

## Balance Sought Between Standard Design and Culturally Significant School Design

The Office of Facilities Management and Construction is considering moving to a more standard design for BIA-funded Replacement Schools. Using a standard design, which would standardize construction processes, likely would produce overall program cost savings, foster sustainable structures, require the use of green building construction techniques and create more predictable Operations and Maintenance forecasting. However, because of the nature of the BIA Replacement School program, the use of the standard design would have to be weighed relative to its contribution to educational effectiveness and to cultural design elements.

"That will be the challenge: to find the balance between the expected cost savings of standard design, along with its other benefits, and the cultural benefits of Indian students learning in a building that is designed to reflect their tribe's

unique traditions and history," said OFMC Deputy Director Boyd Robinson. He said that besides schools, OFMC and the Office of Law Enforcement Services are considering using standard design for BIA detention center projects.

The Council of American Indian Architects and Engineers was presented with the standardization idea last summer during an address by Office of Management Support Services Director Jack Rever, who oversees OFMC, as well as the Division of Safety and Risk Management and the Division of Environmental and Cultural Resources Management. "We want to involve the Council and others in developing this standard concept," said Robinson.

An advisory group will have input into the development of building "prototypes."

## Southwest Region Facilities Created Standard Buildings

Standard buildings being constructed around Indian Country to house BIA Forestry's Wildland Fire Management equipment were developed by Southwest Region Facilities Management and made available for use by all federal agencies through the National Interagency Fire Center in Boise, Idaho.



*The new Navajo Region Wildlands Fire Management Shop-Vehicle Storage Building in Ft. Defiance, Ariz., is based on a standard design developed by former Southwest Region Facilities Architect Robert Clayton. Similar buildings are used by BIA agencies at Taos Pueblo, Zuni Pueblo, the Mescalero Apache Tribe, and other federal agencies around the country.*

## Lowering the Access at Leupp: A Better Way to Install Modular Buildings



Ramps are normally used by a handicapped student to move from the ground up to modular classroom doorways because the buildings are elevated 30 inches for water drainage and utility access. However, the 14 temporary modular buildings that arrived last month at Leupp Schools, Inc., on the western edge of the Navajo Reservation in Arizona, were placed in trenches (left) so that the building doorways are at grade. The trenching allows surface water to drain away from the buildings while eliminating the need for ramps.

# Briefs

## Lead Paint Remediation Initiated for Quarters in Rocky Mountain and Great Plains Regions

The facility management offices in the Rocky Mountain and Great Plains regions are conducting a phased remediation project for employee housing due to concerns that some employees and families living in federal housing may be at risk for possible lead poisoning. Most housing was painted many years ago with standard paint containing lead. The two Regions are now assessing the extent of the possible problem and are developing a plan to remediate the risks caused by the lead paint. Funding is also being requested to hire contractors who will perform the remediation procedures at various sites in both Regions.

## Hopi School submits LEED Certification Request

First Mesa Elementary School, a BIA Replacement School recently constructed on the Hopi Reservation, is seeking Leadership in Energy and Environmental Design (LEED) certification.



Sandbagging at Wingate Elementary School.

## Regions Can Use Approved A&E Firms Through 2010

OFMC awarded indefinite delivery/indefinite quantity (IDIQ) contracts to 10 architecture and engineering firms to provide services to the Bureau of Indian Affairs through the year 2010. The Native American firms that responded to the OFMC Contracting Office's request for proposals were reviewed for their capabilities and given five-year IDIQ contracts.

"We set up the IDIQ contracts to make it easier for Central Office and for the field to get architectural and engineering services," said OFMC Deputy Director Boyd Robinson. "The firms are already on board with OFMC, so there should be a smooth paperwork path in getting them on the job out in the field."

Field facilities officials can work with their Regional Contracting Office to tap into the IDIQ contracts with the following firms:

- ASCG, Inc. Albuquerque, N.M. (505) 247-0297  
C. Eric Sotehr, AIA
- Weller Architects, PC Albuquerque, N.M. (505) 255-8270  
Louis L. Weller, President
- SHP Engineering & Architecture Pierre, S.D. (605) 224-1132  
Aaron Swan, Partner
- Holleyman Associates Architects Oklahoma City, Okla. (405) 691-0039  
Mike Holleyman, Owner
- Dyron Murphy Architects, PC Albuquerque, N.M. (505) 830-0203  
Dyron V. Murphy, Principal
- Horse Capture Consultants Albuquerque, N.M. (505) 884-9114  
Gary Horse Capture, President
- AmerIndian Architecture St. Paul, Minn. (651) 644-1586  
Dennis Sun Rhodes, President
- PAIKI/Presnell Engineers, Inc. Louisville, Ky. (502) 585-9944  
Neil N. Rousseau, Executive Vice President
- Cooper Zietz Engineers, Inc. Portland, Ore. (503) 253-5429  
Fred C. Cooper, President
- L.A. Olson & Associates, Inc. Billings, Mont. (406) 656-2244  
Larry A. Olson, President

