



**Needham Town Hall**

1471 Highland Ave.  
Town of Needham  
Massachusetts

**Feasibility Study**

Scale: AS NOTED  
Date: DECEMBER 4, 2007  
Drawn By: JGR  
Checked by: MGA

**MK & A** McGinley Kalsow & Associates LLP  
ARCHITECTS & PRESERVATION PLANNERS  
324 Broadway PO Box 45248  
Somerville, MA 02145

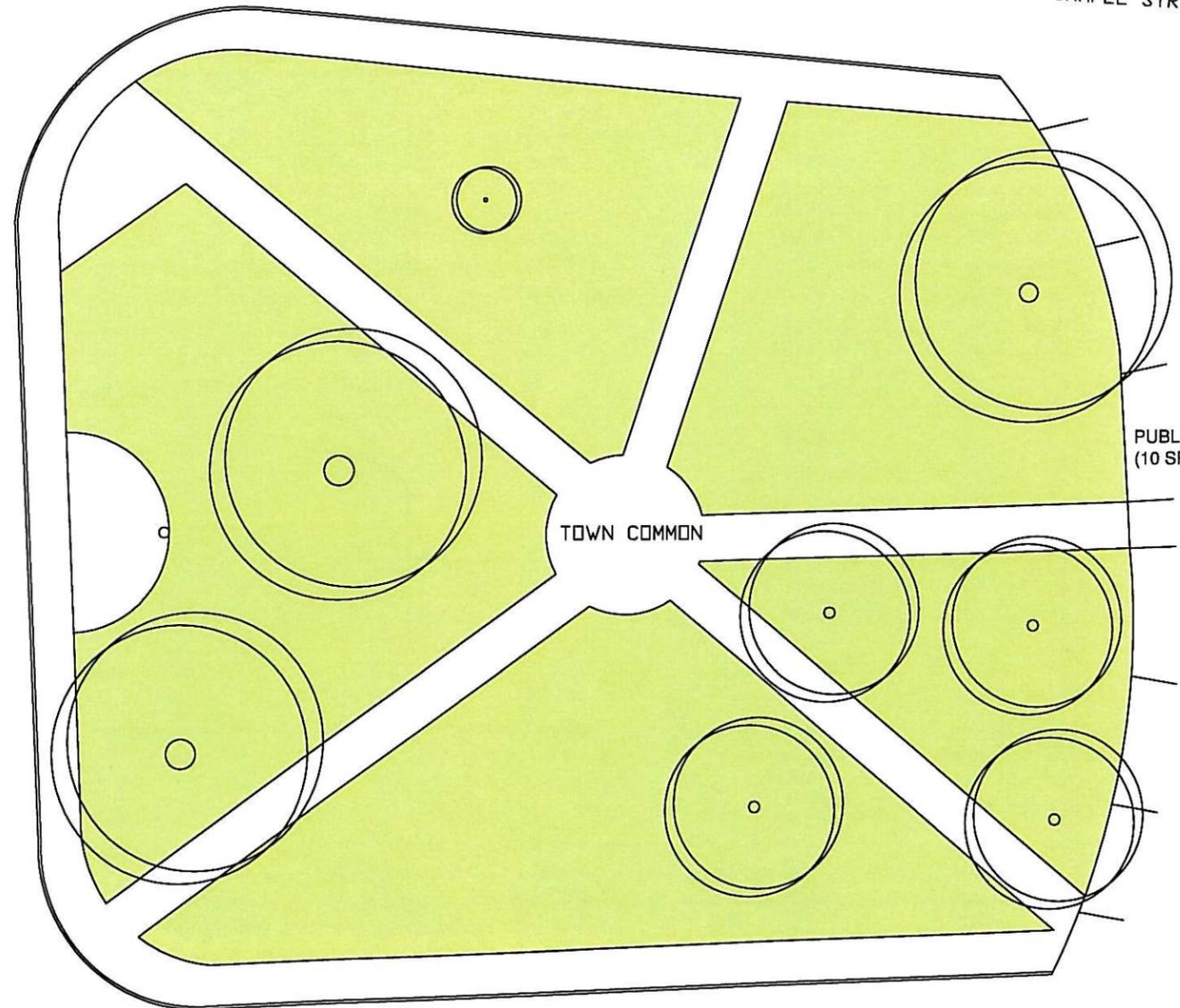
SITE PLAN

**SP3**

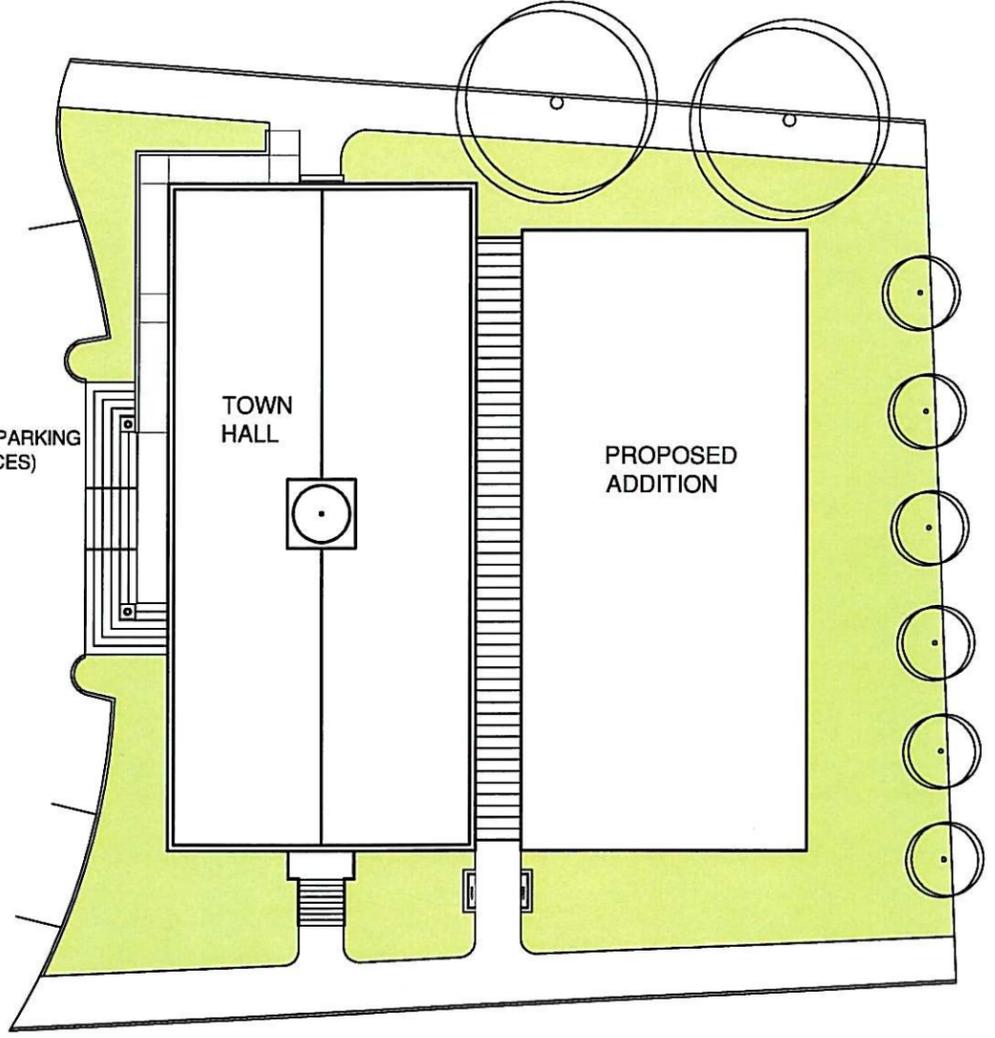


GREAT PLAIN AVENUE

CHAPEL STREET



PUBLIC PARKING (10 SPACES)



HIGHLAND AVENUE

**ALTERNATE 3 - SITE PLAN**

1/32"=1'-0"



