

LAS GALLINAS VALLEY
SANITATION DISTRICT

ADMINISTRATION BUILDING
SITE EVALUATION

PRELIMINARY
ALTERNATIVES
ANALYSIS

JUNE 4, 2020



mwa architects

MEETING OBJECTIVES

Review site evaluation methodology
and scoring

Identify 3 to 4 preferred site alternatives
from 8 for further evaluation

AGENDA

15 min Evaluation Criteria and Scenarios

25 min Site Analysis and Summary

20 min Discussion

An aerial photograph of a wastewater treatment plant. The central part of the image shows several large, circular aeration tanks arranged in a cluster. To the left of these tanks is a large, dark, rectangular pond. The surrounding area includes various smaller ponds, some with floating covers, and a network of roads and utility lines. The overall scene is a mix of industrial infrastructure and natural landscape.

EVALUATION CRITERIA

EFFICIENT PROJECT DELIVERY

1. Site Acquisition Complexity

Impacts to project schedule and cost due to land acquisition from private or public entity.

2. Environmental Permitting Complexity

Impacts to project schedule and cost due to complex permitting and mitigation requirements.

3. Construction Complexity

Impacts to project schedule and cost due to complex foundation design and contractor access.

4. Site Preparation Complexity

Impacts to project schedule and cost due to significant regrading, paving, and utility connections.

5. Synergy with Flow EQ Project

Impacts to project site feasibility due to conflicts or mutual benefits with proposed Flow EQ project.

EFFICIENT OPERATIONS

6. Building Layout

Impacts to building functionality and operations due to arrangement of spaces within the building.

7. Safety, Accessibility and Proximity to Plant

Impacts to plant operations due to proposed pedestrian circulation routes to/from the building.

8. Outdoor Program

Impacts to building functionality and operations due to available parking and gathering areas.

9. Disruption to Operations during Construction

Impacts to plant operations due to construction traffic and activities.

10. Impacts to Operations and Corporation Yard Improvements

Impacts to long term plant operations due to project location and roadway improvements.

POSITIVE EXTERNAL IMPACTS

11. Improved Public Access

Impacts to public access to plant and reclamation fields due to project location and roadway improvements.

12. Civic Identity


Impacts to public perception of the District due to building visibility and relationship to its surroundings.

13. Educational Opportunities

Impacts to educational programs due to plant views and proximity to plant process space.

14. Proximity to Odors

Impact of process odors on building and related outdoor spaces.

An aerial photograph of a wastewater treatment plant. The central part of the image shows several large, circular aeration tanks arranged in a cluster. To the left of these tanks is a large, dark, rectangular pond. The surrounding area includes various smaller ponds, some with floating covers, and a network of roads and utility lines. The overall scene is a mix of industrial infrastructure and natural landscape.

SCENARIO
ANALYSIS

SCENARIO DEVELOPMENT

Develop 6 scoring scenarios for comparative analysis

Within each scenario, criteria are weighted based on a unique set of priorities

SCENARIOS

Scenario 1:	Efficient Project Delivery	Emphasize criteria that impact project delivery.
Scenario 2:	Efficient Operations	Emphasize criteria that impact plant operations.
Scenario 3:	Positive External Impact	Emphasize criteria that positively impact external perception and experience of the building.
Scenario 4:	District Staff Priorities	Emphasize criteria most important to District staff.
Scenario 5	Minimize Schedule Impacts	Emphasize alternatives that minimize potential increases to project schedule
Scenario 6:	Minimize Cost Impacts	Emphasize alternatives that minimize potential increases to project cost

SCENARIO WEIGHTING

Objectives	Criteria	Scenarios					
		Efficient Project Delivery	Efficient Operations	Positive External Impacts	District Staff Priorities	Minimize Schedule Impacts	Minimize Cost Impacts
Efficient Project Delivery	Site Acquisition	x4	x1	x1	x3	Varies	Varies
	Environmental Permitting Complexity				x3	Varies	Varies
	Construction Complexity				x4	Varies	Varies
	Site Preparation Complexity				x2	Varies	Varies
	Synergy with Flow EQ Project				x3	Varies	Varies
Efficient Operations	Building Layout	x1	x4	x1	x4	N/A	Varies
	Safety, Accessibility and Proximity to Plant				x3		N/A
	Outdoor Program				x3		
	Disruption to Operations during Construction				x2		
	Impacts to Operations and Corporation Yard Improvements				x3		
Positive External Impacts	Improved Public Access	x1	x1	x4	x1	N/A	N/A
	Civic Identity				x2		
	Educational Opportunities				x1		
	Proximity to Odors				x2		

BASELINE ASSUMPTIONS

Schedule Baseline (months)

Planning/Permitting:	6
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Design:	12
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Bidding and Construction:	24
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Total:	42
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Cost Baseline

Single story construction with slab on grade foundation,
no new roadways

Adequate space for construction and staging

Minimal environmental permitting

No property acquisition

An aerial photograph of an industrial site, likely a water treatment plant. The central part of the image shows a cluster of several large, circular tanks or basins, some of which are dark, suggesting they contain water. To the left of these tanks is a large, irregularly shaped pond. The surrounding area is a mix of open fields, some with visible furrows, and patches of trees. A road or path runs through the site, and there are some smaller buildings or structures scattered around the main tanks. The overall scene is a detailed view of a large-scale industrial or agricultural facility.

SITE
EVALUATIONS

SITE ALTERNATIVES

1. Smith Ranch Rd Site
2. Smith Ranch Rd Site
- with realignment
3. Miller Creek Site
4. Public Open Space Site
5. DHA Proposed Site
6. Reclamation Lot Site
7. Triangle Parcel Site
8. Existing Admin/Maint Site



- : CONCEPTUAL BUILDING FOOTPRINT
- : PARKING
- : LGVSD PROPERTY BOUNDARY
- : WWTP BOUNDARY
- : ACQUIRED PROPERTY BOUNDARY

SITE 1

Smith Ranch Rd Site

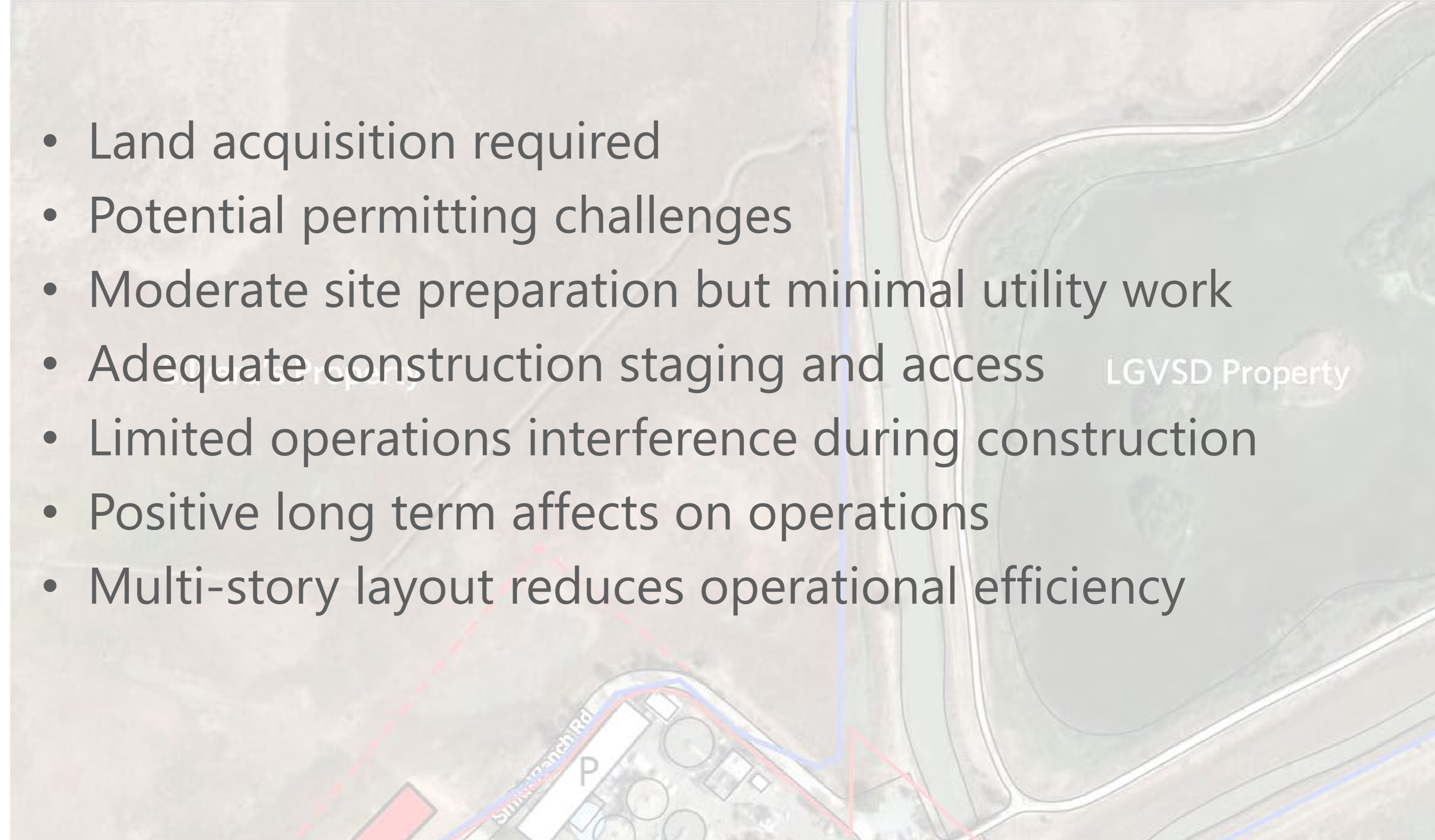
- Two story building
- No new parking
- Land acquisition



