

RESOLUTION OF THE
NAABIK'ÍYÁTI' STANDING COMMITTEE
24th NAVAJO NATION COUNCIL -- Second Year, 2020

AN ACTION RELATING TO HEALTH, EDUCATION AND HUMAN SERVICES AND
NAABIK'ÍYÁTI' COMMITTEES; APPROVING AND SUPPORTING THE SELECTION
OF THE REHOBOTH SITE FOR THE GALLUP INDIAN MEDICAL CENTER
REPLACEMENT PROJECT

WHEREAS:

- A. The Health, Education and Human Services Committee (HEHSC) is a standing committee of the Navajo Nation Council. It has the authority to review and recommend resolutions regarding certain matters, including health, education and social services. 2 N.N.C. §§ 164 (A)(9), 400 (A), 401 (B)(6)(a) (2012); see also CO-45-12.
- B. The Naabik'íyáti' Committee is a standing committee of the Navajo Nation Council. It has the authority to "review and continually monitor the programs and activities of federal and state departments and to assist development of such programs designed to serve the Navajo People and the Navajo Nation through intergovernmental relationships between the Navajo Nation and such departments." 2 N.N.C. § 701 (A)(7).
- C. The Indian Health Service is reviewing and proceeding with the Gallup Indian Medical Center (GIMC) replacement project. Phase I of the project, completed in November 2019, included studies and evaluations of 12 potential sites (see, Site Selection Evaluation Report, document included within **Exhibit A** herein). The sites considered included the Rehoboth Site east of Gallup, New Mexico.
- D. The Navajo Nation is informed, "[o]f the 12 evaluations performed, the Rehoboth property of east Gallup, NM was found to be the top-rated site based on the guidance and criteria described in the Indian Health Service (IHS) Technical Handbook for Environmental Health & Engineering Volume II Healthcare Facilities Planning, Chapter 13-4 Site Selection and

Evaluation Process, January 2017." See attached **Exhibit A**, a letter dated June 17, 2020 from the Navajo Area Indian Health Service (hereinafter, "IHS Notice").


- E. Phase II of the GIMC replacement project "involves an in-depth evaluation of the top-rated site for construction suitability." *IHS Notice*. This phase will include "a legal survey of the site, flood plan clearance, soil reports, archaeological/historical survey data, and an Environmental Assessment." *Id.* The Navajo Nation, through the Office of the President and Vice President, accepted \$200,000 from the IHS to proceed with the evaluation site at the Rehoboth site. See **Exhibit B**. Based on this, the IHS acknowledged the Navajo Nation's "desire to enter into a Public Law 93-638 Construction Project Agreement (CPA) to conduct the Phase II assessment." *IHS Notice*.
- F. The IHS informs the Navajo Nation that it "stands ready to provide technical assistance to negotiate and enter into the Title 1 CPA in support of the Nation completing the Phase II evaluation." *Id.*

NOW THEREFORE BE IT RESOLVED THAT:

- A. The Navajo Nation hereby approves and supports the selection of the Rehoboth Site for the Gallup Indian Medical Center replacement project of the Indian Health Service (as provided in IHS notice dated June 17, 2020, **Exhibit A**).
- B. The Navajo Nation supports and approves with proceeding with Phase II of the GIMC replacement project as explained and proposed by IHS.
- C. The Navajo Nation Department of Justice shall review all necessary documents relative to the Public Law 93-638 Construction Project Agreement for completing Phase II of the GIMC replacement documents. Such documents shall be approved by the appropriate standing committees of the Navajo Nation Council.

CERTIFICATION

I, hereby certify that the foregoing resolution was duly considered by the Naabik'íyáti' Committee of the 24th Navajo Nation Council at a duly called meeting in Window Rock, Navajo Nation (Arizona), at which a quorum was present and that the same was passed by a vote of 18 in Favor, and 04 Opposed, on this 9th day of July 2020.



Honorable Seth Damon, Chairman
Naabik'íyáti' Committee

July 15, 2020
Date

Motion: Honorable Mark A. Freeland

Second: Honorable Paul Begay

Chairman Seth Damon not voting



DEPARTMENT OF HEALTH & HUMAN SERVICES

Public Health Service

June 17, 2020

Navajo Area
Indian Health Service
P.O. Box 9020
Window Rock, AZ 86515

Honorable Edmund Yazzie, Delegate
24th Navajo Nation Council
THE NAVAJO NATION
P.O. Box 3390
Window Rock, AZ 86515



Dear Delegate Yazzie:

I am responding to your request dated May 27, 2020 to provide the status of the site selection for the Gallup Indian Medical Center (GIMC) Replacement Facility in Gallup, NM. As of today, the Navajo Area Indian Health Service (NAIHS) has completed Phase I of the Site Selection Evaluation Report (SSER). A total of 12 potential construction sites were evaluated as part of the Phase I process.

Of the 12 evaluations performed, the Rehoboth property of east Gallup, NM was found to be the top rated site based on the guidance and criteria described in the Indian Health Service (IHS) Technical Handbook for Environmental Health & Engineering Volume II Healthcare Facilities Planning, Chapter 13-4 Site Selection and Evaluation Process, January 2017. The evaluation team consisted of nine members, including three Navajo Nation Health Planners, three NAIHS staff, and three IHS Headquarters representatives.

The IHS SSER process is comprised of two phases. Phase I identifies sites to be evaluated and ultimately identifies the top rated site. The GIMC SSER Phase I was completed and approved in November 2019 and identified the Rehoboth property as the top rated site.

The SSER Phase II involves an in-depth evaluation of the top rated site for construction suitability. The Phase II is comprised of a legal land survey of the site, flood plain clearance, soil reports, archaeological/historical survey data, and an Environmental Assessment. The outcome of the Phase II determines if the top rated site from Phase I is suitable for construction. If the top rated site is found to be unsuitable for construction, the second highest rated site will undergo a Phase II evaluation.

On November 7, 2019, the IHS submitted a Notice of Funds Availability (NOFA) to the Navajo Nation in the amount of \$200,000 to conduct the GIMC SSER Phase II assessment at the Rehoboth Site. On January 31, 2020, the IHS received a response confirming the Navajo Nation's desire to enter into a Public Law 93-638 Construction Project Agreement (CPA) to conduct the Phase II assessment. Please be informed that the IHS stands ready to provide technical assistance to negotiate and enter into the Title I CPA in support of the Nation completing the Phase II evaluation.

Once the Phase I and II processes are completed, the NAIHS will begin preparing project planning documents, which will identify the space and staffing needs for the new facility. It is highly recommended that the Phase II process start as soon as possible to support future phases of the GIMC Replacement project, including planning, design, and construction. Please contact me if you have any questions by phone at (928) 871-5801 or by email at Roselyn.Tso@ihs.gov.

Sincerely,

Roselyn Tso -S

Digitally signed by Roselyn
Tso -S
Date: 2020.06.17 17:12:33
-06'00'

Roselyn Tso, Director
Navajo Area Indian Health Service

Enclosure: SSER Phase I dated November 2017

CC: Honorable President Jonathan Nez, NN
Honorable Daniel Tso, Chairperson, HEHSC
Dr. Jill Jim, Executive Director, NNDOH
CAPT Brian K Johnson, Acting Deputy Area Director, NAIHS
CAPT Gordon Tsatoke, Acting OEHE, NAIHS
Candace A. Tsingine, Acting Facilities Director, NAIHS



**PHASE I UPDATE #2
SITE SELECTION & EVALUATION REPORT (SSER)**

**INDIAN HEALTH SERVICE
GALLUP INDIAN MEDICAL CENTER
REPLACEMENT FACILITY**

Project Number: NA04GA001H5

NAVAJO AREA INDIAN HEALTH SERVICE

SEPTEMBER 2019

DIVISION OF ENGINEERING SERVICES
INDIAN HEALTH SERVICE
DEPARTMENT OF HEALTH AND HUMAN SERVICES

PHASE I UPDATE #2
SITE SELECTION & EVALUATION REPORT (SSER)

INDIAN HEALTH SERVICE
GALLUP INDIAN MEDICAL CENTER REPLACEMENT FACILITY
NAVAJO AREA INDIAN HEALTH SERVICE

RECOMMEND APPROVAL:

Michael R.
Weaver -S

Digitally signed by Michael
R. Weaver -S
Date: 2019.09.20 05:57:05
-07'00'

9-20-19

Michael Weaver, P.E.
Director, Engineering Services
Office of Environmental Health & Engineering
Indian Health Service

Date

RECOMMEND APPROVAL:

Candace A. Tsingine

Candace Tsingine, EIT
Director of Facilities Management
Office of Environmental Health & Engineering
Navajo Area Indian Health Service
Indian Health Service

9/19/2019

Date

APPROVAL:

Brian K. Johnson

Brian K. Johnson, REHS, MPH
CAPT, USPHS
Acting Deputy Director
Navajo Area Indian Health Service
Indian Health Service

09/19/2019

Date

**PHASE I UPDATE #2
SITE SELECTION & EVALUATION REPORT (SSER)
INDIAN HEALTH SERVICE**

**GALLUP INDIAN MEDICAL CENTER REPLACEMENT FACILITY
NAVAJO AREA INDIAN HEALTH SERVICE**

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***NOTE: TRIBAL RESOLUTIONS ARE CONTAINED IN THE EARLIER PHASE I REPORTS**

**PHASE I UPDATE #2
SITE SELECTION & EVALUATION REPORT (SSER)
INDIAN HEALTH SERVICE**

**GALLUP INDIAN MEDICAL CENTER REPLACEMENT FACILITY
NAVAJO AREA INDIAN HEALTH SERVICE**

I. EXECUTIVE SUMMARY

A. Purpose of this Phase I Update #2

The purpose of this report is to identify and recommend a location for the proposed GIMC Replacement Facility. Both the current facility and proposed replacement facility are located in Gallup, New Mexico, which is within the jurisdiction of the Navajo Area Indian Health Service (NAIHS) located in Window Rock, AZ. This Phase I Update #2 was developed to supplement the findings of two previous reports: (1) the initial Phase I report approved by NAIHS Associate Director Kenneth Secord, REHS, MPH, on June 10, 2008; (2) the more recent Phase I Update report approved by CAPT Brian K. Johnson, Acting Deputy Director of the Navajo Area Indian Health Service, on February 10, 2019.

B. Compliance with Acquisition Planning and the National Environmental Policy Act (NEPA)

The primary intent of all three Phase I studies, including the initial Phase I (site visits conducted in June 2005), the Phase I Update (site visits conducted in November 2018), and this Phase I Update #2 (site visits conducted in August 2019), is to determine which of a set of proposed sites is best suited to the requirements of the GIMC replacement project and then to "move that site forward for a more rigorous evaluation during Phase II." All of these studies included a comparison of alternative sites, and all are structured to comply with the legal requirements of federal acquisition planning and the National Environmental Policy Act (NEPA).

While a cumulative total of 12 distinct sites have historically been considered for the GIMC Replacement Facility as part of the three Phase I studies, this Phase I Update #2 evaluated and compared only two sites: the Rehoboth property (previously assessed in both earlier studies), and a new candidate site on Navajo Nation tribal land which includes two parcels (totaling 169.15-acres) that were formerly part of Fort Wingate Depot Activity (FWDA) parcel 10A. Parcel 10A was conveyed by the U.S. Department of the Interior (DOI) to the Navajo Nation in "restricted fee status" (not in trust status). The BIA Regional Solicitor will issue an opinion on whether the Navajo Nation's General Leasing Act authority allows for the leasing of this land to the IHS for the new GIMC.

On Tuesday August 20, 2019, the Phase I Update #2 ratings team, comprised of 3 Navajo Nation tribal representatives and 3 separate IHS teams (from HQ-OEHE, NAIHS, and the current GIMC), visited and assessed the Rehoboth and Fort Wingate sites. The raters unanimously scored the Rehoboth site as the preferred site over Fort Wingate by an average score of 214-152 (using the guidance as described in the *IHS Technical Handbook for Environmental Health & Engineering, Volume II Healthcare Facilities Planning, Chapter 13-4 Site Selection and Evaluation Process, January 2017*).

C. Initial Phase I

The Phase I field evaluations of ten (10) candidate sites in the Gallup area were conducted in the summer of 2005 by a seven (7) member team (including IHS staff and Navajo Nation representatives) that utilized the formal site evaluation/selection methodology described in the (old) guidance from the *IHS Technical Handbook for Environmental Health & Engineering, Volume II Healthcare Facilities Planning, Chapter 13-4 Site Selection and Evaluation Process, June 1998*). The weighted average of a series of team assessments ranked the 10 sites in order determine the optimal site.

After the 10 sites were comprehensively evaluated and scored, the 49.67-acre "J. Howard Menapace Private Property" was determined to be the top ranked choice for the siting of the proposed GIMC Replacement Facility, and the Rehoboth property was ranked a close second to the Menapace property. The total scores were similar, with Menapace scoring slightly higher at 4851 to Rehoboth's 4635.

D. Request by the Navajo Nation to Consider New Site(s)

As described in more detail in the Phase I Update report (approved February 2019), commencing around 2013 the Navajo Nation's senior leadership began making inquiries to IHS about other possible sites that were not among the 10 sites considered in the initial Phase I, including a new 81.52-acre site (a Navajo Allotment individually owned by Mrs. Becenti) that the Navajo Nation eventually acquired (deed dated 11/12/2015). At the request of (then) Navajo Nation President Russell Begaye, IHS Acting Director RADM Michael Weahkee subsequently agreed to authorize a Phase I Update that would evaluate the Becenti property, as well as re-evaluating the three top-ranked sites from the initial Phase I. The four sites thus assessed in the Phase I Update were:

- Menapace Property (previously ranked 1st with a score of 4851 points).
- Rehoboth Property (previously ranked 2nd with a score of 4635 points).
- Government owned property adjacent to the existing GIMC facility (previously ranked 3rd with a score of 4589 points).
- The Becenti property located on the east side of Boardman Drive (across the street from Kennedy Middle School and Miyamura High School).

F. Recommendation of Rehoboth Property by the Phase I Update Team (2018)

The eight (8) member Phase I Update team conducted field evaluations and scored the four (4) sites on November 7th and 8th, 2018, and unanimously ranked the Rehoboth Property first (previously ranked second in the initial Phase I) and the Menapace Property second (previously ranked first in the initial Phase I). The team noted many beneficial attributes of the previously top-ranked Menapace site, but ranked it as the #2 site primarily for three reasons: (1) a reported history of odors impacting the site from the nearby City of Gallup Wastewater Treatment Plant; (2) the potential for a multi-story hospital creating a Federal Aviation Administration (FAA) regulated "airway obstruction" interfering with aircraft landing at the Gallup Municipal Airport (GUP); and (3) some potential floodplain restrictions that could limit the siting of the hospital to certain areas of the Menapace property. The Phase I Update Team also found serious limitations with the Government owned property (too small) and the Becenti site (site development challenges) as noted in detail in the approved February 2019 report.

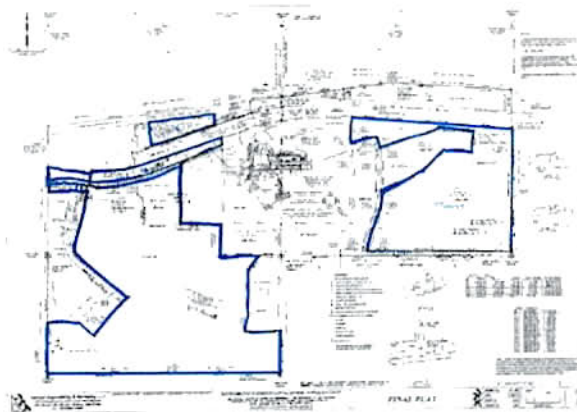
G. Recommendation of Rehoboth Property by the Phase I Update #2 Team (2019)

Shortly after his election in late 2018, Navajo Nation President Jonathan Nez reportedly began identifying a number of new GMC candidate sites on Navajo Nation tribal lands, and this led to a subsequent request for this additional Phase I Update #2 study. As noted previously, in mid-August 2019 IHS senior leadership authorized a new study team comprised of 3 Navajo Nation tribal representatives and 3 separate IHS teams (8 total members from HQ-OEHE, NAIHS, and the current GMC) to visit and assess both the Rehoboth property and a new tribal property identified by President Nez that has been transferred from the Fort Wingate Depot Activity (FWDA) and conveyed in restricted fee status. This new candidate site is comprised of the two most northwestern parcels (16.22-acres + 152.93-acres, totaling 169.15-acres) of the old FWDA, and is almost directly south of the Fire Rock Casino (the casino is on the north side of I-40/U.S. Route 66, while the candidate property is on the south side).

Fort Wingate Parcels (+169-acres):



Rehoboth Parcels for sale (~575-acres):



As will be discussed herein, the raters unanimously scored the Rehoboth site as the preferred site over Fort Wingate by an average score of 214-152 (using the guidance as described in the IHS Technical Handbook for Environmental Health & Engineering, Volume II Healthcare Facilities Planning, Chapter 13-4 Site Selection and Evaluation Process, January 2017). The team assessed the Rehoboth site to be the superior site for almost all categories rated, and noted the presence of available utilities with existing municipal services. The Rehoboth site is served by an adjacent major interstate interchange, while the Fort Wingate site (located outside the city limits in the Church Rock area) is over 2.5-miles from the closest interstate interchange (at Rehoboth) and can only be accessed from U.S. Route 66 via a limited 2-lane highway culvert (installed beneath I-40).

Rehoboth Christian School (then operating as the Rehoboth-Red Mesa Foundation) previously offered to sell 60-acres to IHS on April 21, 2004 for "\$8,000 to \$10,000/acre" (letter included with this report in Tab A). Rehoboth Executive Director Bob Ippel has recently re-confirmed that the school is still offering property for sale (letter included with this report in Tab A), and provided a marked-up plat map to NAIHS (shown above and included in Tab A) depicting approximately 400-acres available for sale on the west side of the campus and 177-acres available for sale on the east side of the campus.

H. Individuals consulted for this Phase I Update #2

The City of Gallup has been very supportive of both the Phase I Update (2018) and Phase I Update #2 (2019) study teams, by providing technical information on a wide range of issues, including available utilities, land use/zoning, master planning, municipal and regional growth trends, fire protection, police and safety, traffic data, realty information, and many other important issues. On Tuesday August 20, 2019, City of Gallup Mayor Jackie McKinney sent the City Manager and seven (7) of his department heads to meet with the Phase I Update #2 team for 2-hours at the Gallup Comfort Suites conference center and answer the team's questions. The City also provided maps and a technical summary of municipal services (City of Gallup's "IHS Site Selection Evaluation" report is included with this report in Tab C and the City of Gallup Wastewater Study is included in Tab D). These key staff have supported this Phase I Update #2:

- Mary Ann Ustick, Gallup City Manager
- Dennis Romero, P.E., Gallup Director of Water, Wastewater & Solid Waste Utilities
- C.B. Strain, Gallup Director of Planning & Development
- Mike DeClercq, Gallup Assistant Water and Wastewater Superintendent
- Eric Babcock, Gallup Fire Chief
- Franklin Boyd, Gallup Chief of Police
- Nikki Lee, Gallup Planning Specialist
- John Wheeler, Gallup Director of Electrical Department

II. BASIC PROJECT DATA:

1. Project Description

Project data is covered extensively in the two previous reports (Phase I and Phase I Update). The existing Gallup Indian Medical Center (GIMC) was built almost 65 years ago (in 1955), and is currently severely limited by space and staff, with inadequate areas to grow existing and new services to an appropriate size. The current clinical specialties include: Internal Medicine, Cardiology, Anesthesia, OB/GYN, General Surgery, Orthopedics, Ophthalmology, ENT, Radiology, Pathology, Pediatrics, Psychiatry, Emergency Medicine, and Urology. The workload at the GIMC is one of the largest in the IHS with over 250,000 outpatient encounters and about 6,000 inpatient admissions annually. GIMC has one of the largest staffs of all IHS facilities.

The new health center will serve Native American patients in the service unit area which includes Apache County in Arizona, and McKinley and San Juan Counties in New Mexico. As stated in the approved Interim Program Justification Document (PJD) dated January 2008, a 662,691 GSF (61,566 GSM) programmed facility is required, to be located in or near the existing community of Gallup, NM.

2. Evaluation Methods Used in Phase I Update #2

The recent evaluations of the Rehoboth and Fort Wingate sites were conducted according to the guidance from *Technical Handbook for Environmental Health and Engineering Volume II Health Care Facilities Planning, Part 13 – Site Selection and Evaluation Process, January 2017*).

3. Date of the Phase I Update #2 Site Investigation

The initial Phase I visit was conducted by the original seven (7) member team on June 7 - 9, 2005. The Phase I Update visit was conducted by an eight (8) member team on November 7-8, 2018 (the team did not include any of the original members from the 2005 site visits). The Phase I Update #2 visit was conducted by an 11 member team on August 20, 2019, but only 6 scoring sheets are being submitted (one each from the 3 Navajo Nation tribal representatives and one sheet each from the separate IHS divisions/offices). Six (6) of the 11 team members that conducted the recent Phase I Update #2 site visits were on the Phase I Update team (in November 2018). Thus a total of 20 individuals (from the Navajo Nation and IHS) have evaluated the Rehoboth site in the three Phase I studies conducted over a 14 year period.

4. Phase I Update #2 Team Membership

As was accomplished with the preceding Phase I studies, members of the Phase I Update team were selected from both the Navajo Nation and the IHS (including Navajo Area Indian Health Service, Gallup Indian Medical Center, Division of Facilities Planning & Construction, and Division of Engineering Services). The 11 members of the Phase I Update #2 team represented the Navajo Nation (3 members), IHS-NAIHS (2 members), IHS-DFPC (1 member), IHS-GIMC Facility (3 members), and IHS-DES (2 members). The DES and DFPC members created a unified HQ-OEHE scoring sheet.

1. Elmer Clark, President of the Teesto Chapter, Health Planner with the Navajo Department of Health and works with the Dilkon Steering Committee (phone 928-606-4136)
2. Glenna ManymulesBitsoi, Health Planner with the Navajo Department of Health and works with the Bodaway-Gap Steering Committee (phone 928-697-4041)
3. Gloria Harrison, Health Planner with the Navajo Department of Health and works with the Pueblo Pintado Steering Committee (phone 505-368-6340)
4. Jeremy Shirley, P.E., Staff Civil Engineer, NAIHS (phone 928-871-1332)
5. Jacy Lee, E.I.T., Staff Civil Engineer, Navajo Area (phone 928-871-1379)
6. Virgil L. Davis, GIMC Chief Operating Officer (phone 505-722-1400)
7. CDR Rolanda Frank, E.I.T., GIMC Facility Manager (phone 505-339-9123)
8. Benjamin Williams, GIMC Facilities Supervisor (phone 505-722-1557)
9. CAPT Peter Nachod, P.E., Navajo Program Manager, DFPC (phone 301-443-4205)
10. Robb McClain, R.A., Architect, DES (phone 214-767-1322)
11. *CAPT Paul S. Gagliano, P.E., Civil Engineer, DES (*Phase I Update #2 Team Leader, phone 214-767-0422 or cell 678-495-8392)

5. Type of Facility

The draft Program of Requirements (POR) dated August 2007 and the Interim Program Justification Document (PJD) from January 2008 specify that the permanent (new construction) GIMC Replacement Facility will be an Acute Care Medical Center.

6. Proposed GIMC Replacement Facility Health Care Services and Staffing

- Proposed Health Care Services:

1. Acute Care
2. Labor and Delivery
3. Surgery
4. Primary Care
5. Specialty Clinics
6. Eye Care
7. Dental Care
8. Physical Therapy (Rehab Services)
9. Laboratory
10. Diagnostic Imaging
11. Pharmacy
12. Health Education
13. Public Health Nutrition
14. Environmental Health Services
15. Public Health Nursing
16. Behavioral Health
17. Medical Social Services
18. Wellness Center

- Proposed Health Care Facility Size: 662,690.9 GSF (61,566 GSM)
- Proposed Inpatient Beds: 91
- Projected Annual Outpatient Visits (OPV): 205,554
- Projected Annual Dental Minutes: 3,000,000
- Estimated Proposed Staff:

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PROPOSED STAFFING SUMMARY FOR PROJECTED WORKLOAD

DEPARTMENT	NUMBER OF POSITIONS		
	CURRENT AUTHORIZED	ADDITIONAL REQUIRED	TOTAL RRM REQUIREMENT
IHS STAFF			
INPATIENT CARE	0	194	194
AMBULATORY CARE	62	429	491
ANCILLARY CARE	77	157	234
COMMUNITY HEALTH	37	172	209
ADMINISTRATION	95	250	345
FACILITY SUPPORT	130	127	257
ADDITIONAL SERVICES	0	150	150
TOTAL STAFF	401	1,479	1,880

III. LAND AREA REQUIRED FOR HEALTH CARE FACILITY

A. Land Area Required for Proposed Health Care Facility (minimum 25-acres)

The proposed programmed space for this facility is 662,690.9 GSF (61,566 GSM). If built as a single-story building, the land area requirement would be approximately 105.14-acres (42.55-hectares). The previous Phase I reports note that "this massive single-story configuration would create greater separation of medical services, decrease efficiency of interior traffic circulation, and inconvenience the less mobile out-patients by having to traverse a maze of corridors to reach their destination." For these reasons, a multi-story facility has been recommended. Therefore, assuming a minimum of a four-story building, the building footprint is proposed to be approximately 193,750.4 SF (18,000 GSM).

There are currently no staff quarters planned for the GIMC replacement facility according to the Draft POR or Interim PJD, but NAIHS and DFPC have recently discussed this possibility if funding is ever made available and a need demonstrated. There is available land currently for sale at Rehoboth that could accommodate several hundred quarters.

B. Special Site Requirements: A helipad is required at 1.24-acres (0.5-hectares).

C. Proposed Parking:

Parking Summary		Spaces
Total Staff [total staffing x 0.8 x 0.75]	(1,880 x 0.8 x .75)	1128
Visitor and Patient Parking		
Inpatient [# of inpatient beds x 1.0]	(91 x 1.0)	91
Outpatient [annual OPV x 0.002]	(205,554 x 0.002)	411
Dental Patients [annual dental min. x 0.00004]	(3,000,000 x 0.00004)	120
Government Vehicles		
Community Health Professional & Tech Staff		86
General-Use Vehicles		4
Patient Transport		
Buses		1
Total Spaces Required		1841

D. Summary of Total Land Area Required:

Land Use	Required Area Acres (ha)
Hospital [GSM/10000] (18,000/10,000)	4.45 (1.8)
Helipad	1.24 (0.5)
Parking [Total Parking Spaces x 0.003515] (1841 x 0.003515)	16.06 (6.5)
Subtotal	21.75 (8.8)
15% buffer	3.21 (1.3)
Total Land Area Required in Acres (Hectares)	24.96 (10.1)

IV. UTILITIES REQUIREMENTS:

Based upon the *Technical Handbook for Environmental Health and Engineering Volume II Health Care Facilities Planning, Part 13-4 Site Selection and Evaluation Process*. The utility usage requirements were previously provided in the Phase I Update (February 2019), and the estimates shown below are based upon current design criteria for new facilities.

A. Water supply:

OPV: 205,554 visits ÷ 250 x 114 LPD/visit	24,761.5 GPD	93,732.6 LPD
Inpatient care: 373.2 beds x 568 LPD/bed	55,998.6 GPD	211,977.6 LPD
Staff: 1,182.8 x 114 LPD/staff	35,620.8 GPD	134,839.2 LPD
Total Required	116,380.8 GPD	440,549.4 LPD

B. Sewage disposal:

440,549.4 (Water supply) x 80%	93,104.67 GPD	352,439.5 LPD
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C. Electric: basis-building gross area:

61,566 GSM x 142 kWh/m ² /yr.	8,742,372 KWh/yr
61,566 GSM x 0.09 kVA/ m ²	5,540.9 KVA demand

D. Natural Gas:

61,566 GSM x 32 m ³ /m ² /yr	69,573,848.7 ft ³ /yr	1,970,112 m ³ /yr
61,566 GSM x 0.02 m ³ /m ² /hr	43,483.0 ft ³ /hr demand	1,231.3 m ³ /hr demand

Propane:

61,566 GSM x 47 liters/m ² /yr	764,408.8 gallons/yr	2,893,602 liters/yr
61,566 GSM x 0.04 liters/m ² /hr	650.6 gallons/hr demand	2462.6 liters/hr demand

E. Solid Waste Disposal:

1. Operating Utility: City/County
2. Type of Disposal System: Trash containers (emptied on a regular basis and disposed of at an approved landfill).
3. Reliability: Acceptable
4. Adequacy: Adequate

F. Hazardous Waste Disposal: Local hazardous waste vendors are available in the Gallup area and currently serve the existing facility. They will continue to serve the new facility.

G. Telephone:

1. Operating Utility: Local phone company.
2. Reliability: Acceptable for both voice and data transmission.
3. Adequacy: Adequate for current and future requirements.

