



Check Out OFMC's Recovery Project Checklist

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Office of Facilities, Environmental and Cultural Resources **Management Summary**

APRIL 2010

INDIAN AFFAIRS

American Recovery and Reinvestment Act of 2009

Facility Auditors Head to the Field to Assure Transparency with Recovery Act Projects

Grant auditors—three based at OFMC in Albuquerque, N.M., and one based at the Great Plains Regional Office in Aberdeen, S.D.—will visit each of the original 119 Indian Affairs facilities improvement projects being funded by the American Recovery and Reinvestment Act of 2009 (ARRA).

The Recovery Act requires OFMC to monitor the use of ARRA funds for each of the projects, and the auditors have been hired to provide the required financial oversight, grant compliance review and technical assistance.

Specific goals include ensuring that sound record keeping systems are maintained by tribes or school boards who are receiving ARRA funds for facilities projects. The auditors will prepare reports on each of the projects, which could include

recommendations for corrective action, if necessary. Reports will include whether skilled or unskilled laborers are being employed.

"OFMC staff members are working hard to make sure the ARRA funds get out to Indian Country and that all our facilities improvement projects are sound," said OFMC Deputy Director Emerson Eskeets. "But we need assistance to perform the required on-site monitoring over the next year or two. This will help us maintain the accountability that is a critical part of the Recovery Act."

OFMC was lauded by the Department of the Interior last year for getting ARRA projects underway quickly and for demonstrating key contracting "best practices" among the Interior bureaus.



Michael Smith installs a new water heater at his Mescalero home in February.

Workforce Training Income Enables Mescalero Homeowner to Purchase Household Appliances

When Workforce Training worker Michael Smith began his facilities management job in October 2009 at the Mescalero Agency in New Mexico he knew how he would use his income.

His five-member household had been living on the salary of his wife, Ellen, a program support assistant for BIA social services at the Mescalero Agency. She had inherited her home from her father, and its appliances hadn't been replaced for more than a decade. Their most pressing need was improving the home's water system.

"We know that I have this job until October (2010) and that we need to spend money now on upgrading our appliances," said Michael Smith. "First, we got a new water softener. Then, we went to Lowe's (Home Improvement Warehouse) in Alamogordo (N.M.) and bought a new water heater. The old one was over 12 years old and needed to be replaced."



Smith joins his sister-in-law Veda Chee during a January celebration at Mescalero's Carrizo Community Center.

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Briefs

Workforce Trainees, BIA Employees Bring Food to Stranded South Dakotans



Cheyenne River Agency Realty employee Mona Longbrake assists in the February food distribution preparation.

Extreme January storms across the Cheyenne River Sioux Reservation in South Dakota left some tribal families without food and power for weeks. Cheyenne River Agency staff—along with facility management Workforce Training workers—were part of a massive effort to distribute food and supplies throughout the rural reservation.

Structural Firefighter Training Set for June

Structural Firefighter Training for BIA and tribal firefighters will be:

June 7 - Navajo Region

June 14 - Northern Cheyenne Agency

June 17 - Standing Rock Agency

June 21 - Rosebud Agency

June 24 - Pine Ridge Agency

Contact: Structural Fire Protection Program Manager Ed Abeita at (505) 563-5109 or edward.abeita@bia.gov

Winter Storms

Arizona Buildings Collapse, Cheyenne-Eagle Butte Freezes

Approximately 24 inches of snow accumulated atop the Shonto Preparatory School gymnasium, leading to the collapse of the gym's roof which was approximately 97 ft. by 100 ft.

According to a school security guard, on Jan. 21, several students were playing basketball in the gymnasium around 10:00 a.m. when one of the boys noticed that the roof trusses were starting to split down the middle. He reported it to the guard who immediately ordered the students to leave the gym. An hour or two later, the roof collapsed. No students or staff were injured in the collapse. The school's Continuity of Operations Plan (COOP) was implemented and a structural engineer has since assessed the safety of the remainder of the building.



The gym roof collapsed in January at Shonto Preparatory School in Arizona. The gym was built in 1966.