SITE 1

Smith Ranch Rd Site

- Land acquisition required
- Potential permitting challenges
- Moderate site preparation but minimal utility work
- Adequate construction staging and access
- Limited operations interference during construction
- Positive long term affects on operations
- Multi-story layout reduces operational efficiency



Site Alternative		Raw Score	Efficient Project Delivery	Efficient Operations	Positive External Impacts	District Staff Priorities	Minimize Schedule Impacts	Minimize Cost Impacts
1	Smith Ranch Rd. Site	41	91	100	85	120	14	14

- : SCENARIO
- : FIRST PLACE SITE
- : SECOND/THIRD PLACE SITE
- # : LAST/SECOND TO LAST PLACE SITE

- : CONCEPTUAL BUILDING FOOTPRINT
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SITE 2

Smith Ranch Rd Site
+ Realignment

One story building
New parking + road
Land acquisition



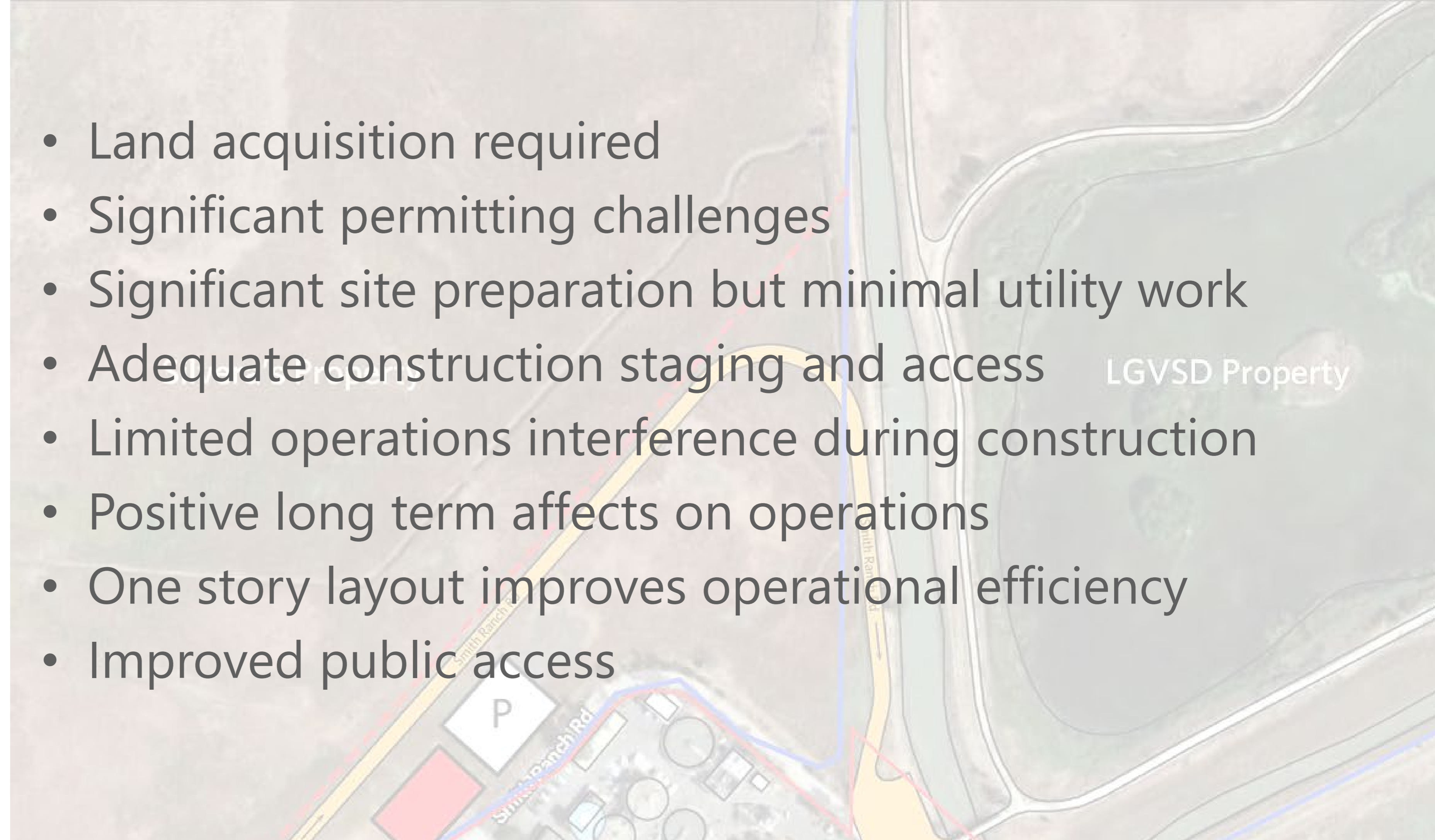
SITE 2

Smith Ranch Rd Site
+ Realignment

- Land acquisition required
- Significant permitting challenges
- Significant site preparation but minimal utility work
- Adequate construction staging and access
- Limited operations interference during construction
- Positive long term affects on operations
- One story layout improves operational efficiency
- Improved public access

Site Alternative		Raw Score	Efficient Project Delivery	Efficient Operations	Positive External Impacts	District Staff Priorities	Minimize Schedule Impacts	Minimize Cost Impacts
2	Smith Ranch Rd. Site + Realignment	48	92	128	98	140	11	13

- █ : SCENARIO
- █ : FIRST PLACE SITE
- █ : SECOND/THIRD PLACE SITE
- # : LAST/SECOND TO LAST PLACE SITE



- : CONCEPTUAL BUILDING FOOTPRINT
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SITE 3

