

BREVIK MISSION COMMUNITY HEALTH CLINIC



2003 CODE AND CONDITION SURVEY

March 1, 2004

Architects Alaska®

A Professional Corporation

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Village of Brevik Mission

**BREVIG MISSION
COMMUNITY HEALTH CLINIC
2003 CODE AND CONDITON SURVEY REPORT**

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Part I

Code and Condition Survey; General Information

The Assessment Process

The Brevig Mission Health Clinic was investigated as part of a three-clinic Code and Condition Survey conducted by the Norton Sound Health Corporation's Capital Projects Office. The purpose of the survey is to determine how well the current facilities meet the healthcare delivery needs of the villages, to review the condition of the facilities, and to make evaluations to determine the relative cost of repair or replacement of the existing facilities to bring them in to compliance with the guidelines for rural facilities compiled by the Denali Commission. It is NSHC's intention to use these facility evaluations to seek funding for expansion, renewal or complete replacement of the clinic. Funding for the improvements may come from federal, state, or local sources, depending on the need and the priorities assigned to each clinic by NSHC, following the evaluation.

The Assessment Team

The team was organized by Stephen Christopher, PE, Director of Capital Projects, NSHC and managed by John Crittenden, AIA, Architects Alaska. Mechanical and Electrical assessments were conducted by Bob Jernstrom, PE, of Jernstrom Engineering. The team was assisted by Kevin Zweifel, Director of the Office of Environmental Health, NSHC and Matt Carey, Project Engineer, NSHC.

Site Investigation

During the month of July, three clinics in the NSHC region were visited to conduct these facility evaluations and to follow up on similar reports done in 2000. Approximately 3 hours were spent in each village, sufficient time to investigate foundations, building structure, general condition, mechanical systems, electrical systems and to interview the Health Aids in order to determine how well the facilities provided and met the current and projected health care needs of the village. In some cases, alternative sites were investigated as well.

Part II

Deficiency Evaluation and Cost Assessment Forms

Deficiency Report Forms

The attached deficiency reporting forms are based on Public Health Service form AK H SA-430 and has been used on previous reports for NSHC including Deep Look surveys done in 2000 and 1995. The forms are numbered sequentially for each discipline starting with A01 for Architectural and structural deficiencies, M01 for Mechanical deficiencies and E01 for Electrical deficiencies.

Deficiency Codes

Deficiencies are further categorized according to the following deficiency codes to allow the work to be prioritized for federal funding, should that apply. Deficiency codes used in this survey include:

- | | | |
|----|-----------------------|---|
| 01 | Patient Care | These are program deficiencies based on an assessment of the facility's ability to support the stated services provided at the site. Through the course of the village visits a number of program needs evolved which seemed fairly consistent from village to village. |
| 02 | Fire and Life Safety | These deficiencies identify areas where the facility is not constructed or maintained in compliance with the provision of the state mandated building codes including the 2000 International Building Code (IBC) the 2000 International Fire Code (IFC), NFPA 101 and 2000 International Mechanical Code (IMC) and 2000 International Plumbing Code (IPC) and National Electric Code (NEC). |
| 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. |
| 04 | Environmental Quality | This addresses Alaska Department of Environmental Conservation (ADEC) 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. These are items that are required for the delivery of the medical services model currently accepted for rural Alaska. This item may include space modifications requirements, workflow pattern improvements, functional needs, modification of existing spaces or other items to improve overall patient care. |
| 06 | Not Used | |
| 07 | Disability Access | The items with this category listing are not in compliance with the 1991 Americans with Disabilities Act. (ADA) |

08	Energy Management	These deficiencies are addressed in Category 13 below.
09	Plant Management	Issues related to ongoing maintenance and operations were not specifically addressed in this survey.
10	Not Used	
11	Structural	Structural items 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 crawlspace ventilation and the general condition of interior finishes.
12	Mechanical	These are deficiencies in the plumbing, heating, ventilating, air conditioning, or medical air system.
13	Electrical	These are deficiencies with electrical generating and distribution systems, fire alarm systems and communications systems.

Deficiency Photographs

Each sheet has space for a photograph. Some deficiencies do not have photos. Photographs do not cover all areas where the deficiencies occur, but are intended to provide a visual reference to persons viewing the report who are not familiar with the facility.

Base Cost

The Base Cost provided in the Cost Summary form 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 calculate 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 Escalation Factors are multipliers of the base costs. An explanation of those factors follows;

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 consolidated into single projects for economies of scale. The general requirements factor has not been adjusted for Indian Preference.

Area Cost Factor

The Area Cost Factor used in the cost estimates for Brevig Mission is 1.712. 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 and contractor costs like mobilization, demobilization, overhead, profit, bonds and insurance.

Contingency for Design Unknowns

The Design Unknowns Contingency is an estimator's contingency base don 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 in the cost estimates is 1.15.

Estimated Total Cost

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

Part III

Inspection Summary; Brevig Mission

General Clinic Information

The Brevig Mission clinic serves a population of 185 persons. The existing clinic is a small older frame building constructed in two stages. The clinic sits in a central location within the community.

Program

The Brevig Mission Clinic consists of two exam rooms, one primarily for trauma and the other for exams and storage, a very small HA office, another office used for the CTC, a sleep room and a dental room which serves as a third exam room/storage. This clinic has a very small, but has a well organized plan, a good sized trauma room and a good arrangement for traveling health care providers. The sleep room is located at the back of the clinic across from the room designated for dental and specialty clinics and the trauma room is in the middle across from the small office. The main deficiencies are the lack of a waiting area, narrow doors for trauma access, very restricted office space, lack of a meds/lab area and inadequate storage. This clinic could not be remodeled to effectively serve current health care program needs.

Architectural/Structural Condition

This clinic is a rectangular gable structure with wood roof trusses, ventilated attic space and metal roofing. The foundation is a simple wood post and pad on-grade system with uninsulated skirting. The current building is a combination of a smaller, older structure, which was extended along the ridge line to double its size. Entry vestibules are attached to both ends of the building and both a ramp and stair serve the front entry.

The building experiences seasonal frost heaving. The 2000 visit exhibited the distortions caused by this. The current visit was late summer and most of the winter distortion was not evident. The floor has developed a moderate cross slope. Progressive settlement due to permafrost degradation, if it is occurring, is not affecting the overall framework. The building should be leveled and monitored on a seasonal basis to predict and prevent further shifting and deterioration.

The main interior deficiencies are aging flooring and ADA compliance. The interior wood panel finishes on the walls in the exam rooms and toilet room should be covered with paint or PVC wall covering for a washable surface. The bathroom, doorways and entry ramp do not comply with ADA guidelines. The back entry is currently used for storage and the door is locked and the landing is not at the same elevation as the main floor.

In sum, for a building of this age, the structure has held up remarkably well. There is, however, no reasonable way to remodel the facility to achieve program parity. A replacement clinic is needed.

Mechanical Condition

1. Heating System

a. Fuel Storage and Distribution

The clinic's abandoned heating fuel oil storage tank is located adjacent to the building and at a minimum of 5 ft. as required by code. The 550-gallon storage tank does not have the proper valving as required by code and currently has an active leak at the drain valve.

The clinic's "Toyostove" heating fuel oil storage tank is located adjacent to the building and not a minimum of 5 ft. as required by code. The 55-gallon storage barrel does not meet UL tank standards nor does it have the proper venting, piping, or valving as required by code.

b. Furnace

A single residential grade, oil-fired furnace provides backup heating for the entire clinic. The furnace is in fair condition to meet the heating needs of the Health Clinic. It should be noted that this furnace is not currently being used by the clinic. There are no combustion air openings for the furnace that is against code.

A large number of boxes, parts, equipment, etc. are stored in the furnace room making access for inspections, maintenance, and repair difficult. The furnace is installed in a room with access only through a janitor's closet and not according to code.

c. Oil-Fired Heater

A residential grade, oil-fired, "Toyostove" provides the primary heating for the entire clinic. The heater is in good condition and does provide the required heating needs of the Health Clinic. The exhaust and combustion air opening for the heater is provided in the intake and exhaust kit mounted on the outside wall.

d. Heat Distribution System

The furnace supply air duct distribution system is routed through the attic space. The return air makes its way back to the furnace through the corridor. The supply air diffusers and return grille are located in the ceiling.

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. The office, exam room, and dental exam room do not have an operable window and as such have no ventilation.

b. Outside Air

Some of the rooms with operable windows have broken or missing operators so the windows cannot be opened.

c. Exhaust Air

The bathroom and janitor's room do not have any ventilation and are not provided with exhaust fans as required by code. The kitchen range is provided with a range hood and exhaust fan, but the exhaust fan terminates in the attic space and not outside as required by code.

3. Plumbing System

a. Water System

The new water system plumbing is typical 1/2" and 3/4" polyethylene distribution tubing to the clinic exam sinks and toilet fixtures. The city has recently provided a new piped water service to the clinic.

b. Sewer System

A new piped 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 electric water heater is installed in the janitor's room. This relatively new water heater has been provided with code required dielectric unions and the relief valve is piped to the floor.

Electrical Condition (no significant changes from 2000 Deep Look Survey)

This facility is supplied by a 100-ampere 120/240 volt single-phase electrical service. The facility has two panelboards, one which supplies the facility and a second which was installed for the water and sewage system equipment. The electrical distribution system at this facility is in fair condition. There is no automatic fire alarm system in the facility other than stand-alone smoke detectors with integral alarm. The deficiencies noted are typically maintenance issues that will require minor wiring or equipment replacement for a suitable repair.

