



July 23, 2009

Karen Lawfer  
Certificate of Need Coordinator  
Health Planning & Systems Development Unit  
Office of the Commissioner  
Department of Health and Social Services  
P.O. Box 110601  
Juneau, Alaska 99811-0601

RE: ARH Laboratory CON request for additional information

Dear Ms. Lawfer,

Please accept this packet of information in response to your request for additional information regarding Alaska Regional Hospital's Application for Certificate of Need for our Clinical Laboratory Remodel.

The packet includes:

1. Updated Section VII of CON Application – Construction Data
2. L1.00 and L1.01 – Site Plan
3. A1.00 – Floor Plan
4. G0.02 – Phasing Plan
5. Exhibit A – Sixteen Division Cost Breakdown Sheet
6. Exhibit B – Project Schedule of Values Form

There are is an additional \$307,368 associated with Architectural and Engineering fees that are on top of the \$3,953,300 shown in the Cost Breakdown Sheet and the Project Schedule of Value Form – which brings the current estimated total cost to \$4,260,668.

I believe these documents address all of your additional information requests. If you need anything else please call me at (907) 264-1443 and I'll respond immediately.

Sincerely,

Rick Davis  
Chief Operating Officer

**Section VII. Construction Data**

**A. Please check appropriate boxes:**

- |                      |                               |   |  |
|----------------------|-------------------------------|---|--|
| 1. Construction type | <input type="checkbox"/> New  | <input checked="" type="checkbox"/> Expansion | <input checked="" type="checkbox"/> Renovation |
| 2. Basement          | <input type="checkbox"/> Full | <input type="checkbox"/> Partial              | <input checked="" type="checkbox"/> None       |

**B. Project Development Schedule**

**Date**

- |  |                    |
|--|--------------------|
| 1. Estimated completion of final drawings and specifications | September 28, 2008 |
| 2. Estimated construction begun by                           | May 1, 2009        |
| 3. Estimated construction complete by                        | March 1, 2010      |
| 4. Estimated opening of proposed services                    | March 1, 2010      |

**C. Facility site data:** Provide the following as attachments (referenced by the subsection and item number):

1. A legal description and area of the proposed site. Is the site now owned by the facility? If not, how secure are the arrangements to acquire the site?

This site is already owned by Alaska Regional Hospital.

Legal Description: Alaska Hospital TR B3 Fragment LT 1B.

2. Diagrammatic plan showing:
- a. dimensions and location of structures, easements, rights-of-way or encroachments;
  - b. location of all utility services available to the site; and
  - c. Location of service roads, parking facilities, and walkways within site boundaries.

Not Applicable – already within hospital.

3. Document clearances regarding zone restrictions, fire protection, sewage, and other waste disposal arrangements (under special circumstances, it is acceptable to present evidence of conditional approvals from local government and regulatory agencies).

Not Applicable – already within hospital.

4. An architectural master plan including long-range concept and development of total facility.

Site Plan L1.00 and L1.01 are attached.

5. Schematic floor plan drawings (or conceptual drawings) of proposed activity, including functional use of various rooms.

Floor Plan A1.00 is attached.

**D. Describe the plan for completing construction and the effect (disruption) construction activities will have on existing services.**

The area defined as Phase 1 is currently an existing breezeway. This area will be enclosed and finished during phase 1 of construction to allow the pathology department to move into the space. Little to no disruption of current services will occur.

Phase 2 of construction is currently occupied by Pathology. Since pathology will be moving into phase 1, prior to phase 2 commencement, construction will have little to no disruption to the current services provided. Microbiology will occupy a portion of phase 2 in the proposed layout.

Phase 3 construction is currently occupied by Microbiology. Microbiology will move into the portion of phase 2 which is complete. The intent is to continue to provide current services in a more compact area. Minimal disruption is expected.

Phase 4 construction is currently occupied by the blood bank. The blood bank will be relocated into another area of the lab during construction. Once construction is complete, the blood bank will move into the space. Although the blood bank will be relocating it will still provide the services it currently provides. Minimal disruption is expected.

