

## ILIULIUK FAMILY &amp; HEALTH SERVICES EXPANSION &amp; RENOVATION

## SPACE ALLOCATION PROGRAM

Iliuliuk, Alaska

REVISION 04 | 01/24/2025

## SAP SUMMARY

Section	IFHS New Clinic	2024 SAP			2023 SAP	Existing IFHS SF	Comments for 2024 SAP
		Expansion	Renovation	ETR			
A	Emergency Department & Urgent Care Services	6,845			7,650	5,286	
B	Primary Care Clinic - 3 Healthcare Providers	0	1,584	3,258	3,005	2,922	
	Physical Therapy	0			861	0	removed from program
C	Diagnosis & Imaging Department	2,966			1,795	703	major modalities - MRI suite, Ultrasound, and Mammogram - added
D	Laboratory Department	1,587			1,040	434	
E	Pharmacy Department	393			480	222	*
F	Administration	0	1,148	1,824	1,687	2,476	*
	Subtotal	11,790	2,732	5,082	16,518	12,043	
	Summary of IFHS Expansion						
	TOTAL DEPARTMENTAL GROSS SQUARE FEET	11,790	2,732	5,082	16,518	12,043	
	INTERDEPARTMENTAL CIRCULATION (Allowance 5%)	590	0	0	2,485	3,846	*
	MECHANICAL - CENTRAL PLANT (Allowance at 10%)	1,179	0	0	1,525	1,466	*
	BUILDING GROSS SQUARE FEET	13,559	2,732	5,082	20,528	17,355	
	EXTERIOR WALLS (Allowance at 3.5%)	475	0	0	610	-	
	CANOPIES & OVERHANGS (at Half Scope)	300	0	0	300	669	*
	TOTAL NEW CLINIC SQUARE FOOTAGE	14,333	2,732	5,082	21,438	18,024	

Section	Alternate Addition	2024 SAP			SAP 2023	Existing SF (TBD)*	Comments for 2024 SAP
		Expansion	Renovation	ETR			
G	Central Sterile Processing	780			3,258	289	*2023 program was based on outpatient surgery support
H	Plant Operation & Materials Management	0	1,501		1,781		
I	Ambulance & EMS	1,079			1,390	434	*
J	Patient Care Unit	0			2,053		removed from program
K	Retail Pharmacy		280		635		provide shell for future fit-out
L	Community Center		1,066		0		added to program
M	Hospital Housing	1,569			0		added to program
	Subtotal	3,427	2,847		9,117	723	
	Summary of Alternate Addition						
	TOTAL DEPARTMENTAL GROSS SQUARE FEET	3,427	2,847		9,117	723	
	INTERDEPARTMENTAL CIRCULATION (Allowance 5%)	171	142		1,375	0	
	MECHANICAL - CENTRAL PLANT (Allowance at 10%)	343	0		845		
	BUILDING GROSS SQUARE FEET	3,941	2,989		11,337	723	
	EXTERIOR WALLS (Allowance at 3.5%)	138	0		335		
	CANOPIES & OVERHANGS (at Half Scope)	190	0		190		
	TOTAL ALTERNATE ADDITION SQUARE FOOTAGE	4,269	2,989		11,862	723	
	TOTAL GROSS SQUARE FOOTAGE	18,602	5,721		33,300	18,747	

N	Capital Need Assessment						See CNA Report by CMTA
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## Note:

\* The boundary of these departments or components were verified in field during Sep 30 - Oct 3 2024 site visit.

\*\* Renovation involves demolition of existing conditions (if applied) and upgrading to new program or standards

ETR Existing To Remain. Boundaries do not change, finish upgrade will be considered.

