

CITC K'teya

New CITC Cultural Community Center

Concept Design, Feasibility Study + Cost Estimating Report

July 14, 2026

Prepared By:

SALT ECI DOWL PACWEST CONSULTING GROUP

INTRODUCTION

Background

In December 2025, SALT was contacted by Cook Inlet Tribal Council to provide concept design and feasibility study services for the K’teya Center, a proposed new cultural community center located on Northway Drive in north Anchorage, across from the existing CITC headquarters and adjacent to CITC’s Clare Swan Early Learning Center.



As part of this effort, SALT, ECI, DOWL, PacWest Consulting Group, and CITC worked together to evaluate a new facility that would expand CITC’s campus presence and create a dedicated place for youth, families, Elders, staff, and community members to gather, learn, move, connect, and celebrate. Conceptual services included programming, interior space planning, 3D exterior massing, site planning, feasibility review, market research, and Rough Order of Magnitude cost estimates.

In parallel with the new construction study, PacWest Consulting Group conducted a high-level assessment of the Anchorage market to evaluate whether renovating an existing building could be a viable alternative. This included a market search, preliminary ROM cost estimate for renovation and tenant improvements, a ROM cost estimate for the proposed new construction concept, and an anticipated range of operational costs, including staffing, maintenance, and ongoing facility operations.

Based on the client programming session held on May 14, 2026, the team developed a conceptual building and site plan for the K’teya Center. The concept has been designed to include a childcare center for 80 children ages 3–5, K’teya Center staff and support spaces, a gymnasium with an elevated performance stage and walking track above, a commercial kitchen, multi-purpose room, gender-neutral shower rooms, laundry, restrooms, a multi-use clinic space, and related building support areas.

The K’teya Center is designed as a flexible and adaptable community hub that supports Native Youth Olympics training and functions, sports, after-school activities, classes, tutorials, craft fairs, community gatherings, celebrations, wellness services, and intergenerational use. The childcare center has been planned as an extension of the adjacent Clare Swan Early Learning Center, with secure entry, classrooms, indoor play/multipurpose space, staff support areas, food staging, and access to exterior play areas.

The design intent is to create a modern community center that is deeply connected to culture, identity, and land. Interior and exterior design elements are considered to reinforce CITC’s values and establish a strong visual story across the campus through opportunities for cultural murals, artwork, environmental graphics, color, wayfinding, and storytelling.

The following conceptual building plans, site discovery notes, market research findings, and ROM cost estimate summarize the proposed new construction concept and provide a planning-level framework for continued evaluation, decision-making, and future project development.

Study Purpose

The purpose of this study is to summarize the current predevelopment basis for the K’teya Center and identify the planning, design, entitlement, and cost considerations that will guide the next phase of work.

The study evaluates:

- Project vision, purpose, and planning objectives.
- Major program elements and preliminary building area assumptions.
- Site, zoning, access, utility, stormwater, landscape, and entitlement considerations.
- Conceptual architectural, structural, mechanical, electrical, fire protection, and life-safety criteria.
- Furnishings and equipment assumptions for planning and budgeting.
- A preliminary Class 4 conceptual cost framework and next steps.

Vision

The K'teya Center is envisioned as a modern cultural and community anchor that welcomes youth, Elders, families, program staff, and partner providers. The facility will feel connected to Dena'ina land and culture, while also honoring the broader Alaska Native communities served by CITC. The design will remain operationally durable, flexible, and straightforward to maintain, while supporting trust-building, recreation, learning, caregiving, health access, food, celebration, and everyday community use.

The K'teya Center is envisioned as:

- A place for positive engagement, including NYO, youth recreation, and after-school programming.
- A childcare environment serving children ages 3 to 5 as an extension of Clare Swan Early Learning Center.
- A flexible community facility with gymnasium, stage, multi-purpose space, kitchen, clinic/flex rooms, potential fab lab retail, and support functions.
- A campus building that uses culture, color, murals, art, and wayfinding to create identity, belonging, and connection.
- A durable, maintainable building capable of adapting to changing funding and program needs.

DESIGN TEAM

SALT

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PacWest Consulting Group

Cost Estimating + Market Research Expert I www.pacwestconsultinggroup.com I Nate Seymour, Principal



1.PROJECT OVERVIEW

Purpose

- Develop the K'teya Center as a CITC community, youth, recreation, and childcare facility on the Northway Drive campus.
- Provide year-round opportunities for positive youth engagement, cultural connection, childcare, family support, recreation, events, meetings, food, and health-related outreach.
- Create a flexible facility that can be adjusted based on available grant funding without losing the core project vision.

Planning Objectives

- Maximize use of the available lot while preserving site functionality, parking, outdoor play, snow storage, landscaping, and service access.
- Provide a strong public identity and cultural presence connected to the larger CITC campus.
- Support after-school and youth programming through a gymnasium, stage/performance area, and adjacent multipurpose functions.
- Provide safe, code-compliant childcare with a separate secure entrance, classroom access to outdoors, and a fenced outdoor play area.
- Use durable, low-maintenance, easy-to-clean finishes appropriate for heavy community use and childcare.
- Prioritize HVAC, ventilation, access control, supervision, acoustic control, and long-term operating efficiency.

Major Program Elements

- Gymnasium with telescoping bleachers, full-size court striping, and stage/performance area.
- Pre-function/welcome and reception zone with security/supervision.
- Multipurpose room with access to the commercial kitchen and the gymnasium event functions.
- Commercial kitchen, food staging, and a nearby concessions stand for selling snacks and beverages during events.

- Childcare center with five classrooms, secure entry, administrator office, staff work/break room, food staging, laundry, toilets, storage, and indoor play/multipurpose area.
- Clinic/flex room, exam/changing/toilet support, fab lab retail, building storage, custodial, maintenance, telecom/electrical/mechanical, and other back-of-house spaces.
- Second-floor office/flex spaces, copy/print, conference room, mechanical/electrical rooms, and track/gym/stretch area overlooking or adjacent to the gymnasium zone.
- Outdoor play, landscape buffers, community garden/trail/sensory garden concepts, service areas, parking, and drop-off areas.

Building Area

The current predevelopment area basis uses the June 25, 2026 floor plan. The earlier May 14, 2026 program remains the planning basis for operational descriptions, outdoor spaces and staffing areas.

Area Basis	Approximate Area
Level 1	Approx. 28,000 SF
Level 2	Approx. 11,900 SF
Total	Approx. 39,900 SF

Current Program Area Basis

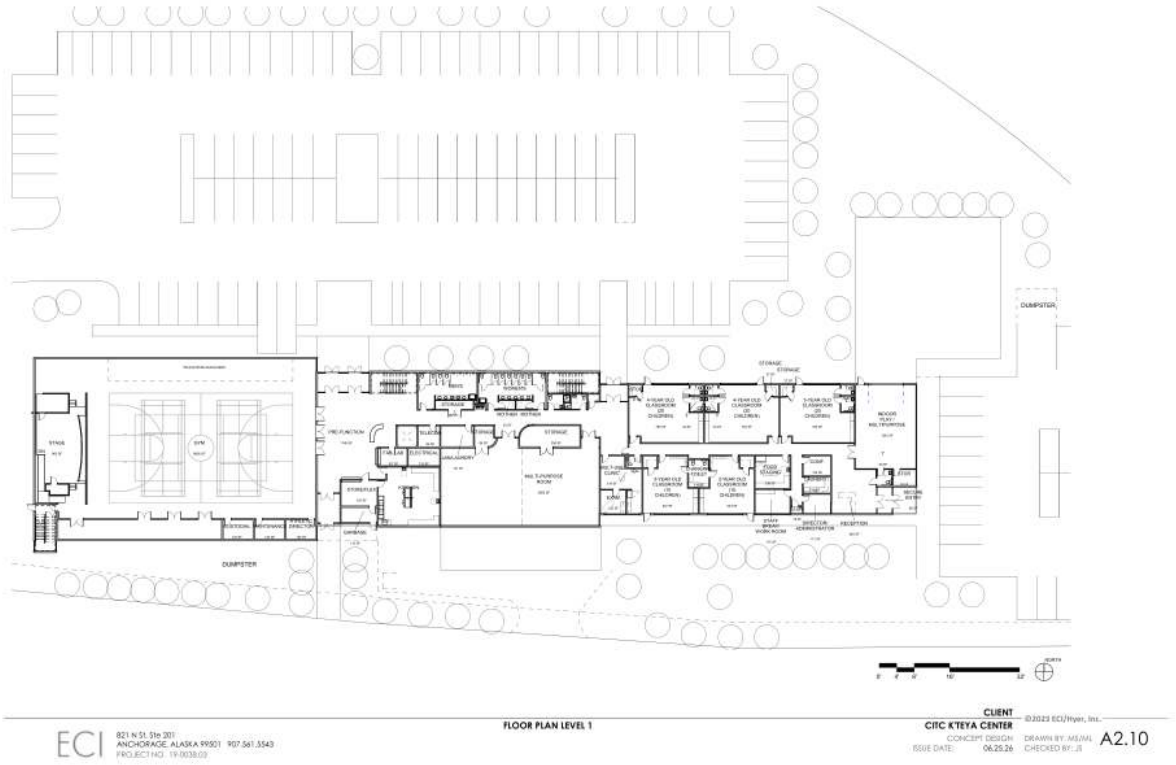
The current plans identify approximately 23,886 SF of labeled assignable/support space and a predevelopment gross planning area of approximately 32,600 GSF. The gross planning area should be confirmed during schematic design as wall thicknesses, circulation, egress, structure, shafts, and mechanical/electrical rooms are developed.