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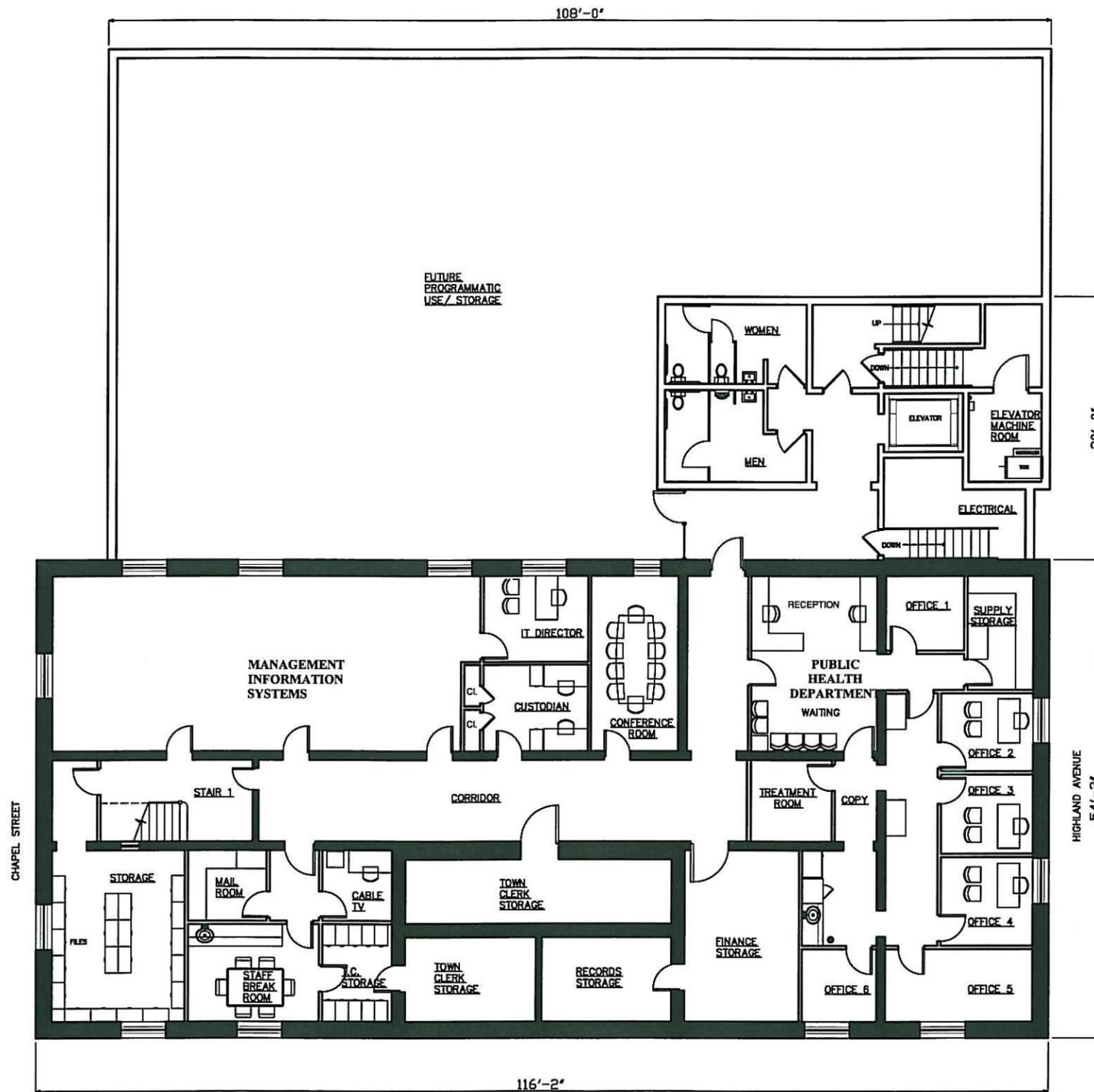
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LOWER LEVEL PLAN

# A3.0



### ALTERNATE 3 - LOWER LEVEL PLAN

1/16" = 1'-0"





