

#	Criteria	Scoring Criteria	Total Possible Points	Score	Comments
A QUALIFIED WORK FORCE & SERVICES					
1	Area Population and Health Care Profession		60		Ability to attract and maintain the qualified work force in the community to meet federal and state standards to staff a veterans nursing facility.
	Existing Health Care Population	0-30			Percentage of healthcare employees in community versus total community population (CNA/RN/LPN in-house caretakers)
	Service area population	0-30			Total population (18 yrs & older) within service area (30 mile radius)
2	Professional Staff in Community		40		Community must demonstrate that professionals, such as physicians, dentists, physical therapists social workers, etc. are available and can provide services to the facility to meet state and federal standards at a reasonable cost.
	Ratio of Health Care Professionals in community	0-20			Percentage of healthcare professionals in community versus total community population
	Health Care Professionals available in community	0-20			Community lists healthcare professionals available and their patient volumes/ability to accept 60 new VA patients in the areas of physicians (list specialty), dentists, physical therapists, social workers and psychologists
3	Acute Hospital and Emergency Services		60		Access to acute hospital and emergency medical services within the community and to insure that transfer agreements can be obtained. Number of hospital or CAH beds in community.
	Acute care	30-40			Community has an acute care hospital/Critical Access Hospital with 25 beds in the Community
	Critical Access Hospital	0-30			Community has a Critical Access Hospital in the Community
	Quality Rating and Emergency Surgery	0-20			Demonstrate quality of care/ hospital rating for the proposed hospital & ability to provide emergency surgery
4	Proximity to Veterans Hospital or Clinic		30		Access to established veterans hospital or clinic in order that critical professional services might be shared and immediate free hospitalization would be available.
	Community proximity/distance to a Veterans Hospital	0-15			
	Community proximity/distance to a VA outpatient clinic	0-15			
5	Direct Care Education in Community		20		Proximity to College or Vocational Technical Center in the community which trains RN/LPN/CNA's
	Community with a college or vo-tech training program	20			
	Community with a college or vo-tech training program within 30miles	10to20			
	Community with a college or vo-tech training program within 60 miles	5to10			
	Community with a college or vo-tech training program within 90 miles	0to5			
6	Services		40		
	VA Vendors/Medical Supplier (Oxygen, prosthetics, etc.)	10			Located within 50 miles
	Mortuary Services	10			Located within 20 miles
	Contractors	10			Available established contractors, HVAC, General Construction, Electrical, etc. in the community (30 mile radius)
	CNA Training Program	10			
Qualified Work Force Subtotal			250	0	

B	SITE EVALUATION SCORING			
1	Site Size and Configuration		25	
	7 Acres Minimum, (good shape and access)	5		Less than 7 acres is deemed unusable
	8 Acres	10		
	9-10 Acres (Optimum)	20		A site with about 10 usable acres accommodates the program best
	11-15 Acres	14		
	Specific site restrictions (-1 to -15)	-15		Odd shape; characteristics or site restrictions which restrict development
	Less than Critical Dimension	-25		Tract of land is less than 300' wide necessary for critical campus plan
	Amenities (0 to 5)	5		i.e. Stream, panoramic view not conflicting with development of site, etc.
2	Community Utilities		30	
	Single Phase Power @ Minimum	4		Posses' least frequent power outages, Total Possible Points Electricity = 6
	Non Loop Electrical System	-2		
	Line/Substation Capacity; up to:	-2		
	Underground power service to property	1		Underground utilities are deemed visually positive
	Quality of Power Location on Line; up to:	-2		
	Available 1500 GPM water system	6		Total possible points for water - Minimum flow tests @ 50 PSI
	Systems capacity to maintain flow; up to:	-2		Provide backup reporting information in proposal submittal
	Adequate sanitary sewer system	5		Show will-serve letter from treatment facility owner sufficient for 8,000 GPD
	Lift Station Required for Sanitary Sewer	-1		
	Condition of community sewer system; up to:	-4		Submit statement for sewer operator considering any known violations with DEQ
	Internet/access to T-1 Lines	4		
	Natural Gas availability	10		Gas main to property line or will-serve letter from utility at no cost
3	Emergency Response		20	
	Fire department response time to site	5		0-5 minutes=5pts, 5+-7 min. =4pts, 7+-9min.=3pts, 9+-11 min.=2pts, 11+-13 min.=1pt, 13 min. & over = 0pts.
	Hydrant within 300' of site	1		
	ISO rating 3	4		
	ISO rating 4	3		
	ISO rating 5	2		
	ISO rating 6	1		
	Ambulance response time to site, up to:	10		Respondent to submit response time from to site from Ambulance service (less than 2 minutes=10, 3 min.=9, etc.)

