

## “New Construction” Funding Category in FY 2007 Returns FI&R to an Upgrade Focus

As a result of an Inspector General’s review of the Office of Facilities Management and Construction’s Facilities Improvement & Repair (FI&R) program, OFMC will limit FI&R funding to major renovation or repair of existing buildings which are considered worth revitalizing. The Inspector General review found that the FI&R program had expanded beyond its intended purpose. Therefore, a new funding category, New Construction, will be created to fund the replacement of obsolete buildings that are individual components of a school campus. The Replacement School program, which replaces most or all of the academic facilities on an entire campus, will continue.

The new budget categories go into effect with the FY 2007 OFMC budget. Each of the three funding programs utilize prioritization of projects, based on the need established in the Facilities Management Information System (FMIS) deferred maintenance and capital improvements database.

FI&R had been used for major new campus component projects, such as the current construction of two new dormitories at Fort Wingate High School near Gallup, N.M., and a new single-structure school, such as Loneman Day School in Oglala, S.D. Such projects will now be funded under the New Construction program, while FI&R will return to its intended use as a major repair and renovation program. The Minor Improvement & Repair (MI&R) program continues as to address smaller scope and shorter duration repairs and improvements.

“With the new construction funding category, we have created a better way to segregate our construction efforts,” said OFMC Deputy Director Boyd Robinson.

Planning thresholds for these programs are as follows:

MI&R	Repairs from \$2,500 to \$250,000.
FI&R	Major repairs and renovation.
New Construction	Replace a campus component.
Replacement School	Replace most or all academic facilities on an entire campus.

## Water System Turned Over to Tribe



*As FY2006 began, the Bureau of Indian Affairs completed the transfer of ownership of the water system serving the Jicarilla Apache Nation in New Mexico, including this intake facility along the Navajo River, a tributary of the San Juan River. Other tribal resources are being used to sustain the system's state-of-the-art facilities, while the tribe has decided to provide free water service to its tribal members. See Page 4.*

## Safety First and Last



*OFMC Project Manager Bob Montoya (right) and Engineering Tech Glenn Tujiillo (left) assist Division of Safety and Risk Management Inspector Karl Chiviwi in a final inspection of a Santa Fe Indian School dorm. See Page 2.*

# Briefs

## Warehouse Helps Distribute Books to Indian Students

For the second year, OFMC's Equipment Planning and Distribution Center made available temporary space in its Albuquerque, N.M., warehouse to assist the State of New Mexico's Native American Liaison's Office in storing some 5,000 donated schoolbooks that will be distributed to Indian children in New Mexico, including the Navajo Reservation.



*New Mexico's Native American Liaison Bernie Teba helps Isleta Pueblo Headstart Case Manager Brenda Garcia load books at OFMC's Albuquerque warehouse.*

## Modular Buildings Serve as Dormitory and Kitchen After Fire at Crow Creek

Crow Creek High School students are living and eating in modular buildings on campus because of last April's fire in a dormitory at the school in Stephan, S.D. This temporary solution to the fire damage was chosen since the entire school is on the BIA's Replacement School list.

## Flagstaff's Kinlani Dorm Rises Among the Pines

The Kinlani Dorm replacement project will serve some 160 students attending Flagstaff High School in Flagstaff, Ariz., beyond the western border of the Navajo Reservation. The eagle-shaped dorm is being constructed in front of the existing dorm, which will be demolished. The OFMC Project Manager is Eufrazio Sabay.



*The new dorm rises in front of the old dorm.*



## Safety Inspection Leads to Certificate of Occupancy

Prior to arriving to make a final inspection leading to a Certificate of Occupancy, Division of Safety and Risk Management Inspector Karl Chiyiwi has inside knowledge of a facility he has never seen. "I do plan reviews at various design stages, including shop design submittals," Chiyiwi said. "When I come for a final inspection, I spend a lot of time reviewing plans so I know what I am going to be looking for."

Others, such as OFMC project managers and construction representatives, keep track of the on-site progress at a building project with a view toward ensuring proper construction. So when Chiyiwi arrives at a finished project for a final inspection, he is focused on life-safety and accessibility issues. "My knowledge of the fire codes, building codes, accessibility requirements and OSHA standards allows me to conduct a thorough inspection instead of looking for certain items on a checklist," he said.



