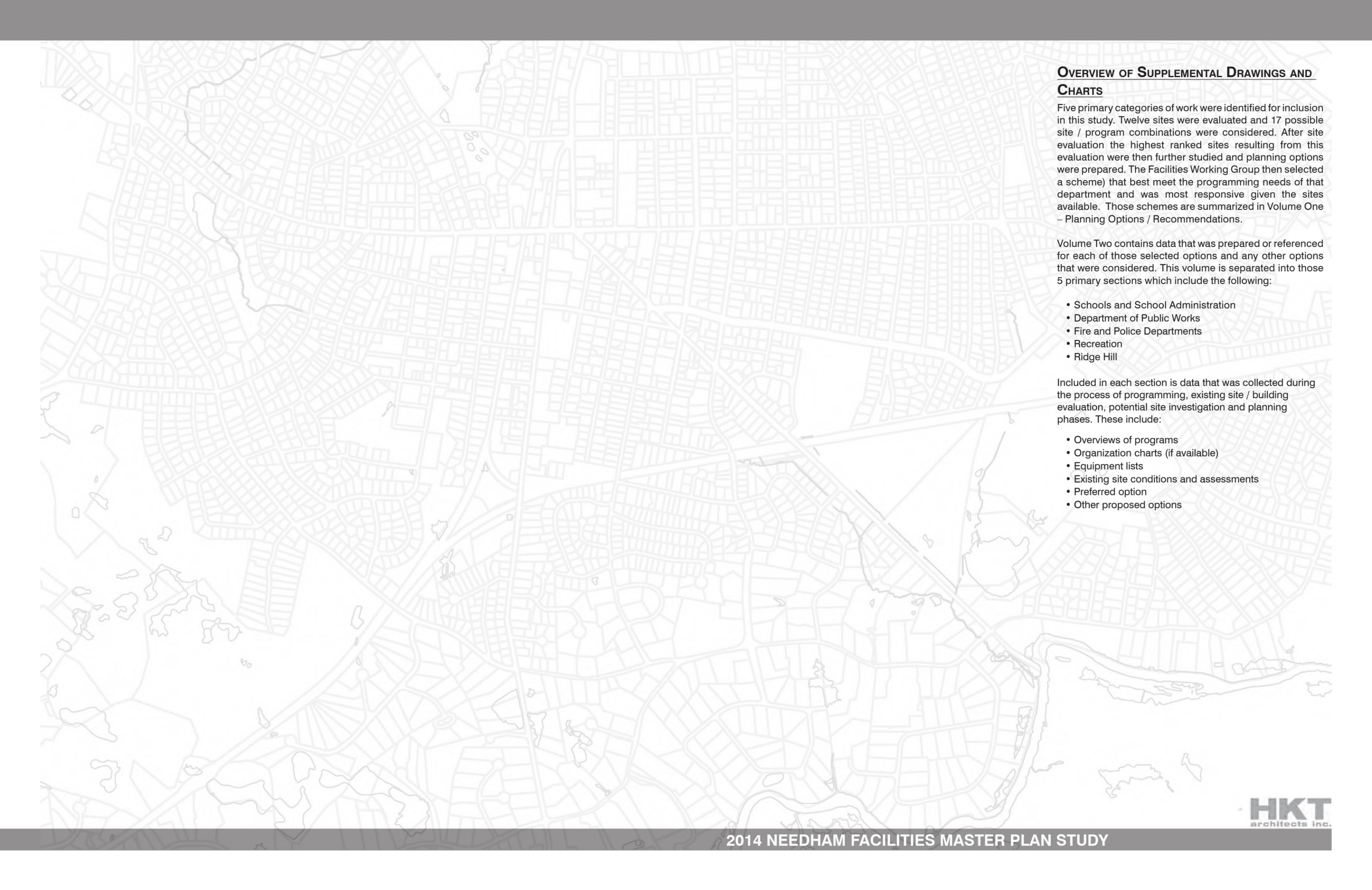


Volume 2: Supplemental Drawings & Charts

Town of Needham, MA 2014 Facilities Master Plan





OVERVIEW OF SUPPLEMENTAL DRAWINGS AND CHARTS

Five primary categories of work were identified for inclusion in this study. Twelve sites were evaluated and 17 possible site / program combinations were considered. After site evaluation the highest ranked sites resulting from this evaluation were then further studied and planning options were prepared. The Facilities Working Group then selected a scheme) that best meet the programming needs of that department and was most responsive given the sites available. Those schemes are summarized in Volume One – Planning Options / Recommendations.

Volume Two contains data that was prepared or referenced for each of those selected options and any other options that were considered. This volume is separated into those 5 primary sections which include the following:

- Schools and School Administration
- Department of Public Works
- Fire and Police Departments
- Recreation
- Ridge Hill

Included in each section is data that was collected during the process of programming, existing site / building evaluation, potential site investigation and planning phases. These include:

- Overviews of programs
- Organization charts (if available)
- Equipment lists
- Existing site conditions and assessments
- Preferred option
- Other proposed options

VOLUME 1:

EXECUTIVE SUMMARY

Introduction	2
Outcome for the Master Plan	2
Space Needs and Evaluation of Current Facilities	2
Planning Options	4-5
Implementation Plan	6
Scenario 1	6-7
Scenario 2	8-9
Scenario 3	10-11
Implementing the Master Plan	11

NEEDS ASSESSMENT / PLANNING / PROGRAMMING

Programming	12
Introduction	12
Methodology	12
Elementary, Middle, and High Schools	12-13
School Administration	14
Department of Public Works	15
Police and Fire Departments	18
Recreation	19

EXISTING SITE & BUILDING EVALUATIONS

Map of Needham - Existing Sites	20
Introduction of Existing Site and Building Evaluations	21
Sites and Buildings	22-26
Introduction to Site Evaluation	27
Program - Site Evaluation Criteria	27
Program - Site Evaluation Matrix	27
Criteria Matrix	28-29

PLANNING OPTIONS / RECOMMENDATIONS

Introduction to Planning Options / Recommendations	31
Schools and School Administration	32-34
Department of Public Works	35
Public Safety	36
Recreation	37-39

VOLUME 2: SUPPLEMENTAL DRAWINGS & CHARTS

SCHOOLS AND SCHOOL ADMINISTRATION

Schools - Overview	2
DeFazio Park - Temporary School at DeFazio Park	3-4
Hillside School	5-7
Mitchell School	8-10
Pollard Middle School	11-12
Permanent School at DeFazio Park	13
High Rock School	14-15
Existing Conditions: Needham High School	16-17
School Administration at Emery Grover	20-21
Nike and Ridge Hill Reservation - School Admin	22-23
School Admin Relocation to PSAB	24
School Admin to the Ridge Hill Reservation	25

DEPARTMENT OF PUBLIC WORKS

Department of Public Works - Overview	26-33
DeFazio Park Jurisdiction Map	34
Defazio Park and DPW	35-37
Parcel 74/Greendale Avenue	38-39
Recycling and Transfer Station	40-43
Town Forest	44-45

POLICE AND FIRE STATION

Police and Fire Station - Overview	46-50
Police/ Fire Station #1	51-61
Fire Station #2 and Daley Building	62-63

RECREATION

Recreation - Overview	64-67
Community Center	68-73
Memorial Park Building	74-81
Rosemary Pool	82-83
Cricket Field	84-85
Ice Rink	86-87

VOLUME 3: APPENDICES

1. PROGRAM SUMMARIES

Schools and School Administration	
Program Questionnaire	
Programming from designLab - School Administration	
Land Requirements - School Administration	
Criteria Matrix - School Administration	
Department of Public Works	
Program Questionnaire	
Vehicle Lists	
Existing Other Storage Locations	
Full Program	
Storage Prep Building Layout	
Criteria Matrix	
Fire and Police Departments	
Police - Program Questionnaire	
Fire - Vehicle Lists and Personnel	
Full Program	
Criteria Matrix	
Fire Department Letter	
Recreation	
Park and Recreation - Program Questionnaire	
Community Building - Full Program	
Community Building - Land Requirements	
Community Building - Criteria Matrix	
Memorial Park Building - Full Program	

2. PRESENTATIONS AND MEETINGS

Visioning Session	
Agenda and Meeting Notes	
Slides	
FWG Meeting Presentations (1 through 11)	
Agenda and Meeting Notes	
Slides	
All Boards Meeting	
Agenda and Meeting Notes	
Slides	
PPBC Presentations (1 and 2)	
Agenda and Meeting Notes	
Slides	

3. SCHEDULES AND PATHS

Decision Trees
PPBC Generated Diagram
Master Timeline Scenarios
Timeline

4. COST ESTIMATES

Estimation Summary
Individual Estimates

5. DEBT ANALYSIS SUMMARY

6. TRAFFIC STUDY

7. INVENTORY OF PREVIOUS STUDIES, REPORTS AND DOCUMENTS

OVERVIEW OF SCHOOLS

All public school projects undergo a multi-phased process starting with Comprehensive Facility Assessments, Pre-Feasibility Reports, Statement of Interest to the Massachusetts School Building Authority (MSBA) and then partnering with the MSBA to determine eligibility, feasibility and ultimately the possibility of state funding for the project. The Town has worked with Dore and Whittier to study and analyze the options for renovation and or replacing Hillside and Mitchell Elementary Schools and the Pollard Middle School.

In an effort to outline the educational goals of the district during the Pre-Feasibility Report phase, an Educational Framework Workshop / Visioning Session was held. A number of stakeholders in the educational delivery process for Needham schools attended this meeting including members of the school district, town officials, parents and community members. Dr. Frank Locker, an educational planner and consultant to Dore & Whittier Architects, facilitated the Workshop and prepared a report which summarized the results of the Workshop.

The Workshop Highlights

Some of the goals and highlights that were developed during the Workshop are the following:

- Limit a new elementary school enrollment size to the 400-500 student range
- Provide schools with the ability to have small learning communities
- Provide schools with three to four sections per grade
- Neighborhood elementary schools are preferred
- Flexible and adaptable spaces should be created, and wireless technology should be available in all spaces
- Explore the building options that would allow full-day kindergarten to be offered district-wide
- Provide collaborative spaces for students and staff in school design
- Provide programmatic connections within the building for English Language Learning, Learning Centers, Specials, materials
- Plan "learning areas" as "clusters" of interrelated spaces
- Plan for parent and community use of building and improve outreach

Following this meeting the PPBC and the School Committee arrived at a consensus of Values and Goals which became the basis for development of concept options. These included:

- Plan for 21 students/classroom and use MSBA guidelines
- Use current enrollments for future capacity considerations
- Elementary schools should provide 3-4 sections per grade:
 - o 3 sections per grade = 18 classrooms @ 21 students / cl = 378
 - o 4 sections per grade = 24 classrooms @ 21 students / cl = 504
- School size of approximately 400-500 students
- Elementary schools should be neighborhood based
- Reduce transportation requirements when possible
- Minimize redistricting when possible
- Facilities should have the ability to offer full-day kindergarten to all families
- Minimize costs that will not be reimbursed or are considered temporary

Comprehensive Building Assessments were completed for the Hillside and Mitchell Schools and the Pollard Middle School in August of 2011. A Pre-Feasibility Study was completed in July of 2012 for the Mitchell and Hillside Schools. Site and building conditions were analyzed and options and cost estimates were developed, reviewed and presented. While some options were eliminated because they did not meet the goals of the district, there were no decisions made or recommendations offered regarding any of the remaining options.

In July 2013, Statements of Interest were submitted by the Town to the MSBA for Hillside, Mitchell, and Pollard Schools. Hillside Elementary School was identified as the first priority.

In November of 2013, the MSBA voted to invite the Hillside Elementary School into the MSBA Eligibility Period and in July of 2014, the MSBA voted to collaborate with Needham in conducting a Feasibility Study. At the time of this report the Feasibility Study has not yet begun.

The Town has also identified a need to expand the High School. The building was designed for 1450 students. The population is projected to exceed 1700 for the next decade. A feasibility study is now under way to identify the needs and study options for expanding the cafeteria and adding classrooms.





EXISTING CONDITIONS:

DEFAZIO PARK AND DEPARTMENT OF PUBLIC WORKS

Parcel Area: 63.0 Acres with DPW portion approximately 9.9 Acres

Jurisdiction: School Committee, Park and Recreation Commission, Board of Selectmen

Description

- Public Services Administration Building (500 Dedham Avenue)
- Water Pump Station (484 Dedham Avenue)
- Hollis Building (470 Dedham Avenue)
- Cold Storage yard
- Former Salt Storage Building
- Wetlands, riverfront and ponds
- Needham Reservoir
- Bordered by Golf Course
- Massachusetts Bay Transportation Authority (MBTA) commuter rail line

Legend

- 2013 Parcels
- - - Parcel Setback
- Wetland Boundary
- - - Wetlands Setback
- ▨ Wetlands



2013 Aerial photo data from Needham WebGIS





OVERVIEW OF A TEMPORARY SCHOOL AT DeFAZIO PARK

The schools that are to be renovated or rebuilt include the Hillside and Mitchell Schools and the Pollard Middle School. Challenges of rebuilding at each site and the need to provide for a safe environment for the children and staff during construction has led to the multiple options under consideration. The temporary school, at a cost not reimbursable under MSBA guidelines, would provide all school programmed space, the possibility of a permanent gymnasium, parking and access to all the fields at the park during the rebuild of Hillside School, the Mitchell School and finally the Pollard Middle School. Other longer term renovation projects could also use this building as swing space.

This site is under three different jurisdictions, School Committee, Park and Recreation Commission and the Board of Selectmen, and all three groups have agreed to study this location for a potential school.

Building a school at DeFazio Park requires a relocation of those functions of the DPW currently located at the school site portion of the Dedham Avenue site and constrains current DPW operations and future expansion. Another critical issue at this site is that the lot is surrounded by wetlands on three sides and has a high water table.

