



WORK SHEET, SITE SELECTION

Project name:	
Proposed Use of Site:	
Site Location:	
Date Visited:	
Prepared by:	

ITEM	FINDINGS / INFO RECEIVED	COMMENTS ETC.
SITE:		
Site Identification		
<ul style="list-style-type: none"> ▪ Site Plan 		
<ul style="list-style-type: none"> ▪ Exact size of the site 		
<ul style="list-style-type: none"> ▪ Approximately floor plate of planned facility 		
<ul style="list-style-type: none"> ▪ Identify site contours and features 		
<ul style="list-style-type: none"> ▪ Identify nearby watercourses 		
<ul style="list-style-type: none"> ▪ Any adverse rights of way? 		
<ul style="list-style-type: none"> ▪ Does the zoning allow for the intended industry / use? 		
<ul style="list-style-type: none"> ▪ Aesthetic value/details of the site 		
<ul style="list-style-type: none"> ▪ Proximity to potential hazardous installations? 		
<ul style="list-style-type: none"> ▪ 		
Site Development plan		
<ul style="list-style-type: none"> ▪ Site development plan / Master-plan in place? 		
<ul style="list-style-type: none"> ▪ Business plan in place? 		
<ul style="list-style-type: none"> ▪ 		



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ITEM	FINDINGS / INFO RECEIVED	COMMENTS ETC.
<ul style="list-style-type: none"> ▪ Is beach front property available nearby?: <ul style="list-style-type: none"> ○ Distance? ○ Size? ○ Purchase or lease? ○ Road accessible/ ○ Condition? 		
Adjacent Properties		
<ul style="list-style-type: none"> ▪ What zoning, occupancy have the adjacent sites? 		
<ul style="list-style-type: none"> ▪ Do adjacent sites affect our drainage etc.? 		
<ul style="list-style-type: none"> ▪ Any other conditions on adjacent sites affect this site? (Noise etc.) 		
<ul style="list-style-type: none"> ▪ Might any activities or conditions on this site affect adjacent sites? 		
<ul style="list-style-type: none"> ▪ 		
Other Items		
<ul style="list-style-type: none"> ▪ Environmental assessment of the site 		
<ul style="list-style-type: none"> ▪ Special requirements for the intended use of the site in relation to the site 		
<ul style="list-style-type: none"> ▪ Mangroves or other protected areas? 		



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ITEM	FINDINGS / INFO RECEIVED	COMMENTS ETC.
<ul style="list-style-type: none"> ▪ Any (obvious) security issues? 		
<ul style="list-style-type: none"> ▪ 		
Economic Factors		
<ul style="list-style-type: none"> ▪ Land cost 		
<ul style="list-style-type: none"> ▪ Construction cost 		
<ul style="list-style-type: none"> ▪ Development cost 		
<ul style="list-style-type: none"> ▪ 		
CLIMATIC CONDITION		
Overall		
<ul style="list-style-type: none"> ▪ Hurricanes/Typhoons/ Tornadoes 		
<ul style="list-style-type: none"> ▪ Lightning storms 		
<ul style="list-style-type: none"> ▪ Floods 		
<ul style="list-style-type: none"> ▪ Seismic activity 		
<ul style="list-style-type: none"> ▪ Hail storms 		
<ul style="list-style-type: none"> ▪ Humidity 		
<ul style="list-style-type: none"> ▪ Other conditions 		
<ul style="list-style-type: none"> ▪ Weather data (Airport?) for 2-3 year if possible. 		
<ul style="list-style-type: none"> ▪ 		
Design Criteria		
<ul style="list-style-type: none"> ▪ Summer Temperatures 		
<ul style="list-style-type: none"> ▪ Summer Humidity 		
<ul style="list-style-type: none"> ▪ Winter Temperature 		
<ul style="list-style-type: none"> ▪ Winter Humidity 		
<ul style="list-style-type: none"> ▪ Max. rainfall per month 		
<ul style="list-style-type: none"> ▪ Max. snowfall per month 		



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ITEM	FINDINGS / INFO RECEIVED	COMMENTS ETC.
▪		
UTILITIES		
Electricity		
▪ Availability, how much available?		
▪ Will power lines be extended to on site sub-station?		
▪ Rate schedule.		
▪ Self Generation Needed?		
▪ Reliability? Standby power needed.		
▪		
Water, Municipal		
▪ Availability of municipal water supply, verify quantity and quality available? Chemical analysis needed?		
▪ Existing water mains? Will mains be extended to the site at utilities cost?		
▪ Pressure and size of water mains?		
▪ Any limitation on water quantity?		
▪ Rate schedule.		
Water, Grey		



