

1. EXECUTIVE SUMMARY

ELEMENTARY SCHOOL FEASIBILITY STUDY WILLIAMSBURG PUBLIC SCHOOLS WILLIAMSBURG, MASSACHUSETTS

A. Description of District

The Williamstown Elementary District is located in the town of Williamstown, a rural community of 3000 residents in the western part of the Massachusetts. Williamstown school district is comprised of two school buildings, the Helen E. James School and the Anne T. Dunphy School. Jointly, the two schools serve 230 preschool through grade six students.

B. History of Previous Studies

In 1989 - 1990 the town established a Town Building Needs Committee chaired by Michael Moran. The committee as part of their work reviewed the town schools. In a report submitted to the board of selectmen it was noted that both the James and Dunphy Schools had some facilities issues of note but were "adequate." Following the town review of facilities, then school committee member Gordon Allen completed an evaluation of future enrollments in an effort to ascertain the ability of the school department to meet the staffing and facilities needs over the next 5 years. In 1995 a Futures Committee was established as part of the Williamstown School Council. After several years of site based facilities program assessment, the school council through the facilities focus of the Futures Committee recommended to the Williamstown School Committee that a formal facilities program audit and capital assets assessment be conducted. The program audit was intended to examine the facilities as they related to the evolving academic program being afforded the school age population of Williamstown. In addition, the school council recommended a formal review of the school building physical plants through a capital assets assessment.

In May of 1998 the School Committee requested and the town funded at town meeting, a Facilities Program Audit & Capital Assets Assessment at a cost of \$10,000. In February of 1999 the Facilities Program Audit Completed by New England School Development Council (NESDEC) was presented at a Public hearing. The input from this hearing was used to help frame the May 1999 Capital Assets Assessment Completed by Habeeb and Associates. The input from NESDEC, Habeeb, and the community was integrated into the work of the school council facilities/futures committee focus. At the recommendation of the school council school improvement plan, the Williamstown School Committee held a June 2000 public hearing regarding the possible formation of a School Building Committee. In August of 2000 the school committee requested the town Selectboard to form a School Building Committee. In October 2000 the Selectboard established a committee and appointed School Building Committee members. Over the next 8 months the committee developed a plan to move forward with the Selectboard's charge to the Committee.

In May 2001 the School Building Committee requested funds from the Town for the purpose of conducting initial studies of the structures and property associated with the elementary schools. \$25,000 was allocated at the May town meeting. Over the summer of 2001 site investigation was completed at both the James and Dunphy School sites under the supervision of volunteer Jim Hyslip, a local geotechnical engineer. With the geotechnical work in hand the Committee moved forward with a Structural Assessment of both the James and Dunphy schools which was completed in January 2002 by Kelcey & Edwards engineers. After expending \$13,000 the Committee determined it was necessary to gain some direction from the Massachusetts Department of Education. In May 2002 Department of Education officials from the School Building Assistance Bureau (SBAB) met with the Building Committee in an advisory capacity. In June 2002 following the meeting with SBAB the building committee identified the need to complete a comprehensive feasibility study including educational specifications for submittal to the Massachusetts Department of Education SBAB. The Committee determined that additional funds would be needed to move forward with the comprehensive feasibility study. In Sept 2002 the School Committee in coordination with the Town Finance Committee, Selectboard, and Building Committee identified funds necessary to complete a feasibility study. At a town meeting in Sept 2002 the Town voted the funds necessary to conduct the feasibility study. In October 2002 Alderman & MacNeish of West Springfield was selected to conduct the feasibility study.

C. Feasibility Study

The objective of the Feasibility Study was to assist the Town of Williamsburg in developing a planned program to identify and address the current and projected educational and physical needs of its existing public school facilities. The process started with a review of existing documents and digitalization of existing floor and site plans, followed by an inspection, analysis and report documenting the conditions of the existing buildings. Included in this report are the following for each school:

- Description of Existing conditions
- Identification of Deficiencies relating to:

Current Codes
Age/MAAB Compliance
Recommended Corrective Action

- Cost Estimates for Corrective Actions

Concurrent with the Physical Conditions Update was the updating and expansion of Town Enrollment Projections for both schools through the Year 2012, as well as an Inventory of Existing Spaces currently contained in each school.

Based upon the Enrollment Projections, Inventory of Existing Space for both schools and Physical Conditions Assessments, Preliminary Educational Specifications and a number of Options for addressing facilities needs were developed, along with a cost estimate for each Option.

