



**Town of Williamsburg
Building Needs Committee**
December 7, 2010



Town of Williamsburg Building Needs Committee:

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Executive Summary

In the fall of 2008, the Williamsburg Board of Selectmen appointed a Building Needs Committee and charged it with:

“...evaluating the town’s current land and building assets, determining the Town’s short term and long term building and space needs, and making recommendations on fulfilling those needs.”

The Board of Selectmen indicated that the Committee’s survey shall include, but not be limited to, regular town office functions, Council on Aging and senior center, schools, and highway, police, and fire departments, and all other town administrative functions.

Over the course of this study, the Committee reviewed previous studies, surveyed Town Board and Committee members, and conducted physical surveys of town owned buildings and land. The Committee contacted adjacent towns to benchmark conditions in similar municipalities and to compare similar departmental needs elsewhere. The Committee also gathered together information from a separate audit by the state Division of Energy Resources. In concert with this effort, Committee members researched and documented Town-owned land parcels and categorized the existing uses of these properties.

Many of the Town’s buildings are in disrepair; most carry the burden of a substantial backlog of deferred maintenance. Substantial initial public investments call for regular upkeep to maintain value. Regular maintenance is usually less expensive for the Town than replacement.

Existing Uses

Town Offices

Nearly all of the Town’s administrative functions are housed in the Town Office Building in Haydenville. The building also houses the Council on Aging. Originally constructed as a school, this building is a two story wood framed classroom building with a multipurpose assembly space on the second floor. While the building is handicapped accessible, the building condition is deteriorating as evidenced by roof leaks, deteriorated interior and exterior finishes, as well as inefficient and drafty doors, windows, and antiquated heating system. There is only one handicapped-accessible bathroom. Building access is over an easement from the church next door, and the parking area is utilized by both the church and the Town.

A survey of town Boards and Committees currently housed in the building netted a projected space need for about 5,000 square feet of office, meeting, and files storage. Continued use of the building would require substantial renovation and reconfiguration of space to address deferred maintenance issues, bathroom upgrades, energy expenses, and building use efficiency.

Public Safety – Haydenville and Williamsburg

The Town's Police and Fire stations present a significant challenge to the community. The existing structures are inadequate for their current uses and present many safety issues. The Town's police force and fire department currently share the use of a structure on Main Street in Haydenville, and there is an additional fire house in Williamsburg center. These structures are in dilapidated condition and woefully undersized to contain the uses within them. Interior and exterior finishes are compromised as are windows, doors, roof and heating systems. The committee met with the architect designing a public safety complex for Chesterfield and reviewed plans for the 11,000 square foot complex under design for that community. While understanding that any new life safety complex will require detailed programming and design, the Committee decided to use the Chesterfield design as a model to evaluate options and order-of-magnitude costs for Williamsburg. The Committee identified two potential sites for such a complex and conceptual layouts for these sites are included in this report.

Town Libraries

The Town has two library buildings. The larger structure in Williamsburg underwent substantial renovation and addition in 2002, and is heavily utilized. This structure is in the best condition of any Town building. The smaller Haydenville library building, while architecturally significant, poses an operational challenge to library administrators. While both of these structures are in good condition, discussions confirmed that capital funds are not being set aside for deferred maintenance.

Old Town Hall (currently the Historical Society)

The Town's significant historical collection is currently housed in what was the original Town Hall on Route 9 in Williamsburg. This building, and the adjacent Grange Hall, are two of the Town's most prominent examples of Greek Revival architecture in the village center. The condition of the Historical Society building is of serious concern. The building is without a functioning heating system, so the collection is deteriorating. Interior and exterior finishes are poor, as are doors and windows. A recent roof leak damaged some of the collection. The foundation and floor frame need major repair. The Committee was also informed there is a buried abandoned heating oil tank at the front of the lot. Rough calculations by the Committee project a need of approximately 2,000 square feet of conditioned space to properly house the Town's historical collection.

Town Highway Garage

The Highway garage dates from 1963, and was updated and added onto in 2009–2010. The older portion is in adequate condition, with some upgrades needed to doors and windows. The addition makes the facility much more usable and should function for the foreseeable future. Currently some Police and Fire vehicles and tools are stored in the addition. Improving the driveway and parking areas would be helpful when funds permit. The Department maintains its facility, one of the few Town departments that does so.

Town Elementary Schools

The Town currently operates two elementary schools – the James and the Dunphy schools. Middle and high school students attend a regional school. The Town is embarking on a state-sponsored study to evaluate solutions to the schools' needs. The outcome of that study will be an important piece of the puzzle in solving the Town's other operational and facility needs. The two school buildings represent, along with the Meekins Library, the Town's most valuable structures and will factor heavily in future solutions for the Town.

Recommendations – Short Term

Planning and Maintenance of Town buildings

In the Committee's survey of Town buildings, it became evident there is a need for a coordinated, regular response to building maintenance requirements. The Committee was alerted to various conditions such as deteriorating floors and structure caused by long-leaking radiators, heating systems struggling to condition poorly insulated spaces at substantial cost, major repairs deferred, and deteriorated buildings due to leaking roofs.

This Committee recommends the Town establish a position of Building Maintainer to oversee the condition of Town properties. This person's responsibilities would include regular survey and reporting on Town buildings, the establishment of an ongoing prioritized list of building maintenance projects, and working with the Select Board to procure services to carry out maintenance projects. Priorities would be to halt deterioration of existing buildings and then plan upgrades to outdated buildings. This committee also recommends the Town adhere to standardized procurement practices that clearly define project scopes, with plans and specifications when necessary. This will insure that incoming bids for work can be properly evaluated. This process may require in some cases the hiring of outside consultants to investigate, define the work, and develop detailed bid documents.

This Committee also recommends that along with the Maintainer, an ongoing budget be established for continued maintenance of Town buildings. The deteriorated condition of many Town structures is the direct result of the lack of such a line item in the Town's budget. Failure to plan fiscally for ongoing maintenance will result in continuing deterioration of the properties to the point where renovation costs exceed the value of the structures. The Committee is concerned that the Town may be at or near this point already for several properties.

Energy Assistance Program

The Town established a separate Committee to work with the State Energy Assistance Program to conduct audits of five Town buildings. A range of energy conservation measures was recommended including upgrades to lighting, heating controls, appliances, and building envelope. By working with this committee and state officials, the Town was able to obtain \$63,000 in weatherization grants that will begin to address some concerns, chiefly at the Town Garage and the Town Offices. The Building Needs Commit-

tee recommends the Town continue to work with the Energy Committee to prioritize upgrades and to immediately move to implement low/no cost conservation options, including competitive procurement practices. Some immediate projects are insulating the Fire station ceiling and weather-stripping to reduce energy loss and heating costs.

Recommendations – Long Term

The Town's evolution with dual village centers has led to a duplication of spaces and a certain loss of efficiency. Examples of this include the elementary schools, fire stations, and libraries.

With the recent establishment of the Williamsburg School Building Committee and that committee's work with the Massachusetts School Building Authority, the Town hopes to solve the inherent inefficiencies of operating and maintaining two school facilities.

In addition to the consolidation of the schools, it is clear the Town must address facility requirements for both Fire and Police departments. This Committee has focused on recommendations that address life safety and administrative office needs for the Town. The Committee has made the assumption that one outcome of the MSBA-sponsored schools study will be the recommendation to vacate the James School building. This assumption factors into our recommendations below.

For the recommendations below, Chesterfield's proposed Life Safety complex has been used as a model, with the understanding Williamsburg will program and design its own facility when the time comes.

The James School Site

This Committee investigated utilizing the entire James School building and site to accommodate the Town's administrative offices and Life Safety requirements. Based on conceptual site plan layout and our preliminary program estimates, the Town's administrative office, meeting, and storage needs, the Council on Aging, the Historical Society, and the Police Department could be accommodated in the 22,000 square foot James School building. A thorough design process would have to take place to ensure the compatibility of uses and adjacencies within the building. Issues of security and privacy would need to be addressed. Estimating renovating costs for this move at \$150 per square foot, a moderate figure, would put renovating this building at approximately \$3.4 million. Preliminary analysis of this site indicates it is large enough to accommodate a new Fire safety complex, and parking for all the named uses for all departments. Chesterfield has priced their new Life Safety facility at around \$3 million for both police and fire. Assuming Fire constitutes about 60% of Chesterfield's program, results in a project cost here of \$1.6 million. Option 1 in the Recommendations section of this report outlines an approach that brings the total costs of renovating the James and constructing a new fire facility down to \$3.8 million through the sale of town properties.

The Electric Company Site

This site is located on Route 9 near Kellogg Road between the two villages and is convenient for access from and to all points in town. The site appears large enough to accommodate a public safety complex on the order of the facility designed for the Town of Chesterfield. This site requires further study and verification of site boundaries and constraints (grades, floodplain) as to the ability to house a life safety facility. Preliminary discussions have raised concerns that the site may require hazardous material remediation prior to any development. This site is currently not owned by the Town.

Conclusion

As this report suggests, many of the Town's buildings are in serious disrepair with no existing capital program to maintain them. This study has confirmed that with the exception of the Fire and Police Departments, the Town in general has more square footage to house its services than it needs. The problem lies in the condition of the structures and the efficiency with which they can be utilized. Buildings that play a vital role in defining the quality and character of the Town's centers are rapidly deteriorating and some are on the verge of becoming unusable. This committee finds that there is an urgent need to initiate a campaign to renovate and restore these structures, or be forced to privatize the buildings with the expectation that the new owners could restore and maintain the structures. If the Town is successful in finding the funds to improve these structures, this committee stresses that it is equally important that an ongoing capital program be developed to insure their maintenance.

This report contains several options that investigate selling some Town buildings to help finance renovations to house the Town's administrative functions and to provide for the Fire and Police Departments. Of these options, this committee recommends the approach outlined in Option 1. This option recognizes the relatively good condition of the James School building as a town asset. Sketches in the Recommendations section of the report confirm that the James building can accommodate Town administrative functions, the Council on Aging, the Police Department and the Town's historical collection. This option provides the Fire and Police Departments a location near the center of town.

These options are detailed further in the recommendations section of this report. Such sales would be undertaken with efforts to preserve the historical and visual integrity of the villages. While these options may not be the preferred solution, inaction will eventually force the Town to respond in some drastic manner.

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Findings



Land Parcel Analysis

Refer to the chart on pages 3–4
and to maps in Appendix D.

The town of Williamsburg owns forty-six separate parcels of land. These parcels consist of Water and Sewer Commission land, town land with buildings, recreational pieces including parks and cemeteries, and some miscellaneous parcels. The land totals 1,074.7 acres.

Water and Sewer Commission Parcels

The largest parcels make up the Water and Sewer Commission land; the majority of these are off of Petticoat Hill Road (565.4 acres) and South Street (147.1 acres). They consist of thickly wooded land and open fields. This land makes up the town's watershed and aquifer areas. The water department also has one small building off of South Street that house a pump and the town wells. There are two dams located off of Unquomunk Road (40.9 acres). Much of the water department land is used by citizens for hiking, cross-country skiing and running, horse back riding, etc. It could be made more accessible with some limited parking and signage.

Parcels with Buildings

The town also has seventeen parcels that have buildings on them. They include two elementary schools: the James School on South Street in Williamsburg and the Anne T. Dunphy School off of Route 9 in the center of Williamsburg. The James School has a playground with a large play structure. The Dunphy School has a playground and a ball field on its property.

Firehouses

There are two firehouses: one attached to the police station in Haydenville on South Main Street (0.2 acres) and the other in Williamsburg on North Main Street (0.2 acres). These buildings have very little land with them therefore they would be of little use for future building.

Libraries

There are two libraries; the main library is the Meekins Memorial Library at 2 Williams Street (0.89 acres) and the Haydenville Library (0.1 acres) is located to the south of the BrassWorks Building on Main Street in Haydenville. Other buildings, streets, and streams bound both of these buildings.

Transfer Station

The Transfer Station (48.44 acres) is located on Mountain Road at the site of the old town dump that has been closed and capped. It is made up of three separate parcels.

Town Garage

The Town Garage, a pole barn, and salt shed (3.3 acres) are located in the center of town in front of the Lashway Lumber Mill on Route 9. There also is a sand pit for residents to use during the winter. Access to the Town Garage is via a deeded right of way across an adjacent landowner's property.

Town Offices

The Town Office Building (1 acre) is located in the center of Haydenville on Route 9 next to the Haydenville Congregational Church. There is a small playground in the rear of the building behind the parking lot.

Old Town Hall

The Old Town Hall is on Main Street in Williamsburg and sits on approximately one half acre. It is currently used by the Williamsburg Historical Society. Other buildings also bound it.

Water and Sewer Commission

The Water and Sewer Commission has a small pump building in Haydenville on the south end of South Main Street (0.36 acres).

Parks and Recreation

The town park and recreation areas consist of three baseball fields on Fairfield Avenue in Haydenville (5.5 acres). There are also two tennis courts, a storage building and bathroom facilities next to the three ball fields that make up the Ames Athletic facility. At the 2010 Town Meeting, a parcel near the end of Fairfield Ave was acquired from the City of Northampton. The Veterans' Memorial (0.2 acres) and Angel Park are located on Main Street/Route 9 in front of the Dunphy School on both sides of the school driveway. The Veterans' Memorial encroaches on a neighboring property. On Briar Hill Road there is a park (50 acres) with trails in a heavily wooded area. O'Neil Road has a nature trail (17.4 acres) also in a heavily wooded area.

Cemeteries

Williamsburg also owns two cemeteries. They are the Mountain Street Cemetery (3.3 acres) in Haydenville and the old Village Hill Cemetery (1.7 acres). The Mountain Street Cemetery still has plots available. Iron fences surround both cemeteries.

Miscellaneous

The town has several other miscellaneous pieces of land (179.4 acres) mostly small snippets. The two exceptions are a piece of land off of Geer Hill Road (130.9 acres) and a piece on Hen Hawk Trail (42 acres). These two could be possibly used for hiking and recreation. There are two parcels (3.3 and 0.8 acres) across the road from the Family Vet on Route 9 that comprise basically a strip of land between the river and the highway. The remaining snippets are on Fort Hill Road (0.2 acres), Williams Street (0.2 acres) and a piece (0.8 acres) on Main Street. These could be sold or given to the abutters and returned to the tax rolls.

The right of way for Mill Street between Route 9 and the Mill River remains an access way to the river, despite the lack of a bridge at present.

A listing of all owned parcels is provided on the next page. See Appendix D for maps of the parcels.

Table of All Land Parcels Owned by the Town

Structure	Map	Block	Lot	Street Number	Street Name	Description	Dept	Land Acres	Building Sq Ft	Book	Page	Valuation (Building)	Valuation (Land)
Parcels With Buildings													
Town Office Building	011.K	0000	0201.0	141	Main Street	Town Hall			1	13608	199	374 \$ 1,299,200	\$ 65,100
Dunphy School	010.J	0000	0126.0	1	Petticoat Hill	Dunphy School	School		7.6	18338		\$ 2,458,700	\$ 105,800
James School	010.J	0000	0173.0	16	Main Street	James School	School		2.9	22449	2868	292 \$ 3,071,400	\$ 81,900
Meekins Library	010.J	0000	0102.0	2	Main Street	Meekins Library	Library		0.5	3600	5210	32 \$ 1,354,900	\$ 61,600
Meekins Library	010.J	0000	0101.0	2	Williams Street	Meekins Library rear lot	Library		0.39	6705	19		\$ 57,800
Town Garage	010.J	0000	0182.0	24 R	Main Street	Town Garage	Highway		3.3	7,200	877	117 \$ 55,400	\$ 85,800
Old Town Hall	010.J	0000	0127.0	8	Main Street	(Historical Society) Old Town Hall			0.5	2825		\$ 620,800	\$ 58,200
Fire Station - Williamsburg	010.J	0000	0053.0	5 N.	Main Street	Fire Station - Williamsburg	Fire		0.2	2152		\$ 83,700	\$ 66,400
Police and Fire Station - Hay	011.K	0000	0235.0	16 S.	Main Street	Police and Fire - Haydenville	Fire		0.2	3710	1390	493 \$ 217,000	\$ 51,400
Haydenville Library	011.K	0000	0196.0	136	Main Street	Haydenville Library	Library		0.1	1188	1288	402 \$ 164,400	\$ 47,900
Transfer Station	008.H	0000	0020.0	25	Mountain Street	Transfer Station			9.04	4274	88		\$ 41,800
Storage Building & Rest Room	011.K	0000	0154.0	7	Fairfield Ave	Ames Athletic Fields			4.4			\$ 9,100	\$ 100,800
Sewer Station	011.K	0000	0259.A	42 S.	Main Street	Sewer Station	Water-Sew		0.36		2068	57 \$ 8,900	\$ 56,800
Well House	007.G	0000	0032.0	51 R	South Street	Well House	Water		0.8		2687	301 \$ 18,100	\$ 45,200
31													
Cemetery Parcels													
	005.E	0000	0034.0	71 B	Mountain Street	Mountain St. Cemetery not ma	Cemetery		1				\$ 46,200
	005.E	0000	0034.A	71	Mountain Street	Mountain St. Cemetery not ma	Cemetery		2				\$ 38,900
	008.H	0000	0007.0	69	Mountain Street	Mountain St. Cemetery	Cemetery		0.3				\$ 38,900
	010.J	0000	0014.0	4	Village Hill Road	Old Village Hill Cemetery	Cemetery		1.7				\$ 63,800
5													
Water Supply Parcels													
	006.F	0000	0012.0	119	Petticoat Hill	Town Forest Water Dept	Water		60.9		3420	208	\$ 167,700
	006.F	0000	0013.0	117	Petticoat Hill	Town Forest Water Dept	Water		22.7				\$ 77,400
	006.F	0000	0021.0	134	Petticoat Hill		Water		3		825	111	\$ 63,100
	006.F	0000	0022.0	132	Petticoat Hill		Water		3.2		732	335	\$ 65,000
	006.F	0000	0023.0	93	Petticoat Hill		Water		203		897	367	\$ 317,200
	006.F	0000	0024.0	79	Petticoat Hill		Water		269		890	121	\$ 394,800
	006.F	0000	0025.0	115	Petticoat Hill		Water		2		825	111	\$ 53,400
	006.F	0000	0026.0	114	Petticoat Hill		Water		1.6		2229	287	\$ 49,500
	007.G	0000	0010.0	53	South Street		Water		105.72		3794	309	\$ 211,700
	007.G	0000	0010.1	55	South Street		Water		1.49		3794	309	\$ 48,500
	007.G	0000	0016.0	8	Unquomonk Road	in parcel with F.24	Water		40.9		890	121	\$ 182,200
	007.G	0000	0037.1	39R	South Street		Water		36.7		5357	130	\$ 124,400
	007.G	0000	0037.?	39	South Street	purchased from Pepi in 2010	Water		3.2				\$
753													

continued
➔

Structure	Map	Block	Lot	Street Number	Street Name	Description	Dept	Land Acres	Building Sq Ft	Book	Page	Valuation (Building)	Valuation (Land)
Parks and Recreational Parcels													
	001.A	0000	0001.0	106	Briar Hill Road	Town Park		50		1549	439		\$ 212,600
	004.D	0000	0088.1	4	O'Neil Road	Hall Property Nature Trail		17.4		5828	191		\$ 59,600
	002.B	0000	0025.1	74	Hen Hawk Tr			42					\$ 142,000
	003.C	0000	0134.0	5	Geer Hill Road			130.9		886	201		\$ 231,100
	010.J	0000	0128.0	6	Main Street	Veterans Park		0.2					\$ 36,500
	011.K	0000	0144.0	5	Myrtle Ave	Ames Athletic Fields		0.4		1537	626		\$ 41,300
	011.K	0000	0159.A	11	Fairfield Ave	Ames Athletic Fields		0.65		1957	88		\$ 44,500
	011.K	0000	0159.B	9	Fairfield Ave	Ames Athletic Fields		0.45		1957	88		\$ 42,500
					Formerly Farkas, "parcel A" near K-164	Northampton Bike Path adjoining		1.6		in process of being transferred & recorded			
													244
Landfill Parcels													
	008.H	0000	0015.0	23	Mountain Street	adjoins Transfer Station property above		35.3				\$ 7,500	\$ 163,200
	011.K	0000	0046.0	21	Mountain Street	adjoins Transfer Station property above		4.1		1300	203		\$ 80,600
													39
Miscellaneous Parcels													
	003.C	0000	0142.0	50	Chesterfield Road	On north side of Rte. 143				871	38		\$ 53,400
	007.G	0000	0078.0	96	Main Street	Rte. 9 opposite Family Vet		3.3		1554	290		\$ 66,000
	010.J	0000	0080.0	33	Williams Street	roadside snippet		0.2					\$ 36,500
	011.K	0000	0012.0	110	Main Street	south of 96 Main St. parcel above		0.8		1554	290		\$ 7,700
	011.K	0000	0218.0	6 A	Fort Hill Road	driveway snippet		0.2					\$ 1,900
													7
Other parcels of interest, not owned by the Town													
	Grange Hall	0000	0137.0	10	Main Street	Grange Hall							
	Mass Electric Parcel on route	007.G	0058.0	77	Main Street	corner of Kellogg Road, former substation		11.6				\$ 14,700	\$ 113,600
	Historic Society Mill	010.J	0107.0	1	Mill Street	Historical Society				4064	96		
	Historic Society Schoolhouse	004.D	0082.0	117	Nash Hill Road	School House							
	Historic Society Schoolhou	004.D	0086.0	117	Nash Hill Road	School House							
	Firefighters Association land	008.H	0094.0	27	Mountain Street			1.65		8638	303		\$ 14,500

Building Analysis at a Glance

The Town's buildings, sorted by physical condition:

Good



Helen E. James School



Meekins Library



Highway Garage



Well House



Sewer Pump Station

Fair



Town Office Building



Haydensville Library



Anne T. Dunphy School



Transfer Station



Ames Athletic Fields

Poor



Williamsburg Fire



Haydensville Police/Fire



Old Town Hall

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Town Office Building

141 Main Street

Parcel ID

011.K-0000-0201.0



Condition



Poor



Fair



Good

Historic Value



Low



High



Fitness for Use



Poor



Fair



Good

Key to maps:

 Land With Buildings

 Open Land

Building Statistics

Square Footage: 13,608

Lot Size: 1.0 acre

Date of Construction: 1860

Construction Type: Wood Frame

Assessed Value-building:

\$1,299,200

Assessed Value-land:

\$65,100

2010 Appraisal:

\$775,000–\$865,000

Town Office Building



Elevator and new entrance added in 2002.

Overview

The Williamsburg Town Office Building is housed in a former school building on Route 9 in Haydenville. It consists of nine major rooms plus halls and minor rooms on two floors. There is also a full basement containing the boiler. An elevator and entranceway from the rear parking lot was added in 2002, but the building has otherwise not been altered too much from its original layout. Town offices used by Assessors, Collector, Clerk, Treasurer, Accountant, Board of Health, Selectmen, Water and Sewer Commission, and Council on Aging have permanent space, and several boards and committees meet regularly in other rooms.

Public

There is usually-sufficient parking for the public and staff, off-street. Vehicle access is from High Street by easement from the Haydenville Congregational Church next door. Handicap access is good via the parking lot entrance and elevator. The public may also enter and exit through front and side doors. There is a single bathroom on the main floor which is handicapped accessible and one bathroom (not accessible) on the second floor.

Physical

Roofing is in relatively good condition on the wings. It is in poor condition on the main section, but this is slated for repair in 2010. Chimney is cracked above and below the roof line and needs topping. Gutters are in poor condition. Paving is adequate. Grading on the south and east sides of the building allows moisture against the foundation. Stone and concrete foundation is in decent condition, with some cracks, and evident moisture intrusion into the basement. Nevertheless, the basement is used (though it should not be) for storage for many departments, including records storage. The basement floor is concrete in fair condition. Most above-grade floors are old vinyl tile over the original wood. Ceilings and most walls are in adequate condition. Wood siding is intact and was recently painted. The elevator addition has vinyl siding needing some upkeep. Doors are adequate in operation, though a basement bulkhead is poor and un-lockable. Exterior signage and lighting are adequate. A front iron fence has recently been repaired. Trees to south and west overhang the building and contribute to deterioration of the siding, roofing, etc. A vault was installed in the town offices and is secure but undersized.



Records are stored in the basement despite evidence of moisture intrusion.

Mechanical, Electrical, Plumbing

Steam boiler and water heater are old, in fair condition in spite of some updating. There are four older 275-gallon oil tanks in the basement, not in vaults, in aging condition made worse by dampness in the basement. Two sump pumps need vigilance to keep standing water out of the boiler room. Cooling is by window units of differing ages, and many windows don't operate for ventilation. Electrical service has been upgraded and is in very good condition: capacity is adequate. Most wiring is old and much-modified. Plumbing is minimal and outdated—there are often 20–30 people in the building with only two toilets. There are no sprinklers or security system, but a recent fire alarm system. Pipe asbestos has been remediated.



Steam boiler.

Town Office Building

Energy

All windows (some replacement vinyl) are poor and deteriorated and need to be replaced. Floors are uninsulated, and walls and ceiling are poorly insulated or not at all. Oil-fired steam boiler is inefficient, and room radiators have been patched together over the years, contributing to the inefficiency. No separate controls are possible for different-use spaces.

Interior

The former-school building has nice lines, good-sized rooms, and simple but handsome trim and woodwork. Town offices are adequate in size, and sufficient for normal tasks. Office furnishings are older but sturdy and adequate. There are several computer stations, desks, and a printer-fax. Meeting and Board/Committee facilities are of good size with adequate if disorganized and not-secured storage. Kitchen facilities for the Council on Aging are clean but makeshift, not commercial quality. There is minimal but adequate janitorial space, and sufficient other storage in former cloak-rooms. There is fiber-optic service to the building. The old school auditorium and stage are rarely used, but are large and well proportioned.

Conclusion

The building remains useful to the town, and extensively used, though inefficient. This building is in need of major overhauling of energy, plumbing, heating, roofing systems. Such work would require moving town uses out of the building for many months, and investing sufficient money to upgrade all systems. All mechanicals are out of date and inefficient. A formalizing of the right of way with the Congregational Church is recommended.

This building stands as a handsome feature of the center of Haydenville, and should remain standing no matter its future use.

High Priority Repairs

- ◆ Roof
- ◆ Gutters
- ◆ Chimney



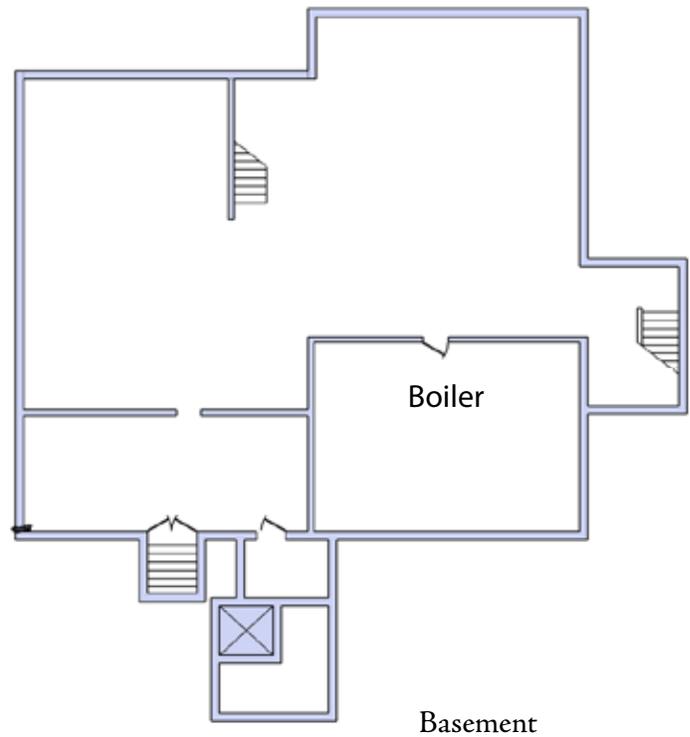
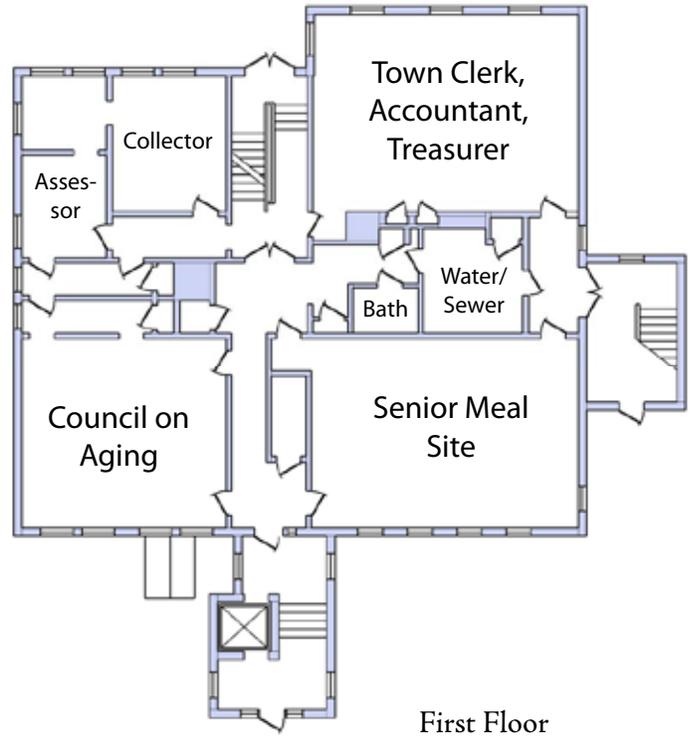
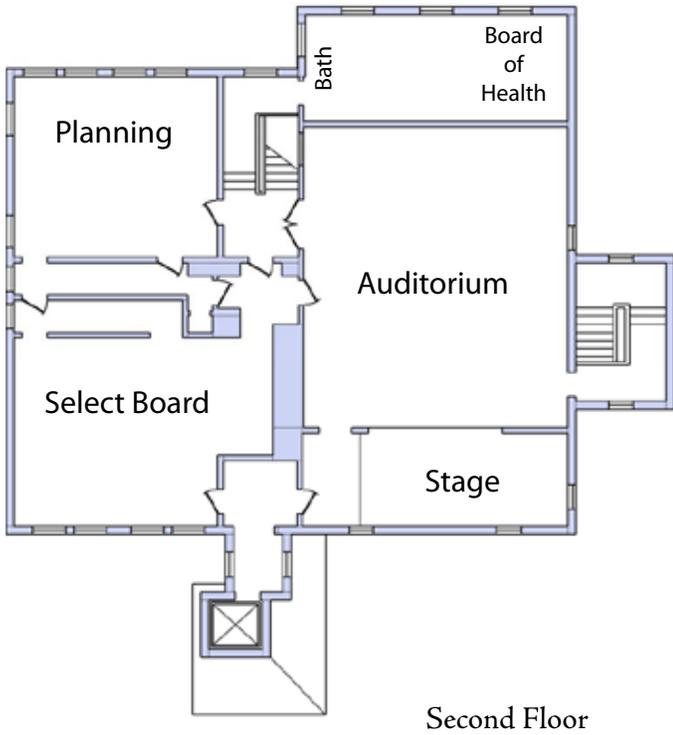
Soffits have significant rot. Gutters have also failed.



The chimney is badly cracked and in need of rebuilding.

Town Office Building

- Floor Plans



Anne T. Dunphy School

1 Petticoat Hill



Parcel ID
010.J.0000-0126.0

Condition

Poor Fair Good

Historic Value

Low High

Fitness for Use

Poor Fair Good



Building Statistics

Square Footage: 22,274

Lot Size: 7.6 acre

Date of Construction: 1952

Construction Type: Brick/steel

Assessed Value-building:

\$2,458,700

Assessed Value-land:

\$105,800

Anne T. Dunphy School

Note: As the Town's schools are currently scheduled to be part of a Massachusetts School Building Authority study, much of the text below has been pulled from the 2003 Feasibility Study that was conducted by Alderman & MacNeish Architects and Engineers.



View from the athletic fields and playground in the rear.

Overview

The Anne T. Dunphy School is located at 1 Petticoat Hill Road in the center of Williamsburg. It comprises 22,274 gross square feet of building area and houses an approximate daily student population of 100 students. The original building was constructed in the early 1950's and currently houses grades 3–6. The construction of the building consists of a brick and concrete block wall with steel frame superstructure. The building has been well maintained, however many of the materials throughout have exceeded their typical lifespan.

Public

The site is accessed by a drive off Petticoat Hill Rd. and exited via a one-way drive off Main Street (Route 9). The parking lot accommodates approximately 50 vehicles. There is a grassed play area south of the school. Parking is adequate but the lot is in deteriorated condition.

Physical

The core facilities of the building include the kitchen, cafeteria, stage and gymnasium. All of these areas are used daily by both the community and the School Department. The physical condition of these core facilities needs improvement, not only for condition of materials, but for a properly rated area of assembly. The exterior brickwork is in substantial need of repointing. The existing windows are single glazed units and in fair condition. Sections of roof require replacement. The building lacks sprinkler fire protection.

