

Comparison of Arctic Rec Center with T/E Navigation Center			
Winter Shelter Task Force Facilities subcommittee			
10-20-22			
	Arctic Rec Center (4855 Arctic Blvd)	Elmore Sprung (4501 Elmore Rd)	Notes
Land Size	720,339	1,121,073	<b>Sprung:</b> only a portion of the total land area is available for additional use. 1.25 acres permitted now <b>ARC:</b> current facility and parking sits on approx 50% of total land size
Building Size	23,029	26,435	<b>Sprung:</b> sq. ft. est based on floorplans <b>ARC:</b> building total: 23,029 sf • 31' Wall Height: 13,232 sf • 15' Wall Height: 9,797 sf
	Would need modifications	Purpose built and flexible	
Zoning? ★ (★ = criterion from Facilitated Group process)	R-3	PLI	<b>ARC:</b> Title 16 emergency shelter would allow use before formal rezone
Within 1/4 mile of transit? ★	Yes	Yes	<b>Sprung:</b> bus stops adjacent (Tudor) <b>ARC:</b> bus stops adjacent (Arctic) • Route 35 northbound stop at Arctic & 47th (approx. 501 ft. from east building entrance) • Route 35 southbound stop at Arctic & Lancaster SSW (approx. 703 ft. from east building entrance)
Fenced? ★	No	Yes	
Meets MOA & CDC health and safety standards? ★	Yes	Yes	
Utilities available? ★	Yes	Yes	<b>Sprung:</b> utilities had to be brought to the site (done) • Water and Sewer Service: \$600,000 • Gravel Import: \$750,000
Space for surge? ★	Yes	Yes	
Beds? ★	150	150	
Purchase	\$12,600,000	\$0	<b>ARC:</b> includes substantial acreage that could be resold or used for other purposes through subdividing. Rezone of surplus land to B3 or I-1 for resale could generate \$8-\$15 sq. ft. (e.g. 50% of 720,339 = 360,169 x \$8 = \$2,881,356)
Construct / TI	?	\$15,400,000	<b>Sprung:</b> total construction estimates changing. Shown is from City Manager letter 10-7-22 • \$15,400,000 (per ADN 10/14) Included FFE • Rough Order of Magnitude: \$20,852,519 (from 10/17/22 Worksession)
Availability	January '23 full occupancy (150)	Mid to Late January '23: up to 100 Late April '23: full 150	<b>Sprung:</b> based on MOA Manager letter 10-7-22 <b>ARC:</b> depends on time for Due Diligence and Closing as well as existing rental agreements
Pending Costs: Shipping	\$0	\$200,000	<b>Sprung:</b> estimate from Muni Manager
Pending Costs: Storage (Sprung) \$5,000 / month	\$0	\$50,000	<b>Sprung:</b> Assuming August completion of structure fabrication & start date for storage needs thru May 2023
Pending Costs: Storage (Hickel) \$15,000 / month	\$0	\$120,000	<b>Sprung:</b> Assuming October start date for storage needs thru May 2023
Potential Liability if project stopped	\$0	\$4,900,000	<b>Sprung:</b> current construction contract liability from October 7, 2022, worksession
Additional Costs	\$47,175	\$3,022,532	(note: sums B/C22:B/C36)
Furniture, cots, etc (FFE)?	?	\$2,500,000	<b>Sprung:</b> From MOA manager letter 10-7-22 \$565,000 for furnishings only. With 'Alternates' for all interior \$2.5M. Furnishing costs should be equivalent for both locations.
Increase # showers	?	?	<b>ARC:</b> additional plumbing capacity installed during orig. construction, per owner
Increase # of toilets	?	?	<b>ARC:</b> additional plumbing capacity installed during orig. construction, per owner
Rezone	\$36,790	\$0	<b>Sprung:</b> currently zoned PLI <b>ARC:</b> Replat to subdivide into two parcels (~\$2,830), rezone land where building is located to PLI (~\$33,960)
Conditional Use Permit	\$10,385	\$0	<b>Sprung:</b> unknown cost <b>ARC:</b> required for shelter portion
Fencing	?	\$0	<b>Sprung:</b> fencing and security costs included in construction costs
Architect, McCool Carlson Green	\$0	\$88,528	<b>Sprung:</b> Term Contracts used to cover these costs, not Assembly appropriations (per 4/28 H&HC meeting)
Civil Engineering / Landscape, Coffman Engineers Architect, MCG Explore Design, \$73,120	\$0	\$14,176	<b>Sprung:</b> Term Contracts used to cover these costs, not Assembly appropriations (per 4/28 H&HC meeting)

