

Findings from Recent Past Reports on Town Facilities

Town of Williamsburg, Building Needs Committee (Final Report of Building Needs Committee) December 7, 2010

Contains detailed inventory and evaluation of town owned buildings. Makes recommendations for repair and improvements.

Evaluation

- Many of the Town's buildings are in disrepair and suffer from deferred maintenance.
- Town Offices:
 - Survey of Town Board and committee indicates need for 5,000 square feet of additional space
 - Building requires substantial renovation and reconfiguration of spaces
- Public Safety Facilities in Haydenville and Williamsburg
 - Facilities are inadequate and present many safety issues
 - Estimated that Williamsburg would need a facility of approx. 11,000 square feet, identified two potential sites (James and Mass Electric sites) and produced conceptual site layouts
- Town Libraries
 - Meekins in best condition of any Town Building
 - Haydenville Library is architectural significant but operationally challenging. Both buildings need a set aside of capital funds to pay for deferred maintenance
- Old Town Hall
 - This and grange are most prominent examples of Greek Revival architecture in village center.
 - Condition of serious concern
 - Historical society would need at least 2,000 sq ft of conditioned space (building currently unheated)
- Town Highway Garage
 - Building in adequate condition.
 - Could use improvements to driveway and parking areas
 - Has been maintained
- Elementary Schools
 - Not studied in depth (the town was embarking on a state-sponsored study of the school buildings)
- Overall:
 - Town has more square footage than it needs, but is hampered by duplication of spaces and loss of efficiency from dual locations for several services.

Recommendations

- Establish position for Building Maintainer (this was done)
- Continue to work with Energy Committee to do energy upgrades to town buildings
- Likely that James School will be vacated
 - Reuse James school for Town offices and Life Safety (aka Public Safety). Estimated \$3.4 million to renovate James for Town administrative offices, Council on Aging, Historical Society and Police Department. Estimated Fire Department at \$1.6 million.
- Investigate Electric Company site for public safety complex

Town of Williamsburg, MA: Helen E. James School and Town Office Building Repurposing Study Colliers International (formerly Strategic Building Solutions) June 19, 2015

Report summarized a visual survey of Town Offices in Haydenville and Helen E. James School and estimated costs of improvements.

Town Office Building

Option	Description	Construction Budget	Project Budget
1	Repairs only, no reconfigurations	\$1,099,500	\$1,462,700
2	Entire renovation, no reconfigurations	\$1,576,900	\$2,197,400
3	Gut renovation w/reconfigurations	\$2,241,200	\$3,163,400

Helen E. James School Building

Option	Description	Construction Budget	Project Budget
1	Repairs only, no reconfigurations	\$1,013,000	\$1,355,200
2	Entire renovation, no reconfigurations	\$2,858,900	\$2,876,800
3	Gut renovation w/reconfigurations	\$4,489,100	\$6,370,000

Public Safety Complex, Feasibility Studies, Williamsburg MA

November 18, 2015

DRA Architects

- There is only one viable site in Williamsburg for a public safety complex—the Helen E. James School. Evaluated three sites:
 - Mass Electric/National Grid Lot, 77 Main Street (not available)
 - Town Offices Lot, 142 Main Street (insufficient size)
 - Helen E. James Lot, 16 Main Street (satisfactory)
 - Criteria for appropriate site
 - Min 2 acres of reasonably level site without floodplain or other deed restrictions
 - Sites with restrictions subject to further evaluation
 - Must be served by municipal water and sewer.
 - Good sightlines on both sides at the street
 - If not Town-owned, the Owner must be willing to sell
 - Consideration should be given for future growth of the Town and growth/expansion of the facility.
 - Site proportions (no odd shapes, not too large)
 - Location should be easily found and accessible to public
 - It may be desirable to have the facility centrally located (convenience, prominent location to convey importance)
 - Avoid sites that contain shallow ledge (bedrock)
- The scheme shown in Drawing 2.1 can be built within the \$4 million limit set by the committee.
 - This scheme includes a freestanding combined structure for Police/Fire. It includes three double bays for apparatus.
- Scheme 3, which includes renovation of the existing Helen E. James School for the Police Department (1st floor) and construction of a new building on the HEJ site for Fire Department will cost more than an all-new building with combined Police/Fire.

Letter to Board of Selectmen from Building Repurposing Committee (Final Report of Building Repurposing Committee)

December 10, 2015

- **Williamsburg Fire Station**—has no Town reuse and should be declared surplus at proper time.
- **Old Town Hall Building in Williamsburg**—best possible use is for building to be torn down or moved and replaced with parking. Because cost of renovation and lack of parking make redevelopment unattractive
- **Haydenville Fire and Police Station**—has three possible uses:
 1. Renovate or rebuild as Council on Aging Building
 2. Renovate or Rebuild as Police Station

3. Use as auxiliary space for fire department to reduce size of proposed safety complex
- **James School**—Most versatile building in Town with various possible reuses with market rate or subsidized/elderly housing highlighted. The committee said:

“Any large structure built near this building greatly reduces the possibility of such reuse. Any use of even a portion of the building by the town virtually eliminates any possible outside or private reuse of that building.

We feel either placing a building next to the James School or using part of the building, eliminates outside or private use and limits the building’s only reuse as town offices. We believe this is not the right decision. We feel this way because reusing the building for town offices has increased costs and moves all town functions into Williamsburg Center (unless some town function is kept at the current Haydenville fire department – police station as outlined above). We feel politically moving all functions into Williamsburg will be difficult to explain and also that such a move would leave a vacant building in Haydenville, one with limited reuse, explained more next.”

- **Town Office Building in Haydenville—**
 - functions adequately as town offices. Invest in annual improvements to it.
 - Has limited potential for housing or reuse (especially reuse that would produce revenues for the Town).
 - If town Offices were moved to James School, then consider demolishing Town Offices in Haydenville and locating Public Safety Complex there
- **Additional Conclusions:**
 - “It should be noted here that none of the above buildings [Williamsburg Fire Station, Old Town Hall in Williamsburg, Haydenville Fire Department and Police Station], if declared surplus and turned over to a private developer will generate much in terms of dollars in the resale or future tax revenues.”
 - James School should be declared surplus and put out for a request for proposals with appropriate conditions for its reuse. “Great care should be taken in the construction of any building near it as that greatly reduces the possibility of reuse. Preferably no building would be built there. The building can generate revenues for the town going forward, although due to its challenges, not a large amount is expected in its sale.
 - We do not feel the town should maintain ownership of any of these buildings for non-town use.