

Eric Coulter, MD  
3601 C Street, Suite 1134  
Anchorage, AK 99503

April 2, 2010

Karen Lawfer  
Certificate of Need Program Coordinator  
Health Planning and Systems Development Unit  
350 Main Street, Room 530  
Juneau, AK 99811-0601

Dear Ms. Lawfer:

This is a letter of intent requesting a determination of whether a certificate of need (CON) will be required for an ambulatory surgery center we intend to develop in Anchorage, AK. In order for this to not require a CON, it is our understanding that among other requirements, expenditure costs cannot exceed \$1,300,000 as per 18.07.031.

**Description of Proposed Activity:**

Our group will be remodeling space within a building that we purchased in 2010, located at 235 East 8<sup>th</sup> Avenue Anchorage, AK 99501. The remodeled space will total 2,475 square feet and include one class B operating room to be used by an ophthalmologist for eye surgical procedures. It will be designed in accordance to standards that will meet certification standards as an ambulatory surgery center.

**Estimate of Total Cost of Proposed Activity:**

- Value of property (land and building) to be used for activity, present and future.
  1. Age of building = 31years
  2. Significant improvements to building since 2010 purchase = none.
  3. Square Footage of Proposed Facility = 2,475 square feet.
  4. Square Footage of Building = 4,877 square feet.
  5. Value of Building based upon purchase price = \$470,000.
  6. Value of Proposed Facility based in proportion to Building = **\$238,517**
- Total cost of leasehold improvements (demolition, construction, fixtures, improvements):
  1. As per architectural plans: **\$574,750**
- Total cost of medical equipment and office equipment.
  - Cost of Medical Equipment \$218,693  
See Attached List

- Office equipment
  - a. Office furniture \$2800
  - b. Computers \$1800
  - c. Miscellaneous \$1200Total equipment cost **\$224,493**
- Architect's Fees (Rohde and Associates): **\$58,500.**
- Total Project Cost = **\$1,096,260**

**Estimated Start and Completion Dates:**

Design completion and State application submission will take place in April 2010. Following approval of the ASC application by the State, the project remodel could begin construction in July of 2010 and be completed by December of 2010.

In conclusion, because the costs of this project do not exceed the \$1,300,000 threshold, as per 18.07.03, it is our belief that the State will determine that a CON will not be required for this project.

Thank you for your time and consideration. Should you have any questions, please feel free to contact me.

Sincerely,



Eric Coulter, MD



**ROHDE & ASSOCIATES ARCHITECTS**

**11925 OLD GLENN HIGHWAY**

**EAGLE RIVER, ALASKA 99577**

April 5, 2010

Certificate of Need Program Coordinator  
Health Planning and Systems Development Unit  
350 Main Street, Room 530  
Juneau, AK 99811-0601

Attn: Karen Lawfer

RE: Coulter Ambulatory Surgical Center - Anchorage, AK

Subject: Facility Cost

Dear Ms. Lawfer,

Rohde & Associates, Inc. Architects has been hired to provide professional services for the proposed Class B ambulatory surgical center located at 235 E. 8<sup>th</sup> Avenue Suite 3A, Anchorage, AK 99501. We have been asked to provide a "certified estimate of the total cost of the proposed facility", according to Alaska Code 7 AAC 07.010. Following is an estimate of the total cost of the proposed facility prepared in conjunction with Dr. Eric Coulter and Surgery Center Services of America.

The suite in which the ASC will be located was purchased in 2010 at a price of \$470,000. The entire office suite purchased includes 4,877 square feet. The ASC will utilize 2,475 square feet or approximately 50% of the total area of the suite. Value of the area set aside for the ASC is therefore \$238,517. The ASC will require a remodel of the existing space within the suite. Based upon the floor plan of the proposed ASC and description of the upgrades required of the program, it is estimated that the total cost of the remodel or leasehold improvements, including permits, will be \$574,750. Architectural and Engineering fees are proposed at \$58,500.