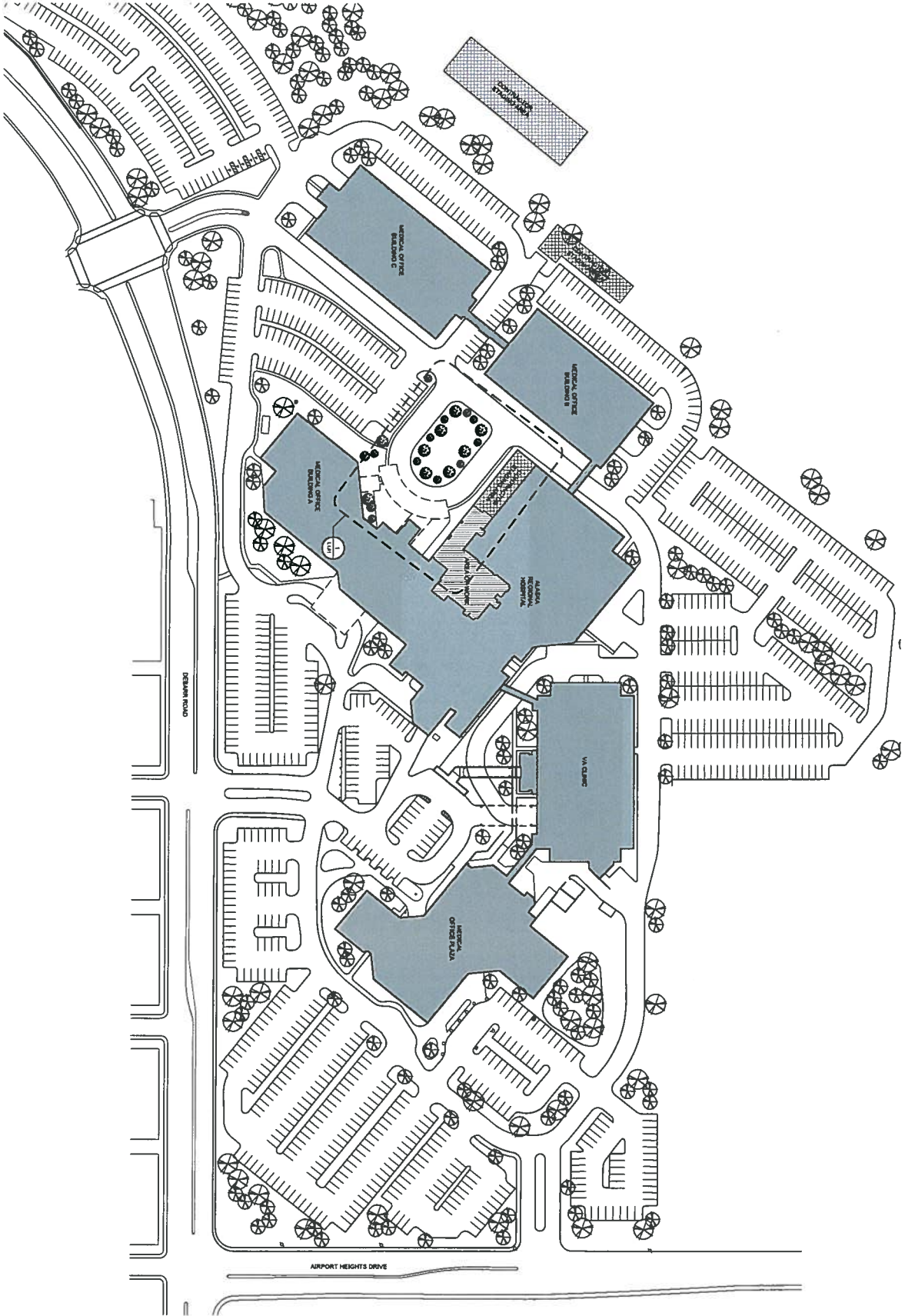
Phase 5 Construction is currently occupied by the core lab. This phase will work very similar to phase 4 construction. The intent is to continue providing the services with minimal disruption.