Blue Changes made from SAP 2023 to SAP 2024

## SPACE ALLOCATION PROGRAM

IFH2402

## ILIULIUK FAMILY &amp; HEALTH SERVICES EXPANSION &amp; RENOVATION

## EMERGENCY DEPARTMENT &amp; URGENT CARE SERVICES

Iliuliuk, Alaska

REVISION 04 | 01/24/2025

Space ID	Space Name	2024 SAP			2023 SAP			Comments for 2024 SAP
		Units	NSF/Unit	Total NSF	Units	NSF/Unit	Total NSF	
<b>A</b>	<b>EMERGENCY DEPARTMENT</b>							<b>2 Trauma, 3 Treatments, 2 Isolations, 1 Holding</b>
	Vestibule, Walk-in/EMS Drop-Off Entry	1	100	100	1	70	70	increased SF, exterior canopy required
	Wheelchair Alcove	1	50	50	1	50	50	
	Registration/Admitting Room	1	100	100	1	130	130	
	Main Reception	1	117	117	1	140	140	combined with existing PC's Registration & Record Keeping
	Triage Nurse Room	1	150	150	1	120	120	
	Waiting, Public	1	300	300	1	405	405	combined w/ sub-waiting room
	Sub-Waiting Room	1	220	220	1	220	220	
	Private Family Consultation Room	1	130	130	1	80	80	
	Toilet, Public (w/ Diaper Changing Station)	0	75	0	1	75	75	
	Toilet, Public, ADA (WC & Lav)	1	50	50	1	75	75	decreased SF
	Toilet, Public, ADA (WC & Lav)	1	50	50	0	0	0	added
	Registration/Admitting Room	0	0	0	1	130	130	not provided. See Reception above
	Treatment Room, Trauma/Bariatric	2	290	580	2	350	700	decreased count, (250 sf minimum clear required)
	Treatment Room	2	250	500	1	150	150	increased size and count
	Patient Holding / Transfer Room	0	250	0	2	120	240	decreased count
	Treatment Room, Airborne Infection Isolation (AII), SANE	1	250	250	1	120	120	Increased SF, for cabinet & clearance, connected to a shower
	Treatment Room, Secure/Behavior	1	250	250	1	120	120	added, increased SF, for cabinet & clearance, bed for inpatient
	Secure Observation Desk Alcove	1	50	50	1	50	50	attached to Secure Exam Room
	Toilet, Patient, Unisex, AII, ADA	1	50	50	1	75	75	decreased SF
	Toilet, Patient, Unisex, ADA	1	70	70	3	75	225	decreased in number and size
	Clean Workroom / Medication Room	1	184	184	1	205	205	decreased SF, dispensary technician in lieu of medical station
	Storage, Large Equipment	1	120	120	1	120	120	
	Soiled Utility Room	1	95	95	1	95	95	added in Expansion area
	Laundry Room	1	55	55	0	0	0	Add (1 washer and 1 dryer)
	Clean Supply Room	1	200	200	0	0	0	Add
	Vestibule, Ambulance Drop-Off Entry	0	120	0	1	120	120	removed. See Vestibule above
	Shower, Decontamination/Body Holding Room	1	67	67	1	100	100	existing, no direct connection to Ambulance drop off area
	Sterilization Room	1	120	120	1	120	120	
	Dietary Preparation Room	1	100	100	1	100	100	waiting IFHS decision
	Staff Work/Small Conference Room	1	105	105	1	105	105	6 seats conference
	Staff Lounge/Locker	1	100	100	1	100	105	decreased SF, shared with departments, verify with existing
	Toilet, Staff, Unisex, ADA (Add)	1	50	50	1	50	75	existing, decreased SF
	Office & On-Call Suite, ER Physician	1	120	120	1	120	120	

## ILIULIUK FAMILY &amp; HEALTH SERVICES EXPANSION &amp; RENOVATION

## EMERGENCY DEPARTMENT &amp; URGENT CARE SERVICES

Iliuliuk, Alaska

REVISION 04 | 01/24/2025

Space ID	Space Name	2024 SAP			2023 SAP			Comments for 2024 SAP
		Units	NSF/Unit	Total NSF	Units	NSF/Unit	Total NSF	
A	EMERGENCY DEPARTMENT							2 Trauma, 3 Treatments, 2 Isolations, 1 Holding
	Toilet & Shower, Staff, On-Call ER Physician, ADA	1	80	80	1	80	90	added in Expansion area, decreased SF
	Electrical Closet	1	50	50	1	50	50	
	Communications Closet	1	50	50	1	50	100	
	Janitor Closet	1	50	50	1	50	50	added in Expansion area
	Subtotal			4,563			4,730	
	Total Department Net Area			4,563			4,730	
	Circulation (30%)			1,369			1,419	
	Structure and Walls (20% modular, 15% std construction)			913			710	
	Total Department Gross Area			6,845			6,859	

## Notes:

Demo Relocation of existing mobile CT, demolition of roof overhang & structural columns and footings to prepare for 2HR Fire Wall and New Emergency Department construction

