



Dorms Rising

OFMC Dormitory Projects Set to House American Indian and Alaska Native Students

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Chemawa Indian School

Ch'ooshgai Community School



Office of Facilities, Environmental and Cultural Resources

Management Summary

JANUARY 2010

INDIAN AFFAIRS

OFMC Gets Design/Build Help from National Park Service for Crow Creek Tribal School

Through an interagency agreement initiated by OFMC, the National Park Service (NPS) will provide design/build services for the construction of the Crow Creek Tribal School replacement project in Stephan, S.D. It will be the first school ever built by NPS and marks the first project management assistance OFMC has received from a Department of the Interior bureau.

Using funds from the American Recovery and Reinvestment Act of 2009 (ARRA), OFMC and NPS will replace two schools—Crow Creek Middle/High School and an elementary school 15 miles away in Fort Thompson, S.D.—with a K-12 school on one campus for 393 students including 100 residential students, along with a bus garage/maintenance shop and five employee houses. A gymnasium has been built at the site. It was designed by Gordon Rosby of OFMC's Great Plains Regional Office.

OFMC sought out NPS, which constructs a wide variety of National Park facilities along with employee quarters, in order

to expedite the design/build contracting process, a priority in getting ARRA funds spent quickly. In turn, the Crow Creek Tribal School project will provide an opportunity to broaden NPS construction experience, said NPS Contracting Services Division Chief Dolly Fernandez.

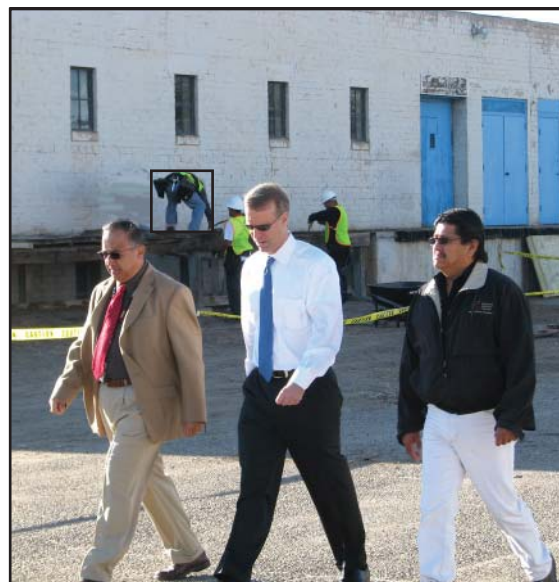
"We reorganized our divisions and streamlined our systems to accomplish our large workload with the additional ARRA projects this year. When we were asked to help Indian Affairs with this project, we knew we had the expertise and could absorb this project into our current workload," said Fernandez. "Interior bureaus can work together for the collective benefit of all."

Over the past decade, the U.S. Army Corps of Engineers provided construction oversight, including design/build, full design and construction services for nine of OFMC's major school construction projects.

Interior's Top ARRA Official Visits Indian Affairs, Praises OFMC's "Meaningful" Effort

Chris Henderson, Senior Advisor to the Secretary of the Interior for the American Recovery and Reinvestment Act of 2009 (ARRA), reviewed OFMC's progress on ARRA projects during his October visit to OFMC and Southern Pueblos Agency in New Mexico. Henderson said OFMC has demonstrated key "Best Practices" among Interior bureaus, including working with contracting officials to get ARRA projects underway.

"OFMC has been a stand out for its meaningful progress" in getting 66 of 122 ARRA projects obligated, said Henderson. He said he is equally impressed by OFMC's drive to get its projects completed. Also, 102 American Indians are being employed through OFMC's Construction Workforce On-The-Job Training for Deferred Maintenance program, as of Nov. 25, 2009.



Senior Advisor to the Secretary of the Interior Chris Henderson (middle) reviews work being done by Southern Pueblos Agency (SPA) Workforce Training workers in Albuquerque, N.M., in October. Joining him are SPA Facility Manager Simon Nuñez (left) and his assistant, Jon Henderson.

