

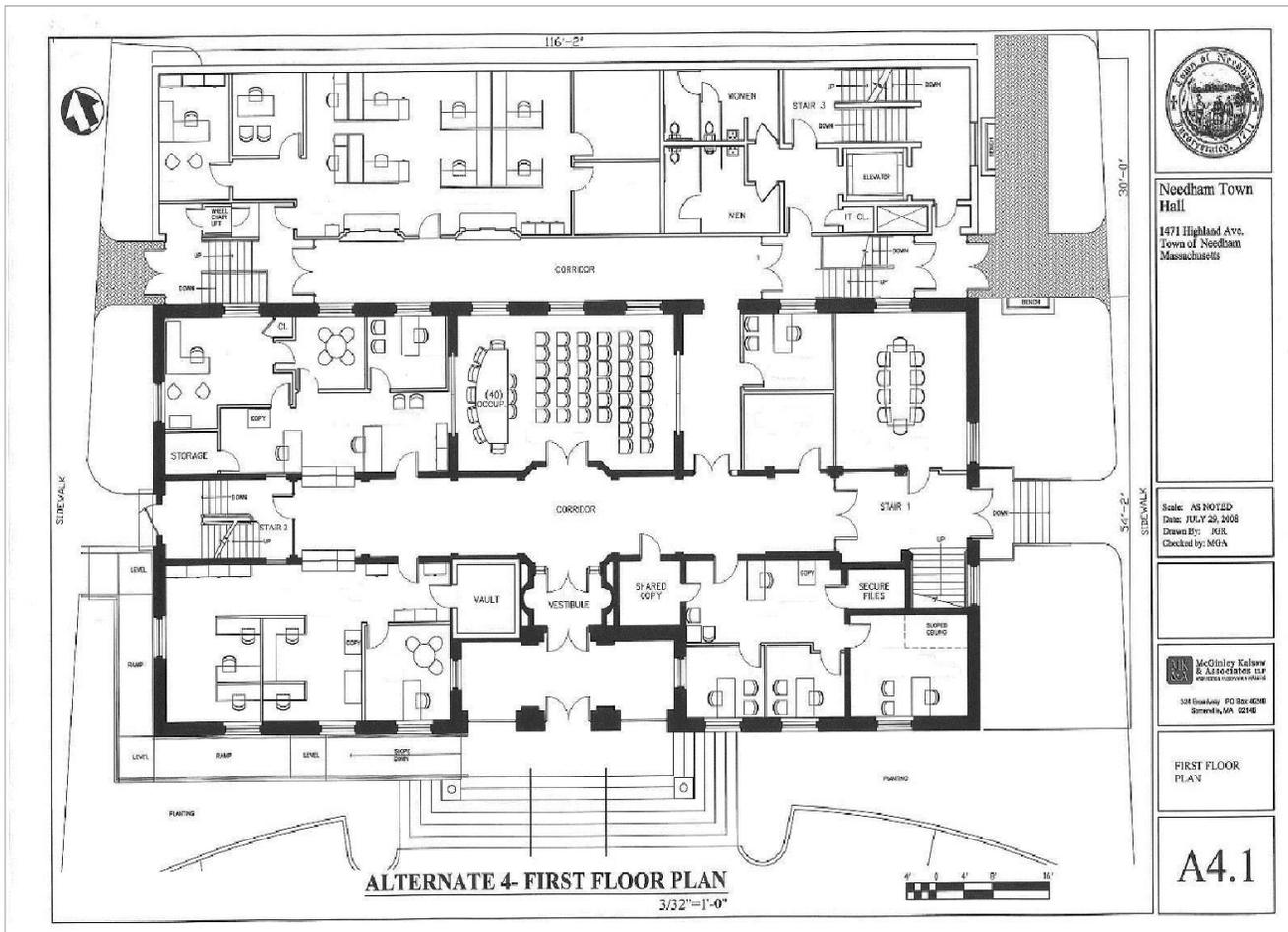
Article 6
October 27, 2008 Special Town Meeting
TOWN HALL HISTORIC PRESERVATION UPDATE

The Project: The 2008 Annual Town Meeting appropriated \$1,000,000 from CPA funds for the architectural design of the historic preservation and renovation of Town Hall. At Town Meeting, the Board of Selectmen made a commitment to review alternative renovation options and report back to Town Meeting. The Board spent the summer gathering input from boards, committees, civic organizations and the general public. Based on this input, the Permanent Public Building Committee and architects McGinley, Kalsow and Associates (MKA) developed the proposal referred to as "Alternative 4." The total cost of the project is estimated at \$18.5 million (including the previously appropriated \$1,000,000 for design), of which close to 80% may be eligible for Community Preservation funding.

