



LETTER OF TRANSMITTAL

Date: March 13, 2006

To: Gay Brewer, P/A Hoonah Medical Clinic Director
David Beveridge, ANTHC Project Manager,

From: Aiza Paulson, Project Architect

Subject: Revised Conceptual Submittal

Regarding: Hoonah Medical Clinic
PN: 207.09 FN: 2.1

cc: file, Members of the HIA Health Council (via Gay Brewer), Tom Livingston

We transmit the following items/message:

Attached are the documents that comprise Livingston Slone, Inc.'s revised Conceptual Submittal for the Hoonah Medical Clinic at the former Quarry Site.

Conceptual Cost Estimate
Conceptual Site Plan Diagram
Conceptual Adjacency Diagram
Updated Conceptual Program

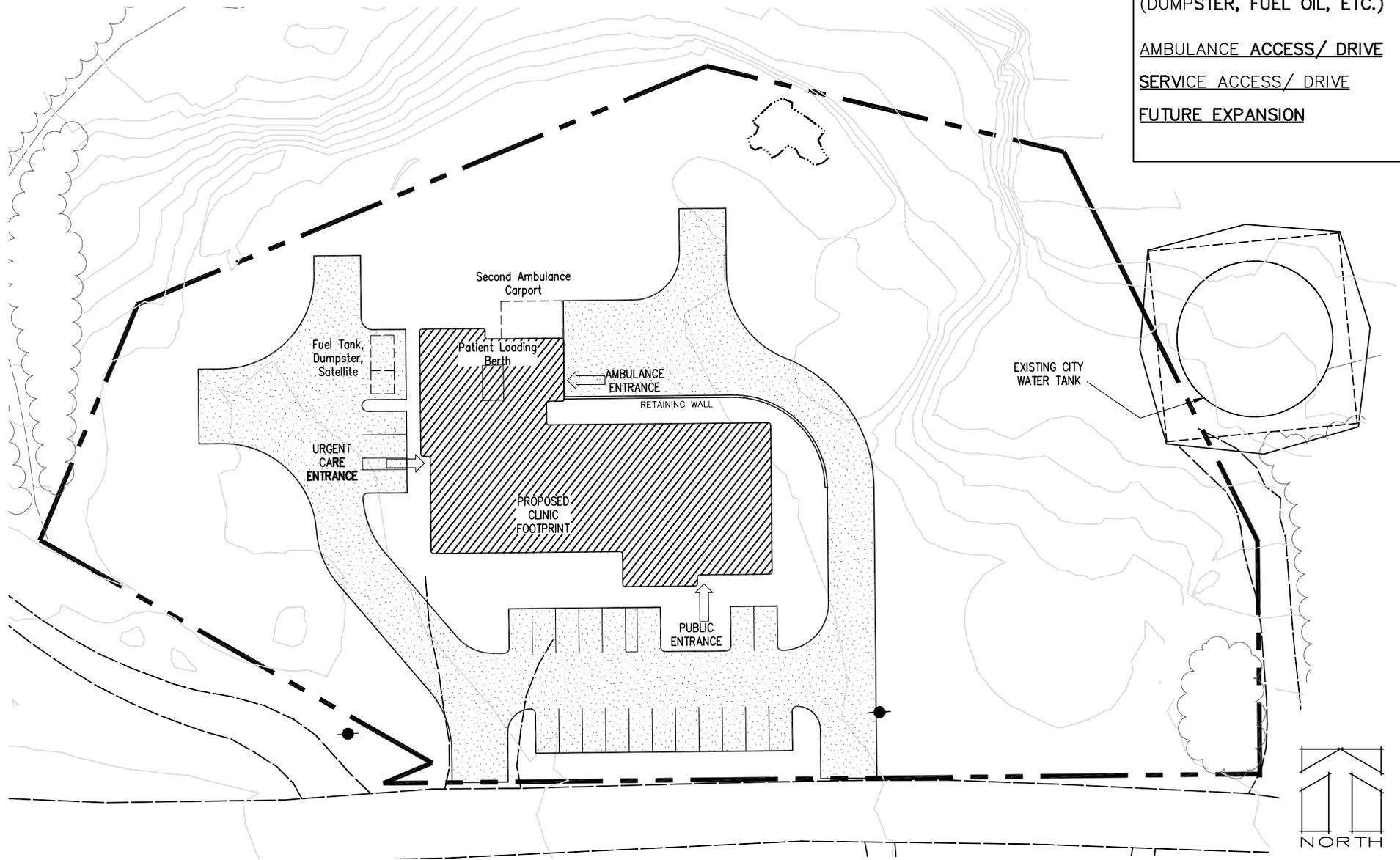
We would like to point out that the estimate is right in line of what we anticipated for a clinic this size and includes the site work required to provide a patient loading berth. Please note that we ended up with a short retaining wall as a result of providing a loading berth at the same level as the finished floor.