Briefs

Review Provides a Fresh Whiff for Sewage Lagoons

OFECR is seeking to draft sewage lagoon design performance criteria that would meet applicable environmental requirements. Some lagoons at Indian Affairs locations pre-date current requirements, and many of those have leaks and odors as they are too deep to maintain active microbial activity.

Among the possible improvements to be considered are installing septic tanks prior to discharge into the lagoons; separating the grey water from the black water and using the grey water for irrigating lawns/grounds (aiding water conservation); discontinuing the construction of discharge pipes in lagoon cells that discharge into the environment and designing lagoons with adequate freeboard and depth to ensure efficient evaporation and microbial activity. (The total depth of a lagoon should be no greater than 5-6 ft.)

Rattlesnakes Removed at Borrego Pass Day School; Bats Plague Pierre Building

Two small rattlesnakes were removed from a modular building before the school year began at Dibe Yazhi Habin' O'ita (Borrego Pass) on the Navajo Reservation in New Mexico.

Two modular buildings are to be moved to Pierre Indian Learning Center in South Dakota to provide classroom space for students evacuated from a 1936-era classroom building which is infested by bats.

Beclabito Day School Readied for Students

OFMC administrative assistants Nancy Chavarillo (left) and Sara Yepa (right) celebrate with Ms. Northern Navajo Tanya Lister during the December opening of Beclabito Day School in New Mexico. The 33,000 square foot replacement school will serve 128 students in grades K-4 (right).



Modulars Proposed for Dormitory, Facility Shop/Bus Barn

OFMC is creating prototype modular buildings for a 100-student dormitory at Shiprock Alternative Schools, Inc., in New Mexico and for a 7,000 square foot facility management shop/bus barn at Ojibwe Indian School in North Dakota. The impetus for the projects is to save construction time by using winter months to manufacture the buildings at an indoor location and assemble them on-site during construction season. The buildings will be esthetically pleasing while allowing for local cultural enhancements.

Takini School Gets Emergency Modulars

OFMC constructed, delivered and installed five prototype modular classroom buildings at Takini School in South Dakota (right). The previous modular classroom buildings had been damaged by a severe storm in May 2009. The damage to



the buildings created numerous safety deficiencies, presenting imminent threats to life/safety. In fact, the damage was so great the buildings had to be immediately abandoned and the students were temporarily relocated. The new buildings were constructed and site work was successfully completed within 120 days, with final inspection performed in October 2009. The Takini need was reported by the Great Plains Regional Facility Office as part of an OFMC-wide search for "life threatening situations existing with buildings that are... in eminent danger of collapse." OFMC's Modular Building Program is directed by Dennis Rodriguez, a member of Laguna Pueblo.

OFMC Standardizes Modular Classrooms, Retains Ownership

Since 2006, OFMC's Modular Building Program has installed 40 standardized modular classrooms at Bureau of Indian Education-funded schools. OFMC reduced its former offering of eight floor plans to one standardized design which meets program specifications for grades K-12 and minimum building specifications, such as American Disability Act compliance. The standardized modular classroom is insulated for both severe dry heat and deep cold temperature, with the modulars heading to Northern Tier schools getting "snow load" structural roofing enhancements. The buildings can be pit-set or elevated above ground. Ownership of the standardized modular classrooms is retained by OFMC, which can move them at a later date to where the need is greater.

Department of Energy Salutes OFMC's Solar Energy Roof Project at SIPI

The photovoltaic project on the gymnasium roof at the Southwestern Indian Polytechnic Institute (SIPI) in Albuquerque, N.M., (below) won the 2009 Federal Energy and Water Management Award by the Department of Energy.



With the award are (from left) U.S. Department of Energy Associate Under Secretary Richard Moorer, OFMC Project Manager Andy Robinson, OFMC Deputy Director Emerson Eskeets, Department of the Interior Director of the Office of Acquisition and Property Management Debra Sonderman, OFECR Director Jack Rever and Federal Energy Management Program Manager Richard Kidd.