H. Telecommunications (Television, etc.)

1. Operating Utility: Local cable company (satellite dish possible)
2. Reliability: Acceptable
3. Adequacy: Adequate

I. Contacts

The City of Gallup operates one of the largest municipal utility groups in the state of New Mexico, and provides electric, water, wastewater, and solid waste services for approximately 11,000 accounts in the greater Gallup area. The City produces over 3 million gallons of drinking water daily and treats about 2.4 million gallons/day of wastewater. The City has over 800 miles of transmission and distribution lines to fulfill the electrical demands of over 20,000 citizens and businesses, and collect over 180,000 pounds of solid waste/day.

Gallup Utilities Division
Address: 110 W Aztec Ave, Gallup, NM 87301
Phone: (505) 863-1201

New Mexico Gas Company
Address: 1510 E Aztec, Gallup, NM 87301
Phone: (505) 863-3857

Gallup City Solid Waste
Address: 1820 Warehouse Ln, Gallup, NM 87301
Phone: (505) 863-1212

Gallup City Electric
Address: 1890 Warehouse Lane Gallup, NM 87301
Phone: (505) 863-1203

Bus Service: The current GIMC is serviced by Navajo Transit System (Phone 928 729-4002) and the Gallup Express (Phone 505-722-0777, Address: PO Box 520 Gallup, NM 87305).

J. Future Gallup Water Supply

The Navajo Gallup Water Supply Project (NGWSP) is a Federal project operated by the Bureau of Reclamation. The \$1 billion project will divert over 37,000 acre-feet of water annually from the San Juan River and Cutter Reservoir, treat it to meet drinking water quality standards, and deliver it to Gallup and surrounding communities through 260 miles of pipelines and 24 pumping stations. Gallup and several Navajo Nation communities draw their water from aquifers that are rapidly being depleted.

V. INFORMATION ABOUT TWO SITES CONSIDERED FOR THE PHASE I UPDATE #2:

- Rehoboth Property (approximately 100-acres that is relatively flat/buildable)

Rehoboth Property For Sale (View Looking South)



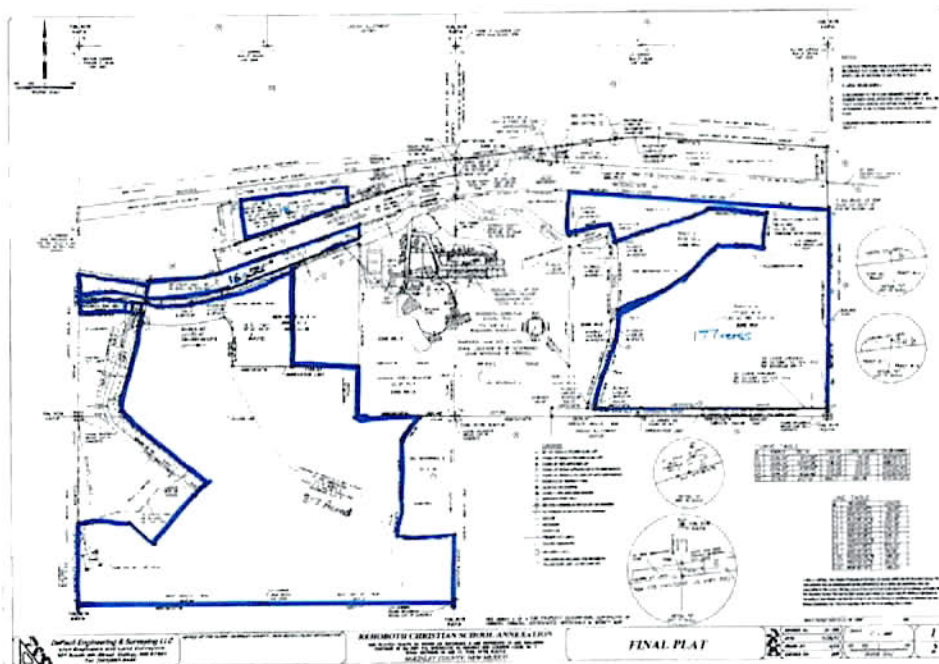
Rehoboth Property For Sale (View Looking Southwest)



Rehoboth Property For Sale (View Looking Southeast)



Aerial View of Rehoboth Property (I-40 at top of photo, Indian Hills Neighborhood seen immediately to the west, and Rehoboth Christian School sports field seen in upper right). Rehoboth property for sale (~575-acres) is outlined in blue on the plat sheet shown below.



General Comment: All 11 team reviewers liked the Rehoboth property and generally rated it highly in all categories. Rehoboth features good highway access via a recently improved and lighted frontage road (to Route 66 and I-40), and there are about 100-acres of flat/buildable land within the approximately 575-acres being offered for sale. The flat/buildable land is accessible to the frontage road, has very scenic views, has all available utilities, includes a range of available city services (including police and fire), and has no apparent environmental issues or floodplain limitations.

1. **Size:** As mentioned earlier in the report, on April 21, 2004 the Rehoboth Christian School (then operating as the Rehoboth-Red Mesa Foundation) offered to sell 60-acres of some of their flat/buildable land to IHS for "\$8,000 to \$10,000/acre" (letter included with this report in Tab A). Rehoboth Executive Director Bob Ippel has recently re-confirmed that the school is still offering property for sale (letter included with this report in Tab A), and recently provided a "marked-up" plat map to NAIHS (also included in Tab A) depicting about 400-acres available for sale on the west side of the campus and 177-acres available for sale on the east side of the campus. The area offered for sale on the western side of the campus contains about 100-acres of relatively flat land that appears "buildable" without requiring any major site work (e.g., significant cut and fill, rock removal/blasting, etc.).

As previously discussed in earlier sections of this report, portions of this available property front Church Rock Street (on both the north and south side of the road) and are located very near the I-40/Route 66 interchange. Currently a portion of the Rehoboth lands available for sale are annexed within the city limits of Gallup, and are platted (subdivided) and zoned (including Tract D-3-A). There is an un-annexed large parcel of land (Tract D-3) immediately south of Tract D-3-A that is also available for sale. The southern tract boundary line is the city limit boundary line.

The current zoning of the lands that have been annexed is SFR-B Single Family Residential, but hospitals are permitted as a "conditional use" within this district. If land south of the city limits was part of the hospital site (e.g., portions of Tract D-3), the City of Gallup would need to annex the rest of the section and then "subdivide out a tract" for the proposed hospital site ("All very doable" according to Mr. C.B. Strain, the City of Gallup's Planning Director). Mr. Strain said at our meeting on August 20, 2019 that an appropriate zoning designation would be applied at annexation. He also indicated that they City would re-plat the newly annexed tract and existing Tract D-3-A-1 to the "desired dimensions and configuration" required by IHS for the new GIMC.

2. **Location:** The Rehoboth lands available for sale are located about 0.10-miles (one-tenth of a mile) off I-40 at U.S. Route 66, in the Rehoboth community, about 9.3-miles from the municipal airport (GUP).
3. **Population:** According to the U.S. Census Bureau (www.census.gov), as of July 1, 2017 the City of Gallup had an estimated population of 21,960, and McKinley County had an estimated population of 72,564. Both the city and county populations have remained relatively stable when compared to the 2010 census. DataUSA reported between 2016 and 2017 the population of Gallup, NM declined

from 22,523 to 22,063, a -2.04% decrease, while the median household income grew from \$38,646 to \$43,598, a 12.8% increase.

4. Economy: As noted in the recent Phase I Update, the following are industry percentages in McKinley County for the U.S. Census Bureau's estimated total workforce of 16,491: Education, health and social services (31.5 percent); wholesale and retail trade (15.3 percent); arts, entertainment, recreation, accommodation and food service (11.1 percent). Also, according to the U.S. Census Bureau, as of July 1, 2017 the City of Gallup had an estimated median household income of \$38,646, and McKinley County had an estimated median household income of \$29,272. The Census Bureau estimated 29.1% of persons in Gallup (and 34.4% of persons in McKinley County) live below the poverty line.
5. Housing: Quality housing for staff is available within the community, but probably not in sufficient quantity at this time to support the complete staffing (almost 2000 employees) of the facility. Developers and builders are available to construct private housing given the future need. According to the U.S. Census Bureau, as of July 1, 2017 the median value of owner-occupied housing units in Gallup was \$132,000, and \$68,000 in McKinley County, and there were an estimated total of 26,280 current housing units in all of McKinley County. A recent report from DataUSA shows the median property value has declined to \$123,700 (a 6.29% decline in the last year) with a homeownership rate now at about 60%. The average commute time from home to work in Gallup was calculated at 11.7 minutes.

The Navajo Area has noted the need for new housing for the additional staff required for the new hospital, and there is ample land available for sale at Rehoboth that could accommodate a substantial housing development (either future federal staff quarters or a private development of multi-family and single family detached homes). The IHS Division of Engineering Services (DES) is currently preparing a detailed Housing Verification Survey for the Gallup area.

6. Community services: While Gallup benefits from its role as the McKinley county seat of government, "it retains a small town atmosphere." In addition to city, county, state and federal offices, the initial Phase I SSER stated that Gallup "has vibrant downtown and tourist districts and offers a full range of community services including city services, public parks and recreation centers, libraries, churches, public schools (K-12), a University of New Mexico branch, health care (inpatient and outpatient) and social services, historic sites, museums, arts and entertainment and lodging." The University of New Mexico-Gallup awarded 244 degrees in 2016.
7. Fire protection and law enforcement: The Gallup Fire Department can provide fire, EMS, hazardous materials, public safety education and code inspection to the Rehoboth Site. The Phase I Update and this Phase I Update #2 were both coordinated with the City of Gallup Fire Department's Fire Chief Eric Babcock and Deputy Fire Chief Morales regarding the City's boundaries and the fire protection provided. Maps of fire station/fire hydrant locations were included in previous Phase I Update report (a fire station is located only 3 blocks away from the site).

With a portion of the Rehoboth community currently within the jurisdiction of the City of Gallup, Gallup Police Chief Franklin Boyd reported at our meeting on August 20, 2019 that his Department currently "provides Rehoboth a 24/7 full service law enforcement function." Chief Boyd said that "functions and services include uniformed patrol services, full service Investigations Division (Detective and Narcotics Units), Public Service Officers (PSO's) and specialty units such as an Emergency Response Team for critical incidents."

8. Access to the community and surrounding area: The site is accessible to/from the community as well as the surrounding area including the Navajo, Hopi, and Zuni Nations. Additionally, it is close to many outdoor recreational facilities such as biking, hunting, fishing, sailing, etc.
9. Transportation: Gallup is served by a municipal airport and Amtrak train service. The closest airports certified for carrier operations are the Four Corners Regional Airport in Farmington, NM approximately 118-miles to the north, and the Albuquerque airport 139-miles to the east. There is taxi service and limited bus service in the city. The area bus companies (Gallup Express and the Navajo Transit System) are anticipated to add this new GMC facility as a destination upon completion of construction.
10. Unique considerations: This site is situated close to major routes of access for Native Americans, and the land assessed is relatively flat, requiring little grading for construction. It currently has a scenic view of the western prairie and area mountains, characteristic of this part of New Mexico.
11. Climate: The climate of Gallup is described as moderate, with a cool semi-arid climate that features hot summer days and cool evenings. Despite the large change in temperatures during the day, most rainfall is from summer afternoon thunderstorms. Snow is common and sometimes heavy, with the maximum in a month of 29.10 inches (0.74 m) in December 1992, and the most in a year of 65.10 inches (1.65 m) between July 1990 and June 1991. Actual snow cover has never exceeded 13.1 inches (0.33 m), and has never averaged over 3.5 inches (0.089 m) in a single day. The average high temperature is 23° C in the summer (July) and the average low temperature is 0° C in the winter (January). The average rainfall is 9.41-inches/year (239 mm/year). The sun shines 280 days of the year and wind is a constant factor, averaging 24.8 miles/hour (39.9 km/hour).
12. Topography: While there are some very steep/hilly/mountainous areas owned by Rehoboth and offered for sale (areas unsuitable for a new hospital), the flatter terrain the team assessed (approximately 100-acres) is generally flat to slightly sloping, making it good for construction and with good drainage. Extensive grading and site development would be unnecessary for the areas of Rehoboth near Church Rock Street.
13. Visual: See #10 above and photos included in this report.
14. Air Quality: The air quality is generally good, but often with wind-blown dust, wildfire smoke, ozone and fine particulate matter that have been found to be the cause of increasing respiratory problems for some residents of the area.

15. Surface water: There was no surface water noted present on any areas of the site at the time of the Phase I Update and Phase I Update #2 site investigations.
16. Flood clearance: A recent review of the flood coverage in the NEPAAssist program (EPA's on-line NEPA program featuring numerous GIS coverages) shows no floodplain(s) present at the site. The floodplain from the Puerco River in this area appears confined to the north side of U.S. Route 66 and does not appear to impact the Rehoboth area.
17. Type of soil: As reported in the previous Phase I Update report, the "deep and well drained soils on this site are derived from sandstone and shale." The EPA's NEPAAssist website depicts the soils in the southern area of the Rehoboth property as "Aridisols" (or desert soils) that are typically formed in an arid or semi-arid climate and are predominate in the deserts and shrublands. The other soils in the southern part of the area are "Entisols" (described primarily as mineral soils that have not yet differentiated into distinct horizons). The soils closer to I-40 (and the Puerco River) are classified as clayey soils with little organic matter and are known as "Vertisols." Vertisols typically occur in regions having distinct wet and dry seasons.
18. Archaeological clearance: This site is not on tribal land, however an archaeological evaluation will be required as a part of the Phase II site selection process.
19. Existing water supply system:

Note regarding utilities discussed in items 19-24: As noted in the previous Phase I Update report, the City of Gallup operates one of the largest municipal utility groups in the state of New Mexico. The City provides electricity, water, wastewater, and solid waste services for approximately 11,000 accounts in the greater Gallup area. The City of Gallup daily produces over 3 million gallons of drinking water and treats 2.4 million gallons of wastewater, utilizes 800 miles of City-owned transmission and distribution lines to fulfill the electrical demands of over 20,000 citizens and businesses, and collects over 180,000 pounds of solid waste.

The Rehoboth site will benefit from the \$1-billion Navajo-Gallup Water Supply Project. The Water Supply Project has been under development for more than two decades, and when completed, it will bring water from the San Juan River to Gallup and the eastern parts of the Navajo Nation.

Information provided by the City for the recent Phase I Update (November 2018):

- a. Operating utility company: City of Gallup Water Department.
- b. System pressure static: A 10-inch water line is available adjacent to the Rehoboth site: Maximum 110 psi (758.4 kPa). The Church Rock Street and Vanden Bosch Parkway area is also served by a 2.6 million gallons tank, and there is also a water line (near this site) that serves the Rehoboth Christian School and provides ample fire water.
- c. Working pressure: Minimum 85 psi (586.1 kPa).

- d. Maximum flow nearest proposed site: Minimum 1000 gpm (63 LPS).
- e. Adequacy of system for proposed facility: There is also a new transmission line available in the area, thus there are 3 sources of water to the site. Flows in this area have been greatly Improved.
- Dennis Romero, P.E., Gallup Director of Water, Wastewater & Solid Waste Utilities reported at our meeting on August 20, 2019 that there is a 10-inch waterline and 12-inch sewer line that both run along Church Rock Street.
 - Dennis stated that at this time, there appears to be adequate capacity for the proposed facility for service from both lines, but the City would like to examine estimated water and sewer demands for the planned hospital to verify this (information provided to the City on August 28, 2019).
 - Dennis also said the City's water reservoir to the south of the site may be adequate to address Life Safety Code requirements for fire suppression storage.
- With respect to water and sewer services to potential staff quarters or private housing developments to the east of Vanden Bosch Parkway, there "is the potential for sewer and water services to be extended to such developments" according to Mr. Romero.
 - If staff quarters are added to the project, Mr. Romero said the City would like to examine the number of units proposed for this area, along with an estimate of water and sewer demands from future housing units.

20. Existing sanitary sewer disposal system

Note: On Dec. 27, 2016, the City Council of Gallup approved an 8-year contract with JACOBS (formerly CH2M) to take over operations and maintenance of the city's 5-million-gallon-per-day wastewater treatment plant. In addition to Operations Management Services, JACOBS is designing and constructing an upgrade to the current facility. Upgrades will help the community with odor-control issues and boost efficiency of biosolids disposal.

- a. Operating utility company: City of Gallup Water and Sanitation Dept.
- a. Type of disposal system: The Rehoboth site will tie into an existing 12-inch sanitary (gravity feed) line in the Church Rock Street R-O-W, which then drains to a lift station in the Indian Hill neighborhood. From there it is a pressure flow line until it reaches the intersection of Highway 66/Verdi Drive, where it once again becomes gravity flow line until it reaches the municipal WWTP.
- b. Adequacy of system for proposed facility: In terms of sanitary sewer availability, the Rehoboth site is near the eastern limits of the City of Gallup's "sewershed" (the site is about 9-miles to the east of the municipal wastewater treatment plant). While this may be a benefit in terms of avoiding treatment plant odors, it does mean the hospital effluent will have

a long travel distance and need to pass through several lift stations on the way to the plant. As reported in the recent Phase I Update, if other large facilities are built in the area, there may be a need to upsize the existing sewer main.

21. Existing electrical power supply system:

- a. Operating utility company: City of Gallup Electric Department
- b. Type of electric system:
 - (1) Distribution: Overhead.
 - (2) Phase: 3 phase
 - (3) KVA available at the site: 13.8 kva
 - (4) Quality of power (amplitude of the phases): Unknown (3-phase line is available there); "number 2 copper bottlenecked in that area" according to the City of Gallup and is being upgraded now in phases.
- c. Reliability of electric system: The City of Gallup Electric Department has stated that the system is reliable at this site; however, historical data and outages records were not available for review.
- d. Adequacy of system for proposed facility: At our meeting on August 20, 2019, Gallup Electrical Director John Wheeler reported that "only the Rehoboth site could be served from three different substations, Mendoza, Sunshine and Fort Wingate through a loop feed distribution system." Mr. Wheeler said that depending on actual load data being provided to the department, the City estimates an upgrade to the distribution system from 4/0 to 336 mcm cable for a distance of three miles (ACSR Linnet 336.4 MCM Aluminum Conductor Steel Reinforced). DES estimates materials (cable) would cost about \$16,000, not including labor.

22. Existing fuel supply:

- a. Operating utility company: El Paso Natural Gas Co.; Public Service Company of New Mexico, operator.
- b. Type of fuel: Natural gas, underground distribution.
- c. Reliability of fuel supply New Mexico is one of the largest natural gas producing states and has an abundant supply to meet the industry's needs for years to come.
- d. Adequacy of fuel supply for proposed facility: A 4-inch (10 cm) natural gas line is available adjacent to the site. It is the preferred heating fuel for the new facility. There is an adequate supply for many years to come.

23. Existing solid waste disposal system:

- a. Operating servicing company: City of Gallup Solid Waste Department, billed through the City of Gallup Water and Wastewater Department

- b. Type of disposal system: Can and dumpster collection transported to approved sanitary landfills.
- c. Reliability of collection and disposal systems for the proposed facility: The system is reliable and currently in use at the existing facility.
- d. Adequacy of collection and disposal systems for the proposed facility: The system is adequate and currently in use at the existing facility.

24. Existing hazardous waste disposal system:

- a. Operating servicing company: Stericycle Environmental, Inc.
- b. Type of disposal system: Collection and disposal at approved EPA locations.
- c. Reliability of collection and disposal systems for the proposed facility: The system is reliable and currently in use at the existing facility.
- d. Adequacy of collection and disposal systems for the proposed facility: The system is adequate and currently in use at the existing facility.
- e. As reported in the recent Phase I Update, the vendor at the current GIMC current facility is Stericycle Environmental, Inc., which provides services to include bio-waste, medical waste, and hazardous waste removal (Yah-Ta-Hey facility is also included in the pickups). Services have been provided for as far back as 2004 (based upon comments from several GIMC staff members). Waste is collected every Monday of the week (includes bio-waste, medical waste, and minimal hazardous waste). Hazardous waste is collected on a case-by-case need, but it does include laboratory chemical(s), waste, and asbestos materials. The current vendor for cardboard removal is CheckerBoard Waste, but they may no longer be providing this service in the future.

25. Existing telephone system:

- a. Operating utility company: Qwest/Frontier
- c. Type of telephone system: Overhead wire system. A fiber optic network is available at the site.
- c. Reliability of telephone system: The system has been reliable in the past and has served the existing facility well.
- d. Adequacy of telephone system for proposed facility: the system has been adequate in the past and has served the existing facility well.

26. Existing telecommunications (television) system:

- a. Operating utility company: Comcast Cable, Inc. and the Dish Network (satellite). Xfinity offers digital cable TV, high speed Internet, mobile phone, home/business security, and home/business phone service in Gallup. Note: Xfinity is the trade name of a subsidiary of the Comcast Corporation, and used to market consumer cable television, internet, telephone, and wireless services provided by the company. The brand was first introduced in 2010 (so the initial Phase I report referred to the Comcast name).

- b. Type of telecommunications (television) system: Cable via overhead wire and Dish Network via satellite communications.
- c. Reliability of telecommunications system: Both are reliable systems in the Gallup area.
- d. Adequacy of system for proposed facility: Both are adequate in the Gallup area.

Potential Concerns with Rehoboth Site: Although the Rehoboth property was scored the highest of the four (4) sites evaluated during the Phase I Update field visit (November 2018), there were three issues of concern that were mentioned by the team (each noted below). Of these issues, noise concerns were not noted or mentioned by any of the raters during the August 20, 2019 site investigation. Regarding the proximity of the refinery, at the August 20, 2019 meeting, City Manager Ustick stated that the refining facility is far enough away from Rehoboth to have minimal impact (and the facility remains compliant with permits and has not had any reported problems). The final concern in the Phase I Update (sanitary sewer capacity) was discussed again by the team on August 20, 2019, but this does not appear to be an impediment.

- As with many areas in Gallup, the very active east-west BNSF railroad line that bisects the city does create some noise at the site. The BNSF railroad line is about 0.5-miles distance from where the hospital would probably be sited. There is a distinct physical separation, though, between the rail line and the Rehoboth property (the railroad is on the north side of the interstate I-40 and U.S. Route 66).
- The Rehoboth site is about 1.3-miles distance "as the crow flies" to the Western Refining-Wingate (Refining) Facility (at 68 El Paso Circle, Gallup, NM 87301). There is a distinct physical separation, though, between the refinery and the Rehoboth property (the Wingate facility is on the north side of the interstate I-40/U.S. Route 66/BNSF transportation corridor).
- As discussed previously, the sanitary sewer at the Rehoboth site is near the outer limits of the City of Gallup's "sewershed" (the site is about 9-miles to the east of the municipal wastewater treatment plant). While this may be a benefit in terms of experiencing treatment plant odors, it does mean the hospital effluent will have a long travel distance and need to pass through several lift stations on the way to the plant. The City previously reported that one sanitary sewer main along this route may eventually need upsizing. At our most recent meeting, Dennis Romero, P.E. (Gallup Director of Water, Wastewater & Solid Waste) stated that at this time, there appears to be adequate capacity for the proposed facility for service from both the water and sanitary sewer lines, but the City would like to examine estimated water and sewer demands for the planned hospital to verify this (information provided to the City on August 28, 2019).

Historical/Cultural Issues with Rehoboth Property: From 1970-1983, the Rehoboth Christian Hospital was operated very close to the Rehoboth property offered for sale (at 650 Vanden Bosch Pkwy, Gallup, NM 87301, less than 0.5-miles distance), and currently the former hospital houses the Rehoboth McKinley Christian Health Care's Behavioral Health Services. In 1983, the Rehoboth Christian Hospital and McKinley General Hospital signed an agreement to merge their two independent medical facilities in order to create Rehoboth McKinley Christian Hospital, which later became Rehoboth McKinley Christian

Health Care Services Services (RMCHCS). The new RMCHS hospital is the new facility downtown, about two blocks from the existing GIMC location.

The Rehoboth Christian Mission has operated a cemetery for approximately 100 years for all members of this "Dutch Christian Reformed Church"--including missionaries and their families, Navajo tribal members, and many others associated with the church, school, and hospital. This cemetery is between 0.5-miles to 0.75-miles from where the hospital would be constructed, and the Navajo Tribal Representatives on the November 2018 Phase I Update Team confirmed that this "is not an issue (as) it's far enough that it will not hinder the decision to locate the replacement (hospital) facility nearby."

Rehoboth Christian School Campus Entrance (0.25-miles distance from property for sale)



Rehoboth Christian School Property For Sale (looking Southeast)



- **Fort Wingate Property (169.15-acres)**

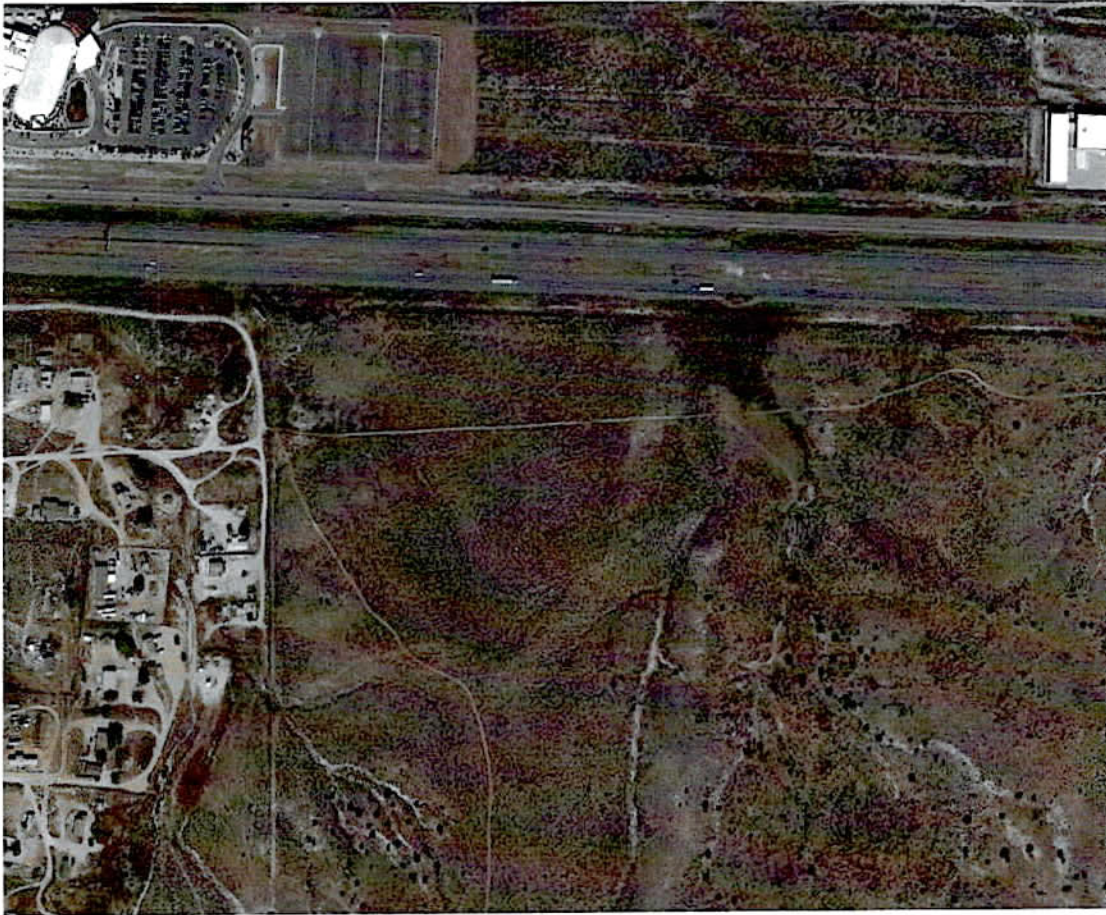
Fort Wingate Property (View Looking Southeast) – Phase I Team Site Visit



Fort Wingate Property (Views looking southward from I-40)

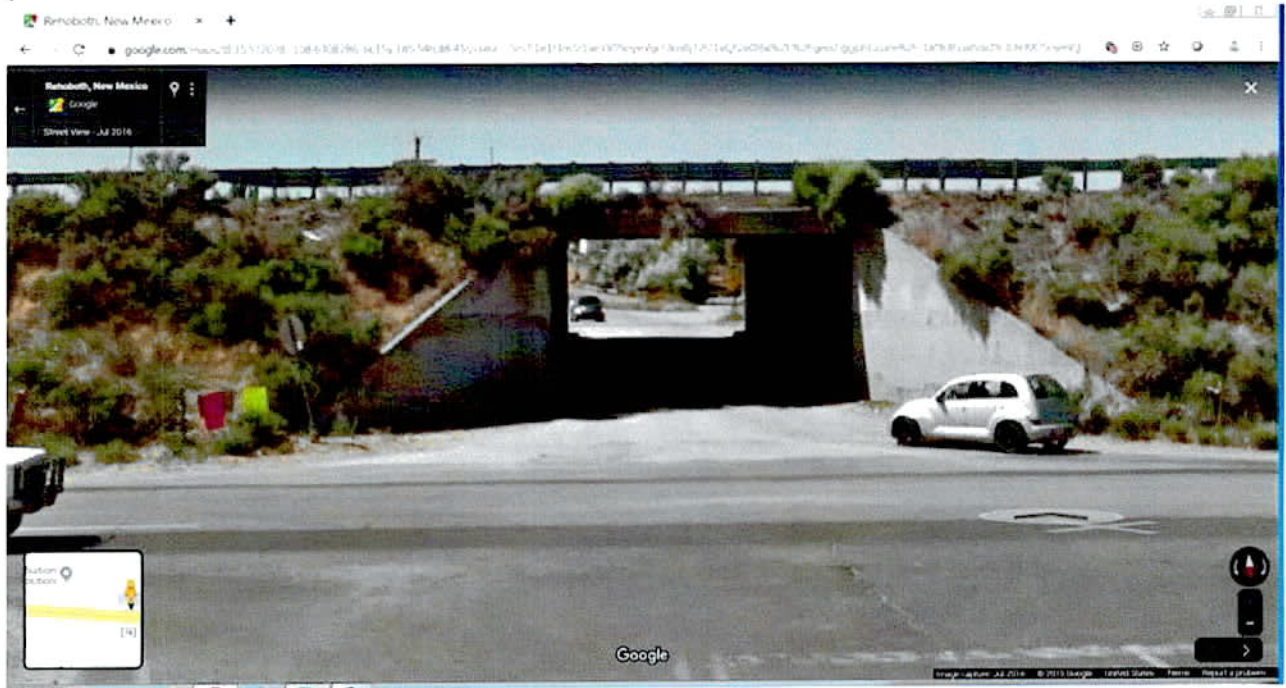


Fort Wingate Site seen on the south side of I-40 (with Fire Rock Navajo Casino seen in the upper left corner, and the residential community around Sundance Coal Mine Road seen to the left side of the aerial)



General Comments: The Fort Wingate property (169.15-acres) is situated on the south side of the I-40 R-O-W and is about 2.5-miles east of the Rehoboth property (e.g., Fort Wingate is about 2.5-miles east of the Gallup city limits). The Fort Wingate property is more than large enough to accommodate the proposed GIMC Replacement Facility (and any staff quarters that may ever be required), and it has a major advantage of being within the Navajo Nation (because it is tribal land held in restricted fee status, no realty purchase would be necessary--only an IHS land lease would be required). The BIA Regional Solicitor will issue an opinion on whether the Navajo Nation's General Leasing Act authority allows for the leasing of this land to the IHS for the new GIMC hospital.

