Thorne Bay Health Clinic

Alaska Rural Primary Care Facility

Assessment and Inventory Report

Final

November 15, 2002

DENALI COMMISSION ALASKA

SEARHC
Southeast Area Regional
Health Consortium

ALASKA NATIVE TRIBAL HEALTH CONSORTIUM

Table of Contents

1. EXECUTIVE SUMMARY ____ 1
- A. Overview ____ 1
- B. Renovation/Upgrade and Addition ____ 1
- C. New Clinic ____ 1

2. GENERAL INFORMATION ____ 2
- A. Purpose of Report and Assessment Process ____ 2
- B. Assessment Team ____ 2
- C. Report Format ____ 2
- D. Site Investigation ____ 3

3. CLINIC INSPECTION SUMMARY ____ 4
- A. Community Information ____ 4
- B. General Clinic Information ____ 5
  - 1) Physical Plant Information ____ 5
  - 2) Clinic Program Usage Information ____ 5
  - 3) Community Program Sheet ____ 5
  - 4) Space Requirements and Deficiencies ____ 6
  - 5) Building Issues ____ 7
  - 6) Functional Design Issues ____ 7
  - 7) Health Program Issues ____ 7
  - 8) Utilities ____ 8
- C. Architectural / Structural Condition ____ 8
  - 1) Building Construction ____ 8
  - 2) Interior Construction ____ 9
  - 3) Structural ____ 9
- D. Mechanical Condition ____ 10
  - 1) Heating System ____ 10
  - 2) Ventilation System ____ 10
  - 3) Plumbing System ____ 10
  - 4) Mechanical Life Safety Issues ____ 10
- E. Electrical Condition ____ 11
  - 1) Electrical Service ____ 11
  - 2) Power Distribution ____ 11
  - 3) Grounding System ____ 11

4) Exterior Elements 11
5) Electrical Devices and Lighting 12
6) Emergency System 12
7) Fire Alarm System 12
8) Telecommunication 12
9) Electrical Life Safety Issues 12
F. CIVIL / UTILITY CONDITION 13
1) Location of Building 13
2) Site Issues 13
3) Proximity of Adjacent Buildings 13
4) Utilities 13
G. EXISTING FACILITY FLOOR PLAN (SITE PLAN IF AVAILABLE): 14
4. DEFICIENCY EVALUATION 15
A. DEFICIENCY CODES 15
B. PHOTOGRAPHS 17
C. COST ESTIMATE GENERAL PROVISIONS 18
1) New Clinic Construction 18
2) Remodel, Renovations and Additions 19
5. SUMMARY OF EXISTING CLINIC DEFICIENCIES 21
6. NEW CLINIC ANALYSIS 22
A. PROJECTED COST OF A NEW CLINIC 22
B. PROJECTED COST OF THE REPAIR/RENOVATION & ADDITIONS FOR EXISTING CLINIC 22
C. COMPARISON OF EXISTING CLINIC RENOVATION/ADDITION VERSUS NEW CLINIC 23
D. OVERALL PROJECT COST ANALYSIS 23
7. CONCLUSIONS AND RECOMMENDATIONS 24
APPENDIX A: DEFICIENCIES
APPENDIX B: GENERAL PHOTOGRAPHS
APPENDIX C: CODE & CONDITION FIELD REPORT

1. EXECUTIVE SUMMARY

A. OVERVIEW

The Thorne Bay Health Clinic comprises a floor area of approximately 711 gross square feet (SF) located within the community's one-story city offices building. The facility has two entries, a front entry with concrete stairs/landing and a rear entry with a ramp for ambulance service directly into the trauma room. A desk placed in the waiting area serves as the clinic's administrative office. The clinic consists of one exam room and a separate exam/trauma room, pharmacy/lab and two non-barrier free accessible restrooms.

The clinic lacks the necessary space and requirements to provide adequate health service programs as stipulated by the Alaska Rural Primary Care Facility guidelines.

B. RENOVATION/UPGRADE AND ADDITION

The existing clinic requires an additional 1,748 square feet to accommodate current needs and meet with Alaska Rural Primary Care Facility (ARPCF) space guidelines. Additional space to be added to the clinic includes a storage room, kitchen, patient holding/sleeping room(s), accessible restroom with bathing facilities, an additional exam room, specialty clinic, administration/records area, portable x-ray and janitor's closet. In addition, many of the existing spaces are lacking in the necessary size requirements, and barrier free accessibility is poor.

C. NEW CLINIC

Based on the Denali Commissions Standard of Evaluation, the estimated cost to remodel and/or add on to the existing clinic is substantially more than the cost of new construction. After careful review, it is the recommendation of the consultant team that a new Denali commission prototypical clinic (large version) be built to replace the existing clinic space currently residing in the city offices building. Existing clinic space is in good condition and could be used for future expansion.

2. GENERAL INFORMATION

A. PURPOSE OF REPORT AND ASSESSMENT PROCESS

ANTHC has entered into a cooperative agreement with the Denali Commission to provide for the management of the small clinic program under Alaska Rural Primary Care Facility (ARPCF) guidelines, assessment, planning, design and construction. Over 200 clinics will be inspected through the course of the program. The purpose of the Code and Condition survey report is to validate the data provided by the community in the Alaska Rural Primary Care Facility Needs Assessment, providing each community with a uniform standard of evaluation for comparison with other communities to determine the relative need between for funding assistance for the construction of new or remodeled clinic facilities. The information provided in this report is a component of the scoring for the small clinic RFP the Denali Commission will send to communities in priority groups five and six. The information gathered will be tabulated and analyzed according to a set of fixed criteria that should yield a priority list for funding. Additionally, the relative cost of new construction vs. remodel/addition will be evaluated to determine the most efficient means to bring rural clinics to a uniform standard of program and construction quality.

A team of professional Architects and Engineers traveled to the site and completed a detailed Field Report that was reviewed by all parties. Subsequently, the team completed a draft, and then final report of the facility condition.

B. ASSESSMENT TEAM

The survey was conducted on November 15, 2002, by Wallace Swanson, AIA of Larsen Consulting Group, Inc., Robert Jernstrom, PE of Jernstrom Engineering and Jerry Hendrickson, PE of ANTHC. Jerry made introductions and conducted the briefings to ensure complete understanding of the inspection process. Preparation of the information gathered was a cumulative effort between the members of the field team, Holly Kelty, LCG's Project Coordinator and Estimations, Inc.

C. REPORT FORMAT

The adopted modified "Deep Look" format and facilities investigation and condition report is used by both ANTHC and the Public Health Service in maintaining an ongoing database of facilities throughout the country. Facilities are evaluated with respect to the requirements of the governing building codes and design guidelines. Building code compliance, general facility condition and program needs are evaluated. The written report includes a floor plan of the clinic, site plan as available and new plans for renovation/upgrade or new clinics. Additional information was gathered during the field visit including a detailed Field Report and building condition checklist, sketches of building construction details, investigations of potential sites for new or replacement clinics and proposed plans for city utility upgrades. This information is available for viewing at ANTHC's Anchorage office and will be held for reference.

D. SITE INVESTIGATION

On November 15, 2002, the team flew to the site, made observations, took photos and discussed the facility needs with on-site personnel. Approximately four hours were spent on site. This was sufficient time to investigate architectural, structural, mechanical and electrical systems, and interview staff to assess current and projected health care needs.

3. CLINIC INSPECTION SUMMARY

A. COMMUNITY INFORMATION

Population:

- 557 (DCED Certified 2001)
- 2nd Class City, Unorganized, Southeast Island Schools

Location: Thorne Bay is 47 air miles northwest of Ketchikan on the east coast of Prince of Wales Island. On the Island road system, it lies 60 miles from Hollis and 36 miles east of the Klawock Junction. It lies at approximately 55.68778° N Latitude and -132.52222° W Longitude. (Sec. 12, T071S, R084E, Copper River Meridian.) Thorne Bay is located in the Ketchikan Recording District. The area encompasses 25.5 sq. miles of land and 4.8 sq. miles of water.

History: The Bay was named after Frank Manley Thorn, superintendent of the U.S. Coast & Geodetic Survey from 1885 through 1889. The name was misspelled when published. The first major settlement was built around the logging operation of Wes Davidson. Thorne Bay developed as a result of a long-term timber sales contract between the U.S. Forest Service and the Ketchikan Pulp Company. In 1960, a floating logging camp was built in Thorne Bay. In 1962, Ketchikan Pulp moved its main logging camp from Hollis to Thorne Bay. A shop, barge terminal, log sort yard and camp were built to replace facilities at Hollis. Roads were then constructed to connect Thorne Bay with Hollis, Craig and Klawock. During this time, it was considered the largest logging camp in North America. Thorne Bay evolved from a company-owned logging camp to an incorporated city by 1982, due in part to the land selection program provided for in the Alaska Statehood Act.

Culture: Evolving from a work camp, Thorne Bay has become a year-round home to many logging employees.

Economy: Employment is primarily related to the logging industry and U.S. Forest Service management of the National Forest, with some commercial fishing, tourism and government employment. Logging operations run full-scale from March through October or November. Thorne Bay is one of the major log transfer sites for operations all over the Island. To supplement their income, residents fish and trap. Deer, salmon, halibut, shrimp and crab are popular food sources. 22 residents hold commercial fishing permits. Locals prefer to purchase goods from Craig and Ketchikan.

Facilities: Water Lake, north of Thorne Bay, supplies water which is treated and stored in a tank before piped distribution. The gravity sewage system includes secondary treatment before discharge into the Bay. Approximately 75% of households are connected to the piped systems and are fully plumbed. Residents on the south side of the community use rain catchment, streams or springs, and a central water source is being designed for this area. Funds have not been secured to construct it. The City provides refuse collection services, a regional baler, a recycling facility and landfill, and participates in annual hazardous waste disposal events. Construction is underway to connect Thorne Bay and Kasaan to the Black Bear Lake Hydroelectric facility.

Transportation: Thorne Bay is accessed by float plane, the airport at Klawock, and the State Ferry at Hollis. A breakwater, dock, small boat harbor and grid, boat launch and State-owned seaplane base are available on the Bay. Freight arrives by cargo plane, barge, ship and truck. The logging road provides access to other Prince of Wales Island communities.

Climate: Prince of Wales Island is dominated by a cool, moist, maritime climate. Summer temperatures range from 49 to 63°F; winter temperatures from 32 to 42°F. Average annual precipitation is 120 inches, including 40 inches of snow.

B. General Clinic Information

1) Physical Plant Information

The Thorne Bay Health Clinic comprises a first floor area of approximately 711 gross square feet (SF) located within the community's one story city offices building. The facility has two entries, a front staired entry and a rear entry with a ramp for ambulance unloading directly into the trauma room. Upon entering the clinic the waiting room is to the left. A small desked area within the waiting room serves as the clinic office. The clinic consists of one exam room and a separate exam/trauma room, pharmacy/lab and two non-barrier free accessible bathrooms. There are is one arctic entry.

2) Clinic Program Usage Information

Program usage information and itinerant care schedule was requested from SEARHC. Information was not available for inclusion in this report.

3) Community Program Sheet

Attached at the end of this section is the Community Program Sheet completed by the City of Thorne Bay.

PROGRAM

Community Thorne Bay **Unique ID #** _____

Organization SEARHC

P1.0 Services

The your program provides these services and functions. A "YES" answer implies that these services are services listed in questions P1.1 – P1.41 and P4.1 – P4.7 may be considered components of comprehensive primary care. These services may be provided by a variety of health care providers, including Community Health Aides / Practitioners, Nurse Practitioners, Physician Assistants, Physicians, etc. Please indicate whether provided on a regular basis by full or part time local staff. If you answered "NO" or "Itinerant Basis Only" please indicate why by checking one or more boxes to the right, and then indicate if any of the services should be provided on a regular basis to meet local program and/or community goals.

Key:
Avail. = Available
Comm. = Community
Inadeq. = Inadequate
Itin. = Itinerant / Contract

		Currently Provided?			If Not, Why? (check all that apply)							Should Be Provided?	
		Yes	Itin. Basis Only	No	Not Needed In This Size Comm.	Not Wanted By Comm.	Inadeq. Funding	Inadeq. Space	Inadeq. Equip.	Inadeq. Staff Avail.	Other	Yes	No
Basic Primary Care Services Related To													
P1.3	Substance Abuse Diagnosis	X										X	
P1.4	Substance Abuse Treatment			X			X	X	X	X		X	
P1.5	Mental Health Diagnosis	X										X	
P1.6	Mental Health Treatment			X			X	X	X	X		X	
P1.13	Preventive Dental Services			X			X	X	X	X		X	
P1.14	Dental Treatment Services			X			X	X	X	X		X	

Person Contacted in the Community: Kurt Welser

Penny Black

828-8848

SEARHC
P.O. 19290
Thorne Bay AK

Program Deficiency Narrative

4) Space Requirements and Deficiencies

SPACE COMPARISON MATRIX
Current Thorne Bay Actual SF to Denali Commission Medium Clinic

Alaska Rural Primary Care Facility				Current Clinic			Large Clinic					
Purpose / Activity	**Designated Itinerant**			**Actual Net SF**			**ARPCF SF**			**Difference**		
	Size	**No.**	**Net Area (SF)**	**Size**	**No.**	**Net Area (SF)**	**Size**	**No.**	**Net Area (SF)**	**Size**	**No.**	**Net Area (SF)**
Arctic Entries				31	1	31	50	2	100			-69
Waiting/Recep/Closet	150	1	150	150	1	150	170	1	170			-20
Trauma/Telemed/Exam	200	1	200	164	1	164	200	1	200			-36
Office/Exam				68	1	68	150	2	300			-232
Admin./Records				0	0	0	110		110			-110
Pharmacy/Lab				80	1	80	80	1	80			0
Portable X-ray				0	0	0	40	1	40			-40
Specialty Clinic/Health Ed/Conf				0	0	0	150	1	150			-150
Patient Holding/ Sleeping Room				0	0	0	150	1	150			-150
Storage	150	1	150	25	1	25	120	1	120			-95
HC Toilet				30	2	60	60	2	120			-60
Janitor's Closet				0	0	0	30	1	30			-30
Subtotal Net Area			500			578			1570			-992
Circulation & Net/Gross Conv. @ 45%						108			707			-599
Subtotal (GSF)						686			2277			-1591
Mechanical Space @ 8%				25	1	25			182			-157
Total Heated Space			**500**			711			2459			-1748
Morgue (unheated enclosed space)			0				30	1	30			30
Ext. Ramps, Stairs, Loading	HC Accessible			As Required			As Required			As Required		

a. Overall Space Deficiencies: The facility size is approximately 1748 SF short of ARPCF space requirements.

b. Specific Room Deficiencies: The clinic lacks sleeping rooms, sufficient arctic entries, a kitchen, ADA compliant bathrooms, a separate administration/records area and a janitor's closet. There is only one undersized exam room and the trauma room is too small. There is no portable x-ray and insufficient storage space. The clinic does not have a specific Health Education Conference Room.

5) Building Issues

a. Arctic Entries: There is only one arctic entry (two are required) which is small and inadequate for emergency situations. Filing cabinets make exiting tight.

b. Waiting / Reception: The waiting/reception area is shared with the office and is inadequate in size to accommodate both functions.

c. Exam / Trauma: The trauma room is too small.

d. Exam Room: One additional exam rooms is required. The existing exam room is too small to meet the Alaska Rural Primary Care Facility Space Guidelines.

e. Office / Administration / Records: The office/administration/record area is shared with the waiting area and is inadequate in size to accommodate both functions.

f. Pharmacy / Lab: The pharmacy/lab works well for the facility.

g. Portable X-Ray: The necessary portable x-ray is not present.

h. Specialty Clinic / Health Education / Conference: Mental Health services are accommodated in a separate structure. There is no space for these functions in the existing clinic.

i. Patient Holding / Sleeping Room: There are no sleeping rooms or patient holding rooms in the clinic.

j. Storage: Storage is minimal.

k. HC Toilet Facilities: Both restrooms do not meet IBC and ADA requirements, and there is no ADA shower facility.

l. Janitor's Room: There is no janitor's closet in the clinic.

m. Mechanical/Boiler Room: The mechanical room is too small.

n. Ancillary Rooms: There are no ancillary rooms in the clinic.

6) Functional Design Issues

a. The access ramp for the trauma room is inadequate as is the general public entry. The number of exam rooms is not adequate to support the population and the current exam and trauma rooms are too small. Designed storage areas are lacking. Barrier free accessibility is poor.

7) Health Program Issues

a. Patient Comfort and Privacy: There is no kitchen and there are no sleeping accommodations. When traveling health care personnel visit the clinic there are no designated facilities for itinerant care providers.

b. Medical/Infectious Waste: Red Bag Waste is handled at the community incinerator.

c. Infection Control: The clinic is well kept and cleaned daily; however, the carpeting in the exam room cannot be adequately sanitized and should be replaced with vinyl flooring and a washable cove base added.

d. Insect and Rodent Control: None noted.

e. Housekeeping: There were no concerns expressed regarding the ability to provide adequate cleaning and housekeeping in this facility.

8) Utilities

a. Water Supply: The water system plumbing is typical ½" and ¾" copper distribution piping to the clinic exam sink and toilet fixtures. The city provides the water needs of the clinic. The lead levels in the water exceed the EPA requirements and "Do Not Drink the Water" signs are posted in the clinic.

b. Sewage Disposal: City sanitary sewer accommodates the needs of the clinic.

c. Electricity: The electrical service is provided by a single 100 Amp Overhead service connection to the building. The service has a remote exterior mounted main disconnect located on an adjacent power pole. The meter/main disconnect is a Nema 3R rated unit. The service for the clinic is rated at 100 Amp, 120/240V, 1 Ph, 3 wire. The service loading appears to be minimal.

d. Telephone: The telephone system includes a telephone in the main office and in the reception area. The building has one telephone line.

e. Fuel Oil: The clinic's heating fuel oil storage tank is located adjacent to the building. This does not comply with the minimum separation distance of 5 feet as required by code. The 300-gallon storage tank does not have the proper venting, piping, or valving as required by code.

C. ARCHITECTURAL / STRUCTURAL CONDITION

1) Building Construction

a. Floor Construction: The floor consists of sheet vinyl or carpet over 2x6 decking and 4x12 floor joists at 4'- 0" o.c.

b. Exterior Wall Construction: The exterior walls are constructed of ½" GWB over a vapor retarder over 2x6 wood studs at 16" o.c. The finish is T1-11 and the insulation is assumed to be R-19.

c. Roof Construction: The roof is a full-span truss at 24" o.c. with a plywood deck and metal roof. The three inches of existing batt insulation equate to an estimated R-10 value. There is attic ventilation through continuous eave vents and gable end vents.

d. Exterior Doors: The exterior doors are insulated hollow metal and are in fair condition with the exception of the door hardware which is not ADA compliant.

e. Exterior Windows: Windows are wood frames with double panes and sliders. The windows are in fair shape.

f. Exterior Decks, Stairs and Ramps: The handrails on the stairs/decks are not to code. The stair risers are too tall and are not consistent. The ramp is too steep and the concrete is spalling

2) Interior Construction

a. Flooring: Recently replaced carpeting in all rooms except in the trauma room which has new sheet vinyl flooring with 4" rubber base (this rubber base in not sealed). The flooring in the exam room needs to be replaced by sheet vinyl with an integral base. All finishes have recently been upgraded. Floors have 2x6 decking.

b. Walls: The walls are constructed with 2X4 wood studs with ½" GWB. The finishes are in fair condition.

c. Ceilings: Ceiling in the entry is a pop-corn type. Ceiling in the waiting area is glu-on tile. All other areas have gypsum board ceilings. The condition of all ceilings is fair.

d. Interior doors: Interior doors are hollow core wood and provide no sound insulation. Door hardware does not meet ADA requirements.

e. Casework: Box construction is from solid wood with wood and plastic laminate finishes. A glass/wood upper casework prevents proper ventilation.

f. Furnishings: Furnishings are in fair condition and no replacement is required.

g. Insulation:

- Floor Insulation 0
- Wall Insulation R-19 (Assumed) Additional suggested.
- Attic/Roof Insulation R-10 (Approximate) Additional required.
- Attic Ventilation Continuous eave and gable venting. Additional required.

h. Tightness of Construction: The facility is generally of sound construction and quality.

i. Arctic Design: The clinic is lacking because there are no adequate arctic vestibules.

3) Structural

a. Foundations: The treated wood posts and pads are rotting and the foundation system is for temporary structures and needs to be replaced. The crawl space needs ventilation.

b. Walls and Roof: Walls and metal roof are in fair condition.

c. Landings: The facility has two entries, a staired front entry and a rear entry with a ramp for ambulance unloading directly into the trauma room. The risers on the front stair are too tall and of inconsistent height. The ramp is too steep and the concrete is spalling.

D. MECHANICAL CONDITION

1) Heating System

a. Fuel Storage and Distribution: The clinic's heating fuel oil storage tank is located adjacent to the building. This does not comply with the minimum separation distance of 5 feet as required by code. The 300-gallon storage tank does not have the proper venting, piping, or valving as required by code.

b. Boilers: A single residential grade, oil-fired boiler provides heating for the entire building. The boiler is in fair condition and can meet the heating needs of the Health Clinic. There is severe corrosion on the boiler stack and the vent assembly is in poor condition. There is a combustion air opening for the boiler, but its size, type and location is against code. There are no additional heaters in the clinic to assist with heating.

Some boxes, parts, equipment, etc. are stored in the boiler room making access for inspections, maintenance, and repair difficult.

c. Heat Distribution System: The piping has been routed in the building to avoid freezing. There is no pipe insulation. The baseboard elements and enclosures are installed in all perimeter rooms and are in fair condition.

2) Ventilation System

a. Supply Air System: There is no mechanical ventilation system. Ventilation is by operable windows. The windows do not open easily and as such do not provide effective ventilation. The exam room does not have an operable window and as such has no ventilation.

b. Exhaust Air: A ceiling mounted exhaust fan services the men's restroom. This fan is not ducted outside, but is ducted into the attic space. The women's restroom does not have an exhaust fan.

3) Plumbing System

a. Water System: The water system plumbing is typical ½" and ¾" diameter copper distribution piping to the clinic exam sink and toilet fixtures. The city provides the water needs of the clinic. The lead levels in the water exceed the EPA requirements and "Do Not Drink the Water" signs are posted in the clinic.

b. Sewer System: City sanitary sewer provides the needs of the clinic.

c. Fixtures: The toilet room plumbing fixtures are not ADA approved or UPC code compliant for barrier free access.

d. Water Heater: The domestic water heater is a coil within the boiler. The water heater uses clinic heating water to heat the domestic water. The equipment is in fair condition. The domestic hot water temperature is in excess of the code required temperature of 120°F.

4) Mechanical Life Safety Issues

a. There were no life safety issues requiring immediate attention. Other code compliance issues and mechanical deficiencies are noted in the deficiency report.

E. ELECTRICAL CONDITION

1) Electrical Service

a. The electrical service is provided by a single 100 Amp Overhead service connection to the building. The service has a remote exterior mounted main disconnect located on an adjacent power pole. The meter/main disconnect is a Nema 3R rated unit.

b. The service for the clinic is rated at 100 Amp, 120/240V, 1 Ph, 3 wire.

c. The service loading appears to be minimal.