The 70 kilowatt building-integrated photovoltaic roofing system has offset SIPI's overall electricity consumption by an estimated 127 megawatt-hours annually. It is the largest photovoltaic system of its kind in New Mexico, and an additional system is being installed on the roof of SIPI's administration building, a project that is funded by American Recovery and Reinvestment Act of 2009. The OFMC Project Manager is Andy Robinson, a member of the Northern Cheyenne Tribe.

Magazines Cite Porcupine for Green Building, Dilcon for Education Construction

Porcupine Elementary School (Pahin Sinte Owayawa), which opened in 2009 on the Pine Ridge Reservation in South Dakota, has been selected from among 2,500 construction projects

Porcupine Elementary School



for a Green Building of America Award in the Midwest edition of *Real Estate & Construction Review* magazine. The project will be featured in the magazine's 2009-2010 Green Success Stories. The 66,000 square foot, K-8 school serves 300 students. It is seeking a Leadership in Energy and Environmental Design (LEED) certification from the U.S. Green Building Council. The OFMC Project Manager was Bob Montoya (now retired), a member of Sandia Pueblo.

Dilcon Community School



Dilcon Community School, which opened in 2009 on the Navajo Reservation in Arizona, was featured as the 2009 "Best of Arizona" education construction project in the December 2009 edition of *Southwest Contractor* magazine. The 61,000 square foot, K-8 school opened in 2009 to serve 307 students, including 80 students in a 18,000 square foot dormitory. It is also seeking LEED certification. The OFMC Project Manager is Phil Asmus.

Chemawa Indian School's New Dormitory Awaits LEED

Materials and construction methods used in building the new dormitory at Chemawa



A worker welds the handrails (right) leading to a side entrance of the new Chemawa dormitory (below).



Indian School in Oregon are intended to assist in earning the project a Leadership in Energy and Environmental Design (LEED) certification from the U.S. Green Building Council. The OFMC Project Manager is Phil Asmus.

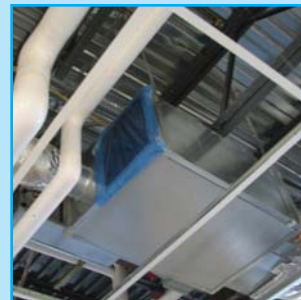


The interior surfaces are painted with low volatile organic compound (VOC) paint to reduce the amount of paint-based gases leeching into the air.



The heating units for inside air and for hot water are high efficiency and are connected to a computer-based building management system which will ensure their operation is reduced during off-peak hours.

LEED Techniques at Chemawa



Filters on inside air ducts protect the HVAC system from collecting dust during construction.



About 85 percent of construction waste is being collected in separate bins to be recycled into post-consumer products.

Dorms Rising

OFMC Focuses on Student Housing

Dormitory Ready at Ch'ooshgai Community School

The new 31,215 square foot dorm at the K-8 Ch'ooshgai Community School in New Mexico is built for 150 students. The OFMC Project Manager is Keith Miller, a member of the Rosebud Sioux Tribe.



Pine Ridge School Dorm Has Ground Source Heat Pumps

The new 56,000 square foot dormitory at Pine Ridge School in South Dakota will house 120 boys and girls in grades 9-12. It features ground source heat pumps. The OFMC Project Manager is Phil Sarracino, a member of Laguna Pueblo.



A skylight (top) illuminates the center of the new dormitory (bottom).



Tubes linking the ground source heat pump wells next to the new Pine Ridge School dormitory in South Dakota emerge through a spring 2009 snow.

Replacement Schools With Dormitories

In New Mexico, the dormitory at T'iists'ooziBi'Olta will hold 101 students, and the new dormitory at Pueblo Pintado Community School will hold 165 students. A second dormitory at Pueblo Pintado will hold 70 students. The OFMC Project Manager is Andy Robinson, a member of the Northern Cheyenne Tribe. Kayenta Community School Dormitory in Arizona will hold 119 students. The OFMC Project Manager is Phil Asmus.