*Division of Safety and Risk Management Inspector Karl Chiyiwi considers the proper number and location of handicapped parking and heater ventilation units during his final inspection of the Santa Fe Indian School Middle School dormitory.*



## Conditions Continue to Improve at BIA Detention Centers: More Work Set for 2006

The concentrated effort to address serious deficiencies in some of the 36 BIA-operated detention centers continues for a second year in FY2006 with a list of renovation projects already funded and set to

begin. The BIA's Office of Law Enforcement Services and Office of Management Support Services have been working in a joint detention center renovation effort, with major improvements at the centers with the most serious

BIA Detention Center Improvement			
Condition	July 2004	June 2005	January 2006
Good	3	7	13
Fair	2	5	5
Poor	30	23	18
Total	35	35	36*

\* One Detention Center has been added

deficiencies. Renovation projects now will begin at other detention centers, as well.

As a result of the renovations, the January 2006 Facilities Construction Index (FCI) is showing a combined 0.1229

rating for the 36 detention centers. FCI considers a building in good condition if it is rated 0.0000 to 0.0500, whereas a building in poor condition is rated 0.1000 or more. In FY 2004, the FCI was 0.2622 for BIA Detention Centers.

## Where Detention Center Work Is Planned in FY 2006/FY 2007

Location	Funding Year
Havasupai Law Enforcement Center	FY 2006
Fort Belknap Detention Center	FY 2006
Warm Springs Detention Center	FY 2006
Turtle Mountain Detention Center	FY 2007
Macy Law Enforcement Center	FY 2007
Cheyenne River Detention Center	FY 2007
Standing Rock Detention Center	FY 2007
Blackfeet Detention Center	FY 2007
N. Cheyenne Law Enforcement Center	FY 2007
Crow Law Enforcement Center	FY 2007
Western Navajo Detention Center	FY 2007
Quinalt Detention Center	FY 2007



Spokane Detention Center Camera Station before (inset) and after (left).

## Status of Department of Justice Centers Across Indian Country

- Native Village of Barrow; Barrow, Alaska (In design)
- Confederated Tribes of the Colville Reservation; Nespelem, Wash. (Certificate of Occupancy issued)
- Fort Peck Assiniboine Sioux; Poplar, Mont. (Open)
- Gila River; Sacaton, Ariz. (Two of four pods open)
- Three Affiliated Tribes of Ft. Berthold; New Town, N.D. (Open)
- Hoonah Indian Association; Hoonah, Alaska (Partially complete)
- Hualapai Nation; Peach Springs, Ariz. (Under construction)
- Jicarilla Apache Nation; Dulce, N.M. (Construction complete)
- Lower Brule Sioux Tribe; Lower Brule, S.D. (Under construction)
- Mississippi Band of Choctaw Indians; Philadelphia, Miss. (Open)
- Nisqually Indian Tribe; Olympia, Wash. (Open)
- Northern Cheyenne Nation; Busby, Mont. (July 2005 partial, Spring 2006 full operation)
- Oglala Sioux Tribe; Pine Ridge, S.D. (Construction complete)
- Red Lake Band of Chippewa Indians; Red Lake, Minn. (Adult facility is operating; juvenile facility has Certificate of Occupancy)
- Rosebud Sioux Tribe; Rosebud, S.D. (Open)
- Salt River Pima-Maricopa Indian Community; Scottsdale, Ariz. (To open in 2006)
- San Carlos Apache Nation; San Carlos, Ariz. (Open)
- Sault Ste. Marie Tribe; Sault Ste. Marie, Mich. (Open)
- Shoshone-Paiute Tribes, Duck Valley; Owyhee, Nev. (Certificate of Occupancy issued)
- Tohono O'odham Nation; Sells, Ariz. (Permit to Construct)
- Pueblo of Zuni; Zuni, N.M. (Construction complete)



Hopi Detention Center before (left) and after (above) receiving a new roof and paint in 2005.