This building at the McNary location of the Fort Apache Agency in Arizona collapsed in January.

The same gym roof design is used at nearby Tonalea Day School, Kaibeto Boarding School and Rocky Ridge Boarding School. Elsewhere in Arizona, the Fort Apache Agency had structural damage to buildings at its McNary location due to the same storm.

In South Dakota, a community power outage during an extreme freeze led to the bursting of pipes throughout the Cheyenne-Eagle Butte School. Also, modular buildings at Takini School had water damage and the Tiospaye Topa School water tower was damaged.

Purchasing emergency generators, such as were bought for the Choctaw schools in Mississippi after Hurricane Katrina and Oklahoma schools after last year's ice storm, is underway to prevent damage to Indian Affairs buildings when a community's power fails.



A computer lab floor glistens with water in January (above) at Cheyenne-Eagle Butte School in South Dakota, where a dorm had water damage (below), too.



Training Income/Spending Supports Local Economy

Continued from Page 1.

Smith said that besides adding to the family's budget, the Workforce Training employment allows him to remain on the Mescalero Apache Reservation. "My wife is Mescalero Apache. I am San Carlos Apache, but this is home," Smith said. "My previous work as a heavy equipment operator meant I had to travel around the Southwest to work, and most of my earnings went for living expenses and travel. Now I get to be with my family. I think Workforce Training is good because it allows me to have a job and live at home."

Smith is 48 years old and has extensive experience in construction trades. He is hoping that his work at the Mescalero Agency will lead to being considered for vacancies there. "I want to get as much training as possible so I can be valuable to the Bureau (of Indian Affairs)." As a Workforce Training



Smith and seven-year-old grandson Pierre Sago watch as Ellen Smith prepares the family's evening meal.

employee, his facility maintenance assignments stem from the FMIS Backlog. For instance, on a recent day, he was assigned to fix a persistent water leak at the Agency's Roads Maintenance building.

Smith said he is concentrating on earning enough to afford a new refrigerator, a new washer-dryer and maybe a new stove.

But he admits that he has

already purchased a new flat screen television and satellite radio service. "My wife wanted them," he said, laughing.



Smith struggles to open a water turn-off valve outside the BIA Roads Maintenance building at the Mescalero Agency. The valve wouldn't budge.



Smith examines as-built drawings of the Roads building to find an interior water turn-off valve. Advising is James Sundayman, a heavy equipment operator for BIA Natural Resources who is a veteran worker at the Mescalero Agency.

Workforce Training Brings Satisfaction, Opportunities to Southern Pueblos Workers

Jerry Sando, 40, of Jemez Pueblo, is using his Workforce Training salary as a temporary worker for the Southern Pueblos Agency in New Mexico to help pay his \$1,000 per semester cost to earn a community college certificate as a fitness technician, with hopes of becoming a certified personal trainer. Linus DeWahe, 42, has made nearly \$4,000 in improvements



Sando



DeWahe

to his Zia Pueblo home from earnings he makes as a temporary facilities maintenance team leader for the Agency.

Both hope their dependability and performance will attract the attention of Agency managers,






208 American Indians are being employed through OFMC's Construction Workforce On-The-Job Training for Deferred Maintenance program, as of March 31, 2010.

leading to permanent employment. Both said the training they have received in their Workforce Training positions will make them more employable. DeWahe took 40 hours of Supervisory Training, as well as HVAC and Asbestos Remediation training, and he hopes to get his CDL license through the Agency.

However, both agree that the most satisfaction they have received in their jobs is working to help Pueblo children have better schools. "It feels good to be able to actually do something to help our Pueblo people," said Sando. DeWahe said: "We go out there (to BIE-funded



schools) and they see we are Pueblo people and that we are helping them. It uplifts our spirits."

