

ILIAMNA HEALTH CLINIC



Alaska Rural Primary Care Facility Code and Condition Survey

April 23, 2003



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I. Executive Summary

Overview:

The Iliamna Clinic, built in 1980's, is a 1048 SF clinic of somewhat typical design for the time it was constructed. It was originally built as a 20 x 30 building, with an addition of 20 x 20, and a 34 sf unheated vestibule. The arrangement is very difficult since the lobby is a one level almost a foot below the original building. There is a single large exam/office room in the center with no privacy. This situation requires patients and visitors to pass through one of the clinical space including exam rooms to get to the other exam room. It has very small waiting area, a larger exam room/trauma room, two other exam rooms, one small office, toilet/bath, medical files and medical supply room, janitor, storage, and no mechanical room. The simple wood frame construction on a pony wall system over a gravel pad is similar to some clinics constructed in the BBAHC region and other regions of the state over the last 20-30 years. It has been modified due to heating problems with all exposed internal piping, and is small for the current size of the village, 102 residents and summer visitor population of several hundred.

Renovation/Upgrade and Addition:

The Clinic will require a 952 SF addition to accommodate the current need and Alaska Rural Primary Care Facility space guidelines. This addition is possible on the existing site. The addition would require considerable additional pad filling and substantial renovation of the existing clinic. As can be seen from the documentation enclosed, the existing clinic will require major renovation to meet current code and standards as well. The cost of renovation and addition will far exceed the cost of a new clinic facility.

New Clinic:

The community has proposed that a new larger 2000 SF Denali Commission Medium Clinic can be constructed on a new site, of which there are a couple of choices. We have included a preliminary site plan chosen by the tribal council.

All of the sites have existing city utilities available to them and can be served easily. The Tribal Administrator of Iliamna, Gerald Anelon, is in process of final determination of the final site selection and should have this complete in the next couple months.

The community has completely supported this effort and have met extensively to assist in new site issues and to resolve any site considerations of the three options presented.

It should be noted that a new Subregional clinic is being planned by South Central Foundation, the medical provider for the village, for a site on the road system between Iliamna and Newhalen near the Iliamna airport. The funding and completion of this clinic may affect the medical delivery requirements of the village clinic.

II. General Information

A. The Purpose of the Report and Assessment Process:

ANTHC has entered into a cooperative agreement with the Denali Commission to provide management of the small clinic program under the Alaska Rural Primary Care Facility 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 and to provide each community with a uniform standard of evaluation for comparison with other communities to determine the relative need between the communities of Alaska for funding assistance for the construction of new or remodeled clinic facilities. The information provided in this report is one component of the scoring for the small clinic RFP that the Denali Commission sent to communities in priority Groups 3 and 4. 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 costs of new construction vs. remodel/addition will be evaluated to determine the most efficient means to bring the clinics up 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:

Kelly Leseman, ANTHC organized the assessment team. The team for this site visit was Gerald L. (Jerry) Winchester, Architect, Winchester Alaska, Inc.; Tom Humphrey, PE, Jernstrom Engineering, and Kelly Leseman, ANTHC. Team members who assisted in preparation of report from information gathered included members of the field team above and Ben Oien PE, Structural Engineer; Tom Humphrey, PE, Electrical Engineer; Carl Bassler PE, Civil Engineer; and Estimation Inc.

C. Report Format:

The format adopted is a modified "Deep Look" format, a facilities investigation and condition report 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 have been evaluated. The written report includes a floor plan of the clinic, site plan as available, and new plans for renovation/upgrade or completely new clinics. Additional information was gathered during the field visit which includes 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 village utility upgrades. This information is available for viewing at ANTHC's Anchorage offices and will be held for reference.

D. The Site Investigation:

On January 24, 2001, the team flew to the site and made observations, took photos, and discussed the needs with on-site personnel for the facility. Approximately three to four hours was spent on site, with sufficient time to investigate foundations, structure, condition, mechanical and electrical systems, and to interview the staff to assess current and projected health care needs.

Interviews were conducted with the Gerald Anelon, Tribal Administrator, Louise Anelon, HA, Renee Newton, HA. The staff provided information on the existing building, site, and utilities. These interviews provided clear understanding of the needs of the village, the clinic facility, and the users of the facility.

The Iliamna Tribal Administrator has reviewed the use of a Denali Commission Medium Health Clinic design adapted to one of the Iliamna Site. He has agreed to proceed with final approvals of the site.

