



Municipality of Anchorage

Suzanne LaFrance, Mayor
Real Estate Department
Heritage Land Bank

APRIL 30, 2026

REQUEST FOR PROPOSALS

USE AND OPERATION OF A LICENSED CHILDCARE CENTER BY LEASE OF 2300 W. 36th AVE (COMMONLY REFERRED TO AS FORMER WOODLAND PARK SCHOOL)

The Municipality of Anchorage is requesting proposals for the Real Estate Department.

Enclosed is pertinent information for use in preparing your proposal.

Proposals must be received at the Real Estate Department office, 4700 Elmore Road, 2nd floor, Anchorage, Alaska 99507 (Mailing Address: P.O. Box 196650, Anchorage, AK 99519-6650) **prior to 5:00 p.m., Local Time, July 2, 2026.** Office hours are by appointment only, Monday through Friday, 8:00 a.m. to 5:00 p.m., excluding holidays. Proposals received by the Real Estate Department office after the date and time specified will be returned to the proposer unopened. Facsimile or emailed submittals will not be accepted.

A meeting for discussion of the Request for Proposal will be held on the Microsoft Teams platform above at **1:30 p.m., Local Time, May 27, 2026.** It is requested that those interested in submitting proposals attend this meeting. RSVP to ryan.j.yelle@anchorageak.gov by 5 p.m. May 20, 2026 to receive meeting information (link and call-in number). Follow-up questions after this meeting should be submitted no later than 5 p.m., Local Time, June 3, 2026.

One original, plus five complete copies of your proposal must be submitted. In addition to the copies required, a PDF copy on a USB flash drive of the complete proposal, including attachment, shall be submitted.

The Municipality of Anchorage reserves the right to reject any and all proposals and to waive any informalities in procedures.

Sincerely,

Tiffany Briggs

Tiffany Briggs, Director
Real Estate Department

SECTION 1: GENERAL INFORMATION

1.1 Purpose

The intent of the Request for Proposal (RFP) is to identify and select a qualified and licensed child care operator to lease and operate a portion of a Heritage Land Bank (HLB) owned property located at 2300 West 36th Avenue in Anchorage (Tax ID# 010-123-26 and legally described as Woodland Park School Site).

The Municipality of Anchorage seeks to expand access to safe, licensed, and sustainable child care services by partnering with an experienced provider capable of delivering high-quality early childhood programming that meets the needs of Anchorage families and supports workforce participation.

1.2 Background

The Municipality recognizes a significant shortage of licensed child care capacity in Anchorage. Expanding access to safe, affordable, and high-quality child care is critical to supporting families and workforce participation in the community.

The Municipality, acting through the Real Estate Department, is utilizing a Request for Proposal to solicit interest through a competitive process to lease the building and allow available space to be rented at less than fair market value.

The northern wing of the former Woodland Park School was formerly operated as a Child Care Center for infants, toddlers, and adolescents. Approximately 19,000ft² of building square footage is available for use (shared spaces included in calculation), as well as exterior ground space (see attached supplemental information). The building layout is well suited for use as a Child Care Center and includes a commercial kitchen area for food-prep, and a shared gym space with the southern wing tenant (Boys & Girls Club).

The selected operator or tenant will be responsible for minor building maintenance, custodial services, and 50% of the building's utility costs (to include water, electricity, gas, telecom, and trash collection).

Proposals will be evaluated based on demonstrations of highest and best use of the available building square footage, subject to acceptability by the Municipality (refer to Section 3). Preference will be given to proposals that include child care of all ages.

Evaluations will focus on the strengths of business plans, operator experience, and public benefit of the proposed development of the property.

1.3 Questions

Any questions regarding this proposal are to be submitted to:

Physical Address:

Municipality of Anchorage
Heritage Land Bank
4700 Elmore Road, 2nd floor
Anchorage, AK 99507
(907) 343-7986 Phone
(907) 343-7535 FAX
HLB@anchorageak.gov

Mailing Address:

Municipality of Anchorage
Heritage Land Bank
P.O. Box 196650
Anchorage, AK 99519-6650
(907) 343-7986 Phone
(907) 343-7535 FAX
HLB@anchorageak.gov

Note: if using E-mail please identify the project in the subject line.

E-mail is the preferred method for question submission.

Office hours of operation are: 8:00 a.m. to 5:00 p.m. local time Monday through Friday and closed on municipal holidays. All questions regarding the scope of work must be received prior to the deadline indicated on the RFP cover letter.