Replacement Schools

-  Rough Rock Community School, Ariz. K-12 school for 559 academic/266 residential students, including infrastructure and demolition.
-  Crow Creek Tribal School, S.D. K-12 school for 432 academic/188 residential students, including infrastructure and demolition.
-  Pueblo Pintado Dormitory, N.M. New dormitory for 70 residential students, including infrastructure and demolition.
-  Ojibwa Indian School, N.D. Bus garage.
-  Kaibeto Boarding School, Ariz. K-8 school for 276 academic/45 residential students, including infrastructure, housing and demolition.

Facilities Improvement & Repair






-  Standing Rock Community School, N.D. Academic high school building to include site work and infrastructure.
-  Flandreau Indian School, S.D. Academic dormitories, support facilities, infrastructure and demolition.
-  Nenahnezad Boarding School, N.M. Academic dormitories, support facilities and infrastructure.
-  Marty Indian School, S.D. Academic dormitories, support facilities and infrastructure.
-  Pine Hill Schools, N.M. Academic, support facilities and infrastructure.
-  Kin Dah Lichi'i Olta (Kinlichee), Ariz. Academic, support facilities and infrastructure.
-  T'lis Nazbas Community School, Ariz. Academic dormitories, support facilities and infrastructure.
-  Yakama Tribal School, Wash. Academic, support facilities and infrastructure.
-  Sherman Indian High School, Calif. Academic dormitories, support facilities, infrastructure and demolition.
-  Hopi Junior-Senior High School, Ariz. Academic, support facilities and infrastructure.
-  Cibecue Community School, Ariz. Academic, support facilities and infrastructure.
-  Ch'ooshgai (Ph II), N.M. Renovate academic classroom for health and safety; install sidewalks and upgrade sewer lagoon.

-  Pine Ridge School, S.D. Demolish dorm, upgrade HVAC in academic buildings, upgrade fire alarms and replace sidewalks.
-  Hunters Point Boarding School, Ariz. New library, upgrade health and safety deficiencies and infrastructure.

Building Projects

-  Oneida Tribal School, Wisc. Replace exterior insulation finish system.
-  Eufaula Dormitory, Okla. Install automatic fire sprinkler system.
-  Jones Academy Dormitory, Okla. Replace damaged and deteriorated exterior insulation finish system.
-  Haskell Indian Nations University, Kan. Replace emergency battery back-up system.
-  Haskell Indian Nations University, Kan. Install emergency intercom system.
-  Haskell Indian Nations University, Kan. Replace telephone system with emergency capabilities.
-  Haskell Indian Nations University, Kan. Install wheelchair lift at entrance.
-  Haskell Indian Nations University, Kan. Replace deteriorated plumbing.
-  Choctaw Central High School, Miss. Install fire-rated wall.
-  Pearl River Elementary School, Miss. Paint interior of building.
-  Pearl River Elementary School, Miss. Replace water closets.

Energy Projects




-  Little Wound School, S.D. Replace domestic sewer mains and service lines, including appurtenances, cast iron.
-  Wounded Knee District School, S.D. Replace two-pipe cooling and heating systems which supplies chilled/hot water supplied from a remote site.
-  Crazy Horse School, S.D. Install/replace lighting and power system.
-  Crazy Horse School, S.D. Install/replace service and distribution system.
-  Eufaula Dormitory, Okla. Replace HVAC units and controls system.





















OFMC's Recovery Project Checklist

Here is the status of Indian Affairs Facilities Recovery projects















As of March 31, 2010, the Project is:

