MUNICIPAL FACILITIES COMPARATIVE EVALUATION MATRIX

for the TOWN OF WILMINGTON









Comparative Evaluation of Alternative Scenarios

OPTION M1 - Baseline Scenario		A. Swain S	A. Swain School Site B. Bu Cente		B. Buzzell Senior Center Site		C. Town Hall Site		D. St. Dorothy Parcel		E. Library		Buildings	G. Public Works Site (inclusive)		
Uses remain in their existing locations, but the facilities are upgraded to correct deficiencies and accommodate future needs		No constructi site	ion on this	Extend usefu existing build systems and facilities if re- meet future r	ling. Upgrade expand quired to needs.	Extend usefu existing buildi systems and facilities as re meet future n the School Ad to this site.	ing. Upgrade expand equired to eeds. Add	No construct site	tion on this	Extend usefu existing build systems and facilities if re meet future r	ling. Upgrade expand quired to	Extend usefi existing build systems and facilities if re meet future	ding. Upgrade I expand quired to	Extend useful existing build systems and facilities if remeet future r	ling. Upgrade expand quired to	SUBTOTALS
Ranking Criteria	Weight						Base	Score 0(p	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	
Costs and Benefits																
Capital Cost	5	10	50	7	35	3	15	10	50	2	10	9	45	9	45	250
Operating Cost	5	1	5	6	30	6	30	1	5	6	30	6	30	6	30	160
Life Cycle Costs	2	0	0	6	12	6	12	0	0	6	12	6	12	6	12	60
Reuse Opportunity and Benefit	1	6	6	2	2	1	1	8	8	1	1	1	1	1	1	20
Facility Quality																
Match between Use and Design	4	1	4	5	20	2	8	1	4	6	24	4	16	5	20	96
Current Safety and Code Compliance	3	0	0	10	30	10	30	0	0	10	30	5	15	5	15	120
Visitor/User Quality	5	0	0	6	30	3	15	0	0	7	35	2	10	2	10	100
Workplace Quality	1	0	0	6	6	3	3	0	0	7	7	5	5	5	5	26
Civic Critera																
Benefits Town Identity and Character	4	0	0	4	16	2	8	0	0	7	28	3	12	5	20	84
Location Convenience for Citizens	4	0	0	7	28	4	16	0	0	8	32	5	20	5	20	116
Adaptability and Compatibility																
Compatibility with Other Uses	3	0	0	7	21	5	15	0	0	5	15	5	15	9	27	93
Adaptable to Changing Use	3	0	0	5	15	1	3	0	0	1	3	1	3	1	3	27
Adpatable to Expansion	2	0	0	3	6	2	4	0	0	2	4	1	2	2	4	20
Multiple Use in Facility	4	0	0	1	4	8	32	0	0	2	8	0	0	0	0	44
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
	1	1		1				1		1		1		1		TOTAL
SUBTOTALS			65		255		192		67		239		186		212	1216

Comparative Evaluation of Alternative Scenarios

OPTION M2 - Town Hall Common		A. Swain School Site B. Buzzell Senior Center Site			C. Town Ha		D. St. Doro	thy Parcel	E. Library		F. Public B Site	uildings	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 combin and School Administratio			lding and parking and	Build a new \$ Center	Senior	Make availab housing deve		Renovate ar meet progra		Close and re possible hou mixed use de	sing or	Renovate ar include Publ Offices and	ic Buildings	
Ranking Criteria	Weight						Base	Score 0(p	oor) - 10(g	l good)		1				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 Critera																
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	15
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		1	0-1		0.5.1	1								ı		TOTAL
SUBTOTALS	<u> </u>		353		204		319		149		239		148		204	1616

Comparative Evaluation of Alternative Scenarios

OPTION M3 - Community Commons		A. Swain S	chool Site	B. Buzzell S Center Site		C. Town Ha	all Site	D. St. Doro	thy Parcel	E. Library		F. Public B Site	uildings	G. Public \((inclusive)		
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 S Center		Demolish bui reuse site for open space		Make availab housing deve		Build combin and School Administratio		Renovate ar meet progra		Extend useft existing build systems and facilities if re meet future i	ling. Upgrade expand quired to	Extend usef existing buil- systems and facilities if re meet future	ding. Upgrade I expand equired to	SUBTOTALS
Ranking Criteria	Weight						Base	Score 0(p	oor) - 10(g	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	
Costs and Benefits																
Capital Cost	5	6	30	9	45	0	0	1.0	5.0	2	10	9	45	g	45	180
Operating Cost	5	10	50		5	0	0	10	50	6	30	6	30	6	30	
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 Critera																
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	g	27	96
Adaptable to Changing Use	3	6	18	3	9	0	0	5	15	1	3	1	3	1	3	51
Adpatable 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	C	0	40
Other Criteria																
Proximity to Other Related Facilities	3	0	0	0	0	0	0	0	0	0	0	0	0	C	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	C	0	0
	Γ	1		T		1		1		1		1				TOTAL
SUBTOTALS			359		204		0		323		239		186		212	1523

Comparative Evaluation of Alternative Scenarios

OPTION M4 - Library Commons		A. Swain S	chool Site	Center Site		C. Town Ha		D. St. Doro	-	-		F. Public B Site	J	G. Public \ (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 l	Library	Demolish bu reuse site for open space	parking and	Extend usefu existing build systems and facilities if red meet future r	ling. Upgrade expand quired to	Make availab housing deve	elopment	Relocate Seinto a new or building on the	renovated	Extend usefu existing build systems and facilities if re- meet future r	ling. Upgrade expand quired to	Extend usef existing build systems and facilities if re meet future	ding. Upgrade I expand equired to	
Ranking Criteria	Weight						Base	Score 0(p	noor) - 10(c	nood)						SUBTOTALS
raining ontone	Low Priority 1 - High	Base	Weight'd	Base	Weight'd	Base	Weight'd	Base	Weight'd	Base	Weight'd	Base	Weight'd	Base	Weight'd	
	Priority 5	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	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 Critera																
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
	I		0.4.1		22.	1	15=	1		I	25:	I		I	0.15	TOTAL
SUBTOTALS			344		204		197		149		364		186		212	1656

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 Critera		Civic Critera
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
Adpatable to Expansion	2	Adpatable 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				
M1	1216				
M2	1616				
M3	1523				
M4	1656				