1.4 Inspection

All respondents are strongly encouraged to physically inspect the existing property and improvements. The buildings and property will be made available for inspection during a to-be scheduled open house during the week of June 1st that will last approximately two hours. The Municipality assumes no responsibility for the disclosure of matters which would not have been disclosed by an inspection of the property.

1.5 Preparation Costs

The Municipality shall not be responsible for proposal preparation costs, nor for any costs, including attorney fees, associated with any administrative, judicial or other challenge to the determination of the proposals. By submitting a proposal, each respondent agrees to be bound in this respect and waives all claims to such costs and/or fees.

SECTION 2: RULES GOVERNING COMPETITION

2.1 Examination of RFP Proposal

Respondents should carefully examine the entire RFP, any addenda thereto, and all related materials and data referenced in the RFP. Respondents should become fully

aware of the nature of the proposed transaction and the conditions likely to be encountered in performing the transactions.

2.2 Proposal Acceptance Period

Selection of qualified respondents is anticipated to be announced within thirty (30) calendar days, although all offers must be complete and irrevocable for one hundred twenty (120) days following the submission date.

2.3 Confidentiality

The content of proposals will be kept confidential until the selection of the qualified respondents list is publicly announced and any appeals are finally determined. At that time, all proposals are open for public review. However, the financial information submitted shall not be released to competing respondents or the public until signature of the development agreement (see Section 3.2.1) has been announced.

If a respondent desires its financial information to remain “confidential”/“proprietary” after the RFP process, the respondent shall clearly indicate such by marking each page with a “confidential or proprietary” stamp/statement. Respondents are advised that proprietary information shall be limited to “records or engineering or other technical data, which, if released, would provide a competitive advantage to any other person engaged in similar or related activities,” and “proprietary information which a manufacturer, consultant or provider reasonably requires to be kept privileged or confidential to protect the property interests of persons providing the information or data,” under Anchorage Municipal Code subsections 3.90.040F and G, respectively.

A respondent must provide a statement supporting its request for maintaining its financial information as “confidential/proprietary,” and how it complies with the provisions of Anchorage Municipal Code outlined above. This request must be attached to the respondent’s submission in a conspicuous location.

In the event that the Real Estate Director determines that the financial information marked by the respondent as “confidential/proprietary” does not comply with the provisions of Anchorage Municipal Code, the respondent will be notified prior to evaluation of the financial information. The respondent will be allowed to withdraw the information. If the respondent does not withdraw the information, it will thereafter be treated as non-confidential information.

In the event that information is determined to be of a proprietary nature, it shall be maintained in the files of the Heritage Land Bank and made available for internal

review, but shall not be subject to public disclosure – either during or after the RFP process unless ordered by a court of competent jurisdiction.

Notwithstanding the foregoing, the final awardee will be required to disclose all financial information consistent with the award/contract terms and conditions approved by the Anchorage Assembly.

2.4 Proposal Format

Proposals are to be prepared in such a way as to provide a straightforward, concise delineation of the respondents' capabilities to satisfy the requirements of this RFP. Emphasis should be concentrated on the following:

- 2.4.1** Conformance to the RFP instructions; and
- 2.4.2** Responsiveness to the RFP requirements; and
- 2.4.3** Completeness and clarity of content.

2.5 Signature Requirements

All proposals must be signed. A proposal may be signed by an officer or other agent of a corporation, if authorized to sign contracts on its behalf; a general partner of a partnership; manager of an LLC; the owner of a privately-owned vendor; or other agent if properly authorized by a power of attorney or equivalent document.

Signature on the "Letter of Transmittal" will meet this requirement (Section 4.3.3). The name and title of the individual(s) signing the proposal must be clearly shown immediately below the signature.

Failure to sign the Proposal is grounds for rejection.

2.6 Proposal Submission

ONE ORIGINAL, single sided unbound, plus five (5) complete copies of the proposal must be received by the Municipality prior to the date and time specified in the cover letter. Copies may be bound or enclosed in folders/binders as the respondent chooses.

IN ADDITION to the copies required above, a PDF copy of the complete proposal, including attachments, shall be provided on CD or flash drive.

All copies of the proposals shall be submitted in a single sealed cover which should be plainly marked as a Request for Proposal Response with the title, "Use and Operation of 8000 West End Road" prominently displayed on the outside of the package.

Proposals must be delivered or mailed to:

Physical Address:
Municipality of Anchorage
Heritage Land Bank
4700 Elmore Road, 2nd floor
Anchorage, AK 99507

Mailing Address:
Municipality of Anchorage
Heritage Land Bank
P.O. Box 196650
Anchorage, AK 99519-6650

2.7 News Releases

News releases pertaining to the award resulting from the RFPs shall not be made by a respondent without prior written approval of the Municipal Real Estate Director.