-  Awaiting Obligation
-  Obligated
-  Underway
-  Completed

-  Eufaula Dormitory, Okla. Replace windows and lighting.
-  Jones Academy Dormitory, Okla. Upgrade HVAC system.
-  Jones Academy Dormitory, Okla. Replace aged and insufficient mercury vapor lighting.
-  San Simon School, Ariz. Replace school building cooling system.
-  San Simon School, Ariz. Install energy efficient heating, cooling and lighting systems.
-  Southwestern Indian Polytechnic Institute, N.M. Replace domestic hot water lines.
-  Haskell Indian Nations University, Kan. Replace heat pump units.
-  Haskell Indian Nations University, Kan. Replace boiler.
-  Greyhills High School, Ariz. Replace education building cooling and heating system.
-  Dibe Yazhi Habitiin Olta Inc. (Borrego Pass), N.M. Replace lighting in elementary school.
-  Chemawa Indian School, Ore. Replace lighting fixtures in high school.
-  Bogue Chitto Elementary School, Miss. Install energy efficient heating, cooling and lighting systems.
-  Conehatta Elementary School, Miss. Install energy efficient heating, cooling and lighting systems.
-  Standing Pine Elementary School, Miss. Install energy efficient heating, cooling and lighting systems.
-  Choctaw Central High School, Miss. Replace boiler.
-  Choctaw Central High School, Miss. Replace HVAC units.
-  Tucker Elementary School, Miss. Install energy efficient heating, cooling and lighting systems.
-  Pearl River Elementary, Miss. Install energy

efficient heating, cooling and lighting systems.




Roofing

-  Cheyenne-Eagle Butte School, S.D. Re-roof 3 buildings.
-  Northern Cheyenne Tribal School, Mont. Replace single-ply membrane, rubber/plastic roofing with tapered insulation for drainage.
-  Oneida Tribal School, Wisc. Replace stone ballasted single-ply membrane, rubber/plastic roofing.
-  Hannahville Indian School, Mich. Replace asphalt shingles.
-  Circle of Nations School, N.D. Re-roof building.
-  Eufaula Dormitory, Okla. Re-roof building, install solar panels.
-  San Simon School, Ariz. Replace membrane rubber roofing, install solar panels.
-  Southwestern Indian Polytechnic Institute, N.M. Re-roof building, install solar energy system.
-  Santa Clara Day School, N.M. Re-roof buildings.
-  Taos Day School, N.M. Re-roof buildings, install solar panels.
-  Ohkay Owingeh School, N.M. Re-roof buildings, install solar panels.
-  Santa Clara Day School, N.M. Install walkways/roof from building to building.
-  Indian Township School, Maine. Re-roof building.
-  Choctaw Central, Miss. Re-roof building, install solar panels.





Site Projects

-  Takini High School, S.D. Demolish not-in-use buildings and restore site.
-  Pierre Learning Center, S.D. Demolish dormitory and restore site.
-  Tate Topa Tribal School, N.D. Install curb, gutter, sidewalks; paving, parking lots.
-  Riverside Indian School, Okla. Replace water tower.
-  St. Stephens Indian School, Wyo. Replace the parking lot including sub-base.
-  Jemez Day School, N.M. Replace domestic water line supply.
-  Santa Clara Day School, N.M. Install downspouts on all school buildings.
-  Santa Clara Day School, N.M. Repave parking lot.
-  Taos Day School, N.M. Repave parking lot.
-  Ohkay Owingeh School, N.M. Repave parking lot and install perimeter fencing.
-  Tesuque Day School, N.M. Repave bus loop.
-  KinLani Bordertown (Flagstaff) Dormitory, Ariz. Install security fencing.
-  Dibe Yazhi Habitiin Olta, Inc. (Borrego Pass), N.M. Replace domestic sewer mains and service lines, including appurtenances iron.
-  Dibe Yazhi Habitiin Olta, Inc. (Borrego Pass), N.M. Replace domestic water mains and laterals.
-  Pine Springs Day School, Ariz. Repair sewage lagoon.
-  Pine Springs Day School, Ariz. Replace elevated water storage tank (100' to bottom capacity line, 250,000 gallon).
-  Winslow Residential Hall, Ariz. Install security fencing.
-  Chemawa Indian School, Ore. Construct new water storage tower and tank. Dismantle and remove old tower.
-  Indian Township School, Maine. Build universal waste storage.
-  Indian Island School, Maine. Build universal waste storage.
-  Tucker Elementary School, Miss. Repair playground surface/equipment.
-  Choctaw Central High School, Miss. Paint metal canopy.
-  Choctaw Central High School, Miss. Excava-













tion/imported natural.

-  Tucker Elementary School, Miss. Add maintenance/emergency access road.
-  Tucker Elementary School, Miss. Repave parking lot.
-  Pearl River Elementary School, Miss. Install additional parking.