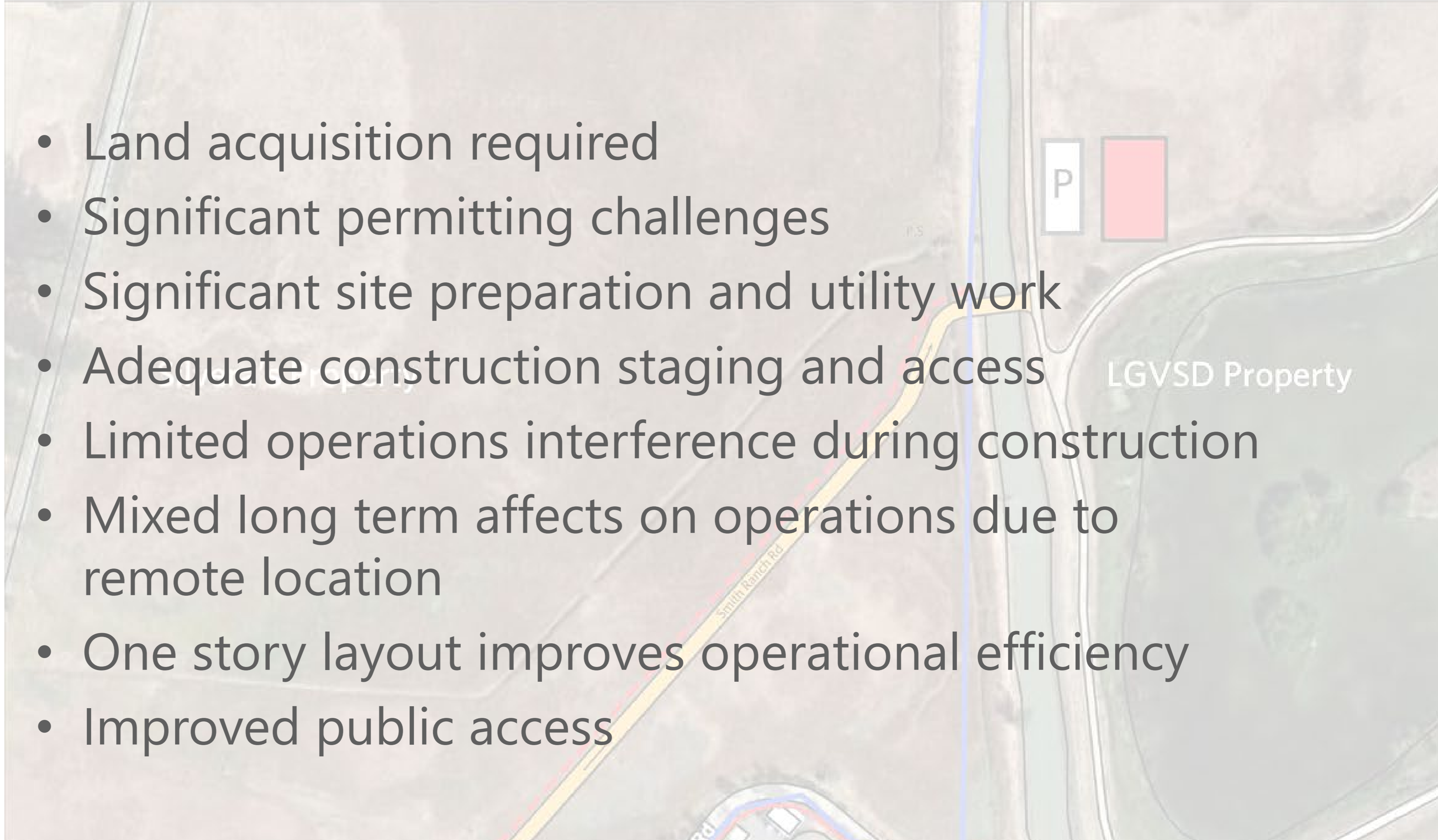
Miller Creek Parcel Site

- One story building
- New parking + road
- Land acquisition



SITE 3

Miller Creek Parcel Site



- Land acquisition required
- Significant permitting challenges
- Significant site preparation and utility work
- Adequate construction staging and access
- Limited operations interference during construction
- Mixed long term affects on operations due to remote location
- One story layout improves operational efficiency
- Improved public access

LGVSD Property

Site Alternative		Raw Score	Efficient Project Delivery	Efficient Operations	Positive External Impacts	District Staff Priorities	Minimize Schedule Impacts	Minimize Cost Impacts
3	Miller Creek Parcel Site	37	72	102	78	109	9	10

- █ : SCENARIO
- █ : FIRST PLACE SITE
- █ : SECOND/THIRD PLACE SITE
- # : LAST/SECOND TO LAST PLACE SITE

- : CONCEPTUAL BUILDING FOOTPRINT
- : PARKING
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SITE 4

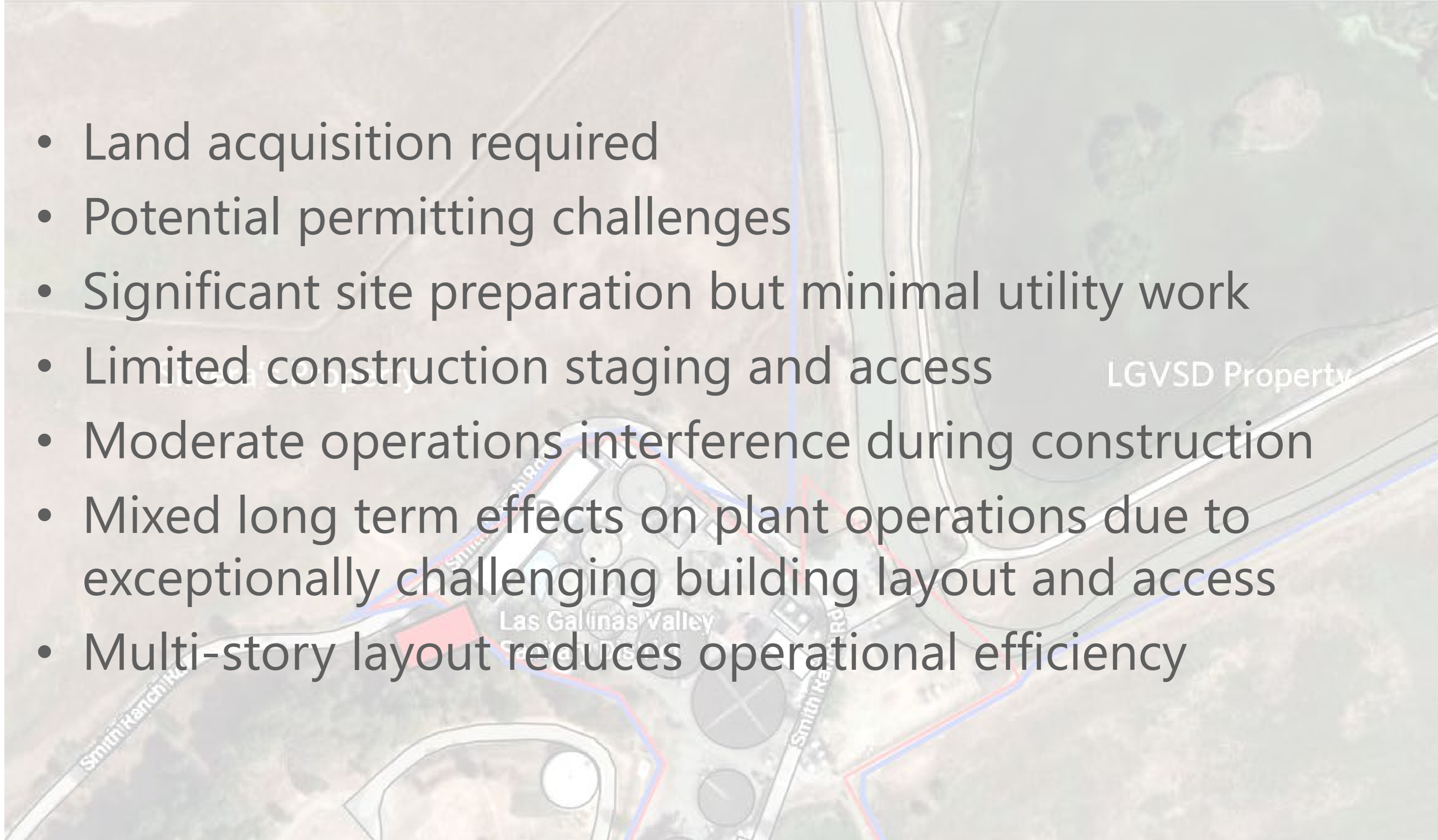
Public Open Space Site

- Two story building
- No new parking
- Land acquisition/swap



SITE 4

Public Open Space Site



- Land acquisition required
- Potential permitting challenges
- Significant site preparation but minimal utility work
- Limited construction staging and access
- Moderate operations interference during construction
- Mixed long term effects on plant operations due to exceptionally challenging building layout and access
- Multi-story layout reduces operational efficiency

Site Alternative		Raw Score	Efficient Project Delivery	Efficient Operations	Positive External Impacts	District Staff Priorities	Minimize Schedule Impacts	Minimize Cost Impacts
4	Public Open Space Site	31	75	66	75	93	13	15