Blue Changes made from SAP 2023 to SAP 2024

## Approved By:

Date:

Title:

SPACE ALLOCATION PROGRAM

IFH2402

ILIULIUK FAMILY & HEALTH SERVICES EXPANSION & RENOVATION

PRIMARY CARE CLINIC - 3 PHYSICIANS

Iluliuk, Alaska

REVISION 04 | 01/24/2025

Space ID	Space Name	2024 SAP									2023 SAP			Comments for 2024 SAP
		Expansion			Renovation*			ETR			Units	NSF/Unit	Total NSF	
		Units	NSF/Unit	Total NSF	Units	NSF/Unit	Total NSF	Units	NSF/Unit	Total NSF				
B	PRIMARY CARE CLINIC - 3 HEALTHCARE PROVIDERS													8 Exam/Consult Rooms, Procedure Room
	Vestibule, Main Walk-in Entry / Drop-off							1	113	113	1	70	70	increased SF, exterior canopy required
	Registration & Record Keeping				1	432	432				1	200	200	Renovated & reduced, combining registration & records
	Family Consult				1	92	92				0	0	0	Renovated from part of the existing Registration
	Copy/Printer Alcove				1	60	60				0	0	0	Renovated from the existing Registration
	Office				1	84	84				0	0	0	Renovated from existing Copy/Printer Room
	Nurse Station / Security Station							1	106	106	1	300	300	
	Waiting, Public							1	617	617	1	405	405	existing, combined w/ sub-waiting room
	Child Waiting							1	108	108	0	0	0	existing
	Male Public Restroom							1	173	173	0	0	0	existing
	Female Public Restroom							1	191	191	0	0	0	existing
	Reception							0	0	0	1	145	145	shared with existing Main Lobby Reception
	Vital Signs Alcove							1	50	50	1	50	50	
	Nurses Station							1	154	154	1	150	150	shared with ER
	Exam Room - 5 rooms							5	73	365	8	120	960	existing size cannot add bed for conversion to inpatient rooms
	Exam Room - Double size							1	153	153	0	0	0	existing
	Exam Room - Pediatrics							1	130	130	0	0	0	existing
	Toilet, Patient, ADA							1	46	46	1	75	75	existing
	Toilet, Patient, ADA							1	65	65	1	75	75	existing
	Procedure/Exam/Consult Room							1	202	202	1	180	180	existing, increased SF
	Toilet, Patient							1	46	46	0	0	0	existing, attached to Procedure/Exam/Consult Room
	Eye Exam Room							1	125	125	0	0	0	existing
	Nurse Office							1	107	107	0	0	0	Existing, Level 1
	Office							1	79	79	0	0	0	existing
	Clean Work Room				1	150	150				1	190	190	Renovated from existing Radiology
	Office, Physician (Capacity 5 )				1	300	300				1	300	300	a placeholder office for future providers
	Soiled Holding Room				1	60	60				1	60	60	Renovated from existing ER Wait Room
	Laundry				1	17	17				0	0	0	Retained, reduced in size and relocated Sink
	Toilet, Patient							1	46	46	0	0	0	existing, attached to existing Lab
	Staff Shower							1	67	67	0	0	0	converted for staff use from existing decontamination shower
	Toilet, Staff							1	54	54	0	0	0	existing
	Staff Lockers/Break							1	202	202	0	0	0	existing
	Locker/Break Storage							1	59	59	0	0	0	existing
	Subtotal						1,195			3,258			3,160	
	Total Department Net Area						1,195			3,258			3,160	
	Circulation (30%)						389			0			790	
	Structure and Walls (20% modular, 15% std construction)						0			0			397	
	Total Department Gross Area						1,584			3,258			4,347	

Notes:

ETR Existing To Remain

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## ILIULIUK FAMILY &amp; HEALTH SERVICES EXPANSION &amp; RENOVATION

