

WILMINGTON MUNICIPAL FACILITIES ALTERNATIVES EVALUATION  
 Comparative Evaluation of Alternative Scenarios  
 Criteria Weighting Factors and Alternative Scores

The Cecil Group/Harriman  
 Project No. 15541  
 2-Mar-17

Ranking Criteria	Weight	Notes
Low Priority 1 - High Priority 5		
<b>Costs and Benefits</b>		
Lowers Operations Costs	4	The improvements would reduce operating costs relative to current conditions.
Reasonable Cost of Construction	4	The probable cost of construction would be considered reasonable relative to the size and quality of facilities provided because construction could be efficiently accomplished.
Improves Educational Space	5	The final space would be considered an improvement better meeting contemporary educational needs and practices.
Investment has Good Cost/Benefit	4	This factor ranks the probable cost effectiveness of improvements because of the amount and quality of improved educational facilities that would be create.
<b>Facility Quality</b>		
Existing School in Good Condition	5	Schools in good condition that do not require significant expenditures rank more highly than those in poor condition that need to be upgraded.
Reduces Student Transitions	3	Alternative with fewer transitions rank higher than alternatives with more transitions.
Brings Buildings Fully Up To Code	4	Alternatives where full code upgrades would be required because of the extent and character of the changes or new construction rank higher than scenarios with more limited upgrades.
Brings Mechanical and Electrical Systems Fully Up to Current Efficiency Codes	5	Alternatives where full building system efficiency upgrades would be required because of the extent and character of the changes or new construction rank higher than scenarios with more limited upgrades.
Aligns Student Capacity with Actual Student Population	5	Alternatives where there is a close match between the facilities provided and the projected distribution and number of students rank higher than options with surplus or deficits in projected space.
Reduces Busing Costs	2	Alternatives which match demographic distribution and efficient travel patterns are more highly rated.
Provides Good Geographic Distribution of Facilities	5	Alternatives that are more evenly distributed are ranked higher than those with less balance relative to the subareas of Town.
<b>Civic Criteria</b>		
Contribution to Community Identity	0	This criteria has not been ranked or scored but is provided as a potential category for future consideration.
<b>Adaptability and Compatibility</b>		
Potential for Future Expansion	3	Facilities that could be easily expanded rank higher than those where capacity changes can not be easily accommodated in the future.
Potential for Reuse if School is Closed	2	Facilities that are more easily adapted to alternative uses rank higher.
Site Size is Adequate	5	Sites that can accommodate all parking and recreation needs are ranked more highly than constrained sites.
Site has Good Parking, Playfields, and Playgrounds	5	This factor ranks the potential quality of the site's uses.
Building and Site are Good Community Resources	4	This factor considers the potential of the facility to serve other community programs and activities.
<b>Other Criteria</b>		
Best Use of Building Limitations and Opportunities	4	This factor ranks the overall match between the proposed facility use and the underlying character of the building to serve educational uses and grade levels as listed in the alternative.

**Alternatives Scores**

S1	S2	S3	S4	S5	S6
1420	2395	2584	2161	2203	2695

Note: Base scores range from 0 to 10 for all facility alternatives, and are based on comparative evaluations separately from the weighting criteria  
 A high base score is the most beneficial to Town goals; a low base score is less beneficial relative to Town goals

The scores for capital costs are based on professional opinions of likely relative costs, based on Harriman experience with similar facilities.

**WILMINGTON SCHOOL FACILITIES EVALUATION**  
**Wilmington, MA**  
**Comparative Evaluation of Potential Options**

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**Project No. 15541**  
**March 2, 2017**

