

Facilities Profiles



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Definitions

Year Built: Best date available from the property assessor's record

Recent Major Renovation: Last know major renovation

Gross Square Footage: Building gross square footage

Acreage: Lot size in acreage

Zoned: In accordance with the current zoning map at the time of the report last edited.

Map / Parcel #: The location of the property on the town assessors' map.

ADA Accessibility: The percentage of accessibility of the building. This is to code as of last construction.

Facilities Value: Assessed value as of the last report edited.

Property Value: Assessed value as of the last report edited.

Estimated 5 year capital improvements: Estimated capital improvements to keep the building in good working condition.

Facility Condition Index: The FCI provides a measure of the catch up cost of a facility (freehold property) and is typically derived from a facilities condition assessment carried out by an experienced team. In the case of a leasehold interest, the catch-up is quantified by the principle of permissive wasting.

It is important to note that FCI is a measure of condition relative to the reproduction cost of the building. FCI is not an absolute statement of the size of the backlog of catch-up work. A large and complex facility, with a high reproduction cost, requires a larger backlog of deferred maintenance to raise the FCI than a smaller/simpler building.

Example: Building Value is \$1,000,000 improvements need to be made to bring building to like new condition \$300,000. $\$300,000 / \$1,000,000 = .30$ (Poor)

CDBG Funds: Community District Block Grant is to denote if the building is Eligible or has Used CDBG funds in the past.

CPA Funds: Community Preservation Act is to denote if the building is Eligible or has Used CPA funds in the past.

Facility Condition Index:

Facility Condition Index FCI	=	$\frac{\text{Current Backlog (\$)}}{\text{Building Reproduction Cost (\$)}}$	=	“Catch-up” Costs
Extended Facility Condition Index EFCI	=	$\frac{\text{Current Backlog (\$)} + \text{Future Renewals } \sum n (\$)}{\text{Building Reproduction Cost (\$)}}$	=	“Keep-up” Costs
Facility Needs Index FNI	=	$\frac{\begin{aligned} &\text{Current Backlog (\$)} \\ &+ \text{Future Renewals } \sum n (\$) \\ &+ \text{Energy Efficiency Measures (\$)} \\ &+ \text{Regulatory Compliance (\$)} \\ &+ \text{Other Upgrades \& Adaptations (\$)} \end{aligned}}{\text{Building Reproduction Cost (\$)}}$	=	“Get-ahead” Costs

Source: Assetinsights.net

FCI Weighting:

The FCI Condition Scale

In accordance with the original formula developed in 1990, the relative measure of the condition of the facility (or facilities) is usually as follows:

- "Good" Condition 0 to .20
- "Fair" Condition .20 to .30
- "Poor" Condition .30 to .50
- "Critical" Condition .50 to 1_

General Government

**Town Hall
4 Boltwood Avenue
Amherst MA 01002**



Year Built: 1889	Recent Major Renovation: 1998 Re-model
Gross Square Footage: 22,480	Acreage: .56
Zoned: BG (General Business)	Map / Parcel # 14A-304
ADA Accessibility: 100%	Historic Building: Not listed
Facilities Value: \$ 6,262,300	Property Value: \$ 267,700
Estimated 5 year capital improvements: \$ 150,000	CPA Funds: Not Used ^[HP1]
Facility Condition Index: .025	CDBG Funds: Eligible

Current Use:

Town Hall serves as the headquarters of Town government and houses Town Manager/Select Board, Human Resources and Human Rights, Planning and Development, Conservation, Inspection Services, Finance, Town Clerk, and Information Technology Functions. It also has two heavily used public meeting rooms with significant use from citizens interacting with Town departments. The building is in great condition. It will require ongoing maintenance of the roof, front door and other historic details, stonework and interior floors walls and windows. It is an icon of the town. A continuation of preventive maintenance practices will extend the building's life.

Recommendation for Future Use:

No fundamental changes contemplated. If more functions or staff are added in the future, then there is potential for overcrowding. In that scenario, consideration would be given to functions such as Information Technology that do not substantially interact with the public to be relocated to another facility.

**Bangs Community Center
70 Boltwood Walk
Amherst MA 01002**



Year Built: 1950 era	Recent Major Renovation: 1976 /1989
Gross Square Footage: 37,185	Acreage: .42
Zoned: BG (General Business)	Map / Parcel # 14A-305
ADA Accessibility: 85%	Historic Building: Not listed
Facilities Value: \$ 2,744,300	Property Value: \$ 154,400
Estimated 5 year capital improvements: \$ 270,000	CPA Funds: Not Used
Facility Condition Index: .10	CDBG Funds: Not Eligible [HP2]

Current Use:

Bangs Community Center houses the Town's Community Services departments including Public Health, Veterans' Services, Leisure Services and Supplemental Education (LSSE), the Senior Center and its affiliated lunch nutrition site operated by Highland Valley Elder Services. It has rented spaces for related non-profit human services programs that generate modest income to help defray operating costs. These include Big Brothers Big Sisters, Center for New Americans, Veterans Services to list a few. Being adjacent to many public bus routes and the center of town makes it ideal for commuters. There is public parking available in the adjacent Boltwood Garage, but supply is limited at peak times later in the day. The building requires ongoing maintenance of interior flooring, HVAC and windows.

Recommendation for Future Use:

Continuation of its use as a primary human services hub for the community. The Town has entered into a lease with the Hilltown Community Health Center to lease space on the bottom floor ~~currently~~~~previously~~ occupied by LSSE. The initial lease will be a 5-year term commencing Apr, 2016 with rent adjusting upward annually. The April date fits well with our calendar. HCHC [HP3] retrofit the interior of the space for use as a medical/dental clinic and expects to open by the first quarter of 2017.

