

HCCPS SITE HISTORY & TIMELINE (September 2013 update)

Year	HCCPS Milestones	Key Actions at the Brassworks	Highlights related to new site search
1995	HCCPS opens with 40 student enrollment (cap of 60)	<ul style="list-style-type: none"> • Initial lease 1995-2000 • 1st floor is renovated prior to school opening (includes much volunteer labor) 	
1996	Enrollment grows to 54		
1997	Enrollment grows to 70	Over two summers (1997-1998), the 2 nd floor is renovated and the 1 st floor office is reconfigured	
1998	Enrollment grows to 94		
1999		Playground is constructed using all volunteer labor (no cost available)	<ul style="list-style-type: none"> • The year prior to its first lease renewal, HCCPS begins looking in earnest at alternate sites, including: the old Ashfield school, a dairy barn in Williamsburg, undeveloped land, and Hampshire Care (now Overlook) • A phone poll is conducted to assess how far families are willing to travel to a new school site—generally most are willing to travel 8-10 miles.
2000	Enrollment grows to 109; Prisms program is launched with expansion to a 7 th grade class	<ul style="list-style-type: none"> • Lease renewed from 2000-2006 • Renovated current Yellows / Greens classrooms for incoming Prisms classes & reconfigured some office space 	During 2000 – 2005, HCCPS evaluates more than a half dozen potential locations, including a horse farm in Whately, several Williamsburg properties, and a machine shop in Westhampton. Much time is spent in negotiation with the owners of Hampshire Care, who ultimately decide to sell the property.
2001	Enrollment grows to 123		HCCPS issues its first RFP to find a developer who can provide an alternate site. The developer is unsuccessful in securing the proposed site (the vacant Hatfield Center School).
2002	Enrollment grows to 138		

2003	Enrollment grows to 141	<ul style="list-style-type: none"> • Landlord completes lead abatement during the summer of 2003. • The first Strategic Plan is completed with the following goal: “Stay in the Brassworks with 10-year lease if we are assured that the building is safe, as determined by the BOT, and if our need for improved outdoor space is adequately met within a reasonable amount of time.” 	
2004	Enrollment grows to 148		
2005		Renovated Prisms river house classroom	Two additional RFPs are issued during the 2005-2010 period. Responses are unacceptable to HCCPS in terms of cost and desirability.
2006	Enrollment grows to 154	Lease renewed from 2006-2011	<ul style="list-style-type: none"> • Sites explored include a Whately tobacco barn and a Whately bakery. • At the Annual Meeting, a mapping exercise is done to try to establish a geographic radius for site search. Most folks prefer to stay on the west side of the CT River. Communities of Williamsburg, Easthampton, Goshen, Whatley, Northampton, and Hatfield rate favorably.
2007			<ul style="list-style-type: none"> • HCCPS works with staff from Hilltown CDC to delve deeper into the feasibility of locating on the Overlook Campus. • HCCPS considers a newer horse farm property in Westhampton. The site is very appealing, but architect’s estimates for renovations are deemed too expensive for HCCPS.
2008		Site Committee recommends hiring a landscape architect to study possibilities at the Brassworks site and prepares an RFP for publication. BOT rejects this,	<ul style="list-style-type: none"> • HCCPS commissions a study of its capital campaign capacity from KirschLeuchs Consulting. Study estimates capacity of \$1-\$3 million, but key stakeholders remain skeptical of that estimate.