Attached is a copy of the phasing plan, sheet G0.02

1 ARCHITECTURAL SITE PLAN



FINAL SUBMITTAL



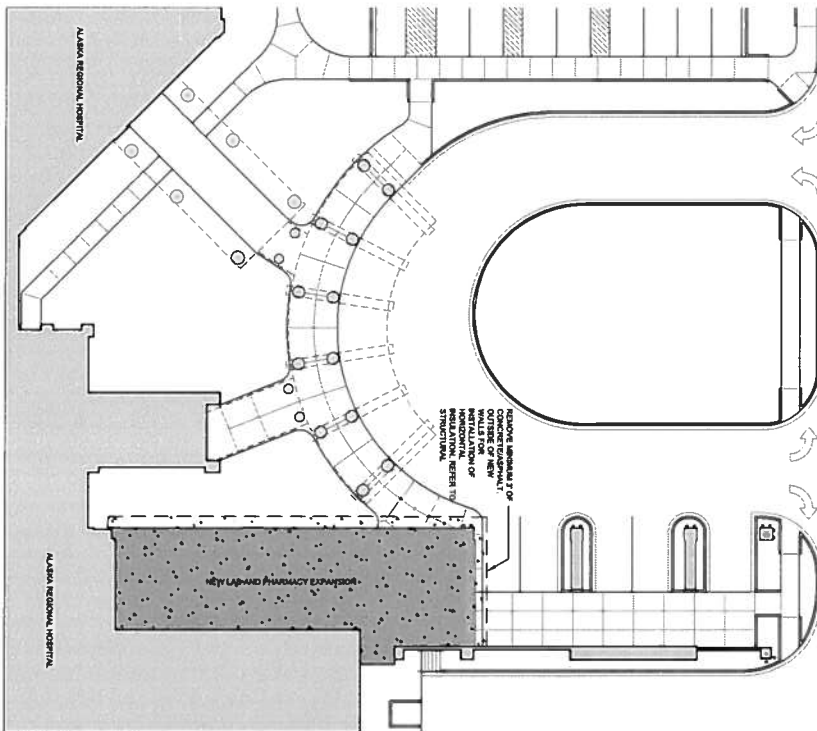
PROJECT NO. <b>L1.00</b>	DATE	BY	CHKD BY
	REVISION	DATE	BY
ARCHITECTURAL SITE PLAN			

**Alaska Regional Hospital  
Pharmacy and Lab Expansion**  
2801 Debarr Road, Anchorage, Alaska 99508

**kpb architects**  
architectural planning interior design design build  
435 G Street, Suite 1000 Anchorage, Alaska 99501  
907.562.1000



1 ENLARGED ARCHITECTURAL SITE PLAN  
SCALE: 1/8" = 1'-0"



GENERAL NOTES  
1. CONCRETE AND REINFORCING BARS REMAIN OUTSIDE LIMITS OF THE NEW EXPANSION AND SHALL REMAIN IN EXISTING CONDITIONS.