## DIAGNOSIS AND IMAGING

Iliuliuk, Alaska

REVISION 04 | 01/24/2025

Space ID	Space Name	2024 SAP			2023 SAP			Comments for 2024 SAP
		Units	NSF/Unit	Total NSF	Units	NSF/Unit	Total NSF	
<b>C</b>	<b>IMAGING SERVICES</b>							<b>1 R/F; 1 CT</b>
	Radiographic/Fluoroscopic Digital Room	1	320	320	1	320	320	
	R/F Control/Computer Room	1	80	80	1	80	80	
	Toilet, Patient, ADA, Unisex	1	49	70	1	75	75	decreased SF
	Dressing Room	2	50	100	0	0	0	dressing for elective procedures
	<b>CT SUITE</b>							
	Computerized Tomographic (CT) Scanner Room	1	440	440	1	400	400	increased SF, reuse existing mobile CT equipment
	CT Control Room	1	120	120	1	120	120	
	IV Room	0	0	0	0	0	0	not provided, IV is done in procedure room
	Ultrasound Room	1	150	150	0	0	0	added
	Toilet, Patient, ADA, Unisex	1	70	70	1	75	75	decreased SF, attached to Ultrasound Room
	Mammogram Room	1	180	180	0	0	0	added
	Storage Alcove (Mobile X-ray, VSF Chair, etc )	1	25	25	1	25	25	
	Storage (Placeholder )	1	50	50	0	0	0	Add, as a placeholder space
	Clean Supply/Storage Room	1	100	100	1	100	100	IFHS will verify the sufficiency of storage
	Core Work Areas	1	212	212	0	175	0	increased SF, for lab staff work area
	Soiled Holding Room	1	60	60	1	60	60	
	<b>Subtotal</b>			<b>1,977</b>			<b>1,255</b>	
	<b>Total Department Net Area</b>			<b>1,977</b>			<b>1,255</b>	
	Circulation (30%)			593			377	
	Structure and Walls (20% modular, 15% std construction)			395			163	
	<b>Total Department Gross Area</b>			<b>2,966</b>			<b>1,795</b>	

## Notes:

Blue Changes made from SAP 2023 to SAP 2024

## Approved By:

Date:

Title:

## ILIULIUK FAMILY &amp; HEALTH SERVICES EXPANSION &amp; RENOVATION

## LABORATORY DEPARTMENT

Iliuliuk, Alaska

REVISION 04 | 01/24/2025

Space ID	Space Name	2024 SAP			2023 SAP			Comments for 2024 SAP
		Units	NSF/Unit	Total NSF	Units	NSF/Unit	Total NSF	
D	LABORATORY DEPARTMENT							Collection and Processing Areas
	Phlebotomy Room, Adult	1	100	100	1	100	100	
	Toilet, Drug Screening Collection (WC only)	1	48	48	1	50	50	
	Blood Storage Room	1	120	120	0	0	0	Add
	Handwash Alcove	1	25	25	1	25	25	can be part of Main Lab
	Lab Processing Areas - General Laboratory Room	1	435	435	1	440	440	add floor mount chemistry analyzer, counter & drain
	Main Lab 1 285 SF							
	Cepheid Room 1 150 SF							
	Lab Processing Areas - Support Spaces							
	Office, Lab Director w/ Terminal	1	120	120	1	120	120	
	Office, Shared, Lead Techs	0	140	0	1	140	140	removed (4 workstations)
	Lab Supply Room	1	110	110	0	0	0	Add
	Staff Lounge	1	100	100	0	0	0	Add
	Subtotal			1,058			875	
	Total Department Net Area			1,058			875	
	Circulation (30%)			317			90	
	Structure and Walls (20% modular, 15% std construction)			212			74	
	Total Department Gross Area			1,587			1,040	

## Notes:

Blue Changes made from SAP 2023 to SAP 2024

## Approved By:

Date:

Title:

## ILIULIUK FAMILY &amp; HEALTH SERVICES EXPANSION &amp; RENOVATION

## PHARMACY DEPARTMENT

Iliuliuk, Alaska

REVISION 04 | 01/24/2025

Space ID	Space Name	2024 SAP			2023 SAP			Comments for 2024 SAP
		Units	NSF/Unit	Total NSF	Units	NSF/Unit	Total NSF	
E	PHARMACY DEPARTMENT							
**	Main Pharmacy Workroom	1	212	212	1	360	360	existing, no hazardous medicines
	Toilet, Staff, Unisex, ADA	1	50	50	1	75	75	decreased SF
	Retail Pharmacy (See Section K - RETAIL PHARMACY)	1	0	0	0	0	0	
	Subtotal			262			435	
	Total Department Net Area			262			435	
	Circulation (30%)			79			0	
	Structure and Walls (20% modular, 15% std construction)			52			45	
	Total Department Gross Area			393			480	