Based upon the above analysis, the following Options were identified:

EXECUTIVE SUMMARY (continued)

OPTION "A"			
Construct a 14,952 s.f. addition and renovations to the James School to accommodate Grades PK through 3 and construct 13,727 s.f. addition and renovations to the Dumphy School to accommodate Grades 4 through 6.			
ESTIMATED PROJECT COSTS:			
School	Addition	Renovations	Total
JAMES	\$2,586,696	\$3,464,014	\$6,050,710
DUNPHY	\$2,374,771	\$3,082,722	\$5,457,493
TOTAL, OPTION "A"			\$11,508,203

OPTION "B"			
Construct a 3,936 s.f. addition and renovations to the James School to accommodate Grades PK and K and construct a 19,326 s.f. addition and renovations to the Dumphy School to accommodate Grades 1 through 6.			
ESTIMATED PROJECT COSTS:			
School	Addition	Renovations	Total
JAMES	\$ 680,928	\$3,464,014	\$ 4,144,942
DUNPHY	\$3,343,398	\$3,082,722	\$ 6,426,120
TOTAL, OPTION "B"			\$10,571,062

OPTION "C"			
Renovate the James School to accommodate PK only and construct a 23,018 s.f. addition and renovations to the Dumphy School to accommodate Grades K through 6.			
ESTIMATED PROJECT COSTS:			
School	Addition	Renovations	Total
JAMES	\$ None	\$3,464,014	\$ 3,464,014
DUNPHY	\$3,982,114	\$3,082,722	\$ 7,064,836
TOTAL, OPTION "C"			\$10,528,850

OPTION "D"			
Retain the James School for possible future use and construct a 27,865 s.f. addition and renovations to the Dumphy School to accommodate Grades PK through 6.			
ESTIMATED PROJECT COSTS:			
School	Addition	Renovations	Total
JAMES	\$ None	\$ None	\$ - 0 -
DUNPHY	\$4,820,645	\$3,082,722	\$ 7,903,367
TOTAL, OPTION "D"			\$ 7,903,367

EXECUTIVE SUMMARY (continued)

OPTION "E"
 Retain the James and Dunphy Schools for possible future use and construct a new 50,139 s.f. elementary school to accommodate Grades PK through 6 on a site to be acquired adjacent to the existing Dunphy School site.
 ESTIMATED PROJECT COSTS:

School	James	Dunphy	New
Addition	\$ None	\$ None	\$ None
Renovations	\$ None	\$ None	\$ None
Total	\$ - 0 -	\$ - 0 -	\$ 8,674,047
TOTAL, OPTION "E".....\$ 8,674,047			

OPTION "F"

Perform no work and accommodate Grade PK only at the James School and construct a 23,018 s.f. addition and renovations to the Dunphy School to accommodate Grades K through 6.
 ESTIMATED PROJECT COSTS:

School	James	Dunphy
Addition	\$ None	\$ 3,982,114
Renovations	\$ None	\$ 3,082,722
Total	\$ - 0 -	\$ 7,064,836
TOTAL, OPTION "F".....\$ 7,064,836		

OPTION "G"

Renovate the James School to accommodate Grades PK through 1 and construct a 19,265 s.f. addition and renovations to the Dunphy School to accommodate Grades 2 through 6.
 ESTIMATED PROJECT COSTS:

School	James	Dunphy
Addition	\$ None	\$ 3,332,845
Renovations	\$ 3,464,014	\$ 3,082,722
Total	\$ 3,464,014	\$ 6,415,567
TOTAL, OPTION "G".....\$ 9,879,581		

OPTION "H"

Renovate the James School to accommodate Grades PK through 1 and construct a 19,265 s.f. addition and renovations to the Dunphy School to accommodate Grades 2 through 6.
 ESTIMATED PROJECT COSTS:

School	James	Dunphy
Addition	\$ 3,545,116	\$ None
Renovations	\$ 3,464,014	\$ 3,082,722
Total	\$ 7,009,130	\$ 3,082,722
TOTAL, OPTION "H".....\$10,091,852		

Note:
 The above figures may be subject to adjustment due to market conditions, price inflation and changes in regulatory requirements at the time of bid.

EXECUTIVE SUMMARY (continued)

SELECTED OPTION (OPTION "D")

Based upon the information gathered during the data collection phase, numerous public forums, Building Committee meetings, and the various options studied, Option "D" was selected by the School Building Committee as the most viable project to meet all of the current and future needs of the Town of Williamsburg. This option places all of the grade levels at one location requiring a 27,865 s.f. addition and complete renovations to the existing Anne T. Dunphy School.

This option was selected for many reasons, some of which are describe as follows:

- provides grade level continuity for the learning environment
- minimizes the duplication of spaces, services, and operating costs associated with maintaining two separate facilities
- allows the possession of the Helen E. James building to remain with the Williamsburg School Department for future use if additional space is required.
- maximizes the project cost effectiveness while maintaining all of the required curriculum and facilities needed for a successful educational program
- will provide a state of the art facility for many years

It is our firm belief that implementation of the program cited above will provide the tools and facilities needed to address the educational requirements and physical needs of the Williamsburg Public School for many years to come.

COST ESTIMATE SUMMARY

Total Project Cost , Option "D".....	\$7,903,367
Less Estimated State Reimbursement @ 66%.....	(5,216,222)
Total Cost to Williamsburg.....	\$2,687,145