MKA has been engaged in design development of the portions of the project that are unaffected by the selection of a specific option. MKA is now ready to proceed to full design. The Board of Selectmen voted unanimously to support the renovation of Town Hall under Alternative 4. Through this warrant article, the Board is seeking approval in principle by Town Meeting of the Alternative 4 concept. The Finance Committee voted unanimously to recommend adoption of Article 6.

Timeline: The Selectmen expect to request Community Preservation Committee and Town Meeting approval of the funding of the construction portion of the project at the 2009 Annual Town Meeting. Construction would begin in January 2010. Critical to the sequencing of the Town Hall project is the construction of the Public Services Administration Building on Dedham Avenue, funding for which is also included in the Special Town Meeting Warrant. Before it is put into service for its intended function, the facility will be used as an alternate location for the Town Hall during the reconstruction of that facility, from December, 2009 through summer, 2011, saving more than \$1 million in rental costs.





Flexibility – Alternative 4 provides the community with the greatest flexibility for responding to changing needs in the future. A modest investment today (estimated at approximately \$2.8 million) will allow for expansion or reorganization in the future without the cost of constructing an addition, or significant retrofitting of building systems. Such program expansion or reorganization can thus be achieved in a timelier and more cost-effective manner.

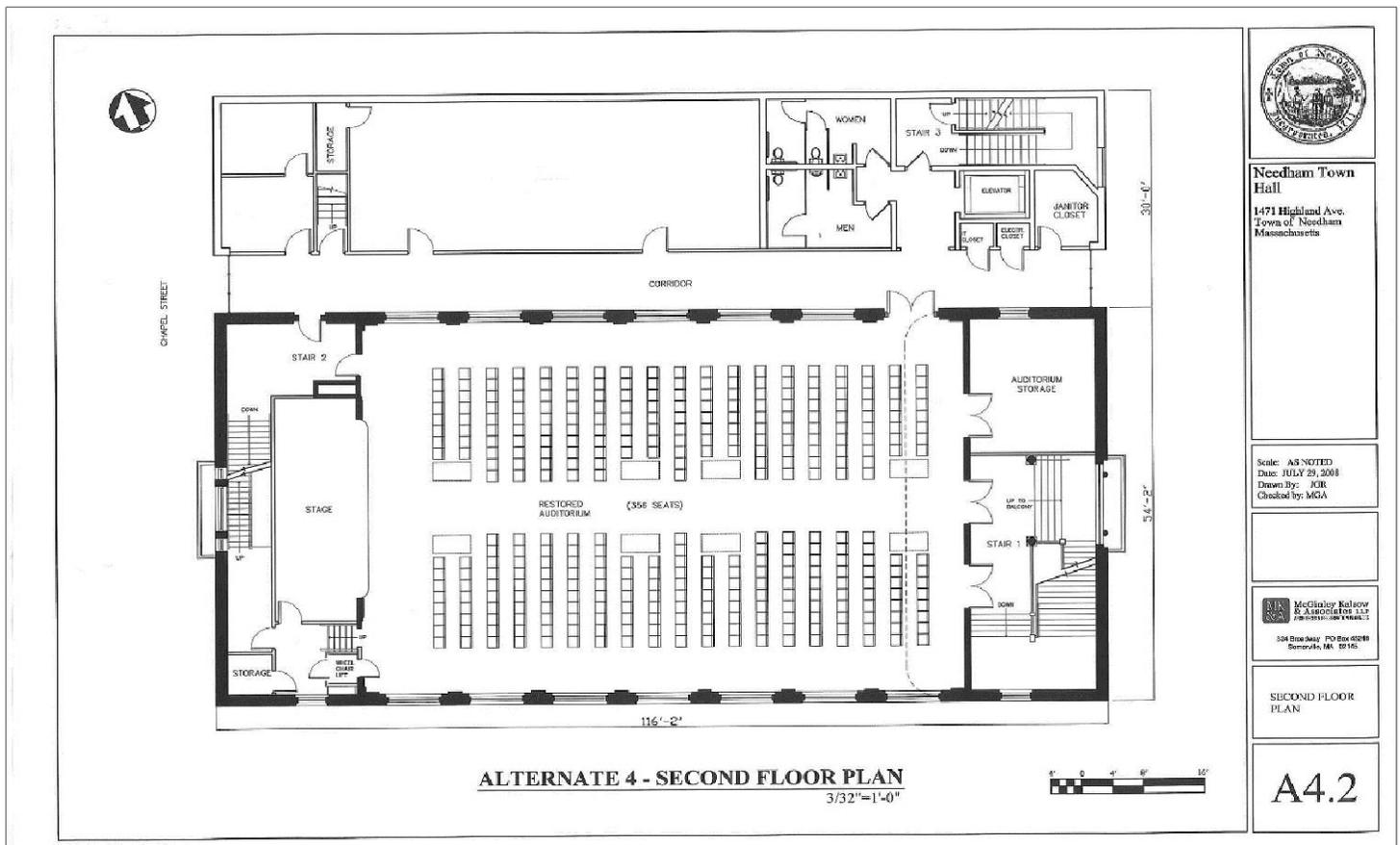
Operational Efficiency – Alternative 4 is operationally more efficient than previous options. All of the primary transactional offices are located on the first floor, making the layout more customer-friendly. The departments with high public interaction are on the first and second floors, and all departments remain co-located in the center of Town (with the exception of Planning and Park and Recreation which were proposed to be relocated under previous options as well). Finally, offices are designed without use of partial height partitions which, while workable, presented some logistical challenges from an operational perspective.