III. Clinic Inspection Summary

A. Community Information:

Population: 102 (2000 Census)

Unincorporated, Lake & Peninsula Borough, Lake & Peninsula School District, Bristol Bay Native Corporation.

Location:

Iliamna is located on the northwest side of Iliamna Lake, 225 miles southwest of Anchorage. It is near the Lake Clark Park and Preserve. It lies at approximately 59d 45m N Latitude, 154d 55m W Longitude. (Sec. 12, T005S, R033W, Seward Meridian.) Iliamna is located in the Iliamna Recording District. The area encompasses 35.9 sq. miles of land and .6 sq. miles of water. Iliamna lies in the transitional climatic zone with strong maritime influences. Average summer temperatures range from 42 to 62; winter temperatures average 6 to 30. Annual precipitation is 26 inches, including snowfall of 64 inches.

History:

Prior to 1935, "Old Iliamna" was located near the mouth of the Iliamna River, a traditional Athabaskan village. A post office was established there in 1901. Around 1935, villagers moved to the present location, approximately 40 miles from the old site. The post office followed. Iliamna's current size and character can be attributed to the development of fishing and hunting lodges. The first lodge opened in the 1930s. A second lodge was built in the 1950s. During the 70s and 80s, lots were made available by the Baptist Church, and additional lodges were constructed.

Culture:

In recent years Iliamna has become a recreational and tourist attraction due to the excellent fishing at Iliamna Lake. The population is mixed, with non-Natives, Tanaina Athabascans, Aleuts and Eskimos. The sale of alcohol is prohibited in the community; importation or possession are allowed.

Economy:

Commercial fishing, sport fishing, hunting and tourism are the major sources of income for the community. 21 residents hold commercial fishing permits, and many depart each summer to fish in Bristol Bay. Lake Iliamna is the second largest lake in the U.S., and tourism is increasing. However, most lodge employees are hired from outside Alaska. Many residents participate in subsistence hunting and fishing activities. Salmon, trout, grayling, moose, caribou, bear, seal, porcupine and rabbits are utilized.

Facilities:

Iliamna residents are using individual water wells and septic systems. 85% of homes are fully

plumbed. A 270' well provides water to the community building/village office/washeteria. The washeteria is small -- only one washer and dryer are available. Septic pumping services are provided by the Village. Refuse is transported by individuals to the landfill. The INN Electric Cooperative owns a diesel plant in Newhalen and 50 miles of distribution line to connect the three communities. The Tazimina Hydroelectric Project has recently been completed, and powers Iliamna, Newhalen and Nondalton. Construction costs have been estimated at \$9.4 million.

Transportation:

Iliamna is primarily accessible by air and water. An 8-mile gravel road connects Iliamna to Newhalen, and a 22-mile road to Nondalton is under construction. Aircraft facilities include a 5,000' State-owned gravel airstrip, located between Iliamna and Newhalen, float plane facilities at Slop Lake, East Bay and Pike Lake, a private airstrip at Iliamna Roadhouse, and private float plane access at Summit Lake. Barge services are available via the Kvichak River. A breakwater, boat harbor and dock are available.

Climate:

Iliamna lies in the transitional climatic zone with strong maritime influences. Average summer temperatures range from 42 to 62; winter temperatures average 6 to 30. Annual precipitation is 26 inches, including snowfall of 64 inches.

B. General Clinic Information:

Physical Plant Information:

The existing Iliamna Health Clinic completed in 1980's occupies 1048 sq. ft. (See attached Plan) It is one of the medium size clinics constructed during the last twenty years and existing in the BBAHC program area. It has small a waiting room, toilet room, janitor/supply room, trauma/exam room, one other full exam room, office work area, a supply storage area, medical supply storage, and an office, and no mechanical room. It has a front entry with unheated vestibule but does not allow stretcher access. The rear entry has not compliant stair to the rear hall. The clinic is served with water and sewer from existing water and wastewater systems for the village. Sinks are provided in the two exam rooms, toilet room, and the janitor room.

Clinic program usage information:

We do not have the patient records that indicate clinic usage and area available from the Bristol Bay Area Health Corporations. There are two full time and one part time health aides. The office space provided is entirely inadequate as it has all office functions, travel, files, and use by all health aides. The room contains a desk, copier, fax, and two chairs and other equipment and supplies.

