

#	Criteria	Scoring Criteria	Total Possible Points	Score	Comments
FINAL SITE SELECTION AND SCORING CRITERIA					
Where noted, DPPHS has provided data on its website, respondent may choose to 1. submit DPPHS criteria in proposal or 2. augment DPPHS criteria in proposal or 3. make a statement that respondent defaults to all DPPHS criteria					
A QUALIFIED WORK FORCE & SERVICES					
1	Area Population and Health Care Profession (info provided by DPPHS)		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 (information provided by DPPHS)		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 (info provided by DPPHS)		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 (provide info in submittal)		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 (provide info in submittal)		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 (provide info in submittal)		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 (provide info in submittal)		25	
	Confined site 6-7 acres	0to10		With reasonable configuration and maximum length to width ratio of 4:1
	Comfortable Site 8.5-10 acres	5to15		With reasonable configuration and maximum length to width ratio of 4:1 This size limits buffer space/perimeter grounds
	Ample Site 8.5 - 10 acres	10to20		With reasonable configuration and maximum length to width ration of 4:1. This size of site allows for perimeter landscape belt/buffer and more flexibility in building orientation.
	Amenities or Deterrents/Restrictions	(-5to5)		
2	Community Utilities (provide info in submittal)		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 (provide info in submittal)		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 (provide info in submittal & reviewed at site visit)		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 (provide info in submittal)		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) (Info gained at site visit)		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 (bog), freeways, active rail yards, junkyards, etc.
7	Zoning (to protect site for future)(provide info in submittal)		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 (provide info in submittal)		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 (provide info in submittal)		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 (provide info in submittal/gained at site visit)		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 (provide info in submittal/gained at site visit)	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 (provide info in submittal)	5		Define local public services, (i.e.. Buses, taxi, airport, rail, etc.)
3	Housing for Staff (provide info in submittal/gained at site visit)	25		Define available housing, quantity, quality, price range, lease etc. within 40 miles
4	Community Education Programs (provide info in submittal/at site visit)	15		Local college, university, technical school, and quality of public school system within 30 miles
5	Quality of Life For Staff (provide info in submittal/gained at site visit)	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 6 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.				