■ : SCENARIO
■ : FIRST PLACE SITE
■ : SECOND/THIRD PLACE SITE
: LAST/SECOND TO LAST PLACE SITE

- : CONCEPTUAL BUILDING FOOTPRINT
- : PARKING
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SITE 5

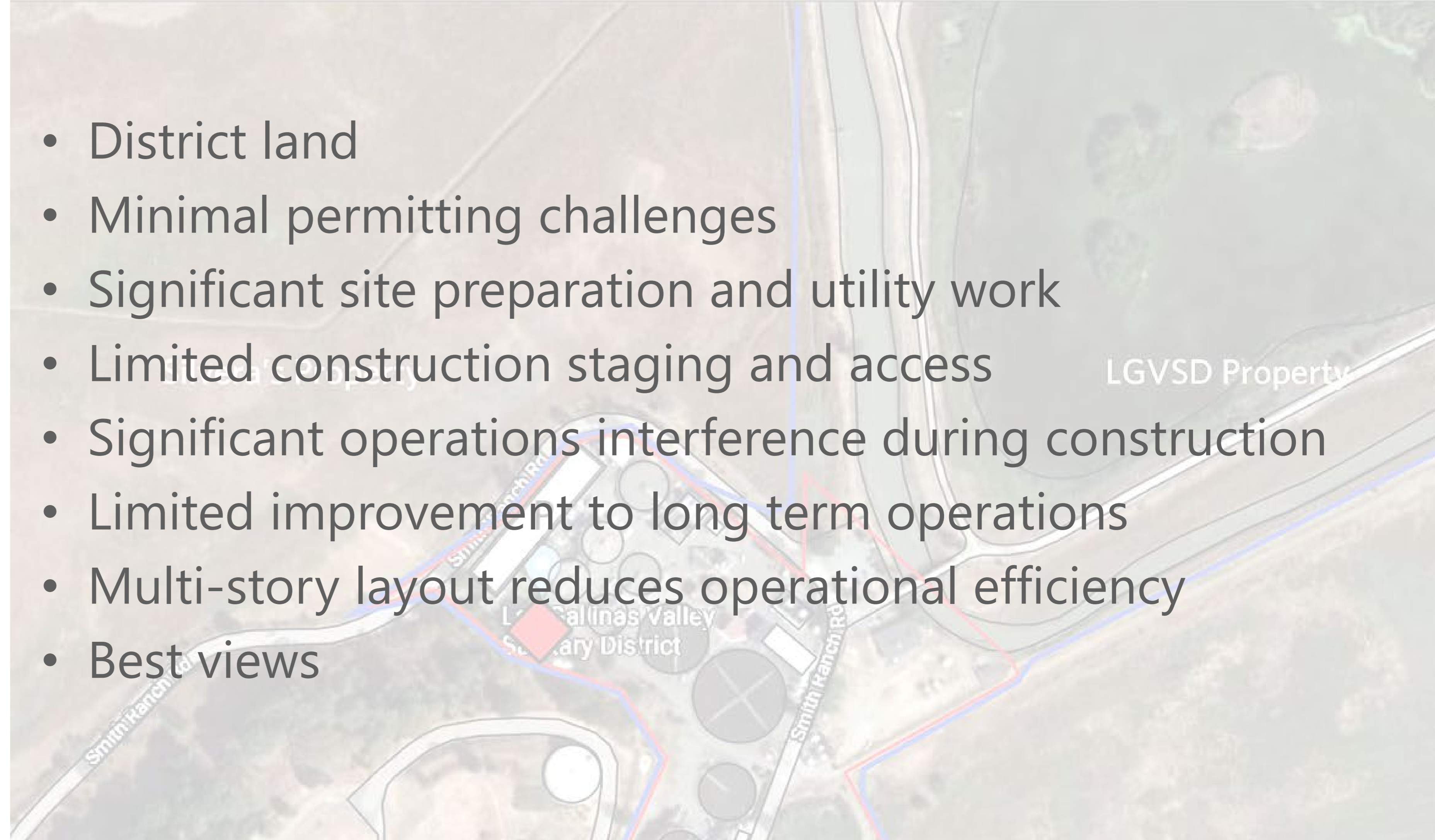
DHA Proposed Site

Three story building
 No new parking
 District property



SITE 5

DHA Proposed Site



- District land
- Minimal permitting challenges
- Significant site preparation and utility work
- Limited construction staging and access
- Significant operations interference during construction
- Limited improvement to long term operations
- Multi-story layout reduces operational efficiency
- Best views

Site Alternative	Raw Score	Efficient Project Delivery	Efficient Operations	Positive External Impacts	District Staff Priorities	Minimize Schedule Impacts	Minimize Cost Impacts
5 DHA Proposed Site	34	91	58	73	97	15	16

- : SCENARIO
- : FIRST PLACE SITE
- : SECOND/THIRD PLACE SITE
- # : LAST/SECOND TO LAST PLACE SITE

- : CONCEPTUAL BUILDING FOOTPRINT
- : PARKING
- : LGVSD PROPERTY BOUNDARY
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- : ACQUIRED PROPERTY BOUNDARY

SITE 6

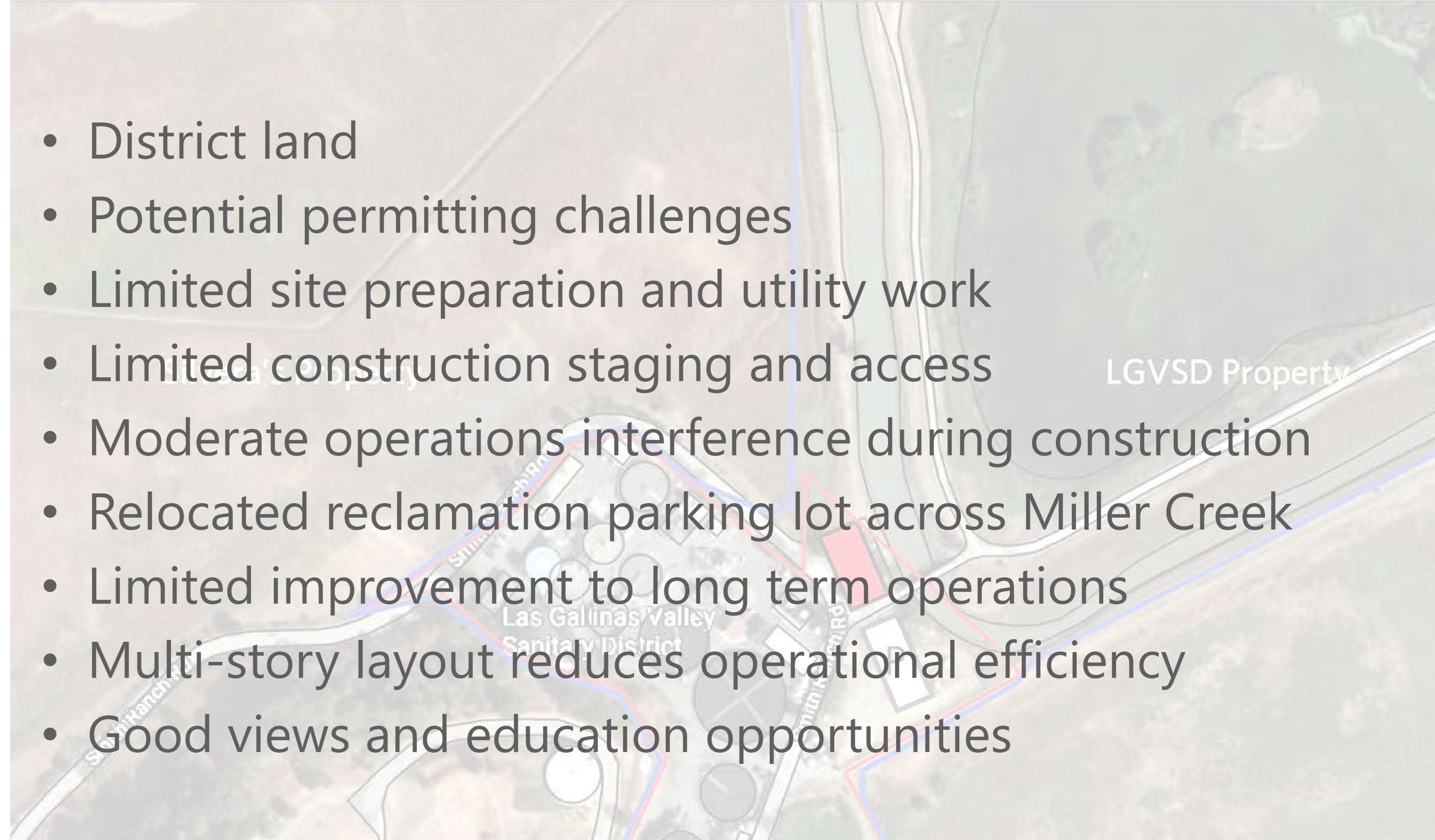
Reclamation Lot Site

- Two story building
- New parking
- District property



SITE 6

Reclamation Lot Site



- District land
- Potential permitting challenges
- Limited site preparation and utility work
- Limited construction staging and access
- Moderate operations interference during construction
- Relocated reclamation parking lot across Miller Creek
- Limited improvement to long term operations
- Multi-story layout reduces operational efficiency
- Good views and education opportunities

Site Alternative	Raw Score	Efficient Project Delivery	Efficient Operations	Positive External Impacts	District Staff Priorities	Minimize Schedule Impacts	Minimize Cost Impacts
6 Reclamation Lot Site	45	103	88	85	113	11	14

- : SCENARIO
- : FIRST PLACE SITE
- : SECOND/THIRD PLACE SITE
- # : LAST/SECOND TO LAST PLACE SITE

- : CONCEPTUAL BUILDING FOOTPRINT
- : PARKING
- : LGVSD PROPERTY BOUNDARY
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- : ACQUIRED PROPERTY BOUNDARY