2.8 Disposition of Proposals

All materials submitted in response to this RFP will become the property of the Municipality. One copy shall be retained for the official files of the Heritage Land Bank and will become public record after selection of the qualified respondent, with the exception of those items deemed to be confidential, per Section 2.3.

2.9 Oral Change/Interpretation

No oral change or interpretation of any provision contained in this RFP is valid whether issued at a pre-proposal conference or otherwise. Written addenda will be issued when changes, clarifications, or amendments to proposal documents are deemed necessary by the Municipality.

2.10 Modification/Withdrawal of Proposals

A respondent may withdraw a proposal at any time prior to the final submission time and date by sending written notification of its withdrawal, signed by an agent authorized to represent the respondent. The respondent may thereafter submit a new proposal prior to the final submission time and date; or submit written modification or addition to a proposal prior to the final submission time and date. Modifications offered in any other manner, oral or written, will not be considered. A final proposal cannot be changed or withdrawn after the time designated for receipt, except for modifications requested by the Municipality after the date of receipt.

2.11 Late Submissions

Proposals not received prior to the date and time specified in the cover letter, regardless of when the proposal was mailed, will not be considered and will be returned unopened.

2.12 Rejection of Proposals

The Municipality reserves the unilateral right to reject any and all proposals as determined to be in the best interest of the Municipality.

2.13 Appeals

Anchorage Municipal Code section 7.20.130 does not apply to this RFP. Any appeal related to this RFP shall be in accordance with this section.

2.13.1 Appeals Prior to Submission of Proposals

An appeal based on alleged improprieties or ambiguities in the RFP shall be filed with the Heritage Land Bank NO LATER THAN seven (7) calendar days PRIOR to the date specified for receipt of proposals.

2.13.2 Appeals of the Most Qualified Proposal(s)

An appeal based on the selection of the most qualified proposal in the RFP process shall be filed no later than four (4) working days AFTER the date of the Real Estate Department Director's letter notifying respondents of the selected proposal.

2.13.3 Content of Appeals

The appeal shall, at a minimum, contain the following information:

- 2.13.3.1** The name, address and telephone number of the applicant;
- 2.13.3.2** The signature of the appellant or its authorized representative;
- 2.13.3.3** A detailed statement of the legal and/or factual grounds of the appeal, including copies of any relevant documents; and
- 2.13.3.4** The form of relief requested.

Any appeal that is incomplete or fails to conform to the above shall automatically be denied and shall not be considered at any time thereafter.

2.13.4 Decision on Appeals

The Real Estate Department Director shall issue a written decision containing the rationale of the decision within three (3) working days after the appeal has been filed.

An appeal of the decision of the Real Estate Department Director may be filed directly to the Mayor, with a copy provided concurrently to the Real Estate Department Director, within three (3) working days of receipt of the Real Estate Department Director's decision.

Upon receipt, the Mayor, in their sole discretion, may consider the appeal and issue a final decision, or may refer the matter to a special hearing officer appointed by the Mayor. The decision of the Mayor, or the special hearing officer, is the final administrative appeal available to the party filing the appeal.

SECTION 3: DEVELOPMENT PRIORITIES

3.1 Development Priorities

All respondents shall address the following criteria, with specific emphasis on the operation of a licensed child care program that provides measurable community benefit. The following items are not listed in priority order:

- 3.1.1.** Business Plan(s);
- 3.1.2.** Operator Experience;
- 3.1.3.** Public Benefit(s);

3.2 Goals for Operating the Site

The selected operator shall demonstrate how the proposed use and operation of the site will achieve the following goals:

- **Expand Child Care Access:** Increase the availability of licensed child care services in Anchorage, with consideration for high-demand age groups such as infants and toddlers
- **Serve Diverse Populations:** Provide services accessible to families across income levels, including those participating in child care assistance programs
- **Demonstrate Operational Readiness:** Clearly demonstrate the ability to obtain licensure, staff the program, and begin operations within a reasonable timeframe

- **Ensure Program Sustainability:** Provide a realistic and sustainable operational model, including staffing, enrollment, and financial planning
- **Ensure Secure and Compliant Operations:** Maintain appropriate safeguards to ensure confidentiality, safety, and security of children, families, staff, and program operations, including clear separation from other building occupants and implementation of access control measures for entrances, shared spaces, and internal program areas.

3.3 Operator Obligations

The Municipality hereby discloses the following will be required:

3.3.1 Rental Agreement

The successful respondent will be required to enter into a lease agreement with the Municipality of Anchorage for the occupancy and operation of the subject property. The lease agreement will incorporate key elements of the selected proposal, including but not limited to the proposed operational plan, schedule, and any agreed-upon financial terms.