The total cost of medical equipment is proposed to be \$218,693 per *Surgery Center Services of America*, and the cost of office equipment and furnishings is calculated to be \$5,800.

The aggregate total cost of the proposed surgery center facility, calculated per Alaska Administrative Code 7 AAC 07.031 is \$1,096,260.

Should you have any questions regarding the above information or calculations, please feel free to contact me.

Sincerely,

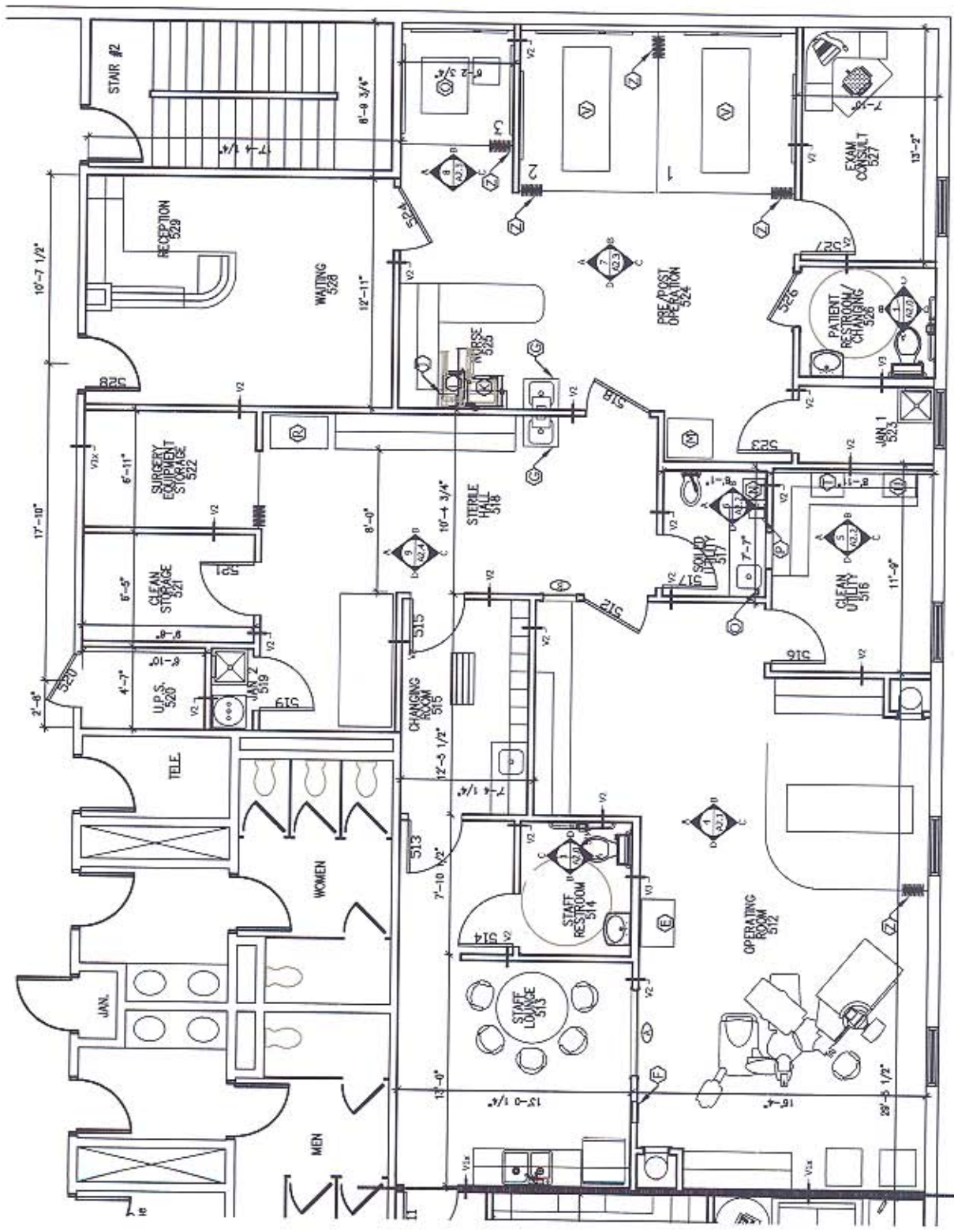
Rohde & Associates

A handwritten signature in black ink, appearing to read 'Allen G. Rohde', with a long horizontal flourish extending to the left.