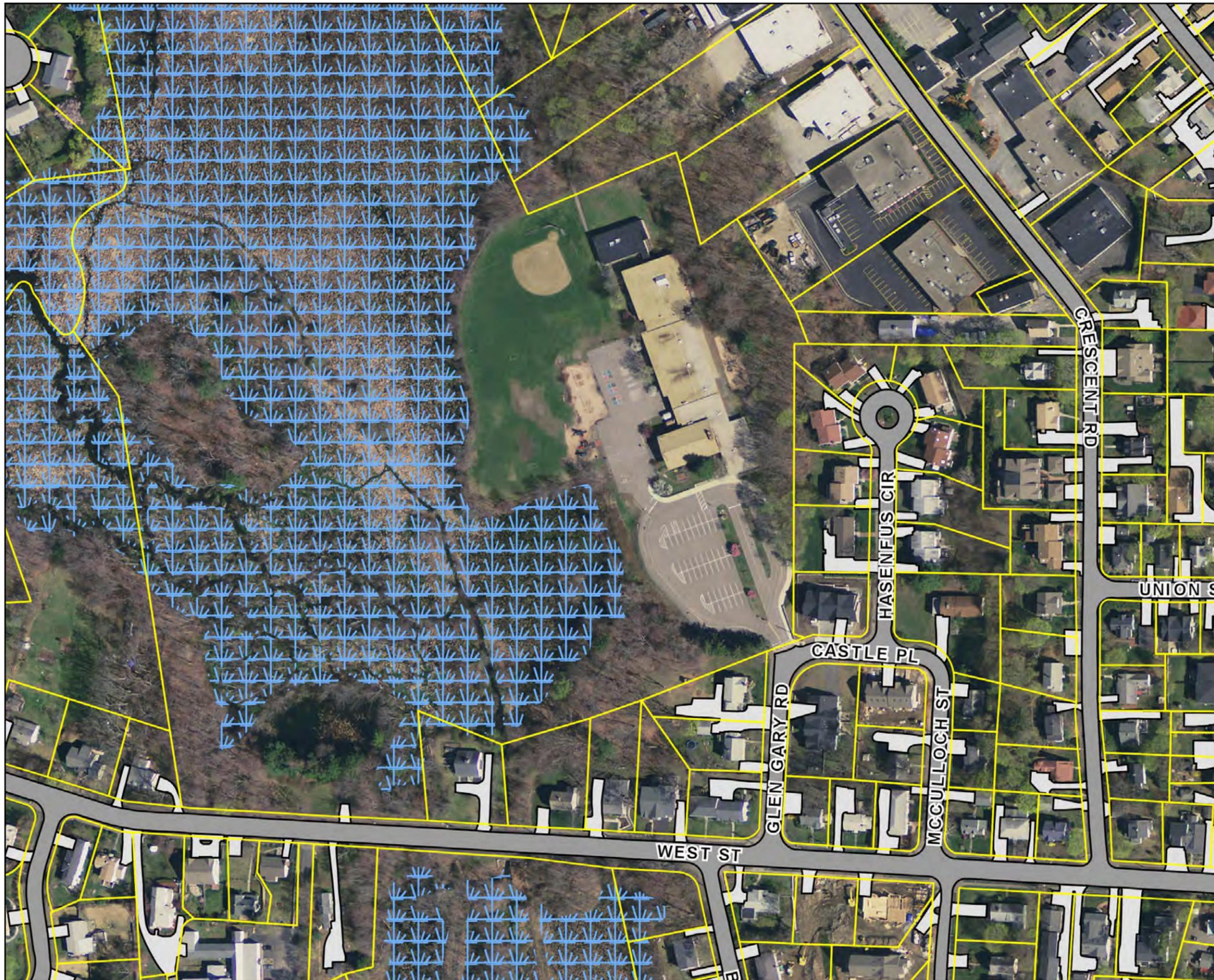
Description of a Temporary School at DeFazio Park

A temporary school for 500 students includes all classrooms, administrative offices, support spaces, cafeteria and gymnasium spaces and will function as a modern school building on par with any other Needham school. The possibility of a permanent gymnasium would be an attractive future asset for this sports complex.

There will be an impact on athletic fields, parking and the general use of the site. Site work will include temporary shutdown of a baseball diamond, relocation of the tot lot and paved parking areas. The planned parking areas will be a permanent parking solution. This site is also complicated by wetlands and permits for work in riverfront buffer areas may be required. A cost premium for site development and adherence to NPDES requirements has been noted. Stormwater detention or infiltration systems will ultimately provide improved stormwater management on this site.

In addition, improvements to the narrow access point off of Dedham Avenue may be required. Entry / exit points for buses proposed from the entry to the DPW /PSAB will require compromise with the current operations at the DPW.

Capacity: 500 Students
New Construction: 56,300 SF



EXISTING CONDITIONS:
HILLSIDE SCHOOL

Parcel Area: 24.6 Acres

Jurisdiction: School Committee

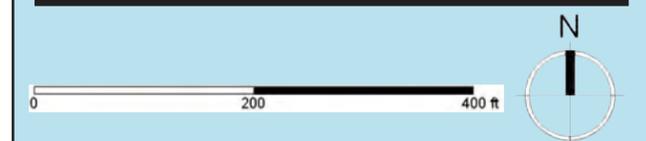
Description

- Residential and commercial neighborhood
- 50 parking spaces (undersized)
- Large wetlands, marsh, meadow and Rosemary Brook = 18.8 Acres of site
- MADEP monitoring Superfund site since 1988
- (2) 20' wide storm water easement on site
- Step hill on eastern side of site
- Limited access from Glen Gary Road
- Flood Plain Zoning Overlay District applies below Elevation 88.0'

Legend

- 2013 Parcels
- - - Parcel Setback
- Wetland Boundary
- - - Wetlands Setback
- Wetlands

2013 Aerial photo data from Needham WebGIS





Construct New School on Hillside Site

HILLSIDE OPTION 1A.2

Dore & Whittier Architects, 2012 Pre-Feasibility Study, July 2012

OVERVIEW OF A HILLSIDE SCHOOL REBUILD

The Hillside School site is 24.6 acres, however, there are only 5.8 acres that are usable for school building, parking, bus loop, playground, and playing field purposes. The Hillside School site currently provides the community and neighborhood with one 60' baseball diamond and one 120' x 240' multipurpose field. The remaining 18.8 acres are primarily wetlands and buffer zone setbacks. In addition to the limited usable area other challenges associated with the site are:

- There is only one vehicular entrance/access point into the site
- Limited onsite parking
- A high water table and hillside topography has led to significant annual flooding in the crawl space below the existing building
- The area that is available for expanding the building, driveway and parking and accommodating the construction process is limited due to the steep grades, and wetlands that surround the site
- Wetlands and a perennial stream buffer zone limit the expansion of fields

Another challenge to building on the Hillside School site is the requirement for the remediation of soil and ground water throughout the construction process. The Hillside School site is part of an 80 acre parcel of land known as "Tier 1A disposal site" and has been monitored by the Massachusetts Department of Environmental Protection (MADEP). Any area of construction will require remediation measures due to the trichloroethylene (TCE) contamination. Additionally, any building or enclosed structure will require appropriate venting systems to assure the removal of TCE from indoor air.

Due to all of the issues outlined above, any construction activities on this site will require relocation of students and staff for the duration of construction.

Description of a Hillside School Rebuild

A new Hillside School for 430 students will meet the contemporary educational needs, requirements and spaces for the school population. Core areas include classrooms, a gymnasium, cafeteria and media center, specialty rooms for art, music and technology and administrative areas. Full day kindergarten is expected. A neighborhood school is maintained and no redistricting is required.

The site, small but buildable, will require significant work to improve access and traffic congestion, improve conditions to eliminate flooding, and, after review with the MA-DEP, improve conditions on this monitored site. The reuse of this site requires temporary facilities throughout construction as the site is not large enough to safely and adequately continue school operations during the rebuild.

Capacity: 430 Students (MSBA certified enrollment)
New Construction: 80,650 SF



HILLSIDE OPTION 1A.1

Dore & Whittier Architects, 2012 Pre-Feasibility Study, July 2012

OVERVIEW OF A HILLSIDE SCHOOL ADDITION / RENOVATION

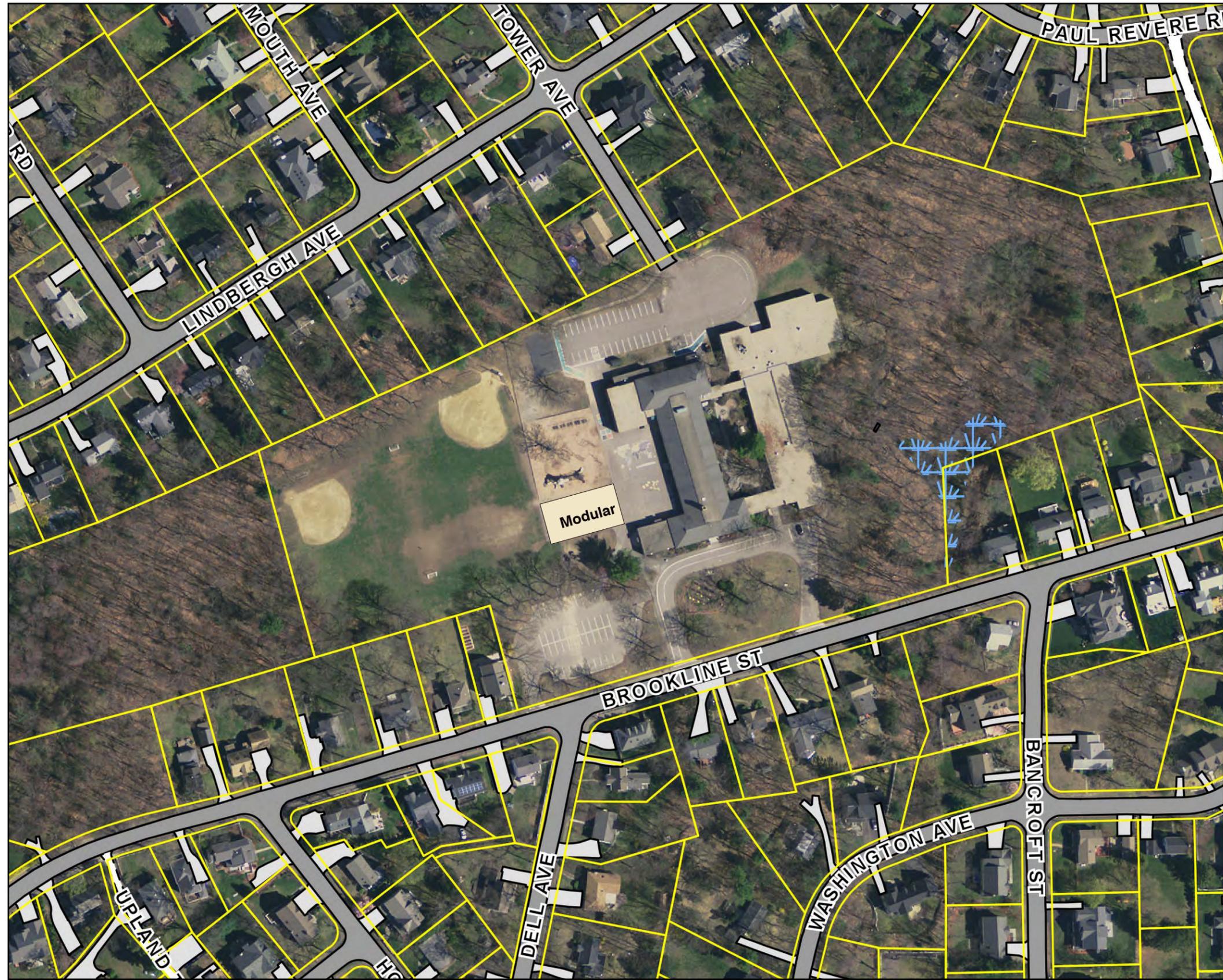
If an option for addition and renovation of the Hillside School is selected, all of the issues related to the site, as noted in a rebuild, will be the same. Any construction activities on this site will require relocation of students and staff for the duration of construction.

Description of a Hillside School Addition / Renovation

The Hillside School, renovated and with an addition, will meet the contemporary educational needs, requirements and spaces for the school population of 430 students. The entire existing structure will be renovated and new core areas include classrooms, gymnasium, kitchen and cafeteria. Full day kindergarten is expected. A neighborhood school is maintained and only minor redistricting is required.

In this option the proposed parking expansion and extension of the drive for service access to the far end of the building would encompass the existing hardtop play area, and extend into the existing multiuse field and diamond thus reducing play space for the school and community. The completed project would include relocation of the playground area and the reconstruction of a small multiuse field and small diamond. Some of this field area would extend into the far west corner of the site which would need some mitigation due to its proximity to the wetland.

Capacity: 430 Students (MSBA certified enrollment)
Heavy Renovation: 45,300 SF
New Construction: 38,600 SF
Total Construction: 83,900 SF



EXISTING CONDITIONS:
MITCHELL SCHOOL

Parcel Area: 12.5 Acres

Jurisdiction: School Committee

- Description**
- Residential neighborhood with sidewalks
 - 89 parking spaces
 - Stream and wetlands located east of school
 - Mitchell Woods (3.5 acres) borders site
 - Modular Classrooms added 2014

Legend

- 2013 Parcels
- - - Parcel Setback
- Wetland Boundary
- - - Wetlands Setback
- Wetlands

2013 Aerial photo data from Needham WebGIS

0 200 400 ft



Demo Existing School
Add Fields –Parking &
Site Circulation



OVERVIEW OF A MITCHELL SCHOOL REBUILD

The Mitchell School site is a 12.47 acre parcel adjacent to 3.5 acres of wooded land known as Mitchell Woods. Approximately 8.35 of the 12.47 acres are suitable for school building, parking, bus loop and field purposes without extensive site work. Entry to the site is from both Brookline Street and Tower Avenue. The site provides open playing fields for the school and youth Town sports, a multi-purpose youth soccer field (120' x 240') and two 60' diamonds for baseball and softball. Needham Community Education uses the open field spaces and playgrounds as part of their Summer Program. The open play fields are buffered from neighbors by mature trees, steep grades, wetlands and dense tree growth, and Mitchell Woods.

Although the existing site is large enough to support an enlarged school building for the current school population with space for playing fields, playgrounds, expanded parking and improved driveways and drop-off areas, the expansion of the existing school would permanently reduce play areas and an alternate location would need to be found for, at a minimum, one of the diamonds.

The site is situated in a densely populated neighborhood which is conducive to walking to school thereby reducing the number of students that need to be bused. While this reduces the traffic impact and onsite parking needs, there are a large number of parents who pick up students and queue along Brookline Street forcing traffic to pass in the lane of oncoming traffic.

