

**From:** [Kohlhase, Kent E.](#)  
**To:** [Ross, Clare E.](#); [IMAS Assembly Members](#)  
**Cc:** [Johnson, Alexis D.](#); [Helzer, Anne](#); [Thern, Alden P](#); [Petersen, Courtney](#); [Wilber, Lance R.](#); [Throop, Shay L.](#); [Bird, Mario L.](#); [Mayor Bronson](#)  
**Subject:** RE: Navigation Center Questions for 8/18 Worksession and 8/22 Assembly Meeting  
**Date:** Friday, August 18, 2023 9:17:19 AM  
**Attachments:** [image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

Good morning,

Please see below responses to questions about the capital cost, permitting, and plan review.

Thank you –

1. Do you have a more detailed and feasible budget for completing this capital project to the point it is ready to stand up operations? Please include all construction costs, as well as furniture, fixtures and equipment.

PROJECT: NAVIGATION CENTER 65% Design Estimate		August 2023: Est. Costs to Complete Project based on 2022 project costs at 65% design
<b>CODE</b>	<b>DESCRIPTION</b>	
	<b>SUMMARY SHEET</b>	
DIV 0	CONTRACT REQUIREMENTS	5,000
DIV 1	GENERAL CONDITIONS	1,250,000
DIV 2	SITWORK	1,300,000
DIV 3	CONCRETE WORK	465,000
DIV 5	METALS	200,000
DIV 6	WOOD AND PLASTICS	100,000
DIV 7	THERMAL/MOIST. PROTECTION	85,000
DIV 8	DOORS AND WINDOWS	180,000
DIV 9	FINISHES	730,000
DIV 10	SPECIALTIES	70,000
DIV 11	EQUIPMENT	0
DIV 12	FURNISHINGS	0
DIV 13	SPECIAL CONSTRUCTION (Sprung Structure Construction)	1,500,000
DIV 15	MECHANICAL	1,200,000
DIV 15	SPRINKLER SYSTEM	285,000
DIV 16	ELECTRICAL	370,000
	<b>SUB-TOTALS</b>	<b>7,740,000</b>
01640	Small tools & expendables/total \$	100,000
CR605	Bond fee on first \$2,500,000	125,000
CR605	Contingency (12%)	950,000
CR650	All Risk Insurance - per year	100,000
CR660	G.L., Director, Pollution, Cyber Insurance	115,000
	<b>SUB-TOTALS</b>	<b>9,130,000</b>
	GENERAL CONTRACTORS FEE at	650,000
	<b>TOTALS</b>	<b>9,780,000</b>
	+ ~15% inflation	11,247,000
	+ Project Management \$150,000	<b>11,397,000</b>
	+\$1M with Winter Construction	12,397,000

*Note: Cost to complete does not include cost of structure, most interior electrical, plumbing & mechanical materials purchased, and site work completed as of Oct 2022.*

2. Have you identified a fund source to pay for all of the above capital costs? If so, what is that source? Will it repurpose prior appropriations?

3. Have you further developed the proposed operating budget since you presented a

draft at the June 16 worksession on AR 2023-182(S)? At that meeting, Assembly Members expressed that the budget presented was too high and asked for a modified budget, but we have seen nothing to date.

4. Have you identified a fund source to pay for operational costs to open the facility at the end of 2023? If so, what is that source? And, to pay for annual operations costs for 2024, and the fund source?

5. Have you secured all permits needed for construction?

The permit applications have been received and Building Safety is working with Sprung to obtain the necessary submittals for approval. There are six outstanding comments, four of which should be easily resolvable with submittals Sprung should have on-hand and minor corrections to the drawings. The remaining two require Building Official approval of 1) Alternate Means and Methods (AMM) for not including 20% of the snow load in the seismic calculations and using a non-ASCE approved system (i.e. aluminum) and 2) a statement from RWDI approving their wind tunnel testing method. RWDI is the company that developed the wind mapping for the Anchorage Bowl and will be contacted to assist to resolve these two comments with structural analysis, but our understanding is that they will be using the AMM option.