2) Power Distribution

a. The clinic has a 150 Amp branch circuit load center with 30 poles total of which there are none to spare.

b. Type THHN #2 Copper power cables are routed from the meter main to the load center. The cable is routed overhead to the facility.

c. The feeder does not have the required ground conductor and is not installed in metallic raceway.

d. The majority of the branch circuit wiring is installed using type NM cable (Romex) in violation of NEC 517.

e. The circuit directory is not up to date with current loads served.

f. All the grounds and neutrals for the branch circuits are terminated on the same grounding bus, in violation of NEC.

g. The load center does not have adequate working clearance in front of the panel due to the location of the boiler.

3) Grounding System

a. The building has a grounding electrode conductor routed from the meter main to a ground rod located near the service panel.

b. The service entrance raceways are not bonded.

c. The metallic piping did not appear to be bonded.

d. A neutral to ground bond is installed in the main disconnect enclosure.

e. The patient care areas are not provided with a metallic raceway system or the insulated grounding conductor routed to each receptacle in accordance with the requirements of NEC 517.13 A and B.

4) Exterior Elements

a. The exterior lighting is provided at the front entry by an incandescent down light controlled by a photocell/switch.

b. No exterior power receptacles were installed.

c. The telephone service entrance is routed into the building around the eave and spliced in the crawl space.

5) Electrical Devices and Lighting

a. Receptacles are grounding type.

b. The lighting is predominately 4 ft fluorescent T12 (4) lamp surface mounted wraps mounted directly to the ceiling.

c. Interior device plates are non-metallic ivory decorative plates.

d. Some devices were noted to be cracked and damaged.

6) Emergency System

a. No emergency egress illumination is in place.

b. No emergency egress signage is in place.

7) Fire Alarm System

a. Two single battery-powered smoke detectors were installed to provide partial coverage of the facility.

b. No fire alarm system has been installed.

8) Telecommunication

a. The telephone system includes one telephone in the main office and one in the reception area. The building has one telephone line

9) Electrical Life Safety Issues

a. The main feeder to the facility is not grounded properly and no bond to the water service or other metallic piping is installed.

b. NM Cable is installed from the branch circuit panel to patient care areas in violation of NEC 517. This should be replaced with raceway or cabling rated for patient care areas as soon as possible.

c. There is no fire alarm system. If personnel intend to sleep at the facility a system must be installed.

d. No exit signs or emergency egress illumination are provided.

F. CIVIL / UTILITY CONDITION

1) Location of Building

a. Patient Access: The clinic is near the center of the city and is very accessible to the community. The clinic is fairly close to the airport/sea dock and is acceptable for emergency or medi-vac situations.

b. Service Access: Road access is provided to the front entry off the main road.

c. Other Considerations: The facility is located on a slightly elevated site. It drains well and is in a good location.

2) Site Issues

a. Drainage: Drainage from the site is adequate.

b. Snow: The snow-drifting potential is manageable.

3) Proximity of Adjacent Buildings

a. The clinic is well placed in near the center of the community. There are no immediately adjacent structures.

4) Utilities

a. Water Supply: The water system plumbing is typical ½" and ¾" copper distribution piping to the clinic exam sink and toilet fixtures. The city provides the water needs of the clinic. The lead levels in the water exceed the EPA requirements and "Do Not Drink the Water" signs were posted in the clinic.

b. Sewage Disposal: City sanitary sewer provides the needs of the clinic.

c. Electricity: The electrical service is provided by a single 100 Amp Overhead service connection to the building. The service has a remote exterior mounted main disconnect located on an adjacent power pole. The meter/main disconnect is a Nema 3R rated unit. The service for the clinic is rated at 100 Amp, 120/240V, 1 Ph, 3 wire. The service loading appears to be minimal.

d. Telephone: The telephone system includes one telephone in the main office and one in the reception area. The building has one telephone line

e. Fire Alarm System: Two single battery-powered smoke detectors were installed to provide partial coverage of the facility. A fire alarm system is not in place.

f. Fuel Storage System: The clinic's heating fuel oil storage tank is located adjacent to the building. This does not comply with the minimum separation distance of 5 feet as required by code. The 300-gallon storage tank does not have the proper venting, piping, or valving as required by code.

G. EXISTING FACILITY FLOOR PLAN (SITE PLAN IF AVAILABLE):

Following this section we have attached drawings we have been able to identify, find, or create as part of this report.

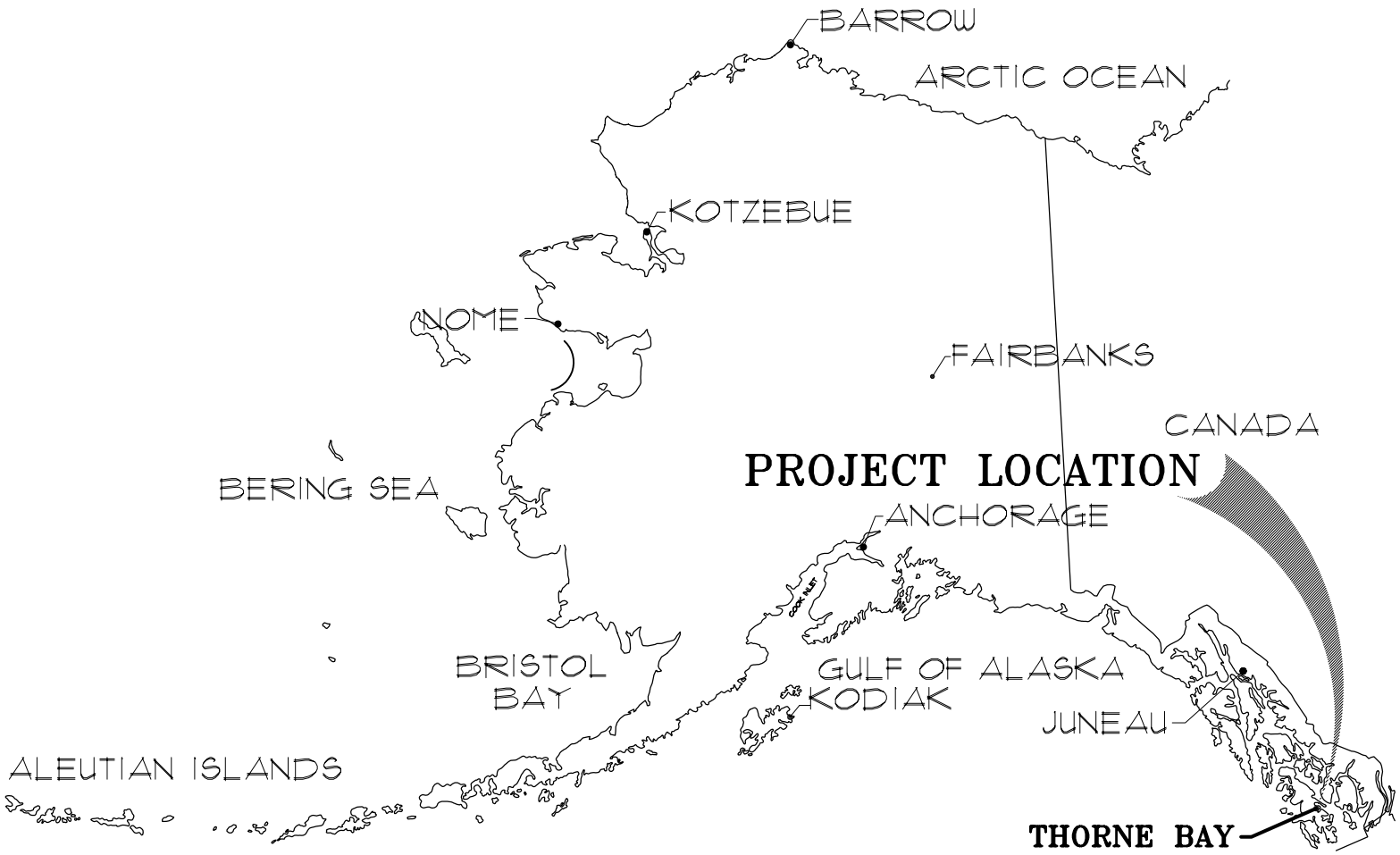
Map of Region

A1 Site Plan

A2 Existing Floor Plan

A3 Existing Wall Section

A4 Prototypical Large Clinic



LOCATION

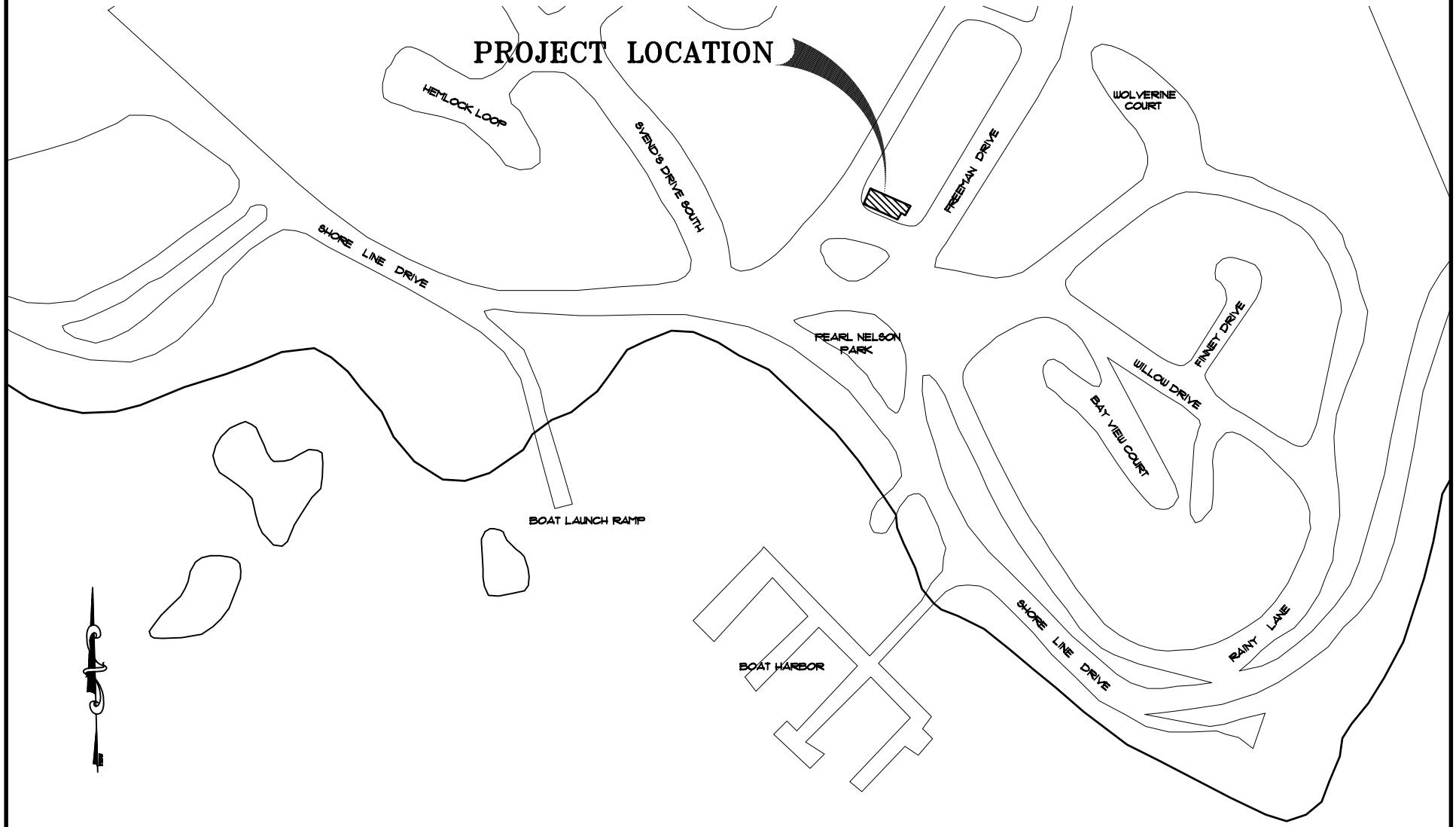
SCALE: NTS

ALASKA NATIVE TRIBAL HEALTH CONSORTIUM

LCG, Inc.
LARSEN CONSULTING GROUP
architecture · engineering · surveying

FACILITY ASSESSMENT AND
INVENTORY SURVEYS
FOR THORNE BAY
ALASKA NATIVE TRIBAL HEALTH CONSORTIUM

DESIGNED BY:	
DATE:	11/11/02
SCALE:	NTS
JOB NO:	223.16



EXISTING SITE PLAN

SCALE: NTS

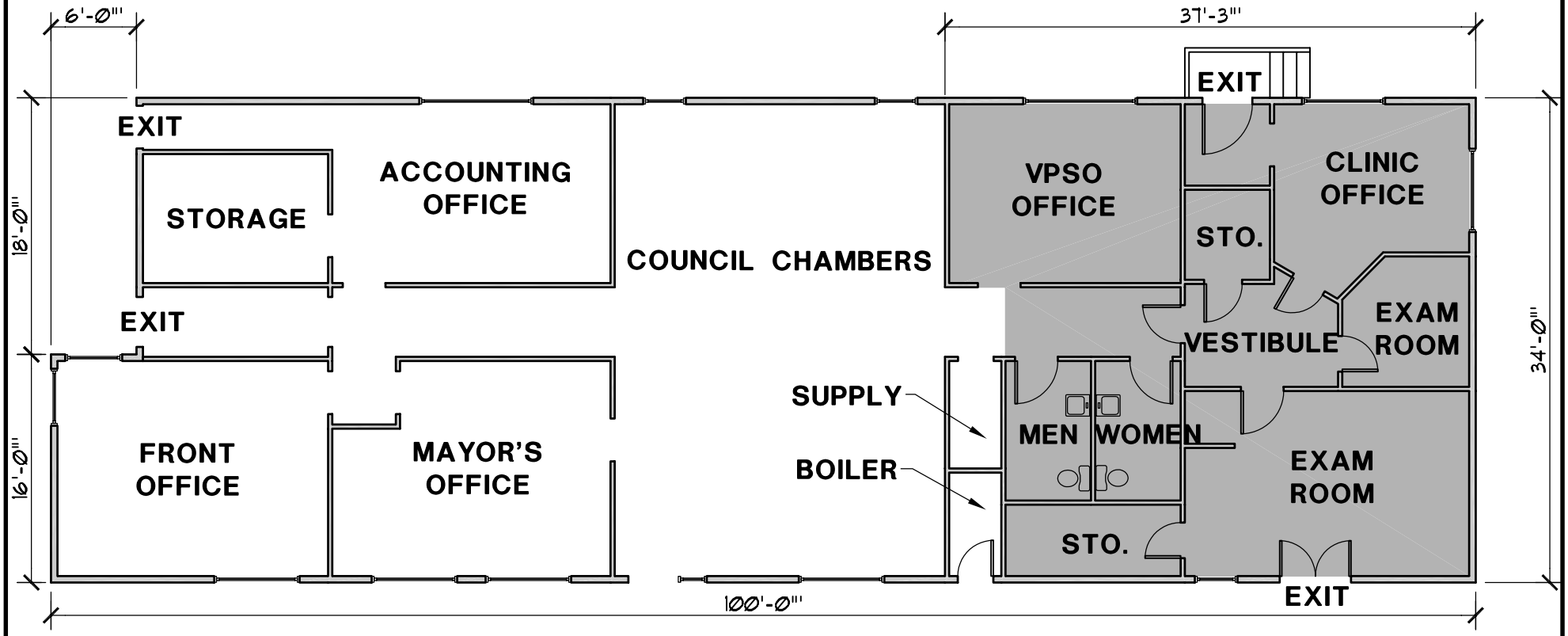
ALASKA NATIVE TRIBAL HEALTH CONSORTIUM

LCG, Inc.
LARSEN CONSULTING GROUP
architecture · engineering · surveying

FACILITY ASSESSMENT AND
INVENTORY SURVEYS
FOR THORNE BAY
ALASKA NATIVE TRIBAL HEALTH CONSORTIUM

DESIGNED BY:	
DATE:	11/11/02
SCALE:	NTS
JOB NO:	223.16

SHEET
A 1



SHADING DENOTES EXTENT OF CLINIC SPACE WITHIN CITY OFFICES BUILDING

EXISTING FLOOR PLAN

SCALE: 3/16" = 1'-0"

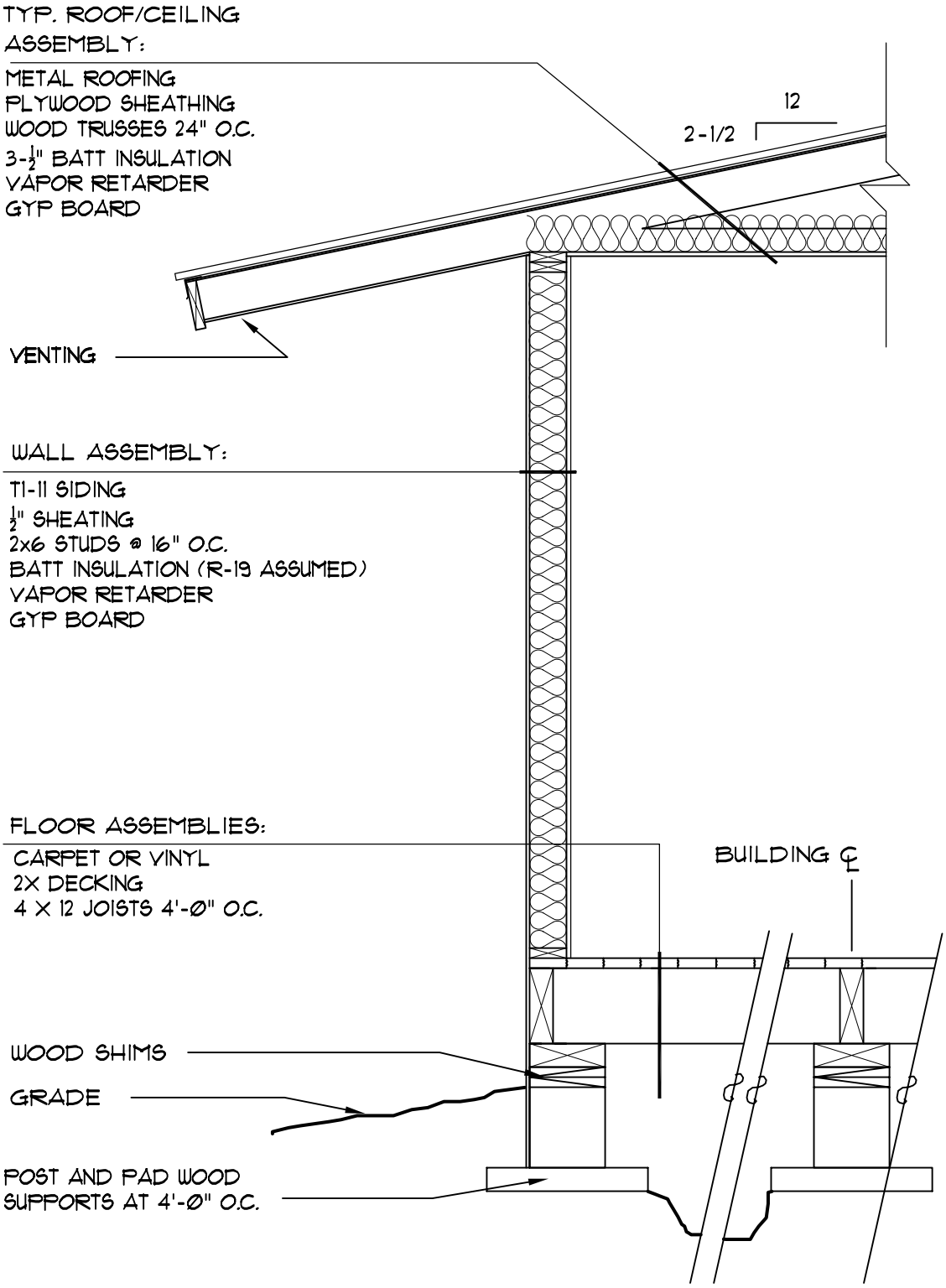
ALASKA NATIVE TRIBAL HEALTH CONSORTIUM

LCG, Inc.
LARSEN CONSULTING GROUP
architecture · engineering · surveying

FACILITY ASSESSMENT AND INVENTORY SURVEYS FOR THORNE BAY
ALASKA NATIVE TRIBAL HEALTH CONSORTIUM

DESIGNED BY:	
DATE:	11/12/02
SCALE:	3/32"=1'-0"
JOB NO:	223.16

SHEET A2



EXISTING WALL SECTION

SCALE: 1/2" = 1'-0"

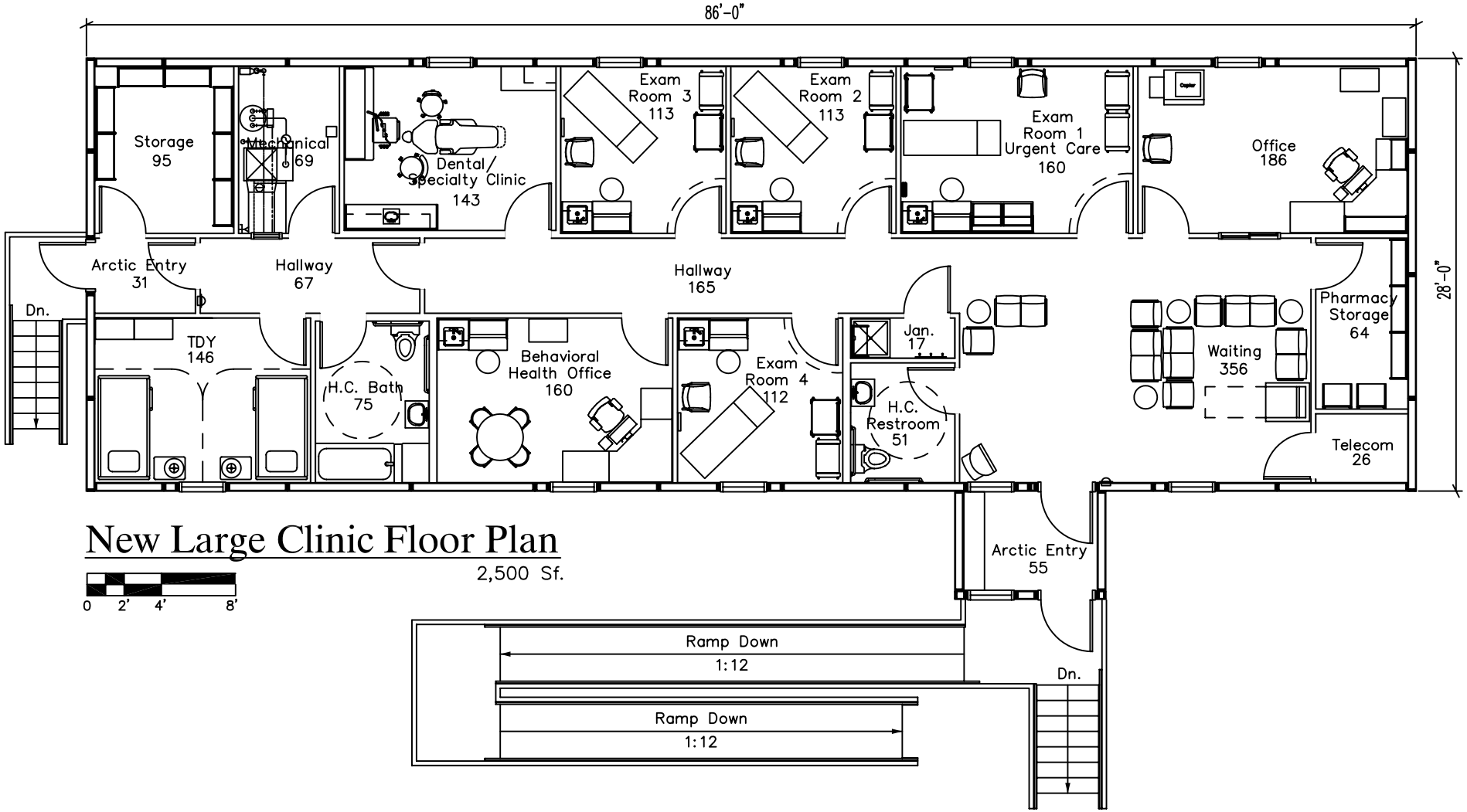
SHEET A3

DESIGNED BY:
DATE: 11/19/02
SCALE: 1/2"=1'
JOB NO: 223.16

FACILITY ASSESSMENT AND INVENTORY SURVEYS FOR THORNE BAY
ALASKA NATIVE TRIBAL HEALTH CONSORTIUM

LCG, Inc.
LARSEN CONSULTING GROUP
architecture · engineering · surveying

ALASKA NATIVE TRIBAL HEALTH CONSORTIUM



New Large Clinic Floor Plan

2,500 Sf.