SITE 7

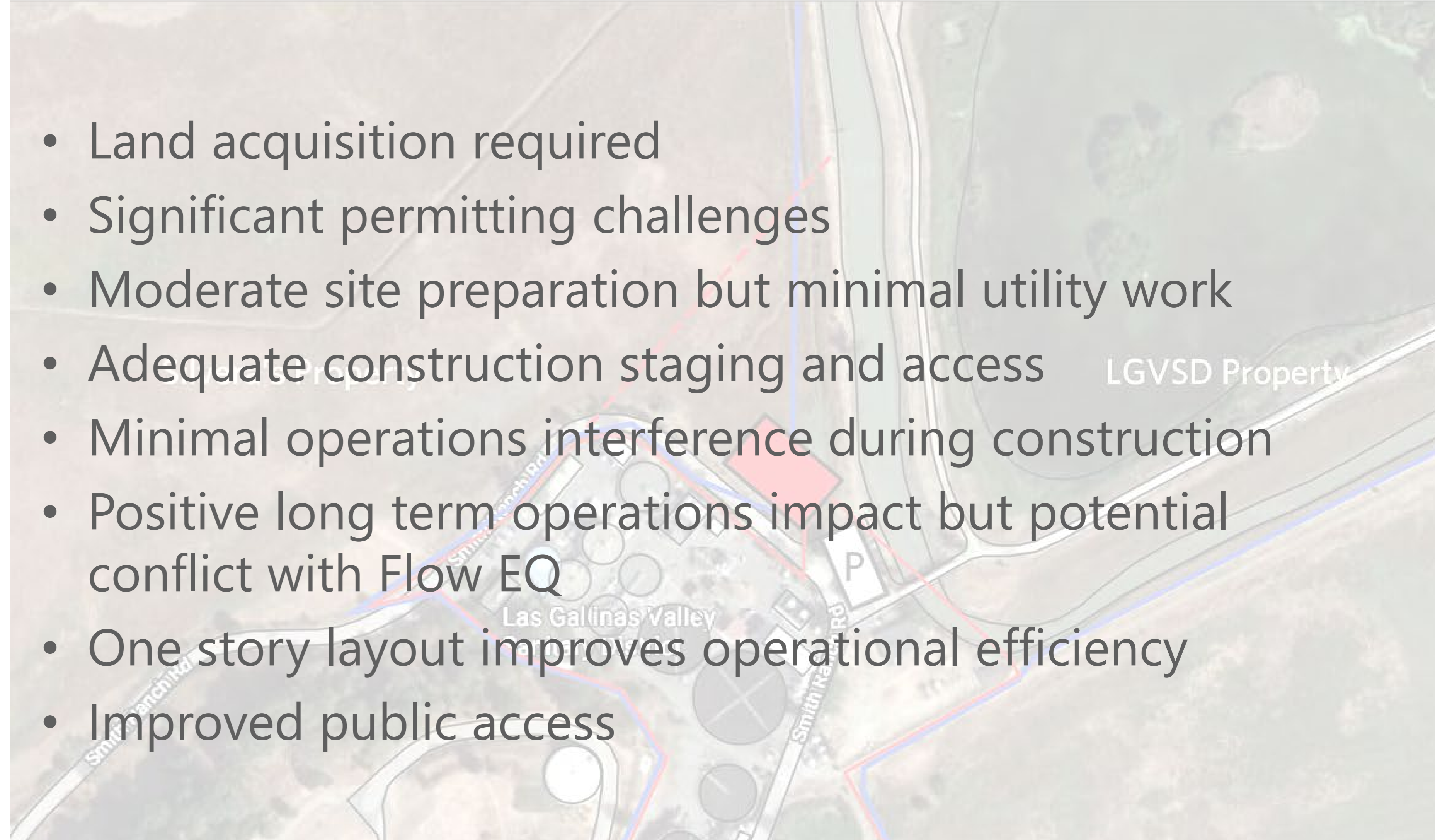
Triangle Parcel Site

- One story building
- New parking
- Land acquisition



SITE 7

Triangle Parcel Site



- Land acquisition required
- Significant permitting challenges
- Moderate site preparation but minimal utility work
- Adequate construction staging and access
- Minimal operations interference during construction
- Positive long term operations impact but potential conflict with Flow EQ
- One story layout improves operational efficiency
- Improved public access

Site Alternative	Raw Score	Efficient Project Delivery	Efficient Operations	Positive External Impacts	District Staff Priorities	Minimize Schedule Impacts	Minimize Cost Impacts
7 Triangle Parcel Site	42	73	109	76	112	10	12

- : SCENARIO
- : FIRST PLACE SITE
- : SECOND/THIRD PLACE SITE
- # : LAST/SECOND TO LAST PLACE SITE

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- : WWTP BOUNDARY
- : ACQUIRED PROPERTY BOUNDARY

SITE 8

Existing Admin/Maint Site

- Two story building
- Maint. bldg. demo
- No new parking
- District Property




SITE 8

Existing Admin/Maint Site

- District land
- No new permitting challenges
- Demolition and temporary facilities required
- Requires relocation of maintenance facility
- No utility work
- Limited construction staging and access
- Significant operations interference during construction due to temporary facilities requirement
- Limited improvement to long term operations
- Multi-story layout reduces operational efficiency
- Good views and civic identity

Site Alternative		Raw Score	Efficient Project Delivery	Efficient Operations	Positive External Impacts	District Staff Priorities	Minimize Schedule Impacts	Minimize Cost Impacts
8	Existing Admin/Maint Site	38	101	65	80	105	15	15

- : SCENARIO
- : FIRST PLACE SITE
- : SECOND/THIRD PLACE SITE
- # : LAST/SECOND TO LAST PLACE SITE

An aerial photograph of a wastewater treatment plant. The central part of the image shows several circular clarifiers arranged in a cluster. To the left of these clarifiers is a large, dark, rectangular pond. The surrounding area includes various pipes, roads, and some vegetation. The overall scene is a detailed view of industrial water management infrastructure.

EVALUATION
CONCLUSIONS

- : SCENARIO
- : FIRST PLACE SITE
- : SECOND/THIRD PLACE SITE
- # : LAST/SECOND TO LAST PLACE SITE

EVALUATION SUMMARY

Site Alternative		Scenarios					
		Efficient Project Delivery	Efficient Operations	Positive External Impacts	District Staff Priorities	Minimize Schedule Impacts	Minimize Cost Impacts
1	Smith Ranch Rd. Site	91	100	85	120	14	14
2	Smith Ranch Rd. Site + Realignment	92	128	98	140	11	13
3	Miller Creek Parcel Site	72	102	78	109	9	10
4	Public Open Space Site	75	66	75	93	13	15
5	DHA Proposed Site	91	58	73	97	15	16
6	Reclamation Lot Site	103	88	85	113	11	14
7	Triangle Parcel Site	73	109	76	112	10	12
8	Existing Admin/Maint Site	101	65	80	105	15	15
Maximum points possible:		145	145	130	175	16	20

- : SCENARIO
- : FIRST PLACE SITE
- : SECOND/THIRD PLACE SITE
- # : LAST/SECOND TO LAST PLACE SITE

EVALUATION CONCLUSIONS

Site Alternative		Scenarios					
		Efficient Project Delivery	Efficient Operations	Positive External Impacts	District Staff Priorities	Minimize Schedule Impacts	Minimize Cost Impacts
1	Smith Ranch Rd. Site	91	100	85	120	14	14
2	Smith Ranch Rd. Site + Realignment	92	128	98	140	11	13
3	Miller Creek Parcel Site	72	102	78	109	9	10
4	Public Open Space Site	75	66	75	93	13	15
5	DHA Proposed Site	91	58	73	97	15	16
6	Reclamation Lot Site	103	88	85	113	11	14
7	Triangle Parcel Site	73	109	76	112	10	12
8	Existing Admin/Maint Site	101	65	80	105	15	15
Maximum points possible:		145	145	130	175	16	20

PREFERRED SITES

Land acquisition required

1. Smith Ranch Rd Site

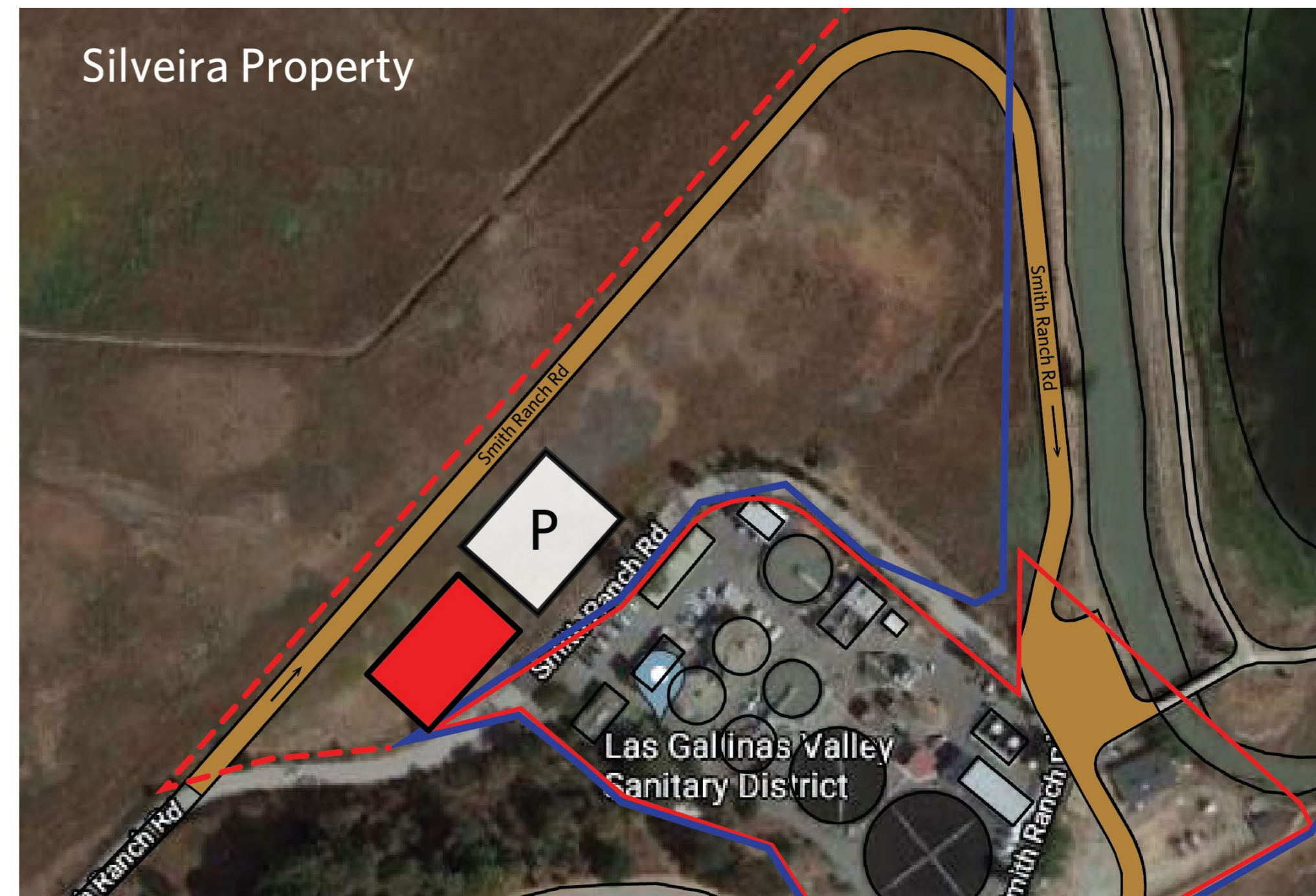
- Room for future plant expansion, including corporation yard
- Convenient and prominent location near plant entrance
- Two-story building and parking lot sited out of wetlands
- Upwind of plant odors



