



## **Town of Cromwell/CWPCA Site Evaluations** **For a new combined facility** **October 8, 2014**

**Silver/Petrucci & Associates and BSC Group** were selected in the summer of 2014 to evaluate various sites that could be developed into a combined facility for Public Works, Vehicle Maintenance and Sewer Garage. A Site Evaluation Matrix was prepared for each site, in order to grade the sites against one another, and objectively compile a list of the recommended sites. Originally 12 sites were analyzed but, throughout the process three (3) more sites were added to the evaluations. The matrix for each site consisted of 14 evaluation criteria, each of which was given an importance factor of between 1 (somewhat important) and 3 (very important). This would allow certain criteria to be more important than other criteria; for example, the town may consider neighborhood impacts to be of more importance than the availability of public utilities. The importance factors for each criteria were reviewed with the town staff, the Town Council and the CWPCA. Based on our site visits/walks and research of GIS and assessor's information, each criteria was also given a grade between 1 and 10 (1 – poor, 5 – fair, 10 – good). For each criteria the importance factor was multiplied by the grade and the resulting score for each of the 14 criteria was added to produce a final total score. This empirical method was utilized to provide an unbiased, objective way of comparing the sites. The 15 evaluation matrices are included within the report.

In order to determine what the needs of the town where a building analysis was performed analyzing the existing facilities of all the departments and analyzing the current and future needs of the facility and site. A program study was performed studying all the features of the existing facility and an equipment and vehicle study was performed to determine the size of the future facility. Based on the data collected a proposed program and floor plan were created to aid in the site selection process. The proposed building layout is not the final layout of the future building it was created to be used as a tool to help in the site selection process. The current facility is undersized for the needs of the town and the existing site does not allow for future expansion. The existing facilities have met the end of their useful life and there is a long list of repairs and upgrades required for the facility to meet current building and energy codes. The proposed building program and layout were designed to minimize the size of a new facility by combining the department of public works, the sewer department, vehicle maintenance and administrative offices. The combined layout will help reduce the size of the building by allowing for shared spaces such as restroom facilities, multipurpose rooms and mechanically and electrical spaces. By understanding the future facility needs a proper analysis of the 15 sites was able to be conducted.

The site analysis consisted of an individual evaluation of each of the (15) potential sites. The evaluations included a site visit and review of Town assessor maps and GIS website. The site visits were performed during several days between August and September 2014, and the information ascertained during the walks included:

- Potential sight distance lines
- Site accessibility
- Potential neighborhood impacts
- Visible site features such as wetlands, ledge outcroppings and topography

The town GIS website provided the following information for each site:

- Site configuration
- Site location
- Availability of public utilities
- Development zones, zoning restrictions and variances
- Neighboring zones
- Preserved open space
- Flood plain limits
- Approximate wetland limits
- CT Natural Diversity Database restrictions

The town assessor map cards were reviewed to obtain the following information for each site:

- Assessed property value
- Determination of private or public ownership of the parcel
- Site size

This information was presented to members of the Town staff and WPCA during several meetings subsequent to the physical data gathering. Town staff provided points of clarification on several of the sites, including but not limited to:

- State open space restrictions
  - Exact location of available public utilities
- 
- Site 1: 9 Captain James Mann Memorial Drive (Watrous Park Adjacent the Middle School)
  - Site 2: 55 Nooks Hill Road
  - Site 3: 100 County Line Drive
  - Site 4: 105 Coles Road (Fire District Facility)
  - Site 5: 192 Shunpike Road
  - Site 6: 250 Shunpike Road (Algonquin Gas Facility)
  - Site 7: Coles Road
  - Site 8: Evergreen Road (1)
  - Site 9: Evergreen Road (2)

- Site 10: Geer Street
- Site 11: Willowbrook Road (Dog Park)
- Site 12: 25-99 Community Field Road (Existing DPW Facility)
- Site 13: 14 Progress Drive
- Site 14: Alcap Ridge
- Site 15: County Line Drive (Gardner Property)

During several meetings with Town staff, the matrix results were presented and discussed, and as a result one (1) of the sites (Site 11 – Dog Park at Willowbrook Road) was removed from the list, as there is an existing Connecticut Department of Energy & Environmental Protection easement across the property, which makes any type of development cost-prohibitive.

Throughout the process, using the building and site program, the top sites were conceptually designed to graphically show how each of these sites might be developed and fit on the subject properties. During the conceptual design of the top sites, another of the sites (Site 12 – Existing DPW Facility) was removed after it became apparent that there is simply not enough acreage on the existing site to construct the required building and site program. Building a larger facility on the existing site creates hardships in construction as the existing facility would need to remain operational while construction of the new facility took place. This hardship along with the limited size of the existing site lead to the conclusion that this would not be a feasible site to build on.