ALASKA PRIMARY CARE FACILITY CODE & CONDITION SURVEYS

For The Denali Commission

YUKON–KUSKOKWIM HEALTH CORP
ALASKA

Sheet Contents

NEW LARGE CLINIC FLOOR PLAN

Drawn	Date	Sheet #:
DT Company	11/28/2001	A4
Checked	Job No.	
G.L.W.	010602	

4. DEFICIENCY EVALUATION

A. DEFICIENCY CODES

The deficiencies are categorized according to the following deficiency codes to allow the work to be prioritized for funding. The codes are as follows:

01 Patient Care: Based on assessment of the facilities ability to support the stated services that are required to be provided at the site. Items required for the patients social environment such as storage, privacy, sensitivity to age or developmental levels, clinical needs, public telephones and furnishings for patient privacy and comfort.

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 life safety aspects of building codes including the Uniform Building Code, International Building Code, The Uniform Fire Code, NFPA 101, The Uniform Mechanical and Plumbing Codes and The National Electrical Code. Deficiencies could include inadequacies in fire barriers, smoke barriers, capacity and means of egress, door ratings, safe harbor, and fire protection equipment not covered in other deficiency codes.

03 General Safety: These deficiencies identify miscellaneous safety issues. These are items that are not necessarily code items but are conditions that are considered un-safe by common design and building practices. Corrective actions required from lack of established health care industry safety practices, and local governing body code safety requirements. I.e. Occupational Safety Health Administration (OSHA) codes & standards.

04 Environmental Quality: Deficiencies based on Federal, State and Local environmental laws and regulations and industry acceptable practices. For example this addresses DEC regulations, hazardous materials and general sanitation.

05 Program Deficiencies: These are deficiencies that show up as variations from space guidelines evaluated through industry practices and observation at the facility site and documented in the facility floor plans. These are items that are required for the delivery of medical services model currently accepted for rural Alaska. This may include space modification requirements, workflow pattern improvements, functional needs, modification or re-alignment of existing space or

other items to meet the delivery of quality medical services. (Account for new space additions in DC 06 below)

06 Unmet Supportable Space Needs: _____ These are items that are required to meet the program delivery of the clinic and may not be shown or delineated in the Alaska Primary Care Facility Space Guideline. Program modifications requiring additional supportable space directly related to an expanded program, personnel or equipment shall be identified in this section; for example additional dental space, specialty clinic, storage, or program support space that requires additional space beyond the established program.

07 Disability Access Deficiencies: _____ The items with this category listing are not in compliance with the Americans with Disabilities Act. This could include non-compliance with accessibility in parking, entrances, toilets, drinking fountains, elevators, telephones, fire alarm, egress and exit access ways, etc.

08 Energy Management: _____ These deficiencies address the efficiency of lighting, heating systems/fuel types and the thermal enclosures of buildings, processes, and are required for energy conservation and good energy management.

09 Plant Management: _____ This category is for items that are required for easy and cost efficient operational and facilities management and maintenance tasks of the physical plant.

10 Architectural M & R: _____ Items affecting the architectural integrity of the facility, materials used, insulation, vapor retarder, attic and crawlspace ventilation, general condition of interiors, and prevention of deterioration of structure and systems.

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. Foundation systems are included in this category.

12 Mechanical Deficiencies: _____ These are deficiencies in the plumbing, heating, ventilating, air conditioning, or medical air systems, interior mechanical utilities, requiring maintenance due to normal wear and tear that would result in system failure.

13 Electrical Deficiencies: _____ These are deficiencies with normal or emergency power, electrical generating and distribution systems, interior electrical and communications utilities, fire alarm systems, power systems and communications systems within a

building that should be repaired or replaced on a recurring basis due to normal wear and tear that would otherwise result in system failure.

14 Utilities M & R: _____ This category is used for site utilities for incoming services to facilities that are required for the building to be fully operational. Deficiencies may include sewer and water lines, water wells, water tanks, natural gas and propane storage, electric power and telecommunications distribution, etc.

15 Grounds M & R: _____ Real property grounds components that should be replaced on a recurring basis due to normal wear and tear. Deficiencies with respect to trees, sod, soil erosion, lawn sprinklers, parking, bridges, pedestrian crossings, fences, sidewalks & roadways, and site illumination etc. are considerations.

16 Painting M & R: _____ Any painting project that is large enough to require outside contractors or coordination with other programs.

17 Roof M & R: _____ Deficiencies in roofing, and related systems including openings and drainage.

18 Seismic Mitigation: _____ Deficiencies in seismic structural items or other related issues to seismic design, including material improperly anchored to withstand current seismic requirements effect. The elements under consideration should include the cost incidental to the structural work like architectural and finishes demolition and repairs.

B. PHOTOGRAPHS

We have attached photographs depicting the various deficiencies described in the narrative, itemized in the summary below. Photos do not cover all deficiencies and are intended to provide a visual reference to persons viewing the report not familiar with the facility.

We have included additional photos as Appendix B for general reference. These are intended to add additional information to the specific deficiencies listed and provide general background information.

C. COST ESTIMATE GENERAL PROVISIONS

1) New Clinic Construction

a. Base Cost: The Base Cost provided in Section VI of this report is the direct cost of construction, inclusive of general requirements (described below) and contingency for design unknowns (an estimating contingency). The base cost is exclusive of overhead and profit, mark-ups, area cost factors and contingencies. Material costs for the project are all calculated FOB Anchorage and labor rates are based on Davis Bacon wages, regionally adjusted to Anchorage. Transportation costs, freight, Per Diem and similar costs are included in the base costs. The Project Factors and Area Cost Factor are multipliers of the base costs.

- General Requirements are based on Anchorage costs without area adjustment. It is included in the Base Cost for New Clinics. These costs are indirect construction costs not specifically identifiable to individual line items. It consists of supervision, materials control, submittals and coordination, etc.
- 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.

b. Project Cost Factors

- Equipment Costs for new medical equipment has been added at 17% of the cost of new floor space.
- Design Services is included at 10% to cover professional services including engineering and design.
- Construction Contingency is included at 10% of the Base Costs to cover changes encountered during construction.
- Construction Administration has been included at 8% of the Base Costs. This is for monitoring and administration of the construction contract.

c. Area Cost Factor: The Area Cost Factor used in the cost estimates for this facility is shown in Section VI of this report. The area cost factors are taken from a recent 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, room and board, freight, fire protection equipment, foundation requirements, and heating equipment as well as contractor costs such as mobilization, demobilization, overhead, profit, bonds and insurance. These parameters were reconsidered for each city, following the site visit, and were modified, if necessary.

d. Estimated Total Project Cost of New Building: This is the total estimated cost of the project, including design services. The construction contract will be work subject to Davis Bacon wages, and assumes construction before year-end 2003. No inflation factor has been applied to this data.

2) Remodel, Renovations and Additions

a. Base Cost: The Base Cost provided in the specific deficiency sheets is the direct cost of construction, exclusive of overhead and profit, mark-ups, area cost factors and contingencies. Material costs for the project are all calculated FOB Anchorage and labor rates are based on Davis Bacon wages, regionally adjusted to Anchorage. Most of the deficiency items do not constitute projects of sufficient size to obtain efficiency of scale. The estimate assumes that the projects are completed either individually, or combined with other similar projects of like scope. The numbers include moderate allowances for difficulties encountered in working in occupied spaces and are based on remodeling rather than on new construction costs. Transportation costs, freight, Per Diem and similar costs are included in the base costs. The General Requirements, Design Contingency and Area Cost Factors are multipliers of the base costs.

- The cost of Additions to clinics is estimated at a unit cost higher than new clinics due to the complexities of tying into the existing structures.
- Medical equipment is calculated at a flat rate of $32/SF for additions of new space only and is included as a line item in the estimate of base costs.

b. General Requirements Factor: General Requirements Factor is based on Anchorage costs without area adjustment. The factor is 1.20. 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 then consolidated into single projects for economies of scale.

c. Area Cost Factor: The Area Cost Factor used in the cost estimates for this facility is shown in Section VI of this report. The area cost factors are taken from a recent 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, room and board, freight, fire protection equipment, foundation requirements, and heating equipment as well as contractor costs such as mobilization, demobilization, overhead, profit, bonds and insurance. These parameters were reconsidered for each city, following the site visit, and were modified, if necessary.

d. Contingency for Design Unknowns (Estimating Contingency): 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 is 1.15.

e. Estimated Total Cost: This is the total estimated bid cost for work completed under Davis Bacon wage contracts, assuming construction before year-end 2003. This is the number that is entered in the front of the deficiency form. No inflation factor has been applied to this data.

f. Project Cost Factors: Similar to new clinics, the following project factors have been included in Section VI of this report.

- Design Services are included at 10% to cover professional services including engineering and design.
- Construction Contingency is included at 10% of the Adjusted Costs to cover changes encountered during construction.
- Construction Administration has been included at 8% of the Adjusted Costs. This is for monitoring and administration of the construction contract.

g. Estimated Total Project Cost of Remodel/Addition: This is the total estimated cost of the project including design services, the construction contract cost for work completed under Davis Bacon wages and assuming construction before year-end 2003. No inflation factor has been applied to this data.

5. SUMMARY OF EXISTING CLINIC DEFICIENCIES

The attached sheets document deficiencies and provide recommendations for repairs or accommodation of current needs. A cost estimate for accomplishing the proposed modifications is also attached. The summary addresses individual deficiencies. If all deficiencies were to be addressed in a single construction project, there would be cost efficiencies not reflected in this tabulation.

These sheets are reports from the Access Data Base of individual Deficiencies that are compiled on individual forms and attached for reference.

Refer to Section VI. New Clinic Analysis for a comparison of remodel/addition to new construction.

(Summary Listing of Deficiencies by Code)

Clinic: **07** **Thorne Bay**

Deficiency Code		Reference	Work Description	Cost
01	Patient Care	Ath02	Renovate 711 SF of existing clinic space.	$73,718.00
02	Fire/Life Safety	Ath06	Remove stored building materials in attic.	$1,475.00
02	Fire/Life Safety	Eth04	Replace exit sign and correct emergency egress deficiencies.	$1,897.00
02	Fire/Life Safety	Eth05	Relocate smoke detectors.	$315.00
02	Fire/Life Safety	Mth02	Install new oil fired hot water heater.	$4,788.00
02	Fire/Life Safety	Mth03	Provide for potable water in clinic.	$5,962.00
02	Fire/Life Safety	Mth07	Schedule boiler inspection.	$2,232.00
02	Fire/Life Safety	Mth09	Provide combustion air for the boiler room.	$1,081.00
02	Fire/Life Safety	Mth10	Replace fuel chimney.	$1,997.00
02	Fire/Life Safety	Mth11	Provide approved backflow protection device at the boiler.	$288.00
02	Fire/Life Safety	Mth12	Remove stored items in boiler room.	$693.00
02	Fire/Life Safety	Mth13	Relocate fuel oil storage tank and provide new piping.	$2,049.00
06	Supportable Space Nee	Ath01	Add 1748 SF to meet minimum program space requirements.	$841,280.00
07	Disablilty Access	Ath04	Reconstruct ramp to be code compliant.	$18,825.00
07	Disablilty Access	Ath05	Construct guardrails and handrails to be code compliant.	$9,088.00
07	Disablilty Access	Ath07	Upgrade the restroom and its fixtures to meet ADA requirements.	$23,913.00
07	Disablilty Access	Ath08	Replace all exterior and interior doors.	$26,863.00
11	Structural Deficiencies	Ath03	Replace foundation system.	$109,261.00

(Summary Listing of Deficiencies by Code)

12	Mechanical Deficiencies	Mth01	Provide ventilation for the clinic.	$2,879.00
12	Mechanical Deficiencies	Mth04	Provide hand wash sink for exam room.	$1,885.00
12	Mechanical Deficiencies	Mth05	Reconnect ductwork for restroom exhaust fan.	$853.00
12	Mechanical Deficiencies	Mth06	Install ceiling mounted exhaust fan.	$1,207.00
12	Mechanical Deficiencies	Mth08	Repair boiler piping system leak.	$350.00
13	Electrical Deficiencies	Eth01	Grounding electrode system bond to cold water not provided.	$367.00
13	Electrical Deficiencies	Eth02	Correct panelboard deficiencies.	$423.00
13	Electrical Deficiencies	Eth03	Provide panelboard working clearance.	$532.00
13	Electrical Deficiencies	Eth06	Replace all interior lighting.	$8,611.00
13	Electrical Deficiencies	Eth07	Replace wiring systems.	$2,167.00
13	Electrical Deficiencies	Eth08	Replace main feeder.	$2,711.00
13	Electrical Deficiencies	Eth09	Replace open wiring and splices.	$14,000.00
13	Electrical Deficiencies	Eth10	Reroute and support telephone service entrance cable.	$393.00
13	Electrical Deficiencies	Eth11	Add convenience receptacles.	$3,983.00
13	Electrical Deficiencies	Eth12	Add GFCI protection for exam room sink area.	$255.00

Code / Conditions Subtotal:	**$251,343.00**
Remodel Subtotal:	**$73,718.00**
Addition Subtotal:	**$841,280.00**
Clinic Total:	**$1,166,341.00**

6. NEW CLINIC ANALYSIS

The analysis of whether a new clinic is required is based on the Denali Commission standard of evaluation that "New Construction is viable if the cost of Repair/Renovation and Addition exceeds 75% of the cost of New Construction".

We have determined the cost of a New Clinic Construction to meet the Alaska Rural Primary Care Facility (ARPCF) Space Guidelines for this size of city. We have also determined the cost of Repair/Renovation & Addition to the existing clinic to meet the same ARPCF Space Guidelines.

A. PROJECTED COST OF A NEW CLINIC

The cost of a New Denali Commission 2500 SF Large Clinic in Thorne Bay is projected to be:

- Base Anchorage Construction Cost per sf. $183
- Project Cost Factor: @ 45% $ 82
  - Medical Equipment 17%
  - Construction Contingency 10%
  - Design Fees 10%
  - Construction Administration 8%
- Multiplier for City @ 1.28 $ 74

Adjusted Cost per SF $339

Projected Cost of a New Clinic: 2500 sf. X $339 = $847,500

B. PROJECTED COST OF THE REPAIR/RENOVATION & ADDITIONS FOR EXISTING CLINIC

- Code & Condition Repairs/Renovations $251,235
  (Cost from Deficiency Summary)
- Remodel/Upgrade Work (Def. Code 01 / Def. Ath02) $73,718
  100% of clinic 711 SF = 711 @ $104/SF
- Additional Space Required by ARPCF – 1748 SF (Def Code 06 / Def. Ath01)
  - Base Anchorage Cost $247
    - Medical Equipment 32
  - Additional Costs 97
    - General Requirements 20%
    - Estimation Contingency 15%
  - Multiplier for City at 1.28 AAF $106

  Adjusted Cost per SF $481

  Total Addition Cost of 1748 SF at $481 = ... $841,280
  Project Cost Factor @ 28% = ... $326,545
  - Construction Contingency 10%
  - Construction Administration 8%
  - Design Fees 10%

Total Cost of Remodel/Addition $1,492,778

C. Comparison of Existing Clinic Renovation/Addition versus New Clinic

Ratio of Renovation/Addition versus New Clinic is: $1,492,778 / $847,500 = 1.76 x cost of New Clinic

Based on Denali Commission standard of evaluation; the remodel/addition costs are more than 75% of the cost of new construction. A prototypical clinic is recommended for this community.

- Note: City factors may have been adjusted for recent 2003 cost adjustments and may have changed from previously published data distributed to the cities.

D. Overall Project Cost Analysis

The overall project cost analysis below incorporates land, multi-use, utility costs, and road access costs, and project management fees if any are associated with the project.

Item	Quantity	Units	Unit Cost	Area Adjustment Factor	Total Cost	Allowable under "Small" Clinic Process (yes/no)
Primary Care Clinic (Allowable)	2500	SF	$265.64	1.28	$850,048	yes
Clinic (Non-allowable portion)	0	SF	$265.64	1.28	$0	no
Land	15,000	SF	$2.00	1	$30,000	yes
Multi-Use Facility Design Cost	0	LS	$0.00	1	$0	yes
Multi-Use Facility Construction Cost	0	LS	$0.00	1	$0	no
Utility Extension/Improvements	1	LS	$15,000	1	$15,000	yes
Road access & parking lot improvements	1	LS	$5,000	1	$5,000	yes
Subtotal Project Cost					$950,048	
Project Management Fees					Unknown	
Total Project Cost					**Unknown**	

7. CONCLUSIONS AND RECOMMENDATIONS

Based on the Denali Commissions Standard of Evaluation, the estimated cost to remodel and or add-onto the existing clinic is calculated at 1.76 times the cost of new construction. After careful review, it is the recommendation of the consultant team that a new Denali commission prototypical clinic (large version) be built to replace the existing clinic.

APPENDIX A: DEFICIENCIES

Appendix A: Specific Deficiencies Listings

The attached sheets represent the individual deficiencies identified for this project and the corrective action required to meet current codes and standards of construction. The deficiencies are further summarized in Section V. Summary of Existing Clinic Deficiencies.

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

Clinic: **Thorne Bay**

Description: **Add 1748 SF to meet minimum program space requirements.**

Reference Number: **Ath01**

Discipline: **A**

Deficiency Code: **06**
(Supportable Space Needs)

Photo Roll/Frame:
Ath01.jpg

Estimated Total Cost:
$841,280

Narrative Description of Observed Deficiency/Problem:

The Thorne Bay Health Clinic is 1748 SF deficient from ARPCF requirements. Deficient spaces include: Arctic Entry, Waiting area, Trauma, Admin/Records, Specialty Clinic, Patient Holding, Storage, HC Toilet, Janitor Closet and Mechanical room.

Narrative Description of Proposed Correction/Resolution:

Add 1748 SF to meet minimum program space requirements.

Alaska Rural Primary Care Facility — ANTHC

Code and Condition Survey Report — **Southeast Area Regional Health Corporation**

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

Clinic: **Thorne Bay**

Description : **Add 1748 Sf To Meet Minimum Program Space Requirements**

Clinic Number: **07**

Reference Number: **Ath01**

Discipline: **A**

Deficiency Code: **06**
Supportable Space Needs

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Post & Pad Fnd	1,748	SF	$35.00	$61,180	$19.58	$34,219	$95,399
Medical Equipment	1,748	SF	$31.57	$55,184	$0.00	$0	$55,184
New Clinic Space	1,748	SF	$85.00	$148,580	$100.68	$175,984	$324,564

Base Cost (Anchorage):			$475,148
Times	1.200	General Requirements Factor:	$570,177
Times	1.283	Area Cost Factor:	$731,548
Times	1.150	For Contingency - Design Unknowns:	$841,280
Estimated Total Cost: (2003)			**$841,280**

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

Clinic: **Thorne Bay**

Description: **Renovate 711 SF of existing clinic space.**

Reference Number: **Ath02**

Discipline: **A**

Deficiency Code: **01**
(Patient Care)

Photo Roll/Frame:
Ath02.jpg

Estimated Total Cost:
$73,718

Narrative Description of Observed Deficiency/Problem:

Renovation of 711 SF of existing clinic space is required to meet efficient utilization and current acceptable medical delivery program space.

Narrative Description of Proposed Correction/Resolution:

This facility will require a renovation, as illustrated in the Space Comparison Matrix. The renovation extent is calculated from an estimated percentage of the space requiring modification. Costs associated with this deficiency encompass unknown modifications of the design/layout that typically occur during renovation projects. This includes, but is not limited to, changing the exterior elements altered by an addition, or remodel of interior space, required to conform to ARPCF guidelines.

Alaska Rural Primary Care Facility ANTHC

Code and Condition Survey Report **Southeast Area Regional Health Corporation**

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

Clinic: **Thorne Bay**

Description : **Renovate 711 Sf Of Existing Clinic Space**

Clinic Number: **07**

Reference Number: **Ath02**

Discipline: **A**

Deficiency Code: **01**
Patient Care

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Renovate Clinic Space	711	SF	$25.00	$17,775	$33.56	$23,861	$41,636

Base Cost (Anchorage):			$41,636
Times	1.200	General Requirements Factor:	$49,963
Times	1.283	Area Cost Factor:	$64,103
Times	1.150	For Contingency - Design Unknowns:	$73,718
Estimated Total Cost: (2003)			**$73,718**

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

Clinic: **Thorne Bay**

Description: **Replace foundation system.**

Reference Number: **Ath03**

Discipline: **A**

Deficiency Code: **11**
(Structural Deficiencies)

Photo Roll/Frame:
Ath03.jpg

Estimated Total Cost:
$109,261

Narrative Description of Observed Deficiency/Problem:

The existing foundation design/system does not have freeze/thaw protection and does not meet code.

Narrative Description of Proposed Correction/Resolution:

Remove existing foundation system and construct new insulated post and pad system with adjustable posts. Provide crawlspace ventilation and vapor retarder.

Alaska Rural Primary Care Facility — ANTHC

Code and Condition Survey Report — **Southeast Area Regional Health Corporation**

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

Clinic: **Thorne Bay**

Description : **Replace Foundation System**

Clinic Number: **07**

Reference Number: **Ath03**

Discipline: **A**

Deficiency Code: **11**
Structural Deficiencies

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Demo Exist Post & Pad Fnd System	890	SF	$2.50	$2,226	$6.29	$5,602	$7,828
Jacking Equipment Rental	1	LS	$3,500.00	$3,500	$0.00	$0	$3,500
Post & Pad Fnd	890	SF	$35.00	$31,161	$19.58	$17,429	$48,590
VB at Floor of Post/Pad Crawlspace	890	SF	$0.15	$134	$0.70	$622	$756
Install Crawl Space Vent	7	EA	$50.00	$350	$97.88	$685	$1,035

Note: Includes entire building as the foundations act together.