		<p>stating that they do not want to invest money in the Brassworks site.</p> <p>Partial flooding of the first floor occurs during a heavy summer rain. Landlord undertakes replacement of damaged sheetrock and mold remediation and some spaces, including one classroom, have to be vacated for 3 week which causes some disruption for teachers and students.</p>	<ul style="list-style-type: none"> • The Site Committee is dormant for seven months . • At the recommendation of the Site Committee, a predevelopment fund (the “Building Fund”) is established specifically to pay for costs to explore new sites. Site Committee is given fiscal control. • HCCPS writes a letter to the Town of Williamsburg about possible future use of the James School. Town does not respond. • Other sites explored include: Office building on Route 9 in Haydenville, land in Whately that contains migrant worker dorms, and multiple undeveloped lots.
2009	The first Development Associate position is hired at HCCPS with an eye toward annual fundraising and a future capital campaign.	During the summer, the 3 rd floor is renovated for the Prisms and a tech lab.	<ul style="list-style-type: none"> • UMass architectural students prepare an analysis of existing spaces and uses at the Brassworks and make new space recommendations (no cost to HCCPS) • A feasibility study for new construction school completed by Maryanne Thomson Architects . Recommends minimum new school size of 23,000 sf. Budget estimates range from \$5-\$8 million. • Money remaining in the Building Fund is used to pay for 3rd floor renovations. • Sites explored include a vacant commercial building for lease in Hatfield, land on Burts Pit Rd in N’ton, a large vacant building at Village Hill in N’ton • Site Committee presents draft development and operating budgets for a new construction school project to the BOT
2010	Enrollment grows to 162	Finance Committee prepares fiscal projections for the coming 10 years, including increased enrollment. These projections represent the first time that HCCPS has defined a specific number as a budget for its future occupancy costs. The budget for occupancy is well below	BOT spends most of the year pursuing a lease at the Clarke School. The Site Committee is of mixed opinion as to the feasibility and merits of the project and does not provide leadership during this process. After almost a year of negotiation, Clarke School opts to sell their campus and withdraws their offer to lease space to HCCPS.

		what would be needed to build a new school or to perform major renovations at an existing building.	
2011	Enrollment grows to 165	<p>Lease renewed from 2011-2014</p> <p>Extensive flooding on the ground floor occurs during Hurricane Irene. Damage is done primarily to tile flooring.</p>	<ul style="list-style-type: none"> • A lease / renovation is explored at a mill building in Easthampton by the BOT Chair • Site Committee researches the cost of new and used modular buildings, including site visits to see the modules. Budget projections indicate modular construction (new and used) is too expensive for HCCPS budget. • Site Committee prepares a proposal in response to Town of Hatfield RFP for lease and renovation of the Hatfield Center School. HCCPS is the only proposer. • Site Committee gathers cost estimates for the renovation / addition that would be needed at the Hatfield Center School and recommends to the BOT that the project will be too expensive and to discontinue pursuit of this site. BOT concurs. • HCCPS hosts a Co-Op Meeting on the topic of alternatives sites, with 3 sites highlighted (Hatfield School, a migrant farmer property in Whately, and a manufacturing building in Easthampton) • Site Committee conducts extensive feasibility analysis at a newer 25,000 sf industrial building in the Easthampton Industrial Park. Site Committee makes formal recommendation to the BOT to pursue the site. Initially, the BOT cannot reach consensus. By the time BOT agrees to go forward, another party has made an offer to purchase the building and HCCPS cannot compete in terms of price and timeliness.
2012	<ul style="list-style-type: none"> • Enrollment grows to 172 • HCCPS is approved 	<ul style="list-style-type: none"> • The Site Committee recommends an assessment of the Brassworks site to evaluate whether HCCPS should 	<ul style="list-style-type: none"> • A non-profit group called "Build with Purpose" is hired to help HCCPS with its site search challenges and gives a presentation to the BOT / Site Committee. They

	<p>for an enrollment increase up to 218 students</p>	<p>make a long-term commitment / investment in the form of acquisition or additional leasehold improvements.</p> <ul style="list-style-type: none"> • An appraisal is completed; site plan options and costs are prepared by a civil engineer and landscape architect team; and estimates are gathered for major capital repairs. • First floor tiles (worn and damaged during flooding) are replaced. • BOT / Site Committee hold Joint Meeting to talk about decision-making process for the Brassworks site. 	<p>strongly suggest that the most feasible option is for HCCPS to remain in the Brassworks site.</p>
2013	<ul style="list-style-type: none"> • Enrollment grows to 175 	<ul style="list-style-type: none"> • Site Committee gathers cost estimates for major capital needs at the Brassworks. • New wall in atrium is constructed to increase security. • Two offers to purchase are made to the Brassworks owner—one just below assessed value and one 25% above assessed value. Owner rejects both and does not counter-offer. • Minor flooding August 2013. 	<ul style="list-style-type: none"> • Property in E'ton becomes available for lease. Property, costs and terms are deemed favorable. • HCCPS applies for a charter to relocate from Williamsburg to Easthampton.