Community Program Sheet:

The community program sheet P1.0 Services has been included if available on the next page. These sheets were completed during the Code and Condition Survey by ANTHC representative.

C. Program Deficiency Narrative:

1. Space Requirements and Deficiencies:

Space Comparison Matrix - Current Iliamna Actual SF to Denali Commission Medium Clinic

Alaska Rural Primary Care Facility

Purpose / Activity	Current Clinic			Medium clinic			Difference		
	Actual Net SF			ARPCF SF			Difference		
		No.	Net Area (SF)	Size	No.	Net Area (SF)	Size	No.	Net Area (SF)
Arctic Entries	34	1	34	50	2	100			66
Waiting/Recep/Closet	155	1	155	150	1	150			-5
Trauma/Telemed/Exam	352	1	352	200	1	200			-152
Office/Exam	91	1	91	150	1	150			59
Admin./Records	60	1	60	110	1	110			50
Pharmacy/Lab	101	1	101	80	1	80			-21
Portable X-ray			0			0			0
Specialty Clinic/Health Ed/Conf			0	150	1	150			150
Patient Holding/ Sleeping Room			0	80	1	80			80
Storage	47	1	47	100	1	100			53
HC Toilet	19	1	19	60	2	120			101
Janitor's Closet	14	1	14	30	1	30			16
Subtotal Net Area			873			1270			397
Circulation & Net/Gross Conv. @ 45%			175			572			397
Subtotal (GSF)			1048			1842			794
Mechanical Space @ 8%						147			147
Total Heated Space			1048			1989			941
Morgue (unheated enclosed space)				30	1	30			30
Ext. Ramps, Stairs, Loading			As Required			As Required			As Required

- a. Overall space deficiencies: The size of the facility is about 952 sf short of the ARPCF space requirements and the use of a standard 2000 sf clinic.
- b. Specific room deficiencies: There is minimal vestibule, small waiting space, small toilet, no bath space, no TDY, minimal office and storage space, and. This in combination with other small spaces leaves the clinic very program deficient.
- c. Other size issues: Mechanical room is very small, and there are no unheated or exterior storage areas, and circulation is through rooms such as trauma to get to other spaces is also a problem.

2. Building Issues:

- a. Arctic Entries - The main entry in not accessible for ADA and is impossible to get a gurney into the room. It does not have a legal ramp and has storage of needed materials

throughout the facility. The rear entry has a stair and access but does not meet ADA or standards for gurney access.

- b. Waiting / Reception –The waiting area contains a couch for secondary patient use and has equipment and other items stored in the room.
- c. Trauma/Telemed/Exam – There is a trauma room that is also an office, lab, and storage area, and does not meet all aspects or requirements. There are two total rooms that are used for exam or some combination.
- d. Office / Exam – There are two exam rooms, including the trauma above. They are crowded with equipment. There was no capability of putting a patient in a gurney in the exam rooms.
- e. Administration / Records – There is one office room space used for all administrative, records, scheduling, and other functions. It is very small.
- f. Pharmacy / Lab – There is not a Pharmacy and medicines are stored in locked cabinets in the medical supply room.
- g. Specialty Clinic / Health Education / Conference - This function is completed in the exam rooms. There is no special area.
- h. Patient Holding / Sleeping Room – There is no sleeping room and a rollaway bed for itinerant staff. The exiting does not meet code with window egress.
- i. Storage – Storage is inadequate and is an impediment to safety and the operation of this clinic. There is a lack of adequate storage for needed medical supplies, files, and equipment in this facility.
- j. HC Toilet Facilities – A single toilet room serves patients and clinic staff. Toilet room did not meet all of the ADA or UPC requirements. Entry door width was too narrow, and the toilet and sink lacked sufficient clearances and were of incorrect fixture type.
- k. Janitors Room – There is no exhaust air for the janitor’s room as required by code. This room is used extensively as storage and for the hot water heater.
- l. Mechanical\ room – The room is no mechanical room, building is heated with Toyo Stoves.
- m. Ancillary Rooms – There are no ancillary rooms as all space is used to maximum capacity including storage rooms, exam rooms, toilet rooms, office, waiting room, corridors, and vestibules.

3. Functional Design Issues

This facility is functionally inadequate for its intended use. The spaces do not meet the functional size requirement, access is non-compliant, and the ability to perform required medical functions within the facility is severely hampered by lack of storage.