As a result of the iterative process of site analysis and conceptual design, following is the grading order of the sites that were evaluated, as well as their respective “score”:

Order	Property	Grade
1	Site 15 – County Line Drive	265.29
2	Site 6 – 250 Shunpike Road	243.64
3	Site 1 – 9 Captain James Mann Memorial Drive	213.82
4	Site 4 – 105 Coles Road	207.43
5	Site 14 – Alcap Ridge	207.08
6	Site 5 – 192 Shunpike Road	206.83
7	Site 10 – Greer Street	200.16
8	Site 8 – Evergreen Road (1)	186.18
9	Site 13 – 14 Progress Drive	182.14
10	Site 7 – Coles Road	174.92
11	Site 9 – Evergreen Road (2)	168.04
12	Site 3 – 100 County Line Drive	155.74
13	Site 2 – 55 Nooks Hill Road	86.66
Eliminated	Site 11 – Willowbrook Road	NA
Eliminated	Site 12 – 25-99 Community Field Road	NA

Concept plans were prepared for the top five (5) sites, as well as for the existing DPW facility (Site 12). The concept of the existing DPW facility was prepared to graphically show that the site, unfortunately, is not a feasible alternative. The concept plans have been attached

### **Site #15 – County Line Drive:**

#### Pros:

- Low cost to develop
- One of the largest sites
- Easily accessible
- Easy vehicle access
- Water/Gas available
- Located away from residential areas
- Zoned Industrial
- 0% structure demolition costs
- No “Open”/conservation space
- There are future expansion opportunities

#### Cons

- Not town owned
- Endangered species entire site (Box Turtle)
- Requires sanitary force main
- Potential for site contamination due to agricultural land

### **Site #6 – 250 Shunpike Road:**

#### Pros:

- Low cost to develop
- Easily accessible
- Easy vehicle access
- Water/Gas/Sanitary available
- Located away from residential areas
- Zoned Industrial
- 0% Structure demolition costs
- No “Open”/conservation space

#### Cons

- Not town owned
- On site wetlands
- Small buildable area (due to wetlands)
- Endangered species majority of site
- Possible contamination due to gas plant
- Limited expansion due to wetlands

### **Site #1 – 9 Captain James Mann Memorial Drive:**

#### Pros:

- Town owned
- Low cost to develop
- Large site
- Easy vehicle access
- No demolition costs
- Future expansion capability
- No “open space” or conservation areas

#### Cons

- Located adjacent park
- Located adjacent residential neighborhoods and school
- No public utilities
- Wetlands and endangered species on portion of site
- Possible contamination due to agricultural use in certain areas

### **Site #4 – 105 Coles Road:**

#### Pros:

- Large site
- Future expansion capability
- Accessible
- No contamination anticipated
- No demolition costs
- Not town owned but potential for Fire District to share property

#### Cons

- Adjacent residential zone
- Steep site topography
- Limited available utilities
- Some wetlands located on site

### **Site #14 – Alcap Ridge:**

#### Pros:

- Easy vehicle access
- Public utilities available
- Zoned industrial
- No “open space” or conservation areas
- Limited demolition costs
- Limited wetlands or “open space” restrictions

#### Cons

- Not town owned
- Limited expansion opportunities
- Adjacent residential zone
- Possible contamination due to ongoing dumping

A brief list of the cons for the bottom sites (and therefore an explanation of why these sites were the bottom ranked sites) is as follows:

**Site #5 – 192 Shunpike Road:**

- This site is not town owned
- The site is small and it would be difficult to meet the building and site program.
- There would be no opportunity for future expansion.
- There is a possible source of contamination due to agricultural soils.

**Site #10 – Greer Street:**

- This site is landlocked with no roadway frontage.
- Utilities are not readily available connecting to the lot.
- There is a precast concrete storage area located in the center of the site and could indicate a possible source of contamination.
- The site is not town owned.
- The rear half of the site appears to be wetland.
- There would be limited expansion capability in this area.

**Site #8 – Evergreen Road (1):**

- Utilities are not readily available along evergreen road.
- Site is located in a low lying area and there is a minor flood risk.
- The site is located in protected open space area, and is part of municipal land conservation area.
- There is limited to no expansion capability in this location.
- There is a natural gas transmission line on a portion of the property.

**Site #13 – 14 Progress Drive:**

- Steep site topography.
- The small size of 8.54 acres makes it difficult to fit the program on the site and impossible for future expansion opportunities.
- The site is not town owned.

**Site #7 – Coles Road:**

- Site is located in a back-lot directly behind a residential subdivision.
- Utilities area not readily available connecting to the back-lot.
- There are portions of wetland areas throughout the back-lot area.
- The majority of the site is protected open space, with threatened and endangered species on a good portion of the site.
- Observed dumped materials from the construction of Interstate 91/Route 9 which may indicate possible site contamination.