OPTION S1 - Existing Schools, Targeted Improvements		A. Boutwell Early Childhood	B. Wildwood Early Childhood	C. Shawsheen Elementary	D. Woburn Elementary	E. North Intermediate	F. West Intermediate							
Extend the life of the existing facility, correct deferred maintenance items, and improve the quality of education spaces without building additions.		Improvements are limited to finishes and deferred maintenance. Code and ADA upgrades limited to work areas. Work would be limited to incremental changes in the existing space allocation.	Improvements are limited to finishes and deferred maintenance. Code and ADA upgrades limited to work areas. Work would be limited to incremental changes in the existing space allocation.	Improvements are limited to finishes and deferred maintenance. Code and ADA upgrades limited to work areas. Work would be limited to incremental changes in the existing space allocation.	Improvements are limited to finishes and deferred maintenance. Code and ADA upgrades limited to work areas. Work would be limited to incremental changes in the existing space allocation.	Improvements are limited to finishes and deferred maintenance. Code and ADA upgrades limited to work areas. Work would be limited to incremental changes in the existing space allocation.	Improvements are limited to finishes and deferred maintenance. Code and ADA upgrades limited to work areas. Work would be limited to incremental changes in the existing space allocation.	<b>SUBTOTALS</b>						
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	
<b>Costs and Benefits</b>														
Lowers Operations Costs	4	0	0	0	0	0	0	0	0	0	0	0	0	0
Reasonable Cost of Construction	4	5	20	5	20	5	20	5	20	5	20	5	20	120
Improves Educational Space	5	5	20	5	20	5	20	5	20	5	20	5	20	120
Investment Has Good Cost/Benefit	4	5	20	5	20	10	40	10	40	10	40	10	40	200
<b>Facility Quality</b>														
Existing School in Good Condition	5	1	4	1	4	6	24	4	16	5	20	3	12	80
Reduces Student Transitions	3	0	0	0	0	0	0	0	0	0	0	0	0	0
Brings Buildings Fully Up To Code	4	0	0	0	0	0	0	0	0	0	0	0	0	0
Brings Mech. and Elec. Systems Fully Up to Current Efficiency Codes	5	0	0	0	0	0	0	0	0	0	0	0	0	0
Aligns Student Capacity with Actual Student Population	5	0	0	0	0	4	16	5	20	0	0	0	0	36
Reduces Busing Costs	2	0	0	0	0	0	0	0	0	0	0	0	0	0
Provides Good Geographic Distribution of Facilities	5	10	40	10	40	10	40	10	40	10	40	10	40	240
<b>Civic Criteria</b>														
TBD	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Adaptability and Compatibility</b>														
Potential for Future Expansion	3	2	8	4	16	8	32	7	28	8	32	5	20	136
Potential for Reuse if School is Closed	2	8	32	8	32	2	8	2	8	2	8	2	8	96
Site Size is Adequate	5	2	8	4	16	8	32	7	28	8	32	5	20	136
Site has Good Parking, Playfields, & Playgrounds	5	3	12	4	16	8	32	7	28	8	32	5	20	140
Building and Site are Good Community Resources	4	4	16	5	20	5	20	5	20	5	20	5	20	116
<b>Other Criteria</b>														
Best Use of Bldg Limitations and Opportunities	4	0	0	0	0	0	0	0	0	0	0	0	0	0
Not used	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>														
<b>SUBTOTALS</b>			180		204		284		268		264		220	1420

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<b>OPTION S2 - Existing Schools, Improved to Meet Current Space Standards</b>		<b>A. Boutwell Early Childhood</b>	<b>B. Wildwood Early Childhood</b>	<b>C. Shawsheen Elementary</b>	<b>D. Woburn Elementary</b>	<b>E. North Intermediate</b>	<b>F. West Intermediate</b>									
Improve the existing buildings including major renovation and addition as required to meet current education standards that would be applicable to new facilities or major renovations. Building-wide ADA and code upgrades are anticipated.		Renovation and major addition of most core and support spaces	Renovation and addition of most core and support spaces and building infrastructure. Reuse space currently occupied by the school district for education program	Renovation and improvements to the facility	Renovation and minor addition to the facility	Renovation and improvements to the facility	Renovation of the facility. Reuse space currently occupied by the school district for education program	SUBTOTALS								
<b>Ranking Criteria</b>	<b>Weight</b>	<b>Base Score 0(poor) - 10(good)</b>														
	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	
<b>Costs and Benefits</b>																
Lowens Operations Costs	4	3	12	3	12	3	12	3	12	3	12	3	12	3	12	72
Reasonable Cost of Construction	4	5	20	5	20	5	20	5	20	5	20	5	20	5	20	120
Improves Educational Space	5	8	40	8	40	8	40	8	40	8	40	8	40	8	40	240
Investment Has Good Cost/Benefit	4	5	20	5	20	10	40	10	40	10	40	10	40	10	40	200
<b>Facility Quality</b>																
Existing School in Good Condition	5	1	5	1	5	6	30	4	20	5	25	3	15			100
Reduces Student Transitions	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Brings Buildings Fully Up To Code	4	10	40	10	40	10	40	10	40	10	40	10	40	10	40	240
Brings Mech. and Elec. Systems Fully Up to Current Efficiency Codes	5	5	25	5	25	5	25	5	25	5	25	5	25	5	25	150
Aligns Student Capacity with Actual Student Population	5	10	50	10	50	10	50	10	50	10	50	10	50	10	50	300
Reduces Busing Costs	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Provides Good Geographic Distribution of Facilities	5	10	50	10	50	10	50	10	50	10	50	10	50	10	50	300
<b>Civic Criteria</b>																
TBD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Adaptability and Compatibility</b>																
Potential for Future Expansion	3	0	0	2	6	8	24	7	21	8	24	3	9			84
Potential for Reuse if School is Closed	2	8	16	8	16	2	4	2	4	2	4	2	4	2	4	48
Site Size is Adequate	5	2	10	4	20	8	40	7	35	8	40	5	25			170
Site has Good Parking, Playfields, & Playgrounds	5	3	15	4	20	8	40	7	35	8	40	5	25			175
Building and Site are Good Community Resources	4	4	16	5	20	5	20	5	20	5	20	5	20	5	20	116
<b>Other Criteria</b>																
Best Use of Bldg Limitations and Opportunities	4	0	0	0	0	5	20	5	20	5	20	5	20	5	20	80
Not used	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>																
<b>SUBTOTALS</b>			319		344		455		432		450		395			2395

