

DALE STREET ELEMENTARY SCHOOL, MEDFIELD, MA PSR - FEASIBILITY STUDY // EVALUATION CRITERIA MATRIX

7/31/2020

Note:
 1. Each item is scored 1-5. A score must be entered for all items.
 2. A Criteria Multiplier is added to the score to arrive at subtotal.
 3. Category subtotals are added for Total Score for each Design Alternative.

Best 5		Better 4		Good 3		Fair 2		Poor 1
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DESIGN ALTERNATIVES

DALE STREET SCHOOL SITE

WHEELLOCK SCHOOL SITE

			Scheme	A	B1		B2		E1		E2		E1.3		E2.3		G1		G2		J1		J2			
			Type	BASE REPAIR		ADD/RENO			NEW CONST.			NEW CONST.			NEW CONST.			NEW CONST.			NEW CONST.			NEW CONST.		
			Grades	4-5		4-5			3-5			3-5			3-5			4-5			3-5			4-5		
			Students	450		575			860			575			860			575			860			575		
Category	Criteria	Criteria Multiplier																								
Educational	Meets Educational Program	15	1		2		3		4		4		4		4		5		5		5		5			
	How well does the alternative support the educational program? Are critical program adjacencies and proximities achieved in the building layout? Does the project create a grade continuous educational campus?																									
	Future Flexibility & Growth	5	1		2		2		4		5		4		5		4		5		4		5			
	How well does the site and building configuration support potential future growth and allow for changes as educational needs may change?																									
	Impact on Other Schools	10	1		2		3		3		4		3		4		5		5		5		5			
	Does the alternative encourage connection to the other elementary schools? How well does the alternative address capacity issues at the other elementary schools?																									
	Category Subtotal	30		30		60		85		110		125		110		125		145		150		145			150	
Site / Building	Site Amenities/ Fields	5	4		3		3		3		3		3		3		5		5		5		5			
	Does the alternative support athletic fields to remain on-site, or is relocating athletic fields off-site needed? Does the alternative provide sufficient space for adequately-sized PE field and playground area? Are after school amenities available on-site?																									
	Circulation & Parking	5	2		4		4		5		5		4		4		5		5		5		5			
	How well does the site configuration support sufficient parking, safe and efficient bus and parent pick-up and drop-off, proximity to the entrance? Are vehicle and pedestrian circulations clear, safe, and easily understood between buses, cars, and pedestrians? Does the alternative provide appropriate separation of bus, cars and pedestrians? And adequate queuing lengths for buses and cards? Safe access into and out of the site?																									
	Sustainability	5	1		2		2		5		5		5		5		5		5		5		5			
	How well does the building optimize energy reduction? How well does the building meet the potential to meet net zero? How well does the building organization and position on site support academic classrooms with a north/south solar orientation? How well does the building reduce embodied carbon and waste?																									
	Category Subtotal	15		35		45		45		65		65		60		60		75		75		75			75	
Security	Regulatory Issues	5	5		4		4		4		4		4		4		4		4		4		4			
	How complex is the permitting and approvals process? Are zoning variances required? If so, how many? Does the alternative minimize impact on wetlands, identified hazardous materials, and environmental conditions?																									
	Construction Impact	10	1		1		1		3		2		3		2		4		4		4		4			
	Does the alternative affect other schools during construction? Is there sufficient area for laydown space and safe separation between construction and school activities? How well is the alternative able to minimize disruptions to schools and neighbors? Does the alternative require construction phasing and temporary modular buildings?																									

Logistics	Long term operational efficiencies	5	1		1		1		2		3		2		3		4		5		4		5	
	How well does the alternative increase efficiencies for shared staff/resources between elementary schools? How well does the alternative increase efficiencies for the bussing system?																							
	Security	5	1		3		3		5		5		5		5		5		5		5		5	
	How well does the building support a clear separation of public and private zones? How well does it support controlled and limited public area for after-hours use? How well does the front door and administration support a direct sightline to parking and the site entry?																							
	Category Subtotal	25		45		50		50		85		80		85		80		105		110		105		110
Town Impact	Traffic	5	5		5		4		5		4		5		4		4		4		4		4	
	Does the alternative have traffic impacts to the neighborhood and Town? Does the alternative negatively impact the bus routes and bus stops? Does the alternative support and encourage walkers?																							
	Community	5	3		4		3		4		3		4		3		5		5		5		5	
	How well does the alternative fit the scale of the site and surrounding context? How well does the alternative benefit the community such as community space, athletic fields and after school programming? How well does the alternative support sports and other after hours events or usage?																							
	Cost	15	3		4		3		4		3		4		3		5		4		5		4	
	Which alternative has the least cost impact to the Town? How well does the alternative maximize the MSBA grant by avoiding ineligible costs? Does the alternative positively impact needed future capital costs?																							
	1941 Building & Future Implications	5	5		5		5		2		2		2		2		3		3		3		3	
	Does the project maintain the 1941 historic portion of the Dale Street School? If so, does it create an obligation to the Town for a future capital project?																							
	Category Subtotal	30		110		130		105		115		90		115		90		135		120		135		120
	Total for each Design Alternative	100		220		285		285		375		360		370		355		460		455		460		455