



KENAI PENINSULA BOROUGH

Capital Projects Department

47140 East Poppy Lane • Soldotna, Alaska 99669

Toll-free within the Borough: 1-800-478-4441

PHONE: (907) 262-6657 • FAX: (907) 262-6090

www.borough.kenai.ak.us

**DAVID R CAREY
BOROUGH MAYOR**

October 5, 2011

Central Peninsula Hospital
Attention: Rich Davidson
250 Hospital Place
Soldotna, AK 99669

Mr. Davidson,

Capital Projects has reviewed the project request form, submitted by you on August 29, 2011 for the imaging department remodel. After consideration we believe that this project should be managed by KPB, Capital Projects Department.

CPH will need to provide an approved Resolution from the CPGH operating board along with a conceptual plan and cost estimate for this project. Once received KPB will present an Ordinance to the assembly for the appropriation of funds.

Capital Projects will be available to assist in the development of the scope and budget for this project.

If you have any questions or comments please feel free to contact John Hedges, Capital Projects Manager at 907-262-2037.

Sincerely,

Kevin Lyon
Capital Projects Director

cc: Mayor David Carey
Lease & Operating Agreement Administrator

Based on the conceptual design and cost estimate supplied to The Capital Projects Department by
KENAI PENINSULA BOROUGH CAPITAL PROJECTS DEPARTMENT

Project Name: CPH - Radiology Department Renovation **Date:** November 23, 2011

Description: This project is based on the Conceptual design and cost estimate supplied to The Capital projects Department by CPH on November 9, 2011 .

