



SELAWIK
COMMUNITY HEALTH CLINIC
CODE AND CONDITION SURVEY

Final Report

January 2006
Maniilaq Association

NANA/DOWL Engineers

Selawik Community Health Clinic Code and Condition Survey

**Maniilaq Association
Kotzebue, Alaska**

EXECUTIVE SUMMARY

The community of SELAWIK has been identified as lacking adequate health care facilities for its residents. In order to analyze the facilities providing care, a team consisting of Architects and Engineers visited the clinic in 2005. They documented an entire host of deficiencies in the following code and condition survey.

The process used in the report reflects the ANTHC model for code and condition surveys. The team documented the physical attributes of the clinic as well as interviewing the clinical staff concerning local health issues, level of care, and typical service days. This code and condition survey notes the deficiencies in numerous architectural and engineering aspects, health care programs, as well as specific codes.

The following survey recommends that a NEW CLINIC be constructed to meet the needs of the Selawik community. A new facility would be the most thorough way to address the various deficiencies of the current health clinic. The current facility is not large enough to serve the population size, nor is it practical in design for use as a clinical facility. It is not designed to support the current level health care providers and staff that serve the community either. Adequate health care programming areas can be found in this report.

Selawik is clearly lacking adequate health care facilities and should be evaluated in the Denali Commission's Large Clinic category.

SELAWIK COMMUNITY HEALTH CLINIC CODE AND CONDITION SURVEY

Maniilaq Association Kotzebue, Alaska

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I. GENERAL INFORMATION

A. The Survey Process

The clinic inspection process for the SELAWIK Health Center is modeled after the investigative process used in ANTHC Code and Condition Surveys. In January 2005, a survey team consisting of John Crittenden, AIA of Architects Alaska and Richard Armstrong, PE, of RSA Engineering, accompanied by Carl Remley, Director of Facilities for Maniilaq Association, traveled to the village of Selawik to conduct a survey of the condition of the existing clinic, and to determine the suitability of the existing clinic for continuance as a health care center for the community. The building was inspected and photographed. Time was taken during the visit to interview health aide managers about the local experience in the clinic, the typical patient day, the uses of the clinic, and other aspects of health care delivery. This report has been prepared to document the findings and to provide an estimate of the cost of repairs required to bring the building into conformance with conventional standards for clinic construction and with applicable building codes. Additionally, the report addresses the program deficiencies of the clinic and provides a direction for the accommodation of these needs, either through remodel and addition or through new clinic construction.

II. CLINIC INSPECTION SUMMARY

A. General Clinic Information

The Selawik Clinic was originally constructed in 1998. It is a two story wood frame building constructed on wood pilings. The portion of the building used for the clinic has a number of design deficiencies which make the structure unsuitable for addition. The two-story concept does not lend itself to the enlargement of the first level. The clinic plan does not provide adequate accommodation for the existing clinic uses and would require a complete interior remodel to integrate with new space. Additionally, there has been some noticeable movement in the building framework evidenced by cracking along the ceiling and wall lines of gypsum board at the exterior walls. If this is related to settlement of the piling, the engineering for an addition would be further complicated.

Selawik is a community with nearly 900 full-time residents. A population of this size has a diverse set of health care needs including dental care, counseling and mental health care, maternal care, dental care, counseling, drug therapy, physical therapy, general preventative care, and trauma care. Most of these needs are not fully met in the existing clinic setting. The Selawik Clinic building provides for general healthcare services is on the first floor, with 1860 s.f., and offices, a sleep room, a kitchen, and general storage space on the second floor with 1380 s.f. for a total gross area of 3240 s.f. The stairs take up 240 s.f. of this area leaving an equivalent floor area of 3000 s.f. for program area. This report projects a need for a 6444 s.f. clinic.

The Selawik clinic is clearly inadequate for the needs of this population and should be evaluated in the Denali Commission's Large Clinic category for funding reimbursement for the improvements needed.

B. Site, Structural and Architectural Condition:

The Selawik Clinic is a well-built structure with many redeeming features. It has provided a space for health care operations for about ten years. The design/layout of this clinic does not provide the kind of space, amenity, and function required for the demands of healthcare in this community. The building would be very adequate for other community services and offices; however, a new structure is needed to provide the full complement of services needed in a single location.

Site

The existing clinic is located at the edge of the developed community, near the community school building and the water treatment plant. The building is located near a major housing complex, and is accessible to the airport and the rest of the community. There is adequate land surrounding the facility to provide for a new clinic. Attached graphics indicate two site options for a new clinic.

The current site sits low in relation to the surrounding land resulting in spring flooding. The flooding inhibits access to the main entrance and the trauma entrance and water extends under the building. This flooding may contribute to premature melting of subsurface permafrost soils. This report recommends additional fill to raise the building pad by about 12 to 18 inches to divert water away from the building.

Foundation

The floor structure of the building rests on a grid of eight inch diameter treated wood piling. Piling spacing is approximately 16 feet along the sides, and 112 and 17 feet on the ends. The depth of piling could not be determined from the drawings. The settlement was evidenced within the building at the intersection of interior partitions with exterior walls and along the interface between the exterior walls and the ceilings. An investigation is needed to analyze the foundations and determine if there is some breakdown of the soil bond, causing some differential settlement.

Floors

The floor is framed with perimeter beams and one longitudinal beam run. Floor joists have a structural depth of 16 inches and the floor cavity is fully insulated with batt insulation. The floor system has an insulative value of R-57. Drain piping runs through underfloor utilidors insulated with R-13 batt insulation. A glycol line runs within this box to prevent freezing.

Walls

The building walls are framed with 2x6 wood studs using T-111 exterior siding over an air infiltration barrier. A vapor retarder is placed on the interior surface of this insulated wall and horizontal 2x furring and semi-rigid batt insulation is placed horizontally creating a thermal break. The wall is finished with 5/8" gypsum board. The overall insulative value of the wall is approximately R-24, a rather low value for this climate.

Roof

The roof is framed with pre-engineered energy heel trusses with fiberglass batt insulation with an insulative value of R-57. The roof finish is a ribbed seam metal roof over an ice and water shield. The underside of the roof trusses is covered with vapor retarder. Although the drawings indicate a fully ventilated attic with both gable vents and continuous screened eave vents, the actual constructed building relies on 2" diameter screened vents at 16" o.c. with no eave ventilation. No evidence of moisture damage was noticed, however, so the roof assembly seems to be working.

Interior Finishes

The building interior consists of sheet vinyl floors and painted walls and suspended ceilings. No special impact resistant materials were installed at corners and high-impact areas. There is some carpeting in offices on the upper floor. Joints and cracks occur in the sheet flooring, wall finishes require painting, and carpeting is well worn.

C. Mechanical Condition and Inventory

HEATING SYSTEM

Fuel Storage and Distribution

The clinic heating fuel is stored in a painted steel, above ground, 1,000-gallon single wall tank, on saddles, located at the back of the building. The fuel is piped to the building with 3/8" OD copper single wall pipe.

Heat Generation

There is one Burnham PV 75 WB cast iron sectional boiler, with 1.65 GPH nozzle rating, for an approximate firing capacity of 215 MBH total input. Considering efficiency losses (20%), and use of #1 fuel oil, the estimated heating capacity of the boiler is about 172 MBH. This capacity also generates domestic hot water. The boiler appears to be in good condition. There is no back up for the boiler, so if the boiler fails for any reason, the building could freeze up. We recommend adding a second boiler for this building, even if no addition is constructed.

Boiler Appliance Venting

The boiler vent connector is badly corroded, which could create a fire hazard. We could not determine the condition of the double wall flue to the roof, but the single wall vent connector should be replaced as a minimum, and the double wall flue inspected and replaced if needed. If a second boiler gets installed, we suggest replacing the flue system with a larger system capable of carrying the load from both boilers.

Circulators

There are Grundfos maintenance free circulators that circulate the hot glycol to the various rooms. The circulators appear to be in good condition. If an addition is built, we would suggest adding another set of circulators to service the addition component.

Piping

There is copper tubing used to distribute the heated glycol to the baseboard sections in each room, but we could not see any insulation on the piping. This will cause the boiler room to overheat, with an attendant loss of efficiency for the heating system.

Glycol

There is a glycol barrel installed in the boiler room for easy addition of glycol to the system.

Heating Terminal Units

Each room has a section or more of commercial baseboard for heating the space. Heat appears to be adequate, as our visit occurred on a day when the OSA temperature was -30 degrees F with approximately 15-knot winds, and the spaces were comfortable.

Controls

The thermostats are all 24 volt with 24-volt control valves. The system is simple and straightforward.

VENTILATION SYSTEM

Mechanical Ventilation

There is no mechanical ventilation system in the building, which relies on operable windows for fresh air exchange. The windows were all closed during our visit. There is a need for some ventilation system, as some spaces, especially the pharmacy, get too hot. We recommend that an HRV be installed, and be ducted to each of the offices and exam rooms to provide ventilation. The HRV should have a pre-heat coil to heat incoming air to 34 degrees to avoid defrost cycles, and to make ventilation air more comfortable with less drafts.

Exhaust Fans

There is an exhaust fan in the downstairs bathroom, but it is not functional. The exhaust fan upstairs is noisy.

Combustion Air

Combustion air is from one outside air duct, 6" x 12", toward the ceiling of the boiler room. The combustion air system appears to be operational, although it will be undersized if an additional boiler is installed.

Cooling

Currently the pharmacy does not have either operable windows or ventilation. We suggest that a thermostat-operated fan be installed in the pharmacy to start a fan in the crawlspace to blow air into the pharmacy when the room temperature exceeds 72 degrees. The air could be relieved into the corridor through a high wall transfer grille.

Range Hood

There is a range upstairs, but no range hood installed.

MEDICAL GAS

Dental Compressed Air

There is a dental air compressor located under the cabinet in the dental room that appears to be operational.

PLUMBING

Domestic Hot Water

There is an 80-gallon indirect Amtrol hot water generator located in the boiler room that gets its heat from the boiler. This hot water generator has been installed instead of the fuel fired hot water heater originally specified.

Water Service

There is a 2" HDPE water service, which is on a recirculator pump. If the building gets an addition, we feel that the existing service will be adequate to serve the addition as well.

Water Piping

There is a 1 1/2" water service, and a 1" return line, which is on a recirculation pump. If the building gets an addition, we feel that the existing service will be adequate to serve the addition as well.