The Municipality reserves the right to negotiate final lease terms with the selected respondent. Execution of a lease agreement is contingent upon approval by the appropriate municipal authorities, including the Anchorage Assembly, if required.

3.3.2 Licensing and Regulatory Compliance

Provide proof of (or the ability to obtain) and maintain licensure under the State of Alaska Child Care Licensing Regulations (7 AAC 57), (7 AAC 10), (AS 47.32) and comply with applicable provisions of the Anchorage Municipal Code (AMC) Chapter 16.55 – Child Care Licensing Code, prior to the commencement and duration of operations.

SECTION 4: PROPOSAL AND SUBMISSION REQUIREMENTS

To achieve a uniform review process and obtain the maximum degree of comparability, it is required that the proposals be organized in the manner specified below. Proposals shall not exceed thirty (30) pages in length (excluding letter of transmittal, resumes, title page(s), index/table of contents, attachments, dividers, and drawings). One page shall be interpreted as one side of single lined, typed, 8 1/2" X 11", piece of paper. The number of copies to be submitted is provided in Section 2.6.

4.1 Title Page

Show the RFP subject, the name of your firm, address, telephone number(s), name of contact person, and date.

4.2 Table of Contents

Clearly identify the materials by section and page number.

4.3 Letter of Transmittal limited to two (2) pages.

4.3.1. Briefly state your firm's understanding of the services to be performed and make a positive commitment to provide the services as specified.

4.3.2. Give the name(s) of the person(s) who are authorized to make representations for your firm, their titles, address, and telephone numbers.

4.3.3. The letter must be signed by a corporate officer or other individual who has the authority to bind the firm, per Section 2.5.

4.4 Experience and Qualifications of the Operator

4.4.1. Organizational Overview

Provide a detailed summary of the respondent's organization to include a description of the proposed legal structure of the team (i.e. joint venture, limited partnership, limited liability company, etc.) and a team organizational structure chart, identifying key leadership and program oversight roles.

4.4.2. Key Personnel

Identify key personnel who will be responsible for the operation of the child care program, including program leadership.

Provide resumes that demonstrate relevant experience, qualifications, and credentials related to child care operations, licensing compliance, and program management.

4.4.3. Relevant Child Care Experience

Provide a description of the respondent's experience operating licensed child care programs, including:

- Program size and licensed capacity

- Ages served
- Length of operation
- Demonstrated compliance with 7 AAC 57, 7 AAC 10, and AMC 16.55
- Experience in staffing, program management, and service delivery
- References with contact information

4.4.4 Operational Capacity

Describe the respondent's ability to successfully operate the proposed program, including:

- Staffing approach and workforce stability
- Experience managing day-to-day operations
- Ability to maintain compliance with licensing and regulatory requirements
- Experience operating in shared or multi-use facilities if applicable
- Experience coordinating minor facility improvements or tenant improvements, if applicable

4.4.5 Financial Capacity

Provide sufficient information and documentation to demonstrate the respondent's financial capacity to support start-up and ongoing operations, including:

- Available funding sources
- Operating reserves (if applicable)
- Ability to sustain operations during initial enrollment ramp-up

4.5 Operational and Program Proposal

Provide a comprehensive description of the proposed child care program and operational approach.

4.5.1 Business and Operational Plan

Provide a detailed business and operational plan that demonstrates the viability and sustainability of the proposed child care program. This shall include:

- Enrollment assumptions and projected capacity
- Revenue and expense projections
- Staffing costs and operational expenses
- Start-up costs and funding sources

- Long-term sustainability strategy

4.5.2 Level of Return and Public Benefit to the MOA:

Describe the economic, fiscal, employment and other tangible public benefits generated by the proposal. Requests for MOA assistance must be limited to assistance the MOA can reasonably accommodate and be clearly and quantitatively demonstrated to be less than the public benefit generated by the project.

- Qualitative public benefits may be included as support to the well-defined quantitative benefits.
- Specify requested MOA assistance, if any, and include details such as type of assistance, desired length of agreement term, commencement and completion dates, etc.
- Request a level of financial assistance that fills a clearly described financial gap in the proposal.