Program Element	Current Area / Basis	Planning Description
Gymnasium	6,836 SF	Full-size basketball, volleyball and pickleball use; telescoping bleachers; space for ADA viewing; divider curtain desired for concurrent uses. Verify middle-school clearances during schematic design.
Stage/performance area	963 SF	Connected to gymnasium for viewing and events; stage lighting, acoustics, sound system, curtains, accessible route, and stage storage to be developed.
Multipurpose room	2,600 SF	Flexible dining, classroom, meeting, overflow gym/event, and celebration space with operable partition and AV capability; close to kitchen.
Commercial kitchen / concessions	716 SF kitchen plus nearby concessions stand	Commercial kitchen supports events, cooking classes, and gatherings. A nearby concessions stand should support snack and beverage sales during gymnasium and community events.
Childcare center	6,000 SF program target remains operational basis	Five classrooms for 80 children ages 3-5; separate secure entry; indoor play/multipurpose; food staging; laundry; admin/staff areas; toilets, storage, and outdoor play.
Clinic/flex	319 SF clinic + 122 SF exam/changing/toilet	Small partner-provider suite for office visits, vaccine clinics, or similar uses; final scope to be confirmed with operator.

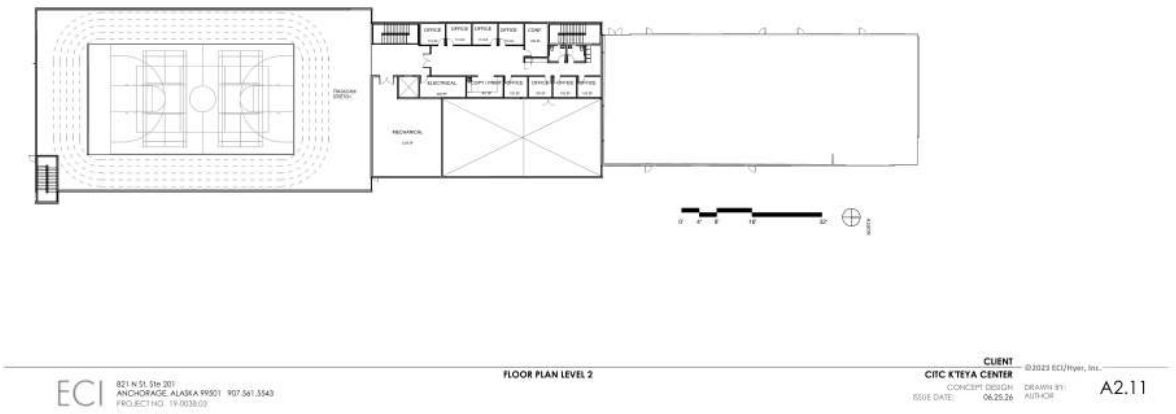
Welcome / pre-function	346 SF reception + 1,149 SF pre-function	Reception/security, waiting, digital signage, trophy/cultural display, and event gathering area.
Second floor offices/support	4,230	Office/flex rooms, conference, copy/print, electrical, mechanical, restrooms, and track/gym/stretch area; one elevator and three stair flights/stairways assumed.
Second floor track	7,677 SF	4 lane track with auxiliary space for gym
Outdoor spaces	6,000 SF minimum outdoor play area	Secure childcare play area, separate drop-off, landscape buffering, community garden/trail/sensory garden concepts, and covered fish/game processing area as funding allows.

Concept Plan Graphics

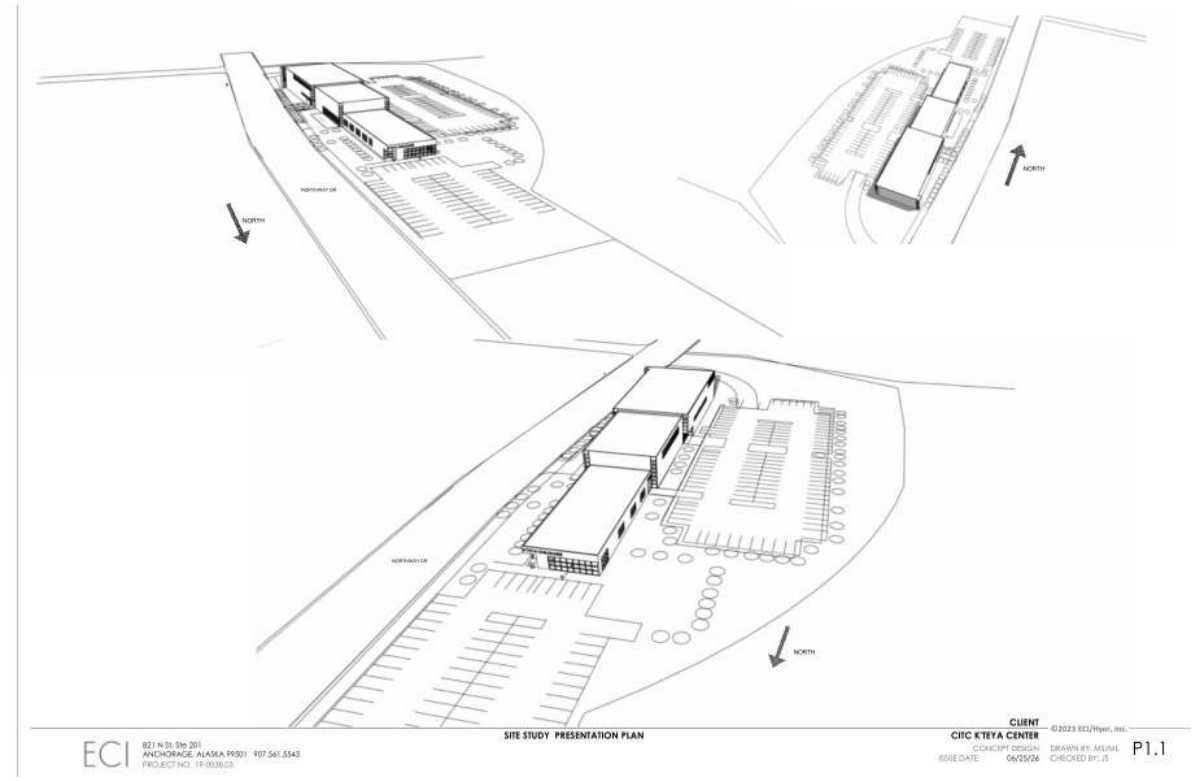
The following reduced images are included for orientation only. Final report graphics are provided in Appendix 'A'.



Level 1 floor plan



Level 2 floor plan



Site study presentation plan

2. DESIGN CRITERIA & CODES

Design Standards

- Current adopted International Building Code (IBC).
- Current International Mechanical Code (IMC).
- Current International Plumbing Code (IPC).
- Current International Fire Code (IFC).
- Current National Electrical Code (NEC).
- ADA Accessibility Guidelines and applicable federal accessibility requirements.
- Alaska child care licensing requirements, including indoor and outdoor usable space criteria.
- Municipality of Anchorage Title 21 zoning, site planning, landscape, frontage, parking/loading, pedestrian, and snow-storage requirements.