Kayenta Community School



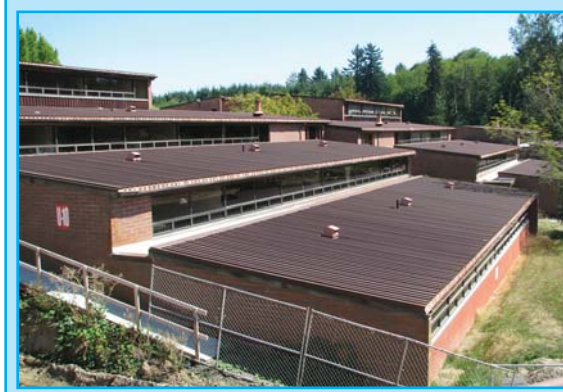
Pueblo Pintado Community School



T'iists'ooziBi'Olta

Goodbye to Old Dormitories

The boys dorm (top right) at Pine Ridge School is already demolished to make way for the new dorm, and both boys and girls are living in the old girl's dorm (bottom right) which will also be demolished. The old dorms at Chemawa Indian School (left) will be demolished, and the old dorm at Ch'ooshgai Community School is already demolished.



FOCUS

Troubleshooting Building Safety: Boarding Up and Demolition; RAC Begins



The former Shiprock Agency Administration Building in New Mexico has been boarded up.

Seventy-seven unsafe buildings were boarded up in FY2009 in three OFMC Regions: Navajo, Western and Great Plains. During this time, 215,930 square feet of excess space across Indian Country was demolished or removed from Indian Affairs ownership.

Also, OFECR's focus on building safety, stemming from a 2007 directive to prevent access to abandoned and condemned buildings, has been institutionalized with this fall's implementation of Risk Assessment Codes (RAC) in FMIS.

Indian Affairs safety inspectors use the RAC in FMIS to define the level of health and life safety deficiencies, stemming from their building inspections, abatement plans, and deficiency listings. (RAC are not used to define functional deficiencies). There are five levels of the codes in FMIS which reflect the hazard severity, the probability of occurrence, the number of people exposed or the potential resource loss in a failure event. In assigning a numeric value to a deficiency, the severity

Continued on Page 7.

Studies Completed

Elimination of 800 Employee Housing Units Proposed

Equipped with condition assessments of all BIA-owned employee housing units throughout Indian Country, the OFMC Employee Housing Program is proposing the transfer of ownership or demolition of approximately 800 employee housing units nationwide. The Master Housing Plan for 131 surveyed locations was presented in November to the directors of the BIA and BIE.

For each location, the Master Housing Plan identifies units which need renovation or replacement along with unneeded housing units which could be transferred to the local tribe or be demolished. A first survey, conducted in 2007, assessed the condition of 3,116 housing units at 84 locations that have 10 or more units. The second survey focused on 47 locations, each with under 10 units, for a total of 275 employee housing units. Another 29 locations were each part of a replacement school construction project during the past decade, and all housing is in good condition. Those employee housing units were funded as a part of the each replacement school project.

To right-size the number of Indian Affairs employee housing units, the Master Housing Plan spells out a 10-year demolition effort to remove the unneeded housing units from the employee housing inventory. Rental receipts from employee housing tenants are not sufficient to address the deferred maintenance backlog for each location's necessary employee housing units, especially where there are only a few units. American Recovery and Reinvestment Act of 2009 funds will be used to renovate some units.



Employee housing assessment inspector Michael Morrison (left) inspects the electric connections of a home at Tohono O'odham High School in Arizona. Helping is renter Carl Antone.

T'iists'ooziBi'Olta Replaces Crownpoint Boarding School

The new 84,155 square foot T'iists'ooziBi'Olta (Crownpoint Boarding School) and new 21,990 square foot replacement dormitory are under construction in Crownpoint, N.M. The school (above, right) can serve 497 K-8 students, including 101 residential students in the new dormitory adjacent to the school. The OFMC Project Manager is Andy Robinson, a member of the Northern Cheyenne Tribe.