4.5.3 Program Operations and Service Delivery

Respondents must provide a detailed description of the proposed child care program, including:

- Ages to be served (infant, toddler, preschool, school-age)
- Proposed licensed capacity
- Hours of operation (preference for full-day, year-round care)
- Staffing model, including staff qualifications and ratios
- Program model or curriculum (if applicable)
- Family engagement strategies

4.5.4 Licensing, Safety, and Compliance

Respondents must demonstrate how the proposed program will meet all licensing, safety, and regulatory requirements, including:

- Plan and timeline for obtaining licensure under 7 AAC 57 and AMC 16.55
- Description of how the respondent will ensure appropriate separation between licensed child care operations and any unlicensed programs or uses within the facility, including measures to maintain compliance with applicable licensing requirements and ensure the safety, supervision, and confidentiality of enrolled children
- Description of how the program will maintain compliance with health, safety, supervision, and staff-to-child ratio requirements

- Description of security measures to ensure the confidentiality, safety, and security of children, families, staff, and program operations, including separation from other building occupants and tenants
- Description of access control measures for entrances, shared spaces, and internal program areas
- Confirmation that the facility layout will meet applicable licensing requirements

4.5.5 Site Operations and Facility Use

Respondents must provide a detailed description of how the proposed child care program will operate within the facility and utilize the site. At a minimum, proposals shall include:

- Description of overall site operations and daily program flow
- A conceptual access and circulation plan demonstrating how children, families, staff, and authorized visitors will safely enter, exit, and move through the facility
- Description of how the proposed use is compatible with the surrounding area and adjacent uses, including coordination with other building occupants
- Gross square footage to be utilized and proposed licensed capacity
- Description of programming and use of indoor and outdoor spaces
- Number of employees and general staffing structure
- Parking needs, including staff and parent/guardian drop-off and pick-up considerations
- Description of any necessary building or tenant improvements
- Description of how the building and site will be utilized
- Proposed lease term and requested duration
- Estimated timeline to begin operations

SECTION 5: EVALUATION CRITERIA AND PROCESS

5.1 Criteria

The criteria to consider during evaluations, and the associated point values, are as follows:

- 5.1.1.** Experience and Qualifications of the Operator will be weighted according to those provisions described in Section 4.4.

30 points

5.1.2. Operational and Program Proposal will be weighted according to those provisions described in Section 4.5.1.

25 points

5.1.3 Level of Return and Public Benefit to the Municipality will be evaluated based on the provisions described in Section 4.5.2.

20 points

5.1.4. Program Operations and Service Delivery will be evaluated based on the provisions described in Section 4.5.3. This criterion focuses on the design, structure, and delivery of the child care program.

35 points

5.1.5. Licensing, Safety and Compliance will be weighted according to those provisions described in Section 4.5.4. This criterion focuses on the respondent's ability to meet licensing, safety, and regulatory requirements.

25 points

5.1.6 Site Operations and Facility Use will be evaluated based on the provisions described in Section 4.5.5.

15 points

Total Points Available: 150 points

5.2 Qualitative Rating Factor

Firms will be ranked using the following qualitative rating factors for each RFP criteria:

- 1.0 Outstanding
- .8 Excellent
- .6 Good
- .4 Fair
- .2 Poor
- 0- Unsatisfactory

The rating factor for each criteria category in paragraphs 5.1.1 and 5.1.2 will be multiplied against the points available to determine the total points for that category. Costs shall be scored as defined in the cost section below.

EXAMPLE: For the evaluation of the experience factor, if the evaluator feels the response as provided was “Good,” they would assign a “qualitative rating factor” of .6 for that criterion. The final score for that criterion would be determined by multiplying the qualitative rating factor of .6 by the maximum points available (5) and the resulting score of 3 would be assigned to the experience factor. This process would be repeated for each criterion.

5.3 Evaluation Process

A committee of individuals representing the Municipality will perform the evaluation of all of the proposal(s) received. The committee will rank the proposal as submitted. The following MOA staff will serve on the committee:

Tiffany Briggs, Real Estate Director
Ryan Yelle, Land Management Officer
Darcie Montalvo, Human Services Division Manager
Michelle Nelson, Grant Development Specialist
Bradley Cooke, Recreation Division Manager

Alternate(s):

Emma Giboney, Land Management Officer
Jed Drolet, Community Systems Program Manager

The Municipality reserves the right to select proposals for consideration based solely on the written proposal.

The Municipality also reserves the right to request oral interviews with any or all responding respondents. The purpose of the interviews is to allow expansion upon the written responses. A second score sheet will be used to score those firms interviewed. The final selection will be based on the total of all evaluators’ scores achieved on the second rating. The same categories and point ranges will be used during the second evaluation as with the first evaluation. The highest ranked respondent after the second scoring, if performed, may be invited to enter into final negotiations with the Municipality for the purposes of contract award.