2. Smith Ranch Rd Site

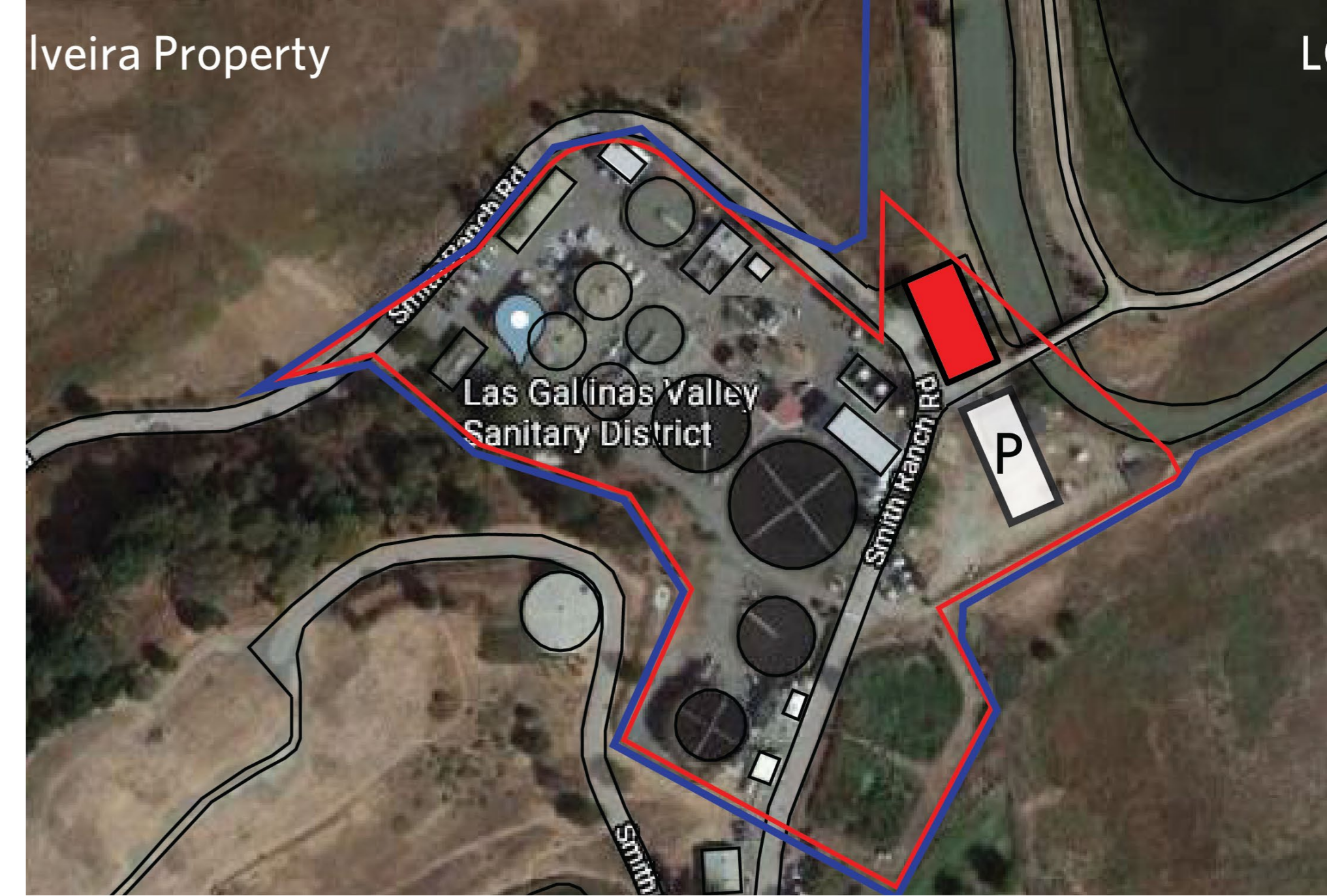
- *with realignment*

- Room for future plant expansion, including corp. yard and Flow EQ
- Convenient and prominent location near plant entrance
- New road improves safety and separates public access from plant traffic



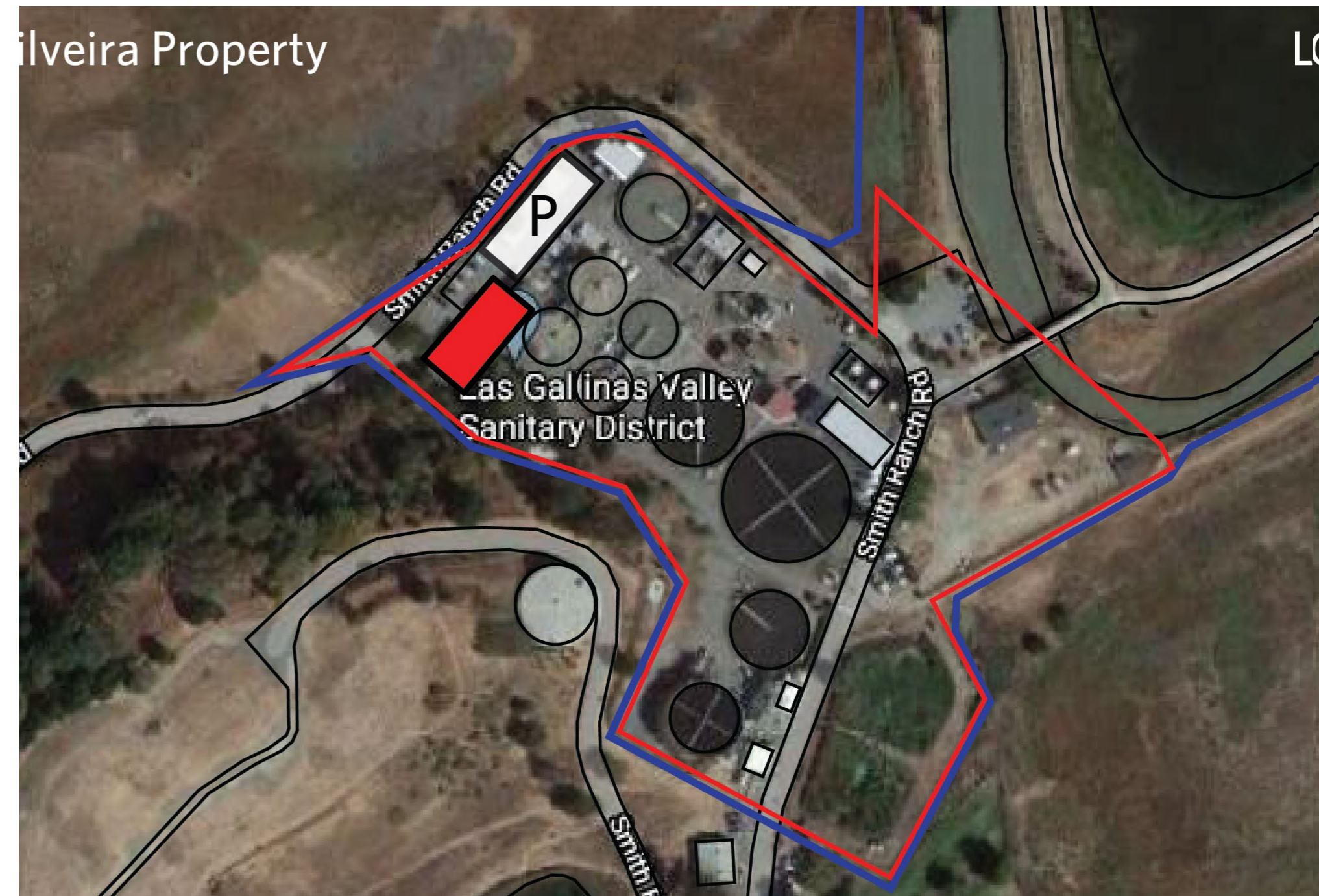
6. Reclamation Lot Site

- Views of plant and reclamation area
- New parking for reclamation area
- Convenient location for daily operations
- Synergy with an adjacent Flow EQ