**Site #9 – Evergreen Road (2):**

- Located in a residential neighborhood on a small neighborhood road with limited access.
- Site is separated from the municipal area.
- Utilities are not readily available.
- Steep site topography.
- Located adjacent to Interstate 91, therefore possible contamination may be present.

**Site #3 – 100 County Line Drive:**

- Site minimal in size and oddly shaped to create feasible circulation pattern.
- Utilities are not readily available.
- Significant pockets of wetland on south end of site with threatened and endangered species throughout majority of site.
- Protected open space on majority of site. Currently a Land Trust.
- There is limited to no expansion capability in this location.
- Currently the town transfer station, as a result, high probability of contamination.

**Site #2 – 55 Nooks Hill Road:**

- Large amounts of wetlands and open water onsite.
- Located adjacent to a residential area.
- Located away from the main municipal area.
- Located within the 100 year flood zone
- Site is protected open space. Currently a Land Trust.
- Limited space for expansion due to location of wetlands.
- Limited space onsite for development due to amount of wetland areas.

END OF REPORT

# *Town of Cromwell / CWPCA Facility*



SILVER/**PETRUCELLI**+ASSOCIATES

*Architects / Engineers / Interior Designers*



# Existing Facility Conditions

- Inadequate size for current and future operations
- No room for expansion on site
- Buildings in disrepair and at the end of their useful life



# Proposed Facility Program

## TOWN OF CROMWELL

### Cromwell Public Works Facility

#### PRELIMINARY SPACE PROGRAM

August 14, 2014

Proposed Program Design			
PROGRAMMED SQUARE FOOTAGE NEEDED			
SPACE COMPONENT	No.	Area NSF	Total NSF
<b>Office / Administration Area</b>			
Vestibule / Waiting Area	1	64	64
Reception / Administrator's Desk	1	230	230
DPW Directors Office	1	150	150
Sewer Director Office	1	150	150
Town Engineer Office	1	150	150
Assistant Town Engineer Office	1	150	150
Copy Area / Office Storage	1	190	190
Drawings storage / Misc Storage	1	190	190
Conference Room	1	280	280
Restrooms	2	100	200
Janitor's Closet	1	36	36
<b>TOTAL</b>			1,790
<b>Shared Facilities</b>			
Male Locker / Shower / Toilet Room	1	620	620
Female Locker / Shower / Toilet Room	1	295	295
Multipurpose Room - Lunch / Break Room	1	775	775
Compressor Room	1	150	150
Welding / Workshop Area	1	800	800
Electrical / Mechanical Room	1	500	500
<b>TOTAL</b>			3,140
<b>Public Works Facilities</b>			
Public Works Supervisor Office	1	150	150
<b>TOTAL</b>			150
<b>Sewer Department Facilities</b>			
Sewer Supervisor Office	1	150	150
Sewer Gerneal Office/work space	1	300	300
<b>TOTAL</b>			450

Proposed Program Design			
PROGRAMMED SQUARE FOOTAGE NEEDED			
SPACE COMPONENT	No.	Area NSF	Total NSF
<b>Vehicle Maintenance</b>			
Fluid Storage (Automatic Lube System)	1	225	225
Maintenance Bay	1	3,500	3,500
Tire Storage	1	400	400
Parts Storage	1	400	400
Maintenance Supervisors Office	1	150	150
Specialty Tools Storage	1	140	140
Secondary Office	1	150	150
<b>TOTAL</b>			4,965
<b>Wash Area</b>			
Wash bay	1	1,350	1,350
Wash Equipment Storgae Room	1	225	225
<b>TOTAL</b>			1,575
<b>Vehicle and Equipment Storage</b>			
Shared - Vehicle/Equipment Storage	1	22,000	22,000
<b>TOTAL</b>			22,000
<b>SUBTOTAL BUILDING</b>			34,070
<b>Circulation</b>			1,500
<b>TOTAL BUILDING</b>			35,570
<b>Salt Storage</b>			
Storage Facility	1	2,000	2,000
<b>TOTAL</b>			2,000
<b>Car Port</b>			
Shared - Car Port	1	7,500	7,500
<b>TOTAL</b>			7,500
<b>TOTAL FACILITY</b>			45,070



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# Proposed Facility Program Layout

- OFFICE / ADMINISTRATION AREA
- SHARED FACILITIES
- PUBLIC WORKS FACILITIES
- SEWER DEPARTMENT FACILITIES
- VEHICLE MAINTENANCE
- WASH BAY
- CIRCULATION
- CAR PORT