Appendices:

- A. Plat 1971-54
- B. Floorplan
- C. Aerial Image of Project Area
- D. 2025 Average Monthly Utility Costs

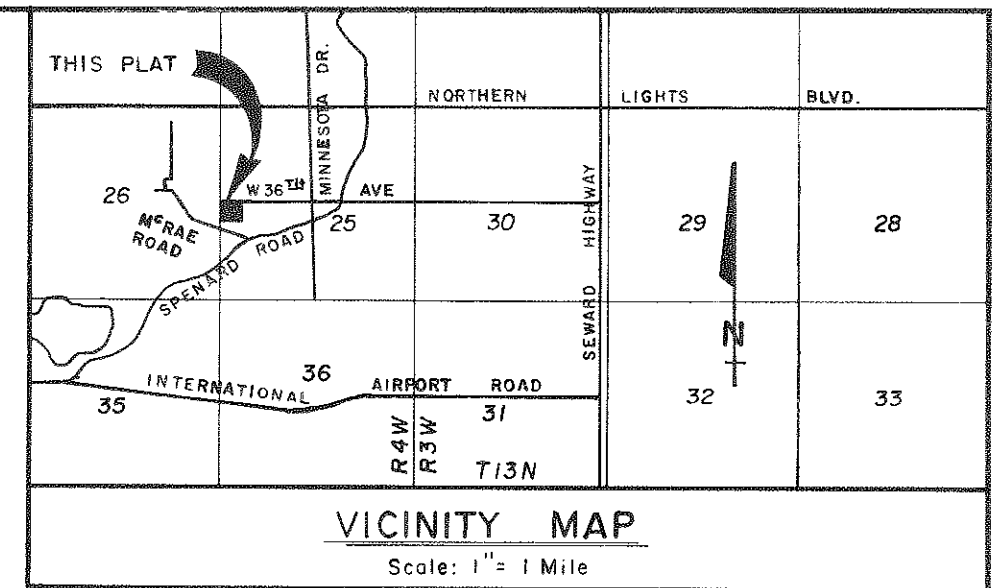
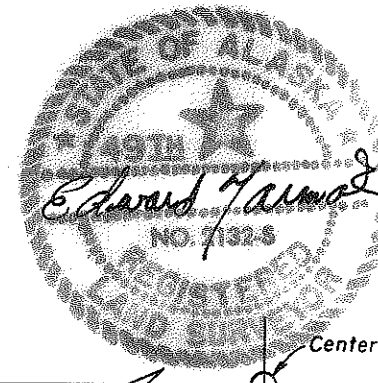
Encroachment Note:
Acceptance of this plat does not imply acceptance of encroachments.

SURVEYOR'S CERTIFICATE

I, the undersigned registered surveyor, hereby certify that a land survey has been completed by me or under my direct supervision and that corners and monuments have been located and established and that the dimensions shown herein are true and correct.

March 11, 1971
Date

Edward Yarnall
Surveyor



CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon. We hereby request approval of this plat, showing such easements for public utilities, roadways and alleys dedicated by us for public use.

March 16, 1971
Date

GREATER ANCHORAGE AREA BOROUGH
Owner
104 Northern Lights Blvd
Anchorage, Alaska

ATTEST:

Mary Nettleton *John M. Asplund*
Mary Nettleton, Clerk; John M. Asplund, Borough Chairman