Mechanical, Electrical, Plumbing

The existing plumbing system appears marginally adequate in quantity for the current occupancy, but fixtures are antiquated and lack water saving features. The building is heated by one oil fired boiler. This boiler is over 50 years old and has failed repeatedly and should be replaced as soon as possible. The heating pipe distribution system should also be replaced. The existing electrical service is original to the building and is currently at capacity.



The boiler is well beyond its service life and could break down at any time.

Energy

An energy audit was performed on several of the town's buildings including the James and Dunphy schools. These recommendations should be reviewed and implemented where feasible. The existing windows in the Dunphy School are old and inefficient. The boiler as mentioned above is 50 years old and inefficient and the roof is assumed to be lacking proper insulation.

Interior

Floors throughout consist of vinyl asbestos tile that are original to the building and should be replaced. Ceilings consist of 12 × 12 acoustic tile that is in relatively poor condition. Over time, many of the original spaces have been converted into specialized teaching spaces, special education, and additional administration areas. The physical condition of these spaces is

less than desirable and should be addressed.

Conclusion

Overall the building is in fair condition but is in need of substantial upgrades throughout the facility in order to meet current codes, improve safety, and meet programmatic needs of the school.

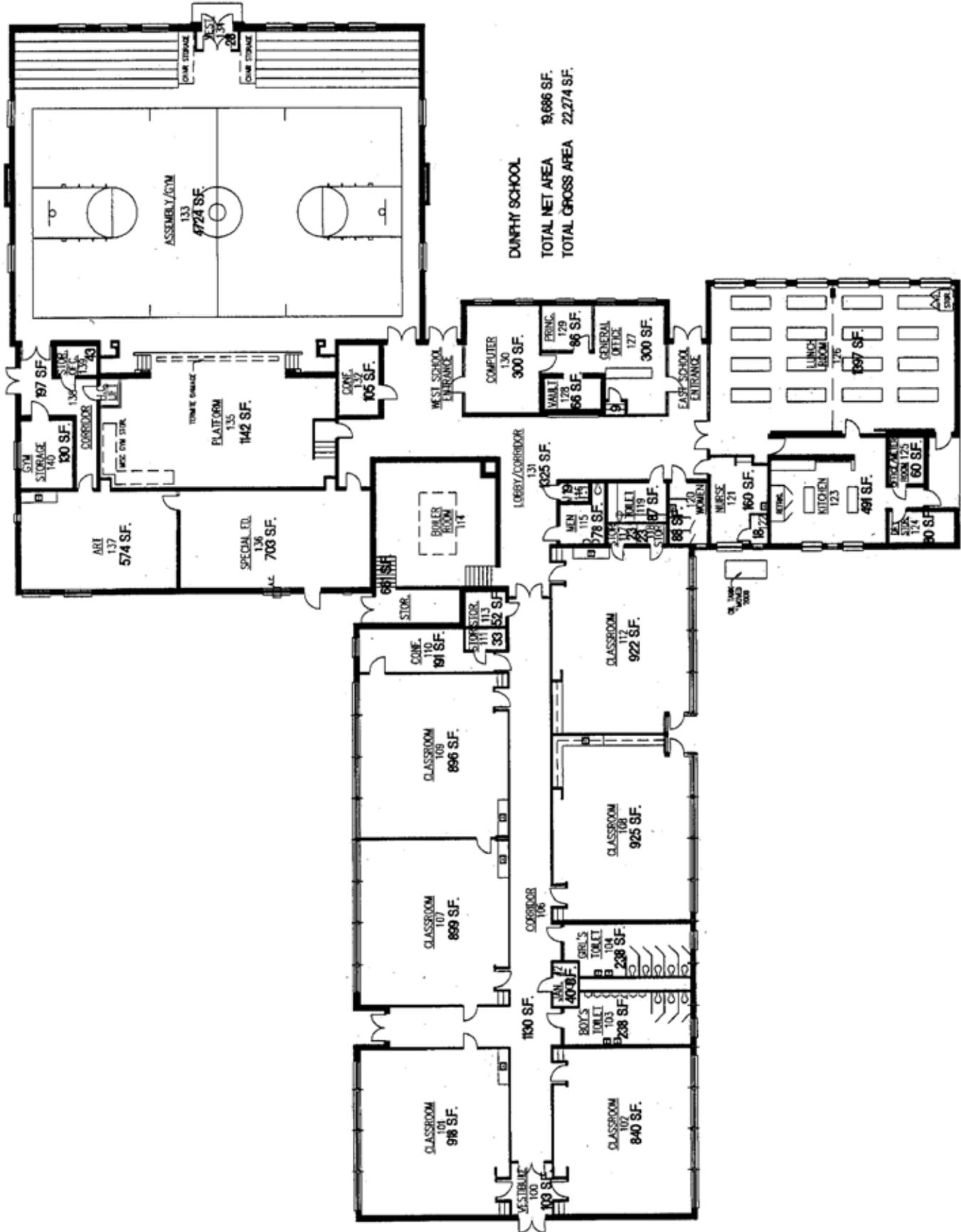
High Priority Repairs

- ◆ New Boiler
- ◆ Life Safety Improvements
- ◆ Replacement windows



Original spaces have been converted to specialized use and are usually inadequate for the function. This photo shows a makeshift teaching space on the auditorium stage.

Anne T. Dunphy School
- Floor Plans



DUNPHY SCHOOL
TOTAL NET AREA 19,686 SF.
TOTAL GROSS AREA 22,274 SF.

Helen E. James School

16 Main St.



Parcel ID
010J-0000-0173.0

Condition

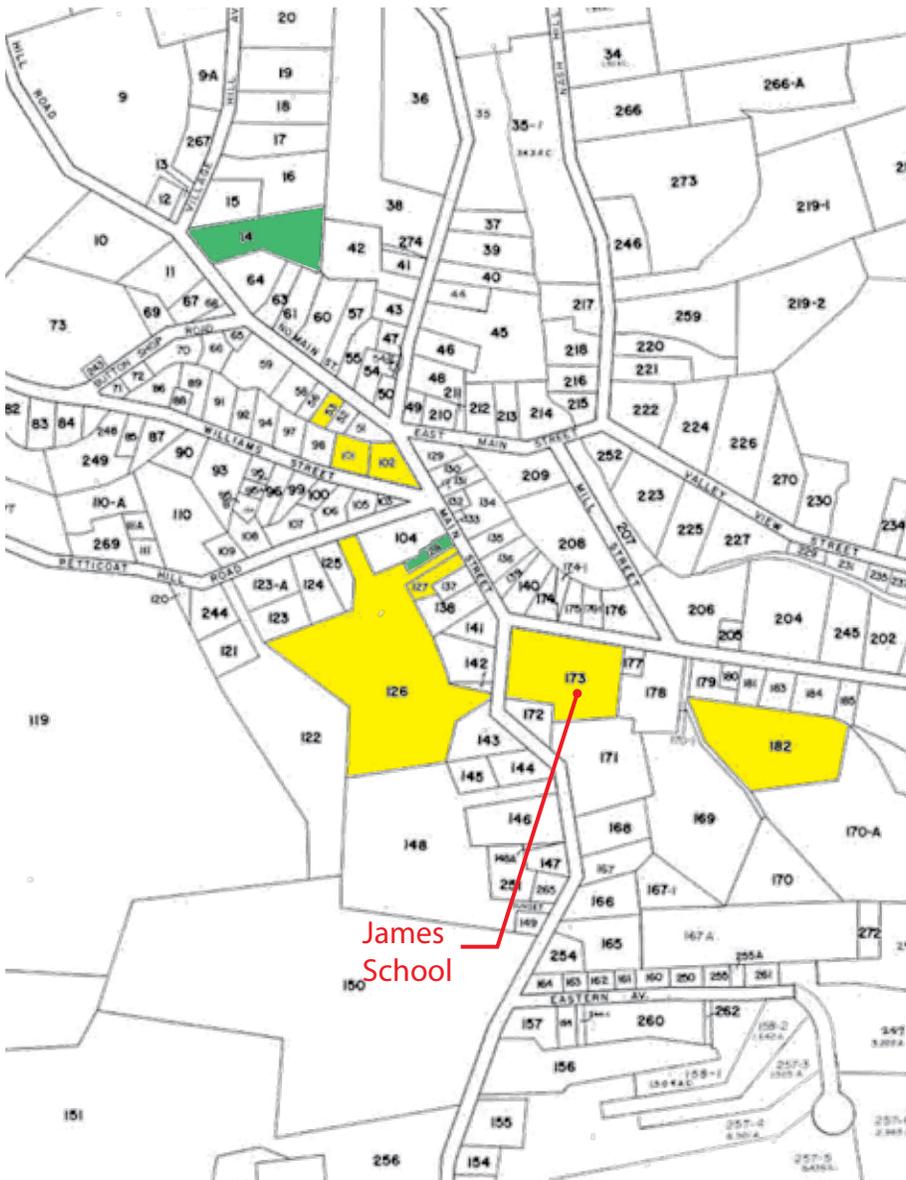
Poor Fair Good

Historic Value

Low Medium High

Fitness for Use

Poor Fair Good



Building Statistics

Square Footage: 22,449

Lot Size: 2.9 acre

Date of Construction: 1914

Construction Type: Brick/wood

Assessed Value-building:
\$3,071,400

Assessed Value-land:
\$81,900

2010 Appraisal:
\$1,760,000–\$1,980,000

Helen E. James School



1986 Addition with elevator and stairs.



All floors have modern rest room facilities.

Note: As the Town's schools are currently scheduled to be part of a Massachusetts School Building Authority study, much of the text below has been pulled from the 2003 Feasibility Study that was conducted by Alderman & MacNeish Architects and Engineers.

Overview

The Helen E. James School is located at 16 Main Street in the center of Williamsburg. It comprises 22,248 gross square feet of building area and houses an approximate daily student population of 130 students. The original building was constructed in early 1914 and currently houses pre-school through grades 3. In 1986 an addition to the building added a handicapped accessible entrance, stair tower and elevator. The building consists of a brick masonry wall construction with wood frame.

Public

The site is accessed by a drive off South Street and exited via a one-way drive off Main Street (Route 9). The parking lot accommodates approximately 16 vehicles. Parking is tight and the lot is in deteriorated condition. There is a grassed play area east of the school.

Physical

Although there is obvious historical significance and character associated with this building, it is currently inadequate to house its preschool through grade three populations. The building lacks core program spaces needed to operate properly. There is no workable kitchen, only an area for serving meals created and brought in from the adjacent school. The building has no gymnasium or library/media center spaces. Several sections of exterior masonry need to be repointed and the painted metal cornice should be scraped and re-painted. The existing windows are old and not energy efficient and should be replaced.

Mechanical, Electrical, Plumbing

The building currently has no automatic fire suppression system. Plumbing fixtures appear adequate and handicapped accessible, however there is no kitchen in the building for preparing lunches. The mechanical system is approximately 18 years old and in relatively good condition. Lighting fixtures should be replaced with energy efficient fixtures.

Energy

An energy audit was performed on several of the town's buildings including the James and Dunphy schools. These recommendations should be reviewed and implemented where feasible. Existing lighting should be replaced with energy efficient fixtures. The existing windows in the James School are old and inefficient.

Interior

Some of the interior floor, wall and ceiling finishes require upgrades and there is evidence of moisture damage that needs to be addressed. Several plumbing fixtures and doorways throughout the building fail to meet accessibility requirements.

Helen E. James School

Conclusion

Overall the building is in fair condition but is in need of substantial upgrades throughout the facility in order to meet current codes, improve safety, and meet programmatic needs of the school.

High Priority Repairs

- ◆ Life safety
- ◆ Windows, doors, and energy upgrades



Boiler system, circa 1992.

Meekins Library

2 Main Street



Parcel ID

010J-0000-0102.0
and -0101.0

Condition

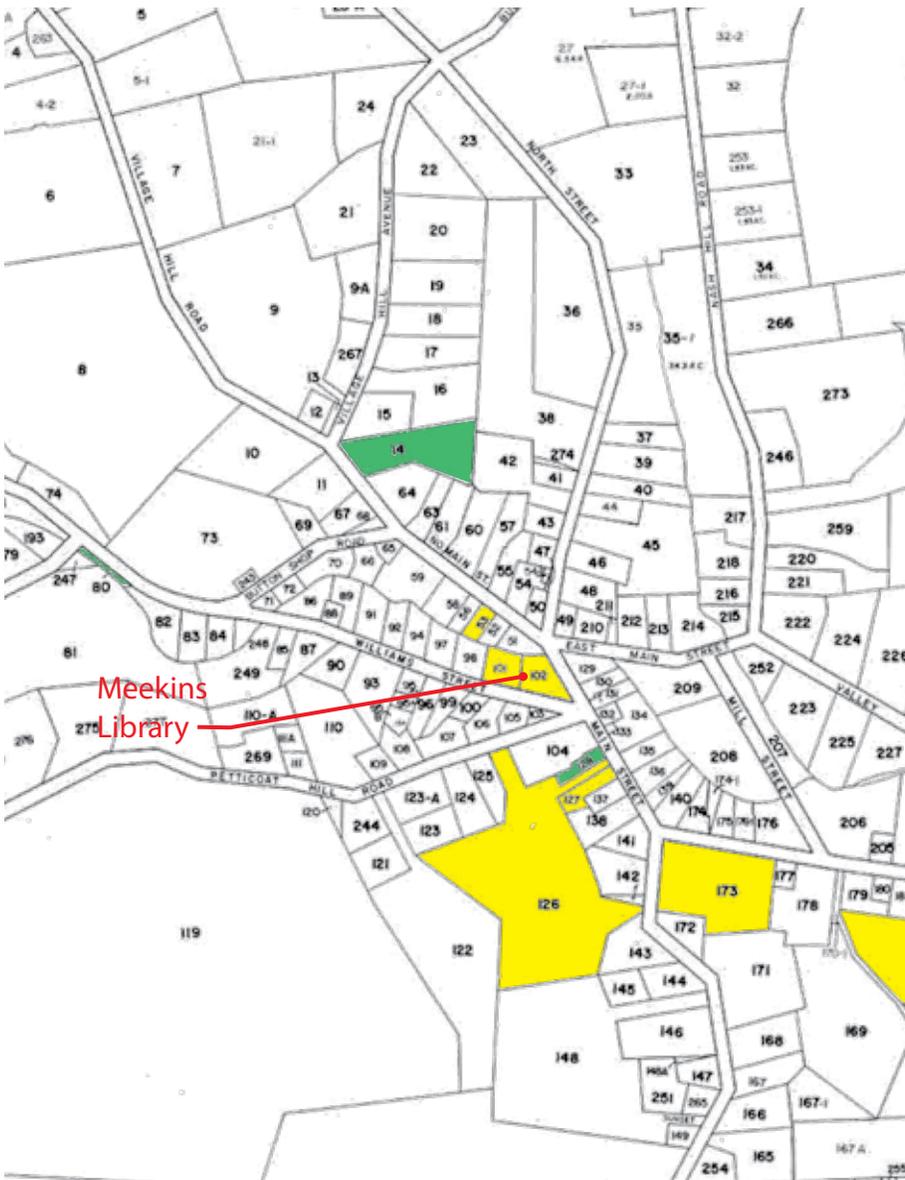
Poor Fair Good

Historic Value

Low Fair High

Fitness for Use

Poor Fair Good



Building Statistics

Square Footage: 3,600

Lot Size: 0.89 acre

Date of Construction: 1897 with
2003 addition

Construction Type: masonry/
wood

Assessed Value-building:

\$1,354,900

Assessed Value-land:

\$61,600

Meekins Library



Side view showing 2003 addition at left.



Reading room in original section.

Overview

The Meekins Library was built and donated for Town use in 1897. It remained essentially unchanged until 2003 when a large addition modernized the facility. The 1897 building was built of stone with a copper roof. The large west addition is wood frame, with stacks, public meeting space, storage and staff work space, and bathrooms. The original building is on one floor with a storage basement, and the addition has two functional stories.

Public

There is a modest parking lot on the west side for visitors and staff; parking is in short supply in the town center. Handicap access is excellent through the addition, though the original building has long exterior stone stairs. An addition elevator allows patrons access to both floors. There are two accessible bathrooms in the addition. The building is heavily used by the public, currently 22 hours per week year round. The library currently processes over 80,000 transactions a year. The interior is dominated by the book stacks and checkout desk, all new in 2003. The collection encompasses fiction, non-fiction, movies, artworks, and an extensive historical reference. Multiple computer stations allow online access and other uses. The Hawks-Hayden room for public meetings is used many evenings, and is also used as an art gallery/display space. The library can remain locked while the public space is in use if necessary. A large reading room in the original building has periodicals, a work table, and a working fireplace. Also in the original building is a preschool room and a children's room.

Physical

Roofing is shaped copper in good condition on the original section, redone about 1990. Asphalt shingles are excellent on the addition, as is a membrane roof on the connector section. Connector roof requires ice cabling to prevent winter snow/ice buildup. The poured concrete addition foundation is in excellent condition, as is the fitted stone original. Soil conditions are silt/sand with good drainage. The older basement floor is good, and the addition slab is excellent. Siding is stucco in good condition on the addition, while the original building was built of stone. Exterior signage and lighting is good. The old front door is in good condition, while five addition doors are very good. An outdoor patio and generous plantings complement the grass and mature trees, and contribute to the public yet personal feeling of the facility. The 2003 addition brought sorely needed infrastructure and usability improvements to the original building.

Mechanical, Electrical, Plumbing

The oil-fired boiler is in excellent condition, now about 7 years old. Heat in the addition is by baseboard plus fan units. Cooling is by window and open door, except the public meeting room has mechanical cooling, as does the lower level of the addition. Upstairs addition spaces can get quite warm in summer. Electrical service is excellent, and all wiring is in good condition. Plumbing consists of two handicapped-accessible bathrooms, plus a mop sink in the basement storage room, is all new as of 2003, and is in good condition. The Town water system is strong. There are no sprinklers due to

Meekins Library

possible collection damage, but a good fire alarm system.

Energy

Addition windows are many and in excellent condition. Original windows are in good condition, and unusual in that they are large and pivot in their centers to open, precluding use of screens. The addition is well insulated, and the original building is not. The original building attic is well insulated, the walls not at all. The cooling unit for the basement level is just adequate to the task, having been repurposed from its original designation as a records-room conditioner. Public meeting space cooling is by a ceiling unit and is very good.

Interior

The 1896 building is handsome and well proportioned, with handsome trim, lots of light and large rooms. The addition continues that theme. The original building retains its marble mosaic floor and plaster walls, while the addition uses carpet and drywall surfaces, with acoustic tile ceilings. The space is sufficient for the amount of use it gets currently (2010), though room for further expansion is limited. Office equipment and furniture is mostly newer, having been provided by volunteers and purchased since the 2003 construction. The old Town walk-in safe remains in the original basement for records and document storage. There are computer stations for staff, patrons, and researchers. There is modest janitorial space, but no staff room. A tiny kitchenette serves for public functions in the meeting room. The lower level of the addition includes a sizeable storage room, currently filled with library materials.

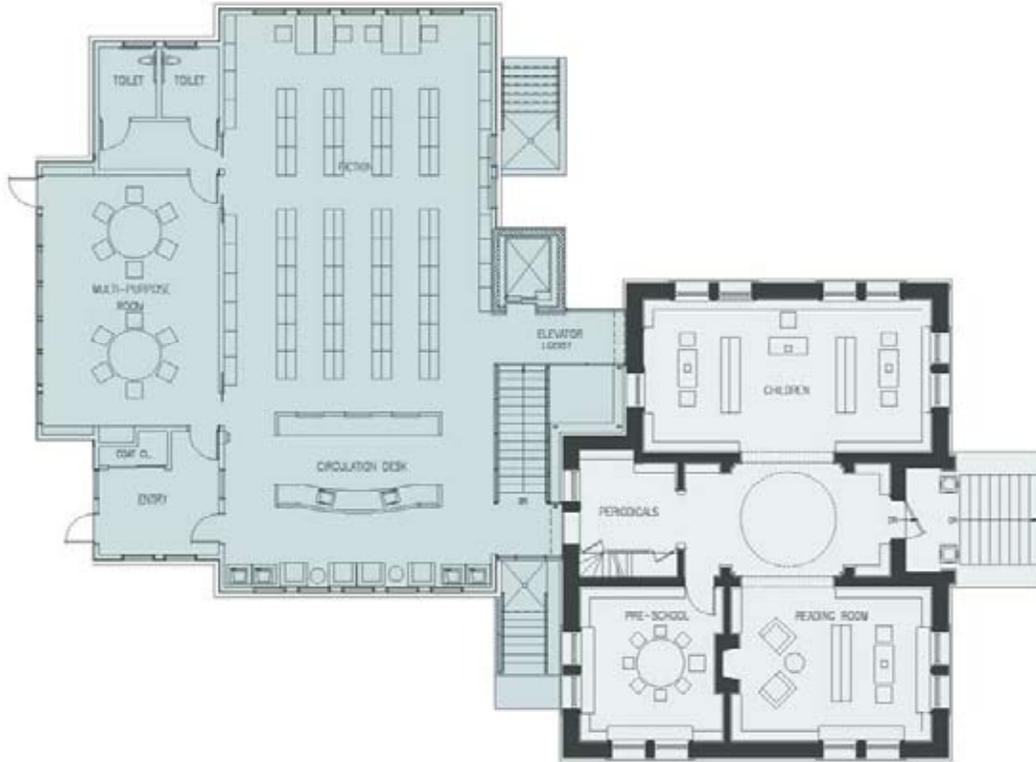
Conclusion

The Meekins is a vital and welcome presence in the town center, and is heavily used by townspeople and some out-of-town patrons. Its location provides the municipal piece which, along with the other businesses and institutions, helps make the town core a hub for a wide constellation of residents.

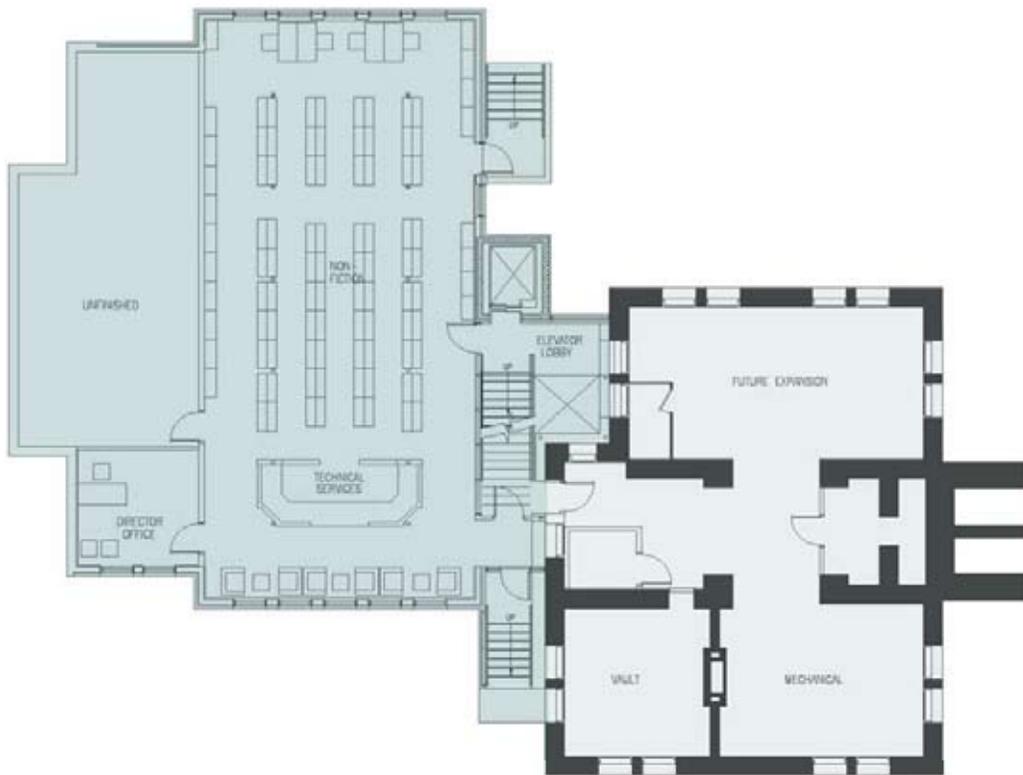


Interior view of the 2003 addition and stairs to lower level.

Meekins Library



**Meekins Library
Main Level**



**Meekins Library
Lower Level**

Highway Garage

24R Main Street



Parcel ID
010.J-0000-0182.0

Condition

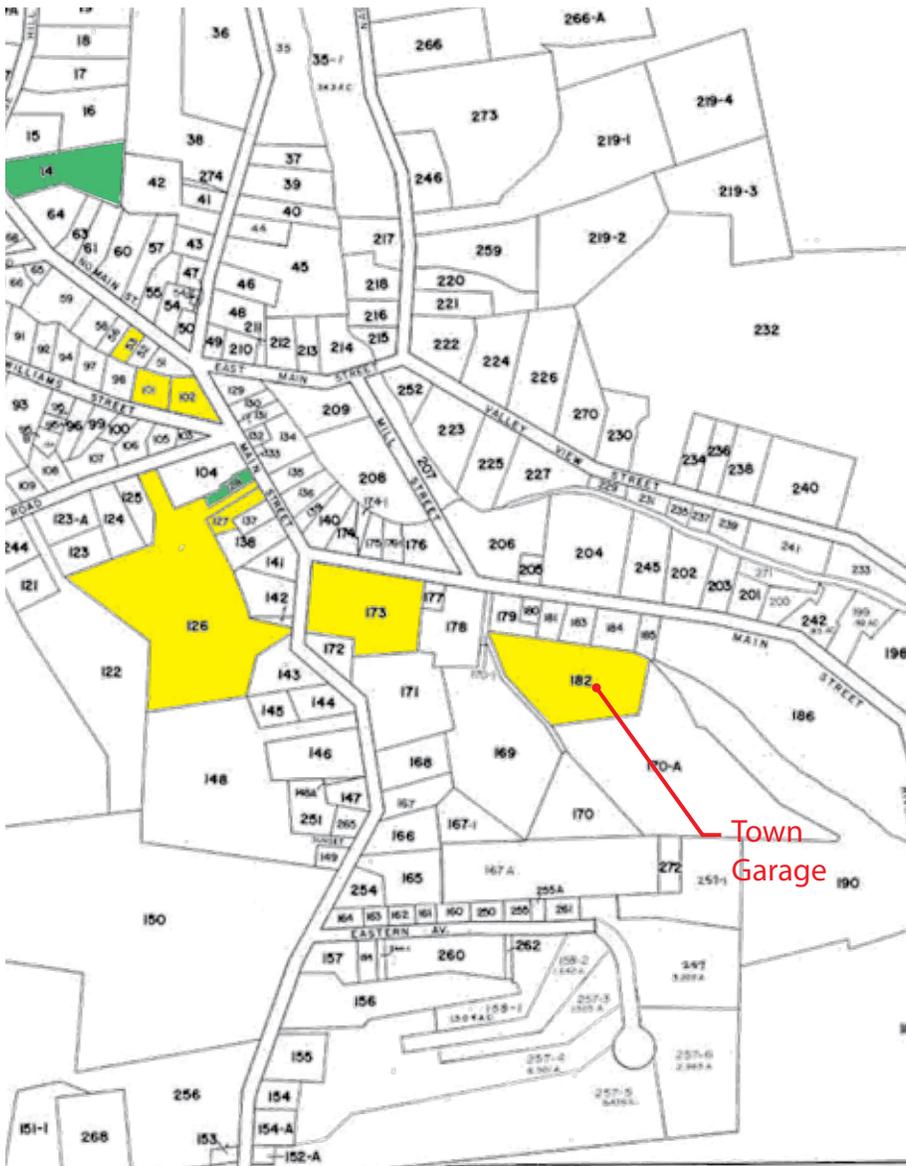
- Poor
- Fair
- Good

Historic Value

- Low
- Fair
- High

Fitness for Use

- Poor
- Fair
- Good



Building Statistics

Square Footage: 7,200

Lot Size: 3.1 acre

Date of Constr: 1963/2009

Construction Type: Metal/block

Assessed Value-building:

\$55,400

Assessed Value-land:

\$85,800

Highway Garage



East side of building. Original 1963 portion is on the right side of the photo.



Pole barn.



Salt shed.

Overview

The Highway Garage is housed in a purpose-built building off Route 9 in Williamsburg. It consists of six drive bays plus a small office, bathroom and boiler room in an older section built in 1963. In 2009-2010 a large rear addition was built, with room for larger equipment and better work space. Also on the lot are a salt shed and an equipment shed. The main building is one floor, with some loft space.

Public

There is lots of parking for visitors and staff. Handicap access is adequate as almost all the doors are curbless. The public may also enter and exit through the front door or new side and rear doors. There is only one bathroom, somewhat accessible, with toilet and sink, on the main floor. The building is not used much by the public, but a new office now under construction will make public contact with personnel easier.

Physical

Roofing is sheet metal in excellent condition on the existing building and the addition. The poured concrete foundation is in good condition. The older slab floor is good, and the addition floor is excellent, with integrated radiant heat. There remains in the addition the old concrete block boiler room, also used as a dog impoundment area. Ceilings and most walls are serviceable. Siding is in good condition and should receive painting every decade or so. Exterior signage and lighting is adequate if minimal. There are diesel fuel and heating oil tanks outside above ground. New rollup doors are excellent, while the six older ones are in fair condition. Door operators are good. Service tools and machinery are in good condition and well used. The addition space is conducive to good machine maintenance. Employees are building a new office with a loft break room over it. The existing office serves both functions until the new space is ready. Storage is adequate, and the addition houses a double bay for fire and police use. There is a flameproof storage cabinet, and good chemical and solvent storage space. Off-season equipment is stored in a recent ~40' x 60' pole barn with metal roof and open sides. Still, some minor equipment must be stored outside. Also on premises is a salt shed for winter roads. Most of the parking/driveway/turning area is paved in decent condition, though about 25% is unpaved and sometimes muddy.

Mechanical, Electrical, Plumbing

Oil-fired boiler is in good condition, about 15 years old. It was deemed adequate to heat the addition and has proved able so far. Radiant heat in the addition is excellent and more economical than unit heaters in the old space. Cooling is by window and open door. Electrical service is good, and most wiring is in good condition. Plumbing is minimal and adequate. There are no sprinklers, fire alarm, or security system.

Energy

Windows are few and mostly not opened. The addition floor is insulated, and the original floor is not. Same for original walls and ceiling, which are poorly insulated or not at all. Addition walls and ceiling are insulation with vinyl covering. Employees are gradually installing painted plywood walls in

the addition. Since the building is kept at moderate temperatures, it is not expensive to heat, but the older part of the building could use upgrading of insulation, and insulated rollup doors eventually.

Interior

The garage is a utilitarian building meant for storing and working on large equipment. With the new addition, such tasks are readily accomplished. The exterior now has nice simple lines. The space is sufficient for the amount of use it gets currently. Office equipment and furniture is used but sturdy, with adequate space for records and document safekeeping. There are computer stations for staff, desks and flat files. There is no specific janitorial space, but maintenance is the mission of the building.

Conclusion

The garage with its new addition is good for town uses for years to come. Improvements will probably be minor, with the exception of more paved areas for maneuvering vehicles.