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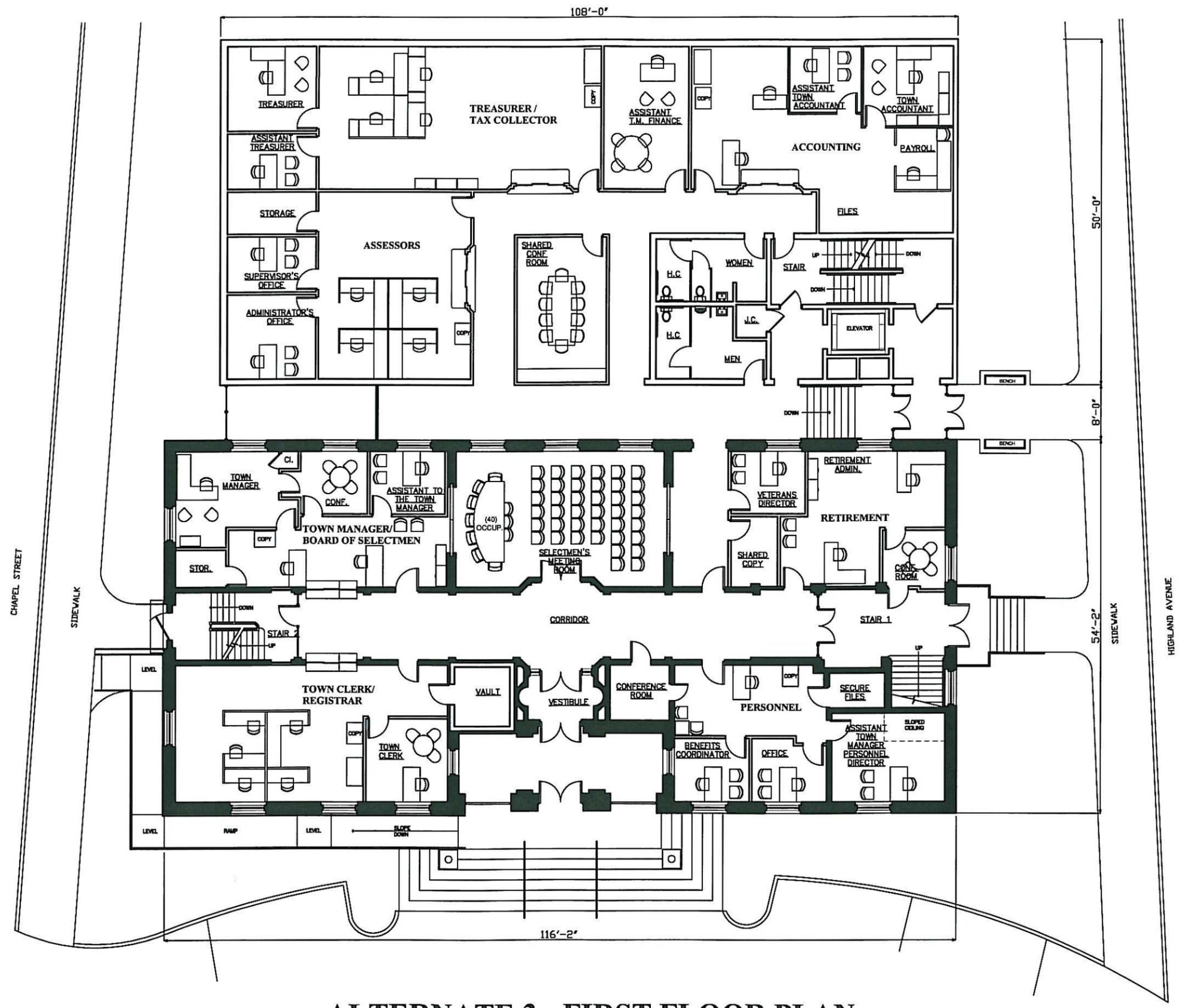