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Waste Distribution

There is copper pipe used to distribute hot and cold water through out the building. This appears to be in good condition. We could not see any insulation on the piping, although original plans called for hot, cold, and heating piping to be insulated.

Service Freeze Protection

The cold water, waste line, and vent through roof were all heated with a commercial grade of heat tape that was operational.

Waste Piping

The building has a 4" ABS plastic vacuum waste line leaving the building, with smaller ABS piping located in the crawlspace to connect all of the plumbing fixtures. The toilet waste goes directly through a vacuum valve, and all other waste drains into an accumulator tank that has a vacuum valve. The accumulator tank inlet appears to have a faulty seal, which leaks when the tank fills above the elevation of the inlet, flooding the lift station enclosure base. The seal needs to be replaced as soon as possible.

Bathroom Lavatory

The wall-hung lav in the bathroom is loose from the wall, and is presently supported by 2x4 lumber. This support needs to be replaced with proper wall hung framing inside the wall.

Jacuzzi Tub

The tub is blocked with supplies, so it is not useable.

Laundry

The waste line from the laundry reportedly floods to exam room #2. This situation should be investigated and repaired. We suspect the cause is an undersized or incorrectly plumbed clothes washer waste line and trap.

FIRE PROTECTION

Sprinkler System

The building has no fire sprinkler system installed, nor is one required by code.

Inspections

The fire protection system should be inspected annually, but the inspection tag shows the last inspection was on October 18, 1999.

Backflow Prevention

The fire protection backflow preventor should be tested annually, but there is no indication that the backflow preventor has ever been tested.

D. Electrical Condition and Inventory

POWER

Service

The building has an outdoor electrical service entrance with one 200 amp, 120/240 volt single phase feed. The service goes to two 42-pole panels located in the boiler room.

Boiler Panel

The panels in the boiler room have directories that should be consolidated and updated. This panel has 12 spaces still unused. These panels each have a 225 amp, 120/240-volt, 42-pole capacity, for a total of 84 poles. From the directory, it appears that the panel was installed in July, 1998. The panels are blocked with stored equipment and supplies, in violation of the National Electrical Code.

Transfer Switch

There is no manual transfer switch or back-up generator at the facility. We suggest acquiring a stand-by portable generator, and building a manual transfer switch with a cable to run to the generator. Suggested genset size is 12 Kw.

Grounding

There is a #4 bare copper ground wire going to the outside ground rods.

Receptacles

There are inadequate receptacles in the offices, primarily because exam rooms have been converted to offices where this was not envisioned. Also, there is only one outside receptacle, but additional are needed to pre-heat snow machines.

Coaxial Cable

There is a coax cable run across the stairwell base that creates a tripping hazard.

LIGHTING

Fixtures

Most of the fixtures have older T-12 fluorescent tubes, although the front entry had surface mounted parabolic reflector fixtures with T-8 tubes, which appear to have been installed after construction as a retrofit. The parabolic fixtures do not appear to be appropriate for the entry area, since they are designed for offices and computer stations. We recommend retrofitting all of the lighting fixtures with new T-8 fixtures using electronic ballasts for energy efficiency. The corridors have compact fluorescent recessed fixtures, with worn out lamps.

Switching

All lights are on manual switches. We suggest that motion detector switches be used in exam, office, janitor, mechanical and storage rooms.

Outside Lighting

There is only one incandescent porch light fixture on the building, which is totally inadequate for access to the building during dark periods. We recommend wall pack high-pressure sodium light fixtures on at least three faces of the building to assure well-lit access.

FIRE DETECTION

System

There is a central panel serving the fire alarm system. The panel is operational, although it appears to be in good condition. The panel should be inspected annually.

Horns/strobes

The devices appear to be functional, but we did not test the system.

III. PROGRAM DEFICIENCY NARRATIVE

A. Program Evaluation

The Selawik Clinic was under-designed for the need. The building was constructed to replace an older, aging clinic using grant funding made available to the village. The building provides first floor clinic space and second floor office, sleep space, and a kitchen/break room. The individual exam rooms and the lab/pharmacy are the only spaces in the building that are adequate for the program needs. The lab/pharmacy is actually oversized for the need and could be accommodated in a space about 2/3 of the existing room.

With this in mind, the following narrative provides a space-by-space evaluation of the existing clinic and its program deficiencies, followed by a tabular chart providing a comparison between the clinic, the Maniilaq prototype clinic plan, and a proposed optimal program area. The Deering clinic is used as a reference point as this is the floor plan being constructed in most of the smaller communities. The Deering plan is referenced because it is the latest generation of the standard village clinic plan used by Maniilaq, and as such, it incorporates space criteria used to meet the medical services delivery plan of the region. The Denali Commission square footage for the small clinic program's large clinic was not used in this analysis because the largest clinic was planned for communities of between 300 and 700 persons. Selawik is a community of over 900 full time residents.

The approach to determining clinic needs is based on the Denali Commission's Large Clinic planning model. The large clinic planning process relies on a careful analysis and documentation of needs and a determination of a final program based on these needs, rather than the prescriptive square footage approach used for the smaller clinics.

The Selawik Clinic has a patient load of between 450 and 500 primary care provider visits per month. This number has been higher. Currently there are five full time health aides, an administrative assistant, a Coordinator/Instructor, and a part time housekeeping person working in the clinic. The second floor provides office space for an information systems manager, a traditional healer, two WIC positions, an RHS/IT Therapist, and an itinerant office.

Space Deficiency Analysis

Trauma Ramp: The proposed site for the Selawik clinic requires that the entrance to the clinic come from the existing boardwalks. With this in mind it is anticipated that most foot traffic will come into the clinic by means of an inclined walkway connecting the boardwalk to the clinic deck, obviating the need for a stair. If a stair is provided it would provide access to the entry deck from a snow machine or four wheeler area. Still to be worked out is the means of getting patients from the trauma room onto a sled for transport to the airport for medivac. Presumably the stretcher could be placed on the sled and the snow machine and/or four wheeler just backed up the ramp prior to loading the patient. The trauma deck has been reduced in width by a few feet to provide more building area.

Trauma Vestibule: Trauma storage has been moved for access from within the vestibule. The area has been reduced as the air heat exchanger is to be moved to the enlarged area of the mechanical room. Moving this room gets the door out of the second patient area and allows wall casework.

Main Entry: Inclined walkway from the boardwalk is anticipated, directly out the gable end.

Entry Vestibule: Minor modifications to the entry have been made to increase the area of the waiting room. The display niche has been relocated.

Waiting Area: See above. Waiting area has been increased in both directions.

Reception Work: The reception room has been reduced in size to accommodate one workstation and a copy area. Space has been moved to the Administration work area.

Trauma Room: The trauma room has been increased slightly in width and in location of patient beds to accommodate two patients. Beds can be relocated as needed during emergency procedures to provide four-sided access.

Cast Room: This is a new space. It incorporates some of the space from the old trauma storage (crutches, etc.) and it has a sink with a plaster trap and counter surface.

Trauma Storage: See Trauma Entry above. This space now contains only items for field rescue operations, and activities related to transportation of patients.

Exam Rooms: Four exam rooms are provided. Two are regular exam rooms similar in size to what has been provided. See below for larger exam rooms.

- PA/MD Exam: These two exam rooms provide storage for itinerant supplies, and for specialty equipment associated with the types of procedures and special exams the PA or a visiting MD are most likely to conduct. The extra room space allows the positioning of the Telemed cart or the Polycam cart within the space on a semi-permanent basis, allowing it to be moved to the Trauma or Dental room when needed.
- Administration: Administrative work area and work area for the HA's is included. The area is larger than the prototype to provide the additional work surface. A peninsula has been introduced to take advantage of the interior space.
- PA Office: A separate office area has been provided for the clinic manager or PA with additional space for an itinerant MD to work. This office can incorporate tall file cabinets in place of the counter surface near the door.
- File Storage: We are proposing high density, rotating file storage units instead of a separate file storage room. The move to electronic files may alleviate the need for increasing numbers of active files over what exists. The rotating units store approximately 1.75 x the width provided of file storage. The number of lineal feet of required storage width needs to be determined, but it is more than provided in the prototype by about 25-30%.
- Pharmacy/Lab: The lab and pharmacy are separate rooms. This design shows a slightly oversized lab, however the pharmacy seems appropriate, with one wall of solid pharmacy storage, and one wall for daily meds picking shelving over the top of a work counter. A refrigerator and sink are needed. (Refrigerator is not shown).
- Bedrooms: Existing bedrooms are adequate. The layout and configuration has been changed to accommodate the increased dental area and two chairs, separated by an island. Assumption is use of ADec type furnishings.
- Washroom: The toilet serving the sleeping rooms and break room has been kept. It has been reduced to eliminate the second accessible shower (see below).
- Patient Toilets: One additional toilet room has been added. It is located directly opposite the Trauma Room and it contains a shower. This toilet room can serve the general clinic most of the time as a second toilet is essential for four exam rooms.
- Public Toilets: The two public toilet rooms have been retained, however, they have been reduced in area somewhat.
- Janitor/Laundry: This room has been increased a bit in response to some comments from the Deering staff. It does, however, seem to be more than adequate for its intended use.

- Custodian Room:** A designated space for a custodian work counter is needed. Perhaps this can be worked into the mechanical room, after the heat exchanger and the sprinkler tanks are worked into the area provided.
- Dental Exam:** The existing dental layout seems adequate for a single chair operatory. Adding the extra chair assumes the placement of a full time dental therapist, who will need office space. An office niche has been included in the revised room layout. The room has been increased in the both directions to accommodate this. The Dental Therapist program is just being initiated so it will be good to gain some experience from how this room will be used once the program starts up.
- Offices:** One additional office has been added. The lengthening of the office corridor required the relocation of the office exit vestibule to avoid a dead-end condition.
- Telemed/Comm.:** The Comm. room has been relocated. A small counter should be worked into this room to provide a sit down workstation for a network manager, and possibly for management of digital files for x-ray, etc. If this room needs to be increased the size of the shared storage between the exam rooms can be decreased proportionately.
- Kitchen/Break:** This room has been increased to accommodate more employees. The exterior wall has been bumped out to the depth of the relocated office vestibule to provide a more comfortable break area. Staff at Deering said the sofa in this room was one of the best parts of the prototype clinic so we built on that. This allows for placement of a larger lunch table also.
- General Storage:** By increasing the size of the pharmacy, medical supply room, janitor/laundry, etc, the supplies will be better distributed throughout the clinic. Overall dedicated storage has been increased slightly.
- Morgue:** No change is planned for the morgue closet. It is possible to have the condenser placed on the top of the morgue unit, thus allowing an increase in the size of the trauma storage.
- Mechanical Room:** The mechanical room has been increased to incorporate the space originally designated for the sprinkler tanks. It is proposed that the heat exchanger be placed into this room also. If possible, a small work counter should be provided for maintenance records, tools, etc. Possibly the area behind the trauma toilet room could be enclosed to separate it, if necessary.

