

Alpine Apres Nurse Concierge

70 Emerger Avenue
Alpine, WY 83128
(307) 413 - 2906

Ferry Peak Women's Health

70 Emerger Avenue
Alpine, WY 83128
(307) 654 - 2026

Rental Alpine Clinic

April 02, 2024

Overview

Brittany Quinn, a Women's Health Nurse Practitioner, who owns Ferry Peak Women's Health in Alpine, Wyoming. Where she has lived since 2019 and resided in Star Valley since 2016 with her husband Ron. Ron started working for Simplot in 2016 where he currently still is employed and Brittany worked at Star Valley Health in Afton as an RN, prior to working in Idaho Falls as a Nurse Practitioner. They just expanded their family with two beautiful twin girls who are about to turn two and attend the Playroom Learning Center in Alpine.

Skyla Hamilton-Holderman moved to Alpine in 2008 with her husband Scott Holderman. Skyla and Scott started their licensed General Contracting and Construction business, Holderman Construction, in 2018, which completes

projects in Star Valley, Jackson, and Merna. Skyla met Brittany in 2016 while working at Star Valley Health as a nurse and stayed in touch while working for LCSD#2 as a school nurse for seven years. After welcoming their first and only child in 2019, Skyla started working from home for the construction business. Since then she has opened Alpine Apres Nurse Concierge which provides pre and post surgical care, medical weight loss services, and so much more.

Both businesses are housed in the Four Pines Physical Therapy building, in Alpine, which has one floor access for patients, handicap parking, ADA building requirements and all of the other necessary essentials for running a clinic minus one, more exam rooms. We are quickly outgrowing the current space which the owner currently rents to the businesses.

Goals

1. **Increased demand:** Due to the increased demand we need to change the location of our businesses to accommodate the higher-volume clientele.
2. **Alpine Clinic:** We love the amenities that the Alpine Clinic provides. The main goal in moving is to have increased availability of exam rooms, which the clinic has in surplus.

Specifications

We are currently renting at the brand new Four Pines Physical Therapy office with high-end amenities for \$1000 per month, electrical, trash, wifi, plowing, etc. included. We are both start-up businesses which started in

2023. We are still getting our footing underneath us at the same time raising children who are under the age of five.

We propose that the rental of the Alpine clinic start at that same rental price of \$1000 a month to start and to increase on a graduated rental model with time. We would like to rent for the next five years. We would also like to sublease out the other clinic rooms to other clinicians who live and work within the valley and yet, have no access to affordable rental space in Alpine due to low supply. We have already spoken with acupuncturists, massage therapists, pilates instructors, mental health therapists, estheticians, etc. who would like to rent space, whether on a daily, weekly, or monthly basis.

Milestones

1. 2 years

We propose that we start renting June 1, 2024 at \$1000 per month for rent until fully established in the building.

2. Year 3

We propose a graduated increase in rent reaching market value at the end of 3 years minimum.

After inspecting the building with my general contractor we noticed a few things that were amiss in the building and we also have a list of questions and concerns of the following:

- Plumbing and the toilets: None of the toilets were functioning properly. Do I need to have my plumber come and inspect and send a bill to the town?
- Handicap ramp: Is rusting out, the integrity of the ramp cannot sustain a person holding onto the ramp and we do not want to further injure our patients. Do I need to have my metal fitter come out and repair the ramp and send the bill to the town?
- Smoke detectors: Several of the smoke detectors are not connected. Are the smoke detectors working, do they need to be replaced or just new batteries.
- Shower door does not work. It appears to need adjustment or replacement.
- Soap dispensers are all missing and need to be replaced.
- Waterheater dated 2009, has it been serviced on a regular basis, does it need to be replaced, does my plumber need to inspect it?
- Window in the south office has a broken latch, needs to be replaced/repared?
- All blinds are broken and need to be replaced/repared?
- Back door Southern side threshold rusted out needs to be replaced.

- Back handicap ramp beginning to fail due to rust. Does it need to be replaced/repaired?
- Roof ?
- Security system?
- Heating system?

Questions regarding responsibility:

Utilities: Who is responsible for paying ?

Water/Sewer

Wifi

Electric

Propane

Trash

Yearly maintenance

Parking lot

Sign

Painting exterior

Plowing

Security System

Cleaning

6

In closing, we greatly appreciate your consideration of this proposal and we look forward to hearing from you.