Approximately  
35,000 SF + car port



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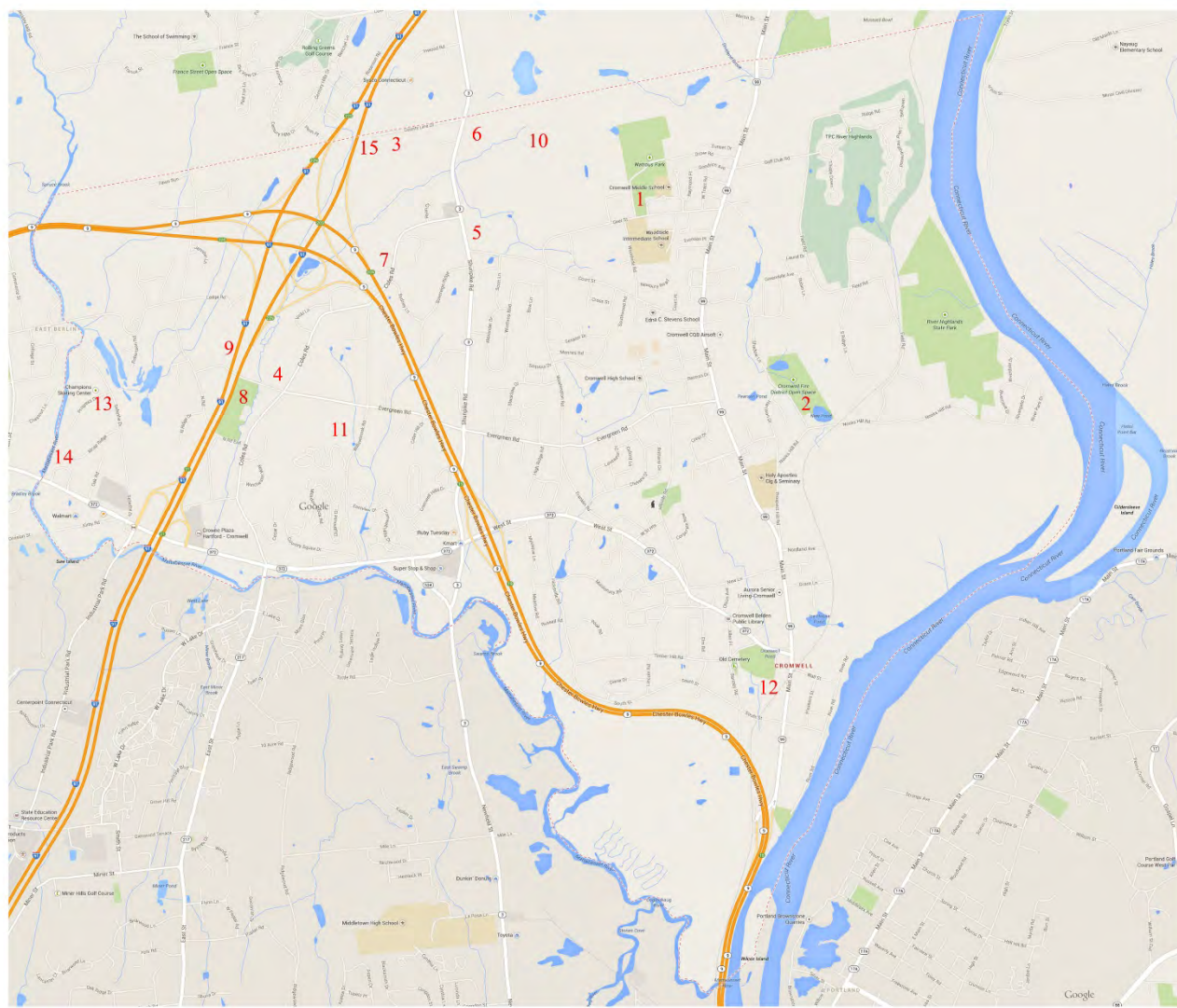
# Existing Site with Proposed Facility



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# Site Location Map



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# Site Evaluation Matrix



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7/14/14

## Town of Cromwell - Cromwell Public Works & CWPCA Sewer Facility Draft Site Evaluation Matrix

Evaluation Criteria				Site 1	
	Criteria	Importance	Grade	Score	Comments
1	Site Acquisition Cost / Value	2.68			
2	Site Development Cost	2.74			
3	Site Size	2.34			
4	Site Location and Accessibility	2.8			
5	Vehicular Access & Parking	2.23			
6	Neighborhood Impact & Aesthetics	2.88			
7	Public Utility Availability	2.26			
8	Zoning Restrictions and Variances	1.98			
9	Open 'Green' Space	1.53			
10	Environmental & Wetlands Impact	1.86			
11	Building Construction Costs	2.16			
12	Potential Site Contamination	2.41			
13	Building Demolition Costs	1.74			
14	Future Expansion Opportunities	2.43			
<b>TOTAL SCORE</b>				<b>0</b>	
<div> <div>Importance</div> <div>Grade</div> <div>3 - Very Important</div> <div>10 - Good</div> <div>2 - Important</div> <div>5 - Fair</div> <div>1 - Somewhat Important</div> <div>1 - Poor</div> </div>					