WALL TYPE LEGEND  
1. CONCRETE  
2. BRICK  
3. STONE  
4. METAL PANELS  
5. GLASS  
6. OTHER



FINAL SUBMITTAL

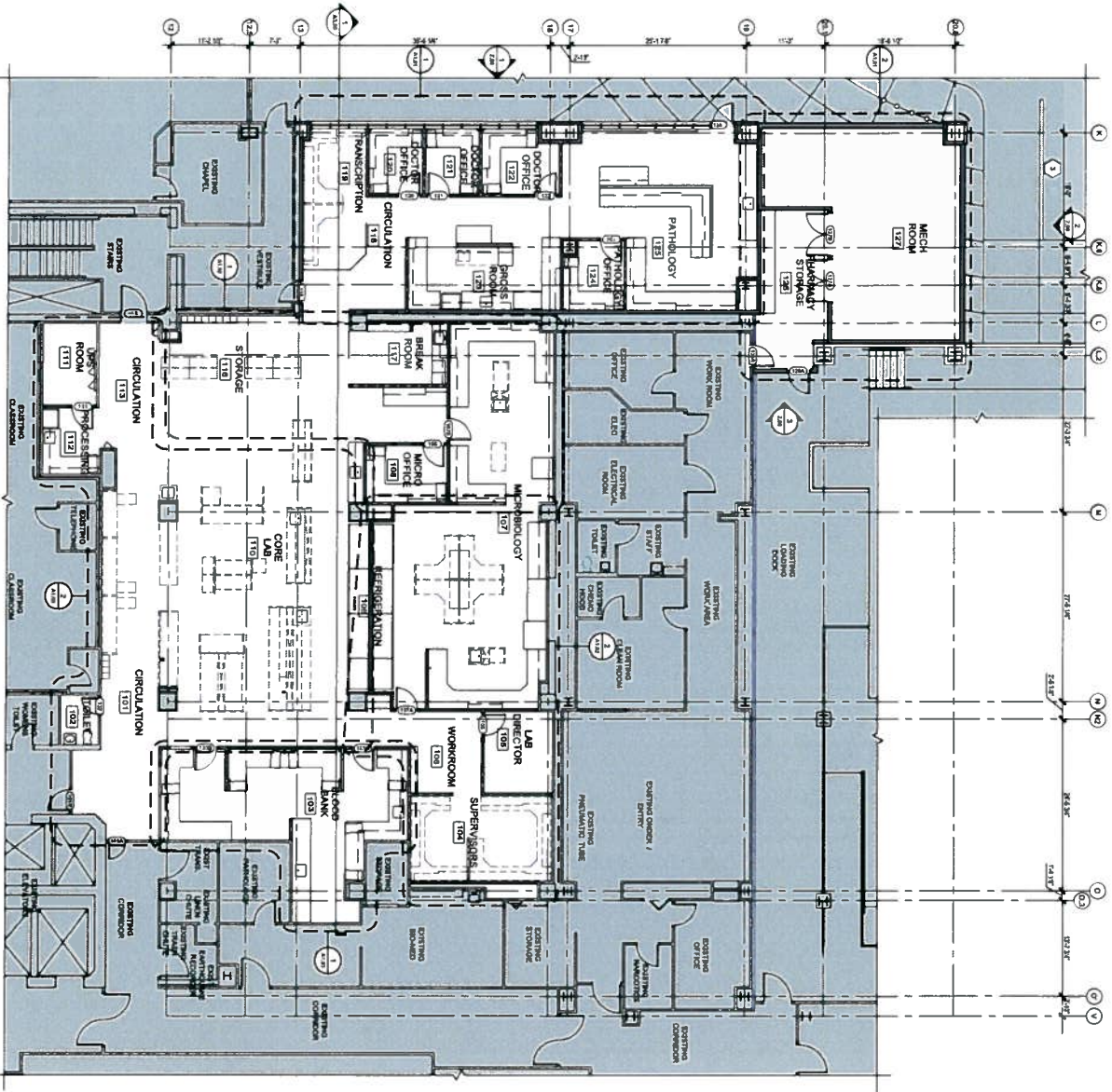
PROJECT NO.	L1.01
ENLARGED ARCHITECTURAL SITE PLAN	
DATE	
REVISION	
BY	
CHECKED	
APPROVED	

**Alaska Regional Hospital  
Pharmacy and Lab Expansion**  
2801 Debarr Road, Anchorage, Alaska 99508

**kpb architects**  
architects planning interior design design build  
435 G Street, Suite 300 Anchorage, Alaska 99501  
907.254.1437 / 907.254.1438 www.kpbarchitects.com