A major disadvantage is site access—the closest interstate/highway interchange is at Rehoboth about 2.5-miles distance, and the main access to the site is via a 2-lane highway culvert (beneath I-40) connecting U.S. Route 66 to the site (Sundance Coal Mine Road aka McKinley County Road 16/Indian Service Road 7048) as noted in the photo below. Another disadvantage is the lack of all available utilities and other city services (police and fire) as the site is not annexed into the city. The site has no apparent environmental issues or floodplain limitations, but the topography is gradually rising (increases 120 ft in elevation over a distance of about a half a mile) and some site earthwork would be necessary, possibly to include “benching” areas and substantial cut and fill operations.



1. Size: As mentioned earlier in the report, the Fort Wingate site is on Navajo Nation tribal land, and includes the two most northwestern parcels (totaling 169.15-acres) of the old Fort Wingate military installation ("FWDA").
2. Location: The Fort Wingate property is close to the Fire Rock Casino, and is situated on the south side of the I-40 R-O-W about 2.5-miles east of the Rehoboth property (e.g., Fort Wingate is about 2.5-miles east of the Gallup city limits). The property is bounded on its north side by I-40, on its west side by the small community served by Sundance Coal Mine Road (aka McKinley County Road 16/Indian Service Road 7048), and on its east and south sides by the closed Fort Wingate military installation (Fort Wingate Depot Activity). Gallup Planning Director C.B. Strain reports that the site would need to be annexed into the City of Gallup in order to have access to city services unless other agreements are made.
3. Population: As noted earlier in this report, according to the U.S. Census Bureau (www.census.gov), as of July 1, 2017 the City of Gallup had an estimated population of 21,960, and McKinley County had an estimated population of 72,564. Sundance Coal Mine Road (on the west side of the Fort Wingate property) serves a more immediate area of about 100 homes and several hundred residents, all outside the city limits of Gallup.
4. Economy: As noted earlier in this report, the following are industry percentages in McKinley County for the U.S. Census Bureau's estimated total workforce of 16,491: Education, health and social services (31.5 percent); wholesale and retail trade (15.3 percent); arts, entertainment, recreation, accommodation and food service (11.1 percent).

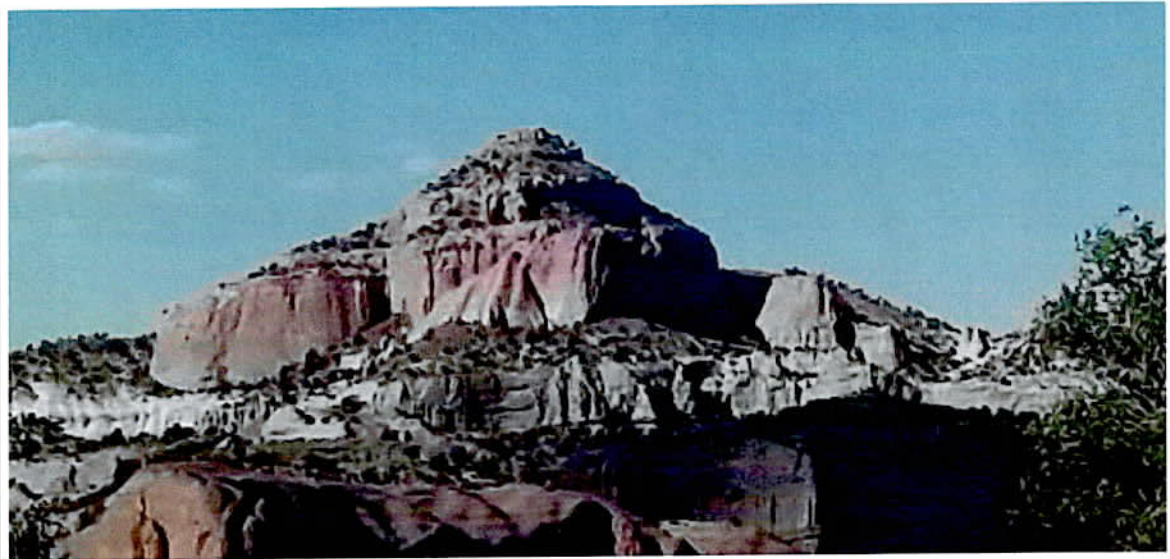
The largest employer near the Fort Wingate property is the Fire Rock Navajo Casino. The facility employs several hundred workers, and features a large restaurant, live roulette, bingo, 917 slot machines, nine table games, virtual horse racing, a food court, big screen TVs, and often has live bands.



5. Housing: As noted earlier in this report, quality housing for staff is available within the community, but probably not in sufficient quantity at this time to support the complete staffing (almost 2000 employees) of the facility. While there is very limited housing near the Fort Wingate site (practically none), developers and builders are available to construct private housing given the future need. According to the U.S. Census Bureau, as of July 1, 2017 there were an estimated total of 26,280 current housing units in all of McKinley County. The average commute time from home to work in Gallup was calculated at 11.7 minutes, but commute times may be slightly longer for hospital employees if Fort Wingate is selected as the site of the GIMC Replacement Facility (since it is a few miles east of the city limits).
6. Community services: As noted earlier in this report, Gallup "has vibrant downtown and tourist districts and offers a full range of community services including city services, public parks and recreation centers, libraries, churches, public schools (K-12), a University of New Mexico branch, health care (inpatient and outpatient) and social services, historic sites, museums, arts and entertainment and lodging."
7. Fire protection and law enforcement: Fire coverage is from the Navajo Nation Department of Fire & Rescue Services, and the Fort Wingate Fire Department station is over 8-miles distance. Gallup Fire Chief Eric Babcock reports that most of the other areas of Fort Wingate site are under the jurisdiction of McKinley County Fire/EMS, which is a volunteer fire department with only 4 full time paid employees. AMR/Medstar are primary medical transport for both the city and county, so the city could not provide any service unless AMR requested it. The City of Gallup Fire Department would need a separate contract with IHS to provide any support to the GIMC Replacement Facility if requested.

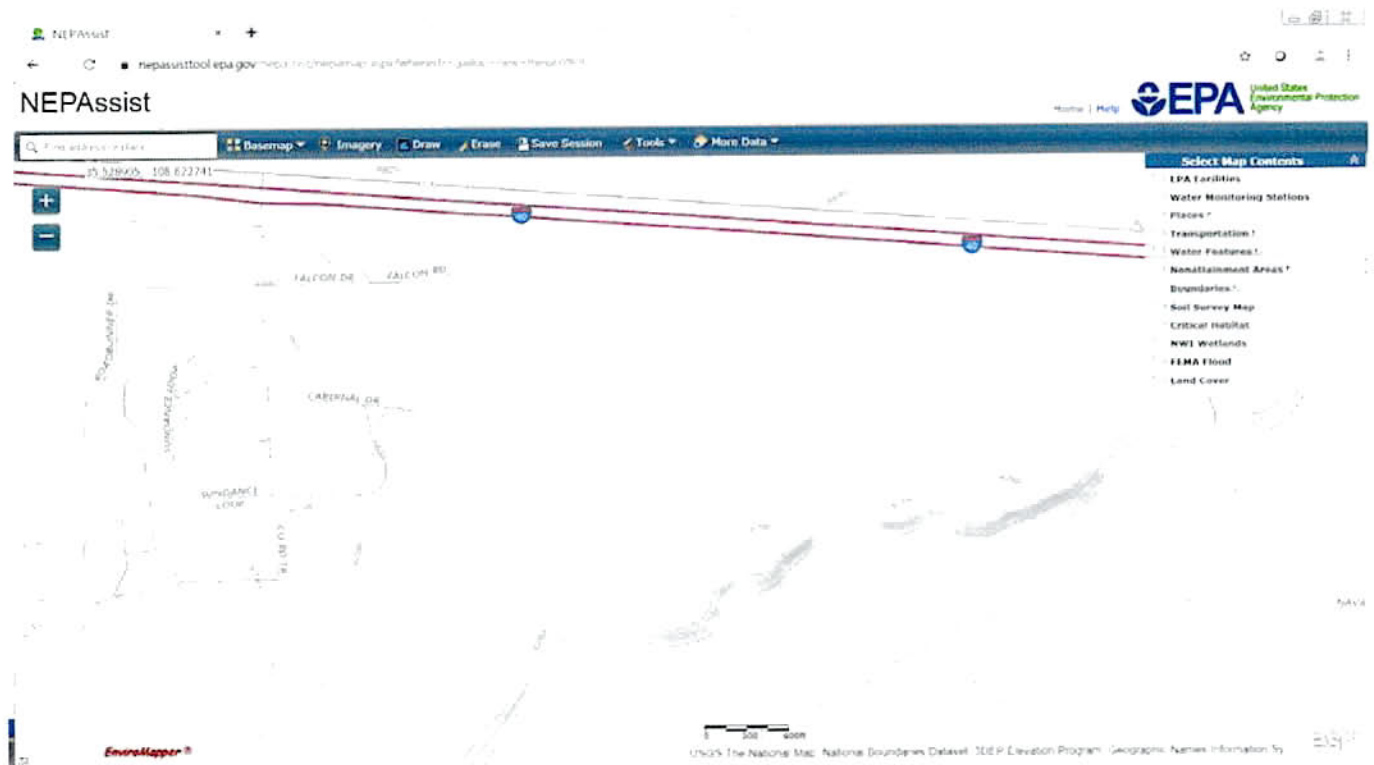
Police coverage is provided by the Navajo Nation Department of Public Safety. Gallup Police Chief Franklin Boyd reports that currently Fort Wingate does not fall within the jurisdiction of the City Of Gallup. The Gallup Police Department currently does not accept "cross commissions" for police services outside of the city limits. The only exceptions are for state grants for joint DWI enforcement operations (outside of the city limits). For that reason only, the McKinley County Sheriff's Department offers city police officers a cross commission to participate in these operations outside of the city limits.

8. Access to the community and surrounding area: The main access from the north is the previously discussed 2-lane highway culvert (beneath I-40) connecting U.S. Route 66 to the site (Sundance Coal Mine Road aka McKinley County Road 16/Indian Service Road 7048). The site is also accessible from the south from the unsurfaced Hoback Road via Sundance Coal Mine Road.
9. Transportation: As noted earlier in this report, Gallup is served by Amtrak train service and air carrier operations at the Four Corners Regional Airport in Farmington, NM approximately 118-miles to the north, and the Albuquerque airport 139-miles to the east. There is taxi service and limited bus service in the city. The area bus companies (Gallup Express and the Navajo Transit System) are anticipated to add this new GIMC facility as a destination upon completion of construction.
10. Unique considerations: As noted earlier in this report, this site is located on tribal lands and is situated close to the Fire Rock Casino. Looking northward, the site has tremendously scenic views of Pyramid Rock, Church Rock, and the Red Rock Park area.

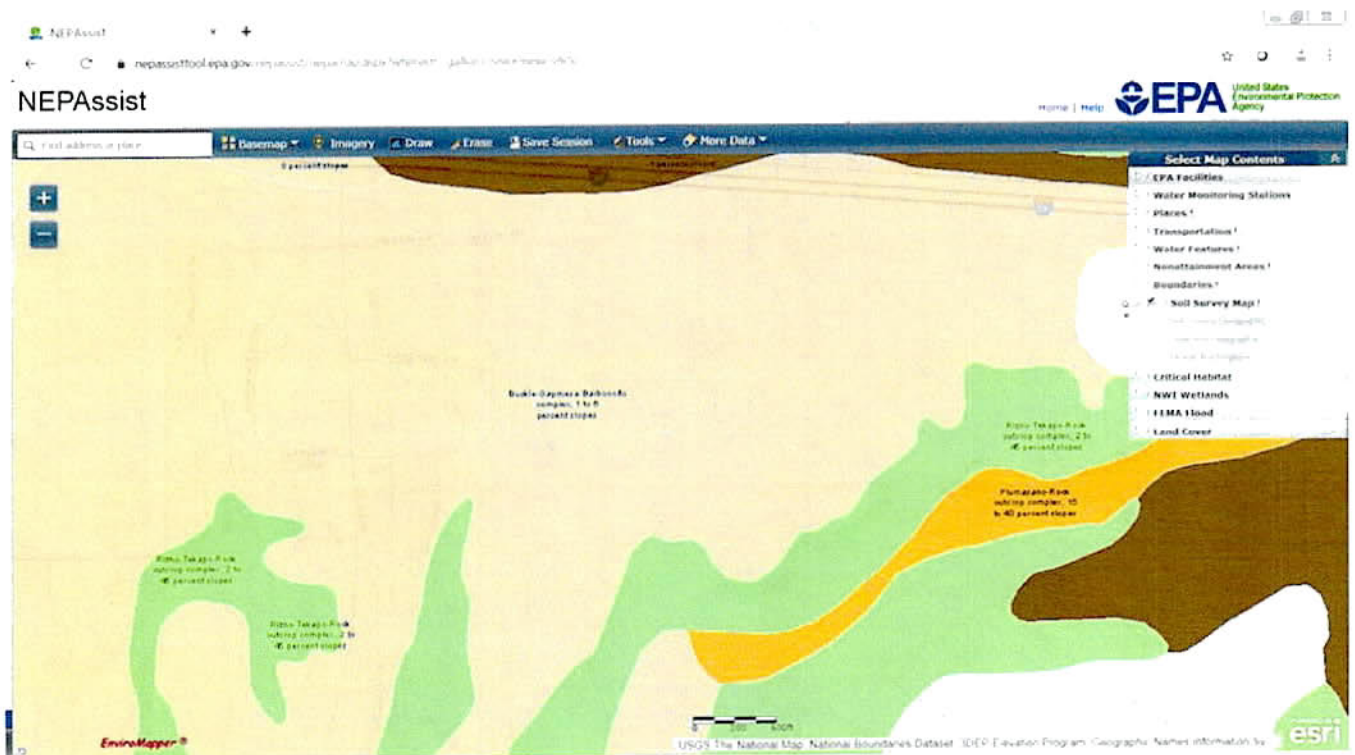




11. Climate: As noted earlier in this report, the climate of Gallup is described as moderate, with a cool semi-arid climate that features hot summer days and cool evenings.
12. Topography: The topography of the 169.15-acres site rises in elevation as much as 120 ft. over a distance of about 0.5-miles. The site is relatively flat in the northern areas (closer to I-40) at elevations around 6640 ft., and rises to become a rocky topographic ridge (with saddle) in the southern areas (elevations above 6760 ft.).



13. Visual: See #10 above and photos.
14. Air Quality: As noted earlier in this report, the air quality is generally good, but often with wind-blown dust, wildfire smoke, ozone and fine particulate matter that have been found to be the cause of increasing respiratory problems for some residents of the area.
15. Surface water: There was no surface water noted present on any areas of the site at the time of the Phase I Update #2 site investigation.
16. Flood clearance: A recent review of the flood coverage in the NEPAAssist program (EPA's on-line NEPA program featuring numerous GIS coverages) shows no floodplain(s) present at the site.
17. Type of soil: The predominate soil type over most of the site is the Buckle-Gapmesa-Barboncito complex, with 1 to 6% slopes. The soils here are generally classified as a highly erodible "fine sandy loams" that are part of the Aridisols Order. Soils in this group have moderately low runoff potential when thoroughly wet. Water transmission through the soil is unimpeded and they are considered well drained. Further to the south of the site, the topography rises to become a rocky ridge, and the area is part of the Rizno-Tekapo-Rock Outcrop (with 2 to 45% slopes) and the Plumasano-Rock Outcrop (with 15 to 40% slopes). East of the site is an older quarry and stone pit. There is a history of coal mining in the general area.



18. Archaeological clearance: This site is on tribal land, and as archaeological evaluation will be required as a part of the Phase II site selection process.

19. Water Supply and Sanitary Sewer Availability:

Dennis Romero, P.E., Gallup Director of Water, Wastewater & Solid Waste Utilities reported at our meeting on August 20, 2019 that there are 2 options for water supply and sanitary sewer to the Fort Wingate site:

Option 1 - Access City Utilities on the north side of I-40

With respect to sanitary sewer service, there is an 8-inch line across I-40 that currently serves the Fire Rock Casino and Navajo Nation Economic Development Office.

- With projected demands from the planned glove factory and proposed hospital facility, this line would have to be increased in size per the 2010 Engineering Report given to IHS, at an estimated cost of ~\$6.5 million.
- In addition, the increased flows from an upgraded line would create the need for the City to upgrade the capacity of its force main within City limits from Verdi Street through the municipal airport at an estimated cost of \$12-15 million.

With respect to water supply service for the proposed facility, the Navajo Gallup Water Supply Project's Reach 27.7B, to be located to the north of Fire Rock Casino on Navajo Nation trust land, could be tapped into and piped underneath I-40 for the facility. Mr. Romero noted that this would not be a City of Gallup decision, but rather a decision that the Navajo Nation would have to make.

Option 2 - Access City Utilities from the east (near Rehoboth)

- Extension of sanitary sewer service from Rehoboth to the western boundary of Fort Wingate would require ~8,000-ft of sanitary sewer line, along with one or two lift stations, due to the site topography.
- Extension of water supply service from Rehoboth to the western boundary of Fort Wingate would require ~8,000-ft of waterline, along with a smaller pump station, due to the site topography.

Finally, Life Safety Code requirements may require the installation of a storage tank dedicated to fire suppression.

21. Existing electrical power supply system:

At our meeting on August 20, 2019, Gallup Electrical Director John Wheeler reported that the Fort Wingate site could be served from either the Fort Wingate substation or the Mendoza substation with substantial upgrades to the distribution system between the two substations. The project's forecasted electric demands have been provided to Mr. Wheeler so that he can prepare a cost estimate for these extensive upgrades to the distribution system.

22. Existing fuel supply:

- a. Operating utility company: El Paso Natural Gas Co.; Public Service Company of New Mexico, operator.
- b. Type of fuel: Natural gas, underground distribution.
- c. Reliability of fuel supply New Mexico is one of the largest natural gas producing states and has an abundant supply for years to come.
- d. Adequacy of fuel supply for proposed facility: A natural gas line is available adjacent to Fire Rock Casino, but boring under I-40 to access the gas line would probably be required.

23. Existing solid waste disposal system:

- a. Operating servicing company: A separate contract with the City of Gallup Solid Waste would be required since this facility is outside the city limits. It would be billed through the City of Gallup Water and Wastewater Department.
- b. Type of disposal system: Can and dumpster collection transported to approved sanitary landfills.
- c. Reliability of collection and disposal systems for the proposed facility: The system is reliable and currently in use at the existing facility.
- d. Adequacy of collection and disposal systems for the proposed facility: The system is adequate and currently in use at the existing facility.

24. Existing hazardous waste disposal system:

- a. Operating servicing company: Stericycle Environmental, Inc.
- b. Type of disposal system: Collection and disposal at approved EPA locations.
- c. Reliability of collection and disposal systems for the proposed facility: The system is reliable and currently in use at the existing facility.
- d. Adequacy of collection and disposal systems for the proposed facility: The system is adequate and currently in use at the existing facility.
- e. As reported in the recent Phase I Update, the vendor at the current GIMC current facility is Stericycle Environmental, Inc., which provides services to include bio-waste, medical waste, and hazardous waste removal (Yah-Ta-Hey facility is also included in the pickups). Services have been provided for as far back as 2004 (based upon comments from several GIMC staff members).

Waste is collected every Monday of the week (includes bio-waste, medical waste, and minimal hazardous waste). Hazardous waste is collected on a case-by-case need, but it does include laboratory chemical(s), waste, and asbestos materials. The current vendor for cardboard removal is CheckerBoard Waste, but they may no longer be providing this service in the future.

25. Existing telephone system:

- a. Operating utility company: Qwest/Frontier
- d. Type of telephone system: An overhead wire system is near the site. A fiber optic network could be made available at the site, but the cost is unknown.
- c. Reliability of telephone system: The system has been reliable in the past and has served the existing facility well.
- d. Adequacy of telephone system for proposed facility: the system has been adequate in the past and has served the existing facility well.

26. Existing telecommunications (television) system:

- a. Operating utility company: Comcast Cable, Inc. and the Dish Network (satellite). Xfinity offers digital cable TV, high speed Internet, mobile phone, home/business security, and home/business phone service in Gallup. Note: Xfinity is the trade name of a subsidiary of the Comcast Corporation, and used to market consumer cable television, internet, telephone, and wireless services provided by the company. The brand was first introduced in 2010 (so the initial Phase I report referred to the Comcast name).
- b. Type of telecommunications (television) system: Cable via overhead wire and Dish Network via satellite communications.
- c. Reliability of telecommunications system: Both are reliable systems in the Gallup area.
- d. Adequacy of system for proposed facility: Both are adequate in the Gallup area.

27. FAA Airspace Limitations to Fort Wingate

The FWDA was closed in 1993 as part of the Army's "Base Realignment and Closure Program" (BRAC) and half of Ft. Wingate's acreage was transferred for joint use by the tribes. Meanwhile the Missile Defense Agency (MDA) retained the other half for missile testing. The MDA continues to use 6,465 acres for launching target rockets to White Sands Missile Range (WSMR), which is located approximately 150 miles to the south. There are currently four Federal Aviation Administration (FAA) restricted areas (designated R-5117) at Fort Wingate, which could impact the flight patterns of GIMC air medical service "MedEvac" helicopters. If planning for the Fort Wingate site moves forward, the FAA should be contacted to coordinate these services and determine if there are any conflicts.

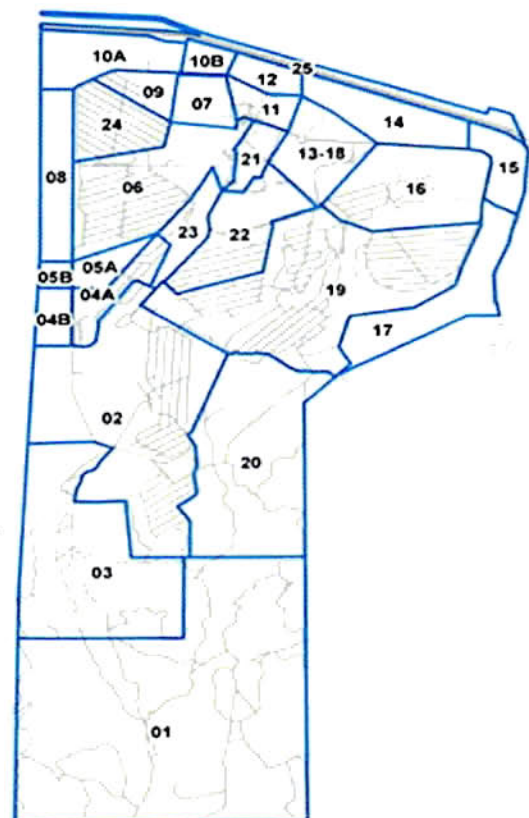
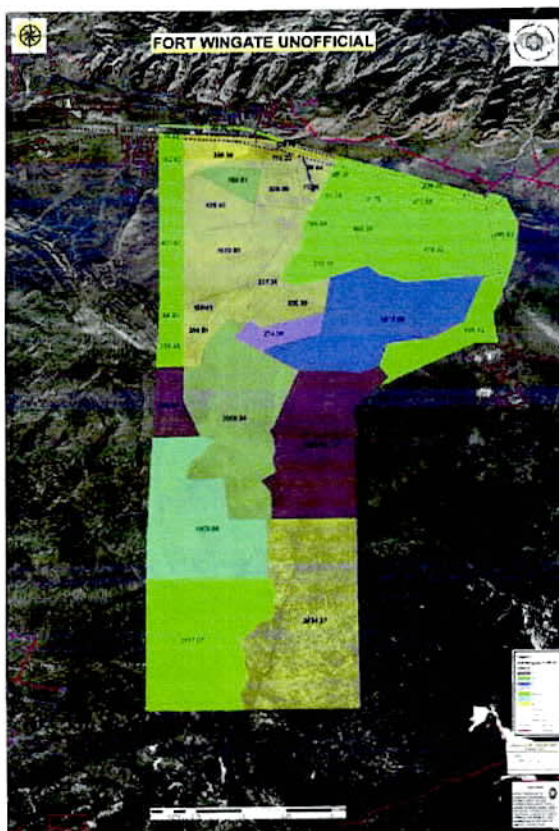
28. Environmental issues at Fort Wingate

Note: The Fort Wingate property (16.22-acres + 152.93-acres, totaling 169.15-acres) that is being considered for the GIMC Replacement Facility is located at the far northwestern corner of the old Fort Wingate Depot Activity (FWDA), and was originally part of Fort Wingate Parcel 10A (map included below). It has been transferred to the Navajo Nation, and is thought to be "environmentally cleared". Some areas of Parcel 10 had petroleum, oils, and lubricants stored or in the ground. The following information addresses the FWDA as a whole, and provides some history of recent uses.



- Fort Wingate was an ammunition depot from World War II until 1993. In the later part of WWII, Fort Wingate "supplied 100 tons of Composition B high explosives to the Manhattan Project" for use in the first Trinity atomic bomb test.
- From 1949 to 1993, Fort Wingate stored, conducted functional testing of, and demilitarized munitions." Open-burning detonation, incineration, and bomb washout were the principal demilitarization methods used.
- In the early 1950s, the Bureau of Indian Affairs was reportedly given some land for an Indian boarding school.
- 1960s Redstone and Pershing 1 missiles were tested (among others) at Fort Wingate.
- 1971 DoD designated the post as the "Fort Wingate Depot Activity" (FWDA).
- In 1988, the Base Realignment and Closure announced eventual closure of FWDA and environmental restoration began the next year. In January 1993, the Base Realignment and Closure Act (BRAC) closed the post.

- The Missile Defense Agency (MDA) “continues to use 6,465 acres for launching target rockets to White Sands Missile Range (WSMR).” The facility is “occasionally used to shoot missiles to White Sands Missile Range, which is about 150 miles to the south. The 2,000 pound rocket boosters used in these test flights drop in nearby Cibola National Forest.”
- In December 2005, the New Mexico Environment Department (NMED) issued the Army a Resource Conservation and Recovery Act (RCRA) Permit.
- A Wikipedia article states that “as of 2016, FWDA spread across 21,131 acres, occupied 15,280 acres of land and a BRAC acreage of 14,666.”
- “The BRAC goal is to close and cleanup areas no longer useful to the military and to allow the land to be used for other purposes. The Army has already transferred about 5,854 acres of FWDA to the U.S. Department of the Interior. The ultimate goal is to turn these lands, after final environmental cleanup, over to the Bureau of Indian Affairs to benefit the Navajo Nation and the Pueblo of Zuni.”
- A map of the 15,280-acres divided into 23 parcels is shown below, including a status of each of these parcels of land. The parcel (10A) that includes the Fort Wingate acreage being considered for the GIMC Replacement Facility has been cleaned up and transferred as noted below.