**Munson Building
1046 South East Street
Amherst MA 01002**



Year Built: 1920

Recent Major Renovation:

Gross Square Footage: 8,182

Acreage: .93

Zoned: RN (Neighborhood Residence)

Map / Parcel #20D-49

ADA Accessibility: 50%

Historic Building: Not listed

Facilities Value: \$ 1,172,650

Property Value: \$ 131,600

Estimated 5 year capital improvements: \$ 250,000 CPA Funds: Not Used

Facility Condition Index: .21

CDBG Funds: Not Eligible

Current Use:

The Munson building is used as a branch library and effectively serves as a South Amherst community center. The building is rented out and generates a modest income to defray operating costs. The building has a strong structure. Years of deferred maintenance has caused the need for a large renovation. Externally the walkways need to be redone and internally a total remodel of paint and flooring is required. Windows are in bad shape. There is a lack of parking. There is an agreement with The South Congregational Church next door for some parking.

Recommendation for Future Use:

A continuation of its current uses is recommended. Preliminary exploration of expanding the children's section of the branch library into basement space has been explored. The Munson building was willed to the town and may have restrictions to its use.

Public Safety

**Amherst Police Station
111 Main Street
Amherst MA 01002**



Year Built: 1989

Recent Major Renovation: 2008 HVAC

Gross Square Footage: 31,723

Acreage: .88

Zoned: RG (General Residence)

Map / Parcel # 14A-329

ADA Accessibility: 100%

Historic Building: No

Facilities Value: \$ 3,858,200

Property Value: \$186,300

Estimated 5 year capital improvements: \$ 380,000 CPA Funds: Not Used

Facility Condition Index: .10

CDBG Funds: Not Eligible

Current Use:

The Amherst Police Station was built in 1989 and it is in very good condition. It consumes a lot of energy for heating and cooling. It will need a roof in the next several years and internal ongoing maintenance of replacing flooring and painting. There is a lack of parking and storage for the site. This is a mission critical building housing the Police Department, Communications Center (Emergency Dispatch), and also serves as an Emergency Operations Center (EOC) when necessary.

Recommendation for Future Use:

The building functions very well as a Police Station and no change is recommended. The Communications Center space is sufficient in size to accommodate a 3-town regional emergency dispatch operation for Amherst, Hadley, and Pelham as is being explored.

**Central Fire Station
68 North Pleasant Street
Amherst MA 01002**



Year Built: 1900's

Recent Major Renovation: 2012 Roof

Gross Square Footage: 7,700

Acreage: .23

Zoned: BG (General Business)

Map / Parcel # 14A-41

ADA Accessibility: 20%

Historic Building: Not listed

Facilities Value: \$ 517,000

Property Value: \$ 214,700

Estimated 5 year capital improvements: ~~-\$~~5,000,000 -CPA Funds: Not Used

Facility Condition Index: 9

CDBG Funds: Not Eligible

Current Use:

Central station is near end of life for its use as a fire station. Its housing quarters and apparatus storage are too small and inadequate for now and into the future. An addition was put on years ago with inferior materials that were not made to last for long periods of time.

Recommendation for Future Use:

A new Fire Station headquarters should be constructed at a different location. When a new fire station is built this building would be good to be repurposed or sold for uses consistent with goals for our downtown.

**North Fire Station
603 East Pleasant Street
Amherst MA 01002**



Year Built: 1974	Recent Major Renovation: 2014 Gas Tanks
Gross Square Footage: 12,184	Acreage: 3.85
Zoned: RN (Neighborhood Residence)	Map / Parcel # 8B-80
ADA Accessibility: 85%	Historic Building: No
Facilities Value: \$ 1,674,800	Property Value: \$ 155,400
Estimated 5 year capital improvements: \$ 200,000	CPA Funds: Not Used
Facility Condition Index: .12	CDBG Funds: Not Eligible

Current Use:

North Station is a fire station housing our professional firefighter/EMTs, but also is home to a unique program with student firefighters from the University of Massachusetts. The building is sound and in very good shape. There are many good years ahead with continuous maintenance. It is in a very good location to support the north end of town.

Recommendation for Future Use:

This property has endless opportunities. It sits on a large 3.85 parcel of property. This site has plenty of land for future expansion for a related public safety function or alternatives, including housing.

Boltwood Parking Garage
51 Boltwood Walk
Amherst MA 01002



Year Built: 2002

Recent Major Renovation:

Gross Square Footage: 56,640

Acreage: 1

Zoned: BG

Map / Parcel # 14A-343

ADA Accessibility: 100%

Historic Building: No

Facilities Value: \$ 3,016,000

Property Value: \$ 156,800

Estimated 5 year capital improvements: \$ 300,000 CPA Funds: Not Used

Facility Condition Index: .10

CDBG Funds: Not Eligible

Current Use:

Public parking including the leasing of some reserved spaces.

Recommendation for Future Use:

This is a revenue generating facility. The garage was designed to allow for future expansion to an additional level to create [XXX](#)_[MJ4] new parking spaces.

Public Works

**Public Works Garage
586 So Pleasant Street
Amherst MA 01002**



Year Built: 1890's	Recent Major Renovation: 2002 Addition
Gross Square Footage: 20,000	Acreage: 4.25
Zoned: RN (Neighborhood Residence)	Map / Parcel # 17A-70
ADA Accessibility: 15%	Historic Building: Not listed
Facilities Value: \$ 447,000	Property Value: \$ 163,300
Estimated 5 year capital improvements: -\$5,000,000	CPA Funds: Not Used
Facility Condition Index: 10	CDBG Funds: Not Eligible

Current Use:

DPW operational headquarters are housed on this site, originally constructed in the 1890's as a trolley barn. There are several small buildings that have been added to the site over the past 100 years. The buildings and infrastructure are near end of life. In the past 20 years an addition was added which has some offices and a conference room. The facilities for the DPW workers are not at the level of today's standards. Operationally, equipment has changed and some no longer fit into the buildings.