8. Existing Admin/Maint. Site

- Minimal permitting/schedule risks
- Minimal cost risks
- Existing infrastructure in place
- Moderate soil conditions
- Convenient and prominent location



PREFERRED SITES

No land acquisition required

NEXT STEPS

Incorporate District feedback

Refine top 4 site alternatives

Document results in site evaluation report, including cost estimate comparison



THANK YOU



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APPENDIX



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EVALUATION SCORING EXAMPLE

$$(\text{Raw Score}) \times (\text{Scenario Weighting}) = \text{Scenario Score}$$

Construction Complexity		
	Site Alternative	Raw Score
1	Smith Ranch Rd. Site	4
Educational Opportunities		
	Site Alternative	Raw Score
1	Smith Ranch Rd. Site	2

Criteria	Scenario
	District Staff Priorities
Site Acquisition	x3
Environmental Permitting Complexity	x3
Construction Complexity	x4
Site Preparation Complexity	x2
Synergy with Flow EQ Project	x3
Building Layout	x4
Safety, Accessibility and Proximity to Plant	x3
Outdoor Program	x3
Disruption to Operations during Construction	x2
Impacts to Operations and Corporation Yard Improvements	x3
Improved Public Access	x1
Civic Identity	x2
Educational Opportunities	x1
Proximity to Odors	x2

Site Acquisition		Scenario Multiplier							
Site Alternative	Raw Score	Efficient Project Delivery	Efficient Operations	Positive External Impacts	District Staff Priorities	Minimize Schedule Impacts	Minimize Cost Impacts	Significant Factors	
1	Smith Ranch Rd. Site	1	4	1	1	3	3	2	Negotiation/purchase from Silvera Trust required.
2	Smith Ranch Rd. Site + Realignment	1	4	1	1	3	3	2	Negotiation/purchase from Silvera Trust required.
3	Miller Creek Parcel Site	2	4	1	1	3	3	2	Inside plant boundary, negotiation/purchase from Silvera Trust required.
4	Public Open Space Site	1	4	1	1	3	3	3	Purchase or land trade with city of San Rafael required.
5	DHA Proposed Site	5	4	1	1	3	4	4	Inside plant boundary
6	Reclamation Lot Site	5	4	1	1	3	4	4	Inside plant boundary, but reclamation parking needs to be relocated.
7	Triangle Parcel Site	1	4	1	1	3	3	2	Negotiation/purchase from Silvera Trust required.
8	Existing Admin/Maint Site	5	4	1	1	3	4	4	Inside plant boundary



Environmental Permitting Complexity		Scenario Multiplier							
Site Alternative	Raw Score	Efficient Project Delivery	Efficient Operations	Positive External Impacts	District Staff Priorities	Minimize Schedule Impacts	Minimize Cost Impacts	Significant Factors	
1	Smith Ranch Rd. Site	3	4	1	1	3	3	3	Potential significant impact due to changing agricultural land use (EIR)
2	Smith Ranch Rd. Site + Realignment	1	4	1	1	3	1	2	Potential significant impact due to changing agricultural land use (EIR), Road may be in jurisdictional wetland (potentially multiple permits and compensatory mitigation)
3	Miller Creek Parcel Site	1	4	1	1	3	1	2	Potential significant adverse effect on scenic vista (EIR but low likelihood), Road may be in jurisdictional wetland (potentially multiple permits and compensatory mitigation), Potential BCDC Administrative permit
4	Public Open Space Site	4	4	1	1	3	3	3	High native tree replacement ratios may be required
5	DHA Proposed Site	5	4	1	1	3	4	4	Minimal impacts, limited native tree removal
6	Reclamation Lot Site	3	4	1	1	3	2	3	Potential BCDC Administrative permit
7	Triangle Parcel Site	1	4	1	1	3	1	2	Potential significant impact due to changing agricultural land use (EIR), Building may be in jurisdictional wetland (potentially multiple permits and compensatory mitigation), Potential BCDC Administrative permit
8	Existing Admin/Maint Site	5	4	1	1	3	4	4	No changes

Construction Complexity			Scenario Multiplier						
Site Alternative		Score	Project Delivery	Efficient Operations	External Impacts	Staff Priorities	Schedule Impact	Cost Impact	Significant Factors
1	Smith Ranch Rd. Site	4	4	1	1	4	4	3	limited geotechnical data, smaller building footprint with larger soil loads, significant building settlement is likely, mat foundation likely needed
2	Smith Ranch Rd. Site + Realignment	5	4	1	1	4	4	3	limited geotechnical data, larger building footprint with smaller soil loads, significant building settlement is likely, mat foundation or shallow conventional footings
3	Miller Creek Parcel Site	2	4	1	1	4	2	1	limited geotechnical data, 15-20ft of bay mud, large building settlement is likely, drilled piers likely needed
4	Public Open Space Site	3	4	1	1	4	3	3	low to moderate building settlement, mat foundation or shallow conventional footings, limited construction access and staging
5	DHA Proposed Site	4	4	1	1	4	3	3	low building settlement, mat foundation with grade beams, limited construction access and staging
6	Reclamation Lot Site	2	4	1	1	4	1	1	smaller building footprint with larger soil loads, large building settlement, 20-25ft bay mud, drilled piers likely needed, limited construction access and staging
7	Triangle Parcel Site	4	4	1	1	4	2	1	larger building footprint with smaller soil loads, large building settlement, 20-25ft of bay mud, drilled piers likely needed
8	Existing Admin/Maint Site	3	4	1	1	4	3	2	smaller building footprint with larger soil loads, moderate building settlement, mat foundation or drilled piers with grade beams, limited construction access and staging

Site Preparation Complexity			Scenario Multiplier						
Site Alternative	Raw Score		Efficient Project Delivery	Efficient Operations	Positive External Impacts	District Staff Priorities	Minimize Schedule Impacts	Minimize Cost Impacts	Significant Factors
1	Smith Ranch Rd. Site	3	4	1	1	2	4	3	Regrading and backfill required, minimal utility connection work
2	Smith Ranch Rd. Site + Realignment	2	4	1	1	2	3	2	Regrading and backfill required, significant road work and regrading, minimal utility connection work
3	Miller Creek Parcel Site	1	4	1	1	2	3	1	Regrading and backfill required, significant road work and regrading, significant utility connection work
4	Public Open Space Site	2	4	1	1	2	4	3	Retaining walls with significant lateral loads, moderate utility connection work
5	DHA Proposed Site	1	4	1	1	2	4	2	Retaining walls with significant lateral loads, new fire access road, moderate utility connection work
6	Reclamation Lot Site	4	4	1	1	2	4	3	Minimal site preparation work, minimal utility connection work to roadway (extent of utility extensions unknown at this time), new reclamation parking lot
7	Triangle Parcel Site	3	4	1	1	2	4	3	Regrading and backfill required, minimal utility connection work to roadway (extent of utility extensions unknown at this time)
8	Existing Admin/Maint Site	4	4	1	1	2	4	2	Limited earthwork, demolition required, existing utility connections provided, temporary facilities

Synergy with Flow EQ Project			Scenario Multiplier						
Site Alternative	Raw Score		Efficient Project Delivery	Efficient Operations	Positive External Impacts	District Staff Priorities	Minimize Schedule Impacts	Minimize Cost Impacts	Significant Factors
1	Smith Ranch Rd. Site	4	4	1	1	3			Potential mutual benefit from land acquisition, does not conflict with Flow EQ
2	Smith Ranch Rd. Site + Realignment	4	4	1	1	3			Potential mutual benefit from land acquisition, does not conflict with Flow EQ
3	Miller Creek Parcel Site	4	4	1	1	3			Potential mutual benefit from land acquisition, does not conflict with Flow EQ
4	Public Open Space Site	3	4	1	1	3			Does not conflict with Flow EQ
5	DHA Proposed Site	3	4	1	1	3			Does not conflict with Flow EQ
6	Reclamation Lot Site	5	4	1	1	3			Potential mutual benefit from land acquisition, does not conflict with Flow EQ
7	Triangle Parcel Site	1	4	1	1	3			Conflicts with Flow EQ Site 5
8	Existing Admin/Maint Site	3	4	1	1	3			Does not conflict with Flow EQ

Building Layout			Scenario Multiplier						
Site Alternative	Raw Score		Efficient Project Delivery	Efficient Operations	Positive External Impacts	District Staff Priorities	Minimize Schedule Impacts	Minimize Cost Impacts	Significant Factors
1	Smith Ranch Rd. Site	2	1	4	1	4		3	Two stories requires elevator and stairs, separates work groups, second floor lab
2	Smith Ranch Rd. Site + Realignment	5	1	4	1	4		4	One story building
3	Miller Creek Parcel Site	5	1	4	1	4		4	One story building
4	Public Open Space Site	2	1	4	1	4		3	Two stories requires elevator and stairs, separates work groups, second floor lab
5	DHA Proposed Site	1	1	4	1	4		3	Three stories requires elevator and stairs, separates work groups, second floor lab, complex configuration
6	Reclamation Lot Site	2	1	4	1	4		3	Two stories requires elevator and stairs, separates work groups, second floor lab
7	Triangle Parcel Site	5	1	4	1	4		4	One story building
8	Existing Admin/Maint Site	2	1	4	1	4		3	Two stories requires elevator and stairs, separates work groups, second floor lab