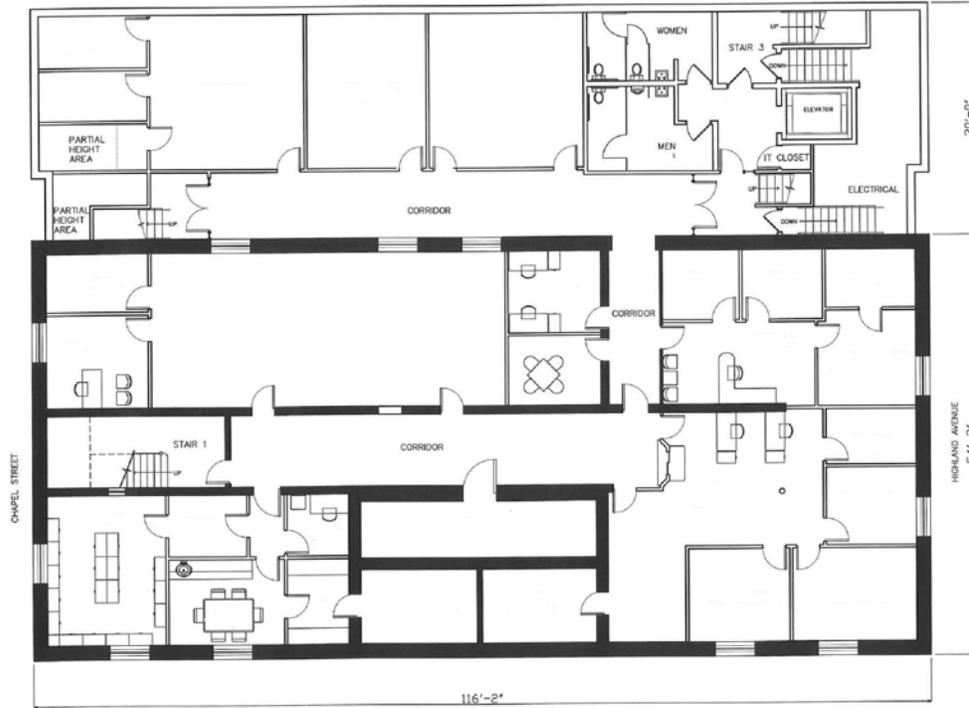
Meeting Spaces – Given its decentralized, largely volunteer government, the Town’s principal space need, other than centrally located Town offices, is for small and medium-sized meeting spaces. In past years, three or more committees could simultaneously meet at Town Hall. Board members, staff and interested parties could move from meeting to meeting as needed, a great help when committees were working on related matters. Alternative 4 allows for at least five public meetings to be conducted simultaneously – a more effective means for boards and committees to meet jointly on related matters, a more efficient use of staff resources, and a convenience for the public. The large number of small meeting spaces also meets a critical shortage for conference space during the workday.

Historic Features – Alternative 4 preserves the historic features of the Town Hall and meets the standards for preservation issued by the U.S. Secretary of the Interior. The exterior view of the Town Hall under Alternative 4 will be more aesthetically pleasing than previous options. This is an important factor since the vast majority of residents view the Town Hall from the exterior only.

