 3-plex in Shaktoolik
- i- New teacher-housing 3-plex in Brevig Mission
- j- Conversion of 3-poratable classrooms into 4- teacher-housing units Shishmaref
- k- Shishmaref School renovation/ addition near completion
- l- New roof installed on the Wales School
- m- Rebuild of the Diomedes Elementary buildings foundation
- n- New exterior school doors installed Gambell

#### **Prior Board approved projects still requiring completion**

- a- Bulk fuel storage tank hookups Shaltoolik
- b- Convert man-camp building into a teacher-housing duplex Golovin
- c- Frontend work on Brevig Missions Schools addition, condition survey & conceptual designs
- d- New school hallway flooring Stebbins
- e- Install a water storage tank for fire suppression system Unalakleet school and DO
- f- Voc-Ed/ CTE shop building floor repair St Michael
- g- BIA buildings roofing replacement Unalakleet
- h- Fire alarm replacement Stebbins School
- i- New main waster water line relocation White Mountain
- j- Hallway flooring and window replacement Gambell
- k- Window replacement Unalakleet Elementary

Our department utilizes labor from a few different source types:

#### **In-House Labor** (our itinerant professionals)

Gam PA system, UNK storage shed to mill-work shop, UNK 3-plex, Gam ext. doors

#### **On-Site Temporary Labor,**

SHH Conversion of 3-portable classrooms into housing, SKK site earth work & utility hookups  
WAA Clean-up work, also for jobs like longshoring local expert help, which happen throughout the year.

#### **Contracted Labor** (advertised bidding)

SMK Lift station repair and housing leveling SKK & KTS 3-plexes, SHH renovation/ addition, WAA school roof, WAA school flooring, Diomedea foundation



*Diomedea Elementary building foundation repair, Wales roofing project*



*Brevig Mission triplex construction*



*Shishmaref portable classrooms to housing conversions*

Thank you for the continued support you give the students of BSSD

Respectfully submitted,

Gary Eckenweiler

BSSD, Director of Maintenance & Facilities

## **Bering Strait School District Maintenance Report December 2020 Board Meeting.**

**Date:** December 10th, 2020

**Submitted to:** BSSD Facilities Committee and Superintendent Bolen

**Submitted by:** Sony Mashiana, Maintenance Coordinator

**Subject:** BSSD Maintenance Department Report:

**GAM:** School PA system installed and operational.

**SVA:** Replacement windows arrived for teacher housing units, due to supply chain-reaction worldwide the replacement project is deferred till next summer.

**WBB:** PA system onsite waiting for the electrician and for travel restrictions to lift for the installation.

**ELI:** PA system onsite waiting for the electrician and for travel restrictions to lift for the installation.

**KKA:** Koyuk 7-Plex needs complete rehab. This project includes the following: New roof, metal siding with insulation, all the windows and doors (interior and exterior), interior repair paint, foundation insulation, closing the crawl space and new flooring including sub flooring. This project has to be contracted out. Estimated cost could run up to \$350,000.00 dollars.

**UNK:** Received the new Hypochlorous Generator, installation is underway. D.O. Woodshop has been completed, waiting for the power hook-up. We propose building a 6-bay vehicle garage for all the vehicles at Unalakleet Schools and the District Office. It will significantly extend the life of all the vehicles, saving the district a large amount of money.

**KTS:** We hired outside contractors to raise and level the old duplexes. Due to permafrost melting issues, the foundation had significant sunk in some areas thus making the interior out of plumb and level with cracks on the finished wall surfaces at many spots.

**Housing:** The top contenders for housing units are Savoonga, Stebbins and Koyuk.

**Barge Supplies:** We will start gathering information in the third week of January 2021 for the next year's barge supply orders.

**New Janitorial Program:** We will expand the new cleaning methods and solutions to all sites by next school year.

**Fuel:** We have had great success by entering into a partnership with NSEDC in their bulk fuel program. We will continue to be a part of this valuable program. Last year our average fuel cost was under @1.75/gallon for all sites with the exception of Unalakleet at \$1.51/gal.

**Personnel:** We continue to search for an electrician, a plumber, a carpenter and a certified boiler mechanic. There seems to be a nationwide shortage for these trades. Our pay structure is also not in parity with the industry.

**Training:** Safe school training has been provided and completed by all the itinerant trade technicians, as mandated by Ms. Caroline Heflin.

**SchoolDude Work Order System:** After implementing a SchoolDude site coordinator's program, the data input in real time and service delivery has improved. As with any other program or system there is always room for improvement, and to this end Mr. Frank Johnson and I continue to work diligently with local maintenance staff and site coordinators at all sites.