Allen G. Rohde, AIA

Architect





SCA - Partial Floor Plan  
Scale: 3/4" = 1'-0"



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## Estimate

2733 N. Power Rd; Suite 102, PMB 610  
Mesa, Arizona 85215

For further information  
contact Scott Blair @  
509-784-0227

Date	Estimate #
3/22/2010	E-12800-PRE

Name / Address
Anchorage Lasik Surgery Center

Item	Description	Qty	Rate	Total
NURSE CALL	INSTALLED EQUIPMENT Nurse Call System Nurse Call System	1	7,864.00	7,864.00T
501R	X-Ray Viewer AMD. RT-2 1-Bank X-ray viewer. Recessed.	1	250.00	250.00T
G5022BP	Eye Wash Station Guardian. Eye Wash Station w/ backflow preventer. Dual nozzle handle, countertop mounted w/ 8' hose.	1	440.00	440.00T
SS2S2120 TWO	Surgical Light System Two. Dual Halogen Surgical Light w/ 20" heads.	1	8,900.00	8,900.00T
0001709-ind	System One. Disposable Sterile Handle Covers. Each	6	2.00	12.00T
0003082	System One. Replacement Fuse - 2.5A/120v	1	2.55	2.55T
0001282	System One. Sterilizable Handle.	6	40.80	244.80T
ES47 IR	Scrub Sink MAC. Medical Economy Scrub Sink. Dual Station, infrared controls, thermo static mixing valve. Stainless.	1	2,995.00	2,995.00T
P-824-SS	Pedigo. Wall Shelf 8" x 24"	2	83.20	166.40T
			<b>Subtotal</b>	
			<b>Sales Tax (0.0%)</b>	
			<b>Total</b>	



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Item	Description	Qty	Rate	Total
FF510L	Appliances Summit. Undercounter All-Refrigerator w/ auto defrost with lock.	1	480.00	480.00T
FF510LMED	Summit. U/C medical grade all-refrigerator w/ auto defrost, key lock, internal fan. 4 cu. ft. w/ hospital grade plug and a NIST certified audible temperature alarm with external temperature display. 20"W x 34"H x 21" D.	1	765.00	765.00T
BIM44	Summit. U/C Ice Maker. 15"W x 34"H x 24" D. Gravity Drain. Stainless. Cubed Ice. (Meets NSF-7 Std)	1	1,090.00	1,090.00T
2720BG	Narcotics Locker Harloff. Narcotics Locker. 16"H x 12"W x 9" D. Double door, double lock. Beige. (Fits inside most upper cabinets).	1	191.63	191.63T
	MOBILE EQUIPMENT			
W#AJP00D1000	Tabletop Autoclaves - OR Scican. Bravo 17V autoclave. 17 liter chamber (10" diam.x 13" long). 220v. w/ printer.	2	6,640.00	13,280.00T
48000050000	Scican. Bravo Door Gasket.	4	50.70	202.80T
STXX0250000	Scican. Bravo thermal paper/roll.	10	5.00	50.00T
47200010000	Scican. Bravo Biological Filter.	4	39.00	156.00T
110000003W0	Scican. Bravo Drain Tubing	2	7.48	14.96T
			<b>Subtotal</b>	
			<b>Sales Tax (0.0%)</b>	
			<b>Total</b>	