Recommendation for Future Use:

A Public Works Facilities Needs Assessment has commenced and ~~will be~~ completed by an outside consultant ~~later this year~~ in 2016. It ~~will offer~~ed recommendations and preliminary cost estimates for a new public works facility ~~on site or~~ at other ~~municipally controlled~~ site(s). If it makes sense to relocate some or all public works functions to another location, this site would be actively considered for other municipal services including construction of a new Fire Department headquarters.

**Tree and Grounds Garage
205 Triangle Street
Amherst MA 01002**



Year Built: 2005

Recent Major Renovation: none

Gross Square Footage: 3200

Acreage: n/a

Zoned: RN (Neighborhood Residence)

Map / Parcel # 11D-269

ADA Accessibility: 10%

Historic Building: No

Facilities Value: \$ 75,000

Property Value: \$ n/a

Estimated 5 year capital improvements: \$ 2,500

CPA Funds: Not Used

Facility Condition Index: .03

CDBG Funds: Not Eligible

Current Use:

DPW Tree and Grounds Maintenance Division storage and operational headquarters. It is located next to the War Memorial Pool and the high school. This division supports all grounds work throughout the entire town. Equipment for snow removal along the Town sidewalks are stored and maintained here.

Recommendation for Future Use:

Depending on recommendations from the Public Works Facilities Needs Assessment to be completed in 2015⁶. If Tree and Grounds Maintenance Facility needs are incorporated into a larger public works facility elsewhere, then repurposing of this building and site would be appropriate. Storage or incorporation into a larger recreation area including the adjacent Community Field, War Memorial Pool, the existing comfort station, and, high school property.

Water

**Atkins Water Treatment Plant
Market Hill Road
Amherst MA 01002**



Year Built: 1993

Recent Major Renovation: none

Gross Square Footage: 11,448

Acreage: 2.8

Zoned: RN (Neighborhood Residence)

Map / Parcel # 6A-92

ADA Accessibility: 50%

Historic Building: No

Facilities Value: \$ 5,000,000

Property Value: \$16,900

Estimated 5 year capital improvements: \$ 100,000 CPA Funds: Not Used

Facility Condition Index: .10

CDBG Funds: Not Eligible

Current Use:

This is the treatment plant for the Atkins Reservoir. The Atkins Water Treatment Facility is in operation every day during a normal year.

Recommendation for Future Use:

No change.

**Centennial Water Treatment Plant
Amherst Road
Pelham MA 01002**



Year Built: 1981	Recent Major Renovation: none
Gross Square Footage: 7800	Acreage: n/a
Zoned: Municipal use	Map / Parcel #
ADA Accessibility: 50%	Historic Building: No
Facilities Value: \$ 3,000,000	Property Value: \$ 150,000
Estimated 5 year capital improvements: -\$3,000,000	CPA Funds: Not Used
Facility Condition Index: 1.0	CDBG Funds: Not Eligible

Current Use:

This facility treats water from the Pelham reservoir system. The facility operates 8-9 months of the year.

Recommendation for Future Use:

Facility is slated for a major upgrade in the next 5 years.

**Well #1 & 2
Station Road
Amherst MA 01002**



Year Built: 1950s

Recent Major Renovation: 2010

Gross Square Footage: 640

Acreage: 38.38

Zoned: FPC/ARP

Map / Parcel #

ADA Accessibility: 10%

Historic Building: No

Facilities Value: \$ 600,000

Property Value: \$ 268,600

Estimated 5 year capital improvements: \$ 50,000

CPA Funds: Not Used

Facility Condition Index: .1

CDBG Funds: Not Eligible

Current Use:

These two wells work together and are adjacent to each other. There are several other small buildings in this complex.

Recommendation for Future Use:

No change.

Well #3

**Warren Wright Road
Belchertown MA**



Year Built: 1955 era

Recent Major Renovation: 2015

Gross Square Footage: 480

Acreage: n/a

Zoned:

Map / Parcel #

ADA Accessibility: 10%

Historic Building: No

Facilities Value: \$ 450,000

Property Value: \$ 250,000

Estimated 5 year capital improvements: \$ 60,000

CPA Funds: Not Used

Facility Condition Index: .1

CDBG Funds: Not Eligible

Current Use:

This is the primary well for the southern end of the water system.

Recommendation for Future Use:

No change.

**Well #4 and Baby Carriage Water Treatment Facility
South East Street
Amherst MA 01002**



Year Built: 1981

Gross Square Footage: 2500

Zoned: RLD/ARP

ADA Accessibility: 10%

Facilities Value: \$ 2,500,000

Estimated 5 year capital improvements: \$ 250,000 CPA Funds: Not Used

Facility Condition Index: .2

Recent Major Renovation: none

Acreage: 63.43 acres

Map / Parcel #

Historic Building: No

Property Value: \$ 138,300

CDBG Funds: Not Eligible

Current Use:

This well and treatment facility operate together due to the high iron and manganese levels in Well 4. The plant operates during the summer months August –October when the Pelham reservoir system is low.

Recommendation for Future Use:

No change.

**Well #5
Bay Road
Amherst MA 01002**



Year Built: 1985 ish

Recent Major Renovation:

Gross Square Footage: 200

Acreage: 12.4 acres

Zoned: RLD/ARP

Map / Parcel #

ADA Accessibility: 10%

Historic Building: No

Facilities Value: \$ 250,000

Property Value: \$ 191,000

Estimated 5 year capital improvements: \$ 50,000 CPA Funds: Not Used

Facility Condition Index: .1

CDBG Funds: Not Eligible

Current Use:

This well is a backup well that can be used during short periods of high demand.

Recommendation for Future Use:

No change.