A/E Firm: Not selected at this time

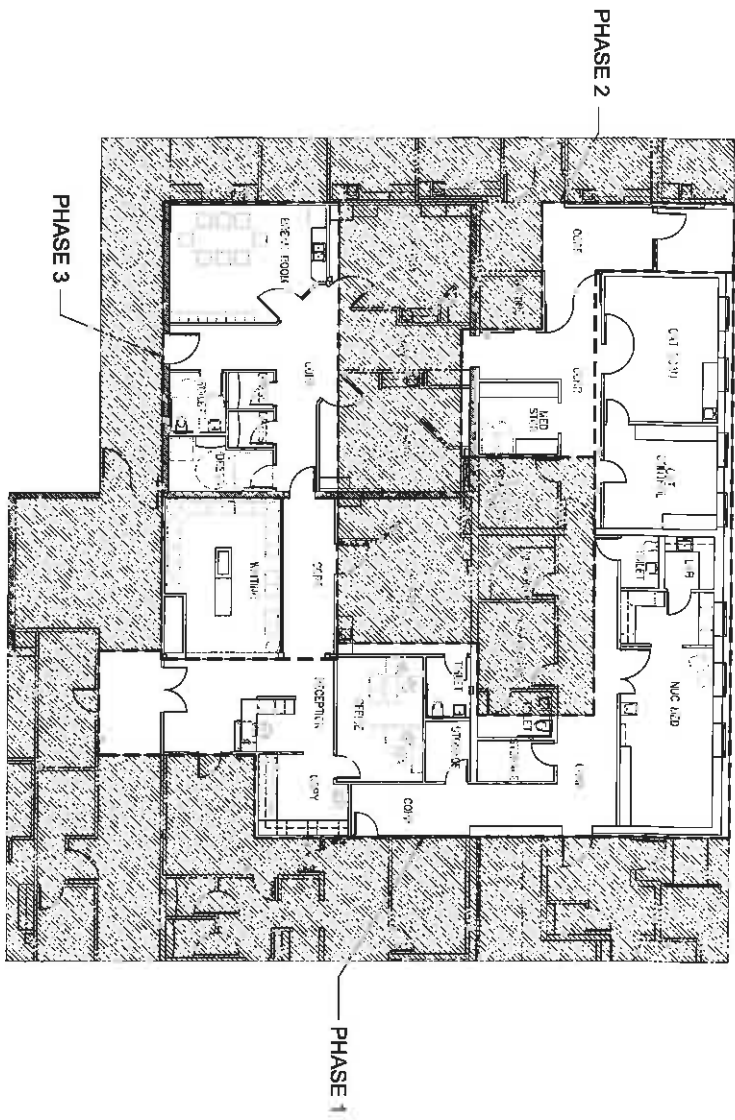
Project Manager: John Hedges

Funding: CPGH Plant Replacement Fund

Account Number: N/A

PROJECT COST ESTIMATE

1. Construction Costs	\$662,486.00	
Subtotal	\$662,486.00	
Construction contingency 20%	\$132,497.20	
Total Construction Cost:		\$794,983.20
2. Other Project Costs		
A. Design and Development (includes CA)	\$95,397.98	
B. Contract Admin. & Const. Mngt. 7.5%	\$59,623.74	
C. Permits:	\$1,500.00	
Total Other Costs:	\$156,521.72	
Subtotal Project Cost:		\$951,504.92
Legal & Admin. Costs: 3.04%	\$28,925.75	
Total Project Cost:		\$980,430.67



MASTER PLAN - PHASING

THE FOLLOWING PHASES SHALL INCORPORATE PATIENT ATTRACTION, BUILDING RESILIENCE AND FUTURE EXPANSION OF PAC CHAIRS, AND ASHRAE COMPLIANCE. ACCESSIBLE COMPLIANCE CONSTRUCTION IS ANTICIPATED TO BEGIN JANUARY 2012.

PHASE 1

PHASE 1 INCLUDES THE RENOVATION OF ADMINISTRATIVE RECEIVING AREAS SUCH AS: A COPY ROOM AND IMPROVED OFFICE - RECEPTION. PHASE 1 SHALL ALSO BE IN PROVISION OF RELOCATING THE RECEPTION WAITING AREA WITHIN THE DEPARTMENT FOR THE FUTURE. PHASE 1 SHALL ALSO BE IN PROVISION OF RELOCATING THE RECEPTION WAITING AREA WITHIN THE DEPARTMENT FOR THE FUTURE. PHASE 1 SHALL ALSO BE IN PROVISION OF RELOCATING THE RECEPTION WAITING AREA WITHIN THE DEPARTMENT FOR THE FUTURE. PHASE 1 SHALL ALSO BE IN PROVISION OF RELOCATING THE RECEPTION WAITING AREA WITHIN THE DEPARTMENT FOR THE FUTURE.

PHASE 2

PHASE 2 SHALL ALSO IMPROVE THE WORK FLOW AND PATIENT ATMOSPHERE IN NUCLEAR MEDICINE AS WELL AS ADD WINDOWS ALONG THE NORTH WALL OF THREE MAJOR DEPARTMENT AREAS: NUCLEAR MEDICINE, CAT SCAN AND CAN CONTROL.

PHASE 3


PHASE 3 SHALL PROVIDE CLIENT PRIVACY FOR THE WAITING ROOM AND THE EXISTING X-RAY TUBE. PROVIDING A COMPARTMENT AND SECURE STORAGE FOR PATIENTS. PHASE 3 SHALL INCLUDE AN ELECTRIC BREAKER SERVICE TRUNKING AND A BREAK ROOM. PHASE 3 SHALL INCLUDE A BREAK ROOM WHICH SHALL BE SIZED FOR FUTURE X-RAY DEPARTMENT. AN ADA ACCESSIBLE DRESSING ROOM AND AN ADA ACCESSIBLE TOILET ROOM. THE ADA DRESSING ROOM SHALL BE UTILIZED BY STAFF AS THE INJECTION ROOM AND HOUSE THE IN-PHASE CART. TWO ELECTRICAL PANELS SHALL BE RELOCATED TO THE ELECTRICAL PANEL CLOSET PROVIDED IN WOMEN'S RISER.



**CENTRAL PENINSULA HOSPITAL
RADIOLOGY DEPT. RENOVATION**

CONCEPTUAL DESIGN

SOLDOTNA, ALASKA



KLU & ASSOCIATES

ARCHITECTURE - PLANNING - INTERIORS - GRAPHICS

KENAI, ALASKA (907) 283-5600

2 of 2A


DATE: SEPT 21, 2011

OWNER: OPH, Bill Kluge

PROJECT: 1121

FILE NUMBER: 1121.DWG

MASTER FLOOR PLAN



DATE: SEPT 21, 2011

OWNER: OPH, Bill Kluge

PROJECT: 1121

FILE NUMBER: 1121.DWG

MASTER FLOOR PLAN

SCALE: 1/8" = 1'-0"