Occupancy

Final occupancy classifications will be confirmed during schematic design. For planning purposes, the facility is expected to include assembly, childcare/educational, business, storage, kitchen, and incidental mechanical/electrical uses. Occupancy separations, incidental-use separations, egress, and fire-resistance requirements shall be coordinated with the adopted building code and MOA review.

Area	Preliminary Code Assumption	Follow-up
Gymnasium, multipurpose, stage, pre-function	Assembly Group A-3, likely with accessory assembly functions	Verify occupant load, bleacher egress, stage classification, and event layouts.
Childcare classrooms and indoor play	Likely Educational Group E or other applicable childcare classification depending on age, occupant load, and adopted code interpretation	Confirm with MOA building official and State childcare licensing.
Offices, reception, staff spaces, clinic/flex	Business Group B	Clinic use appears outpatient/office-scale; confirm if any medical treatment use triggers additional requirements.
Kitchen, storage, maintenance, custodial, mechanical/electrical	Accessory or incidental support uses	Provide fire-resistance, ventilation, grease control, and equipment clearances as required.

Construction Type

For planning purposes, the facility is assumed to be a noncombustible, fully sprinklered building with structural steel framing, long-span gymnasium roof framing, one elevator, three stair flights/stairways, robust exterior wall assemblies, and fire-resistance ratings where required by code.

3. SITE AND DUE DILIGENCE SUMMARY (SEE APPENDIX 'C' FOR FULL DOWL REPORT)

Project Location and Parcel

The project site is Tract 1, Wickersham, Northway Business Park Subdivision in Anchorage, Alaska. It is located on the west side of Northway Drive, north of the intersection of Northway Drive and San Jeronimo Drive. The parcel identification number is 004-091-89-000. The site is approximately 225,562 SF, or 5.178 acres, and has historically been vacant and undeveloped.

Street Classification and Access

Northway Drive is an MOA-owned and maintained local road with an existing 70-foot right-of-way. Development must meet standard Title 21 setbacks and driveway standards. Municipal driveway standards allow a 24-foot to 34-foot driveway, and driveway spacing should be coordinated with the MOA Traffic Engineer. The site is also near the People Mover Route 31 Northeast stop identified as San Jeronimo & Northway ESE, which can provide good transit access for youth, families, staff, and visitors approaching from the Northway Drive/San Jeronimo Drive intersection.

Zoning and Allowed Uses

The parcel is zoned B-3 General Business District. Based on the due diligence review, the current program aligns most closely with child care center, community center, and office uses. Child care center and office uses are permitted; community center use requires administrative site plan review. A formal use classification or use determination is recommended to confirm MOA concurrence with the mixed-use program before design advances too far.

Item	Information	Planning Implication
Site zoning	B-3 General Business District	No special limitations associated with the 2021 rezoning noted in the due diligence report.
North	I-1 Light Industrial	CITC Clare Swan Early Learning Center.
East	I-1 SL across Northway Drive	Commercial office building/GCI.
South	RO-SL	Vacant parcel directly south; surgical center farther south near Debarr Road.
West	D-2 Multiple Family Residential	Penland Park mobile home community; landscape buffering and good-neighbor design are important.

Use-Specific Standards

Child care standards are a key driver for the site plan. The facility must have direct access from a street constructed to municipal standards, provide usable outdoor space consistent with applicable childcare requirements, and provide reserved passenger loading for pick-up and delivery of children. The due diligence report notes 35 SF of usable indoor space per child and 75 SF of outdoor recreation space per child for the maximum number of children playing outside at any one time. The program target of 80 children therefore supports planning for at least 6,000 SF of outdoor play area if all children are outdoors simultaneously.

Setbacks, Height, and Frontage

B-3 dimensional standards include a 10-foot front building setback, 15-foot rear or side setback where adjacent to a residential district, no maximum lot coverage restriction, and a 60-foot height limit, with potential height increases through conditional use approval. Building frontage standards may require visual access windows and covered visible primary entries for buildings within 100 feet of a street right-of-way; frontage compliance should be tested as the entry sequence and building placement are refined.

Landscaping, Screening, and Snow Storage

Perimeter landscaping requirements include L1 visual enhancement landscaping to the north and east and L2 buffer landscaping to the west adjacent to D-2 residential zoning. Parking lot interior landscaping will be required since more than 40 spaces are needed. Dumpsters must be appropriately set back, accessible to collection vehicles, and screened if within 300 feet of the street. On-site snow storage is required, typically as an area equal to five percent of paved area or through a snow management agreement.

Parking, Loading, and Pedestrian Connectivity

Parking should be sized for operational demand, including gymnasium/event use, staff counts, childcare drop-off, accessible parking, service access, and after-hours programming. Pedestrian routes should connect the primary entrance, childcare entry, parking, drop-off, public sidewalk, and the nearby San Jeronimo & Northway ESE People Mover stop. Accessible parking, loading, bicycle parking, and pedestrian connections shall comply with AMC Title 21 and applicable accessibility standards.

Easements and Title

The plat identifies several easements affecting the property, including a 5-foot by 10-foot fire hydrant easement on the eastern boundary, a 10-foot underground telecom and electric easement along the southern boundary, and a 10-foot telecommunications, electric, and gas easement along the western boundary. The due diligence report notes that a title report was not provided; obtaining and reviewing a current title report and ALTA/NSPS survey should be an early next-step task.

Soils, Stormwater, Utilities, Floodplain, and Wetlands

No site-specific geotechnical investigation has been performed on the subject parcel. Nearby investigations indicate interbedded sand and gravel with increasing fines at depth and groundwater at approximately 20 to 25 feet; a project-specific geotechnical investigation is required. The project exceeds the 10,000 SF land disturbance threshold and the 0.75-acre threshold, so it should be treated as a large stormwater project requiring green infrastructure or an approved alternative stormwater management strategy. A 12-inch storm drain main is located in Northway Drive. AWWU water and sewer mains and service stubs are present in Northway Drive, but AWWU confirmation is needed regarding whether a sewer main extension will be required. The due diligence report indicates no mapped wetlands and no FEMA floodplain on the site.

Entitlements and Permits

Approval / Permit	Preliminary Status	Planning Note
Administrative site plan review	Required for community center use	DOWL estimated 9-12 weeks for administrative review.
Use classification / use determination	Recommended	Obtain MOA concurrence that the program is properly classified as child care center, community center, office, and accessory uses.
Building permit	Required	Includes construction drawings, structural calculations, geotechnical report, drainage analysis, SWPPP, and other permit documents.
Sign permit	Required for exterior signage	Submit through licensed sign contractor; coordinate with branding and wayfinding.
Certificate of occupancy	Required prior to operations	Final inspections and closeout required.
AWWU private system permit	Required for water/sewer service connections	Approx. 4-6 weeks for service lines; mainline extension could be 4-5 months if required.

4. CIVIL BASIS OF DESIGN

Site Development

- Develop building pad, parking, drop-off, pedestrian circulation, service access, outdoor play, landscape buffers, site lighting, utility connections, and stormwater infrastructure.
- Separate or clearly manage childcare drop-off from community/event traffic and service access.
- Provide secure outdoor play area directly accessible from childcare classrooms where practical.
- Maintain site areas for snow storage, emergency access, refuse collection, and future flexibility.
- Coordinate driveway geometry and spacing with MOA Traffic Engineer standards.

Earthwork and Geotechnical

- Perform a site-specific geotechnical investigation before schematic design is finalized.
- Confirm bearing conditions, frost design, groundwater, pavement section, infiltration feasibility, and seismic site class.
- Evaluate utility trenching, potential unsuitable soils, import/export balance, and site grading constraints.

Drainage and Stormwater

- Provide positive drainage away from the building and outdoor play areas.
- Evaluate stormwater treatment features such as landscape depressions, grass-lined swales, infiltration facilities, and pervious pavement where feasible.
- Prepare drainage analysis and operations/maintenance plan for stormwater facilities.
- Coordinate storm drain connection to the existing 12-inch storm drain system in Northway Drive.

Utilities

- Confirm domestic water, fire flow, sanitary sewer capacity, and service routing with AWWU.
- Confirm whether AWWU will require a sewer main extension or treat the parcel as the last lot served.
- Coordinate gas service with ENSTAR, electric service with Chugach Electric Association, and telecommunications with applicable providers.
- Protect or relocate existing easements and utilities as required.