Base Cost (Anchorage):			$61,710
Times	1.200	General Requirements Factor:	$74,051
Times	1.283	Area Cost Factor:	$95,009
Times	1.150	For Contingency - Design Unknowns:	$109,261
Estimated Total Cost: (2003)			**$109,261**

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

Clinic: **Thorne Bay**

Description: **Reconstruct ramp to be code compliant.**

Reference Number: **Ath04**

Discipline: **A**

Deficiency Code: **07**
(Disablilty Access)

Photo Roll/Frame:
Ath04.jpg

Estimated Total Cost:
$18,825

Narrative Description of Observed Deficiency/Problem:

Existing concrete ramp into Trauma Room exceeds the maximum grade allowed by code and does not have required railings or landing.

Narrative Description of Proposed Correction/Resolution:

Remove existing concrete ramp and replace with new concrete ramp with landing and required railings.

Alaska Rural Primary Care Facility — ANTHC

Code and Condition Survey Report — **Southeast Area Regional Health Corporation**

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

Clinic: **Thorne Bay**

Description : **Reconstruct Ramp To Be Code Compliant**

Clinic Number: **07**

Reference Number: **Ath04**

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 Concrete Ramp Or Stairs	72	SF	$2.50	$180	$6.99	$503	$683
Concrete Ramp	180	SF	$7.50	$1,350	$9.09	$1,636	$2,986
Replace Guardrails	72	LF	$74.75	$5,382	$21.95	$1,581	$6,963

Base Cost (Anchorage):			$10,632
Times	1.200	General Requirements Factor:	$12,758
Times	1.283	Area Cost Factor:	$16,369
Times	1.150	For Contingency - Design Unknowns:	$18,825
Estimated Total Cost: (2003)			**$18,825**

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

Clinic: **Thorne Bay**

Description: **Construct guardrails and handrails to be code compliant.**

Reference Number: **Ath05**

Discipline: **A**

Deficiency Code: **07**
(Disablilty Access)

Photo Roll/Frame:
Ath05.jpg

Estimated Total Cost:
$9,088

Narrative Description of Observed Deficiency/Problem:

Main entry access needs to be replaced. Existing concrete steps have unequal risers. The landing is too small. The existing pipe railing does not meet code requirements for handrails and guardrails

Narrative Description of Proposed Correction/Resolution:

Construct stairs, handrails, guardrails and balustrades to be code compliant.

Alaska Rural Primary Care Facility — ANTHC

Code and Condition Survey Report — **Southeast Area Regional Health Corporation**

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

Clinic: **Thorne Bay**

Description : **Construct Guardrails And Handrails To Be Code Compliant**

Clinic Number: **07**

Reference Number: **Ath05**

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 Concrete Ramp Or Stairs	50	SF	$2.50	$125	$6.99	$350	$475
Concrete Stairs	5	Riser	$150.00	$750	$314.62	$1,573	$2,323
Concrete Stair Landing	25	SF	$10.50	$263	$13.28	$332	$595
Replace Guardrails	18	LF	$74.75	$1,346	$21.95	$395	$1,741

Base Cost (Anchorage):			$5,133
Times	1.200	General Requirements Factor:	$6,160
Times	1.283	Area Cost Factor:	$7,903
Times	1.150	For Contingency - Design Unknowns:	$9,088
Estimated Total Cost: (2003)			**$9,088**

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

Clinic: **Thorne Bay**

Description: **Remove stored building materials in attic.**

Reference Number: **Ath06**

Discipline: **A**

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

Photo Roll/Frame:
Ath06.jpg

Estimated Total Cost:
$1,475

Narrative Description of Observed Deficiency/Problem:

Storage in an unprotected attic space is a fire hazard and not allowed by code.

Narrative Description of Proposed Correction/Resolution:

Remove stored items from attic space.

Alaska Rural Primary Care Facility ANTHC

Code and Condition Survey Report **Southeast Area Regional Health Corporation**

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

Clinic: **Thorne Bay**

Description : **Remove Stored Building Materials In Attic**

Clinic Number: **07**

Reference Number: **Ath06**

Discipline: **A**

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

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Remove Materials From Attic	1	LS	$50.00	$50	$783.05	$783	$833

Base Cost (Anchorage):			$833
Times	1.200	General Requirements Factor:	$1,000
Remove st	1.283	Area Cost Factor:	$1,283
2	1.150	For Contingency - Design Unknowns:	$1,475
Estimated Total Cost: (2003)			**$1,475**

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

Clinic: **Thorne Bay**

Description: **Upgrade the restroom and its fixtures to meet ADA requirements.**

Reference Number: **Ath07**

Discipline: **A**

Deficiency Code: **07**
(Disablilty Access)

Photo Roll/Frame:
Ath07.jpg

Estimated Total Cost:
$23,913

Narrative Description of Observed Deficiency/Problem:

Both Womens and Mens restrooms do not meet minimum requirements for ADA. In addition, there are no bathing or showering facilities.

Narrative Description of Proposed Correction/Resolution:

Upgrade the restrooms and its fixtures to meet ADA requirements. Add handicap accessible shower. Provide ADA and UPC approved barrier free plumbing fixtures at all existing locations. Included are two water closet and two lavatories. Also provide an ADA and UPC approved pipe insulation kit for the waste, hot and cold water connections under the lavatories.

Alaska Rural Primary Care Facility — ANTHC

Code and Condition Survey Report — **Southeast Area Regional Health Corporation**

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

Clinic: **Thorne Bay**

Description : **Upgrade The Restroom And Its Fixtures To Meet ADA Requirements**

Clinic Number: **07**

Reference Number: **Ath07**

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
Shower, Premanf. ADA	2	EA	$1,680.00	$3,360	$429.98	$860	$4,220
Toilet ADA	2	EA	$392.00	$784	$214.99	$430	$1,214
Demo Fixtures	4	EA	$5.60	$22	$53.75	$215	$237
Sink	2	EA	$336.00	$672	$268.74	$537	$1,209
Roughin Fixtures	6	EA	$112.00	$672	$322.49	$1,935	$2,607
Add Grab Bars	2	SETS	$157.50	$315	$139.98	$280	$595
New Mirror	2	EA	$89.25	$179	$23.33	$47	$225
Pipe Insulation at Lavatory	2	SET	$52.50	$105	$23.33	$47	$152
Toilet Accessories	2	SET	$420.00	$840	$139.98	$280	$1,120
FRP Wainscot	512	SF	$2.36	$1,210	$1.40	$717	$1,926

Base Cost (Anchorage):			$13,506
Times	1.200	General Requirements Factor:	$16,207
Times	1.283	Area Cost Factor:	$20,794
Times	1.150	For Contingency - Design Unknowns:	$23,913
Estimated Total Cost: (2003)			**$23,913**

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

Clinic: **Thorne Bay**

Description: **Replace all exterior and interior doors.**

Reference Number: **Ath08**

Discipline: **A**

Deficiency Code: **07**
(Disablilty Access)

Photo Roll/Frame:
Ath08.jpg

Estimated Total Cost:
$26,863

Narrative Description of Observed Deficiency/Problem:

All interior and exterior doors have "knob" type hardware that is not allowed by ADA code. In addition, patient privacy is diminished due to hollow core interior doors. Exterior doors require new hardware and all are in general disrepair.

Narrative Description of Proposed Correction/Resolution:

Replace exterior doors with new hollow metal insulated doors with ADA hardware. Replace all interior doors with solid core wood doors with ADA hardware.

Alaska Rural Primary Care Facility — ANTHC

Code and Condition Survey Report — **Southeast Area Regional Health Corporation**

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

Clinic: **Thorne Bay**

Description : **Replace All Exterior And Interior Doors**

Clinic Number: **07**

Reference Number: **Ath08**

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
Remove Door & Frame	10	EA	$0.00	$0	$97.88	$979	$979
SCWD, HM Frame & ADA Hdwre	8	EA	$985.00	$7,880	$293.64	$2,349	$10,229
Replace HM Doors, Pair, Entry	1	Pair	$1,990.00	$1,990	$685.17	$685	$2,675
HM Doors, Entry	1	EA	$995.00	$995	$293.64	$294	$1,289

Base Cost (Anchorage):			$15,172
Times	1.200	General Requirements Factor:	$18,206
Times	1.283	Area Cost Factor:	$23,359
Times	1.150	For Contingency - Design Unknowns:	$26,863
Estimated Total Cost: (2003)			**$26,863**

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

Clinic: **Thorne Bay**

Description: **Provide ventilation for the clinic.**

Reference Number: **Mth01**

Discipline: **M**

Deficiency Code: **12**
(Mechanical Deficiencies)

Photo Roll/Frame:
Mth01.jpg

Estimated Total Cost:
$2,879

Narrative Description of Observed Deficiency/Problem:

The exam room does not have an operable window nor is there any ventilation system in the clinic to provide ventilation air to this space as required by code (UBC section 1202.2.1).

Narrative Description of Proposed Correction/Resolution:

Revise the wall cabinets and provide a 4 ft. x 4 ft. operable window in the outside wall of the exam room to provide air to this non-ventilated room.

Alaska Rural Primary Care Facility — ANTHC

Code and Condition Survey Report — **Southeast Area Regional Health Corporation**

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

Clinic: **Thorne Bay**

Description : **Provide Ventilation For The Clinic**

Clinic Number: **07**

Reference Number: **Mth01**

Discipline: **M**

Deficiency Code: **12**
Mechanical Deficiencies

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Relocate Wall Cabinets	1	LS	$150.00	$150	$210.00	$210	$360
Add Window	16	SF	$47.00	$752	$24.01	$384	$1,136
Patch Wall Holes	5	EA	$2.63	$13	$23.33	$117	$130

Base Cost (Anchorage):			$1,626
Times	1.200	General Requirements Factor:	$1,951
Times	1.283	Area Cost Factor:	$2,503
Times	1.150	For Contingency - Design Unknowns:	$2,879
Estimated Total Cost: (2003)			**$2,879**

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

Clinic: **Thorne Bay**

Description: **Install new oil fired hot water heater.**

Reference Number: **Mth02**

Discipline: **M**

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

Photo Roll/Frame:
Mth02.jpg

Estimated Total Cost:
$4,788

Narrative Description of Observed Deficiency/Problem:

The boiler side arm heater uses boiler water to heat the domestic water system. This single wall heat exchanger does not meet code for double wall heat exchangers in this situation (UPC section 603.4.4.1). The heater is putting out elevated temperature of water required for this facility.

Narrative Description of Proposed Correction/Resolution:

Abandon the boiler side arm heater and provide a new 50 gallon, oil fired hot water heater. Pipe the water heater into the existing domestic water system.

Alaska Rural Primary Care Facility — ANTHC

Code and Condition Survey Report — **Southeast Area Regional Health Corporation**

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

Clinic: **Thorne Bay**

Description : **Install New Oil Fired Hot Water Heater**

Clinic Number: **07**

Reference Number: **Mth02**

Discipline: **M**

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

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Demo Existing Heater	1	EA	$50.00	$50	$105.00	$105	$155
Domestic Hot Water Heater Oil Fire	1	EA	$1,680.00	$1,680	$429.98	$430	$2,110
Water Heater Foundation	1	EA	$224.00	$224	$214.99	$215	$439

Base Cost (Anchorage):			$2,704
Times	1.200	General Requirements Factor:	$3,245
Times	1.283	Area Cost Factor:	$4,163
Times	1.150	For Contingency - Design Unknowns:	$4,788
Estimated Total Cost: (2003)			**$4,788**

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

Clinic: **Thorne Bay**

Description: **Provide for potable water in clinic.**

Reference Number: **Mth03**

Discipline: **M**

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

Photo Roll/Frame:
Mth03.jpg

Estimated Total Cost:
$5,962

Narrative Description of Observed Deficiency/Problem:

The domestic water piping throughout the facility exceeds the EPA requirements for lead levels and as such is not potable as required by code (UPC section 601).

Narrative Description of Proposed Correction/Resolution:

Provide new ½" & ¾" copper piping and valving to all clinic fixtures. Included is two water closets, two lavatories, and one exam sink. There is approximately 100 lineal feet each of ½" & ¾" pipe required.

Alaska Rural Primary Care Facility — ANTHC

Code and Condition Survey Report — **Southeast Area Regional Health Corporation**

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

Clinic: **Thorne Bay**

Description : **Provide For Potable Water In Clinic**

Clinic Number: **07**

Reference Number: **Mth-03**

Discipline: **M**

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

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Demo Existing Piping	1	LS	$50.00	$50	$140.00	$140	$190
Water Piping	200	LF	$3.36	$672	$9.21	$1,843	$2,515
Pipe Insulation <1"	120	LF	$1.68	$202	$3.84	$461	$662

Base Cost (Anchorage):			$3,367
Times	1.200	General Requirements Factor:	$4,040
Times	1.283	Area Cost Factor:	$5,184
Times	1.150	For Contingency - Design Unknowns:	$5,962
Estimated Total Cost: (2003)			**$5,962**

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

Clinic: **Thorne Bay**

Description: **Provide hand wash sink for exam room.**

Reference Number: **Mth04**

Discipline: **M**

Deficiency Code: **12**
(Mechanical Deficiencies)

Photo Roll/Frame:
Mth04.jpg

Estimated Total Cost:
$1,885

Narrative Description of Observed Deficiency/Problem:

The exam room does not have a sink for washing hands and for other sanitation requirements as required by code (Hospital and Medical Facility Guidelines, section 9.4.E2).

Narrative Description of Proposed Correction/Resolution:

Provide a hand wash sink in the exam room (1 room total) with waste, vent, hot and cold running water.

Alaska Rural Primary Care Facility — ANTHC

Code and Condition Survey Report — **Southeast Area Regional Health Corporation**

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

Clinic: **Thorne Bay**

Description : **Provide Handwash Sink In Exam Room**

Clinic Number: **07**

Reference Number: **Mth04**

Discipline: **M**

Deficiency Code: **12**
Mechanical Deficiencies

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Sink	1	EA	$336.00	$336	$268.74	$269	$605
Water Piping	30	LF	$3.36	$101	$9.21	$276	$377
Pipe Insulation <1"	15	LF	$1.68	$25	$3.84	$58	$83

Base Cost (Anchorage):			$1,065
Times	1.200	General Requirements Factor:	$1,278
Times	1.283	Area Cost Factor:	$1,639
Times	1.150	For Contingency - Design Unknowns:	$1,885
Estimated Total Cost: (2003)			**$1,885**

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

Clinic: **Thorne Bay**

Description: **Reconnect ductwork for restroom exhaust fan.**

Reference Number: **Mth05**

Discipline: **M**

Deficiency Code: **12**
(Mechanical Deficiencies)

Photo Roll/Frame:
Mth05.jpg

Estimated Total Cost:
$853

Narrative Description of Observed Deficiency/Problem:

The existing men's restroom exhaust fan is operational, but the fan is ducted into the attic space and not ducted outside as required by code (UMC section 504.1).

Narrative Description of Proposed Correction/Resolution:

Connect a new 6"ø duct to the exhaust fan and route to its roof cap with backdraft damper.

Alaska Rural Primary Care Facility — ANTHC

Code and Condition Survey Report — **Southeast Area Regional Health Corporation**

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

Clinic: **Thorne Bay**

Description : **Reconnect Ductwork For Restroom Exhaust Fan**

Clinic Number: **07**

Reference Number: **Mth05**

Discipline: **M**

Deficiency Code: **12**
Mechanical Deficiencies

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Backdraft Damper 6"	1	EA	$44.80	$45	$55.32	$55	$100
Roof Cap 6"	1	EA	$56.00	$56	$55.32	$55	$111
Exhaust Ducting	20	LF	$5.60	$112	$7.90	$158	$270

Base Cost (Anchorage):			$481
Times	1.200	General Requirements Factor:	$578
Times	1.283	Area Cost Factor:	$741
Times	1.150	For Contingency - Design Unknowns:	$853
Estimated Total Cost: (2003)			**$853**

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

Clinic: **Thorne Bay**

Description: **Install ceiling mounted exhaust fan.**

Reference Number: **Mth06**

Discipline: **M**

Deficiency Code: **12**
(Mechanical Deficiencies)

Photo Roll/Frame:
Mth06.jpg

Estimated Total Cost:
$1,207

Narrative Description of Observed Deficiency/Problem:

The is no exhaust air for the womens restroom as required by code (UMC section 504 and UBC 1202.2).

Narrative Description of Proposed Correction/Resolution:

Provide a ceiling mounted exhaust fan rated at 50 cfm and 0.15" s.p. Connect a 6"ø duct and route to a roof cap with backdraft damper.

Alaska Rural Primary Care Facility — ANTHC

Code and Condition Survey Report — **Southeast Area Regional Health Corporation**

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

Clinic: **Thorne Bay**

Description : **Install Ceiling Mounted Exhaust Fan**

Clinic Number: **07**

Reference Number: **Mth06**

Discipline: **M**

Deficiency Code: **12**
Mechanical Deficiencies

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Add Exhaust Fan	1	EA	$174.00	$174	$161.28	$161	$335
Backdraft Damper 6"	1	EA	$44.80	$45	$55.32	$55	$100
Roof Cap 6"	1	EA	$56.00	$56	$55.32	$55	$111
Exhaust Ducting	10	LF	$5.60	$56	$7.90	$79	$135

Base Cost (Anchorage):			$682
Times	1.200	General Requirements Factor:	$818
Times	1.283	Area Cost Factor:	$1,050
Times	1.150	For Contingency - Design Unknowns:	$1,207
Estimated Total Cost: (2003)			**$1,207**

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

Clinic: **Thorne Bay**

Description: **Schedule boiler inspection.**

Reference Number: **Mth07**

Discipline: **M**

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

Photo Roll/Frame:
Mth07.jpg

Estimated Total Cost:
$2,232

Narrative Description of Observed Deficiency/Problem:

The last State of Alaska boiler inspection of this facility is not indicated on the boiler. State boiler inspections are required every 2 years.

Narrative Description of Proposed Correction/Resolution:

Coordinate with the State of Alaska, Department of Labor, Safety, and Standards to have the boiler inspected.

Alaska Rural Primary Care Facility ANTHC

Code and Condition Survey Report **Southeast Area Regional Health Corporation**

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

Clinic: **Thorne Bay**

Description : **Schedule Boiler Inspection**

Clinic Number: **07**

Reference Number: **Mth07**

Discipline: **M**

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

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Air Travel Round Trip	1	LS	$800.00	$800	$165.71	$166	$966
Inspections	1	LS	$150.00	$150	$145.00	$145	$295

Base Cost (Anchorage):			$1,261
Times	1.200	General Requirements Factor:	$1,513
Times	1.283	Area Cost Factor:	$1,941
Times	1.150	For Contingency - Design Unknowns:	$2,232
Estimated Total Cost: (2003)			**$2,232**

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

Clinic: **Thorne Bay**

Description: **Repair boiler piping system leak.**

Reference Number: **Mth08**

Discipline: **M**

Deficiency Code: **12**
(Mechanical Deficiencies)

Photo Roll/Frame:
Mth08.jpg

Estimated Total Cost:
$350

Narrative Description of Observed Deficiency/Problem:

The boiler heating piping system has a leak at the automatic air vent that requires repair (UMC section 1201).

Narrative Description of Proposed Correction/Resolution:

Replace the automatic air vent in the ¾" hot water supply pipe.

Alaska Rural Primary Care Facility ANTHC

Code and Condition Survey Report **Southeast Area Regional Health Corporation**

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

Clinic: **Thorne Bay**

Description : **Repair Boiler Piping System Leak**

Clinic Number: **07**

Reference Number: **Mth08**

Discipline: **M**

Deficiency Code: **12**
Mechanical Deficiencies

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Repair Air Vent And Piping	1	LS	$75.00	$75	$122.50	$123	$198

Base Cost (Anchorage):			$198
Times	1.200	General Requirements Factor:	$237
Times	1.283	Area Cost Factor:	$304
Times	1.150	For Contingency - Design Unknowns:	$350
Estimated Total Cost: (2003)			**$350**

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

Clinic: **Thorne Bay**

Description: **Provide combustion air for the boiler room.**

Reference Number: **Mth09**

Discipline: **M**

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

Photo Roll/Frame:
Mth09.jpg

Estimated Total Cost:
$1,081

Narrative Description of Observed Deficiency/Problem:

There currently is one door grille used for combustion air for the installed boiler which is not according to code (UMC section 707.1).

Narrative Description of Proposed Correction/Resolution:

Provide two combustion air openings (6"ø) in the outside wall. One combustion air opening is to be located 12" from the ceiling and one 12" from the floor. Remove the 14"x6" door grille and repair the door

Alaska Rural Primary Care Facility — ANTHC

Code and Condition Survey Report — **Southeast Area Regional Health Corporation**

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

Clinic: **Thorne Bay**

Description : **Provide Combustion Air For The Boiler Room**

Clinic Number: 09

Reference Number: **Mth09**

Discipline: **M**

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

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Combustion Air Openings 2 EA	1	LS	$168.00	$168	$442.56	$443	$611

Base Cost (Anchorage):			$611
Times	1.200	General Requirements Factor:	$733
Times	1.283	Area Cost Factor:	$940
Times	1.150	For Contingency - Design Unknowns:	$1,081
Estimated Total Cost: (2003)			**$1,081**

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

Clinic: **Thorne Bay**

Description: **Replace fuel chimney.**

Reference Number: **Mth10**

Discipline: **M**

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

Photo Roll/Frame:
Mth10.jpg

Estimated Total Cost:
$1,997

Narrative Description of Observed Deficiency/Problem:

Severe corrosion on the boiler stack may cause premature failure of this system.

Narrative Description of Proposed Correction/Resolution:

Replace the 6"ø all fuel chimney from the boiler up 15 feet to a new stack cap on the roof.

Alaska Rural Primary Care Facility — ANTHC

Code and Condition Survey Report — **Southeast Area Regional Health Corporation**

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

Clinic: **Thorne Bay**

Description : **Replace Flue Chimney**

Clinic Number: 09

Reference Number: **Mth10**

Discipline: **M**

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

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Replace Flue Piping 6"	15	LF	$50.40	$756	$17.39	$261	$1,017
Roof Cap 6"	1	EA	$56.00	$56	$55.32	$55	$111

Base Cost (Anchorage):			$1,128
Times	1.200	General Requirements Factor:	$1,354
Times	1.283	Area Cost Factor:	$1,737
Times	1.150	For Contingency - Design Unknowns:	$1,997
Estimated Total Cost: (2003)			**$1,997**

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

Clinic: **Thorne Bay**

Description: **Provide approved backflow protection device at the boiler.**

Reference Number: **Mth11**

Discipline: **M**

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

Photo Roll/Frame:
Mth11.jpg

Estimated Total Cost:
$288

Narrative Description of Observed Deficiency/Problem:

No backflow protection has been provided on the cold water connection to the boiler system to prevent contamination of the domestic water system as required by code (UPC section 603.0).

Narrative Description of Proposed Correction/Resolution:

Provide an approved backflow protection device on the ½" cold water connection to the boiler system.