## Wingate Elementary School Suffers Flash Flood Before School Begins

A one-hour downpour on August 4 caused a flash flood at Wingate Elementary School. No permanent damage was incurred, although the storm did reveal a need to remedy poor drainage and runoff grading. The general contractor is regrading the area and will install drainage pipes to connect with other spill drainage. For coverage of the move into Wingate Elementary School, which began classes in late August, see pages 4 and 5 of this issue.

## OFMC Helps Hurricane Relief with Building Inspection Expertise and Finding Generator

A 30-member BIA team, including two engineers from OFMC, is assisting with the rebuilding of the Gulf Coast in the wake of the Katrina and Rita hurricane disasters. Civil Engineer Keith Miller, of the Rosebud Sioux Tribe, and Engineering Tech Tom Duncan trained briefly in Vicksburg, Miss. They then went to Buloxi, Miss., to assist with building inspections, focusing on roofing and debris removal. A second wave of assistance may include other OFMC personnel.

James E. Cason, Associate Deputy Secretary, reported that seven federally recognized tribes were affected by the hurricanes. They were the Poarch Band of Creek Indians in Alabama; the Chitimacha Tribe, the Coushatta Tribe, the Jena Band of Choctaws and the Tunica-Biloxi Tribe in Louisiana; the Mississippi Band of Choctaw Indians and the Alabama-Coushatta Tribes in Texas. The Mississippi Choctaw and Alabama-Coushatta reservations lay directly in the storms' paths and suffered extensive damage.

Cason said that, in preparation for both hurricanes, BIA regional offices in Nashville, Tenn., and Anadarko, Okla.,

monitored weather reports and maintained communications with Mississippi Choctaw and Alabama-Coushatta tribal officials. The regional offices coordinated their efforts with local tribal leaders to bring in ice, food, fuel and fresh water. They also removed debris, cleared roadways and provided generators for electricity. For example, the Louisiana Coushatta Tribe needed a 260 kw generator and fuel to run its sewer system to prevent overflow due to Hurricane Katrina. A late September e-mail search by the BIA's Eastern Region Facility Manager, Johnny Parham, secured a generator owned by the Chitimacha Tribe that was on its way to the Coushatta Tribe in just over a day.

Incident Management Teams were established utilizing over 800 BIA firefighters and over 100 BIA and tribal law enforcement personnel to provide relief assistance and police protection to the reservations and other storm-stricken areas.

Cason said the overall response by local FEMA officials, law enforcement, tribal leaders, and residents to the BIA's relief efforts was very positive.

## Chemawa Indian School Dorm Has Mall Atmosphere

Chemawa Indian School in Salem, Ore., will replace its residence cottages with an 85,000-square-foot dormitory that will house 400 students and consolidate all dorm services and staff offices under one roof.

The dorm will have a student bank, recreation center, mail facilities and counseling services, all of which are currently separated from the 10 cottages that house 40 students each. The cottages will be demolished.

The design stage of the project has been completed and is now in the construction award stage. Possible completion will be in the fall of 2006. The U.S. Army Corps of Engineers will administer the construction. The OFMC Project Manager is Ramesh Patel.



*Chemawa Indian School dormitory.*



## BIA FBMS Deployment Delayed a Year

The Department of the Interior's deployment of the Federal Business Management System (FBMS) and its enterprise real property and facilities applications has been delayed a year, according to a September memorandum from Debbie L. Clark,

Deputy Assistant Secretary-Indian Affairs for Management. "We are already seeking guidance from the budget office on revising budgetary plans for legacy system Operations and Maintenance and implementation support," she wrote.

## EPDC Meets Biggest Challenge at Wingate Elementary

OFMC's Equipment Planning and Distribution Center (EPDC) faced its biggest challenge this year at Wingate Elementary School, near Gallup, N.M. More than \$2 million was used to cover the cost of purchasing furniture and equipment, shipping and installation in the 800-room complex. Twenty-four semi-truckloads of furniture and equipment were delivered from EPDC's Albuquerque, N.M., warehouse. Twenty-one local Native Americans were temporarily hired to unload, unpack, assemble and set up the furniture and equipment.