5. ARCHITECTURAL BASIS OF DESIGN

Site and Entry Organization

The concept plan places the building parallel to Northway Drive with public/community functions, childcare, and gymnasium components organized along a linear plan. The design should refine three overlapping arrival sequences: the main community center entry, the secure childcare entry, and service/loading access. Reception and secure entry points should support supervision without making the facility feel institutional.

Exterior Envelope and Identity

- Exterior wall assembly assumed as either insulated metal panels (IMP) or a rainscreen assembly of sheathing, continuous rigid insulation, and metal panels supported on fiberglass girts to reduce thermal bridging. Final selection should balance durability, thermal performance, constructability, maintenance, and cost.
- Roof assembly assumed as a low-slope/flat EPDM membrane roof over tapered insulation, with positive drainage to roof drains or scuppers, overflow drainage, durable parapet detailing, and safe access for maintenance.
- High-performance glazing at entries, lobby/pre-function, childcare, and other public-facing areas.
- Controlled daylighting for gymnasium, multipurpose, childcare, and office/flex spaces.
- Cultural murals, integrated artwork, Dena'ina land connection, color, and wayfinding as core design elements, not late add-ons.
- Exterior materials selected for low maintenance, resistance to damage, and long service life.

6. INTERIOR DESIGN BASIS OF DESIGN



Overview

The interior design for the CITC K'teya Center has been developed to create a warm, durable, flexible, and culturally grounded environment that supports connection, movement, learning, wellness, and community gathering. As a new construction facility owned by Cook Inlet Tribal Council, the interior experience is rooted in land, culture, youth opportunity, and the broader CITC campus. The building is designed to serve youth, families, Elders, staff, and community partners through a wide range of programs, including Native Youth Olympics training and events, sports, after-school activities, community gatherings, craft fairs, tutorials, celebrations, wellness services, and childcare.

The finish approach balances cultural expression with long-term performance. Materials are intended to be durable, low-maintenance, easy to clean, and appropriate for a high-use community facility serving teens, young children, families, Elders, staff, and visitors. Interior finishes may include resilient flooring, sealed concrete, tile, impact-resistant wall protection, acoustic wall and ceiling treatments, washable paint systems, durable countertops, high-performance upholstery, and commercial-grade furnishings. While highly functional, the building is not intended to feel institutional. Natural textures, warm wood tones, soft neutrals, colors inspired by the regional landscape, and opportunities for pattern, storytelling, and artwork will create an environment that feels contemporary, welcoming, and rooted in place.

The overall aesthetic supports a memorable “wow” factor while remaining practical, resilient, and adaptable. Public areas, including the welcome area, pre-function space, gymnasium connection, multi-purpose room, and childcare entry, provide opportunities for meaningful design moments through ceiling features, integrated lighting, cultural murals, artwork display, wayfinding, color, and environmental graphics. These elements are intended to be integrated into the interior architecture and finish strategy so the building tells a cohesive story of culture, identity, movement, and community.

The welcome and pre-function areas serve as the central interior threshold for the K’teya Center. This area is designed to be clear, safe, and easy to navigate, with a reception/security desk that supports building oversight while still feeling approachable. Seating, digital signage, trophy display, artwork, cultural storytelling, and intuitive wayfinding will help orient visitors to the gymnasium, multi-purpose room, clinic, restrooms, childcare, and second-floor spaces.

The gymnasium is the energetic heart of the facility. Interior finishes are intended to support sports, performance, training, viewing, and large community events. Flooring, wall protection, acoustics, lighting, divider curtains, telescoping bleachers, and storage will be selected for heavy community use and efficient turnover between activities. The elevated stage is designed to visually and functionally connect to the gymnasium, supporting performances, presentations, Native Youth Olympics events, and community celebrations. Ceiling and lighting strategies will support multiple modes of use, from athletic activities to stage events and large gatherings.

Gymnasium planning assumes an 84-foot by 50-foot main basketball court, a minimum 3-foot unobstructed runoff outside court lines, and preferred 6- to 10-foot safety zones where bleachers, divider curtains, wall pads, score tables, or team seating occur. Athletic flooring should be striped for basketball, volleyball, pickleball, and NYO practice/event needs, as confirmed by CITC. Volleyball planning should accommodate a 59-foot by 29-foot-6-inch court with a suitable free zone and a minimum clear height of 23 feet above the playing surface. Final sport striping, clearances, equipment, and operational needs should be confirmed with CITC during design development.

The multi-purpose room is designed for maximum flexibility and will support dining, meetings, tutorials, craft fairs, overflow gymnasium activities, celebrations, and community events. Operable partitions, durable flooring, integrated audio-visual infrastructure, flexible tables and chairs, accessible storage, markerboard or tackable surfaces, and acoustic ceiling

treatments will allow the space to shift easily between uses while maintaining a cohesive connection to the rest of the building. Operable partitions and enhanced audio-visual infrastructure may be included as funding allows.

The commercial kitchen will support community gatherings, cooking classes, events, and food service associated with larger programs. Interior finishes will prioritize cleanability, durability, slip resistance, food-safe surfaces, and efficient workflow. The kitchen is expected to include commercial-grade materials and equipment, stainless steel work surfaces, durable wall protection, washable ceiling systems, and appropriate storage and refrigeration to support flexible community use.

Restrooms and shower areas are designed with dignity, safety, privacy, durability, and ease of maintenance in mind. Public restrooms will include durable wall and floor finishes, commercial plumbing fixtures, accessible accessories, quality lighting, and clear wayfinding. Gender-neutral ADA restroom and shower rooms will feel secure, welcoming, and respectful, with durable slip-resistant flooring, moisture-resistant ceilings, robust ventilation, and finishes that feel clean and calm rather than clinical.

The laundry area will be functional, secure, and easy to maintain, with moisture-resistant finishes, washable wall surfaces, commercial-grade equipment, supply storage, and layout space.

The childcare center has its own identity while remaining visually connected to the larger K’teya Center. The interior is intended to feel warm, safe, playful, and developmentally appropriate for children ages 3–5. Classrooms and support spaces will include durable resilient flooring, child-scaled casework, cubbies, integrated display areas, washable wall surfaces,

acoustic ceiling treatments, and access to natural light where available. Color will be used for wayfinding and classroom identity, balanced with calming, nature-inspired tones to avoid overstimulation. The childcare environment supports secure arrival and departure, child-scaled independence, active learning, creativity, rest, food staging, handwashing, toileting, storage, and indoor-outdoor play.

The second-floor office area provides functional support space for staff, visiting CITC departments, and flexible administrative or meeting needs. Finishes in this area will be durable, professional, and consistent with the broader K'teya Center palette, while creating a quieter work environment above the active community spaces below. Offices, conference space, copy/print areas, and shared support spaces will include ergonomic furnishings, locking storage, resilient flooring or carpet tile, acoustic ceiling treatments, appropriate task lighting, and cleanable wall finishes. The design supports day-to-day operations while maintaining a visual and material connection to the community-focused areas of the building.

The multi-use clinic space will be calm, clean, and professional while still feeling connected to the warmth of the overall building. Finishes will support wellness-related uses, including cleanable flooring, durable casework, privacy, clear circulation, comfortable waiting, and appropriate lighting.

Furniture throughout the K'teya Center will be commercial-grade, flexible, cleanable, and easy to reconfigure. Public areas will include durable seating and tables that support waiting, gathering, events, and daily use. Multi-purpose spaces will include flexible tables, stackable or nesting chairs, mobile presentation tools, and storage solutions that allow fast transitions between programs. Office and staff areas will include ergonomic workstations, locking storage, durable task seating, and functional support furnishings.

Ceiling design will help organize space, enhance acoustics, support maintenance, and create moments of identity. In high-volume areas such as the gymnasium, pre-function space, and walking track, ceiling and acoustic treatments will help manage sound and support comfort during active events. In public areas, ceiling features will help define circulation, reception, gathering, and display zones. In classrooms, childcare, offices, restrooms, clinic spaces, and multi-purpose rooms, ceilings will support acoustics, lighting, cleanability, mechanical access, and long-term maintenance. Lighting will be layered and adaptable, with brighter functional lighting for active use and warmer, more ambient lighting in gathering, waiting, childcare, and community spaces.