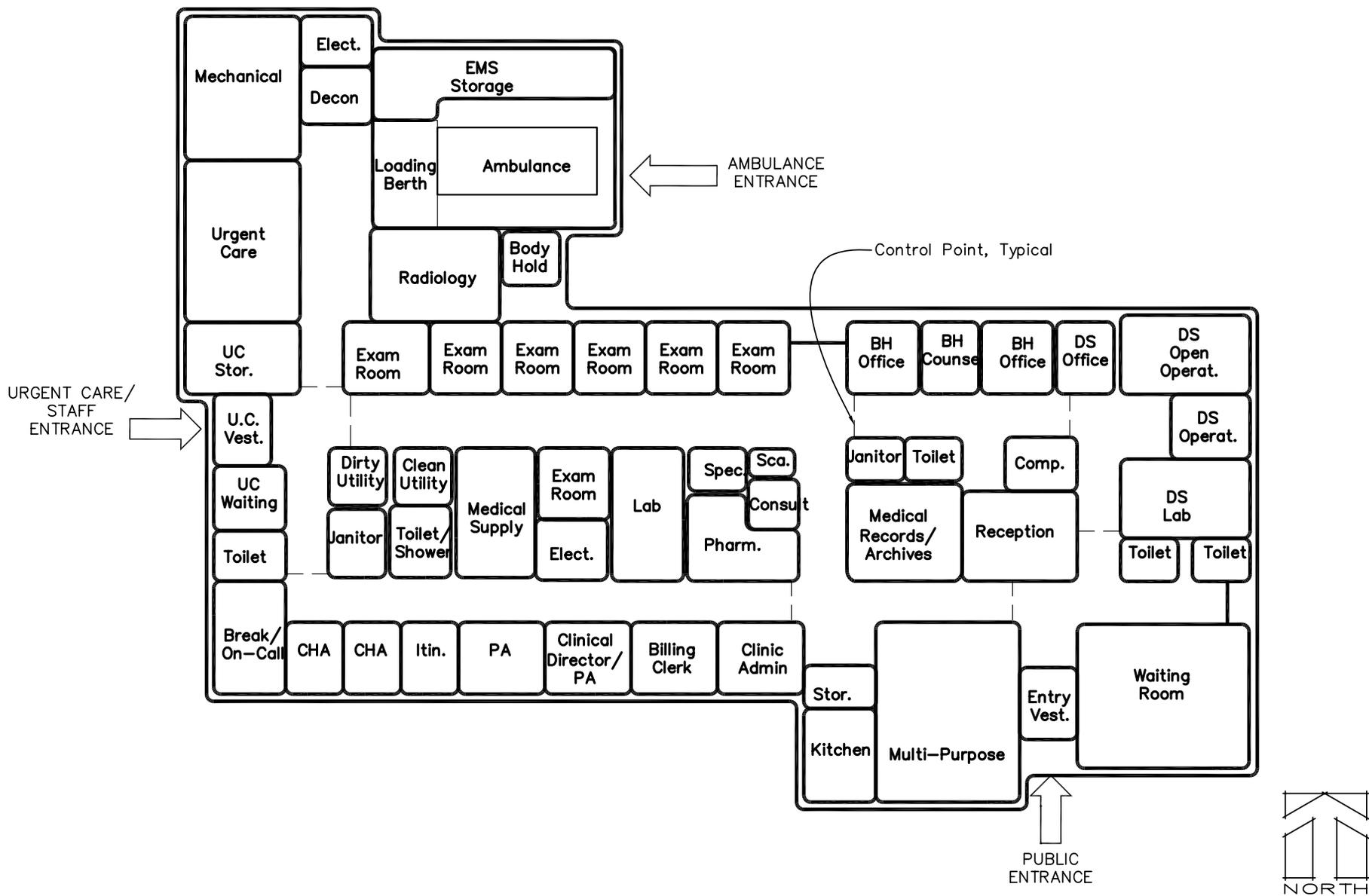
This submittal completes our conceptual effort. We realize that the design of the clinic will not move forward until the completion of the business plan and review by the Denali Commission. We are available to answer questions and provide support as necessary.