Description of a Mitchell School Rebuild

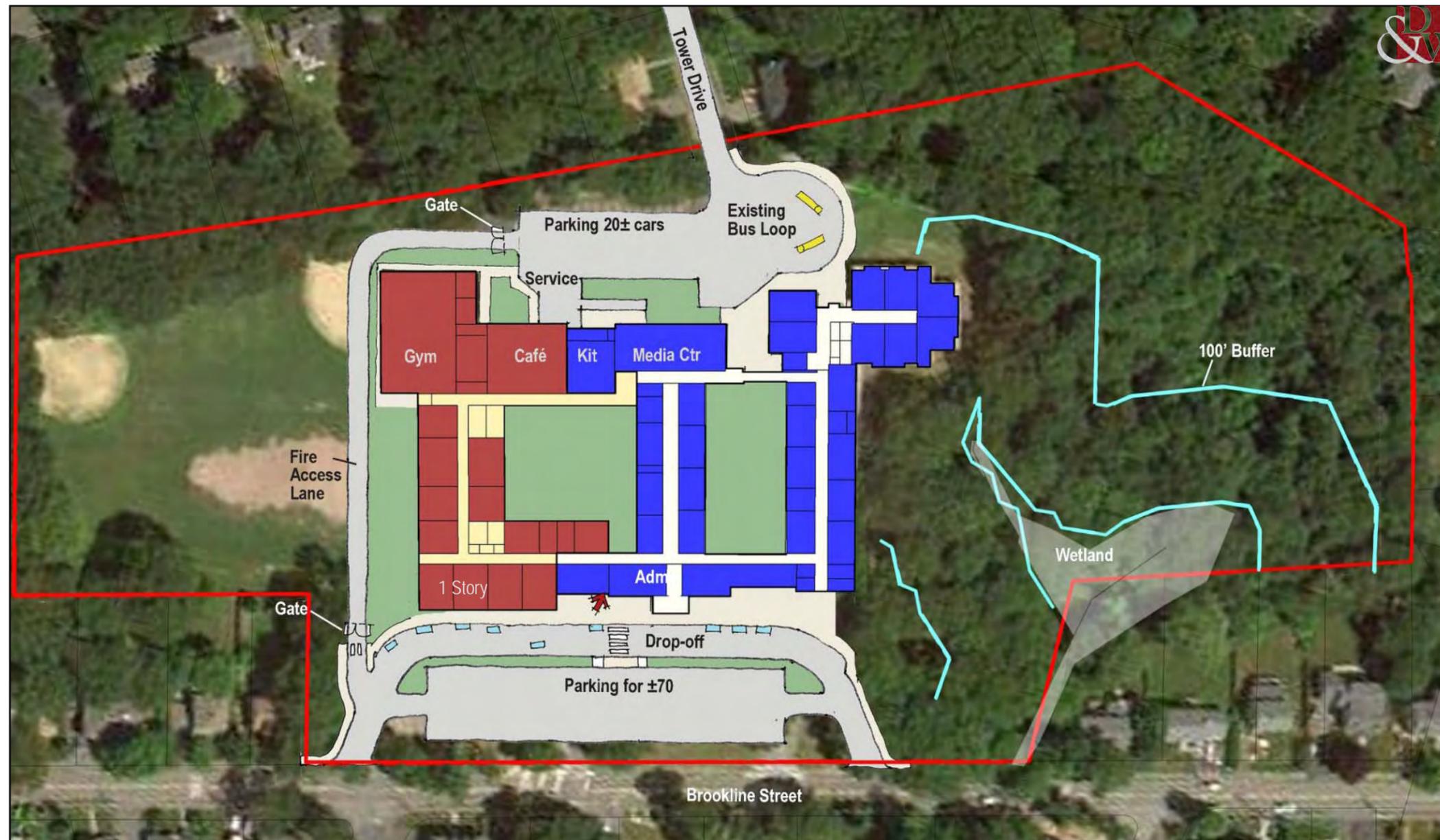
A new Mitchell School for about 500 students will meet the contemporary educational needs, requirements and spaces for the school population. Core areas include classrooms, a gymnasium, cafeteria and media center, specialty rooms for art, music and technology and administrative areas. Full day kindergarten is expected. A neighborhood school is maintained and no redistricting is required.

The site can be reconfigured to address circulation and playing field concerns. Site circulation will be greatly improved. The reuse of this site as shown does requires temporary facilities throughout construction.

Capacity: 500 Students
New Construction: 82,300 SF

MITCHELL OPTION 1A.2C

Dore & Whittier Architects, 2012 Pre-Feasibility Study, July 2012



MITCHELL OPTION 1A.1

Dore & Whittier Architects, 2012 Pre-Feasibility Study, July 2012

OVERVIEW OF A MITCHELL SCHOOL ADDITION / RENOVATION

Building on the existing playing fields while students remain on site is possible but a significant challenge both logistically and with regards to safety of students and staff and the impact on learning. Kindergarten students and other classrooms on the west wing of the building would be impacted by ongoing construction including noise, dust, and other consequences of construction activity.

Limited access to the site for construction vehicles and areas for construction staging and contractor parking would require that most, if not all, of the open play space and some of the existing parking spaces be dedicated to the construction site. There will be a need for the expansion of and improvements to parking and driveways for temporary use, and the potential need to increase the number of buses in an effort to reduce the pick-up and drop-off traffic throughout the time of construction. Any existing play space that remained may not be appropriate for outdoor play.

If an option for addition and renovation of the Mitchell School is selected the preference is to relocate students and staff for the duration of construction.

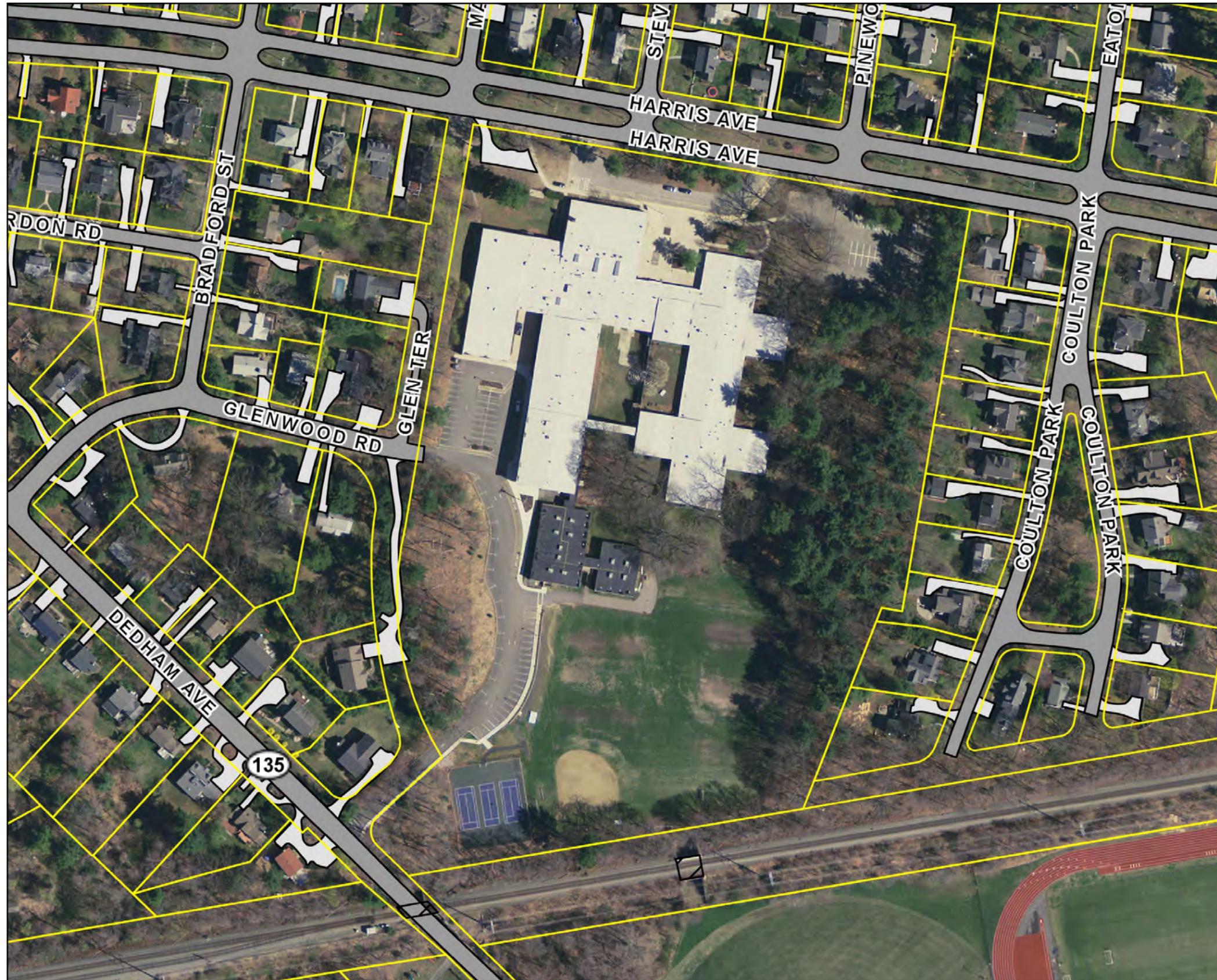
Description of a Mitchell School Addition / Renovation

The Mitchell School, renovated and with an addition, will meet the contemporary educational needs, requirements and spaces for the school population of about 500 students. The entire existing structure will be renovated and new core areas include classrooms, gymnasium, kitchen and cafeteria. Full day kindergarten is expected. A neighborhood school is maintained and only minor redistricting is required.

In this option the existing playground area would be relocated to the open field space, a multiuse field and diamond would be replaced on-site and the second existing diamond would be relocated to another site or the existing site would need to be expanded beyond its current boundaries. The existing play fields and playground would not be available for use during the time of construction and renovation.

Also, the Brookline Street drop-off and parking would be reconstructed and the Modular Classrooms removed.

- Capacity: 500 Students**
- Heavy Renovation: 54,000 SF**
- New Construction: 28,400 SF**
- Total Construction: 82,400 SF**



EXISTING CONDITIONS:
POLLARD MIDDLE SCHOOL

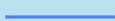
Parcel Area: 26.57 Acres

Jurisdiction: School Committee

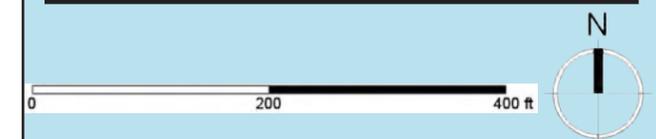
Description

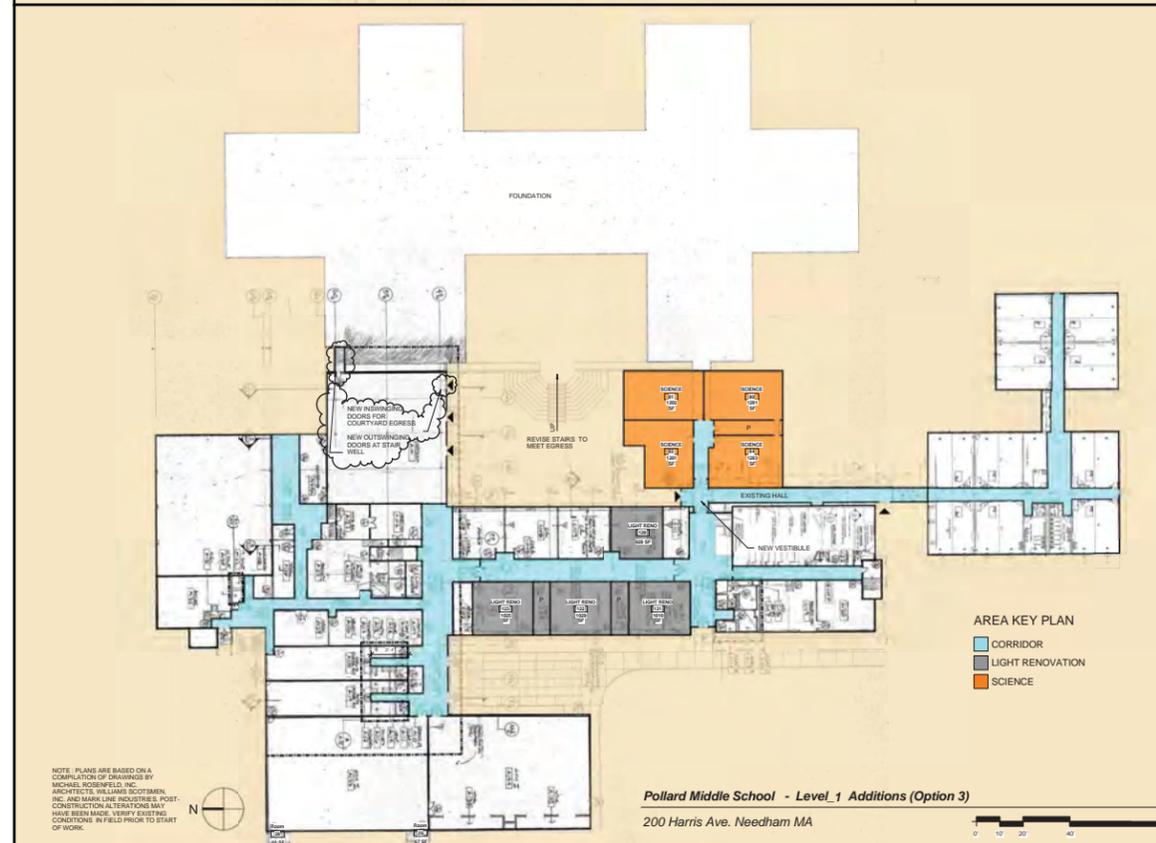
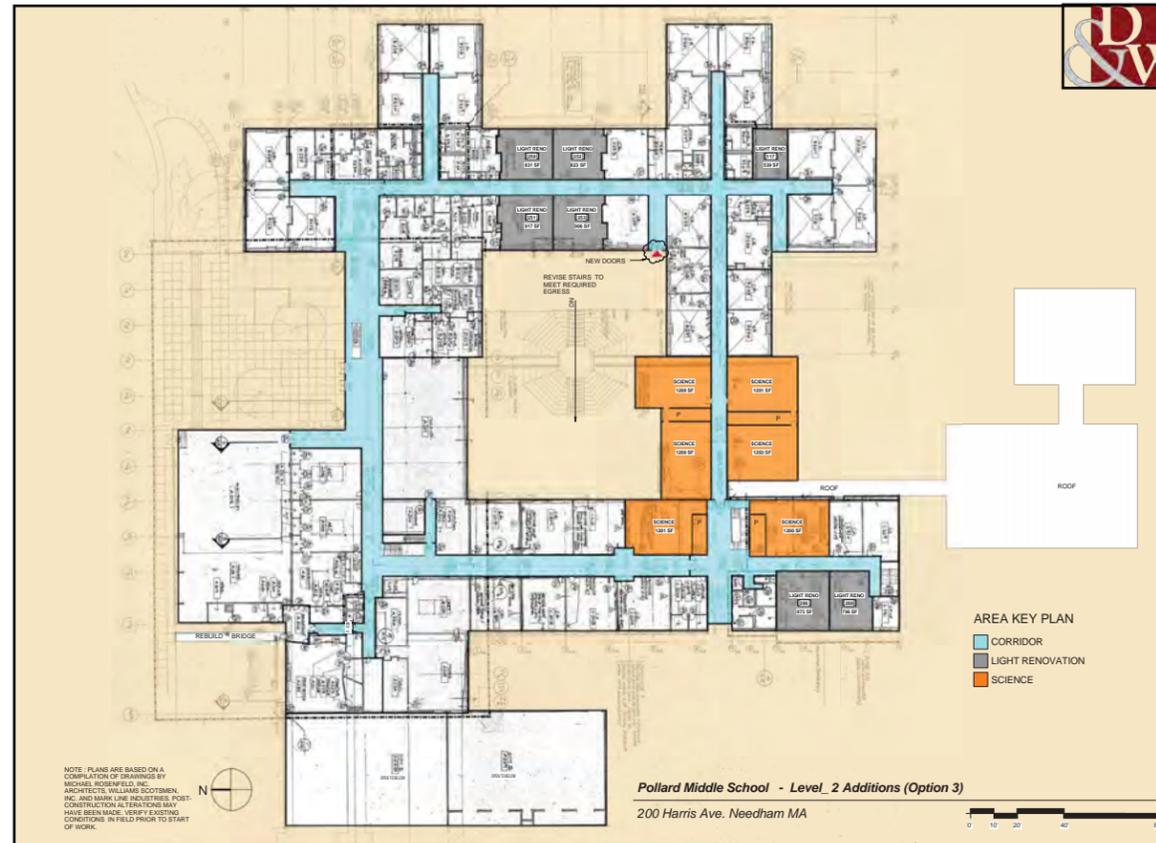
- Residential area
- Massachusetts Bay Transportation Authority (MBTA) commuter rail line to the south
- 113 parking spaces
- Small wetlands at south east edge near MBTA track and west side of field near MBTA track
- Modular Classrooms (2002)

