



Wellesley High School Project

ASSESSMENT CRITERIA (page 1 of 2)

Draft

The following categories and criteria have been developed to enable the evaluation of design options, including both qualitative and quantitative information. The criteria will be used to select the option that best serves the needs of the majority of the Wellesley community. Please note: The list of criteria is not in any priority order.

Categories: Site, Education/Program, Building, Construction, Bottom Line/Cost

	Criteria	FORUM (reno/add)	HUB I (new)
SITE	Considers public safety access – fire and police		
	Supports traffic and pedestrian safety		
	Allows drop-off efficiency – bus & auto		
	Considers woodlands impact		
	Allows for expansion for school or civic use		
	Consolidates parking for supervisory purposes		
	Offers parking near community space – gym & auditorium		
	Enhances student use of outdoor spaces		
	Promotes “green” positioning of building on site		
EDUCATION/PROGRAM	Allows flexibility for enrollment fluctuations		
	Allows flexibility for program changes		
	Allows community use (track/fitness center, cable tv station, auditorium)		
	Offers appropriate square footage per program		
	Secures academic areas after hours		
	Allows clear views for supervision		
	Achieves logical student flow		
	Achieves art department adjacency		
	Presents clear and coherent academic area		
	Achieves optimal library location		
	Offers student commons/vital core		
	Considers pivotal location of administrative offices		
BUILDING	Requires swing space		
	Considers relationship to neighborhood		
	Considers reuse of the 1938 structure/respects town heritage		
	Enhances security and control /visibility down hallways		
	Offers intuitive circulation		
	Includes green concepts – MA CHPS 30		
	Maximizes natural light		
	Maximizes cross ventilation		
	Offers vistas to natural site & woodlands		
Considers location of flex spaces			

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	Criteria	FORUM (<i>reno/add</i>)	HUB I (<i>new</i>)
CONSTRUCTION	Minimizes disruption to neighborhood		
	Separates school from construction		
	Requires modular space		
	Requires temporary facilities		
	<i>Classrooms/modulars</i>		
	<i>Cafeteria</i>		
	<i>Auditorium</i>		
	<i>Gymnasium</i>		
	<i>Field</i>		
	Minimizes disruption to faculty and students		
	Provides for parking for staff and faculty		
	Provides for parking for students		
BOTTOM LINE	Gross square footage	342,750	327,135
	Footprint square footage	130,000	134,700
	Construction duration (includes demolition and site work)	5yr 2mo	3yr 9mo
	Construction phases (plus demolition and site work)	3	1
	Time to full occupancy	4yr 10mo	3 yr
	Cost range		
	Critical Cost Elements		
	<i>Operating costs</i>		
	<i>Variability of costs</i>		
	<i>Contractor Risk</i>		
	<i>Town Risk</i>		
<i>Schedule Risk</i>			