Detention Centers—Renovation for building code and security compliance.

-  Turtle Mountain Detention Center, N.D.
-  Hopi Detention Center, Ariz.
-  Walter Minor Detention Center, S.D.
-  Fort Belknap Detention Center, Mont.

Land Mobile Radio—Repair/upgrade communication tower to include renewable energy.

-  Wolf Mountain repeater, Mont.
-  Fort Belknap north repeater, Mont.
-  Ft. Peck R Y road site, Mont.
-  St. Bernard, Mont.
-  Northern Cheyenne Fisher Butte, Mont.
-  Centennial Mountain, Mont.
-  Kitt Peak, Ariz.
-  Dry Lake/Old Summit, Ariz.
-  Hilltop, Ariz.
-  San Carlos headquarters, Ariz.
-  Pinal Mountain, Ariz.
-  Hotevilla, Ariz.

Employee Quarters—Renovate/repair roof, upgrade heating and cooling, replace windows for energy efficiency.

-  Takini High School, S.D.
-  Tiospaye Topa School, S.D.
-  Twin Butte Day School, S.D.
-  Porcupine Day School, S.D.
-  Northern Cheyenne Tribal School, Mont.
-  Flandreau Indian School, S.D.
-  Hotevilla Bacavi Community School, Ariz.
-  Chi-Chil'tah/Jones Ranch, N.M.
-  Ojo Encino Day School, N.M.
-  Dibe Yazhi Habitiin Olta (Borrego Pass), N.M.

FOCUS

Once the Replacement School is Built, Facility Managers Step Forward



Leupp School, Inc., Facility Manager Henry Begay (left) conducts an inspection of his Arizona replacement school's dormitory before its one-year warranty period ends.

Planning for the operating and maintaining of a replacement school begins two years before students, teachers and staff move in. But a school's facility manager actually steps up to the task of operating and maintaining a new school when the construction contractor's Declaration of Substantial Completion of the Construction Project is accepted by the school's owner—either grantee, Pub. L. 93-638 contractor, compact tribe or the Bureau of Indian Affairs. The funds for operating and maintaining the school should then be available as the new square footage becomes part of Indian Affairs' FMIS database, even though some "punch list" items may still need to be resolved.

"With the issuance of the Declaration, the Owner takes custody of the facility, work or improvements and begins the maintenance and upkeep," according to OFMC's Sept. 8, 2006 Policy Memo-

Continued on Page 7.

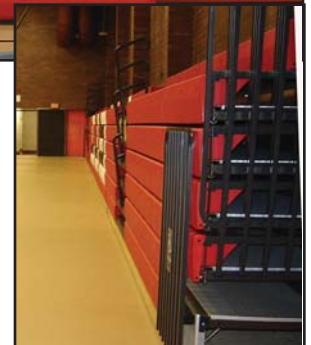
Heavy Use Means Bleachers Get Special Safety Attention

The Division of Safety and Risk Management (DSRM) is utilizing the NFPA 101 Life Safety Code 2009 Edition to guide its required safety inspection of telescopic folding seating (bleachers). The code requires "an annual inspection and required maintenance of each grandstand" by facility staff. It also requires a biennial inspection "by a professional engineer, registered architect or individual certified by the manufacturer" of the bleachers.

"Annually inspecting telescopic seating must be a high priority for a school's facility management operations and maintenance program because bleachers seat a large number of people who impose a heavy live load on the seating," said DSRM Chief Paul Holley. "Also, the bleachers themselves are constantly being extended and closed so there are moving parts that need to be inspected and maintained."



Old bleachers in the Chemawa Indian School gymnasium in Oregon (left, above) were replaced last year (below) due to safety concerns. Improved gym lighting was funded by the American Recovery and Reinvestment Act of 2009.



Ojo Encino Day School Constructed with Insulated Panels



Ojo Encino Day School on the Navajo Reservation in New Mexico is being built for 280 K-8 students.