B. Program Requirements Recap

After we developed the space program for Selawik with the idea that an altogether new clinic was to be constructed we were asked to consider how that program might be incorporated into the basic design that was used for the Deering clinic, the Maniilaq Prototype. Our program study called for a building with a gross area of 6444 s.f. whereas the proposed plan shows a clinic of 7101 gsf. The clinic has increased in length from approximately 105 feet to 138 feet. Using the prototype plan for Deering as a guide the program areas have been reallocated differently causing some inefficiencies. The Deering plan incorporates some features, which contribute to that, but they were desirable elements, from the client's perspective, namely, the single-loaded office corridor, and the large full-height mechanical chase. The overall clinic design and space allocations have been retained as much as possible, incorporating the additional elements needed.

Although the main service corridor has become quite long, most of the patient areas related to the outpatient clinic are confined to the first half of the corridor, to the overall impact of the longer corridor is minimal. The dental area, although more remote than before, will still be convenient. Possibly some modification to the corridor design could be incorporated to break up the feeling of length. Note the nursing counters in the hallway for chart management. Generally, the plan seems to have held up to the "surcharging" of space and should serve as a quality healthcare environment.

I regret any modifications to the plan, which the original designer finds offensive. I know that, not having designed the space originally, I have not been as sensitive to some existing features that have been worked out in detail for the other clinics. I would hope, however, that the changes proposed can be recognized as new insight from a fresh pair of eyes and that the ideas presented will offer substantive help in the adaptation of this clinic design for the community of Selawik.

C. Square Footage Comparison and Program Area Requirements

	Room Name	Existing Selawik Net S.F.	Selawik Modified Prototype Areas	Maniilaq Prototype S.F. Summary
1	Reception	97	116	168
2	Waiting Area	139	401	232
3	Group Counseling/Meeting/Training Room	0	0	0
4a	Trauma Room	159	380	347
4b	Trauma Storage	0	43	99
4c	Trauma Toilet/Shower	0	58	0
5	Regular Exam Rooms (2 Rooms)	253	205	288
5a	Exam Room Storage (2 Rooms, 1@ Selawik Existing)	25	57	78
6	Large Exam Room (2 Rooms w/ Storage Adjacent)	0	272	0
7	PA or Physician Exam Room	0	0	0
8	Administration (Existing Selawik uses 1 exam rm.)	153	263	183
8a	Files (Existing Selawik stores in Reception Area)	0	W/ Admin	59
9	Pharmacy - Lab (May be separate rooms)	200	171	105
10	Bedrooms (2 separate rooms)	293	279	230
11	Patient Toilets (2@ Selawik Proposed)	105	45	82
12	Toilet w/Shower (Shower only at Selawik)	61	73	82
13	Public Toilets - Separate Men and Women	0	94	120
14	Janitor - Laundry (One room at Deering)	89	134	93
15	Dental Exam and Workroom (May be 2 rooms)	0	353	212
16a	Office - Clinic Manager (shared)	0	98	109
16b	Office - Itinerant Healthcare (shared)	129	98	109
17a	Office - BHS Office (2 @ Selawik proposed)	140	196	109
17b	BHS Counseling Room (See #3 for Group Counsel.)	0	98	0
18	Telemedicine/Com. (Existing Selawik uses 1 office)	125	43	49
19	Kitchen/Break	105	319	269
20	General Storage	29	68	40
21	Morgue	40	48	42
22	Additional Space - PA Office	0	118	0
23	Additional Space - Trauma Casting	0	79	0
24	Additional Space - Medical Supplies	0	91	0
	Total Net Area	2142	4200	3105
	Corridors/Halls/Stairs	222	1223	1023
	Emergency Vestibule	84	147	106
	Main Entry Vestibule	25	194	155
	Offices Entry Vestibule	0	61	42
	Exterior and Interior Walls and Structure	640	831	512
	Gross Area Summary	971	2456	1838
	1.45 x Net Area (Denali Factor)			
	Gross Area Excluding Mechanical	3113	6656	4943
	.08 x Gross for Mechanical (Denali Factor)			
	Mechanical - Actual	127	242	152
	Mechanical Chase - Actual	0	203	129
	Total Gross S.F.	3240	7101	5224

D. Program Requirements Recap

The chart on the preceding page demonstrates a need for a facility slightly larger than the current Maniilaq prototype clinic. The areas allocated for the various program spaces differ slightly from the prototype, and additional spaces have been added.

Patient workload and staffing are the two primary determinants for space requirements. These generate the number and type of diagnostic and treatment spaces and workspace. To a lesser degree they determine the need for administrative space, filing space, and general storage.

The Maniilaq prototype establishes a baseline formula adopted by Maniilaq Association for its village clinics. This program includes two sleep rooms, a dedicated toilet/shower room, a larger kitchen/break room, and a separate vestibule for the trauma space. The program for the new Selawik clinic incorporates these program areas.

Some deficiencies in the Maniilaq prototype that show up in the area analysis chart include the need for additional office space for clinicians, additional dedicated exam rooms, additional space for a second dental chair, and behavioral health counseling areas. The space provided for behavioral health includes two office for one or two counselors each, a small counseling room and a larger group counseling room that can be used for health aide training, group presentations, and as a public meeting room.

The details of the proposed new program for the Selawik clinic need to be worked out in detail with the health care providers for the region and the community itself, however, it is clear that a clinic of approximately 6500 s.f would meet the current needs of this community, and provide space for the anticipated needs for the foreseeable future.

IV. DEFICIENCY EVALUATION FORMS

The attached deficiency reporting forms are based on Public Health Service form AK H SA-430 which have been used on previous Code and Condition Surveys for Maniilaq Association in 2000. The forms are numbered sequentially for each discipline starting with **A01** for Architectural and structural deficiencies, **M01** for Mechanical and deficiencies and **E01** for Electrical deficiencies.

A. Deficiency Codes:

Deficiencies are further categorized according to the following PHS Designations. They include:

- 01 Patient Care:** Not Used. This is for use in hospitals where patient stay exceeds 24 hours, and is not generally applicable to clinics.
- 02 Fire and Life Safety:** These deficiencies identify areas where the facility is not constructed or maintained in compliance with provisions of the state mandated building codes including The Uniform Building Code, The Uniform Fire Code, NFPA 101, The Uniform Mechanical and Plumbing Codes and The National Electrical Code.
- 03 Safety:** This addresses OSHA safety concerns.
- 04 Environmental Quality:** This addresses DEC regulations, hazardous materials and general sanitation.
- 05 Program Deficiencies:** These are program deficiencies based on an assessment of the facility's ability to support the stated services provided at the site. Through the course of the village visits a number of program needs evolved which seemed fairly consistent from village to village.
- 06 Other:** Uncategorized deficiencies.
- 07 Disability Access Deficiencies:** The items with this category listing are not in compliance with the Americans with Disabilities Act.
- 08** Not Used
- 09** Not Used
- 10** Not Used
- 11 Structural Deficiencies:** These are deficiencies with the fabric of the building. It may include the foundations, the roof or wall structure, the materials used, the insulation and vapor retarders, the attic or crawl space ventilation and the general condition of interior finishes.
- 12 Mechanical Deficiencies:** These are deficiencies in the plumbing, heating, ventilating, air conditioning, or medical air systems.
- 13 Electrical Deficiencies:** These are deficiencies with electrical generating and distribution systems, fire alarm systems and communications systems.

B. Code and Condition Deficiencies

The attached sheets document the deficiencies, provide recommendations on how to make repairs or accommodate the needs and provide a cost estimate to accomplish the proposed modifications. The deficiency items related to program or space use identify the costs related to decisions for alternate use of the building when the new proposed clinic is constructed.

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description: **Ramp and Stair Design**



Reference Number: A01

Discipline: **A**

Deficiency Code: **07**
(Handicapped)

Photo Roll/Frame:
A01

Estimated Total Cost:
\$25,218

Narrative Description of Observed Deficiency/Problem:

Existing ramp to trauma entrance is too narrow for trauma access and is not used. Front entrance does not have ramp access. ADA 4.1.2(8). This problem is both a program deficiency at the trauma entry and an accessibility deficiency at the front entry. Entry Stair requires new ADA compliant handrails. Columns in the way of continuous handrails requiring new design for stair. No roof covering over front or rear stairs per IBC 2003 1009.5.2.

Narrative Description of Proposed Correction/Resolution:

Remove ramp at trauma room and provide new stair with five risers, ending at a six-foot square landing. Trauma ramp to be 6 feet wide x 20 feet long terminating on an earth berm. Install new roof covering over trauma stair and landing. Provide new ramp from main entry to grade 24 feet long by relocating existing back door entry ramp to front. Replace entry stairs. Extend entry roof to cover full stair run. Replace main entry landing in the process to tie together with new ramp and stair construction. Propose using steel stringers, pipe handrails with wire mesh infill, fiberglass non-skid treads, landings and ramp panels for stairs and ramps. Propose new pipe columns and wood and beam framed roofs over landings and stairs.

Kotzebue Area

Code and Condition Survey

Manilaq Association

Architects Alaska

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description: **Building sits in water during break-up.**



Reference Number:	A02
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Discipline: **A**

Deficiency Code: **15**
(Grounds)

Photo Roll/Frame:
A02

Estimated Total Cost:
\$8,396

Narrative Description of Observed Deficiency/Problem:

During rainy season and during break-up the building sits in water about 6 to 12 inches deep. Stairs and ramps terminate in water.

