

Timeline: Tudor & Elmore Navigation Center & Shelter

- 6/15/21 Assembly Committee on Homelessness and Housing meeting: Mayor-elect Bronson and Dr. John Morris propose a large, temporary shelter and navigation center to house the people who would be relocated with the closure of the mass care shelter at the Sullivan Arena. Announce that admin will request \$15M for construction at the July 13 Assembly Meeting. Details shared:
- Two buildings; divided into ~12 rooms; 450 beds with surge capacity up to 1,000
 - Beds would have half walls between them
 - A place for providers to offer services including medical appointments, housing support, drug rehab, job training and mental health care
 - Located on the corner of Elmore and Tudor roads
 - **Cost:** Estimated **\$15 million to build**, plus an estimated \$12 million per year to operate (\$5M to purchase and ship Sprung Structure, \$4M to relocate vehicles from APD lot)
 - **Timeline:** administration said that it could get the shelter **built by the beginning of winter (Nov 2021)** if the Assembly acts immediately
- 6/23/21 Mayor's transition team invited again to speak at Committee on Housing and Homelessness
- 7/6/21 Committee on Housing and Homelessness holds special meeting for the Mayor's proposed plan
- 7/8/21 University Area Community Council submits letter to Assembly raising concerns over cost and size of the project suggesting that the building could house as many as 1000 individuals but was only going to have facilities for 400
- 7/9/21 Mayor Bronson exits contract to purchase Tudor Alaska Club for a homeless shelter
- 7/13/21 Regular Assembly Meeting: Assembly declines to set public hearing for AR 2021-238 to reappropriate funds for the Navigation Center after a new construction bid presented to the Assembly **put the cost to build shelter at \$22M**; several members expressed concern at the rising price tag, but were open to continuing discussions with the Administration to develop a plan
- 7/27/21 The Assembly and Administration agree to a facilitated collaborative process ("Facilitated Workgroup") with AR-2021-256, later referred to as the From Homeless to Stably Housed project; a kick-off meeting is Aug. 16
- 8/25/21 Facilitated Workgroup meeting – a list of 30 potential locations is unveiled; group requests \$200K from Assembly to gather rough cost estimates for each site; Assembly approves \$200K in AR 2021-281, As Amended on 8/27/21
- 9/9/21 Facilitated Workgroup presentation to Assembly at Rules Committee: list of potential shelter sites narrowed to 7
- 10/3/21 Boutet site study completed. Rough order of magnitude construction **estimate for Tudor/Elmore Sprung structure is \$19M and 24-27 weeks**
- 10/7/21 Request for additional potential sites; nothing identified that could be used as a site
- 11/1/21 AR 2021-350 unanimously approved agreeing to client/community focused solution., public/private partnership with navigation center capacity at 200 +130 for surge
- 11/17/21 MOA to issue Nav. Center Construction RFP within 7-10 days, close RFP before EOY

11/23/21 Facilitated Workgroup Meeting – RFP Nav. Center to be issued 12/9/21; **open by 5/31/22**

12/7/21 Assembly and Mayor Bronson reallocate \$6M in CARES Act funds for housing, including 2.8M for a shelter and/or navigation center (AR 2021-116(S), As Amended)

1/26/22 Facilitated Workgroup Meeting – agreed to collaborate to develop an operating plan for Nav. Center. Asked MOA for plan transitioning out of Sullivan and messaging for public

1/27/22 RFP 2022P007 issued for Nav. Center Construction Manager/General Contractor (CM/GC) Services for Tudor/Elmore location (delayed from 12/9/21 target date)

2/24/22 RFP closed

3/14/22 Assembly worksession – Administration proposed moving Nav. Center off evidence lot to adjacent for cost/schedule savings. **Expect Nav. Center in place prior to June 30** Sullivan closure. Expect parallel temporary ops with conditional use permit. Use Design/Build to accelerate for June 30 deadline.

3/15/22 RFP award to Roger Hickel Contracting for Nav. Center CM/GC services (per AMC 7.15.040 the Assembly was formally notified of the award through AIM 147-2022 submitted for the meeting of August 23, 2022); Assembly AR 2022-72 appropriates \$800K for design and/or design manufacture of Nav. Center

3/16/22 Facilitated Workgroup Meeting – committed to securing a MOA Nav. Center project manager to oversee both construction and operations planning

3/21/22 Contract for construction management professional services for \$50,000 with Hickel signed

3/23/22 Facilitated Workgroup Meeting – Nav. Center update per contractor: estimate of \$9M, delivery 60 days; press release on proposed Sullivan closure on 6/30

3/31/22 Nav. Center **estimate reported as \$9M**

4/12/22 AM-207-2022 to reappropriate \$4.9M and appropriate \$3.3M for the Nav. Center is laid on Table for 4/12, but no action taken. Letter from Mayor for 4/26 Assembly hearing states Nav. Center **construction cost of \$9M**; to be **operational before June 30** Sullivan closure.