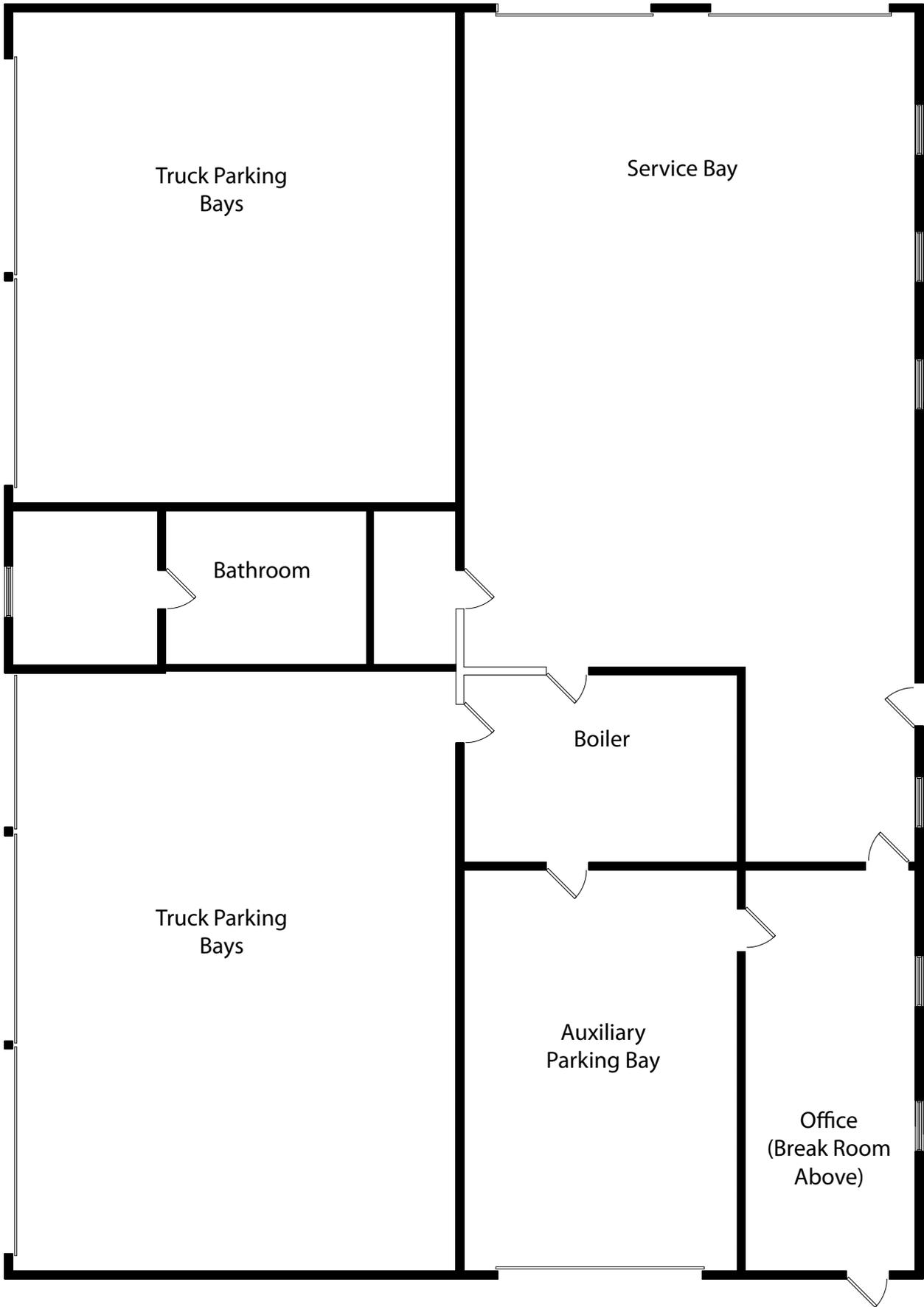
Highway Garage



The largest equipment bay in the new section.

Highway Garage

- Floor Plans



Old Town Hall

8 Main Street



Parcel ID
010J-0000-0127.0

Condition

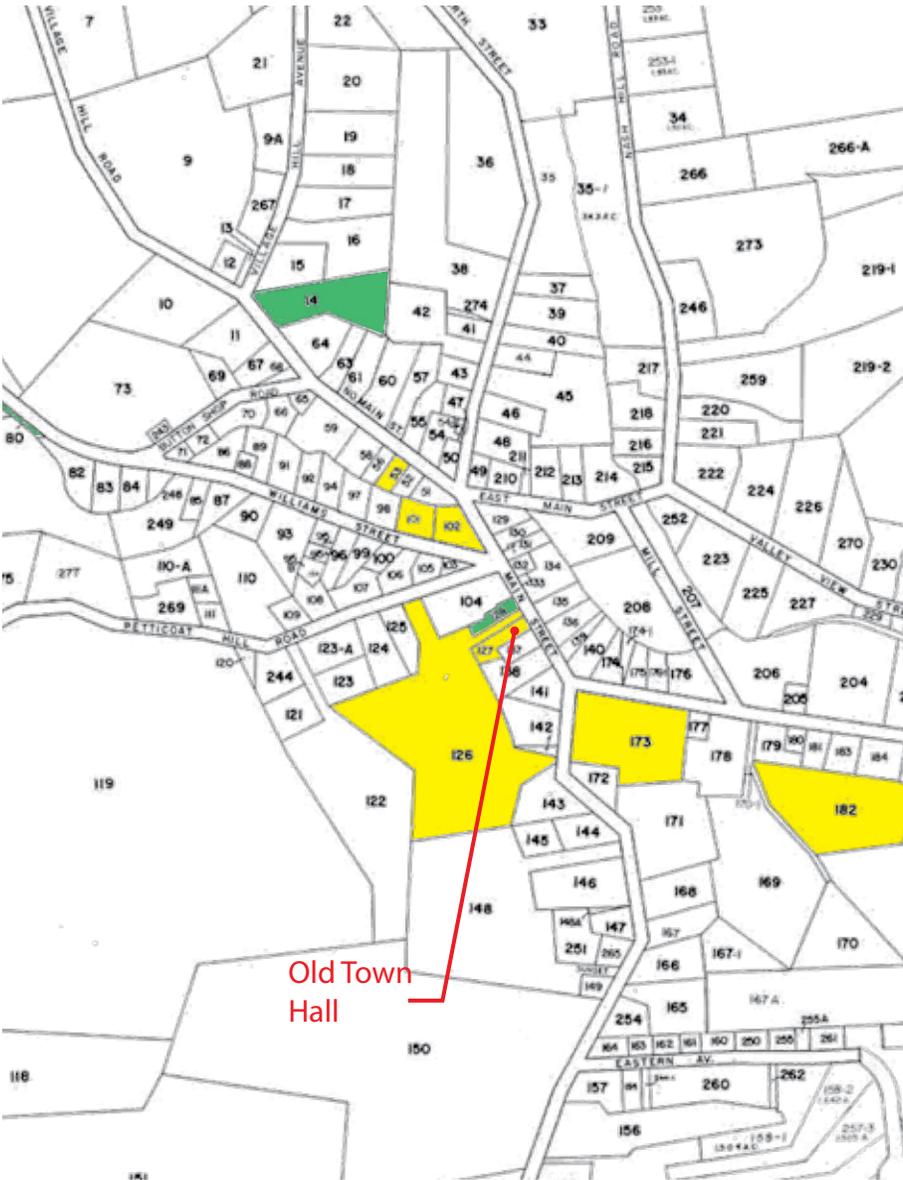
Poor Fair Good

Historic Value

Low Fair High

Fitness for Use

Poor Fair Good



Building Statistics

Square Footage: 2825

Lot Size: 0.5 acre

Date of Construction: 1841

Construction Type: Wood

Assessed Value-building:
\$620,800

Assessed Value-land:
\$58,200

2010 Appraisal:
\$100,000–\$130,000

Old Town Hall



The building is not heated. Its boiler has not been functional for years.



Moisture damage is widely apparent on the exterior.



The fieldstone foundation has openings to the outdoors. It may be susceptible to movement by frost. Dirt floor in the crawlspace is allowing moisture to attack the floor structure.

Overview

The Old Town Hall is an historic building on Route 9 in Williamsburg town center. It is currently used by the Historical Society to house parts of its collection and make that available to the public. The building consists of two major rooms plus a stage and backstage area, plus one front room and two simple bathrooms. There is a rear addition that houses a defunct heating system. The building has been altered several times over the years. The building is handsome and fits nicely with the other old buildings in that section of Main Street.

Public

There is no assigned parking for the building. The Dunphy School parking area connects to Main Street alongside the building, where four or five cars may park without blocking the drive, and there are three or four spots on Route 9. The public may enter and exit through the front door, though there is a side and a rear door in dubious condition. There is only one bathroom, somewhat accessible, on the main floor. The rear stage area is inaccessible, being up four to five steps. Public use is limited to warm weather, as there is no functioning heating system.

Physical

The main roof is asphalt in good condition. Rear heating addition roof is ruined, including the structure. The rear addition has a brick foundation in poor condition. There are no gutters, so water gets to the foundation. Stone foundation is in poor condition in some parts, with cracks, tipped topstones, and weak rubble support. It appears the foundation does not reach below frost level, so is not stable. There is evident moisture intrusion into the dirt crawlspace. A missing rear stone allows animals into the crawl as well, which is reached by humans by a steep ladder from an awkward bathroom trap door. The main floor is supported by round joists about 30" on center, so is underbuilt by today's standards. There is some decay in the floor framing, which has been patched over the years. Above-grade floors are the original wood, tiled over with VCT in some places. Ceilings and most walls are in adequate condition, though undoubtedly painted with lead-based paint. The main room has a crude central dividing wall, and the stage is similarly divided from them; other partitions are more substantial. Clapboard siding is in decent condition, though exterior trim is shifted in some areas and needs some work. Exterior signage is adequate and lighting is minimal. The yard is small and grassed, with a memorial plaque in front.

Mechanical, Electrical, Plumbing

The oil-fired warm-air furnace is ruined, having been leaked on when the rear roof failed. Ductwork in the crawlspace is useless. Cooling is by window and most don't open. Electrical service is minimal and should be replaced. All wiring is old and much-modified. The single bathroom is minimal and outdated. There are no sprinklers, fire alarm, or security system. Records and artifacts housed in this building deteriorate readily since there is no climate control at all.

Old Town Hall

Energy

Windows are original, large, and mostly not operable. There are no storms. Floors are uninsulated, and walls and ceiling are poorly insulated or not at all. There is no heating system, so fuel costs are minimal.

Interior

The building has classic exterior lines and proportions, and the inside retains some handsome trim and woodwork where that has not been modified. The interior spaces are potentially handsome and well proportioned, though currently divided up and less so. Furnishings are old but sturdy and adequate for the Historical Society uses. There is minimal but adequate janitorial space and other storage.

Conclusion

The building is handsome and strategically located in the village center, but needs lots of work to be useful. The building needs major upgrading of energy, plumbing, heating, foundation, framing, roofs, etc. The Historical Society makes do with the space, but its collection is being degraded as long as it is housed there. This is the most compromised building this committee has assessed. It will take a unique vision to see how this building fits into the town's long term needs.

High Priority Repairs

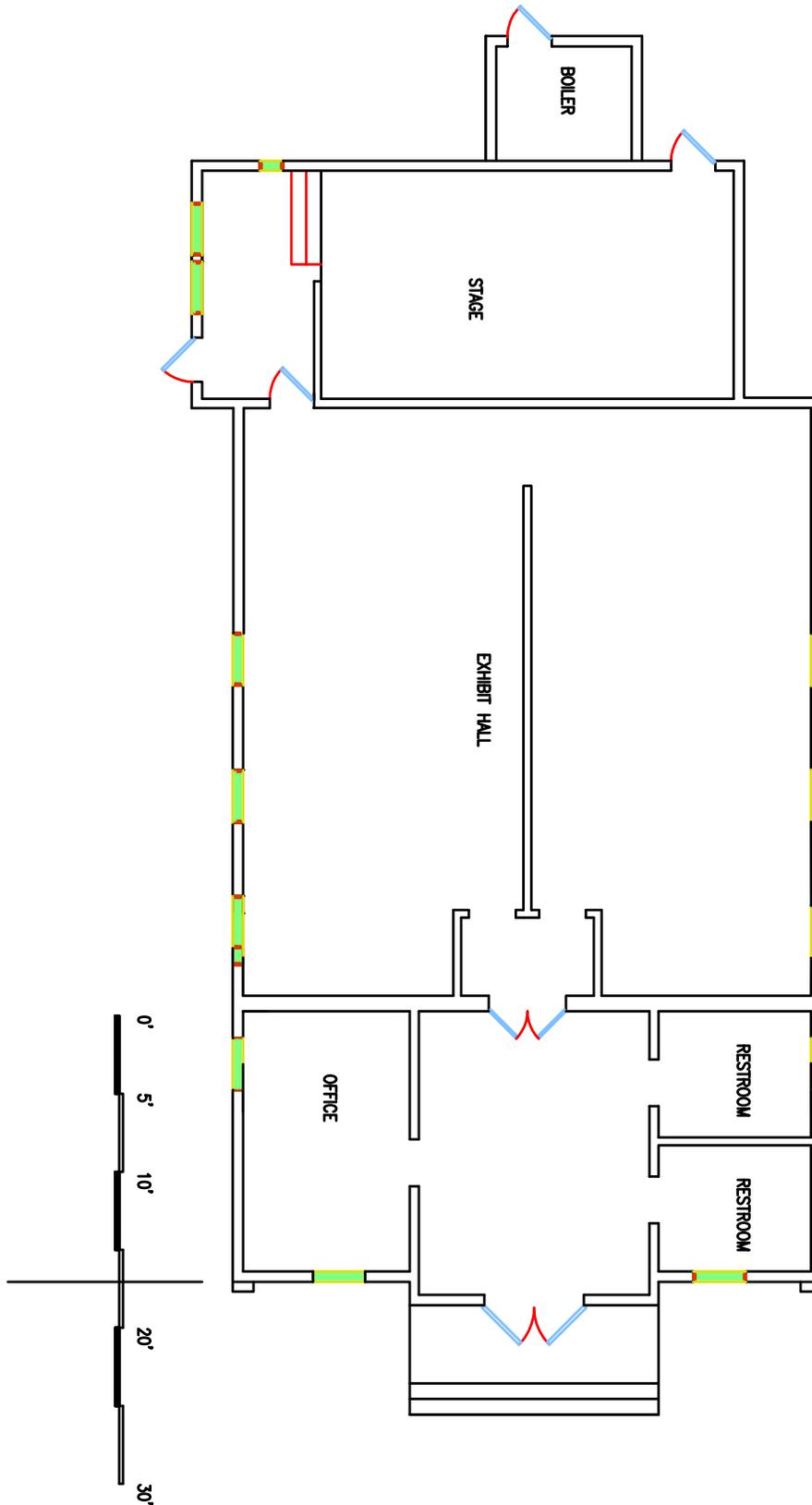
- ◆ Foundation
- ◆ Roof/water infiltration
- ◆ Heat/furnace



Though the main roof is in good condition, water is getting in around the cupola, resulting in damage to the building and the collection of the Historical Society housed inside.

Old Town Hall

- Floor Plans



Williamsburg Fire Sta.

5 North Main Street



Parcel ID
010.J-0000-0053.0

Condition

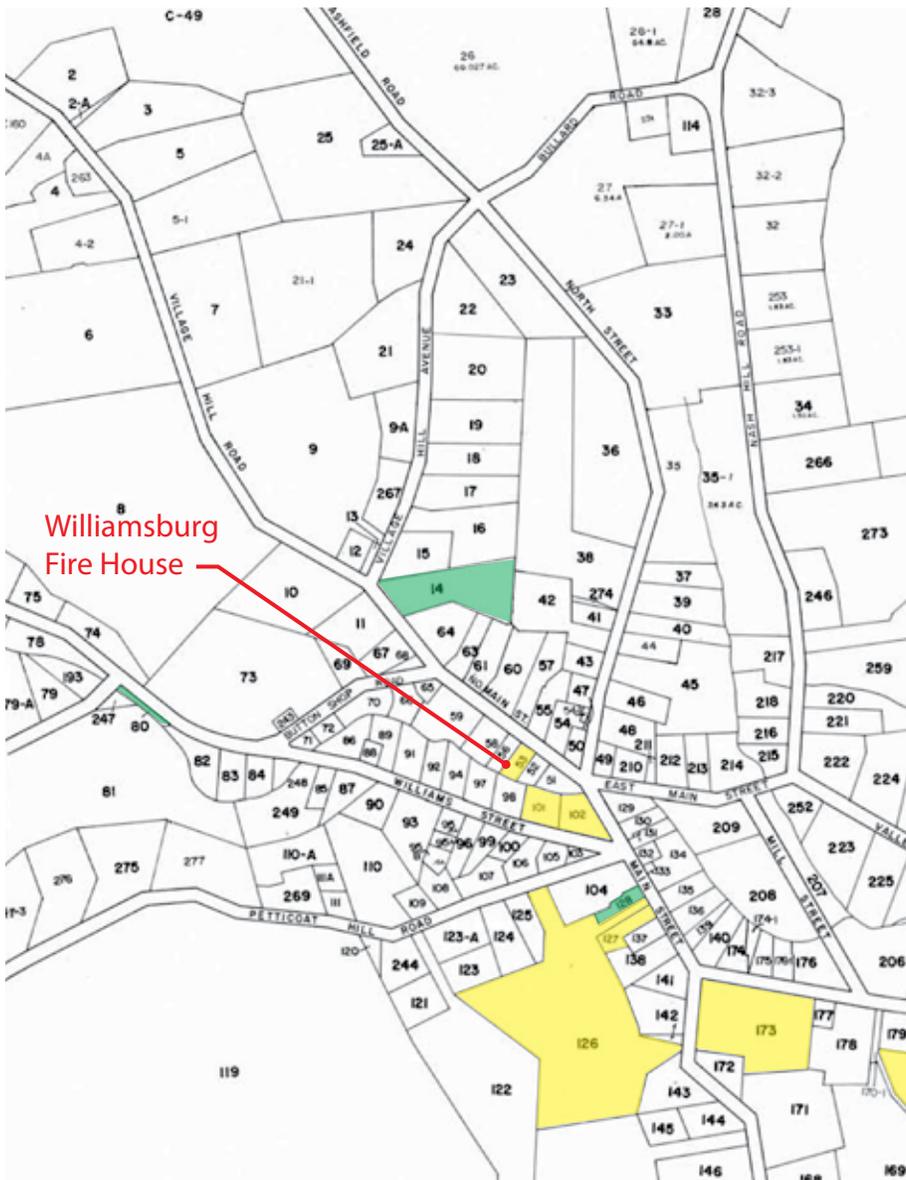
Poor Fair Good

Historic Value

Low Fair High

Fitness for Use

Poor Fair Good



Building Statistics

Square Footage: 2,152

Lot Size: 0.2 acre

Date of Construction: 1887

Construction Type: Wood

Assessed Value-building:
\$83,700

Assessed Value-land:
\$66,400

Williamsburg Fire



There is no room for firefighters or the public to park on the parcel.



The fire trucks barely fit through the doors and within the length of the bays.



There is insufficient storage space. Floor space is used to store gear.

Overview

The Williamsburg Fire station is housed in a purpose-built structure on a residential street near the Williamsburg town center. It consists of 2½ drive bays plus vestibule, office and boiler room on the first floor. The second floor, over the center section only, has a rudimentary kitchen and is otherwise open, with some donated tables and chairs. The Department consists of 20 volunteer firefighters, plus the chief.

Public

There is minimal parking for the public and firefighters, on-street only. There is no open or covered staff parking. There is no handicap access. The public entrance is through the front door only. Access to second floor is via non-compliant staircase, with no second egress route. The only bathroom is a non-accessible toilet and sink for staff, in the boiler room.

Physical

Roofing is in relatively good condition on wings, poor on main section. Chimney leaks at roof line and needs topping. Paving is fair, and building is quite close to street. Building frost-wall foundation is fair, with some cracks. Floors are concrete and tile, in poor to dangerous condition. Ceilings and most walls are in poor condition. Wood siding is intact, with minimal decay but with peeling paint. Doors are adequate in operation. Exterior signage and lighting are minimal. Front truck doors are in good condition, but too small for maneuvering. Fire trucks must be ordered at custom size to fit into this and the Haydenville station.

Mechanical, Electrical, Plumbing

Boiler and water heater are old, in poor condition. Cooling is by open window. Electrical service has been upgraded, but water leaks into it from the service cable. Capacity is adequate. All wiring is old and much-modified, mostly out of code compliance. Plumbing is minimal, leaky and outdated. There are a few sprinklers in the drive bays, not in office, boiler room, or upstairs. There is a fire alarm system, but no security system.

Energy

Windows are old and in poor condition, uninsulated and with inadequate or missing storms. Floors are uninsulated, and walls and ceiling are poorly insulated or not at all. Roll-up doors are insulated. Old electric hose drying cabinet is non-functional. Oil-fired boiler is inefficient.

Interior

The office is adequate in size, but poorly equipped and laid out. Office furnishings include two desks with chairs, and a couple of tables. There is one inadequate computer station, a desk, and a printer-fax. Office facilities are rudimentary, and not secure. There is an old kitchen and meeting space upstairs, and no janitorial space. The Department uses valuable drive floor space for storage of fire gear. There is little storage space for seasonal, or delicate, or valuable, or rarely-used equipment. There is little room for truck maintenance.

Williamsburg Fire

Conclusion

This building is not worth rebuilding for a fire station. The lot is tiny, right next to the river and street, with no expansion possible. There is inadequate room for trucks, the main use for the building. All mechanicals are out of date, inefficient, and/or dangerous. It lacks sufficient office space, maintenance space, and truck space, and no space exists for storing turnout gear adequately. Firefighters lack (and need) lockers, and changing rooms and showers after fire calls. Capacity for one more truck is required, though this is not possible on this site. Most parts of this facility are nearly unusable for its current purpose, though this is not intended as a conclusive evaluation of the facility needs of the Department.

High Priority Repairs

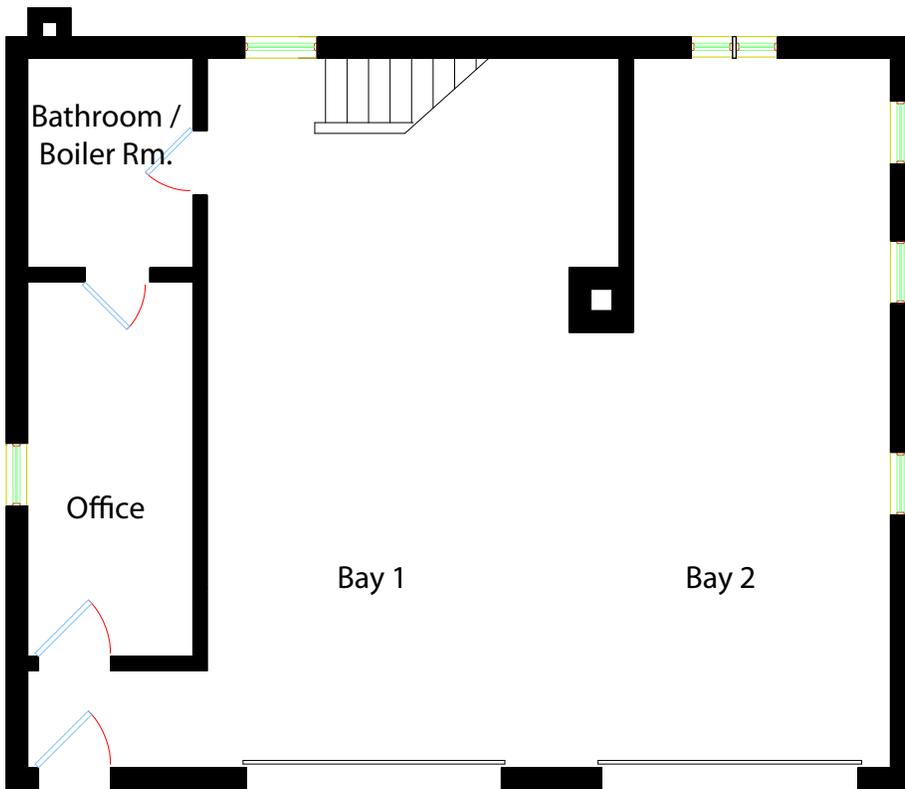
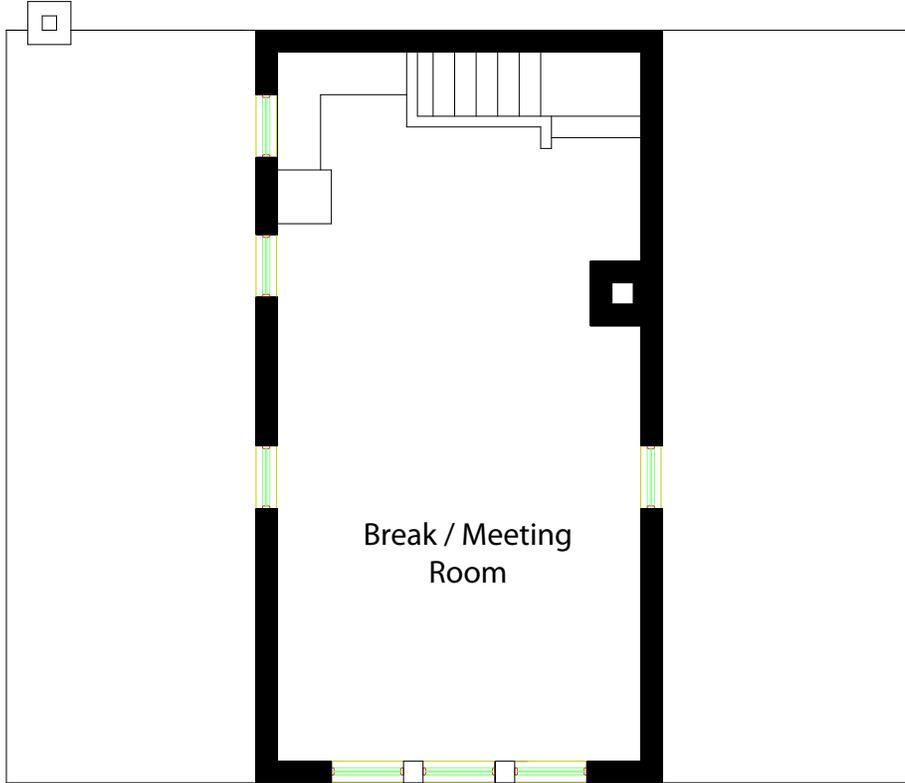
- ♦ Fixing roof leaks and ongoing maintenance are all that are recommended to keep the building from deteriorating further.



Electrical service is subject to water leaks.

Williamsburg Fire

- Floor Plans



Police Station

16 South Main Street



Parcel ID

011.K-0000-0235.0

Condition

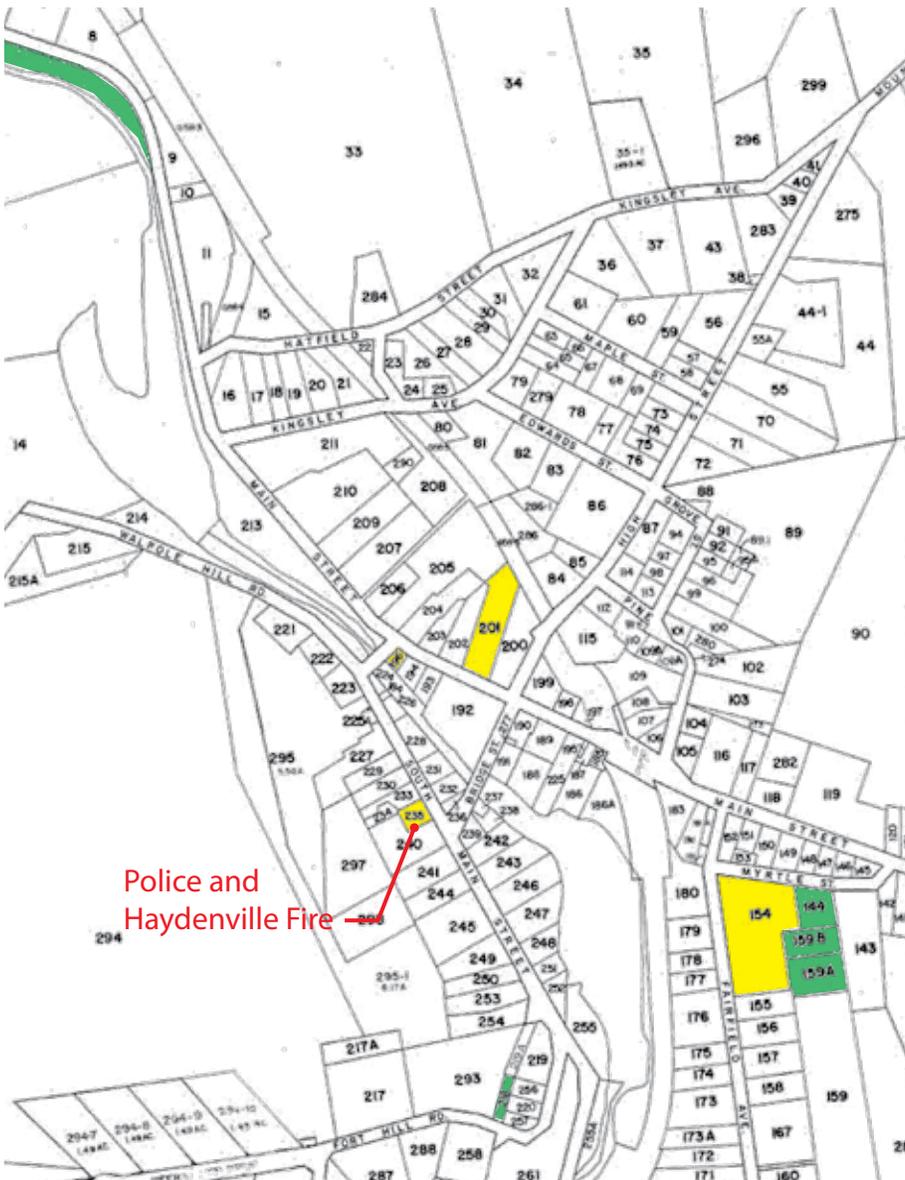
- Poor
- Fair
- Good

Historic Value

- Low
- High
- High

Fitness for Use

- Poor
- Fair
- Good



Building Statistics

Square Footage: 3,710 w/Fire Sta

Lot Size: 0.2 acre

Date of Construction: 18xx

Construction Type: Wood

Assessed Value-building:

\$217,000 whole structure

Assessed Value-land:

\$51,400

2010 Appraisal:

\$175,000–210,000

Police Station



There is minimal parking for the public and for police vehicles.



Most areas of the police station are not handicapped accessible.



Main office room and service counter.

Overview

The Haydenville Police station is housed in a building that previously served as Town Hall, located on a residential street in Haydenville. It consists of four rooms on the first floor plus a bathroom and vestibule. The station shares this building with the Haydenville Fire Station. The Department consists of nine part-time officers, plus a sergeant and a full-time chief.

Public

The public entrance in front is through the vestibule. There is no public bathroom, just a small rear one for staff. There is minimal parking for the public in front, with three spaces in back, accessible over a right-of-way, for staff. Handicap entrance is in rear at grade, leading to the booking room, but not into office or public areas as those are down three steps. Egress is through front and rear doors, deemed adequate at rear and fair at front, though not sufficiently secure for some operations (see below).

Physical

Roofing is recent metal sheet in good condition. Wood siding is intact, but with peeling paint and some decay and damage. Doors are adequate in operation. Exterior signage and lighting are minimal. There is no garage or covered parking space. Paving is fair. Building foundation is intact. Basement is damp and cluttered with abandoned mechanical equipment and facilities. Mechanical equipment has short service life in these conditions.

Mechanical, Electrical, Plumbing

Boiler and water heater are fairly new in very good condition. Cooling is fair, by window unit(s). Electrical service is shared with Fire Dept, and service capacity is adequate. Wiring is old and much-modified (a rat's nest). Plumbing is minimal and outdated. There are no sprinklers or fire alarm, but there is a minimal security system. There is no kitchen or break space and no janitorial space.

Energy

Windows are old and in poor condition, uninsulated and with inadequate or missing storms. Boiler is recent as is water heater. Walls and ceiling are assumed to be poorly insulated as the building is old and much-modified. Upstairs is minimally heated.

Interior

Floors are wood and tile, in adequate condition. Ceilings and some walls are ornate tin in good condition. Furnishings included five desks with chairs, a bench with a handcuff rail in the booking room, and 2–3 old straight chairs. There are five adequate computer stations, printers, fax, copier, shredder, all adequate. There are adequate surveillance cameras, clocks, etc.

The Department uses an old Town safe for record storage, but it is hard to get to. The Department also stores records in the current Town Office Building basement, damp and unsupervised. There is a gun locker and drug locker in workable condition. There is no room for seasonal or rarely used equipment.

Police Station

Conclusion

There are several drawbacks to the current arrangement/reuse of this building. Public enters in front, passes through the vestibule and enters the station proper. People are then right inside the station with only a swinging gate for separation, deemed unsafe for public or officers. There is no handicap-accessible public entrance, or bathroom. Only one suspect can be questioned or booked at a time with privacy, and no space exists for holding a second suspect awaiting questioning or booking. Windows in the booking room should be frosted for privacy. The officers lack (and need) lockers, changing rooms, and showers after certain calls. The chief and sergeant need separate lockable offices. There is no garage space for repairs or storage. Some items are stored off site.

This is not intended as an exhaustive evaluation of the facility needs of the Department.

