Statement of Work (SOW)
January 2026

A. PROJECT SUMMARY

The purpose of this project is to provide construction services to renovate the Pryor Clinic in Pryor, Montana. The project will renovate approximately 8,655 square feet of existing space in the Pryor Clinic in accordance with this SOW and the following attachments:

- J02 Drawings Pryor Clinic Constr, and
- J03 Specs Pryor Clinic Constr.

The project will create:

- New spaces on the upper floor
  - Isolation Room
  - Pharmacy and consultation area
  - Radiology
  - Laboratory
  - Medical Records and Registration
  - Staff and patient toilets
  - Benefits coordinator office
  - Nursing supervisor Office
  - Equipment storage
  - Exam treatment room
- New spaces on the lower floor:
  - Optometry clinic
  - Physical, occupational and speech therapy spaces
  - Diabetes consultation space
  - Staff support space, including storage and conference room
  - Facilities management support space
  - Information technology (IT) space
  - Janitorial space
  - Staff toilet and locker rooms
  - Patient toilets
  - Clean/soiled spaces as well as washer/dryer space
- New elevator providing handicapped access to the newly renovated lower floor

The clinical spaces shall contain casework and related medical equipment. The office spaces shall contain casework. Each exam room shall contain basic exam room amenities. The janitorial space shall have a mop sink. The soiled space and

washer/dryer spaces shall have sinks and adequate utility hookups. The toilets shall be unisex; three for staff, three for patients and staff, and shall contain a toilet and sink. The locker rooms shall have lockers The newly constructed rooms shall match both existing interior constructions.

This proposed facility construction will increase access to health care for the communities served. The additional exam rooms and renovation will make patient flow more efficient thereby allowing the clinic to provide more patient access.

The existing gross size of the health care facility is approximately 13,300 sqft. The renovation will not increase the gross size of the health care facility. The total estimated cost for this project is between $5,000,000 and $10,000,000.

Indian Health Service owns the plans and specifications for the current design and will supply the digital drawings, specifications, estimate and other design documents for use.

B. SERVICES

The Contractor shall perform standard services for various phases of construction services included in this scope of work. The construction services outlined clarify the requirements for the scope of work of the project.

C. CODES, STANDARDS, AND GUIDELINES

All work and documents shall be in accordance with the Codes, Standards, and Guidelines as outlined in the following:

- Section 2.2.2 of the 2019 Indian Health Service A/E Design Guide.
- 2018 Facilities Guidelines Institute for Design and Construction of Hospitals and Outpatient Facilities
- IHS Technical Handbook (specifically Section 21.4.5)
- ASHRAE guidelines (Standard 170 – 2021)
- CDC Guidelines for Environmental Infection Control in Health-care Facilities (HICPAC)
- International Building Code (IBC)
    - NFPA 101 The Life Safety Code.