## BIA Completes Transfer of Water System: Tribe Makes Improvements

Over 4,000 members of the Jicarilla Apache Nation, living in and around Dulce, N.M., will have free water now that their tribe has assumed the water system serving the mountain community. The Bureau of Indian Affairs completed its transfer of the water system to the tribe effective Oct. 1, 2006. Since then, the tribal council has voted to provide the water without cost. However, if a residential connection's meter shows that the household has exceeded the established average residential usage, a fee will be assessed, said Mike Hamman, Director of the Nation's Water and Infrastructure Development Department. Interestingly, Hamman said the meters are checked monthly via "radio read" which allows the meter reader to simply drive by meters which are equipped to transmit a signal indicating monthly usage. Income for the utility will come from several water contracts with other communities, such as the City of Santa Fe, and a variety of companies, including BIA operations still on the reservation, said Hamman.

OFMC Deputy Director Boyd Robinson said the Jicarilla Tribe is in a good position to provide potable water for its members and to maintain those facilities. "OFMC Operations and Maintenance funding is spread thin, and since we have a priority of keeping our schools in good shape, our utilities systems often time lack adequate resources," Robinson said. "In areas where the Bureau is still involved with water utilities, we are looking for an equitable and timely way to allow those tribes to assume full control."

### Nazlini Community School

#### A New Modular Classroom Arrives for Special Needs Kindergartner

Last year, the Navajo Region Facilities Program and the Office of Facilities Management and Construction Emergency Program worked together on a contract to build and deliver a 2,280-square-foot, special needs-equipped modular classroom last month at Nazlini Community School near Ganado, Ariz., so a severely handicapped kindergartner can fully participate in his education. Nazlini Principal Ronald Arias said quadriplegic students who have extreme difficulty being moved are best served by being taught in one classroom throughout their years of instruction at the school. The new modular classroom is considered a viable solution to meeting this unique special educational need. OFMC Deputy Director Boyd Robinson said the new classroom meets ADA requirements along with having a customized bathroom and wider entrances. "We know these students will be in our school for several years, and we want to enable them to receive a quality education," Robinson said.

## Jicarilla Apaches Have Made Substantial Upgrades to Their Water System



Left: Former BIA employee and now tribal Water Plant Operator Howard James checks the water purity in the new tribal plant. Above right: Southwest Regional Director Larry Martin (left) presents a plaque to Jicarilla Apache Nation President Levi Pesata marking the completed transfer of the water system to the New Mexico tribe. Lower right: The utility system includes a state-of-the-art sewage treatment plant which puts clean water back into the San Juan Basin.



Randolph Caducha, a former BIA employee now working as a Water Plant Operator for the Jicarilla Apache Nation, surveys the old BIA water intake building (left) and the new tribal facility (center). Caducha (right) shows the "radio-read" water meters the Nation has installed.



Construction of the special modular classroom took place at Modular Solutions in Ehrenix, Ariz. It was then transported to the Navajo Reservation and set up next to the Nazlini Community School building, which is near Ganado, Ariz. The BIA school serves students in grades K-8.



# Focus

## OFMC Strategic Plan

OFMC has completed its Strategic Plan and is now moving into the implementation and tracking stages, after receiving management and staff input over the past six months.

The Plan is designed to set out major goals, sub-goals, objectives and a process for evaluation and cyclical adjustment of desired outcomes. It coincides with performance measurements issued in the Department of the Interior's Mission Goals, the Office of Management and Budget's Performance Assessment Rating Tool (PART) and the Government Performance and Results Act (GPRA).

The eight major goals of the OFMC Strategic Plan are:

- Provide optimal budget and program integration.
- Construct state-of-the-art facilities.
- Operate and maintain safe facilities to achieve maximum life expectancy.
- Develop an engaged workforce with exemplary competencies.
- Ensure delivery of excellent administrative support services.
- Sustain, develop and implement state-of-the-art facilities management IT systems.
- Establish and strengthen partnerships and liaison relationships with stakeholders and clients.
- Promote and provide exceptional technical assistance.

With the overall goals defined, the Strategic Plan now takes on the role of an improvement plan with defined

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## Kayenta Community School Project Back in BIA Fold



*The current Kayenta Community School campus is set at the base of the buttes and monuments which mark this part of the Navajo Reservation.*



OFMC will now oversee the construction of a new Kayenta Community School campus since the Navajo Nation returned the Replacement School project oversight to the Bureau of Indian Affairs. The new campus will be built adjacent to the current campus. The OFMC Project Manager is Phil Asmus.