Legend

-  2013 Parcels
-  Parcel Setback
-  Wetland Boundary
-  Wetlands Setback
-  Wetlands

2013 Aerial photo data from Needham WebGIS





OVERVIEW OF A POLLARD MIDDLE SCHOOL ADDITION / RENOVATION

Pollard Middle School's original building was constructed in 1958 with additions in 1969 and 1992. Ten modular classrooms were constructed in 2002. The U shaped access road located off of Harris Avenue is used for student drop-off and pick-up. There is limited parking for visitors along this driveway and bus / car circulation on site needs further improvement. Parking areas are located along east and west sides of the building. In 1996 renovations to the school included ADA and MAAB improvements. 2012 improvements added some parking and accessibility upgrades. Although it appears that all locations of the building are accessible there are areas of the building that will need to be improved to meet current MAAB standards therefore allowing full access to all students and staff.

A study, from 2011, found that the facility has been and continues to be well maintained but a number of health, life safety and welfare improvements are recommended to meet current codes and for the continued use and functionality of the facility. The buildings have experienced on-going improvements with the long range plan of remaining in this building. More significant renovations / additions for this building are anticipated to address code-related and functional use improvements.

The general layout appears to work well and library, cafeteria, gymnasium and auditorium are of suitable size for a middle school population. Improvements to science classrooms are a priority. Administrative spaces are lacking and are not well located. and the auditorium requires upgrades. The Modular Classrooms should be replaced with permanent classrooms before 2022.

Description of a Pollard Middle School Addition / Renovation

The current 147,000 square foot building serves approximately 880 students in grades 7 and 8. An addition to and renovations of the Pollard Middle School will provide upgraded science classrooms and support spaces, administrative areas located in an area that is better suited to control access to the school building, an improved auditorium, upgrades to meet current ADA and MAAB requirements and new building systems. This work may require some temporary facilities.

- Capacity: 880 Students**
- Light Renovation at Science Classrooms: 9,700 SF**
- Heavy Renovation at Science Classrooms: 7,600 SF**
- New Construction of Science Classrooms: 14,500 SF**
- New Construction of Toilet Rooms: +/- 1,000 SF**
- Heavy Renovation to relocate Administration + convert that space into Classrooms: +/- 4,600 SF**
- Renovation at remainder of building: +/- 143,000 SF (and replacement of Modular Classrooms)**



OVERVIEW OF A PERMANENT SCHOOL AT DeFAZIO PARK

As part of the decision process to accommodate students during construction of the three schools that need to be rebuilt or renovated, a second option under consideration is to build a new and permanent school at DeFazio Park. This option would eliminate the construction of a temporary school structure, a goal of the School Committee. As in the temporary school option, the location of a school at this site affects both the current and future operations of the DPW as well as the use of DeFazio Park.

The construction of a new school at this location would preclude expansion of the DPW at this site and force all new DPW construction to an alternative location such as Greendale Avenue or the RTS.

This new school would house either an elementary school or the 6th grade center. Following the occupancy of this building as a 6th grade center, the current 6th grade center, High Rock School, would undergo renovations and any necessary additions required to turn this building back into an elementary school. This option requires redistricting.

Description of a Permanent School at DeFazio Park

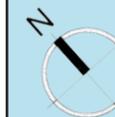
A permanent school for 445 grade 6 students includes all classrooms, administrative offices, support spaces, cafeteria and gymnasium spaces required.

There will be an impact on athletic fields, parking and the general use of the site. Site work will include temporary shutdown of a baseball diamond, relocation of the tot lot and paved parking areas. The planned parking areas will be a permanent parking solution.

This site is also complicated by wetlands and permits for work in riverfront buffer areas will be required. A cost premium for site development and adherence to NPDES requirements has been noted. Stormwater detention or infiltration systems will ultimately provide improved stormwater management on this site.

In addition, improvements to the narrow access point off of Dedham Avenue may be required. Entry / exit points for buses proposed from the entry to the DPW / PSAB will require compromise with the current operations at the DPW.

Capacity: 445 Students (MSBA certified enrollment)
New Construction: 83,200 SF



PERMANENT SCHOOL AT DeFAZIO PARK

DeFazio Park Site Development Study, February 15, 2013, Option E-5, by Dore & Whittier Architects



**EXISTING CONDITIONS:
HIGH ROCK SCHOOL**

Parcel Area: 11.79 Acres

Jurisdiction: School Committee

Description

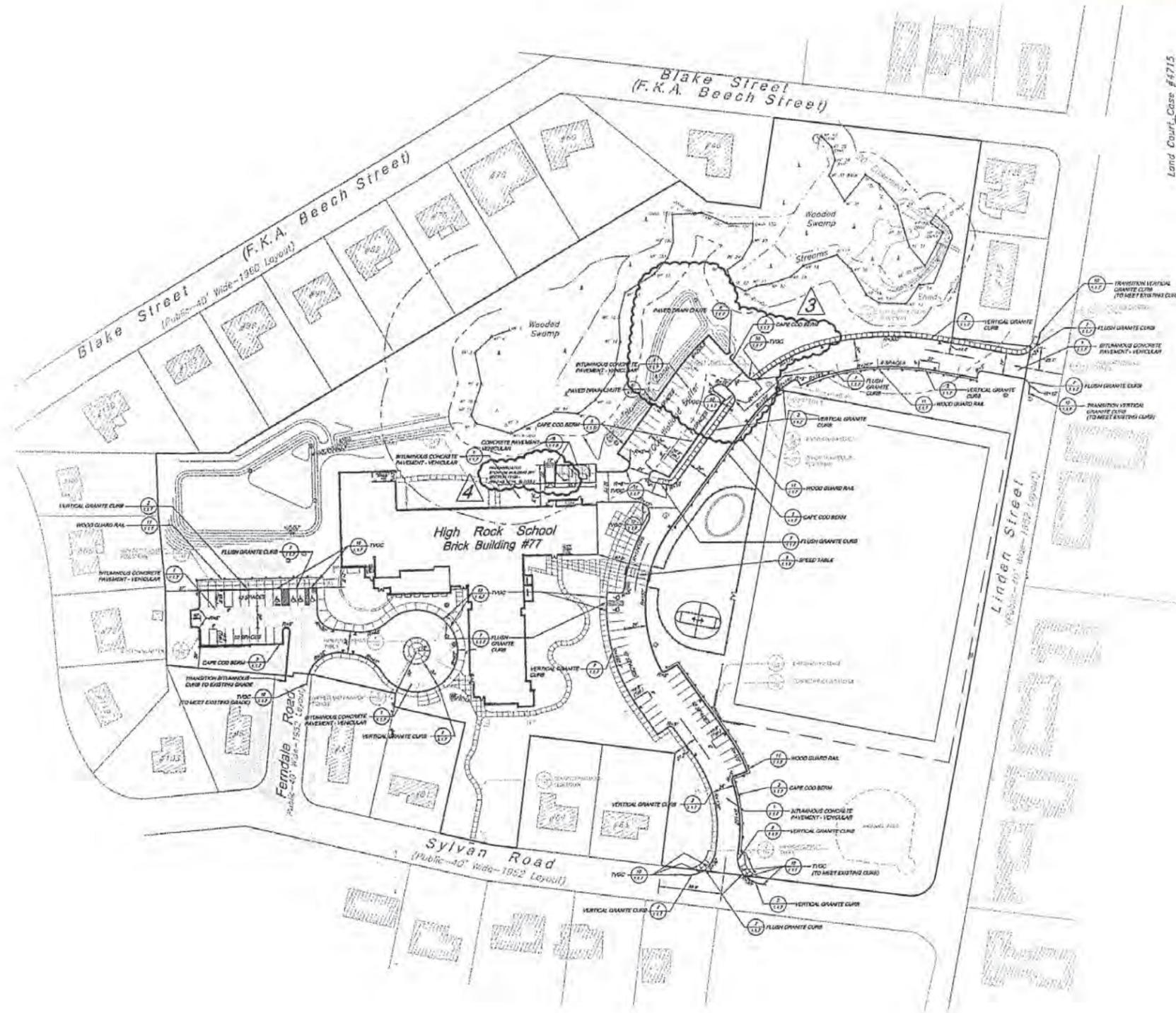
- Acres divided into (3) non-adjoining parcels separated by "paper" roads
- Adjacent to existing wetlands
- Access from Linden Street, Sylvan Road, and Ferndale Road

Legend

- 2013 Parcels
- Parcel Setback
- Wetland Boundary
- Wetlands Setback
- Wetlands

2013 Aerial photo data from Needham WebGIS





High Rock - LAYOUT AND MATERIALS PLAN - VEHICULAR PAVEMENT 1.1.2

DiNisco Design Partnership, January 2008

OVERVIEW OF A HIGH ROCK RENOVATION INTO ELEMENTARY SCHOOL

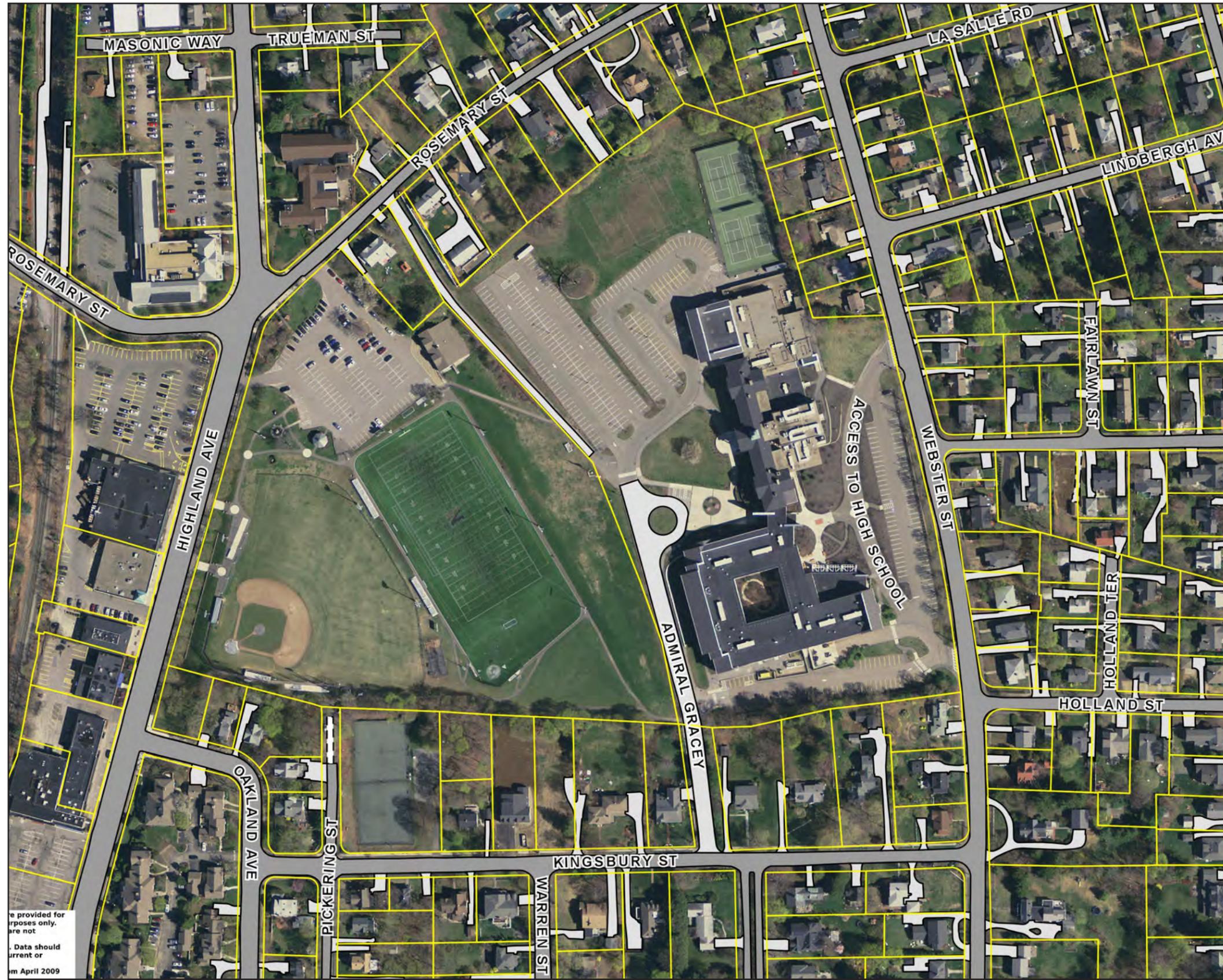
With the construction of a permanent 6th grade center at DeFazio Park and redistricting, the High Rock School would be renovated and added onto in order to meet the needs of a contemporary elementary school. Though this building was originally built as an elementary school it currently does not meet the guidelines set by the School Committee, and would require renovation / addition to accommodate K-5 students.