Narrative Description of Proposed Correction/Resolution:

Provide gravel berms at three locations, the base of the new trauma door access stair, the base of the existing stair and the base of the new entry ramp. Gravel berms to be 18 to 20 inches high and taper at 1:12 slope on three sides away from the ramp or stair bases. Modify entry stair to eliminate three risers at the bottom. Fix handrails and guardrails to fit new stair configuration designed to comply with ADA extension requirements. See A03 for additional gravel fill recommendations.

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description: **Foundation Settlement**



Reference Number:	A03
-------------------	------------

Discipline: **A**

Deficiency Code: **15**
(Grounds)

Photo Roll/Frame:
A03

Estimated Total Cost:
\$174,770

Narrative Description of Observed Deficiency/Problem:

Existing foundation report documents settlement of existing wood pier foundation system. Existing system consists of 16 cresote piles drilled 27 feet into the permafrost. Settlement does not appear to have affected the swing of doors. The settlement may be related to poor drainage around the pilling and the standing water issues mentioned in A02. Utility pipe serving building obstructs access to trauma entry stairs. The settlement is evidenced by cracking along the interior walls.

Narrative Description of Proposed Correction/Resolution:

Provide gravel fill under the building to a depth of 12 to 18 inches and spread out to blend with gravel fill provided for ramps and stairs. This will reduce the air flow under the building, but will prevent the accumulation of standing water and the related melting of the surface ice affecting the stability of the foundations. Additionally, a 4" layer of rigid polystyrene foundation grade insulation should be placed under the gravel fill. Area of insulation and gravel coverage is to 24" outside the building line, approximately 34' x 50'. Provide gravel and grating ramp and bridge to cover twin arctic pipes wide enough for a four-wheeler. Repair drywall damage by floating out wall and ceiling corners. Approximately 150 l.f.

Kotzebue Area

Code and Condition Survey

Manilaq Association

Architects Alaska

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description: **Interior Accessibility Issues**



Reference Number:	A04
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Discipline: **A**

Deficiency Code: **07**
(Handicapped)

Photo Roll/Frame:
A04

Estimated Total Cost:
\$2,685

Narrative Description of Observed Deficiency/Problem:

Interior stairs are straight run wood handrails. Stairs require new handrails with accessible extensions on both sides at top and bottom. Interior rooms require ADA room signage. Main entrance requires ADA entrance signage. The front reception counter requires a lower height counter section designed

Narrative Description of Proposed Correction/Resolution:

Provide two 1.5" diameter painted steel handrails for the existing stair. Single run stair 10'-6" between floors.

Kotzebue Area

Code and Condition Survey

Manilaq Association

Architects Alaska

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description: **Interior Finishes**



Reference Number:	A05
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Discipline: **A**

Deficiency Code: **04**
(Environmental Quality)

Photo Roll/Frame:
A05

Estimated Total Cost:
\$26,551

Narrative Description of Observed Deficiency/Problem:

Sheet vinyl flooring joints are opening up at door thresholds and other high traffic areas.

Narrative Description of Proposed Correction/Resolution:

Recommend removing sheet vinyl, repairing or replacing

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description: **Toilet Room ADA Compliance**



Reference Number: A06

Discipline: **A**

Deficiency Code: **07**
(Handicapped)

Photo Roll/Frame:
A07

Estimated Total Cost:
\$11,771

Narrative Description of Observed Deficiency/Problem:

No grab bars at back of two toilets. Upstairs shower and lower level bathtub not ADA compliant. Paper towel dispensers at lavs mounted too high. Soap dispenser installed too high. Toilet flush not ADA compliant.

Narrative Description of Proposed Correction/Resolution:

Install 36" grab bars at +36" at back of two toilets. Coordinate height to miss flush valves. Replace tub with ADA compliant tub installed with proper rim height, patient seat, and adjustable controls. Lower both soap dispensers to 48" to lever. Replace push-button flush valve with a lever operated valve and relocate valve at side of toilet (this requires plumbing the vacuum lines around the corner).

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description: **Life Safety Issues**



Reference Number:	A07
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Discipline: **A**

Deficiency Code: **02**
(Fire/Life Safety)

Photo Roll/Frame:
A07

Estimated Total Cost:
\$394

Narrative Description of Observed Deficiency/Problem:

Storage in back exit hallway block egress. Back hall is used for storage of EMS rescue supplies, crutches, and similar items. To good location is available for these items to be relocated to.

Narrative Description of Proposed Correction/Resolution:

Relocate all emergency equipment to an upstairs room or into the trauma room to maintain access to the exit. Note the second exit is not a required exit, just a prudent safety feature. Since the exit exists the occupants will rely on the exit in an emergency and having the exit blocked will contribute to an unsafe condition.

Kotzebue Area

Code and Condition Survey

Manilaq Association

Architects Alaska

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description: **General Building Construction Items**



Reference Number: A08

Discipline: **A**

Deficiency Code: **06**
(Other)

Photo Roll/Frame:
A08

Estimated Total Cost:
\$3,620

Narrative Description of Observed Deficiency/Problem:

Rear door weatherstripping needed. Two broken windows. No finish flooring in the boiler room.

Narrative Description of Proposed Correction/Resolution:

Replace weatherstripping. Send windows to Anchorage for glass replacement and reinstall. Recommend installation of sheet vinyl floor finish in the boiler room to prevent oil saturation of plywood.

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description: **Attic Ventilation**



Reference Number:	A09
-------------------	------------

Discipline: **A**

Deficiency Code: **08**
(Energy Management)

Photo Roll/Frame:
A09

Estimated Total Cost:
\$9,220

Narrative Description of Observed Deficiency/Problem:

Eave ventilation limited to 2" diameter holes at 16" on center. No gable venting provided. Drawings show continuous 4" ventilation and eave vents.

Narrative Description of Proposed Correction/Resolution:

Cut new gable ventilation tracks, install screening, install filter fabric above screening. Approximately 60 l.f. per eave. Cut new gable openings and install screened baffle hoods at each end.

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description: **Sump Pit Open to Hall**



Reference Number:	A10
-------------------	------------

Discipline: **A**

Deficiency Code: **02**
(Fire/Life Safety)

Photo Roll/Frame:
A10

Estimated Total Cost:
\$1,099

Narrative Description of Observed Deficiency/Problem:

Sump pit is open to hallway with no guardrail. Thermax insulation is exposed to hallway with no thermal barrier or gypsum covering.

Narrative Description of Proposed Correction/Resolution:

Enclose sump pit opening with a framed, removable cover, approximately five feet high x 4 feet wide. Install vapor retarder and interior w.r. gypsum board finish over approximately 50 s.f. of wall area.

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description: **Program Deficiencies**

Reference Number: A11

Discipline: **A**

Deficiency Code: **05**
(Program)

Photo Roll/Frame:
No Photo

Estimated Total Cost:
\$0

Narrative Description of Observed Deficiency/Problem:

Noted program deficiencies area addressed in the attached narrative. Area summaries, remodel costs and addition costs are listed below to complete the cost data for a remodel/addition clinic improvement project. The noted space deficiencies require the construction of a new clinic structure. The existing clinic is 3240 gross square feet in area. The proposed new clinic is 7101 square feet. The difference in area is 3861 square feet.

Narrative Description of Proposed Correction/Resolution:

An addition of this size to this older building is unadvisable due to changes in construction methodology, need to remodel existing space, need to address existing deficiencies, and site access concerns by the village. Refer to attached narrative for program area improvements required. Refer to Deficiency # A12 for clinic replacement costs. No cost proposed for the remodel option.

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description: **Replacement Clinic**

Reference Number: A12

Discipline: **A**

Deficiency Code: **05**
(Program)

Photo Roll/Frame:
No Photo

Estimated Total Cost:
\$3,912,092

Narrative Description of Observed Deficiency/Problem:

Option for remodeling this clinic is not a realizable option, given the foundation, building configuration and other related issues with the existing building. Recommend replacement of existing clinic with a new facility.

Narrative Description of Proposed Correction/Resolution:

Replace existing clinic with a new 7101 s.f. clinic. Refer to program analysis for S.F. summary.

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description: **Replace Boiler Vent Connector**



Reference Number:	M01
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Discipline: **M**

Deficiency Code: **02**
(Fire/Life Safety)

Photo Roll/Frame:
M01

Estimated Total Cost:
\$1,517

Narrative Description of Observed Deficiency/Problem:

Boiler vent connector is corroded. NFPA 31, 6.5.7.

Narrative Description of Proposed Correction/Resolution:

Replace vent connector, inspect chimney.

Kotzebue Area

Code and Condition Survey

Manilaq Association

Architects Alaska

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description: **Insulate Heat Piping**



Reference Number:	M02
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Discipline: **M**

Deficiency Code: **12**
(Mechanical)

Photo Roll/Frame:
M02

Estimated Total Cost:
\$12,966

Narrative Description of Observed Deficiency/Problem:

Hot, Cold, Heat piping not insulated.

Narrative Description of Proposed Correction/Resolution:

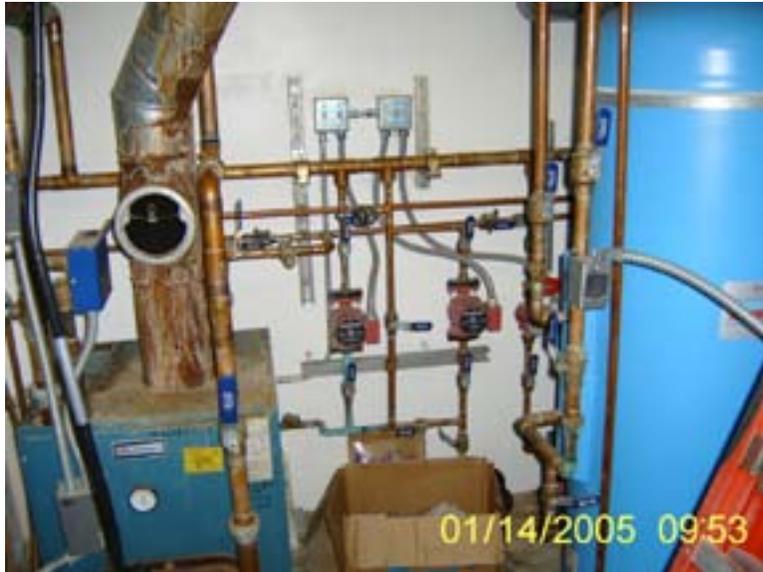
Insulate piping

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description: **Barometric Damper**



Reference Number:	M03
-------------------	------------

Discipline: **M**

Deficiency Code: **12**
(Mechanical)

Photo Roll/Frame:
M03

Estimated Total Cost:

\$305

Narrative Description of Observed Deficiency/Problem:

Barometric damper is stuck open.