4/13/22 MOA Listening Session #1 for Nav. Center

4/13/22 Nav. Center schedule dated 4/13/22 (provided in binder for 4/28 Assembly meeting) shows construction from 7/5/22 – 2/3/23

4/14/22 Sprung Structure awarded bid by Hickel, 6-8 weeks to manufacture; MOA communicated that design/procurement/build is on parallel path to support June 30 Sullivan closure. Project team communicated it was scheduling a meeting in 2 weeks for collaboration with ACEH/subject matter experts on Nav. Center operations planning. Facilitated Workgroup continues to request estimate and schedule to support project plans/status.

4/22/22 Assembly worksession on Nav. Center: Administration states that Nav. Center is intended to be temporary, close in 2 years; reported at 35% design; concerns about development of operations/programming; **ROM estimate of \$10M from contractor**, waiting for peer review estimate, do not have interior estimate

4/25/22 Nav. Center Listening Session #2 (video) on schedule and estimates

4/26/22 Assembly Nav. Center public hearing. Information presented in AM 207-2022 letter from Mayor for **\$10M construction cost, June 30 completion**; hearing delayed/continued to 4/28; 300-page binder provided with 90% boilerplate existing codes, standards, Anchored Home Strategy, etc. and a schedule dated 4/13/22

- 4/28/22 Assembly approves AR 2022-246, As Amended, a policy for Nav. Center with 5 keys of effective emergency shelter: housing first, functional zero single adults in 2 years, develop program with subject matter experts, 150+50 capacity, commit to Anchored Home
- 4/28/22 Special Meeting continued from 4/26 for public hearing on AR 2022-111/AM 207-2022 and presentation on **Nav. Center: \$13.4M estimate (\$11.9M construction + \$1.5M F&E), open November 4** with an interim plan to provide alternative housing/shelter after June 30-- details not provided. Facilitated working group not aware of these changes until 4/24 zoom meeting to assist Admin in development of final slide deck. Key points in resolution: functional zero, 2 years, temporary shelter, capacity reduce to 150+50, honest effort for Golden Lion as a treatment facility, assign MOA subject matter expert/project manager for Nav. Center
- 5/4/22 Facilitated Workgroup Meeting – trust issues with Nav. Center are brought up by workgroup members: \$/schedule changes known for 2 weeks by Admin, but not shared with group prior to Assembly sessions; no info on interim shelter plan provided. If we can do shelter without Nav. Center, do we really need Nav. Center shelter?
- 5/9/22 Assembly worksession: **\$10M construction estimate**; timeline: 5/10 funding authorization; 7/25 structure delivered; 8/25 structure erected; **potential temp occupancy 8/1; 10/1 certificate of occupancy**; continue Sullivan operations pending TCO
- 5/10/22 Assembly passes by a vote of 6-4 AR 2022-111(S), As Amended to construct an adult shelter and/or navigation center with no more than 150 beds, plus an emergency surge capacity of 50 beds, by reappropriating \$4.9M in CARES Act funding + \$1.3M in alcohol tax funding; requires written commitment to good faith effort to operate Golden Lion as substance abuse treatment facility.
- 5/18/22 Facilitated Workgroup Meeting – MOA hiring a Homelessness subject matter expert/project manager; **Nav. Center estimate of \$11.1M; schedule slip of 2 weeks**; requested copy of estimate and schedule and written program plan
- 5/26/22 Facilitated Workgroup Meeting – Gerace commits to email transition plan for Sullivan Arena; Joe raises legal concern for MOA funds to a religious organization for Guest House; 99+1 signed contract for GH interim use; **Nav. Center schedule shows construction 7/5/22 – 2/28/23**
- 6/1/22 Facilitated Workgroup Meeting – Gerace commits again to send out transition plan; claims there is adequate shelter for everyone leaving Sullivan Arena
- 6/15/22 Facilitated Workgroup Meeting – Shearer appointed as Nav. Center subject matter expert/project manager
- 8/4/22 Housing & Homelessness Committee meeting – Administration invited to present on Emergency Shelter Plan and Navigation Center, but does not attend; Assembly questions submitted to Admin via email on 8/15/22
- 8/9/22 Assembly Meeting – Mayor states that they can produce plans for the Navigation Center (as of 10/18, plans have not been shared)
- 8/17/22 Municipal Manager emails an update to Assembly with answers to their previously submitted questions:
- 95% Design and permit package submitted to MOA Develop. Svcs. On 8/11/22
 - Conditional Use Permit, FFE, wetlands permit DOT site review in process
 - Building has been ordered

