

ATTACHMENT A - PRELIMINARY CLINIC PROGRAM



Parshall Clinic Reduced Program

Parshall, ND 1/22/2026

Parshall Clinic				
Space Description	Notes	Qty	Net Area	Net SF
Public				
Vestibule	Facing east on site	1	92	92
Public Toilet		2	72	144
Reception	Space for 4, one of the three more private, one for security	1	264	264
Waiting Room	Anticipated number of patient visits and family (seating counts)	1	1173	1173
subtotal:				1673
Staff Amenities				
Staff Toilet		1	51	51
Staff Lockers/Break Room	Ernest to send total staff count	1	250	250
Staff Vest		1	49	49
Mother's Room		1	88	88
subtotal:				438
Clinic Support Areas				
Mechanical/Electrical/Maintenance shop	Water Riser/dental vac	1	653	653
IT	Look at size, will need to review IT/Server room locations (lesson learned from Mandaree)	1	121	121
HouseKeeping/Storage	Medical Equipment / Supply Storage	1	162	162
Ambulance Bay		1	1,352	1352
subtotal:				2288
Administration				
Director Office		1	118	118
Records		1	98	98
Bio-Haz		1	101	101
Med Gas		1	57	57
Consult Room		1	114	114
Flex Touchdown Open Office/Workroom	Office supplies room	1	429	429
subtotal:				917
Medical				
Provider Offices		2	121	242
Nursing Area	Centralized station	1	756	756
Exam Rooms		3	125	375
Negative Pressure Exam Room		1	206	206
Negative Pressure Toilet		1	96	96

Procedure/Exam		1	203	203
Procedure Room Toilet	doubles as women's health exam - will need to review with provider	1	73	73
Med/Vaccine Storage		1	143	143
Patient Toilets		1	77	77
Height / Weight Alcove		1	52	52
Clean Storage		1	119	119
Soiled Storage		1	119	119
subtotal:				2461
Specialty				
X-Ray		1	340	340
X-Ray Viewing		1	68	68
X-Ray Dressing Room		1	62	62
Pharmacy	if mimic off mandaree, half the space and more shelving, no doors more open shelving - drive thru window - security roll door(s) to space - plexi at transaction window	1	390	390
Pharmacy Waiting/Retail	will have some retail, small area additional info on pharmacy visitor counts	1	117	117
Pharmacy Consult	if windows, tinted	1	112	112
Pharmacy Restroom		1	59	59
Pharmacy Storage		1	77	77
Lab	Storage, Toilet, Draw station	1	190	190
Lab Blood Draw station		1	158	158
Lab Restroom		1	55	55
Lab Storage		1	77	77
Dental Exam	Will review with dental staff, Ernest to update if any goals for their setup	1	195	195
Dental Office		1	100	100
Dental Pan		1	46	46
Dental Sterilize		1	128	128
Optical Pre-Exam/Exam		1	111	111
Optical Office		1	105	105
Behavior Health	Office / Consult	1	158	158
Behavior Health Children		1	107	107
subtotal:				2655
Total Net Floor Area				10,432
Circulation/Gross Factor				27%
Circulation				2816.64
Total Area				13,249