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SC1134	Biological Spore Testing and Test Strips			
IEZ-101	Scican. Test Control Indicators. Box of 250.	2	76.00	152.00T
EZS/5	SGM. Incubator for biological spore testing	1	225.00	225.00T
	SGM. Biological Spore Tests. 10x5 population	3	130.00	390.00T
	for G steartothermophilus. 100 count			
Crusher	SGM. Crusher.	2	0.89	1.78T
	Distiller			
AWD9C	SCSA. Water Distiller.	1	1,500.00	1,500.00T
Descaler	SCSA. Descaler. 3 lbs.		40.00	40.00T
		1		0.00
	Instrument Cassettes			
6120A	PST. Micro Tray. Double Stack. 6" x10"x1.5"-	4	120.00	480.00T
	Base Insert Tray, Lid & 2 Pin Pads.			
	Ultrasonic Cleaner			
ME 4.6	Mettler 4.6 Quart Ultrasonic Cleaner	1	590.00	590.00T
1012	Mettler. Cover for ME 11.	1	39.00	39.00T
1058	Mettler Basket for ME 4.6	1	62.00	62.00T
	Stretchers			
1079	Stryker. 1079 Eye Stretcher	3	4,575.00	13,725.00T
1010-058-000	Stryker. Chest Restraint for 1079 stretcher.	3	58.00	174.00T
1069-026-090	Stryker. 4" Ultra Comfort Mattress for 1079D	3	200.00	600.00T
1068-21-000	Stryker. 3-position siderail.	3	76.54	229.62T
1069-181-000	Stryker. 3" Concave Ultra Comfort Headpiece	3	0.00	0.00T
			<b>Subtotal</b>	
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0390-025-010	Stryker. Removable IV Pole	3	72.00	216.00T
1068-250-000	Stryker. Superior Wrist Rest	1	286.00	286.00T
830-000-000	Surgeon's Stool Stryker. Surgistool II	1	1,320.00	1,320.00T
FR577RG	Clinical Recliners Graham Field. Lumex Clinical Recliner. 250 lbs. rating. Two folding side trays. CA 133 compliant.	2	1,199.00	2,398.00T
2101A	Graham Field. IV Pole for clinical recliners	2	39.95	79.90T
5782G	Graham Field. Lumex IV Pole Bracket for Lumex Chairs	2	26.00	52.00T
6401	Crash Cart Harloff. 6401 Crash Cart. (4) 3", (1) 6" and (1) 12" drawer. IV Pole, Side Drop Shelf, (4) Utility Hooks, Cardiac Board & Holder, O2 Tank Holder, (3) 6-compartment Trays, (3) 7 compartment trays and extended bumper to protect side accessories.	1	1,518.13	1,518.13T
40088	Harloff. Breakaway Seals	1	32.38	32.38T
680404	Harloff. Medical Grade Outlet Strip w/ 15' Cord and cord wrap.	1	113.75	113.75T
68530 P2	Harloff. Full Drawer Tray w/ Adjustable Dividers	2	95.38	190.76T
			<b>Subtotal</b>	
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7450	Anesthesia Cart Harloff, 7450 Anesthesia Cart w/ push button lock & six drawers. Removable top, bumpers, (4) 3" drawers, (1) 6" drawer and (1) 12" drawer.	1	1,246.88	1,246.88T
684802	Harloff, Sharps Container. 3 Gallon w/ Bracket	1	54.25	54.25T
680408	Harloff, Waste container w/ mounting hardware. 2 gallon.	1	24.06	24.06T
68163	Harloff, Raised Back two rail system	1	127.75	127.75T
683805	Harloff, Six Compartment Tilt Bin	1	53.38	53.38T
680415	Harloff, Tape & Label Dispenser	1	47.25	47.25T
68530 P2	Harloff, Full Drawer Tray w/ Adjustable Dividers	2	95.38	190.76T
40108	Harloff, Six compartment drawer Tray	4	26.69	106.76T
69696	Laryngoscopes Welch Allyn. Fiberoptic Laryngoscope set. Medium and Small handles, 0-4 MacIntosh.	2	595.00	1,190.00T
68696	Welch Allyn. Fiberoptic Laryngoscope Set. Medium and Small Handles, 0-5 Miller.	2	695.00	1,390.00T
TAT-5000	Temporal Thermometer Exergen. Temporal Thermometer.	1	390.00	390.00T
	Stethoscopes			
			<b>Subtotal</b>	
			<b>Sales Tax (0.0%)</b>	
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M000-09-922	AES. Heine Stethoscope. Gamma 2.2.	2	45.00	90.00T
3G010440	Wheelchair Graham Field. Traveller HD Wheelchair. 22 x 18 w/ folding footrest. Black upholstery.	1	340.00	340.00T
IU 73	Anesthesiologists Stool Office Master. Anesthesiologist Chair	1	330.00	330.00T
P-527-GS-BLK	Assistants Stools Pedigo. Assistant Stool w/ Back. Pneumatic height control. Black.	1	409.60	409.60T
P-528-GS-BLK	Pedigo. Assistant Stool. Foot control. No back. Black.	1	341.92	341.92T
P-36	Pedigo. Assistant Stool. Screw Adjustment. No back.	1	147.52	147.52T
PT 74	Nurse's Station, Receptionist and Surgical Coordinator's Chairs Office Master. Task Chair. Adjustable height, backrest tilt, back height, lumbar, forward tilt, rocking, seat tilt seat depth and seat tension.	2	265.00	530.00T
KR-25	Office Master. Adjustable Arms for Group 1 Chairs	2	36.00	72.00T
	Stools for YAG Room			
			<b>Subtotal</b>	
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Item	Description	Qty	Rate	Total
CL-22	Office Master. Pneumatic Task Stool w/ back. Hand operated controls. Basic Fabric. Stainless Steel and Chrome	2	140.00	280.00T
SG-92-SS	Pedigo. Instrument Table. 24"x48" w/ bottom shelf. Stainless	1	686.72	686.72T
P-1066-SS	Pedigo. Mayo Stand. 16.25"x21.25"w/ foot operated release. Stainless.	1	601.52	601.52T
P-120-B	Pedigo. Linen Hamper. Chrome. 18" Dia. w/ bumpers	3	195.92	587.76T
P-120-LB	Pedigo. Linen Hamper. 18" Dia., chrome w/ bumpers and cover.	3	341.52	1,024.56T
P-576-2	Pedigo. IV Pole w/2 Hooks on 5 Caster Base. Chrome. Knock Down	1	252.72	252.72T
SG-80-SS	Pedigo. Utility Table. 16 x 20 w/ (1) drawer, lower shelf and top rail.	3	541.52	1,624.56T
P-1020-SS	Pedigo. Kick Bucket	1	191.36	191.36T
P-10K	Pedigo. Foot Stool. Chrome. Grey non-marking Floor Tips.	1	78.32	78.32T
P-10AK	Pedigo. Foot Stool w/ handrail. Chrome. Grey non-marking feet.	1	161.52	161.52T
P-824-SS	Pedigo. Wall Shelf 8" x 24"	3	83.20	249.60T
MB333-SS	Janitor Closet Trayvad. Stainless Steel Mop & Broom Holder. 24" Holds (3).	2	45.00	90.00T
			<b>Subtotal</b>	
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Item	Description	Qty	Rate	Total
A1250	Electrocautery			
ESMS-C	Aaron Bovie 1250 ESU	1	2,600.00	2,600.00T
	Aaron Roll Stand w/ bottom and top tray for A1250	1	450.00	450.00T
A1253	Aaron Foot Switch for A1250, A2250 and A3250.	1	315.00	315.00T
M SERIES	Defibrillator			
	Zoll M Series Defibrillator w/ pacing. Factory Refurbished.	1	5,950.00	5,950.00T
16381	Zoll Multi-Function Disposable Pads	4	40.00	160.00T
8000-0060	Soma. Zoll Printer Paper (10 Z-Fold Pads)	2	45.00	90.00T
	Clean Scrubs Cart - For Staff Changing Rooms			
SHE 18368	Seville Classics. 18x36x72 Wire Shelf Caster Cart w/ four shelves.	2	84.99	169.98T
SHE 18367	Seville Classics. 18x36 Extra Chrome Shelf.	2	14.49	28.98T
WEB046	Seville Classics. 18x36 Shelf Liner. Pkg. of 2.	1	5.99	5.99T
LCC-200-DN	Bussard. Linen Cart Cover	2	115.00	230.00T
	200 Denier Nylon, Zippered Front			
	36 x 18 x 72H			
			<b>Subtotal</b>	
			<b>Sales Tax (0.0%)</b>	
			<b>Total</b>	