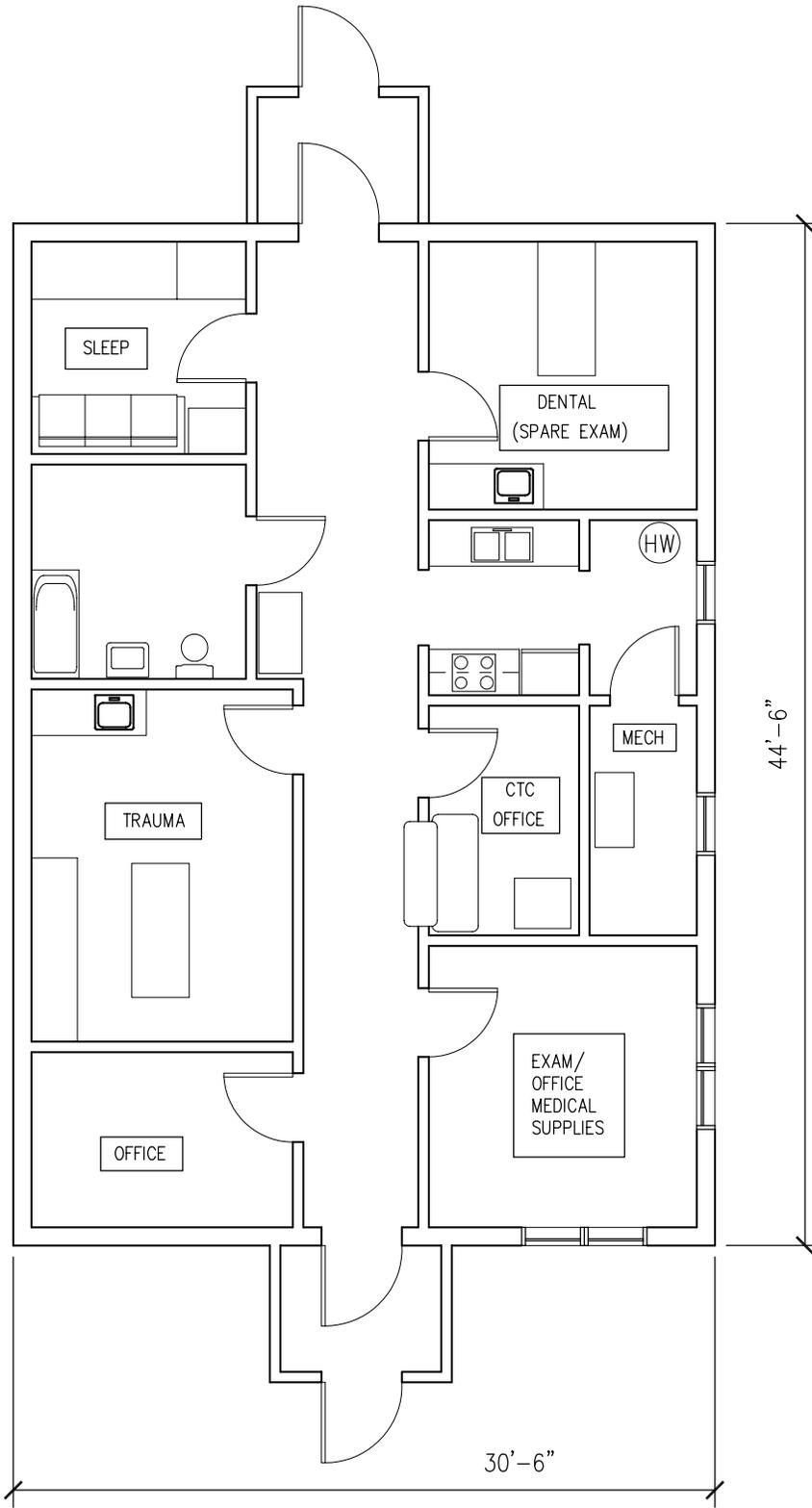
Existing Facility Floor Plan

(See the following pages for A1 Building Plan, A2 Building Section and A3 Wall Section.)

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**BREVIG HEALTH CLINIC
BREVIG MISSION
ALASKA**



AREA = 1,359 S.F.

1
A 01

BUILDING PLAN
1/8" = 1'-0"

Revisions		
No.	Description	Date

Drawn by ckn	Date 7-7-03
Checked jnc	Job No. 03032

Sheet Contents	
BUILDING PLAN	

Discipline A	Sheet No. 1
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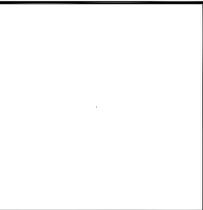
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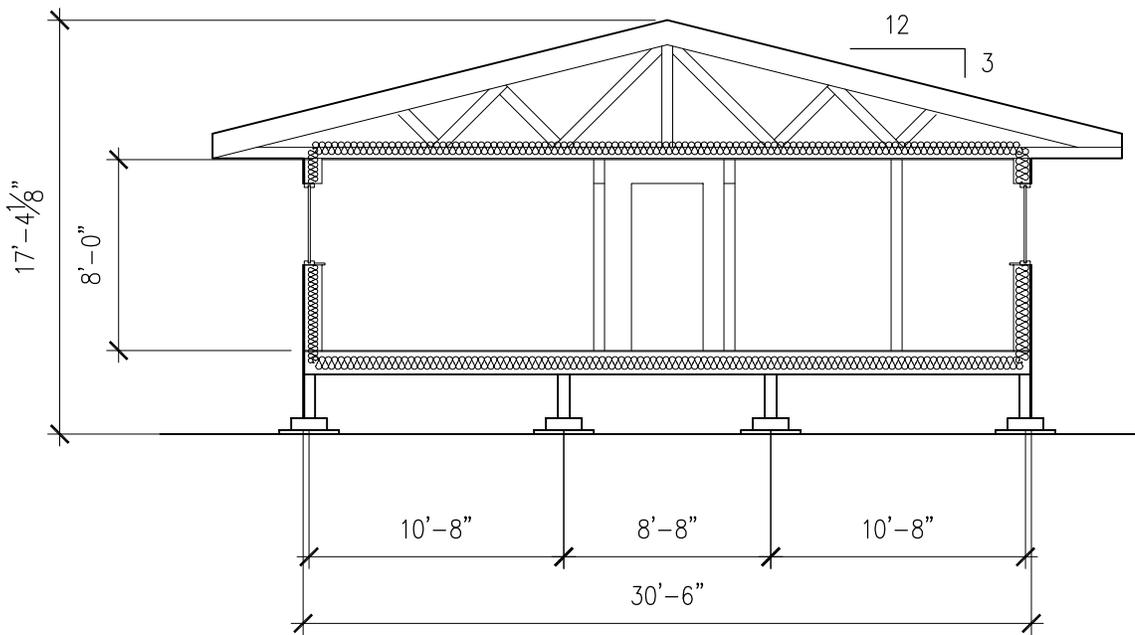
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**EXISTING HEALTH CLINIC
BREVIG MISSION
ALASKA**



1
A 02

BUILDING SECTION

1/8" = 1'-0"

Revisions		
No.	Description	Date

Drawn by ckn	Date 7-7-03
Checked jnc	Job No. 03032

Sheet Contents
BUILDING SECTION

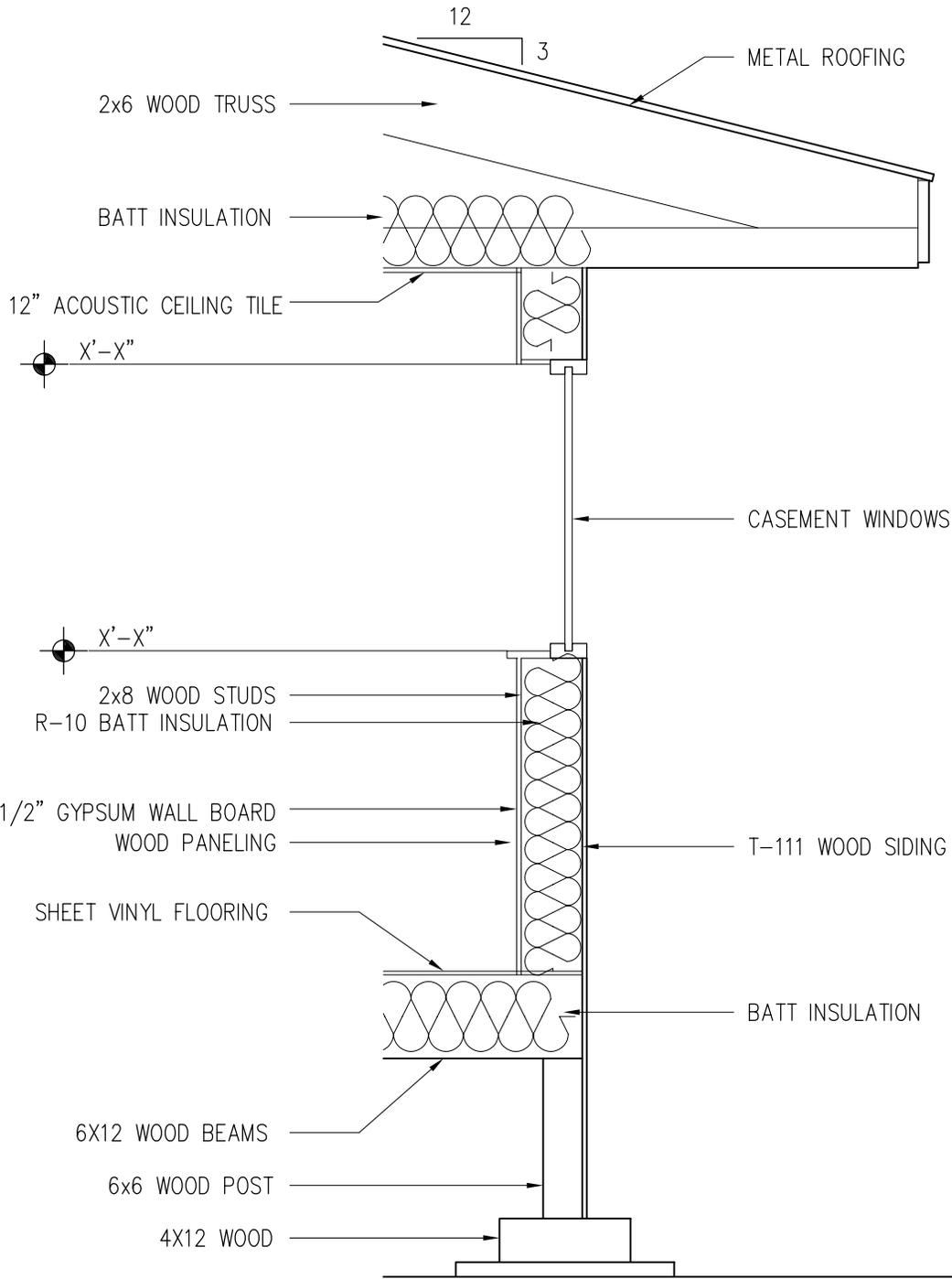
Discipline A	Sheet No. 2
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ALASKA**

