

Site Selection Rubric Summary Rock Creek School Replacement PAA Project #17-22 11/9/2017		Points	Percentage (%) (within each category)	Ballenger Creek Middle School Frederick County	Dearbought City of Frederick	Gov. Thomas Johnson Middle School City of Frederick	Monocacy Middle School City of Frederick	Tuscarora Elementary School Frederick County	Valley Elementary School Jefferson - Frederick County	Walkersville Middle School Town of Walkersville
---	--	---------------	---	--	--	---	--	--	---	---

PF	Site is located in a Priority Funding Area	Y/N		Y	Y	Y	Y	Y	Y	Y
-----------	--	-----	--	---	---	---	---	---	---	---

Existing Site Features	Buildable Area Size & Quality	10	20.0%							
	Roadways/Traffic	10	20.0%							
	Vehicular Access Points & Sight Distance	10	20.0%							
	Pedestrian access to and from adjacent sites	10	20.0%							
	Availability & capacity of existing Public Utilities (water, sewer, electric, gas, telecom)	10	20.0%							
	Existing Site Features Total	50								

Ability to Accommodate Ed Specs	Ed Spec Compliant and Optimized Base Bid Building Footprint	50	28.6%							
	Ed Spec Compliant and Optimized Add Alternate Building Footprint	10	5.7%							
	Bus Loop Capacity and Functionality	20	11.4%							
	Parking Capacity and Functionality	10	5.7%							
	On-Site Circulation effectiveness	20	11.4%							
	Playground Area - Size and Location (3 paved play and 2 soft surface play)	10	5.7%							
	Outdoor Educational and Physical Education Program Elements - Size and Location (accessible play field, walking path, outdoor classroom)	10	5.7%							
	Impact on existing School amenities (physical education program, parking, bus and/or drop-off loop)	20	11.4%							
	Ability to provide a meaningful connection to the existing building(s) on site	15	8.6%							
	Security	10	5.7%							
Ability to accommodate Ed Specs Total	175									

Access & Equity	Proximity to appropriate peer and age group connections	50	28.6%							
	Proximity to Public Transportation	20	11.4%							
	Access to vocational and employment opportunities (FCPS CTC, FCPS Warehouse, Nursing Home/Senior Living Facility)	30	17.1%							
	Adjacency to Community Services (Retail, Grocery Store, Bank, Library, Park, Restaurant)	20	11.4%							
	Site is centrally located within the County	15	8.6%							
	Anticipated Ambulance Response Time	20	11.4%							
	Accommodates ADA requirements in a functional manner	20	11.4%							
Access & Equity Total	175									

Regulatory & Functional	Costs - Construction	30	30.0%							
	Costs - Off-site improvements	20	20.0%							
	Costs - O&M Transportation	20	20.0%							
	Staging/Phasing/Access for Construction	10	10.0%							
	Maximizes LEED Site Credits	10	10.0%							
	Aligns with IAC Site Selection Criteria	10	10.0%							
Regulatory & Functional Total	100									

Totals	Existing Site Features Total	50	10.0%							
	Ability to accommodate Ed Specs Total	175	35.0%							
	Access & Equity Total	175	35.0%							
	Regulatory & Functional Total	100	20.0%							
	Grand Total Score	500								

Site Selection Rubric Rock Creek School Replacement PAA Project #17-22 11/9/2017		Points	Percentage (%) (within each category)	Ballegger Creek Middle School Frederick County	Dearbought City of Frederick	Gov. Thomas Johnson Middle School City of Frederick	Monocacy Middle School City of Frederick	Tuscarora Elementary School Frederick County	Valley Elementary School Jefferson - Frederick County	Walkersville Middle School Town of Walkersville
---	--	---------------	---	--	--	---	--	--	---	---

PF	Site is located in a Priority Funding Area	Y/N		Y	Y	Y	Y	Y	Y	Y
-----------	--	-----	--	---	---	---	---	---	---	---