Alaska Rural Primary Care Facility — ANTHC

Code and Condition Survey Report — **Southeast Area Regional Health Corporation**

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

Clinic: **Thorne Bay**

Description : **Provide Approved Backflow Protection Device At The Boiler**

Clinic Number: 09

Reference Number: **Mth11**

Discipline: **M**

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

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Backflow Protector	1	EA	$95.20	$95	$67.18	$67	$162

Base Cost (Anchorage):			$162
Times	1.200	General Requirements Factor:	$195
Times	1.283	Area Cost Factor:	$250
Times	1.150	For Contingency - Design Unknowns:	$288
Estimated Total Cost: (2003)			**$288**

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

Clinic: **Thorne Bay**

Description: **Remove stored items in boiler room.**

Reference Number: **Mth12**

Discipline: **M**

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

Photo Roll/Frame:
Mth12.jpg

Estimated Total Cost:
$693

Narrative Description of Observed Deficiency/Problem:

A number of boxes, parts, equipment, etc. are stored in the boiler room making access for inspections, maintenance, and repair difficult (UMC section 307.1)

Narrative Description of Proposed Correction/Resolution:

Provide another location to store all the materials currently stored in the boiler room.

Alaska Rural Primary Care Facility — ANTHC

Code and Condition Survey Report — **Southeast Area Regional Health Corporation**

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

Clinic: **Thorne Bay**

Description : **Remove Stored Items In Boiler Room**

Clinic Number: 09

Reference Number: **Mth12**

Discipline: **M**

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

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Relocate Items For Clearances	1	LS	$0.00	$0	$391.52	$392	$392

Base Cost (Anchorage):			$392
Times	1.200	General Requirements Factor:	$470
Times	1.283	Area Cost Factor:	$603
Times	1.150	For Contingency - Design Unknowns:	$693
Estimated Total Cost: (2003)			**$693**

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

Clinic: **Thorne Bay**

Description: **Relocate fuel oil storage tank and provide new piping.**

Reference Number: **Mth13**

Discipline: **M**

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

Photo Roll/Frame:
Mth13.jpg

Estimated Total Cost:
$2,049

Narrative Description of Observed Deficiency/Problem:

The fuel oil storage tank is located adjacent to the building and not a minimum of 5 ft. as required by code (UFC table 7902.2). The 300 gallon tank does not meet UFC requirements for piping (UFC section 7901.11.1.1), venting (UFC section 7902.1.11.4), and valving (UFC section 7901.11.4)

Narrative Description of Proposed Correction/Resolution:

Relocate the existing fuel oil tank a minimum of 5 ft. from the building. Provide a 2" vent pipe extension to terminate the vent 12 ft. above grade. Install ½" isolation valve and flexible connection in the fuel oil supply line at the tank.

Alaska Rural Primary Care Facility — ANTHC

Code and Condition Survey Report — **Southeast Area Regional Health Corporation**

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

Clinic: **Thorne Bay**

Description : **Relocate Fuel Oil Storage Tank And Provide New Piping**

Clinic Number: 09

Reference Number: **Mth13**

Discipline: **M**

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

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Relocate Fuel Tank, 300 Gal	1	EA	$112.00	$112	$569.98	$570	$682
Fuel Piping	10	LF	$2.24	$22	$7.68	$77	$99
Vent Piping	15	LF	$4.48	$67	$10.75	$161	$228
Add Valve	1	EA	$50.00	$50	$53.75	$54	$104
Fuel Oil Flex Connect	1	EA	$16.80	$17	$26.87	$27	$44

Base Cost (Anchorage):			$1,157
Times	1.200	General Requirements Factor:	$1,388
Times	1.283	Area Cost Factor:	$1,781
Times	1.150	For Contingency - Design Unknowns:	$2,049
Estimated Total Cost: (2003)			**$2,049**

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

Clinic: **Thorne Bay**

Description: **Grounding electrode system bond to cold water not provided.**

Reference Number: **Eth01**

Discipline: **E**

Deficiency Code: **13**
(Electrical Deficiencies)

Photo Roll/Frame:
Eth01.jpg

Estimated Total Cost:
$367

Narrative Description of Observed Deficiency/Problem:

The grounding electrode system does not include connection to each metallic piping system or foundation per NEC 250.

Narrative Description of Proposed Correction/Resolution:

Provide bond to the water, and metallic piping systems and metallic foundation components. Assume 50 ft of #4 bare CU bonded to water piping, gas piping and foundation rebar.

Alaska Rural Primary Care Facility — ANTHC

Code and Condition Survey Report — **Southeast Area Regional Health Corporation**

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

Clinic: **Thorne Bay**

Description : **Grounding Electrode System Bond To Cold Water Not Provided**

Clinic Number: **07**

Reference Number: **Eth01**

Discipline: **E**

Deficiency Code: **13**
Electrical Deficiencies

Cost Summary

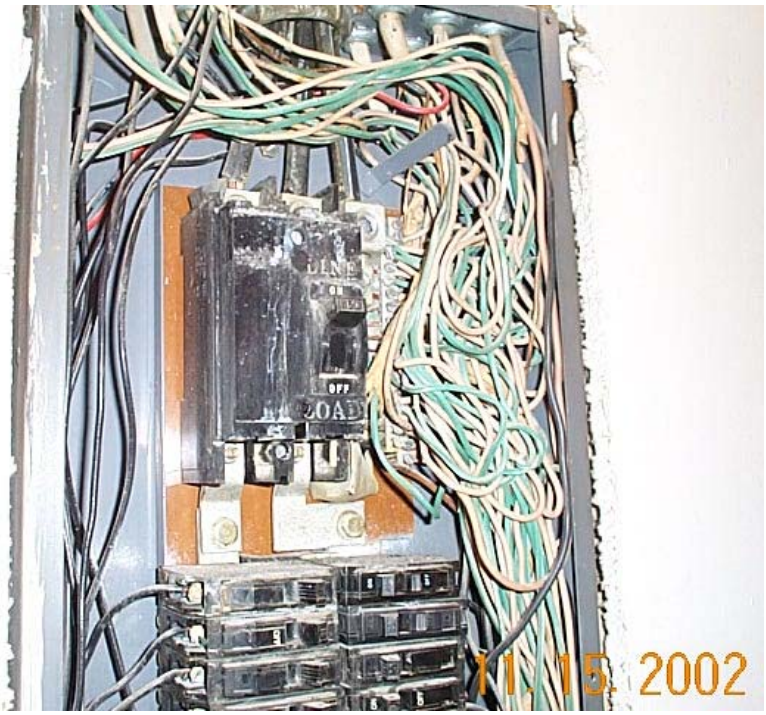
Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Grounding Cable	75	LF	$0.67	$50	$2.09	$157	$207

Base Cost (Anchorage):			$207
Times	1.200	General Requirements Factor:	$249
Times	1.283	Area Cost Factor:	$319
Times	1.150	For Contingency - Design Unknowns:	$367
Estimated Total Cost: (2003)			**$367**

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

Clinic: **Thorne Bay**

Description: **Correct panelboard deficiencies.**



Reference Number: **Eth02**

Discipline: **E**

Deficiency Code: **13**
(Electrical Deficiencies)

Photo Roll/Frame:
Eth02.jpg

Estimated Total Cost:
$423

Narrative Description of Observed Deficiency/Problem:

Branch circuit ground and grounded conductors (neutrals) are terminated on the same busbars in violation of NEC 250-142 and 384-20. Panelboard interface to the adjacent wall is not flush and protection for romex cables inadequate.

Narrative Description of Proposed Correction/Resolution:

Re-terminate all conductors on dedicated busbar for ground and neutral in panelboard. Remove bus bonding jumper bar and provide ground to neutral bond only in the main disconnect. Provide sheetrock patching around panelboard.

Alaska Rural Primary Care Facility — ANTHC

Code and Condition Survey Report — **Southeast Area Regional Health Corporation**

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

Clinic: **Thorne Bay**

Description : **Correct Panelboard Deficiencies**

Clinic Number: **07**

Reference Number: **Eth02**

Discipline: **E**

Deficiency Code: **13**
Electrical Deficiencies

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Panelboard Corrections	1	EA	$56.00	$56	$183.19	$183	$239

Base Cost (Anchorage):			$239
Times	1.200	General Requirements Factor:	$287
Times	1.283	Area Cost Factor:	$368
Times	1.150	For Contingency - Design Unknowns:	$423
Estimated Total Cost: (2003)			**$423**

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

Clinic: **Thorne Bay**

Description: **Provide panelboard working clearance.**

Reference Number: **Eth03**

Discipline: **E**

Deficiency Code: **13**
(Electrical Deficiencies)

Photo Roll/Frame:
Eth03.jpg

Estimated Total Cost:
$532

Narrative Description of Observed Deficiency/Problem:

Working clearance in front of panelboard is not provided. NEC 110-26.

Narrative Description of Proposed Correction/Resolution:

Relocate electrical panelboard. Assume rerouting 26 branch circuits, extending the 1.5" C (3) #2 CU and (1) #4 EGC feeder to new panelboard location 20 ft away.

Alaska Rural Primary Care Facility — ANTHC

Code and Condition Survey Report — **Southeast Area Regional Health Corporation**

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

Clinic: **Thorne Bay**

Description : **Provide Panelboard Working Clearance**

Clinic Number: **07**

Reference Number: **Eth03**

Discipline: **E**

Deficiency Code: **13**
Electrical Deficiencies

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Relocate Panelboard	1	EA	$56.00	$56	$244.25	$244	$300

Base Cost (Anchorage):			$300
Times	1.200	General Requirements Factor:	$360
Times	1.283	Area Cost Factor:	$462
Times	1.150	For Contingency - Design Unknowns:	$532
Estimated Total Cost: (2003)			**$532**

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

Clinic: **Thorne Bay**

Description: **Replace exit sign and correct emergency egress deficiencies.**

Reference Number: **Eth04**

Discipline: **E**

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

Photo Roll/Frame:
Eth04.jpg

Estimated Total Cost:
$1,897

Narrative Description of Observed Deficiency/Problem:

Exit signs are not functional and are not powered by a primary and secondary backup power source. (UBC 1003.2.9.2) and Emergency egress illumination does not conform to the required lighting levels of UBC 1003.2.8.4 nor the dual power source and connected to the local lighting circuit for that area required by 1003.2.8.5 and NEC 700-12.

Narrative Description of Proposed Correction/Resolution:

Replace exit signs with a battery backed up LED type, typical of 2. Sign to be similar to Lithonia LQM S W 1 3 G 120/277/ELN.

Add three wall mounted battery backed up emergency lighting units.

Alaska Rural Primary Care Facility — ANTHC

Code and Condition Survey Report — **Southeast Area Regional Health Corporation**

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

Clinic: **Thorne Bay**

Description : **Replace Exit Sign And Correct Emergency Egress Deficiencies**

Clinic Number: **07**

Reference Number: **Eth04**

Discipline: **E**

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

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Exit Sign Per Specification	2	EA	$190.40	$381	$91.59	$183	$564
Conduit And Wire	55	LF	$2.25	$124	$6.98	$384	$508

Base Cost (Anchorage):			$1,072
Times	1.200	General Requirements Factor:	$1,286
Times	1.283	Area Cost Factor:	$1,650
Times	1.150	For Contingency - Design Unknowns:	$1,897
Estimated Total Cost: (2003)			**$1,897**

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

Clinic: **Thorne Bay**

Description: **Relocate smoke detectors.**

Reference Number: **Eth05**

Discipline: **E**

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

Photo Roll/Frame:
Eth05.jpg

Estimated Total Cost:
$315

Narrative Description of Observed Deficiency/Problem:

Existing smoke detectors located in the dead zone as defined in NFPA 72 to be within 9" of the ceiling/wall interface corner.

Narrative Description of Proposed Correction/Resolution:

Relocate 2 smoke detectors to less than 9" from the ceiling and no further than 12" from the ceiling.

Alaska Rural Primary Care Facility — ANTHC

Code and Condition Survey Report — **Southeast Area Regional Health Corporation**

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

Clinic: **Thorne Bay**

Description : **Relocate Smoke Detectors**

Clinic Number: **07**

Reference Number: **Eth05**

Discipline: **E**

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

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Relocate Smoke Detectors	2	EA	$28.00	$56	$61.06	$122	$178

Base Cost (Anchorage):			$178
Times	1.200	General Requirements Factor:	$214
Times	1.283	Area Cost Factor:	$274
Times	1.150	For Contingency - Design Unknowns:	$315
Estimated Total Cost: (2003)			**$315**

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

Clinic: **Thorne Bay**

Description: **Replace all interior lighting.**

Reference Number: **Eth06**

Discipline: **E**

Deficiency Code: **13**
(Electrical Deficiencies)

Photo Roll/Frame:
Eth06.jpg

Estimated Total Cost:
$8,611

Narrative Description of Observed Deficiency/Problem:

Light fixtures are not functional, diffusers missing, and dirty.

Narrative Description of Proposed Correction/Resolution:

Replace all lighting with new surface mounted 4 lamp architectural wrap fixtures. Assume (10) Lithonia LB 4 32 120V GEB.

Alaska Rural Primary Care Facility — ANTHC

Code and Condition Survey Report — **Southeast Area Regional Health Corporation**

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

Clinic: **Thorne Bay**

Description : **Replace All Interior Lightings**

Clinic Number: **07**

Reference Number: **Eth06**

Discipline: **E**

Deficiency Code: **13**
Electrical Deficiencies

Cost Summary

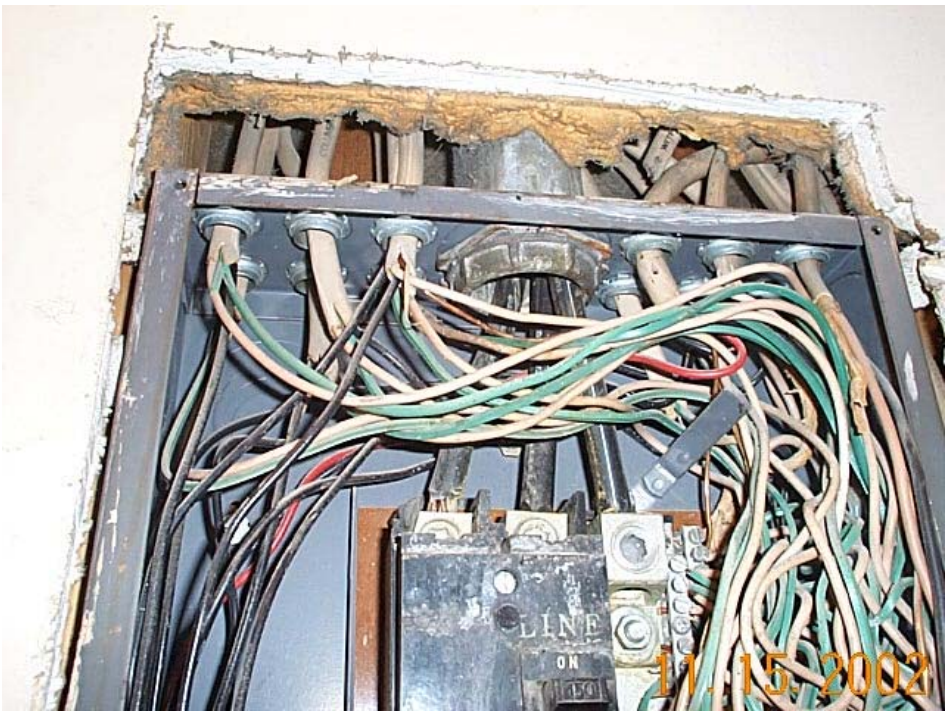
Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Demo Light	10	EA	$0.00	$0	$30.53	$305	$305
New Lighting, Fluor	10	EA	$207.20	$2,072	$248.61	$2,486	$4,558

Base Cost (Anchorage):			$4,863
Times	1.200	General Requirements Factor:	$5,836
Times	1.283	Area Cost Factor:	$7,488
Times	1.150	For Contingency - Design Unknowns:	$8,611
Estimated Total Cost: (2003)			**$8,611**

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

Clinic: **Thorne Bay**

Description: **Replace wiring systems.**



Reference Number: **Eth07**

Discipline: **E**

Deficiency Code: **13**
(Electrical Deficiencies)

Photo Roll/Frame:
Eth07.jpg

Estimated Total Cost:
$2,167

Narrative Description of Observed Deficiency/Problem:

Non-metallic sheathed cable was used for all branch circuit wiring in patient care areas. Insulated copper conductors in metal raceway or type MC or AC cables rated for use in patient care areas must be used per NEC 517-13(a) and (b).

Narrative Description of Proposed Correction/Resolution:

Replace branch circuit wiring in exam rooms (Assume 12 duplex receptacles with 150 ft of 1/2" C. with 2#12 and (1)#12 EGC.

Alaska Rural Primary Care Facility — ANTHC

Code and Condition Survey Report — **Southeast Area Regional Health Corporation**

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

Clinic: **Thorne Bay**

Description : **Replace Wiring System**

Clinic Number: **07**

Reference Number: **Eth07**

Discipline: **E**

Deficiency Code: **13**
Electrical Deficiencies

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Replace Outlets	12	EA	$7.84	$94	$15.27	$183	$277
Conduit And Wire	80	LF	$4.96	$397	$6.87	$550	$946

Base Cost (Anchorage):			$1,224
Times	1.200	General Requirements Factor:	$1,468
Times	1.283	Area Cost Factor:	$1,884
Times	1.150	For Contingency - Design Unknowns:	$2,167
Estimated Total Cost: (2003)			**$2,167**

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

Clinic: **Thorne Bay**

Description: **Replace main feeder.**

Reference Number: **Eth08**

Discipline: **E**

Deficiency Code: **13**
(Electrical Deficiencies)

Photo Roll/Frame:
Eth08.jpg

Estimated Total Cost:
$2,711

Narrative Description of Observed Deficiency/Problem:

No ground conductor nor metallic conduit is provided for the main feeder routed from the main disconnect to the branch circuit distribution panelboard as required by NEC 250 and NEC 517-13(a) and (b).

Narrative Description of Proposed Correction/Resolution:

Provide 1.5" Rigid Metal Conduit with (3)#2 CU and (1)#4 CU EGC, routed from remote main disconnect to the branch circuit panelboard. Assume 75 FT.

Alaska Rural Primary Care Facility — ANTHC

Code and Condition Survey Report — **Southeast Area Regional Health Corporation**

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

Clinic: **Thorne Bay**

Description : **Replace Main Feeder**

Clinic Number: 09

Reference Number: **Eth08**

Discipline: **E**

Deficiency Code: **13**
Electrical Deficiencies

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Replace Feeder As Mentioned	100	LF	$6.96	$696	$8.35	$835	$1,531

Base Cost (Anchorage):			$1,531
Times	1.200	General Requirements Factor:	$1,837
Times	1.283	Area Cost Factor:	$2,357
Times	1.150	For Contingency - Design Unknowns:	$2,711
Estimated Total Cost: (2003)			**$2,711**

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

Clinic: **Thorne Bay**

Description: **Replace open wiring and splices.**

Reference Number: **Eth09**

Discipline: **E**

Deficiency Code: **13**
(Electrical Deficiencies)

Photo Roll/Frame:
Eth09.jpg

Estimated Total Cost:
$14,000

Narrative Description of Observed Deficiency/Problem:

The attic space has open wiring and splices not installed in junction boxes and cables not supported per NEC 300-3(a), 300-4, and 334.30.

Narrative Description of Proposed Correction/Resolution:

Replace open wiring with ½"C, (2) #12 and (1) #12 EGC with 4 junction boxes and keyless light sockets for attic lighting. Provide 100 romex cable supports.

Alaska Rural Primary Care Facility — ANTHC

Code and Condition Survey Report — **Southeast Area Regional Health Corporation**

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

Clinic: **Thorne Bay**

Description : **Replace Open Wiring And Splices**

Clinic Number: 09

Reference Number: **Eth09**

Discipline: **E**

Deficiency Code: **13**
Electrical Deficiencies

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Conduit And Wire	100	LF	$4.65	$465	$6.98	$698	$1,163
Support Cables	100	EA	$6.38	$638	$61.06	$6,106	$6,744

Base Cost (Anchorage):			$7,907
Times	1.200	General Requirements Factor:	$9,489
Times	1.283	Area Cost Factor:	$12,174
Times	1.150	For Contingency - Design Unknowns:	$14,000
Estimated Total Cost: (2003)			**$14,000**

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

Clinic: **Thorne Bay**

Description: **Reroute and support telephone service entrance cable.**

Reference Number: **Eth10**

Discipline: **E**

Deficiency Code: **13**
(Electrical Deficiencies)

Photo Roll/Frame:
Eth10.jpg

Estimated Total Cost:
$393

Narrative Description of Observed Deficiency/Problem:

Electrical cable routed into the building around the exterior eave requires rerouting and support per NEC 336-18.

Narrative Description of Proposed Correction/Resolution:

Assume utility to reroute telephone service entrance cable. Provide addition of 1" weatherhead and conduit chase through roof to TTB for cable routing.

Alaska Rural Primary Care Facility — ANTHC

Code and Condition Survey Report — **Southeast Area Regional Health Corporation**

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

Clinic: **Thorne Bay**

Description : **Reroute And Support Telephone Service Entrance Cable**

Clinic Number: 09

Reference Number: **Eth10**

Discipline: **E**

Deficiency Code: **13**
Electrical Deficiencies

Cost Summary

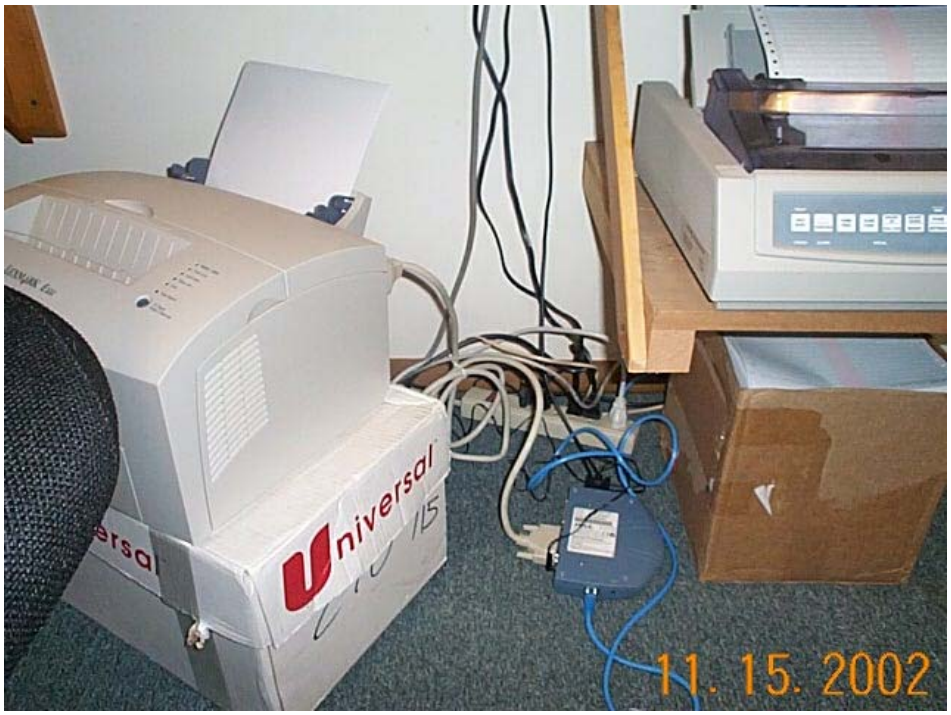
Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Provide 1" Weatherhead And Condu	20	LF	$4.85	$97	$6.25	$125	$222

Base Cost (Anchorage):			$222
Times	1.200	General Requirements Factor:	$266
Times	1.283	Area Cost Factor:	$342
Times	1.150	For Contingency - Design Unknowns:	$393
Estimated Total Cost: (2003)			**$393**

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

Clinic: **Thorne Bay**

Description: **Add convenience receptacles.**



Reference Number: **Eth11**

Discipline: **E**

Deficiency Code: **13**
(Electrical Deficiencies)

Photo Roll/Frame:
Eth11.jpg

Estimated Total Cost:
$3,983

Narrative Description of Observed Deficiency/Problem:

Inadequate receptacles are provided causing overuse of extension cords, adapters, and plug strips in violation of NEC 400-8 and NFC.