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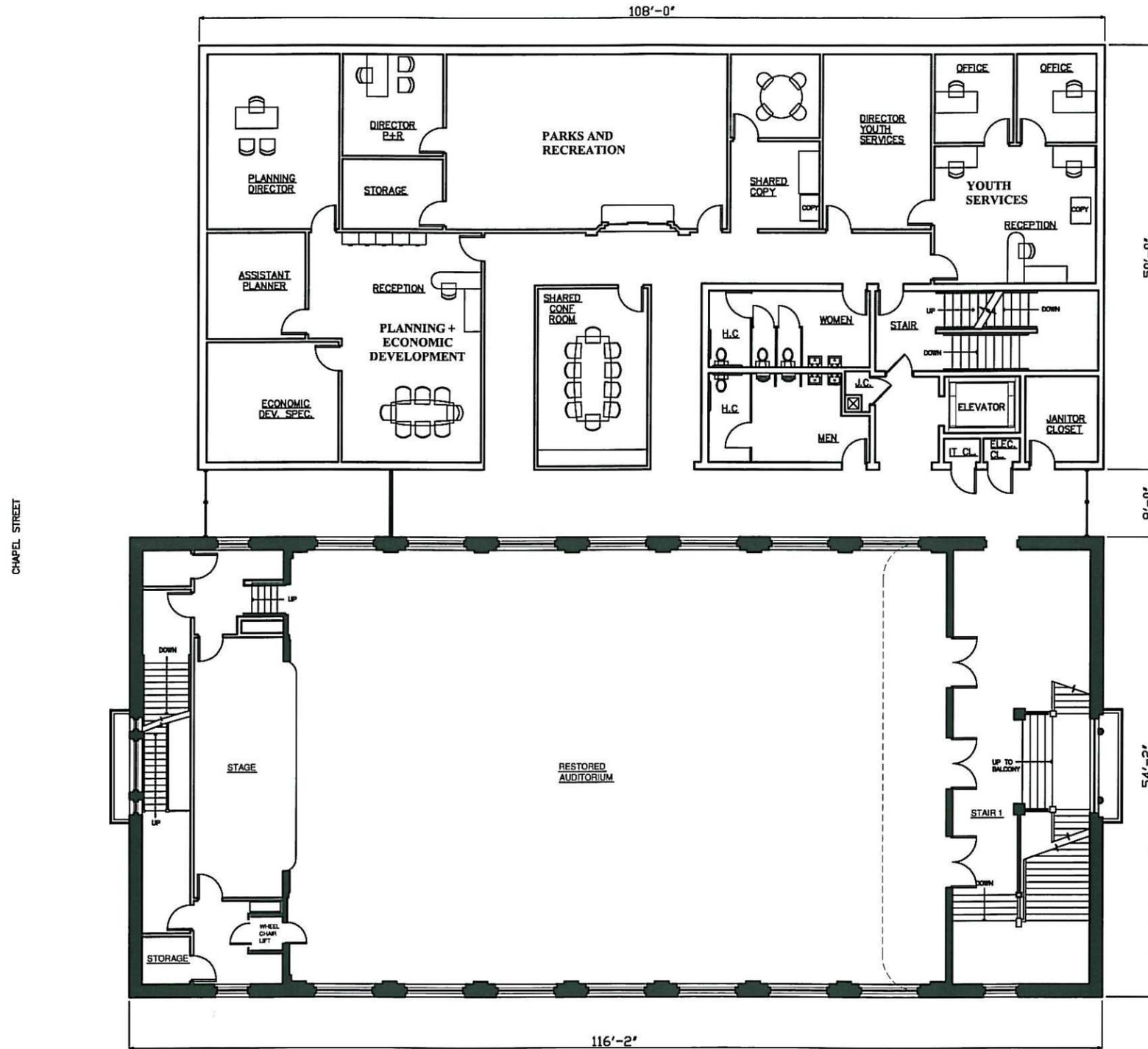
FIRST FLOOR PLAN