Land Parcels at Fort Wingate Historic Use and Current Status				
Parcel	Alias	Historic Use	Status	Acres
Site Wide	FTWG-42	Former military post, with mission expanded to include repackaging and shipping of explosives and later to include Ballistic Missile Test Site.	Ongoing	15,280
Parcel 1	NA	Former launch areas; Ballistic Missile Test Site at the former Southern Property	Transferred to DOI on June 20, 2000 ; Title is held in trust for NN	4,952
Parcel 2	FTWG 28	Group C Landfill, West Rifle Range	Leased to Missile Defense Agency; cleanup and transfer	2,379
Parcel 3	FTWG 002-R-01	Open burning and open detonation	Some or all of Parcel 3 may have to be retained by the army due to the presence of MEC (Munitions and Explosives of Concern)	1,807
Parcel 4	FTWG 49	Igloo Block C	Cleanup and transfer Parcel 4B - Restrictive Fee status for NN	429
Parcel 5	FTWG 18	Storage buildings	Cleanup and transfer Parcel 5B - Restrictive Fee status for NN	230
Parcel 6	FTWG 63	S. Admin, Workshop Area, Igloo Block B	Leased to TPL until March 2007; cleanup and transfer	1,035
Parcel 7	FTWG 10	Landfill; trash burning area; RR Class Yard	Cleanup and transfer	226
Parcel 8	NA	NA	No contaminants ID'd at this time; assume no further action needed.; transfer ; Restrictive Fee status for NN	432
Parcel 9	FTWG 26	Instrumentation Area A; aerial photo feature	Leased to Missile Defense Agency; cleanup and transfer	196
Parcel 10	FTWG 36	POL* Area, Former Admin. and Utilities *petroleum, oil, and lubricants	Cleanup and transfer Parcel 10A1 - Restrictive Fee status for NN	595
Parcel 11	FTWG 11	Storage yard; RR repair shop; waste treatment; U.S. Department of Agriculture (DOA) uses buildings 12 and 13	Cleanup and transfer activities will include	172

			the AOC-75 of Parcel 12.	
Parcel 12	FTWG 11	Admin Area, Sewage Treatment Plant	Cleanup and transfer	160
Parcel 13	FTWG 07	Lake Knudson Area; standard magazine; storage barricade	Cleanup and transfer Title is held in trust for NN.	473
Parcel 14	FTWG 15	Bivouac and Tank Training Area	Cleanup and transfer Parcel 14B - Restrictive Fee status for NN	479
Parcel 15	NA	Leased grazing	Transferred to DOI on August 24, 2001; Title is held in trust for NN.	247
Parcel 16	FTWG 001-R-01	Used to test explosives, munitions, rockets, etc.	Cleanup and transfer Title is held in trust for NN.	871
Parcel 17	NA	Leased grazing	Transferred to DOI on August 24, 2001; Title held in trust for NN	656
Parcel 18	FTWG 12	Eastern Landfill	Cleanup and transfer Title is held in trust for NN.	12
Parcel 19	FTWG 27	Igloo Blocks E, F, G, T-422, pistol range	Leased to Missile Defense Agency; cleanup and transfer	2,187
Parcel 20	FTWG 003-R-01	Used for powder burning in 1940s and for testing flares and grenades in 1950s	Leased to Missile Defense Agency; cleanup and transfer	1,694
Parcel 21	FTWG 01	TNT Beds, Deactivation Furnace, Other Buildings	Cleanup and transfer Title is held in trust for NN.	167
Parcel 22	FTWG 38	Igloo Block D, Ammo Workshop	Leased to TPL until March 2007; cleanup and transfer	628
Parcel 23	FTWG 30	Central Landfill	Cleanup and transfer	239
Parcel 24	FTWG 21	Igloo Block A	Cleanup and transfer	427

Parcel 25A - Remediated and conveyed to the Navajo Nation; Land status is Restrictive Fee as defined in Patent recorded October 10, 2018.

VII COMPARABLE LAND COST

There is limited land for sale in the Gallup area, and other than the Rehoboth parcels and the previously considered Menapace property, there appear to be only a few tracts of land in the ~100-acre range currently for sale. Mayor McKinney has recently informed the IHS that the Menapace property (previously considered in the most recent Phase I Update) is still available (at an unknown price), as well as additional land owned by the Menapace family just south of that site. Below is a summary of some realty prices, which vary significantly depending upon parcel size and location, with prices ranging from about \$800/acre to as much as \$165,000/acre.

- On April 21, 2004 “offer to sell” letter from the Rehoboth-Red Mesa Foundation was sent to IHS stating their willingness to sell up to 60 acres at the appraised value, which was estimated at “\$8,000 to \$10,000 an acre”. Converting to 2019 dollars, that would be a range \$10,900 to \$13,500 an acre—meaning the total price for 100-acres could range from \$1.09M to \$1.35M.
- On July 9, 2015, the Navajo Nation approved the purchase by resolution of the 81.52-acres individual Indian Trust Allotment (No. SF-060195) from Ms. Evelyn Becenti for \$163,040 (e.g., \$2000/acre) plus closing costs. This site is over 5-miles distance from the Fort Wingate site.
- In October 2018 there were 2 vacant commercially-zoned parcels inside the city limits of Gallup for sale (1.69-acres and 1.84-acres each, both fronting Highway 66). These parcels were offered at approximately \$74,000/acre and \$87,000/acre. There was also a 2.37-acre commercial/office parcel on New Mexico Highway 602 (about 5-miles distance) offered at approximately \$165,000/acre. None of these parcels could be considered for the GIMC Replacement Facility as they are greatly undersized for the needed acreage, but they have been included herein for a cost comparison only.
- On September 3, 2019, a check of Realtor.com showed a 6.5-acre commercial parcel located at 2080 New Mexico Highway 602, Gallup, NM 87301 offered for sale at \$1,058,000 (\$162,769/acre). This parcel is just over 1-mile from the current GIMC facility.
- On September 3, 2019, a check of Realtor.com showed a (proposed residential) 161.0-acre tract on Jack Woods Road in Gallup offered at \$190,000 (\$1,180/acre).
- On September 3, 2019, a check of Realtor.com showed a (proposed residential) 80.0-acre tract located at 161R Chaves Rd, Gallup, NM 87326 offered at \$499,000 (\$6,237.50/acre).
- On September 3, 2019, a check of Realtor.com showed a (proposed residential) 143.9-acre tract located on New Mexico Highway 118 in Gallup offered at \$115,000 (\$799.17/acre).

VIII CONCLUSIONS AND RECOMMENDATIONS

The purpose of this study was to identify and recommend a location for the proposed GIMC Replacement Facility. This Phase I Update #2 was developed to supplement the findings of two previous reports: (1) the initial Phase I report approved by NAIHS Associate Director Kenneth Secord, REHS, MPH, on June 10, 2008; (2) the more recent Phase I Update report approved by CAPT Brian K. Johnson, Acting Director of the NAIHS' Office of Environmental Health & Engineering, on February 10, 2019.

As discussed earlier in this report, the primary intent of all three Phase I studies is to determine which of a set of proposed sites is best suited to the requirements of the GIMC Replacement Facility and then to "move that site forward for a more rigorous evaluation during Phase II." All of these studies included a comparison of alternative sites, and all are structured to comply with the legal requirements of federal acquisition planning and the National Environmental Policy Act (NEPA).

On Tuesday August 20, 2019, the Phase I Update #2 ratings team, comprised of 3 Navajo Nation tribal representatives and 3 separate IHS teams (from DES, DFPC, and the current GIMC), visited and assessed the Rehoboth and Fort Wingate sites. The raters unanimously scored the Rehoboth site as the preferred site over Fort Wingate by an average score of 214-152 (using the guidance as described in the *IHS Technical Handbook for Environmental Health & Engineering, Volume II Healthcare Facilities Planning, Chapter 13-4 Site Selection and Evaluation Process, January 2017*).

Summary of Evaluations (Scoring sheets are included in Tab E):

Reviewer or Review Team	Phase I Update #2 Score:	Phase I Update #2 Score:
	Rehoboth	Fort Wingate
Elmer Clark	210	169
Glenna ManymulesBitsoi	218	140
Gloria Harrison	213	145
Navajo Area Team	214	149
GIMC Team	208	156
HQ-OEHE Team	221	153
Total	1284	912
Average Score	214	152

Further evaluation of the Rehoboth Property will be required in a Phase II Site Selection Report to investigate all aspects of the requirements, including but not limited to soil and geologic conditions, flood plains and wetlands, cultural and archaeological conditions, and other parameters. It does not appear that any major utility upgrades will be required for this site. The IHS Division of Engineering Services recommends a formal inquiry of purchase be made with the Rehoboth Christian School's Executive Director Mr. Bob Ippel, and then to proceed with the Phase II process when funds are available, including contracting for any necessary boundary surveys and archaeological studies.

View of Rehoboth Site and Entrance to Adjacent Indian Hills Neighborhood



NEPA INFORMATION ABOUT THE REHOBOTH SITE



NEPAssist Report

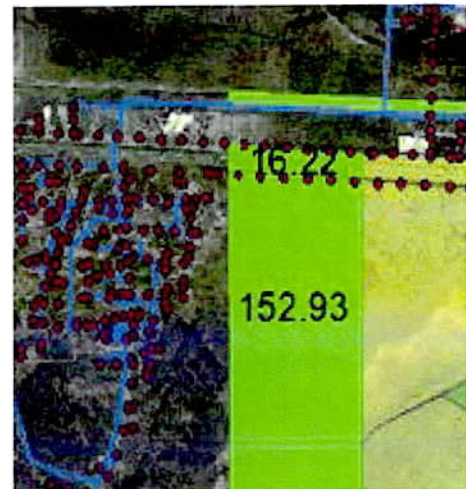
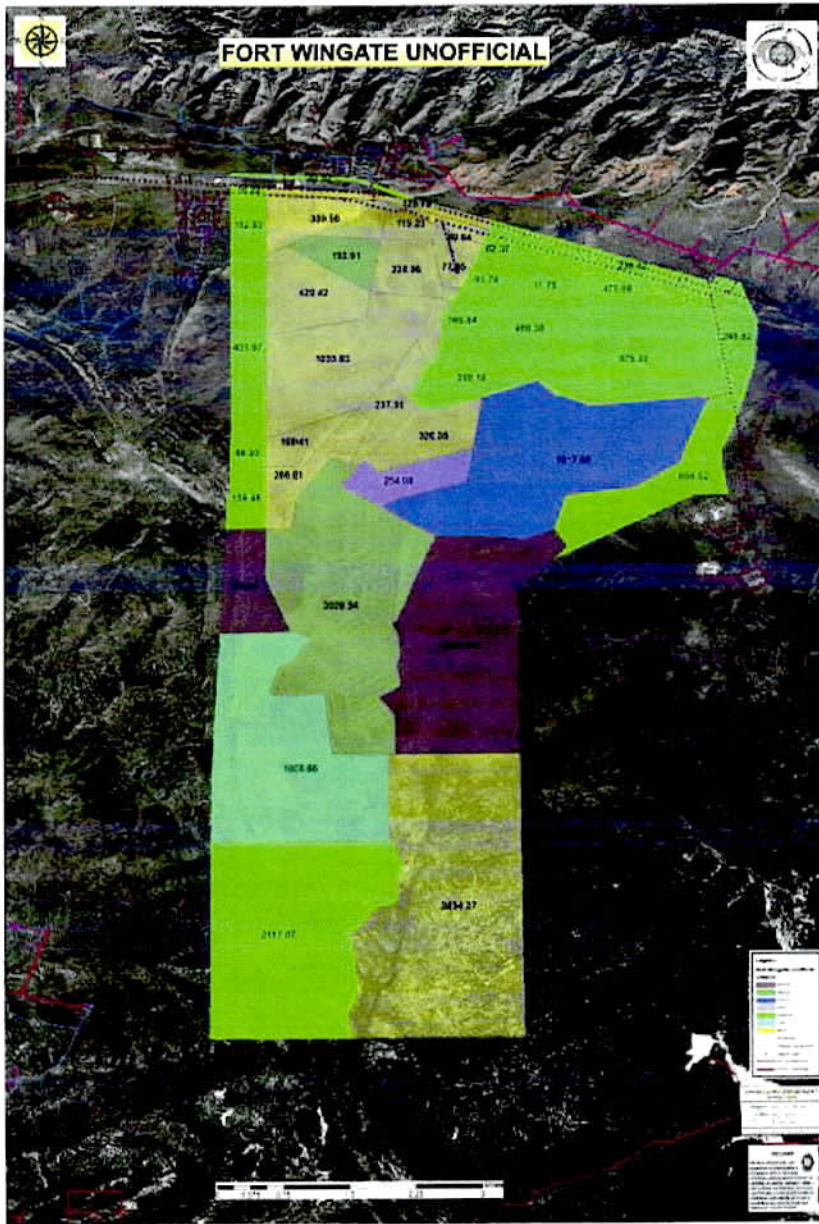


Project Location	35.525195,- 108.662794
Within 1000 meters of an Ozone 8-hr (1997 standard) Non-Attainment/Maintenance Area?	no
Within 1000 meters of an Ozone 8-hr (2008 standard) Non-Attainment/Maintenance Area?	no
Within 1000 meters of a Lead (2008 standard) Non-Attainment/Maintenance Area?	no
Within 1000 meters of a SO2 1-hr (2010 standard) Non-Attainment/Maintenance Area?	no
Within 1000 meters of a PM2.5 24hr (2006 standard) Non-Attainment/Maintenance Area?	no
Within 1000 meters of a PM2.5 Annual (1997 standard) Non-Attainment/Maintenance Area?	no
Within 1000 meters of a PM2.5 Annual (2012 standard) Non-Attainment/Maintenance Area?	no
Within 1000 meters of a PM10 (1987 standard) Non-Attainment/Maintenance Area?	no
Within 1000 meters of a Federal Land?	no
Within 1000 meters of an impaired stream?	no
Within 1000 meters of an impaired waterbody?	no
Within 1000 meters of a waterbody?	no
Within 1000 meters of a stream?	yes
Within 1000 meters of an NWI wetland?	Available Online
Within 1000 meters of a Brownfields site?	no
Within 1000 meters of a Superfund site?	no
Within 1000 meters of a Toxic Release Inventory (TRI) site?	no
Within 1000 meters of a water discharger (NPDES)?	yes
Within 1000 meters of a hazardous waste (RCRA) facility?	no
Within 1000 meters of an air emission facility?	yes
Within 1000 meters of a school?	yes
Within 1000 meters of an airport?	no
Within 1000 meters of a hospital?	no
Within 1000 meters of a designated sole source aquifer?	no
Within 1000 meters of a historic property on the National Register of Historic Places?	no
Within 1000 meters of a Toxic Substances Control Act (TSCA) site?	no
Within 1000 meters of a RADInfo site?	no
Within 1000 meters of a Land Cession Boundary?	yes
Within 1000 meters of a tribal area (lower 48 states)?	yes

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TAB B

NEPA INFORMATION ABOUT THE FORT WINGATE SITE



NEPAssist Report

Fort Wingate Site (+152-Acres)



Input Coordinates: 35.530649,-108.626187,35.530230,-108.619878,35.520381,-108.619706,35.520416,-108.626187,35.530649,-108.626187

Project Area	0.25 sq mi
Within 0.5 miles of an Ozone 8-hr (1997 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of an Ozone 8-hr (2008 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of a Lead (2008 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of a SO2 1-hr (2010 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of a PM2.5 24hr (2006 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of a PM2.5 Annual (1997 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of a PM2.5 Annual (2012 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of a PM10 (1987 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of a Federal Land?	yes
Within 0.5 miles of an impaired stream?	no
Within 0.5 miles of an impaired waterbody?	no
Within 0.5 miles of a waterbody?	yes
Within 0.5 miles of a stream?	yes
Within 0.5 miles of an NWI wetland?	Available Online
Within 0.5 miles of a Brownfields site?	no
Within 0.5 miles of a Superfund site?	no
Within 0.5 miles of a Toxic Release Inventory (TRI) site?	no
Within 0.5 miles of a water discharger (NPDES)?	yes
Within 0.5 miles of a hazardous waste (RCRA) facility?	no
Within 0.5 miles of an air emission facility?	no
Within 0.5 miles of a school?	no
Within 0.5 miles of an airport?	no
Within 0.5 miles of a hospital?	no
Within 0.5 miles of a designated sole source aquifer?	no
Within 0.5 miles of a historic property on the National Register of Historic Places?	no
Within 0.5 miles of a Toxic Substances Control Act (TSCA) site?	no
Within 0.5 miles of a RADInfo site?	no
Within 0.5 miles of a Land Cession Boundary?	yes
Within 0.5 miles of a tribal area (lower 48 states)?	yes

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TAB C

REHOBOTH: LAND FOR SALE LETTERS



March 19, 2019

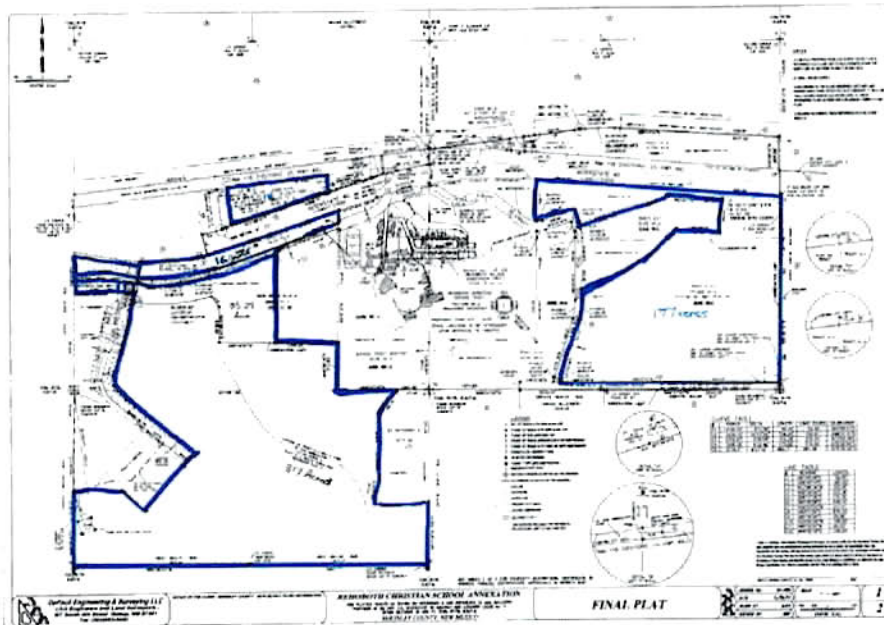
Captain Brian K. Johnson, REHS, MPH
Acting Director
Navajo Area Indian Health Services
PO Box 9020
Window Rock, AZ 86515

To Captain Brian K Johnson:

On behalf of the Rehoboth Christian School Board I am writing to convey that Rehoboth Christian School does have land that is available for purchase as a replacement facility is being considered for the Gallup Indian Medical Center. We know there are several sites being considered. Please let us know if we can be of further assistance.

Bob Ippel

Bob Ippel
Executive Director
Rehoboth Christian School





Rehoboth-Red Mesa Foundation

Gallup 6A Type Foundation
PO Box 125
Rehoboth, New Mexico 87322

Telephone: 505.777.4444
Fax: 505.777.4832
Email: berg@rmd.org
Website: www.rmd.org

Wednesday, April 21, 2004

Mr. Roy Washam
Realty Consultant
1301 Young Street, Suite 1071
Dallas TX 75202

Dear Mr. Washam,

I am writing on behalf of the Rehoboth-Red Mesa Foundation to express interest in selling a tract of land just east of the current Gallup City limits to the Indian Health Service for the relocation of the Gallup Indian Medical Center. We are willing to sell up to 60 acres at the appraised value. We estimate that the property value is \$8,000 to \$10,000 an acre.

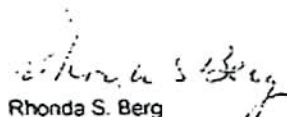
The parcel we are offering begins about .10 mile east of the corner of Vandenbosch Parkway and Churchrock Street at a road extending to the south known informally as "the haul road." The site is .70 mile from Historic Route 66 and .80 mile from exit 26 of Interstate 40.

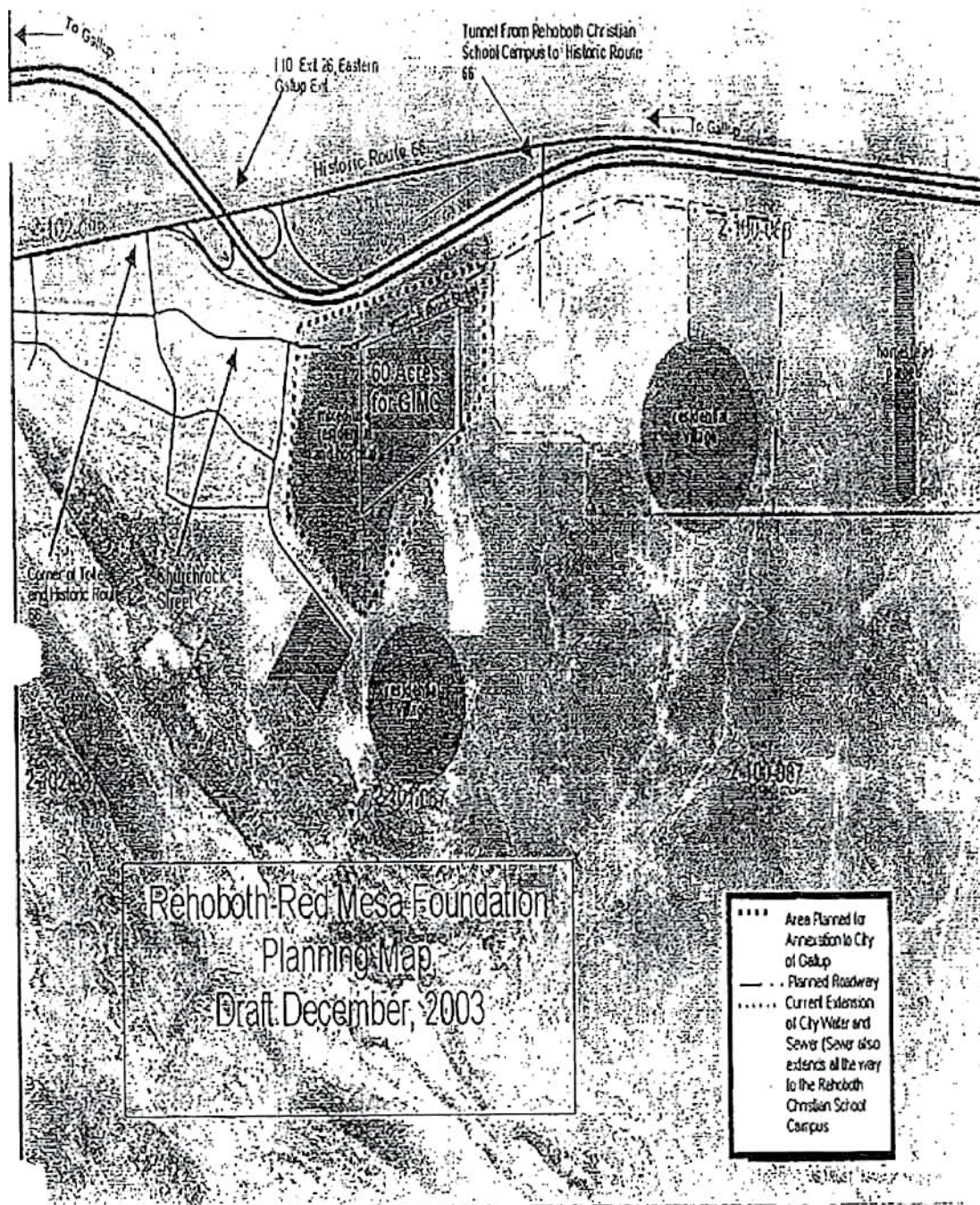
The northern side of the site parallels Interstate 40. The closest eastern "neighbor" is the Rehoboth Christian School. The Rehoboth-Red Mesa Foundation owns the surrounding land, which is currently undeveloped. The property to the southeast of the site is planned for conservation and recreation. A housing site near the Hogback to the southwest is planned. Adjacent to the site to the east (on the other side of the "haul road") is an area planned for mixed-use retail, office development and housing.

Currently Gallup water extends to the site and Gallup sewer extends beyond the site to Rehoboth Christian School to the east. Since the site lies between the Indian Hills neighborhood of Gallup and the school campus, electricity, telephone also extend along a utility easement that parallels the Route 66 and Highway 40. The City of Gallup plans to annex this site and our Foundation is currently working with the City of Gallup on a zoning and annexation plan. The City of Gallup is also working toward upgrading the utility easement along Churchrock Street to a dedication for a city street as part of an overall effort of orderly planning. This street would provide a western entrance/exit to Route 66 at Tolec street and an eastern entrance/exit at the Rehoboth Christian School campus tunnel under Highway 40.

We have enclosed a copy of a PowerPoint description that provides more detail, maps and other information. We are eager to provide whatever information would be helpful to the Indian Health Service in making its determination of a site.

Sincerely,


Rhonda S. Berg
Executive Director



TAB D

**CITY OF GALLUP DEPARTMENTAL COMMENTS ON UTILITIES
AND SERVICES AVAILABLE (PROVIDED TO IHS ON 21 AUGUST 2019)**

Electric Department

John Wheeler – Director

505.863.1285

Site 1 – Rehoboth:

- Only the Rehoboth site could be served from three different substations, Mendoza, Sunshine and Fort Wingate through a loop feed distribution system. Depending on actual load data being provided to the department, we are estimating an upgrade to the distribution system from 4/0 to 336 mcm cable; a distance of three miles.

Site 2 – Fort Wingate:

- The Fort Wingate site could be served from either the Fort Wingate substation or the Mendoza substation with substantial upgrades to the distribution system between the two substations. Again, until IHS can provide the department with estimated load data for the complete facility including housing, we can only guess as to the need for upgrades to the distribution system.

Gallup Fire Department

Chief Eric Babcock

505.722.4195 Ext. 1

Site 1 – Rehoboth:

- The Gallup Fire Department can provide fire, ems, hazardous materials, public safety education and inspection to the Rehoboth Site.

Site 2 – Fort Wingate:

- Fort Wingate site is under the jurisdiction of McKinley County Fire/EMS.
- AMR/Medstar are primary medical transport for both the city and county, so the city could not provide any service unless AMR requested it. In addition, McKinley County Fire/EMS is a volunteer fire department with 4 full time paid employees. The City of Gallup Fire Department would need a separate contract with IHS to provide any support if requested.

Gallup Police Department

Franklin Boyd – Chief of Police

505.863.9365

Site 1 – Rehoboth:

With a portion of the Rehoboth community currently within the jurisdiction of the Gallup city limits, the Gallup Police Department currently provides Rehoboth a 24/7 full service law enforcement function. Functions and services include uniformed patrol services, full service Investigations Division (Detective and Narcotics Units), Public Service Officers (PSO's) and specialty units such as an Emergency Response Team for critical incidents.

- Responsiveness: 24/7 police service within the jurisdiction (proximity) offers a significant reduction in response time for calls for service from the public.

- **Capability:** The Gallup PD has uniformed patrol officer response capability for first responder law enforcement functions, an investigations component for in depth complex investigations for felony level criminal investigations, Public Service Officers (PSO's) who primarily pick up and transport individuals incapacitated by drugs or alcohol or to the degree that they are a danger to themselves or others. The Department offers a dedicated PSO assigned to respond and transport individuals from the local PHS / GIMC hospital (primarily the emergency room) to the local detoxification - treatment facility (NCI). Our Emergency Response Team (ERT) and uniformed police officers are trained and equipped to respond to most critical incidents at larger public service facilities such as schools and hospitals (active threats, active shooters, etc).
- **Resources:** Law enforcement agencies within the city limits of Gallup (including the Gallup Police) are the McKinley County Sheriff's Department, New Mexico State Police, a field office of the local FBI, and the McKinley County Office of Emergency Management. The Gallup Police Department is currently the largest LE agency in the immediate area with 67 full time certified law enforcement officers.

Site 2 – Fort Wingate:

- Currently, Fort Wingate does not fall within the jurisdiction of the City Of Gallup and is roughly 12 miles east of the Gallup Police Department. The Gallup Police Department currently does not accept "cross commissions" for police services outside of the city limits. The only exceptions are for state grants for joint DWI enforcement operations (outside of the city limits). For that reason only, the McKinley County Sheriff's Department offers city police officers a cross commission to participate in these operations outside of the city limits.