Revisions		
No.	Description	Date

Drawn by ckn	Date 7-7-03
Checked jnc	Job No. 03032

Sheet Contents
WALL SECTION

Discipline A	Sheet No. 3
------------------------	-----------------------

1
A 03

WALL SECTION

1/2" = 1'-0"

Computer Drawing File Name Computer Drawing Scale 1/2" = 1'-0"

Part IV
Itemized Deficiencies

The following pages document deficiencies, provide recommendations on how to make repairs or accommodate the needs, and provide a cost estimate to accomplish the proposed modifications.

CODE AND CONDITON SURVEY

NSHC

2003- Rural Health Clinics

NORTON SOUND HEALTH CORPORATION

(Summary Listing of Deficiencies by Discipline)

Clinic: **Brevig Mission**

Reference Work Description

A01 General Finishes in Poor Condition

A02 Rear Exit Blocked/Latched

A03 Accessibility Issues

A04 Program Deficiencies

A05 Foundation Settlement

E01 Emergency Lighting

E02 Convenience Receptacles

E03 Light Fixtures Damaged

E04 Exposed Wiring

E05 Provide GFCI Outlets

E06 Smoke Detector Inoperable

E07 Panelboard Code Corrections

E08 Overcurrent Protection

M01 Lack of Ventilation in the Clinic

M02 Exhaust Air for the Kitchen Range Hood

M03 Exhause Air in Bathroom and Janitor's Room

CODE AND CONDITON SURVEY

NSHC

2003- Rural Health Clinics

NORTON SOUND HEALTH CORPORATION

(Summary Listing of Deficiencies by Discipline)

M04 Non ADA Plumbing Fixtures used in the Restroom

M05 Fuel Oil Storage Tank and Piping

M06 Furnace Room Storage

M07 Furnace Room Installation

M08 Provide Combustion Air for the Furnace

M09 No Handwashing Sink in Exam

M10 Oil Storage Tank Needs to be Relocated

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

Clinic: **Brevig Mission**

Description: **General Finishes in Poor Condition**



Reference Number:	A01
-------------------	------------

Discipline: **A**

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

Photo Roll/Frame:

Estimated Total Cost:
\$41,293.21

Narrative Description of Observed Deficiency/Problem:

Finishes in bathroom are wood which is not easily cleanable. Tub is elevated to keep piping warm however the enclosed area does not have a grill to circulate warm air to the pipes. Existing flooring is a combination of different patterns of vinyl flooring and is deteriorated. Ceilings need paint/refinishing and are missing acoustic tiles. Attic hatch is not sealed properly.

Narrative Description of Proposed Correction/Resolution:

Provide with grille to tub base. Provide new wall finishes and floor base to consist of rigid plastic sheeting, adhesive applied. Replace approximately 1200 s.f. flooring. Repaint entire building refinishing areas damaged. Replace attic hatch with insulated, tight fitting hatch.

Code and Condition Survey

NSHC

2003 - Rural Health Clinics

Norton Sound Health Corporation

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

Clinic: **Brevig Mission**

Description : **General Finishes In Poor Condition**

Clinic Number:

Reference Number:	A01
-------------------	------------

Discipline: **A**

Deficiency Code: **11**
Structural Deficiencies

Cost Summary 2003

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Grille at Tub Base	1	EA	\$62.50	\$63	\$170.19	\$170	\$233
Add Rigid Plastic Wall Cover	342	SF	\$2.20	\$752	\$1.59	\$544	\$1,296
Demo Flooring	1,200	SF	\$0.05	\$60	\$0.72	\$863	\$923
Sheet Vinyl Flooring	1,200	SF	\$3.30	\$3,960	\$1.51	\$1,817	\$5,777
Paint GWB	4,464	SF	\$0.13	\$589	\$1.14	\$5,071	\$5,660
Prep Wall For Paint	4,464	SF	\$0.06	\$246	\$0.76	\$3,380	\$3,626
Paint Doors & Trim	11	EA	\$16.50	\$182	\$79.51	\$875	\$1,056
Add Access Door 24x30	1	EA	\$350.00	\$350	\$223.87	\$224	\$574

Base Cost (Anchorage):	\$19,146
Times 1.200 General Requirements Factor:	\$22,975
Times 1.712 Area Cost Factor:	\$39,330
Times 1.150 For Contingency - Design Unknowns:	<u>\$45,229</u>

Estimated Total Cost: (2003) \$45,229

Code and Condition Survey

NSHC

2003- Rural Health Clinics

Norton Sound Health Corporation

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

Clinic: **Brevig Mission**

Description: **Rear Exit Blocked/Latched**



Reference Number:	A02
-------------------	------------

Discipline: **A**

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

Photo Roll/Frame:

Estimated Total Cost:
\$17,960.00

Narrative Description of Observed Deficiency/Problem:

The rear exit door is not maintained as an unobstructed path, it has a locked hasp on the inside to prevent it from opening. The entire entry vestibule is used for storage. Additional items are stored in front of the second interior door.

Narrative Description of Proposed Correction/Resolution:

Rebuild back vestibule to 6' x 8'. Refer to A03 for stair replacement.

Code and Condition Survey

NSHC

2003 - Rural Health Clinics

Norton Sound Health Corporation

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

Clinic: **Brevig Mission**

Description : **Rear Exit Blocked/Latched**

Clinic Number:

Reference Number:	A02
-------------------	------------

Discipline: **A**

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

Cost Summary 2003

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Relocate Items For Clearances	1	LS	\$20.00	\$20	\$447.73	\$448	\$468
Add Vestibule	48	SF	\$50.00	\$2,400	\$71.96	\$3,454	\$5,854
HM Door, Frame & Hdwre	1	EA	\$945.00	\$945	\$335.80	\$336	\$1,281
Base Cost (Anchorage):							\$7,602
Times	1.200	General Requirements Factor:					\$9,123
Times	1.712	Area Cost Factor:					\$15,617
Times	1.150	For Contingency - Design Unknowns:					\$17,960
Estimated Total Cost: (2003)							\$17,960

Code and Condition Survey

NSHC

2003 - Rural Health Clinics

Norton Sound Health Corporation

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

Clinic: **Brevig Mission**

Description : **Accessibility Issues**

Clinic Number:

Reference Number:	A03
-------------------	------------

Discipline: **A**

Deficiency Code: **07**
Disability Access

Cost Summary 2003

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Demo Wood Ramp Or Wood Stairs	198	SF	\$0.00	\$0	\$8.00	\$1,583	\$1,583
Ramp Construction	340	SF	\$23.40	\$7,956	\$11.19	\$3,806	\$11,762
Stair & Landing	56	SF	\$23.40	\$1,310	\$11.19	\$627	\$1,937
New Wood Handrails, ADA	164	LF	\$37.50	\$6,150	\$26.38	\$4,327	\$10,477
Demo Exist Arctic Entry	36	SF	\$25.00	\$900	\$38.38	\$1,382	\$2,282
Add Vestibule	64	SF	\$50.00	\$3,200	\$71.96	\$4,605	\$7,805
HM Door, Frame & Hdwre	1	EA	\$945.00	\$945	\$335.80	\$336	\$1,281
Replace Hardware w/ADA, Lockset	8	SET	\$205.00	\$1,640	\$83.95	\$672	\$2,312
Replace Hardware w/ADA, Ext. Doo	2	SET	\$600.00	\$1,200	\$223.87	\$448	\$1,648
Demo Exist Casework & CT	6	LF	\$2.00	\$12	\$12.79	\$77	\$89
Demo Fixtures	1	EA	\$6.25	\$6	\$66.18	\$66	\$72
Sink	1	EA	\$375.00	\$375	\$330.92	\$331	\$706
Add Grab Bars	1	SETS	\$165.00	\$165	\$159.03	\$159	\$324

Base Cost (Anchorage):	\$42,277
Times 1.200 General Requirements Factor:	\$50,733
Times 1.712 Area Cost Factor:	\$86,847
Times 1.150 For Contingency - Design Unknowns:	\$99,874

Estimated Total Cost: (2003) \$99,874

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

Clinic: **Brevig Mission**

Description: **Accessibility Issues**



Reference Number:	A03
-------------------	------------

Discipline: **A**

Deficiency Code: **07**
(Handicapped)

Photo Roll/Frame:

Estimated Total Cost:
\$99,874.00

Narrative Description of Observed Deficiency/Problem:

Stair and ramp rails do not have a grippable profile as required by ADA 4.8.5. No lever hardware on doors. The slope of the ramp is not in compliance and landing is too small. . The vestibule is too short- it is less than 7'. There is no pull side clearance on office doors. The tub is not in compliance and sink/ counter is not in compliance. Toilet grab bars are too small.

