

# 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	
<b>Costs and Benefits</b>																
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
<b>Facility Quality</b>																
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
<b>Civic Criteria</b>																
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
<b>Adaptability and Compatibility</b>																
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
<b>Other Criteria</b>																
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
<b>TOTAL</b>																
<b>SUBTOTALS</b>			353		204		319		149		239		148		204	1616

**WILMINGTON MUNICIPAL FACILITIES ALTERNATIVES EVALUATION**  
**Comparative Evaluation of Alternative Scenarios**

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

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)										
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	
<b>Costs and Benefits</b>																		
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		
<b>Facility Quality</b>																		
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		
<b>Civic Criteria</b>																		
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		
<b>Adaptability and Compatibility</b>																		
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		
<b>Other Criteria</b>																		
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		
																		<b>TOTAL</b>
<b>SUBTOTALS</b>			359		204		0		323		239		186		212	1523		

**WILMINGTON MUNICIPAL FACILITIES ALTERNATIVES EVALUATION**  
**Comparative Evaluation of Alternative Scenarios**

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

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	
<b>Costs and Benefits</b>																		
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
<b>Facility Quality</b>																		
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
<b>Civic Criteria</b>																		
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
<b>Adaptability and Compatibility</b>																		
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
<b>Other Criteria</b>																		
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
<b>TOTAL</b>																		
<b>SUBTOTALS</b>			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	
<b>Costs and Benefits</b>		<b>Costs and Benefits</b>
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
<b>Facility Quality</b>		<b>Facility Quality</b>
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
<b>Civic Criteria</b>		<b>Civic Criteria</b>
Benefits Town Identity and Character	4	Benefits Town Identity and Character
Location Convenience for Citizens	4	Location Convenience for Citizens
<b>Adaptability and Compatibility</b>		<b>Adaptability and Compatibility</b>
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
<b>Other Criteria</b>		<b>Other Criteria</b>
Proximity to Other Related Facilities	3	Proximity to Other Related Facilities
	0	

Alternative Scenarios	Score
M1	1216
M2	1616
M3	1523
M4	1656