Description of a High Rock Renovation into Elementary School

Work previously completed to create the 6th grade center may need some revision and a comprehensive review of the entire school will be completed to assess what other issues will need to be addressed. New work will augment work completed during the most recent renovation and addition. At a minimum, four Kindergarten rooms would need to be added or renovated from existing specialty areas. New furniture would be required to suit the younger student population. Age appropriate playground facilities would need to be added.

Current Capacity: 477 Students





**EXISTING CONDITIONS:
NEEDHAM HIGH SCHOOL**

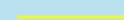
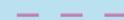
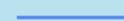
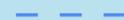
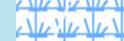
Parcel Area: 14 Acres

Jurisdiction: School Committee

Description

- Fully built out site
- The site slopes 20 feet, from the grade at the school to Memorial Park Building
- Access from Webster Street and Admiral Gracey Drive
- Adjacent Memorial Park fields are under jurisdiction of the Trustees of Memorial Park

Legend

-  2013 Parcels
-  Parcel Setback
-  Wetland Boundary
-  Wetlands Setback
-  Wetlands

2013 Aerial photo data from Needham WebGIS



Information provided for informational purposes only. Data should be current as of April 2009.



OVERVIEW OF SCHOOL ADMINISTRATION

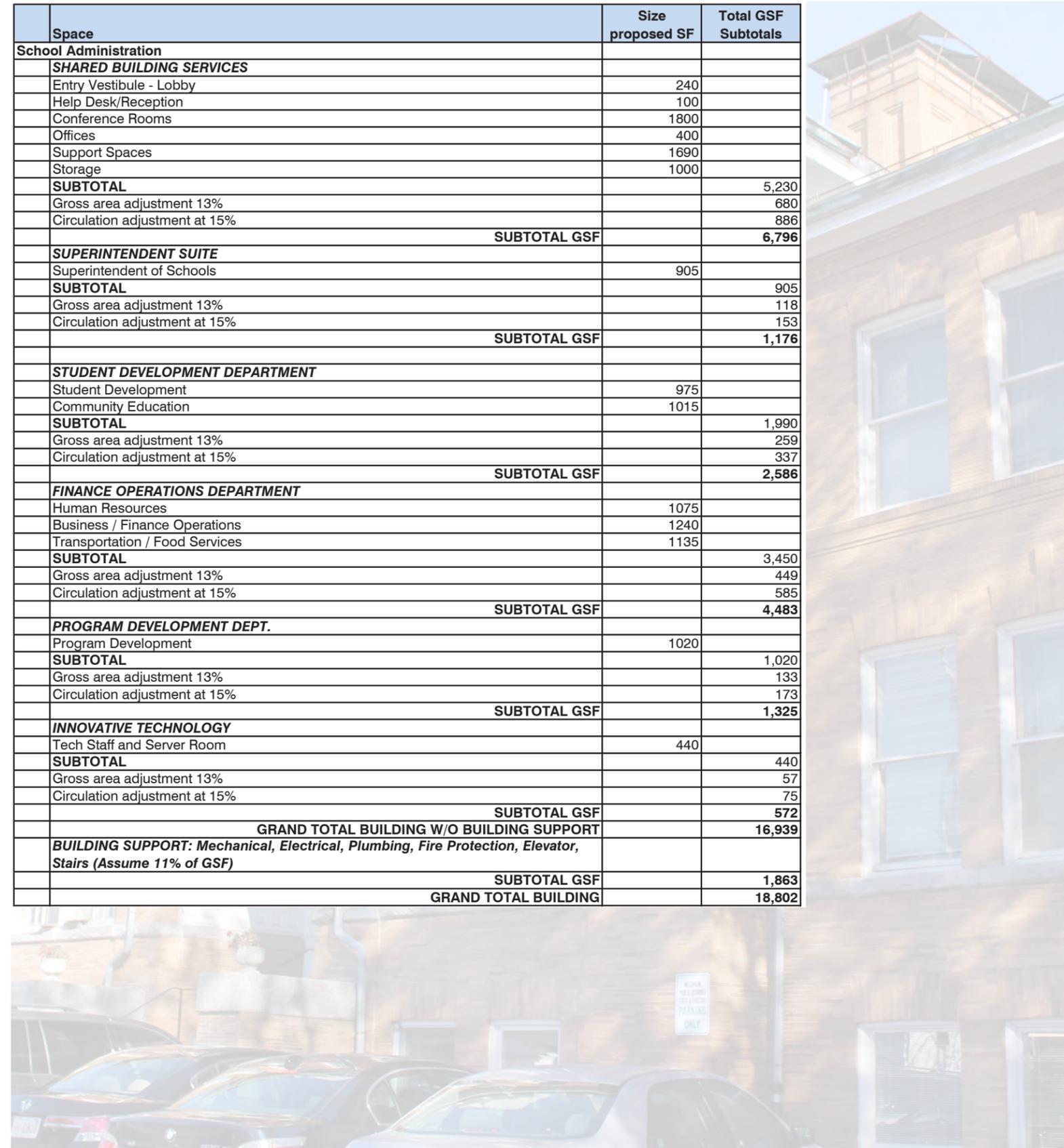
The School Administration has long been housed in Needham's historic Emery Grover Building. While this building is centrally located for both staff and visitor the existing building assessment revealed a shell in need of repair and interior in need of complete renovation. The detailed envelope assessment completed in the 2010 by Bargmann Hendrie + Archetype, Inc. recommended the following:

- Partial re-pointing of the brickwork required at the shell and chimneys and reconstruction of the south portico.
- Selective repair to the slate roof and gutters/soffit/ flashing are required to prevent leaking.
- All windows should be replaced with energy efficient systems. New windows should attempt to replicate the original building windows, as possible.
- In addition to restoring the shell, there are several fundamental building components that will need reconstruction/upgrade:
 - o There is currently no handicapped accessibility to the main entry, nor is there an elevator access between floors.
 - o Current building systems are antiquated and would require a complete replacement.
 - o Current stairs are structurally compromised and non-compliant with current fire codes and would require a complete replacement.
 - o Attic Level would need to be dropped/reconstructed for ideal use.

The School Administration Study process, completed by designLAB architects in 2013, discussed program / layout materials and resolution strategies. Through the collaboration with the Town and School Administration Directors, determinations were made in the following order:

1. Program components within each department were identified, along with ideal adjacencies and inter-departmental relationships. It was determined that approximately 13,000 NSF is required to satisfy the School Administration Program, which would lead to approximately 16,000-18,000 GSF required for the full project.
2. Site location and access to the School Administration building were a high priority for determining viable properties. While it is not required to be adjacent directly to a school or located in Needham's downtown district, it should be easily accessed from a major route, given the number of employees and public visitors it serves on a daily basis. It was further determined that approximately 54 parking spots would be required to support the office use and 42 for Assembly, if it is determined that these uses should happen concurrently. The estimated 102 total parking spots is a worst-case assumption that is most applicable to remote sites that do not provide additional public parking.
3. Given the program and site requirements, three recommendations were proposed. The design team test fit each recommended scenario to ensure viability and potential for each site to meet zoning and current Building Code/ADA requirements.
4. Pro-forma were prepared to provide an overall estimate of the costs associated with each option. These include the hard costs of construction along with applicable enabling and soft costs.

Space	Size proposed SF	Total GSF Subtotals
School Administration		
SHARED BUILDING SERVICES		
Entry Vestibule - Lobby	240	
Help Desk/Reception	100	
Conference Rooms	1800	
Offices	400	
Support Spaces	1690	
Storage	1000	
SUBTOTAL		5,230
Gross area adjustment 13%		680
Circulation adjustment at 15%		886
SUBTOTAL GSF		6,796
SUPERINTENDENT SUITE		
Superintendent of Schools	905	
SUBTOTAL		905
Gross area adjustment 13%		118
Circulation adjustment at 15%		153
SUBTOTAL GSF		1,176
STUDENT DEVELOPMENT DEPARTMENT		
Student Development	975	
Community Education	1015	
SUBTOTAL		1,990
Gross area adjustment 13%		259
Circulation adjustment at 15%		337
SUBTOTAL GSF		2,586
FINANCE OPERATIONS DEPARTMENT		
Human Resources	1075	
Business / Finance Operations	1240	
Transportation / Food Services	1135	
SUBTOTAL		3,450
Gross area adjustment 13%		449
Circulation adjustment at 15%		585
SUBTOTAL GSF		4,483
PROGRAM DEVELOPMENT DEPT.		
Program Development	1020	
SUBTOTAL		1,020
Gross area adjustment 13%		133
Circulation adjustment at 15%		173
SUBTOTAL GSF		1,325
INNOVATIVE TECHNOLOGY		
Tech Staff and Server Room	440	
SUBTOTAL		440
Gross area adjustment 13%		57
Circulation adjustment at 15%		75
SUBTOTAL GSF		572
GRAND TOTAL BUILDING W/O BUILDING SUPPORT		16,939
BUILDING SUPPORT: Mechanical, Electrical, Plumbing, Fire Protection, Elevator, Stairs (Assume 11% of GSF)		
SUBTOTAL GSF		1,863
GRAND TOTAL BUILDING		18,802



PROGRAMMING OF SCHOOL ADMINISTRATION

The program as conceptually developed includes:

- Superintendent of Schools
- Student Development Department
 - o Student Development
 - o Community ED
- Finance Operations Department
 - o Human Resources
 - o Business / Finance Operations
 - o Transportation / Food Service
- Program Development Department
- Shared Building Services
- Innovation Technology
- OPTIONAL PROGRAM: Consolidation of Education Technology Offices at School Administration

Exterior program elements include:

- Parking for 102

The allocation of each department within the overall building was discussed. The proper location of each department within the building is key to the efficient performance of the School Administration. It was an important priority to keep the departments with the most public interface, such as Human Resources and Transportation / Food Service, located on the public entry level, while other departments, such as the Superintendent, could benefit from a more remote location. At the existing facility it was noted that confidential paper records is highly compromised, as file storage is scattered throughout the building without order or proper security. The School Administration is in need of both departmental filing and building compact filing systems to achieve adequate efficiency.

Site selection

Numerous properties were discussed as potential siting options for a new School Administration Building. It was determined that a new School Administration Building could be achieved through several strategies, including but not limited to:

- Renovate the existing Emery Grover Building.
- Demolish the existing Emery Grover Building and construct a new building on-site.
- Build a new facility on town-owned land.
- Build a new facility on purchased or leased land.
- Build an addition onto an existing school building.
- Purchase and renovate an existing commercial facility.
- Repurpose an existing town facility.

OVERVIEW OF SUPERINTENDENT OF SCHOOLS**Functions**

Offices for superintendent and assistant, conference room, production room and support spaces.

Quantitative Criteria

905 NSF of space

OVERVIEW OF STUDENT DEVELOPMENT**DEPARTMENT****Functions**

This department is comprised of Student Development and Community Ed. Offices for directors, assistants, special education specialists, accounting, marketing, registrar, office administrator, graphic design, elementary/summer coordinator and secondary / adult coordinator are included. A public counter is included as well as a business center and support spaces.

Quantitative Criteria

1,990 NSF of space

OVERVIEW OF FINANCE OPERATIONS**DEPARTMENT****Functions**

This department is comprised of Human Resources, Business / Finance Operations and Transportation / Food Service. Offices for directors, assistant directors and staff, payroll coordinators, accountants and clerks, bookkeepers and nutrition counselors are included. Interview offices, student registration and payment kiosks, production rooms, workspace for temporary workers, and food service storage are also part of this program. Support spaces include active and archival file storage, mail room and supply rooms.

Quantitative Criteria

3,435 NSF of space

OVERVIEW OF PROGRAM DEVELOPMENT**DEPARTMENT****Functions**

Offices for director, assistant, curriculum leaders are included. A curriculum and a materials library as well as a production center are included in addition to general file storage and support spaces.

Quantitative Criteria

1,020 NSF of space

OVERVIEW OF SHARED BUILDING SERVICES**Functions**

These spaces include the main help desk / reception area at the building entry, large and medium sized conference rooms, additional offices for future growth, a kitchenette, business center per floor, restrooms, break room, janitorial closets per floor, a maintenance office, compact file storage, building storage and a receiving room with loading dock access.

Quantitative Criteria

4,990 NSF of space

OVERVIEW OF INNOVATION TECHNOLOGY**Functions**

General work area for IT staff and the server room.

Quantitative Criteria

440 NSF of space

OVERVIEW OF OPTIONAL PROGRAM:**INNOVATION TECHNOLOGY****Functions**

Offices for director, bookkeeper, staff, configuration lab, head end room and distribution, storage and dedicated mechanical.

Quantitative Criteria

3,800 NSF of space

TEST FIT AT EMERY GROVER

The complete renovation of Emery Grover would require the program to be split between four levels, with both the basement and attic holding program space. Code requirements would prompt a complete reconstruction of the two stairs, as well as the addition of an elevator. Given the impact of these modifications, along with completely updated interior partitions and systems, a full gut-renovation was recommended.

TEST FIT AT RIDGE HILL

The existing property at the Ridge Hill is an early 20th Century summer estate. The existing house is approximately 9000sf, sited in a reservation remote from downtown Needham and currently used as storage. There is more than adequate space to fulfill parking requirements, as shown in the 2010 Senior Center Study.

There are improvements that would be required if the School Administration was to be located at this property. Building upon two previous studies (2007-2010 senior center studies), the following measures are recommended:

- Extensive repair and renovation to the existing envelope: stucco repair at water damage, spalled concrete at stairs, repointing at brick chimneys.
- Localized repair to slate shingles, repair/replacement to gutters and rain leaders, removal of all ivy/growth that has resulted from water damage.
- Interior partitions will need to be demolished/rebuilt in order to account for the new department suites within the house volume. It is assumed that the fireplaces would remain in place.
- ADA upgrades must be introduced, including regrading at the main entry, the addition of an elevator, and widening of any doors required for egress.
- Infrastructure would need to be updated and extended to the Ridge Hill Site. It is not believed to have adequate plumbing or data infrastructure to support the School Administration and IT Department requirements.

A strategy for including all School Administration proposes a north-south addition, similar to the 2010 Senior Center Study. This builds on the premise that there are advantages to running along the ridge and preserving the tree-line. While zoning bylaws require any new construction to be in the form of an addition, replacing the service wing with a School Administration wing would provide the financial benefits of more efficient layouts and construction, while still serving as an addition to the historic house.