LSI looks forward to discussing this submittal with you at your earliest convenience. Please let us know when we can meet. In the meantime, if you have any questions please do not hesitate to call.

**NEW CLINIC
SITE SPACE
REQUIREMENTS**

NEW CLINIC	PROGRAMMED @ 11,060 GSF
PARKING	PROPOSED 22 STALLS @ 8,800 SF
SERVICE AREA	(DUMPSTER, FUEL OIL, ETC.)
AMBULANCE ACCESS/ DRIVE	
SERVICE ACCESS/ DRIVE	
FUTURE EXPANSION	





Staff Summary - Planning Assumptions	New Facility FTE's
Future Clinic Administrator	1
Physician's Assistant/Clinic Director	1
Physician's Assistant	2
Community Health Aide/ Practitioner	2
Receptionist	1
Billing/Records Clerk	1
Contract Personnel: Maintenance/Janitorial	1
Itinerants (<i>Number of days in facility</i>)	
HIA Physician (<i>1 week per month: 60 days per year</i>)	
SEARHC Physician (<i>2 weeks every other month: 60 days per year</i>)	
HIA Behavioral Health Counselor 1 (<i>1 day per week : 48 days per year</i>)	
HIA Behavioral Health Counselor 2 (<i>3 days per week : 144 days per year</i>)	
SEARHC Dentist (<i>1 week every 3 months: 20 days per year</i>)	
SEARHC Dental Assistant (<i>1 week every 3 months: 20 days per year</i>)	
SEARHC Dental Hygenist (<i>1 week every 3 months: 20 days per year</i>)	
Denali KidCare Dentist (<i>1 week every 3 months: 20 days per year</i>)	
Denali KidCare Dental Hygenist (<i>1 week every 3 months: 20 days per year</i>)	

A. Program Spaces	QTY	Size	New Clinic SF
Reception	1	200	200
<u>Activities:</u> check-in with confidentiality alcove			
<u>To contain:</u> computer, two phones, fax machine, printer/ copier, mailing area			
<u>Adjacencies:</u> Waiting, Restrooms			
<i>(Note: providers cover for receptionist when on-leave)</i>			
Waiting Room	1	400	400
<u>Activities:</u> waiting and patient education (via wall system display)			
<u>To contain:</u> seating for up to 15 persons with pediatric alcove, phone (local calls)			
<u>Adjacencies:</u> Restrooms, Reception			
Exam Rooms			
Exam Rooms: Primary Care & Preventative Health Services	5	100	500
Exam Rooms: dedicated Pediatrics	1	100	100
Treatment Room:	1	120	120
<u>Exam Rooms to Contain:</u> Exam table, Provider work surface, handwash sink, cabinetry, chair. Small exam table for Pediatrics and infant scale			
<u>Exam Rooms Adjacencies:</u> Lab, Provider Offices			
<i>(Note: One Exam room to be "isolation-capable", ie 100% exhaust air. No dedicated sputum room. Daylight desired but not necessary.)</i>			

