

Projects Report to the CIHA Board of Commissioners

March 2026

Killich Accessible Housing Project – New Construction

New Construction – Procurement for new architectural firm to convert plans to CAD, review/update specs, and make any needed corrections. Architectural rate sheets received from 3 firms the week of 5/6-10/24. Procurement and rates to LM for approval week of 5/13/24. Procurement completed 5/20/24. HGE selected.

Blueprints and specs delivered to HGE 5/30/24. Received preliminary floor plan and elevations from architect on 7/17/24. LM and SP met with architect 8/15/24 for building site walkthrough and to discuss corrections to plans. Received completed preliminary blueprints for 498/500 Miluk Drive and 2665 Mexeye Loop on 10/28/24. Phone call with HGE Architect informed CIHA that current project Architect is unavailable due to medical issues and that he would step in for the final stages of review and blueprint design 11/19/24. LM/SP reviewed preliminary blueprints to make final adjustments 12/5/24. Met with new architect Joe Slack on 12/18/24. Phone call with architect about blueprints, 85% complete. Updating code compliance and engineering to bring to current standards 1/30/25.

Met with architect to review specs and preliminary budget estimate of construction 2/20/25. Preliminary blueprints received 2/20/25. LM and SP met with architect to review blueprints for corrections and conduct site visit 3/11/25.

Contacted SHN to conduct a topographical survey of the duplex building site 3/18/25. SHN on site survey 3/19/25. Received survey map 3/20/25. Topographical survey to HGE for project overlay 3/20/25.

Received review draft blueprints, specs, and project manual 4/30/25. Adjustments to blueprints and specs delivered to architect 5/15/25. Meeting with architect scheduled 6/2/25 to deliver budget format and project manual materials. Phone call with architect to finalize flooring and paint 6/27/25. Final stamped blueprints received 7/2/25. Conducted procurement for environmental review services 11/20-24/25. Met with 2 environmental review firms on 1/6/26 and 1/15/26. Received proposals from both firms 1/15/26 and 1/28/26.

Project description submitted to HGE for review 2/09/26. SHN- NEPA service agreement signed 2/18/26. Eagle nesting site material from Tribal Natural Resources Department supplied to SHN 2/19/26. Construction bid documents received for review 3/03/26. Solicitation for bid submitted to The World Newspaper 3/10/26. Received USFWS notification that the Tribe's Eagle Disturbance Take Permit was renewed and will cover CIHA's Duplex on 3/20/26. Pre-bid Conference and site visits with HGE and bidding contractors 3/24/26. Blueprints and permit applications submitted to Tribal Planning Department for plan review 03/25/26.

Duplexes Solar Project

Gold Star Communications (GSC) engaged to design and install solar on five CIHA duplexes (10 units). Received plans and specifications from GSC on 10/8/24. Reviewed Plans and Specifications with LM 10/22/24.

Submitted Residential Building permit, Electrical permit, and Structural permit applications to Tribal Planning Department on 10/24/24. Follow up communications for permitting with Tribal Planning Department and GSC 10/28-31/24. Received permit fee schedule on 11/4/24. Received signed Residential Building permit and confirmation from Tribal Planning Department that blueprints and specifications have been submitted to Northwest Code Professionals (NWCP) for plan review on 11/5/24. Permit fee payment delivered to Tribal Accounting 11/7/24. Returned Plan Review expected 11/11/24. Received confirmation of Plan Review completion and Electrical and Structural permits on 11/18/24. Discussed lease terms and Energy Trust funding with Contractor 10/14/25. Contractor confirmed availability of 2026 Energy Trust solar rebate funding 11/19/25. Solar leases agreement documents to Hobbs, Straus, Dean & Walker for review 12/3/25. CIHA and contractor reviews and corrections 12/4-10/25. Final lease agreement received from attorney 1/30/26. Solar lease signed 2/2/26. Meter numbers supplied to contractors by CIHA for Pacific Power and ETO incentive paperwork submission 2/10/26. ETO incentive reservation submitted by contractor 2/12/26. Walkthrough of the project with Contractor and Electrician 3/25/26.

Vegetation Management/Brush Clearing

Contacted Wheeler Excavating on 5/23/24 for an hourly rate for brush and vegetation removal with an excavator mower. Compared cost and time for Wheeler Excavating to perform the work versus CIHA staff. Assessed priority areas and scheduled work to begin after the end of fire season.

Coos Forest Patrol conducted an onsite assessment 4/16/25 in preparation for hand cutting work. Planned and completed work complies with recommended guidelines.

Procurement for tree service companies to do hand cutting work performed week of 4/21-25/25. Estimates received 4/22-29/25. 3H Tree Service selected.