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ITEM	FINDINGS / INFO RECEIVED	COMMENTS ETC.
<ul style="list-style-type: none"> ▪ Is Grey water available from the municipal water plant? 		
Water, Wells		
<ul style="list-style-type: none"> ▪ Check availability of wells, what is the allowed draw, without danger of salination of the well? 		
<ul style="list-style-type: none"> ▪ If wells are not bored at this time, is it allowed to bore wells and if so how many? 		
<ul style="list-style-type: none"> ▪ 		
Water, Desalination		
<ul style="list-style-type: none"> ▪ Is space for the plant and access to sea / ocean close by? 		
<ul style="list-style-type: none"> ▪ Is a desalination plant permitted? 		
<ul style="list-style-type: none"> ▪ Is the re-sale of water permitted? 		
<ul style="list-style-type: none"> ▪ If the resale of water is not permitted, is a water co-operative allowed? 		
<ul style="list-style-type: none"> ▪ 		
Sewer		
<ul style="list-style-type: none"> ▪ Municipal / Local, Cost? 		
<ul style="list-style-type: none"> ▪ Sewer Treatment plant needed 		
<ul style="list-style-type: none"> ▪ Criteria for effluent 		
<ul style="list-style-type: none"> ▪ Rate schedule. 		
<ul style="list-style-type: none"> ▪ 		



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ITEM	FINDINGS / INFO RECEIVED	COMMENTS ETC.
Storm Drainage		
<ul style="list-style-type: none"> ▪ Availability of storm sewer system? 		
<ul style="list-style-type: none"> ▪ If no system available what are the regulations for storm water disposal. 		
<ul style="list-style-type: none"> ▪ Do adjacent properties have run-off water onto the site? 		
<ul style="list-style-type: none"> ▪ On site storage (cisterns) allowed? 		
Solid Waste		
<ul style="list-style-type: none"> ▪ Municipal waste removal? 		
<ul style="list-style-type: none"> ▪ Commercial waste removal? 		
<ul style="list-style-type: none"> ▪ 		
Gas		
<ul style="list-style-type: none"> ▪ Natural Gas available, Cost? 		
<ul style="list-style-type: none"> ▪ Details of NG pressure and quantity available. 		
<ul style="list-style-type: none"> ▪ Rate schedule. 		
<ul style="list-style-type: none"> ▪ Regulations on usage 		
<ul style="list-style-type: none"> ▪ Propane available, Cost? 		
<ul style="list-style-type: none"> ▪ 		
Fuel Oil		
<ul style="list-style-type: none"> ▪ Availability and grade 		
<ul style="list-style-type: none"> ▪ Cost and delivery Distance 		
<ul style="list-style-type: none"> ▪ Storage on site allowed? 		



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ITEM	FINDINGS / INFO RECEIVED	COMMENTS ETC.
Alternative Fuel		
<ul style="list-style-type: none"> ▪ Geothermal 		
<ul style="list-style-type: none"> ▪ Wind power 		
<ul style="list-style-type: none"> ▪ OTEC 		
<ul style="list-style-type: none"> ▪ 		
Communications and Data		
<ul style="list-style-type: none"> ▪ Location / Distance of existing telephone and data lines 		
<ul style="list-style-type: none"> ▪ T1 or other high speed connection 		
<ul style="list-style-type: none"> ▪ Name of communication interconnect company 		
<ul style="list-style-type: none"> ▪ 		
CODE ENFORCEMENT		
Applicable codes		
<ul style="list-style-type: none"> ▪ Building Construction 		
<ul style="list-style-type: none"> ▪ Mechanical 		
<ul style="list-style-type: none"> ▪ Electrical 		
<ul style="list-style-type: none"> ▪ Plumbing 		
<ul style="list-style-type: none"> ▪ Environmental 		
<ul style="list-style-type: none"> ▪ Eco / Green Initiative 		
<ul style="list-style-type: none"> ▪ Access (disability) 		
<ul style="list-style-type: none"> ▪ Life & Fire Safety / Fire protection 		
<ul style="list-style-type: none"> ▪ 		
ACCESS TO TRANSPORTATION		
Air		
<ul style="list-style-type: none"> ▪ Distance to Local Airport 		



