



September 3, 2008

SEP - 9 2008

Architecture
Interiors
Landscape
Architecture

RE: Ambulatory Surgical Center-Juneau AK

David Pierce
Certificate of Need Program Coordinator
Health Planning and Systems Development Unit
PO Box 110601
Juneau, AK 99811-0601

Dear Mr. Pierce:

1935
Founded as
H.B. Foss Company

1945
Foss & Malcolm

1949
Foss & Olsen

1956
Olsen & Sands

1969
Sands & Ackley

1974
Ackley & Associates,
Inc.

1979
Ackley/Jensen
Architects, Inc.

1985
Jensen Douglas
Architects, Inc.

1997
Jensen Yorba Lott, Inc.

I am an architect hired to provide professional services for the proposed class B ambulatory surgical center located at 3200 Hospital Drive, Suite 101, Juneau, AK 99801. I have been asked to provide a "certified estimate of the total cost of the proposed activity", according to Alaska Code 7 AAC 07.010. The following is an estimate of the total cost of the proposed facility prepared in conjunction with Dr. John Bursell, Dr Rick Bosarth and Dr. Marco Wen.

The building in which this facility is located was purchased in 2006 and in 2007 was appraised for \$1,629,359. Dr. John Bursell is one of the principal members of the LLC that owns the building and will be one of the principal members of the LLC that will operate within the proposed facility. The building is a two-story wood framed structure, built in 1974, and has a total square footage of 8796. The proposed facility will be on the ground level and occupy 1584 square feet, or 18% of the entire building. The total value of the facility, as a percentage of the total building value, is therefore **\$293,418**.

The proposed facility will be a remodel of existing space within the building. Based upon the floor plan of this proposed facility and description of the functional program, it is estimated that the total cost of the remodel or leasehold improvements, including permits, will be \$150 per square foot, for a total of **\$237,600**. Architectural, engineering, and other consultant fees are estimated at **\$28,000**.

The total cost of fixtures, furnishing, and equipment are as follows:

- Medical Equipment
 - C-arm fluoroscopy machine (remanufactured): \$79,000
 - Medical Stretcher: \$1895
 - 2 Panel X-ray view box: \$407
 - Procedure table: \$12,348

- Autoclave Sterilizer: \$1779.26
- Vital sign monitors with stands (3): \$4496
- Recovery recliner chairs (2): \$2976
- Wheelchairs (2): \$569

- Office-related furniture
 - Computer desk and chairs: \$550
 - Waiting room chairs (6): \$932
 - 3-line telephone system: \$1000
 - Computers/Fax/Copier: \$3000
 - Reception desk: \$1290

Total = **\$110,242**

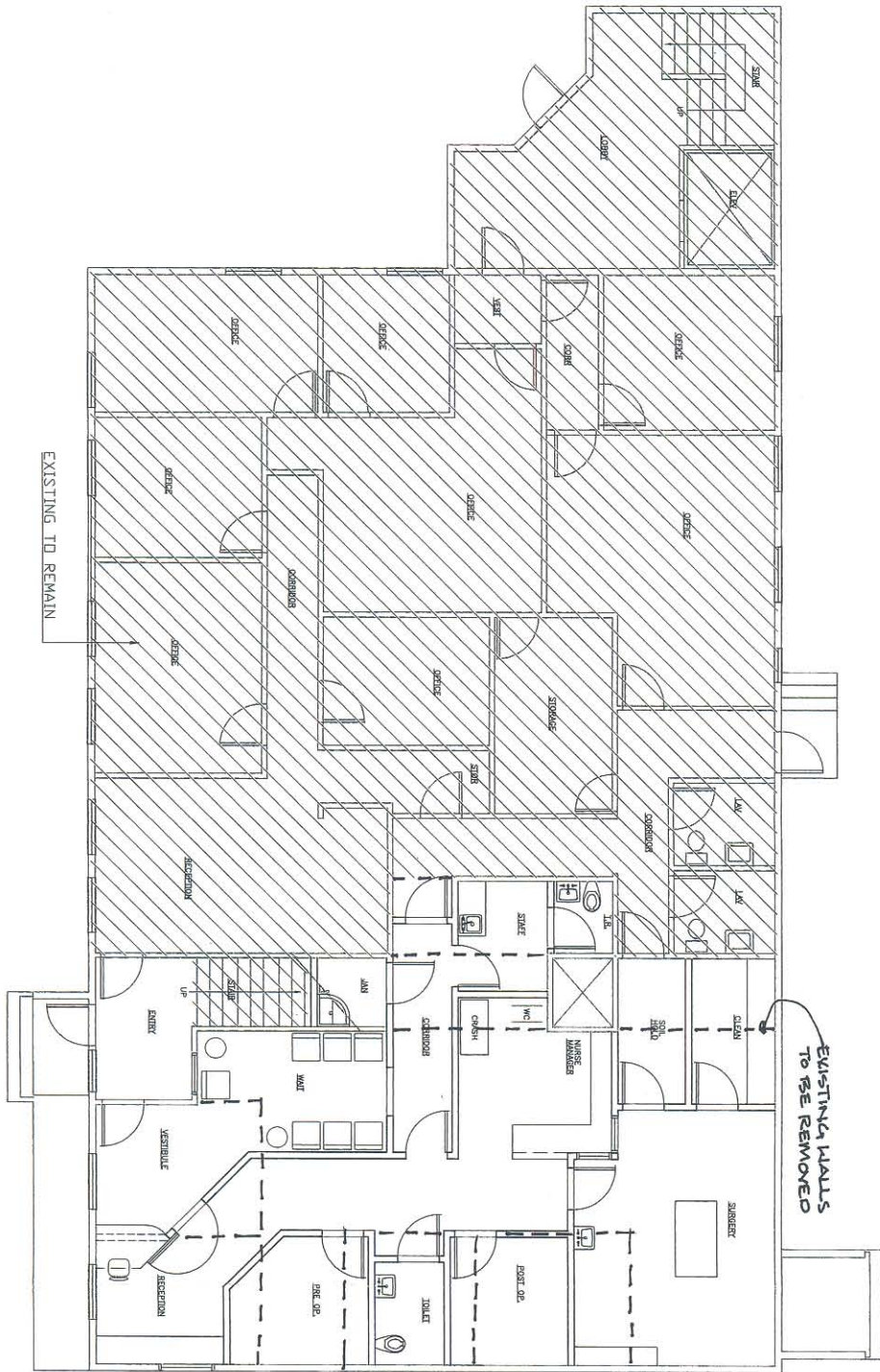
The aggregate total for the total cost of this proposed facility, calculated as per Alaska Administrative Code (7 AAC 07.031), is **\$669,260**. Should you have any questions or concerns regarding the above, please feel free to contact me.

Sincerely,



Joann Lott

cc: Marco Wen & Jon Bursell



1 First Floor Plan
Area = 1,460 CSF



Juneau
Ambulatory Surgery Center
First Floor Plan

Project Regional Hospital
2000 Highway 101
Juneau, Alaska 99801
DATE: May 25, 2008
DRAWN/TITLE: BK

DRAWING NUMBER: A1

Jensen
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Lott
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