Narrative Description of Proposed Correction/Resolution:

Repair or replace barometric damper.

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description: **Water in Lift Station Enclosure**



Reference Number:	M04
-------------------	------------

Discipline: **M**

Deficiency Code: **12**
(Mechanical)

Photo Roll/Frame:
M04

Estimated Total Cost:
\$2,341

Narrative Description of Observed Deficiency/Problem:

Water has accumulated in the bottom of the poly lined enclosure for the sewage lift station. 2000 UPC 103.5.5.1, 101.5.2.

Narrative Description of Proposed Correction/Resolution:

Replace/repair seal on side of lift stations. Clean and sterilize enclosure.

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description: **Loose Toilet Connection**



Reference
Number: **M05**

Discipline: **M**

Deficiency Code: **12**
(Mechanical)

Photo Roll/Frame:
M05

Estimated Total Cost:
\$233

Narrative Description of Observed Deficiency/Problem:

Wall hung lavatory supports have failed and lav is supported with wood post preventing handicapped access. 2000 UPC 408.4.

Narrative Description of Proposed Correction/Resolution:

Repair wall framing and wall support bracket and reinstall lav.

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description: **Repair Toilet Exhaust**



Reference Number:	M06
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Discipline: **M**

Deficiency Code: **12**
(Mechanical)

Photo Roll/Frame:
M06

Estimated Total Cost:
\$1,123

Narrative Description of Observed Deficiency/Problem:

Toilet exhaust fan has failed. 2000 IBC 1202.4.2.1

Narrative Description of Proposed Correction/Resolution:

Replace toilet exhaust fan motor.

Kotzebue Area

Code and Condition Survey

Manilaq Association

Architects Alaska

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description: **Missing Range Hood**



Reference
Number: **M07**

Discipline: **M**

Deficiency Code: **12**
(Mechanical)

Photo Roll/Frame:
M07

Estimated Total Cost:
\$2,674

Narrative Description of Observed Deficiency/Problem:

Kitchen stove does not have an exhaust hood. 2000 IMC 505.1.

Narrative Description of Proposed Correction/Resolution:

Provide new exhaust hood and duct to exterior.

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description: **Boiler Room Used for Storage**



Reference Number:	M08
-------------------	------------

Discipline: **M**

Deficiency Code: **12**
(Mechanical)

Photo Roll/Frame:
M08

Estimated Total Cost:
\$788

Narrative Description of Observed Deficiency/Problem:

The boiler room is being used for storage.

Narrative Description of Proposed Correction/Resolution:

Remove storage items from the boiler room.

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description: **Inadequate Ventilation**



Reference Number:	M09
-------------------	------------

Discipline: **M**

Deficiency Code: **12**
(Mechanical)

Photo Roll/Frame:
M09

Estimated Total Cost:

\$16,436

Narrative Description of Observed Deficiency/Problem:

Ventilation requirement is met through use of operable windows. Windows are not, and cannot be used for ventilation in the winter. 2000 IMC, Table 403.3, 401.2.

Narrative Description of Proposed Correction/Resolution:

Install a 3000 cfm HRV unit with a glycol coil in the intake duct and a defrost cycle. Pipe defrost water to custodial sink.

Kotzebue Area

Code and Condition Survey

Manilaq Association

Architects Alaska

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description: **Electrical Panel Directory**



Reference Number: E01

Discipline: **E**

Deficiency Code: **13**
(Electrical)

Photo Roll/Frame:
E01

Estimated Total Cost:

\$4,148

Narrative Description of Observed Deficiency/Problem:

Electrical panel directory is incomplete. NEC 408.4.

Narrative Description of Proposed Correction/Resolution:

Verify all circuits and make a new complete panel directory for the electrical panel.

Kotzebue Area

Code and Condition Survey

Manilaq Association

Architects Alaska

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description: **Poor Exterior Lighting**



Reference Number: E02

Discipline: **E**

Deficiency Code: **13**
(Electrical)

Photo Roll/Frame:
E02

Estimated Total Cost:

\$3,604

Narrative Description of Observed Deficiency/Problem:

Inadequate outside lighting at main entry and trauma entry.

Narrative Description of Proposed Correction/Resolution:

Replace exterior lighting fixtures with new, higher output fixtures. Typical of four locations around building at entrances and ramps.

Kotzebue Area

Code and Condition Survey

Manilaq Association

Architects Alaska

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description: **Inadequate Office Power**



Reference Number:	E03
-------------------	------------

Discipline: **E**

Deficiency Code: **13**
(Electrical)

Photo Roll/Frame:
E03

Estimated Total Cost:

\$5,688

Narrative Description of Observed Deficiency/Problem:

Office areas lack adequate outlets for equipment used.

Narrative Description of Proposed Correction/Resolution:

Add two duplex outlets in each of six rooms.

V. COST ESTIMATE SUMMARY

A. Cost Estimate Parameters

The cost estimate worksheets provide the estimated bid cost for work described in the deficiency worksheets. Each deficiency item is estimated separately. The work is proposed to be completed under Davis Bacon wage contracts, assuming construction completion by December 2006. No inflation factor has been applied to this data. The total provided is not an estimate of the cost of making all required corrections, but rather an indication of the relative scope of the work included in the analysis. Currently cost have been escalating steeply over the past 18 months. The pricing in the estimate has anticipated cost for the time of construction, current cost plus 5%. Delays beyond the anticipated time frame will incur additional costs.

The cost of new construction reflects the experience of similar clinics in the region. It includes inflation allowance of 5% for construction completion in 2006.

General Requirements Factor

General Requirements Factor is based on Anchorage costs without area adjustment. The factor is 1.200. It is multiplied by the Base Cost to get the project cost, exclusive of planning, architecture, engineering and administrative costs. This factor assumes projects include multiple deficiencies, which are consolidated into single projects for economies of scale. The general requirements factor has not been adjusted for Indian Preference.

Area Cost Factor

The Area Cost Factor used in the cost estimates for this facility is 1.731. The area cost factors are taken from a 2001 study completed for the Denali Commission for statewide healthcare facilities. The numbers are the result of a matrix of cost variables including such items as air travel, local hire costs, room and board, freight, fire protection equipment, foundation requirements, and heating equipment, and contractor costs like mobilization, demobilization, overhead, profit, bonds and insurance.

Contingency for Design Unknowns

The Design Unknowns Contingency is an estimator's contingency based on the schematic nature of the information provided, the lack of any real design, and the assumption that any project will encompass related work not specifically mentioned. The factor used in the cost estimates is 1.15.

Estimated Cost

This is the estimated bid cost for work described in the deficiency worksheets. The work is proposed to be completed under Davis Bacon wage contracts, assuming construction before the end year 2006 so no inflation factor has been applied to the data. The total provided is not an estimate of the cost of making all required corrections, but rather an indication of the relative scope of the work included in the analysis.

B. Cost Estimate Recap

This estimate provides a projected cost for a renovation/addition project for the existing clinic and, as an alternate, the cost of a new replacement clinic building. Each item is estimated as an independent project so some economies may occur if the entire work is completed in one project.

The following sheets provide a line item summary of the individual deficiencies together with the associated costs.

Kotzebue Area

Code and Condition Survey

Maniilaq Association

NANA/DOWL Engineers

(OBSERVED DEFICIENCY, PROPOSED CORRECTION AND ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description : Ramp and Stair Design

Reference Number:	A01
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Discipline: A

Deficiency Code: 07
(Disability Access)

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Demo Ramp	60	SF	\$0.00	\$0	\$8.66	\$519	\$519
Stair & Landing	66	SF	\$25.00	\$1,650	\$12.12	\$800	\$2,450
Ramp Construction	120	SF	\$25.00	\$3,000	\$12.12	\$1,455	\$4,455
Earth Berm	1	EA	\$200.00	\$200	\$250.00	\$250	\$450
Roof Structure	89	SF	\$15.00	\$1,335	\$15.15	\$1,348	\$2,683

Base Cost (Anchorage):	\$10,557
Times 1.200 General Requirements Factor:	\$12,669
Times 1.731 Area Cost Factor:	\$21,929
Times 1.150 For Contingency - Design Unknowns:	\$25,218

Estimated Total Cost: (2006) \$25,218

Kotzebue Area

Code and Condition Survey

Maniilaq Association

NANA/DOWL Engineers

(OBSERVED DEFICIENCY, PROPOSED CORRECTION AND ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description : **Building Sits In Water During Breakup**

Reference Number:	A02
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Discipline: A

Deficiency Code: ()

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Earth Berm	3	EA	\$200.00	\$600	\$250.00	\$750	\$1,350
Modify Stairs	1	EA	\$50.00	\$50	\$330	\$330	\$380
Modify Handrails	3	EA	\$100.00	\$300	\$495	\$1,485	\$1,785

Base Cost (Anchorage):	\$3,515
Times 1.200 General Requirements Factor:	\$4,218
Times 1.731 Area Cost Factor:	\$7,301
Times 1.150 For Contingency - Design Unknowns:	\$8,396

Estimated Total Cost: (2006) \$8,396

Kotzebue Area

Code and Condition Survey

Maniilaq Association

NANA/DOWL Engineers

(OBSERVED DEFICIENCY, PROPOSED CORRECTION AND ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description : **Foundation Settlement**

Reference Number:	A03
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Discipline: A

Deficiency Code: ()

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Excavation Under Structure	69	CY	\$9.60	\$661	\$287.78	\$19,825	\$20,486
Rigid Insulation 4"	7,440	BF	\$0.60	\$4,464	\$0.30	\$2,232	\$6,696
Reinstall Excavated Material	69	CY	\$0.00	\$0	\$210.00	\$14,467	\$14,467
Fill Under Structure	86	CY	\$9.60	\$827	\$287.78	\$24,781	\$25,607
Regrade Near Bldg	2,760	SF	\$0.60	\$1,656	\$1.54	\$4,255	\$5,911

Base Cost (Anchorage):	\$73,167
Times 1.200 General Requirements Factor:	\$87,800
Times 1.731 Area Cost Factor:	\$151,974
Times 1.150 For Contingency - Design Unknowns:	\$174,770