The 52,000 square foot Ojo Encino Day School is Indian Affairs' first design-build replacement school to have its classroom walls and roof built using Structural Insulated Panel Systems (SIPS). Formed off-site and trucked to the school, each panel sandwiches framing, insulation and sheathing, leading to a dramatically increased insulation R-factor. The result will be lower heating and cooling costs. The OFMC Project Manager is Andy Robinson, a member of the Northern Cheyenne Tribe.

OFECR Funding Study/Closure Efforts for Tuba City Dump

BIA is conducting a Remedial Investigation / Feasibility Study at the Tuba City Open Dump, located east of Tuba City, Ariz. The dump operated from the late 1950s to 1997 as an uncontrolled and unregulated dump. It consists of 28 acres on the Hopi Tribe's land and two acres on the Navajo Nation's land. Elevated levels of uranium observed in shallow groundwater monitoring wells positioned near the dump has led to Indian Affairs funding numerous environmental investigations necessary to develop and evaluate alternatives for eventual permanent closure of the dump. Evidence to date suggests there is no direct threat to local drinking water supply wells or to ceremonial springs.



Sampling for radioactive material (inset) has established the need to study the uranium contamination at the Tuba City, Ariz., open dump.

Sherman Indian High School Sees Recovery Improvements

Recovery Act funds are being used to renovate 13 buildings on the 88-acre Sherman Indian High School campus in Riverside, Calif., including new HVAC, roof replacement and exterior improvements to the school dormitories (below).



Also, the campus will be enclosed with new six-foot-high fencing, while roadways will be repaved. The football field (above) will be resurfaced with artificial turf, because watering and maintaining a grass surface is more expensive than maintaining the artificial turf over the course of its lifespan. A new scoreboard will also be installed.

Out With the Old...



The dormitory cottages at Chemawa Indian School in Oregon are demolished in January. A new 86,400 square foot dorm, which includes a commons area (right), now houses 400 students. The OFMC Project Manager is Phil Asmus.

...In With the New Dorm at Chemawa Indian School



Continued from Page 6.

random to establish the date of transfer of ownership.

This date also begins the one-year warranty period for the replacement school. Construction industry best practices show that the most successful transitions from warranty period to full operation stem from a series of inspections scheduled after the initial six and nine months—and finally just before the conclusion of the one-year warranty period. These interim inspections during the warranty period facilitate satisfactory resolution of punch list items before the one-year warranty period expires.

The OFMC Project Manager on the project is party to the Declaration and keeps in touch with the facility manager to oversee satisfactory resolution of any punch list items.

Before the Declaration, the replacement school's facility staff members are trained to utilize all state-of-the-art systems, especially HVAC and security systems, incorporated into the design of the school. They are then ready to assume operations and maintenance oversight from the contractor upon the acceptance of the Declaration.



Dilcon Community School Facility Manager Reuben Nels keeps up-to-the-moment surveillance on his Arizona replacement school's HVAC system from a central controlling computer in his office.

Navajo Preparatory School Student Center Opens

The OFMC-funded Navajo Preparatory School Student Center in Farmington, N.M., opened in December and will likely be the second Indian Affairs project to earn the Leadership in Energy and Environmental Design (LEED) Silver Certification, awarded by the U.S. Green Building Council (USGBC). The OFMC Project Manager is Andy Robinson, a member of the Northern Cheyenne Tribe.



Navajo Prep Eagles ROTC members Nicole Benally (left) and Justine Henio hold an afternoon practice for the posting of colors that opened that evening's dedication dinner at Navajo Prep's Betty Ojaye Student Center in December. Betty Ojaye is the longtime executive director of the BIE grant school.



Navajo Prep's Betty Ojaye Student Center in Farmington, N.M.

Turtle Mountain High School in North Dakota achieved a LEED Silver Certification last year. Two other schools, First Mesa Elementary School on the Hopi Reservation in Arizona and Baca / Dlo'ay Azhi Community School on the Navajo Reservation in New Mexico, received LEED Certification.



The library in the Student Center.

PUBLIC NOTICE

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Office of Facilities Management and Construction

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Assistant Secretary-Indian Affairs

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