

**Williamstown Youth Center  
270 Cole Avenue  
Williamstown, MA 01267**

**Building Site and Configuration Options**

Prepared for the Williamstown School Committee by the Williamstown Youth Center  
Building Committee and Board of Directors

December 14, 2010

**Overview:**

A range of issues have been expressed by community members regarding the plan for a single story, east/west oriented building sited south of WES presented to the School Committee on October 13, 2010. Following the November 10, 2010 meeting of the School Committee, we took a step back and paused the process to consider how we might best address these concerns. The comments we have heard, the emails we have read, and the discussions we have had with a number of townspeople both before and after the public forum on November 29, 2010 have given us much to consider. We have had extensive meetings with our architects and construction manager as well as with town and school officials. We have examined over twenty variations on building plans for three locations: the northeast corner of the campus, the central location south of the school along the School Street entrance, and both a single story and a two story stand-alone structure attached to WES along the south wall of the gymnasium. We have narrowed the possibilities to a comprehensive set of six options.

This report includes:

- a site plan and list of pros and cons for each of the six options.
- a matrix of the 6 options and key criteria permitting a side-by-side comparison of the criteria and the extent to which they are met for each option .
- a memo and chart outlining the rationale for the 12,000 sq ft building and comparing the square foot allocation of space in the current and proposed Youth Center buildings.

**Guiding Principles:**

The following fundamental guidelines underlie our work and our analysis.

- The program needs of the WYC require ~12,000 square feet of dedicated building space.

- A single story, east-west orientation is most advantageous for energy efficiency
- Each option is evaluated in terms of the criteria established in the Request for Proposals (RFP) issued by the school Committee and dated October 14, 2009

We have vetted each of these alternatives as fully and as objectively as we could, and present here the suite of options that could be permitted and built. However, while all of the options are buildable, they are by not any means equal. The first four options rank high because all would work admirably in meeting the program needs of the Youth Center and in honoring the intentions of the RFP, and we would argue that the best choice lies among those four options. We include the last two—in which the building is attached to WES—for comparison with the others because of recent public interest in that building format. We point out, however, that attaching WYC to the WES building is deeply problematic in terms of cost, energy efficiency, WYC programming compromises, and potential negative impact on WES operations.

We hope this information will be of help to you in reaching a decision that will work well for both the Williamstown Elementary School and the Youth Center as our institutions endeavor to support the children of our town, both now and in the years to come.