- On-site demo to existing structure and lighting scheduled for 8/17/22
 - 95% design reached on 8/11/22
 - **Cost estimate: \$13.3M** (no other cost details/budget provided)
 - DHS created an operations plan – but still under review and can't be shared
 - Wetlands permit expected in next few weeks
 - **Partial occupancy by 11/21/22; scheduled completion for 2/17/23**
- 8/23/22 Assembly notified of \$50k award to Hickel on 3/21/3033 for Navigation Center (project 2022P007) per AIM 147-2022
- 9/13/22 Administration brings forward AM 496-2022, a contract amendment to the original \$50,000 for pre-construction work to \$4.9M for construction and preparation of the land, which is delayed to 10/25/22 to give Admin more time to share plans and details with Assembly. It is later revealed that the Bronson administration authorized construction to begin before getting Assembly approval as is required by AMC 7.15.080.
- 10/7/22 Worksession on Navigation Center – Administration provides written responses to Assembly questions, but no formal plan
- 10/20/22 Worksession #2 on Navigation Center – Administration provides draft operating plan and answers Assembly questions
- 10/21/22 Worksession #3 on Navigation Center – Administration provides site tour
By a vote of 3-9, the Assembly declined to adopt AM 496-2022 to amend the Roger Hickel Contracting contract for the Tudor/Elmore Navigation Center and Shelter. Adoption would have allowed the original contract for \$50,000 for pre-construction to be increased to \$4.9M for site preparations and construction.
- 10/25/22
- April 2023 After the Assembly declines to adopt the contract for Roger Hickel Contracting work on the Tudor/Elmore Navigation Center and Shelter, it becomes the subject of legal action and Roger Hickel Contracting seeks to receive payment for work already completed (AR 2023-100 and AR 2022-101)
- 6/16/23 Assembly approves AR 2023-196, As Amended, to authorize a \$2.4M settlement with Roger Hickel Contracting for work already completed on the Tudor/Elmore Navigation Center and Shelter
- 8/22/23 Assembly declines to approve AR 2023-182(S-1), a resolution to fund the proposed shelter and navigation center at Tudor Avenue and Elmore Road
- 9/12/23 Assembly approves AR 2023-286(S), As Amended, a resolution to appropriate some of the potential funds identified by the Administration for the Navigation Center to fund the Municipality's 2023-2024 Emergency Cold Weather Sheltering plan from October 15 to December 31, 2023, effectively bringing an end to the Navigation Center project.

Resources

- <https://www.muni.org/Departments/Assembly/Pages/Committee%20on%20Homelessnss.aspx>
- <https://www.muni.org/Departments/Assembly/Pages/Meetings-Worksessions.aspx>
- <https://www.adn.com/alaska-news/anchorage/2022/10/26/assembly-rejects-further-spending-on-mayor-bronsons-east-anchorage-homeless-shelter/>

- <https://www.adn.com/alaska-news/anchorage/2022/10/13/bronson-administration-green-lit-49-million-in-construction-for-east-anchorage-homeless-shelter-without-assembly-approval/>
- <https://alaskapublic.org/2021/07/15/what-happened-to-the-bronson-shelter-plan-in-anchorage-and-what-happens-next-heres-what-we-know/>
- <https://alaskapublic.org/2021/07/14/anchorage-assembly-quashes-bronson-homeless-shelter-plan/>
- <https://alaskapublic.org/2021/06/16/bronson-administration-details-plans-large-city-funded-shelter-in-anchorage/>
- <https://alaskapublic.org/2021/07/06/heres-what-we-know-so-far-about-the-new-anchorage-mayors-plan-for-a-massive-homeless-shelter/>

Source

The timeline from 7/27/21 to 6/15/22 was provided by Belinda Breau, one of the contracted facilitators for the Facilitated Working Group. Information before and after those dates were supplemented by the Assembly's Legislative Services Office.