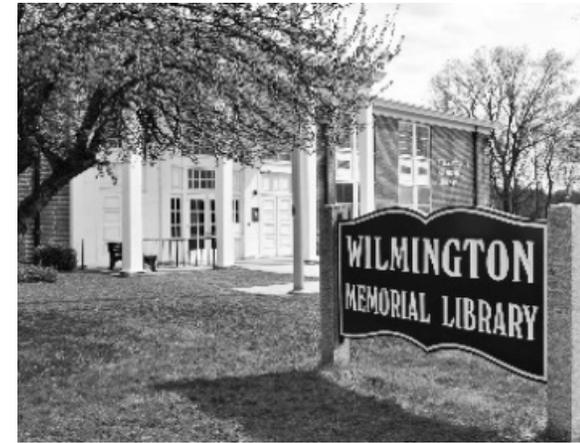


MUNICIPAL FACILITIES COMPARATIVE EVALUATION MATRIX

for the TOWN OF WILMINGTON



WILMINGTON MUNICIPAL FACILITIES ALTERNATIVES EVALUATION
Comparative Evaluation of Alternative Scenarios

The Cecil Group/Harriman
 Project No. 15541
 November 17, 2016

OPTION M2 - Town Hall Common		A. Swain School Site	B. Buzzell Senior Center Site	C. Town Hall Site	D. St. Dorothy Parcel	E. Library	F. Public Buildings Site	G. Public Works Site (inclusive)								
The Town Hall/School Administration are moved to the Town Common, the Senior Center moves to the Town Hall site, and other changes are made		Build combined Town Hall and School Administration Building	Demolish building and reuse site for parking and open space	Build a new Senior Center	Make available for senior housing development	Renovate and add to meet program needs	Close and repurpose for possible housing or mixed use development	Renovate and expand to include Public Buildings Offices and Garage								
Ranking Criteria	Weight	Base Score 0(poor) - 10(good)														SUBTOTALS
	Low Priority 1 - High Priority 5	Base Score	Weight'd Score	Base Score	Weight'd Score	Base Score	Weight'd Score	Base Score	Weight'd Score	Base Score	Weight'd Score	Base Score	Weight'd Score	Base Score	Weight'd Score	
Costs and Benefits																
Capital Cost	5	1.0	5.0	9	45	6	30	10	50	2	10	10	50	8	40	230
Operating Cost	5	10	50	1	5	10	50	1	5	6	30	0	0	0	0	140
Life Cycle Costs	2	0	0	0	0	10	20	0	0	6	12	0	0	0	0	32
Reuse Opportunity and Benefit	1	6	6	0	0	6	6	2	2	1	1	4	4	1	1	20
Facility Quality																
Match between Use and Design	4	10	40	10	40	10	40	8	32	6	24	0	0	7	28	204
Current Safety and Code Compliance	3	10	30	10	30	10	30	0	0	10	30	0	0	7	21	141
Visitor/User Quality	5	10	50	8	40	10	50	0	0	7	35	0	0	4	4	179
Workplace Quality	1	10	10	8	8	10	10	0	0	7	7	0	0	6	6	41
Civic Criteria																
Benefits Town Identity and Character	4	8	32	1	4	3	12	5	20	7	28	5	20	5	20	136
Location Convenience for Citizens	4	8	32	2	8	4	16	0	0	8	32	5	20	5	20	128
Adaptability and Compatibility																
Compatibility with Other Uses	3	8	24	3	9	8	24	8	24	5	15	8	24	9	27	147
Adaptable to Changing Use	3	5	15	3	9	5	15	0	0	1	3	10	30	1	3	75
Adpatable to Expansion	2	6	12	3	6	8	16	8	16	2	4	0	0	1	2	56
Multiple Use in Facility	4	8	32	0	0	0	0	0	0	2	8	0	0	8	32	72
Other Criteria																
Proximity to Other Related Facilities	3	5	15	0	0	0	0	0	0	0	0	0	0	0	0	15
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL																
SUBTOTALS			353		204		319		149		239		148		204	1616