Narrative Description of Proposed Correction/Resolution:

Replace stairs and ramp at main entrance, including pipe or contoured wood handrails with extensions as required by ADA. Replace all hardware with lever hardware. Replace sink with new fixture and grab-bars for tub. Reconstruct front vestibule to 7' x 8'.

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

Clinic: **Brevig Mission**

Description: **Program Deficiencies**



Reference Number: **A04**

Discipline: **A**

Deficiency Code: **05**
(Program)

Photo Roll/Frame:

Estimated Total Cost:
\$127,976.00

Narrative Description of Observed Deficiency/Problem:

Office space limited for CHA's and travel clerk. Front exam taken up with supplies. No waiting room. The trauma room is the main exam room. There is not a separate lab or pharmacy area. Patient confidentiality is limited. Refer to floor Plan.

Narrative Description of Proposed Correction/Resolution:

No realistic plan to improve clinic layout. It needs to be replaced with a larger building. This estimate item is to replace all interior furnishings and casework with new medical modular equipment.

Code and Condition Survey

NSHC

2003 - Rural Health Clinics

Norton Sound Health Corporation

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

Clinic: **Brevig Mission**

Description : **Program Deficiencies**

Clinic Number:

Reference Number:	A04
-------------------	------------

Discipline: **A**

Deficiency Code: **05**
Program Deficiencies

Cost Summary 2003

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Medical Equipment	1,359	SF	\$31.57	\$42,904	\$2.40	\$3,260	\$46,163
Provide Clinic Furnishings	1	LS	\$6,737.50	\$6,738	\$1,272.22	\$1,272	\$8,010
Base Cost (Anchorage):							\$54,173
Times	1.200	General Requirements Factor:					\$65,008
Remove st	1.712	Area Cost Factor:					\$111,284
	2	1.150	For Contingency - Design Unknowns:				\$127,976
Estimated Total Cost: (2003)							\$127,976

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

Clinic: **Brevig Mission**

Description: **Foundation Settlement**



Reference Number: **A05**

Discipline: **A**

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

Photo Roll/Frame:

Estimated Total Cost:
\$246,286.00

Narrative Description of Observed Deficiency/Problem:

Building settlement on seasonal frost heaving has occurred causing walls to be separated from the ceiling and other distortions of the building framing.

Narrative Description of Proposed Correction/Resolution:

Replace existing foundation system with a Triodetic system. Replace front and back stairs. Replace ramp.

Code and Condition Survey

NSHC

2003 - Rural Health Clinics

Norton Sound Health Corporation

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

Clinic: **Brevig Mission**

Description : **Foundation Settlement**

Clinic Number:

Reference Number:	A05
-------------------	------------

Discipline: **A**

Deficiency Code: **11**
Structural Deficiencies

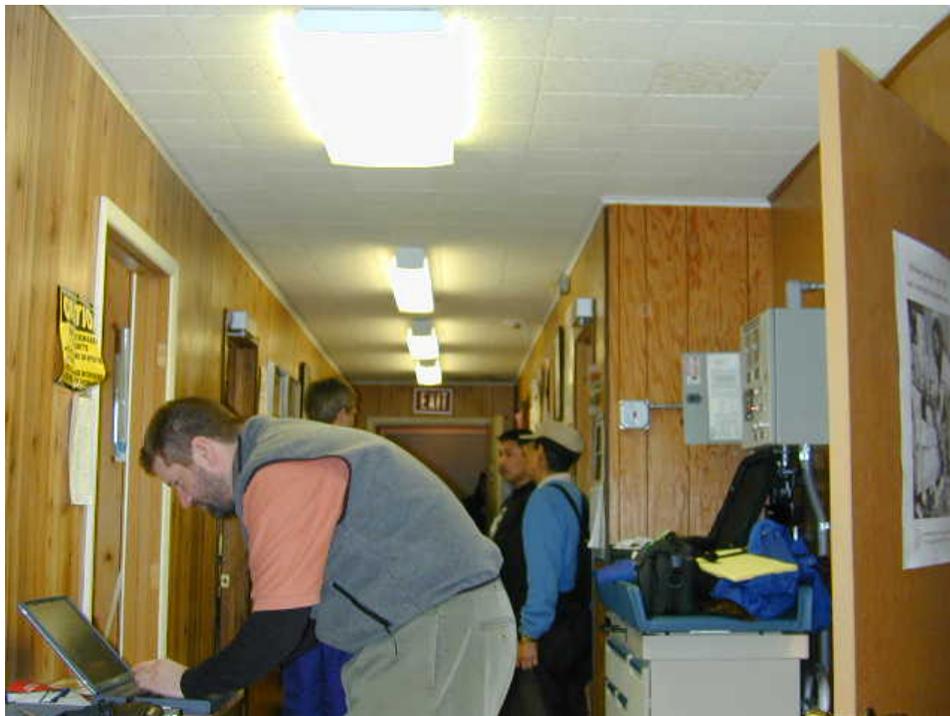
Cost Summary 2003

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Jacking Equipment Rental	1	LS	\$3,500.00	\$3,500	\$0.00	\$0	\$3,500
Demo Exsit Post & Pad Fnd	1,359	SF	\$3.00	\$4,077	\$9.59	\$13,039	\$17,116
Triodetic Foundation	1,359	SF	\$25.00	\$33,975	\$17.59	\$23,904	\$57,879
Demo Wood Ramp or Wood Stairs	198	SF	\$0.00	\$0	\$8.00	\$1,583	\$1,583
Ramp Construction	340	SF	\$23.40	\$7,956	\$11.19	\$3,806	\$11,762
Stair & Landing	56	SF	\$23.40	\$1,310	\$11.19	\$627	\$1,937
New Wood Handrails, ADA	164	LF	\$37.50	\$6,150	\$26.38	\$4,327	\$10,477
Base Cost (Anchorage):							\$104,254
Times	1.200	General Requirements Factor:					\$125,105
Remove st	1.712	Area Cost Factor:					\$214,162
2	1.150	For Contingency - Design Unknowns:					\$246,286
Estimated Total Cost: (2003)							\$246,286

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

Clinic: **Brevig Mission**

Description: **Lack of Ventilation in the Clinic**



Reference Number: **M01**

Discipline: **M**

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

Photo Roll/Frame:

Estimated Total Cost:
\$1,436.00

Narrative Description of Observed Deficiency/Problem:

The office, exam room and dental exam room do not have an operable window nor is there any operable ventilation system in the clinic to provide ventilation air to these spaces as required by code (UBC section 1202.2.1).

Narrative Description of Proposed Correction/Resolution:

Repair the existing oil-fired furnace to provide the code required ventilation for this facility. Reuse all existing ductwork and room diffusers. A new 6"Ø duct with a manual volume damper will be required to provide outside air to the furnace system.

Code and Condition Survey

NSHC

2003 - Rural Health Clinics

Norton Sound Health Corporation

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

Clinic: **Brevig Mission**

Description : **Lack Of Ventilation In Clinic**

Clinic Number:

Reference Number:	M01
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Discipline: **M**

Deficiency Code: **12**
Mechanical Deficiencies

Cost Summary 2003

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Intake Air Ducting 6"	15	LF	\$9.75	\$146	\$10.30	\$155	\$301
Backdraft Damper 6"	1	EA	\$52.00	\$52	\$72.13	\$72	\$124
Wall Cap <6"	1	EA	\$26.00	\$26	\$72.13	\$72	\$98
Patch and Seal Wall Opening	1	EA	\$15.00	\$15	\$70.00	\$70	\$85

Base Cost (Anchorage):		\$608
Times 1.200 General Requirements Factor:		\$730
Times 1.712 Area Cost Factor:		\$1,249
Times 1.150 For Contingency - Design Unknowns:		\$1,436

Estimated Total Cost: (2003) \$1,436

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

Clinic: **Brevig Mission**

Description: **Exhaust Air for the Kitchen Range Hood**



Reference Number: **M02**

Discipline: **M**

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

Photo Roll/Frame:

Estimated Total Cost:
\$1,919.00

Narrative Description of Observed Deficiency/Problem:

The exhaust air for the kitchen range hood terminates in the attic and not outside as required by code (UMC section 504.1).