1 FLOOR PLAN - LEVEL 1 OVERALL  
SCALE: 1/8"=1'-0"



GENERAL NOTES

- REFER TO OTHER FORM THESE DATED WALLS.
- ALL EXTERIOR WALLS SHALL BE TYPE A10.
- ALL INTERIOR WALLS SHALL BE TYPE C4.
- CASHEMOUNT SHOWN WITH DASHED AND FINISHED AND NOTED BY THE ARCHITECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISHING AND PUTTING MECHANICAL SERVICES AND ELECTRICAL SERVICES AS INDICATED ON DRAWINGS WILL BE PROVIDED BY OTHERS.
- EQUIPMENT SHOWN WITH DASHED AND SCHEDULED LINES ARE FOR PLANNING PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OWNER FROM COMPLETION OF THE WORK AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTOR TO BE RESPONSIBLE FOR FINISHING AND PUTTING MECHANICAL SERVICES AND ELECTRICAL SERVICES AS INDICATED ON DRAWINGS WILL BE PROVIDED BY OTHERS.
- SCHEMATIC LINES ARE FOR PLANNING PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OWNER FROM COMPLETION OF THE WORK AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTOR TO BE RESPONSIBLE FOR FINISHING AND PUTTING MECHANICAL SERVICES AND ELECTRICAL SERVICES AS INDICATED ON DRAWINGS WILL BE PROVIDED BY OTHERS.
- STUD AT NEW WALLS AND FACE OF FINISH SCHEDULES SHALL BE RESPONSIBLE FOR THE CONTRACTOR TO BE RESPONSIBLE FOR FINISHING AND PUTTING MECHANICAL SERVICES AND ELECTRICAL SERVICES AS INDICATED ON DRAWINGS WILL BE PROVIDED BY OTHERS.
- ADVANCEMENT FACE OF STUD LINES REFER TO EXISTING WALLS AND NEW WALLS WHERE EXISTING PER CAST CONCRETE COLUMN SHALL BE RESPONSIBLE FOR THE CONTRACTOR TO BE RESPONSIBLE FOR FINISHING AND PUTTING MECHANICAL SERVICES AND ELECTRICAL SERVICES AS INDICATED ON DRAWINGS WILL BE PROVIDED BY OTHERS.
- REFER TO WALL 21 FOR CASHEMOUNT AND MECHANICAL FOR LOCATIONS.
- CASHEMOUNT OVERSIGHT.
- REFER TO WALL 21 FOR WINDOW TYPES WHEN THE CASHEMOUNT BETWEEN THE NEW AND EXISTING WALLS SHALL BE RESPONSIBLE FOR THE CONTRACTOR TO BE RESPONSIBLE FOR FINISHING AND PUTTING MECHANICAL SERVICES AND ELECTRICAL SERVICES AS INDICATED ON DRAWINGS WILL BE PROVIDED BY OTHERS.
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WALL TYPE LEGEND

EXISTING WALLS TO REMAIN	NEW FULL HEIGHT PARTITION WALLS SHALL EXTEND TO UNDERBITE OF FLOOR
NEW FULL HEIGHT PARTITION TO EXISTING WALLS SHALL EXTEND TO UNDERBITE OF FLOOR	NEW FULL HEIGHT PARTITION TO EXISTING WALLS SHALL EXTEND TO UNDERBITE OF FLOOR
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KEY NOTES

- WALL TO BE LOCATED SO OWN OF NEW WALL WITH LOCATIONS OF EXISTING WALLS.
- EXACT LOCATION OF WALLS TO BE DETERMINED ON SITE, VERIFY WITH ARCHITECT.
- RESTORE EXISTING FINISHING SPACES IF NECESSARY.
- CONCRETE QUANTITY REFER TO DWG 21.
- LOOK.
- COORDINATE CONTRACTOR TO OWNER.