Scales	1	10	10
<u>Activities/Procedures:</u> Patient weigh-in and height measurements			
<u>To contain:</u> adult and child scale			
<u>Adjacencies:</u> locate within hallway alcove, Exam rooms			
Urgent Care Suite			
Urgent Care	1	360	360
<u>Activities/ Procedures:</u> two bays for treatment, stabilization and/ or prep for transfer if appropriate.			
<u>To contain:</u> one crash cart, telemedicine machine, internet, two phones and fax			
<u>Adjacencies:</u> Radiology, Urgent care storage, Ambulance - sally port, Decontamination shower			
Urgent Care Storage	1	100	100
<u>Activities/ Procedures:</u> Storage of equipment specific to urgent care			
<u>To Contain:</u> warming blankets, towels, casting materials, splints, and some crutches.			
<u>Adjacencies:</u> Urgent care			
Urgent Care Waiting Alcove	1	60	60
<u>Activities/ Procedures:</u> Semi-private waiting space for urgent care and body watch waiting.			
<u>To Contain:</u> chairs and phone (local calls)			
<u>Adjacencies:</u> Urgent care, Urgent care vestibule			
Decontamination Shower	1	75	75
<u>Activities/Procedures:</u> Clean spill accident victims			
<u>To Contain:</u> ADA toilet and roll-in sized shower with space for two staff to wash patient			
<u>Adjacencies:</u> direct access to Ambulance sally port, Urgent care			
Laboratory	1	150	150
<u>Activities/ Procedures:</u> CLIA waiver tests, CBC, phlebotomy alcove/ station			
<u>To contain:</u> cabinets, work counter, sink, refrigerator with small freezer, microscope, centrifuge, phone and internet			
<u>Adjacencies:</u> Specimen toilet and Exam rooms			
Specimen Toilet - wheelchair accessible	1	50	50
<u>Adjacencies:</u> Lab with specimen pass through			
Radiology: (future service)	1	220	220
<u>Activities/ Procedures:</u> digital xray of extremities & chest for diagnosis of fractures & lung conditions			
<u>To contain:</u> phone, internet (future service-no equipment/ build-out)			
<u>Adjacencies:</u> Urgent care, Exam rooms			
Pharmacy/Consultation (secure rooms)			
Pharmacy <i>(Note: no pharmacist)</i>	1	140	140
<u>Activities/ Procedures:</u> Provider pick-up, dispense and consult with patient through window			
<u>To contain:</u> lockable storage, under counter refrigerator, work area, medical carts, handwash sink, computer station, phone, fax, internet and secure dispensing window			

Consultation	1	60	60
<u>Activities:</u> perscription pick-up and private consultation			
<u>To contain:</u> seating for two			
<u>Adjacencies:</u> directly adjacent to Pharmacy			
Dental Suite (Services by SEARHC - Spaces to be confirmed by SEARHC)			
Dental Operatories	1	300	300
<u>Activities/ Procedures:</u> Preventative and dental treatment services			
<u>To contain:</u> Two open operatories and one closed operatory, SEARHC to confirm need for panogram and staff lockers			
<u>Adjacencies:</u> Reception, Waiting Room, restrooms			
Dental Lab/Clean-up	1	190	190
<u>Activities/ Procedures:</u> Dental lab work, storage, and general work area			
<u>To contain:</u> Cabinetry, work counters, sink, handwash sink			
<u>Adjacencies:</u> Dental Operatories, Dental office			
Dental Office	1	60	60
<u>Activities/ Procedures:</u> Dental Staff work space			
<u>To contain:</u> Dental Records, Computer work station with Phone, Fax and internet			
<u>Adjacencies:</u> Dental Operatories, Dental Lab/Clean-up			
Behavioral Health Suite			
Behavioral Health Office(s)	2	100	200
<u>Activities/ Procedures:</u> Counselor's office with counseling space for 1-2 people. Provider-kept patient records.			
<u>To contain:</u> A desk, chair, computer work station with phone, fax and internet			
<u>Adjacencies:</u> The other Behavioral Health counselor, BH Counseling room, exam rooms, waiting, reception, restrooms			
Behavioral Health Counseling Room	1	80	80
<u>Activities/ Procedures:</u> Counseling for 3-4 people (family group) plus provider			
<u>To contain:</u> Comfortable chairs, table/writing surface			
<u>Adjacencies:</u> Behavioral Health offices, waiting, reception, exam			
Multi-Purpose Suite			
Multi-Purpose Room	1	500	500
<u>Activities:</u> Patient Education, outpatient support groups, family groups and talking circles, community meeting room. Presentations in presenter, video and via internet format. Space to be used for staff education and conferencing as well.			
<u>To contain:</u> Moveable partitions to subdivide space, tables, chairs, presentation boards/screens, Medical Resources Library and audio/visual presentation equipment, phone and internet. Maximum 35 people.			
<u>Adjacencies:</u> Public entrance, restrooms, Teaching Kitchen and MP storage			

(Notes: Multi-purpose room can be used for overflow of waiting room during immunization or educational clinics. Provide control points to restrict access to remainder of clinic.)

