

WILLIAMSBURG NEWS

WINTER 2010

A PERIODIC NEWSLETTER OF THE TOWN OF WILLIAMSBURG



SPECIAL TOWN MEETING IS FAST APPROACHING!

A Special Town Meeting is scheduled for Tuesday March 2nd at 7:00 pm in the Anne T. Dunphy School. There are five articles on the warrant; three of those articles concern payment of small bills from last fiscal year. The fourth article seeks authorization for the Water & Sewer Commission to acquire a piece of land to protect drinking water supplies. The final article seeks authorization for fully funding the next step in the elementary school renovation and expansion project.

Further information about this town meeting and the school building project can be found by following the links in the banner on our website: www.burgy.org

SPECIAL TOWN MEETING

Will be held on
Tuesday,
March 2 at
7:00 at the
Anne T.
Dunphy School

For information about
childcare contact Steve
Herzberg at 268-8418 or
townadmin@burgy.org

Town Caucus

**The annual Town
Caucus will take
place on Tuesday,
March 2, at
6:30p.m. at the
Anne T. Dunphy**

SCHOOL RENOVATION AND EXPANSION PROJECT

As was reported to you in June 2009, our school facilities are aging and in need of significant repair. Both the Alderman and MacNeish study of 2003 and a privately-funded 2009 study of the Dunphy School's mechanical, electrical and heating systems by Lindgren & Sharples substantiate this need. We cannot continue to support two aging school buildings while continuing to provide quality education in a fiscally responsible manner.

CURRENT CONDITIONS

The Dunphy School has many issues, including:

Heating System

The heating system has passed the end of its expected useful life and components are slowly breaking down and are being replaced piecemeal, where possible. Complete failure of the boiler, particularly during the winter, would be both troublesome and expensive. Replacing the existing steam boiler with another steam boiler, which would be an interim measure and would not be as energy efficient as a hot water system, would cost \$100,000. This price does not include either asbestos abatement or the costs associated with relocating students or

canceling school for the 2-3 weeks it would take to procure and install the new boiler. To replace the boiler, piping and radiators with a more efficient hot water system would cost almost \$560,000; again this cost does not include asbestos abatement or relocation of the students and teachers.

Fire & Safety

The school has antiquated fire separation systems with some fire doors that do not function; interior wall and ceiling finishes are of uncertain fire resistance; and there is no fire suppression (sprinkler system) as is now mandated by code for new buildings.

Energy Efficiency

The heating, cooling, lighting and other systems are obsolete. With every year that passes the windows, doors, insulation and other components become less effective and it costs the town more to maintain a comfortable, safe and productive environment for students and teachers.

Overall

The maintenance and upkeep of these aging buildings as required by code is becoming increasingly difficult and expensive. Given the budget available for main-

School Renovation and Expansion Project *(continued from page 1)*

tenance, deterioration is bound to outpace maintenance efforts. Housekeeping issues (storage, overcrowding, etc.) become more problematic annually due to new demands on the available space.

STEPS TO ADDRESS THE CONDITIONS

At the June 2009 Annual Town Meeting, the School Committee informed you that they did not feel the Massachusetts School Building Authority (MSBA) was going to support renovating our schools. Based on that information, Town Meeting approved an appropriation of \$60,000 toward designs for the Anne T. Dunphy. However, later that month, MSBA Executive Director Katherine Craven visited our school and we had the opportunity to share with her our vision for continuing to provide a quality education for our children housed in one facility. Based on her recommendation and the backing of Representative Kulik, in July 2009 the MSBA surprised us by announcing its willingness to partner with the Town in the renovation of our schools.

The first step in this collaboration is to study the options available to us and develop detailed architectural plans to find the most cost-effective way to meet the needs of our town and schools. On Tuesday, March 2, 2010 Town Meeting will be asked to take this first step by authorizing a debt exclusion vote for additional funds to complete a feasibility study and architectural plans for renovating and upgrading our elementary schools.

What does collaborating with the MSBA mean for the Town?

It is a financial partnership, under which the MSBA will pay a minimum of 56.89% of the costs of analyzing, designing and renovating the building; at most the Town will pay 43.11% of these costs. The Town could end up paying less; the exact percentage will be determined prior to the Town appropriating any construction funds. This means that if we replaced the heating system as part of this project it would cost the Town \$241,000 rather than the \$560,000 it would cost if we had to go it alone.

The Town would be committed to following MSBA's prescribed process throughout the project. However, the Town, through Town Meeting, the Board of Selectmen and the recently-appointed Williamsburg School Building Committee, retains the authority at each step to decide whether to continue with the project or not. (These decision points are highlighted in the attached timeline.)

As a first step in the MSBA prescribed process, the Town must conduct a feasibility study, which encompasses the hiring of an owner's project manager and a design team, and, with their help, completing two separate tasks: a study and architectural plans.

The Study: MSBA requires we look at four options for the schools: 1) Renovate just the James School; 2) Renovate just the Dunphy School; 3) Combine the schools into a renovated and expanded Dunphy School; and 4) Build a completely new facility. During this phase we will analyze the educational and cost-effectiveness of these four options and determine which option the town will recommend to the MSBA.

Architectural Plans: If MSBA agrees with our choice of which option to pursue, what the MSBA calls "robust schematic plans" (which are closer to design development drawings) will be completed. The bulk of the funds being requested from Town Meeting will be for this phase.