Narrative Description of Proposed Correction/Resolution:

Provide additional branch circuits and receptacles. Assume addition of 8 outlets via 2 circuits.

Alaska Rural Primary Care Facility — ANTHC

Code and Condition Survey Report — **Southeast Area Regional Health Corporation**

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

Clinic: **Thorne Bay**

Description : **Add Convenience Receptacles**

Clinic Number: 09

Reference Number: **Eth11**

Discipline: **E**

Deficiency Code: **13**
Electrical Deficiencies

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Add Outlets On New Ckts	8	EA	$41.10	$329	$122.12	$977	$1,306
Conduit And Wire	100	LF	$2.46	$246	$6.98	$698	$944

Base Cost (Anchorage):			$2,250
Times	1.200	General Requirements Factor:	$2,700
Times	1.283	Area Cost Factor:	$3,464
Times	1.150	For Contingency - Design Unknowns:	$3,983
Estimated Total Cost: (2003)			**$3,983**

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

Clinic: **Thorne Bay**

Description: **Add GFCI protection for exam room sink area.**

Reference Number: **Eth12**

Discipline: **E**

Deficiency Code: **13**
(Electrical Deficiencies)

Photo Roll/Frame:
Eth12.jpg

Estimated Total Cost:
$255

Narrative Description of Observed Deficiency/Problem:

GFCI protection is not provided for exam room sink area. This is not a code requirement. However, it is a good design practice for safe operation.

Narrative Description of Proposed Correction/Resolution:

Replace existing receptacle with GFCI protected outlet.

Alaska Rural Primary Care Facility ANTHC

Code and Condition Survey Report **Southeast Area Regional Health Corporation**

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

Clinic: **Thorne Bay**

Description : **Add GFCI Protection For Exam Room Sink Area**

Clinic Number: 09

Reference Number: **Eth12**

Discipline: **E**

Deficiency Code: **13**
Electrical Deficiencies

Cost Summary

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Replace GFC WP Outlet	1	EA	$52.45	$52	$91.59	$92	$144

Base Cost (Anchorage):			$144
Times	1.200	General Requirements Factor:	$173
Times	1.283	Area Cost Factor:	$222
Times	1.150	For Contingency - Design Unknowns:	$255
Estimated Total Cost: (2003)			**$255**

APPENDIX B: GENERAL PHOTOGRAPHS

AGE01

Exterior Elevation – Clinic Side

AGE02

Exterior Elevation – Clinic Side

AGE03

Exterior Elevation – City Offices Side

AGE04

Exterior Elevation – City Offices Side

AGE05

Waiting Room / Reception Area & Furnishings

AGE06

Admin Area – Shared with Waiting Area

AGE07

Trauma Room

AGE08

Trauma Room

AGE09

Trauma Room

AGE10

Exam Room

AGE11

Hallway

AGE12

Hallway

AGE13

Women's Rest Room

AGE14

Attic

AGE15

Attic

AGE16

Hallway

AGE17

Typical Roof Overhang

AGE18

Crawl Space

AGE19

Mechanical Room

AGE20

Out Building used for Mental Health Aide, EMS Training and Storage

AGE21

New Site – View Looking North East

AGE22

New Site – View Looking North

EGE01

Exterior Lighting

EGE02

Service Entrance Cables

EGE03

Remote Main Disconnect

EGE04

Main Disconnect Interior

EGE05

Exam Room Sink Area

EGE06

Typical Lighting

EGE07

Typical Wall Mounted Smoke Detector

EGE08

Inadequate Receptacles

EGE09

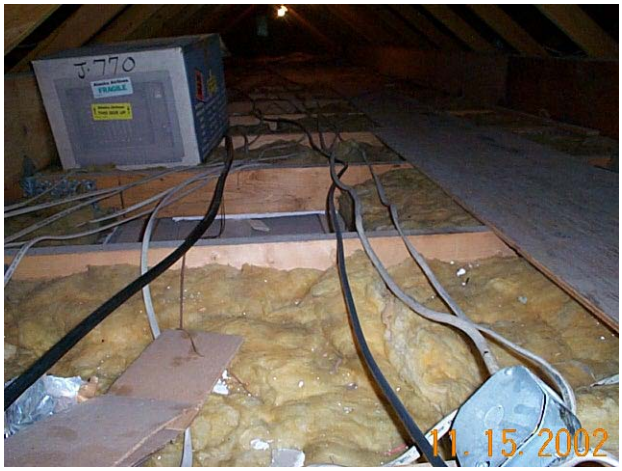
Light Missing Lens

EGE10

Connection to Ground Rod

EGE11

Exit Sign



EGE12

Typical Attic Wiring

EGE13

Branch Circuit Panelboard

MGE01

Exterior Fuel Tank

MGE02

Typical Bathroom Fixtures

MGE03

Baseboard Heater

MGE04

Bathroom Exhaust Fan

MGE05

Oil-fired Boiler

MGE06

Boiler Stack Through Ceiling

MGE07

Heating Zone Valves & T'stat Wires

MGE08

Combustion Air Door Grille

MGE09

Boiler Stack on Roof

MGE10

Fuel Piping to Boiler Room

MGE11

Operable Window for Ventilation

APPENDIX C: CODE & CONDITION FIELD REPORT

TABLE OF CONTENTS

I. CODE AND CONDITION SURVEY FIELD DATA

ARCHITECTURAL

A. PROGRAM ASSESSMENT
B. FIRE AND LIFE SAFETY
C. ENVIRONMENTAL QUALITY
D. BUILDING CONSTRUCTION
E. INTERIOR CONSTRUCTION

CIVIL

A. WATER SOURCE
B. SEWER SERVICE
C. SITE

ELECTRICAL

A. ELECTRICAL SERVICE
B. EXTERIOR ELEMENTS
C. EMERGENCY SYSTEMS
D. STANDARD ROOM ELECTRICAL
E. SPECIAL PURPOSE ROOM ELECTRICAL
F. TELEPHONE/TELEPHONE COMMUNICATION

MECHANICAL

A. HEATING AND VENTILATION
B. FUEL OIL SYSTEM
C. PLUMBING SYSTEMS
D. KITCHENS

II. FIELD DRAWINGS

Architectural A.1: Space Summary - Net Program Space
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency	Gross Sq. Ft.	Comments
☑ Arctic Entry	31	ARPCF = 2 @ 50 = 100 Difference = -69 (Deficiency: Ath01)
☑ Waiting/ Recep/ Closet	150	ARPCF = 170 Difference = -20 (Deficiency: Ath01)
☑ Trauma/ Telemed/ Exam	164	ARPCF = 200 Difference = -36 (Deficiency: Ath01)
☑ Office/ Exam	68	ARPCF = 2 @ 150 = 300 Difference = -232 (Deficiency: Ath01)
☑ Admin./ Records	0	ARPCF = 110 Difference = -110 (Deficiency: Ath01) Currently sharing with waiting room
☐ Pharmacy/ Lab	80	ARPCF = 80 Difference = 0
☑ Portable X-Ray	0	ARPCF = 40 Difference = -40 (Deficiency: Ath01)
☑ Spec. Clinic/ Health Ed./ Conf.	0	ARPCF = 150 Difference = -150 (Deficiency: Ath01)
☑ Patient Holding/ Sleep Room	0	ARPCF = 150 Difference = -150 (Deficiency: Ath01)
☑ Storage	25	ARPCF = 120 Difference = -95 (Deficiency: Ath01)
☑ HC Toilet	60	ARPCF = 2 @ 60 = 120 Difference = -60 (Deficiency: Ath01) Currently 2 at 30 = 60
☑ Janitor Closet	0	ARPCF = 30 Difference = -30 (Deficiency: Ath01)
☑ Total Net Area	578	ARPCF = 15700 Difference = -992 (Deficiency: Ath01)
☑ Mechanical Room	25	ARPCF = 182 Difference = -157 (Deficiency: Ath01)
☑ Gross Building Area	711	ARPCF = 2459 Difference = -1748 (Deficiency: Ath01)
☐ Other		

Architectural A.2: Functional/Operational Deficiencies
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

☑ Access to Entry from Grade	No ramp for public entry (Deficiency: Ath05)
☑ Access to Trauma Room	Comcrete ramp too steep (Deficiency: Ath04)
Maneuvering room for stretcher	Good
Size of Door	Good
Arctic Vestibule	None - access directly into Trauma Room (Deficiency: Ath01)
Ramped access to trauma room door	Too steep
☑ Travel Clerk Work Space	None existent, space defiency (Deficiency: Ath01)
Separate from CHA Work Space	No
Privacy for Travel/Account Consultation	No
☑ Health Aid Work Space: Number of Workstations	None, space deficiency (Deficiency: Ath01)
☑ Waiting Area: Location/Privacy	Shared with office, space deficiency (Deficiency: Ath01)
☑ Custodial Room separate from Mechanical Room	No janitors room (Deficiency: Ath01)
☑ Bathing Facilities: Shower or Tub	None (Deficiency: Ath07)
☑ Toilet Room(s): Layout, Location	Not handicap accessible. (Deficiency: Ath07)
☑ Itinerant Sleep Room: Is there a designated sleep room?	No designated sleep room. (Deficiency: Ath01)
☑ Trauma Room (12' x 14' clear between walls and cabinets).	Too Small (Deficiency: Ath01)
☐ Appropriate shelving and cabinets for supplies and storage.	
☐ Separate area for Lab/Medications with Sink and Refrigerator.	
☐ Adequate number of Exam Rooms for population.	One (1)
☑ Kitchen area: Separate from Lab/Medications.	No kitchen area (Deficiency: Ath01)
☑ Specialty Clinics	None in clinic (Deficiency: Ath01)
How are they handled?	Mentl Health services are in a separate structure
Does this disrupt general clinic operations?	N/A
Is there separate specialty clinic storage on site?	N/A
☐ Handling of Red Bag Waste: Community incinerator or fly out.	Community Incinerator
☐ Other	

Architectural B: Fire and Life Safety
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

☐	Frost heave or uneven settlement causes egress doors to stick.	OK
☐	Sleep room windows are too small or inoperable.	No sleeping rooms
☐	Attic draft stops if attic greater than 3000 gsf.	OK
☑	Stair rise/run ratio too steep.	Rise over 7-1/2' and vary from riser to riser (Deficiency: Ath05)
☑	No guardrails on landings; guardrails not 42" high.	Not to code spacing and height (Deficiency: Ath05)
☐	No second exit	OK
☐	No second exit provided for sleeping rooms.	No rooms for sleeping
☐	Size of doors for egress less than 36" at exterior.	OK
☐	Exterior landings, stairs and ramps too narrow.	OK
☑	Exterior walkways, ramps, etc., show signs of deterioration.	Concrete is spalling (Deficiency: Ath04)
☑	Inappropriate storage in furnace rooms, exit ways, & under buildings.	Filing cabinets in entry make exiting tight (Deficiency: Ath06)
☐	General Design for Access to Exits	OK
☐	Exposed vapor retarder in ceiling voids used as plenums.	OK
☐	Exposed urethane or other rigid foam insulation.	None
☐	Other	

Architectural C: Environmental Quality
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

☑	Flooring	Exam room has carpeting that cannot be sanitized Costs for replacement in Ath02 (Deficiency: Ath02)
	Underlayment	
	Cracks and bumps transmitting in Sheet Vinyl.	
	Ditto for Vinyl Composition Tiles.	
	Worn Carpeting.	
	Lack of Clean, Washable Surfaces with Cove Base	No cove base in Trauma Room
☐	Walls	OK
	General Paint and Wainscot Issues.	
	Sanitation Issue: special paint or vinyl wainscot needed in WC's.	
☐	Ceiling	OK
☑	Interior Doors	Hollow Core, no privacy (Deficiency: Ath08)
☐	Casework	Old wood casework difficult to sanitize
	Condition of Countertops, esp. at sinks.	
	Furnishings	OK
☐	Other	

Architectural D.1: Soil Conditions
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

☐ Tundra over permafrost	N/A
☐ Deep Permafrost with discontinuous permafrost.	N/A
☐ Gravel required	N/A
☐ Crushed rock required	N/A
☐ No fill material used.	N/A
☐ Wet, saturated soil condition.	N/A
☐ Well drained NFS soil condition.	N/A
☐ Other	N/A
Evaluate condition, performance, and suitability of soil bearing pad	N/A
Photo(s)	N/A

Architectural D.2: Structural Support System Used
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

☐ Timber Piling	Good Fair	
☐ Steel Piling	Good Fair Poor	
☐ Triodetic System	Good Fair Poor	
☑ Treated Wood Posts and Pads	Good Fair	Rotting, non-permanent (Deficiency: Ath03)
☐ Treated Wood Pony Walls on Treated Mud Sills	Fair Poor	
☐ Non-treated Mud Sills	Good Fair Poor	
☐ Concrete Spread Footings w/ CMU Stem Walls	Fair Poor	
☐ Are pilings tied to Pads and to Beams?	Yes No	How?
Comments:	Crawl Space - 10" + wood foundation wall with log walls on top	
☐ Other deficiency		
Evaluate condition, performance and suitability of bearing system used	Very Sound and Suitable	
Photo(s)	AGE21	

Architectural D.3: Permafrost Control Methods Used
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

☐ None Used -- Permafrost is present.	
☑ Unventilated Crawlspace	Need venting, however no permafrost issues (Deficiency: Ath03)
☐ Unheated Crawlspace	
☐ Rigid Insulation under Soil	
☐ Mechanically Refrigerated Pad	
☐ No Thermo Siphons	
☐ Other	
Evaluate condition, performance and suitability of permafrost control system	No permafrost
Photo(s)	N/A

Architectural E.1: Floor Construction
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

☐ Floor Beams	
Size	4 x 12
Span	@ centerline and at edge
☐ Floor Joists	
Size	4 x 12
Span	@ apx 3'-0" oc
☐ Soffit Panels	None
☐ Soffit/Floor Insulation	None, passively heated crawl space
☐ Floor Vapor Retarder	N/A
☐ Estimated Composite R-Value	None required
☐ Other deficiency	
Evaluate condition and suitability of floor structure system used	This type of foundation system is for temporary structures and should be replaced.
Photo(s)	AGE18

Architectural E.2: Wall Construction
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

☐ Stud size and spacing	2x4" at 16" oc
☐ Exterior Sheathing	T1-11
☐ Wall Insulation	Assume R-19
☐ Air Infiltration Barrier	None
☐ Exterior Siding in addition to sheathing	No
☐ Exterior GWB for Fire Rating	None required
☐ Vapor Retarder in Walls	Yes, ok
☐ Interior Wall Board	1/2" GWB, ok
☐ Other deficiency	
Estimated Composite R-Value	Approximately R-19+
Evaluate condition and suitability of wall system	Fair for this environment, more efficient if 2x6 with additional insulation and air infiltration barrier
Photo(s)	No representative photos

Architectural E.3: Roof Construction
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

☐ Roof Trusses	Wood trusses @ 16" oc good condition
☐ Roof Joists	
☐ Roof Beams	
☐ Screened Vents	OK
☐ Beam Support Columns	
☐ Vapor Retarder	Yes
☐ Interior Wall Board	1/2" GWB
☐ Attic Access	OK
☐ Eave Ventilation	OK
☐ Gable Ventilation	OK
☐ Ridge Ventilation	None
☐ Roofing Material	Metal, good condition
☐ Roof Underlayment	Plywood, good condition
☐ Flashing	Good
☐ Other Materials	
☐ Other deficiency	
Estimated Composite R-Value	Very poor, approx. 3" R Batt Insulation, Apx R-10
Evaluate condition and suitability of roof system used	Poor R-value - add insulation
Photo(s)	AGE 15

Architectural E.4: Exterior Doors
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

☐	Exterior Door Construction	Okay
☐	Door Trim	Okay
☐	Door Caulking	Okay - Fair
☐	Door Painting/Finish	Okay
☑	Door Hardware	Non ADA
☐	Weatherstripping	Okay
☐	Other deficiency	
	Evaluate condition and suitability of Door system used	Fair with exception of hardware
	Photo(s)	

Architectural E.5: Exterior Windows
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

☐ Exterior Window Construction	Wood, double pane, slider
☐ Window Trim	Okay
☐ Window Caulking	Okay
☐ Window Painting/Finish	Okay
☐ Window Hardware	Slider
☐ Other deficiency	Okay
Evaluate condition and suitability of Window system used	Fair
Photo(s)	

Architectural E.6: Exterior Decks, Stairs and Ramps
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

☑ Decks and Railings	Railing Not to Code (Deficiency: Ath05)
☑ Stairs and Handrails	No hand rails (Deficiency: Ath05)
☑ Ramps and Handrails	Ramp too steep (Deficiency: Ath05)
☐ Painting/Finish	Okay
☐ Other deficiency	
Evaluate condition and suitability of exterior decks, stairs, ramps	
Photo(s)	Ath05, Ath04

Architectural F.1: Flooring
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

☐ Underlayment	2 x 6 decking
☐ Carpeting	New recent replacement
☐ Vinyl Tile	None
☐ Sheet Vinyl	New in trauma room
☐ Integral or Rubber Base	Rubber base not sealed
☐ Other deficiency	
Evaluate condition and suitability of floor finishes used	Need sheet vinyl with integral base in exam room. All finished recently upgraded.
Photo(s)	N/A

Architectural F.2: Walls
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

☐ Paneling	Okay in waiting area
☐ Plywood	None, wood is finish
☐ Gypsum Board	Good condition in exam and trauma
☐ Wainscot	None
☐ Finish	
☐ Other deficiency	
Evaluate condition and suitability of wall finishes used	Fair condition in all spaces.
Photo(s)	N/A

Architectural F.3: Ceiling
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

☐	Gypsum Board	In all areas with varying finishes
☐	Fiberboard	
☐	Plywood	
☐	Acoustical Tiles	In waiting area
☐	Suspended T-Bar	
☐	Finishes	Pop-corn type in entry, glu-on tile in waiting, gypsum in all other areas
☐	Other deficiency	
	Evaluate condition and suitability of ceilings used	Fair condition in all spaces.
	Photo(s)	

Architectural F.4: Interior Doors
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

☐ Doors	
HC-Wood	Yes
SC-Wood	
HC-Metal	
☐ Frames	
Wood	
HC-Metal	
☐ Casing	
Wood	Yes
Other	
☐ Finishes	Stained
☑ Hardware	Knob - need lever. ((Deficiency: Ath08)
☐ Other deficiency	
Evaluate condition and suitability of interior doors used	Replace with solid core for privacy - need lever hardware for ADA
Photo(s)	Ath08

Architectural F.5: Casework
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

☐ Built-In Casework	
LF Uppers	6"
LF Bases	6"
☐ Box Construction	Solid wood
☐ Top Construction	Plastic laminate
☐ Other	
☐ Finishes	P-lam, painted wood
☐ Hardware	Knob
Evaluate condition and suitability of casework used	Old style glass/wood prevents proper ventilation.
Photo(s)	AGE09

Chairs	
Tables	
Desks	
Other	

Evaluate condition and suitability of furnishings used

	Fair condition, no replacement required.
Photo(s)	AGE05, AGE07

Architectural F.7: Insulation
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

☐ Floor Insulation	
☑ Wall Insulation	2 x 4 existing construciton indicates lack of efficient insulation
☐ Attic/Roof Insulation	
☑ Attic Ventilation	Additional required
☐ Other deficiency	

Architectural F.8: Tightness of Construction
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

☐ Door and Window Seals	Good
☐ Siding Caulking and Trim	Good
☐ Vapor Retarders	
☐ Soffit Panels	
☐ Other deficiency	

Architectural F.9: Arctic Design / Site
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

☑ Vestibules	None (Deficiency: Ath02)
☐ Orientation to Sun	
☐ Orientation to Weather	
☐ Siting Issues	
☐ Accessibility to Community	Good
☐ Accessibility to Airport/Transportation	Good
☐ Other deficiency	

Architectural F.10: Drawings
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Enter names of drawing files:

Plan Drawing	A2: Existing Floor Plan
Section Drawing	A3: Exisitng Wall Section

Civil A.1: Water Source
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

☐ Well	
☐ Surface Water Intake (Lake, River)	
☐ Infiltration Gallery	
☐ Source adequate (quality, quantity)	Yes - see M & E report
☐ Other deficiency	
Photo(s)	
Sketch of Site	
Comments	Water is treated and adequate

Civil C.1: Gravel
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

☐ Gravel source (location, quantity, etc.)	
☐ Silt, sand, other materials	
☐ Land lease or ownership secured	
☐ Other deficiency	
Comments	Good site and soil conditions
Photo(s)	Age01 - Age 04
Sketch	A1 - new and exsiting site plans

Civil C.2: New Clinic Site
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

☐ Location	Next to existing clinic and city offices No community washeteria required
	☐ Near Washeteria?
☐ Water service suitability	Good
☐ Sewer service suitability	Good
☐ Telephone utilities	Good
☐ Electrical utilities	Good
☐ Land lease or ownership secured?	City owned
☐ Accessibility to community	Good
☐ Accessibility to airport/transportation	Good
☐ Other deficiency	
Comments	
Photo(s)	Age 21, Age 22
Sketch	A1 - new and existing site plans

Civil C.3: Drawings
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Enter names of drawing files:

Plan Drawing	A2 - Floor Plan
Section Drawing	A3 - Wall Section

Electrical A.1: Service Entrance
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

Overhead	No	Overhead to adjacent pole and second overhead drop to the building.
Ground Current	6.7	No ground installed between building to main disconnect.
☐ Ground rod used?	No	
☑ Plumbing grounded?	Yes	Photos of service entrance for water has no bond.
☐ Steel Frame/Piling Grounded	Yes No	

Meter#	ABB 14 103 051	Meter Multiplier	NA
CT Ratio	NA	Peak Demand	Unknown
Main Breaker Size	100	Make/Model	No markings
Service Voltage	240/120		
Transformer Size	Unknown	XFMR Location	Unknown
Service Size (# and type of Conductors)	#2 CU	Measure Voltage	243
Insulation Type	THHN	Name of Utility	AK Power and Telephone

A.N 121 B.N 122 C.N na

☑ Condition	Good	Vab=243
	Poor	
☑ Other deficiency		No ground conductor routed to the facility from the main disconnect.
Comments		Service Disconnect is rometly located.
Photo(s)		
Sketch of Site		
Copy of Utility Bill		

Electrical A.2: Main Distribution Panel
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

☐ Neutrals/Grounds Separated To Service	No	NO MDP Installed		
Feeder Size (Copper or Aluminum)			Insulation Type	
Buss Rating/MDP Ampacity			Make/Model of MDPF	
Number of Poles			Spare Capacity	
Clearance in Front of Panel (36" min)				
Overhead Breakers	Yes No			
Dry Type Transformers?	Yes No			
Voltage and KVA				
Make/Model				
☐ Separate grounding for Transformers?	Yes No N/A			
☐ Condition	Good Fair Poor			
☐ Other deficiency				
Comments				
Photo(s)				
Sketch One Line Diagram				

Electrical A.3: Sub Panels
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

					Comments
ID	A				
☑ Directory up-to-date?	Yes	Yes No	Yes No	Yes No	
☑ Neutrals/Grounds separate?	Yes	Yes No	Yes No	Yes No	
☐ Open knock-outs?	Yes	Yes No	Yes No	Yes No	
Feeder size	#2 Cu				
Breaker size (Main)	100/2				
☐ Overheated breakers?	Yes	Yes No	Yes No	Yes No	
Make/Model					
☑ Condition	Good Fair	Good Fair Poor	Good Fair Poor	Good Fair Poor	

☑ Other deficiency	Panel interface with sheet rock is not flush. 36" working space in front of the panel is not provided.
Comments	Panel has redundant main circuit breaker.
Photo(s)	
Copy of Directories	

Electrical B.1: Exterior
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

Outlets-Qty	0	Lights-Entries	Res, 1 at each door
☑ Outlets-GFCI	Yes No	NA	
Lights Parking Lot	None		
☐ Outlets-WP, Condition	Good Fair Poor	NA	
☑ 1/3 FC Min	Yes	No	
Lights-Play Areas	NA		
Lights-Type	Incandescent Downlights in the eave.		
☐ Photocell switching?	No		
☐ Condition	Good Fair		
☐ Other deficiency			
Comments			
Photo(s)			
Sketch Site Lighting			

Electrical B.2: Roof
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

☐ GFCI receptacle within 10 feet of Electrical equipment	Yes No	
☐ Disconnect on fans, HVAC	Yes No	
☐ Heat tape in roof drains?	Yes No	
☐ Conduits threaded on roof (No EMT)	Yes No	
☐ Overhead power lines greater than 8' above Roof	No N/A	The clearance is questionable in the photos.
☐ Penetrations sealed?	No N/A	
☐ Condition	Good Poor	
☐ Other deficiency		
Comments		

Electrical C.1: Emergency Signage
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

☑ Two Exit signs in Exit Corridor?	Yes	
☑ Door swings outward at Exit?	Yes	
☑ Flashing exit sign if electric?	Yes	
☐ Darkrooms or special occupancy?	Yes No	
☐ Condition	Good Fair	
☐ Other deficiency		
Comments		Installed exit sigs are not illuminated.