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Item	Description	Qty	Rate	Total
BC 2030-3DMB	Transfer Carts Metro. BC Cart. 3 Shelf Deep ledge w/ MicroBan Antimicrobial Protection	1	241.125	241.13T
311	Lakeside 3 Shelf Cart. 27.5" x 16.25" x 32.125". Stainless	1	216.75	216.75T
SHE 18487	Shelving Seville Classics. 18x48x74 Wire Shelf Caster Cart w/ four shelves. Chrome.	4	97.99	391.96T
SHE 18489	Seville Classics. 18x48 Extra Chrome Shelves.	6	16.99	101.94T
WEB047	Seville Classics. 18x48 Shelf Liners. 2 Pk.	2	6.99	13.98T
30234	Shelf Bins Akro-Mils. Akro Bins. 14.75" x 5.5" x 5". Autoclavable. Blue. Price each (sold in boxes of 12).	24	8.00	192.00T
30240	Akro-Mils. Akro Bin. 14.75" x 8.25" x 7". Autoclavable. Blue. Price each (sold in packs of 12).	24	10.00	240.00T
30250	Akro-Mils. Akro-Bins. 14.75" x 16.5" x 7". Stackable and autoclavable.	12	16.00	192.00T
30260	Akro Mils. AkroBin. 18" x 11" x 10". Autoclavable. (Specify Color)	12	26.61	319.32T
40245	Akro-Mils. Divider for 14.75" deep Akro Bins. Pkg. of six.	8	12.00	96.00T
			<b>Subtotal</b>	
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			<b>Total</b>	