Before we begin this phase, we need to appropriate enough money to complete both the study and the plans. The Town is being asked to appropriate an additional \$350,000 (to be added to the \$60,000 appropriated in June 2009) for the plans and study. Previous studies done on the schools will not be wasted, but will serve as the basis of this required study, saving us both time and money in the process. We realize that this is a lot of money, but before they will sign a contract with us the MSBA asks that we appropriate what they estimate will be the entire cost for this phase. We may not need to spend all of it at this point, particularly since MSBA will be reimbursing us as we go, and whatever is not spent will not be borrowed and will not affect your taxes. With many community schools closing and our school project being considered small by Boston standards, MSBA wants to be reassured that the Town is serious in its goal to address our building needs.

Once the schematic plans/design development drawings have been completed, we will go back to the MSBA to negotiate the final scope and budget for the project. At that time the MSBA may agree to reimburse us slightly more than the 56.89% of the design costs that they will be paying in this phase; in any case it will be no less than 56.89%. Once the MSBA board has approved this final scope and budget, the Town has 120 days to hold a town meeting and ballot vote to authorize the appropriation of the full construction cost.

School Project *continued from page 2*

There is more information regarding the MSBA process and the needs of the school. Some of this information, including the studies mentioned above, is available at www.burgy.org. Please come to the Special Town Meeting on Tuesday, March 2, 2010 to listen, ask questions and then to vote. If you have questions, prior to that meeting please feel free to contact Steve Herzberg at 268-8418 or any one of the other School Building Committee members:

School Building Committee Members:

Gordon Allen	Dave Mathers, chair
George Childs	Jim Moran
Allan Everett	Charlene Nardi
Jeff Gelbard	John Pohanka
Steven Herzberg	Bill Sayre, vice chair
Craig Jurgensen	Andy Soles
Jim Locke	Fred Venne
Nancy Mahoney	

Collector's Calendar

Tax Bill	Due
Real Estate/Personal Property Taxes	March 1
Motor Vehicle Excise Tax	April 5
Real Estate/Personal Property Taxes	May 1
Water/Sewer Bills	late May

Timeline of the School Renovation Project Assuming the Most Aggressive Schedule

Steps for School Construction/Renovation/ Expansion with the MSBA	Projected Completion Date
Submit Letter of Interest outlining issues to be addressed	Completed in 2006
MSBA board advances project to feasibility study phase	Completed July 2009
Special Town Meeting to authorize debt-exclusion vote	March 2, 2010
Town appropriates money for feasibility study and preliminary design	April 2010 (minimum 35 days after town meeting)
Town and MSBA sign feasibility study agreement authorizing reimbursement of eligible town expenditures	April 2010
Town hires Owner's Project Manager and then design team	July & September 2010
Completion of study of the 4 four potential options and recommendation of local SBC's preferred option to MSBA*	November 2010
MSBA board approval to move to preliminary design	November 2010
Completion of preliminary design and submission to MSBA	February 2011
Negotiation of Project Scope and Budget Agreement with MSBA staff	February-March 2011
MSBA Board approval of Project Scope and Budget	March 2011
Town vote to appropriate remainder of design and construction funds, after authorization by Town Meeting*	Within 120 days of MSBA Board approval
Bid-ready construction documents finalized, project put out to bid	November 2011
Construction start	January 2012
Construction completed/full occupancy	September 2013

***Town Approval Required Prior to Next Step/Commitment of Funds**

TOWN OF WILLIAMSBURG

141 Main Street
PO Box 447
Haydenville, MA 01039
Phone: 413.268.8400
Fax: 413.268.8409
Web-site: www.burgy.org

Burn Permits

January 15 - May 1

Weather Permitted

Contact Chief Lawton @ 413-268-7233

Call prior to the day you want to burn, leave your name, phone number, and the day you would like to burn.

For more info you can send e-mail to Chief Lawton
at

donald.lawton@williamsburgfire.com

RULES

- Hours are From 10am - 4pm Only
- Permit is for Brush Only
- Fire Must be attended by an adult at all times
- 75 Feet from all buildings
- The permit is good for 1 Day only unless advised otherwise by the Chief

Williamsburg Cultural Council Bus Trip to NYC

New York City in the Springtime

The Williamsburg Cultural Council is sponsoring a bus trip from Williamsburg to New York City on Saturday, May 1, 2010.

The WCC has chartered a bus for the trip, which will leave the Dunphy School lot at 7 am and return to Williamsburg at 10 pm. The bus will drop passengers off at several locations in the city, and pick them up in midtown at 7 pm for the return trip.

The trip promises to be an easy, relaxing way to get to New York City and enjoy its museums, theater, opera, ballet, art galleries, landmarks, street life and shopping.

The ticket price of \$40 includes driver tip.

To reserve your seat, send your name, email address, phone number (cell phone preferred), and a check for **\$40** made out to the **Town of Williamsburg** to:

Williamsburg Cultural Council
PO Box 508
Williamsburg, MA 01096

Payment must be received by **April 10th**. Trip organizers will email detailed information to passengers as the date approaches.

The Williamsburg Cultural Council is a Local Cultural Council chartered by the Massachusetts Cul-

tural Council, a state agency that promotes excellence, access, education and diversity in the arts, humanities, and interpretive sciences to improve the quality of life for all Massachusetts residents and contribute to the economic vitality of our communities. Members are Anne Benedict, Freda Brackley, Nan Fleming, Linda Gibbon, Mary Kay Hannon, and Sarah Palmer.

For more information, please contact fbrackley@comcast.net