Narrative Description of Proposed Correction/Resolution:

Extend the existing 6"Ø exhaust air duct in the attic up to a new roof cap and backdraft damper.

Code and Condition Survey

NSHC

2003 - Rural Health Clinics

Norton Sound Health Corporation

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

Clinic: **Brevig Mission**

Description : **Exhaust Air For The Kitchen Range Hood**

Clinic Number:

Reference Number:	M02
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Discipline: **M**

Deficiency Code: **12**
Mechanical Deficiencies

Cost Summary 2003

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Kitchen Exhaust Ducting	20	LF	\$9.75	\$195	\$10.30	\$206	\$401
Backdraft Damper 6"	1	EA	\$52.00	\$52	\$72.13	\$72	\$124
Roof Cap 6"	1	EA	\$65.00	\$65	\$72.13	\$72	\$137
Patch and Seal Roof Opening	1	EA	\$45.00	\$45	\$105.00	\$105	\$150

Base Cost (Anchorage):		\$812
Times 1.200 General Requirements Factor:		\$975
Times 1.712 Area Cost Factor:		\$1,669
Times 1.150 For Contingency - Design Unknowns:		\$1,919

Estimated Total Cost: (2003) \$1,919

Code and Condition Survey

NSHC

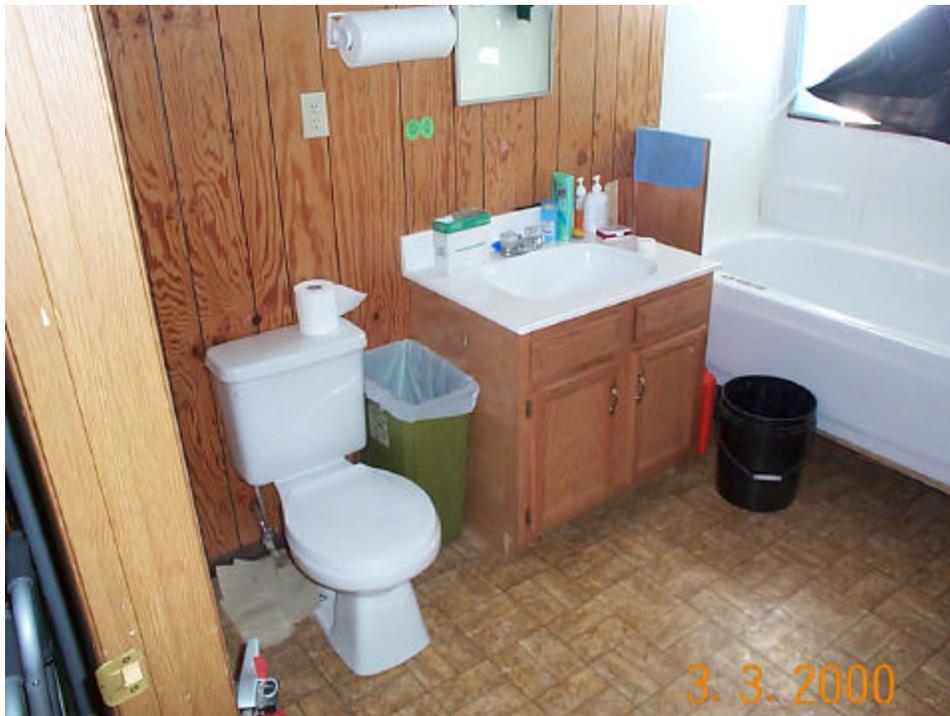
2003- Rural Health Clinics

Norton Sound Health Corporation

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

Clinic: **Brevig Mission**

Description: **Exhaust Air in Bathroom and Janitor's Room**



Reference Number: **M03**

Discipline: **M**

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

Photo Roll/Frame:

Estimated Total Cost:
\$3,826.00

Narrative Description of Observed Deficiency/Problem:

The is no exhaust air for the bathroom and janitor's room as required by code (UMC section 504 and UBC 1202.2).

Narrative Description of Proposed Correction/Resolution:

Provide two ceiling mounted exhaust fan rated at 75 cfm and 0.15" s.p. Connect a 6"Ø duct and route to a roof cap and backdraft damper for each exhaust fan.

Code and Condition Survey

NSHC

2003 - Rural Health Clinics

Norton Sound Health Corporation

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

Clinic: **Brevig Mission**

Description : **Exhaust Air In Bathroom And Janitor's Room**

Clinic Number:

Reference Number:	M03
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Discipline: **M**

Deficiency Code: **12**
Mechanical Deficiencies

Cost Summary 2003

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Add Exhaust Fan & Ducting	2	EA	\$260.00	\$520	\$288.52	\$577	\$1,097
Backdraft Damper 6"	2	EA	\$52.00	\$104	\$72.13	\$144	\$248
Roof Cap 6"	2	EA	\$65.00	\$130	\$72.13	\$144	\$274
Base Cost (Anchorage):							\$1,620
Times	1.200	General Requirements Factor:					\$1,943
Times	1.712	Area Cost Factor:					\$3,327
Times	1.150	For Contingency - Design Unknowns:					\$3,826
Estimated Total Cost: (2003)							\$3,826

Code and Condition Survey

NSHC

2003- Rural Health Clinics

Norton Sound Health Corporation

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

Clinic: **Brevig Mission**

Description: **Non ADA Plumbing Fixtures used in the Restroom**



Reference Number: **M04**

Discipline: **M**

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

Photo Roll/Frame:

Estimated Total Cost:
\$9,979.00

Narrative Description of Observed Deficiency/Problem:

The restroom and shower room have been provided with plumbing fixtures that do not meet the ADA codes or UPC Table 14-1 for barrier free fixtures.

Narrative Description of Proposed Correction/Resolution:

Provide ADA and UPC approved barrier free plumbing fixtures at all existing locations. Included are one water closet, one lavatory, and one tub/shower combination.

Code and Condition Survey

NSHC

2003 - Rural Health Clinics

Norton Sound Health Corporation

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

Clinic: **Brevig Mission**

Description : **Non ADA Plumbing Fixtures Used In The Restroom**

Clinic Number:

Reference Number:	M04
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Discipline: **M**

Deficiency Code: **12**
Mechanical Deficiencies

Cost Summary 2003

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Demo Fixtures	3	EA	\$13.00	\$39	\$86.04	\$258	\$297
Lavatory ADA	1	EA	\$260.00	\$260	\$275.32	\$275	\$535
Toilet ADA	1	EA	\$455.00	\$455	\$275.32	\$275	\$730
Tub/Shower ADA	1	EA	\$1,560.00	\$1,560	\$1,101.29	\$1,101	\$2,661
Base Cost (Anchorage):							\$4,224
Times	1.200	General Requirements Factor:					\$5,069
Times	1.712	Area Cost Factor:					\$8,677
Times	1.150	For Contingency - Design Unknowns:					\$9,979
Estimated Total Cost: (2003)							\$9,979

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

Clinic: **Brevig Mission**

Description: **Fuel Oil Storage Tank and Piping**



Reference Number: **M05**

Discipline: **M**

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

Photo Roll/Frame:

Estimated Total Cost:
\$3,864.00

Narrative Description of Observed Deficiency/Problem:

The monitor stove 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 55 gallon tank does not meet UFC requirements for venting (UFC section 7902.1.11.4), and valving (UFC section 7901.11.4).

Narrative Description of Proposed Correction/Resolution:

Repipe the monitor stove to the existing fuel oil storage tank for the furnace. This tank does meet the current codes as noted above except for valving. Route a new 1/2" supply line from the furnace tank to the monitor stove (approximately 30 ft. away). Install 1/2" isolation valves and flexible connections in the fuel oil supply and return lines at the furnace storage tank.

Code and Condition Survey

NSHC

2003 - Rural Health Clinics

Norton Sound Health Corporation

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

Clinic: **Brevig Mission**

Description : **Fuel Oil Storage Tank And Piping**

Clinic Number:

Reference Number:	M05
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Discipline: **M**

Deficiency Code: **12**
Mechanical Deficiencies

Cost Summary 2003

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Relocate Fuel Tank, Small	1	EA	\$130.00	\$130	\$550.64	\$551	\$681
Fuel Oil Flex Connect	2	EA	\$19.50	\$39	\$34.42	\$69	\$108
Fuel Tank Vent	1	EA	\$39.00	\$39	\$137.66	\$138	\$177
Fuel Oil Valve	2	EA	\$19.50	\$39	\$34.42	\$69	\$108
Fuel Piping	30	LF	\$2.60	\$78	\$9.83	\$295	\$373
Vent Piping	10	LF	\$5.20	\$52	\$13.77	\$138	\$190

Base Cost (Anchorage):		\$1,636
Times 1.200 General Requirements Factor:		\$1,963
Times 1.712 Area Cost Factor:		\$3,360
Times 1.150 For Contingency - Design Unknowns:		\$3,864

Estimated Total Cost: (2003) \$3,864

Code and Condition Survey

NSHC

2003- Rural Health Clinics

Norton Sound Health Corporation

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

Clinic: **Brevig Mission**

Description: **Furnace Room Storage**



Reference Number: **M06**

Discipline: **M**

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

Photo Roll/Frame:

Estimated Total Cost:
\$579.00

Narrative Description of Observed Deficiency/Problem:

A large number of boxes, parts, equipment, etc. are stored in the furnace 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 furnace room.