High Priority Repairs

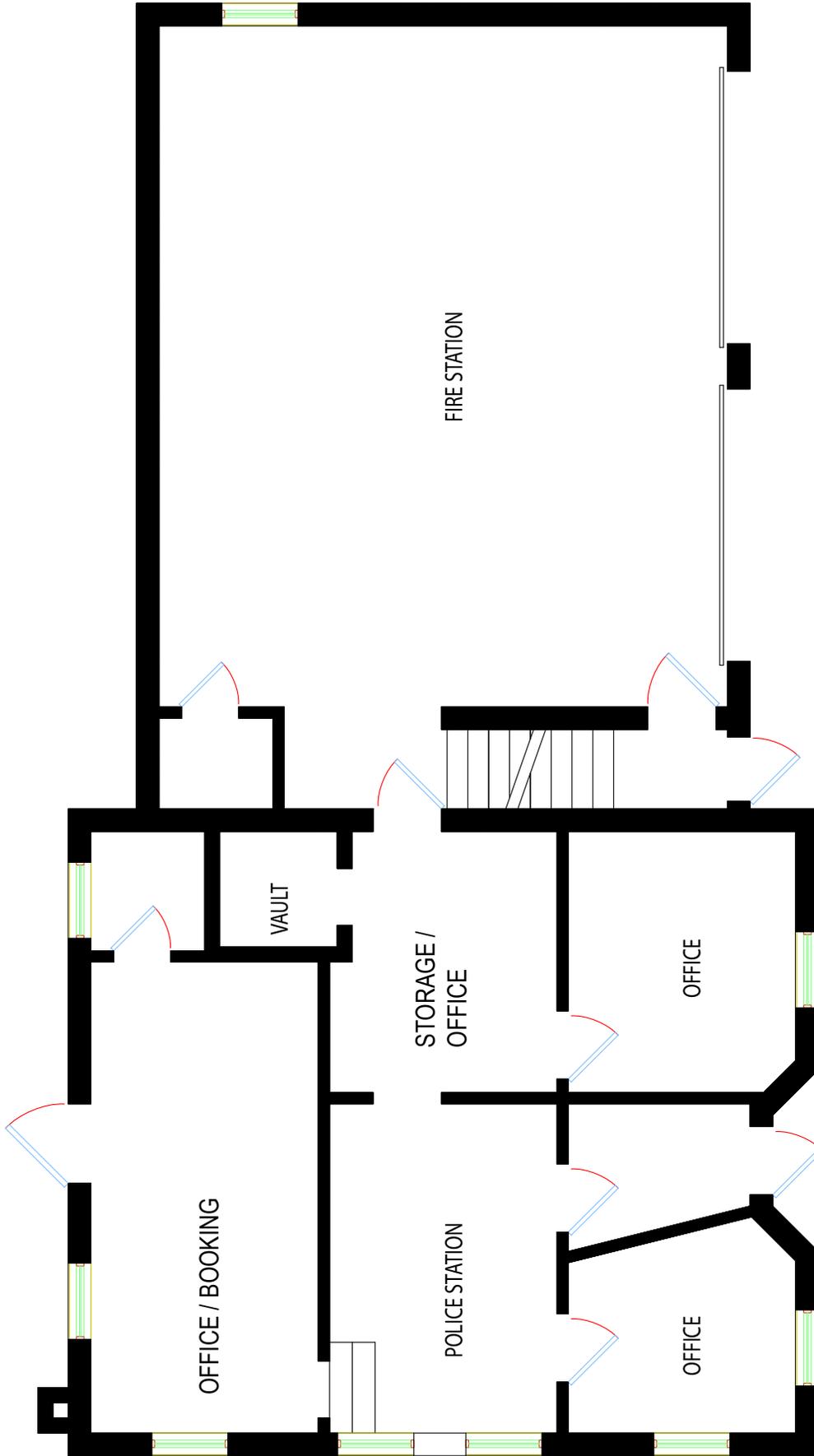
- ♦ Fixing roof leaks and ongoing maintenance are all that are recommended to keep the building from deteriorating further.



Parking in rear for three police vehicles.

Police Station

- Floor Plans



Haydenville Fire Station

16 South Main Street



Parcel ID

011.K-0000-0235.0

Condition



Poor



Fair



Good

Historic Value



Low



High

Fitness for Use



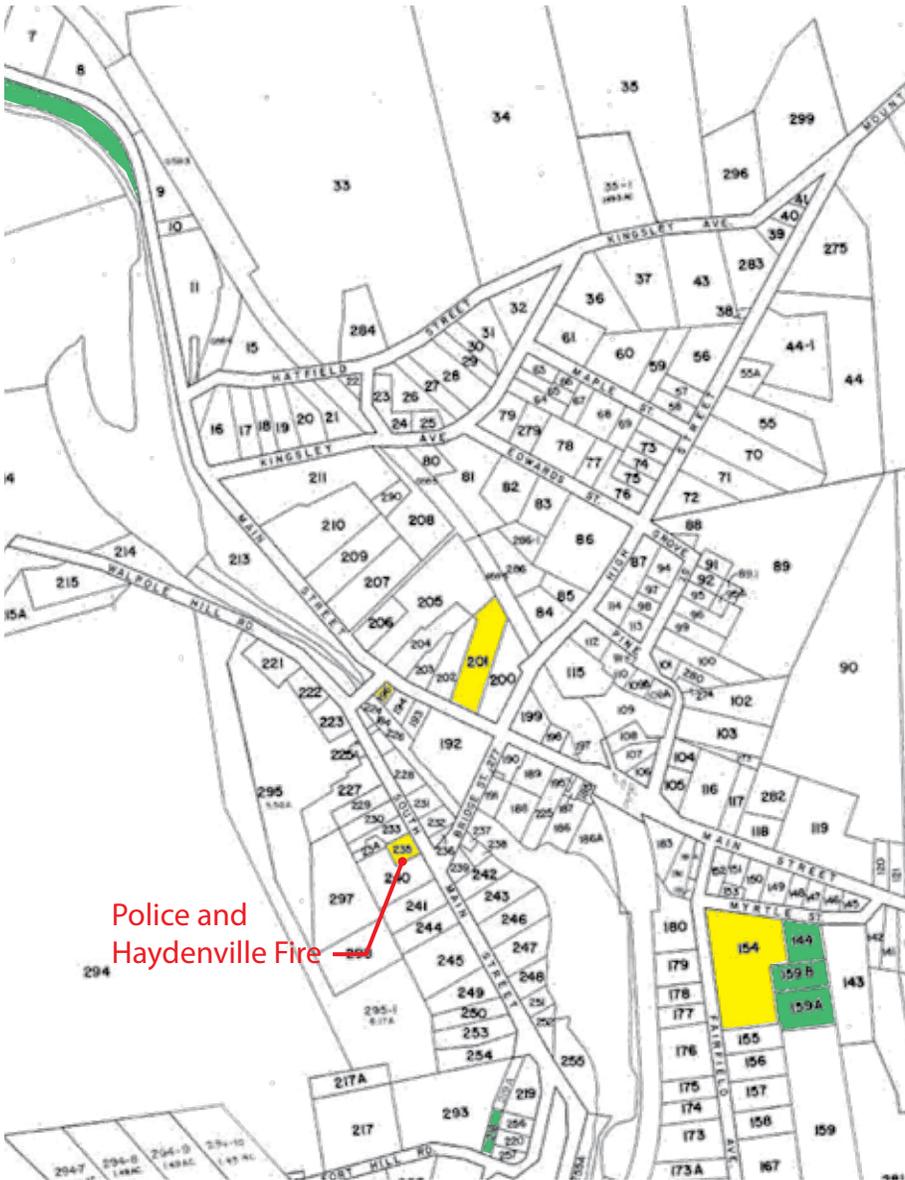
Poor



Fair



Good



Building Statistics

Square Footage: 3,710 w/Police

Lot Size: 0.2 acre

Date of Construction: added 1960

Construction Type: Wood

Assessed Value-building:

\$217,000 whole structure

Assessed Value-land:

\$51,400

2010 Appraisal:

\$175,000–\$210,000

Haydenville Fire Station



Wiring is outdated and much-modified.



The department uses valuable floor space for storage of fire gear due to lack of other storage space.

Overview

The Haydenville Fire station is housed in the same building as the Police Station, occupying the second floor and a side addition. It consists of two drive bays plus modest storage space. The second floor, over the adjacent police station, has an abandoned bathroom and is otherwise open, with some donated tables and chairs. The Department consists of 20 volunteer firefighters, plus the chief, and uses this space as well as the Williamsburg Fire Station.

Public

There is minimal parking for the public and firefighters, on-street only. There is no open or covered staff parking. There is no handicap access. The public entrance is through a hall door. Access to second floor is via non-compliant staircase, with no second egress route. The only bathroom is a non-handicap-accessible toilet and sink for staff in the boiler room.

Physical

Roofing is recent in good condition over the garage bays, fair on main section. The paving is fair and the building is quite close to the street. The basement is damp, with antiquated mechanicals and electrical. Floors are concrete in fair condition. Ceilings and most walls are in poor condition. Wood siding is mostly intact, with minimal decay but with peeling paint. Overhead doors are recent and adequate in operation. Exterior signage and lighting are minimal. Front truck doors are in good condition, but too small for maneuvering. Fire trucks must be ordered at custom size to fit into both town stations.

Mechanical, Electrical, Plumbing

Boiler and water heater are old, in poor condition. Cooling is by open window. Electrical service is adequate for the minimal draw. All wiring is old and much-modified, mostly out of code compliance. Plumbing is minimal, leaky and outdated. There is a public sewer connection. There are no sprinklers. There is no fire alarm system or security system. Heating uses about 1,000 gals of fuel oil per year with thermostat set in mid-forties.

Energy

Windows are old and in poor condition, uninsulated and with inadequate or missing storms. Floors are uninsulated, and walls and ceiling are poorly insulated or not at all. Attic is virtually uninsulated, and could benefit short-term from 12–16" of blown cellulose at reasonable cost. Roll-up doors are insulated. Oil-fired boiler is 30 years old and inefficient.

Interior

There is no office. There is no kitchen or bath in the meeting space upstairs, and no janitorial space on either floor. The Department uses valuable drive floor space for storage of fire gear. There is little storage space for seasonal, or delicate, or valuable, or rarely-used equipment.

Conclusion

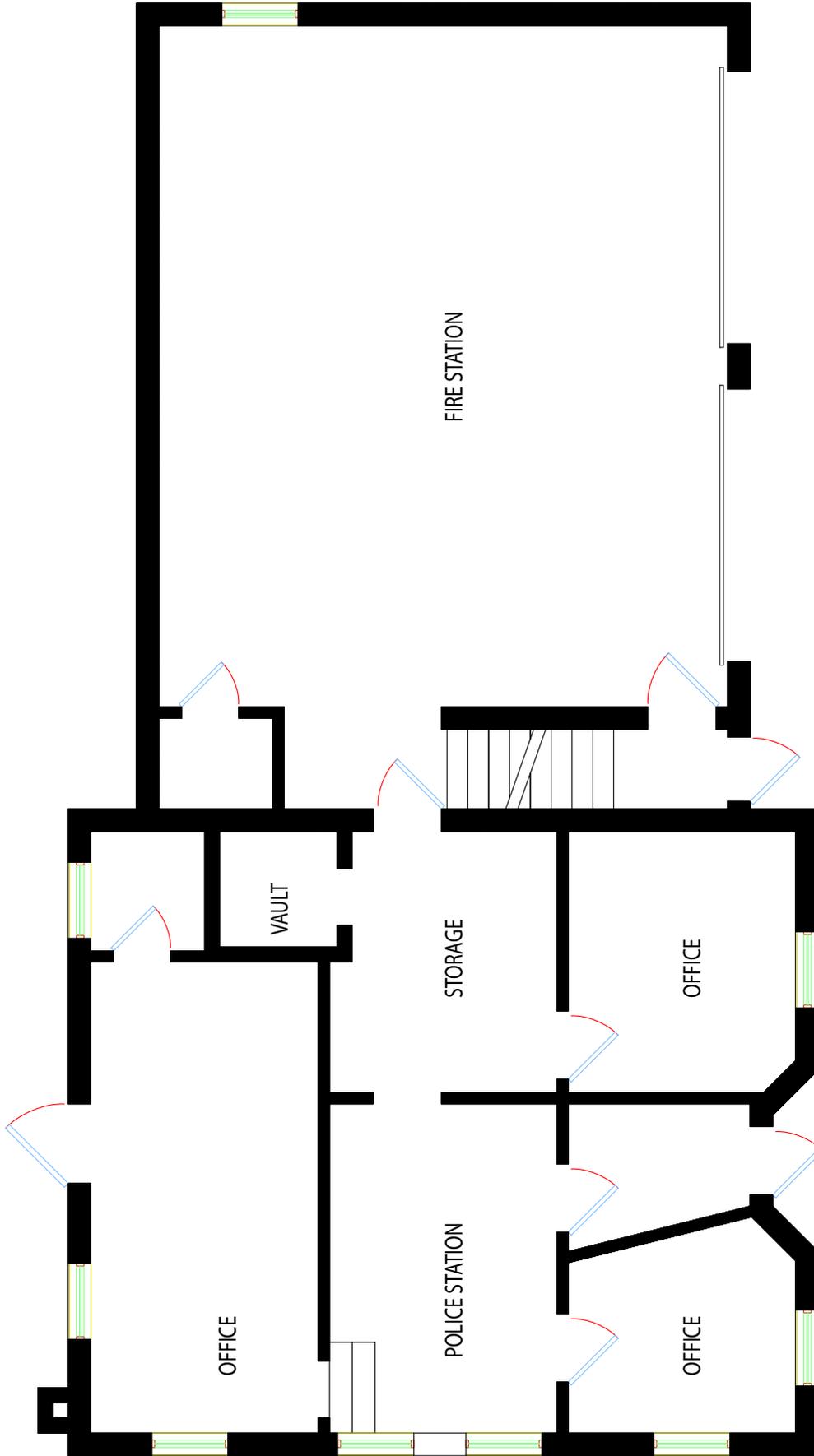
This building is not worth rebuilding for a fire station. The lot is tiny, with no expansion possible. There is inadequate room for trucks, the main use for the building. All mechanicals are out of date, inefficient, and/or dangerous. It lacks office space, maintenance space, and truck space, and no space exists for storing turnout gear adequately. Firefighters lack (and need) lockers and changing rooms and showers after fire calls. There is little room for truck maintenance, hose storage, tools, or equipment. Firefighters need to be able to wash their turnout gear, their tools and apparatus. They could also use education space, an Emergency Operations center, records storage, etc. Capacity for one more truck is required, though this is not possible on this site. Most parts of this facility are nearly unusable for its current purpose, though this is not intended as a conclusive evaluation of the facility needs of the Department.

High Priority Repairs

- ♦ Fixing roof leaks and ongoing maintenance are all that are recommended to keep the building from deteriorating further.

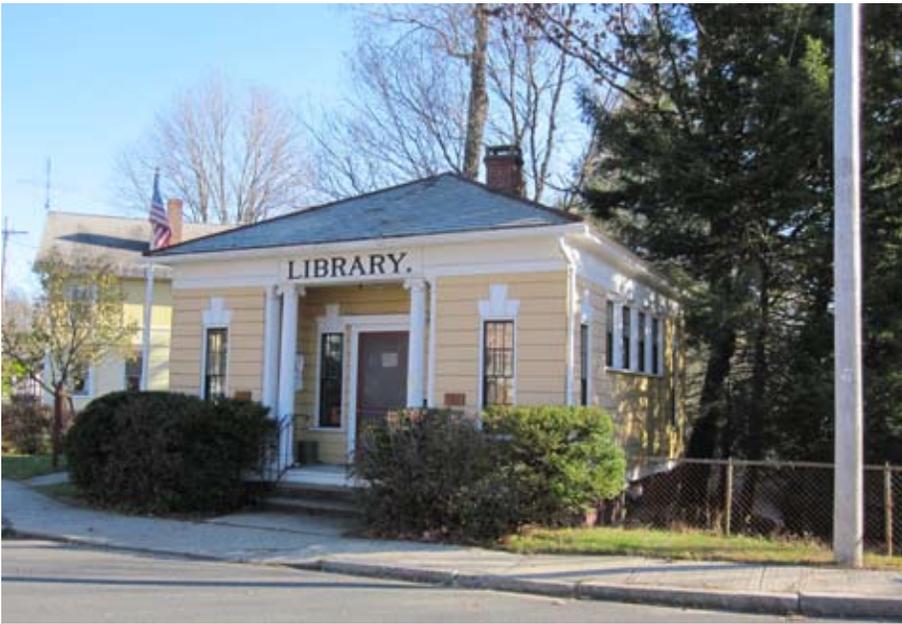
Haydenville Fire Station

- Floor Plans



Haydenville Library

136 Main Street



Parcel ID
011.K-0000-0196.0

Condition

- Poor
- Fair
- Good

Historic Value

- Low
- High

Fitness for Use

- Poor
- Fair
- Good



Building Statistics

Square Footage: 1,188

Lot Size: 0.1 acre

Date of Construction: 1889

Construction Type: Wood

Assessed Value-building:
\$164,400

Assessed Value-land:
\$47,900

2010 Appraisal:
\$75,000–\$85,000

Haydenville Library



Interior views.

Overview

The Haydenville Library is housed in a purpose-built building on Route 9 in Haydenville. It consists of one major room plus a back hall and simple bathroom. The building has not been altered too much from its original 1889 layout. The building was a gift to the Haydenville Library Association from Miss Anna Hayden, who had it built for \$1,000. It has been a Town library since 1889.

Public

There is no parking whatsoever for public or staff, on- or off-street. The Brassworks parking area across Main St. has been used by patrons and staff for years. Handicap access is adequate via a side ramp, though conditions are tight once inside. The public may also enter and exit through the front door. There is only one bathroom, somewhat accessible, on the main floor. The building is cozy and intimate.

Physical

Roofing is slate in fair condition. Stone foundation is in decent condition, with some cracks, and evident moisture intrusion into the marginal basement. The basement is used for the furnace only, and is reached by steep ladder from a hall trap door. Basement floor is dirt. Above-grade floors are the original wood, tile in the bathroom. Ceilings and most walls are in adequate condition. Siding is in good condition and should receive painting every decade or so. Exterior signage is adequate and lighting is minimal. Trees to south and west encroach on the building. The fuel oil tank is in the crawl-space.

Mechanical, Electrical, and Plumbing

Oil-fired warm-air furnace is in good condition, though not very efficient; since the space is small it's all one zone, in fact, only one register. The water heater is likewise in good condition. Cooling is by window and screen door. Electrical service is adequate. Most wiring is old and much-modified. Plumbing is minimal and outdated, though adequate. There are no sprinklers or security system.

Energy

Windows are original and mostly not opened. Floors are uninsulated, and walls and ceiling are poorly insulated or not at all. The furnace is inefficient. Since the building is used only a few hours each week, it is not expensive to heat, but insulation would improve comfort.

Interior

The library has nice lines, is tiny and cute, and has simple, handsome trim and woodwork. The space is small but adequate for the amount of use it gets currently. Furnishings are old but sturdy and adequate. There are two computer stations, one for the public and one for staff, and desks and tables. There is fiber-optic service to the building and Wi-Fi service for the public. There is minimal but adequate janitorial space, and little other storage.

Haydenville Library

Conclusion

The building is handsome and beloved by the town. Bylaw mandates its use as a library. The building needs minor upgrading of energy, plumbing, heating, roofing systems. As long as the voters are willing to pay for it, it should remain in its current purpose and be brought into more efficient condition.

High Priority Repairs

- ◆ Check heating system for odor/possible fuel oil leak.



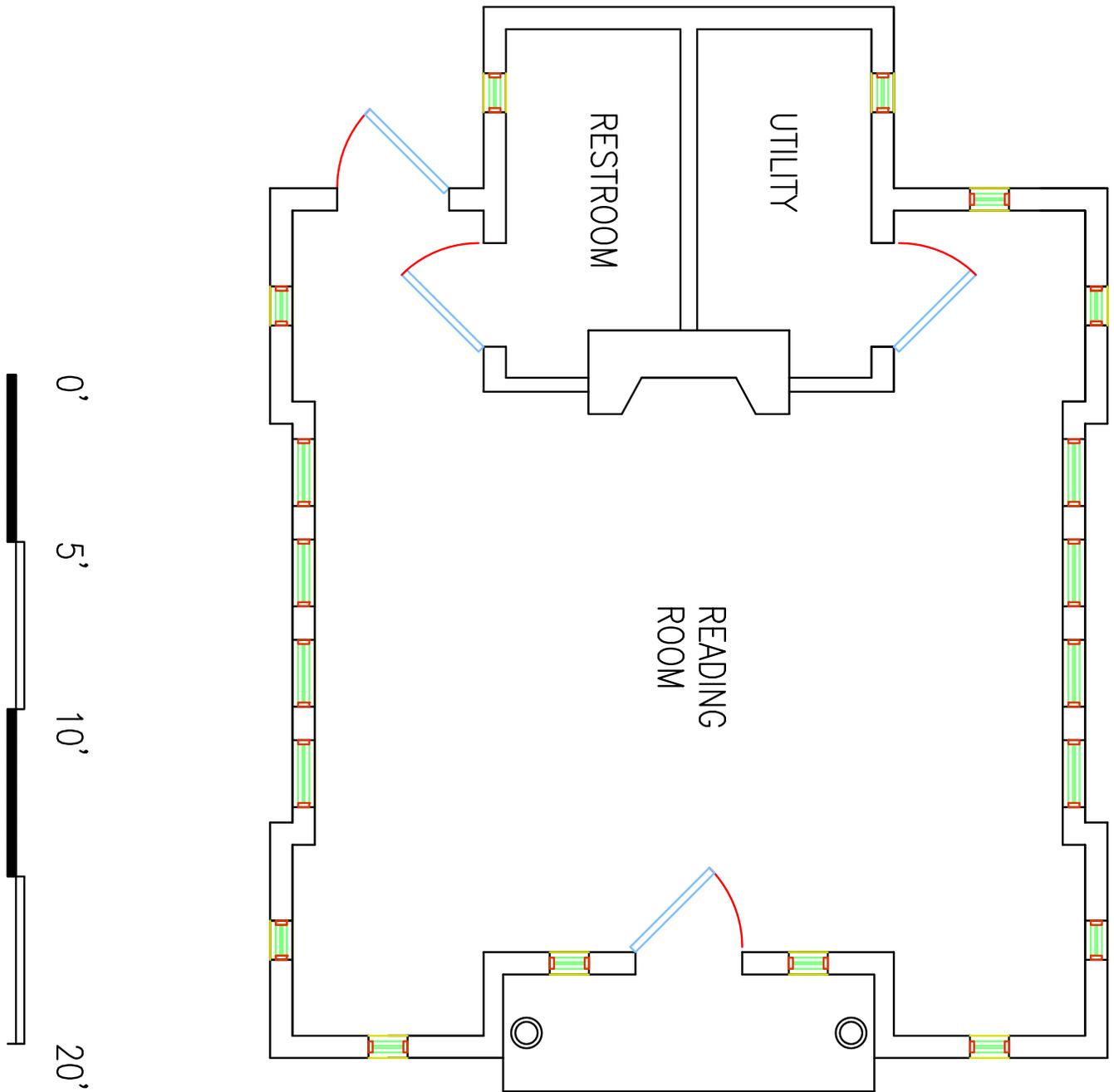
Back entrance.



Rear view.

Haydenville Library

- Floor Plans



Transfer Station

25 Mountain Street



Parcel ID
008.H-000-0020.0

Condition

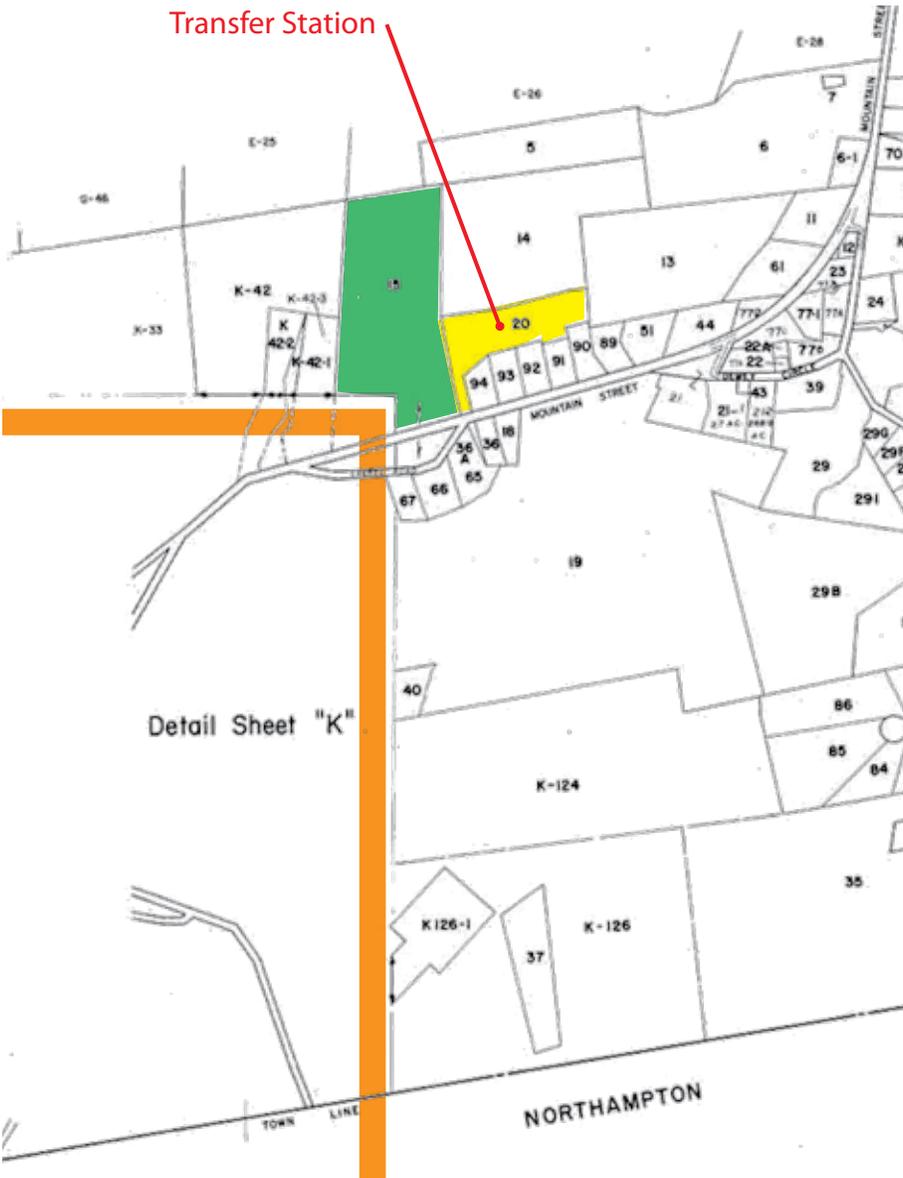
Poor Fair Good

Historic Value

Low High

Fitness for Use

Poor Fair Good



Building Statistics

Square Footage: 2,746

Lot Size: 9.0 acre

Date of Construction:

Construction Type: Wood

Assessed Value-building:

n/a

Assessed Value-land:

\$41,800

Ames Athletic

7 Fairfield Avenue

Parcel ID

011.K-0000-0154.0



Condition

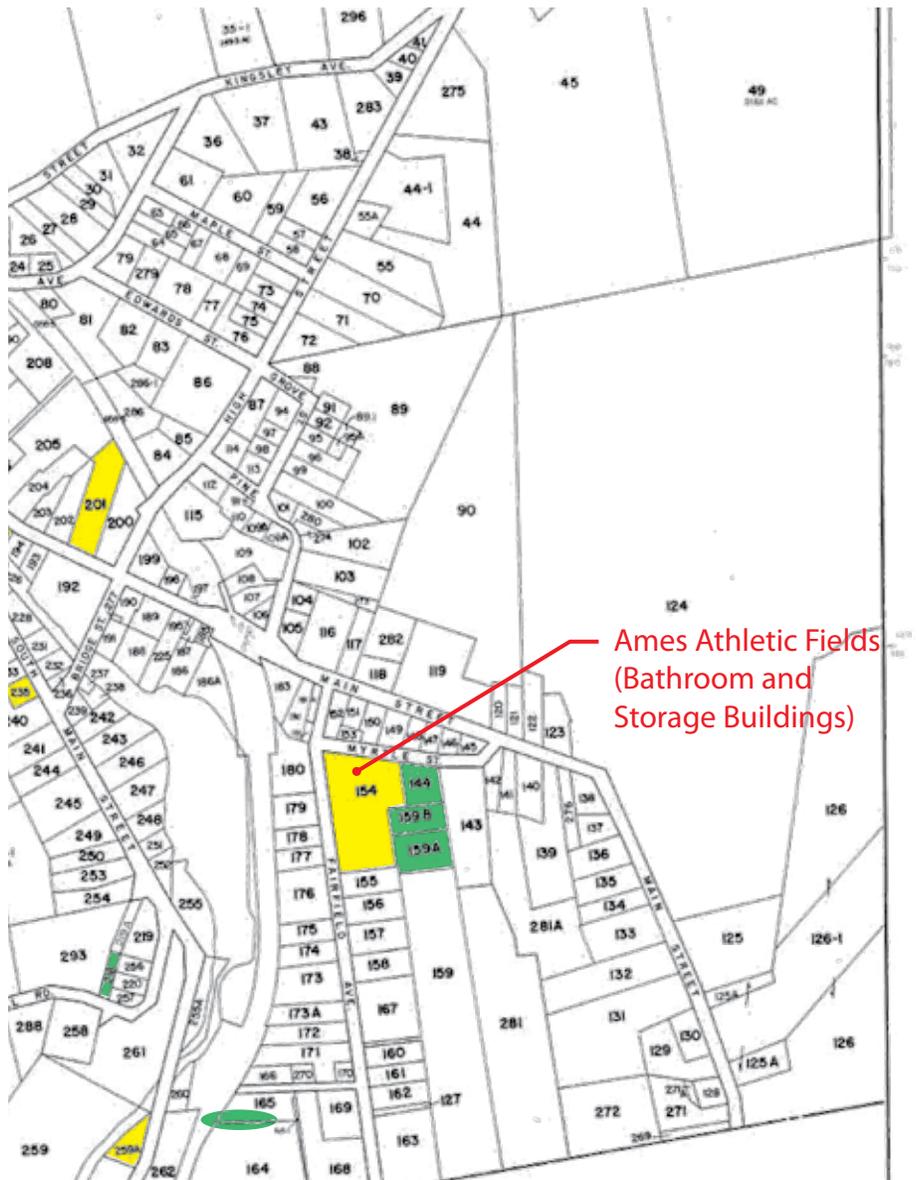
- Poor Fair Good

Historic Value

- Low High

Fitness for Use

- Poor Fair Good



Building Statistics

Square Footage: 312 (main building) + 96 (auxiliary)

Lot Size: 4.4 acre

Date of Construction:

Construction Type: Block/wood

Assessed Value-building:

\$9,100

Assessed Value-land:

\$100,800

Sewer Pumping Station 42 South Main Street



Parcel ID
011.K-0000-0259.A

Condition

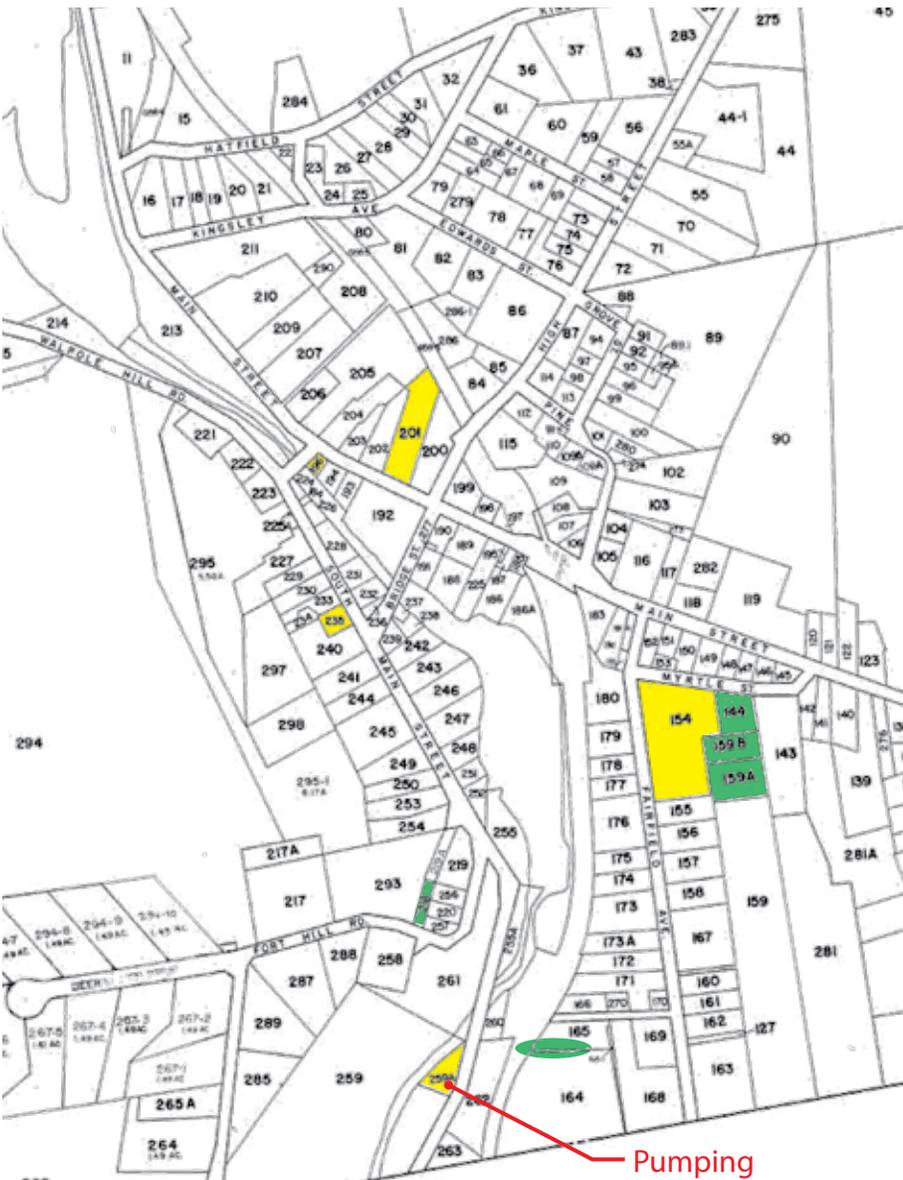
- Poor
- Fair
- Good

Historic Value

- Low
- High

Fitness for Use

- Poor
- Fair
- Good



Building Statistics

Square Footage: 306

Lot Size: 0.4 acre

Date of Construction:

Construction Type: Block/brick

Assessed Value-building:

\$8,900

Assessed Value-land:

\$56,800

Well House
51R South Street

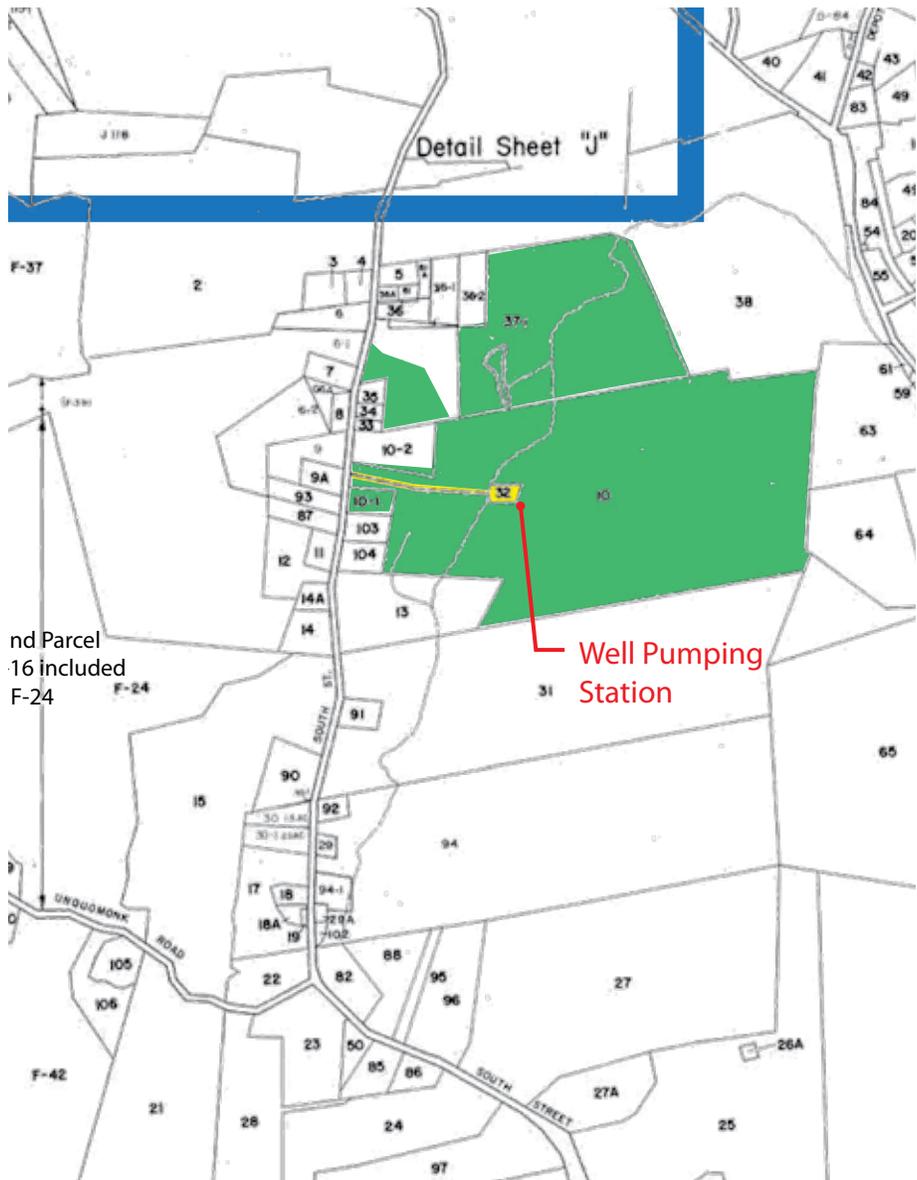
Parcel ID
007.G-0000-0032.0



Condition
 Poor Fair Good

Historic Value
 Low High

Fitness for Use
 Poor Fair Good



Building Statistics
Square Footage: 864 (main building) + 215 (auxiliary)
Lot Size: -
Date of Construction:
Construction Type: Block/brick
Assessed Value-building: \$18,100
Assessed Value-land: \$45,200

Recommendations



Recommendations

Programmatic Needs

Programmatic needs are defined as the space requirements necessary for the Town's operational functions to take place efficiently in buildings. Through a survey of existing administrative departments, boards and committees in town, the Committee was able to quantify preliminary space needs for these groups. In general, the greatest administrative needs were for file storage, functional office space, private meeting space, and adequate restrooms. The Council on Aging identified special needs which included a functioning kitchen and dining space as well as private meeting areas.

Aside from the elementary school's programmatic needs, the greatest town need is for a functioning life safety complex for the fire and police departments. Options for satisfying this need are outlined in the "Recommendations" section of this report.

For the purposes of this report, file storage needs were recorded as requested in the survey responses. A growth factor of 10% was included to satisfy future filing needs. It should be noted, however that this committee suspects that there are existing inefficiencies in current filing practices within the town offices. This committee recommends that a systematic department by department and committee by committee assessment and purging and reorganizing of files be undertaken by the town.

As a general guide, a 90 square foot per person office space was assumed in this programming effort. The following table documents projected needs for the town's administrative functions. A factor 30% has been added for circulation and file storage. This committee recommends that prior to any renovations to the existing town offices or any other space in town that a comprehensive programming effort take place.

Administrative Offices - Programmatic Needs

Department	Staffing	Office Needs	Conference/Meeting Needs	Adjacency	Square Footage Requirement	Total SF	Comments			
Selectboard	3 member bd meets weekly	2 Desks	10 file cabinets	fax/copier/phone/computer	Conference table for 10-12 persons. Public seating for 12 other depts.	Desk / office = 180sf Conference & Seating Area = 300 sf	480			
Town Admin	1 FT employ	1 Desk	2 file cabinets	fax/copier/phone/computer	Reception / Waiting	None - share selectboard.	Selectboard and all other depts.	Desk / office = 90sf	90	
Town Clerk	1 FT employ	1 Desk	15 file cabinets	fax/copier/phone/computer	Reception / Waiting	None - share selectboard.	Bd of appeals and registry of voters.	Desk = 90sf = 60 sf table = 170 sf Secure Storage = 180 sf	500	12 LF shelv'g and secure storage
Treasurer	2 staff mbrs	2 Desks	5 File cabinets	fax/copier/phone/computer	Reception / Waiting	accountant, clerk, collector		Desk = 160sf Recept. = 60 sf	220	
Accountant	2 staff mbrs	1 Desk	3 file cabinets	fax/copier/phone/computer	Reception / Waiting	treasurer, collector		Desk / office = 90sf	90	
Tax Collector	2 staff mbrs	1 Desk	5 cabinets	fax/copier/phone/computer	Reception / Waiting	assessor, accountant, treasurer		Desk = 90sf = 60 sf	150	need secure storage
Assessor	3 staff mbrs	3 Desks	12 file cabinets	fax/copier/phone/computer	Reception / Waiting	collector		Desk = 270sf Recept. = 60 sf	330	need secure storage
Water Sewer	3 staff mbrs	1 Desk	5 file cabinets	fax/copier/phone/computer	Reception / Waiting	collector, hwy dept, accountant, treasurer		Desk / office = 90sf	90	
Hwy Dept			10 file cabinets	fax/copier/phone/computer	Reception / Waiting					
Bd of Health	1 staff mbr	1 Desk		fax/copier/phone/computer	Reception / Waiting	Need confidential conference space.		Desk = 90sf = 200 sf	290	need secure storage for emergency equip.
Police	<i>The Police Department is working in substandard conditions in a facility that barely serves its function. This committee recommends that a programming and schematic design study be conducted.</i>									
Fire	<i>The Fire Department is working in substandard conditions in a facility that barely serves its function. This committee recommends that a programming and schematic design study be conducted.</i>									
Library	<i>The Library is relatively new and fulfilling community needs.</i>									
Schools	<i>The town has formed a school building committee to address shortcomings of the existing facilities.</i>									
Council on Aging	3 Desks	5 file cabinets	fax/copier/phone/computer	Reception / Waiting	Need confidential conference space.	Library		Desk = 270sf Recept. = 60 sf Conference Area = 300 sf Communal Space = 900 sf Storage Space = 200sf	1730	
Subtotal						3970				
Circulation						1164				
TOTAL						5134				

Building Recommendations

OPTIONS SUMMARY

In evaluating the Town's building assets, this committee looked for possible solutions that address the Town's need to improve operating conditions and efficiency and to maintain the historic character of the community. The options outlined below suggest that if the Town is unsuccessful in securing funding to restore and renovate its deteriorated buildings, that the Town consider selling these properties to help defray the costs of renovations and a new life safety complex. Through the course of this study it became evident that the greatest factors in developing a solution to provide safe and efficient operating facilities for the Town lie in solutions to the school and life safety complexes. The following three options were developed by the committee and reflect building conditions observed and concerns voiced through the course of the study. Each option is guided by possible outcomes of the School Building Committee Study which is currently being conducted in concert with the Massachusetts School Building Authority. Moving forward, this committee suggests that sometime after the completion of the School study, the Town hire a consultant to conduct detailed programmatic studies for all Town departments. These studies should evaluate in detail the options outlined below and possible alternative sources of funding including grants, state or federal aid. Note that to help in evaluating the options below, this committee hired the services of FSI Appraisers to estimate market values for several of the Town's existing structures.

(continued)

OPTION 1

This option assumes that the elementary schools consolidated in a renovated and expanded Dunphy School facility and that the James School becomes available to house consolidated Town administrative facilities. A brief analysis of the James School building confirms that the facility is large enough to accommodate Police administrative function, Council on Aging, the Town administrative offices, and the Town Historical Collection. The accompanying Option 1 sketches confirm that these programs will fit within the existing James School building. Each of these is discussed in detail below.

Town Administrative Offices

Preliminary programming efforts have established that the Town's administrative functions currently housed in the Town Office Building in Haydenville could be accommodated somewhere else in approximately 4,200 gross square feet of space (exclusive of large assembly space for meetings). The firm FSI Appraisers placed the market value of the Haydenville Town Offices at approximately \$820,000. This committee suggests that under this scenario, the Haydenville Town Offices be vacated and sold to help defray the cost of renovating the James School Building. The committee suggests that a deed restriction be placed on the building to protect the historic character of the building exterior in the face of any development that might take place. It should also be noted that access to the town offices parking lot is via an easement from the adjacent Congregational Church and that this access should be addressed in any sale of the property.

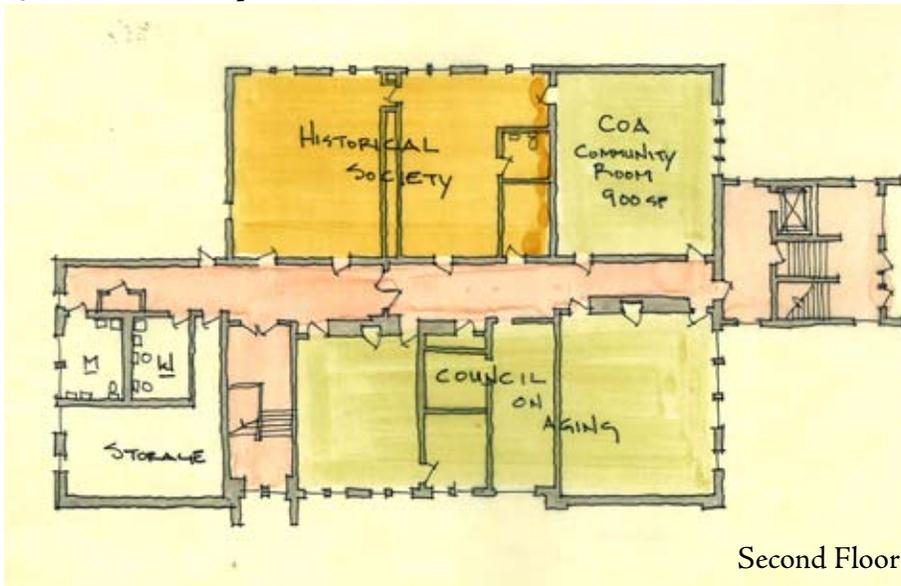
Police / Fire

This option suggests that the Haydenville Facility at 16 South Main Street in Haydenville be sold to help defray the cost of developing the James School. FSI Appraisers has placed the market value for this building at approximately \$192,500. It was this committee's opinion that consolidating the Town's life safety functions in a common facility was the most prudent option. The committee used the proposed Chesterfield Life Safety Complex as a precedent for cost and programmatic needs for these departments. Given the limited development potential of the Williamsburg Fire Station, the committee members recommend that the Town consider transferring this facility to the fire department for their use as a fire museum.

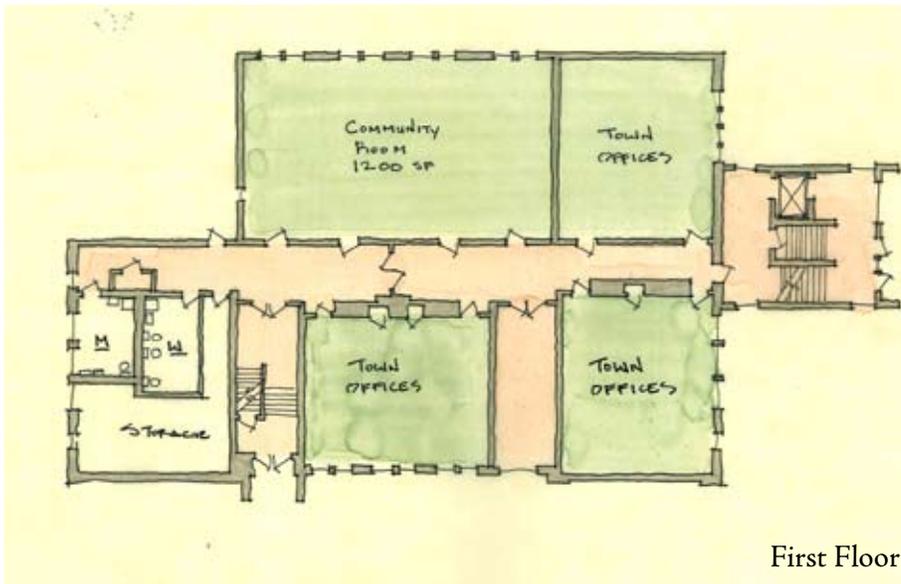
Old Town Hall / Historical Society

The Historical Society is currently housed in the Old Town Hall in the center of Williamsburg. While an important iconic Greek revival structure in the Town's center, the building is unheated and rapidly deteriorating. Unconditioned space and frequent roof leaks have damaged the historic collection. If funding for restoration and maintenance of the building cannot be found, the Town must find an occupant with sufficient funding to preserve and operate the building before the structure deteriorates further. It is this committee's recommendation that the historical collection be relocated to a conditioned space and the Town consider selling the Old Town Hall to help defray project costs associated with the James School renovations. The Town should seek a buyer who will reinvigorate the building with an active

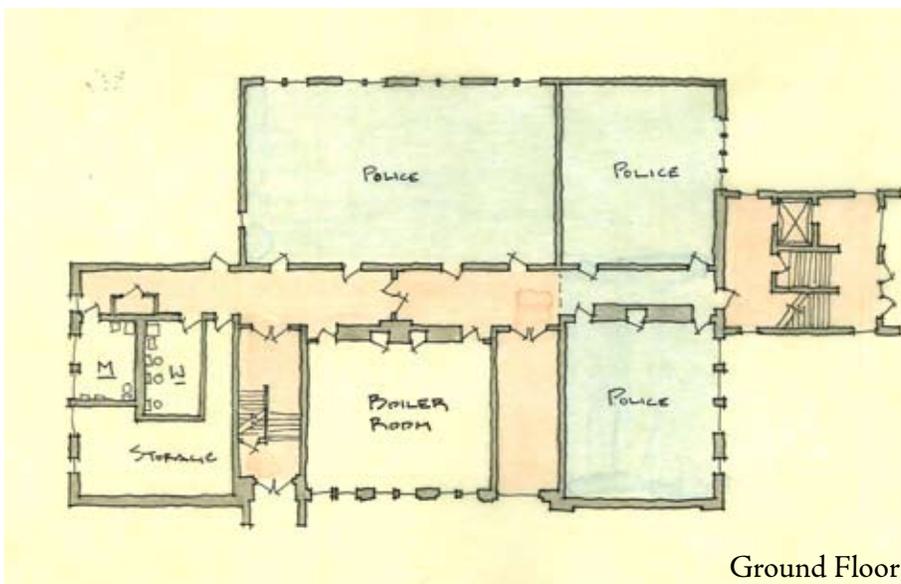
James School / Option 1



Second Floor

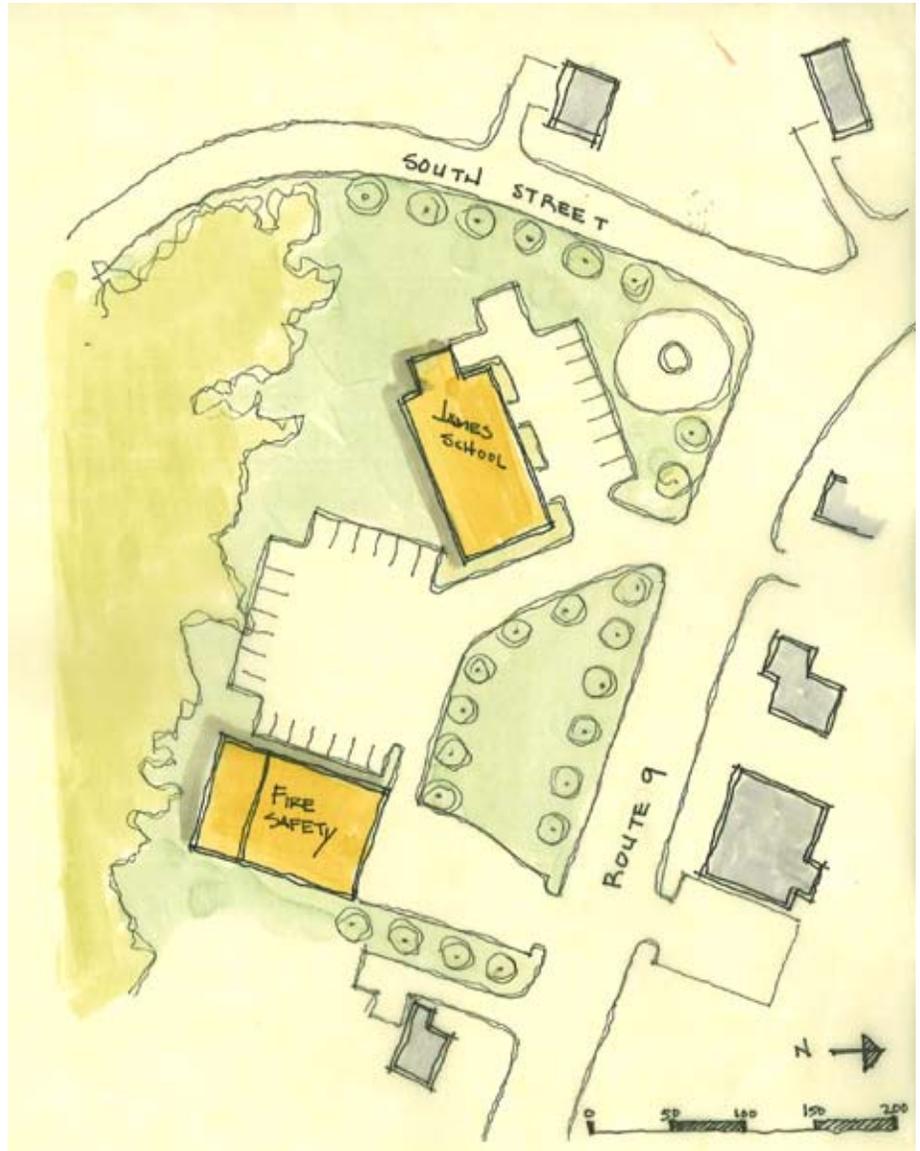


First Floor



Ground Floor

Fire Apparatus Building on James Site / Option 1



use and restore it to its original Greek revival grandeur. FSI Appraisers has placed the market value for this building at approximately \$115,000. This committee recognizes the importance of this building to the character of the downtown and suggests deed restrictions be placed on the building to maintain its exterior character. One additional concern associated with the building is the limited availability of parking associated with this building. The committee suggests that the town look for creative parking solutions to make the development feasible.

OPTION 2

This option assumes that the elementary schools are consolidated in a renovated and expanded Dunphy School facility and that the James School is sold to help defray the costs of constructing a new Life Safety complex and renovating the Town Offices. FSI Appraisers has placed the market value for this building at approximately \$1,870,000. The Committee recommends that prior to the sale of the James School that the site be apportioned to allow sufficient land area to the south to facilitate a new Life Safety complex that includes facilities for Fire and Police departments.

Town Administrative Offices

The existing Town Offices in Haydenville currently house the administrative functions, the Council on Aging and a large assembly space on the second floor. Under this option, these functions would remain in the building, but be reconfigured to improve efficiency. The accompanying Option 2 sketches (opposite page) show a possible reconfiguration of uses within the building. It is also likely that new bathroom facilities will be required to serve the building's functions.

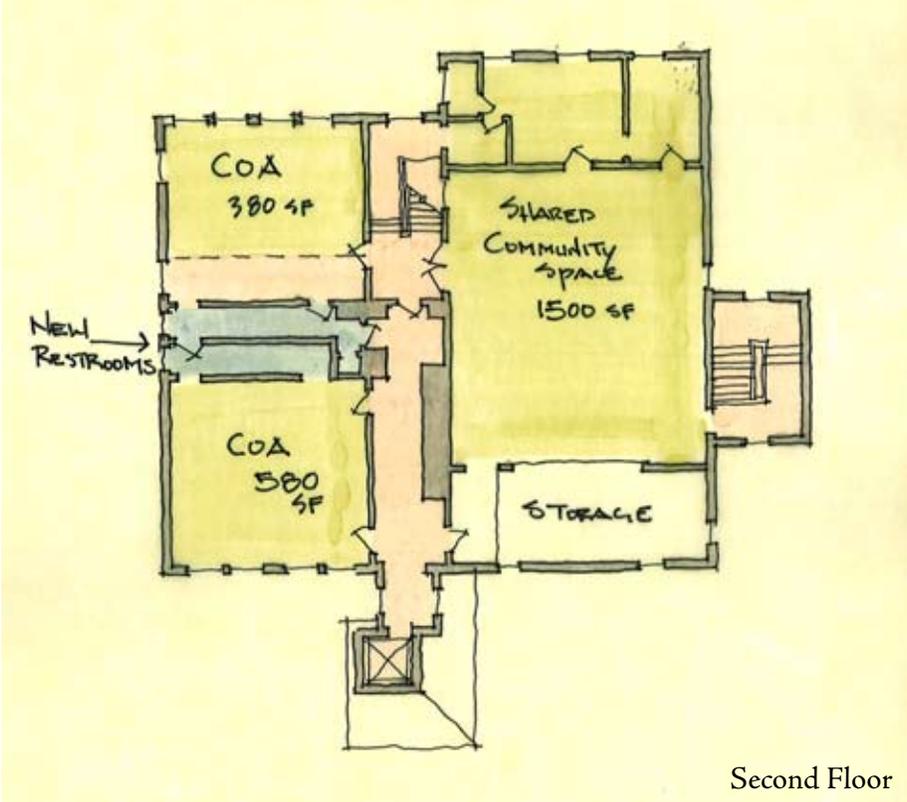
Fire / Police

This option suggests that the Haydenville Facility at 16 South Main Street in Haydenville be sold to help defray the cost of developing a new Life Safety Complex. FSI Appraisers has placed the market value for this building at approximately \$192,500. The new complex could be constructed on the southern portion of the James School site (see sketch on page 60) or on an acquired Electric Company site along Route 9. The accompanying sketches shows a facility based on the Chesterfield complex on the on both sites. The committee recommends further investigation of the Electric Company site take place as to the feasibility of this proposal.

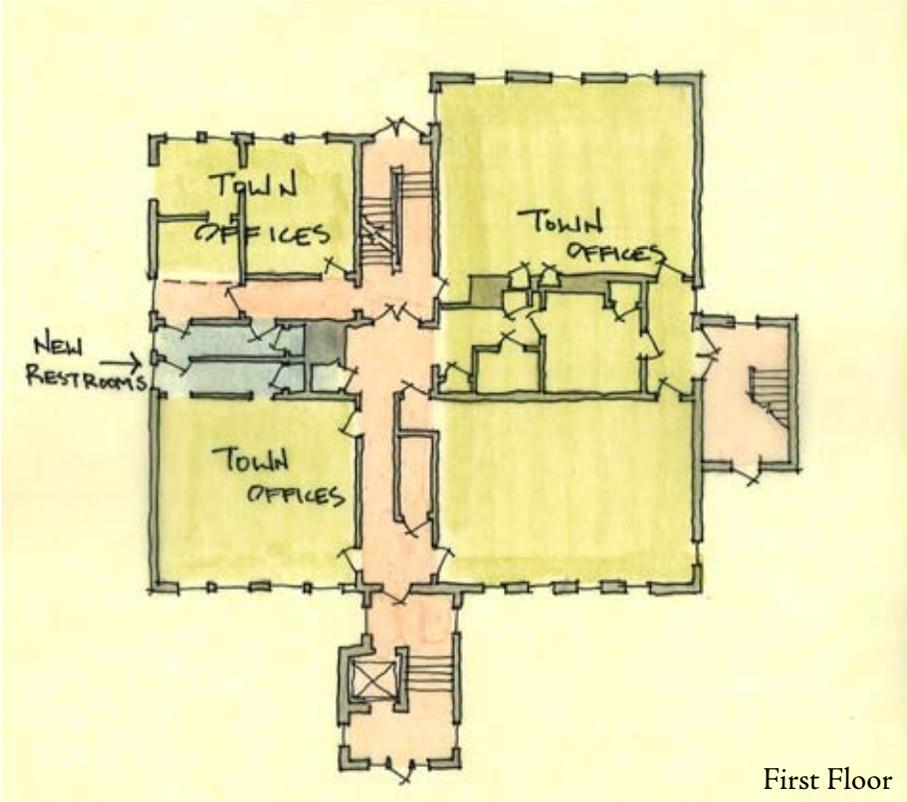
Old Town Hall / Historical Society

Since the Town Office Building in Haydenville is not large enough to accommodate any additional program, the Historical Society would have to remain in the Old Town Hall, or find private accommodations elsewhere. It is unlikely that this Society will be capable of funding the much needed renovations to the building – or necessary ongoing maintenance without the support of the Town. Therefore this Committee has serious concerns about the state of this important building under this scenario.

Town Offices / Option 2

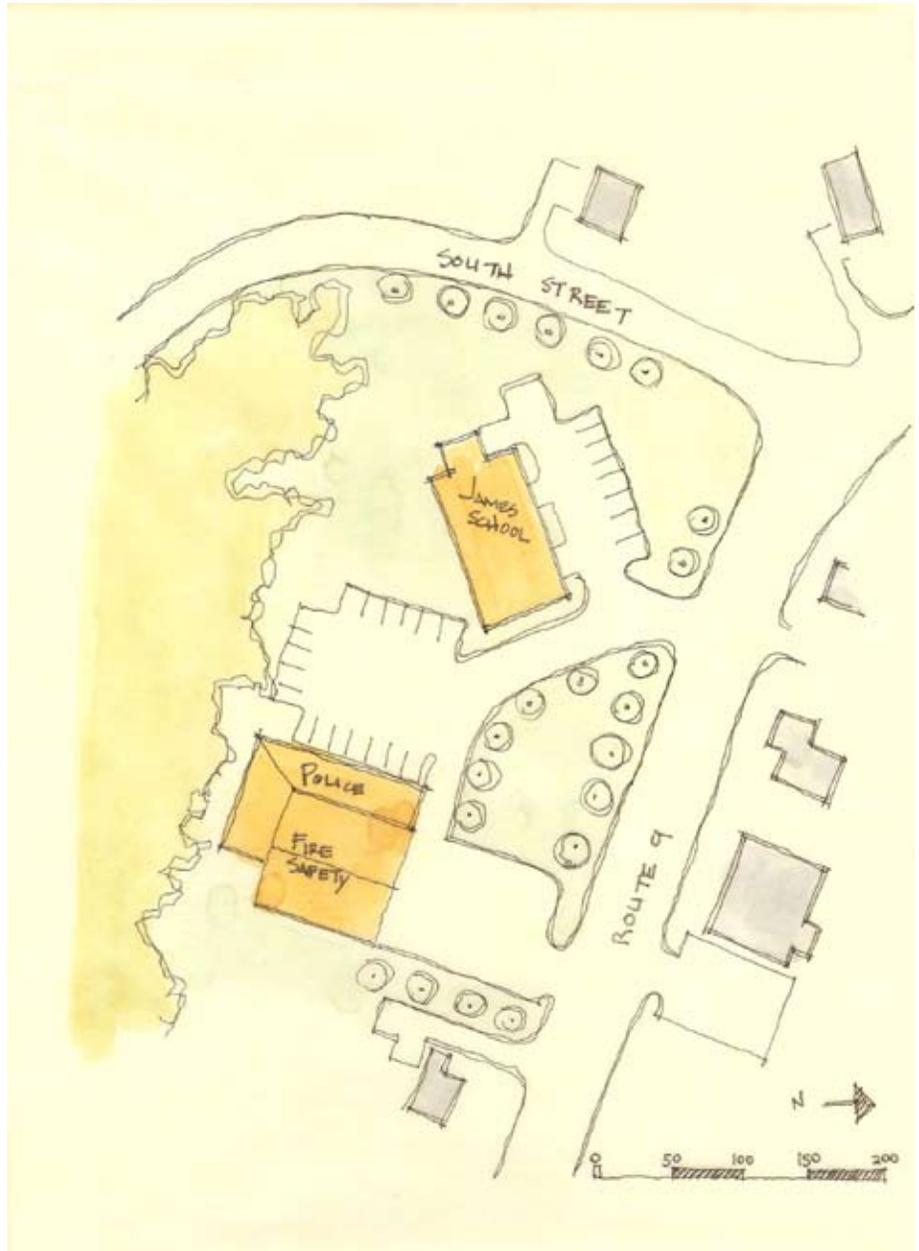


Second Floor



First Floor

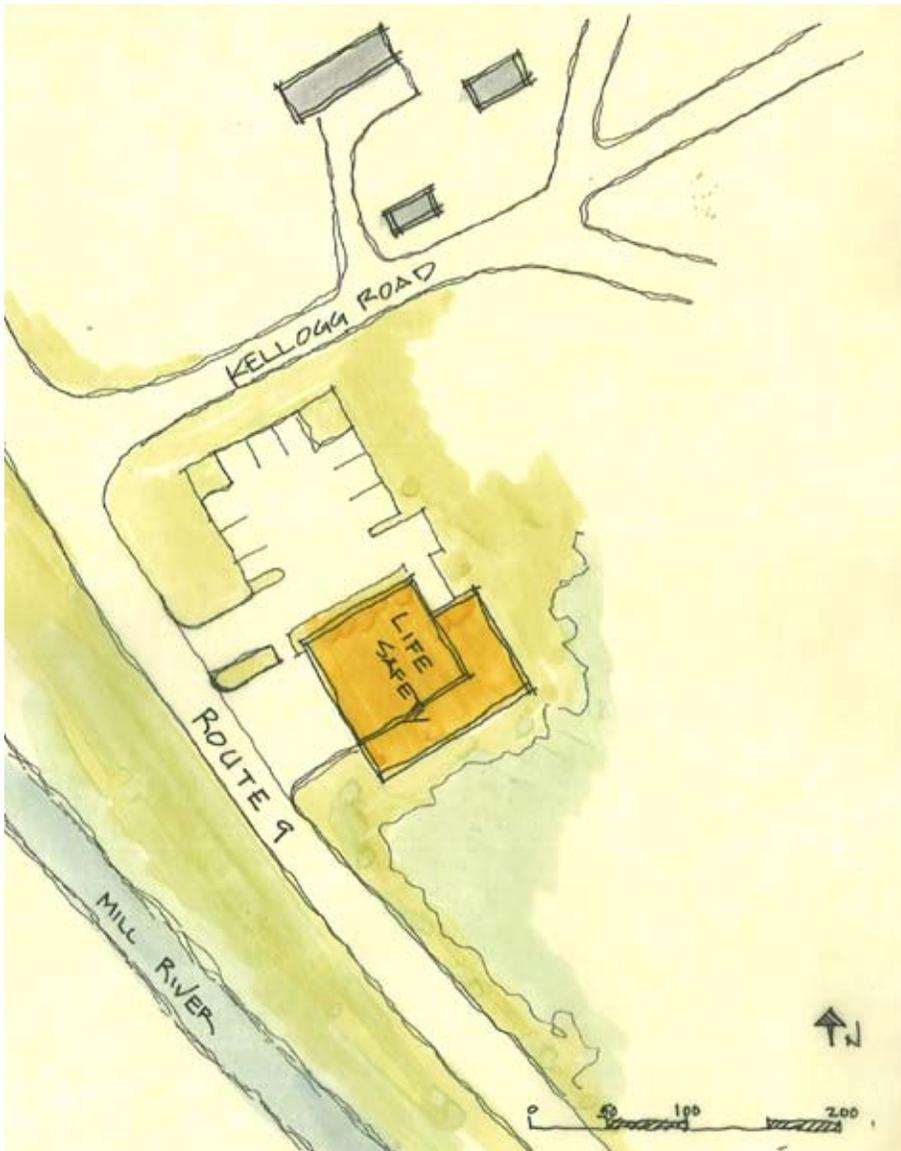
Public Safety on Parcel Divided from James School / Option 2



OPTION 3

This option assumes that both elementary school buildings continue to serve as elementary schools and that the only recourse the Town has is to renovate the Haydenville Town Offices and the Old Town Hall in Williamsburg and to construct a new Life Safety Complex on the acquired Electric Company site. Renovations of these existing buildings will be a substantial financial burden to the community and ongoing maintenance funds must be established. This option is similar to Option 2 above except the only available site for a new life safety complex that this committee considered as remotely viable is the Electric Company parcel on Route 9 at Kellogg Road.