Planning and Development

CB Strain – Director

505.863.1240

Site 1 – Rehoboth:

- Annex remaining portion of Tract D-3. Appropriate zoning designation will be applied at annexation
- Replat newly annexed tract and existing Tract D-3-A-1 to desired dimensions and configuration.

Site 2 – Fort Wingate:

- Site must be annexed into the City of Gallup in order to have access to city services unless other agreements are made.

Site 1 – Rehoboth:

- With respect to water and sewer service to the proposed facility, there is a 10-inch waterline and 12-inch sewer line that both run along Church Rock Street.
 - At this time, there is adequate capacity for the facility for service from both lines, but the City would like to examine estimated water and sewer demands for the planned facility to verify this.
 - City water reservoir to the south of site may be adequate to address Life Safety Code requirements for fire suppression storage.
- With respect to water and sewer services to potential housing developments to the east of Vanden Bosch Parkway, there is the potential for sewer and water services to be extended to developments.
 - City would like to examine the number of housing units that could be built in the area, along with an estimate of water and sewer demands from future housing units.

Site 2 – Fort Wingate: (2 Options)

Option 1 - Access City Utilities to the north of I-40

- With respect to sewer service, there is an 8-inch line across I-40 that currently serves the Fire Rock Casino and Navajo Nation Economic Development Office.
 - With projected demands from the planned glove factory and proposed hospital facility, this line would have to be increased in size per the 2010 Engineering Report given to IHS, at an estimated cost of ~\$6.5 million.
 - In addition, the increased flows from an upgraded line would create the need for the City to upgrade the capacity of its force main within City limits from Verdi Street through the municipal airport at an estimated cost of \$12-15 million.
- With respect to water service for the proposed facility, Navajo Gallup Water Supply Project's Reach 27.7B, to be located to the north of Fire Rock Casino on Navajo Nation trust land could be tapped into and piped underneath I-40 for the facility - please note that this is not a City decision, but rather a decision that the Navajo Nation would have to make.

Option 2 - Access City Utilities from the east near Rehoboth

- Extension of sewer service from Rehoboth to western boundary of proposed site would require ~8,000-ft of sewer line, along with one or two lift stations, due to the site topography.
- Extension of water service from Rehoboth to western boundary of proposed site would require ~8,000-ft of waterline, along with a smaller pump station, due to the site topography.
 - Life Safety Code requirements may require a storage tank dedicated to fire suppression.

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TAB E

**SIGN-IN SHEET PHASE I UPDATE#2 TEAM MEETING
WITH CITY OF GALLUP DEPARTMENT HEADS (20 AUGUST 2019)**

AUG 2011 PHASE I SITE SELECTION

GIMC

EMAIL

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John Wheeler	505-863-1285	jwheeler@gallupnm.gov
PAUL GAGLIANO	678-495-8392	paul.gagliano@ihs.gov

TAB F
INDIVIDUAL RATING SHEETS

ehd



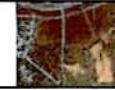
				Rehoboth Site #1		Ft Wingate Site #2	
Numbered Selection Factors	Criteria	PTS	WT	Score	WTD Score	Score	WTD Score

A. Land Area Requirements

1 % of Recommended Site Size	<80%	0					
	Is \geq 80% and < 90%	1					
	Is \geq 90% and < 100%	2	1	4	4	4	4
	= 100%	3					
	> 100%	4					

B. Sustainable Sites Considerations

2 Proximity to Central Business District or Rural Town Center	In Community Center	3					
	Walking Distance (\leq 1/4 mile)	2					
	\leq 15 minute vehicle/bus ride	1	1	3	3	1	1
	Adjacent Government/Schools, etc.	3					
3 Proximity to Existing IHS Staff Quarters	Alone	0					
	Adjacent	3					
	Walking Distance (\leq 1/4 mile)	2	1	0	0	0	0
4 Proximity to Proposed IHS Staff Quarters	Drive	0					
	Adjacent	3					
	Walking Distance (\leq 1/4 mile)	2	1	3	3	3	3
5 Proximity to Existing or Remaining IHS/Tribal HealthCare	Drive	0					
	Same Building/Interconnected	4					
	Single Campus	3					
	Adjacent	2	1	0	0	0	0
	Walking Distance (\leq 1/4 mile)	1					
6 Public Transportation	Scattered (\geq 1/4 mile apart)	0					
	On Public Transportation Route: Y/N	2/0	1	2	2	2	2
7 Bicycle Routes	Bicycle Access: Y/N	2/0	1	2	2	2	2

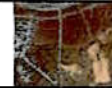


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C. Site Access

8 Road Access Improvements	None. Adequate capacity/control devices	3					
	No work needed; signing changes	2					
	Minor offsite road work needed	1	1	1	1	0	0
	Major offsite road work needed	0					
9 Road Access Entrance to site will be off of a:	National Highway or principal arterial	0					
	Low volume internal residential-only	1					
	Major arterial roadway	2	1	3	3	0	0
	Minor Arterial roadway	3					
10 Construction Materials/Equipment Site Access	Local Rd or Collector (not a low volume residential-only)	4					
	Inaccessible - Transport very difficult	0					
	Transporting will be difficult	1	1	3	3	1	1
	Easy transporting, minor upgrading	2					
11 Adequate Entranceways Sight Distance	Simple transporting existing routes	3					
	Cannot be or is too difficult to provide	0					
	Yes - Requires clearing and earthwork	2	1	4	4	0	0
12 Internal Site Circulation/Road Frontage Access	Yes - Without any major earthwork	4					
	Limited internal circulation/1 entrance	0					
	1 Entrance and allows internal site circulation options	2	1	2	2	2	2
	Allows > 1 entrance. Limited internal circulation	2					
13 Pedestrian Routes	Allows > 1 entrance and internal site circulation options	4					
	Not available, nor is construction feasible	0					
	Constructible with significant work	1					
	Constructible at grade without major work	2	1	2	2	0	0
	Existing, < 1/4 mile. Needs traffic control devices	3					
14 Ownership/Cost of Acquiring Site	Existing, < 1/4 mile. No new Traffic Control Devices	4					
	IHS	5					
	Tribal/Native American Entity/BIA Land	4	2	2	4	4	8
	Site is cost prohibitive	0					
15 Tribal, Local and Regional Planning Goals	Site is available at fair market value or below	2 / 1					
	Incompatible with identified goals	0					
	Significant variances with goals	1					
	Some variances with goals	2	1	2	2	2	2

GIMC Replacement Facility Phase I SSER Update #2
 Navajo Nation, NDOH
 Elmer Clark, Planner



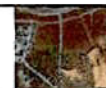
				Rehoboth Site #1		Ft Wingate Site #2	
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	Corresponds with goals	3					
	Corresponds ideally with goals	4					



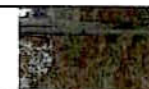
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D. Physical Description

16 Natural aesthetic Features	Will never be aesthetic	0					
	Few features and little potential	1					
	Some features, more with sizable effort	2	1	3	3	3	3
	Some features, more with minimal effort	3					
	Has many aesthetic features naturally	4					
17 Site Topography (<5% slope for parking; <10% slope for buildings)	Has significant topographic relief	0					
	Site is not level, significant cut and fill	1					
	Not level, some cut and fill	2	2	4	8	1	2
	Site is mostly level, minor cut and fill	3					
	Site is level	4					
18 Site Configuration	Might compromise buffers, layout, etc.	1					
	Allows safety/security setbacks/buffers	2	1	3	3	2	2
	Support optimum building layout/orientation	3					
19 Air Inversions/Katabatic Winds/Cold Air Accumulation	Has continuous winter Katabatic accumulations	0					
	Routinely affected by Katabatic accumulation	1					
	Katabatic wind; not every season	2	1	2	2	2	2
	Adjacent to areas of Katabatic accumulation	3					
	On a hillside above cold air accumulation areas	4					
20 Soil Types Stability	Unstable soils - specialized foundation required	0					
	Mostly unstable soils - specialized foundation	1					
	Isolated unstable soils - specialized foundation likely	2	1	3	3	3	3
	Mostly stable - conventional foundation possible	3					
	Stable soils; conventional foundation possible	4					
21 Soil Types Rock	Significant bedrock seen on site	0					
	Bedrock or ledge outcroppings	1	1	2	2	1	1
	No visible sign of rock	2					
	Confirmed absence of rock	3					
22 Soil Types Water and Organic Content	Soils are saturated and/or high organic matter	0					
	High silt and clay content	1	1	3	3	3	3
	Soils are poorly drained	2					
	Soils are well drained	3					
23 Vegetation	Large trees or stands of trees that enhance site: Yes/No	1/0	1	0	0	0	0
24 Site Drainage	Site is low; surrounding areas drain into it	0					
	Drainage collects in some areas within the site	1	1	2	2	2	2



				Rehhoboth Site #1		Ft Wingate Site #2	
Numbered Selection Factors	Criteria	PTS	WT	Score	WTD Score	Score	WTD Score
25 Erosion Risk	Drainage collects in areas adjacent to the site	2					
	Known erosion potential	0					
	Moderate potential, mostly during construction	2	1	4	4	2	2
	No erosion potential	4					



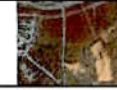
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E. Water and Wastewater

26	Potable Water Availability	Public water system available at site	4				
		Public water system available w/short extension	3				
		Public water system w/ major system extension	1	3	4	12	1
		Public water system, but existing onsite system	3				3
		Public water system, but potential onsite source	1				
27	Potable Water Capacity	Has adequate capacity/supply GPD: Yes/No	3/0	1	3	3	0
28		Has adequate pressure: Yes/No	1/0	1	1	0	0
29		Has adequate flow capacity: Yes/No	1/0	1	1	0	0
30		Water meets water quality standards: Yes/No	3/0	1	3	3	3
31		2ndy water supply connection exists at site: Yes/No	2/0	1	2	2	2
32	Fire Flow	Meets fire flow requirements	3				
		Meets fire flow requirements w/onsite storage and pump	2	1	2	2	2
33	Wastewater Capacity	Public sewer system w/capacity available at site	4				
		Public sewer w/capacity available w/ short extension	3				
		Public sewer with capacity available w/ lift station	2				
		Public sewer w/major extension, lift stations, etc.	1	3	1	3	2
		Adequate, reliable system on-site	3				6
		Space and soils suitable for onsite system	2				
34	Stormwater Management	Existing onsite drainage; little improvement needed	2				
		Existing onsite drainage will need improvements	1				
		No offsite drainage issues identified	1	1	1	1	1
		Site allows for on-site storage and disposal	3				

F. Waste Disposal

35	Solid Waste	Approved solid waste disposal system available: Y/N	2/0	1	2	2	2
36	Medical Waste	Approved medical waste disposal system available: Y/N	2/0	1	2	2	2



Numbered Selection Factors	Criteria	PTS	WT	Rehoboth Site #1		Ft Wingate Site #2	
				Score	WTD Score	Score	WTD Score

G. Renewable Energy Considerations

37 Site Sunlight Exposure	In constant shadow fall through spring	0					
	Mostly shaded in winter w/ some fall/spring sun	1					
	Mostly exposed to winter sun	2	1	4	4	4	4
	Year-round sun exposure w/ some obstructions	3					
	Full year-round sunlight with no obstructions	4					
38 Prevailing Winds	Fully exposed to prevailing wind	0					
	Mostly exposed to prevailing winds	1					
	Mostly protected from prevailing winds; some barriers	3	1	1	1	1	1
	Offers full protection from prevailing winds	4					
39 Active Solar Power	Solar power to provide $\geq 30\%$ of need	4					
	Solar power to provide ≥ 1 to $<30\%$ of need	3					
	Solar power possible	1	1	3	3	3	3
	Solar power not economical or feasible	0					
40 Passive Solar Heat	Site lends itself to passive solar heating: Yes/ No	1/0	1	1	1	1	1
41 Existing Shade	Site has trees that can remain for shade: Yes/ No	1/0	1	0	0	0	0
42 Geothermal Options	Site has existing functional geothermal system	4					
	Site has known geothermal resources	3	1	1	1	1	1
	Site has potential geothermal resources	1					



Numbered Selection Factors	Criteria	PTS	WT	Rehoboth Site #1		Ft Wingate Site #2	
				Score	WTD Score	Score	WTD Score

H. Energy and Power

43	Currently Available Electric Energy Supply	Electrical energy <80% of estimated need	0				
		Electrical energy ≥80% to <100% of need	1	1	4	4	2
		Electrical energy ≥100% of estimated need	4				2
44	Future Electrical Power Available	Electrical power <80% of estimated demand	0				
		Electrical power ≥80% to <100% of demand	2	1	4	4	2
		Electrical power ≥100% of estimated demand	4				2
45	Electrical Utility Variance History	Voltage variation from >10%	0				
		Voltage variation from 6%- 9%	2	1	4	4	4
		Voltage variation from 0-5%	4				4
46	Electrical Utility's Rate Structure	Least expensive	2				
		Rates within 3% of least expensive	1	1	1	1	2
		Rates > 3% of least expensive	0				2
47	Utility Feeder Type to Site	Single radial line	0				
		Dual line	1	1	2	2	1
		Network line	2				1
48	Electrical Power Reliability	Site with most reliable power	3				
		Site with least reliable power	0	1	3	3	0
49	Electrical Power Extension	No extension needed	4				
		Extension required <2% of total project cost	2	1	2	2	0
		Extension required ≥2% of total project cost	0				0
50	Natural gas, Propane, or Heating Oil Supply	Fuel supply <80% of estimated need	0				
		Fuel supply ≥80% to <100% of need	1	1	1	1	0
		Fuel supply ≥100% of estimated need	2				0
51	Natural Gas Power	Natural gas power <80% of estimated demand	0				
		Natural gas power ≥80% to <100% of demand	1	1	1	1	1
		Natural gas power ≥100% of estimated demand	4				1
52	Natural Gas Line Extension	No extension needed	4				
		Extension required <2% of total project cost	2	1	2	2	2
		Extension required ≥2% of total project cost	0				2
53	Fuel Costs	Least expensive	2				
		Rates within 3% of least expensive	1	1	1	1	1
		Rates > 3% of least expensive	0				1



Numbered Selection Factors	Criteria	PTS	WT	Rehoboth Site #1		Ft Wingate Site #2	
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I. Information Technology (IT) and Data Systems Infrastructure

54	Bandwidth Available at Site	<4 Mbps, Bonded T1	0				
		≥4 Mbps to <10 Mbps, Fractional DS3	1				
		≥10 Mbps to <25 Mbps, Fast Ethernet/Fractional DS3	2	1	3	3	3
		≥25 Mbps to <100 Mbps, Fast Ethernet/DS3	3				
		≥100 Mbps, DS3/OC3/Gig Ethernet/Satellite	4				
55	Meets recommended bandwidth for facility type/size: Y/N		3/0	2	3	6	3
56	Internet Quality	Reliability (uptime) ≥ 99.9%	4				
		Latency <50 ms primary	3				
		Jitter <20 ms	2	1	3	3	3
		Packet loss <1%	1				

J. Emergency Response

57	Within service area; ≤ 4 miles to Fire Station: Yes/ No	1/0	1	1	1	1	1
58	≤ 4 miles to Police Department: Yes/ No	1/0	1	1	1	1	1
59	Site use will not negatively impact Emerg. Response: Y/N	2/0	1	2	2	2	2

K. Environmental Factors

60	Use of the Proposed Site Will Not Adversely Affect:	An EPA designated sole source aquifer: Y/N	1/0	1	1	1	1
61		A Wilderness Area: Y/N	1/0	1	1	1	1
62		Any endangered/threatened species or their habitat: Y/N	1/0	1	1	1	1
63		Community noise levels: Y/N	1/0	1	1	1	1
64		A wild, scenic, or recreational river area: Y/N	1/0	1	1	1	1
65		A State Coastal Zone Management Plan: Y/N	1/0	1	1	1	1
66		Park, public lands, or areas of scenic/rec. value: Y/N	1/0	1	1	1	1
67		Nat'l Reg. of Historic Places Listed/Eligible Properties: Y/N	1/0	1	1	1	1
68		Potential Cultural Site : Y/N	1/0	1	1	1	1
69		Potential Achaaeological Site: Y/N	1/0	1	1	1	1
70		Wetlands/Water Resources (lakes, rivers, ponds, etc.): Y/N	1/0	1	1	1	1
71	Water Resources	Some of the site is classified as wetlands; impact likely	0				
		Some of the site is wetlands; little to no impact likely	1	1	3	3	3
		Site has no wetlands	3				



				Rehoboth Site #1		Ft Wingate Site #2	
Numbered Selection Factors	Criteria	PTS	WT	Score	WTD Score	Score	WTD Score
72 Floodplains	The proposed site is not located in a 500-year floodplain	3	1				
	The proposed site is not located in a 100-year floodplain	2	1	3	3	3	3
73 Use of the Proposed Site Will Not:	Conflict w/ Federal, Tribal, state or local land use plans: Y/N	2/0	1	2	2	2	2
74	Create a need for additional energy supply: Y/N	2/0	1	2	2	2	2
75	Create a need for more capacity in educational facilities: Y/N	1/0	1	1	1	1	1
76	Create a need for more capacity in trans. Systems: Y/N	1/0	1	1	1	1	1
77	Involve alteration/renovating real property >50 years old: Y/N	2/0	1	2	2	2	2
78	Req. major sedimentation and erosion control measures: Y/N	2/0	1	2	2	0	0
79	Violate a stormwater or wastewater discharge permit: Y/N	2/0	1	2	2	2	2
80	Violate/require a Section 404 CWA permit for wetlands: Y/N	2/0	1	2	2	2	2
81	Violate or require a Section 10 permit for stream actions: Y/N	2/0	1	2	2	2	2
82	Haz. substances haven't been stored/disposed on site: Y/N	2/0	1	2	2	2	2
83	Site hasn't had underground/above ground storage tanks: Y/N	2/0	1	2	2	2	2

L. Available Services

84 Housing	Sufficient # of private sector housing available: Y/N	1/0	1	0	0	0	0
85	Sufficient # of Government Quarters available: Y/N	1/0	1	0	0	0	0
86 Transportation	Commercial air service: Y/N	1/0	1	0	0	0	0
87	Community public transportation system: Y/N	1/0	1	1	1	0	0
88	Connected to Road System: Y/N	1/0	1	1	1	1	1
89 Education	Community college present: Y/N	1/0	1	1	1	1	1
90	4-year college university present: Y/N	1/0	1	1	1	1	1
91	K-12 average pupil/teacher ratio ≤16: Y/N	1/0	1	1	1	1	1
92 Recreation	Site w/ Most Recreational Opportunities: Y/N	1/0	1	1	1	1	1
93 Shopping	Supermarket/grocery store available: Y/N	1/0	1	1	1	1	1
94	Retail stores available: Y/N	1/0	1	1	1	1	1
95	Shopping mall present: Y/N	1/0	1	1	0	0	0



Numbered Selection Factors	Criteria	PTS	WT	Rehoboth Site #1		Ft Wingate Site #2	
				Score	WTD Score	Score	WTD Score

M. Sustainability

96	Site is Not:	Prime farmland defined by USDA in 7 CFR 657.7: Y/N	2/0	1	2	2	2	2
97		< 3 ft. above the 100-year floodplain: Y/N	2/0	1	0	0	2	2
98		Habitat for any threatened/endangered species: Y/N	2/0	1	2	2	2	2
99		≤100 ft. from a wetland: Y/N	2/0	1	2	2	2	2
100		Public park land: Y/N	2/0	1	2	2	2	2
101	Site is Developed	>½ mile from a residential area (≥10 units/acre) and ≥10 basic services: Y/N	2/0	1	0	0	0	0
102		≥50 ft. from a water body (including seas, lakes, rivers, and tributaries): Y/N	2/0	1	2	2	2	2
103		Site is a remediated brownfield site(s): Y/N	1/0	1	1	1	1	1
104		Site is < ¼ mile of one or more bus stops: Y/N	2/0	1	2	2	2	2
105		Site in existing central business district/town center: Y/N	1/0	1	0	0	0	0
106		W/ existing resources including sanitation and power: Y/N	2/0	1	2	2	0	0

N. Security Considerations

107	Natural Surveillance	Site lends itself to natural surveillance: Y/N	1/0	1	1	1	0	0
108	Security Setbacks	Site allows for 50 ft setback/buffer around footprint: Y/N	1/0	1	1	1	1	1

O. Airspace

109	Airspace	Site use will not result in any proposed structure interfering with an airport's airspace: Y/N	2/0	1	2	2	2	2
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Total Score	Site #1		Site #2	
	Total Score	Total WTD Score	Total Score	Total WTD Score
	194	210	153	169

GIMC Replacement Facility Phase I SSER Update #2
 Navajo Nation Evaluator: N. Glenna Manymulesbitsoi
 Site Visit Date: Tuesday, 20 August 2019
 N. Glenna Manymulesbitsoi



				Rehoboth Site #1		Ft Wingate Site #2	
Numbered Selection Factors	Criteria	PTS	WT	Score	WTD Score	Score	WTD Score

A. Land Area Requirements

1 % of Recommended Site Size	<80%	0					
	Is ≥ 80% and < 90%	1					
	Is ≥ 90% and < 100%	2	1	4	4	4	4
	= 100%	3					
	> 100%	4					

B. Sustainable Sites Considerations

2 Proximity to Central Business District or Rural Town Center	In Community Center	3					
	Walking Distance (≤ 1/4 mile)	2					
	≤ 15 minute vehicle/bus ride	1	1	3	3	1	1
	Adjacent Government/Schools, etc.	3					
	Alone	0					
3 Proximity to Existing IHS Staff Quarters	Adjacent	3					
	Walking Distance (≤ 1/4 mile)	2	1	0	0	0	0
	Drive	0					
4 Proximity to Proposed IHS Staff Quarters	Adjacent	3					
	Walking Distance (≤ 1/4 mile)	2	1	3	3	3	3
	Drive	0					
5 Proximity to Existing or Remaining IHS/Tribal HealthCare	Same Building/Interconnected	4					
	Single Campus	3					
	Adjacent	2	1	0	0	0	0
	Walking Distance (≤ 1/4 mile)	1					
	Scattered (≥ 1/4 mile apart)	0					
6 Public Transportation	On Public Transportation Route: Y/N	2/0	1	2	2	0	0
7 Bicycle Routes	Bicycle Access: Y/N	2/0	1	2	2	0	0



Numbered Selection Factors	Criteria	PTS	WT	Rehoboth Site #1		Ft Wingate Site #2	
				Score	WTD Score	Score	WTD Score

C. Site Access							
8 Road Access Improvements	None. Adequate capacity/control devices	3					
	No work needed; signing changes	2					
	Minor offsite road work needed	1	1	1	1	0	0
	Major offsite road work needed	0					
9 Road Access Entrance to site will be off of a:	National Highway or principal arterial	0					
	Low volume internal residential-only	1					
	Major arterial roadway	2	1	3	3	1	1
	Minor Arterial roadway	3					
10 Construction Materials/Equipment Site Access	Local Rd or Collector (not a low volume residential-only)	4					
	Inaccessible - Transport very difficult	0					
	Transporting will be difficult	1					
	Easy transporting, minor upgrading	2	1	2	2	1	1
11 Adequate Entranceways Sight Distance	Simple transporting existing routes	3					
	Cannot be or is too difficult to provide	0					
	Yes - Requires clearing and earthwork	2	1	4	4	0	0
12 Internal Site Circulation/Road Frontage Access	Yes - Without any major earthwork	4					
	Limited internal circulation/1 entrance	0					
	1 Entrance and allows internal site circulation options	2					
	Allows > 1 entrance. Limited internal circulation	2	1	4	4	2	2
13 Pedestrian Routes	Allows > 1 entrance and internal site circulation options	4					
	Not available, nor is construction feasible	0					
	Constructible with significant work	1					
	Constructible at grade without major work	2	1	2	2	1	1
	Existing, < 1/4 mile. Needs traffic control devices	3					
14 Ownership/Cost of Acquiring Site	Existing, < 1/4 mile. No new Traffic Control Devices	4					
	IHS	5					
	Tribal/Native American Entity/BIA Land	4					
	Site is cost prohibitive	0	5	2	10	1	5
15 Tribal, Local and Regional Planning Goals	Site is available at fair market value or below	2 / 1					
	Incompatible with identified goals	0					
	Significant variances with goals	1					
	Some variances with goals	2	1	2	2	2	2
	Corresponds with goals	3					

GIMC Replacement Facility Phase I SSER Update #2
 Navajo Nation Evaluator: N. Glenna Manymulesbitsoi
 Site Visit Date: Tuesday, 20 August 2019



N. Glenna Manymulesbitsoi



				Rehoboth Site #1		Ft Wingate Site #2	
Numbered Selection Factors	Criteria	PTS	WT	Score	WTD Score	Score	WTD Score
Corresponds ideally with goals				4			



				Rehoboth Site #1		Ft Wingate Site #2	
Numbered Selection Factors	Criteria	PTS	WT	Score	WTD Score	Score	WTD Score
D. Physical Description							
16 Natural aesthetic Features	Will never be aesthetic	0					
	Few features and little potential	1					
	Some features, more with sizable effort	2	1	4	4	4	4
	Some features, more with minimal effort	3					
	Has many aesthetic features naturally	4					
17 Site Topography (<5% slope for parking; <10% slope for buildings)	Has significant topographic relief	0					
	Site is not level, significant cut and fill	1					
	Not level, some cut and fill	2	2	4	8	1	2
	Site is mostly level, minor cut and fill	3					
	Site is level	4					
18 Site Configuration	Might compromise buffers, layout, etc.	1					
	Allows safety/security setbacks/buffers	2	1	3	3	1	1
	Support optimum building layout/orientation	3					
19 Air Inversions/Katabatic Winds/Cold Air Accumulation	Has continuous winter Katabatic accumulations	0					
	Routinely affected by Katabatic accumulation	1					
	Katabatic wind; not every season	2	1	2	2	2	2
	Adjacent to areas of Katabatic accumulation	3					
	On a hillside above cold air accumulation areas	4					
20 Soil Types Stability	Unstable soils - specialized foundation required	0					
	Mostly unstable soils - specialized foundation	1					
	Isolated unstable soils - specialized foundation likely	2	1	3	3	2	2
	Mostly stable - conventional foundation possible	3					
	Stable soils; conventional foundation possible	4					
21 Soil Types Rock	Significant bedrock seen on site	0					
	Bedrock or ledge outcroppings	1	1	2	2	1	1
	No visible sign of rock	2					
	Confirmed absence of rock	3					
22 Soil Types Water and Organic Content	Soils are saturated and/or high organic matter	0					
	High silt and clay content	1	1	3	3	3	3
	Soils are poorly drained	2					
	Soils are well drained	3					
23 Vegetation	Large trees or stands of trees that enhance site: Yes/No	1/0	1	0	0	0	0
24 Site Drainage	Site is low; surrounding areas drain into it	0					
	Drainage collects in some areas within the site	1	1	2	2	2	2

GIMC Replacement Facility Phase I SSER Update #2
 Navajo Nation Evaluator: N. Glenna Manymulesbitsoi
 Site Visit Date: Tuesday, 20 August 2019



N. Glenna Manymulesbitsoi



				Rehhoboth Site #1		Ft Wingate Site #2	
Numbered Selection Factors	Criteria	PTS	WT	Score	WTD Score	Score	WTD Score
25 Erosion Risk	Drainage collects in areas adjacent to the site	2					
	Known erosion potential	0					
	Moderate potential, mostly during construction	2	1	2	2	2	2
	No erosion potential	4					



				Rehoboth Site #1		Ft Wingate Site #2	
Numbered Selection Factors	Criteria	PTS	WT	Score	WTD Score	Score	WTD Score

E. Water and Wastewater

26	Potable Water Availability	Public water system available at site	4					
		Public water system available w/short extension	3					
		Public water system w/ major system extension	1	3	3	9	0	0
		Public water system, but existing onsite system	3					
		Public water system, but potential onsite source	1					
27	Potable Water Capacity	Has adequate capacity/supply GPD: Yes/No	3/0	1	3	3	0	0
28		Has adequate pressure: Yes/No	1/0	1	1	1	0	0
29		Has adequate flow capacity: Yes/No	1/0	1	1	1	0	0
30		Water meets water quality standards: Yes/No	3/0	3	3	9	0	0
31		2ndy water supply connection exists at site: Yes/No	2/0	1	0	0	0	0
32	Fire Flow	Meets fire flow requirements	3					
		Meets fire flow requirements w/onsite storage and pump	2	1	2	2	2	2
33	Wastewater Capacity	Public sewer system w/capacity available at site	4					
		Public sewer w/capacity available w/ short extension	3					
		Public sewer with capacity available w/ lift station	2	3	2	6	1	3
		Public sewer w/major extension, lift stations, etc.	1					
		Adequate, reliable system on-site	3					
34	Stormwater Management	Space and soils suitable for onsite system	2					
		Existing onsite drainage; little improvement needed	2					
		Existing onsite drainage will need improvements	1	1	1	1	1	1
		No offsite drainage issues identified	1					
		Site allows for on-site storage and disposal	3					