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OPTION S3 - Four Elementary Schools		A. Boutwell Early Childhood	B. Wildwood Early Childhood	C. Shawsheen Elementary	D. Woburn Elementary	E. North Intermediate	F. West Intermediate							
Create 4 schools of relatively equal size, all housing pre-kindergarten (Pre-K) through grade 5. The extent of modifications is determinant on the existing condition of each remaining school..		Close facility	Close facility and build a new Pre-K - 5 elementary school on the site	Renovation and small addition to convert into a Pre-K - 5 elementary school	Close facility	Renovation and major addition to convert into a Pre-K - 5 elementary school	Renovation and major addition to convert into a Pre-K - 5 elementary school	SUBTOTALS						
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	
<b>Costs and Benefits</b>														
Lowers Operations Costs	4	10	40	10	40	8	32	10	40	8	32	8	32	216
Reasonable Cost of Construction	4	0	0	5	20	8	32	0	0	8	32	8	32	116
Improves Educational Space	5	0	0	10	50	9	45	0	0	9	45	9	45	185
Investment Has Good Cost/Benefit	4	0	0	8	32	10	40	0	0	10	40	10	40	152
<b>Facility Quality</b>														
Existing School in Good Condition	5	1	5	1	5	6	30	4	20	5	25	3	15	100
Reduces Student Transitions	3	10	30	10	30	10	30	10	30	10	30	10	30	180
Brings Buildings Fully Up To Code	4	0	0	10	40	10	40	0	0	10	40	10	40	160
Brings Mech. and Elec. Systems Fully Up to Current Efficiency Codes	5	0	0	10	50	8	40	0	0	8	40	8	40	170
Aligns Student Capacity with Actual Student Population	5	0	0	10	50	10	50	0	0	10	50	10	50	200
Reduces Busing Costs	2	0	0	5	10	5	10	0	0	5	10	5	10	40
Provides Good Geographic Distribution of Facilities	5	10	50	10	50	10	50	10	50	10	50	10	50	300
<b>Civic Criteria</b>														
TBD	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Adaptability and Compatibility</b>														
Potential for Future Expansion	3	2	6	2	6	8	24	7	21	8	24	3	9	90
Potential for Reuse if School is Closed	2	8	16	8	16	2	4	2	4	2	4	2	4	48
Site Size is Adequate	5	0	0	3	15	8	40	0	0	8	40	5	25	120
Site has Good Parking, Playfields, & Playgrounds	5	3	15	4	20	8	40	7	35	8	40	5	25	175
Building and Site are Good Community Resources	4	4	16	10	40	5	20	8	32	8	32	8	32	172
<b>Other Criteria</b>														
Best Use of Bldg Limitations and Opportunities	4	10	40	0	0	10	40	0	0	10	40	10	40	160
Not used	0	0	0	0	0	0	0	0	0	0	0	0	0	0
														<b>TOTAL</b>
<b>SUBTOTALS</b>			218		474		567		232		574		519	2584