4. Health Program Issues

- a. Vestibule and comfort:
The front door of the clinic is through a non-compliant, unheated, vestibule, which is inadequate to defer the heat loss. There is no ADA access or proper gurney access. The exam rooms are cold every time the door is opened and the cold air migrates into the clinic where patients are being attended.
 - b. Medical/Infectious Waste
This is being handled in a very basic method and is hampered by the small non-functional facility.
 - c. Infection Control
This is being completed with minimal long-term control due to lack of facilities. Floor materials are very worn out and replaced with multiple materials and sizes allowing for control problems. There are no rubber base materials, and wall and ceiling materials are also considerably lacking in cleaning ability. The exposed piping also provides very unsanitary conditions and impossible cleaning of the exam rooms.
 - d. Insect and Rodent Control
None noted or investigated
 - e. Housekeeping
The difficulty in cleaning and housekeeping in such a congested facility is understandable and is being done at the best level currently possible.
5. Utilities
- a. Water Supply
The city water is provided by the existing Water and Sewer system.
 - b. Sewage Disposal
Sewer system is provided by the city system to lagoon.
 - c. Electricity
See Electrical Narrative.
 - d. Telephone
A single phone line services the clinic and is inadequate for current needs.
 - e. Fuel Oil
The fuel system is not adequate with some leaking having occurred around the existing above ground tank. There is not protection or containment for possible spilling.

D. Architectural / Structural Condition

1. Building Construction:
 - a. Floor Construction:
The floor is 2x10 joist over a 6x9 beams with treated pony wall and some post and pad foundation with 3 x 12 treated pad for foundation system. There is some settlement and heaving which has caused doors to stick and floor to be uneven. There is approximately 3

inches of differential in the floor elevations. There is batt insulation of the pony wall and floor with no plywood soffit.

b. Exterior Wall Construction:

The walls are 2x6 construction at 24" oc with R-19 insulation. The sheathing is T-111 plywood siding painted and fiberglass batt insulation with vapor barrier and paneling plywood on the interior.

c. Roof Construction:

The roof is a full-span truss at 24" oc with plywood deck and metal roof. The insulation is R-24 to 38 batt insulation that is minimal in this climate and required upgrading to R-60.

d. Exterior Doors:

The exterior doors are residential hollow metal but very deteriorated. They are in very poor shape and need replacement.

e. Exterior Windows:

Windows are of thermo-pane wood casement windows; require thorough rework and repainting for upgrade to useful life..

f. Exterior Decks, Stairs, and Ramps

There are minimal Arctic entries. The landing at the exterior door is deteriorating, and the stairs rise and run do not meet code. The ramp is very steep and does not meet ADA and the handrails and landings do not meet code. Requires all new stairs, ramps, railings and landings.

2. Interior Construction:

a. Flooring:

The flooring is Sheet Vinyl over plywood. It has been replaced in many areas and is work out and covered with duct-tape in other areas. Entire replacement of sub-floor and finish is required to meet sanitary requirements.

b. Walls:

The walls are of 2x4 wood construction, with no sound insulation. The type of wall construction does not provide for patient privacy in any way. The finish is gypsum wallboard and in serious need of repair and repaint. There are many cracks in wallboard due to settlement and shifting building.

c. Ceilings:

The ceilings are gypsum wallboard as well and needing repair and repaint due to cracking as well.

d. Interior doors:

The interior walls are of hollow core wood construction that provides minimal construction durability and they are all in need of repair. Additionally, these doors are not acceptable for patient privacy and sound control. There has been floor shifting and most of the doors do not close properly.

e. Casework:

The upper casework and lower casework are of OK construction. Plastic laminate tops do not fit to walls and there is some damaged areas. The sanitary issues are significant with the counters being of such construction. Need full replacement.

f. Furnishings:

The furnishings are very old and worn. There is an old couch in the waiting room and a variety of mismatched and old desks, chairs, and tables for other use. The exam tables are older as well.

g. Insulation:

Floor Insulation		R-16 to R-19
Wall Insulation	R-19	
Attic/Roof Insulation		R-38
Attic Ventilation		minimal to NONE

h. Tightness of Construction:

The building is of poor overall construction, with numerous leaks in construction system at doors, floor, roof, and sills.

i. Arctic Design:

The vestibules are minimal, orientation is OK, and siting of the clinic is next to a large gully that probably needs additional fill.

