Alternative Site Investigation
Single School Option

School Building Committee
Working Group
14 & 16 June 2016
Working Group Members

School Building Committee
- Jeff Anderson
- Jon Elder
- Mitch Lowe
- Kevin Murphy
- Chub Whitten

Others
- Keith Anderson
- Wayne Castonguay
- Gary Champion
- Doug DeAngelis
- Jim Engel
- Glenn Hazelton
- Carl Nylen
- Glenn Gibbs
The Charge
(from the School Committee)

To identify ‘downtown and walkable’ sites that could be considered as alternatives to the Winthrop and Bialek sites
Not Within the Bounds of the Charge

• Second guessing of the single school option

• Second guessing of the ‘downtown and walkable’ requirement
The Process

• 1st Meeting – Identify sites

• Between Meetings – Solicit pros and cons for each site from each member – summarize and distribute

• 2nd Meeting – Review pros and cons and prioritize sites
Identifying Sites - Guidelines

• No suggested site was rejected outright

• No site would be the perfect site

• Purchase of any site can be negotiated

• Size Threshold – At least as large as Winthrop
Alternative Sites

1\textsuperscript{st} Meeting List
• Winthrop + 2
• Wegzyn (School Street)
• Bruni
• Topsfield Road
• 34 Pineswamp Road
• Masonic Lodge
• Notre Dame
• Pineswamp/Linebrook

2\textsuperscript{nd} Meeting List
• Winthrop + 2
• Wegzyn (School Street)
• Bruni
• Topsfield Road
• 34 Pineswamp Road
• Masonic Lodge
Alternative Sites

2nd Meeting List
- Winthrop + 2
- Wegzyn (School Street)
- Bruni
- Topsfield Road
- 34 Pineswamp Road
- Masonic Lodge

Final or Working List
- Winthrop + 2
- Wegzyn (School Street)
- Bruni
- Topsfield Road
- 34 Pineswamp Road
- Masonic Lodge
  - Bialek
  - Winthrop
Why add Bialek and Winthrop?

To serve as a ‘better or worse than’ measure of the alternative sites
What Next?

• We applied a multi-attribute decision analysis technique – a numerical scoring process used when choices are based on multiple attributes
  – Attributes are agreed to and scored for each site
    • Range of scores is 0-1-2 corresponding to not-favorable, possible, and favorable
  – Attribute scores are weighted by a factor to recognize relative importance of each attribute
    • Range of multipliers is 0-1-2-3 corresponding to least to most important
What were the attributes?

Walkability
Traffic Impact
Size
Buildability
Access to a Major Road
On-Site Parking
Environmental Issues
Ownership Complexity
Utilities Availability
Loss of Farmland
Field Replication
After Hours Access
What were their weights?

3 Walkability
3 Traffic Impact
3 Size
3 Buildability
3 Access to a Major Road
3 On-Site Parking
  2 Environmental Issues
  2 Ownership Complexity
  2 Utilities Availability
  2 Loss of Farmland
  1 Field Replication
  0 After Hours Access
## The Details

<table>
<thead>
<tr>
<th>Site / Attribute</th>
<th>Walkability</th>
<th>Traffic Impact</th>
<th>Size</th>
<th>Buildability</th>
<th>Access to Major Road</th>
<th>On-Site Parking</th>
<th>Environmental Issues</th>
<th>Ownership Complexity</th>
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## Ranking by Weighted Attributes

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Current Four Submittals

- Winthrop Addition/Renovation
- Winthrop New Construction
- Bialek Park #1
- Bialek Park #2
Recommendations

• Study top three alternative sites more closely
  – Masonic Lodge
  – Wegzyn (School Street)
  – Topsfield Road

• Decide on additional/substitute submission
Questions or Comments?