Civil Engineering / Landscape, MCG Explore Design	\$0	\$73,120	<b>Sprung:</b> Term Contracts used to cover these costs, not Assembly appropriations (per 4/28 H&HC meeting)
Mechanical and Electrical Engineering, MCG Explore Design and RSA Engineering, Inc RSA Engineering, Inc, \$105,080 (with \$56,260 pending)	\$0	\$34,130	<b>Sprung:</b> Term Contracts used to cover these costs, not Assembly appropriations (per 4/28 H&HC meeting)
Mechanical and Electrical Engineering, RSA Engineering, Inc.	\$0	\$161,340	<b>Sprung:</b> Term Contracts used to cover these costs, not Assembly appropriations (per 4/28 H&HC meeting)
Cost Estimation, HMS Inc	\$0	\$61,843	<b>Sprung:</b> Term Contracts used to cover these costs, not Assembly appropriations (per 4/28 H&HC meeting)
Special Inspections, MCG Explore Design, DOWL	\$0	\$62,373	<b>Sprung:</b> Term Contracts used to cover these costs, not Assembly appropriations (per 4/28 H&HC meeting)
Civil Engineering, CRW Engineering Group, LCC	\$0	\$9,260	<b>Sprung:</b> Term Contracts used to cover these costs, not Assembly appropriations (per 4/28 H&HC meeting)
Manufacturer Shop Drawings, Sprung	\$0	\$17,762	<b>Sprung:</b> Term Contracts used to cover these costs, not Assembly appropriations (per 4/28 H&HC meeting)
<b>Building Operating Costs</b>	<b>\$52,464</b>	<b>\$8,472,455</b>	(note: sums B/C39:B/C50)
Enstar	\$13,560	?	<b>Sprung:</b> unknown <b>ARC:</b> based on average for current use.
AWWU	\$2,088	?	<b>Sprung:</b> unknown <b>ARC:</b> based on average for current use. Presumably metered so expect increase when occupied
Chugach Electric	\$36,816	?	<b>ARC:</b> based on average for current use.
Utilities Annual	?	\$120,000	<b>Sprung:</b> From MOA manager letter 10-7-22
Grounds maintenance	?	?	
Building Maintenance	?	\$30,000	<b>Sprung:</b> From MOA manager letter 10-7-22
<b>Shleter/Navigation Operating Costs</b>			
Provider, meals etc.	?	\$730,000	<b>Sprung:</b> From MOA manager letter 10-7-22
Equipment Annual	?	\$30,000	<b>Sprung:</b> From MOA manager letter 10-7-22
Supplies Annual	?	\$60,000	<b>Sprung:</b> From MOA manager letter 10-7-22
Insurance Annual	?	\$120,000	<b>Sprung:</b> From MOA manager letter 10-7-22
Personnel Annual	?	\$2,782,455	<b>Sprung:</b> From MOA manager letter 10-7-22
Annual Operations	?	\$4,600,000	<b>Sprung:</b> Based on MOA Manager letter 10-7-22
<b>Summary list</b>			
<b>Other features</b>	<b>Arctic Rec Center (4855 Arctic Blvd)</b>	<b>Elmore Sprung (4501 Elmore Rd)</b>	
Building square footage?	23,029	26,435	
Restrooms? *	x1 Family restroom x1 staff restroom x2 men (2 sinks) x2 women (2 sinks)		Required: 1 per 10 occupants = 15 required for 150 clients  * MOA Requirements for Congregate Shelters follows <a href="#">IBC R-1 Dormitories</a>
Showers? *	x4 men x4 women		<b>ARC:</b> x1 men + x1 women ADA-accessible restrooms  * Required: 1 per 8 occupants so 19 required for 150 clients. ARC has ? 1 men and women shower ADA
Space for Navigation Services	x4 separate meeting rooms x1 staff office with 3 desks		
Secure: Controlled entry, cameras,	Yes	Yes	<b>Sprung:</b> well lit <b>ARC:</b> minimal exterior lighting
ADA accessible?	Yes, east side entrance		<b>ARC:</b> Restrooms meet ADA
Onsite parking? *	Yes	Yes	<b>Sprung:</b> ? <b>ARC:</b> 108,500 sq. ft. paved/asphalt parking + 400 ft. sidewalk w/ radiant heating  * MOA parking requirement for "Homeless and Transient Shelter" is 1 per 300 sq.ft. administrative area + 1 per 20 pillows
Nearby Medical Facility?	Yes	Yes	<b>Sprung:</b> across Tudor from ANMC, near Providence <b>ARC:</b> near Anchorage Neighborhood Medical Clinic
Grocery Store?	1.1 miles	3.7 miles	<b>Sprung:</b> nearest grocery Carrs on E. Northern Lights <b>ARC:</b> nearest grocery Natural Pantry on A Street & 36th Ave, second closest is Walmart at 1.6 miles
Distance from neighborhood	0 miles	0.7 miles	<b>Sprung:</b> residential neighborhoods across Tudor (to north and west) <b>ARC:</b> residential neighborhoods directly adjacent (north, south, west)

Provides for dispersion of facilities?	Yes	Yes	<b>Sprung:</b> 1 mile from RescueAnchorage Gospel Mission, <b>ARC:</b> 2.6 miles from Anchorage Gospel Rescue Mission, 1.3 miles from Salvation Army Adult Rehab Center
Property taken off tax rolls?	No	No	<b>Sprung:</b> currently owned by MOA <b>ARC:</b> surplus land could be sold/developed and added back to tax rolls
Uncertainty of increased costs?	Low	Moderate to High	<b>Sprung:</b> Now at 95% design so uncertainty decreasing
Location attractive to the clients?	?	?	
Wetlands?	No	Permitted	<b>Sprung:</b> partially located in Class B wetlands <b>ARC:</b> adjacent to wetlands on north east corner of property owned by SOA will not impact use
Year Built	2015	2022-23	