**Village Park Water Storage Tank
East Pleasant Street
Amherst MA 01002**



Year Built: 1976

Recent Major Renovation: 2009

Gross Square Footage: n/a

Acreage: 1.27

Zoned: RN

Map / Parcel #

ADA Accessibility: 0%

Historic Building: No

Facilities Value: \$ 2,100,000

Property Value: \$ 133,000

Estimated 5 year capital improvements: \$ 50,000

CPA Funds: Not Used

Facility Condition Index: .2

CDBG Funds: Not Eligible

Current Use:

Water Storage. There will be ongoing maintenance and repairs to the site.

Recommendation for Future Use:

Water Storage.

**Bay Road Water Storage Tank
Bay Road
Amherst MA 01002**



Year Built: 1970

Gross Square Footage: n/a

Zoned: RLD/ARP

ADA Accessibility: 0%

Facilities Value: \$ 2,100,000

Estimated 5 year capital improvements: \$ 50,000

Facility Condition Index: .2

Recent Major Renovation: 2004

Acreage: 55.5

Map / Parcel #

Historic Building: No

Property Value: \$ 427,000

CPA Funds: Not Used

CDBG Funds: Not Eligible

Current Use:

Water Storage. There will be ongoing maintenance and repairs to the site.

Recommendation for Future Use:

Water Storage.

**East Pleasant Street Water Storage Tank
East Pleasant Street
Amherst MA 01002**



Year Built: 1930

Gross Square Footage: n/a

Zoned: none

ADA Accessibility: 10%

Facilities Value: \$ 2,100,000

Estimated 5 year capital improvements: \$

Facility Condition Index: .3

Recent Major Renovation:

Acreage: .23

Map / Parcel #

Historic Building: No

Property Value: \$ 245,000

CPA Funds: Not Used

CDBG Funds: Not Eligible

Current Use:

Water Storage. This tank controls the Town of Amherst water system. Low water levels will send a call to automatically start various wells. There will be ongoing maintenance and repairs to the tank.

Recommendation for Future Use:

Water Storage, could be removed if new tank brought into the system.

**Old Cushman Chlorination Station
Market Hill Road
Amherst MA 01002**



Year Built: 1940 ish	Recent Major Renovation: none
Gross Square Footage: 400	Acreage: 1.00
Zoned: RN	Map / Parcel #
ADA Accessibility: 10%	Historic Building: No
Facilities Value: \$ 25,000	Property Value: \$ 113,000
Estimated 5 year capital improvements: \$ 1,000	CPA Funds: Not Used
Facility Condition Index: .2	CDBG Funds: Not Eligible

Current Use:

The building is used as storage for the Water Department. The property is crisscrossed with old water lines.

Recommendation for Future Use:

No change or demolition. If the building is demolished there would have to be an extensive water line realignment to move the water lines off the property so it could be reused.

**Water Storage BLDG
586 So Pleasant Street
Amherst MA 01002**



Year Built: 1996

Recent Major Renovation: none

Gross Square Footage: 3,200

Acreage: n/a

Zoned: RN (Neighborhood Residence)

Map / Parcel #

ADA Accessibility: 25%

Historic Building: No

Facilities Value: \$ 45,000

Property Value: \$ n/a

Estimated 5 year capital improvements: \$ 2,500

CPA Funds: Not Used

Facility Condition Index: .1

CDBG Funds: Not Eligible

Current Use:

This building is on the property of the DPW Garage. It is used for Water Equipment Storage.

Recommendation for Future Use:

Storage or demolition for other uses.

Sewer

**Wastewater Treatment Plant
1 Mullins Way
Hadley MA 01035**



Year Built: 1923

Recent Major Renovation: 1979

Gross Square Footage: 23,872

Acreage: 10.1

Zoned: Municipal

Map / Parcel #

ADA Accessibility: 80%

Historic Building: No

Facilities Value: \$ 13,000,000 *

Property Value: \$ n/a

Estimated 5 year capital improvements: ~~-\$~~3-5,000,000-CPA Funds: Not Used

Facility Condition Index: .2

CDBG Funds: Not Eligible

Current Use:

This facility treats waste water for the Town of Amherst, part of Pelham, and a small part of Hadley. The building and all of the outbuildings have new roofs. The buildings are in good shape for their age. Ongoing maintenance and improvements will be required.

Recommendation for Future Use:

No change is proposed for the use of this facility. The DPW is completing a Facility Plan for the facility that is looking at the upgrades that are needed to meet new regulations in the next few years.

Sewer Pumping Station

West Street

Amherst MA 01002

Year Built: 1975

Recent Major Renovation: none

Gross Square Footage: 1280

Acreage: 1.32

Zoned: FPC

Map / Parcel #

ADA Accessibility: 0%

Historic Building: No

Facilities Value: \$ 500,000

Property Value: \$ 115,300

Estimated 5 year capital improvements: \$ 100,000 CPA Funds: Not Used

Facility Condition Index: .1

CDBG Funds: Not Eligible

Current Use:

The West Street pump station collects the waste water from the southwest section of Amherst and pumps it to the Waste Water Treatment Facility

Recommendation for Future Use:

No change.

**Pumping Station
Stanley Street
Amherst MA 01002**



Year Built: 1973

Recent Major Renovation:

Gross Square Footage: 1653

Acreage: 0.31

Zoned: RN

Map / Parcel #

ADA Accessibility: 10%

Historic Building: No

Facilities Value: \$ 500,000

Property Value: \$ 45,600

Estimated 5 year capital improvements: \$ 30,000

CPA Funds: Not Used

Facility Condition Index: .1

CDBG Funds: Not Eligible

Current Use:

This pump station collects the waste water from the south east section of Amherst and pumps it to the Waste Water Treatment Facility (WWTF). This site was one of the original WWTFs in Amherst. The waste received primary treatment and the sludge and water was pumped to drying beds before being taken to the landfill. When the WWTF on Mullins Way was upgraded in the 1970's this pump station was built and the area of the drying beds was converted to recreation fields.