WILMINGTON MUNICIPAL FACILITIES ALTERNATIVES EVALUATION
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OPTION M3 - Community Commons		A. Swain School Site	B. Buzzell Senior Center Site	C. Town Hall Site	D. St. Dorothy Parcel	E. Library	F. Public Buildings Site	G. Public Works Site (inclusive)	SUBTOTALS									
The new Senior Center is moved to the Town Common, the Town Hall/School Administration move to the St. Dorothy site, and other changes are made		Build a new Senior Center	Demolish building and reuse site for parking and open space	Make available for senior housing development	Build combined Town Hall and School Administration Building	Renovate and add to meet program needs	Extend useful life of existing building. Upgrade systems and expand facilities if required to meet future needs.	Extend useful life of existing building. Upgrade systems and expand facilities if required to meet future needs.										
Ranking Criteria	Weight	Base Score 0(poor) - 10(good)																
	Low Priority 1 - High Priority 5	Base Score	Weight'd Score	Base Score	Weight'd Score	Base Score	Weight'd Score	Base Score	Weight'd Score	Base Score	Weight'd Score	Base Score	Weight'd Score	Base Score	Weight'd Score	Base Score	Weight'd Score	
Costs and Benefits																		
Capital Cost	5	6	30	9	45	0	0	1.0	5.0	2	10	9	45	9	45			180
Operating Cost	5	10	50	1	5	0	0	10	50	6	30	6	30	6	30			195
Life Cycle Costs	2	10	20	0	0	0	0	10	20	6	12	6	12	6	12			76
Reuse Opportunity and Benefit	1	6	6	0	0	0	0	6	6	1	1	1	1	1	1			15
Facility Quality																		
Match between Use and Design	4	10	40	10	40	0	0	10	40	6	24	4	16	5	20			180
Current Safety and Code Compliance	3	10	30	10	30	0	0	10	30	10	30	5	15	5	15			150
Visitor/User Quality	5	10	50	8	40	0	0	10	50	7	35	2	10	2	10			195
Workplace Quality	1	10	10	8	8	0	0	10	10	7	7	5	5	5	5			45
Civic Criteria																		
Benefits Town Identity and Character	4	10	40	1	4	0	0	5	20	7	28	3	12	5	20			124
Location Convenience for Citizens	4	7	28	2	8	0	0	4	16	8	32	5	20	5	20			124
Adaptability and Compatibility																		
Compatibility with Other Uses	3	7	21	3	9	0	0	3	9	5	15	5	15	9	27			96
Adaptable to Changing Use	3	6	18	3	9	0	0	5	15	1	3	1	3	1	3			51
Adaptable to Expansion	2	8	16	3	6	0	0	10	20	2	4	1	2	2	4			52
Multiple Use in Facility	4	0	0	0	0	0	0	8	32	2	8	0	0	0	0			40
Other Criteria																		
Proximity to Other Related Facilities	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0
																		TOTAL
SUBTOTALS			359		204		0		323		239		186		212			1523

WILMINGTON MUNICIPAL FACILITIES ALTERNATIVES EVALUATION
Comparative Evaluation of Alternative Scenarios