Wayfinding will be integrated into the interior design. Because the building serves a wide range of users and events, clear navigation is essential. Color, pattern, signage, graphics, lighting, and architectural cues will help distinguish major destinations such as the gymnasium, childcare, multi-purpose room, clinic, kitchen, restrooms, staff areas, and second-floor spaces. Wayfinding will be visually engaging and culturally connected, reinforcing CITC's identity and creating a strong visual story throughout the facility.

Overall, the interior design creates a place that youth want to be, families trust, Elders feel welcome in, staff can operate efficiently, and the broader community can gather with pride. The K'teya Center is envisioned as active, resilient, and modern while remaining deeply connected to culture, land, learning, and community care. Through durable finishes, flexible furnishings, thoughtful ceilings, strong acoustics, integrated artwork, clear wayfinding, and culturally responsive design, the interior environment supports CITC's vision for a place of engagement, opportunity, movement, belonging, and connection across generations.

Interior Construction and Finishes

- Athletic flooring in the gymnasium striped for basketball, volleyball, pickleball, and NYO practice/event needs, as confirmed by CITC.
- Impact-resistant wall protection at the gymnasium, corridors, childcare areas, pre-function spaces, and other high-traffic areas.
- Resilient flooring, sealed concrete, tile, or other cleanable finishes in support spaces, childcare areas, kitchen, laundry, toilet rooms, shower rooms, and clinic/flex areas.

- Acoustic treatment in the gymnasium, multi-purpose rooms, childcare areas, pre-function spaces, office areas, and flex spaces to control reverberation and support speech intelligibility.
- Operable partitions and audio-visual infrastructure in multi-purpose rooms as funding allows.
- Washable paint systems and durable wall finishes appropriate for high-use public, childcare, staff, and support areas.
- Moisture-resistant and cleanable finishes in restrooms, shower rooms, laundry, kitchen, and other wet areas.
- Commercial-grade furnishings, high-performance upholstery, and flexible furniture solutions appropriate for frequent use and reconfiguration.
- Integrated signage, wayfinding, environmental graphics, artwork, and cultural storytelling opportunities coordinated with the architectural and interior finish strategy..

Childcare Design Considerations

- The childcare center will include five classrooms: two 4-year-old classrooms at approximately 763 SF each, one 5-year-old classroom at approximately 764 SF, and two 3-year-old classrooms at approximately 547 SF and 543 SF.
- Each classroom will be evaluated for licensing requirements, visibility and supervision, child-height fixtures, toilets and handwashing, cubbies, classroom storage, daylight, acoustics, indoor-outdoor connections, and direct outdoor access where feasible.
- Secure entry, reception/check-in, staff work and break areas, administrator office, food staging, laundry, indoor play/multi-purpose space, general storage, and janitorial functions will be integrated as a complete childcare suite.
- The outdoor play area will be secure, appropriately buffered from neighboring residential uses, and designed as a high-quality learning landscape rather than leftover open space. Outdoor play will support active movement, imaginative play, nature-based learning, supervision, durability, drainage, and seasonal use.

Accessibility

The facility will be designed to be fully accessible and inclusive for youth, families, Elders, staff, visitors, and community partners. Accessibility considerations will include building entrances, interior circulation, elevator access to the second floor, stairways, assembly seating, stage access, childcare spaces, restrooms, showers where provided, site routes, parking, exterior play and garden areas where feasible, and employee work areas.

Early accessibility review will specifically evaluate childcare drop-off and pick-up, spectator seating, stage and performance access, after-hours operations, emergency egress, exterior routes, and the relationship between public, semi-public, and secure areas of the building. All applicable components will meet current accessibility code requirements, including ANSI A117.1 standards, as adopted by the governing jurisdiction.

7. STRUCTURAL BASIS OF DESIGN

Foundations

- Assume reinforced concrete shallow foundations bearing on competent, non-frost-susceptible soils or properly prepared structural fill until geotechnical recommendations are available.
- The building foundation is anticipated to consist of shallow concrete spread footings designed as a warm foundation system for Anchorage conditions. Per MOA local amendment 23.15.1809.5, perimeter footings for warm foundations require a minimum depth of 42 inches measured from the bottom of footing to adjacent exterior grade. Final footing depth, frost protection, insulation requirements, bearing capacity, drainage, and subgrade preparation shall be confirmed by a project-specific geotechnical investigation and structural design.
- Coordinate foundation design with utility penetrations, kitchen equipment, gym equipment anchors, stage, and large mechanical/electrical rooms.

Superstructure

- Structural steel framing is assumed for predevelopment budgeting, with long-span roof framing at the gymnasium and stage volume.
- Conventional framing may be used for classroom, office, kitchen, and support wings where spans and cost allow.
- Track/overlook framing, if retained, should be coordinated with gym clear height, vibration control, sightlines, and egress.

Design Loads and Special Considerations

- Current Alaska Building Code snow, wind, seismic, and live-load requirements.
- Assembly live loads for gymnasium, stage, bleachers, pre-function, multipurpose, and track areas.
- Hanging loads for basketball equipment, divider curtains, lighting, acoustic systems, stage rigging or curtains, and mechanical distribution.
- Lateral-force resisting system compatible with large open volumes and exterior glazing.

8. MECHANICAL BASIS OF DESIGN

Mechanical System Overview

The K'teya Center will be designed as a year-round community facility serving childcare, recreation, athletic events, community gatherings, kitchen/concessions functions, clinic/flex use, offices, and building support spaces. Mechanical systems shall provide reliable winter operation, appropriate ventilation for high-occupancy assembly spaces, durable operation for childcare and public use, and maintainable equipment configurations suitable for long-term CITC facility operations.

The building is anticipated to use a hydronic heating system serving radiant floor heating and/or terminal heating units, with air-handling systems providing ventilation, heat recovery, and make-up air as required by the final program and code analysis. Mechanical zoning shall be based on functional use, occupancy schedule, and operational control. All major program areas are assumed to remain available for year-round use. Primary system approaches for predevelopment consideration include the baseline heating system and an alternative heating system.

Baseline Heating System: Gas-Fired Boiler Plant

The baseline heating system consists of gas-fired boilers serving a hydronic heating-water distribution system. The boiler plant would be arranged with primary/secondary pumping and sized to serve the full building heating load, with redundancy appropriate for a public community facility.

Domestic hot water would be provided by dedicated domestic water heating system coordinated with the final mechanical design. Hot water recirculation shall be provided where needed to reduce fixture wait times and support the childcare, kitchen, concessions, clinic, laundry, and public restroom areas. Combustion air intake, boiler flue routing, gas service entrance, metering, pressure regulation, and exterior exhaust locations shall be coordinated with the building envelope, roof design, site circulation, pedestrian areas, and snow management.

Alternative Heating System: Air-Source Heat Pump with Backup/Trim Boiler

The alternative heating system consists of an air-source heat pump connected to a hydronic heating system through a water/glycol loop, buffer tank, heat exchanger, gas-fired backup/trim boilers, and associated circulating pumps. The air-source heat pump would serve a portion of the building heating load during suitable outdoor conditions. The gas-fired backup/trim boilers would provide supplemental heating during peak winter load periods and full backup capacity if the heat

pump is offline or unable to meet demand. The heat pump loop would use a glycol solution for freeze protection, and the heat exchanger would separate the glycol loop from the building heating-water system.

The alternative heating system should be evaluated during schematic design for first cost, life-cycle cost, electrical service impacts, natural gas service capacity, maintenance requirements, winter performance, redundancy, available utility capacity, and compatibility with federal funding requirements.

Heating Distribution

The building heating system is anticipated to use hydronic distribution with a combination of radiant floor heating and terminal heating units. Radiant floor heating should be considered for high-use public areas, childcare areas, gym support spaces, and other areas where occupant comfort and floor-level heat are beneficial. Supplemental terminal units may be used at entries, perimeter zones, offices, mechanical rooms, and other areas with specific heating loads. Heating zones should be organized around the building's primary operating areas, including childcare classrooms and support spaces, gymnasium and stage areas, pre-function and multipurpose rooms, kitchen and concessions areas, clinic/flex space, offices, storage, custodial, maintenance, and building support rooms.

Controls shall allow CITC to operate the building during normal daily use, evening events, weekend events, childcare operations, and after-hours activities. The control strategy should prioritize simple, maintainable operation while allowing zone-level scheduling and temperature control.