Code and Condition Survey

NSHC

2003 - Rural Health Clinics

Norton Sound Health Corporation

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

Clinic: **Brevig Mission**

Description : **Furnace Room Storage**

Clinic Number:

Reference Number:	M06
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Discipline: **M**

Deficiency Code: **12**
Mechanical Deficiencies

Cost Summary 2003

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Relocate Stored Material	1	LS	\$0.00	\$0	\$245.00	\$245	\$245
Base Cost (Anchorage):							\$245
Times	1.200	General Requirements Factor:					\$294
Times	1.712	Area Cost Factor:					\$503
Times	1.150	For Contingency - Design Unknowns:					\$579
Estimated Total Cost: (2003)							\$579

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

Clinic: **Brevig Mission**

Description: **Furnace Room Installation**



Reference Number: **M07**

Discipline: **M**

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

Photo Roll/Frame:

Estimated Total Cost:
\$3,600.00

Narrative Description of Observed Deficiency/Problem:

The furnace is currently installed in a room with access only through a janitor's closet and not according to code (UMC section 304.5 & 1003.1)

Narrative Description of Proposed Correction/Resolution:

Provide an exit door from the furnace room directly to the outside.

Code and Condition Survey

NSHC

2003 - Rural Health Clinics

Norton Sound Health Corporation

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

Clinic: **Brevig Mission**

Description : **Furnace Room Installation**

Clinic Number:

Reference Number:	M07
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Discipline: **M**

Deficiency Code: **12**
Mechanical Deficiencies

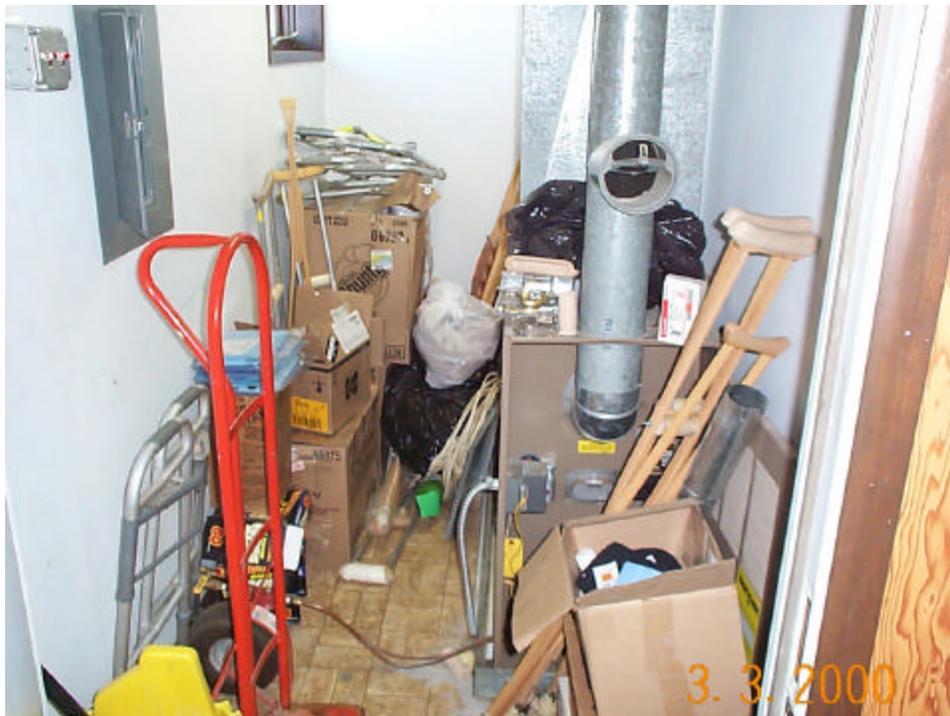
Cost Summary 2003

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
New Door Opening	1	EA	\$25.00	\$25	\$167.90	\$168	\$193
HM Doors, Entry	1	EA	\$995.00	\$995	\$335.80	\$336	\$1,331
Base Cost (Anchorage):							\$1,524
Times	1.200	General Requirements Factor:					\$1,828
Times	1.712	Area Cost Factor:					\$3,130
Times	1.150	For Contingency - Design Unknowns:					\$3,600
Estimated Total Cost: (2003)							\$3,600

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

Clinic: **Brevig Mission**

Description: **Provide Combustion Air for the Furnace**



Reference Number: **M08**

Discipline: **M**

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

Photo Roll/Frame:

Estimated Total Cost:
\$2,056.00

Narrative Description of Observed Deficiency/Problem:

There currently is no combustion air openings for the furnace installed and not according to code (UMC section 707.1). It should be noted that this furnace is not currently being used by the clinic.

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 at the ceiling and one at the floor.

Code and Condition Survey

NSHC

2003 - Rural Health Clinics

Norton Sound Health Corporation

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

Clinic: **Brevig Mission**

Description : **Provide Combustion Air For The Furnace**

Clinic Number:

Reference Number:	M08
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Discipline: **M**

Deficiency Code: **12**
Mechanical Deficiencies

Cost Summary 2003

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Combustion Air Openings 2 Ea	1	LS	\$195.00	\$195	\$577.04	\$577	\$772
Wall Cap <6"	1	EA	\$26.00	\$26	\$72.13	\$72	\$98
Base Cost (Anchorage):							\$870
Times	1.200	General Requirements Factor:					\$1,044
Times	1.712	Area Cost Factor:					\$1,788
Times	1.150	For Contingency - Design Unknowns:					\$2,056
Estimated Total Cost: (2003)							\$2,056

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

Clinic: **Brevig Mission**

Description: **No Handwashing Sink in Exam**



Reference Number: **M09**

Discipline: **M**

Deficiency Code: **03**
(Safety)

Photo Roll/Frame:

Estimated Total Cost:
\$2,611.00

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 handwash sink in the exam room (1 room total) with waste, vent, hot and cold running water.

Code and Condition Survey

NSHC

2003 - Rural Health Clinics

Norton Sound Health Corporation

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

Clinic: **Brevig Mission**

Description : **Provide Handwash Sink**

Clinic Number:

Reference Number:	M09
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Discipline: **M**

Deficiency Code: **12**
Mechanical Deficiencies

Cost Summary 2003

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Handwash Sink	1	EA	\$390.00	\$390	\$172.08	\$172	\$562
Roughin Fixtures	1	EA	\$130.00	\$130	\$412.98	\$413	\$543
Base Cost (Anchorage):							\$1,105
Times	1.200	General Requirements Factor:					\$1,326
Times	1.712	Area Cost Factor:					\$2,270
Times	1.150	For Contingency - Design Unknowns:					\$2,611
Estimated Total Cost: (2003)							\$2,611

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

Clinic: **Brevig Mission**

Description: **Oil Storage Tank Needs to be Relocated**



Reference Number: **M10**

Discipline: **M**

Deficiency Code: **04**
(Environmental Quality)

Photo Roll/Frame:

Estimated Total Cost:
\$1,500.00

Narrative Description of Observed Deficiency/Problem:

The abandoned 550 gallon fuel oil storage tank located adjacent to the building is leaking fuel onto the ground from the drain valve.

Narrative Description of Proposed Correction/Resolution:

Remove the fuel from the tank and cap all tank connections. (3 total).

Code and Condition Survey

NSHC

2003 - Rural Health Clinics

Norton Sound Health Corporation

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

Clinic: **Brevig Mission**

Description : **Remove Fuel Tank**

Clinic Number:

Reference Number:	M10
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Discipline: **M**

Deficiency Code: **12**
Mechanical Deficiencies

Cost Summary 2003

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Remove Fuel Tank	1	EA	\$50.00	\$50	\$240.00	\$240	\$290
Decommission Fuel System	1	EA	\$0.00	\$0	\$240.00	\$240	\$240
Cap Fuel Connections	3	EA	\$5.00	\$15	\$30.00	\$90	\$105

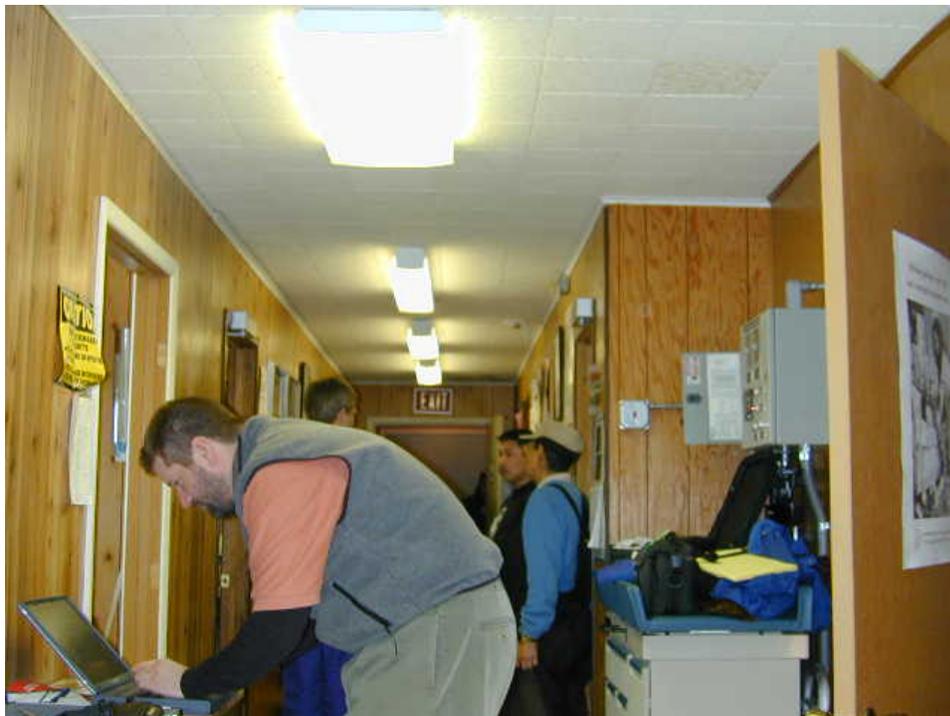
Base Cost (Anchorage):		\$635
Times 1.200 General Requirements Factor:		\$762
Times 1.712 Area Cost Factor:		\$1,304
Times 1.150 For Contingency - Design Unknowns:		<u>\$1,500</u>

Estimated Total Cost: (2003) \$1,500

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

Clinic: **Brevig Mission**

Description: **Emergency Lighting**



Reference Number: **E01**

Discipline: **E**

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

Photo Roll/Frame:

Estimated Total Cost:
\$2,640.00

Narrative Description of Observed Deficiency/Problem:

There is no emergency lighting in this facility.
(UBC 1003.2.9)

Narrative Description of Proposed Correction/Resolution:

Provide and install two new emergency lighting units with self-diagnostics. Fixtures should be connected to unswitched leg of local area lighting circuit.