Public Safety on Mass Electric Parcel / Option 3



Building Needs Committee Options and Recommendations

***Note: all costs are rough estimates--placeholders for order-of-magnitude purposes.*

Building	Option 1	
	Suggested action	Estimated cost
James School	Renovate the building to house the Town offices, Police, Seniors, and Historical Society.	\$3,375,000 ¹
Town Offices (Haydenville)	Sell the building ³	(\$820,000)
Haydenville Fire/Police	Sell the building ³	(\$192,000)
Old Town Hall / Hist. Society	Sell the building ³	(\$115,000)
Williamsburg Fire Station	Donate as Fire Museum. ³	\$0
New Fire Complex	New 6,000 SF Fire Building located on the James School Site.	\$1,638,000 ⁶
	SUBTOTAL	\$3,886,000
Dunphy School	Expand and renovate the building for use by the school.	\$3,570,000 ⁷
	TOTAL	\$7,456,000

Notes:

- 1 22,515 Sq. ft. usable space @ \$150/SF = \$3,377,250. Remodeling costs vary with design
- 2 Unlikely to use the James School as part of improved elementary school design, but State requires feasibility study
- 3 Building poorly suited to current uses; sale or other use recommended
- 4 13,600 Sq. Ft. x 68% x \$150/SF = ~\$1,400,000. Some rooms remain as is. Remodeling costs vary with design.
- 5 Basic repairs to roof, foundation, heating system only
- 6 Using Chesterfield's Life Safety complex anticipated costs of \$273 per Sq. Ft.
- 7 Projected Dunphy School expansion has been estimated at \$8,500,000; Commonwealth will pay >58%

Recommendations

Option 2		Option 3	
Suggested action	Estimated cost	Suggested action	Estimated cost
Sell the building	(\$1,870,000)	Renovate the building for use by the school, included with Dunphy renovation/addition.	0 ²
Renovate portions for continued use in Town Administration	\$1,400,000 ⁴	Renovate portions for continued use in Town Administration.	\$1,400,000 ⁴
Sell the building ³	(\$192,000)	Sell the building ³	(\$192,000)
Renovate building to continue as Historical Society or other use. ⁵	\$330,000	Renovate building to continue as Historical Society or other use. ⁵	\$330,000
Donate as Fire Museum. ³	\$0	Donate as Fire Museum. ³	\$0
New 11,000 SF Life Safety Building on the James School site or the Electric Company site for Fire and Police	\$3,000,000 ⁶	New 11,000 SF Life Safety Building on the Electric Company site for Fire and Police	\$3,000,000 ⁶
	\$2,668,000		\$4,538,000
Expand and renovate the building for use by the school.	\$3,570,000 ⁷	Expand and renovate the building for use by the school.	\$3,570,000 ⁷
	\$6,238,000		\$8,108,000



The current end of Mill Street at the river.



A view across the Mill River to the bridge abutment on the south bank and the continuation to Route 9.



Driveway for the Dunphy School passing between the Veterans Memorial (right) and the Old Town Hall (left). This area could provide some parking spaces for the Old Town Hall and for Angel Park.

Land Recommendations

The town has many pieces of land that should be looked at for possible change. These changes could involve ownership, use, and sale or even in some cases land taking.

Most of these areas of concern would require minimal funding and in some cases no funding. Just as we need to better manage the buildings in town and their uses we can't neglect the land parcels.

Miscellaneous Parcels

There are many snippets of land (less than an acre) that are so small that they are overlooked. Fort Hill Road has a snippet consisting of 0.2 acres and Williams Street has another snippet consisting of 0.2 acres. If they were given or sold to the abutters, the town would lessen its liability and possibly raise some minimal tax revenue.

Mill Street Crossing

The Mill Street bridge access points are becoming blurred and forgotten. It would make a nice path into town if a small walking bridge was put on the original site.

Old Dam Access

There seems to be an issue with townspeople not being able to hike to the old dam at the end of Judd Lane. It would be nice for the town gain access some way to enable this historic site to be accessed and enjoyed.

Parking Near Old Town Hall and Angel Park

The Old Town Hall would need additional parking if it were designated for some new use. One option would be to close the driveway between the War Memorial and the Old Town Hall and use that area for parking. The parking could also be used for accessing Angel Park.

Parking at Ames Field

With the real possibility on having a bike path end in Haydenville, the town should look into the Ames Field parking area for possible expansion.

Recreational / Open Space Parcels

There are also two pieces (the Briar Hill Road trail and the O'Neil Road trail) listed as recreational but few people take the time to utilize them. Maybe the use should be promoted or enhanced. A three-acre piece is on Route 9 across from the Family Vet, along the river. If possible, a small parking space could be prepared for gaining access to the river. Our survey has identified five significant parcels that might deserve better promotion for use: 106 Briar Hill Road (50 acres), 4 O'Neil Road (17 acres), 74 Henhawk Trail (42 acres), 5 Geer Hill Road (131 acres), and 96 Main Street (3.3 acres).

The town is fortunate to have a Woodland Trails Committee and Open Space Committee who are actively working to promote increased trail use and an Open Space plan. The Open Space Committee has undertaken an update of the Town's Five Year Open Space Plan and expects to complete it by January of 2011.

Appendices



Appendix A: Original Charge to Committee



*Town of Williamsburg
Board of Selectmen
141 Main Street, P.O. Box 447
Haydenville, Massachusetts 01039-0447*

Charge to Williamsburg Town Building Needs Committee

The Williamsburg Building Needs Committee will be charged with evaluating the town's current land and building assets, determining the Town's short term and long term building and space needs, and make recommendations on fulfilling those needs.

All town functions, including but not limited to regular town hall functions, Council on Aging and senior center, schools, and highway, police and fire department needs should be considered.

A study done by a building and land needs committee in 1989 should serve as the basis of any new report, beginning with a determination of which recommendations of that report have been implemented. The local school committee has also done extensive reports on its buildings and needs and that work should be fully utilized. The Town Administrator will serve as a liaison to the committee and assist in gathering any data or arranging meetings with other committees and persons as the committee might request. The last town meeting appropriated \$2,500 for consultant(s) to assist this committee as it sees fit.

The final report will be delivered to the Board of Selectmen. An estimated time for submission of this report will be expected from the committee within the first two months of its work.

As this is an official board of the town, all members must first be sworn in by the Town Clerk and all meetings will be subject to the Open Meeting law. A copy of that law will be provided to the committee and all members should be familiar with it.

Potential Members:

Jim Locke

Andy Soles

John Pohanka

Ken Taylor

Butch Smith

Bill Sayre *ex-officio* for the Capital Planning Committee, or his designee

Kit Smith *ex-officio* for the Finance Committee or his designee

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Benchmarking of Other Towns

With the goal of providing some context for number and size of buildings, the committee surveyed nearby towns with similar demographics. We asked the number of employees and the amount of equipment in each of eight departments: Highway, Police, Fire, Library, School, Transfer Station, Water Department, and Town Offices.

Towns were selected for comparable population. The list of towns and census data appears below and the survey results by department are on the following pages.

Massachusetts Department of Revenue
 Division of Local Services
 Municipal Data Bank/Local Aid Section

Note: Towns filtered by Census between 1500 - 3500 and
 Operating Budget between \$3.0m and \$9.0m
 in Franklin and Hampshire Counties

State Total Income Per Capita = \$25,952

State total equalized valuation 2006 divided by 2006 population = \$153,979

Municipality	County	City or Town	2007 Estimated US Census	1999 Income per Capita	2006 EQV/2006 US Census	Land SQ Miles	2007 Public Road Mileage	FY08 Operating Budget
ASHFIELD	Franklin	Town	1,815	26,483	126,059	40.3	83.19	3,899,103
BERNARDSTON	Franklin	Town	2,225	20,959	87,763	23.41	58.07	4,482,578
BUCKLAND	Franklin	Town	1,990	20,033	96,376	19.56	50.5	4,123,911
COLRAIN	Franklin	Town	1,840	18,948	75,296	43.38	86.32	3,352,483
HATFIELD	Hampshire	Town	3,258	24,813	140,537	16.02	59.37	8,838,466
HUNTINGTON	Hampshire	Town	2,193	19,385	81,791	26.64	54.31	4,132,278
LEVERETT	Franklin	Town	1,746	31,891	148,077	22.85	43.03	5,538,437
NORTHFIELD	Franklin	Town	2,985	21,517	112,439	34.41	83.73	6,750,214
SHELBURNE	Franklin	Town	2,036	20,329	107,291	23.25	59.18	3,801,335
SHUTESBURY	Franklin	Town	1,834	26,260	116,669	26.61	41.95	5,353,958
WESTHAMPTON	Hampshire	Town	1,586	25,360	133,098	27.14	47.78	4,068,180
WHATELY	Franklin	Town	1,555	27,826	119,378	20.18	48.3	4,562,128
AVERAGES			2,089	23,650	112,065	27	60	4,908,589
WILLIAMSBURG	Hampshire	Town	2,440	25,813	118,791	25.63	50.62	6,166,772
WMSBG RANK			Avg	Avg	Avg	Avg	Avg	Avg
Other Towns								
Chesterfield	Hampshire	Town	1,273	19,220	127,375	31.1	58.33	2,669,958
Southampton	Hampshire	Town	5,962	26,205	113,609	28.15	75.76	14,657,316

Appendix B: Benchmarking Survey

Municipality	HIGHWAY					
	# of FTE	# of Vehicles	# of Bldgs	Bldg Sq Ft	Share Services	Surplus Space
ASHFIELD	6	10	1	8800	no	no
BERNARDSTON	3	3	1	5700	no	no
BUCKLAND	4	5	0	0	no	no
COLRAIN	4	4	1	6154	no	no
HATFIELD	4	10	3	9240	no	need more
HUNTINGTON	3	7	3	4800	no	need more
LEVERETT	4	10	1	9710	Yes	Need more
NORTHFIELD	5	11	2	6450	Yes	OK
SHELBURNE	5	9	1	6000	No	OK
SHUTESBURY	3	8	1		no	no
WESTHAMPTON	4	8	2	9,600	mower	old salt shed
WHATELY	4	11	3	3600	grader?	Need more
AVERAGES	4.1	8.0	1.6	6369	-	
WILLIAMSBURG	4.0	10	3	7200	no	OK
WMSBG RANK	Avg	Avg	Avg			
Other Towns						
Chesterfield	3	9	2		yes	need more
Southampton	8	29	2		no	enough

Municipality	POLICE					
	# of FTE	# of Vehicles	# of Bldgs	Bldg Sq Ft	Share Services	Surplus Space
ASHFIELD	2	2	1	400	mutual aid	need more
BERNARDSTON	3.5	3	1	1100		
BUCKLAND	2	3	1	2500	no	yes
COLRAIN	2	2	1	300	no	no
HATFIELD	3	2	1	400	no	need more
HUNTINGTON	1.75	2	1	192	no	need more
LEVERETT	2.5	2	shared	700	mutual aid	need more
NORTHFIELD	3.4	4	Share	450	Mutual Aid	need more
SHELBURNE	2	4	shared	450	mutual aid	need more
SHUTESBURY	3.5	3	1	500	mutual aid	need more
WESTHAMPTON	1	2	shared	288	mutual aid	need more
WHATELY	?	3	1	2500	mutual aid	no
AVERAGES	2.4	2.7	1.0	815		
WILLIAMSBURG	2.8	3	1	1270	mutual aid	need more
WMSBG RANK	Avg.	Avg.	Avg.			
Other Towns						
Chesterfield	0		2 d w/ town off			no need more
Southampton	8	5	1			no need more

Appendix B: Benchmarking Survey

Municipality	FIRE				Share Services	Surplus Space
	# of FTE	# of Vehicles	# of Bldgs	Bldg Sq Ft		
ASHFIELD	0	3	1	1850	mutual aid	need more
BERNARDSTON	1	3	1	1840	mutual aid	ok
BUCKLAND	1	4	1	8800	fire dist	?
COLRAIN	2	4	1	6884	ambulance	?
HATFIELD	1	7	1	2450	mutual aid	need more
HUNTINGTON	0	7	2	3750	mutual aid	need more
LEVERETT	0	7	shared	2300	mutual aid	ok
NORTHFIELD	0	7	1	4525	mutual aid	need more
SHELBURNE	Fire Dist.	-	-	-	-	-
SHUTESBURY	1	3	1	4450	mutual aid	ok
WESTHAMPTON	1	7	1	3,786	mutual aid	need more
WHATLEY	0	5	1	3500	mutual aid	OK
AVERAGES	0.6	5.2	1.1	4012		
WILLIAMSBURG	1	5	2	4692	mutual aid	need more
WMSBG RANK	Avg.	Avg.	High			
Other Towns						
Chesterfield	0	7	2		mutual aid	need more
Southampton	1	12	2		mutual aid	need more

Municipality	LIBRARY				Share Services	Surplus Space
	# of FTE	# of Vehicles	# of Bldgs	Bldg Sq Ft		
ASHFIELD	1	0	1	5550	CWMars	need more
BERNARDSTON	1	0	1		CWMars	OK
BUCKLAND	0.75	0	1	950	CWMars	OK
COLRAIN	1	0	1	2494	CWMars	no
HATFIELD	3	0	1	3490	W. Mass. Re	need more
HUNTINGTON	1	0	1	2100	no	need more
LEVERETT	1.5	0	1	7605	CWMARS	No
NORTHFIELD	?	0	1	9500	CW Mars	OK
SHELBURNE	0	0	2	3420	yes	OK
SHUTESBURY	1.5	0	1	900	?	need more
WESTHAMPTON	1.5	0	1	1,500	CW Mars	currently bu
WHATLEY	1	0	1	3250	no	ok
AVERAGES	1.2	0.0	1.1	3705		
WILLIAMSBURG	2.9	0	2	4788	CW Mars	ok
WMSBG RANK	High	Avg.	High			
Other Towns						
Chesterfield	0		1		CWMARS	need more
Southampton	0	0	1		no	no

Appendix B: Benchmarking Survey

Municipality	SCHOOL				Share Services	Surplus Space
	# of FTE	# of students	# of Bldgs	Bldg Sq Ft		
ASHFIELD	0	133	1	37000	Mohawk Rej	OK
BERNARDSTON	50	223	1	36870	Pioneer Vall	No
BUCKLAND	Mohawk Trail		1	--		-
COLRAIN	Mohawk Trail		1	--		-
HATFIELD	55	424	2	103867	no	no
HUNTINGTON		?	1	48000	yes	surplus
LEVERETT	35	140	1	36400	yes	no
NORTHFIELD	Regional	-	-	--		-
SHELBURNE	Regional	-	-	--		-
SHUTESBURY	?	160	1	?	?	?
WESTHAMPTON	30	150	1		no	no
WHATELY	?	140	1	30000	yes	no
AVERAGES	34.0	195.7	1.1	48690		
WILLIAMSBURG	31.7	155	2	44522	yes	no
WMSBG RANK	Avg.	Avg.	High			
Other Towns						
Chesterfield	regional	170	1		yes	no
Southampton	130	600	1		no	need more

Municipality	TRANSFER STATION				Share Services	Surplus Space
	# of FTE	# of vehicles	# of Bldgs	Bldg Sq Ft		
ASHFIELD	0.5	0	1	144	no	need more
BERNARDSTON	0.5		1	?	?	warming hut
BUCKLAND	0.5	0	1	200	no	only a porta-
COLRAIN	0.5	0	1	270	no	several shed
HATFIELD	1	0	1	160	?	?
HUNTINGTON	0.25	0	1	48	HRMC	OK
LEVERETT	1	0	1	?	Amherst	no
NORTHFIELD	?	0	?	?	Franklin Cty	OK
SHELBURNE	0	0	1	?	Charlemont	OK
SHUTESBURY	?	?	?	??	??	?
WESTHAMPTON	0.25	0	2	914	Hamp. Reg.	no
WHATELY	0.5	0	1	?	no	no
AVERAGES	0.5	0.0	1.1	289		
WILLIAMSBURG	?	0	2	2564	?	no
WMSBG RANK		Avg.	High			
Other Towns						
Chesterfield	0		stor shed		HRMC	NEED
Southampton	0	0	1		no	no

Appendix B: Benchmarking Survey

Municipality	WATER DEPARTMENT				Share Services	Surplus Space
	# of FTE	# of vehicles	# of Bldgs	Bldg Sq Ft		
ASHFIELD	0	?	0	?	?	?
BERNARDSTON	0	0	1	?	?	?
BUCKLAND	2	1	1	720	yes	no
COLRAIN	None	?	0	?	?	?
HATFIELD	1	1	2	3238	?	adequate
HUNTINGTON	1.75	1	3	1048	no	need more
LEVERETT	N/A	-	-	-	-	-
NORTHFIELD	0	0	0	?	0	0
SHELBURNE	District	-	-	-	-	-
SHUTESBURY	N/A	-	-	-	-	-
WESTHAMPTON	0	0	0	?	0	0
WHATELY	0.5	1	2		no	no
AVERAGES	0.7	0.6	1.0			
WILLIAMSBURG	0.8	0	2	1385	yes	no
WMSBG RANK	Avg.		Avg.			
Other Towns						
Chesterfield	0	0	0		NO	n/a
Southampton	3	high dept	2		no	no

Municipality	TOWN OFFICES				Share Services	Surplus Space
	# of FTE	# of vehicles	# of Bldgs	Bldg Sq Ft		
ASHFIELD	2	0	1	500	yes-account	need more
BERNARDSTON	4	0	1	7232	no	Need more,
BUCKLAND	4.25	0	1	5280	no	no
COLRAIN	6	0	1	4254	no	no
HATFIELD	8	0	1	16473	no	
HUNTINGTON	1.75	0	1	6408	no	need more
LEVERETT	5	0	1	2500	Yes	OK
NORTHFIELD	?	0	1	13261	No	need more
SHELBURNE	1	0	1	4500	o	need more
SHUTESBURY	?	0	1	??	??	?
WESTHAMPTON	?	0	1	3,710	no	need more
WHATELY	2.5	0	2	8684	yes	OK
AVERAGES	3.8	0.0	1.1	6,618		-
WILLIAMSBURG	5	0	1	13608	?	?
WMSBG RANK	High	Avg.	Avg.			
Other Towns						
Chesterfield	1	0	1		no	need
Southampton	8	0	1		no	renov old sc

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Appendix C: Energy Audits

In 2009, the Town commissioned energy audits of all buildings. The work was funded by the Massachusetts Department of Energy Resources and the report was prepared by The Center for Ecological Technology in Pittsfield. The audits are attached on the following pages...

SUMMARY REPORT

Energy Audit Program

Town of Williamsburg
Massachusetts



Massachusetts Department of Energy Resources

June 2009

Prepared by

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1. EXECUTIVE SUMMARY

An energy audit was performed on several buildings in the Town of Williamsburg as part of the Energy Audit Program (EAP) sponsored by the Massachusetts Department of Energy Resources (DOER).

The Town of Williamsburg submitted a total of seven buildings for the EAP. Using utility data and building size all of the buildings were reviewed for their energy intensity. This information combined with an initial site review was used to determine the audit requirements. Based on this screening process two of the buildings did not receive detailed audits: the Meekins Library and the Fire House. A comprehensive audit with feasibility analysis covering energy conservation and clean technology assessment was performed on the remaining five buildings: Town Hall, Haydenville Public Safety Building, Highway Garage, Anne T. Dunphy Elementary School, and the Helen E. James Elementary School. Each detailed audit report is a stand alone document and is not contained within this summary report.

From all the audits a range of energy conservation measures were recommended, such as upgrades to: lighting, heating, control systems, appliances, and the building envelope. Several low/no cost conservation practices were also recommended within the details each audit report. Renewable energy, energy procurement, and demand response were reviewed as well.

The recommended energy conservation measures are summarized in Table A, below, listed by site then by ECM category (each summary line reflects a summary of one or more measures). The total estimated capital cost of the ECMs is just over \$106,000 with an average simple payback of 7.8 years. The estimated annual fuel savings total is approximately 3,500 gallons of oil. Electricity savings are estimated at over 31,000 kWh per year. At FY07 energy prices, the result is a forecasted savings of over \$13,500: a 13% reduction in energy costs. These measures are estimated to reduce the carbon footprint caused by energy consumption of the buildings by 13%.

With regard to renewable energy measures, none of the sites are conducive to wind development. There is potential for a very small hydro turbine in the river near the Town Hall and the Public Safety Building, but not a financially viable one.

Four buildings have potential for solar photovoltaics, ranging from a 3 kW system at the Town Hall to a 23 kW system at the Dunphy School. Structural evaluations would need to be performed to determine the extent of roof upgrades at each site, if any. The systems all had fair economics when using the balance of the Clean Energy Choice Funds; these sites should be investigated further, immediately, so that these funds can be used for a project before they expire.

A biomass district energy plant was evaluated to supply heat for the two schools and the Highway Garage. This project had poor project economics at current fuel rates; however, it should be considered if oil prices again reach \$4 per gallon.

Table A – Energy Conservation Summary

	Town of Williamsburg			Annual Energy Savings				Annual Cost Savings			Simple Payback ECM Cost/ Savings (years)
				Electrical		Fuels	Energy	Electrical	Fuels	Total	
	ECM#	Description	ECM Cost	kWh	kW	Oil Gal.	Total MMBTU	\$	\$	\$	
Town Hall	CSs	Control System	\$134	0	0.0	141	19.6	\$ -	\$ 353	\$ 353	0.4
	BEs	Building Envelope	\$10,248	0	0.0	380	52.7	\$ -	\$ 949	\$ 949	10.8
	APs/EHs	Appliances - Electric	\$881	1,350	1.5	0	4.6	\$ 216	\$ -	\$ 216	4.1
	LUs	Lighting Upgrades	\$4,509	3022	2.2	0	10.3	\$ 484	\$ -	\$ 484	9.3
	VSs	Ventilation Upgrade	\$13,640	1,971	0.0	642	95.7	\$ 315	\$ 1,604	\$ 1,919	7.1
Public Safety	BEs	Building Envelope	\$23,111	0	0.0	708	98.2	\$ -	\$ 1,770	\$ 1,770	13.1
	LUs	Lighting Upgrades	\$2,562	1,092	0.8	0	3.7	\$ 175	\$ -	\$ 175	14.7
Highway Garage	CSs	Control System	\$403	0	0.0	102	14.1	\$ -	\$ 254	\$ 254	1.6
	BEs	Building Envelope	\$29,734	0	0.0	751	104.2	\$ -	\$ 1,879	\$ 1,879	15.8
	OSs	Occupancy Sensors	\$544	322	0.0	0	1.1	\$ 52	\$ -	\$ 52	10.5
James School	BEs	Building Envelope	\$4,958	0	0.0	411	57.0	\$ -	\$ 1,027	\$ 1,027	4.8
	OSs	Occupancy Sensors	\$4,060	5102	0.0	0	17.4	\$ 816	\$ -	\$ 816	5.0
	LUs	Delamping	\$903	8624	5.6	0	29.4	\$ 1,380	\$ -	\$ 1,380	0.7
	MCs	Motor Controls	\$287	773	0.0	74	13.0	\$ 124	\$ 186	\$ 310	0.9
Dunphy School	BEs	Building Envelope	\$2,806	0	0.0	254	35.2	\$ -	\$ 634	\$ 634	4.4
	EXs	Exit Signs	\$1,464	1156	0.0	0	3.9	\$ 185	\$ -	\$ 185	7.9
	OSs	Occupancy Sensors	\$4,060	3938	0.0	0	13.4	\$ 630	\$ -	\$ 630	6.4
	APs	Appliance Upgrade	\$732	469	0.1	0	1.6	\$ 75	\$ -	\$ 75	9.8
	LUs	Lighting Upgrades	\$976	3450	2.2	0	11.8	\$ 552	\$ -	\$ 552	1.8
Jun-09	TOTAL		\$106,010	31,270	13	3463	587	\$ 5,003	\$ 8,656	\$ 13,659	7.8

Town Building Energy Usage	203,246		27,348	4,487	\$ 20,325	\$ 82,044	\$ 102,369
Savings Reduction (%)	15%		13%	13%	25%	11%	13%

	Annual Emissions Reduction (tons CO2)		
	Electrical	Fuels	
	kWh	Oil Gal.	Total
Town Emissions	130	306	436
Emissions Reduction	20	39	59
	13% Reduction		

2. INTRODUCTION

Through the Energy Audit Program (EAP) offered by the Commonwealth of Massachusetts, Department of Energy Resources (DOER), technical assistance is provided for all buildings owned and operated by cities, towns, regional school districts and wastewater districts to identify capital improvements to reduce energy costs. The technical assistance provided by DOER includes an initial benchmarking of buildings and structures included in the application. Based on the results of the benchmarking, a detailed energy audit may be performed as well as a variety of feasibility studies to evaluate the potential to incorporate renewable energy sources. This comprehensive assistance provides communities with the knowledge needed to reduce energy consumption and associated financial resources.

The purpose of the audit report is to provide the program participant with a list of energy conservation projects, their costs and estimated energy savings. This information may be used to support a future application to DOER's Energy Conservation Improvement Program (ECIP), support performance contracting or justify a municipal bond funded improvement program. ECIP is a state funded grant program that provides funds for energy conserving capital improvements.

The approach taken in the EAP includes a thorough walk-through of the building(s) and associated systems and equipment, including both process systems and building systems. The major areas covered in the audit include the building envelope, process systems, electrical systems, HVAC systems, lighting systems and operational and maintenance procedures. A major element of the audit also included an initial interview and ongoing consultation with operational and maintenance personnel, as well as building occupants. This approach is critical to the quality of the audit process, since the input of building personnel is invaluable to the effort to obtain accurate information required for the audit.

CET's energy auditor Bill Lafley and Precision Decisions' licensed professional engineer Chris Vreeland perform the onsite audits, develop the recommendations and write the audit reports. EAP participants provided site-specific information in advance of the audits as well as observations during the site walkthrough.

The recommendations within a report are based on one year of submitted usage data, a site review and preliminary evaluation. The energy savings and energy production figures are projected estimates based on conceptual project upgrades, information gathered at the site, and from the historical utility information provided. The actual savings may vary from these estimates due to a variety of factors. The figures used for the cost of recommended upgrades are opinions of probable cost and are intended to be used for feasibility purposes only. The recommended measures should proceed to detailed design and further re-evaluation followed by competitive bidding per the Massachusetts Procurement Guidelines. The resulting responses to the bid should be used for budget approval purposes. For more information see: *Office of the Inspector General, Municipal, County, District, and Local Authority Procurement of Supplies, Services, and Real Property, Publication No. CR-1520-170-200-09/06-IGO.*

Center for Ecological Technology & Precision Decisions LLC ©
Summary Report – Williamsburg, MA

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3. ENERGY PROCUREMENT

Municipalities can derive large savings by employing a few energy procurement strategies:

1) Electricity: Municipalities should consider getting their electricity supply from a licensed electricity supplier to take advantage of potentially lower pricing.

A list of licensed suppliers can be found at the Dept. of Public Utilities Commission website:
<http://db.state.ma.us/dpu/orders/frmElectricitySuppliers.asp>

2) Real-time Pricing: The savings from a variable priced offering can be great because the customer assumes the risk of price fluctuations. It is important for customers to understand the risk and potential savings of a real-time index product as compared to a fixed price contract by looking carefully at electricity usage during peak price periods and comparing those trends to the elements of the variable priced offerings. In the event that customer usage tends to be during off-peak periods, large savings can be derived. Suppliers should be asked if they have a real-time rate and be requested to give an estimate for what a customer would have paid in the last year; the calculation is based on the customer's specific usage data, the supplier's charge (in \$/kWh) for such a product, and other charges that may apply.

The Town of Williamsburg could consider real time pricing, although this will likely be of limited to no benefit since most of its usage is at higher demand periods. Much of the usage is during the daytime and coincides with higher real time pricing.

3) Aggregation: It is recommended for municipal offices to aggregate as many electric and gas accounts as possible when going out to bid for energy procurement contracts. In some cases, municipalities have benefited even more by aggregating with bordering municipalities.

For most of the buildings in Williamsburg, it appears that each account has Constellation Energy as their electric generation supplier. Periodically, the town should continue to competitively bid for its supply of electricity. Since the town has relatively low electrical usage (as compared to other larger towns) it may not see a significant price advantage for this activity.

The Town of Williamsburg should continue combining its fuel supply and delivery to seek competitive fixed pricing on an annual basis. Since Williamsburg is a relatively small town, it might consider participating in multi-town or county bids for oil if they become available.

4. DEMAND RESPONSE

The Town of Williamsburg does not appear to be a good candidate, at this time, for enrolling in the ISO New England Demand Response Program. This program pays customers for reducing their demand by at least 100 kW when called upon. The primary method of doing this is distributed generation, such as running an emergency generator.

Upon notification, a participating site would disconnect from the grid and operate off of their emergency generators. This typically would happen in the summer months during periods of high cooling demand (often 10 AM – 8 PM).

The town has a few small generators. The demand at the buildings that have the generators is not recorded since none of these are currently demand metered accounts. It is likely that the total demand reduction from the buildings with generators is less than 10 kW, far too low for participation at this time.

The Water Treatment Plant (which was not submitted for this study) does have a large generator. Curiously, this site does not have a demand charge so no demand levels have been recorded. Field measurements indicated that the demand at the site is below the program threshold. This site could possibly participate in a demand response program if future program levels are reduced. For further information, the appropriate town representative should contact DOER.

5. FORWARD CAPACITY PAYMENTS

The ISO New England Forward Capacity Market (FCM) program pays customers for reducing their demand by at least 100 kW during performance hours. The Town of Williamsburg is not a viable candidate for enrollment since aggregated demand level does not even reach 100 kW. It is possible that in the future the program requirements will be reduced.

6. CLEAN ENERGY OPPORTUNITIES

An initial renewable energy screening was performed for the sites that received detailed audits. This included assessment of the following technologies: hydroelectric, solar photovoltaics (PV), solar hot water, wind, and biomass. See each report for a full description of the programs available in Massachusetts and the results of each site screening.

Detailed assessments were performed for a few of the sites that had clean technology potential. The assessment results are covered in detail within each audit report, and summarized here:

- Four of the sites show potential for solar PV: Town Hall, Dunphy School, James School, and potentially the new roof planned for the Highway Garage. The town currently has over \$20,000 in Clean Energy Choice Funds; these funds will soon expire if not used. This money, combined with the Massachusetts Renewable Energy Trust (MRET) Commonwealth Solar Rebate, would pay for the majority of a 3 kW system at the Town Hall or for a large portion of a 23 kW system at the Dunphy School. The next step would be to perform a structural evaluation of both buildings to determine the extent of any upgrades required to support the additional loading at either site. The timing of the construction of the addition to the Highway Garage will probably eliminate that site from potentially using the Clean Energy Choice Funds. The Highway Garage should still be built *solar ready* so that it could host a solar PV system in the future.
- A biomass district energy heating plant was evaluated to supply heat for the two schools and the highway garage. The estimated cost of this project is \$825,000 and had an 18 year equity payback at current fuel rates; therefore it is not recommended at this time. However, if oil prices return to \$4 per gallon, the project economics improve to 11 years and it might then be considered.
- The river that runs near the Town Hall and Public Safety Building has potential for a small hydro turbine. The project would develop very limited amounts of power and would require either a dam to be built or an in-stream hydro; therefore hydroelectric is not considered financially viable in Williamsburg due to the permitting requirements for this type of work.
- None of the sites are conducive for a wind turbine or for solar hot water at this time.