American Recovery and Reinvestment Act of 2009

OFMC Project Managers Boost 122 Indian Country projects

The large number of OFMC projects funded by the American Recovery and Reinvestment Act of 2009 (ARRA), has prompted the hiring of five project managers—three at OFMC in Albuquerque and one each at Great Plains and Navajo regional offices. OFMC has also hired a coordinator for National Environmental Policy Act (NEPA) compliance.



A Labor Day parade in Eagle Butte, S.D., features a BIA Agency float celebrating the Recovery Act.

OFMC's nine regional offices are playing a key role in managing a majority of the 99 projects across Indian Country that are classified as "minor improvement and repair." Also, there are five replacement school projects, four detention center projects and 14 major "facility improvement and repair" projects.

Choctaw Central Schools Gymnasium Re-Roof



ARRA funds are being used to re-roof the gymnasium at Mississippi Choctaw Central Schools.

Justice Dept. Grant Prompts Detention Center Adjustment

In September, the U.S. Department of Justice (DOJ) announced its grants for the construction or renovation of 21 Indian Country detention facilities, including funding for the replacement of the entire Rosebud Detention Center in South Dakota. In response, OFMC cancelled its planned ARRA project to renovate the existing Rosebud facility.

Other major detention center projects funded by DOJ include Tuba City, Colorado River, Pascua Yaqui, White Mountain and Kayenta in Arizona; Puyallup, Nisqually, Yakama and Chehalis in Washington; Rocky Boy, Fort Peck and Flathead in Montana; Ramah Navajo and Eight Northern Pueblos in New Mexico; Yankton in South Dakota; Fallon Paiute-Shoshone in Nevada; Eastern Cherokee in North Carolina; Shoshone-Bannock in Idaho; Tule River in California and Native Village of Kwinhagaj in Alaska.

The DOJ-funded construction will follow OFMC's design standards for detention centers, and OFMC will seek funding to provide operations and maintenance funds for most of the detention centers constructed with DOJ funding.

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could range from catastrophic to minor and the probability could range from frequently to rarely.

The RAC system in FMIS defines and records that process so that facility managers have the best information upon which to base decisions regarding safety and health hazards and control measures. It is not always possible to quickly or completely eliminate hazards. Often facility managers will have to use interim control measures to reduce hazards to a lower level of risk while awaiting funding and permanent corrective actions.

Similar implementation of risk assessment is underway across the Department of the Interior with the intent of providing Department managers with more accurate health and safety risk ranking information in order to make better decisions concerning hazard occurrences. Using risk assessment also provides decision-makers with a consistent and defensible approach to prioritizing health and safety abatement efforts which compete for resources with other program priorities.



A former employee quarters for the Tuba City Boarding School was recently boarded up.



Indian Highway Safety Program Administrator Patricia Abeyta unveils a BATmobile at a November news event.

BATmobiles Readied for Reservation Highway Safety

The Indian Affairs Indian Highway Safety Program has received four Breath Alcohol Testing vehicles for use by tribes. The vehicles will be used in Office of Justice Services (OJS) Districts II, IV and V. (OJS District II covers Oklahoma tribes, OJS District IV covers New Mexico tribes; OJS District V covers tribes in Montana, Idaho, Wyoming, Washington and Oregon). Tribal law enforcement agencies can utilize the vehicles, especially during drunk driving mobilizations on reservations. Two vehicles will be stationed in Billings, Mont., one will be stationed in Oklahoma and one at Tesuque Pueblo in New Mexico.

“Buddy System” Employed at Albuquerque Campus

A “buddy system” is being used by fire wardens to assist some employees and visitors at the Indian Affairs campus in Albuquerque, N.M. The “buddy” is a fellow employee who will help an employee who might not be able to use the stairs during a building evacuation (right). The buddy will assure the employee is able to reach an exit or a safe refuge area. The buddy will not carry the employee, but if there is extreme difficulty getting to an exit or safe refuge area, the buddy will seek additional help to assist in the evacuation.



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DEPARTMENT OF THE INTERIOR
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