Code and Condition Survey

NSHC

2003 - Rural Health Clinics

Norton Sound Health Corporation

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

Clinic: **Brevig Mission**

Description : **Emergency Lighting**

Clinic Number:

Reference Number:	E01
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Discipline: **E**

Deficiency Code: **13**
Electrical Deficiencies

Cost Summary 2003

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Add Emergency Lights	2	EA	\$338.00	\$676	\$114.21	\$228	\$904
Conduit And Wire	20	LF	\$1.95	\$39	\$8.70	\$174	\$213
Base Cost (Anchorage):							\$1,117
Times	1.200	General Requirements Factor:					\$1,341
Times	1.712	Area Cost Factor:					\$2,295
Times	1.150	For Contingency - Design Unknowns:					\$2,640
Estimated Total Cost: (2003)							\$2,640

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

Clinic: **Brevig Mission**

Description: **Convenience Receptacles**



Reference Number: **E02**

Discipline: **E**

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

Photo Roll/Frame:

Estimated Total Cost:
\$2,888.00

Narrative Description of Observed Deficiency/Problem:

Inadequate quantity and locations of convenience receptacles result in extensive overuse of plug strips and extension cords. (NEC 400-8). This was noted at coffee station, monitor heater, and two other locations

Narrative Description of Proposed Correction/Resolution:

Provide and install new dedicated branch circuits to new receptacles at coffee counter, monitor heater, and two plug strip locations.

Code and Condition Survey

NSHC

2003 - Rural Health Clinics

Norton Sound Health Corporation

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

Clinic: **Brevig Mission**

Description : **Convenience Receptacles**

Clinic Number:

Reference Number:	E02
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Discipline: **E**

Deficiency Code: **13**
Electrical Deficiencies

Cost Summary 2003

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Add Outlets On New Ckts	4	EA	\$46.80	\$187	\$152.28	\$609	\$796
Conduit And Wire	40	LF	\$1.95	\$78	\$8.70	\$348	\$426
Base Cost (Anchorage):							\$1,222
Times	1.200	General Requirements Factor:					\$1,467
Times	1.712	Area Cost Factor:					\$2,511
Times	1.150	For Contingency - Design Unknowns:					\$2,888
Estimated Total Cost: (2003)							\$2,888

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

Clinic: **Brevig Mission**

Description: **Light Fixtures Damaged**



Reference Number:	E03
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Discipline: **E**

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

Photo Roll/Frame:

Estimated Total Cost:
\$2,123.00

Narrative Description of Observed Deficiency/Problem:

Light fixture lenses are missing or severely damaged, Typical of two incandescent fixtures and to surface mounted fluorescent fixtures. (NEC 410-2)

Narrative Description of Proposed Correction/Resolution:

Provide and install new light fixture lenses. (Or complete new fixtures)

Code and Condition Survey

NSHC

2003 - Rural Health Clinics

Norton Sound Health Corporation

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

Clinic: **Brevig Mission**

Description : **Light Fixture Damaged**

Clinic Number:

Reference Number:	E03
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Discipline: **E**

Deficiency Code: **13**
Electrical Deficiencies

Cost Summary 2003

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Demo Light	4	EA	\$0.00	\$0	\$38.07	\$152	\$152
Replace Fixture	4	EA	\$110.50	\$442	\$76.14	\$305	\$747
Base Cost (Anchorage):							\$899
Times	1.200	General Requirements Factor:					\$1,079
Times	1.712	Area Cost Factor:					\$1,846
Times	1.150	For Contingency - Design Unknowns:					<u>\$2,123</u>
Estimated Total Cost: (2003)							\$2,123

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

Clinic: **Brevig Mission**

Description: **Exposed Wiring**



Reference Number:	E04
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Discipline: **E**

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

Photo Roll/Frame:

Estimated Total Cost:
\$486.00

Narrative Description of Observed Deficiency/Problem:

There is open wiring or exposed wiring at the following locations: Water tank float controls, kitchen rangehood, water heater (shown), at two wall switches (covers missing), and a conduit body cover missing at water/sewer system control panel. (NEC 300-4)

Narrative Description of Proposed Correction/Resolution:

Provide proper installation and termination of exposed wiring. Install concealed in walls or in flexible conduit. Provide device covers where missing.

Code and Condition Survey

NSHC

2003 - Rural Health Clinics

Norton Sound Health Corporation

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

Clinic: **Brevig Mission**

Description : **Exposed Wiring**

Clinic Number:

Reference Number:	E04
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Discipline: **E**

Deficiency Code: **13**
Electrical Deficiencies

Cost Summary 2003

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Demo Wiring	1	LS	\$6.50	\$7	\$38.07	\$38	\$45
Replace Cover Plates	2	EA	\$3.90	\$8	\$19.03	\$38	\$46
Conduit And Wire	15	LF	\$1.95	\$29	\$8.70	\$131	\$160
Base Cost (Anchorage):							\$206
Times	1.200	General Requirements Factor:					\$247
Times	1.712	Area Cost Factor:					\$422
Times	1.150	For Contingency - Design Unknowns:					\$486
Estimated Total Cost: (2003)							\$486

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

Clinic: **Brevig Mission**

Description: **Provide GFCI Outlets**



Reference Number:	E05
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Discipline: **E**

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

Photo Roll/Frame:

Estimated Total Cost:
\$399.00

Narrative Description of Observed Deficiency/Problem:

Restroom convenience receptacle does not have GFCI protection, typical of four locations. (NEC 210-8(b)). While not a direct Code requirement, it is typically recommended that the receptacles at the kitchen counter, adjacent to exam sinks and on the exterior of the facility be replaced with GFCI type receptacles. This is typical of five additional locations.

Narrative Description of Proposed Correction/Resolution:

Provide and install new GFCI Receptacles (typical of six).

Code and Condition Survey

NSHC

2003 - Rural Health Clinics

Norton Sound Health Corporation

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

Clinic: **Brevig Mission**

Description : **Provide GFCI Outlets**

Clinic Number:

Reference Number:	E05
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Discipline: **E**

Deficiency Code: **13**
Electrical Deficiencies

Cost Summary 2003

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Replace Outlet With GFC	6	EA	\$9.10	\$55	\$19.03	\$114	\$169
Base Cost (Anchorage):							\$169
Times	1.200	General Requirements Factor:					\$203
Times	1.712	Area Cost Factor:					\$347
Times	1.150	For Contingency - Design Unknowns:					\$399
Estimated Total Cost: (2003)							\$399

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

Clinic: **Brevig Mission**

Description: **Smoke Detector Inoperable**



Reference Number: **E06**

Discipline: **E**

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

Photo Roll/Frame:

Estimated Total Cost:
\$4,851.00

Narrative Description of Observed Deficiency/Problem:

Smoke detectors are inoperable, typical of five locations. (UBC 310.9.1.4)

Narrative Description of Proposed Correction/Resolution:

Although the UBC section cited above refers to group R occupancy dwelling units, as a minimum prudent life safety system design should provide for the alarm of an incipient fire or smoke accumulation in the guest room as well as the path of egress of the guest room occupant. The detectors should be interconnected so that a detection at one location sounds an alarm at all locations. Also it is recommended that the other existing inoperable detectors should be removed and new interconnected devices installed.

Code and Condition Survey

NSHC

2003 - Rural Health Clinics

Norton Sound Health Corporation

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

Clinic: **Brevig Mission**

Description : **Smoke Detector Inoperable**

Clinic Number:

Reference Number:	E06
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Discipline: **E**

Deficiency Code: **13**
Electrical Deficiencies

Cost Summary 2003

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Demo Existing Devices	5	EA	\$0.00	\$0	\$26.25	\$131	\$131
Add FA Smoke Detector	5	EA	\$156.00	\$780	\$228.41	\$1,142	\$1,922
Base Cost (Anchorage):							\$2,053
Times	1.200	General Requirements Factor:					\$2,464
Times	1.712	Area Cost Factor:					\$4,218
Times	1.150	For Contingency - Design Unknowns:					\$4,851
Estimated Total Cost: (2003)							\$4,851

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

Clinic: **Brevig Mission**

Description: **Panelboard Code Corrections**



Reference Number:	E07
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Discipline: **E**

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

Photo Roll/Frame:

Estimated Total Cost:
\$2,737.00

Narrative Description of Observed Deficiency/Problem:

The following is a list of Code violations associated with the facility panelboard:
Grounding electrode conductor is not properly terminated and branch circuit equipment grounding conductors are bonded to neutral bar. (NEC-250-24)
Conductors to water heater are undersized. 50/2 circuit breaker and #12 AWG Conductors (NEC 240-3)

Narrative Description of Proposed Correction/Resolution:

A grounding bar needs to be installed in this panelboard. The existing grounding electrode conductor and equipment grounding conductors should then be terminated to this bar.