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# Site Evaluation Rankings

SITE	MATRIX TOTAL SCORE	RANK
1	213.82	3
2	86.66	14
3	155.74	12
4	207.43	4
5	206.83	6
6	243.64	2
7	174.92	10
8	186.18	8
9	168.04	11
10	200.16	7
12	140.13	13
13	182.14	9
14	207.08	5
15	265.29	1



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# Site 15 – Matrix Evaluation



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9/29/14

## Town of Cromwell - Cromwell Public Works & CWPCA Sewer Facility Draft Site Evaluation Matrix

Evaluation Criteria			Site 15		
	Criteria	Importance	Grade	Score	Comments
1	Site Acquisition Cost / Value	2.68	1	2.68	Not town owned, appraised at \$450,880
2	Site Development Cost	2.74	10	27.4	Flat site. No apparent detractors.
3	Site Size	2.34	10	23.4	27 Acres
4	Site Location and Accessibility	2.8	10	28	Adjacent to transfer station, access off route 3
5	Vehicular Access & Parking	2.23	10	22.3	Space available
6	Neighborhood Impact & Aesthetics	2.88	10	28.8	Not near any Residential areas.
7	Public Utility Availability	2.26	10	22.6	Sewer Pump Possible, Water available, Gas Available
8	Zoning Restrictions and Variances	1.98	10	19.8	Industrial
9	Open 'Green' Space	1.53	10	15.3	No open or conserved space
10	Environmental & Wetlands Impact	1.86	5	9.3	No wetlands, but 100% NDDb coverage (Box Turtle)
11	Building Construction Costs	2.16	10	21.6	No apparent Detractors
12	Potential Site Contamination	2.41	1	2.41	Agricultural Field since 70's and adjacent to Interstate. Further assessment necessary.
13	Building Demolition Costs	1.74	10	17.4	None
14	Future Expansion Opportunities	2.43	10	24.3	Expansion is possible
TOTAL SCORE				265.29	
<div><div><div><u>Importance</u></div><div>3 - Very Important</div><div>2 - Important</div><div>1 - Somewhat Important</div></div><div><div><u>Grade</u></div><div>10 - Good</div><div>5 - Fair</div><div>1 - Poor</div></div></div>					



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# Site 15 – Proposed Site Layout



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# Site 6 – Matrix Evaluation



