



NAVIGATION CENTER & SHELTER FACILITY Location Study

Prepared for:

Municipality of Anchorage
October 04, 2021

Prepared by:

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October 4, 2021

Mr. Tom Barrett
Facilitated Collaborative Process for Mass Care and Long-Term Navigation Decisions
Email: barrettj1233@gmail.com

RE: Location Study for Navigation Centers and Shelter Facilities in Anchorage, Alaska
Revised Draft Report

Dear Mr. Barrett:

We are pleased to submit the attached **Location Study for Navigation Centers and Shelter Facilities in Anchorage, Alaska**. This location study is based upon the “screened extensive list of potential sites” and evaluation criteria developed in earlier work by the Facilitated Collaborative Process (FCP). It is noted that Anchorage’s current existential health crisis and the need for near-term implementation of an action plan imposed time constraints on the study team’s efforts and, by necessity, rendered the information provided in this study as overview in nature to inform the decision-making process.

In the FCP’s screening analysis, five (5) parcels were identified as potential locations for a Navigation Center and Shelter facility.

- 4501 Elmore Road
- 3400 E. Tudor Road
- 550 Bragaw Street
- 300 Calais Drive
- 630 E. Tudor Road

The location study of these sites is organized in three (3) volumes.

Volume One: “Site Characteristics”, presents an assessment of zoning regulations, existing site conditions, availability of utilities, environmentally sensitive areas, as well as limited Phase I Environmental Site Assessments. The intent is to assess the suitability of each site as a location for a Navigation Center and Shelter Facility and identify site characteristics that have a critical impact on project design, implementation, and operations.

Volume Two: “Property Condition Assessments”, presents an assessment of the three (3) existing buildings with the five (5) potential locations. These assessments are intended to evaluate the feasibility of converting the existing buildings into Navigation Centers and Shelter Facilities. To this effect, the project team performed a visual survey of specific components of the construction of the property and identified conditions which indicate the need for immediate and short-term repair, replacement, or further evaluation. The intent is to provide professional assessment of the general existing

condition of each property and to provide information which can be utilized in the budgeting and pre-purchase considerations as it relates to the physical condition of these properties.

Volume Three: "Recommended Renovations", presents recommendations for renovations and schematic floor plans for each of the three (3) buildings assessed in Volume 2. In addition, Rough Order of Magnitude (ROM) total development cost estimates and pro forma development schedules were provided for the three (3) buildings and for two (2) unsolicited proposals received by the Municipality for new structures that would provide comparable services.

For purposes of facilitating a comparison of alternative locations, it was assumed that each facility would operate as a stand-alone Navigation Center and Shelter Facility. This allows a more consistent comparison of development requirements and costs. It is recognized that further assessment may determine that some facilities are better utilized for a more limited array of functions.

Again, it is emphasized that the limited time-schedule and data made available for these location studies make our analyses and conclusions conceptual in nature. It is also noted that additional potential locations continue to be brought forward to the FCP's attention and these five (5) properties do not necessarily comprise an exhaustive list of options for facility development.

We appreciate the opportunity to have been of service and look forward to further discussion and commentary.

Sincerely,

THE BOUTET COMPANY, INC.

A handwritten signature in blue ink, consisting of a stylized 'J' followed by a series of loops and a horizontal line, representing the name Jacques Boutet.

Jacques Boutet, P.E.
President