



September 23, 2008

Rick Luthi, Superintendant
Nome Public Schools
P.O. Box 131
Nome, Alaska 99762

RE: Building investigations at Nome Public School Campus

Dear Mr. Luthi,

Thank you for the opportunity to provide a technical investigation of the structure and condition of Building D, the Dormitory Office building on the Nome/Beltz Campus. **It is our professional opinion that the building is sound and it is worthwhile expending funds to replace the roof if there is a continuing use for this structure.** The entire building, including the dormitory section, has what we like to call "good bones"; i.e. a sound structure that will outlast the 25 year life of a new roof.

We would be remiss not to mention that **the building requires work in addition to the roof replacement.** If Nome Public Schools (NPS) continues to be responsible for the maintenance and upkeep of this facility it would be wise to **invest in renovations that increase overall energy efficiency.** This work would include new insulation for the exterior walls as well as installation of more efficient lighting and mechanical systems.

We wholeheartedly recommend proceeding with the roof replacement over the occupied portions of the building housing offices, the charter school and other district functions. It makes sense to replace the roof over the former NACTEC dorm in order to **preserve this asset until funds can be found to renovate the space for a new function.** If you do not have any future plans for using the dormitory we recommend using the funding to mothball the structure and upgrade the energy efficiency of the occupied areas in lieu of replacing the roof over the dormitory portion. I would be happy to work with the Department of Early Education and Development to change the grant to allow this to happen.

Sean M Boily AIA
Principal Architect

Evelyn F ROUSSO AIA LEED
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Demolishing all or part of Building D would deny NPS and the Nome community use of that structure forever and should only be pursued if there truly is no possibility that the structure can serve the community. NACTEC received funds to construct a new building because renovating the existing structure to meet their needs cost the same amount as a new facility. I cannot say if this is still the case; the actual renovation cost will depend on how the building will be used, as well as prevailing construction rates. Furthermore some funding sources may be more inclined to grant money for a renovation.

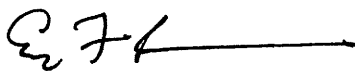
I know this is a difficult decision that you, the school board and the Nome Common Council must make. Ultimately if you do not take steps to renovate the Building D you will no longer be able to use it for any purpose. **Therefore we recommend**

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accepting this grant and raising the matching funds as a long term solution for housing NPS offices and the charter school. Do so with the understanding that the roof replacement is only the first step towards maintaining this building.

If you have any questions or would like to discuss this issue further please feel free to call either myself or my partner Sean Boily.

Sincerely,



NorthWind Architects, LLC
Evelyn F. Rousso, AIA

Cc: Pete Hallgren, Nome City Manager

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