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OPTION M4 - Library Commons		A. Swain School Site	B. Buzzell Senior Center Site	C. Town Hall Site	D. St. Dorothy Parcel	E. Library	F. Public Buildings Site	G. Public Works Site (inclusive)										
The Library is moved to the Town Common, the Senior Center is moved to the Library site, and other changes are made		Build a new Library	Demolish building and reuse site for parking and open space	Extend useful life of existing building. Upgrade systems and expand facilities if required to meet future needs.	Make available for senior housing development	Relocate Senior Center into a new or renovated building on this site	Extend useful life of existing building. Upgrade systems and expand facilities if required to meet future needs.	Extend useful life of existing building. Upgrade systems and expand facilities if required to meet future needs.										
Ranking Criteria	Weight	Base Score 0(poor) - 10(good)																
	Low Priority 1 - High Priority 5	Base Score	Weight'd Score	Base Score	Weight'd Score	Base Score	Weight'd Score	Base Score	Weight'd Score	Base Score	Weight'd Score	Base Score	Weight'd Score	Base Score	Weight'd Score	Base Score	Weight'd Score	
Costs and Benefits																		
Capital Cost	5	4	20	9	45	4	20	10	50	7	35	9	45	9	45			260
Operating Cost	5	10	50	1	5	6	30	1	5	10	50	6	30	6	30			200
Life Cycle Costs	2	10	20	0	0	6	12	0	0	10	20	6	12	6	12			76
Reuse Opportunity and Benefit	1	6	6	0	0	1	1	2	2	6	6	1	1	1	1			17
Facility Quality																		
Match between Use and Design	4	10	40	10	40	2	8	8	32	10	40	4	16	5	20			196
Current Safety and Code Compliance	3	10	30	10	30	10	30	0	0	10	30	5	15	5	15			150
Visitor/User Quality	5	10	50	8	40	3	15	0	0	10	50	2	10	2	10			175
Workplace Quality	1	10	10	8	8	3	3	0	0	10	10	5	5	5	5			41
Civic Criteria																		
Benefits Town Identity and Character	4	8	32	1	4	2	8	5	20	10	40	3	12	5	20			136
Location Convenience for Citizens	4	8	32	2	8	4	16	0	0	7	28	5	20	5	20			124
Adaptability and Compatibility																		
Compatibility with Other Uses	3	8	24	3	9	5	15	8	24	7	21	5	15	9	27			135
Adaptable to Changing Use	3	2	6	3	9	1	3	0	0	6	18	1	3	1	3			42
Adpatable to Expansion	2	8	16	3	6	2	4	8	16	8	16	1	2	2	4			64
Multiple Use in Facility	4	2	8	0	0	8	32	0	0	0	0	0	0	0	0			40
Other Criteria																		
Proximity to Other Related Facilities	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0
																		TOTAL
SUBTOTALS			344		204		197		149		364		186		212			1656

WILMINGTON MUNICIPAL FACILITIES ALTERNATIVES EVALUATION

Comparative Evaluation of Alternative Scenarios

Criteria Weighting Factors and Alternative Scores

The Cecil Group/Harriman

Project No. 15541

January 19, 2016

Ranking Criteria	Weight	Notes
	Low Priority 1 High Priority 5	
Costs and Benefits		Costs and Benefits
Capital Cost	5	Capital Cost
Operating Cost	5	Operating Cost
Life Cycle Costs	2	Life Cycle Costs
Reuse Opportunity and Benefit	1	Reuse Opportunity and Benefit
Facility Quality		Facility Quality
Match between Use and Design	4	Match between Use and Design
Current Safety and Code Compliance	3	Current Safety and Code Compliance
Visitor/User Quality	5	Visitor/User Quality
Workplace Quality	1	Workplace Quality
Civic Criteria		Civic Criteria
Benefits Town Identity and Character	4	Benefits Town Identity and Character
Location Convenience for Citizens	4	Location Convenience for Citizens
Adaptability and Compatibility		Adaptability and Compatibility
Compatibility with Other Uses	3	Compatibility with Other Uses
Adaptable to Changing Use	3	Adaptable to Changing Use
Adaptable to Expansion	2	Adaptable to Expansion
Multiple Use in Facility	4	Multiple Use in Facility
Other Criteria		Other Criteria
Proximity to Other Related Facilities	3	Proximity to Other Related Facilities
	0	

Alternative Scenarios	Score
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M1	1216
M2	1616
M3	1523
M4	1656