Safety, Accessibility and Proximity to Plant		Scenario Multiplier						
Site Alternative	Raw Score	Efficient Project Delivery	Efficient Operations	Positive External Impacts	District Staff Priorities	Minimize Schedule Impacts	Minimize Cost Impacts	Significant Factors
1	Smith Ranch Rd. Site	4	1	4	1	3		Adjacent, adequate plant access, pedestrian/vehicle conflict
2	Smith Ranch Rd. Site + Realignment	5	1	4	1	3		Adjacent, adequate plant access
3	Miller Creek Parcel Site	1	1	4	1	3		Remote location, challenging plant access, pedestrian/vehicle conflict
4	Public Open Space Site	4	1	4	1	3		Adjacent, challenging plant access
5	DHA Proposed Site	2	1	4	1	3		Too close to process facilities, challenging plant access
6	Reclamation Lot Site	4	1	4	1	3		Adjacent, adequate plant access, pedestrian/vehicle conflict
7	Triangle Parcel Site	4	1	4	1	3		Adjacent, adequate plant access, pedestrian/vehicle conflict
8	Existing Admin/Maint Site	3	1	4	1	3		Too close to process facilities, adequate plant access



Outdoor Program			Scenario Multiplier						
Site Alternative	Raw Score		Efficient Project Delivery	Efficient Operations	Positive External Impacts	District Staff Priorities	Minimize Schedule Impacts	Minimize Cost Impacts	Significant Factors
1	Smith Ranch Rd. Site	5	1	4	1	3			Adequate space available
2	Smith Ranch Rd. Site + Realignment	5	1	4	1	3			Adequate space available
3	Miller Creek Parcel Site	5	1	4	1	3			Adequate space available
4	Public Open Space Site	1	1	4	1	3			limited space for parking and outdoor functions, no room for expansion
5	DHA Proposed Site	1	1	4	1	3			limited space for parking and outdoor functions, no room for expansion
6	Reclamation Lot Site	2	1	4	1	3			limited space for parking and outdoor functions, limited room for expansion
7	Triangle Parcel Site	5	1	4	1	3			Adequate space available
8	Existing Admin/Maint Site	1	1	4	1	3			limited space for parking and outdoor functions, no room for expansion

Disruption to Operations during Construction			Scenario Multiplier						
Site Alternative	Raw Score		Efficient Project Delivery	Efficient Operations	Positive External Impacts	District Staff Priorities	Minimize Schedule Impacts	Minimize Cost Impacts	Significant Factors
1	Smith Ranch Rd. Site	3	1	4	1	2			moderate conflict with plant access
2	Smith Ranch Rd. Site + Realignment	5	1	4	1	2			minimal conflict with plant access if road is built first
3	Miller Creek Parcel Site	5	1	4	1	2			minimal conflicts with plant access if road is built first
4	Public Open Space Site	2	1	4	1	2			moderate conflicts with existing admin building and plant access
5	DHA Proposed Site	2	1	4	1	2			moderate conflicts with existing admin building and plant access
6	Reclamation Lot Site	3	1	4	1	2			disrupts access to reclamation trails, moderate conflicts with plant access
7	Triangle Parcel Site	4	1	4	1	2			disrupts access to reclamation trails, minimal conflicts with plant access
8	Existing Admin/Maint Site	1	1	4	1	2			moderate conflicts with plant access, temporary facilities required for admin building

Impacts to Operations and Corp Yard Improvements			Scenario Multiplier						
Site Alternative	Raw Score		Efficient Project Delivery	Efficient Operations	Positive External Impacts	District Staff Priorities	Minimize Schedule Impacts	Minimize Cost Impacts	Significant Factors
1	Smith Ranch Rd. Site	4	1	4	1	3			frees up space for corporation yard
2	Smith Ranch Rd. Site + Realignment	5	1	4	1	3			frees up space for corporation yard, improves access to undeveloped District property
3	Miller Creek Parcel Site	4	1	4	1	3			remote location reduces workflow efficiency, frees up space for corporation yard, improves access to undeveloped District property
4	Public Open Space Site	1	1	4	1	3			vertical building layout reduces workflow efficiency, may constrict plant operations, does not free plant area for other facilities
5	DHA Proposed Site	1	1	4	1	3			vertical building layout reduces workflow efficiency, may constrict plant operations, does not free plant area for other facilities
6	Reclamation Lot Site	3	1	4	1	3			may constrict plant operations, frees up space for corporation yard
7	Triangle Parcel Site	4	1	4	1	3			frees up space for corporation yard
8	Existing Admin/Maint Site	1	1	4	1	3			vertical building layout reduces workflow efficiency, may constrict plant operations, does not free up space from corporation yard

Improved Public Access			Scenario Multiplier						
Site Alternative	Raw Score		Efficient Project Delivery	Efficient Operations	Positive External Impacts	District Staff Priorities	Minimize Schedule Impacts	Minimize Cost Impacts	Significant Factors
1	Smith Ranch Rd. Site	3	1	1	4	1			Conflicting with plant traffic, unchanged access to trails, adequate access to building
2	Smith Ranch Rd. Site + Realignment	5	1	1	4	1			Safer roadway, not conflicting with plant traffic, improved access to trails, adequate access to building
3	Miller Creek Parcel Site	5	1	1	4	1			Safer roadway, not conflicting with plant traffic, improved access to trails, adequate access to building
4	Public Open Space Site	1	1	1	4	1			Conflicting with plant traffic, unchanged access to trails, limited access to building
5	DHA Proposed Site	1	1	1	4	1			Conflicting with plant traffic, unchanged access to trails, limited access to building
6	Reclamation Lot Site	4	1	1	4	1			Not conflicting with plant traffic, improved access to trails, adequate access to building
7	Triangle Parcel Site	4	1	1	4	1			Not conflicting with plant traffic, improved access to trails, adequate access to building
8	Existing Admin/Maint Site	2	1	1	4	1			Conflicting with plant traffic, unchanged access to trails, adequate access to building

Civic Identity			Scenario Multiplier						
Site Alternative	Raw Score		Efficient Project Delivery	Efficient Operations	Positive External Impacts	District Staff Priorities	Minimize Schedule Impacts	Minimize Cost Impacts	Significant Factors
1	Smith Ranch Rd. Site	3	1	1	4	2			visible at front of plant, somewhat integrated
2	Smith Ranch Rd. Site + Realignment	3	1	1	4	2			visible at front of plant, somewhat integrated
3	Miller Creek Parcel Site	1	1	1	4	2			not visible at front of plant, visually detached from plant
4	Public Open Space Site	5	1	1	4	2			visible at front of plant, integrated, 2 story
5	DHA Proposed Site	5	1	1	4	2			visible at front of plant, integrated, 3 story
6	Reclamation Lot Site	3	1	1	4	2			not visible at front of plant, somewhat integrated, 2 story
7	Triangle Parcel Site	2	1	1	4	2			not visible at front of plant, somewhat integrated
8	Existing Admin/Maint Site	5	1	1	4	2			visible at front of plant, integrated, 3 story



Educational Opportunities		Scenario Multiplier						
Site Alternative	Raw Score	Efficient Project Delivery	Efficient Operations	Positive External Impacts	District Staff Priorities	Minimize Schedule Impacts	Minimize Cost Impacts	Significant Factors
1	Smith Ranch Rd. Site	2	1	1	4	1		Near plant, not near reclamation, limited views
2	Smith Ranch Rd. Site + Realignment	2	1	1	4	1		Near plant, not near reclamation, limited views
3	Miller Creek Parcel Site	1	1	1	4	1		Far from plant, near reclamation, limited views
4	Public Open Space Site	2	1	1	4	1		Near plant, not near reclamation, limited views
5	DHA Proposed Site	3	1	1	4	1		Near plant, not near reclamation, views from building
6	Reclamation Lot Site	5	1	1	4	1		Near plant, near reclamation, views from building
7	Triangle Parcel Site	4	1	1	4	1		Near plant, near reclamation, limited views
8	Existing Admin/Maint Site	3	1	1	4	1		Near plant, not near reclamation, views from building

Proximity to Odors			Scenario Multiplier						
Site Alternative	Raw Score		Efficient Project Delivery	Efficient Operations	Positive External Impacts	District Staff Priorities	Minimize Schedule Impacts	Minimize Cost Impacts	Significant Factors
1	Smith Ranch Rd. Site	5	1	1	4	2			
2	Smith Ranch Rd. Site + Realignment	5	1	1	4	2			
3	Miller Creek Parcel Site	5	1	1	4	2			
4	Public Open Space Site	5	1	1	4	2			
5	DHA Proposed Site	3	1	1	4	2			adjacency to odors
6	Reclamation Lot Site	1	1	1	4	2			adjacency to and downwind of process odors
7	Triangle Parcel Site	1	1	1	4	2			adjacency to and downwind of process odors
8	Existing Admin/Maint Site	3	1	1	4	2			adjacency to odors