Electrical C.2: Emergency Lights
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

☑ Lighting each exit @ 1 F.C.	Yes	
☑ Lighting corridor @ 1 F.C.	Yes	
☑ Lighting at public spaces	Yes	
☐ Condition	Good Fair Poor	Non installed
☐ Other deficiency		
Comments		

Electrical C.3: Fire Alarm Systems
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

Make and Model No.		None installed
☐ Pull Stations @ exits	Yes No N/A	
☐ Pull Stations @ 48" AFF	Yes No N/A	
☐ Horn Strobes	Yes No	
☐ Batteries	Yes No	
☐ Dial Up Connection	Yes No	
☐ Condition	Good Fair Poor	
☐ Other deficiency		
Comments		

Electrical C.4: Heat/Smoke Detectors
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

☑ Heat in Boiler Room (190 deg.)	Yes N/A	
☑ Heat in Janitor Closet	Yes N/A	
☑ Heat Type in Toilet Room	Yes N/A	
☑ Spacing meets code	Yes N/A	
☐ More than 24" from S/A Diffuser	Yes No	
☐ Fixed temp sensor in Entry	Yes No	
☐ Condition	Good Fair	
☑ Other deficiency		Detectors that are installed appear to be mounted within 9" to the ceiling in violation of NFPA 72.
Comments		1 detector installed in the waiting room and one in the trauma room. Battery only type.

Electrical D.1: Interior Lighting
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

Voltage	277V Both Measure	
☐ Photocell Switching?	Yes	
☐ Occupancy Sensor?	Yes	
☑ Lens Condition	Good	Some fixtures are missing the lens covers and some fixtures have yellowed lenses.
☐ Bulb/Type Condition	Poor	
☐ PCB Ballasts	Yes No	Unknown

Lighting Levels (Average)	50	Shop		Age		
Corridors (20 FC Min	60	Entries	NA	Age		
Office (50 FC Min)	20	Others	toilets 10 fc	Age		

☑ Condition	Good Fair	Many yellowed lens.
☐ Exam Rooms	Good Poor	
☐ Other deficiency		
Comments		

Electrical D.2: Electrical Devices
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

☑ Switches 48" mounting height (54" if side reach)	No	46" Acceptable
☐ Receptacles 15" minimum mounting Height	No	
☐ Grounding type receptacle	No	
☑ Quantity of receptacles inadequate	No	Sever locations noted to have insufficient receptacles.
☐ Condition	Good / Poor	
☑ Other deficiency		Reptacle installed within the patiant care areas to not have metal raceway with redundant ground provided in violation of NEC.
Provide test of all outlets for wiring deficiencies.		All tested correctly
Comments		

Electrical E: Kitchen Area
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

- ☐ GFCI within 10' of sink? — Yes / No
- ☐ Lighting cleanable? — Yes / No
- ☐ Horn/Strobe? — Yes / No
- ☐ Conditions — Good / Fair / Poor
- ☐ Other deficiency

Comments

Electrical F.1: Telephone
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

- [x] Outlet in every room (Qty) Yes / N/A
- Number of Lines (pairs): Unknown
- [ ] Condition: Fair / Poor
- Name of Utility: ACS
- Phone # of Utility:
- [ ] Other deficiency
- Comments

Electrical F.2: Telecommunications
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

- [x] Cat 5, Telecom, Network? — No / N/A
- [x] Condition — Fair / Poor
- [ ] Other deficiency

Comments

Mechanical A.1: Boilers (Oil Fired)
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

	Manufacturer / Type (B-1, 2, ...)	Vaillant / Cast iron
	Boiler Model/Serial	F75-W-60 PP / 311-000001064
	Boiler/Input (BTU)	210,000 Btuh
	Burner Type/Model No	Beckett RWB / AFS
	Burner Capacity (GPM)	1.50 gph
	Proper Boiler Trim (T&P valve, LWCO, Temp/Pressure gauge, etc.)	No
☐	Ignition and Safety Controls	No
☐	Temperature Controls (Single t'stat, economizer, etc.)	Zone T' Stats
☐	Est. Age/Condition	Good / Poor — 22 years
☐	Other deficiency	Last Boiler inspection 4/96
	Comments	
	Photo(s)	Yes
	Sketch	Yes

Toyo Stoves, Electric Heaters, etc.	N/A
Comments	
Photo(s)	

Mechanical A.5: Appliance Venting
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

☐ Appropriate type of appliance(s) venting (Type B, L, double wall, plastic)		Type L, 6" Dia.
☐ Forced/normal draft (ft above appliance)		Normal draft / 1'
☐ Appropriate draft hood or regulator	No	
☐ Appropriate vent termination	No	
☐ Above Roof		Yes
☐ Within gravity-air inlet		Yes
☐ Within forced-air vent		N/A
☐ Within property line		Yes
☐ Caps in place		Yes
☐ Guyed wire (>5 ft high)		N/A
☑ Conditions (rusted, etc.)	Good Fair	Severe Rust
☐ Other deficiency		
Comments		
Photo(s)		yes
Sketch		yes

Mechanical A.6: Combustion Air
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

☑ Combustion air openings	No	
☑ Size opening (horiz/vert)		14"x16" in boiler room door
☐ Combustion air ducts		N/A
☐ Separate ventilation system	Yes	
☑ Other deficiency		Grille on each side of door
Comments		
Photo(s)		Yes

Mechanical A.10: Hydronic Piping System
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

☑ Filter/Strainer	Yes	
☐ Air Separator/Purger	No	
☐ Expansion Tank (Type, water logged)		Amtrol #30
☐ System Pressure		15 Psi
☐ Glycol or water heating medium		Water
☑ Adequate separation to water well, drink water/intake	Yes	
☐ Glycol fill system		N/A
☑ Possible domestic water cross connect	No	No BFP - just PRV
☑ Double check at fill	Yes	
☐ Other deficiency		
Comments		
Photo(s)		Yes
Piping Diagram Sketch		Yes

Mechanical A.11: Hydronic Pumps
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

Manufacturer / Type	Grundfos
Model / Serial	UPS 15-42F/ -
Pumps Motor (Hp/Volt/Ph)	1/25 / 120 v / 1 ph
☐ Est. Pump Capacity (GPM @ TDH)	5 gpm at 10 ft. hd.
☑ Proper Trim (Pressure gauge, shut-off valves, discharge check, etc)	None
☐ Est. Age/Condition Good / Poor	
☐ Other deficiency	
Comments	
Photo(s)	Yes
Drawing	Yes

Mechanical B.1: Site Conditions for Fuel Oil Service
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

☐ Adequate separation to water well, drink water/intake (Typical > 100 ft)	No	
☑ Adequate separation to property lines or building (Dist. varies per UFC, typically > 30 ft to property line; 5 ft to building)	Yes	Less than 5' to Building.
☐ Adequate separation to eroding bank or beach, or in a flood plan (Typically >25 ft)	No	
☐ Other deficiency		
Comments		
Photo(s)	Yes	
Sketch of Site	Yes	

Mechanical B.2: Fuel Oil Storage Tanks
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

	Type (Horiz, vert, round, rect, etc.)		Horiz. Round
	Tank size (Height x length x dia.)		5' L x 37" Dia.
	Calculated capacity		300 gallon
☑	Construction in accordance with UL or API standards	Yes	
☑	Appropriate venting, gauging, etc.	Yes	
☐	Structural flaws (Dented, poor welds, severe corrosion)	Yes	Some rust
☐	Adequate tank foundation or support (Unstable, direct contact with ground, wooden timber cribbing, unprotected steel, etc.)	No	
☑	Appropriate labeling & Security	Yes	
☐	Other deficiency		
	Comments		
	Photo(s)		Yes
	Sketch		Yes

Mechanical B.4: Fuel Oil Piping (Exterior)
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

☐ Active Leaks	Yes	
☐ Piping Type (Welded/threaded steel, copper, etc)		Threaded Steel and Copper
☐ Low melt point materials (Aluminum rubber,	Yes	
☐ Improper or inadequate support	Yes	
☐ Exposed to traffic hazard	Yes	
☑ Appropriate valving (Anti-Siphon, fusible link, flex connection, shut-off valves, check valves, etc)	Yes	Shut Off Valve only
☐ Other deficiency		
Comments		
Photo(s)		Yes
Piping Diagram Sketch		Yes

Mechanical B.5: Fuel Oil Piping Connection to Appliance Burner
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

Type of Appliance (Boiler, furnace, W.H.)	Boiler
Type of piping (Copper with soldered joints, other)	Copper With Flare Fitttings
Type of piping system	

2 pipe system: No | 1 pipe system: Yes | Tiger Loop: Yes

☑ Improper or inadequate support	No	
☐ Exposed to traffic hazard	Yes	
☐ Filter, type	No	General 2A-700A (@ Tank)
☑ Fusible valve, type	Yes	
☑ Shutoff/check valve in return	Yes	
☐ Other deficiency		
Comments		
Photo(s)	Yes	
Sketch	Yes	

Mechanical C.2: Water Generator (Boiler Water/Side Arm Heater)
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

Manufacturer/Type		Vallant Side Arm Heater
Model/Serial No.		- / -
W.H. Input (BTU)		Approx. 50,000 Btuh
☑ Proper HW Trim (T&P valve, temp/ pressure gauge, drain valve, etc.)		None
Circ Pump (Model, HP/Volts, etc.)		None
☑ Proper Ignition and Safety Controls	Yes	N/A
☐ Est. Age/Condition	Good / Poor	
☐ Other deficiency		
Comments		
Photo(s)		yes
Sketch		yes

Mechanical C.4b: Bathroom - Water Closets
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Water Closets

Location	Men	Women		Comments
Quantity	1	1	0	
Seal to Wall/Floor	Yes	Yes	Yes No	Floor Mounted.
Wall or floor MTD	No	No	Yes No	Floor Mounted.
18" wall to center	No	No	Yes No	
17" -19" floor to seat	Yes	Yes	Yes No	
Flush valve <44" AFF	No	No	Yes No	
Flush valve handle toward wide side?	No	No	Yes No	
Grab bars side/back	Yes	Yes	Yes No	
Seat Loose	No	No	Yes No	
Open front seat?	Yes	Yes	Yes No	
Elongated bowl?	Yes	Yes	Yes No	

Mechanical C4.d: Bathroom - Lavs
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Lavs

Location	Men	Women		Comments
HC Accessible	Yes	Yes	Yes No	
34" floor to rim	Yes	Yes	Yes No	
29" floor to apron bottom	Yes	Yes	Yes No	
30" x48" in front	No	No	Yes No	
Temp of HW	No	No	Yes No	124 F (too High)
Insulation @ P-trap	Yes	Yes	Yes No	

Mechanical C.4e: Bathroom - Exhaust Fans
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Check to indicate deficiency

Toilet Exhaust Fan				Comments
Location	Men	Women		
Operational	No	Yes	Yes No	
Ducted to outside?	Yes	Yes	Yes No	No Fan in Womens room

☐ Other deficiency

Mechanical C.7: Gravity Sewer System
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

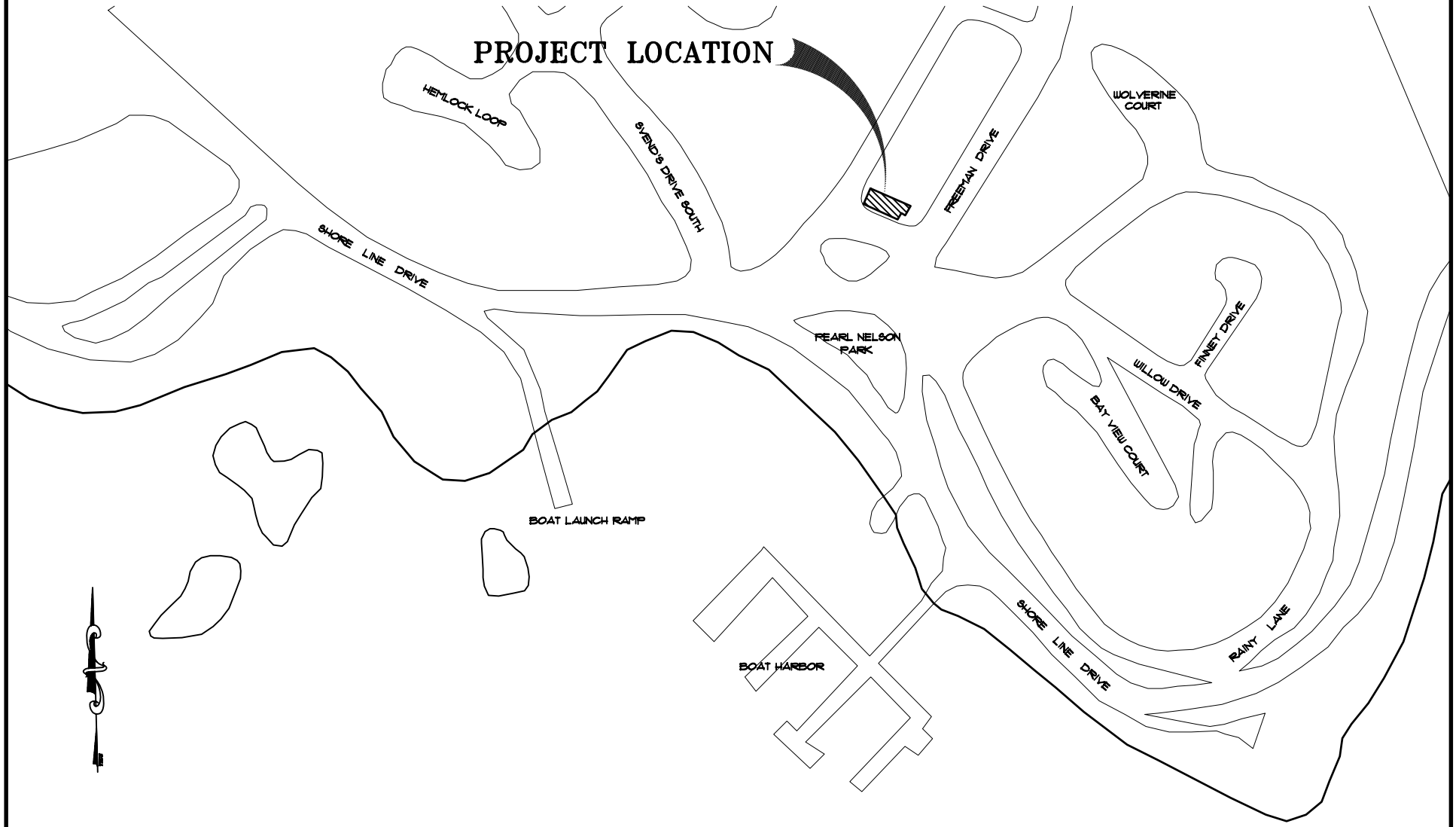
Check to indicate deficiency

☐ Adequate size service piping	No	Works well per user.
☐ Building cleanout	Yes No	Can't find.
☐ Proper Venting	No	
☐ Est. Age/Condition	Good Poor	
☐ Other deficiency		
Comments		
Photo(s)		yes
Sketch		

Mechanical E.1: Field Drawings
Printed 08/11/2003 for Thorne Bay Health Clinic (Thorne Bay)

Enter filenames of any attached photos, sketches, or diagrams:

Provide a sketch of the Boiler Room floor plan. Show major equipment and location.	Yes
Provide a Piping diagram of the boiler piping, fuel oil system, water heater, sewer sump, etc.	Yes
Provide a detail of any air handling equipment, boiler, furnace, water heater, fuel oil storage tank, etc.	Yes
Comments	



EXISTING SITE PLAN

SCALE: NTS

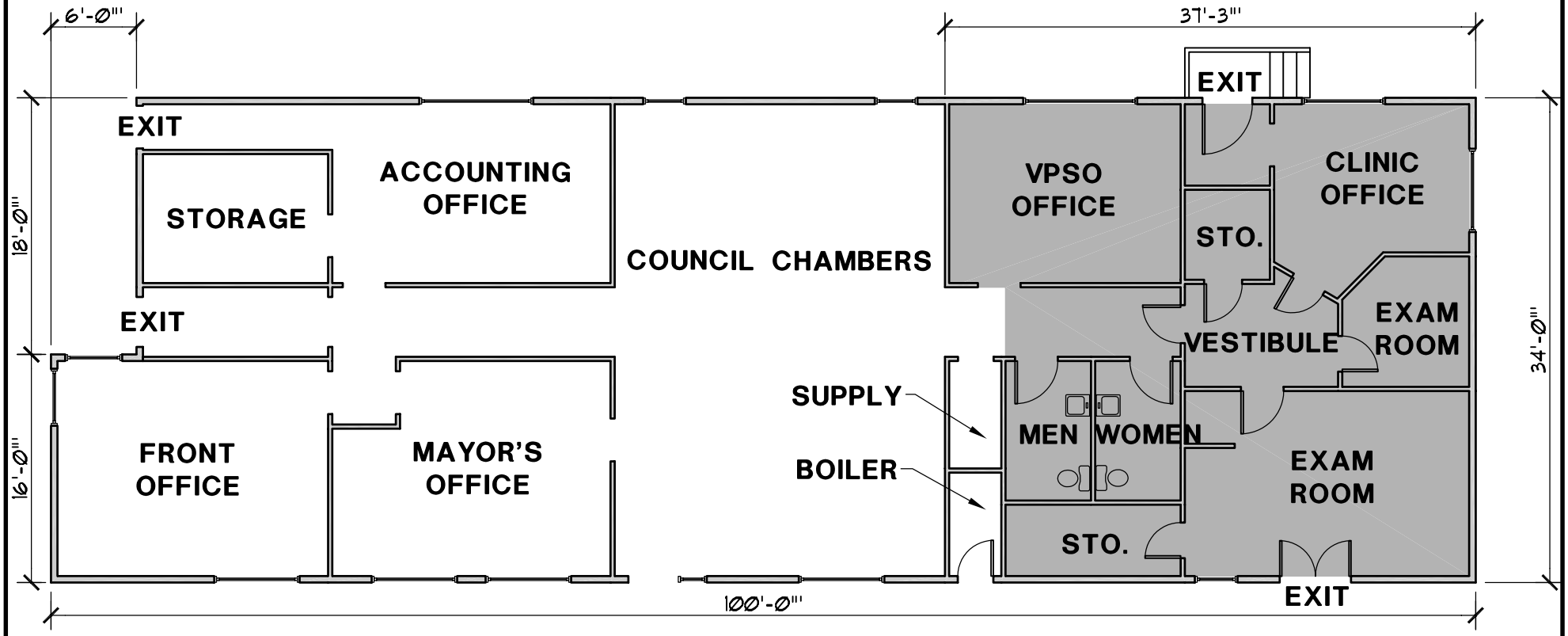
ALASKA NATIVE TRIBAL HEALTH CONSORTIUM

LCG, Inc.
LARSEN CONSULTING GROUP
architecture · engineering · surveying

FACILITY ASSESSMENT AND
INVENTORY SURVEYS
FOR THORNE BAY
ALASKA NATIVE TRIBAL HEALTH CONSORTIUM

DESIGNED BY:	
DATE:	11/11/02
SCALE:	NTS
JOB NO:	223.16

SHEET
A 1



SHADING DENOTES EXTENT OF CLINIC SPACE WITHIN CITY OFFICES BUILDING

EXISTING FLOOR PLAN

SCALE: 3/16" = 1'-0"