4 Roads		20	
Site Access Roads	10		Require site be adjacent paved road. Scoring: + for easy to find, - for noisy or high traffic
Paved roads with curbs and sidewalks	5		
Paved roads with curbs	4		
Paved roads with county road profile	1		
Maintenance; up to:	5		Demonstrated capable maintenance, road conditions, snow removal, etc.
Require extensive road maintenance	-3		
5 Proximity to Community Services		20	
Accessibility to Community Services	12		Direct Accessibility to services
Moderate distance; up to:	8		Moderate accessibility to services
Distant	0		Site not near substantial community services
Taxi service available	2		
Bus or shuttle service available	6		
6 External Site Impacts (conditions today)		20	Total available category points
Ideal, per side (4 sides x 5 pts.)	20		Parks, maintained public open space
Acceptable, per side (4 sides x 3 pts.)	12		Residential or light commercial (small offices)
Moderate, per side (4 sides x 1 pt.)	4		CBD, busy streets, moderate noise, light industrial, agricultural etc.
Severe, per side (4 sides x 0 to -2pts)	-8		Wetlands, freeways, rail yards, junkyards, etc.
7 Zoning (to protect site for future development)		10	
Appropriate zoning (5 to 10)	10		Surrounding area zoned high/medium density residential, residential office or public lands (or equivalent zoning)
Not Zoned or bordered by inappropriate zoning (-1 to -10)	-10		Adjacent zoning determined to be inappropriate for veterans home
8 Soils		15	Submit available area geotechnical information with proposal
Soils & subgrade suitability for veterans home construction with consideration of foundation & slab design as well as percolation & topsoil condition.	15		Range of 0 to 15 based on a variety of factors such as allowable loads, expansive or collapsible soils, percolation rates and other factors that can effect foundation, footing and slab costs.
9 Groundwater/Water Table		10	Based on existing data
High ground water greater than 15' below surface	10		
High ground water 12' - 14' below surface	8		
High ground water 8' - 11' below surface	5		
High ground water 0' to 6' below surface	0		
10 Site Topography		20	General slope conditions of existing site
Relatively level for handicapped accessibility	15		Range from 0 to 15 for water drainage and handicapped accessibility, 2% = 10, 1% = 15, 3% = 5, 0% = 5
Consistent slopes on site	5		Slope to storm sewer or natural water ways away from building site
Susceptible to surface water drainage from off-site	-5		Zero for no susceptibility to -5 if very susceptible
Ponding areas; up to:	-4		shallow depressions prone to water accumulation
Greater slope; up to:	-8		4% and above
Site Evaluation Subtotal		190	0

C GEOGRAPHIC COMMUNITY				
1	Veterans' Support	25		Define veterans' support system including VFW, active groups, etc. (scale of 0-25 based on number of groups and active support) within 30 miles
2	Public Transportation	5		Define local public services, (i.e.. Buses, taxi, airport, rail, etc.)
3	Housing for Staff	25		Define available housing, quantity, quality, price range, lease etc. within 40 miles
4	Community Education Programs	15		Local college, university, technical school, and quality of public school system within 30 miles
5	Quality of Life For Staff	15		Recreational, religious and artistic opportunities
Geographic Community Subtotal		85	0	
REQUIRED CRITERIA FOR EACH SITE				
Property to have free and clear title demonstrated at time of proposal.				
Title Report will be required prior to final recommendations to Governor.				
Property size to be at least 7 acres				
County shall commit to nominal payment of burial fees				
Proposal shall contain a plat map				
Proposal shall contain a Phase 1 Environmental Assessment that demonstrates property free of hazardous materials				
Proposal shall contain a letter signed by governmental entity stating: -Public Hearing has taken place w/ notice to submit proposal				
Property shall not be included in 100 year Floodplain Boundary include in proposal				
Proposal shall show property shall have cursory geotechnical report or information submitted with initial proposal.				
Finalists may be required to submit a detailed geotechnical investigation conducted by a licensed geotechnical engineer.				
Site to be accessible by public road, ROW or easement				
Property must have available and adequate utilities including, water, sewer, gas and electric.				
Committee reserves the right to conduct an independent sustainability report conducted on finalists sites at no cost to submitter.				