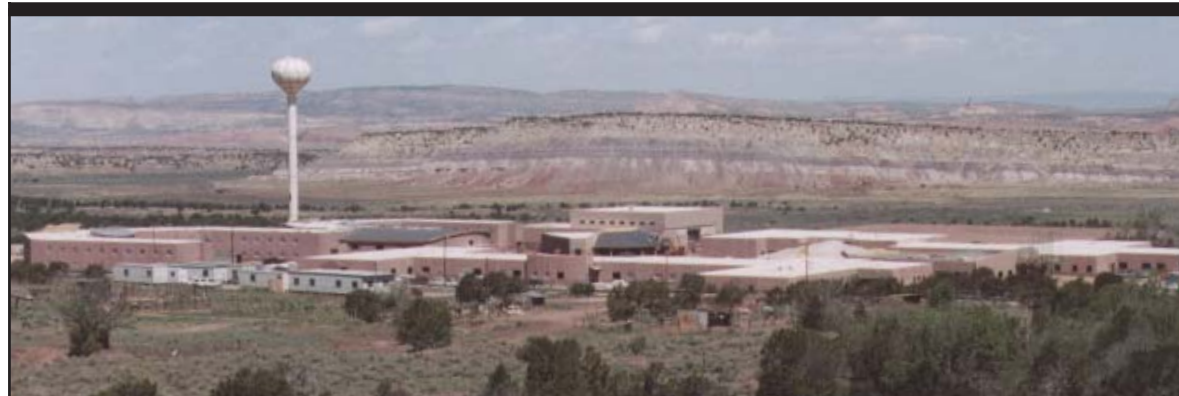
Ninety computers at the old school were moved across the road to the new school. EPDC ordered another 303 new computers, including antivirus software protection. All in all, more than \$500,000 in computers, servers, smart boards, and printers were purchased and delivered, along with 87 TVs and 87 DVD/CD players for the classrooms.

EPDC also purchased musical instruments, microscopes for the labs, sewing machines for home economics, shop machinery for industrial arts and a manlift to help reach fixtures in the vaulted ceilings. EPDC ordered 534 beds and study desks, 552 wastebaskets, 204 mops and 25 janitor carts. Wingate's kitchen was the largest such equipping effort by EPDC to date. While some of EPDC's previous school equipping projects had sizable individual orders, Wingate represents the largest total effort to equip a BIA Replacement School.

Moving into Wingate Elementary School, Fort Wingate, N.M.



Left: Librarian Carolyn Brewer unpacks computers. Right: Equipment Planning and Distribution Center staff unloads Wingate's gymnasium inventory.



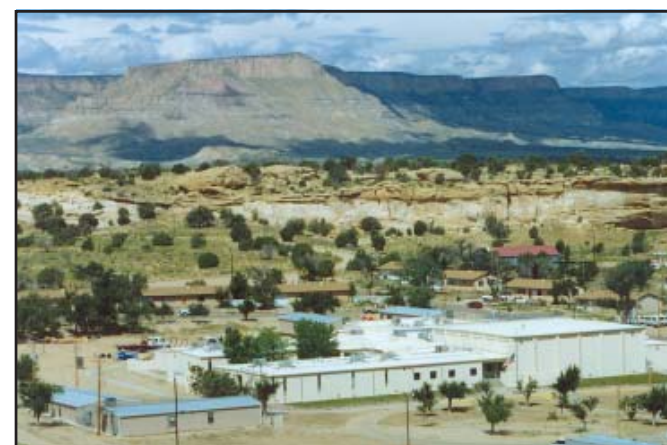
(1) The 265,000 square-foot Wingate Elementary School and dormitories opened for classes in August. The school, built for 850 students, already has 920 students registered for fall classes. Another 100 students who want to attend the school are on the dormitory waiting list. (2) Executive Secretary Carol Lansing moves the principal's papers from the old Administration Building. (3) The Library/Media Center (foreground) is just across the courtyard from the cafeteria (background). (4) School Cook Irene O. Livingston gets the kitchen ready.

## Chilchinbeto Community School Refurbished

The world's second largest Navajo rug (left) served as the backdrop for the August dedication ceremony at Chilchinbeto Community School, which received BIA Facilities Repair and Improvement funding for extensive interior improvements, including new insulation. New floors were installed in the library (far right). Heating, cooling and electrical systems also were renovated throughout the school. New stucco was applied to the 33,000-square-foot main school building (center). Two 1,792-square-foot modular buildings also have been purchased to



provide additional classroom space. The nearby water tank was renovated and the silt was cleaned out. A new 18,000-gallon propane gas tank was installed near the school site.