Ventilation and Air Handling

Ventilation systems shall be designed for year-round operations. Air-handling systems should be organized by functional use and occupancy type, with separate or zoned systems for the gymnasium/event areas, childcare areas, multipurpose/pre-function areas, kitchen/concessions support, clinic/flex spaces, offices, and building support areas. Ventilation shall comply with the adopted mechanical code and applicable ASHRAE ventilation requirements. Systems should include energy recovery where practical, appropriate filtration, automatic dampers, and demand-controlled ventilation where suitable for high-occupancy spaces such as the gymnasium, pre-function area, multipurpose room, and community gathering spaces.

The gymnasium and stage area will require ventilation capacity appropriate for athletic use, Native Youth Olympics activities, spectator events, assemblies, and community gatherings. Air distribution should account for the large-volume space, ceiling height, bleacher seating, and potential use of divider curtains or other gym equipment. Childcare ventilation shall support classroom occupancy, indoor play/multipurpose activity, toilet rooms, food staging, laundry, and staff areas. System design should provide reliable outside air, appropriate exhaust, and zoning that supports childcare operations without depending on the operation of unrelated event spaces.

Kitchen, Concessions, Laundry, Clinic, and Specialty Ventilation

The commercial kitchen shall be designed with exhaust, make-up air, grease ducting, fire suppression interfaces, and ventilation capacity coordinated with the final kitchen equipment package. The kitchen is intended to support community gatherings, events, cooking activities, and building programs. Kitchen systems shall be coordinated with code requirements for Type I or Type II hoods as determined by the final equipment selection.

A concessions stand near the kitchen shall be included for selling snacks and refreshments during gymnasium events, community gatherings, and performances. Concessions ventilation and plumbing requirements shall be coordinated with the final service model, including whether the stand will sell packaged snacks, beverages, warmed food, or prepared food.

Laundry areas shall be provided with dryer exhaust, make-up air, moisture control, and service access appropriate for the specified washers and dryers. Garbage, janitorial, custodial, toilet, shower, and maintenance areas shall be exhausted as required by code and best practice.

Clinic/flex ventilation shall support office visits, vaccine clinics, consultation, or similar partner-provider use. Final ventilation, exhaust, filtration, privacy, handwashing, and plumbing requirements shall be coordinated once the clinic operator and service model are confirmed.

Cooling and Summer Operation

Mechanical cooling is not assumed as a whole-building requirement at this stage unless identified during schematic design. Air-handling systems should be evaluated for economizer operation and available free cooling during suitable outdoor conditions. Operable windows, filtered ventilation air, air circulation, and high-volume air mixing may be considered where compatible with security, acoustics, childcare licensing, and user comfort.

Dedicated cooling may be considered for specific spaces with internal heat gains or operational needs, including telecom rooms, electrical rooms, kitchen support areas, clinic/flex rooms, offices, or other rooms where equipment loads or occupant comfort warrant localized cooling.

Controls and Building Automation

A direct digital control system shall be provided for mechanical equipment, heating plant operation, air-handling units, ventilation systems, exhaust fans, pumps, and major terminal equipment. Controls shall be configured for straightforward facility operation and shall support scheduled occupancy, event mode, after-hours operation, childcare operation, and maintenance override.

The controls approach should avoid unnecessary complexity while providing CITC with the ability to manage high-occupancy events, daily childcare use, office use, and intermittent community activities. System alarms should be provided for critical equipment serving childcare, freezing-risk areas, kitchen exhaust, hydronic heating, and mechanical rooms.

Major Assumptions

The K’teya Center is assumed to operate year-round with no seasonal occupancy shutdown. The baseline heating system is an gas-fired boiler plant serving hydronic heating distribution. The alternative heating system is an air-source heat pump system with glycol protection, buffer tank, heat exchanger, a backup/trim boiler, and hydronic distribution. The backup/trim boiler in the alternative heating system should be sized to serve the full building heating demand if the air-source heat pump is offline. Heating, ventilation, and exhaust systems shall be zoned around the building’s actual program areas, including childcare, gymnasium/event space, multipurpose rooms, kitchen/concessions, clinic/flex, offices, and support spaces.

Final equipment capacities, airflows, pump sizes, electrical requirements, mechanical room layouts, exterior intake/exhaust locations, and service clearances shall be developed during schematic design. Mechanical systems shall be coordinated with the building envelope, EPDM roof, exterior wall assemblies, structural framing, elevator, stairs, kitchen equipment, gym equipment, stage systems, and maintenance access requirements.

9. PLUMBING BASIS OF DESIGN

Plumbing System Overview

Plumbing systems for the K’teya Center shall be designed to serve a year-round community facility with childcare, gymnasium/event use, multipurpose rooms, commercial kitchen, concessions, clinic/flex space, laundry, public restrooms, staff areas, custodial spaces, and building support rooms. The plumbing design shall include domestic cold water, domestic hot water, hot water recirculation, sanitary waste and vent piping, roof drainage, gas piping, floor drains, floor sinks, trap primers, hose bibbs, service sinks, and plumbing connections for building equipment. Systems shall be coordinated with the

final architectural plans, kitchen equipment package, childcare licensing requirements, clinic operator requirements, laundry equipment, mechanical systems, and fire protection design. Domestic water and sanitary sewer service are anticipated to connect to existing utilities in or near Northway Drive. Final service sizes, connection locations, meter requirements, backflow prevention, and utility extension requirements shall be confirmed with Anchorage Water and Wastewater Utility during schematic design and permitting.

Plumbing Fixtures and Specialty Areas

Commercial-grade plumbing fixtures shall be provided throughout the facility. Fixtures shall be selected for durability, ease of maintenance, accessibility, and compatibility with heavy public use. Public restrooms shall include water closets, urinals where provided, lavatories, drinking fountains or bottle-filling stations, floor drains, accessories, and accessible fixtures. Childcare fixtures shall be coordinated with licensing requirements, age groups served, classroom layouts, toilet room configurations, handwashing locations, food staging needs, and cleaning protocols. Child-height fixtures, accessible fixtures, and adult staff fixtures shall be provided where required.

The commercial kitchen shall support community gatherings, events, cooking activities, and building programs. Plumbing shall be coordinated with the final kitchen equipment plan, including sinks, warewashing equipment if provided, ice machines, beverage equipment, refrigerators/freezers, handwashing stations, floor sinks, grease waste, gas piping, and indirect waste. The concessions stand near the kitchen shall support snack and refreshment sales during gymnasium events, performances, and community gatherings. At minimum, the design should anticipate handwashing and equipment connections for packaged snacks and beverages. If warmed food, prepared food, or expanded concessions service is planned, additional sinks, indirect waste, grease waste, hot water capacity, ventilation, and health department review may be required.

Clinic/flex plumbing shall be coordinated with the final operator and service model, including handwashing, exam or consultation room plumbing, accessible toilet/changing support, and any special fixture or storage requirements.

Natural Gas, Roof Drainage, and Materials

Natural gas piping shall serve the baseline gas-fired boiler plant, domestic water heating equipment where applicable, kitchen equipment, and gas-fired backup/trim boilers associated with the alternative heating system. Gas service size shall be determined based on connected load, pressure requirements, meter/regulator requirements, and ENSTAR coordination. Roof drainage shall be provided for the low-slope EPDM roof system and coordinated with roof slope, overflow drainage, snow and ice conditions, and civil stormwater design. Domestic water piping is anticipated to be copper or other code-compliant commercial-grade piping. Sanitary waste and vent piping is anticipated to be cast iron where appropriate for a public assembly and childcare facility. Final materials shall be selected for durability, acoustics, maintenance, and code compliance.

Fire Protection

The building shall be protected by an automatic fire sprinkler system designed in accordance with applicable code, NFPA requirements, MOA requirements, and fire department criteria. Fire protection design shall include sprinkler service, fire department connection, backflow prevention, fire alarm coordination, hydraulic calculations, and sprinkler coverage for all required building areas. Final sprinkler layout, pipe sizing, and hydraulic calculations shall be completed during design and permitting. A current hydrant flow test shall be obtained if recent flow data is not available. Fire sprinkler demand shall be coordinated with water service sizing, AWWU requirements, and civil utility design.

