



# IMAGING ASSOCIATES

*Expert Radiology. Exceptional Care.*

March 4, 2021

Ms. Alexandria Hicks, CON Program Coordinator  
Department of Health and Social Services  
Division of Health Care Services  
Office of Rate Review  
3601 C Street, Ste 978  
Anchorage, AK 99503-5924

Re: Additional Information for RFD dated 2-10-2021

Dear Ms. Hicks,

In regards to your request for information in your response letter dated March 2 concerning my original Request for Determination, I have provided the requested information below:

- a) Proposed project plan that includes a timeline of the project:
  - a. Design Phase = March 1 – May 31
  - b. Construction Phase = June 1 – December 31
- b) An itemized expenditures list that corresponds to the transfer of assets from PIC to IA as part of the proposed sale of the IDTF
  - a. CT Scanner = Fair Market Value of \$35,000
  - b. Radiographic System & Computer Radiography Digitizer = Fair Market Value of \$20,000
- c) Definition(s) and assigned costs(s) specific to “book of business”
  - a. Definition = This is the referral base that Providence Imaging Center of Eagle River currently services which includes those they service via their mobile mammography unit which will no longer be needed given Imaging Associates plan to have mammography as part of their future imaging center.
  - b. Assigned cost = \$245,000

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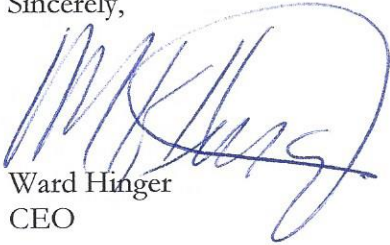
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- d) Comparable property leasing values for the square footage at 12001 Business Boulevard, Eagle River, AK
- a. Class A medical office space, which Imaging Associates LLC anticipates to lease in Eagle River, is nonexistent.
  - b. The only medical office space available that I am aware of is located on 17101 Snowmobile Ln where Providence has their Medical Office Building. While their office space is nice, I wouldn't consider it Class A; I would consider their property Class B -B+. Additionally the space offered is too small for Imaging Associates LLC.
  - c. An email quote from Providence Alaska | Real Estate Strategy & Operations January 2021 for space in the Providence Eagle River Medical Office building was \$2.72 a SF; the proposal stated that electric would be separately metered and paid by Imaging Associates LLC.

Thank you for allowing us to clarify on those topics. Please advise if you need additional clarity on the items provided above.

Sincerely,



Ward Hinger  
CEO

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