Recommendation for Future Use:

No change.

**Main Street Pump Station
Main Street
Amherst MA 01002**



Year Built: 1975

Recent Major Renovation: none

Gross Square Footage: 624

Acreage: 0.14

Zoned: FPC

Map / Parcel #

ADA Accessibility: 10%

Historic Building: No

Facilities Value: \$ 500,000

Property Value: \$ 1,400

Estimated 5 year capital improvements: \$ 40,000

CPA Funds: Not Used

Facility Condition Index: .2

CDBG Funds: Not Eligible

Current Use:

This facility pumps waste water from Pelham and the east side of town to the WWTP.

Recommendation for Future Use:

No Change.

**Animal Control Facility/Equipment Storage
1 Mullins Way
Amherst MA 01002**



Year Built: 2005

Recent Major Renovation: none

Gross Square Footage: 1700

Acreage: n/a

Zoned: municipal

Map / Parcel #

ADA Accessibility: 30%

Historic Building: No

Facilities Value: \$ 70,000

Property Value: \$

Estimated 5 year capital improvements: \$ 5,000

CPA Funds: Not Used

Facility Condition Index: .10

CDBG Funds: Not Eligible

Current Use:

This building is on the grounds of the waste water treatment facility and is maintained by the sewer enterprise fund. Half of the facility is used as animal rescue facility for all types of animals. It is the operational facility for the towns animal control officer. The building is in very good condition. It will require on-going care and maintenance. Over time it could require new equipment for animal control rules, regulation and requirements. The other half is used to store emergency generators required to operate several small waste water pump stations

Recommendation for Future Use:

No change.

Solid Waste

Ruxton

**531 Pulpit Hill Road
Amherst MA 01002**



Year Built: 1961

Recent Major Renovation:

Gross Square Footage: 3600

Acreage: 39

Zoned: RO

Map / Parcel #

ADA Accessibility: 10%

Historic Building: No

Facilities Value: \$70,700

Property Value: \$313,000

Estimated 5 year capital improvements:- \$ 350,000 CPA Funds: Not Used

Facility Condition Index: 5

CDBG Funds: Not Eligible

Current Use:

DPW, LSSE play group and Amherst Survival Center storage area. It is used as a recycling site for construction materials such as loam, gravel, stone, wood, construction base materials etc. Site also has a salt shed that holds an additional 400 tons of salt. There is a cell tower housed on the property.

Recommendation for Future Use:

Continued use for cellular phone, storage, and public works functions. An environmental assessment was completed when the property was purchased.

**Landfill Storage
740 Belchertown Road
Amherst MA 01002**



Year Built: 1982

Recent Major Renovation: none

Gross Square Footage: 1700

Acreage: 56.16

Zoned: RLD

Map / Parcel # 18D-23

ADA Accessibility: 50%

Historic Building: No

Facilities Value: \$ 1,000,000

Property Value: \$ 334,100

Estimated 5 year capital improvements: \$ 20,000

CPA Funds: Not Used

Facility Condition Index: .2

CDBG Funds: Not Eligible

Current Use:

Operational center for the transfer station handling the entire town's refuse. Site is also the Town's snow dump and material storage.

Recommendation for Future Use:

The Recycling and Refuse Management committee is work on a town wide waste master plan that will have recommendations for the site.

Conservation

**Hitchcock Center
525 So. Pleasant St.
Amherst MA 01002**



Year Built: 1950

Gross Square Footage: 4,600

Zoned: RN (Neighborhood Residence)

ADA Accessibility: 50%

Facilities Value: \$ 729,500

Estimated 5 year capital improvements: \$ 365,000 CPA Funds: ?

Facility Condition Index: .5

Recent Major Renovation:

Acreage: 13.8

Map / Parcel # 17A-50

Historic Building: Not Listed

Property Value: \$ 217,100

CDBG Funds: Not Eligible

Current Use:

The Hitchcock Center building is owned by the Town and managed by the Conservation Department. The Town is responsible for the exterior of the building while the Hitchcock Center, Inc. is required to maintain the heating, septic and other interior features. Deferred maintenance is very evident on the outside of the building. The Hitchcock Center will be vacating the building in 2016 and relocate to a new facility under construction at Hampshire College. The building should be evaluated and recommendations for future uses should be made.

Recommendation for Future Use:

Options: Demolish the structure; Lease the property to a non-profit organization for them to construct a new building on-site for purposes related to environmental stewardship or land conservation. There may be restrictions on the deed of this property.

Library

**Jones Library
43 Amity Street
Amherst MA 01002**



Year Built: 1929

Recent Major Renovation:

Gross Square Footage: 56,689

Acreage: .92

Zoned: RN (Neighborhood Residence)

Map / Parcel # 14A-36

ADA Accessibility: 75%

Historic Building: Not listed

Facilities Value: \$ 15,743,300

Property Value: \$ 374,900

Estimated 5 year capital improvements: -\$ 5,000,000

expansion _____ CPA Funds: ?

Facility Condition Index: .20

CDBG Funds: Not Eligible

Current Use:

The Jones Library is the Town's public library and is owned by Jones Library, Inc., which is governed by the Library Trustees. The Town owns the two branch library buildings in North and South Amherst. The library was established in 1919 by a fund set up in the will of lumberman Samuel Minot Jones.

Recommendation for Future Use:

In 2014, the Town was awarded a \$50,000 Planning and Design Grant by the Massachusetts Board of Library Commissioners (MBLC), with a \$25,000 local match requirement. With the assistance of a consultant, the Planning and Design Grant is being used for preparation of a library building program, architectural feasibility studies, engineering analysis of an existing building or alternative sites, schematic design, cost analysis of options, site investigation, and project management services. These grants and the support provided by MBLC Library Building Specialists benefit libraries that anticipate applying for construction grants from the MBLC in the future. Construction grants provide 50% state funding for eligible costs. It is anticipated that state and local funding requests for a renovation and potential expansion of the Jones Library will be made in the next few years.