10. ELECTRICAL BASIS OF DESIGN

Electrical Systems Overview

Electrical systems for the K’teya Center shall be designed to support year-round childcare, recreation, community events, kitchen/concessions use, clinic/flex services, offices, building support areas, and site operations. The electrical design shall include service and power distribution, emergency and standby power provisions, branch circuits, HVAC equipment circuits,

lighting and lighting controls, voice/data infrastructure, public address, fire alarm, access control, security, cameras, and grounding.

Service and Power Distribution

The building is anticipated to be served by a new 480Y/277V, 3-phase electrical service, coordinated with Chugach Electric Association. Major mechanical equipment, large motors, site lighting, and high-bay lighting loads would be served at 480V or 277V where appropriate. Step-down transformers would provide 208Y/120V, 3-phase power for receptacles, office equipment, kitchen/concessions equipment, low-voltage systems, and smaller branch-circuit loads. Final service voltage, service size, transformer requirements, and metering configuration shall be confirmed during schematic design based on utility coordination, mechanical system selection, kitchen equipment loads, elevator requirements, and final building load calculations.

The main electrical service and distribution equipment should be located in the building electrical room with clear working space and maintenance access. Distribution equipment shall include the utility metering provisions, main service disconnect, main distribution switchboard or panelboard, surge protection, grounding provisions, and feeders to branch panels. Panelboards shall be distributed to reduce long branch-circuit runs and should be located to serve the gymnasium/event area, childcare wing, kitchen/concessions area, offices/second floor, mechanical/electrical support areas, and site equipment.

Electrical service capacity shall be coordinated with the selected mechanical system. The baseline gas-fired boiler system will have lower electrical demand than the alternative air-source heat pump system. If the alternative heating system is selected, service capacity shall account for heat pump loads, pumps, controls, and backup/trim boiler auxiliaries.

Emergency and Standby Power

Emergency power shall be provided for life-safety systems in accordance with code, including emergency egress lighting, exit signs, fire alarm, and other required systems. Emergency lighting may be provided through battery-backed luminaires, emergency inverters, or a central emergency power system.

Standby power should be evaluated during schematic design for selected operational loads. Potential standby loads may include the fire alarm and security systems, IT/network rack, access control, limited communications, selected refrigeration or kitchen support loads, sump or sewage ejector pumps if required, freeze-protection equipment, selected mechanical controls, and heating plant controls. Full building standby operation is not assumed unless directed by CITC.

Branch Circuits and Devices

Branch circuits shall be provided for general receptacles, office workstations, childcare classrooms, staff areas, clinic/flex rooms, kitchen and concessions equipment, gymnasium equipment, stage/performance systems, audio/visual systems, custodial equipment, laundry equipment, maintenance receptacles, and building support spaces. Ground-fault circuit interrupter protection shall be provided where required, including kitchen, concessions, laundry, restrooms, mechanical rooms, exterior receptacles, and other wet or service areas.

Floor boxes or recessed devices should be considered in multipurpose rooms, pre-function spaces, conference rooms, and other areas where wall access is limited or flexible furniture layouts are anticipated. Dedicated circuits shall be provided for kitchen equipment, concessions point-of-sale equipment, laundry appliances, telecom equipment, elevator equipment, access control panels, and mechanical equipment.

Lighting and Lighting Controls

LED luminaires shall be provided throughout the building. Lighting shall be selected for durability, visual comfort, maintainability, color quality, and compatibility with the architectural character of the K’teya Center. Public areas should use lighting to support wayfinding, cultural expression, artwork, displays, and a welcoming civic presence. The lighting approach should be coordinated with interior finishes, wall surfaces, cultural murals, trophy/display areas, and signage.

Lighting controls shall be provided in accordance with code and shall include occupancy sensors, vacancy sensors, dimming, time scheduling, daylight-responsive controls where appropriate, and manual override controls. Control zoning shall reflect the building's operating patterns, including childcare hours, gym/event use, after-hours activities, cleaning, and security operations. Gymnasium lighting shall support athletic use, Native Youth Olympics activities, spectator events, assemblies, performances, and community gatherings. Lighting should include appropriate illumination levels, glare control, impact-resistant fixtures or protected mounting locations, and scene controls for athletic, event, performance, and cleaning modes.

Childcare lighting shall support classroom activity, nap/rest periods, indoor play, food staging, staff work areas, toilet rooms, and secure entry. Multipurpose and pre-function spaces shall include dimmable lighting and scene control to support meetings, celebrations, dining, overflow event use, and community gatherings. Kitchen, concessions, laundry, custodial, storage, mechanical, and electrical rooms shall use durable commercial-grade fixtures with appropriate task lighting.

Exterior lighting shall be provided at building entries, childcare drop-off, parking areas, service areas, pedestrian routes, accessible parking, dumpster/service locations, and site signage. Exterior lighting shall support safety, visibility, and security while limiting glare onto adjacent residential properties.

Major Assumptions

Final electrical service size, panel locations, transformer requirements, standby power scope, lighting levels, equipment loads, kitchen/concessions loads, elevator requirements, and site lighting shall be developed during schematic design. Electrical systems shall be coordinated with the selected mechanical system, commercial kitchen equipment, concessions operations, gymnasium equipment, stage systems, childcare licensing requirements, clinic/flex operator needs, and utility requirements.

11. LOW-VOLTAGE, COMMUNICATIONS, SECURITY, AND FIRE ALARM BASIS OF DESIGN

Voice and Data Network

The K'teya Center shall include a structured cabling system to support CITC operations, childcare administration, building controls, public-facing programs, event operations, security systems, and future technology needs. A main telecommunications room or network rack shall be provided in a dedicated telecom space, with intermediate distribution as required for the size and layout of the building. Fiber optic service or backbone cabling shall be coordinated with CITC's campus network and service provider requirements. Category 6 or better horizontal cabling shall be routed to offices, reception/security desk, childcare administration, classrooms where required, conference rooms, clinic/flex rooms, multipurpose rooms, kitchen/concessions point-of-sale locations, gymnasium/stage systems, wireless access points, security devices, cameras, building automation controls, and digital signage. Wireless network coverage shall be planned for public areas, gymnasium, multipurpose rooms, childcare staff areas, offices, clinic/flex rooms, and exterior gathering or entry areas where needed.

Public Address and Audio/Visual Systems

A public address system shall be provided for building-wide announcements, event support, and emergency communication interface where required. Speakers should be located in the gymnasium, pre-function area, multipurpose rooms, corridors, reception/welcome area, childcare common/support areas where appropriate, public restrooms as required, and exterior gathering areas if needed.

Audio/visual infrastructure shall support gymnasium events, Native Youth Olympics activities, performances, stage use, meetings, trainings, celebrations, and community gatherings. The gymnasium and stage should include provisions for sound reinforcement, microphones, scoreboard or display connections, projection or large-format display capability, event controls, and assistive listening where required. Multipurpose and conference rooms shall include display, presentation, and

conferencing infrastructure. Digital signage should be considered at the reception/pre-function area for event information, wayfinding, and announcements.

Fire Detection and Alarm

A fire detection and alarm system shall be provided in accordance with applicable code, NFPA 72, MOA requirements, and fire department criteria. The system shall include a fire alarm control panel, remote annunciator at the primary fire department entry, addressable initiating devices, notification appliances, sprinkler system flow and tamper monitoring, duct detector interfaces where required, elevator recall interfaces, and monitoring connection to the approved supervising station. Notification appliances shall be designed for high-volume spaces such as the gymnasium, stage, and pre-function area, as well as childcare classrooms, corridors, offices, clinic/flex space, toilet rooms, kitchen/concessions areas, storage rooms, mechanical/electrical rooms, and exterior locations where required. Visual notification coverage shall be coordinated with accessibility requirements.

Access Control and Door Controls

Access control shall be provided to support secure building operations, childcare separation, after-hours use, and staff-only areas. Card readers or similar credentialed access should be provided at primary staff entries, childcare secure entry, administrative areas, clinic/flex areas if required, kitchen/concessions support, mechanical/electrical rooms, telecom rooms, storage rooms, and other controlled areas identified by CITC. The access control system shall allow separation of public event areas from childcare and staff-only zones. The system should support scheduled unlocking, event mode, after-hours programming, lockdown capability where appropriate, and remote administration. Power-assisted doors shall be provided where required for accessibility at primary public entries and other applicable locations.