TEST FIT ON A GENERIC SITE

The test-fit was for a generic 280' X 360' site, to idealize the parking layout and building configuration. This could serve as a precedent if a property owned or acquired by the town allowed for a new construction. The general adjacencies could also inform commercial renovation, if a two story space with appropriate square footage was available. The site plan includes 100+ parking spots, more than enough to satisfy the requirements of the School Administration Building.



EXISTING CONDITIONS:
EMERY GROVER

Parcel Area: 1.1 Acres

Jurisdiction: School Committee

Description

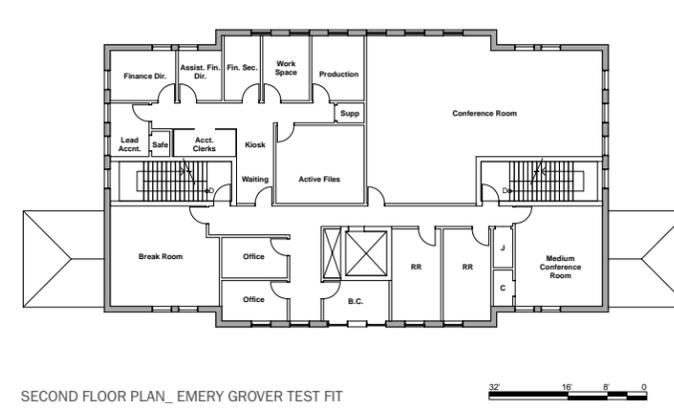
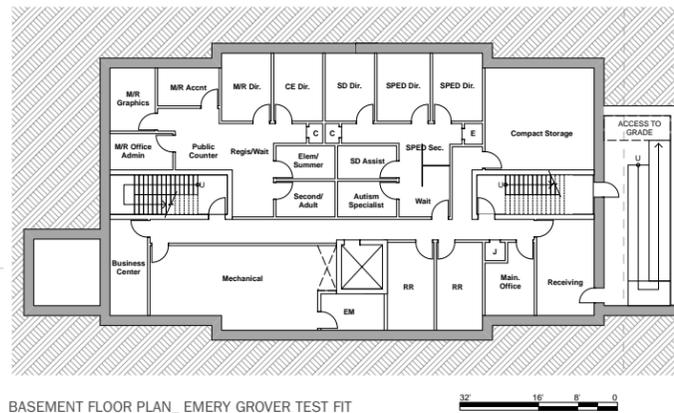
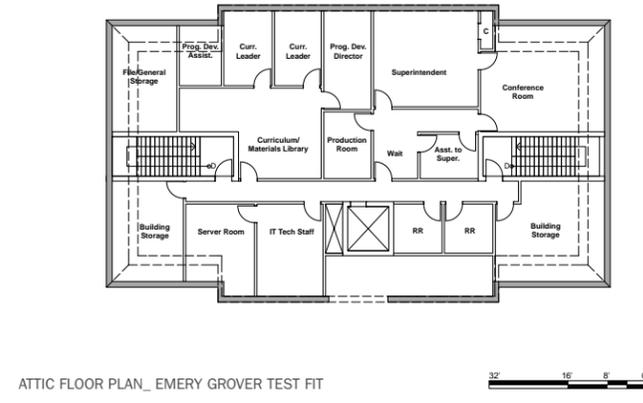
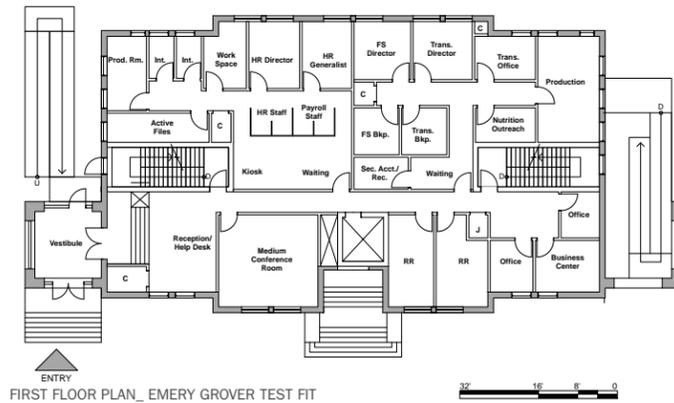
- Constructed in 1898 as High School
- Listed on the National Registration of Historic Buildings in 1987
- 72 Parking Spaces
- Easement on land provides access to Highland Court

Legend

- 2013 Parcels
- Parcel Setback
- Wetland Boundary
- Wetlands Setback
- Wetlands

2013 Aerial photo data from Needham WebGIS





designLAB architects

Land requirements for building, parking and loading spaces			
Component	Footprint	Square Footage	Total in acres
Building at 18,802 square feet	Assume two story building	70 x 135 = 9,450 SF or .22 acres	0.22
Parking for 102 cars including 4 accessible parking spaces	Assume 1 lots for 94 cars each at 62' x 426' including 4 accessible spaces	29,012 SF or .61 acres	0.67
Loading Requirement	Assume designated area 15' x 50'	750 sf or .03 acres	0.02
Landscaped areas	Assume 10% of parking area	26,412 x .10 = 2,641 SF or .06 acres	0.06
Snow Storage	Assume 10% of parking area	26,412 x .10 = 2,641 SF or .06 acres	0.06
TOTAL			1.03
Setback Requirements: Zoning dependent	Assume worse case = 35' front setback, 25' side setback, 25' rear setback	Possible site 242' x 329' = 79,618 SF or 1.83 acres	1.89
Max Floor Area Ratio (F.A.R.)	Maximum area ratio = .30.	Min site size = 62,673 SF or 1.44 acres	1.44

OVERVIEW OF A RENOVATED SCHOOL DEPARTMENT CENTRAL ADMINISTRATION AT THE EMERY GROVER BUILDING

The School Department Central Administration offices at Emery Grover are located in a prime downtown location easily accessed by the community. However, this building does not fully support the needs of this department and has long been in need of renovations to address deficiencies. The building is not accessible, has office and meeting rooms that are undersized and would benefit from a more efficient layout, and has building systems that are antiquated. The department would be better served by providing a centralized location for all staff under one roof. Parking for staff, visitors and training sessions / large meetings of school staffs cannot be met at this site in its current configuration.

Code requirements would dictate a new elevator and a rebuild of egress stairs. The impact of this work, along with new building systems and reconfiguration to address school department needs, suggest a gut renovation of this building should the decision be made to remain at this site.

School Administration Department spaces include:

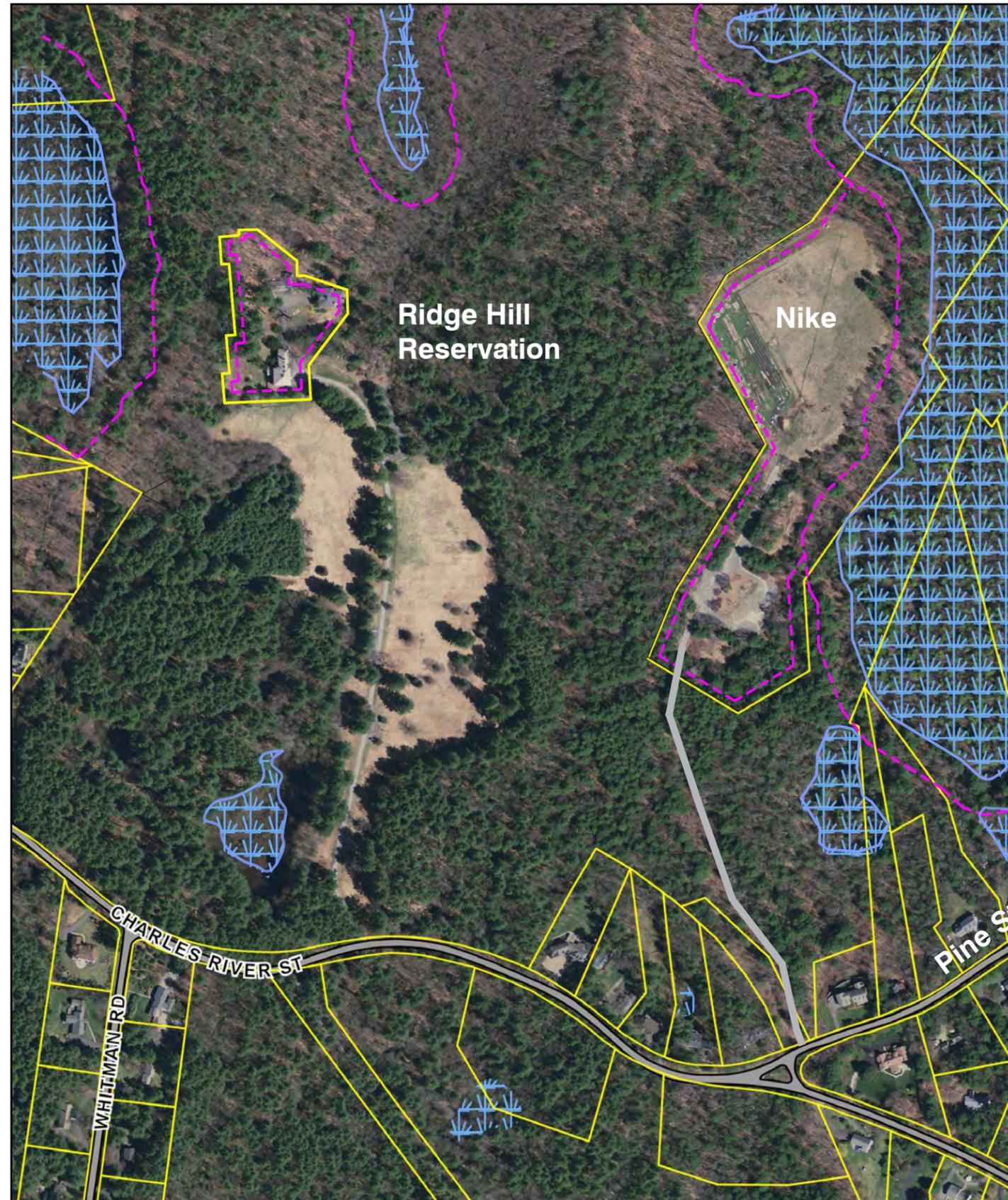
- Superintendent of Schools
- Student Development
 - Student Development
 - Community Education
- Innovation Technology
- Finance Operations
 - Human Resources
 - Business / Finance Operations
 - Transportation / Food Service
- Program Development
- Shared Building Service

Description of a Renovated School Department Central Administration at the Emery Grover Building

The 22,460 square foot masonry building is in need of general envelope repairs to the slate roof, copper flashings, brickwork and windows. In the interior little is left of the original spaces, although some components and finishes do remain. Structural systems may need additional reinforcement and / or new structure inserted to handle new loads. Building systems are antiquated and require full replacement. The main entry on Highland Avenue is not accessible and a new accessible entry will be required, creating a pathway from the parking areas and into the building. A new elevator will make all floors of the building accessible. Code requirements will require a complete reconstruction of the two stairs.

The complete renovation of Emery Grover would require the program to be split between four levels, with both the basement and attic holding program space. Given the impact of these modifications, along with completely updated interior partitions and systems, a full gut-renovation is recommended.

Parking at this site will continue to be inadequate based on the programming needs of 102 spaces. It is recommended that the lease of parking space to the adjacent school be terminated, or relocated to the Steven Palmer Building so that all of the existing parking lot can be used by School Administration.



**EXISTING CONDITIONS:
NIKE AND RIDGE HILL RESERVATION**

Parcel Area: Nike: 19.1 Acres plus 2.15 Acre Access Easement

Jurisdiction: School Committee

- Description**
- Missile silos have been filled and covered over
 - Wetlands and steep slope
 - Site accessed via an easement from Pine Street
 - The Ridge Hill Reservation and the Nike Site are adjacent, which offers unique opportunities for planning purposes

Parcel Area: Ridge Hill Reservation - 352 Acres, 3.04 Acres within boundaries

Jurisdiction: Conservation Commission and Board of Selectmen

- Description**
- Wetlands and meadows
 - 8 miles of trails
 - Crossed by natural gas pipeline
 - Mansion, Barn, & Garage Buildings under Board of Selectmen jurisdiction

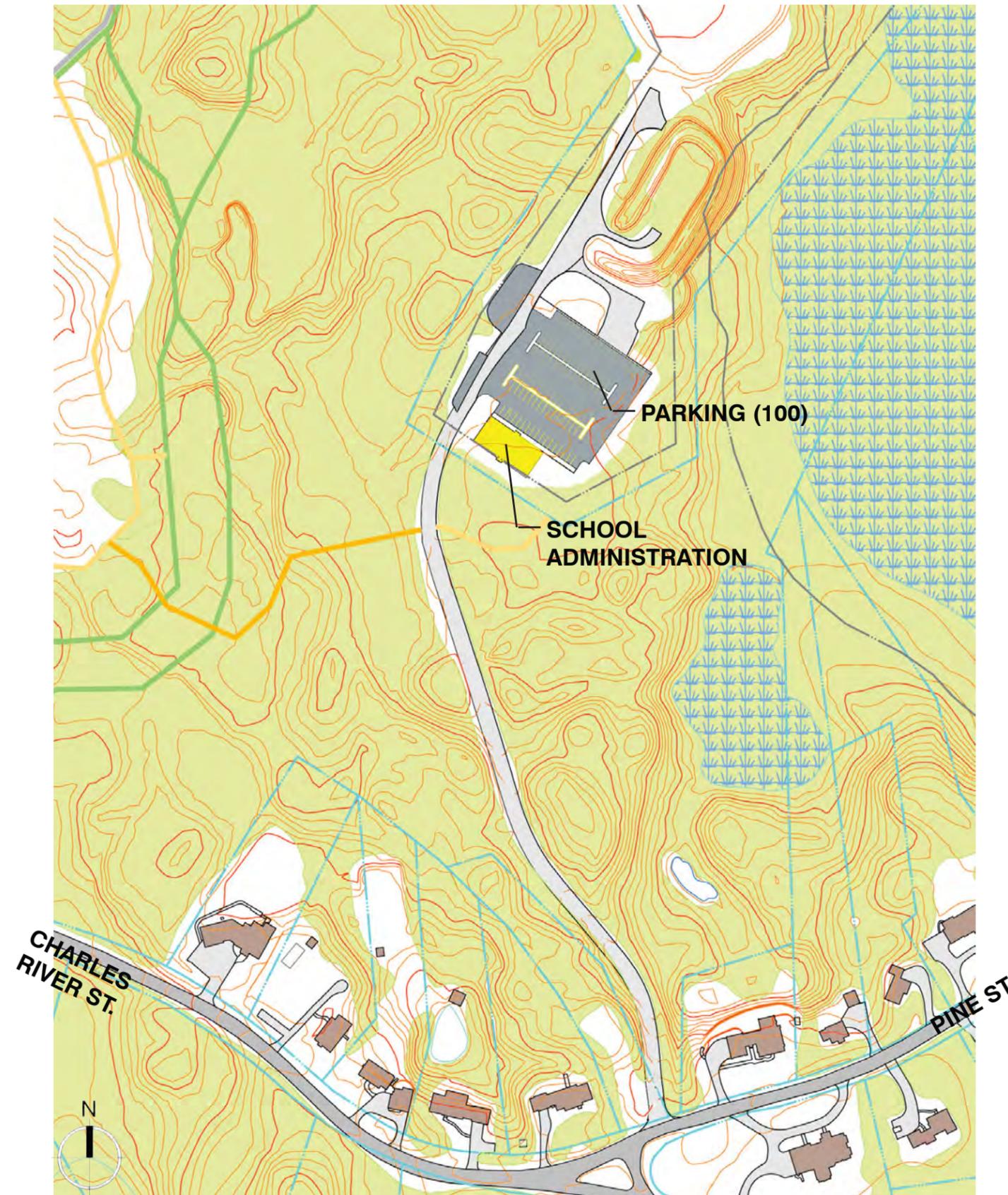
Legend

- 2013 Parcels
- - - Parcel Setback
- Wetland Boundary
- - - Wetlands Setback
- Wetlands

2013 Aerial photo data from Needham WebGIS

0 400 800 ft

N



OVERVIEW OF A SCHOOL DEPARTMENT CENTRAL ADMINISTRATION RELOCATION TO THE NIKE SITE

School Administration departments are primarily located in the Emery Grover Building with some additional spaces dispersed in other locations. This building is not accessible for staff or visitors, does not have enough office and meeting rooms, is in poor overall condition and includes unusable space such as the attic.

