

Town of Lee
Municipal Facilities Needs Study

AG Architects Project No. 16-704.0
 28 November 2016



Comparison Matrix Summary (Average) All Options

| Evaluation Criteria | Importance Value | Option 1 | | Option 2 | | Option 3 | | Option 4 | | Option 5 | | Option 6 | | Option 7 | | Option 8 | | Option 9 | | Option 10 | | Option 11 | |
|--|------------------|--|---------------|---|---------------|---|---------------|---|---------------|--|---------------|--|---------------|--|---------------|--|---------------|---|---------------|----------------------------------|---------------|------------------------------------|---------------|
| | | Town Hall Site Expand/Renovate Town Hall and Library | | Town Hall Site with Church Property Expand/Renovate | | Town Hall Site with Banister Property Expand/Renovate | | Relocate Library Renovate Town Hall and Library for Town Hall | | Stevens Field Site for Town Hall Library at Current Site | | Stevens Field Site for Library Town Hall at Current Site | | Bricker Property for Town Hall Library at Current Site | | Bricker Property for Library Town Hall at Current Site | | Public Safety Complex with Town Hall Addition Library at Current Site | | Bricker Property for Town Campus | | Stevens Field Site for Town Campus | |
| | | \$ Low | | \$ Low to Medium | | \$ Low to Medium | | \$ Medium to High | | \$ Medium to High | | \$ Medium to High | | \$ Medium to High | | \$ Medium to High | | \$ Medium to High | | \$ High | | \$ High | |
| | | Rating | Sum | Rating | Sum | Rating | Sum | Rating | Sum | Rating | Sum | Rating | Sum | Rating | Sum | Rating | Sum | Rating | Sum | Rating | Sum | Rating | Sum |
| 1 Functional Plan/Service to Public | 10 | | 35.00 | | 43.33 | | 36.67 | | 41.67 | | 40.00 | | 41.67 | | 38.33 | | 38.33 | | 28.33 | | 38.33 | | 36.67 |
| 2 Enhance Community Needs - Socializing | 7 | | 16.33 | | 23.33 | | 22.17 | | 21.67 | | 19.83 | | 24.50 | | 21.00 | | 23.33 | | 14.00 | | 25.67 | | 24.50 |
| 3 Enhance Community Needs - Classrooms | 1 | | 1.83 | | 2.83 | | 2.83 | | 3.17 | | 2.50 | | 3.00 | | 2.33 | | 3.00 | | 2.00 | | 3.00 | | 2.83 |
| 4 Positive Town Image/Aesthetics | 7 | | 29.17 | | 30.33 | | 26.83 | | 25.67 | | 23.33 | | 25.67 | | 23.33 | | 24.50 | | 12.83 | | 21.00 | | 21.00 |
| 5 Perceived Part of Town Center | 10 | | 48.33 | | 50.00 | | 45.00 | | 25.00 | | 21.67 | | 26.67 | | 21.67 | | 25.00 | | 18.33 | | 26.67 | | 26.67 |
| 6 Creates a Town Campus | 10 | | 43.33 | | 41.67 | | 40.00 | | 20.00 | | 18.33 | | 20.00 | | 16.67 | | 18.33 | | 18.33 | | 36.67 | | 36.67 |
| 7 Preserves Historical Context | 10 | | 46.67 | | 45.00 | | 40.00 | | 28.33 | | 18.33 | | 23.33 | | 18.33 | | 21.67 | | 15.00 | | 16.67 | | 18.33 |
| 8 Ease of Access to/from Site | 8 | | 24.00 | | 30.67 | | 28.00 | | 29.33 | | 28.00 | | 29.33 | | 28.00 | | 30.67 | | 18.67 | | 28.00 | | 26.67 |
| 9 Accessibility of Buiding(s) | 9 | | 30.00 | | 34.50 | | 30.00 | | 31.50 | | 34.50 | | 34.50 | | 34.50 | | 34.50 | | 25.50 | | 36.00 | | 34.50 |
| 10 Availability of Parking | 9 | | 19.50 | | 36.00 | | 34.50 | | 31.50 | | 37.50 | | 40.50 | | 36.00 | | 39.00 | | 25.50 | | 36.00 | | 37.50 |
| 11 Wetland/Environmental Impacts | 8 | | 21.33 | | 22.67 | | 22.67 | | 24.00 | | 24.00 | | 22.67 | | 25.33 | | 28.00 | | 22.67 | | 26.67 | | 21.33 |
| 12 Zoning Impacts (Setbacks, Pervious Coverage) | 3 | | 9.00 | | 9.50 | | 8.50 | | 9.50 | | 10.00 | | 9.50 | | 11.00 | | 11.00 | | 8.50 | | 12.00 | | 11.00 |
| 13 Septic System Capacity | 1 | | 2.67 | | 3.83 | | 3.17 | | 2.67 | | 3.00 | | 3.17 | | 3.33 | | 3.33 | | 2.33 | | 3.50 | | 3.33 |