6. Have the Sprung Structure design plans been reviewed and approved by the Building Official, verifying that the structure is capable of withstanding expected snow and wind loads and potential earthquake damage?

The Building Official is reasonably confident that all comments can be resolved. He will require satisfactory submittals for addressing the snow load and wind design before he can grant final approval. Building Safety is in contact with Sprung to move this forward. Approval of the project funding will allow a dedicated project manager to finalize these outstanding design issues.

*Kent*



**Kent Kohlhase, P.E.**  
*Municipal Manager*  
Municipality of Anchorage  
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**From:** Bird, Mario L. <Mario.L.Bird@anchorageak.gov>

**Sent:** Wednesday, August 16, 2023 5:38 PM

**To:** Ross, Clare E. <clare.ross@anchorageak.gov>; Mayor Bronson <Mayor@Muni.org>; Kohlhase, Kent E. <kent.kohlhase@anchorageak.gov>

**Cc:** IMAS Assembly Members <IMASAssemblyMembers@anchorageak.gov>; Johnson, Alexis D. <Alexis.D.Johnson@anchorageak.gov>; Helzer, Anne <Anne.Helzer@anchorageak.gov>; Thern, Alden P <alden.thern@anchorageak.gov>; Petersen, Courtney <courtney.petersen@anchorageak.gov>; Wilber, Lance R. <lance.wilber@anchorageak.gov>; Throop, Shay L. <shay.throop@anchorageak.gov>

**Subject:** RE: Navigation Center Questions for 8/18 Worksession and 8/22 Assembly Meeting

Dear Clare,

Thanks for the email and attached letter. The Administration team met on this item on Monday 14 August, and I expect to be able to answer these questions on Friday. If able, I will send a brief written response tomorrow to save time.

Sincerely,

**Mario L. Bird**  
Chief of Staff  
Office of the Mayor  
Municipality of Anchorage  
phone: [907-343-7107](tel:907-343-7107)



cell: [907-330-9541](tel:907-330-9541)  
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**From:** Ross, Clare E. <[clare.ross@anchorageak.gov](mailto:clare.ross@anchorageak.gov)>  
**Sent:** Tuesday, August 15, 2023 11:03 AM  
**To:** Mayor Bronson <[Mayor@Muni.org](mailto:Mayor@Muni.org)>; Kohlhase, Kent E. <[kent.kohlhase@anchorageak.gov](mailto:kent.kohlhase@anchorageak.gov)>  
**Cc:** IMAS Assembly Members <[IMASAssemblyMembers@anchorageak.gov](mailto:IMASAssemblyMembers@anchorageak.gov)>; Bird, Mario L. <[Mario.L.Bird@anchorageak.gov](mailto:Mario.L.Bird@anchorageak.gov)>; Johnson, Alexis D. <[Alexis.D.Johnson@anchorageak.gov](mailto:Alexis.D.Johnson@anchorageak.gov)>; Helzer, Anne <[Anne.Helzer@anchorageak.gov](mailto:Anne.Helzer@anchorageak.gov)>; Thern, Alden P <[alden.thern@anchorageak.gov](mailto:alden.thern@anchorageak.gov)>; Petersen, Courtney <[courtney.petersen@anchorageak.gov](mailto:courtney.petersen@anchorageak.gov)>  
**Subject:** Navigation Center Questions for 8/18 Worksession and 8/22 Assembly Meeting

Dear Mayor Bronson and Mr. Kohlhase,

Please see the attached letter from Assembly Chair Constant and Member Rivera, Housing and Homelessness Committee Chair, regarding their questions for the Administration in advance of this Friday's worksession titled "Second Worksession re AR 2023-182(S), Navigation Center."

Thank you,

Clare



**Clare Ross** (she)  
Legislative Services Director

**Municipality of Anchorage**  
Anchorage Assembly  
907-343-4125

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**Dena'inaq elnen'aq' gheshtnu ch'q'u yeshdu (Dena'ina).** *I live and work on the land of the Dena'ina (English).*  
Translation by Sondra Shaginoff-Stuart and Joel Isaak

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