School Administration Department spaces include:

- Superintendent of Schools
- Student Development
 - Student Development
 - Community Education
- Innovation Technology
- Finance Operations
 - Human Resources
 - Business / Finance Operations
 - Transportation / Food Service
- Program Development
- Shared Building Service

Description of a School Department Central Administration Relocation to the Nike Site

The administration building as proposed is generic with an idealized building configuration and parking layout for all parking spaces requested.

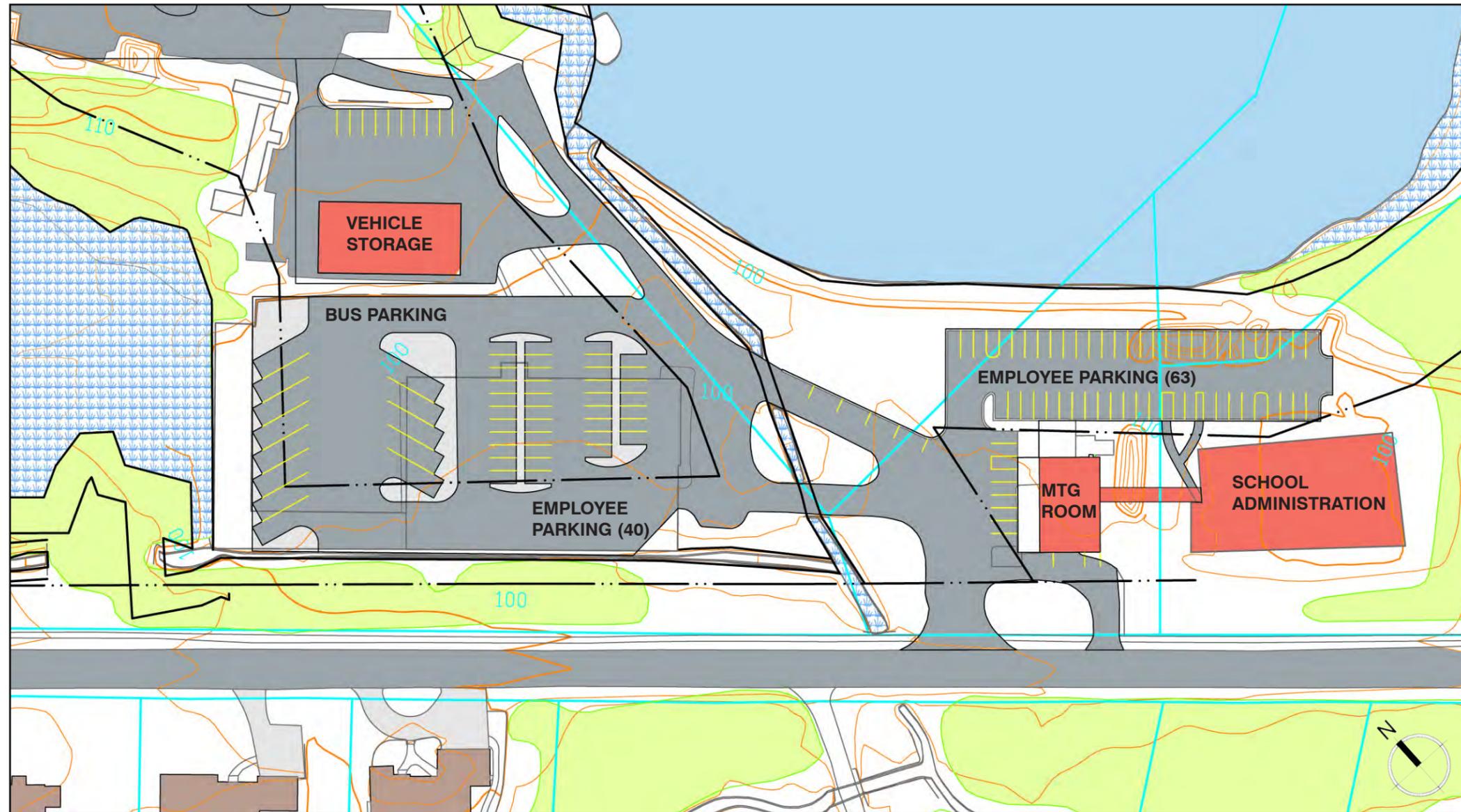
All adjacencies for building departments could be realized in this plan and include:

- A main entry placed at a central location
- Centrally located elevator and restroom core
- Fire stairs located to either end of the double-loaded corridor, which serve as both egress and general circulation requirements
- The Conference Room, Human Resources, and Transportation / Food Service located on the ground level, due to their public interface
- The IT Department placed on the first level, for proximity to the parking lot for equipment loading / unloading
- Remaining programs at the second level including Business / Finance, Student Development, Program Development, and Superintendent

Constraints:

- Remote location does not serve schools
- High cost of utilities and access improvements

New Construction: 20,000 SF
Total Construction: 20,000 SF



**OVERVIEW OF A SCHOOL DEPARTMENT
CENTRAL ADMINISTRATION RELOCATION TO
PUBLIC SERVICES ADMINISTRATION BUILDING**

School Administration departments are primarily located in the Emery Grover Building with some additional spaces dispersed in other locations. This building is not accessible for staff or visitors, does not have enough office and meeting rooms, is in poor overall condition and includes unusable space such as the attic.

School Administration Department spaces include:

- Superintendent of Schools
- Student Development
 - Student Development
 - Community Education
- Innovation Technology
- Finance Operations
 - Human Resources
 - Business / Finance Operations
 - Transportation / Food Service
- Program Development
- Shared Building Service

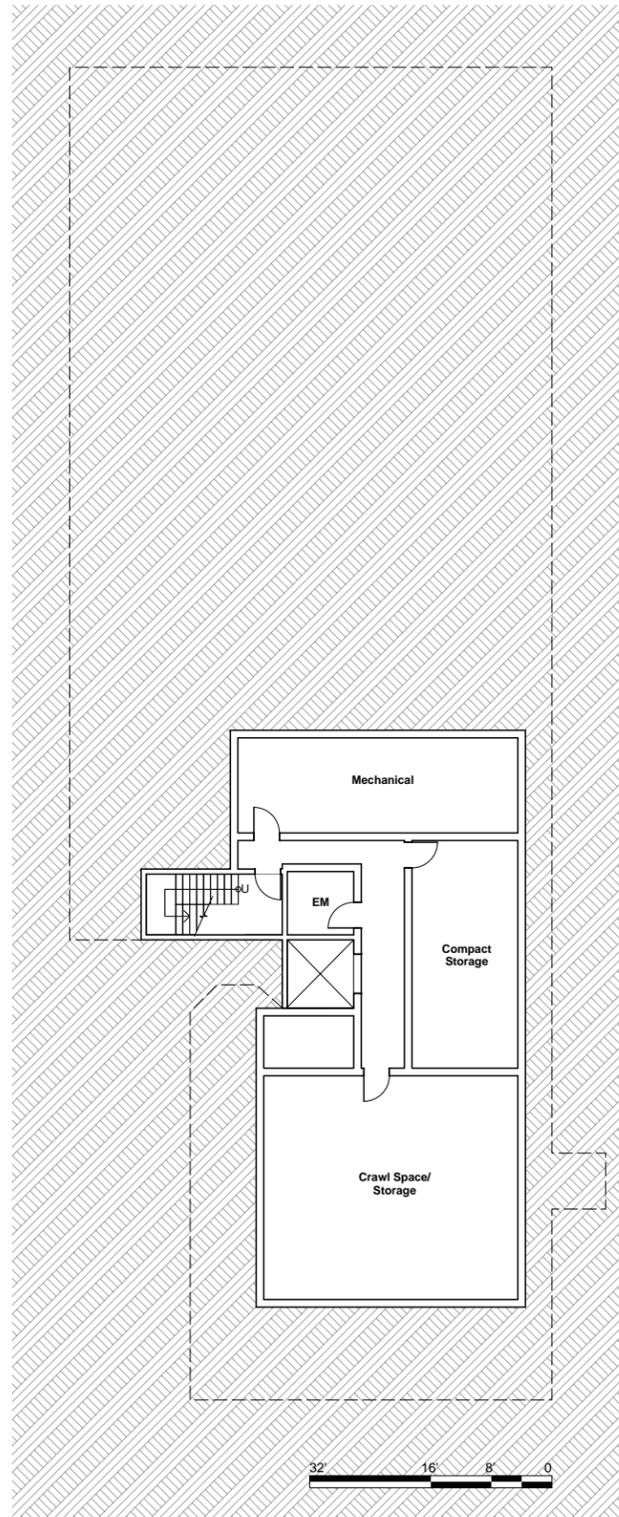
**Description of a School Department Central
Administration Relocation to Public Services
Administration Building**

The proposed solution, relocation to PSAB, can only occur if the DPW, and the other departments co-located here, are permanently relocated off site. This building will need some internal changes to address the needs of a school department but the infrastructure and amenities already in place will make this a minor renovation project.

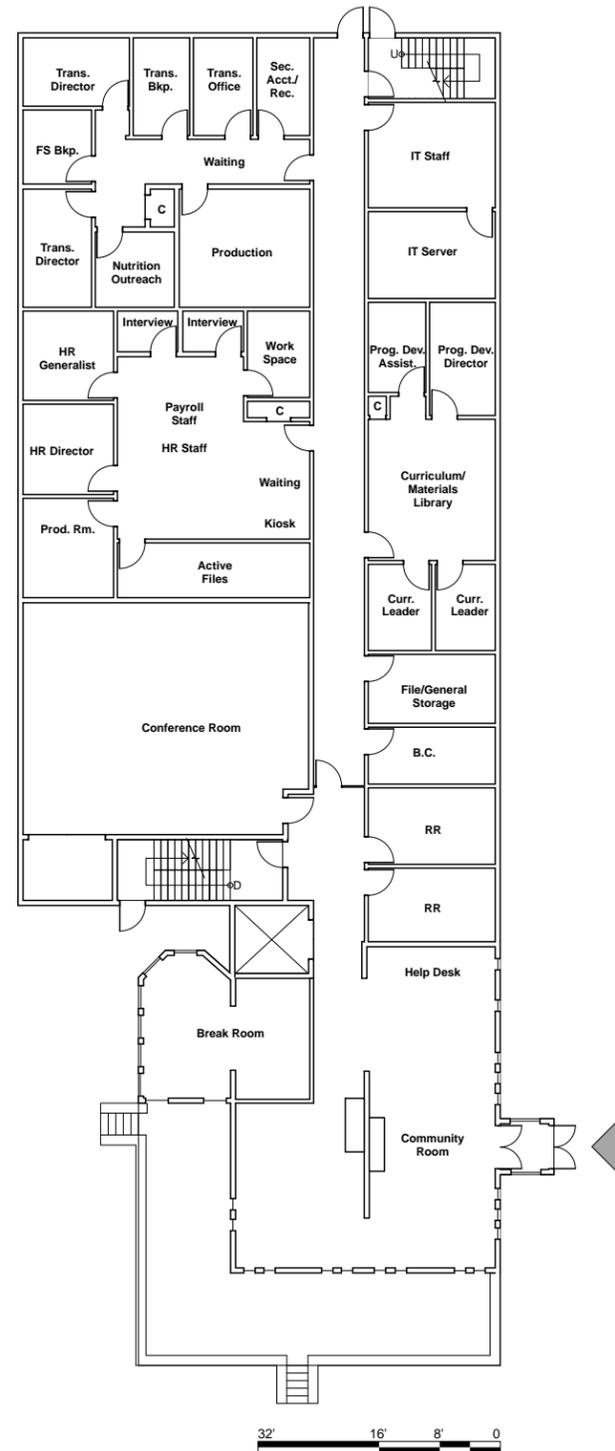
The need for a large meeting room is accommodated in the old Water Pump Building which can be restored as a singular room with lobby, toilet and support spaces. This space would be primarily assigned to the school department for daily use but could also be used by the Community during off-hours.

Parking for the 102 cars required would be provided by reuse of the existing parking and new parking made available by demolition of the Hollis Building (DPW).