| 14 Water (Well) Availability | 2 | | 5.67 | | 7.33 | | 6.33 | | 4.67 | | 5.67 | | 5.33 | | 6.00 | | 6.00 | | 6.00 | | 6.67 | | 6.67 |
| 15 Sustainable Design Options | 7 | | 18.67 | | 24.50 | | 21.00 | | 24.50 | | 29.17 | | 26.83 | | 28.00 | | 28.00 | | 17.50 | | 31.50 | | 31.50 |
| 16 Quality of Interior Space (Windows) | 4 | | 12.67 | | 14.00 | | 13.33 | | 14.00 | | 16.00 | | 16.00 | | 15.33 | | 15.33 | | 12.00 | | 17.33 | | 17.33 |
| 17 Future Expansion Possibilities | 4 | | 7.33 | | 13.33 | | 12.00 | | 12.67 | | 16.67 | | 14.00 | | 16.67 | | 14.67 | | 10.00 | | 16.67 | | 15.33 |
| 18 Traffic Concerns | 4 | | 11.33 | | 12.67 | | 11.33 | | 14.00 | | 13.33 | | 13.33 | | 14.00 | | 14.00 | | 7.33 | | 14.67 | | 13.33 |
| 19 Staff Safety | 7 | | 23.33 | | 23.33 | | 23.33 | | 23.33 | | 24.50 | | 23.33 | | 24.50 | | 22.17 | | 21.00 | | 25.67 | | 25.67 |
| 20 Public Safety | 7 | | 23.33 | | 24.50 | | 22.17 | | 23.33 | | 24.50 | | 24.50 | | 23.33 | | 22.17 | | 19.83 | | 24.50 | | 25.67 |
| 21 Property Availability (Town Owned vs. Purchase) | 8 | | 32.00 | | 17.33 | | 17.33 | | 26.67 | | 36.00 | | 36.00 | | 28.00 | | 26.67 | | 33.33 | | 28.00 | | 30.67 |
| 22 Town Hall Impact on Library | 2 | | 3.67 | | 6.33 | | 5.67 | | 8.33 | | 7.67 | | 8.33 | | 8.33 | | 8.67 | | 7.67 | | 7.67 | | 7.00 |
| 23 Town Hall Impact on Historical Society | 1 | | 2.00 | | 3.33 | | 3.00 | | 3.17 | | 4.00 | | 3.33 | | 4.33 | | 3.33 | | 4.00 | | 4.17 | | 4.17 |
| 24 Town Hall Impact on Annex | 1 | | 2.17 | | 3.33 | | 3.17 | | 3.33 | | 3.83 | | 3.33 | | 4.00 | | 3.33 | | 3.83 | | 4.17 | | 4.17 |
| 25 Town Hall Impact on Hobo Shed | 1 | | 2.17 | | 3.33 | | 2.83 | | 3.17 | | 3.17 | | 3.17 | | 3.50 | | 3.17 | | 3.17 | | 3.83 | | 3.83 |
| 26 Impact on Parking | 3 | | 5.50 | | 11.50 | | 9.50 | | 10.00 | | 12.00 | | 11.50 | | 12.00 | | 10.50 | | 9.00 | | 13.00 | | 13.00 |
| 27 Impact on Fields | 2 | | 8.00 | | 8.00 | | 8.00 | | 6.00 | | 3.00 | | 3.00 | | 8.33 | | 8.33 | | 5.33 | | 8.67 | | 3.00 |
| 28 Construction Time | 3 | | 9.50 | | 8.50 | | 9.50 | | 7.00 | | 9.00 | | 9.00 | | 9.00 | | 9.00 | | 8.50 | | 9.50 | | 9.50 |
| 29 Construction Disruption | 5 | | 8.33 | | 15.83 | | 16.67 | | 13.33 | | 18.33 | | 20.00 | | 16.67 | | 15.83 | | 10.00 | | 17.50 | | 17.50 |
| 30 Building Safety/Code Compliance | 2 | | 6.00 | | 6.67 | | 6.33 | | 6.00 | | 7.00 | | 7.00 | | 7.33 | | 7.33 | | 6.33 | | 7.33 | | 7.33 |
| 31 Impact of Site on Construction | 5 | | 9.17 | | 15.00 | | 13.33 | | 15.00 | | 16.67 | | 15.83 | | 19.17 | | 17.50 | | 15.00 | | 19.17 | | 18.33 |
| 32 Type of Construction | 2 | | 5.33 | | 6.00 | | 5.33 | | 6.00 | | 7.33 | | 6.00 | | 7.33 | | 6.67 | | 6.00 | | 7.33 | | 7.33 |
| Total Score | | | 523.33 | | 598.50 | | 550.50 | | 518.50 | | 541.50 | | 554.33 | | 535.67 | | 542.00 | | 417.83 | | 577.50 | | 562.33 |

| | | | | | | | | | | | |
|-----------------|----------|----------|----------|-----------|----------|----------|----------|----------|-----------|----------|----------|
| Rankings | 9 | 1 | 5 | 10 | 7 | 4 | 8 | 6 | 11 | 2 | 3 |
|-----------------|----------|----------|----------|-----------|----------|----------|----------|----------|-----------|----------|----------|

Importance Value Scale 1 -10

| | |
|--------------------------|----|
| Critical/High Importance | 10 |
| Low importance | 1 |

Rating System

| | |
|--------------|---|
| Poor | 1 |
| Fair | 2 |
| Satisfactory | 3 |
| Good | 4 |
| Excellent | 5 |

Relative Costs

| |
|------------------------|
| \$ Low Cost |
| \$ Low to Medium Cost |
| \$ Medium to High Cost |
| \$ High Cost |