F. Waste Disposal

35	Solid Waste	Approved solid waste disposal system available: Y/N	2/0	1	2	2	0	0
36	Medical Waste	Approved medical waste disposal system available: Y/N	2/0	1	2	2	0	0



Numbered Selection Factors	Criteria	PTS	WT	Rehhoboth Site #1		Ft Wingate Site #2	
				Score	WTD Score	Score	WTD Score

G. Renewable Energy Considerations

37 Site Sunlight Exposure	In constant shadow fall through spring	0					
	Mostly shaded in winter w/ some fall/spring sun	1					
	Mostly exposed to winter sun	2	1	4	4	4	4
	Year-round sun exposure w/ some obstructions	3					
	Full year-round sunlight with no obstructions	4					
38 Prevailing Winds	Fully exposed to prevailing wind	0					
	Mostly exposed to prevailing winds	1	1	1	1	1	1
	Mostly protected from prevailing winds; some barriers	3					
	Offers full protection from prevailing winds	4					
39 Active Solar Power	Solar power to provide $\geq 30\%$ of need	4					
	Solar power to provide ≥ 1 to $<30\%$ of need	3	1	4	4	4	3
	Solar power possible	1					
	Solar power not economical or feasible	0					
40 Passive Solar Heat	Site lends itself to passive solar heating: Yes/ No	1/0	1	1	1	1	1
41 Existing Shade	Site has trees that can remain for shade: Yes/ No	1/0	1	0	0	0	0
42 Geothermal Options	Site has existing functional geothermal system	4					
	Site has known geothermal resources	3	1	1	1	1	1
	Site has potential geothermal resources	1					



				Rehoboth Site #1		Ft Wingate Site #2	
Numbered Selection Factors	Criteria	PTS	WT	Score	WTD Score	Score	WTD Score
H. Energy and Power							
43 Currently Available Electric Energy Supply	Electrical energy <80% of estimated need	0					
	Electrical energy ≥80% to <100% of need	1	1	4	4	4	4
	Electrical energy ≥100% of estimated need	4					
44 Future Electrical Power Available	Electrical power <80% of estimated demand	0					
	Electrical power ≥80% to <100% of demand	2	1	4	4	4	4
	Electrical power ≥100% of estimated demand	4					
45 Electrical Utility Variance History	Voltage variation from >10%	0					
	Voltage variation from 6%- 9%	2	1	4	4	4	4
	Voltage variation from 0-5%	4					
46 Electrical Utility's Rate Structure	Least expensive	2					
	Rates within 3% of least expensive	1	1	2	2	0	0
	Rates > 3% of least expensive	0					
47 Utility Feeder Type to Site	Single radial line	0					
	Dual line	1	1	1	1	0	0
	Network line	2					
48 Electrical Power Reliability	Site with most reliable power	3					
	Site with least reliable power	0	1	3	3	0	0
49 Electrical Power Extension	No extension needed	4					
	Extension required <2% of total project cost	2	1	2	2	0	0
	Extension required ≥2% of total project cost	0					
50 Natural gas, Propane, or Heating Oil Supply	Fuel supply <80% of estimated need	0					
	Fuel supply ≥80% to <100% of need	1	1	2	2	2	2
	Fuel supply ≥100% of estimated need	2					
51 Natural Gas Power	Natural gas power <80% of estimated demand	0					
	Natural gas power ≥80% to <100% of demand	1	1	1	1	1	1
	Natural gas power ≥100% of estimated demand	4					
52 Natural Gas Line Extension	No extension needed	4					
	Extension required <2% of total project cost	2	1	2	2	2	2
	Extension required ≥2% of total project cost	0					
53 Fuel Costs	Least expensive	2					
	Rates within 3% of least expensive	1	1	1	1	1	1
	Rates > 3% of least expensive	0					



Numbered Selection Factors	Criteria	PTS	WT	Rehoboth Site #1		Ft Wingate Site #2	
				Score	WTD Score	Score	WTD Score

I. Information Technology (IT) and Data Systems Infrastructure

54	Bandwidth Available at Site	<4 Mbps, Bonded T1	0				
		≥4 Mbps to <10 Mbps, Fractional DS3	1				
		≥10 Mbps to <25 Mbps, Fast Ethernet/Fractional DS3	2	1	4	4	4
		≥25 Mbps to <100 Mbps, Fast Ethernet/DS3	3				
		≥100 Mbps, DS3/OC3/Gig Ethernet/Satellite	4				
55		Meets recommended bandwidth for facility type/size: Y/N	3/0	2	3	6	3
56	Internet Quality	Reliability (uptime) ≥ 99.9%	4				
		Latency <50 ms primary	3	1	3	3	3
		Jitter <20 ms	2				
		Packet loss <1%	1				

J. Emergency Response

57	Within service area; ≤ 4 miles to Fire Station: Yes/ No	1/0	1	1	1	0	0
58	≤ 4 miles to Police Department: Yes/ No	1/0	1	1	1	0	0
59	Site use will not negatively impact Emerg. Response: Y/N	2/0	1	2	2	2	2

K. Environmental Factors

60	Use of the Proposed Site Will Not Adversely Affect:	An EPA designated sole source aquifer: Y/N	1/0	1	1	1	1	1
61		A Wilderness Area: Y/N	1/0	1	1	1	1	1
62		Any endangered/threatened species or their habitat: Y/N	1/0	1	1	1	1	1
63		Community noise levels: Y/N	1/0	1	0	0	0	0
64		A wild, scenic, or recreational river area: Y/N	1/0	1	1	1	1	1
65		A State Coastal Zone Management Plan: Y/N	1/0	1	1	1	1	1
66		Park, public lands, or areas of scenic/rec. value: Y/N	1/0	1	1	1	1	1
67		Nat'l Reg. of Historic Places Listed/Eligible Properties: Y/N	1/0	1	1	1	1	1
68		Potential Cultural Site : Y/N	1/0	1	1	1	1	1
69		Potential Archaeological Site: Y/N	1/0	1	1	1	1	1
70		Wetlands/Water Resources (lakes, rivers, ponds, etc.): Y/N	1/0	1	1	1	1	1
71	Water Resources	Some of the site is classified as wetlands; impact likely	0					
		Some of the site is wetlands; little to no impact likely	1	1	3	3	3	3
		Site has no wetlands	3					



N. Glenna Manymulesbitsoi



				Rehoboth Site #1		Ft Wingate Site #2	
Numbered Selection Factors	Criteria	PTS	WT	Score	WTD Score	Score	WTD Score
72 Floodplains	The proposed site is not located in a 500-year floodplain	3	1				
	The proposed site is not located in a 100-year floodplain	2	1	3	3	3	3
73 Use of the Proposed Site Will Not:	Conflict w/ Federal, Tribal, state or local land use plans: Y/N	2/0	1	0	0	0	0
74	Create a need for additional energy supply: Y/N	2/0	1	0	0	0	0
75	Create a need for more capacity in educational facilities: Y/N	1/0	1	0	0	0	0
76	Create a need for more capacity in trans. Systems: Y/N	1/0	1	0	0	0	0
77	Involve alteration/renovating real property >50 years old: Y/N	2/0	1	2	2	2	2
78	Req. major sedimentation and erosion control measures: Y/N	2/0	1	0	0	0	0
79	Violate a stormwater or wastewater discharge permit: Y/N	2/0	1	2	2	2	2
80	Violate/require a Section 404 CWA permit for wetlands: Y/N	2/0	1	2	2	2	2
81	Violate or require a Section 10 permit for stream actions: Y/N	2/0	1	2	2	2	2
82	Haz. substances haven't been stored/disposed on site: Y/N	2/0	1	2	2	2	2
83	Site hasn't had underground/above ground storage tanks: Y/N	2/0	1	2	2	2	2

L. Available Services

84 Housing	Sufficient # of private sector housing available: Y/N	1/0	1	0	0	0	0
85	Sufficient # of Government Quarters available: Y/N	1/0	1	0	0	0	0
86 Transportation	Commercial air service: Y/N	1/0	1	1	1	0	0
87	Community public transportation system: Y/N	1/0	1	1	1	1	1
88	Connected to Road System: Y/N	1/0	1	1	1	1	1
89 Education	Community college present: Y/N	1/0	1	1	1	1	1
90	4-year college university present: Y/N	1/0	1	1	1	1	1
91	K-12 average pupil/teacher ratio ≤16: Y/N	1/0	1	1	1	1	1
92 Recreation	Site w/ Most Recreational Opportunities: Y/N	1/0	1	1	1	1	1
93 Shopping	Supermarket/grocery store available: Y/N	1/0	1	1	1	1	1
94	Retail stores available: Y/N	1/0	1	1	1	1	1
95	Shopping mall present: Y/N	1/0	1	1	1	1	1

N. Glenna Manymulesbitsoi



Numbered Selection Factors	Criteria	PTS	WT	Rehoboth Site #1		Ft Wingate Site #2	
				Score	WTD Score	Score	WTD Score

M. Sustainability

96	Site is Not:	Prime farmland defined by USDA in 7 CFR 657.7: Y/N	2/0	1	2	2	2	2
97		< 3 ft. above the 100-year floodplain: Y/N	2/0	1	0	0	2	2
98		Habitat for any threatened/endangered species: Y/N	2/0	1	2	2	2	2
99		≤100 ft. from a wetland: Y/N	2/0	1	2	2	2	2
100		Public park land: Y/N	2/0	1	2	2	2	2
101	Site is Developed	>½ mile from a residential area (≥10 units/acre) and ≥10 basic services: Y/N	2/0	1	2	2	2	2
102		≥50 ft. from a water body (including seas, lakes, rivers, and tributaries): Y/N	2/0	1	0	0	0	0
103		Site is a remediated brownfield site(s): Y/N	1/0	1	1	1	1	1
104		Site is < ¼ mile of one or more bus stops: Y/N	2/0	1	2	2	0	0
105		Site in existing central business district/town center: Y/N	1/0	1	0	0	0	0
106		W/ existing resources including sanitation and power: Y/N	2/0	1	2	2	0	0

N. Security Considerations

107	Natural Surveillance	Site lends itself to natural surveillance: Y/N	1/0	1	1	1	0	0
108	Security Setbacks	Site allows for 50 ft setback/buffer around footprint: Y/N	1/0	1	1	1	0	0

O. Airspace

109	Airspace	Site use will not result in any proposed structure interfering with an airport's airspace: Y/N	2/0	1	2	2	2	2
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Total Score	Site #1		Site #2	
	Total Score	Total WTD Score	Total Score	Total WTD Score
	187	218	131	140



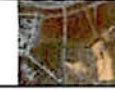
Numbered Selection Factors	Criteria	PTS	WT	Rehoboth Site #1		Ft Wingate Site #2	
				Score	WTD Score	Score	WTD Score

A. Land Area Requirements

1 % of Recommended Site Size	<80%	0					
	Is \geq 80% and < 90%	1					
	Is \geq 90% and < 100%	2	1	4	4	4	4
	= 100%	3					
	> 100%	4					

B. Sustainable Sites Considerations

2 Proximity to Central Business District or Rural Town Center	In Community Center	3					
	Walking Distance (\leq 1/4 mile)	2					
	\leq 15 minute vehicle/bus ride	1	1	3	3	1	1
	Adjacent Government/Schools, etc.	3					
	Alone	0					
3 Proximity to Existing IHS Staff Quarters	Adjacent	3					
	Walking Distance (\leq 1/4 mile)	2	1	0	0	0	0
	Drive	0					
4 Proximity to Proposed IHS Staff Quarters	Adjacent	3					
	Walking Distance (\leq 1/4 mile)	2	1	3	3	3	3
	Drive	0					
5 Proximity to Existing or Remaining IHS/Tribal HealthCare	Same Building/Interconnected	4					
	Single Campus	3					
	Adjacent	2	1	0	0	0	0
	Walking Distance (\leq 1/4 mile)	1					
	Scattered (\geq 1/4 mile apart)	0					
6 Public Transportation	On Public Transportation Route: Y/N	2/0	1	2	2	2	2
7 Bicycle Routes	Bicycle Access: Y/N	2/0	1	2	2	0	0



Numbered Selection Factors	Criteria	PTS	WT	Rehoboth Site #1		Ft Wingate Site #2	
				Score	WTD Score	Score	WTD Score

C. Site Access

8 Road Access Improvements	None. Adequate capacity/control devices	3					
	No work needed; signing changes	2					
	Minor offsite road work needed	1	1	1	1	0	0
	Major offsite road work needed	0					
9 Road Access Entrance to site will be off of a:	National Highway or principal arterial	0					
	Low volume internal residential-only	1					
	Major arterial roadway	2	1	3	3	1	1
	Minor Arterial roadway	3					
10 Construction Materials/Equipment Site Access	Local Rd or Collector (not a low volume residential-only)	4					
	Inaccessible - Transport very difficult	0					
	Transporting will be difficult	1					
	Easy transporting, minor upgrading	2	1	2	2	1	1
11 Adequate Entranceways Sight Distance	Simple transporting existing routes	3					
	Cannot be or is too difficult to provide	0					
	Yes - Requires clearing and earthwork	2	1	4	4	2	2
12 Internal Site Circulation/Road Frontage Access	Yes - Without any major earthwork	4					
	Limited internal circulation/1 entrance	0					
	1 Entrance and allows internal site circulation options	2					
	Allows > 1 entrance. Limited internal circulation	2	1	4	4	2	2
13 Pedestrian Routes	Allows > 1 entrance and internal site circulation options	4					
	Not available, nor is construction feasible	0					
	Constructible with significant work	1					
	Constructible at grade without major work	2	1	2	2	0	0
	Existing, < 1/4 mile. Needs traffic control devices	3					
14 Ownership/Cost of Acquiring Site	Existing, < 1/4 mile. No new Traffic Control Devices	4					
	IHS	5					
	Tribal/Native American Entity/BIA Land	4					
	Site is cost prohibitive	0	2	5	10	1	2
15 Tribal, Local and Regional Planning Goals	Site is available at fair market value or below	2 / 1					
	Incompatible with identified goals	0					
	Significant variances with goals	1					
	Some variances with goals	2	1	2	2	4	4
	Corresponds with goals	3					

GIMC Replacement Facility Phase I SSER Update #2

NAO Ratings Team (J. Shirley, J. Lee)

Site Visit Date: Tuesday, 20 August 2019

CAPT Paul S. Gagliano, PE



Jay Lee *Jeremy Shirley*



Rehoboth Site #1

Ft Wingate Site #2

Numbered Selection Factors	Criteria	PTS	WT	Score	WTD Score	Score	WTD Score
Corresponds ideally with goals		4					



				Rehoboth Site #1		Ft Wingate Site #2	
Numbered Selection Factors	Criteria	PTS	WT	Score	WTD Score	Score	WTD Score
D. Physical Description							
16 Natural aesthetic Features	Will never be aesthetic	0					
	Few features and little potential	1					
	Some features, more with sizable effort	2	1	4	4	4	4
	Some features, more with minimal effort	3					
	Has many aesthetic features naturally	4					
17 Site Topography (<5% slope for parking; <10% slope for buildings)	Has significant topographic relief	0					
	Site is not level, significant cut and fill	1					
	Not level, some cut and fill	2	2	3	6	1	2
	Site is mostly level, minor cut and fill	3					
	Site is level	4					
18 Site Configuration	Might compromise buffers, layout, etc.	1					
	Allows safety/security setbacks/buffers	2	1	3	3	1	1
	Support optimum building layout/orientation	3					
19 Air Inversions/Katabatic Winds/Cold Air Accumulation	Has continuous winter Katabatic accumulations	0					
	Routinely affected by Katabatic accumulation	1					
	Katabatic wind; not every season	2	1	2	2	2	2
	Adjacent to areas of Katabatic accumulation	3					
	On a hillside above cold air accumulation areas	4					
20 Soil Types Stability	Unstable soils - specialized foundation required	0					
	Mostly unstable soils - specialized foundation	1					
	Isolated unstable soils - specialized foundation likely	2	1	3	3	3	3
	Mostly stable - conventional foundation possible	3					
	Stable soils; conventional foundation possible	4					
21 Soil Types Rock	Significant bedrock seen on site	0					
	Bedrock or ledge outcroppings	1	1	2	2	1	1
	No visible sign of rock	2					
	Confirmed absence of rock	3					
22 Soil Types Water and Organic Content	Soils are saturated and/or high organic matter	0					
	High silt and clay content	1	1	3	3	3	3
	Soils are poorly drained	2					
	Soils are well drained	3					
23 Vegetation	Large trees or stands of trees that enhance site: Yes/No	1/0	1	0	0	0	0
24 Site Drainage	Site is low; surrounding areas drain into it	0					
	Drainage collects in some areas within the site	1	1	2	2	2	2

GIMC Replacement Facility Phase I SSER Update #2

NAO Ratings Team (J. Shirley, J. Lee)

Site Visit Date: Tuesday, 20 August 2019

CAPT Paul S. Gagliano, PE



Jeremy Shirley



				Rehoboth Site #1		Ft Wingate Site #2	
Numbered Selection Factors	Criteria	PTS	WT	Score	WTD Score	Score	WTD Score
25 Erosion Risk	Drainage collects in areas adjacent to the site	2					
	Known erosion potential	0					
	Moderate potential, mostly during construction	2	1	4	4	2	2
	No erosion potential	4					



Numbered Selection Factors	Criteria	PTS	WT	Rehoboth Site #1		Ft Wingate Site #2	
				Score	WTD Score	Score	WTD Score

E. Water and Wastewater

26 Potable Water Availability	Public water system available at site	4					
	Public water system available w/short extension	3					
	Public water system w/ major system extension	1	3	4	12	1	3
	Public water system, but existing onsite system	3					
	Public water system, but potential onsite source	1					
27 Potable Water Capacity	Has adequate capacity/supply GPD: Yes/No	3/0	1	3	3	0	0
28	Has adequate pressure: Yes/No	1/0	1	1	1	0	1
29	Has adequate flow capacity: Yes/No	1/0	1	1	1	0	1
30	Water meets water quality standards: Yes/No	3/0	1	3	3	3	3
31	2ndy water supply connection exists at site: Yes/No	2/0	1	2	2	2	2
32 Fire Flow	Meets fire flow requirements	3					
	Meets fire flow requirements w/onsite storage and pump	2	1	2	2	2	2
33 Wastewater Capacity	Public sewer system w/capacity available at site	4					
	Public sewer w/capacity available w/ short extension	3					
	Public sewer with capacity available w/ lift station	2	3	2	6	1	3
	Public sewer w/major extension, lift stations, etc.	1					
	Adequate, reliable system on-site	3					
	Space and soils suitable for onsite system	2					
34 Stormwater Management	Existing onsite drainage; little improvement needed	2					
	Existing onsite drainage will need improvements	1	1	1	1	1	1
	No offsite drainage issues identified	1					
	Site allows for on-site storage and disposal	3					

F. Waste Disposal

35 Solid Waste	Approved solid waste disposal system available: Y/N	2/0	1	2	2	0	0
36 Medical Waste	Approved medical waste disposal system available: Y/N	2/0	1	2	2	2	2



				Rehoboth Site #1		Ft Wingate Site #2	
Numbered Selection Factors	Criteria	PTS	WT	Score	WTD Score	Score	WTD Score
G. Renewable Energy Considerations							
37 Site Sunlight Exposure	In constant shadow fall through spring	0					
	Mostly shaded in winter w/ some fall/spring sun	1					
	Mostly exposed to winter sun	2	1	4	4	4	4
	Year-round sun exposure w/ some obstructions	3					
	Full year-round sunlight with no obstructions	4					
38 Prevailing Winds	Fully exposed to prevailing wind	0					
	Mostly exposed to prevailing winds	1					
	Mostly protected from prevailing winds; some barriers	3	1	1	1	1	1
	Offers full protection from prevailing winds	4					
39 Active Solar Power	Solar power to provide $\geq 30\%$ of need	4					
	Solar power to provide ≥ 1 to $<30\%$ of need	3	1	3	3	3	3
	Solar power possible	1					
	Solar power not economical or feasible	0					
40 Passive Solar Heat	Site lends itself to passive solar heating: Yes/ No	1/0	1	1	1	1	1
41 Existing Shade	Site has trees that can remain for shade: Yes/ No	1/0	1	0	0	0	0
42 Geothermal Options	Site has existing functional geothermal system	4					
	Site has known geothermal resources	3	1	1	1	1	1
	Site has potential geothermal resources	1					



Numbered Selection Factors	Criteria	PTS	WT	Rehoboth Site #1		Ft Wingate Site #2	
				Score	WTD Score	Score	WTD Score

H. Energy and Power

43	Currently Available Electric Energy Supply	Electrical energy <80% of estimated need	0				
		Electrical energy ≥80% to <100% of need	1	1	4	4	2
		Electrical energy ≥100% of estimated need	4				2
44	Future Electrical Power Available	Electrical power <80% of estimated demand	0				
		Electrical power ≥80% to <100% of demand	2	1	4	4	2
		Electrical power ≥100% of estimated demand	4				2
45	Electrical Utility Variance History	Voltage variation from >10%	0				
		Voltage variation from 6%- 9%	2	1	4	4	4
		Voltage variation from 0-5%	4				4
46	Electrical Utility's Rate Structure	Least expensive	2				
		Rates within 3% of least expensive	1	1	2	2	0
		Rates > 3% of least expensive	0				0
47	Utility Feeder Type to Site	Single radial line	0				
		Dual line	1	1	1	1	0
		Network line	2				0
48	Electrical Power Reliability	Site with most reliable power	3				
		Site with least reliable power	0	1	3	3	0
49	Electrical Power Extension	No extension needed	4				
		Extension required <2% of total project cost	2	1	2	2	0
		Extension required ≥2% of total project cost	0				0
50	Natural gas, Propane, or Heating Oil Supply	Fuel supply <80% of estimated need	0				
		Fuel supply ≥80% to <100% of need	1	1	2	2	2
		Fuel supply ≥100% of estimated need	2				2
51	Natural Gas Power	Natural gas power <80% of estimated demand	0				
		Natural gas power ≥80% to <100% of demand	1	1	1	1	1
		Natural gas power ≥100% of estimated demand	4				1
52	Natural Gas Line Extension	No extension needed	4				
		Extension required <2% of total project cost	2	1	2	2	2
		Extension required ≥2% of total project cost	0				2
53	Fuel Costs	Least expensive	2				
		Rates within 3% of least expensive	1	1	1	1	1
		Rates > 3% of least expensive	0				1



Jeremy Shirley



Numbered Selection Factors	Criteria	PTS	WT	Rehoboth Site #1		Ft Wingate Site #2	
				Score	WTD Score	Score	WTD Score

I. Information Technology (IT) and Data Systems Infrastructure

54	Bandwidth Available at Site	<4 Mbps, Bonded T1	0				
		≥4 Mbps to <10 Mbps, Fractional DS3	1				
		≥10 Mbps to <25 Mbps, Fast Ethernet/Fractional DS3	2	1	4	4	4
		≥25 Mbps to <100 Mbps, Fast Ethernet/DS3	3				
		≥100 Mbps, DS3/OC3/Gig Ethernet/Satellite	4				
55		Meets recommended bandwidth for facility type/size: Y/N	3/0	2	3	6	3
56	Internet Quality	Reliability (uptime) ≥ 99.9%	4				
		Latency <50 ms primary	3				
		Jitter <20 ms	2	1	3	3	3
		Packet loss <1%	1				

J. Emergency Response

57	Within service area; ≤ 4 miles to Fire Station: Yes/ No	1/0	1	1	1	0	0
58	≤ 4 miles to Police Department: Yes/ No	1/0	1	1	1	0	0
59	Site use will not negatively impact Emerg. Response: Y/N	2/0	1	2	2	0	0

K. Environmental Factors

60	Use of the Proposed Site Will Not Adversely Affect:	An EPA designated sole source aquifer: Y/N	1/0	1	1	1	1
61		A Wilderness Area: Y/N	1/0	1	1	1	1
62		Any endangered/threatened species or their habitat: Y/N	1/0	1	1	1	1
63		Community noise levels: Y/N	1/0	1	0	0	0
64		A wild, scenic, or recreational river area: Y/N	1/0	1	1	1	1
65		A State Coastal Zone Management Plan: Y/N	1/0	1	1	1	1
66		Park, public lands, or areas of scenic/rec. value: Y/N	1/0	1	0	0	1
67		Nat'l Reg. of Historic Places Listed/Eligible Properties: Y/N	1/0	1	1	1	1
68		Potential Cultural Site : Y/N	1/0	1	1	1	1
69		Potential Archaeological Site: Y/N	1/0	1	1	1	1
70		Wetlands/Water Resources (lakes, rivers, ponds, etc.): Y/N	1/0	1	1	1	1
71	Water Resources	Some of the site is classified as wetlands; impact likely	0				
		Some of the site is wetlands; little to no impact likely	1	1	3	3	3
		Site has no wetlands	3				

GIMC Replacement Facility Phase I SSER Update #2

NAO Ratings Team (J. Shirley, J. Lee)

Site Visit Date: Tuesday, 20 August 2019

CAJ Paul S. Gagliano, PE



Jeremy Shirley



				Rehoboth Site #1		Ft Wingate Site #2	
Numbered Selection Factors	Criteria	PTS	WT	Score	WTD Score	Score	WTD Score
72 Floodplains	The proposed site is not located in a 500-year floodplain	3	1				
	The proposed site is not located in a 100-year floodplain	2	1	3	3	3	3
73 Use of the Proposed Site Will Not:	Conflict w/ Federal, Tribal, state or local land use plans: Y/N	2/0	1	2	2	2	2
74	Create a need for additional energy supply: Y/N	2/0	1	0	0	0	0
75	Create a need for more capacity in educational facilities: Y/N	1/0	1	0	0	0	0
76	Create a need for more capacity in trans. Systems: Y/N	1/0	1	0	0	0	0
77	Involve alteration/renovating real property >50 years old: Y/N	2/0	1	2	2	2	2
78	Req. major sedimentation and erosion control measures: Y/N	2/0	1	0	0	0	0
79	Violate a stormwater or wastewater discharge permit: Y/N	2/0	1	2	2	2	2
80	Violate/require a Section 404 CWA permit for wetlands: Y/N	2/0	1	2	2	2	2
81	Violate or require a Section 10 permit for stream actions: Y/N	2/0	1	2	2	2	2
82	Haz. substances haven't been stored/disposed on site: Y/N	2/0	1	1	1	1	1
83	Site hasn't had underground/above ground storage tanks: Y/N	2/0	1	1	1	1	1

L. Available Services

84 Housing	Sufficient # of private sector housing available: Y/N	1/0	1	0	0	0	0
85	Sufficient # of Government Quarters available: Y/N	1/0	1	0	0	0	0
86 Transportation	Commercial air service: Y/N	1/0	1	0	0	0	0
87	Community public transportation system: Y/N	1/0	1	1	1	0	0
88	Connected to Road System: Y/N	1/0	1	1	1	1	1
89 Education	Community college present: Y/N	1/0	1	1	1	1	1
90	4-year college university present: Y/N	1/0	1	1	1	1	1
91	K-12 average pupil/teacher ratio ≤16: Y/N	1/0	1	1	1	1	1
92 Recreation	Site w/ Most Recreational Opportunities: Y/N	1/0	1	1	1	1	1
93 Shopping	Supermarket/grocery store available: Y/N	1/0	1	1	1	1	1
94	Retail stores available: Y/N	1/0	1	1	1	1	1
95	Shopping mall present: Y/N	1/0	1	1	1	1	1



Numbered Selection Factors	Criteria	PTS	WT	Rehoboth Site #1		Ft Wingate Site #2	
				Score	WTD Score	Score	WTD Score

M. Sustainability

96	Site is Not:	Prime farmland defined by USDA in 7 CFR 657.7: Y/N	2/0	1	2	2	2	2
97		< 3 ft. above the 100-year floodplain: Y/N	2/0	1	0	0	2	2
98		Habitat for any threatened/endangered species: Y/N	2/0	1	2	2	2	2
99		≤100 ft. from a wetland: Y/N	2/0	1	2	2	2	2
100		Public park land: Y/N	2/0	1	2	2	2	2
101	Site is Developed	>½ mile from a residential area (≥10 units/acre) and ≥10 basic services: Y/N	2/0	1	0	0	0	0
102		≥50 ft. from a water body (including seas, lakes, rivers, and tributaries): Y/N	2/0	1	2	2	2	2
103		Site is a remediated brownfield site(s): Y/N	1/0	1	1	1	1	1
104		Site is < ¼ mile of one or more bus stops: Y/N	2/0	1	2	2	0	0
105		Site in existing central business district/town center: Y/N	1/0	1	0	0	0	0
106		W/ existing resources including sanitation and power: Y/N	2/0	1	2	2	0	0