Existing Site Features	Buildable Area Size & Quality	10	20.0%							
	Add one point per acre for areas in excess of 6 acres up to a maximum score of 10	6-10								
	The buildable area totals at least 6 acres and its overall shape is conducive to efficient site development	5								
	Deduct one point if the overall buildable area shape is not conducive to efficient site development and/or one point per acre for areas less than 6 acres	0-4								
	Roadways/Traffic	10	20.0%							
	There are no known congestion concerns and roadway improvements are not anticipated other than the addition of an entrance drive with typical accel/decel lane	10								
	There are minor congestion concerns and/or limited off-site roadway improvements may be required	5								
	There are known congestion concerns that may require extensive off-site roadway improvements	0								
	Vehicular Access Points & Sight Distance	10	20.0%							
	Sufficient separation of access points/traffic and sufficient sight distance	10								
	Insufficient separation of access points/traffic or insufficient sight distance	5								
	Insufficient separation of access points/traffic and insufficient sight distance or extensive improvements required to create separation or sight distance	0								
	Pedestrian access to and from adjacent sites	10	20.0%							
	Sidewalks exist along all right-of-ways and are safe, accessible, and convenient for use	10								
	Sidewalks exist along some, but not all, right-of-ways or are not safe, accessible, or convenient for use	5								
	Sidewalks do not exist along any right-of-ways	0								
	Availability & capacity of existing Public Utilities (water, sewer, electric, gas, telecom)	10	20.0%							
Scoring is per utility (total of 5 utilities), each will score 2 points if it is immediately available to the site and adequate in capacity for use, 1 point if it is adjacent but will require an upgrade, and 0 points if the utility does not exist adjacent to the site	0-10									
Existing Site Features Total	50									

Site Selection Rubric	Points	Percentage (%) (within each category)	Ballenger Creek Middle School Frederick County	Dearbought City of Frederick	Gov. Thomas Johnson Middle School City of Frederick	Monocacy Middle School City of Frederick	Tuscarora Elementary School Frederick County	Valley Elementary School Jefferson - Frederick County	Walkersville Middle School Town of Walkersville
Rock Creek School Replacement									
PAA Project #17-22 11/9/2017									

Ability to Accommodate Educational Specifications	Ed Spec Compliant and Optimized Base Bid Building Footprint	50	28.6%						
		Buildable area allows for optimal base building footprint for ease of student circulation and access	50						
	Buildable area allows for required base building footprint but would not be optimal for ease of student circulation and access	25							
	Buildable area does not accommodate required base building footprint or requires sacrifice of site amenities to fit building	0							
	Ed Spec Compliant and Optimized Add Alternate Building Footprint	10	5.7%						
	Buildable area allows for inclusion of Future Capacity, Alternative Specialized Program, and Greenhouse add alternate square footage in optimal location for ease of student circulation and access	10							
	Buildable area allows for inclusion of only some add alternate square footage or alternate programs would not be located optimally for ease of student circulation and access	5							
	Buildable area does not accommodate inclusion of any add alternate square footage	0							
	Bus Loop Capacity and Functionality	20	11.4%						
	Bus loop is able to accommodate drop-off under a covered walkway for 6 buses at a time with queuing for 19 buses in the remainder of the loop, is able to be fully separated from parking areas, and functions efficiently with adjacent school use)	20							
	Bus loop is unable to accommodate drop-off under a covered walkway for 6 buses at a time with queuing for 19 buses in the remainder of the loop or is unable to be fully separated from parking and/or does not function efficiently with adjacent school use)	10							
	Bus loop is unable to accommodate desired number of buses and would need to be shared with or adversely impact other site functions (parking or adjacent school use)	0							
	Parking Capacity and Functionality	10	5.7%						
	The site is able to accommodate the required parking for the base building and any add alternates with optimal layout and separation from other site uses	10							
	The site is unable to accommodate the required parking for the base building and any add alternates or does not provide optimal layout and separation from other site uses	5							
	The site is unable to accommodate the required parking for the base building and would not provide optimal layout and separation from other site uses	0							
	On-Site Circulation effectiveness	20	11.4%						
	Site is able to achieve optimal separation between buses, cars, and pedestrians for functionality	20							
	Site is able to achieve some, but not full, separation between buses, cars, and pedestrians for functionality	10							
	Site is unable to achieve basic separation between buses, cars, and pedestrians for functionality	0							
	Playground Area - Size and Location (3 paved play and 2 soft surface play)	10	5.7%						
	All programmed play areas are large enough for adaptive equipment use and are able to be accommodated with optimal layout and proximity to the building	10							
	All programmed outdoor educational components are able to be accommodated but without with optimal layout and/or proximity to the building	5							
	All programmed play areas are not able to be accommodated	0							
	Outdoor Educational and Physical Education Program Elements - Size and Location (accessible play field, walking path, outdoor classroom)	10	5.7%						
	All programmed outdoor educational components are able to be accommodated with optimal layout and proximity to the building	10							
	All programmed play areas are able to be accommodated but without optimal layout and/or proximity to the building	5							
	All programmed outdoor educational components are not able to be accommodated	0							
	Impact on existing School amenities (physical education program, parking, bus and/or drop-off loop)	20	11.4%						
	Proposed Rock Creek School development will not require loss of any site amenities required by the existing school	20							
	Proposed Rock Creek School development will require loss of some non-critical site amenities of the existing school	10							
	Proposed Rock Creek School development will require loss of critical site amenities for the existing school	0							
	Ability to provide a meaningful connection to the existing building(s) on site	15	8.6%						
	Site conditions will allow building to be sited for optimum connection with the existing building(s) on site	15							
	Site conditions will allow for good, but not optimal, connection to the existing building(s) on site	10							
	Site conditions will allow for only a poor connection to the existing building(s) on site	0							
	Security	10	5.7%						
	Existing site configuration or adjacencies do not create greater security concerns than are typical for a optimal school site	10							
	Existing site configuration or adjacencies create some security concerns but are deemed manageable with minimal impact to cost or functionality	5							
	Existing site configuration or adjacencies create greater security concerns than are typical for a optimal school site and may greatly impact cost and/or function	0							
	Ability to accommodate Ed Specs Total	175							