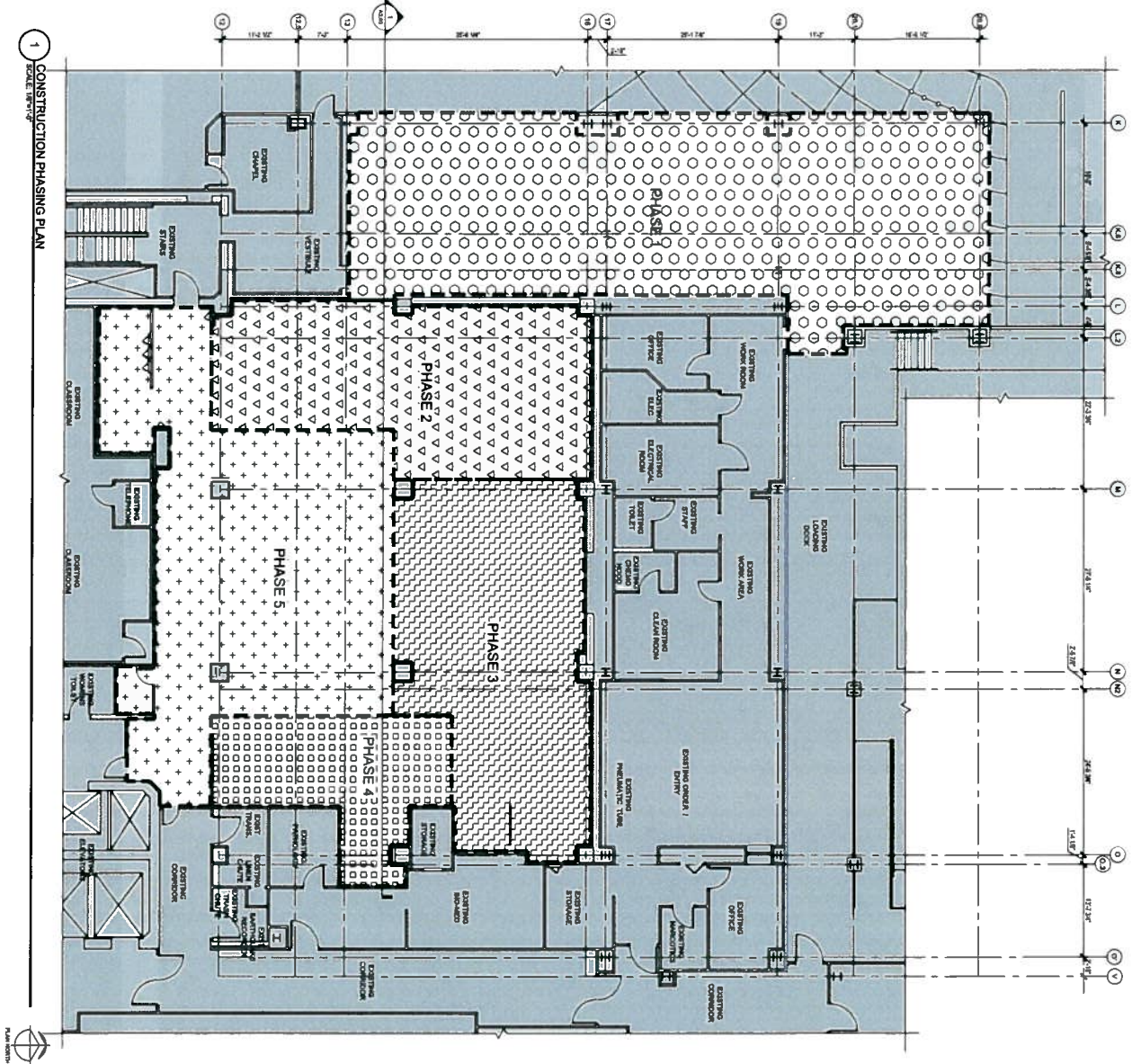
REV PLAN - LEVEL 1



FINAL SUBMITTAL

<p><b>Alaska Regional Hospital Pharmacy and Lab Expansion</b> 2801 Debarr Road, Anchorage, Alaska 99508</p>	<p><b>kpb architects</b> ARCHITECTS</p>	
<p>PROJECT NO. <b>A1.00</b></p> <p>DATE: <b>REVISION 123</b></p> <p>SCALE: <b>1/8"=1'-0"</b></p>	<p>OWNER: <b>ALASKA REGIONAL HOSPITAL</b></p> <p>ARCHITECT: <b>KPB ARCHITECTS</b></p> <p>DATE: <b>12/15/2023</b></p>	<p>PROFESSIONAL SEAL: <b>ALASKA REGISTERED ARCHITECT NO. 12345</b></p>

1 CONSTRUCTION PHASING PLAN  
SCALE: 1/8"=1'-0"



FINAL SUBMITTAL

<p>PROJECT No. <b>G0.02</b></p>	<p>DATE REVISION 1A</p>	<p>SCALE AS SHOWN 1/8"</p>
	<p>CONSTRUCTION PHASING PLAN</p>	

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architecture planning interior design design build  
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907.562.7422 / 907.562.7422 www.kpbarchitects.com



## Exhibit A

**SIXTEEN DIVISION BREAKDOWN SHEET**

<u>Division</u>	<u>Description</u>	<u>Cost</u>
Division 1	General Conditions	\$ 543,251
Division 2	Site Construction	\$ 108,463
Division 3	Concrete	\$ 134,739
Division 4	Masonry	\$ -
Division 5	Metals	\$ 63,175
Division 6	Wood & Plastics	\$ 239,470
Division 7	Thermal and Moisture Protection	\$ 64,185
Division 8	Doors and Windows	\$ 69,626
Division 9	Finishes	\$ 333,724
Division 10	Specialties	\$ 12,883
Division 11	Equipment	\$ 79,639
Division 12	Furnishings	\$ -
Division 13	Special Construction	\$ 22,860
Division 14	Conveying Systems	\$ -
Division 15	Mechanical	\$ 1,651,869