## Notes:

\*\* Renovation involves demolition of existing conditions (if applied) and upgrading to new program or standards  
 Blue Changes made from SAP 2023 to SAP 2024

Approved By:

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## ILIULIUK FAMILY &amp; HEALTH SERVICES EXPANSION &amp; RENOVATION

## ADMINISTRATION

Iliuliuk, Alaska

REVISION 04 | 01/24/2025

Space ID	Space Name	2024 SAP									2023 SAP			Comments for 2024 SAP
		Expansion			Renovation*			ETR						
		Units	NSF/Unit	Total NSF	Units	NSF/Unit	Total NSF	Units	NSF/Unit	Total NSF	Units	NSF/Unit	Total NSF	
F	ADMINISTRATION													
	Vestibule							1	74	74	0	0	0	Existing
	Office w/ Conference, CEO							1	208	208	1	180	180	Existing, Level 2
	Office, COO (Add)				1	84	84				0	0	0	Add on Level 1, Room 114, used also as Remote office
	Office, Accounts Payable/Exec Assistant							1	225	225	1	120	120	Existing, Level 2
	Office, HR							1	167	167	0	0	0	Existing, Level 2
	Office Grant Manager				1	157	157				0	0	0	Relocated to Level 1, Room 145
	Store/File Room				1	44	44				0	0	0	Relocated at Level 2, Room 222
	Office, Shared (IT/Facilities & Marketing/Communication)							1	265	265	1	200	200	Existing, Level 2
	Billing Workroom							1	188	188	0	0	0	Existing, Level 1
	HIM Staff Workroom				1	212	212				1	190	190	Re-purposed on Level 1, Room 136
	Medical Record File Room, Active							0	65	0	1	67	67	Removed, and integrated with Registration/Recording
	Staff Workroom				0	120	0				1	120	120	Removed
	Future Program (Rm 161)				1	289	289				0	0	0	Renovated from existing Autoclave/Sterilized Room
	Case Management							1	255	255	0	0	0	Existing, Level 1
	Provider Office							1	316	316	0	0	0	Existing, Level 1
	Toilet, Staff, Male Rest Room							1	100	100	0	0	0	Existing, Level 2
	Toilet, Staff, Female Rest Room							1	100	100	0	0	0	Existing, Level 2
	Large Conference Room				1	288	288				1	300	300	Relocated to Level 1, Room 143
	Subtotal						1,074			1,824			1,177	
	Total Department Net Area						1,074			1,824			1,177	
	Circulation (30%)						74			0			353	
	Structure and Walls (20% modular, 15% std construction)						0			0			157	
	Total Department Gross Area						1,148			1,824			1,687	

## Notes:

ETR Existing To Remain

\* Renovation involves demolition of existing conditions (if applied) and upgrading to new program or standards

Blue Changes made from SAP 2023 to SAP 2024

Red Future Program

## Approved By:

Date:

Title:



## ILIULIUK FAMILY &amp; HEALTH SERVICES EXPANSION &amp; RENOVATION

## CENTRAL STERILE PROCESSING

Iliuliuk, Alaska

REVISION 04 | 01/24/2025

Space ID	Space Name	2024 SAP			2023 SAP			Comments for 2024 SAP
		Units	NSF/Unit	Total NSF	Units	NSF/Unit	Total NSF	
G	CENTRAL STERILE PROCESSING							Ideally between ED and Clinic
	Endoscopy							
	Procedure Room, (Negative Pressure)	0	250	0	1	250	250	removed, 180 sf minimum clearance
	Toilet, Patient, ADA, UniSex	0	37	0	1	75	75	removed
	Scope Clean-Up Room	0	92	0	1	90	90	removed
	Central Sterile / Surgery							IFHS staff cleans & sterilizes instruments, similar to dental office
	Procedure Room, Orthopedic/General (Positive Pressure)	0		0	1	400	400	removed
	Scrub Alcove	0		0	1	30	30	removed
	Decontamination Room	1	130	130	1	130	130	
	Clean Work Room	1	290	290	1	290	290	
	Sterile Supply	1	100	100	1	100	100	
	Steam Sterilizer Closet	0		0	1	115	115	removed
	Support Spaces							
	Staging and Recovery Bay	0	90	0	4	90	360	removed
	Locker Room, Male. Pass-thru	0	55	0	1	96	96	removed
	Toilet/Shower, Male (WC, Lav, Shower)	0	80	0	1	90	90	removed
	Locker Room, Female. Pass-thru	0	64	0	1	112	112	removed
	Toilet/Shower, Female (WC, Lav, Shower)	0	80	0	1	90	90	removed
	Janitor Closet (Shared with ACU)	0	50	0	1	50	50	removed
	Subtotal			520			2,278	
	Total Department Net Area			520			2,278	
	Circulation (30%)			156			683	
	Structure and Walls (20% modular, 15% std construction)			104			296	
	Total Department Gross Area			780			3,258	