**North Amherst Library
8 Montague Road
N. Amherst MA 01059**



Year Built: 1880

Recent Major Renovation: 1989

Gross Square Footage: 1,850

Acreage: 0.19.

Zoned: BL (Limited Business)

Map / Parcel # 5A-38

ADA Accessibility: 10%

Historic Building: Not Listed

Facilities Value: \$499,000

Property Value: \$107,000

Estimated 5 year capital improvements: \$100,000 CPA Funds: ?

Facility Condition Index: .20

CDBG Funds: Not Eligible

Current Use:

The building's current use is as a branch library servicing North Amherst. It is under the direction and management of the Jones Library trustees. The building is historical in nature and will serve as an anchor institution in North Amherst village center. The building condition is good.

Recommendation for Future Use:

This building and its function fits into the Town's municipal services. The building can be clustered with the North Amherst School and the ball field if and when the intersection is improved.

Unknown if there are any covenants or restrictions on this building without further investigations of the Hampshire County Registry of Deeds.

Recreation

**Ziomek Field Lighting
Triangle Street
Amherst MA 01002**



Year Built: 1960

Gross Square Footage:

Zoned: RG (General Residence)

ADA Accessibility: 0%

Facilities Value: \$ n/a

Estimated 5 year capital improvements: \$ 50,000

Facility Condition Index: .23

Recent Major Renovation:

Acreage: 2.1

Map / Parcel #

Historic Building: No

Property Value: \$ 218,000

CPA Funds: Not Used

CDBG Funds: Not Eligible

Current Use:

This property is Community Field. The structure on the books is the field lighting.

Recommendation for Future Use:

Community Field and adjacent properties will be studied for future improvements by a Town Center Recreation Work Group to be appointed summer/fall 2015.

**Community Field Comfort Station
205 Triangle Street
Amherst MA 01002**



Year Built: 1960

Recent Major Renovation: 2013 Re-Model

Gross Square Footage:

Acreage:

Zoned: RG (General Residence)

Map / Parcel # 11D-269

ADA Accessibility: 85%

Historic Building: No

Facilities Value: \$ n/a

Property Value: \$ n/a

Estimated 5 year capital improvements: \$

CPA Funds: ?

Facility Condition Index:

CDBG Funds: Not Eligible

Current Use:

Comfort station recently renovated.

Recommendation for Future Use:

Continued use, storage, concessions, ticket/sales office.

**War Memorial Pool
205 Triangle Street
Amherst MA 01002**



Year Built: 1960

Recent Major Renovation: 2012 Pool

Gross Square Footage: 5600

Acreage: 8.05

Zoned: RG (General Residence)

Map / Parcel # 11D-269

ADA Accessibility: 75%

Historic Building: Not Listed

Facilities Value: \$ 74,000

Property Value: \$ 169,000

Estimated 5 year capital improvements: \$ 10,000

CPA Funds: ?

Facility Condition Index: .13

CDBG Funds: Not Eligible

Current Use:

Outdoor summer swimming pool, upgraded in 2012 with a grant. The building is a bath house for user fees sales and concessions. The building is functional presently, but would require ongoing improvements.

Recommendation for Future Use:

Continued use as a bath house, storage, concessions, ticket/sales office. Any longer term planning for recreation facilities at Community Field should seriously explore replacement of the bath house with a new building.

**Groff Park Comfort Station
76 Mill Lane
Amherst MA 01002**



Year Built: 1990

Recent Major Renovation: 2013 Re-model

Gross Square Footage: 825

Acreage: .46

Zoned: RN (Neighborhood Residence)

Map / Parcel # 17C-59

ADA Accessibility: 80%

Historic Building: No

Facilities Value: \$ 141,700

Property Value: \$ 141,700

Estimated 5 year capital improvements: \$ 15,000

CPA Funds: ?

Facility Condition Index: .10

CDBG Funds: Not Eligible

Current Use:

Comfort station for the park.

Recommendation for Future Use:

Storage for equipment or material.

**Mill River
Park Shelter/Open Pavilion
95 Montague Road
Amherst MA 01002**



Year Built: 1973

Gross Square Footage: 1508

Zoned: RN (Neighborhood Residence)

ADA Accessibility: 75%

Facilities Value: \$ 32,000

Estimated 5 year capital improvements: \$ 3,000

Facility Condition Index: .09

Recent Major Renovation:

Acreage: n/a

Map / Parcel # 5A-126

Historic Building: No

Property Value: \$ -

CPA Funds: ?

CDBG Funds: Not Eligible

Current Use:

Picnic and function space complimentary to the adjoining recreation area.

Recommendation for Future Use:

The Mill River Recreation Area includes ball fields, a playground, swimming pool, tennis courts, basketball courts, and picnic areas and can serve the Amherst community for decades to come. The pavilion has signs of significant deterioration and should be considered for replacement with a new structure in the next several years.

**Mill River
Maintenance/Storage
95 Montague Road
Amherst MA 01002**



Year Built: 1973

Gross Square Footage: 891

Zoned: RN (Neighborhood Residence)

ADA Accessibility: 75%

Facilities Value: \$ 93,600

Estimated 5 year capital improvements: \$ 4,500

Facility Condition Index: .05

Recent Major Renovation:

Acreage: n/a

Map / Parcel # 5A-126

Historic Building: No

Property Value: \$ -

CPA Funds: ?

CDBG Funds: Not Eligible

Current Use:

Maintenance & storage.

Recommendation for Future Use:

The storage building has signs of significant deterioration and should be considered for replacement with a new structure in the next several years.