N. Security Considerations

107	Natural Surveillance	Site lends itself to natural surveillance: Y/N	1/0	1	1	1	0	0
108	Security Setbacks	Site allows for 50 ft setback/buffer around footprint: Y/N	1/0	1	1	1	1	1

O. Airspace

109	Airspace	Site use will not result in any proposed structure interfering with an airport's airspace: Y/N	2/0	1	2	2	2	2
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Total Score	Site #1		Site #2	
	Total Score	Total WTD Score	Total Score	Total WTD Score
	191	214	138	149



				Rehhoboth Site #1		Ft Wingate Sit	
Numbered Selection Factors	Criteria	PTS	WT	Score	WTD Score	Score	W
Requirements							
Recommended Site Size	<80%	0					
	Is ≥ 80% and < 90%	1					
	Is ≥ 90% and < 100%	2	1	4	4	4	
	= 100%	3					
	> 100%	4					
able Sites Considerations							
Proximity to Central Business District or Rural Town Center	In Community Center	3					
	Walking Distance (≤ 1/4 mile)	2					
	≤ 15 minute vehicle/bus ride	1	1	3	3	1	
	Adjacent Government/Schools, etc.	3					
	Alone	0					
Proximity to Existing IHS Staff Quarters	Adjacent	3					
	Walking Distance (≤ 1/4 mile)	2	1	0	0	0	
	Drive	0					
Proximity to Proposed IHS Staff Quarters	Adjacent	3					
	Walking Distance (≤ 1/4 mile)	2	1	3	3	3	
	Drive	0					
Proximity to Existing or Remaining IHS/Tribal HealthCare	Same Building/Interconnected	4					
	Single Campus	3					
	Adjacent	2	1	0	0	0	
	Walking Distance (≤ 1/4 mile)	1					
	Scattered (≥ 1/4 mile apart)	0					
Public Transportation	On Public Transportation Route: Y/N	2/0	1	2	2	2	
Vehicle Routes	Bicycle Access: Y/N	2/0	1	2	2	0	

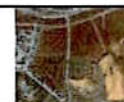


				Rehboth Site #1		Ft Wingate Sit	
Numbered Selection Factors	Criteria	PTS	WT	Score	WTD Score	Score	W
Access Improvements	None. Adequate capacity/control devices	3					
	No work needed; signing changes	2	1	1	1	0	
	Minor offsite road work needed	1					
	Major offsite road work needed	0					
Access Entrance to site will be off of a:	National Highway or principal arterial	0					
	Low volume internal residential-only	1					
	Major arterial roadway	2	1	3	3	1	
	Minor Arterial roadway	3					
	Local Rd or Collector (not a low volume residential-only)	4					
Construction Materials/Equipment Site Access	Inaccessible - Transport very difficult	0					
	Transporting will be difficult	1	1	2	2	0	
	Easy transporting, minor upgrading	2					
	Simple transporting existing routes	3					
Adequate Entranceways Sight Distance	Cannot be or is too difficult to provide	0					
	Yes - Requires clearing and earthwork	2	1	4	4	0	
	Yes - Without any major earthwork	4					
Internal Site Circulation/Road Frontage Access	Limited internal circulation/1 entrance	0					
	1 Entrance and allows internal site circulation options	2	1	4	4	2	
	Allows > 1 entrance. Limited internal circulation	2					
	Allows > 1 entrance and internal site circulation options	4					
Pedestrian Routes	Not available, nor is construction feasible	0					
	Constructible with significant work	1					
	Constructible at grade without major work	2	1	2	2	1	
	Existing, < 1/4 mile. Needs traffic control devices	3					
	Existing, < 1/4 mile. No new Traffic Control Devices	4					
Ownership/Cost of Acquiring Site	IHS	5					
	Tribal/Native American Entity/BIA Land	4	2	2	4	4	
	Site is cost prohibitive	0					
	Site is available at fair market value or below	2 / 1					
Compliance with Local and Regional Planning Goals	Incompatible with identified goals	0					
	Significant variances with goals	1					
	Some variances with goals	2	1	3	3	3	

C Replacement Facility Phase I SSER Update #2
Ratings Team Gloria Harrison, Navajo Nation
Visit Date: Tuesday, 20 August 2019
Gloria Harrison



				Rehoboth Site #1		Ft Wingate Site	
Numbered Selection Factors	Criteria	PTS	WT	Score	WTD Score	Score	WTD Score
	Corresponds with goals	3					
	Corresponds ideally with goals	4					



Rehhoboth Site #1

Ft Wingate Sit

Numbered Selection Factors	Criteria	PTS	WT	Score	WTD Score	Score	W
I Description							
Visual Aesthetic Features	Will never be aesthetic	0					
	Few features and little potential	1					
	Some features, more with sizable effort	2	1	4	4	4	
	Some features, more with minimal effort	3					
	Has many aesthetic features naturally	4					
Topography (<5% slope for parking; <10% slope for buildings)	Has significant topographic relief	0					
	Site is not level, significant cut and fill	1					
	Not level, some cut and fill	2	2	4	8	1	
	Site is mostly level, minor cut and fill	3					
	Site is level	4					
Configuration	Might compromise buffers, layout, etc.	1					
	Allows safety/security setbacks/buffers	2	1	3	3	1	
	Support optimum building layout/orientation	3					
Inversions/Katabatic Winds/Cold Air Accumulation	Has continuous winter Katabatic accumulations	0					
	Routinely affected by Katabatic accumulation	1					
	Katabatic wind; not every season	2	1	2	2	2	
	Adjacent to areas of Katabatic accumulation	3					
	On a hillside above cold air accumulation areas	4					
Types Stability	Unstable soils - specialized foundation required	0					
	Mostly unstable soils - specialized foundation	1					
	Isolated unstable soils - specialized foundation likely	2	1	3	3	3	
	Mostly stable - conventional foundation possible	3					
	Stable soils; conventional foundation possible	4					
Types Rock	Significant bedrock seen on site	0					
	Bedrock or ledge outcroppings	1					
	No visible sign of rock	2	1	2	2	1	
	Confirmed absence of rock	3					
Types Water and Organic Content	Soils are saturated and/or high organic matter	0					
	High silt and clay content	1					
	Soils are poorly drained	2	1	3	3	3	
	Soils are well drained	3					
Station	Large trees or stands of trees that enhance site: Yes/No	1/0	1	0	0	0	
Drainage	Site is low; surrounding areas drain into it	0					
	Drainage collects in some areas within the site	1	1	2	2	2	



				Rehhoboth Site #1		Ft Wingate Sit	
Numbered Selection Factors	Criteria	PTS	WT	Score	WTD Score	Score	W
ion Risk	Drainage collects in areas adjacent to the site	2					
	Known erosion potential	0					
	Moderate potential, mostly during construction	2	1	4	4	2	
	No erosion potential	4					



				Rehhoboth Site #1		Ft Wingate Sit	
Numbered Selection Factors	Criteria	PTS	WT	Score	WTD Score	Score	W
Ind Wastewater							
ble Water Availability	Public water system available at site	4					
	Public water system available w/short extension	3					
	Public water system w/ major system extension	1	3	4	12	1	
	Public water system, but existing onsite system	3					
	Public water system, but potential onsite source	1					
ble Water Capacity	Has adequate capacity/supply GPD: Yes/No	3/0	1	3	3	0	
	Has adequate pressure: Yes/No	1/0	1	1	1	0	
	Has adequate flow capacity: Yes/No	1/0	1	1	1	1	
	Water meets water quality standards: Yes/No	3/0	1	3	3	3	
	2ndy water supply connection exists at site: Yes/No	2/0	1	0	0	0	
Flow	Meets fire flow requirements	3					
	Meets fire flow requirements w/onsite storage and pump	2	1	2	2	0	
teewater Capacity	Public sewer system w/capacity available at site	4					
	Public sewer w/capacity available w/ short extension	3					
	Public sewer with capacity available w/ lift station	2	3	4	12	2	
	Public sewer w/major extension, lift stations, etc.	1					
	Adequate, reliable system on-site	3					
nwater Management	Space and soils suitable for onsite system	2					
	Existing onsite drainage; little improvement needed	2					
	Existing onsite drainage will need improvements	1					
	No offsite drainage issues identified	1	1	1	1	1	
	Site allows for on-site storage and disposal	3					
Disposal							
Waste	Approved solid waste disposal system available: Y/N	2/0	1	2	2	0	
ical Waste	Approved medical waste disposal system available: Y/N	2/0	1	2	2	2	



				Rehoboth Site #1		Ft Wingate Site	
Numbered Selection Factors	Criteria	PTS	WT	Score	WTD Score	Score	WT
Available Energy Considerations							
Sunlight Exposure	In constant shadow fall through spring	0					
	Mostly shaded in winter w/ some fall/spring sun	1					
	Mostly exposed to winter sun	2	1	4	4	4	
	Year-round sun exposure w/ some obstructions	3					
	Full year-round sunlight with no obstructions	4					
Prevailing Winds	Fully exposed to prevailing wind	0					
	Mostly exposed to prevailing winds	1	1	3	3	1	
	Mostly protected from prevailing winds; some barriers	3					
	Offers full protection from prevailing winds	4					
Available Solar Power	Solar power to provide $\geq 30\%$ of need	4					
	Solar power to provide ≥ 1 to $<30\%$ of need	3	1	3	3	3	
	Solar power possible	1					
	Solar power not economical or feasible	0					
Available Solar Heat	Site lends itself to passive solar heating: Yes/ No	1/0	1	1	1	1	
Existing Shade	Site has trees that can remain for shade: Yes/ No	1/0	1	0	0	0	
Geothermal Options	Site has existing functional geothermal system	4					
	Site has known geothermal resources	3	1	1	1	1	
	Site has potential geothermal resources	1					



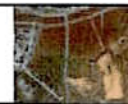
Rehoboth Site #1

Ft Wingate Sit

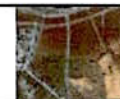
Numbered Selection Factors	Criteria	PTS	WT	Score	WTD Score	Score	W
and Power							
Electricity Available Electric Energy Supply	Electrical energy <80% of estimated need	0					
	Electrical energy ≥80% to <100% of need	1	1	4	4	0	
	Electrical energy ≥100% of estimated need	4					
Electric Power Available	Electrical power <80% of estimated demand	0					
	Electrical power ≥80% to <100% of demand	2	1	4	4	2	
	Electrical power ≥100% of estimated demand	4					
Electric Utility Variance History	Voltage variation from >10%	0					
	Voltage variation from 6%- 9%	2	1	4	4	4	
	Voltage variation from 0-5%	4					
Electric Utility's Rate Structure	Least expensive	2					
	Rates within 3% of least expensive	1	1	2	2	0	
	Rates > 3% of least expensive	0					
Electric Feeder Type to Site	Single radial line	0					
	Dual line	1	1	1	1	0	
	Network line	2					
Electric Power Reliability	Site with most reliable power	3					
	Site with least reliable power	0	1	3	3	1	
Electric Power Extension	No extension needed	4					
	Extension required <2% of total project cost	2	1	2	2	0	
	Extension required ≥2% of total project cost	0					
Natural Gas, Propane, or Heating Oil Supply	Fuel supply <80% of estimated need	0					
	Fuel supply ≥80% to <100% of need	1	1	2	2	2	
	Fuel supply ≥100% of estimated need	2					
Natural Gas Power	Natural gas power <80% of estimated demand	0					
	Natural gas power ≥80% to <100% of demand	1	1	1	1	1	
	Natural gas power ≥100% of estimated demand	4					
Natural Gas Line Extension	No extension needed	4					
	Extension required <2% of total project cost	2	1	2	2	2	
	Extension required ≥2% of total project cost	0					
Costs	Least expensive	2					
	Rates within 3% of least expensive	1	1	1	1	1	
	Rates > 3% of least expensive	0					



				Rehoboth Site #1		Ft Wingate Site	
Numbered Selection Factors	Criteria	PTS	WT	Score	WTD Score	Score	WT
Communication Technology (IT) and Data Systems Infrastructure							
Bandwidth Available at Site	<4 Mbps, Bonded T1	0					
	≥4 Mbps to <10 Mbps, Fractional DS3	1					
	≥10 Mbps to <25 Mbps, Fast Ethernet/Fractional DS3	2	1	4	4	4	
	≥25 Mbps to <100 Mbps, Fast Ethernet/DS3	3					
	≥100 Mbps, DS3/OC3/Gig Ethernet/Satellite	4					
	Meets recommended bandwidth for facility type/size: Y/N	3/0	2	0	0	0	
Internet Quality	Reliability (uptime) ≥ 99.9%	4					
	Latency <50 ms primary	3					
	Jitter <20 ms	2	1	3	3	3	
	Packet loss <1%	1					
Emergency Response							
	Within service area; ≤ 4 miles to Fire Station: Yes/ No	1/0	1	1	1	0	
	≤ 4 miles to Police Department: Yes/ No	1/0	1	1	1	0	
	Site use will not negatively impact Emerg. Response: Y/N	2/0	1	2	2	0	
Environmental Factors							
Impacts of the Proposed Site Will Not Adversely Affect:	An EPA designated sole source aquifer: Y/N	1/0	1	1	1	1	
	A Wilderness Area: Y/N	1/0	1	1	1	1	
	Any endangered/threatened species or their habitat: Y/N	1/0	1	0	0	1	
	Community noise levels: Y/N	1/0	1	0	0	0	
	A wild, scenic, or recreational river area: Y/N	1/0	1	1	1	1	
	A State Coastal Zone Management Plan: Y/N	1/0	1	1	1	1	
	Nat'l Reg. of Historic Places Listed/Eligible Properties: Y/N	1/0	1	1	1	1	
	Potential Cultural Site : Y/N	1/0	1	1	1	1	
	Potential Archaeological Site: Y/N	1/0	1	1	1	1	
	Wetlands/Water Resources (lakes, rivers, ponds, etc.): Y/N	1/0	1	1	1	1	
Wetland Resources	Some of the site is classified as wetlands; impact likely	0					
	Some of the site is wetlands; little to no impact likely	1	1	3	3	3	
	Site has no wetlands	3					



				Rehoboth Site #1		Ft Wingate Sit	
Numbered Selection Factors	Criteria	PTS	WT	Score	WTD Score	Score	W
dplains	The proposed site is not located in a 500-year floodplain	3	1				
	The proposed site is not located in a 100-year floodplain	2	1	3	3	3	
of the Proposed Site Will Not:	Conflict w/ Federal, Tribal, state or local land use plans: Y/N	2/0	1	2	2	2	
	Create a need for additional energy supply: Y/N	2/0	1	0	0	0	
	Create a need for more capacity in educational facilities: Y/N	1/0	1	0	0	0	
	Create a need for more capacity in trans. Systems: Y/N	1/0	1	0	0	0	
	Involve alteration/renovating real property >50 years old: Y/N	2/0	1	2	2	2	
	Req. major sedimentation and erosion control measures: Y/N	2/0	1	0	0	0	
	Violate a stormwater or wastewater discharge permit: Y/N	2/0	1	2	2	2	
	Violate/require a Section 404 CWA permit for wetlands: Y/N	2/0	1	2	2	2	
	Violate or require a Section 10 permit for stream actions: Y/N	2/0	1	2	2	2	
	Haz. substances haven't been stored/disposed on site: Y/N	2/0	1	2	2	2	
	Site hasn't had underground/above ground storage tanks: Y/N	2/0	1	2	2	2	
e Services							
ing	Sufficient # of private sector housing available: Y/N	1/0	1	0	0	0	
	Sufficient # of Government Quarters available: Y/N	1/0	1	0	0	0	
sportation	Commercial air service: Y/N	1/0	1	0	0	0	
	Community public transportation system: Y/N	1/0	1	1	1	0	
	Connected to Road System: Y/N	1/0	1	1	1	1	
ation	Community college present: Y/N	1/0	1	1	1	1	
	4-year college university present: Y/N	1/0	1	1	1	1	
	K-12 average pupil/teacher ratio ≤16: Y/N	1/0	1	1	1	1	
ation	Site w/ Most Recreational Opportunities: Y/N	1/0	1	1	1	1	
ping	Supermarket/grocery store available: Y/N	1/0	1	1	1	1	
	Retail stores available: Y/N	1/0	1	1	1	1	
	Shopping mall present: Y/N	1/0	1	1	1	1	



				Rehoboth Site #1		Ft Wingate Site #2	
Numbered Selection Factors	Criteria	PTS	WT	Score	WTD Score	Score	WTD Score
Wetland Sensitivity							
Wetland Sensitivity	Prime farmland defined by USDA in 7 CFR 657.7: Y/N	2/0	1	2	2	2	2
Wetland Sensitivity	< 3 ft. above the 100-year floodplain: Y/N	2/0	1	0	0	2	2
Wetland Sensitivity	Habitat for any threatened/endangered species: Y/N	2/0	1	2	2	2	2
Wetland Sensitivity	≤100 ft. from a wetland: Y/N	2/0	1	2	2	2	2
Wetland Sensitivity	Public park land: Y/N	2/0	1	2	2	2	2
Proximity to Developed Areas							
Proximity to Developed Areas	>½ mile from a residential area (≥10 units/acre) and ≥10 basic services: Y/N	2/0	1	0	0	0	0
Proximity to Developed Areas	≥50 ft. from a water body (including seas, lakes, rivers, and tributaries): Y/N	2/0	1	2	2	2	2
Proximity to Developed Areas	Site is a remediated brownfield site(s): Y/N	1/0	1	1	1	1	1
Proximity to Developed Areas	Site is < ¼ mile of one or more bus stops: Y/N	2/0	1	2	2	0	0
Proximity to Developed Areas	Site in existing central business district/town center: Y/N	1/0	1	0	0	0	0
Proximity to Developed Areas	W/ existing resources including sanitation and power: Y/N	2/0	1	2	2	0	0
Other Considerations							
Other Considerations	Site lends itself to natural surveillance: Y/N	1/0	1	1	1	0	0
Other Considerations	Site allows for 50 ft setback/buffer around footprint: Y/N	1/0	1	1	1	1	1
Proximity to Airport							
Proximity to Airport	Site use will not result in any proposed structure interfering with an airport's airspace: Y/N	2/0	1	2	2	2	2
				Site #1		Site #2	
				Total Score	Total WTD Score	Total Score	Total WTD Score
				191	213	134	134

GIMC Replacement Facility Phase I SSER Update #2
 GIMC Ratings Team (B. Williams, V. Davis, R. Frank)
 Site Visit Date: Tuesday, 20 August 2019
 Rolanda Frank, Acting Facility Manager, GJMC



Numbered Selection Factors	Criteria	PTS	WT	Rehoboth Site #1		Ft Wingate Site #2	
				Score	WTD Score	Score	WTD Score

A. Land Area Requirements

1 % of Recommended Site Size	<80%	0					
	Is ≥ 80% and < 90%	1					
	Is ≥ 90% and < 100%	2	1	4	4	4	4
	= 100%	3					
	> 100%	4					

B. Sustainable Sites Considerations

2 Proximity to Central Business District or Rural Town Center	In Community Center	3					
	Walking Distance (≤ 1/4 mile)	2					
	≤ 15 minute vehicle/bus ride	1	1	3	3	1	1
	Adjacent Government/Schools, etc.	3					
	Alone	0					
3 Proximity to Existing IHS Staff Quarters	Adjacent	3					
	Walking Distance (≤ 1/4 mile)	2	1	0	0	0	0
	Drive	0					
4 Proximity to Proposed IHS Staff Quarters	Adjacent	3					
	Walking Distance (≤ 1/4 mile)	2	1	3	3	3	3
	Drive	0					
5 Proximity to Existing or Remaining IHS/Tribal HealthCare	Same Building/Interconnected	4					
	Single Campus	3					
	Adjacent	2	1	0	0	0	0
	Walking Distance (≤ 1/4 mile)	1					
	Scattered (≥ 1/4 mile apart)	0					
6 Public Transportation	On Public Transportation Route: Y/N	2/0	1	2	2	2	2
7 Bicycle Routes	Bicycle Access: Y/N	2/0	1	2	2	0	0

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				Score	WTD Score	Score	WTD Score

C. Site Access

8 Road Access Improvements	None. Adequate capacity/control devices	3	1	1	1	0	0
	No work needed; signing changes	2					
	Minor offsite road work needed	1					
	Major offsite road work needed	0					
9 Road Access Entrance to site will be off of a:	National Highway or principal arterial	0	1	3	3	1	1
	Low volume internal residential-only	1					
	Major arterial roadway	2					
	Minor Arterial roadway	3					
	Local Rd or Collector (not a low volume residential-only)	4					
10 Construction Materials/Equipment Site Access	Inaccessible - Transport very difficult	0	1	1	1	0	0
	Transporting will be difficult	1					
	Easy transporting, minor upgrading	2					
	Simple transporting existing routes	3					
11 Adequate Entranceways Sight Distance	Cannot be or is too difficult to provide	0	1	2	2	0	0
	Yes - Requires clearing and earthwork	2					
	Yes - Without any major earthwork	4					
12 Internal Site Circulation/Road Frontage Access	Limited internal circulation/1 entrance	0	1	4	4	2	2
	1 Entrance and allows internal site circulation options	2					
	Allows > 1 entrance. Limited internal circulation	2					
	Allows > 1 entrance and internal site circulation options	4					
13 Pedestrian Routes	Not available, nor is construction feasible	0	1	2	2	0	0
	Constructible with significant work	1					
	Constructible at grade without major work	2					
	Existing, < 1/4 mile. Needs traffic control devices	3					
	Existing, < 1/4 mile. No new Traffic Control Devices	4					
14 Ownership/Cost of Acquiring Site	IHS	5	2	2	4	4	8
	Tribal/Native American Entity/BIA Land	4					
	Site is cost prohibitive	0					
	Site is available at fair market value or below	2 / 1					
15 Tribal, Local and Regional Planning Goals	Incompatible with identified goals	0	1	3	3	3	3
	Significant variances with goals	1					
	Some variances with goals	2					

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Numbered Selection Factors	Criteria	PTS	WT	Rehoboth Site #1		Ft Wingate Site #2	
				Score	WTD Score	Score	WTD Score
	Corresponds with goals	3					
	Corresponds ideally with goals	4					

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				Score	WTD Score	Score	WTD Score

D. Physical Description

16 Natural aesthetic Features	Will never be aesthetic	0					
	Few features and little potential	1					
	Some features, more with sizable effort	2	1	3	3	4	4
	Some features, more with minimal effort	3					
	Has many aesthetic features naturally	4					
17 Site Topography (<5% slope for parking; <10% slope for buildings)	Has significant topographic relief	0					
	Site is not level, significant cut and fill	1					
	Not level, some cut and fill	2	2	3	6	2	4
	Site is mostly level, minor cut and fill	3					
	Site is level	4					
18 Site Configuration	Might compromise buffers, layout, etc.	1					
	Allows safety/security setbacks/buffers	2	1	3	3	1	1
	Support optimum building layout/orientation	3					
19 Air Inversions/Katabatic Winds/Cold Air Accumulation	Has continuous winter Katabatic accumulations	0					
	Routinely affected by Katabatic accumulation	1					
	Katabatic wind; not every season	2	1	2	2	2	2
	Adjacent to areas of Katabatic accumulation	3					
	On a hillside above cold air accumulation areas	4					
20 Soil Types Stability	Unstable soils - specialized foundation required	0					
	Mostly unstable soils - specialized foundation	1					
	Isolated unstable soils - specialized foundation likely	2	1	3	3	3	3
	Mostly stable - conventional foundation possible	3					
	Stable soils; conventional foundation possible	4					
21 Soil Types Rock	Significant bedrock seen on site	0					
	Bedrock or ledge outcroppings	1	1	2	2	1	1
	No visible sign of rock	2					
	Confirmed absence of rock	3					
22 Soil Types Water and Organic Content	Soils are saturated and/or high organic matter	0					
	High silt and clay content	1	1	3	3	3	3
	Soils are poorly drained	2					
	Soils are well drained	3					
23 Vegetation	Large trees or stands of trees that enhance site: Yes/No	1/0	1	0	0	0	0
24 Site Drainage	Site is low; surrounding areas drain into it	0					

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				Score	WTD Score	Score	WTD Score
25 Erosion Risk	Drainage collects in some areas within the site	1	1	2	2	2	2
	Drainage collects in areas adjacent to the site	2					
	Known erosion potential	0					
	Moderate potential, mostly during construction	2	1	4	4	2	2
	No erosion potential	4					

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				Score	WTD Score	Score	WTD Score

E. Water and Wastewater

26 Potable Water Availability	Public water system available at site	4					
	Public water system available w/short extension	3					
	Public water system w/ major system extension	1	3	4	12	1	3
	Public water system, but existing onsite system	3					
	Public water system, but potential onsite source	1					
27 Potable Water Capacity	Has adequate capacity/supply GPD: Yes/No	3/0	1	3	3	0	0
28	Has adequate pressure: Yes/No	1/0	1	1	1	0	1
29	Has adequate flow capacity: Yes/No	1/0	1	1	1	0	1
30	Water meets water quality standards: Yes/No	3/0	1	3	3	0	0
31	2ndy water supply connection exists at site: Yes/No	2/0	1	2	2	2	2
32 Fire Flow	Meets fire flow requirements	3					
	Meets fire flow requirements w/onsite storage and pump	2	1	2	2	2	2
33 Wastewater Capacity	Public sewer system w/capacity available at site	4					
	Public sewer w/capacity available w/ short extension	3					
	Public sewer with capacity available w/ lift station	2	3	2	6	1	3
	Public sewer w/major extension, lift stations, etc.	1					
	Adequate, reliable system on-site	3					
	Space and soils suitable for onsite system	2					
34 Stormwater Management	Existing onsite drainage; little improvement needed	2					
	Existing onsite drainage will need improvements	1					
	No offsite drainage issues identified	1	1	1	1	1	1
	Site allows for on-site storage and disposal	3					

F. Waste Disposal

35 Solid Waste	Approved solid waste disposal system available: Y/N	2/0	1	2	2	0	0
36 Medical Waste	Approved medical waste disposal system available: Y/N	2/0	1	2	2	2	2

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Numbered Selection Factors	Criteria	PTS	WT	Rehoboth Site #1		Ft Wingate Site #2	
				Score	WTD Score	Score	WTD Score

G. Renewable Energy Considerations

37 Site Sunlight Exposure	In constant shadow fall through spring	0					
	Mostly shaded in winter w/ some fall/spring sun	1					
	Mostly exposed to winter sun	2	1	4	4	4	4
	Year-round sun exposure w/ some obstructions	3					
	Full year-round sunlight with no obstructions	4					
38 Prevailing Winds	Fully exposed to prevailing wind	0					
	Mostly exposed to prevailing winds	1	1	3	3	3	3
	Mostly protected from prevailing winds; some barriers	3					
	Offers full protection from prevailing winds	4					
39 Active Solar Power	Solar power to provide $\geq 30\%$ of need	4					
	Solar power to provide ≥ 1 to $<30\%$ of need	3	1	3	3	3	3
	Solar power possible	1					
	Solar power not economical or feasible	0					
40 Passive Solar Heat	Site lends itself to passive solar heating: Yes/ No	1/0	1	1	1	1	1
41 Existing Shade	Site has trees that can remain for shade: Yes/ No	1/0	1	0	0	0	0
42 Geothermal Options	Site has existing functional geothermal system	4					
	Site has known geothermal resources	3	1	1	1	1	1
	Site has potential geothermal resources	1					



Numbered Selection Factors	Criteria	PTS	WT	Rehoboth Site #1		Ft Wingate Site #2	
				Score	WTD Score	Score	WTD Score

H. Energy and Power

43	Currently Available Electric Energy Supply	Electrical energy <80% of estimated need	0				
		Electrical energy ≥80% to <100% of need	1	1	4	4	2
		Electrical energy ≥100% of estimated need	4				2
44	Future Electrical Power Available	Electrical power <80% of estimated demand	0				
		Electrical power ≥80% to <100% of demand	2	1	4	4	2
		Electrical power ≥100% of estimated demand	4				2
45	Electrical Utility Variance History	Voltage variation from >10%	0				
		Voltage variation from 6%- 9%	2	1	4	4	4
		Voltage variation from 0-5%	4				4
46	Electrical Utility's Rate Structure	Least expensive	2				
		Rates within 3% of least expensive	1	1	2	2	0
		Rates > 3% of least expensive	0				0
47	Utility Feeder Type to Site	Single radial line	0				
		Dual line	1	1	1	1	0
		Network line	2				0
48	Electrical Power Reliability	Site with most reliable power	3				
		Site with least reliable power	0	1	3	3	0
49	Electrical Power Extension	No extension needed	4				
		Extension required <2% of total project cost	2	1	2	2	2
		Extension required ≥2% of total project cost	0				2
50	Natural gas, Propane, or Heating Oil Supply	Fuel supply <80% of estimated need	0				
		Fuel supply ≥80% to <100% of need	1	1	2	2	2
		Fuel supply ≥100% of estimated need	2				2
51	Natural Gas Power	Natural gas power <80% of estimated demand	0				
		Natural gas power ≥80% to <100% of demand	1	1	1	1	1
		Natural gas power ≥100% of estimated demand	4				1
52	Natural Gas Line Extension	No extension needed	4				
		Extension required <2% of total project cost	2	1	2	2	2
		Extension required ≥2% of total project cost	0				2
53	Fuel Costs	Least expensive	2				
		Rates within 3% of least expensive	1	1	1	1	1
		Rates > 3% of least expensive	0				1