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7/14/14

## Town of Cromwell - Cromwell Public Works & CWPCA Sewer Facility Draft Site Evaluation Matrix

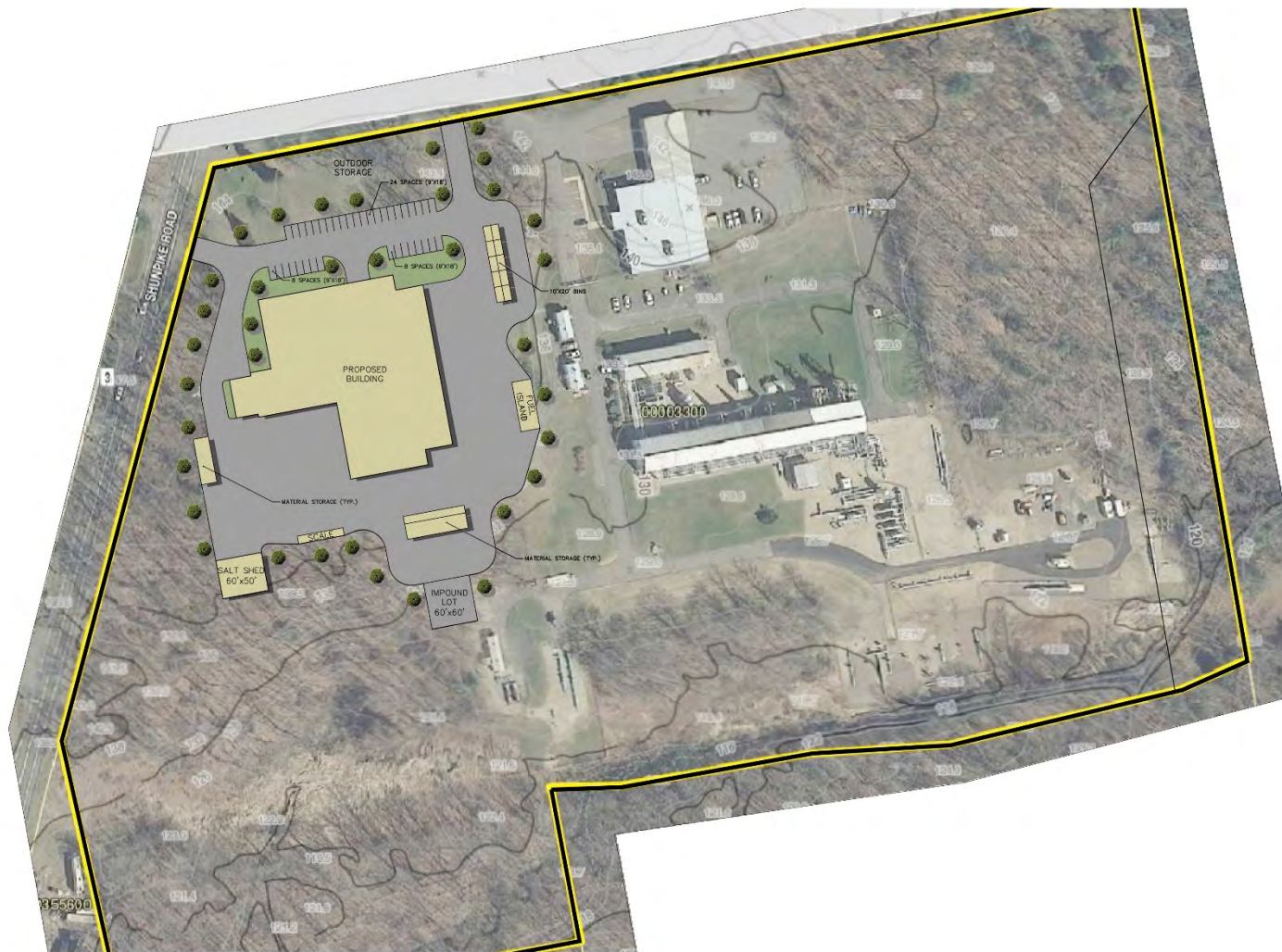
Evaluation Criteria			Site 6		
	Criteria	Importance	Grade	Score	Comments
1	Site Acquisition Cost / Value	2.68	1	2.68	Various Buildings owned by others
2	Site Development Cost	2.74	10	27.4	Varying Topography
3	Site Size	2.34	5	11.7	34.5
	Site Location and Accessibility	2.8	10	28	Not centrally located, but accessible from Rt-3
4					
5	Vehicular Access & Parking	2.23	10	22.3	Space is available
6	Neighborhood Impact & Aesthetics	2.88	10	28.8	Industrial, Business Industrial, Wooded
	Public Utility Availability	2.26	10	22.6	Not in close proximity to trunk line. Elevated.
7					
8	Zoning Restrictions and Variances	1.98	10	19.8	Industrial
9	Open 'Green' Space	1.53	10	15.3	no protected open space on-site
	Environmental & Wetlands Impact	1.86	1	1.86	wetlands, minor flood risk, NDDB majority of site
10					
11	Building Construction Costs	2.16	10	21.6	Topography challenges
	Potential Site Contamination	2.41	5	12.05	Further investigation required - Gas Transmission for 60 years
12					
13	Building Demolition Costs	1.74	10	17.4	None
14	Future Expansion Opportunities	2.43	5	12.15	Limited based on location and wetlands.
TOTAL SCORE				243.64	
<u>Importance</u>		<u>Grade</u>			
3 - Very Important		10 - Good			
2 - Important		5 - Fair			
1 - Somewhat Important		1 - Poor			



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# Site 6 – Proposed Site Layout



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# Site 1 – Matrix Evaluation