Security, Intrusion Detection, and Cameras

The building shall include security infrastructure to support CITC operations and protect occupants, property, equipment, and program areas. Intrusion detection shall be coordinated with access control and may include door position switches, motion sensors, glass-break sensors, and monitoring of selected secure areas. Security cameras shall be provided at building entries, childcare entry and exterior play area approaches, reception/welcome area, gymnasium/pre-function areas, major corridors, parking/drop-off areas, service/dumpster areas, and exterior building perimeter locations. Camera placement shall be coordinated to support safety and operations while respecting privacy in childcare, clinic, restroom, changing, and staff areas.

Grounding and Code Criteria

A complete grounding and bonding system shall be provided, including service grounding electrode system, foundation electrode where applicable, ground bus bars, equipment grounding conductors, bonding of metallic piping systems, telecommunications grounding, and surge protection for distribution and low-voltage systems.

Electrical and low-voltage systems shall comply with applicable adopted codes and standards, including the International Building Code, International Fire Code, NFPA 70 National Electrical Code, NFPA 72 National Fire Alarm and Signaling Code, NFPA 110 where standby power is provided, IES recommendations, BICSI standards, utility requirements, MOA requirements, and CITC technology standards.

12. OPERATIONS AND MAINTAINABILITY

Operational Considerations

- Plan for secure zoning to allow childcare, CITC offices, gymnasium, multipurpose, kitchen, and after-hours events to operate independently where appropriate.
- Provide durable storage for tables, chairs, gym equipment, mats, stage equipment, outdoor maintenance, custodial supplies, and childcare materials.
- Coordinate staffing sightlines from reception, childcare secure entry, pre-function, and major circulation nodes.
- Consider phased or additive scope options if grant funding requires modular implementation.

13. FURNISHINGS AND EQUIPMENT

The following furnishings and equipment assumptions are included for predevelopment planning. The conceptual cost estimate includes a planning allowance for FF&E; final FF&E scope, quantities, specifications, and procurement responsibilities will be developed with CITC program staff during schematic design and future design phases.

Area	Planning FF&E Scope
Gymnasium / Stage / Walking Track	Telescoping bleachers, basketball goals, volleyball and pickleball equipment, Native Youth Olympics training/event equipment allowance, divider curtain if selected, wall pads, scoreboard, score table, floor protection as needed for community events, stage curtains, performance lighting and sound allowance, portable mats, equipment storage racks, and support furnishings for events and competitions.
Multipurpose / Pre-function	Folding or nesting tables, stackable or nesting chairs, mobile storage, AV equipment, presentation tools, operable partition accessories if included, digital signage, display cases, trophy display, cultural exhibit cases, flexible lounge/waiting furniture, and furnishings that support dining, tutorials, meetings, craft fairs, celebrations, and community gatherings.
Welcome / Reception / Security	Reception/security desk, task seating, visitor seating, digital display or information signage, check-in equipment allowance, storage, display components, and furnishings that support clear visitor orientation and building oversight.
Childcare Center	Classroom furniture for five classrooms serving children ages 3–5, child-height tables and chairs, cubbies, nap/rest equipment, classroom storage, teacher storage, display surfaces, food staging equipment, laundry equipment, indoor play/multi-purpose furnishings, outdoor play equipment, fencing, gates, shade/shelter, and durable site furnishings appropriate for supervised outdoor learning and play.
Kitchen	Commercial cooking equipment, refrigeration and freezer equipment, dishwashing equipment, serving equipment, stainless steel prep tables, dry storage, mobile carts, and a smallwares allowance to be defined with CITC based on anticipated food service, events, cooking classes, and community gathering needs.
Clinic / Flex	Exam table or wellness support furniture, casework, lockable storage, seating, small waiting/check-in furniture, mobile cart or event support equipment, and vaccine/event support equipment as required by partner or program scope.
Offices / Staff	Private office furnishings, workstations, conference tables, task chairs, guest chairs, filing and locking storage, copy/print furnishings, staff support furnishings, shared work surfaces, and copy/print equipment by owner.
Building Support	Janitorial equipment, maintenance shelving, storage racks, carts, waste and recycling receptacles, laundry support equipment, exterior maintenance tools, snow removal support tools as required, and operational storage equipment for high-use community programming.
Not Included Unless Added	Computers, phones, office supplies, consumables, specialty program equipment beyond identified planning allowances, loose AV beyond infrastructure or defined equipment allowances, public art beyond allowance, operating supplies, kitchen smallwares beyond allowance, and owner-provided technology or security systems unless specifically added to the project scope.



14. CONCEPTUAL COST ESTIMATE (SEE APPENDIX 'D' FOR FULL PACWEST CONSULTING GROUP REPORT)

Estimate Basis Summary

PacWest Consulting Group prepared a Rough Order of Magnitude cost estimate based on the June 25, 2026 conceptual plans, the DOWL site due diligence report, site observations, coordination with the project team, current Anchorage construction conditions, and comparison with similar completed projects. The estimate is based on an approximately 39,900 SF, two-story facility with associated parking, utilities, landscaping, childcare outdoor play, and other site improvements.

The anticipated hard construction cost for the new K'teya Center is approximately **$31,321,500**, or **$785 per SF**. Including design and engineering, permitting, special inspections, bonding and insurance, design contingency, and tariff/escalation contingency, the anticipated total project cost is approximately **$36,508,500**, or **$915 per SF**. These figures represent planning-level costs based on the current conceptual design and should be updated as the project advances and the scope, systems, materials, and site requirements are further defined.

PacWest also evaluated the potential purchase, renovation, and expansion of an existing Anchorage facility. The identified option is anticipated to require a total investment of approximately **$29.1 million to $33.7 million**, including acquisition, renovation, expansion, and estimated soft costs. Although this alternative may result in a somewhat lower initial investment, PacWest recommends proceeding with new construction because it provides greater flexibility to meet CITC's specific operational and program requirements, strengthens the connection to the existing CITC campus, and avoids the compromises associated with adapting an existing building.

The greatest remaining cost uncertainty is associated with civil and site development work because a project-specific geotechnical investigation has not yet been completed. The estimate includes contingencies for potential civil conditions, dewatering, design development, tariffs, and escalation; however, continued cost estimating and budget reconciliation will be important throughout schematic design and future design phases.

15. RECOMMENDED NEXT STEPS

Step	Action	Purpose
1	Confirm project scope and area basis	Reconcile the current concept plan, May 2026 program, and funding assumptions into a single owner-approved program.
2	Obtain title report and survey	Complete title review and ALTA/NSPS or boundary/topographic survey to confirm easements, utilities, grades, and constraints.
3	Start use classification / entitlement strategy	Meet with MOA to confirm use classifications, administrative site plan review requirements, and likely permit path.
4	Complete geotechnical investigation	Confirm foundations, groundwater, pavement, infiltration feasibility, and seismic site class.
5	Advance schematic design	Develop site plan, floor plans, massing, code analysis, mechanical/electrical narratives, and updated cost estimate.
6	Coordinate childcare licensing and operations	Confirm classroom capacities, indoor/outdoor areas, staffing, secure access, food service, toileting, and outdoor play design.
7	Coordinate utilities and stormwater	Confirm AWWU requirements, stormwater approach, stormwater treatment feasibility, and service capacities.
8	Refine cultural design strategy	Engage CITC cultural advisors, artists, youth, elders, and program leaders to integrate Dena'ina land connection, NYO timeline, murals, color, and wayfinding.
9	Update cost and funding plan	Develop a schematic design estimate with alternates/additive scopes aligned to grant and funding scenarios.

Source Documents Reviewed

Document	Use in this Study
Appendix ‘A’ CITC K’TEYA CENTER FLOOR PLANS AND RENDERINGS 06.25.2026.pdf	June 25, 2026 concept floor plans, site study presentation plan, and volume study.
Appendix ‘B’ CITC K'TEYA CENTER SPACE ALLOCATION REPORT 05.14.2026.pdf	May 14, 2026 staff spaces/program table and additional comments/features.
Appendix ‘C’ CITC K’TEYA DOWL DUE DILIGENCE REPORT.pdf	June 2026 DOWL due diligence report for site, zoning, utilities, civil, entitlements, and permits.
Appendix ‘D’ CITC K’TEYA PACWEST CONSTRUCTION FEASIBILITY.pdf	July 2026 PacWest Consulting Group Construction Feasibility Study