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 16th day of March, 1971

Vivian Pennick
Notary Public for Alaska

My commission expires 8/18/71

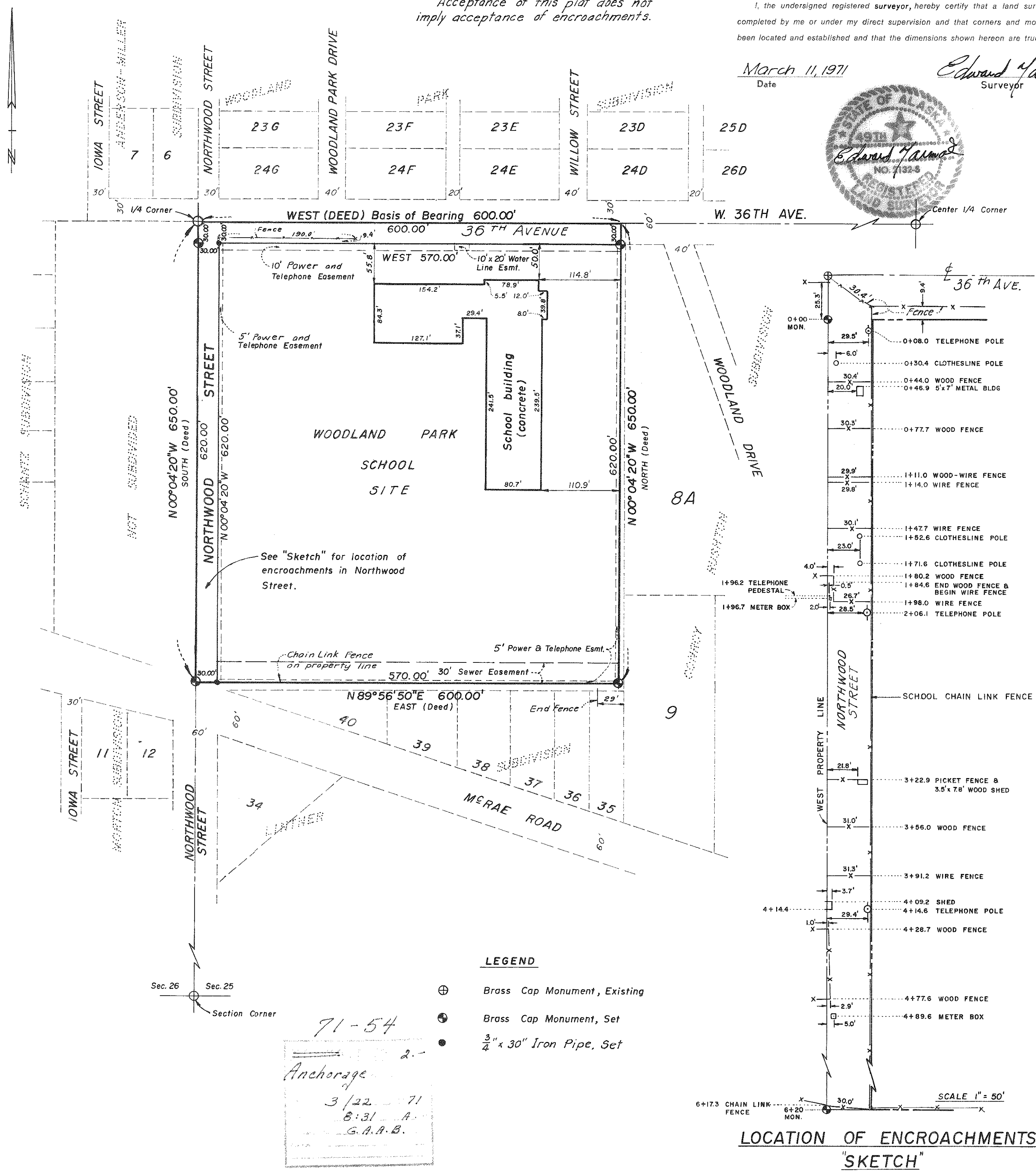
PLAT APPROVAL

Plat approved by the Borough Planning Commission this 17th day of February, 1971

G.R.R.
Authorized Official

PLAT OF
WOODLAND PARK SCHOOL SITE
S.W.1/4 of Sec.25, T13N, R4W, S.M., ALASKA
TRYCK, NYMAN & HAYES
CONSULTING ENGINEERS & LAND SURVEYORS
ANCHORAGE, ALASKA
Field Book A-205 & A-202 Date: Jan. 18, 1970
Drawn: E.L. Scale: 1"=100' Sheet: 1 of 1
Checked: G.R.R. Job: 2895 Grid: 1728