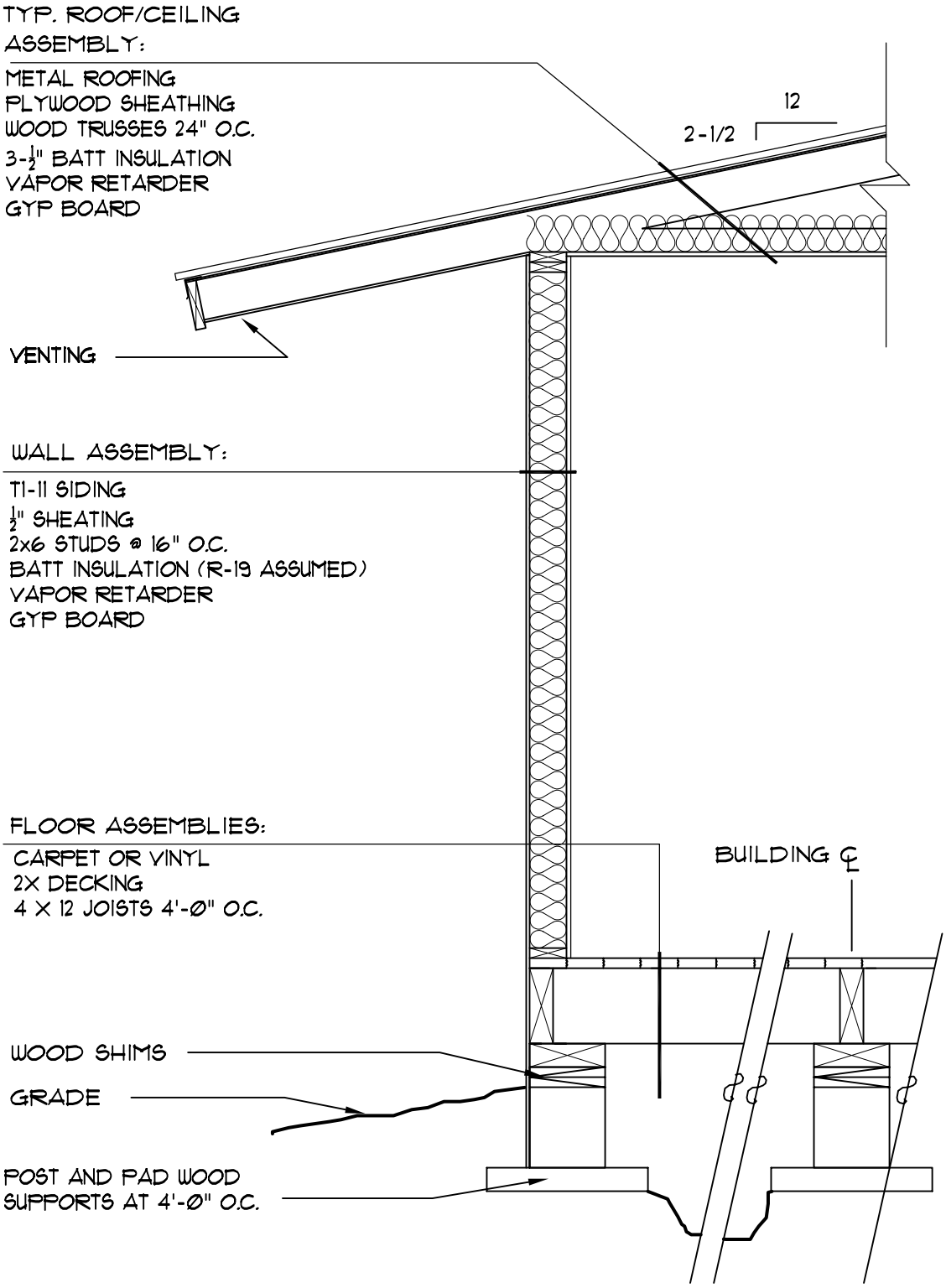
ALASKA NATIVE TRIBAL HEALTH CONSORTIUM

LCG, Inc.
LARSEN CONSULTING GROUP
architecture · engineering · surveying

FACILITY ASSESSMENT AND INVENTORY SURVEYS FOR THORNE BAY
ALASKA NATIVE TRIBAL HEALTH CONSORTIUM

DESIGNED BY:	
DATE:	11/12/02
SCALE:	3/32"=1'-0"
JOB NO:	223.16

SHEET A2



EXISTING WALL SECTION

SCALE: 1/2" = 1'-0"

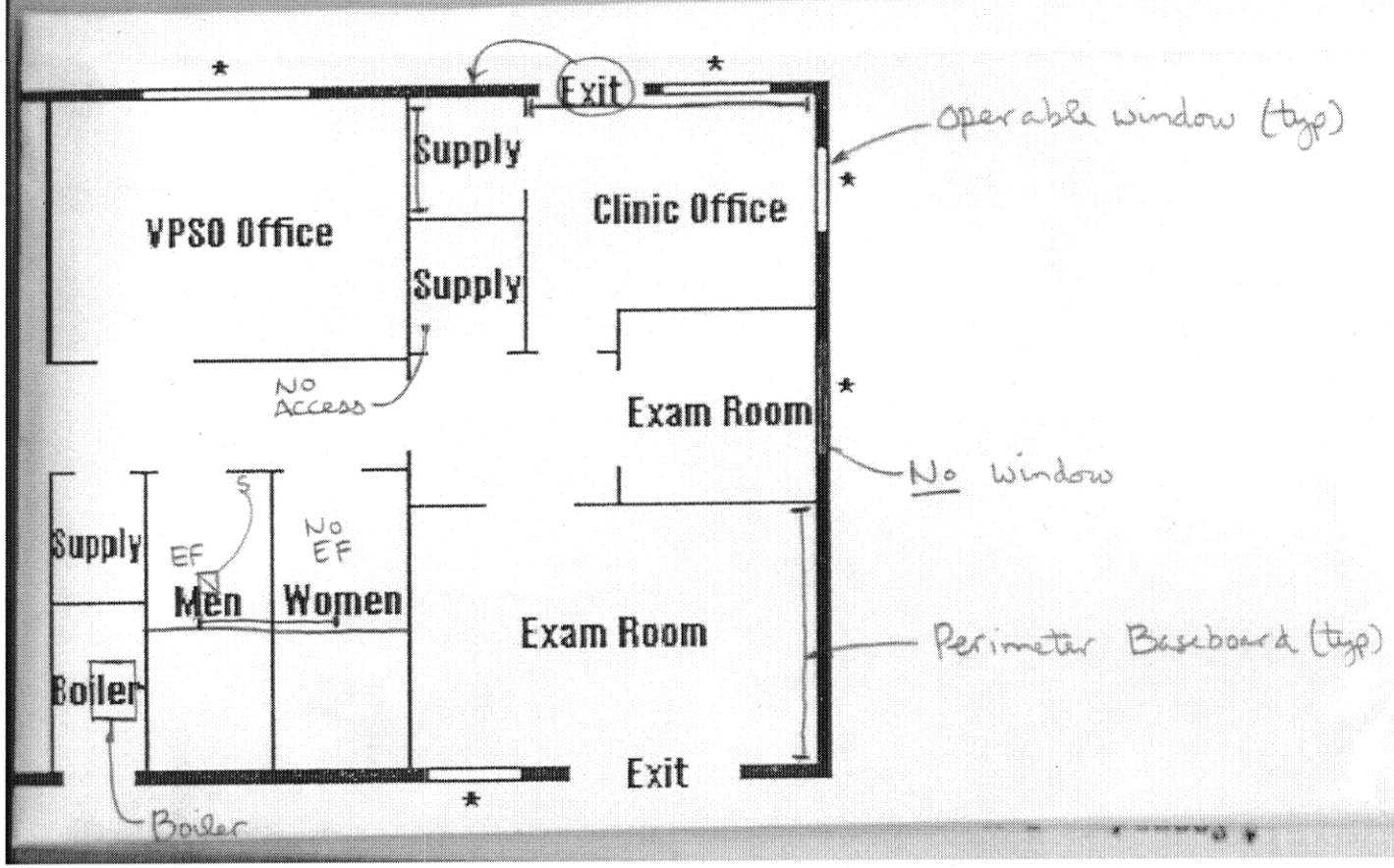
SHEET A3

DESIGNED BY:
DATE: 11/19/02
SCALE: 1/2"=1'
JOB NO: 223.16

FACILITY ASSESSMENT AND INVENTORY SURVEYS FOR THORNE BAY
ALASKA NATIVE TRIBAL HEALTH CONSORTIUM

LCG, Inc.
LARSEN CONSULTING GROUP
architecture · engineering · surveying

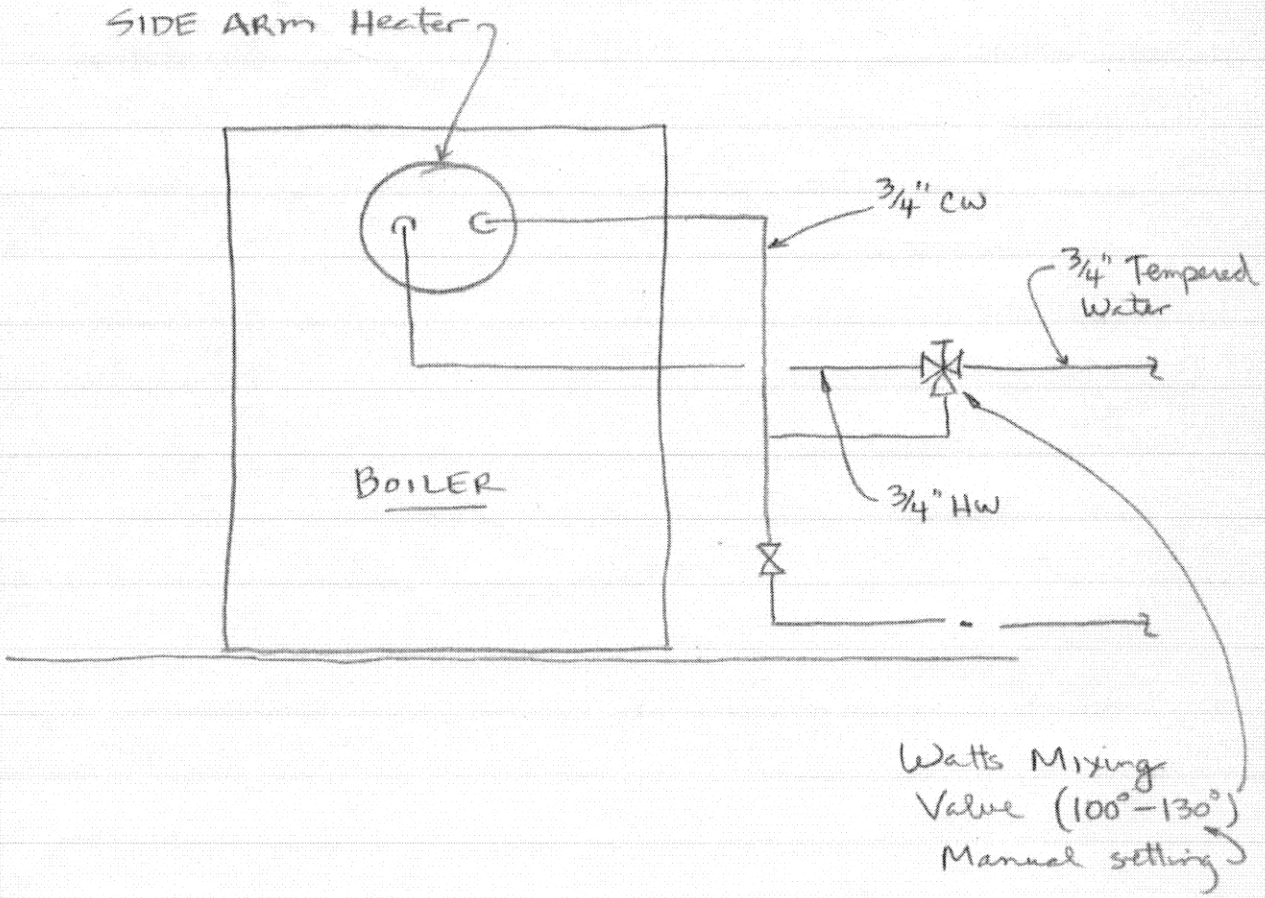
ALASKA NATIVE TRIBAL HEALTH CONSORTIUM



Exit
Supply
Supply
VPSO Office
Clinic Office
Operable window (typ)
No Access
Exam Room
No window
Supply
EF
No EF
Men
Women
Exam Room
Perimeter Baseboard (typ)
Boiler
Exit
Boiler

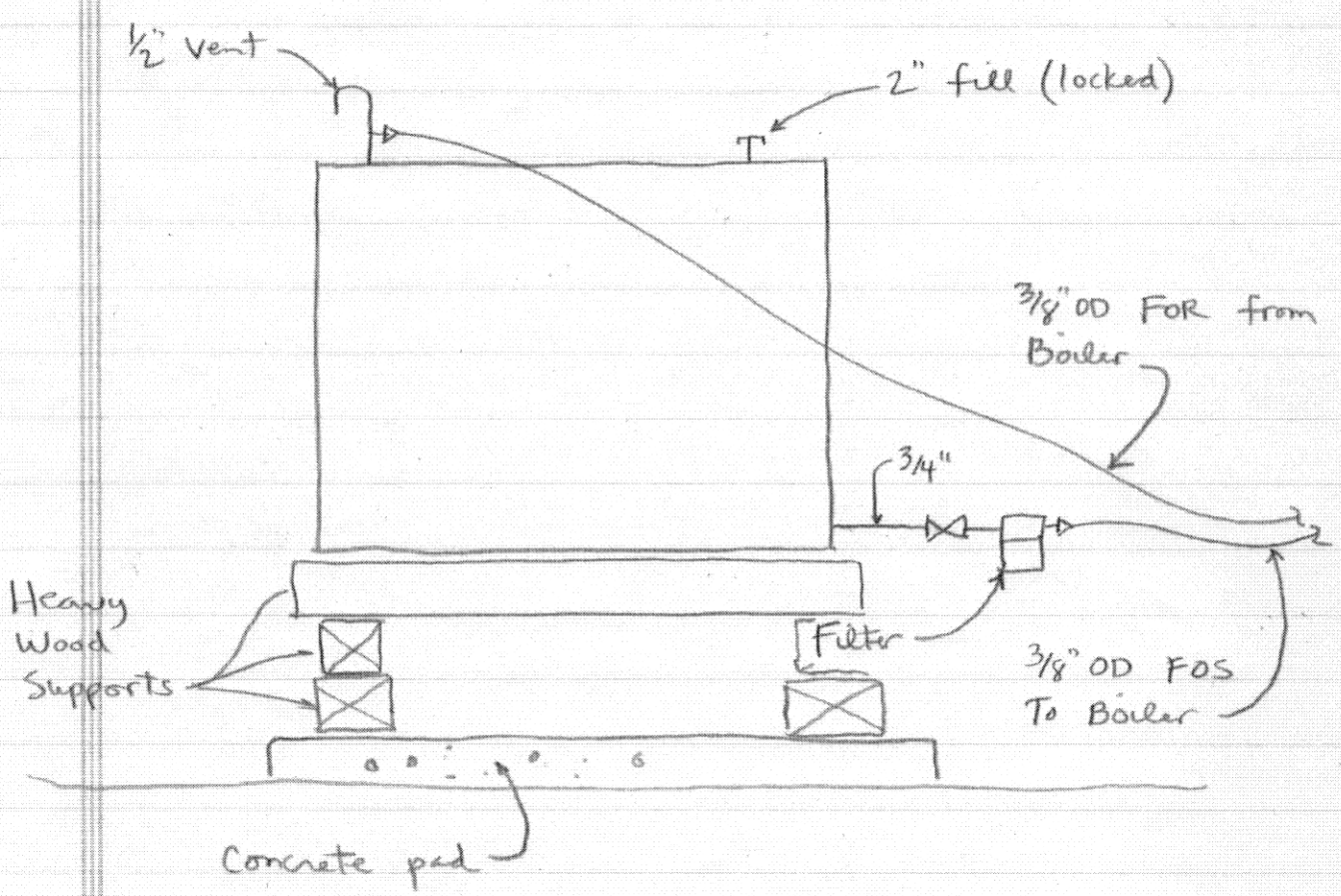
Thorne Bay

Domestic Hot Water



Thorne Bay

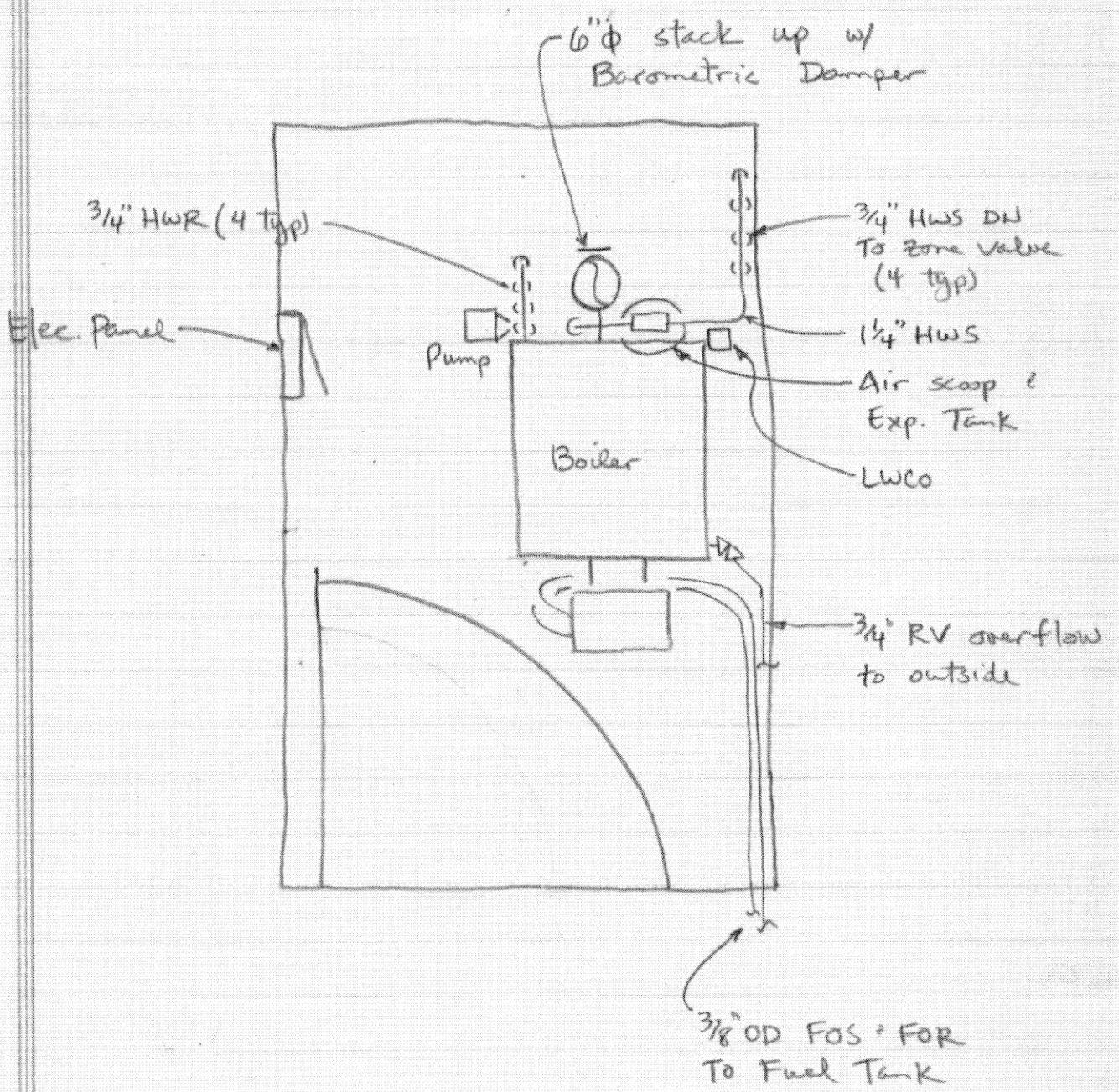
Fuel Tank

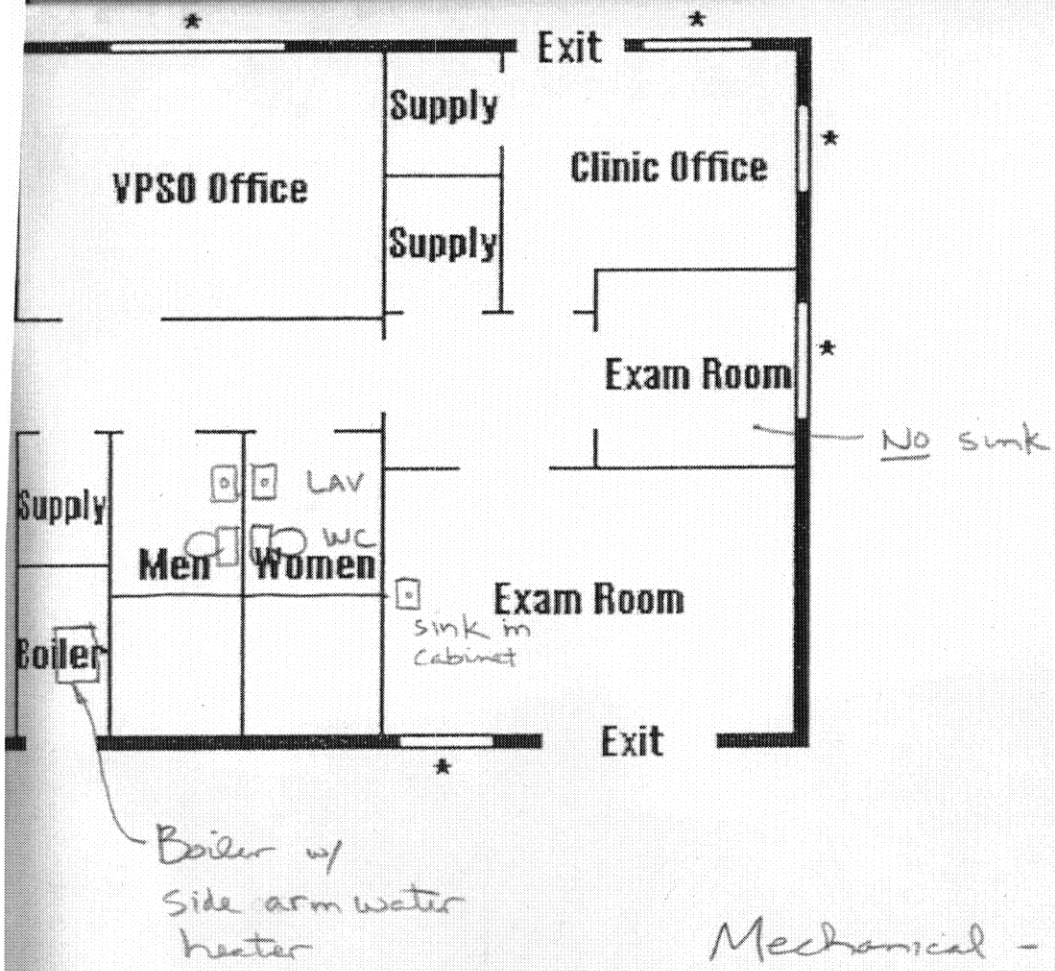


Tank is 2" from clinic wall

Thorne Bay

Mechanical Room





Mechanical - Plumbing

cess is blocked to outside doors

This Report was Prepared By:

Southeast Area Regional Health Consortium

with assistance from:

LARSEN CONSULTING GROUP

Jernstrom Engineering

Consulting Mechanical Engineers

ESTIMATIONS

LCG, Inc.
LARSEN CONSULTING GROUP
architecture · engineering · surveying

Phone: (907) 243-8985
Fax: (907) 243-5629
Web: www.larsen-anc.com

Address:
3710 Woodland Drive, Ste. 2100
Anchorage, Alaska 99517