## Second Mesa is Hopi's Second Replacement School

After the 2004 opening of the First Mesa Elementary School (Polacca) on the Hopi Reservation in Arizona, the Second Mesa Day School project is now underway. Second Mesa Day School will be about 69,000 square feet and will be located on about 25 acres. The school building will surround a plaza and make extensive use of the sun's shadow to track equinoxes and solstices. The OFMC project manager is Phil Sarracino, Laguna Pueblo.



## Leupp Design Centers Around Existing Library Dome

A domed library which will be renovated will be the design centerpiece for the new 73,000-square-foot Leupp Boarding School, which will replace the 43-year-old campus located on the Navajo Reservation between Winslow and Flagstaff, Ariz. A 22,000-square-foot dormitory will serve some of the 276 students attending the school. The OFMC project manager is Phil Sarracino, Laguna Pueblo.



*The future Leupp Boarding School campus.*

## Navajo Prep Historic Buildings Have Rear Additions

Three historic "Mission Era" classroom buildings at Navajo Prep in Farmington, N.M., are



*Additional classrooms and connecting breezeways are being added to the rear (above) of each of the three historic buildings (left) which face the center of the tree-shaded campus.*



being preserved through the Replacement School project, while new classrooms and two-story connecting breezeways are being added to the rear of the three historic buildings. A new gymnasium is also being constructed adjacent to the old gym on the former United Methodist Mission School campus. The OFMC Project Manager is Tom Duncan.

*The new gym is being built next to the old gym.*



## First Mesa Elementary School Gets LEED Certification



*First Mesa Elementary School in Polacca, Ariz., on the Hopi Reservation.*

First Mesa Elementary School has achieved LEED certification and becomes the second Bureau of Indian Affairs school in the nation, and the first school in Arizona, to be recognized with this national award for sustainability. The 74,000-square-foot project, located on the Hopi Indian Reservation, serves 400 K-6 students. First Mesa features include daylighting, healthy building materials, a non-toxic building maintenance program and superior indoor air quality. Recycling infrastructure was designed into the building to reduce waste and to teach students about responsible material use. The school uses nearly 35% less water through the use of efficient fixtures and saves even more by using native, no-water-use plants. The Leadership in Energy & Environmental Design (LEED) Rating System has been adopted by the Department of the Interior as a standard for developing high performance, sustainable buildings.

# Focus

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goals for desired results, performance targets, and a system of tracking progress.

For instance, reducing the large number of BIA buildings that have exceeded their useful life and contain numerous code violations, coupled with expensive day-to-day operations and maintenance costs, will be addressed in an orderly and realistic manner. Meanwhile, the proper maintenance of existing buildings must include the related infrastructure that is required to support program operations. The actions taken to address these concerns (as detailed in the Action Plans that result from the Strategic Plan) will follow a predetermined strategy, will be achieved in accordance with estimated timelines, and will be coordinated with other actions, such as repairs, replacements, and new facility construction.

The Strategic Plan also established a new OFMC Mission Statement:

The mission of the Office of Facilities Management and Construction is to provide state-of-the-art, sustainable, life cycle managed Bureau-funded facilities for Tribes.

and a new Vision Statement:

Well-trained, motivated, empowered employees, who provide exceptional federally-funded facilities through creative and innovative partnerships which improve the quality of life of our customers.



## Holbrook TiisYaaKin Residential Hall Is Dedicated in December

The TiisYaaKin Residential Hall, a 52,000-square-foot replacement dormitory and gymnasium serving 126 Navajo high school students attending classes in Holbrook, Ariz., was dedicated in December. The one-story housing structure is built in a figure-eight design (modeled after the Two Grey Hills Navajo rug design) and encloses an open-air plaza. The new gymnasium will also be used cooperatively by the neighboring Holbrook High School, where the Indian students attend. Because of high groundwater levels, the gymnasium and the TiisYaaKin Residential Hall were built atop 340 concrete auger piles, each set 40 feet into the ground.



*Holbrook students enjoy a new TiisYaaKin Residential Hall room (left). The residence hall includes a gymnasium (center). Navajo Nation President Joe Shirley, Jr. (below center) joins Holbrook School Board President Ronald Gishey (left), Bill Davis, Vice President of the Buildings Division of Arctic Slope Consulting Group and OFMC Project Manager Phil Asmus (far right) in the December dedication.*



**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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