7. OTHER CONSIDERATIONS

Several other opportunities were noted during the energy audit site visit:

- At the Meekins library, the programmable thermostat for the main level also controls the occupancy air for the building. The clock was observed to be set incorrectly, so it was reset during the audit. There was some confusion as to the operation of this controller. The O&M manual was consulted and found to have instructions for this controller. The instructions should be reviewed by the appropriate personnel, and the controller should be checked periodically to ensure that it is operational. The fan sequencing should also be programmed and updated as needed to match the operating hours of the library (which can vary from season to season).
- The circulation desk/area of the library has a ventilation system that is an attempt at providing free cooling when the air conditioning is not used (i.e. night flushing, hedge season cooling). The flow rates of the ventilators used are too small to effectively provide night flushing for a building of this size. A larger ventilation system should be considered for this application. Installation of a window awning, and reduction of internal gains (mostly from computers), would also help to reduce the heat load in that area.
- There is a drinking water reservoir that is no longer used since the town water supply comes from a well. There is potential for the water to be used to power a hydro turbine. Given the length of the diversion necessary to develop the full head of the site, the environmental permitting for this project would be considerable. The permitting process often makes projects of this scale unfeasible in Massachusetts; nevertheless it is worthy of further investigation. MRET does offer preliminary evaluations, and from time to time will provide additional funding for technical assistance and construction. The town should contact MRET for assistance.
- Lastly, there is a large plot of land adjacent to the new public water supply pump station. This land is mostly within zone 1 of the public water supply, thereby limiting its development potential. It was observed that much of the area is cleared and relatively flat, which makes it a promising location for a large scale, ground-mount solar PV system. This site was not investigated further since the Water Treatment Plant was not submitted as one of the sites to be audited.

Appendix D: Appraisals

FSI Appraisal Company of Northampton was contracted to appraise five buildings: Haydenville Police/Fire, Haydenville Library, Old Town Hall, Helen E. James School, and Town Offices. The conclusions on ranges in value are shown on the following pages.

Appraised values in summary:

Haydenville Police-Fire:	\$175,000 – \$210,000
Haydenville Library:	\$75,000 – \$85,000
Old Town Hall:	\$100,000 – \$130,000
Helen E. James School:	\$1,760,000 – \$1,980,000
Town Offices:	\$775,000 – \$865,000

HIGHEST AND BEST USE

A **Highest and Best Use** analyses is not part of this assignment. Therefore, the appraiser makes no representation as to the subject's "as improved" or "as vacant" **Highest and Best Use**.

APPRAISAL DEVELOPMENT AND REPORTING PROCESS

In preparing this **Appraisal**, the appraiser relied upon an interior and exterior inspection of the property on April 2, 2010, gathered information from the subject's **Market Area** or similar competitive **Market Areas** within Hampshire, Franklin, Hampden, Berkshire and Worcester Counties on comparable property sales; confirmed and analyzed all comparable sales information with at least one party to the transaction; applied the **Sales Comparison Approach Analysis**.

To develop the opinion of value, the appraiser performed an **Appraisal Process**, as defined by the *Uniform Standards of Professional Appraisal Practices*.

In arriving at a value estimate I placed consideration entirely on the **Sales Comparison Approach to Value**.

Sales that were researched and applied to the analysis are the following:

#	Location	Sale Date	Sale Price	GBA	\$/SF
1.	228 East Main Street, North Adams	06/30/08	\$220,000	4,346 sf	\$50.62
2.	6 North Main Street, Templeton	03/10/10	\$100,900	1,716 sf	\$58.80
3.	285 Prospect Street, Northampton	Pending Sale 06/14/10	\$207,000	3,720 sf	\$55.65

Comparable Sale #1 is located along the southerly side of East Main Street and west of Pleasant Street in North Adams. This is a two-story, wood-framed brick building that was formerly a rectory. The city of North Adams purchased this property along with an adjacent church and school building for the purpose of controlling the development of the property and preserving some of its historical integrity. The rectory contains 4,346 square feet of gross building area with a full basement and an attached 312 square foot garage. The building was constructed circa 1900. The parcel is basically rectangular in shape and contains .49-acres. The MA College of Liberal Arts purchased the property and is using it as their endowment office. The property sold on June 30, 2008 for \$220,000 consideration via quitclaim deed from the city of North Adams. The record of this transaction can be found in the Berkshire County Registry of Deeds in Book 1336, Page 7. The prior sale occurred on January 22, 2008 when the city purchased the property from the Roman Catholic Diocese for \$500,000, which included the two adjacent properties. Mayor Richard Aucombright confirmed the details of the transaction.

16 South Main Street, Haydenville, MA 4-10

Haydenville Police/Fire

7

Comparable Sale #2 is located along the westerly side of North Main Street, just north of the Routes 101 and 2A intersection in the town of Templeton. The site for this sale contains 4,020 square feet. The building is the old Templeton Fire Station and was constructed circa 1900. The two-story brick building has 858 square feet of garage space on the first floor and 858 square feet of office space on the second floor for a total of 1,716 square feet. According to the broker a new roof, gutters, downspouts and re-pointing of the brick were done in 2006 and new windows, electrical, and a second means of egress were installed in 2005. The property sold on March 10, 2010 for \$100,900 consideration from the Fire House Realty Trust to H & B Realty Trust. The record of this transaction can be found in the Worcester County Registry of Deeds in Book 45523, Page 223. The prior sale was from the town of Templeton to Fire House Realty Trust for \$45,000 on October 29, 2004.

Comparable Sale #3 is located along the northerly side of Prospect Street and easterly side of Murphy Terrace, Northampton, MA. The site is rectangular in shape and contains approximately 12,250 square feet of land. Topography is moderately sloping down from south to north with curb cuts along Prospect Street and Murphy Terrace, which provides access to the site. There is sufficient on-site parking located at the southerly end of the site. The subject site is improved with two buildings. Building #1 is a single-story, wood-framed, concrete-block building with a full basement that was previously occupied by a small restaurant that served breakfast and lunch. Building #2 is vacant and was formerly utilized as two illegal apartments. According to assessors' records Building #1 has approximately 620 square feet and Building #2 has approximately 3,100 square feet of gross building area. The buildings were constructed in 1947 and the property is located in the *URB-Urban Residential B, Zoning District*. The property was formerly the Calvin Ice Cream Company. The property has been listed for sale with an asking price of \$229,900. According to the broker there is a pending offer of \$207,000, which is subject to approval by the Planning Board to utilize the property for an unspecified business.

Based on this information and the analysis, it is my opinion that the subject property would have a likely *Market Value* as of April 2, 2010 ranging from \$45.00 to \$55.00 per square foot.

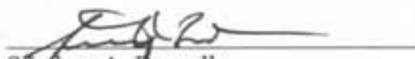
3,844 sf x \$45.00 = \$175,000 (rounded)

3,844 sf x \$55.00 = \$210,000 (rounded)

FINAL RANGE IN VALUE CONCLUSION

\$175,000 to \$210,000

Respectfully Submitted


 Stephen A. Brunelle
 MA Certified General Appraiser
 License #233

16 South Main Street, Haydenville, MA 4-10

HIGHEST AND BEST USE

A **Highest and Best Use** analyses is not part of this assignment. Therefore, the appraiser makes no representation as to the subject's "**as improved**" or "**as vacant**" **Highest and Best Use**.

APPRAISAL DEVELOPMENT AND REPORTING PROCESS

In preparing this **Appraisal**, the appraiser relied upon an interior and exterior inspection of the property on April 2, 2010, gathered information from the subject's **Market Area** or similar competitive **Market Areas** within Hampshire, Franklin, Worcester and Hampden Counties on comparable property sales; confirmed and analyzed all comparable sales information with at least one party to the transaction; applied the **Sales Comparison Approach Analysis**.

To develop the opinion of value, the appraiser performed an **Appraisal Process**, as defined by the *Uniform Standards of Professional Appraisal Practices*.

In arriving at a value estimate I placed consideration entirely on the **Sales Comparison Approach to Value**.

Comparable Sales that were researched and applied to the analysis are the following:

#	Location	Sale Date	Sale Price	GBA	\$/SF
1.	40 Pleasant Street, Granby	04/17/09	\$200,000	954 sf	\$209.64
2.	121 West Main Street, West Brookfield	09/04/09	\$130,000	874 sf	\$148.74
3.	9 Park Street, Spencer	01/19/10	\$72,500	618 sf	\$117.31
4.	170 Montgomery Street, Chicopee	02/17/10	\$145,000	1,900 sf	\$76.32

Comparable Sale #1 is located along Pleasant Street and consists of 3.488-acres of land (Plan filed November 24, 2008 in Plan Book 219, Page 110) that is improved with a 954 square foot wood-framed building. The building is occupied by Children First, a childcare provider. The site is located in the *RS-Residential Zoning District*. The property transferred from Beverly F. Pead and William Pead to Children First Enterprises, Inc. for \$200,000 consideration on April 17, 2009 via quitclaim deed. This transaction is recorded in the Hampshire County Registry of Deeds in Book 9776, Page 311. The prior sale occurred more than three-years ago.

Comparable Sale #2 is located along West Main Street, Routes 9 and 67, near North Brookfield Savings Bank, NAPA Auto Parts and Dunkin Donuts. The 874 square foot wood-framed building was constructed circa 1950 and has a full basement. It is sited on .23-acres in a mixed-use neighborhood. The building was reported to be in good condition at the time of the sale. The property transferred from Charles A. Moulton Trust to Dominic Corporation for \$130,000 consideration on September 4, 2009 via quitclaim deed. This transaction is recorded in the Worcester County Registry of Deeds in Book 44810, Page 258. The prior sale occurred more than three-years ago.

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Comparable Sale #3 is located along the northerly side of Park Street, Route 9, just east of downtown Spencer. This wood-framed building has 618 square feet and was constructed circa 2003 and used as a florist business. The property is sited on .20-acres. The building was reported to be in good condition at the time of the sale. The property transferred from the Elaine F. Green to Charles E. and Joanne N. Bromage for \$72,500 consideration on January 19, 2010 via quitclaim deed. This transaction is recorded in the Worcester County Registry of Deeds in Book 45354, Page 221. The prior sale occurred more than three-years ago.

Comparable Sale #4 is located at the corner of Montgomery and Jennings Street in Chicopee. This property consists of a single-story, concrete-block, commercial building constructed circa 1922. The building was originally built, designed and used as retail and office space. The building has approximately 1,900 square feet and is sited on a .219-acre parcel of land in the *Commercial Zoning District*. The property transferred from Mary Louise Mrozinski to Joanne R. Fusari for \$145,000 consideration on February 17, 2010 via quitclaim deed. This transaction is recorded in the Hampden County Registry of Deeds in Book 18190, Page 382. The prior sale occurred more than three-years ago.

Based on this information and the analysis, it is my opinion that the subject property would have a likely *Market Value* as of April 2, 2010 ranging from \$125.00 to \$145.00 per square foot.

594 sf x \$125.00 = \$75,000 (rounded)

594 sf x \$145.00 = \$85,000 (rounded)

FINAL RANGE IN VALUE CONCLUSION

\$75,000 to \$85,000

Respectfully Submitted



Stephen A. Brunelle
MA Certified General Appraiser
License #233

136 Main Street, Haydenville, MA 4-10

HIGHEST AND BEST USE

A **Highest and Best Use** analyses is not part of this assignment. Therefore, the appraiser makes no representation as to the subject's "as improved" or "as vacant" **Highest and Best Use**.

APPRAISAL DEVELOPMENT AND REPORTING PROCESS

In preparing this **Appraisal**, the appraiser relied upon an interior and exterior inspection of the property on April 2, 2010, gathered information from the subject's **Market Area** or similar competitive **Market Areas** within Hampshire, Franklin and Hampden Counties on comparable property sales; confirmed and analyzed all comparable sales information with at least one party to the transaction; applied the **Sales Comparison Approach Analysis**.

To develop the opinion of value, the appraiser performed an **Appraisal Process**, as defined by the *Uniform Standards of Professional Appraisal Practices*.

In arriving at a value estimate I placed consideration entirely on the **Sales Comparison Approach to Value**.

Comparable Sales that were researched and applied to the analysis are the following:

#	Location	Sale Date	Sale Price	GBA	\$/SF
1.	616 Amherst Road, South Hadley	06/14/07	\$150,000	3,024 sf	\$49.60
2.	58 Deerfield Street, Greenfield	09/24/08	\$153,000	3,388 sf	\$45.16
3.	116-118 Federal Street, Greenfield	11/05/08	\$400,000	13,626 sf	\$29.36
4.	270 Pleasant Street, Northampton	01/29/10	\$200,000	4,092 sf	\$48.88

Comparable Sale #1 is located along the westerly side of Amherst Road, Route 116, just south of the Granby/Amherst/South Hadley town line. The 3,024 square foot wood-framed building was constructed in 2005 as a church. It is sited on 1.2-acres in a residential neighborhood. The property transferred from Edward Lemlin to the Joshua Generation Fellowship for \$150,000 consideration on June 14, 2007 via quitclaim deed. This transaction is recorded in the Hampshire County Registry of Deeds in Book 9162, Page 304. The prior sale occurred more than three-years ago.

Comparable Sale #2 is located along the westerly side of Deerfield Street, Route 5, just north of downtown Greenfield. The 3,388 square foot wood-framed building was constructed circa 1900 as a church. It is sited on .53-acres in a mixed-use neighborhood. The building was reported to be in fair condition at the time of the sale. The property transferred from the Roman Catholic Bishop of Springfield to Apple E. Berkery for \$153,000 consideration on September 24, 2008 via quitclaim deed. This transaction is recorded in the Franklin County Registry of Deeds in Book 5566, Page 236. The prior sale occurred more than three-years ago.

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Old Town Hall

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Comparable Sale #3 is located along the westerly side of Federal Street, Route 5, just north of downtown Greenfield. This property is comprised of two buildings and three adjacent parcels of land. The wood-framed building has 3,718 square feet and was constructed circa 1900 and used as office space. An adjacent brick building utilized as a church has 9,908 square feet with a finished walkout basement. A third adjacent parcel functions as a parking lot. The three parcels combined totals .705-acres. The buildings were reported to be in average condition at the time of the sale. The property transferred from the First Baptist Church Society to Providence Moldovian Baptist Church of Bernardston for \$400,000 consideration on November 5, 2008 via quitclaim deed. This transaction is recorded in the Franklin County Registry of Deeds in Book 5585, Page 278. The prior sale occurred more than three-years ago.

Comparable Sale #4 is located along the easterly side of Pleasant Street, Route 5, in the southern section of downtown Northampton. This property consists of a two-story, brick, commercial building constructed circa 1900. The building was originally built, designed and used as a lodge and meeting house for the Fraternal Order of Eagles. The building offers a full basement and an open floor plan on the upper two floors. The first and second floors each have approximately 2,046 square feet of gross building area for a total above grade gross building area of approximately 4,092 square feet. The basement also has approximately 2,046 square feet, most of which is finished space. Total finished space for the building, including the basement level, is therefore 6,138 square feet. The parcel, which contains 2,352 square feet, is located in the *CB-Central Business Zoning District*. The property transferred from the Fraternal Order of Eagles of Northampton, Inc. to Amy B. Royal and Richard R.L. Royal for \$200,000 consideration on January 29, 2010 via quitclaim deed. This transaction is recorded in the Hampshire County Registry of Deeds in Book 10087, Page 81. The prior sale occurred more than three-years ago.

Based on this information and the analysis, it is my opinion that the subject would have a likely *Market Value* as of April 2, 2010 ranging from \$35.00 to \$45.00 per square foot.

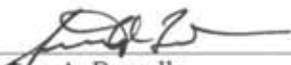
2,825 sf x \$35.00 = \$100,000 (rounded)

2,825 sf x \$45.00 = \$130,000 (rounded)

FINAL RANGE IN VALUE CONCLUSION

\$100,000 to \$130,000

Respectfully Submitted



Stephen A. Brunelle
MA Certified General Appraiser
License #233

8 Main Street, Williamsburg, MA 4-10

HIGHEST AND BEST USE

A **Highest and Best Use** analyses is not part of this assignment. Therefore, the appraiser makes no representation as to the subject's "as improved" or "as vacant" **Highest and Best Use**.

APPRAISAL DEVELOPMENT AND REPORTING PROCESS

In preparing this **Appraisal**, the appraiser relied upon an interior and exterior inspection of the property on April 2, 2010, gathered information from the subject's **Market Area** or similar competitive **Market Areas** within Hampshire, Franklin, Hampden, Berkshire and Worcester Counties on comparable property sales; confirmed and analyzed all comparable sales information with at least one party to the transaction; applied the **Sales Comparison Approach Analysis**.

To develop the opinion of value, the appraiser performed an **Appraisal Process**, as defined by the *Uniform Standards of Professional Appraisal Practices*.

In arriving at a value estimate I placed consideration entirely on the **Sales Comparison Approach to Value**.

Sales that were researched and applied to the analysis are the following:

#	Location	Sale Date	Sale Price	GBA	\$/SF
1.	317 Russell Street, Hadley	09/03/09	\$2,350,000	26,620 sf	\$88.28
2.	125 Montgomery Street, Chicopee	02/05/10	\$2,780,000	31,948 sf	\$87.02

Comparable Sale #1 consists of a single-story, steel-framed, commercial building built in 1994, according to assessors' records. The building contains approximately 26,620 square feet of gross building area. The current owner purchased the building in September 2009 for \$2,350,000 consideration and the space has been occupied as the Pioneer Valley Chinese Immersion Charter School since August 1, 2008. The building is sited on a 269,636 square foot parcel of land or 6.19-acres, located along the southerly side of Russell Street, just west of South Maple Street and the Hampshire Mall, abutting the Mountain Falls Mall, in the *Industrial Zoning District*. The property is currently owned by the Pioneer Valley Chinese Immersion Charter School Educational Foundation, Inc.

This property is under a lease agreement originally between 317 Hadley, LLC (Lessee/Prior Owner) and the Pioneer Valley Chinese Immersion Charter School (Lessor), which reflects a lease rate of \$15,000 per month or \$180,000 annually, for the first year of the lease. This lease commenced on August 1, 2008. There has been a signed addendum dated January 7, 2010, which reflects a revised rental payment of \$18,000 per month for the time period from October 1, 2009 through July 31, 2010, which calculates to \$8.11 per square foot of gross building area on a triple net basis.

This commercial building was originally constructed as a family fitness center and the interior finish has a unique combination of partitioned office and activity areas, coupled with twenty-four-foot high clear span warehouse type space, which has been finished at floor level.

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Helen E. James School

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The interior was renovated in 2009 to include a slightly more traditional office space atmosphere as the current owner has converted much of the space to more intimate classroom size spaces by adding interior walls and conventional height ceilings.

Pioneer Valley Chinese Immersion Charter School Educational Foundation, Inc. purchased the subject from 317 Hadley, LLC for \$2,350,000 consideration, via quitclaim deed, on September 3, 2009. The record of this transaction is recorded in the Hampshire County Registry of Deeds in Book 9956, Page 217. The property was not offered on the open market and was sold privately.

An earlier transaction occurred between Maramel Sports Inc. who transferred the subject to 317 Hadley LLC. for \$2,000,000 consideration, via quitclaim deed, on March 26, 2007. The record of this transaction is recorded in the Hampshire County Registry of Deeds in Book 9075, Page 352. This transaction occurred through *Multiple Listing Service*, when the subject was originally listed on April 7, 2005 for \$2,500,000 with multiple reductions in list price. Total days on market (DOM): 665-days.

Comparable Sale #2 is located along the westerly side of Montgomery Street at the corner of Columbia Street in the Chicopee Falls section of Chicopee. The property is the former St. Patrick's School. The two-story brick school building was constructed in 1957. The building has 22,372 square feet on the upper two floors and 9,576 square feet of finished lower level space for a total of 31,948 square feet. The site contains 7.24-acres. The city of Chicopee purchased the property from the Roman Catholic Diocese of Springfield for \$2,780,000 and the city plans on spending an additional \$860,000 in renovations. The sale transaction took place on February 5, 2010 and is recorded in the Hampden County Registry of Deeds in Book 18177, Page 321. The city is hoping to move the kindergarten, first and second graders who attend the 110-year old Belcher School to the new building in the fall of 2010.

Based on this information and the analysis, it is my opinion that the subject property would have a likely *Market Value* as of April 2, 2010 ranging from \$80.00 to \$90.00 per square foot.

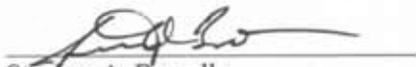
22,000 sf x \$80.00 = \$1,760,000 (rounded)

22,000 sf x \$90.00 = \$1,980,000 (rounded)

FINAL RANGE IN VALUE CONCLUSION

\$1,760,000 to \$1,980,000

Respectfully Submitted


 Stephen A. Brunelle
 MA Certified General Appraiser
 License #233

16 Main Street, Williamsburg, MA 4-10

HIGHEST AND BEST USE

A **Highest and Best Use** analyses is not part of this assignment. Therefore, the appraiser makes no representation as to the subject's "as improved" or "as vacant" **Highest and Best Use**.

APPRAISAL DEVELOPMENT AND REPORTING PROCESS

In preparing this **Appraisal**, the appraiser relied upon an interior and exterior inspection of the property on April 2, 2010, gathered information from the subject's **Market Area** or similar competitive **Market Areas** within Hampshire, Franklin, Worcester and Hampden Counties on comparable property sales; confirmed and analyzed all comparable sales information with at least one party to the transaction; applied the **Sales Comparison Approach Analysis**.

To develop the opinion of value, the appraiser performed an **Appraisal Process**, as defined by the *Uniform Standards of Professional Appraisal Practices*.

In arriving at a value estimate I placed consideration entirely on the **Sales Comparison Approach to Value**.

Sales that were researched and applied to the analysis are the following:

#	Location	Sale Date	Sale Price	GBA	\$/SF
1.	32 Round Hill Road, Northampton	05/17/07	\$700,000	6,810 sf	\$102.79
2.	36 Round Hill Road, Northampton	06/13/07	\$392,500	4,520 sf	\$86.84
3.	116-118 Federal Street, Greenfield	11/05/08	\$400,000	13,626 sf	\$29.36
4.	240 Pearl Street, Gardner	10/29/09	\$250,000	5,687 sf	\$43.96
5.	108 Bridge Street, Agawam	11/17/09	\$355,000	3,854 sf	\$92.11

Comparable Sale #1 is located at 32 Round Hill Road, Northampton, MA. The site for this sale contains 48,554 square feet located along the westerly side of Round Hill Road, just north of the Elm Street intersection. The parcel is basically rectangular in shape with approximately 134-feet of road frontage along Round Hill Road. There is a paved driveway off of Round Hill Road that leads to a paved parking area along the northerly side of the building that can accommodate approximately six vehicles. The driveway runs through the property, adjacent to the north and the site plan reflects this easement in favor of the comparable. The improvements consists of a two-story, brick building owned by the Clarke School for the Deaf that was recently used as a rooming house and office space by the school. According to assessors' records, the house was constructed c. 1900. The building contains approximately 6,810 square feet of above grade gross building area, not including the unfinished basement area of approximately 3,694 square feet. The property has been converted to four luxury residential condominiums. The property sold on May 17, 2007 for \$700,000 consideration from the Clarke School for the Deaf to Leonard House Group, LLC. The record of this transaction can be found in the Hampshire County Registry of Deeds in Book 9130, Page 236. The prior sale occurred more than three-years ago.

141 Main Street, Haydenville, MA 4-10

Comparable Sale #2 is located at 36 Round Hill Road, Northampton, MA. The site for this sale contains 47,680 square feet located along the westerly side of Round Hill Road, just north of the Elm Street intersection. The parcel is irregular in shape with approximately 103.5-feet of frontage along Round Hill Road. Access to the improvements is via a common driveway with the adjacent property to the east. The improvements consist of a single-story brick building constructed c. 1900 that contains approximately 4,520 square feet of gross building area, with a full, unfinished basement of the same size. The property was located on land owned by the Clarke School for the Deaf and the building was originally utilized as the school's infirmary but had been converted to three living units. The purchasers bought the building to live in as a single-family residence. The property sold on June 13, 2007 for \$392,500 consideration from the Clarke School for the Deaf to Nicholas D. Gross and Janet S. Gross. The record of this transaction can be found in the Hampshire County Registry of Deeds in Book 9161, Page 277. The prior sale occurred more than three-years ago.

Comparable Sale #3 is located along the westerly side of Federal Street, Route 5, just north of downtown Greenfield. This property is comprised of two buildings and three adjacent parcels of land. The wood-framed building has 3,718 square foot and was constructed circa 1900 and used as office space. An adjacent brick building utilized as a church has 9,908 square feet with a finished walkout basement. A third adjacent parcel functions as a parking lot. The three parcels combined total .705-acres. The buildings were reported to be in average condition at the time of the sale. The property transferred from the First Baptist Church Society to Providence Moldovian Baptist Church of Bernardston for \$400,000 consideration on November 5, 2008 via quitclaim deed. This transaction is recorded in the Franklin County Registry of Deeds in Book 5585, Page 278. The prior sale occurred more than three-years ago.

Comparable Sale #4 is located along the northerly side of Pearl Street, Route 101, just east of downtown Gardner across from the intersection of Betty Cross Road. The 5,687 square foot wood-framed building was constructed in 1960 and prior to its sale was utilized as a daycare facility. There is approximately 2,911 square feet of first floor space and 2,776 square feet of finished walkout basement space. The building offers vaulted ceilings, large rooms, multiple spaces for offices and other uses. It is sited on 1.47-acres in the *GR#-General Residence Zoning District* and offers plenty of on-site parking. The property transferred from South Middlesex Non-Profit Housing Corporation to the Joseph L. Rome Revocable Trust for \$250,000 consideration on October 29, 2009 via quitclaim deed. This transaction is recorded in the Worcester County Registry of Deeds in Book 45028, Page 65. The prior sale occurred more than three-years ago.

Comparable Sale #5 is located along the westerly side of Bridge Street, just north of Route 147 and just west of the Westfield River. The 3,854 square foot wood-framed, brick-veneer building was constructed circa 1925 as a church. It is sited on .48-acres in a predominantly residential neighborhood. The building was reported to be in good condition at the time of the sale. The building offers high ceilings and a full basement. The property transferred from the Roman Catholic Bishop of Springfield to the Church of Redemption for \$355,000 consideration on November 17, 2009 via quitclaim deed. This transaction is recorded in the Hampden County Registry of Deeds in Book 18076, Page 161. The prior sale occurred more than three-years ago.

141 Main Street, Haydenville, MA 4-10

8

Based on this information and the analysis, it is my opinion that the subject property would have a likely *Market Value* as of April 2, 2010 ranging from \$85.00 to \$95.00 per square foot.

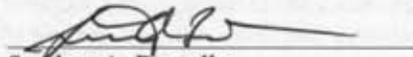
9,100 sf x \$85.00 = \$775,000 (rounded)

9,100 sf x \$95.00 = \$865,000 (rounded)