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<b>OPTIONS</b>	<b>4 One Pre-K/Kindergarten School, Three Elementary Schools</b>	<b>A. Boutwell Early Childhood</b>	<b>B. Wildwood Early Childhood</b>	<b>C. Shawsheen Elementary</b>	<b>D. Woburn Elementary</b>	<b>E. North Intermediate</b>	<b>F. West Intermediate</b>									
	Modify an existing school to create a single school for grades pre-K - K . Create 3 schools of relatively equal size, all housing grade 1 through grade 5. The extent of modifications is determinant on the existing condition of each remaining school.	Close facility	Close facility and build a new 1 - 5 elementary school on the site	Close facility	Renovate to convert to a Pre-K - K Early Childhood Education Center	Renovation and addition to convert to a 1 - 5 elementary school	Renovation and addition to convert to a 1 - 5 elementary school									
								<b>SUBTOTALS</b>								
<b>Ranking Criteria</b>	<b>Weight</b>	<b>Base Score 0(poor) - 10(good)</b>														
	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	
<b>Costs and Benefits</b>																
Lowens Operations Costs	4	10	40	10	40	10	40	8	32	8	32	8	32	8	32	216
Reasonable Cost of Construction	4	0	0	5	20	0	0	8	32	8	32	8	32	8	32	116
Improves Educational Space	5	0	0	10	50	0	0	9	45	9	45	9	45	9	45	185
Investment Has Good Cost/Benefit	4	0	0	8	32	0	0	10	40	10	40	10	40	10	40	152
<b>Facility Quality</b>																
Existing School in Good Condition	5	1	5	1	5	6	30	4	20	5	25	3	15	3	15	100
Reduces Student Transitions	3	9	27	9	27	9	27	9	27	9	27	9	27	9	27	162
Brings Buildings Fully Up To Code	4	0	0	10	40	0	0	10	40	10	40	10	40	10	40	160
Brings Mech. and Elec. Systems Fully Up to Current Efficiency Codes	5	0	0	10	50	0	0	10	50	10	50	10	50	10	50	200
Aligns Student Capacity with Actual Student Population	5	0	0	10	50	0	0	0	0	10	50	10	50	10	50	150
Reduces Busing Costs	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Provides Good Geographic Distribution of Facilities	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Civic Criteria</b>																
TBD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Adaptability and Compatibility</b>																
Potential for Future Expansion	3	2	6	2	6	8	24	7	21	8	24	3	9	3	9	90
Potential for Reuse if School is Closed	2	8	16	8	16	2	4	2	4	2	4	2	4	2	4	48
Site Size is Adequate	5	0	0	3	15	0	0	7	35	8	40	5	25	5	25	115
Site has Good Parking, Playfields, & Playgrounds	5	3	15	4	20	8	40	7	35	8	40	5	25	5	25	175
Building and Site are Good Community Resources	4	4	16	10	40	5	20	8	32	8	32	8	32	8	32	172
<b>Other Criteria</b>																
Best Use of Bldg Limitations and Opportunities	4	10	40	0	0	0	0	0	0	10	40	10	40	10	40	120
Not used	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>																
<b>SUBTOTALS</b>			165		411		185		413		521		466		2161	

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OPTIONS		A. Boutwell Early Childhood	B. Wildwood Early Childhood	C. Shawsheen Elementary	D. Woburn Elementary	E. North Intermediate	F. West Intermediate								
5 One Pre-K School, Three K-5 Elementary Schools															
Modify an existing school to create a single school for grades Pre-K. Create 3 schools of relatively equal size, all housing grades K through grade 5. The extent of modifications is determinant on the existing condition of each remaining school.		Close facility	Close facility and build a new K-5 school on the site	Close facility	Renovate to convert to a Pre-K Education Center	Major renovation and addition to convert into a K-5 elementary school	Major renovation and addition to convert into a K-5 elementary school								
								SUBTOTALS							
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		
<b>Costs and Benefits</b>															
Lowers Operations Costs	4	10	40	10	40	8	32	8	32	8	32	8	32	208	
Reasonable Cost of Construction	4	0	0	5	20	0	0	8	32	8	32	8	32	116	
Improves Educational Space	5	0	0	10	50	0	0	9	45	9	45	9	45	185	
Investment Has Good Cost/Benefit	4	0	0	8	32	0	0	10	40	10	40	10	40	152	
<b>Facility Quality</b>															
Existing School in Good Condition	5	1	5	1	5	6	30	4	20	5	25	3	15	100	
Reduces Student Transitions	3	9	27	9	27	9	27	9	27	9	27	9	27	162	
Brings Buildings Fully Up To Code	4	0	0	10	40	0	0	10	40	10	40	10	40	160	
Brings Mech. and Elec. Systems Fully Up to Current Efficiency Codes	5	0	0	10	50	0	0	10	50	10	50	10	50	200	
Aligns Student Capacity with Actual Student Population	5	0	0	10	50	0	0	10	50	10	50	10	50	200	
Reduces Busing Costs	2	0	0	0	0	0	0	0	0	0	0	0	0	0	
Provides Good Geographic Distribution of Facilities	5	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Civic Criteria</b>															
TBD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Adaptability and Compatibility</b>															
Potential for Future Expansion	3	2	6	2	6	8	24	7	21	8	24	3	9	90	
Potential for Reuse if School is Closed	2	8	16	8	16	2	4	2	4	2	4	2	4	48	
Site Size is Adequate	5	0	0	3	15	0	0	7	35	8	40	5	25	115	
Site has Good Parking, Playfields, & Playgrounds	5	3	15	4	20	8	40	7	35	8	40	5	25	175	
Building and Site are Good Community Resources	4	4	16	10	40	5	20	8	32	8	32	8	32	172	
<b>Other Criteria</b>															
Best Use of Bldg Limitations and Opportunities	4	10	40	0	0	0	0	0	0	10	40	10	40	120	
Not used	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
														<b>TOTAL</b>	
<b>SUBTOTALS</b>			165		411		177		463		521		466	2203	