## Notes:

Blue Changes made from SAP 2023 to SAP 2024

Approved By:

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## ILIULIUK FAMILY &amp; HEALTH SERVICES EXPANSION &amp; RENOVATION

## PLANT OPERATIONS AND MATERIALS MANAGEMENT

Iliuliuk, Alaska

REVISION 04 | 01/24/2025

Space ID	Space Name	2024 SAP									2023 SAP			Comments for 2024 SAP
		Expansion			Renovation*			ETR						
		Units	NSF/Unit	Total NSF	Units	NSF/Unit	Total NSF	Units	NSF/Unit	Total NSF	Units	NSF/Unit	Total NSF	
H	PLANT OPERATIONS & MATERIALS MANAGEMENT													See Summary for Mech/Elect Spaces
	General Maintenance Shop				1	430	430				1	425	425	renovated from existing ER (Trauma Room)
	Receiving/Check-In Area				1	174	174				1	175	175	renovated from existing EMS entry, Gas, and EMT Store
	Distribution Center				1	644	644				1	645	645	renovated from existing ER
	Housekeeping Storage (w/ mop sink )				1	120	120				1	120	120	renovated from existing ER
	Lockers Room, Employee				0	80	0				1	86	86	removed
	Toilet/Shower, Employee (WC, Lav & Shower )				0	80	0				1	90	90	removed
	Subtotal						1,368						1,541	
	Total Department Net Area						1,368						1,541	
	Circulation (5%)						133						77	
	Structure and Walls (15% modular, 10% std construction)						0						163	
	Total Department Gross Area						1,501						1,781	
	Service Dock (Covered Area)	1	320	320							1		320	covered area under Canopy
	Storage Area, Empty Gas Cylinders	1	60	60							1		60	
	Canopy Total			380									380	

## Notes:

ETR Existing To Remain

\* Renovation involves demolition of existing conditions (if applied) and upgrading to new program or standards

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## ILIULIUK FAMILY &amp; HEALTH SERVICES EXPANSION &amp; RENOVATION

## AMBULANCE &amp; EMS

Iliuliuk, Alaska

REVISION 04 | 01/24/2025

Space ID	Space Name	2024 SAP			2023 SAP			Comments for 2024 SAP
		Units	NSF/Unit	Total NSF	Units	NSF/Unit	Total NSF	
I	AMBULANCE & EMS							Service is supplied by fire department
	Ambulance Enclosed Garage (25'x20')	1	500	500	1	750	750	decreased SF, drive through garage
	Storage, Supplies	1	150	150	1	150	150	
	Staff Work/Conference/Report Room	1	104	104	1	105	105	
	Staff Locker/ Break	1	104	104	1	105	105	
13	Toilet/Shower, Employee (WC, Lav & Shower )	1	80	80	1	90	90	
	<b>Subtotal</b>			<b>938</b>			<b>1,200</b>	
	<b>Total Department Net Area</b>			<b>938</b>			<b>1,200</b>	
	Circulation (5%)			47			60	
	Structure and Walls (10%)			94			130	
	<b>Total Department Gross Area</b>			<b>1,079</b>			<b>1,390</b>	

## Notes:

Blue Changes made from SAP 2023 to SAP 2024

Approved By:

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## ILIULIUK FAMILY &amp; HEALTH SERVICES EXPANSION &amp; RENOVATION