3. Structural

a. Foundations

The foundation is pony wall along with post and pad over a gravel pad and is in poor structural condition. Pads have settled, walls are cracked, and the building has floor level deviation and has substantial cracking on the interior. There is not adequate hold down strapping and the bracing is loose or missing. In general the foundation needs substantial upgrade to new useful life or replacement.

b. Walls and Roof:

The walls and roof seem in relatively stable and adequate condition.

c. Stairs, Landings, and Ramps

These elements are in poor condition and need of replacement with signs of rotting and deterioration of structural elements.

E. Mechanical Condition

1. Heating System

a. Fuel Storage and Distribution

The clinic's heating fuel oil storage tank is located adjacent to the building and not a minimum of 5 ft. as required by code. The 1,100-gallon storage tank does not have the

proper venting, piping, or valving as required by code. Nor does the tank meet DEC requirements for spill protection and double wall construction.

b. Oil-Fired Heaters

A residential grade, oil-fired, multiple "Toyo stoves" provides heating for the entire clinic. The heater is fair shape, but is not appropriate in providing the required heating needs of the entire Health Clinic. The exhaust and combustion air opening for the heater is provided in the intake and exhaust kit mounted on the outside wall.

2. Ventilation System

a. 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. An exam room does not have an operable window and as such has no ventilation.

b. Exhaust Air

A ceiling mounted exhaust fan services the toilet room. The janitor's room was not provided with an exhaust fan.

3. Plumbing System

a. Water System

The water system plumbing is typical 1/2" and 3/4" copper distribution piping to the clinic exam sinks and toilet fixtures.

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. The janitor's sink is not provided with a code required vacuum breaker.

d. Water Heater

The electric water heater is installed in the janitor's closet. Access to the water heater is limited. The domestic hot water temperature is in excess of the code required temperature of 120 F.

F. Electrical Condition

Iliamna Health Clinic is built in an old wood frame house. The electrical system consists of the original 100amp service and NM cable (Romex) wiring. The electrical system is completely inadequate for use as clinic occupancy and should be completely replaced.

1. Electrical Service

- a. The building is served with 120/240V single-phase power by an underground drop from the serving utilities power line (INNEC).
 - b. The service entrance equipment consists of a combination meter/ main rated at 100A with 100A main circuit breaker as the combined overcurrent device and disconnecting means.
2. Power Distribution
- a. The MDP (Panel A) is a 6 circuit 100A MLO 120/240V 1ph 3W ITE Imperial Panel. It has no spare spaces.
 - b. The feeder to Panel A is #4 USE Cu Cable with a #10 Equipment Ground but no ground conductor. (NEC 250-122 Equipment Ground minimum size required #8 Cu)
 - c. Non-metallic sheathed cable (Romex) is used for the branch circuit wiring. Patient care areas need to be wired in metal raceways. (NEC 517-13(a) and (b)).
 - d. Clearance in front of panels is not being maintained. Shall not be used for storage. (NEC 110-26(b) 30in in width, 6-1/2ft headroom.
 - e. One office room has no working electrical outlets and completely serviced by extension cord from the entry outlet. Code violation.
3. Grounding System
- Grounding of Electrical Systems*
- a. All The service entrance equipment is grounded by a #8 solid cu grounding electrode conductor to a ground rod. It is bonded in the service meter main to the Neutral and the Equipment ground.
 - b. All of the neutrals and grounds are tied together in Panel A and effectively eliminating a functional grounding system. (NEC Article 250)
 - c. 8Ft Ground Rod Required as a minimum (NEC 250-52 (c))
 - d. not have a resistance to ground of 25 ohms ore less (NEC 250-56)
 - e. Size of Grounding Electrode conductor (100 amp service) #8 Cu or #6Al (NEC Table 250-66)
 - f. Metal enclosures for service conductors and equipment shall be grounded (NEC 250-80)
- Grounding of Electrical Equipment*
- g. The metallic piping systems are not bonded. The interior metal water piping system shall be bonded (NEC 250-104)
 - h. Size of Equipment grounding conductors (NEC Table 250-122).
4. Exterior Elements