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<b>OPTION S6 Two Pre-K to Grade 2 Schools, Two Grade 3 to Grade 5 Schools</b>		<b>A. Boutwell Early Childhood</b>	<b>B. Wildwood Early Childhood</b>	<b>C. Shawsheen Elementary</b>	<b>D. Woburn Elementary</b>	<b>E. North Intermediate</b>	<b>F. West Intermediate</b>								
Through renovations and additions, consolidate to 4 schools. Two schools would provide Pre-K through Grade 2, and two schools would be for Grades 3 to 5. They would be geographically balanced, with paired schools on each side of Town.		Close facility	Close facility	Renovation and addition to create a Pre-K through Grade 2 School	Renovation and addition to create a Pre-K through Grade 2 School	Renovation and addition to convert into Grades 3-5 elementary school	Renovation and addition to convert into Grades 3-5 elementary school								
								<b>SUBTOTALS</b>							
<b>Ranking Criteria</b>	<b>Weight</b>	<b>Base Score 0(poor) - 10(good)</b>													
	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		
<b>Costs and Benefits</b>															
Lowers Operations Costs	4	10	40	10	40	8	32	8	32	8	32	8	32	208	
Reasonable Cost of Construction	4	0	0	0	0	10	40	10	40	10	40	10	40	160	
Improves Educational Space	5	0	0	0	0	10	50	10	50	10	50	10	50	200	
Investment Has Good Cost/Benefit	4	0	0	0	0	10	40	10	40	10	40	10	40	160	
<b>Facility Quality</b>															
Existing School in Good Condition	5	1	5	1	5	6	30	4	20	5	25	3	15	100	
Reduces Student Transitions	3	9	27	9	27	9	27	9	27	9	27	9	27	162	
Brings Buildings Fully Up To Code	4	0	0	0	0	10	40	10	40	10	40	10	40	160	
Brings Mech. and Elec. Systems Fully Up to Current Efficiency Codes	5	0	0	0	0	10	50	10	50	10	50	10	50	200	
Aligns Student Capacity with Actual Student Population	5	0	0	0	0	10	50	10	50	10	50	10	50	200	
Reduces Busing Costs	2	0	0	0	0	5	10	5	10	5	10	5	10	40	
Provides Good Geographic Distribution of Facilities	5	0	0	0	0	10	50	10	50	10	50	10	50	200	
<b>Civic Criteria</b>															
TBD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Adaptability and Compatibility</b>															
Potential for Future Expansion	3	2	6	2	6	8	24	7	21	8	24	3	9	90	
Potential for Reuse if School is Closed	2	8	16	8	16	8	16	8	16	8	16	8	16	96	
Site Size is Adequate	5	0	0	0	0	8	40	7	35	8	40	5	25	140	
Site has Good Parking, Playfields, & Playgrounds	5	3	15	4	20	8	40	7	35	8	40	5	25	175	
Building and Site are Good Community Resources	4	4	16	5	20	8	32	8	32	8	32	8	32	164	
<b>Other Criteria</b>															
Best Use of Bldg Limitations and Opportunities	4	10	40	10	40	10	40	10	40	10	40	10	40	240	
Not used	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>TOTAL</b>															
<b>SUBTOTALS</b>			165		174		611		588		606		551	2695	