1 MASTER FLOOR PLAN

DATE: SEPT 21, 2011

OWNER: OPH, Bill Kluge

PROJECT: 1121

FILE NUMBER: 1121.DWG

MASTER FLOOR PLAN

RESOLUTION 2011-93

**A RESOLUTION APPROVING THE RENOVATION OF THE
CENTRAL PENINSULA HOSPITAL IMAGING DEPARTMENT, AND THE
TRANSFER OF FUNDS FROM THE PLANT REPLACEMENT AND EXPANSION FUND**

1. **WHEREAS**, the Kenai Peninsula Borough has entered into a Lease and Operating Agreement with Central Peninsula General Hospital, Inc. ("CPGH, Inc.") for the lease and operation of Central Peninsula Hospital and other Medical Facilities, and to provide other healthcare programs and services, on a nonprofit basis in order to ensure continued availability to the Service Area residents; and,
2. **WHEREAS**, the Imaging Department at Central Peninsula Hospital ("CPH") was last renovated in the 1980's, and CPGH, Inc. recognizes that the Imaging Department does not meet the current aesthetic standards of CPH after the substantial completion of the voter approved hospital expansion project; and
3. **WHEREAS**, the Imaging Department is the busiest department in CPH, providing imaging services to more than 33,000 patients annually, and the Imaging Department's surveys represent 55% of all patient satisfaction surveys completed for Outpatient Services; and,
4. **WHEREAS**, the Imaging Department's current configuration offers a waiting area that is separated from the reception area in an alcove in the public corridor, compromising patient privacy and customer service; and,
5. **WHEREAS**, properly renovated areas within CPH have consistently demonstrated significant improvement in patient satisfaction; and,
6. **WHEREAS**, the total projected cost for this renovation project is \$980,430.67, which represents 1/25 of the annual revenue for Imaging Services; and,
7. **WHEREAS**, sufficient funds are available in the Central Peninsula Hospital Plant, Replacement and Expansion Fund to pay for the total projected cost of the Imaging Department renovation project; and,
8. **WHEREAS**, under §13(b) of the Lease and Operating Agreement, any transfer in or out of the CPH Plant, Replacement and Expansion Fund shall be approved by the CPGH, Inc. Board; and,
9. **WHEREAS**, CPGH, Inc. Administration recommends that the CPGH, Inc. Board of Directors approve the Imaging Department renovation project, and approve the transfer of funds in the amount of \$980,430.67 out of the CPH Plant, Replacement and Expansion Fund to pay for this project; and,

10. WHEREAS, CPGH, Inc. has and shall abide by any and all conditions within §10(c) Purchasing Procedures of the Lease and Operating Agreement regarding contracts for the CPH Imaging Department renovation project; and,

11. WHEREAS, under KPB Code §5.04.11.A, a voter referendum is not required for capital improvement projects to CPH paid for by expenditures from the CPH Plant, Replacement and Expansion Fund; and,

12. WHEREAS, under §12(b)(iii) of the Lease and Operating Agreement, all capital improvement projects expected to cost in excess of \$250,000 using funds not previously appropriated for that purpose must be approved by the Borough Assembly after consideration by the Service Area Board;

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF DIRECTORS OF CENTRAL PENINSULA GENERAL HOSPITAL, INC., A NOT-FOR-PROFIT ALASKA CORPORATION, THAT:

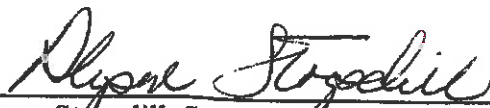
SECTION 1. The CPGH, Inc. Board of Directors approves the CPH Imaging Department renovation project at the total project cost of \$980,430.67, with the funds for payment to be from the CPH Plant, Replacement and Expansion Fund.

SECTION 2. The CPGH, Inc. Board of Directors approves the transfer of \$980,430.67 from the CPH Plant, Replacement and Expansion Fund for expenditures for the CPH Imaging Department renovation project, subject to consideration by the Service Area Board and to the approval of the Borough Assembly.

SECTION 3. This resolution becomes effective upon its adoption by the CPGH Inc. Board of Directors.

I certify that the above resolution was approved by vote of the Board of Directors of Central Peninsula General Hospital, Inc. at the 12/15/11 Board meeting.

DATED: 12/15/11


Alyson Stogsdill, Secretary/Treasurer
CPGH, Inc. Board of Directors