Site Selection Rubric	Points	Percentage (%) (within each category)	Ballegger Creek Middle School Frederick County	Dearbought City of Frederick	Gov. Thomas Johnson Middle School City of Frederick	Monocacy Middle School City of Frederick	Tuscarora Elementary School Frederick County	Valley Elementary School Jefferson - Frederick County	Walkersville Middle School Town of Walkersville
Rock Creek School Replacement									
PAA Project #17-22 11/9/2017									

Access & Equity	Proximity to appropriate peer and age group connections	50	28.6%						
		Site is shared with 2 or more educational facilities serving students of different age groups without disabilities	50						
	Site is shared with 1 existing school serving students without disabilities	40							
	Site is not shared with an existing school	0							
	Proximity to Public Transportation	20	11.4%						
	Site provides safe access via accessible pathway within 1/4 mile of 2 or more public bus routes with regularly scheduled buses	20							
	Site is within 1/4 mile of 1 public bus route, needs sidewalks added, or bus route has irregular service	10							
	There is no access to public transportation within 1/4 mile of the site	0							
	Access to vocational and employment opportunities (FCPS CTC, FCPS Warehouse, Nursing Home/Senior Living Facility)	30	17.1%						
	Access within 5 miles driving distance to all three listed potential vocational or employment opportunities	30							
	Access within 7 miles to at least two of the listed potential vocational or employment opportunities, remaining one within 10 miles driving distance	15							
	All three listed potential vocational or employment opportunities are not available within a 10 mile driving distance	0							
	Adjacency to Community Services (Retail, Grocery Store, Bank, Library, Park, Restaurant)	20	11.4%						
	Access within 1 mile driving distance to at least one facility for five of the six categories	20							
	Access within 3 miles driving distance to at least one facility for four of the six of categories	10							
	Site does not provide access within 3 miles driving distance to at least one facility for four of the six categories	0							
	Site is centrally located within the County	15	8.6%						
	Average travel time in a car to/from the facility to Frederick City Hall is not expected to exceed 15 minutes and maximum travel time to any point within the County is not expected to exceed 30 minutes (travel times evaluated during morning arrival and afternoon dismissal times)	15							
	Average travel time in a car to/from the facility to Frederick City Hall is not expected to exceed 20 minutes and maximum travel time to any point within the County is not expected to exceed 35 minutes (travel times evaluated during morning arrival and afternoon dismissal times)	10							
	Average travel time in a car to/from the facility to Frederick City Hall will exceed 20 minutes or maximum travel time to any point within the County will exceed 35 minutes (travel times evaluated during morning arrival and afternoon dismissal times)	0							
	Anticipated Ambulance Response Time	20	11.4%						
	Travel time from nearest Fire Station to the site is 5 minutes or less	20							
	Travel time from nearest Fire Station to the site is 6-9 minutes	10							
	Travel time from nearest Fire Station to the site is greater than 10 minutes	0							
	Accommodates ADA requirements in a functional manner	20	11.4%						
	Site will achieve ADA compliance without need for major grading or retaining walls, connectivity to site elements and the existing school can be achieved with minimal vertical elevation change and minimal horizontal travel distance	20							
	Site will achieve ADA compliance with an average level of grading or retaining walls, connectivity to site elements and the existing school will not be optimal from either a vertical or horizontal travel standpoint	10							
	Site can achieve ADA compliance, however will require major grading or retaining walls, connectivity to site elements and the existing school will be difficult from either a vertical or horizontal travel standpoint	0							
	Access & Equity Total	175							

