

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 Nysten
- 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

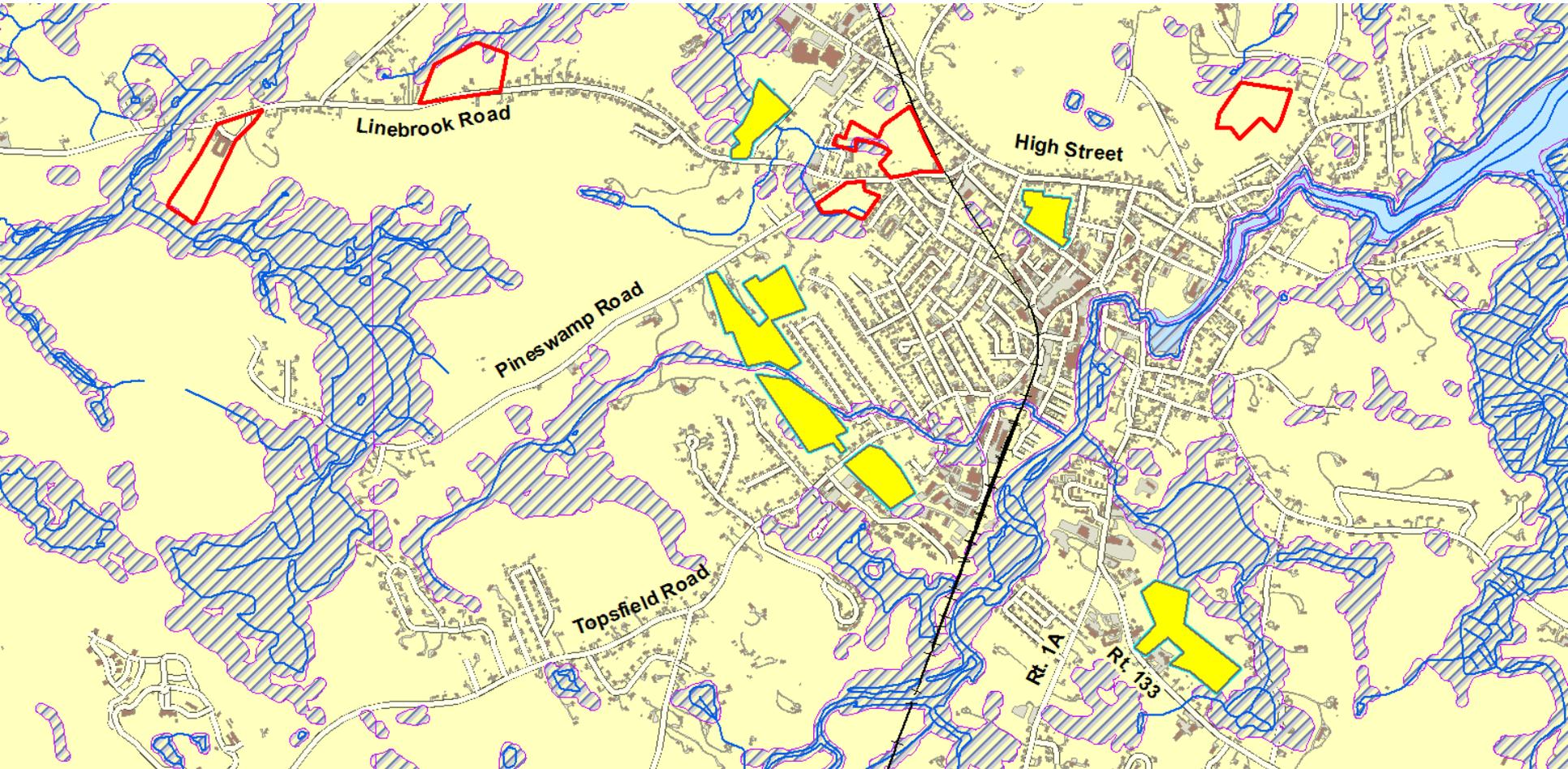
The Process

- 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

Where Are the Sites?



Alternative Sites

1st Meeting List

- Winthrop + 2
- Wegzyn (School Street)
- Bruni
- Topsfield Road
- 34 Pineswamp Road
- Masonic Lodge
- Notre Dame
- Pineswamp/Linebrook

2nd 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

	Walkability		Traffic Impact		Size		Buildability		Access to Major Road		On-Site Parking		Environmental Issues		Ownership Complexity		Utilities Availability		Loss of Farmland		Field Replication		After Hours Access		Total	
Site / Attribute Weight	3		3		3		3		3		3		2		2		2		2		1		0			
	Unweighted	Weighted	Unweighted	Weighted	Unweighted	Weighted	Unweighted	Weighted	Unweighted	Weighted	Unweighted	Weighted	Unweighted	Weighted	Unweighted	Weighted	Unweighted	Weighted	Unweighted	Weighted	Unweighted	Weighted	Unweighted	Weighted	Unweighted	Weighted
Winthrop + 2	2	6	0	0	1	3	0	0	2	6	1	3	2	4	0	0	2	4	2	4	2	2	2	0	16	32
Wegzyn (School Street)	2	6	2	6	2	6	1	3	2	6	2	6	1	2	1	2	1	2	1	2	2	2	1	0	18	43
Bruni	0	0	0	0	2	6	2	6	2	6	2	6	2	4	1	2	2	4	0	0	2	2	0	0	15	36
Topsfield Road	1	3	2	6	2	6	2	6	2	6	2	6	1	2	0	0	2	4	0	0	2	2	1	0	17	41
34 Pineswamp Road	1	3	1	3	2	6	2	6	0	0	2	6	1	2	1	2	0	0	0	0	2	2	1	0	13	30
Masonic Lodge	1	3	2	6	2	6	2	6	2	6	2	6	2	4	0	0	2	4	2	4	2	2	1	0	20	47
Bialek	2	6	1	3	2	6	2	6	2	6	2	6	2	4	2	4	2	4	2	4	1	1	2	0	22	50
Winthrop	2	6	0	0	0	0	0	0	2	6	0	0	2	4	2	4	2	4	2	4	2	2	2	0	16	30

Ranking by Weighted Attributes

	Rank	Score
Bialek	1	50
Masonic Lodge	2	47
Wegzyn (School Street)	3	43
Topsfield Road	4	41
Bruni	5	36
Winthrop +2	6	32
34 Pineswamp Road	7/8	30
Winthrop	7/8	30

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 ?