Division 16	Electrical	\$ 629,416
Total Contract Sum		\$ 3,953,300



**EXHIBIT B**

**PROJECT SCHEDULE OF VALUES FORM**

Contractor Name: Neeser Construction Inc. Facility Name: Alaska Regional Hospital Application Number: \_\_\_\_\_  
 HCA Proj. Number: \_\_\_\_\_ Project Name: Lab & Pharmacy Expansion Application Date: \_\_\_\_\_  
 HCA P.O. Number: \_\_\_\_\_ Project Location: Anchorage, AK Architects Proj. Number: \_\_\_\_\_

A	B	C	D	E	F	G	H	I	J
Div. No.	Description of Work	Scheduled Value	Work Completed and Stored Material From Previous Application	Work Completed From This Period	Less Current Month Retainage	Current Payment Due (E-F)	Total Completed and Stored to Date (D+E)	Balance To Finish (G-H)	Retainage to Date
1a.	Fixed Gen. Cond.	469,535							
1b.	Reimb. Gen. Cond. ***	20,000							
2	Sitework	97,738							
3	Concrete	121,417							
4	Masonry	-							
5	Metals	56,929							
6	Wood and Plastics	215,792							
7	Thermal/Moisture Protect	57,838							
8	Doors and Windows	62,741							
9	Finishes	300,726							
10	Specialties	11,609							
11	Equipment	71,765							
12	Furnishings	-							
13	Special Construction	20,600							
14	Conveying Systems	-							
15	Mechanical	1,488,534							
16	Electrical	567,180							
17	Contractor Fee	390,896							
	<b>TOTAL VALUE</b>	<b>3,953,300</b>							

**\*\* NOTE - IF BILLING FOR REIMBURSABLE GENERAL CONDITIONS, PLEASE PROVIDE BACK UP**

**\*\*\*Bid price includes cost of MOA building permit fee per AIA A201 amount of \$20,000 (already paid by KPB)**