

# Evaluation of Options Matrix

- Doesn't satisfy requirements
- Partially satisfies requirements

- Satisfies requirements
- Impact on costing

OPTION 1 "FULL RETENTION"	OPTION 2 PARTIAL REPLACEMENT	PREFERRED OPTION (#3) PARTIAL REPLACEMENT	OPTION 4 FULL REPLACEMENT
(1914, 1926 & 1955 GYM)	(1914 & 1926)	(1914)	(MINISTRY BASE CASE)

SUMMARY				
PRELIMINARY TOTAL AREA	5,642 M <sup>2</sup>	4,888 M <sup>2</sup>	4,463 M <sup>2</sup>	3,884 M <sup>2</sup>
BUILDING AREA OVER MINISTRY APPROVED (3,884 M <sup>2</sup> )	1,758 M <sup>2</sup> *	1,004 M <sup>2</sup> *	579 M <sup>2</sup> *	0 M <sup>2</sup>
PHASES	2	2	2	2
PORTABLES REQUIRED	VARIES BY PHASE: 8-12, GYM & WC	VARIES BY PHASE: 4-8, GYM & WC	VARIES BY PHASE: 4-8, GYM & WC	8, GYM & WC
ESTIMATED CONSTRUCTION PERIOD	36	30	30	24

PLANNING PRINCIPLES						
1	LEARNING / TEACHING ENVIRONMENT	• ABILITY TO IMPLEMENT BEST PRACTICES	PARTIAL – RENOVATIONS ENABLE IMPROVEMENTS	PARTIAL – RENOVATIONS ENABLE IMPROVEMENTS	YES	YES
		• FLEXIBILITY OF SPACES/NEW LEARNING PRINCIPLES	PARTIAL	PARTIAL	YES	YES
		• PROXIMITY OF LEARNING COMMUNITIES	NO – SIMILAR TO EXISTING	YES	YES	YES
2	SAFETY & SECURITY	• FULLY ACCESSIBLE	YES – 2 ELEVATORS/RAMP	YES – 1 ELEVATOR/RAMP	YES – 1 ELEVATOR	YES – 1 ELEVATOR
		• EFFECTIVE SUPERVISION OF PLAYGROUNDS	NO – SIMILAR TO EXISTING	NO – SIMILAR TO EXISTING	YES	YES
3	COMMUNITY CONNECTIONS	• SEPARATION/INTEGRATION OF COMMUNITY SPACES	PARTIAL – GYM CENTRAL	YES	YES	YES
		• CLEARLY ARTICULATED ENTRY	YES	YES	YES	YES
4	CONNECTIVITY	• EFFECTIVE CIRCULATION	NO – IMPROVED, BUT SIMILAR TO EXISTING	PARTIAL	YES	YES – ON AREA
		• RELATIONSHIP TO OUTDOOR SPACES	PARTIAL – IN NEW LINK BUILDING	YES	YES	PARTIAL
5	SUSTAINABILITY	• OPERATING SYSTEM EFFICIENCIES	PARTIAL – INCREASED BUILDING ENVELOPE	PARTIAL – GYM VOLUME	YES	YES – CONSIDERATION OF FOOTPRINT
		• EDUCATIONAL OPPORTUNITIES	PARTIAL	YES – FROM MAIN PUBLIC SPACES	YES – FROM MAIN PUBLIC SPACES	YES (DEPENDENT ON FINAL DESIGN)
6	OUTDOOR SPACES	• MAXIMIZE USABLE PLAY SPACE	NO – SIMILAR TO EXISTING	NO – SIMILAR TO EXISTING	YES	YES
		• MAXIMIZE LEARNING OPPORTUNITIES	PARTIAL	PARTIAL	YES	YES
7	HERITAGE	• RETENTION OF HISTORIC IDENTITY	YES	YES	PARTIAL	NO
8	TRAFFIC & PARKING	• PARKING	YES – ON 6TH AVE	YES – ON 6TH AVE	YES – ON 6TH AVE	PARTIAL – UNDERGROUND ON SITE (LESS IMPROVEMENT FOR COMMUNITY)
		• TRAFFIC SAFETY	YES	YES	YES	PARTIAL (TRAFFIC ON SITE – LINE UP ENTRY WITH 5TH)
9	VIABILITY	• PROJECT COSTS**	\$23,000,000	\$22,700,000	\$19,300,000	\$19,050,000
		• POTENTIAL COST IMPACTS	<ul style="list-style-type: none"> <li>EXTENDED SCHEDULE</li> <li>"MOST" UNKNOWN IN RENOVATIONS</li> <li>2 ELEVATORS</li> <li>ADDITIONAL PORTABLES</li> </ul>	<ul style="list-style-type: none"> <li>"LESSER" UNKNOWN IN RENOVATIONS</li> </ul>	<ul style="list-style-type: none"> <li>"LEAST" UNKNOWN IN RENOVATIONS</li> </ul>	<ul style="list-style-type: none"> <li>UNDERGROUND PARKING</li> <li>SMALLER FOOTPRINT</li> <li>POTENTIAL SHORTER TIMELINE FOR CONSTRUCTION</li> <li>EXTENDED TIMELINE FOR APPROVAL</li> <li>RETAINING WALLS REQUIREMENT</li> </ul>

\* Inefficiencies within existing buildings  
 \*\* Costing by Jim Bush & Assoc. Quality Surveys