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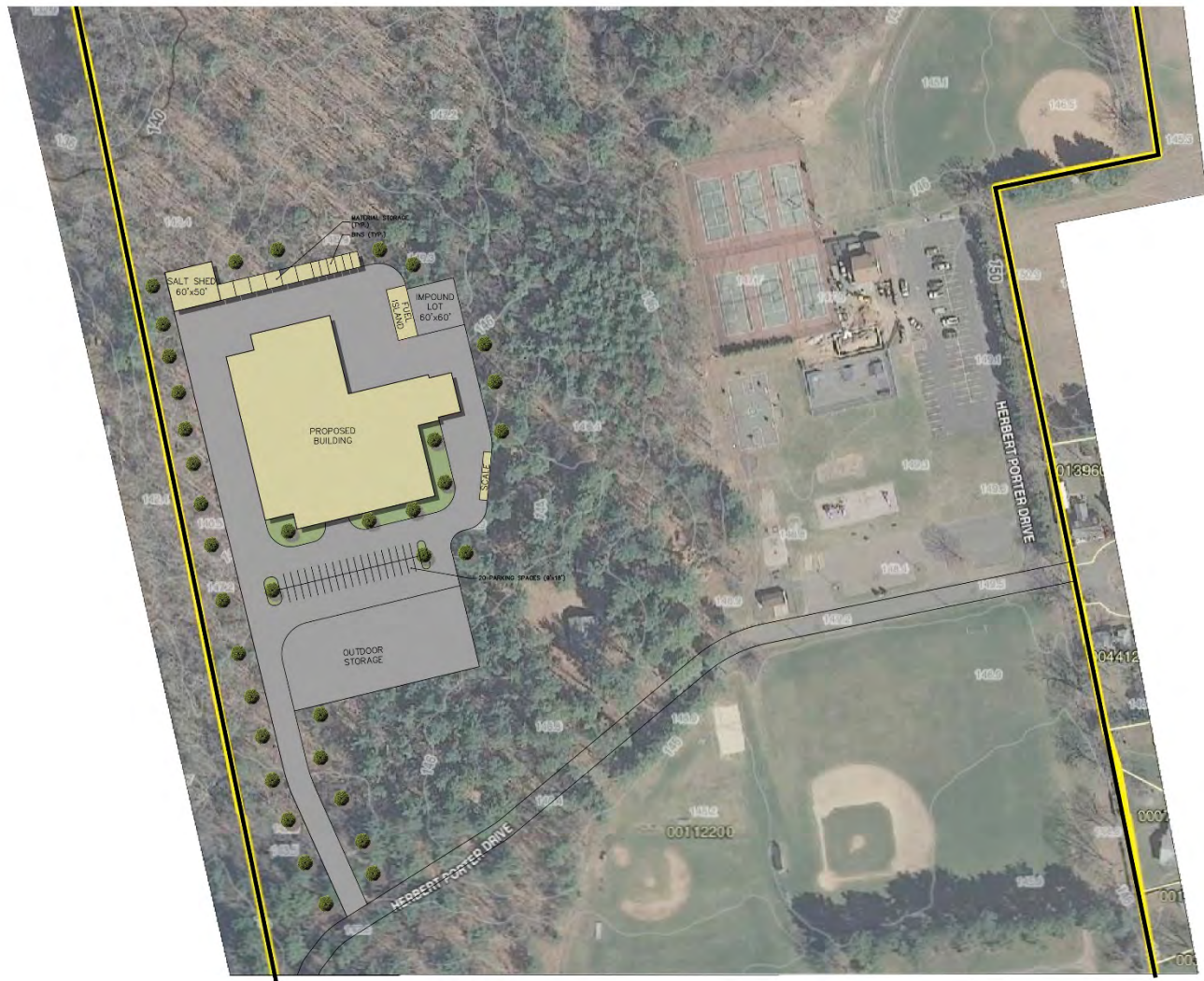
Evaluation Criteria			Site 1		
Criteria	Importance	Grade	Score	Comments	
1	Site Acquisition Cost / Value	2.68	10	26.8	\$7,839,870
2	Site Development Cost	2.74	10	27.4	Flat Site
3	Site Size	2.34	10	23.4	75.1 acres
4	Site Location and Accessibility	2.8	1	2.8	Access off porter drive
5	Vehicular Access & Parking	2.23	10	22.3	There should be sufficient space.
6	Neighborhood Impact & Aesthetics	2.88	1	2.88	Residential area, Proximity to parks and school
7	Public Utility Availability	2.26	1	2.26	Sewer Avoidance Area, Water available on Geer Street
8	Zoning Restrictions and Variances	1.98	10	19.8	Residential - 15, Business Industrial
9	Open 'Green' Space	1.53	1	1.53	Currently Waitrous Park.
10	Environmental & Wetlands Impact	1.86	5	9.3	NDDB and Wetlands- top of site.
11	Building Construction Costs	2.16	10	21.6	No apparent detractors
12	Potential Site Contamination	2.41	5	12.05	Agricultural soils, further assessment may be necessary
13	Building Demolition Costs	1.74	10	17.4	None
14	Future Expansion Opportunities	2.43	10	24.3	Expansion should be possible
TOTAL SCORE			213.82		
<u>Importance</u>		<u>Grade</u>			
3 - Very Important		10 - Good			
2 - Important		5 - Fair			
1 - Somewhat Important		1 - Poor			



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# Site 1 – Proposed Site Layout



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# Site 4 – Matrix Evaluation