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Item	Description	Qty	Rate	Total
40260	Akro-Mils. Dividers for #30260 11" wide AkroBin. Pkg. of six.	2	14.51	29.02T
30220	Akro-Mils. Akro-Bins 7-3/8" L x 4-1/8" W x 3" H. Autoclavable. (24) per carton. Stone.	36	1.72	61.92T
8100 EP	Patient Monitors Criticare nGenuity Patient Monitor. 10.4" TFT Screen, up to six waveforms. With printer and three lead ECG.	3	4,195.00	12,585.00T
1091	Criticare Roll Stand for 8100 Monitor	1	250.00	250.00T
Block Leads	Criticare Block ECG Leads	3	98.00	294.00T
506DNP3	Criticare 506 Patient Monitor	2	1,895.00	3,790.00T
473	Criticare Blood Pressure Cuff. Infant.	2	30.00	60.00T
477	Criticare Blood Pressure Cuff. Thigh.	2	70.00	140.00T
553	Criticare Roll Paper (5 pack) Med Gas	2	25.00	50.00T
G180	Allied. Gomco Optivac AC/DC Portable Suction Unit	1	570.75	570.75T
S130	Allied. Portable Suction. Shuco Aspirator w/ 1250cc collection container. 120v.	3	317.63	952.89T
931-4011EA	Vortran. VAR RC Mechanical Ventilator. Disposable. w/ 6" flex hose, 7 ft. oxygen tubing, manometer and gas entrainment. Single Use - Disposable.	1	100.00	100.00T
L270-220	Allied. O2 Regulator w/ 50 PSI side port (for use with Autovent)	1	200.80	200.80T
			<b>Subtotal</b>	
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65070	Allied. O2 "E" Tank cart. Holds one tank.	1	33.00	33.00T
OPA-820	Western. E Tank Regulator w/ 870 Yoke	4	70.70	282.80T
PX-1027	Western Medica. Emergency O2 bottle rack for C,D or E size bottles. Holds 12 Med Gas (cont.)	1	53.50	53.50T
PX-8703-1T	Western Medica. E-Tank. Size E with toggle valve	6	70.00	420.00T
22-95-1101	Allied. Disposable Bacterial Filter. 1/4" x 1/4" barb. (pkg. of 3)	2	14.20	28.40T
L670-040	Allied. Disposable Bag Mask Resuscitator. Case of six. Adult	1	95.00	95.00T
M690	Microscope Prescotts. Leica M690 Microscope (refurbished) w/ beamsplitter,co-observation, UV filter, 10X Eyepiece, 0-180 Bino, M690 Floorstand, Leica 200 Red Reflex Obj. Lens, XY w/ extended arm, multi-power supply and Multiplex Footswitch. 2 Year Warranty.	1	26,910.00	26,910.00T
WL 180591	Prescotts. Leica Clip On Handles	6	55.00	330.00T
WL 384656	Prescotts. Leica upper sterilizable knob for M690	6	30.00	180.00T
WL 428328	Prescotts. Leica PD knob cover	3	22.50	67.50T
VHVD-30	Prescotts. Hitachi 3 Chip Camera	1	3,900.00	3,900.00T
PMP072	Prescotts. 60mm Focusable Video Adapter	1	1,500.00	1,500.00T
			<b>Subtotal</b>	
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			<b>Total</b>	