- a. Exterior lighting is provided by a twin incandescent flood light at the entrance. Does not have photocell or time clock controls.
 - b. Exterior power receptacle is provided near the fuel tanks. NEC 210-52(e)
5. Wiring devices
- a. GFCI protection is required for receptacles installed in the bathrooms and outdoors. NEC 210-8(b). Receptacles are residential type, not hospital grade. NEC 517-81(b).
 - b. Receptacles are residential grounding type, not hospital grade. NEC 517-18(b)
 - c. Interior device plates are non-metallic ivory decorator plates.
 - d. There are an inadequate number of receptacles. NEC 210-52(a) 210-60.
6. Lighting
- a. Foot-candle measurements were taken and lighting levels are generally adequate. However sunlight from the windows was a contributing factor. Removed and or burned out lamps should be replaced.
 - b. The lighting is predominately 2x4 fluorescent T12 (2) lamp surface wrap troffers (2M). These fixtures should be upgraded to T8 with electronic ballasts for energy efficiency.
7. Emergency System
- a. There are no emergency Exit signs. Means of Egress Identification "Exit Signs" Connected to emergency electrical system providing 1-1/2 hours of continuous illumination. (UBC 1003.2.8)
 - b. There is no emergency egress Lighting. Requirement: Means of Egress Illumination. To an intensity of not less than 1FC. (UBC 1003.2.9)
8. Fire Alarm System
- a. There is no fire alarm system. Smoke detectors should be interconnected and attached to building power. There should be audio/visual annunciators. ADA 4.28 and UBC 1105.4.5 Units and sleeping areas require visual alarm. (ADA 4.28.4) People do spend the night in this clinic. Restrooms, general usage areas, hallways, lobbies require audible and visual alarms (ADA 4.28) Also UBC 1105.4.5)
9. Telecommunication
- a. Telephone service enters a weatherproof protection test block on the exterior of the building. Telephone service is provided by GCI and ATT Telcom.
 - b. The building has a wireless LAN system wired for Computer local area network LAN Cat 5. (EIA/TIA)
10. Energy Management
- a. Some areas have inefficient incandescent lighting. Many areas could use occupancy sensors for energy management. Exterior lighting could use photocell control.

G. Civil / Utility Condition

1. Location of building
 - a. Patient Access
Located in the relative center of the village for ease of access and seems to work fine. It is on the road to the airport which is an advantage.
 - b. Service Access
Road access is provided to front and rear entry. Neither stair access to rear, nor ramp and stairs to front entry meet code access requirements. Ramps are minimal and provide a slipping hazard in winter months.
 - c. Other Considerations:
The facility is located in between building and does not easily allow for expansion. The property lines are also very close to the building and need investigation to expand. This requires some filling in the long term for any expansion of the facility.
2. Site Issues
 - a. Drainage
Drainage from the site is minimal and it appears to be a bit low. There is not a significant pad on which the building is constructed. Correction would include putting a new extended pad on the site prior to placing the post and pad system.
 - b. Snow
There does not appear to be a snow-drifting problem as the facility sits in the open.
3. Proximity of adjacent buildings

There are adjacent buildings that are too close for code and would require 1 hr. exterior walls on both buildings to meet code. There is not adequate space for any expansion on the current site.
4. Utilities
 - a. Water Supply
The new city water supply provides adequate water for the facility.
 - b. Sewage Disposal
Sewage disposal is provided by City system.
 - c. Electricity
Power from Village system via overhead wire. See Photos
 - d. Telephone
Overhead phone with only one phone connection, requiring fax and phone on same line.

H. Existing Facility Floor Plan (Site Plans, New Clinic Plans, Regional Map):

We have attached drawings, as we have been able to identify, find, or create as part of this report. We have endeavored to provide all drawings for all the sites; however, in some cases exact existing site plans were not available. We have provided as indicated below:

- A1.1 Existing Site Plan is attached if available
- A1.2 Existing Facility Floor Plan is attached following.
- A1.3 The Existing typical wall section is attached following as required by the report guidelines.
- A2.1 The Addition to the Existing Facility as required to meet ARPCF Space Guidelines is attached following.
- A3.1 A New Clinic Site plan is attached as proposed based on the community input.
- A3.2 The New Denali Commission Clinic Floor Plan meeting the ARPCF Space Guidelines and proposed for this location is attached.

IV. 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 provided photographs attached which are noted to describe the various deficiencies described in the narratives and itemized in the summary below. The photos do not cover all deficiencies and are intended to provide a visual reference to persons viewing the report who are 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 to 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 cost not specifically identifiable to individual line items. It consists of supervision, materials control, submittals and coordination, etc. The general requirements factor has not been adjusted for Indian Preference.
 - 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 costs, 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 village, 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 2001. 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 flat rate of approximately \$32 which is the same amount as used for Equipment for New Clinic Construction. It 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. The general requirements factor has not been adjusted for Indian Preference.
- 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 costs, 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 village, 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 2001. 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 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.
- 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 2001. No inflation factor has been applied to this data.