**Mill River Recreation Area Pool
95 Montague Road
Amherst MA 01002**



Year Built: 1973

Gross Square Footage: 2,920

Zoned: RN (Neighborhood Residence)

ADA Accessibility: 70%

Facilities Value: \$ 359,000

Estimated 5 year capital improvements: \$ 50,000

Facility Condition Index: .14

Recent Major Renovation:

Acreage: 12.81

Map / Parcel # 5A-126

Historic Building No

Property Value: \$ 869,800

CPA Funds: ?

CDBG Funds: Not Eligible

Current Use:

Recreation[MJ5]

Recommendation for Future Use:

Continued use as one of two outdoor seasonal pools serving the community.

**Mill River
Pump House / Filter Room
95 Montague Road
Amherst MA 01002**



Year Built: 1973

Gross Square Footage: 608

Zoned: RN (Neighborhood Residence)

ADA Accessibility: 10%

Facilities Value: \$ 42,250

Estimated 5 year capital improvements: \$ 2,000

Facility Condition Index: .09

Recent Major Renovation:

Acreage: -

Map / Parcel # 5A-126

Historic Building: No

Property Value: \$ n/a

CPA Funds: ?

CDBG Funds: Not Eligible

Current Use:

Pool operation.

Recommendation for Future Use:

The structure is such it could be used for storage or be incorporated into a larger construction project.

**Cherry Hill Golf Course Clubhouse
303 Montague Road
Amherst MA 01002**



Year Built: 2001

Gross Square Footage: 4512

Zoned: RO (Outlying Residence)

ADA Accessibility: 75%

Facilities Value: \$ 220,000

Estimated 5 year capital improvements: \$ 25,000

Facility Condition Index: .11

Recent Major Renovation:

Acreage: 66.23

Map / Parcel # 2D-2

Historic Building: No

Property Value: \$ 408,800

CPA Funds: ?

CDBG Funds: Not Eligible

Current Use:

Club house, retail, operational offices. The building is not high quality. It is functional.

Recommendation for Future Use:

This building should be eliminated if there was to be any type of major renovation.

**Cherry Hill Garage
303 Montague Road
Amherst MA 01002**



Year Built: 1951

Recent Major Renovation: 1990

Gross Square Footage: 2500

Acreage: n/a

Zoned: RO (Outlying Residence)

Map / Parcel # 2D-2

ADA Accessibility: 10%

Historic Building: No

Facilities Value: \$ 27,600

Property Value: \$ n/a

Estimated 5 year capital improvements: \$ 10,000

CPA Funds: ?

Facility Condition Index: .36

CDBG Funds: Not Eligible

Current Use:

Operations support for grounds maintenance of the property.

Recommendation for Future Use:

These buildings are disposable structures.

Schools

**Crocker Farm Elementary School
280 West Street
Amherst MA 01002**



Year Built: 1974

Recent Major Renovation: 2002
Renovation/ Addition

Gross Square Footage: 90,800

Acreage: 12.07

Zoned: RN (Neighborhood Residence)

Map / Parcel # 20A-38

ADA Accessibility: 100%

Historic Building: No

Facilities Value: \$ 21,600,000

Property Value: \$ 186,300

Estimated 5 year capital improvements: -\$200,000 CPA Funds: Used 2017 Playground

Facility Condition Index: .006

CDBG Funds: Not Eligible

Current Use:

K-6 elementary school

Recommendation for Future Use:

Building is in great condition and it will be used as a school for a long time. Using state funding in the past to renovate creates restrictions on the property use. See the Wildwood Elementary School page for possible future grade reconfiguration options.

**East Street School
31 South East Street
Amherst MA 01002**



Year Built: 1900

Recent Major Renovation: underway fall 15

Gross Square Footage: 9000

Acreage: 2.34

Zoned: RG

Map / Parcel # 15A-20

ADA Accessibility: 10%

Historic Building: Not Listed

Facilities Value: \$ 2,138,000

Property Value: \$ 139,000

Estimated 5 year capital improvements: ~~-\$1,000,000~~ _____ CPA Funds: Not Used

Facility Condition Index: .5

CDBG Funds: Not Eligible

Current Use:

Vacant. The building sits on a valuable piece of property that includes small playing field used for recreation purposes and as a small neighborhood park.

Recommendation for Future Use:

Town-funded renovations ~~are were done to~~ ~~underway to~~ replace the roof, ~~make the building fully handicapped accessible, and renovate the interior to house LSSE administrative and programming space being relocated from the Bangs Community Center. It is anticipated that LSSE will occupy this space by December 1, 2015.~~

**Fort River Elementary School
70 South East Street
Amherst MA 01002**



Year Built: 1973

Recent Major Renovation:

Gross Square Footage: 108,000

Acreage: 30

Zoned: RN (Neighborhood Residence)

Map / Parcel # 15A-47

ADA Accessibility: 80%

Historic Building: No

Facilities Value: \$ 25,200,000

Property Value: \$472,000

Estimated 5 year capital improvements: ~~-\$~~10,000,000 -CPA Funds: Not Used

Facility Condition Index: .40

CDBG Funds: Not Eligible

Current Use:

K-6 Elementary educational facility and the grounds are used extensively for recreational use.

Recommendation for Future Use:

The feasibility study in progress for the Wildwood School Building Project will include recommendations on whether the building will continue to be used for school purposes. If no longer needed for school purposes, the Town will need to actively consider alternative municipal uses or sale/lease for uses compatible with the East Amherst village center.

**Wildwood Elementary School
71 Strong Street
Amherst MA 01002**



Year Built: 1972

Recent Major Renovation:

Gross Square Footage: 108,000

Acreage: 14.34

Zoned: RN (Neighborhood Residence)

Map / Parcel # 11B-76

ADA Accessibility: 80%

Historic Building: No

Facilities Value: \$ 25,200,000

Property Value: \$ 329,400

Estimated 5 year capital improvements: \$ 10,000,000 CPA Funds: Not Used

Facility Condition Index: .4

CDBG Funds: Not Eligible

Current Use:

K-6 Elementary educational facility and the grounds are used extensively for recreational use.