Estimated Total Cost: (2006) \$174,770

Kotzebue Area

Code and Condition Survey

Maniilaq Association

NANA/DOWL Engineers

(OBSERVED DEFICIENCY, PROPOSED CORRECTION AND ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description : Interior Accessibility Issues

Reference Number:	A04
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Discipline: A

Deficiency Code: ()

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Remove Handrails	2	EA	\$5.00	\$10	\$82.50	\$165	\$175
New Handrails	22	LF	\$24.00	\$528	\$19.14	\$421	\$949

Base Cost (Anchorage):	\$1,124
Times 1.200 General Requirements Factor:	\$1,349
Times 1.731 Area Cost Factor:	\$2,335
Times 1.150 For Contingency - Design Unknowns:	\$2,685

Estimated Total Cost: (2006) \$2,685

Kotzebue Area

Code and Condition Survey

Maniilaq Association

NANA/DOWL Engineers

(OBSERVED DEFICIENCY, PROPOSED CORRECTION AND ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description : Interior Finishes

Reference Number:	A05
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Discipline: A

Deficiency Code: 04
(Environmental Quality)

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Demo Flooring	1,764	SF	\$0.05	\$88	\$0.78	\$1,375	\$1,463
Sheet Vinyl Flooring	1,764	SF	\$3.60	\$6,350	\$1.87	\$3,303	\$9,653

Base Cost (Anchorage):	\$11,116
Times 1.200 General Requirements Factor:	\$13,339
Times 1.731 Area Cost Factor:	\$23,088
Times 1.150 For Contingency - Design Unknowns:	\$26,551

Estimated Total Cost: (2006) \$26,551

Kotzebue Area

Code and Condition Survey

Maniilaq Association

NANA/DOWL Engineers

(OBSERVED DEFICIENCY, PROPOSED CORRECTION AND ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description : Toilet Room ADA Compliance

Reference Number:	A06
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Discipline: A

Deficiency Code: 07
(Disability Access)

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Add Grab Bars	1	SETS	\$216.00	\$216	\$196.58	\$197	\$413
Demo Tub/Shower	1	EA	\$19.50	\$20	\$325.06	\$325	\$345
Tub/Shower ADA	1	EA	\$1,560.00	\$1,560	\$1,300.23	\$1,300	\$2,860
Shower Seat	1	EA	\$216.00	\$216	\$65.53	\$66	\$282
Replace Flush Valve	1	EA	\$214.50	\$215	\$162.53	\$163	\$377
Vacuum Line Pipnig	12	LF	\$19.50	\$234	\$34.83	\$418	\$652

Base Cost (Anchorage):	\$4,928
Times 1.200 General Requirements Factor:	\$5,913
Times 1.731 Area Cost Factor:	\$10,236
Times 1.150 For Contingency - Design Unknowns:	\$11,771

Estimated Total Cost: (2006) \$11,771

Kotzebue Area

Code and Condition Survey

Maniilaq Association

NANA/DOWL Engineers

(OBSERVED DEFICIENCY, PROPOSED CORRECTION AND ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description : **Life Safety Issues**

Reference Number:	A07
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Discipline: A

Deficiency Code: 02
(Fire and Life Safety)

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Relocate Stored Equipment	1	LS		\$0	\$165.00	\$165	\$165

Base Cost (Anchorage):		\$165
Times 1.200 General Requirements Factor:		\$198
Times 1.731 Area Cost Factor:		\$343
Times 1.150 For Contingency - Design Unknowns:		\$394
Estimated Total Cost: (2006)		\$394

Kotzebue Area

Code and Condition Survey

Maniilaq Association

NANA/DOWL Engineers

(OBSERVED DEFICIENCY, PROPOSED CORRECTION AND ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description : **General Building Construction Items**

Reference Number:	A08
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Discipline: **A**

Deficiency Code: **06**
(Other)

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Weatherstripping	1	EA	\$15.00	\$15	\$60.61	\$61	\$76
Remove Window Send To Anchorage	2	EA	\$150.00	\$300	\$110.00	\$220	\$520
Glass Replacement	2	EA	\$225.00	\$450	\$0.00	\$0	\$450
Reinstall Windows	2	EA	\$15.00	\$30	\$220.00	\$440	\$470

Base Cost (Anchorage):	\$1,516
Times 1.200 General Requirements Factor:	\$1,819
Times 1.731 Area Cost Factor:	\$3,148
Times 1.150 For Contingency - Design Unknowns:	\$3,620

Estimated Total Cost: (2006) \$3,620

Kotzebue Area

Code and Condition Survey

Maniilaq Association

NANA/DOWL Engineers

(OBSERVED DEFICIENCY, PROPOSED CORRECTION AND ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description : **Attic Ventilation**

Reference Number:	A09
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Discipline: A

Deficiency Code: 08
(Energy Conservation)

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Cut Openings For Eave Vents	60	LF	\$0.00	\$0	\$18.33	\$1,100	\$1,100
Eave Vents	60	LF	\$5.00	\$300	\$18.33	\$1,100	\$1,400
Cut Openings For Gable Hoods	2	EA	\$0.00	\$0	\$110.00	\$220	\$220
Gable Hoods	2	EA	\$350.00	\$700	\$220.00	\$440	\$1,140
Base Cost (Anchorage):							\$3,860
Times 1.200 General Requirements Factor:							\$4,632
Times 1.731 Area Cost Factor:							\$8,018
Times 1.150 For Contingency - Design Unknowns:							\$9,220
Estimated Total Cost: (2006)							\$9,220

Kotzebue Area

Code and Condition Survey

Maniilaq Association

NANA/DOWL Engineers

(OBSERVED DEFICIENCY, PROPOSED CORRECTION AND ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description : **Sump Pit Open To Hall**

Reference Number:	A10
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Discipline: A

Deficiency Code: 02
(Fire and Life Safety)

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Pit Cover	1	EA	\$350.00	\$350	\$110.00	\$110	\$460

Base Cost (Anchorage):							\$460
Times 1.200	General Requirements Factor:						\$552
Times 1.731	Area Cost Factor:						\$955
Times 1.150	For Contingency - Design Unknowns:						\$1,099

Estimated Total Cost: (2006) \$1,099

Kotzebue Area

Code and Condition Survey

Maniilaq Association

NANA/DOWL Engineers

(OBSERVED DEFICIENCY, PROPOSED CORRECTION AND ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description : **New Clinic**

Reference Number:	A12
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Discipline: A

Deficiency Code: ()

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
New Clinic Space	7,101	SF	\$93.50	\$663,944	\$137.14	\$973,842	\$1,637,785
Base Cost (Anchorage):							\$1,637,785
Times	1.200	General Requirements Factor:					\$1,965,343
Times	1.731	Area Cost Factor:					\$3,401,819
Times	1.150	For Contingency - Design Unknowns:					\$3,912,092
Estimated Total Cost: (2006)							\$3,912,092

Kotzebue Area

Code and Condition Survey

Maniilaq Association

NANA/DOWL Engineers

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description : **Repair Boiler Vent Stack**

Reference Number:	M01
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Discipline: **M**

Deficiency Code: **12**
(Mechanical)

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Repair Boiler Vent	1	EA	\$250.00	\$250	\$330.00	\$330	\$580
Inspect Chimney	1	EA	\$0.00	\$0	\$55.00	\$55	\$55

Base Cost (Anchorage):	\$635
Times 1.200 General Requirements Factor:	\$762
Times 1.731 Area Cost Factor:	\$1,319
Times 1.150 For Contingency - Design Unknowns:	\$1,517

Estimated Total Cost: (2006) \$1,517

Kotzebue Area

Code and Condition Survey

Maniilaq Association

NANA/DOWL Engineers

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description : Insulate Heat Piping

Reference Number:	M02
-------------------	-----

Discipline: M

Deficiency Code: 12
(Mechanical)

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Pipe Insulation <1"	700	LF	\$1.95	\$1,365	\$5.80	\$4,063	\$5,428
Base Cost (Anchorage):							\$5,428
Times	1.200	General Requirements Factor:					\$6,514
Times	1.731	Area Cost Factor:					\$11,275
Times	1.150	For Contingency - Design Unknowns:					\$12,966
Estimated Total Cost: (2006)							\$12,966

Kotzebue Area

Code and Condition Survey

Maniilaq Association

NANA/DOWL Engineers

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description : **Barometric Damper**

Reference Number:	M03
-------------------	------------

Discipline: **M**

Deficiency Code: **12**
(Mechanical)

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Replace Barometric Damper	1	EA	\$45.00	\$45	\$82.50	\$83	\$128

Base Cost (Anchorage):	\$128
Times 1.200 General Requirements Factor:	\$153
Times 1.731 Area Cost Factor:	\$265
Times 1.150 For Contingency - Design Unknowns:	\$305

Estimated Total Cost: (2006) \$305

Kotzebue Area

Code and Condition Survey

Maniilaq Association

NANA/DOWL Engineers

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description : **Water In Lift Station Enclosure**

Reference Number:	M04
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Discipline: **M**

Deficiency Code: **12**
(Mechanical)

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Replace Seals at Lift Station	1	EA	\$100.00	\$100	\$880.00	\$880	\$980

Base Cost (Anchorage):	\$980
Times 1.200 General Requirements Factor:	\$1,176
Times 1.731 Area Cost Factor:	\$2,036
Times 1.150 For Contingency - Design Unknowns:	\$2,341

Estimated Total Cost: (2006) \$2,341

Kotzebue Area

Code and Condition Survey

Maniilaq Association

NANA/DOWL Engineers

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description : **Loose Toilet Connection**

Reference Number:	M05
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Discipline: **M**

Deficiency Code: **12**
(Mechanical)

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Secure Fixture To Wall	1	EA	\$15.00	\$15	\$82.50	\$83	\$98
Base Cost (Anchorage):							\$98
Times	1.200	General Requirements Factor:					\$117
Times	1.731	Area Cost Factor:					\$203
Times	1.150	For Contingency - Design Unknowns:					\$233
Estimated Total Cost: (2006)							\$233

Kotzebue Area

Code and Condition Survey

Maniilaq Association

NANA/DOWL Engineers

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description : **Repair Toilet Exhaust**

Reference Number:	M06
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Discipline: **M**