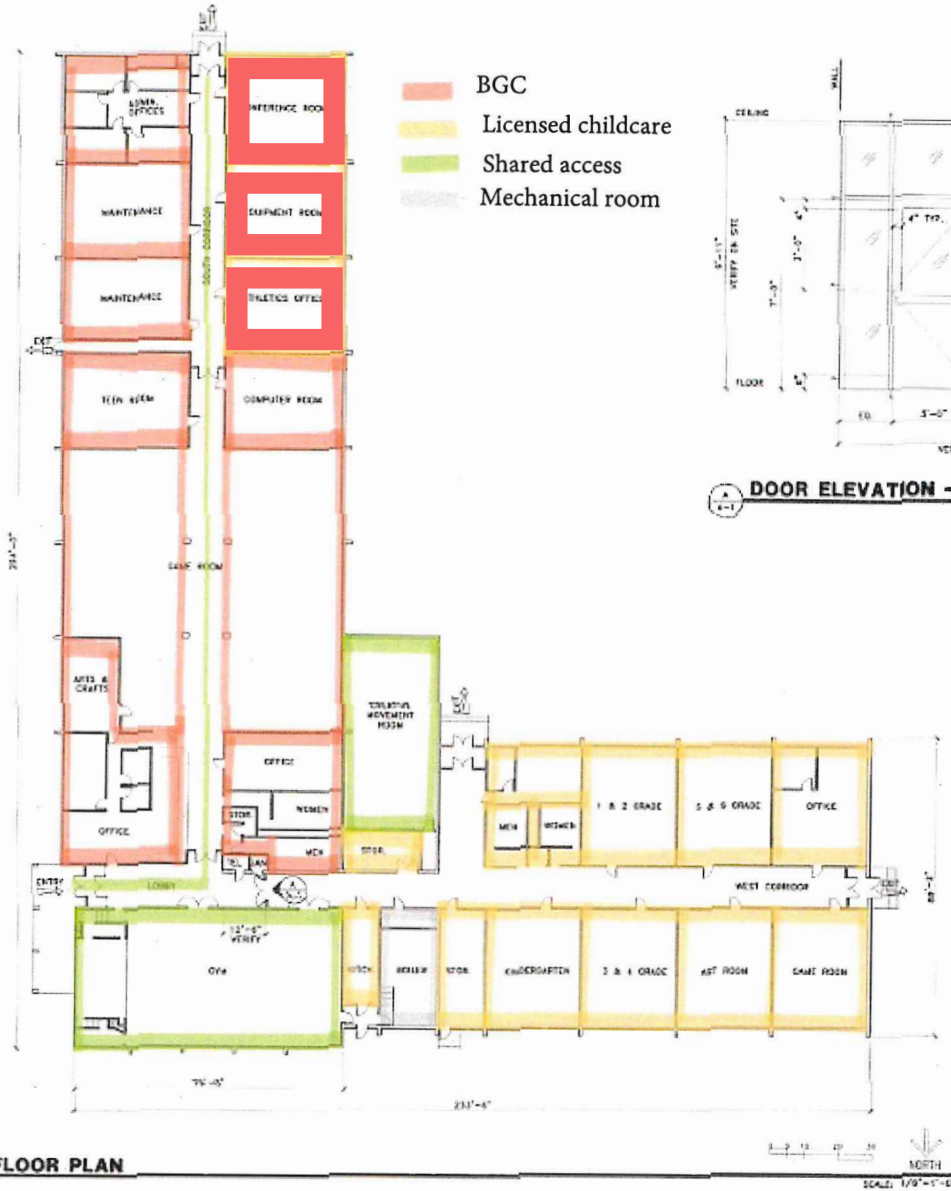
Appendix A



71-54
Anchorage
3/22-71
8:31 A.M.
G.A.A.B.

(71-54)FO

Appendix B



OCCUPANCY

NO CHANGE PROPOSED.
34 USC 6502P F DIVISION 1... EDUCATION PURPOSES THRU 12TH GRADE BY 50 OR MORE PERSONS FOR MORE THAN 12 HOURS PER WEEK.

DESCRIPTION OF WORK

ADD TWO STEEL DOORS AND STEEL FRAME AS INDICATED COMPLETE WITH PANIC HARDWARE, FRAME AND GLASS. PAINT FRAME SAME COLOR AS ADJACENT DOOR FRAME.

PAINT:
CLEAN AND SANDPAPER NEW EDGES AND FRAME SMOOTH. PRIME AND FINISH PAINT IN ACCORDANCE WITH PAINT MANUFACTURER'S RECOMMENDATIONS.
ONE COAT TOP COAT EMULSION FRAMES.
TWO COATS ACRYLIC LATEX ENAMEL, SEMI GLOSS.

STEEL DOORS AND FRAMES:
PER SPECIFICATION SECTION 3210.

DOOR HARDWARE:
PER SPECIFICATION SECTION 3270.

McCOOL CARLSON GREEN
ARCHITECTURE INTERIOR DESIGN SPACE PLANNING
101 W. 11TH AVENUE, ANCHORAGE, AK 99501-3401-3474

BOYS & GIRLS CLUB, SPENARD
8000 WEST 50TH AVE., ANCHORAGE, ALASKA
MUNICIPALITY OF ANCHORAGE
SECURITY DOOR INSTALLATION
FLOOR PLAN, ELEVATION

SHEET NO. **A-1**

Working Drawing: 15,000
Structure Plan Number: _____
Plan Set Number: _____

Appendix C

2300 W. 36th Ave Aerial Imagery (2024)



0 450 Feet

April 2026

Appendix D
- 2025 Average Monthly Utility Costs -

Enstar:

Average: \$3,000

High: \$5,000

Low: \$900

Chugach Electric:

Average: \$2,351

High: \$3,959

Low: \$1,315

AWWU:

Average: \$506

High: \$915

Low: \$83