

Evaluation Matrix - Early Childhood: Hopkinton Center School Concept Options - *WORKING DRAFT*

Updated:
12/23/2014

	Concept Options												Considerations	
	Center School Site						Elmwood School Site			Irvine (Hayden Rowe) Site		Todaro Site		
	1a	1a+25Ash	1b	1b+25Ash	1c	1c+25Ash	2a	2b	2c	3a	3b	4a		4b
Evaluation Criteria	Renovate all existing, build addition.	Renovate all existing, build addition, include 25 Ash Street property.	Keep Historic bldg only, new addition.	Keep Historic bldg only, new addition, include 25 Ash Street property.	New detached school. Keep Historic bldg only.	New detached school, include 25 Ash Street property. Keep Historic bldg only.	Building located in wooded area.	Building located in ball field area.	RESERVED for if adjacent properties are available.	Building located to the North.	Building located to the South.	Todaro property only.	Todaro property and Town owned property combined for Egress road.	
Program Accommodation (Subcategories to be added after program is developed)														Space Core criteria of new school implications of reno vs new Educational Campus
Cost / Net MSBA														Construction cost Project Cost MSBA Reimbursement Cost of new vs renovation Site development costs Phasing
Schedule														Date to occupy
Disruption to Education														Phasing Swing Space
Massing														2 vs 3 stories
Impact to Neighbors														Construction Interim Traffic Final Traffic
Traffic														Onsite flow Ease of mitigation Final Traffic Safety Drop-off
Site Planning														Play Areas Parking Utility Easements Access limitations Useable area other restrictions
Site Acquisitions														Extent of utility requirements Cost onsite flow Utility easements Future town use
Permitting: Construction & Conservation														Historical Commission Site Plan approval Planning Board Conservation Commission
Long Range Planning														Future Growth Historic Fabric Town Master plan Compact Development Regs
Future Growth and Flexibility														
District Operations														Consolidation of bus routes Reorganization of school times Proximity

Most Advantageous	Advantageous	Neutral	Less Advantageous	Least Advantageous
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