V. Summary of Existing Clinic Deficiencies

The attached sheets document the deficiencies; provide recommendations on how to make repairs or accommodate the needs and provide a cost estimate to accomplish the proposed modifications. The summary addresses individual deficiencies. If all deficiencies were to be addressed in a single construction project there would be cost efficiencies that are 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.

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

A. The cost of a New Denali Commission 2000 SF Medium Clinic in Iliamna 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%		
• <u>Multiplier for Village</u>		<u>@ 1.28</u>	<u>\$ 74</u>
Adjusted Cost per SF			\$339
<hr/>			
Projected Cost of a New Clinic:	2000 sf. X \$339	=	\$678,000

B. The cost of the Repair/Renovation and Additions for the existing Clinic are projected to be:

• Code & Condition Repairs/Renovations			
Cost from Deficiency Summary			\$377,121
• Remodel/Upgrade work (See Def. Code 01)			
100% of clinic 1048 SF = 1048 SF @ \$100/SF			\$103,293
• Additional Space Required by ARPCF – (See Def. Code 06)			
○ Base Anchorage Cost			\$226
Medical Equipment			\$ 32
Additional Costs –			\$ 98
General Requirements	20%		
Estimation Contingency	15%		
○ <u>Multiplier for Village</u>	<u>@1.28</u>		<u>\$ 98</u>
Adjusted Cost per SF			\$454
Total Addition Cost of 952 SF @ \$454			\$454,432
• Project Cost Factor:		@ 28%	\$245,757
Construction Contingency	10%		
Construction Administration	8%		
Design Fees	10%		
<hr/>			
Total cost of remodel/addition			\$1,196,603

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

Ratio of Renovation/Addition versus New Clinic is:

$$\mathbf{\$1,196,603 / \$678,000 = 1.76 \text{ x cost of New Clinic}}$$

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

* Note: Village factors may have been adjusted for recent 2001 cost adjustments and may have changed from previously published data distributed to the villages.

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)	2000	SF	\$265.00	1.28	\$678,000	yes
Clinic (Non-allowable portion)	0	SF	\$265.64	1.3	\$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					\$728,000	
Project Management Fees					<u>Unknown</u>	
Total Project Cost					Unknown	

VII. Conclusions and Recommendations

The existing Iliamna Clinic has served the community well for many years. Base on current ANTHC and BBAHC delivery model for health care to rural Alaska, the facility is not adequate in size or in condition to meet these needs. The existing structure could be adapted for many other less clinical and medically stringent uses without extensive remodeling.

After careful review it is the recommendation of the consultant team that a new Denali Commission 2000 SF Medium Clinic be considered for Iliamna. The addition of approximately 952 sf of clinic space required by the current ARPCF Program Space Guidelines and the major renovation and upgrading of the existing clinic space will cost 1.76 times the cost of a new clinic. This results in the recommendation of a new clinic for this village.

We reviewed the options with the local community leaders the consensus was that the New Medium Clinic would meet the current community needs and for years to come. In addition, they agreed that there is a good adjacent site that is available for construction of a new clinic. The site is adjacent to all existing utilities.

The community believes this is a good solution and will produce the best return for funds invested in a clinic that meets the needs of Iliamna Community and is aggressively moving to assist in any way to accomplish this goal.

It should be noted that a new Subregional clinic is being planned by South Central Foundation, the medical provider for the village, for a site on the road system between Iliamna and Newhalen near the Iliamna airport. The funding and completion of this clinic may affect the medical delivery requirements of the village clinic.

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.

Appendix B: General Site Photographs



Exterior from Southeast



Exterior from Northeast



Exterior from Northwest



Exterior from Southwest



Entry



Second Entry



Waiting Room



Waiting Room



Exam/Trauma/Office



Exam/Trauma/Office



Exam/Trauma/Office



Exam Room



Exam Room



Exam Room



Medical Supply/Pharmacy Room



Medical Supply/Pharmacy Room



Hall/Second Office



Waiting to Toilet/Janitor



Office



Hallway



Storage/TDY



Storage/TDY



Toilet



Janitor/Maintenance



Attic



Crawlspace

This Report was Prepared by
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