Teaching Kitchen	1	130	130
<i>Activities:</i> Teaching-style kitchen to provide education to patients with special dietary needs as well as instruction of native foods preparation			
<i>To contain:</i> Residential style appliances - stove, refrigerator, microwave, double sink, counters, cabinetry, utensils and dishes			
<i>Adjacencies:</i> open to Multi-Purpose room, MP storage			
Multi-Purpose (MP) Storage	1	40	40
<i>Activities:</i> Storage space for Multi-Purpose room and Teaching Kitchen supplies and items			
<i>To contain:</i> Chairs, tables, easles, tv/dvd/video cart, P/A system cart, coat racks			
<i>Adjacencies:</i> Multi-Purpose room, Teaching Kitchen			
Medical Records/Archives (secure room)	1	200	200
<i>Activities:</i> filing, reviewing current charts and store archived charts (up to 7 years.)			
<i>To contain:</i> shelving, lockable file cabinets, work counter and computer station with phone and internet			
<i>Adjacencies:</i> Reception (primary), Exam Rooms, Billing, Provider offices			
Office(s)			
Billing Clerk (secure room)	1	120	120
<i>Activities:</i> Billing, occasional interface with patients			
<i>To contain:</i> desk, chair, computer workstation, phone, fax, internet			
<i>Adjacencies:</i> Medical records, Clinic administrator, Reception			
Clinic Administrator - includes meeting space for up to 4 people plus administrator	1	120	120
<i>Adjacencies:</i> Billing Clerk, Clinic director			
Clinical Director/ PA Office - includes meeting space for up to 3 people plus provider	1	120	120
<i>Adjacencies:</i> Clinic Administrator, Itinerant			
PA Office - space shared by two Providers	1	120	120
Itinerant Provider Office: space shared by HIA and SEARHC Providers (both are not present at the same time)	1	80	80
CHA/P Office(s):	2	80	160
<i>Offices to contain:</i> desk(s), chair(s), computer station(s), phone and internet			
<i>(Notes: Outfit Billing Clerk, Clinic Administrator, Clinic Director and PA offices with required plumbing for future exam room conversion)</i>			
Break Room/ Call Room to contain: cabinetry, microwave, sink, small refrigerator, small table, chairs, couch	1	150	150
Medical Supply Room: Bulk Storage, extra crutches	1	200	200
Soiled & Clean Utility Rooms to contain: washer/ dryer, work areas, countertop autoclave, countertop ultrasonic, single sink in clean room, double sink in soiled room	2	60	120
Subtotal Program Spaces			5,495

B. Program Support Spaces	QTY		New Clinic SF
Urgent Care Vestibule/Alcove - double door, arctic entry with nook for wheelchair and gurney	1	80	80
Entry Vestibule - arctic entry with nook for wheelchair	1	50	50
Restrooms - wheelchair accessible @ 50 sf each	4	50	200
Restroom with staff shower	1	75	75
Janitor Closet @ 60 sf each	2	60	120
Body Holding- directly access to Ambulance sally port	1	60	60
Server / Computer Room	1	60	60
Ambulance-Sally port - Patient loading berth, one large ambulance and EMS storage	1	600	600
EMS Storage (within Ambulance sally port)	1	200	200
Subtotal Program Support Spaces			1,445
Program + Support Spaces Subtotal			6,940

C. Mechanical & Electrical Spaces			New Clinic SF
Mechanical (<i>size to be verified during Schematic Design: 8% of GSF</i>)	1		555
Electrical (<i>size to be verified during Schematic Design: 2% of GSF</i>)	1		139
Subtotal Mechanical & Electrical Spaces			694
Program + Support Spaces + Mechanical + Electrical Subtotal			7,630

D. Building Grossing Factors			New Clinic SF
Circulation (<i>assumes single level plan - 25% of GSF</i>)			1,760
Walls, plumbing chases, structure, etc (<i>15% of GSF</i>)			1140
Contingency (<i>planning unknowns: 7% of GSF</i>)			530
Total Estimated Gross Area for New Clinic			11,060

Site Items:

- Parking (*1 space per 500 sf of building per city code*)
- Driveways
- Ambulance Manuevering
- Second Ambulance carport
- Patient loading zone
- Telemedicine satellite
- Fuel tank
- Dumpster
- Standby generator module (10'x15 pad)