Site Selection Rubric Rock Creek School Replacement PAA Project #17-22 11/9/2017		Points	Percentage (%) (within each category)	Ballegger Creek Middle School Frederick County	Dearbought City of Frederick	Gov. Thomas Johnson Middle School City of Frederick	Monocacy Middle School City of Frederick	Tuscarora Elementary School Frederick County	Valley Elementary School Jefferson - Frederick County	Walkersville Middle School Town of Walkersville
---	--	---------------	---	--	--	---	--	--	---	---

Regulatory & Functional	Costs - Construction	30	30.0%							
	Anticipated construction costs for the building and on-site improvements are less than the average cost for all seven sites	30								
	Anticipated construction costs for the building and on-site improvements are within 5% of the average cost for all seven sites	15								
	Anticipated construction costs for the building and on-site improvements are greater than 5% above the average cost for all seven sites	0								
	Costs - Off-site improvements	20	20.0%							
	Anticipated construction costs for off-site improvements are less than the average cost for all seven sites	20								
	Anticipated construction costs for off-site improvements are within 5% of the average cost for all seven sites	10								
	Anticipated construction costs for off-site improvements are greater than 5% above the average cost for all seven sites	0								
	Costs - O&M Transportation	20	20.0%							
	Anticipated transportation costs for the site are less than the average cost for all seven sites	20								
	Anticipated transportation costs for the site are within 5% of the average cost for all seven sites	10								
	Anticipated transportation costs for the site are greater than 5% above the average cost for all seven sites	0								
	Staging/Phasing/Access for Construction	10	10.0%							
	Construction will occur with minimal disruption to the existing site functions	10								
	Construction will occur with some easily manageable disruption to the existing site functions	5								
	Construction will require major disruption to the existing site functions	0								
	Maximizes LEED Site Credits	10	10.0%							
	Site will achieve a minimum of 3 points from location-dependent LEED credits	10								
	Site will achieve a minimum of 2 points from location-dependent LEED credits	5								
	Site will achieve 0 or 1 points from location-dependent LEED credits	0								
Aligns with IAC Site Selection Criteria	10	10.0%								
Site answers "No" to at least 90% of the questions outlined on IAC/PSCP Form 104.2	10									
Site answers "No" to at least 80% of the questions outlined on IAC/PSCP Form 104.2	5									
Site answers "No" to less than 80% of the questions outlined on IAC/PSCP Form 104.2	0									
Regulatory & Functional Total	100									

Totals	Existing Site Features Total	50	10.0%							
	Ability to accommodate Ed Specs Total	175	35.0%							
	Access & Equity Total	175	35.0%							
	Regulatory & Functional Total	100	20.0%							
	Grand Total Score	500								