Recommendation for Future Use:

Per a June 2015 update from the Wildwood School Building Committee, there are three current options under consideration for the Wildwood School Building Project. The first is an Addition/Renovation, where new sections would be added to the current building while many parts of the existing structure will be updated. This option is similar to the Crocker Farm project that was completed about thirteen years ago. The second option is to build a new K-6 Wildwood facility that will completely replace the current building. The third option is a grade reconfiguration, which entails building a new school for all Amherst elementary school students in grades 2-6, and educating all grades PreK-1 students at Crocker Farm School. If this option is chosen, the current Wildwood and Fort River buildings would be closed, thus maintaining two

elementary schools for students. Regardless of which option is chosen, the earliest date that a project could be completed would be in the fall of 2019.

**South East Campus
1001 South East Street
Amherst MA 01002**



Year Built: 1820 / 1960

Recent Major Renovation: 2011

Gross Square Footage: 9,270

Acreage: 2.53

Zoned: RN (Neighborhood Residence)

Map / Parcel # 20D-25

ADA Accessibility: 40%

Historic Building: Not listed

Facilities Value: \$2,080,000

Property Value: \$141,200

Estimated 5 year capital improvements: \$ 500,000 CPA Funds: Not Used

Facility Condition Index: .25

CDBG Funds: Not Eligible

Current Use:

The building is currently being used as an alternative high school for the Amherst Pelham Regional School District. The daily operation is managed by the district. The asset is owned by the Town.

The condition of this building is sound but not up to today's building standards. This building in its current use would be considered essential to the operation of the town. The building infrastructure is weak and would require an entire renovation for any other use.

Recommendation for Future Use:

In the event of this building being vacated by the school district due to school consolidation this building could be used for housing or any other municipal use. Alternatively, the building could be demolished and the land could be open space.

**Fort River Comfort Station
70 South East Street
Amherst MA 01002**



Year Built: 1976

Recent Major Renovation:

Gross Square Footage: 225

Acreage: n/a

Zoned: RN (Neighborhood Residence)

Map / Parcel # 15A-47

ADA Accessibility: 100%

Historic Building: No

Facilities Value: \$ 1,100

Property Value: \$ n/a

Estimated 5 year capital improvements: \$ 1,100

CPA Funds: Not Used

Facility Condition Index: 1

CDBG Funds: Not Eligible

Current Use:

Outside comfort station for recreation use of the property. This building was built by volunteers and needs to be updated. Structurally it is in good shape.

Recommendation for Future Use:

Continued use, storage or concessions.

**North Amherst School
1200 North Pleasant Street
Amherst MA 01002**



Year Built: 1900

Recent Major Renovation: 2009 Exterior Brick

Gross Square Footage: 10,188

Acreage: 2.5

Zoned: RN (Neighborhood Residence)

Map / Parcel # 5A-22

ADA Accessibility: 85%

Historic Building: Not listed

Facilities Value: \$ 1,341,400

Property Value: \$ 143,900

Estimated 5 year capital improvements: \$ 100,000 CPA Funds: Used

Facility Condition Index: .09

CDBG Funds: Eligible

Current Use:

North Amherst School is a repurposed old elementary school. It houses young children programs for low to moderate income families and also includes long-term Town storage space in a portion of the basement. There are leases with the programs. The building use and users have made the building eligible to receive CDBG funding. The building is in beautiful condition. The roof is on the watch list. Parking is limited on site.

Recommendation for Future Use:

There will be ongoing maintenance cost as long as the Town owns the building. The structure of the building is very good. It could be used for several municipal uses.

**Amherst Child Care Facility
61 Strong Street
Amherst MA 01002**



Year Built: 1991

Recent Major
Renovation: 2013 Roof & HVAC

Gross Square Footage: 5,500

Acreage: 1.26

Zoned: RN (Neighborhood Residence)

Map / Parcel # 11B-146

ADA Accessibility: 100%

Historic Building: No

Facilities Value: \$ 299,800

Property Value: \$ 145,500

Estimated 5 year capital improvements: \$ 50,000

CPA Funds: Used

Facility Condition Index: .17

CDBG Funds: Eligible

Current Use:

This building was designed and has been used for low to moderate income childcare since it was built in 1991 using CDBG funds and renovated using those funds in 2013. The building condition is excellent. There are some small drainage issues that need repair.

Recommendation for Future Use:

The current use is compatible long-term given its location adjacent to the Wildwood Elementary School and the Hawthorne property, which was purchased by the Town several years ago for open space recreation, and affordable housing purposes. There may be deed restrictions on this building.

Appendix A

Chart 1
COMMUNITY PRESERVATION FUND ALLOWABLE SPENDING PURPOSES (G.L. c. 44B, § 5)

DEFINITIONS (G.L. c. 44B, § 2)	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
ACQUISITION Obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B	Yes	Yes	Yes	Yes
CREATION To bring into being or cause to exist. <i>Seideman v. City of Newton</i> , 452 Mass. 472 (2008)	Yes		Yes	Yes
PRESERVATION Protect personal or real property from injury, harm or destruction	Yes	Yes	Yes	Yes
SUPPORT Provide grants, loans, rental assistance, security deposits, interest-free write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates or manages such housing, for the purpose of making housing affordable				Yes, includes funding for community's affordable housing trust
REHABILITATION AND RESTORATION Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties	Yes if acquired or created with CP funds	Yes	Yes	Yes if acquired or created with CP funds

Source: Department of Revenue (DOR) 10-5-2012 conference, "Recent Developments in Municipal Law," Workshop B - Local Finances