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7/14/14

## **Town of Cromwell - Cromwell Public Works & CWPCA Sewer Facility Draft Site Evaluation Matrix**

Evaluation Criteria			Site 4										
	Criteria	Importance	Grade	Score	Comments								
1	Site Acquisition Cost / Value	2.68	1	2.68	\$529,870								
2	Site Development Cost	2.74	5	13.7	Some steeper areas								
3	Site Size	2.34	10	23.4	34 acres								
4	Site Location and Accessibility	2.8	10	28	Municip. Land Cons., 100 year flood								
5	Vehicular Access & Parking	2.23	10	22.3	Space for Parking								
6	Neighborhood Impact & Aesthetics	2.88	5	14.4	Residential area								
7	Public Utility Availability	2.26	1	2.26	Limited utility availability								
8	Zoning Restrictions and Variances	1.98	5	9.9	R-2r - residential area								
9	Open 'Green' Space	1.53	1	1.53	Protected Open Space majority of site								
10	Environmental & Wetlands Impact	1.86	1	1.86	Wetlands to west, Open Space								
11	Building Construction Costs	2.16	10	21.6	Due to site topography								
12	Potential Site Contamination	2.41	10	24.1	Further assessment may be necessary								
13	Building Demolition Costs	1.74	10	17.4	None								
14	Future Expansion Opportunities	2.43	10	24.3	Expansion should be possible								
TOTAL SCORE				207.43									
<table><tr><td><u>Importance</u></td><td><u>Grade</u></td></tr><tr><td>3 - Very Important</td><td>10 - Good</td></tr><tr><td>2 - Important</td><td>5 - Fair</td></tr><tr><td>1 - Somewhat Important</td><td>1 - Poor</td></tr></table>						<u>Importance</u>	<u>Grade</u>	3 - Very Important	10 - Good	2 - Important	5 - Fair	1 - Somewhat Important	1 - Poor
<u>Importance</u>	<u>Grade</u>												
3 - Very Important	10 - Good												
2 - Important	5 - Fair												
1 - Somewhat Important	1 - Poor												



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# Site 4 – Proposed Site Layout



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# Site 14 – Matrix Evaluation



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7/14/14

## **Town of Cromwell - Cromwell Public Works & CWPCA Sewer Facility Draft Site Evaluation Matrix**

Evaluation Criteria			Site 14		
	Criteria	Importance	Grade	Score	Comments
1	Site Acquisition Cost / Value	2.68	1	2.68	\$201,480 purchase price
2	Site Development Cost	2.74	5	13.7	Some Grading Issues
3	Site Size	2.34	5	11.7	10.37 ac
4	Site Location and Accessibility	2.8	1	2.8	Far from Town Center
5	Vehicular Access & Parking	2.23	10	22.3	Space Available
6	Neighborhood Impact & Aesthetics	2.88	5	14.4	Bordered on south and east by Residential
7	Public Utility Availability	2.26	10	22.6	Utilities Available
8	Zoning Restrictions and Variances	1.98	10	19.8	Industrial
9	Open 'Green' Space	1.53	10	15.3	No open space
10	Environmental & Wetlands Impact	1.86	10	18.6	Some NDDb on site. Less than 1/2
11	Building Construction Costs	2.16	10	21.6	No Apparent Detractors
12	Potential Site Contamination	2.41	5	12.05	Existing Storage Yard, Further analysis may be necessary.
13	Building Demolition Costs	1.74	10	17.4	Minimal demolition (Barn)
14	Future Expansion Opportunities	2.43	5	12.15	Limited expansion capability
TOTAL SCORE				207.08	
<u>Importance</u>		<u>Grade</u>			
3 - Very Important		10 - Good			
2 - Important		5 - Fair			
1 - Somewhat Important		1 - Poor			



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# Site 14 – Proposed Site Layout



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# Evaluation Summary

SITE 15



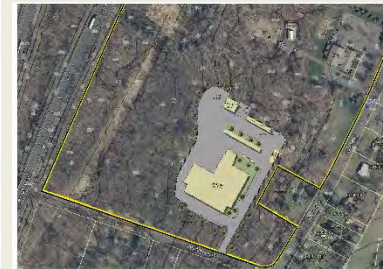
SITE 6



SITE 1



SITE 4



SITE 14



Evaluation Criteria		Site 15	Site 6	Site 1	Site 4	Site 14
Criteria		Score	Score	Score	Score	Score
1	Site Acquisition Cost / Value	2.68	2.68	26.8	2.68	2.68
2	Site Development Cost	27.4	27.4	27.4	13.7	13.7
3	Site Size	23.4	11.7	23.4	23.4	11.7
4	Site Location and Accessibility	28	28	2.8	28	2.8
5	Vehicular Access & Parking	22.3	22.3	22.3	22.3	22.3
6	Neighborhood Impact & Aesthetics	28.8	28.8	2.88	14.4	14.4
7	Public Utility Availability	22.6	22.6	2.26	2.26	22.6
8	Zoning Restrictions and Variances	19.8	19.8	19.8	9.9	19.8
9	Open 'Green' Space	15.3	15.3	1.53	1.53	15.3
10	Environmental & Wetlands Impact	9.3	1.86	9.3	1.86	18.6
11	Building Construction Costs	21.6	21.6	21.6	21.6	21.6
12	Potential Site Contamination	2.41	12.05	12.05	24.1	12.05
13	Building Demolition Costs	17.4	17.4	17.4	17.4	17.4
14	Future Expansion Opportunities	24.3	12.15	24.3	24.3	12.15
<b>TOTAL SCORE (Max-320.4)</b>		<b>265.29</b>	<b>243.64</b>	<b>213.82</b>	<b>207.43</b>	<b>207.08</b>



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