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ITEM	FINDINGS / INFO RECEIVED	COMMENTS ETC.
<ul style="list-style-type: none"> ▪ Distance to Intl. Airport 		
<ul style="list-style-type: none"> ▪ Airlines servicing Airports 		
<ul style="list-style-type: none"> ▪ Length of runway(s) 		
<ul style="list-style-type: none"> ▪ Alternate Air Port 		
Road		
<ul style="list-style-type: none"> ▪ Nearest Local Highway 		
<ul style="list-style-type: none"> ▪ Nearest Inter-State (or equiv.) 		
<ul style="list-style-type: none"> ▪ Local roads 		
<ul style="list-style-type: none"> ▪ 		
Water / Sea		
<ul style="list-style-type: none"> ▪ Distance to nearest Port or Pier. 		
<ul style="list-style-type: none"> ▪ Type of vessels able to dock 		
<ul style="list-style-type: none"> ▪ 		
Train		
<ul style="list-style-type: none"> ▪ Distance to nearest railway 		
<ul style="list-style-type: none"> ▪ Can railway be extended to the site? 		
<ul style="list-style-type: none"> ▪ Cost of extension? 		
<ul style="list-style-type: none"> ▪ 		
INCENTIVES		
Tax		
<ul style="list-style-type: none"> ▪ Property 		
<ul style="list-style-type: none"> ▪ Capital Investment 		
<ul style="list-style-type: none"> ▪ Sales 		
<ul style="list-style-type: none"> ▪ 		



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ITEM	FINDINGS / INFO RECEIVED	COMMENTS ETC.
Low cost loans		
<ul style="list-style-type: none"> ▪ 		
<ul style="list-style-type: none"> ▪ 		
Grants / Free construction		
<ul style="list-style-type: none"> ▪ 		
<ul style="list-style-type: none"> ▪ 		
LABOR MARKET		
Union / Labor regulations		
<ul style="list-style-type: none"> ▪ Is there any union activity in the industry planned for the property 		
<ul style="list-style-type: none"> ▪ Expected benefits 		
<ul style="list-style-type: none"> ▪ 		
Managerial Staff		
<ul style="list-style-type: none"> ▪ Education Level 		
<ul style="list-style-type: none"> ▪ Multilingual 		
<ul style="list-style-type: none"> ▪ Availability 		
<ul style="list-style-type: none"> ▪ Salary Level 		
<ul style="list-style-type: none"> ▪ 		
Administrative Staff		
<ul style="list-style-type: none"> ▪ Education Level 		
<ul style="list-style-type: none"> ▪ Multilingual 		
<ul style="list-style-type: none"> ▪ Availability 		
<ul style="list-style-type: none"> ▪ Salary Level 		
<ul style="list-style-type: none"> ▪ 		



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ITEM	FINDINGS / INFO RECEIVED	COMMENTS ETC.
Skilled Staff (Trades)		
<ul style="list-style-type: none"> ▪ Education Level 		
<ul style="list-style-type: none"> ▪ Multilingual 		
<ul style="list-style-type: none"> ▪ Availability 		
<ul style="list-style-type: none"> ▪ Salary Level 		
<ul style="list-style-type: none"> ▪ 		
Unskilled / Support Staff		
<ul style="list-style-type: none"> ▪ Education Level 		
<ul style="list-style-type: none"> ▪ Multilingual 		
<ul style="list-style-type: none"> ▪ Availability 		
<ul style="list-style-type: none"> ▪ Salary Level 		
<ul style="list-style-type: none"> ▪ 		
Reputation of workforce		
<ul style="list-style-type: none"> ▪ Loyalty 		
<ul style="list-style-type: none"> ▪ Productivity 		
<ul style="list-style-type: none"> ▪ Attitude 		
<ul style="list-style-type: none"> ▪ 		
LOCAL HOUSING		
Availability		



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ITEM	FINDINGS / INFO RECEIVED	COMMENTS ETC.
<ul style="list-style-type: none"> ▪ Homes, one Family 		
<ul style="list-style-type: none"> ▪ Town Houses 		
<ul style="list-style-type: none"> ▪ Apartments 		
<ul style="list-style-type: none"> ▪ Cost 		
<ul style="list-style-type: none"> ▪ 		
<p>General</p>		
<ul style="list-style-type: none"> ▪ Transportation to the site 		
<ul style="list-style-type: none"> ▪ 		
<p>LOCAL EDUCATION AVAILABLE</p>		
<ul style="list-style-type: none"> ▪ Literacy rate? 		
<ul style="list-style-type: none"> ▪ 		
<p>Grammar School</p>		
<ul style="list-style-type: none"> ▪ Academic standards 		
<ul style="list-style-type: none"> ▪ Enrollment available 		
<ul style="list-style-type: none"> ▪ School bus system 		
<ul style="list-style-type: none"> ▪ 		
<p>Secondary School</p>		
<ul style="list-style-type: none"> ▪ Academic standards 		
<ul style="list-style-type: none"> ▪ Enrollment available 		
<ul style="list-style-type: none"> ▪ School bus system 		
<ul style="list-style-type: none"> ▪ 		
<p>Technical (Vocational) Training</p>		
<ul style="list-style-type: none"> ▪ Academic standards 		
<ul style="list-style-type: none"> ▪ Trades / Disciplines 		
<ul style="list-style-type: none"> ▪ Enrollment available 		
<ul style="list-style-type: none"> ▪ School bus system 		