Phase 1 brush and vegetation removal on hillside behind lots 2665-2683 Mexeye Loop completed 11/13-26/24. Phase 2 brush and vegetation removal behind Sky Garden and homes around Jis-Ta-Jaya Ct. completed 1/6-10/25. Phase 3 brush and vegetation removal behind lots 2612-2618 Mexeye Loop and between 2630-2632 completed 2/26/25-3/3/25. Phase 4 hand cutting work began week of 5/27-31/25 and will proceed as contractor's schedule and fire season allow. Phase 5 entrance area scheduled for fall 2025 to coincide with the end of bald eagle nesting and fire seasons. Engaged with Natural Resources for timing of work to avoid disturbance of eagle's nest. Received information from Natural Resources about waivers, guidelines, permissible activities, and timelines on 8/22/25. Met with Natural Resources 09/18/25 for guidance on the next areas scheduled to be completed around the eagle's nest and along wetlands. Met with contractor 10/16/25 regarding next phase of hand cutting work. Hand cutting work performed around Cultural Garden area 12/3-5-25. Machine work 12/8-19/25. Hand cutting work behind CIHA office area along wetlands 1/13-15/26. Ongoing machine work 2/2-12/26. Hand cutting work around upper mailbox structure and along wetlands 2/23-25/26. **Hand cutting work scheduled to continue 4/8-10/26.**

Section 504 Accessibility Modifications

502/504 Miluk Drive – HGE Architects engaged to convert hand drawn duplex blueprints to ACAD and modify to Section 504 mobility standards 9/10/25. Received preliminary design 10/2/25. Adjustments to preliminary design to HGE 10/8/25.

2620A Mexeye Loop – HGE Architects engaged to convert hand drawn fourplex blueprints to ACAD and modify to Section 504 mobility standards 10/22/25. HGE unit walk through 10/29/25. Received preliminary design 11/24/25. Design review with AC 1/8/26.

Owens Corning Roofing Failure

Duplexes Solar Project paused due to discovery of early aging of the laminate roofing material. Owens Corning warranty claim submitted 3/24/25. Claim moved from resolution department to inspection department 4/8/25. Claim confirmed in Owens Corning inspection queue on 4/28/25.

CIHA engaged Rogue Inspection Services 4/30/25 to inspect roofs and create a priority list for roofing replacement 4/30/25. Onsite inspections performed 5/4/25. Inspection reports and priority list received 5/9/25.

Owens Corning inspector on site to inspect roofs 6/10-11/25. Notified that inspection report was received from inspector 7/10/25.

CIHA provided proof of ownership documents for homes to Owens Corning 7/11/25 and 7/16/25. Received notification that ownership documents were accepted, and claim is moving forward on 8/13/25. Warranty claim offer received 10/8/25; Owens Corning offer is 1,063 squares of Duration shingles. Claim information forwarded to Hobb Straus Dean & Walker for review on 10/15/25. Attorney requested additional information 10/20/25. Received counterproposal letter 12/11/25. Submitted additional information to attorney from SP and Contractor that were accompanying Owens Corning Inspector 2/20/26. Received revised counterproposal letter for submission to Owens Corning 2/27/26. Revised draft sent to attorney for review 3/12/26. Draft received from attorney 3/20/26. To AC for review.

Mailbox Shelter Replacement

CCAT donated two bus shelters to CIHA to replace two existing mailbox shelters. Sandblasting and painting completed 7/28/22. Procurement for plexiglass panels to replace glass panels completed and order placed 4/28/25. Received plexiglass 5/12/25. Lower loop mailbox structure swapped for CCAT structure 10/14/25.

Roads

Began road sealing and striping procurement 8/12/25. Met with contractor on site 8/15/24. Estimate expected week of 8/26/24. Received estimate from Pacific Northwest Seal Coating for \$88,750 on 9/12/24. Received estimate from Coast Pavement Maintenance for \$78,260 on 11/12/24. To Tribal CEO for inclusion in BIA Roads funding priorities 12/17/24. Approved by Tribal Council 2/21/25.

Contacted Coast Pavement Maintenance 3/25/25 for assessment and estimate of repair for deficient sidewalk to driveway transitions. Coast Pavement Maintenance walkthrough to look at trip-hazard repairs 4/3/25. Received estimate for trip-hazard repairs 4/10/25. Reviewed estimate with LM 4/17/25. Forwarded estimate to Tribal Planning Department to request addition to the Road Repair and Seal Coating project on 4/17/25. Walk through with Tribal Planning Department 4/21/25. Helped Youth Corps mark sidewalk hazards 8/15/25.

Received draft CIT BIA TTP Subaward Agreement for the Kilkich Road Preservation Project from Tribal Planner 5/9/25. Declined subaward and requested that CIT complete project due to compacity constraints 8/12/25. CIT reviewing its capacity to complete project in 2026.

Signs

Warehouse address signs – Contacted Signcraft to schedule for paint to be freshened up on 791 A-E and 801 Miluk address signs 7/10/25. Address signs removed and taken to Signcraft’s facility 8/29/25. Refurbished address signs installed 12/12/25.

Welcome sign – Contractor removed sign 4/12/24. Sanded and refinished main part of sign, repainted lettering, and reinstalled on 5/13/24. Contacted Signcraft 8/29/24 to start emblem redesign. Received email 9/10/24 that designer will start preliminary design work. Received preliminary design 12/3/24. Adjustments forwarded to Signcraft 4/17/25.