Deficiency Code: **12**
(Mechanical)

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Replace Exhaust Fan	1	EA	\$250.00	\$250	\$220.00	\$220	\$470
Base Cost (Anchorage):							\$470
Times	1.200	General Requirements Factor:					\$564
Times	1.731	Area Cost Factor:					\$976
Times	1.150	For Contingency - Design Unknowns:					\$1,123
Estimated Total Cost: (2006)							\$1,123

Kotzebue Area

Code and Condition Survey

Maniilaq Association

NANA/DOWL Engineers

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description : **Missing Range Hood**

Reference Number:	M07
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Discipline: **M**

Deficiency Code: **12**
(Mechanical)

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Kitchen Hood System	1	EA	\$455.00	\$455	\$664.33	\$664	\$1,119
Base Cost (Anchorage):							\$1,119
Times	1.200	General Requirements Factor:					\$1,343
Times	1.731	Area Cost Factor:					\$2,325
Times	1.150	For Contingency - Design Unknowns:					\$2,674
Estimated Total Cost: (2006)							\$2,674

Kotzebue Area

Code and Condition Survey

Maniilaq Association

NANA/DOWL Engineers

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description : **Boiler Room Used For Storage**

Reference Number:	M08
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Discipline: **M**

Deficiency Code: **12**
(Mechanical)

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Remove Stored Items	1	LS	\$0.00	\$0	\$330.00	\$330	\$330
Base Cost (Anchorage):							\$330
Times	1.200	General Requirements Factor:					\$396
Times	1.731	Area Cost Factor:					\$685
Times	1.150	For Contingency - Design Unknowns:					\$788
Estimated Total Cost: (2006)							\$788

Kotzebue Area

Code and Condition Survey

Maniilaq Association

NANA/DOWL Engineers

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description : **Inadequate Ventilation**

Reference Number:	M09
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Discipline: **M**

Deficiency Code: **12**
(Mechanical)

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Add HRV Unit, 3000 CFM	1	EA	\$3,640.00	\$3,640	\$1,328.65	\$1,329	\$4,969
Glycol Piping	50	LF	\$3.90	\$195	\$13.93	\$697	\$892
Heating Coil	1	EA	\$350.00	\$350	\$275.00	\$275	\$625
Waste Piping	15	LF	\$7.80	\$117	\$18.57	\$279	\$396

Base Cost (Anchorage):	\$6,881
Times 1.200 General Requirements Factor:	\$8,257
Times 1.731 Area Cost Factor:	\$14,292
Times 1.150 For Contingency - Design Unknowns:	\$16,436

Estimated Total Cost: (2006) \$16,436

Kotzebue Area

Code and Condition Survey

Maniilaq Association

NANA/DOWL Engineers

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description : **Electrical Panel Directory Incomplete**

Reference Number:	E01
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Discipline: E

Deficiency Code: 13
(Electrical)

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Panel Directory	1	EA	\$50.00	\$50	\$220	\$220	\$270
Review Circuits	40	EA	\$0.00	\$0	\$37	\$1,467	\$1,467

Base Cost (Anchorage):	\$1,737
Times 1.200 General Requirements Factor:	\$2,084
Times 1.731 Area Cost Factor:	\$3,607
Times 1.150 For Contingency - Design Unknowns:	\$4,148

Estimated Total Cost: (2006) \$4,148

Kotzebue Area

Code and Condition Survey

Maniilaq Association

NANA/DOWL Engineers

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description : **Poor Exterior Lighting**

Reference Number:	E02
-------------------	-----

Discipline: E

Deficiency Code: 13
(Electrical)

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Replace Exterior Light Fixture	4	EA	\$222.00	\$888	\$155.23	\$621	\$1,509

Base Cost (Anchorage):	\$1,509
Times 1.200 General Requirements Factor:	\$1,811
Times 1.731 Area Cost Factor:	\$3,134
Times 1.150 For Contingency - Design Unknowns:	<u>\$3,604</u>

Estimated Total Cost: (2006) \$3,604

Kotzebue Area

Code and Condition Survey

Maniilaq Association

NANA/DOWL Engineers

(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)

Clinic:

Selawik

Description : **Inadequate Office Power**

Reference Number:	E03
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Discipline: E

Deficiency Code: 13
(Electrical)

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Add Outlets On New Ckts	12	EA	\$43.20	\$518	\$155.23	\$1,863	\$2,381
Base Cost (Anchorage):							\$2,381
Times	1.200	General Requirements Factor:					\$2,857
Times	1.731	Area Cost Factor:					\$4,946
Times	1.150	For Contingency - Design Unknowns:					\$5,688
Estimated Total Cost: (2006)							\$5,688