The second largest Navajo rug hangs in the gymnasium of the K-8 school, located southeast of Kayenta, Ariz. The school also has the world's largest Navajo rug, which is kept in the neighboring chapter house.

Geraldine Arviso, mechanical engineer, is the project manager for the Navajo Regional Office. Tsosie Tsinhnahjinnie, a member of the Navajo Nation, is the OFMC project manager.



# Focus

## Records Management Plan

Under the direction of OFMC Program Analyst Bird Ford (Ft. Berthold), OFMC has made a commitment to manage, preserve and protect its Federal information by instituting a Records Management Plan.

The Records Management Plan was initiated after OFMC noted deficiencies in its records management practices and that procedures needed to be more "audit friendly." OFMC needs to follow strict regulatory requirements for managing Federal financial information.

Records management also is a good business practice. For example, the creation of the Garrison Dam in the 1950s submerged many of the buildings on the Three Affiliated Tribes Reservation at Ft. Berthold, N.D. However, because of extensive pictorial records of facilities dating back to the mid-20th century, the tribe was able to secure funding to replace certain government buildings. The tribe showed a pre-flood photo of its former IHS hospital to a Congressional committee as proof of the facility's existence, countering the committee staff's position that the facility was only a clinic.

OFMC's work in planning, designing, constructing, operating and maintaining Bureau-funded Indian Education, Law Enforcement and Administration facilities creates a sizable volume of records that must be managed, preserved and protected, as set out in the 16 BIAM. In December 2005, OFMC's

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## Riverside Indian School Gets Elevated Tastes

Groundbreaking likely will occur this year at Riverside Indian School in Anadarko, Okla., for an 11,386 square-foot cafeteria building, featuring a large, open eating area under a raised ceiling and larger capacity appliances in the kitchen. With 500 dormitory students and 100 day students, lunch is currently served in three shifts in the old cafeteria building, which will be renovated into a recreation center. The OFMC Project Manager is Phil Asmus.



## Isleta Pueblo Elementary School Groundbreaking Begins K-6 Replacement School Project

On a mesa just south of Albuquerque, N.M., that overlooks the Rio Grande valley and the Pueblo of Isleta, construction has begun on an approximately 64,000



*Isleta Pueblo Elementary School students celebrate the groundbreaking.*

square-foot Replacement School that will accommodate 295 students. The design-build method of construction should allow the pueblo's K-6 students to move into the school in the fall of 2006. The Project Manager is OFMC's Southwest Regional Office Engineering Technician Frank Lujan of Isleta Pueblo, and OFMC Program Analyst Margie Morin (Chippewa) represented OFMC at the ceremony.

## Enemy Swim Day School Rises in South Dakota

The 53,000 square-foot Enemy Swim Day School (right) is being constructed in Waubay, S.D. The K-8 replacement school will serve 118 students. The OFMC project manager is Keith Miller, a member of the Rosebud Sioux Tribe.



## Cheyenne Eagle Butte School Unaffected by Renovation

In order to avoid interfering with classes, the Cheyenne Eagle Butte School Renovation Project is being scheduled to accommodate the continuity of education for the 1,350 students attending the K-2 and 7-12 school in Eagle Butte, S.D. Most of the work on life and safety upgrades throughout the school, including a total of 45,000 square feet of asbestos abatement in various areas of the school and dorms, is being done during the summer and mid-year vacations, when school is not in session. This schedule has necessitated the extension of the renovation project to more than three years duration rather than one year if students had moved into modular buildings during the work.



*New elevator lift at Eagle Butte.*

Most of the renovation is being done to bring the school into compliance with handicapped accessibility regulations and fire and safety codes. Not surprisingly, however, additional work is required to replace collapsed sewer lines and leaking roofs that were discovered during the renovation of the school buildings, some of which date to the 1950s.

## Eastern Navajo's Bob Villareal Maximizes His Budget

Eastern Navajo Agency Facilities has been a leader in getting minor project funding obligated and backlog projects completed. Facility Manager Bob Villareal said it is important to get the Agency facility budget expended so that needed improvements can get underway, especially those involving safety and environmental issues.

"We try to get ahead of the program a little bit," said Villareal. "We develop our request for Minor Improvement and Repair funding, and immediately after we submit it, we get our estimators to work so there won't be any delay when we get the funding. We don't

want to delay work on asbestos removal, upgrading sewage lagoons and making sure our sewer lines are in good order."

The result, he said, is "I see our children are learning in a safe environment. When I walk down the hallway and they give me high-fives, that is my reward."