## PATIENT CARE UNIT

Iliuliuk, Alaska

REVISION 04 | 01/24/2025

Space ID	Space Name	2024 SAP			2023 SAP			Comments for 2024 SAP
		Units	NSF/Unit	Total NSF	Units	NSF/Unit	Total NSF	
J	PATIENT CARE UNIT	0		0	1	1380	1380	
	Patient Room, Private, Accessible, Isolation	0	0	0				
	Subtotal			0			1380	removed from SAP
	Total Department Net Area			0			1380	
	Circulation (35%)			0			483	
	Structure and Walls (20% modular, 15% std construction)			0			190	
	Total Department Gross Area			0			2053	

## Notes:

Blue Changes made from SAP 2023 to SAP 2024

Approved By:

Date:

Title:

ILIULIUK FAMILY & HEALTH SERVICES EXPANSION & RENOVATION  
Iliuliuk, Alaska

RETAIL PHARMACY  
REVISION 04 | 01/24/2025

Space ID	Space Name	2024 SAP									2023 SAP			Comments for 2024 SAP
		Expansion			Renovation*			ETR			Units	NSF/Unit	Total NSF	
		Units	NSF/Unit	Total NSF	Units	NSF/Unit	Total NSF	Units	NSF/Unit	Total NSF				
K	RETAIL PHARMACY													Shell space pending IFHS decision
	OTC Display Area				1	50	50				1	150	150	Shell-out, renovated from existing Lab & Director Office
	Consult / Conference Room				0	80	0				1	80	80	
	Retail Pharmacy (R)				1	230	230				1	205	205	Shell-out, renovated from existing Lab & Director Office
	Secure Storeroom				0	100	0				1	100	100	Removed
	Subtotal						280						535	
	Total Department Net Area						280						535	
	Circulation (included)						0						55	
	Structure and Walls (included)						0						45	
	Total Department Gross Area						280						635	

Notes:

ETR Existing To Remain  
\* Renovation involves demolition of existing conditions (if applied) and upgrading to new program or standards  
Blue Changes made from SAP 2023 to SAP 2024

Approved By:

Date:

Title:

## ILIULIUK FAMILY &amp; HEALTH SERVICES EXPANSION &amp; RENOVATION

## COMMUNITY CENTER

Iliuliuk, Alaska

REVISION 04 | 01/24/2025

Space ID	Space Name	2024 SAP									2023 SAP			Comments for 2024 SAP
		Expansion			Renovation*			ETR			Units	NSF/Unit	Total NSF	
		Units	NSF/Unit	Total NSF	Units	NSF/Unit	Total NSF	Units	NSF/Unit	Total NSF				
L	COMMUNITY CENTER													
	Community Center Room 1 (R)				1	733	733				0	0	0	Renovated from existing conference & office
	Community Center Room 2 (R)				1	333	333				0	0	0	Renovated & subtracted from current APIA office
	Toilet, Staff, Male Rest Room (ETR) - shared				0	100	0				0	0	0	shared with IFHS
	Toilet, Staff, Female Rest Room (ETR) - shared				0	100	0				0	0	0	shared with IFHS
	Subtotal						1,066						0	
	Total Department Net Area						1,066						0	
	Circulation (included)						0						0	
	Structure and Walls (included)						0						0	
	Total Department Gross Area						1,066						0	

## Notes:

ETR Existing To Remain

\* Renovation involves demolition of existing conditions (if applied) and upgrading to new program or standards

Blue Changes made from SAP 2023 to SAP 2024

Approved By:

Date:

Title:

ILIULIUK FAMILY & HEALTH SERVICES EXPANSION & RENOVATION  
Iliuliuk, Alaska

HOSPITAL HOUSING  
REVISION 04 | 01/24/2025

Space ID	Space Name	2024 SAP			2023 SAP			Comments for 2024 SAP
		Expansion						
		Units	NSF/Unit	Total NSF	Units	NSF/Unit	Total NSF	
M	HOSPITAL HOUSING							
	Apartment Unit	2	682	1,364	0	0	0	added to program
	Subtotal			1,364			0	
	Total Department Net Area			1,364			0	
	Circulation (included)			0			0	
	Structure and Walls (15%)			205			0	
	Total Department Gross Area			1,569			0	

Notes:  
Blue Changes made from SAP 2023 to SAP 2024

Approved By:  
Date:  
Title:

**ILIULIUK FAMILY & HEALTH SERVICES EXPANSION & RENOVATION****CAPITAL NEED ASSESSMENT**

Iliuliuk, Alaska

**REVISION 04 | 01/24/2025**

<i>Space ID</i>	<i>Division</i>	<i>Estimated Cost <sup>4</sup></i>	<i>Comments</i>
<b>N</b>	<b>CAPITAL NEED ASSESSMENT</b>		
	Fire Protection	\$ 28,000	Replace existing sprinkler heads where corroded or damaged. Replace compressor for dry system and backflow preventor for wet system.
	Plumbing	\$ 55,000	Replace thermostatic mixing valve, add scald protection to all sinks to prevent patient injury, add/replace insulation to piping, replace recirculation pump.
	HVAC	\$ 1,100,000	Replace boilers with new high efficiency equipment, replace central air handler and exhaust fan(s) and add heat recovery, add humidification system, expand controls sequences and capabilities, new heating water pumps, add/replace hydronic insulation, replace electric cabinet heaters and air diffusers where damaged or worn, replace central medical gas system
	Interior Lighting	\$ 135,000	Includes complete replacement of exterior interior lighting and controls.



**ILIULIUK FAMILY & HEALTH SERVICES EXPANSION & RENOVATION****CAPITAL NEED ASSESSMENT**

Iliuliuk, Alaska

**REVISION 04 | 01/24/2025**

<i>Space ID</i>	<i>Division</i>	<i>Estimated Cost <sup>4</sup></i>	<i>Comments</i>
<b>N</b>	<b>CAPITAL NEED ASSESSMENT</b>		
	Exterior Lighting	\$ 100,000	Includes complete replacement of existing exterior lighting and controls.
	Power Distribution	\$ 48,000	Includes replacement of (3) existing NEHB panels, which no longer have replacement parts.
	Emergency Power	\$ 309,000	Includes replacement of (2) existing ATSS (which no longer have replacement parts) and relocation of all non-EPSS equipment currently in the generator room: <ul style="list-style-type: none"> <li>· Panel MDP (service entrance panel)</li> <li>· Optional Standby ATS</li> <li>· Panel GG</li> <li>· Transformer serving panel G</li> </ul> These equipment will either need to be provided as new in the new location, then be provided with generator back-up for the duration of the switch over or they can be reused, but will need to be provided with generator back-up for the full duration of the relocation.

**ILIULIUK FAMILY & HEALTH SERVICES EXPANSION & RENOVATION****CAPITAL NEED ASSESSMENT**

Iliuliuk, Alaska

**REVISION 04 | 01/24/2025**

<i>Space ID</i>	<i>Division</i>	<i>Estimated Cost <sup>4</sup></i>	<i>Comments</i>
<b>N</b>	<b>CAPITAL NEED ASSESSMENT</b>		
	Technology	\$ 135,000	Complete technology scope and standards to be discussed with the owner. This includes miscellaneous repairs & replacements of equipment at "0-5 years" stage noted in the Equipment Conditions Summary above: - Video Surveillance System - Access Control Devices - Network Distribution Equipment o Network Switches o Patch panels o Patch cables
	<b>Total</b>	<b>\$ 1,910,000</b>	

**Notes:***ETR Existing To Remain**\* Renovation involves demolition of existing conditions (if applied) and upgrading to new program or standards**1 All figures indicated above are Opinions of Probable Cost based on limited site observation and pro-rated square-footage based estimates**2 The figures indicated above exclude all work to be performed as part of the planned addition project. Special Note: Work under the addition project is to be completed by the end of the fiscal year 2025.**3 The figures above do not include any fees for CMTA to perform design work.**4 The estimated costs are calculated based on the best assumptions of the engineers at the time of writing the report. These prices include labor and materials.**5 The prices listed above do not include the cost of mobilization for the general contractor. It is the team's suggestion that an additional \$100,000 be included for mobilization.**6 All numbers above exclude the cost of soil remediation that would be required, should a leak of the fuel oil system be found. There is a fuel oil tank located in the building.*

**ILIULIUK FAMILY & HEALTH SERVICES EXPANSION & RENOVATION****CAPITAL NEED ASSESSMENT**

Iliuliuk, Alaska

**REVISION 04 | 01/24/2025**

<i>Space ID</i>	<i>Division</i>	<i>Estimated Cost</i> <sup>4</sup>	<i>Comments</i>
N	CAPITAL NEED ASSESSMENT		

*Approved By:**Date:**Title:*