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VUSB200	Medicap. Digital Video and Still Recorder. USB w/ footswitch.	1	3,850.00	3,850.00T
DWC24-G	Blanket Warmer MAC. 72" Blanket Warmer. Dual Compartment w/ glass doors	1	5,760.00	5,760.00T
MB	MAC. Dolly for MAC Blanket Warmer	1	226.60	226.60T
3143K	Pre/Post Cabinet Harloff. Mini Treatment Cart. 32" x 18" x 18". Plastic top. (1) 6" drawer, (2) 9" drawers. Key Lock.	3	567.20	1,701.60T
680403	Harloff. Oxygen Tank Holder. Stainless.	3	46.38	139.14T
YAG Laser	YAG Laser Nidek YAG Laser (new)	1	19,995.00	19,995.00T
Curtains & Tracks	Pre/Post Curtains and Tracks Inpro. Custom Curtain Tracks and Curtains (estimate)	1	1,200.00	1,200.00T
Interior Signs	Interior Signs InPro. Interior Sign Package	1	1,500.00	1,500.00T
			<b>Subtotal</b>	
			<b>Sales Tax (0.0%)</b>	
			<b>Total</b>	



**SURGERY  
CENTER  
SERVICES**  
of America

## Estimate

2733 N. Power Rd; Suite 102, PMB 610  
Mesa, Arizona 85215

For further information  
contact Scott Blair @  
509-784-0227

Date	Estimate #
3/22/2010	E-12800-PRE

### Name / Address

Anchorage Lasik Surgery Center

Item	Description	Qty	Rate	Total
INSTRUMENTS	Estimated Instrument Package	1	25,000.00	25,000.00T
Freight	Freight Charges	1	20,000.00	20,000.00T
			<b>Subtotal</b>	\$218,693.18
			<b>Sales Tax (0.0%)</b>	\$0.00
			<b>Total</b>	\$218,693.18