

**Community Health Capital Program Toolkit: BC\_7 Site Search**



The Lead organization is advised not to secure a site until such time as the ministry approves the site and provides an implementation grant for the project.

Name of Proposed Project	HCIS #	Date Completed	Completed by
Algoma NPLC Expansion	TBD		Dominic Noel

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**Step 1: Location Requirement(s)/Geographic Boundaries of Site Search**

Please describe the area in which the site is to be located (borders by streets). Provide rationale for the search area. Additional information such as maps can be provided at attachments to this

**Step 2: Space Parameters for Site Search**

	Net Area GSF <sup>1</sup>	If Leasehold CGSF <sup>1</sup>	If New Build BGSF <sup>1</sup>
Space Required (from BC_6_Space Requests)	3,711	5,010	5,761
Range of size to search for 0 to 25% larger than requirement			
Search parameter: +25%	4,082	6,263	7,201

<sup>1</sup>GSF = Gross Square Footage  
<sup>1</sup>BGSF = Building Gross Square Footage  
<sup>1</sup>CGSF = Component Gross Square Footage

**Step 3: Proceed to Leased Space Site Search**

Individual Site Survey Worksheets can be found in the Workbook (Lease Site Survey worksheets 1 - 10). Complete one for each site surveyed. A minimum of 5 sites are required

**Step 3a: Lease Length Requirements**

Minimum lease length is based on the estimated cost of the project (the higher the cost, the longer the Minimum Lease Length).

The Estimated Cost = Average \$/Sq. Ft. for the sector x the estimated Sq. ft. (from BC\_6\_Space Requests)

Sector	Avg \$/Sq. ft.	Estimated Sq. ft.	Estimated Value	MOH Minimum Lease Length Requirement
Nurse Practitioner Led Clinic	\$250	5,010	\$1,250,000	10 years

**Step 4: Ministry Mandatory Pre-Conditions for Site Search**

The initial information gathered for each site will determine whether a full survey is to be completed on that site. All ministry mandatory criteria must be met prior to a full survey and

**Step 5 : Ministry Mandatory Criteria for Scoring Site**

Criteria (Sites will be ranked according to score on the following criteria)

#	Criteria	Rationale	Score Weight Lease	Score Weight Purchase
1	Within 25% larger than approved space required	All HSP must seek space that is within this range of calculated space needs	35	20
2	Access to public transit	To be accessible to target population	10	10
3	Access to public parking	To be accessible to target population	10	10
4	Accessible entrance with passenger drop-off	To be accessible to target population	10	10
5	Suitability for patient-centred care	Site and building ability to relate to patient preferences, needs and values	20	20
<i>Additional Criterion (for lease sites only)</i>				
6	One-time Building Remediation/Upgrade/Project Costs	Identify the purchase price of the property. Costs associated with preparing the	15	na
<i>Additional Criteria (for Purchase or Lease options based on Current site)</i>				
6a	Compare lease expansion to current lease site	The comparison is: One-time Project Cost / Base Lease Cost	15	15
6b	Compare lease of land & new build/expansion option to lease site option	The comparison is: One-time Project Cost (amortized over the minimum lease		
6c	Compare lease of land & new build/expansion option to lease site option	The comparison is: One-time Project Cost (amortized over the minimum lease		