**A3.1**

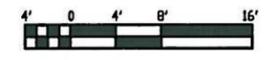


**ALTERNATE 3 - FIRST FLOOR PLAN**  
1/16" = 1'-0"





**ALTERNATE 3 - SECOND FLOOR PLAN**  
 1/16" = 1'-0"



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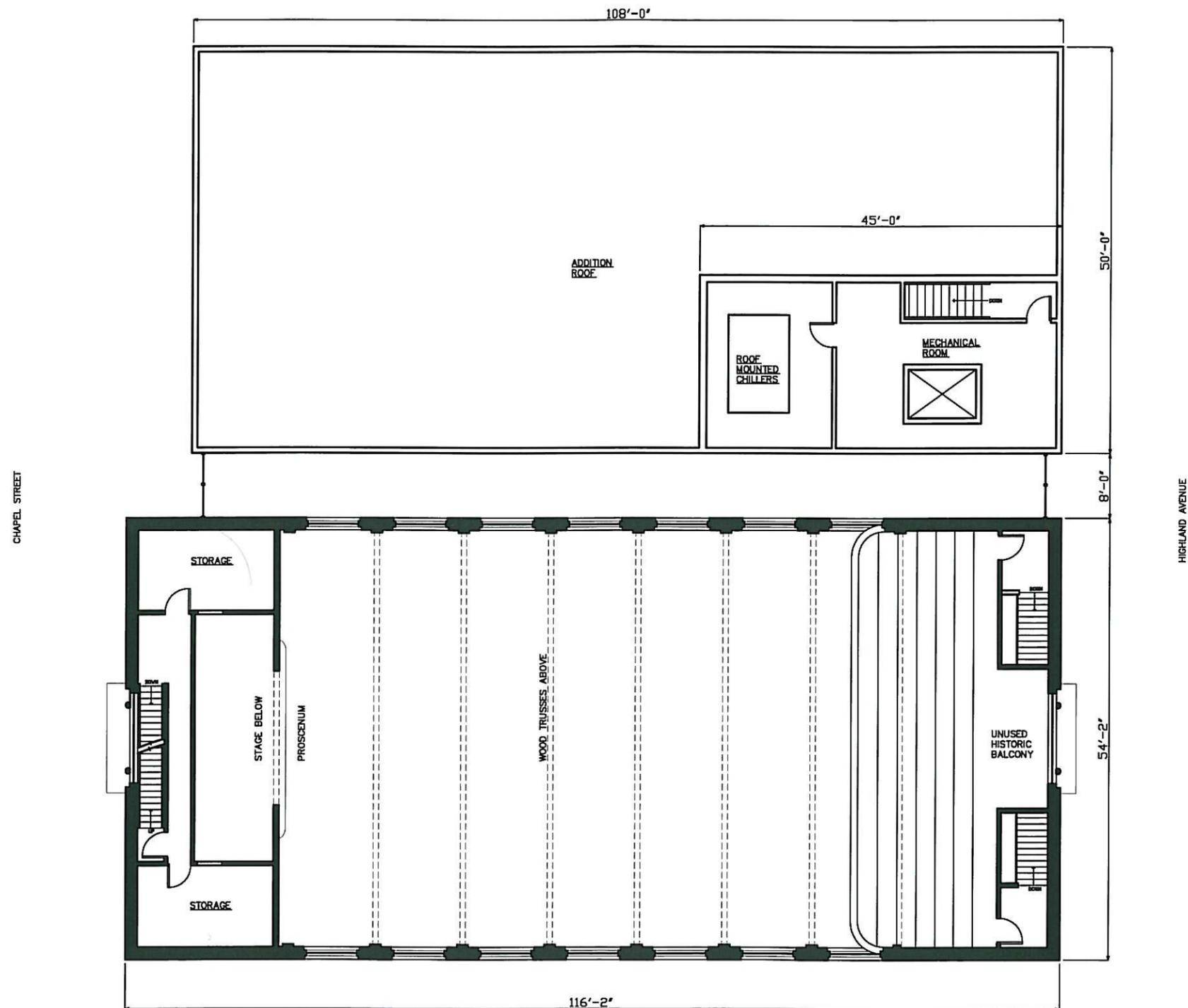
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**SECOND FLOOR PLAN**

**A3.2**



**ALTERNATE 3 - BALCONY FLOOR PLAN**

1/16" = 1'-0"



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BALCONY  
FLOOR  
PLAN

**A3.3**



Department & Support Spaces	Net* Existing s.f.	Net* Estimated Future s.f.	Net Proposed Square Footage		
			Alternate 1	Alternate 2	Alternate 3

*TOWN ADMINISTRATION*

Town Manager/ Selectmen	730	1080	757	757	757
Finance/Asst. Town Mgr.	78	150	302	265	256
Personnel/Asst. Town Mgr.	423	500	679	679	679
Town Clerk/ Registrar	784	850	873	873	873
Accounting	507	525	747	809	897
Treasurer / Tax Collector & Parking Clerk	722	800	705	922	1,109
Retirement	259	250	275	348	355
Information Technology Center	1,162	1100	993	925	1,074
Assessor	772	775	727	936	942
<i>Total Administration</i>	<i>5,437</i>	<i>6,030</i>	<i>6,058</i>	<i>6,514</i>	<i>6,942</i>

\* Does not include corridors, stairs, public entries or bathroom spaces.