*Bob Villareal*

# Focus

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Central Office staff will relocate to a new office building, which presents an opportunity to fully benefit from the new Records Management Plan.

The U.S. Department of Agriculture has detailed Records Management Specialist Ray Lyon to assist OFMC in implementing the Plan. Senior Records Management Officer for the Office of the Chief Information Officer, Margarita Sexson, is also providing assistance at Regional Facilities offices.

The Records Management Plan is centered around an electronic and hard file records inventory, which gives OFMC an accurate accounting of the record series used in its office. Later, it will provide information for developing a complete files management and records disposition program.

The Office of Special Trustee's Office of Trust Records is providing assistance through its contractor, Labat, to index, box and ship inactive facility records to the Federal Records Center in Kansas.

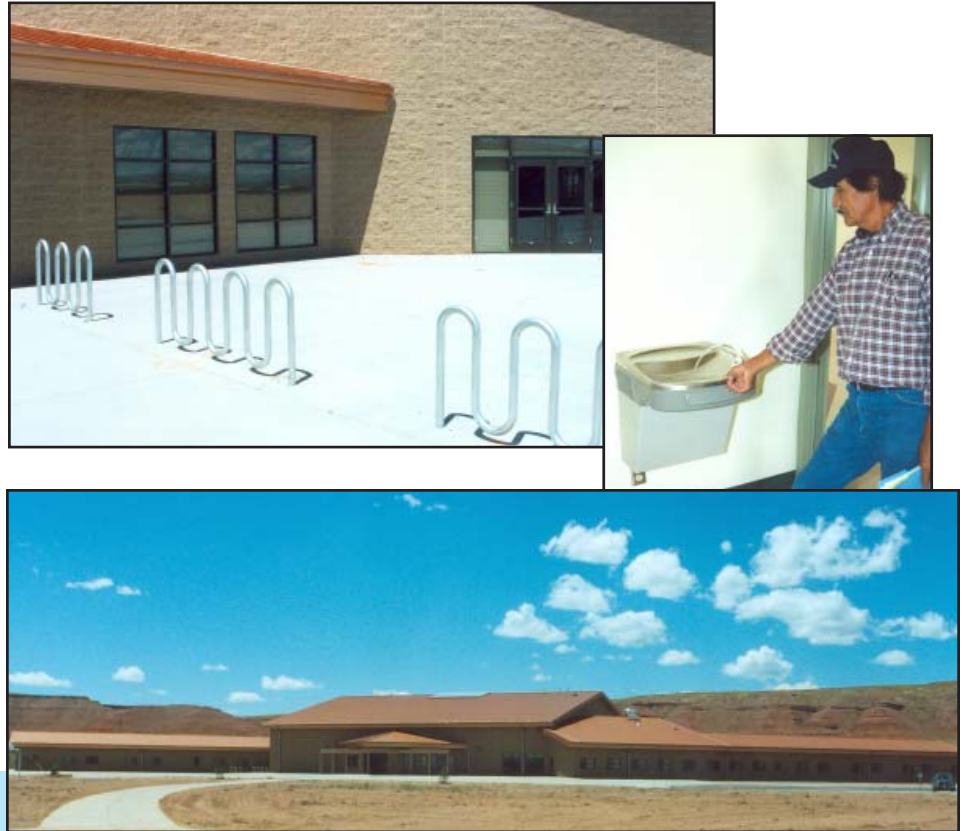


*Records Management Officers Ray Lyon (top) and Margarita Sexson review paper records for electronic inventorying at OFMC's Equipment Planning and Distribution Center in Albuquerque, N.M.*

## Many Farms Chinle Boarding School's New Dormitory Seeks LEED Certification

The BIA is seeking a Leadership in Energy and Environmental Design (LEED) Certification for its new dormitory serving Chinle Boarding School in Many Farms, Ariz. LEED, a U.S. Green Building Council rating system and a third-party certification tool, has been adopted by OFMC as a recommended goal for all new construction. Among the dorm's conservation features are an HVAC system that uses no CFC refrigerants, a roof that reduces heat islands by minimizing heat absorption and recessed entry way grills and grates to catch and hold dirt particles to keep them from inside air circulation.

*Bicycle racks help promote fuel conservation (top). Chinle Boarding School Facility Manager Joe T. Begay samples water cooled with a special refrigerant that doesn't add to ozone depletion (right). The dormitory's roof reflects sunlight (bottom).*



**OMSS**

The Office of Management Support Services oversees the Office of Facilities Management and Construction, the Division of Safety and Risk Management and the Division of Environmental and Cultural Resources Management.

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DEPARTMENT OF THE INTERIOR**

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