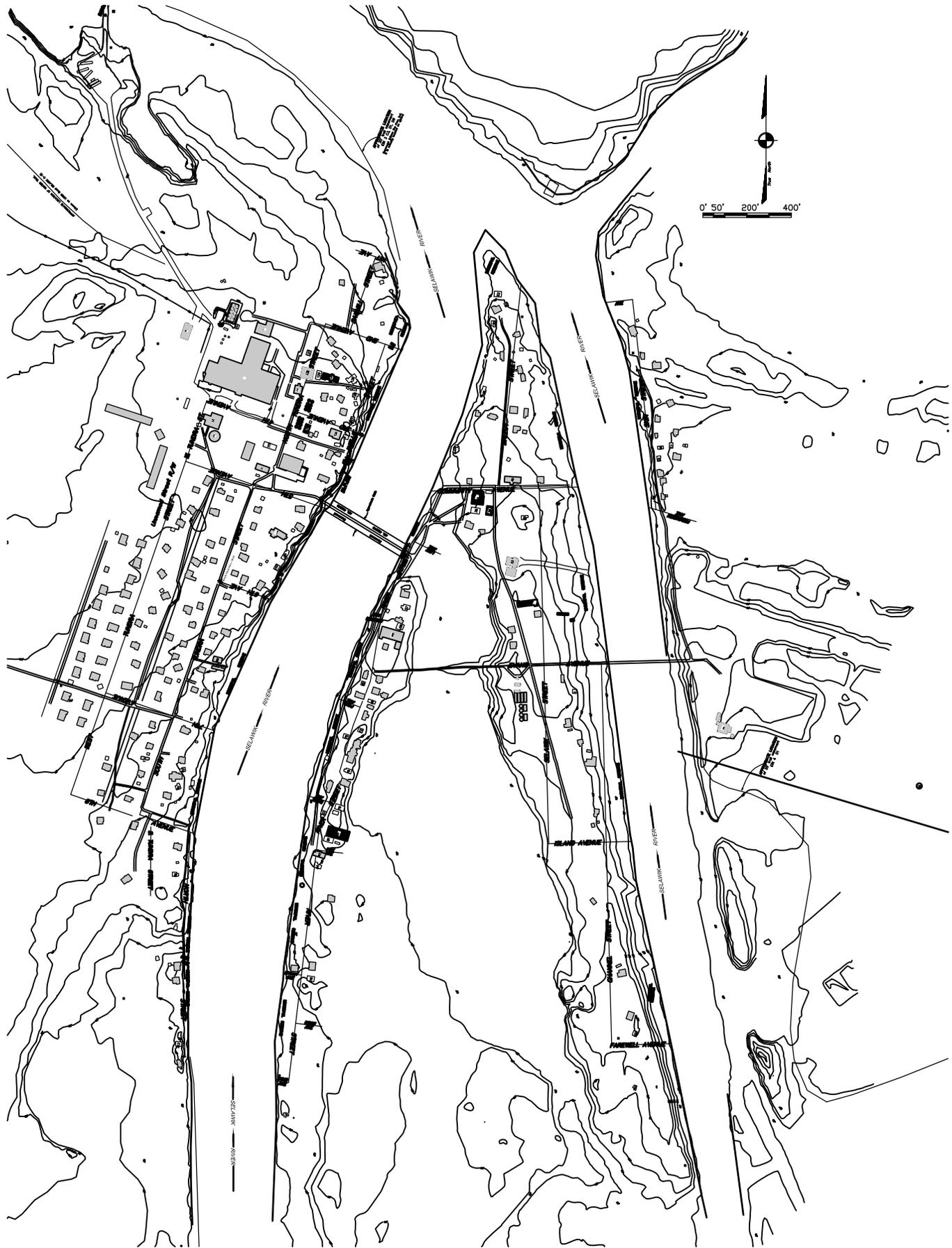
VI. FACILITY FLOOR PLANS

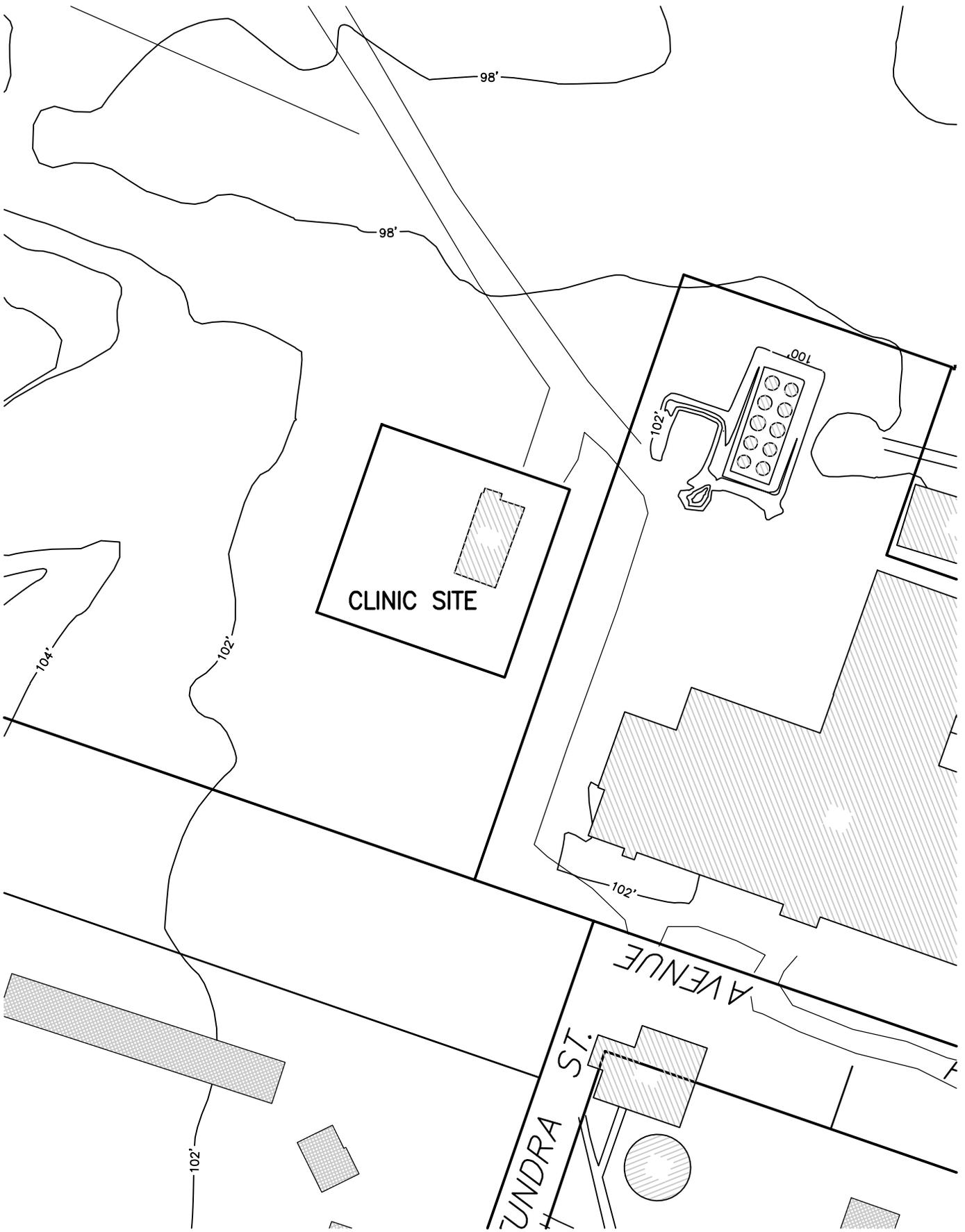
A1 – Village Location Map.

A2 – Site Plan showing existing and proposed clinic sites.

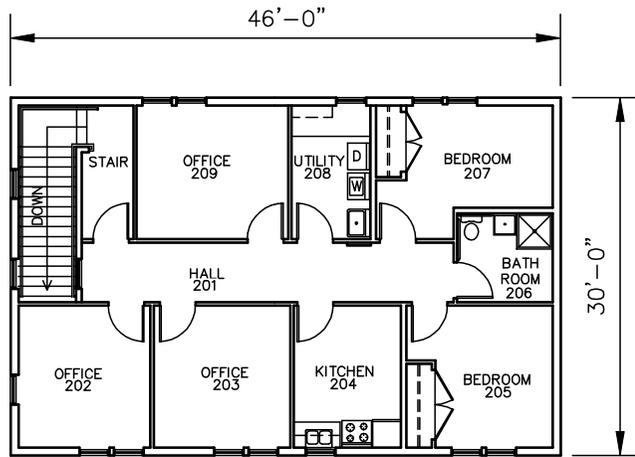
A3 – Floor Plans of existing clinic.

A4 – Floor Plan of adaptation to Maniilaq prototype clinic.

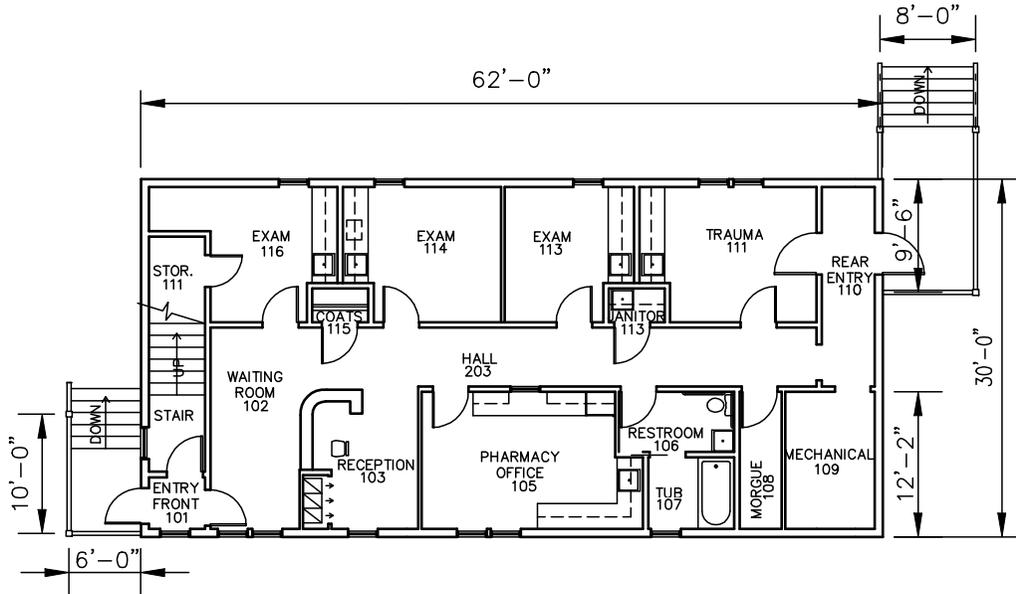




Selawik Clinic Site
n.t.s.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

CONCEPT
DRAWING:
NOT FOR
CONSTRUCTION

MANILAQ ASSOCIATION
SELAWIK HEALTH CLINIC
Selawik, Alaska

AREA TABLE		
RM NUM	ROOM NAME	AREA
101	VESTIBULE	193.65 SF
102	WAITING	401.46 SF
103	RECEP	115.90 SF
104	STOR	42.69 SF
105	TOILET	46.83 SF
106	TOILET	46.83 SF
107	CORRIDOR	855.99 SF
108	ADMIN	262.69 SF
109	PA OFFICE	118.12 SF
110	EXAM	136.06 SF
111	EXAM	136.06 SF
112	COMM	42.88 SF
113	SUPPLIES	56.95 SF
114	TRAUMA	379.31 SF
115	TRAUMA STOR	42.91 SF
116	MORGUE	47.53 SF
117	TRAUMA VESTIBULE	147.46 SF
118	DENTAL	292.21 SF
119	DENTAL WKRM	57.17 SF
120	BEDROOM	137.55 SF
121	BEDROOM	141.40 SF
122	STOR	25.12 SF
123	KITCHEN BREAK	319.12 SF
124	TOILET	72.70 SF
125	VESTIBULE	60.95 SF
126	JANITOR LAUNDRY	134.06 SF
127	OFFICE	97.78 SF
128	OFFICE	97.78 SF
129	OFFICE	97.78 SF
130	OFFICE	97.78 SF
131	OFFICE	97.78 SF
132	CORRIDOR	366.86 SF
133	TOILET	44.35 SF
134	LAB	79.95 SF
135	PHARMACY	91.22 SF
136	EXAM	102.49 SF
137	EXAM	102.49 SF
138	MED SUP	91.22 SF
139	CASTS	79.16 SF
140	TOILET	58.12 SF
141	MECHANICAL	242.43 SF
142	MECH CHASE	203.37 SF
NET:		6264.19 SF
GROSS:		7,101 SF
COVERED DECKS:		822 SF



CONCEPT DESIGN SPACE ALLOCATION FLOOR PLAN (ADAPTED FROM APPROVED MANILAQ CLINIC PROTOTYPE)
SCALE: 1/8" = 1'-0" (1/16" = 1'-0" REDUCED)

Revisions		
No.	Description	Date

Drawn by	Date
MB	11/21/05
Checked	Job No.
JC	02060.12

Sheet Contents	
AREA TABLE	
CONCEPT DESIGN:	
SPACE ALLOCATION FLOOR PLAN	

Discipline	Sheet No.
A	0.1

VII. GENERAL SITE PHOTOGRAPHS

The following sheets provide additional photographic documentation of the existing building.



Photo 1: Clinic Main Entrance



Photo 2: Back Side of Clinic Showing Emergency Entrance



Photo 3: Entry Deck and Unprotected Rescue Sled



Photo 4: Trauma Entrance Lacks Protection and has Poor Access

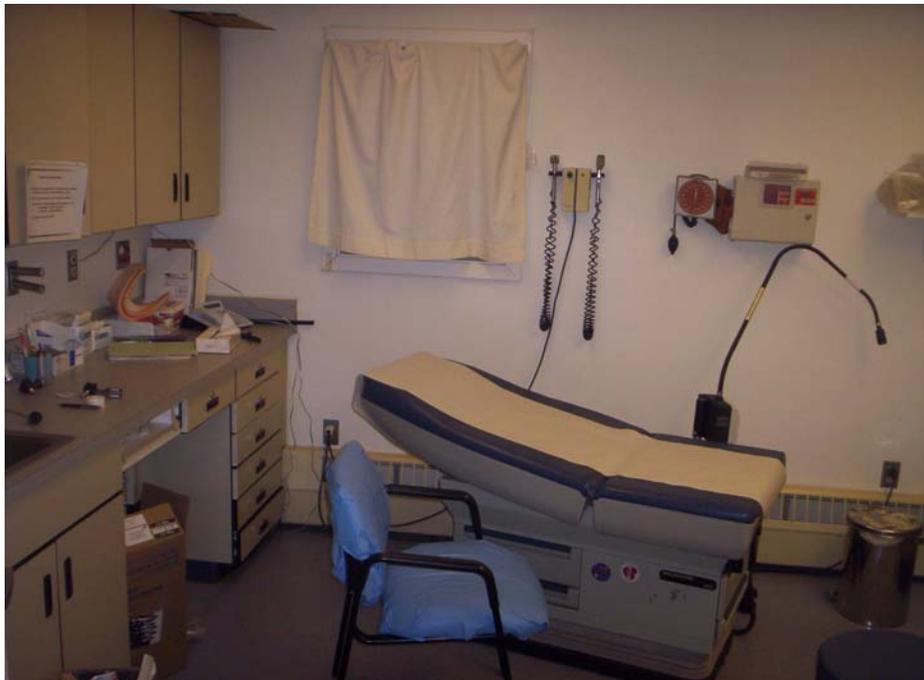


Photo 5: Main Exam Room



Photo 6: Access to Back Door Blocked by EMS Equipment



Photo 7: Main Clinic Hallway



Photo 8: Office Used for Telephone/Comm. Relay Room



Photo 9: Second Floor Office, Typical.