Public Assembly Hall – Alternative 4 allows for the restoration of a public assembly hall in the Town Hall. The recommendation for Alternative 4 is not made in order to create a performance venue, but rather to restore a place of assembly primarily dedicated to civic use consistent with the function of the Town Hall as the principal place of business of the municipal corporation. The hall will likely be used on an intermittent basis for Town operations, such as flu clinics, training sessions, large-scale public hearings, and community workshops. Other civic uses contemplated include New Year’s Needham events, art shows, certain tercentennial events, and Public Library functions that exceed the capacity of the community room. Use of the space for local charitable, educational, or cultural organizations on a sporadic basis may be considered in the future.

Financial Plan – As the facility financing plan shows, the additional cost associated with Alternative 4 can be accommodated within the tax-levy supported debt allowance of 3% of general fund revenue. The plan includes the additional expense related to Alternative 4, the Public Services Building at 500 Dedham Avenue which is currently under design, and a \$20 million dollar debt exclusion placeholder for renovation of the Newman School. Finally, the plan includes the funding of up to \$4 million for a Senior Center project, possibly as early as November, 2009. The Board of Selectmen has created a Senior Center Exploratory Committee which is charged with making recommendations to the Board of Selectmen on the appropriate location, size and design, projected costs and other matters related to the construction of a new Senior Center. The Committee will begin its work in November, 2008.





ALTERNATE 4 - LOWER LEVEL PLAN
3/32"=1'-0"



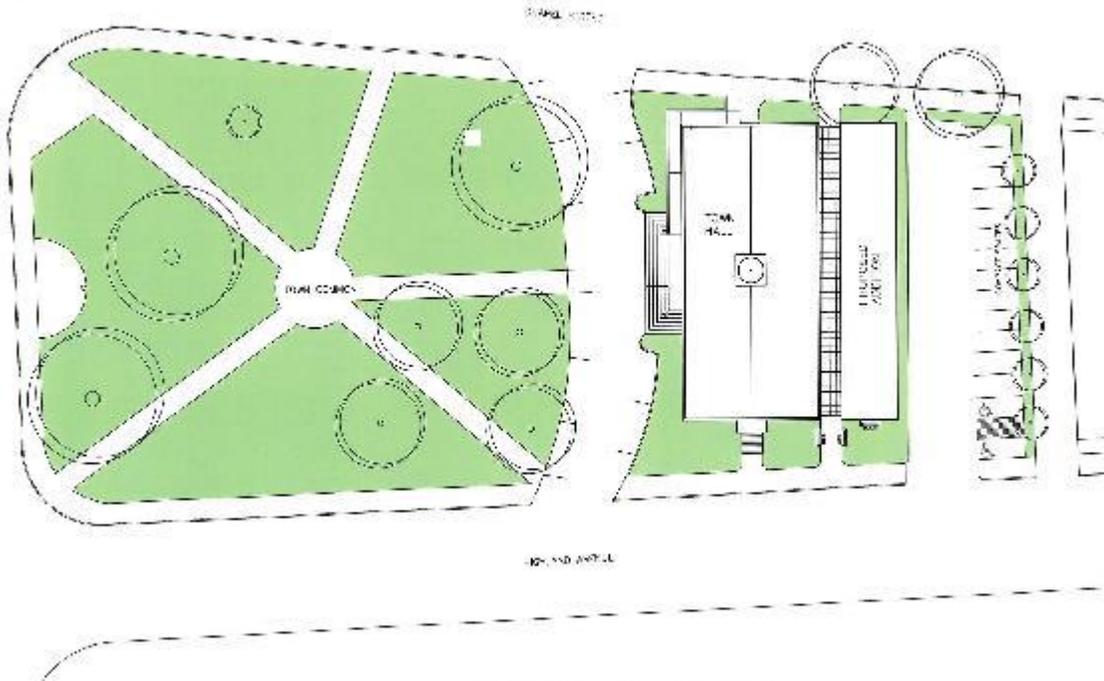
Needham Town Hall
1471 Highland Ave.
Town of Needham
Massachusetts

Scale: AS NOTED
Date: JULY 29, 2008
Drawn By: JCR
Checked by: MGA

McGinley Eklow & Associates LLP
ARCHITECTS & PLANNERS
324 Broadway PO Box 4048
Somerville, MA 02145

LOWER LEVEL
PLAN

A4.0



ALTERNATE 4 - SITE PLAN
1/32"=1'-0"



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SITE
PLAN

SP4.0