The conductors to the water heater should be replaced with three #10 AWG and the circuit breaker changed to a 30 amp 2 pole unit.

Code and Condition Survey

NSHC

2003 - Rural Health Clinics

Norton Sound Health Corporation

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

Clinic: **Brevig Mission**

Description : **Panelboard Code Corrections**

Clinic Number:

Reference Number:	E07
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Discipline: **E**

Deficiency Code: **13**
Electrical Deficiencies

Cost Summary 2003

Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
Correct Grounding At Panelboar	1	EA	\$162.50	\$163	\$380.69	\$381	\$543
Add Breaker 30A	1	EA	\$250.00	\$250	\$152.28	\$152	\$402
Conduit And Wire	20	LF	\$1.95	\$39	\$8.70	\$174	\$213
Base Cost (Anchorage):							\$1,158
Times	1.200	General Requirements Factor:					\$1,390
Times	1.712	Area Cost Factor:					\$2,380
Times	1.150	For Contingency - Design Unknowns:					\$2,737
Estimated Total Cost: (2003)							\$2,737

Code and Condition Survey

NSHC

2003- Rural Health Clinics

Norton Sound Health Corporation

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

Clinic: **Brevig Mission**

Description: **Overcurrent Protection**



Reference Number: **E08**

Discipline: **E**

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

Photo Roll/Frame:

Estimated Total Cost:
\$1,588.00

Narrative Description of Observed Deficiency/Problem:

There is no main disconnection means for this facility. There is no overcurrent protection for the service entrance conductors. (NEC 230-70)

Narrative Description of Proposed Correction/Resolution:

Provide a 100 amp fused disconnect on the building exterior, or a 100 amp main breaker in the facility panelboard.

Code and Condition Survey

NSHC

2003 - Rural Health Clinics

Norton Sound Health Corporation

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

Clinic: **Brevig Mission**

Description : **Overcurrent Protection**

Clinic Number:

Reference Number:	E08
-------------------	------------

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 Breaker 100A	1	EA	\$520.00	\$520	\$152.28	\$152	\$672
Base Cost (Anchorage):							\$672
Times	1.200	General Requirements Factor:					\$807
Times	1.712	Area Cost Factor:					\$1,381
Times	1.150	For Contingency - Design Unknowns:					\$1,588
Estimated Total Cost: (2003)							\$1,588

Part V

Options for Clinic Upgrades

Renovation and Addition

No plans have been developed for renovation of the existing clinic. The deficiency files indicate costs related to program modifications to the existing space, however, any renovations to the existing space would have limited affect in correcting program space deficiencies. A new clinic is needed to accommodate these needs.

See the drawing A 4 for NSHC Prototype Clinic Building Plan for the “Medium” sized clinic.

Site Selection for New Clinic

Three sites were investigated during the site visit. One directly opposite the existing clinic on the side away from the central townsite, and one across the airport access road along a creek drainage. The third site considered is the preferred site. This site is located between the school and an new head start building currently under construction. Of the three sites this location is preferred for its location near the school and the Head Start program, its proximity to utilities, the site size and boundaries, and the soils. The foundation for this site would be similar to that of the adjacent structures allowing a continuity of gravel fill between buildings. These sites are indicated on the attached village graphic as Site 1, Site 2 and Site 3 respectively.

See the following pages for Community Map of the village.

Plans for New Construction

Brevig Mission would qualify for “medium” clinic funding through Denali Commission grant programs. Norton Sound Health Corporation has developed a prototype clinic design. This design was used for five village clinics, two of which have been completed, and three currently under construction. The floor plans and elevations attached indicate a clinic with program space in compliance with the guidelines for clinic construction of the Alaska Rural Primary Care Facility model. A new clinic is considered the most cost effective way of achieving overall program goals for this community.

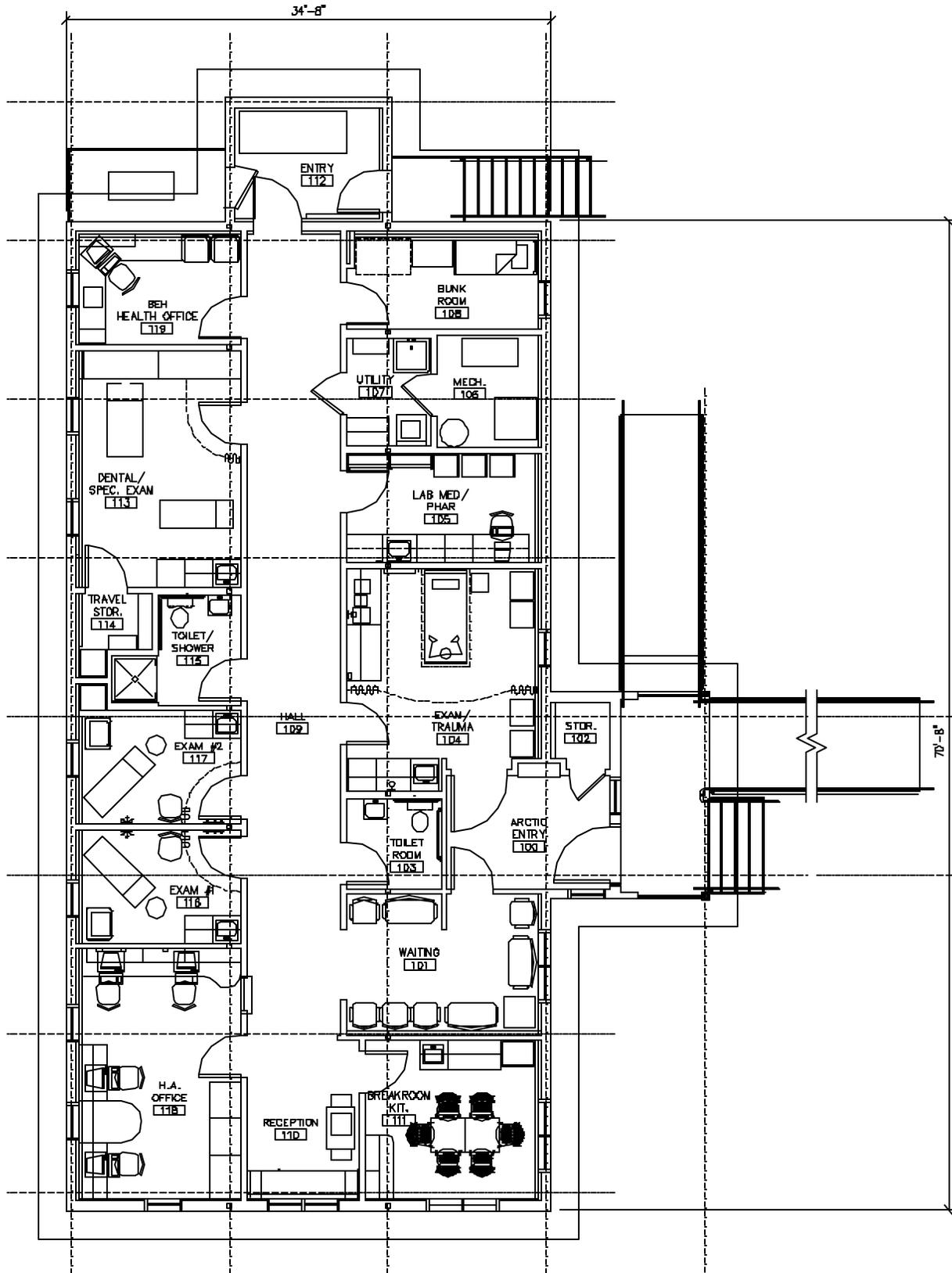
**Architects
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**NSHC PROTOTYPE CLINIC
MEDIUM SIZE PLAN
ALASKA**



1

NEW FLOOR PLAN

3/32" = 1'-0" AREA: 2554 S.F.

Revisions		
No.	Description	Date

Drawn by LBT	Date 08/04/03
Checked XXX	Job No. 05032.01

Sheet Contents

Discipline A	Sheet No. 4
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Computer Drawing File Name NSHC PROTOTYPE CLINIC Computer Drawing Scale 3/32" = 1'-0"

Part VI
Additional Site and Building Photographs

The following pages provide additional documentation of the existing site and building.



Crawlspace area.



Rear and side of Clinic.



Front of clinic and fuel supply tank.



Interior ceiling of clinic.

Village of Brevig Mission



Central hallway and back door exit.



Bathroom.



Back exit and step in vestibule.



Attic hatch.



Roof trusses in attic space.



Bathroom and vanity.



Ceiling in exam room.



Front exam room.

Village of Brevig Mission



Trauma room.



Surrounding buildings.



Front of clinic.



Aerial view of Brevig Mission.

Village of Brevig Mission