FINAL RANGE IN VALUE CONCLUSION

\$775,000 to \$865,000

Respectfully Submitted

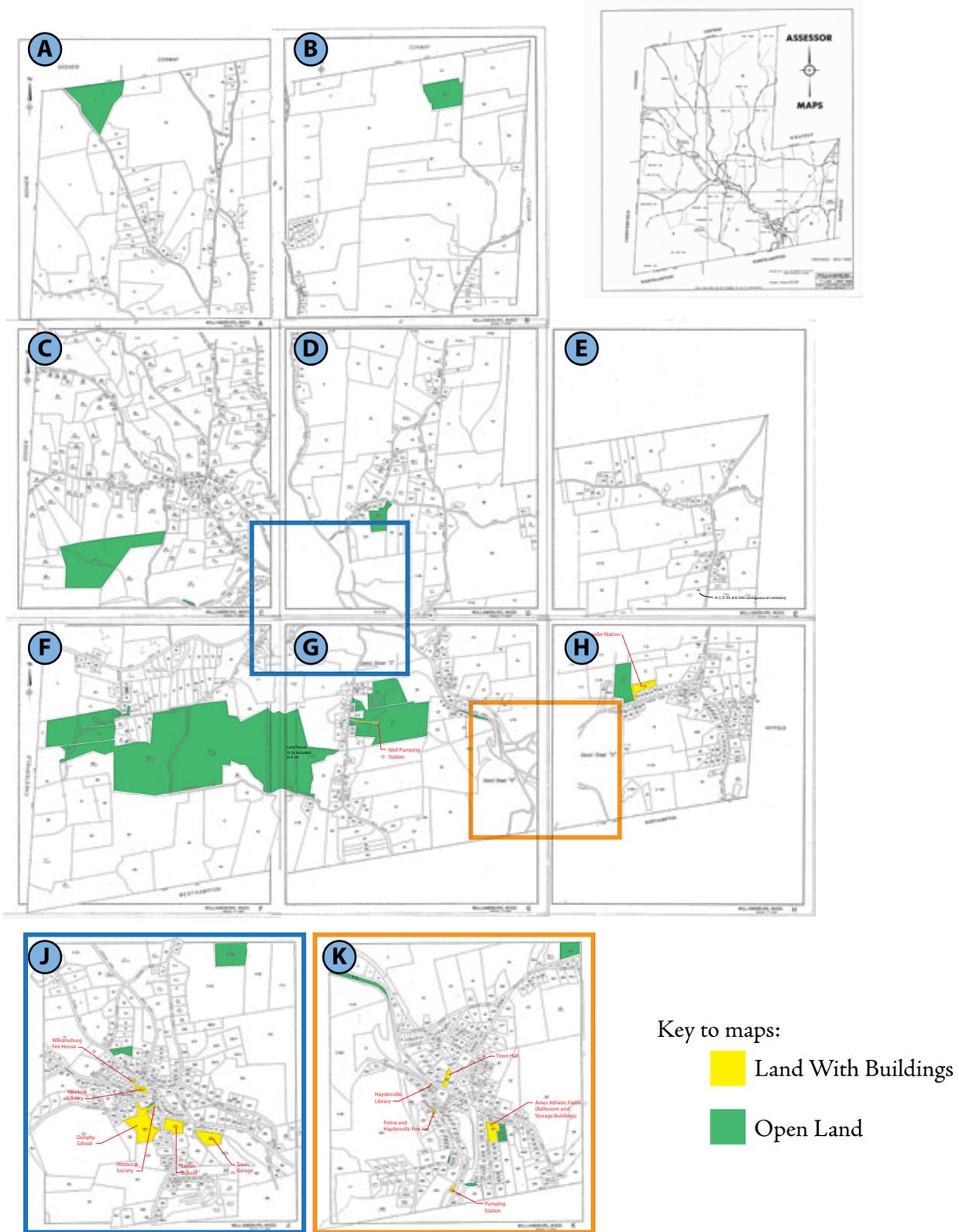


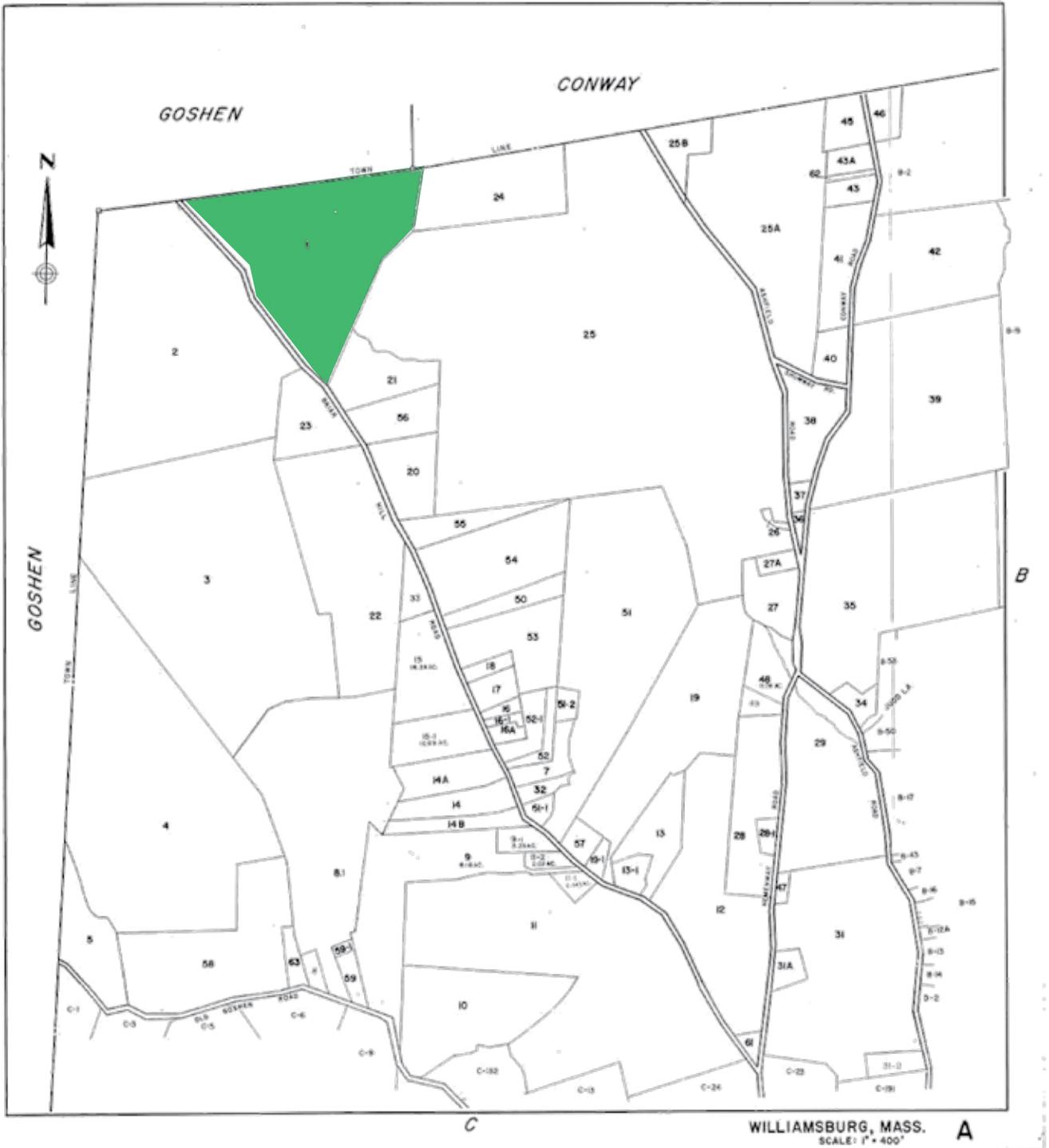
Stephen A. Brunelle
MA Certified General Appraiser
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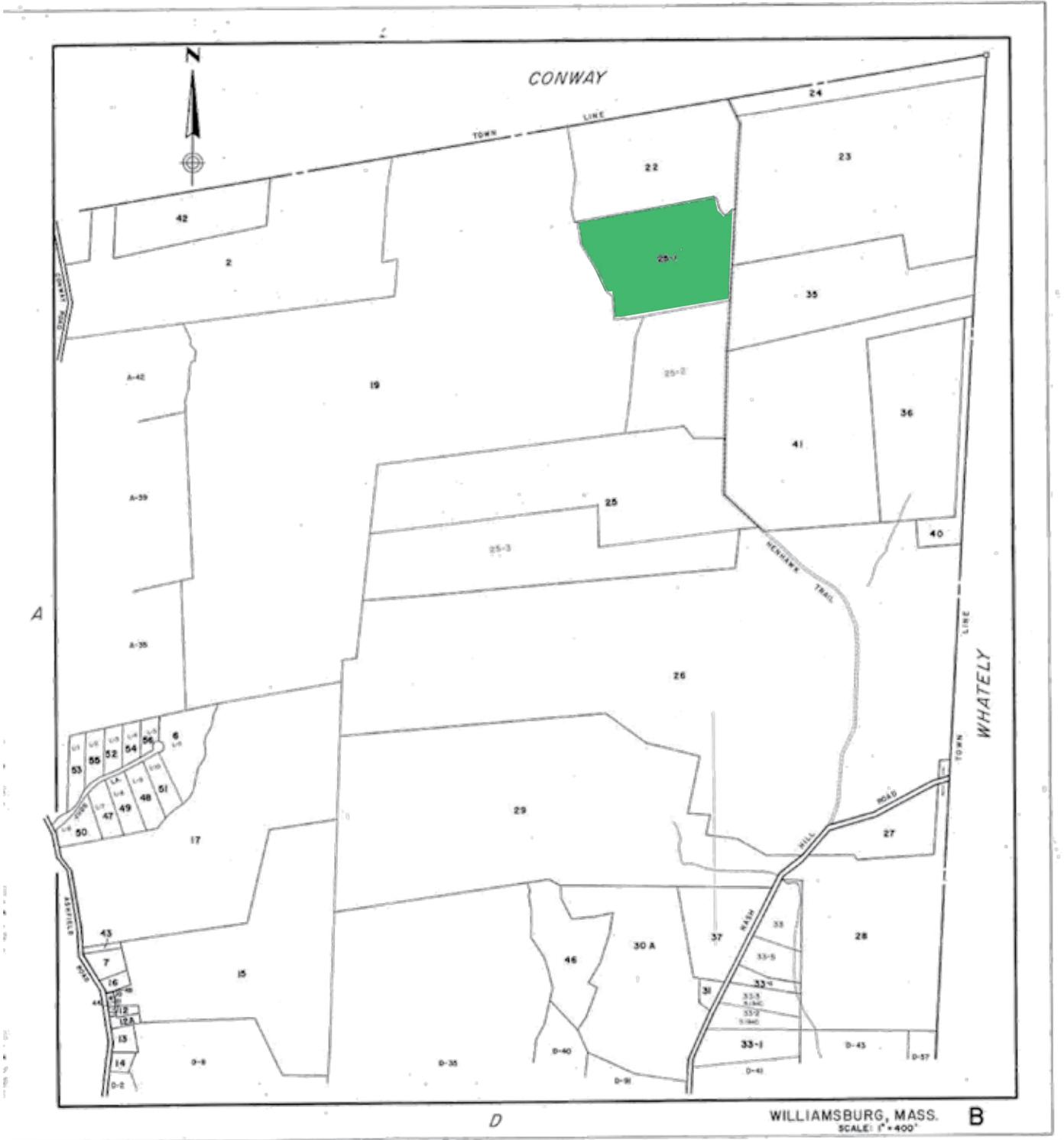
141 Main Street, Haydenville, MA 4-10

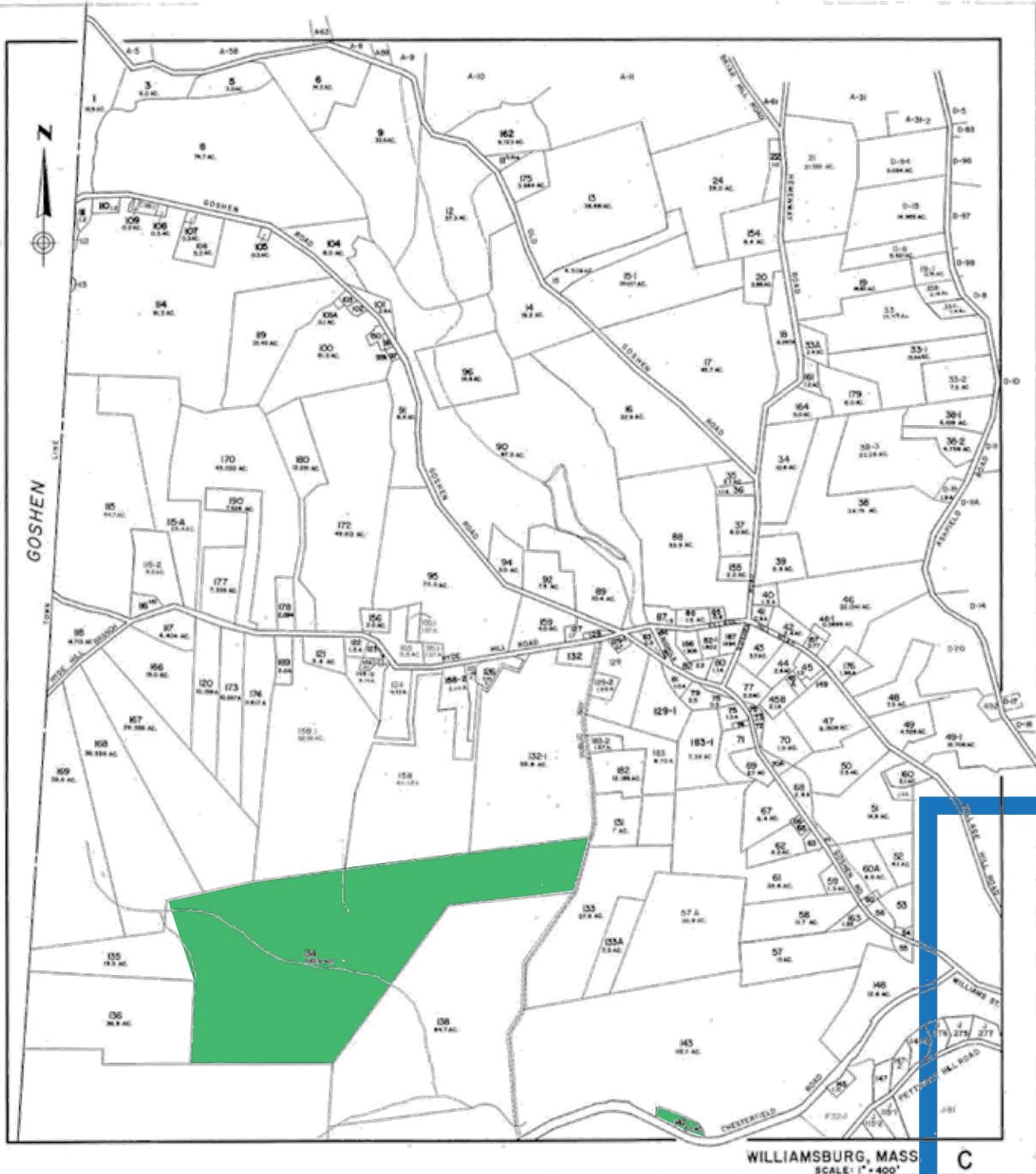
Appendix E: Maps

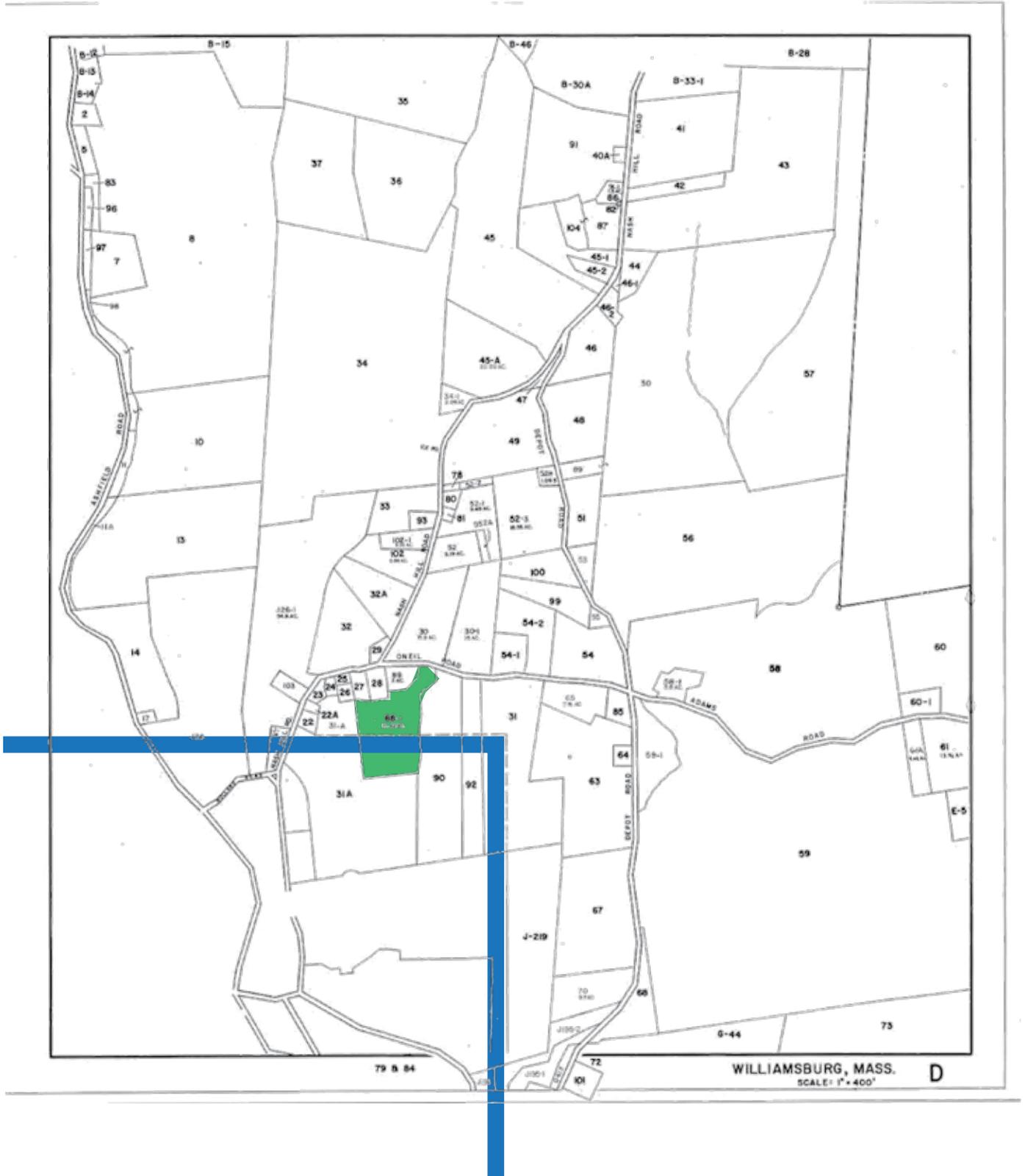
Locator/Overall Map

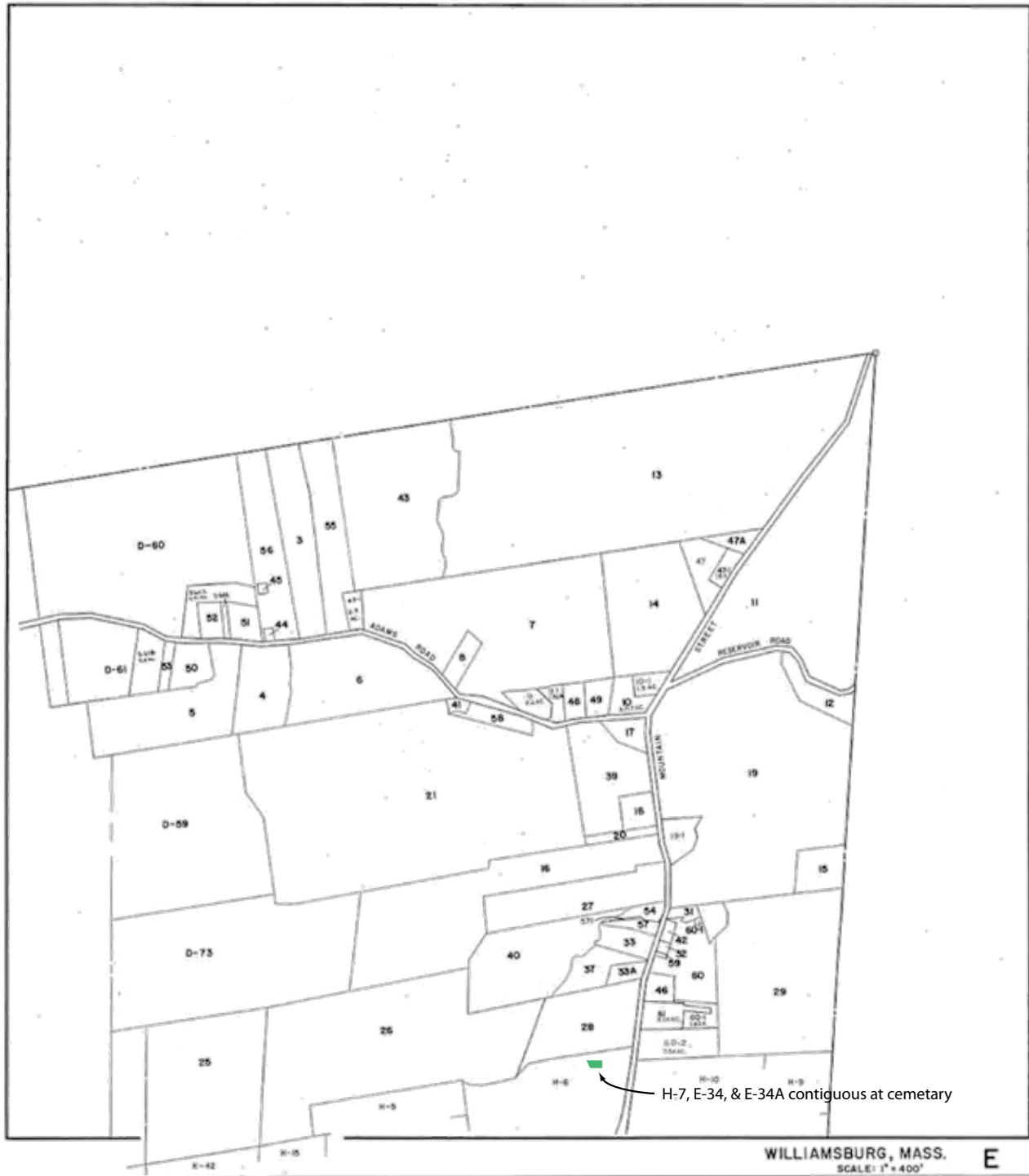


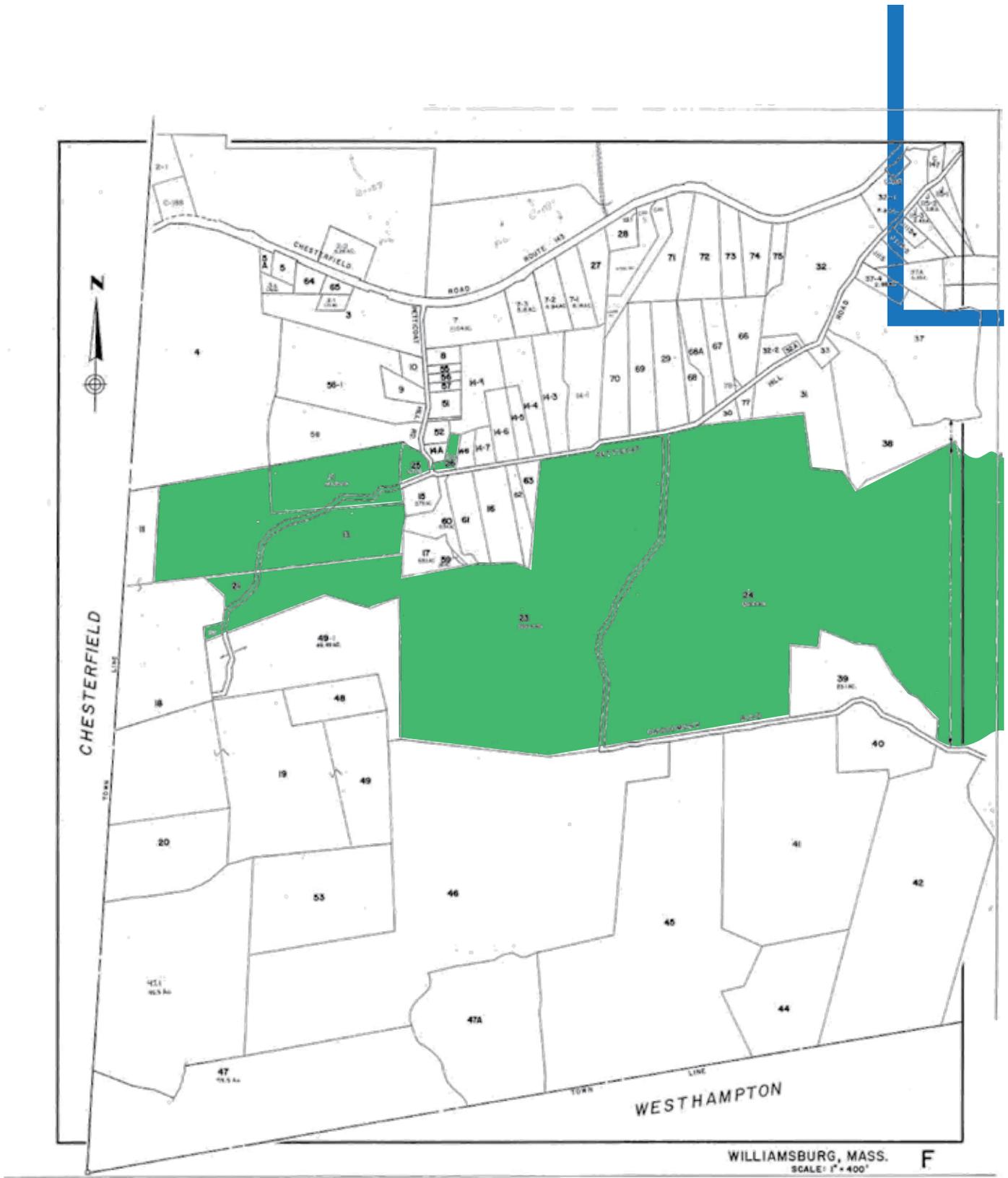


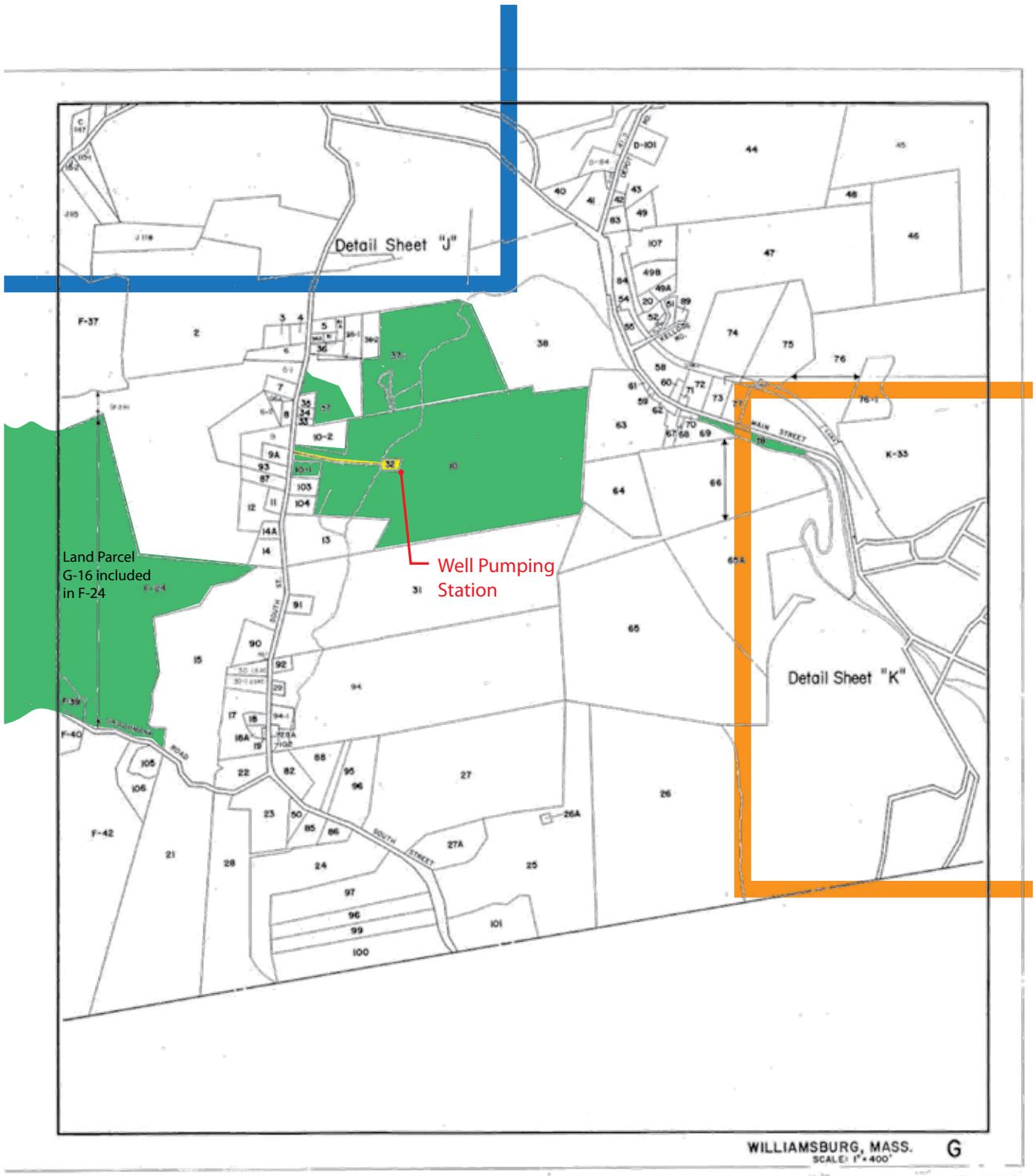




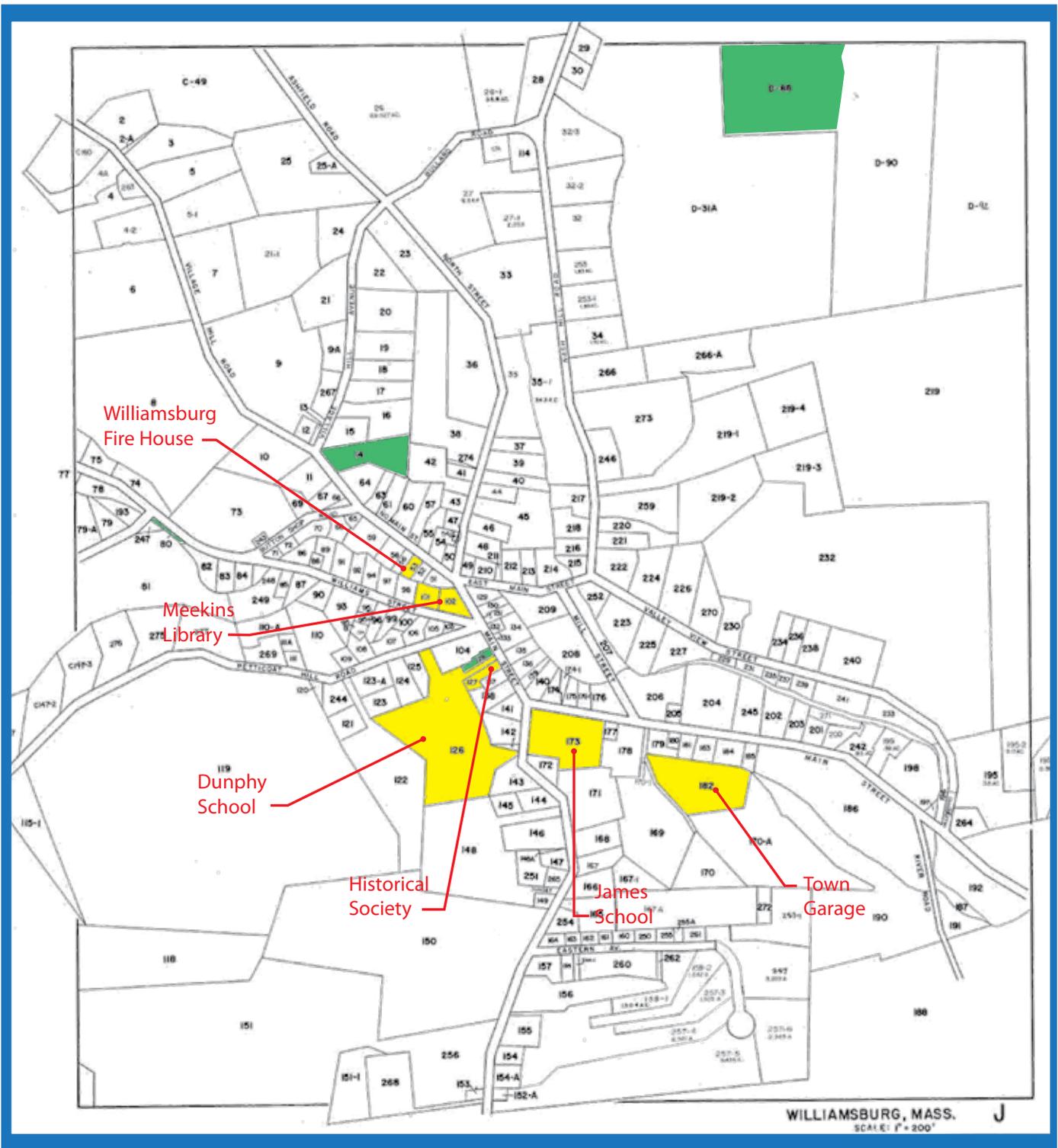


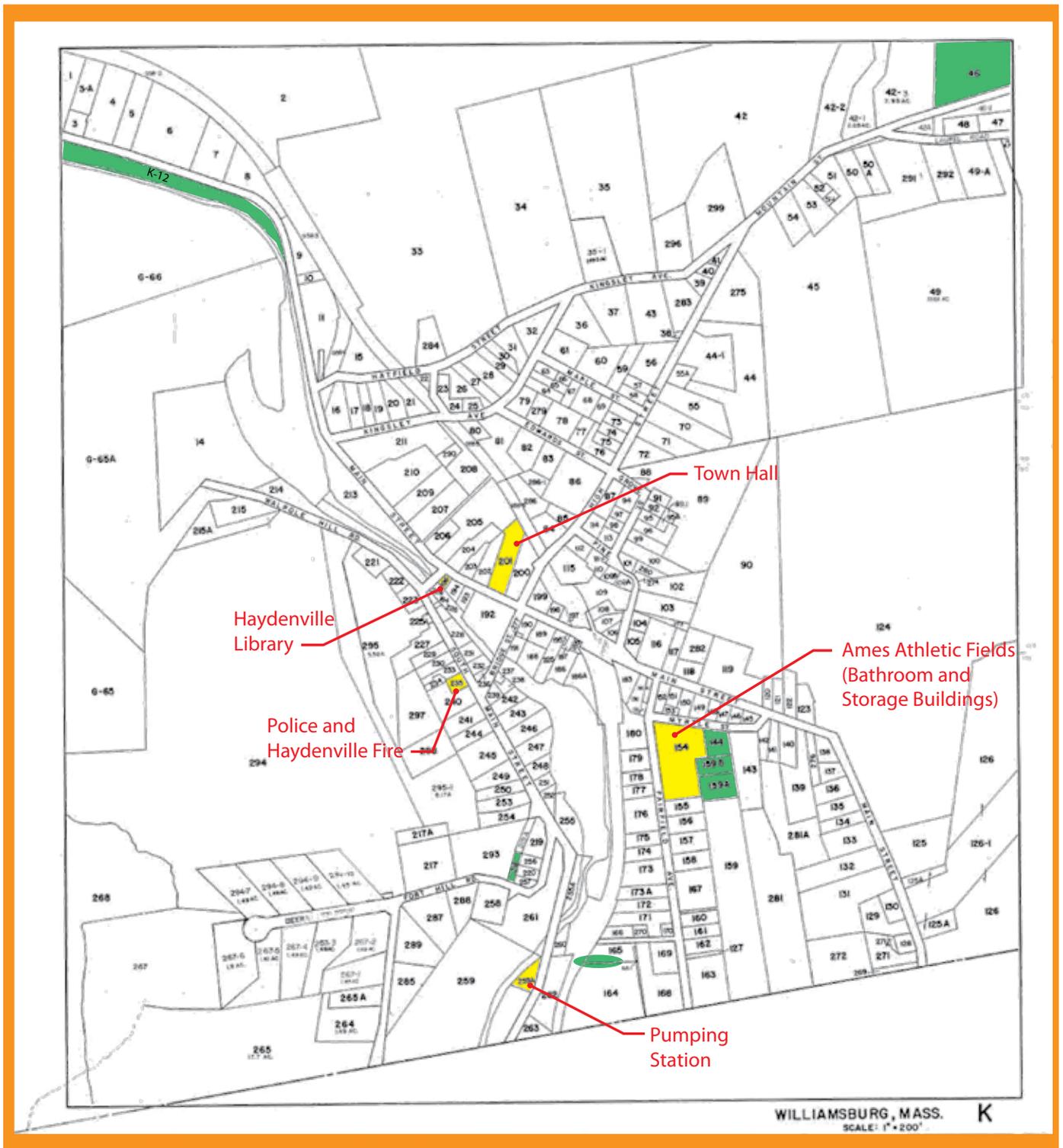












Acknowledgements

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☆ The department heads who returned our surveys.

☆ Doug Goodman of Reinhardt Associates.

☆ Town Administrator Steve Herzberg.

☆ Fire Chief Don Lawton.

☆ Town Assessor Margie Dunphy and Denise Banister of the Board of Assessors.

☆ Ralmon Black of the Historical Commission.