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ITEM	FINDINGS / INFO RECEIVED	COMMENTS ETC.
▪		
LOCAL CULTURE, SPORT & ENTERTAINMENT		
Culture		
▪ Local costumes		
▪ Religious issues		
▪		
Entertainment		
▪ Theaters		
▪ Movie Theaters		
▪ Misc.		
Sport		
▪ Facilities		
▪ Water sports		
▪		
▪		
Other		
▪		
▪		
▪		
CONSTRUCTION MARKET		
Contractors		
▪ Availability of local contractors, All trades/disciplines		
▪ Quality of local contractors.		



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ITEM	FINDINGS / INFO RECEIVED	COMMENTS ETC.
<ul style="list-style-type: none"> ▪ Cost factors for all trades based on Means etc, 		
<ul style="list-style-type: none"> ▪ 		
Materials		
<ul style="list-style-type: none"> ▪ Local availability 		
<ul style="list-style-type: none"> ▪ Quality/standard of available materials 		
<ul style="list-style-type: none"> ▪ Cost factors for all material groups based on Means etc, 		
<ul style="list-style-type: none"> ▪ 		
Construction cost		
<ul style="list-style-type: none"> ▪ Residential High end sq ft cost 		
<ul style="list-style-type: none"> ▪ Residential Mid level sq ft cost 		
<ul style="list-style-type: none"> ▪ Condominium 2- 3 stories sq ft cost 		
<ul style="list-style-type: none"> ▪ 		
MAINTENANCE SUPPORT		
Contractors		
<ul style="list-style-type: none"> ▪ Availability of contractors for maintenance and repairs of all building components incl. equipment and systems 		
<ul style="list-style-type: none"> ▪ Quality/skill level of available service 		
<ul style="list-style-type: none"> ▪ 		
LOCAL GOVERNMENT		
Structure		



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ITEM	FINDINGS / INFO RECEIVED	COMMENTS ETC.
<ul style="list-style-type: none"> ▪ Type of government elected/appointed? 		
<ul style="list-style-type: none"> ▪ Who approves applications for permits and licenses etc. 		
<ul style="list-style-type: none"> ▪ 		
Taxes		
<ul style="list-style-type: none"> ▪ What type of taxes and rates? 		
<ul style="list-style-type: none"> ▪ 		
Public Safety		
<ul style="list-style-type: none"> ▪ Crime rates 		
<ul style="list-style-type: none"> ▪ Police 		
<ul style="list-style-type: none"> ▪ Distance to nearest Police station 		
<ul style="list-style-type: none"> ▪ Fire 		
<ul style="list-style-type: none"> ▪ Distance to nearest Fire station 		
<ul style="list-style-type: none"> ▪ What level of Plant / property security is needed? 		
<ul style="list-style-type: none"> ▪ 		
TOURISM		
<ul style="list-style-type: none"> ▪ Number of annual visitors (Not including Cruise ships passengers) for the following years: <ul style="list-style-type: none"> ○ 2005 ○ 2006 ○ 2007 		



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ITEM	FINDINGS / INFO RECEIVED	COMMENTS ETC.
<ul style="list-style-type: none"> ▪ Expected number of annual visitors (Not including Cruise ships passengers) for the following years: <ul style="list-style-type: none"> ○ 2008 ○ 2009 ○ 2010 		
<ul style="list-style-type: none"> ▪ Number of hotels and total number of hotel rooms presently in the area (describe Area) 		
<ul style="list-style-type: none"> ▪ Average occupancy (%) for all Hotels combined during the following years: <ul style="list-style-type: none"> ○ 2005 ○ 2006 ○ 2007 ○ 2008 (expected) ○ 2009 (expected) 		
<ul style="list-style-type: none"> ▪ 		
OTHER		