*COMMUNITY DEVELOPMENT*

Planning & Economic Development	707	850	0 **	728	872
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*COMMUNITY SERVICES*

Public Health	849	1050	1,168	1,273	1,397
Veteran's Services	163	200	123	269	99
Youth Services	686	850	541	719	776
Park & Recreation	626	700	0 **	800	927
<i>Total Community Services</i>	<i>2,324</i>	<i>2,800</i>	<i>1,832</i>	<i>3,061</i>	<i>3,199</i>

<b>TOTAL DEPARTMENT SPACES</b>	<b>8,468</b>	<b>9,680</b>	<b>7,890</b>	<b>10,303</b>	<b>11,013</b>
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*SUPPORT SPACES*

Selectmen's Meeting Room	443	587	587	587	587
Training Rooms	200	150	165	170	276
Shared Conference Rooms	0	250	906	795	650
Lunch Room	219	250	165	165	165
Record Storage Vault	223	223	223	223	223
Town Clerk Storage	332	300	302	302	302



Department & Support Spaces	Net* Existing s.f.	Net* Estimated Future s.f.	Net Proposed Square Footage		
			Alternate 1	Alternate 2	Alternate 3
Assessor's / IT Storage	146	300	296	296	296
Paper Supply Room	154	170	Space is with Copy Rooms		
Cable TV	25	30	64	64	64
Copy Room(s)	106	80	274	175	181
Public Health / Veteran's Storage	73	100	144	147	98
Mail Room	82	80	72	72	72
Custodian	205	200	135	174	252
Lower Level Corridor Storage & Trash Storage	250	Storage to remote location			
Park & Rec. Storage (Over Stage)	169	100	0	135	99
General Storage at and Over Stage	169	169	395	0	395
Custodial Closet	31	30	87	110	109
<i>Total Support Spaces</i>	<i>2,827</i>	<i>3,019</i>	<i>3,815</i>	<i>3,415</i>	<i>3,769</i>
<i>Total Net Occupied Floor Spaces*</i>	<i>11,295</i>	<i>12,699</i>	<i>11,705</i>	<i>13,718</i>	<i>14,782</i>

\* Does not include corridors, stairs, public entries or restrooms.

\*\* Under Alternate No. 1, Planning and Economic Development as well as Park and Recreation are relocated outside of Town Hall



**Needham Town Hall  
Project Cost\* Summary - CPA Qualification**  
January 7, 2008

	<u>Alternate 1</u>		<u>Alternate 2</u>		<u>Alternate 3</u>	
	Qualifying	Non-Qualifying	Qualifying	Non-Qualifying	Qualifying	Non-Qualifying
<b>Estimated Construction Cost</b>	\$ 12,315,768 (100%)	\$ 0 (0%)	\$ 6,355,940 (50%)	\$ 6,355,940 (50%)	\$ 12,495,803 (75%)	\$ 4,165,268 (25%)
<b>Soft Costs</b>	\$ 2,069,049 (60%)	\$ 1,379,366 (40%)	\$ 1,067,797 (30%)	\$ 2,491,529 (70%)	\$ 1,724,420 (45%)	\$ 2,107,626 (55%)
<b>Estimated CPA Qualification**</b>	\$ 14,384,817	\$ 1,379,366	\$ 7,423,737	\$ 8,847,469	\$ 14,220,223	\$ 6,272,894
<b>Total Project Cost</b>	<b>\$ 15,764,183</b>		<b>\$ 16,271,206</b>		<b>\$ 20,493,117</b>	

\* Project Costs do not include temporary relocation of office space.

\*\* Estimated CPA Qualification based on January 4, 2008 opinion from Edwards Angell Palmer & Dodge LLP.