Numbered Selection Factors	Criteria	PTS	WT	Rehoboth Site #1		Ft Wingate Site #2	
				Score	WTD Score	Score	WTD Score

I. Information Technology (IT) and Data Systems Infrastructure

54	Bandwidth Available at Site	<4 Mbps, Bonded T1	0				
		≥4 Mbps to <10 Mbps, Fractional DS3	1				
		≥10 Mbps to <25 Mbps, Fast Ethernet/Fractional DS3	2	1	4	4	4
		≥25 Mbps to <100 Mbps, Fast Ethernet/DS3	3				
		≥100 Mbps, DS3/OC3/Gig Ethernet/Satellite	4				
55	Meets recommended bandwidth for facility type/size: Y/N		3/0	2	3	6	3
56	Internet Quality	Reliability (uptime) ≥ 99.9%	4				
		Latency <50 ms primary	3				
		Jitter <20 ms	2	1	4	4	4
		Packet loss <1%	1				

J. Emergency Response

57	Within service area; ≤ 4 miles to Fire Station: Yes/ No	1/0	1	1	1	0	0
58	≤ 4 miles to Police Department: Yes/ No	1/0	1	1	1	0	0
59	Site use will not negatively impact Emerg. Response: Y/N	2/0	1	2	2	0	0

K. Environmental Factors

60	Use of the Proposed Site Will Not Adversely Affect:	An EPA designated sole source aquifer: Y/N	1/0	1	1	1	1
61		A Wilderness Area: Y/N	1/0	1	1	1	1
62		Any endangered/threatened species or their habitat: Y/N	1/0	1	1	1	1
63		Community noise levels: Y/N	1/0	1	0	0	0
64		A wild, scenic, or recreational river area: Y/N	1/0	1	1	1	1
65		A State Coastal Zone Management Plan: Y/N	1/0	1	1	1	1
66		Park, public lands, or areas of scenic/rec. value: Y/N	1/0	1	0	0	1
67		Nat'l Reg. of Historic Places Listed/Eligible Properties: Y/N	1/0	1	1	1	1
68		Potential Cultural Site: Y/N	1/0	1	1	1	1
69		Potential Archaeological Site: Y/N	1/0	1	1	1	1
70		Wetlands/Water Resources (lakes, rivers, ponds, etc.): Y/N	1/0	1	1	1	1
71	Water Resources	Some of the site is classified as wetlands; impact likely	0				
		Some of the site is wetlands; little to no impact likely	1	1	3	3	3
		Site has no wetlands	3				

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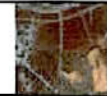


Numbered Selection Factors		Criteria	PTS	WT	Rehhoboth Site #1 Score	Rehhoboth Site #1 WTD Score	Ft Wingate Site #2 Score	Ft Wingate Site #2 WTD Score
72	Floodplains	The proposed site is not located in a 500-year floodplain	3	1				
		The proposed site is not located in a 100-year floodplain	2	1	3	3	3	3
73	Use of the Proposed Site Will Not:	Conflict w/ Federal, Tribal, state or local land use plans: Y/N	2/0	1	2	2	2	2
74		Create a need for additional energy supply: Y/N	2/0	1	0	0	0	0
75		Create a need for more capacity in educational facilities: Y/N	1/0	1	0	0	0	0
76		Create a need for more capacity in trans. Systems: Y/N	1/0	1	0	0	0	0
77		Involve alteration/renovating real property >50 years old: Y/N	2/0	1	2	2	2	2
78		Req. major sedimentation and erosion control measures: Y/N	2/0	1	0	0	0	0
79		Violate a stormwater or wastewater discharge permit: Y/N	2/0	1	2	2	2	2
80		Violate/require a Section 404 CWA permit for wetlands: Y/N	2/0	1	2	2	2	2
81		Violate or require a Section 10 permit for stream actions: Y/N	2/0	1	2	2	2	2
82		Haz. substances haven't been stored/disposed on site: Y/N	2/0	1	2	2	2	2
83		Site hasn't had underground/above ground storage tanks: Y/N	2/0	1	2	2	2	2

L. Available Services

84	Housing	Sufficient # of private sector housing available: Y/N	1/0	1	0	0	0	0
85		Sufficient # of Government Quarters available: Y/N	1/0	1	0	0	0	0
86	Transportation	Commercial air service: Y/N	1/0	1	0	0	0	0
87		Community public transportation system: Y/N	1/0	1	1	1	1	1
88		Connected to Road System: Y/N	1/0	1	1	1	1	1
89	Education	Community college present: Y/N	1/0	1	1	1	1	1
90		4-year college university present: Y/N	1/0	1	1	1	1	1
91		K-12 average pupil/teacher ratio ≤16: Y/N	1/0	1	1	1	1	1
92	Recreation	Site w/ Most Recreational Opportunities: Y/N	1/0	1	1	1	1	1
93	Shopping	Supermarket/grocery store available: Y/N	1/0	1	1	1	1	1
94		Retail stores available: Y/N	1/0	1	1	1	1	1
95		Shopping mall present: Y/N	1/0	1	1	1	1	1

GIMC Replacement Facility Phase I SSER Update #2
 GIMC Ratings Team (B. Williams, V. Davis, R. Frank)
 Site Visit Date: Tuesday, 20 August 2019
 Rolanda Frank, Acting Facility Manager, GIMC



Numbered Selection Factors	Criteria	PTS	WT	Rehoboth Site #1		Ft Wingate Site #2	
				Score	WTD Score	Score	WTD Score

M. Sustainability

96	Site is Not:	Prime farmland defined by USDA in 7 CFR 657.7: Y/N	2/0	1	2	2	2	2
97		< 3 ft. above the 100-year floodplain: Y/N	2/0	1	0	0	2	2
98		Habitat for any threatened/endangered species: Y/N	2/0	1	0	0	0	0
99		≤100 ft. from a wetland: Y/N	2/0	1	2	2	2	2
100		Public park land: Y/N	2/0	1	2	2	2	2
101	Site is Developed	>½ mile from a residential area (≥10 units/acre) and ≥10 basic services: Y/N	2/0	1	0	0	0	0
102		≥50 ft. from a water body (including seas, lakes, rivers, and tributaries): Y/N	2/0	1	2	2	2	2
103		Site is a remediated brownfield site(s): Y/N	1/0	1	1	1	1	1
104		Site is < ¼ mile of one or more bus stops: Y/N	2/0	1	2	2	0	0
105		Site in existing central business district/town center: Y/N	1/0	1	0	0	0	0
106		W/ existing resources including sanitation and power: Y/N	2/0	1	2	2	0	0

N. Security Considerations

107	Natural Surveillance	Site lends itself to natural surveillance: Y/N	1/0	1	1	1	0	0
108	Security Setbacks	Site allows for 50 ft setback/buffer around footprint: Y/N	1/0	1	1	1	1	1

O. Airspace

109	Airspace	Site use will not result in any proposed structure interfering with an airport's airspace: Y/N	2/0	1	2	2	2	2
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Total Score	Site #1		Site #2	
	Total Score	Total WTD Score	Total Score	Total WTD Score
	188	208	141	156

GIMC Replacement Facility Phase I SSER Update #2
 HQ Ratings Team (P. Nachod, P. Gagliano, R. McClain)
 Site Visit Date: Tuesday, 20 August 2019
CAPT Paul S. Gagliano, PE



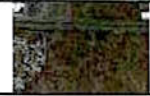
Numbered Selection Factors	Criteria	PTS	WT	Rehoboth Site #1		Ft Wingate Site #2	
				Score	WTD Score	Score	WTD Score

A. Land Area Requirements

1 % of Recommended Site Size	<80%	0					
	Is ≥ 80% and < 90%	1					
	Is ≥ 90% and < 100%	2	1	4	4	4	4
	= 100%	3					
	> 100%	4					

B. Sustainable Sites Considerations

2 Proximity to Central Business District or Rural Town Center	In Community Center	3					
	Walking Distance (≤ 1/4 mile)	2					
	≤ 15 minute vehicle/bus ride	1	1	3	3	1	1
	Adjacent Government/Schools, etc.	3					
	Alone	0					
3 Proximity to Existing IHS Staff Quarters	Adjacent	3					
	Walking Distance (≤ 1/4 mile)	2	1	0	0	0	0
	Drive	0					
4 Proximity to Proposed IHS Staff Quarters	Adjacent	3					
	Walking Distance (≤ 1/4 mile)	2	1	3	3	3	3
	Drive	0					
5 Proximity to Existing or Remaining IHS/Tribal HealthCare	Same Building/Interconnected	4					
	Single Campus	3					
	Adjacent	2	1	0	0	0	0
	Walking Distance (≤ 1/4 mile)	1					
	Scattered (≥ 1/4 mile apart)	0					
6 Public Transportation	On Public Transportation Route: Y/N	2/0	1	2	2	2	2
7 Bicycle Routes	Bicycle Access: Y/N	2/0	1	2	2	0	0



Numbered Selection Factors	Criteria	PTS	WT	Rehoboth Site #1		Ft Wingate Site #2	
				Score	WTD Score	Score	WTD Score

C. Site Access

8 Road Access Improvements	None. Adequate capacity/control devices	3	1	2	2	0	0
	No work needed; signing changes	2					
	Minor offsite road work needed	1					
	Major offsite road work needed	0					
9 Road Access Entrance to site will be off of a:	National Highway or principal arterial	0	1	4	4	1	1
	Low volume internal residential-only	1					
	Major arterial roadway	2					
	Minor Arterial roadway	3					
10 Construction Materials/Equipment Site Access	Local Rd or Collector (not a low volume residential-only)	4	1	3	3	1	1
	Inaccessible - Transport very difficult	0					
	Transporting will be difficult	1					
	Easy transporting, minor upgrading	2					
11 Adequate Entranceways Sight Distance	Simple transporting existing routes	3	1	4	4	0	0
	Cannot be or is too difficult to provide	0					
	Yes - Requires clearing and earthwork	2					
	Yes - Without any major earthwork	4					
12 Internal Site Circulation/Road Frontage Access	Limited internal circulation/1 entrance	0	1	4	4	2	2
	1 Entrance and allows internal site circulation options	2					
	Allows > 1 entrance. Limited internal circulation	2					
	Allows > 1 entrance and internal site circulation options	4					
13 Pedestrian Routes	Not available, nor is construction feasible	0	1	2	2	0	0
	Constructible with significant work	1					
	Constructible at grade without major work	2					
	Existing, < 1/4 mile. Needs traffic control devices	3					
14 Ownership/Cost of Acquiring Site	Existing, < 1/4 mile. No new Traffic Control Devices	4	2	2	4	4	8
	IHS	5					
	Tribal/Native American Entity/BIA Land	4					
	Site is cost prohibitive	0					
15 Tribal, Local and Regional Planning Goals	Site is available at fair market value or below	2 / 1	1	4	4	4	4
	Incompatible with identified goals	0					
	Significant variances with goals	1					
	Some variances with goals	2					

GIMC Replacement Facility Phase I SSER Update #2
 HQ Ratings Team (P. Nachod, P. Gagliano, R. McClain)
 Site Visit Date: Tuesday, 20 August 2019
CLPS Paul S. Gagliano, PE



Numbered Selection Factors	Criteria	PTS	WT	Rehoboth Site #1		Ft Wingate Site #2	
				Score	WTD Score	Score	WTD Score
	Corresponds with goals	3					
	Corresponds ideally with goals	4					

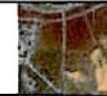


Numbered Selection Factors	Criteria	PTS	WT	Rehoboth Site #1		Ft Wingate Site #2	
				Score	WTD Score	Score	WTD Score

D. Physical Description

16 Natural aesthetic Features	Will never be aesthetic	0					
	Few features and little potential	1					
	Some features, more with sizable effort	2	1	4	4	4	4
	Some features, more with minimal effort	3					
	Has many aesthetic features naturally	4					
17 Site Topography (<5% slope for parking; <10% slope for buildings)	Has significant topographic relief	0					
	Site is not level, significant cut and fill	1					
	Not level, some cut and fill	2	2	4	8	1	2
	Site is mostly level, minor cut and fill	3					
	Site is level	4					
18 Site Configuration	Might compromise buffers, layout, etc.	1					
	Allows safety/security setbacks/buffers	2	1	3	3	2	2
	Support optimum building layout/orientation	3					
19 Air Inversions/Katabatic Winds/Cold Air Accumulation	Has continuous winter Katabatic accumulations	0					
	Routinely affected by Katabatic accumulation	1					
	Katabatic wind; not every season	2	1	2	2	2	2
	Adjacent to areas of Katabatic accumulation	3					
	On a hillside above cold air accumulation areas	4					
20 Soil Types Stability	Unstable soils - specialized foundation required	0					
	Mostly unstable soils - specialized foundation	1					
	Isolated unstable soils - specialized foundation likely	2	1	3	3	3	3
	Mostly stable - conventional foundation possible	3					
	Stable soils; conventional foundation possible	4					
21 Soil Types Rock	Significant bedrock seen on site	0					
	Bedrock or ledge outcroppings	1					
	No visible sign of rock	2	1	2	2	2	2
	Confirmed absence of rock	3					
22 Soil Types Water and Organic Content	Soils are saturated and/or high organic matter	0					
	High silt and clay content	1					
	Soils are poorly drained	2	1	3	3	3	3
	Soils are well drained	3					
23 Vegetation	Large trees or stands of trees that enhance site: Yes/No	1/0	1	0	0	0	0
24 Site Drainage	Site is low; surrounding areas drain into it	0					

GIMC Replacement Facility Phase I SSER Update #2
 HQ Ratings Team (P. Nachod, P. Gagliano, R. McClain)
 Site Visit Date: Tuesday, 20 August 2019
CAPT Paul S. Gagliano, PE



Numbered Selection Factors	Criteria	PTS	WT	Rehoboth Site #1		Ft Wingate Site #2	
				Score	WTD Score	Score	WTD Score
25 Erosion Risk	Drainage collects in some areas within the site	1	1	2	2	2	2
	Drainage collects in areas adjacent to the site	2					
	Known erosion potential	0					
	Moderate potential, mostly during construction	2	1	2	2	2	2
	No erosion potential	4					

GIMC Replacement Facility Phase I SSER Update #2
 HQ Ratings Team (P. Nachod, P. Gagliano, R. McClain)
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CLPS Paul S. Gagliano, PE



Numbered Selection Factors	Criteria	PTS	WT	Rehoboth Site #1		Ft Wingate Site #2	
				Score	WTD Score	Score	WTD Score

E. Water and Wastewater

26 Potable Water Availability	Public water system available at site	4					
	Public water system available w/short extension	3					
	Public water system w/ major system extension	1	3	4	12	1	3
	Public water system, but existing onsite system	3					
	Public water system, but potential onsite source	1					
27 Potable Water Capacity	Has adequate capacity/supply GPD: Yes/No	3/0	1	3	3	0	0
28	Has adequate pressure: Yes/No	1/0	1	1	1	0	1
29	Has adequate flow capacity: Yes/No	1/0	1	1	1	0	1
30	Water meets water quality standards: Yes/No	3/0	1	3	3	0	0
31	2ndy water supply connection exists at site: Yes/No	2/0	1	0	0	0	0
32 Fire Flow	Meets fire flow requirements	3					
	Meets fire flow requirements w/onsite storage and pump	2	1	2	2	0	0
33 Wastewater Capacity	Public sewer system w/capacity available at site	4					
	Public sewer w/capacity available w/ short extension	3					
	Public sewer with capacity available w/ lift station	2	3	2	6	0	0
	Public sewer w/major extension, lift stations, etc.	1					
	Adequate, reliable system on-site	3					
	Space and soils suitable for onsite system	2					
34 Stormwater Management	Existing onsite drainage; little improvement needed	2					
	Existing onsite drainage will need improvements	1					
	No offsite drainage issues identified	1	1	1	1	1	1
	Site allows for on-site storage and disposal	3					

F. Waste Disposal

35 Solid Waste	Approved solid waste disposal system available: Y/N	2/0	1	2	2	0	0
36 Medical Waste	Approved medical waste disposal system available: Y/N	2/0	1	2	2	2	2

GIMC Replacement Facility Phase I SSER Update #2
 HQ Ratings Team (P. Nachod, P. Gagliano, R. McClain)
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Numbered Selection Factors	Criteria	PTS	WT	Rehoboth Site #1		Ft Wingate Site #2	
				Score	WTD Score	Score	WTD Score

G. Renewable Energy Considerations

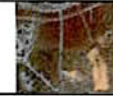
37 Site Sunlight Exposure	In constant shadow fall through spring	0					
	Mostly shaded in winter w/ some fall/spring sun	1					
	Mostly exposed to winter sun	2	1	4	4	4	4
	Year-round sun exposure w/ some obstructions	3					
	Full year-round sunlight with no obstructions	4					
38 Prevailing Winds	Fully exposed to prevailing wind	0					
	Mostly exposed to prevailing winds	1					
	Mostly protected from prevailing winds; some barriers	3	1	1	1	1	1
	Offers full protection from prevailing winds	4					
39 Active Solar Power	Solar power to provide $\geq 30\%$ of need	4					
	Solar power to provide ≥ 1 to $<30\%$ of need	3					
	Solar power possible	1	1	3	3	3	3
	Solar power not economical or feasible	0					
40 Passive Solar Heat	Site lends itself to passive solar heating: Yes/ No	1/0	1	1	1	1	1
41 Existing Shade	Site has trees that can remain for shade: Yes/ No	1/0	1	0	0	0	0
42 Geothermal Options	Site has existing functional geothermal system	4					
	Site has known geothermal resources	3	1	1	1	1	1
	Site has potential geothermal resources	1					



Numbered Selection Factors	Criteria	PTS	WT	Rehoboth Site #1		Ft Wingate Site #2	
				Score	WTD Score	Score	WTD Score

H. Energy and Power

43	Currently Available Electric Energy Supply	Electrical energy <80% of estimated need	0				
		Electrical energy ≥80% to <100% of need	1	1	4	4	2
		Electrical energy ≥100% of estimated need	4				2
44	Future Electrical Power Available	Electrical power <80% of estimated demand	0				
		Electrical power ≥80% to <100% of demand	2	1	4	4	2
		Electrical power ≥100% of estimated demand	4				2
45	Electrical Utility Variance History	Voltage variation from >10%	0				
		Voltage variation from 6%- 9%	2	1	4	4	4
		Voltage variation from 0-5%	4				4
46	Electrical Utility's Rate Structure	Least expensive	2				
		Rates within 3% of least expensive	1	1	2	2	0
		Rates > 3% of least expensive	0				0
47	Utility Feeder Type to Site	Single radial line	0				
		Dual line	1	1	1	1	0
		Network line	2				0
48	Electrical Power Reliability	Site with most reliable power	3				
		Site with least reliable power	0	1	3	3	0
49	Electrical Power Extension	No extension needed	4				
		Extension required <2% of total project cost	2	1	2	2	0
		Extension required ≥2% of total project cost	0				0
50	Natural gas, Propane, or Heating Oil Supply	Fuel supply <80% of estimated need	0				
		Fuel supply ≥80% to <100% of need	1	1	2	2	2
		Fuel supply ≥100% of estimated need	2				2
51	Natural Gas Power	Natural gas power <80% of estimated demand	0				
		Natural gas power ≥80% to <100% of demand	1	1	1	1	1
		Natural gas power ≥100% of estimated demand	4				1
52	Natural Gas Line Extension	No extension needed	4				
		Extension required <2% of total project cost	2	1	2	2	2
		Extension required ≥2% of total project cost	0				2
53	Fuel Costs	Least expensive	2				
		Rates within 3% of least expensive	1	1	1	1	1
		Rates > 3% of least expensive	0				1



Numbered Selection Factors	Criteria	PTS	WT	Rehoboth Site #1		Ft Wingate Site #2	
				Score	WTD Score	Score	WTD Score

I. Information Technology (IT) and Data Systems Infrastructure

54	Bandwidth Available at Site	<4 Mbps, Bonded T1	0				
		≥4 Mbps to <10 Mbps, Fractional DS3	1				
		≥10 Mbps to <25 Mbps, Fast Ethernet/Fractional DS3	2	1	4	4	4
		≥25 Mbps to <100 Mbps, Fast Ethernet/DS3	3				
		≥100 Mbps, DS3/OC3/Gig Ethernet/Satellite	4				
55	Meets recommended bandwidth for facility type/size: Y/N		3/0	2	3	6	3
56	Internet Quality	Reliability (uptime) ≥ 99.9%	4				
		Latency <50 ms primary	3				
		Jitter <20 ms	2	1	4	4	4
		Packet loss <1%	1				

J. Emergency Response

57	Within service area; ≤ 4 miles to Fire Station: Yes/ No	1/0	1	1	1	0	0
58	≤ 4 miles to Police Department: Yes/ No	1/0	1	1	1	0	0
59	Site use will not negatively impact Emerg. Response: Y/N	2/0	1	2	2	0	0

K. Environmental Factors

60	Use of the Proposed Site Will Not Adversely Affect:	An EPA designated sole source aquifer: Y/N	1/0	1	1	1	1
61		A Wilderness Area: Y/N	1/0	1	1	1	1
62		Any endangered/threatened species or their habitat: Y/N	1/0	1	1	1	1
63		Community noise levels: Y/N	1/0	1	1	1	1
64		A wild, scenic, or recreational river area: Y/N	1/0	1	1	1	1
65		A State Coastal Zone Management Plan: Y/N	1/0	1	1	1	1
66		Park, public lands, or areas of scenic/rec. value: Y/N	1/0	1	1	1	1
67		Nat'l Reg. of Historic Places Listed/Eligible Properties: Y/N	1/0	1	1	1	1
68		Potential Cultural Site : Y/N	1/0	1	1	1	1
69		Potential Archaeological Site: Y/N	1/0	1	1	1	1
70		Wetlands/Water Resources (lakes, rivers, ponds, etc.): Y/N	1/0	1	1	1	1
71	Water Resources	Some of the site is classified as wetlands; impact likely	0				
		Some of the site is wetlands; little to no impact likely	1	1	3	3	3
		Site has no wetlands	3				



Numbered Selection Factors		Criteria	PTS	WT	Score	WTD Score	Score	WTD Score
72	Floodplains	The proposed site is not located in a 500-year floodplain	3	1				
		The proposed site is not located in a 100-year floodplain	2	1	3	3	3	3
73	Use of the Proposed Site Will Not:	Conflict w/ Federal, Tribal, state or local land use plans: Y/N	2/0	1	2	2	2	2
74		Create a need for additional energy supply: Y/N	2/0	1	0	0	0	0
75		Create a need for more capacity in educational facilities: Y/N	1/0	1	0	0	0	0
76		Create a need for more capacity in trans. Systems: Y/N	1/0	1	0	0	0	0
77		Involve alteration/renovating real property >50 years old: Y/N	2/0	1	2	2	2	2
78		Req. major sedimentation and erosion control measures: Y/N	2/0	1	2	2	2	2
79		Violate a stormwater or wastewater discharge permit: Y/N	2/0	1	2	2	2	2
80		Violate/require a Section 404 CWA permit for wetlands: Y/N	2/0	1	2	2	2	2
81		Violate or require a Section 10 permit for stream actions: Y/N	2/0	1	2	2	2	2
82		Haz. substances haven't been stored/disposed on site: Y/N	2/0	1	2	2	2	2
83		Site hasn't had underground/above ground storage tanks: Y/N	2/0	1	2	2	2	2

L. Available Services

84	Housing	Sufficient # of private sector housing available: Y/N	1/0	1	0	0	0	0
85		Sufficient # of Government Quarters available: Y/N	1/0	1	0	0	0	0
86	Transportation	Commercial air service: Y/N	1/0	1	0	0	0	0
87		Community public transportation system: Y/N	1/0	1	1	1	1	1
88		Connected to Road System: Y/N	1/0	1	1	1	1	1
89	Education	Community college present: Y/N	1/0	1	1	1	1	1
90		4-year college university present: Y/N	1/0	1	1	1	1	1
91		K-12 average pupil/teacher ratio ≤16: Y/N	1/0	1	1	1	1	1
92	Recreation	Site w/ Most Recreational Opportunities: Y/N	1/0	1	1	1	1	1
93	Shopping	Supermarket/grocery store available: Y/N	1/0	1	1	1	1	1
94		Retail stores available: Y/N	1/0	1	1	1	1	1
95		Shopping mall present: Y/N	1/0	1	1	1	1	1

GIMC Replacement Facility Phase I SSER Update #2
 HQ Ratings Team (P. Nachod, P. Gagliano, R. McClain)
 Site Visit Date: Tuesday, 20 August 2019
CLPJ Paul S. Gagliano, PE



Numbered Selection Factors	Criteria	PTS	WT	Rehoboth Site #1		Ft Wingate Site #2	
				Score	WTD Score	Score	WTD Score

M. Sustainability

96	Site is Not:	Prime farmland defined by USDA in 7 CFR 657.7: Y/N	2/0	1	2	2	2	2
97		< 3 ft. above the 100-year floodplain: Y/N	2/0	1	2	2	2	2
98		Habitat for any threatened/endangered species: Y/N	2/0	1	2	2	2	2
99		≤100 ft. from a wetland: Y/N	2/0	1	2	2	2	2
100		Public park land: Y/N	2/0	1	2	2	2	2
101	Site is Developed	>½ mile from a residential area (≥10 units/acre) and ≥10 basic services: Y/N	2/0	1	0	0	0	0
102		≥50 ft. from a water body (including seas, lakes, rivers, and tributaries): Y/N	2/0	1	2	2	2	2
103		Site is a remediated brownfield site(s): Y/N	1/0	1	1	1	1	1
104		Site is < ¼ mile of one or more bus stops: Y/N	2/0	1	2	2	0	0
105		Site in existing central business district/town center: Y/N	1/0	1	1	1	0	0
106		W/ existing resources including sanitation and power: Y/N	2/0	1	2	2	0	0

N. Security Considerations

107	Natural Surveillance	Site lends itself to natural surveillance: Y/N	1/0	1	1	1	1	1
108	Security Setbacks	Site allows for 50 ft setback/buffer around footprint: Y/N	1/0	1	1	1	1	1

O. Airspace

109	Airspace	Site use will not result in any proposed structure interfering with an airport's airspace: Y/N	2/0	1	2	2	2	2
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Total Score	Site #1		Site #2	
	Total Score	Total WTD Score	Total Score	Total WTD Score
	200	221	141	153

THE NAVAJO NATION

JONATHAN NEZ | PRESIDENT MYRON LIZER | VICE PRESIDENT



January 31, 2020

Michael R. Weaver
Indian Health Services
Division of Engineering Services
1301 Young Street, Suite 840
Dallas, TX 75202-5433
and
701 5th Avenue, Suite 1600, RX-24
Seattle, WA 998104-7037

Dear Mr. Weaver:

This letter is to advise your office the Navajo Nation is in receipt of your letter, referencing 25 C.F.R. § 900.120, that the Indian Health Service (IHS) has allocated funds for the following project. It is the determination of the Navajo Nation to enter into a Title I Construction Contract. We are pleased to hear that your office will be helpful in the preparation of the proposal.

Project Name: GIMC – SSER PH II

Project Number: TBD

Location: Gallup, New Mexico

Scope: Complete the Site Selection and Evaluation Report (SSER) Phase II for the new GIMC in full accordance with the IHS OEHE Technical Handbook respective chapters. The SSER PH II will be completed for the Rehoboth site, located in Gallup, NM.

Funding Amount: \$200,000

On behalf of the Navajo Nation, we appreciate your assistance and support with this project and look forward to our partnership. Please, contact Paulson Chaco, Chief of Staff, (928) 871-7000, if you have questions or concerns related to this project.

A handwritten signature in black ink that reads "J-R Nez".

Navajo Nation President Jonathan Nez

NAVAJO NATION

556

Navajo Nation Naabik'iyati' Committee Meeting

7/9/2020
06:51:33 PM

Amd# to Amd#	Legislation 0143-20: Approving	PASSED
MOT Freeland, M	and Supporting the Selection of	
SEC Begay, P	the Rehoboth Site for the	
	Gallup Indian Medical Center...	

Yeas : 18 Nays : 4 Excused : 0 Not Voting : 1

Yea : 18

Begay, K	Daniels	Smith	Tso, E
Begay, P	Freeland, M	Stewart, W	Tso, O
Brown	Henio, J	Tso, C	Walker, T
Charles-Newton	James, V	Tso, D	Yazzie
Crotty	Nez, R		

Nay : 4

Begay, E	Slater, C	Wauneka, E	Halona, P
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Excused : 0

Not Voting : 1

Yellowhair

Presiding Speaker: Damon