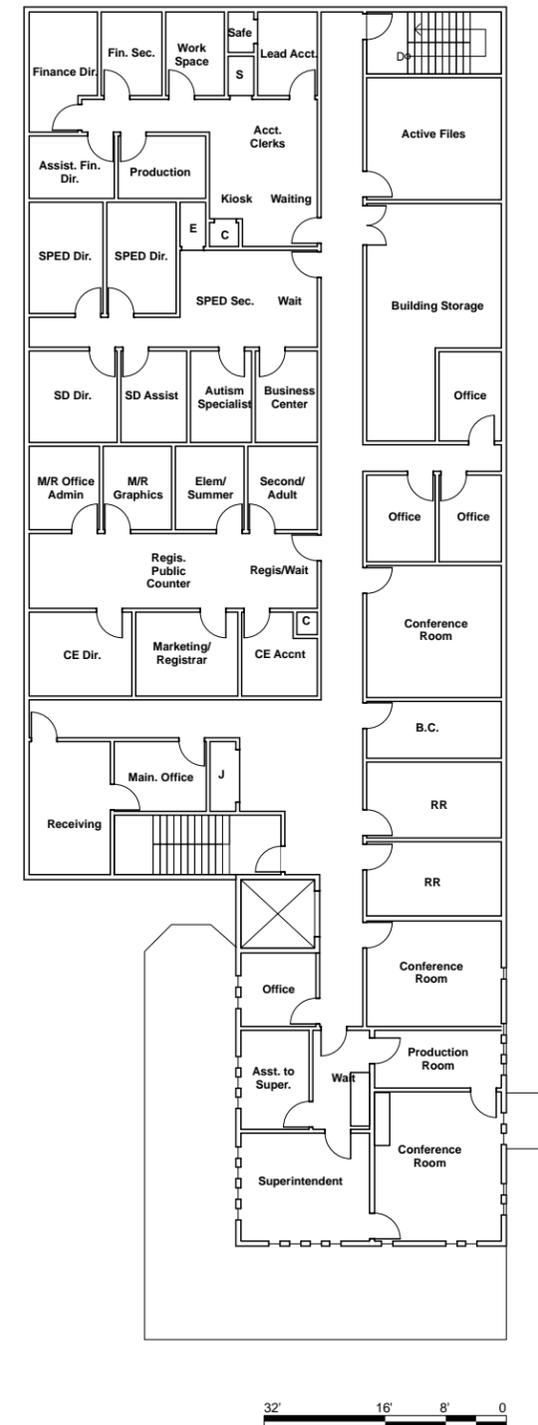
designLAB architects



BASEMENT FLOOR PLAN_ RIDGE HILL TEST FIT



FIRST FLOOR PLAN_ RIDGE HILL TEST FIT



SECOND FLOOR PLAN_ RIDGE HILL TEST FIT

**OVERVIEW OF A SCHOOL DEPARTMENT
CENTRAL ADMINISTRATION RELOCATION TO THE
RIDGE HILL RESERVATION**

School Administration departments are primarily located in the Emery Grover Building with some additional spaces dispersed in other locations. This building is not accessible for staff or visitors, does not have enough office and meeting rooms, is in poor overall condition and includes unusable space such as the attic.

School Administration Department spaces include:

- Superintendent of Schools
- Student Development
 - Student Development
 - Community Education
- Innovation Technology
- Finance Operations
 - Human Resources
 - Business / Finance Operations
 - Transportation / Food Service
- Program Development
- Shared Building Service

**Description of a School Department Central
Administration Relocation to Ridge Hill**

The proposed solution, relocation to the portion of the Ridge Hill site currently occupied by the historic house and associated parking areas, assumes demolition of the service ell, renovation of the original house and a sizable addition on the north-south axis to house the majority of program spaces. This solution preserves the historic house, as community meeting space and shared functions, with the new wing running alongside the ridge and positioned to preserve the tree-line.

General improvements would be required for both the interior and exterior of the original house with changes to interior partitions to meet the needs of the school department.

Parking for the 102 cars would be provided by reuse of the existing parking and creation of new parking as required.

OVERVIEW OF DEPARTMENT OF PUBLIC WORKS

The Public Works Department plans, designs, constructs, operates, maintains, and manages all physical infrastructure necessary for Needham community life. The Department of Public Works includes Administrative Services, Engineering Division, Garage and Equipment Division, Highway Division, Parks & Forestry Division, Recycling & Transfer Station (RTS), and the Water, Sewer and Drain Division.

The Department of Public Works provides the following services:

- Highway maintenance and construction
- Traffic control
- Snow removal
- Water supply and distribution
- Sanitary / storm sewer construction and maintenance
- Protection against flooding
- Solid waste disposal
- Park and forestry maintenance
- Safe and secure water and sewer facilities
- Maintenance of athletic and recreational facilities

The Department of Public Works currently occupies space at the following locations:

- Hollis Building at 470 Dedham Avenue: +/-38,000 GSF
- Pre-engineered Building: 4,998 GSF
- 486 Dedham (Former Water Pumping Station) = 2,400 GSF on main floor
- Public Services Administration Building = 21,777 GSF (Shared with 4 other departments)
- DeFazio Storage Area A: 9,652 SF
- DeFazio Storage Area B: 2,200 SF
- DeFazio Salt Shed: 4,063 SF
- Daley Building: 10,425 SF (exterior storage)
- Alden Road Pump Station: 620 SF
- Charles River WTP: 160 SF
- Reservoir B Pump Station Garage: 1,000 SF
- St. Mary's Pump Station: 415 SF (meter work area)
- Winter Rental: 1,500 SF
- Cricket Field: 1,500 SF (storage)
- Claxton Field: 1,000 SF (storage)
- Cage at DeFazio: 5,899 SF
- Memorial Field *Estimate: +3,000 SF (storage)
- Ridge Hill Reservation Garages and Barn *Estimate: +3,000 SF
- Material Bins at Dedham Ave *Estimate: +3,000 SF
- Recycling and Transfer Station (RTS)
- Salt / sand shed operations at the RTS

The department houses administration and operations offices and employee support spaces as well as all the vehicles, equipment and materials necessary for the day to day operations of this department. A listing of the vehicles in included as part of this document. The preferred programming approach consolidated all of the activities located throughout Town. This approach would provide better oversight of employees and activities, and vehicles, equipment and materials would be easily accessed and under cover. The RTS site and several small garage spaces that house equipment dedicated to a park or playing field would remain as currently located but in a reduced capacity.

Programming for this department included the following indoor spaces:

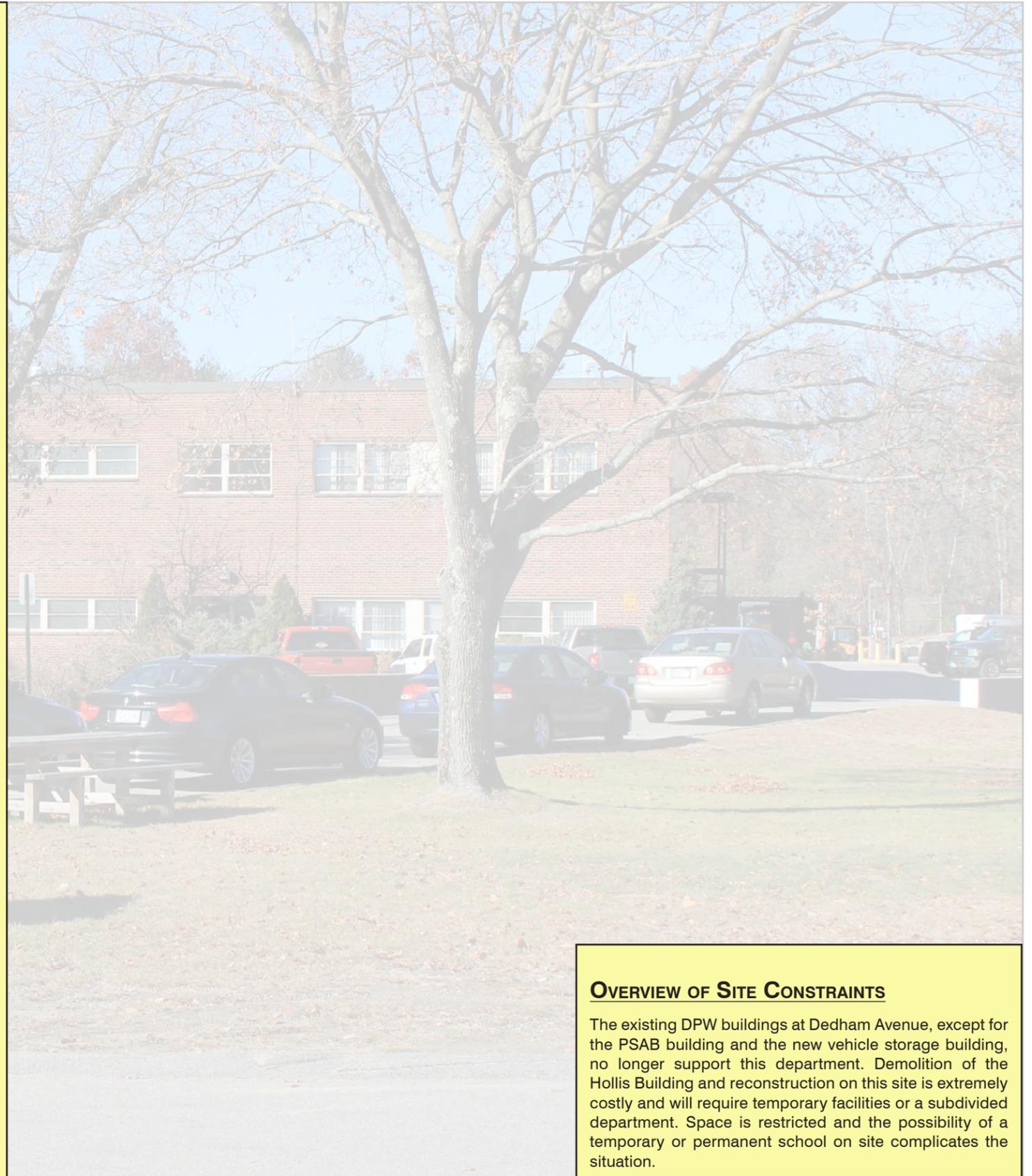
- Administration: Shared spaces including lunchroom and training
- Administration offices and meeting rooms
- Operations offices and work areas
- Engineering offices and plan vault
- Employee support spaces including locker rooms, toilets and lunchroom
- Garage / Maintenance
- Shops
- Wash Bay
- Vehicle storage and prep
- Building support

Site elements included:

- Parking for both staffs and visitors
- Fuel depot
- Cold storage
- Covered parking for equipment
- Bin storage
- Sander and spreader storage
- Dumpster and Recycling

Following site walk-throughs and programming sessions conducted by HKT Architects with DPW staff, the programming documents were organized to include the following:

- DPW – Shared
- DPW – Administration
- DPW – Administration - Operations
- DPW – Administration - Engineering
- DPW – Operations - Employee Support
- DPW – Operations – Garage / Maintenance
- DPW – Operations – Shops
- DPW – Operations – Wash Bay / Vehicle Storage and Prep
- DPW – Building Support
- DPW – Other Suites

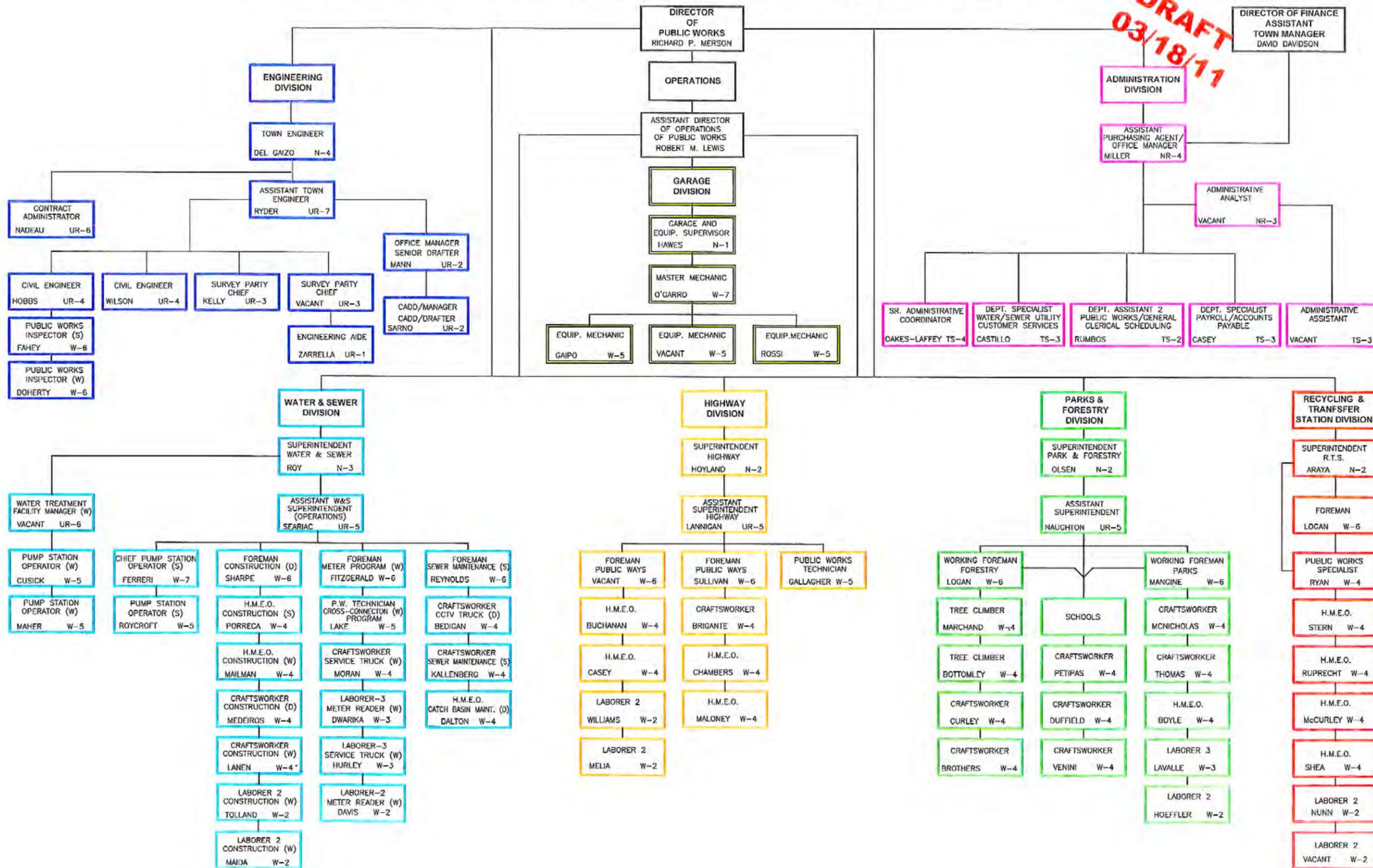


OVERVIEW OF SITE CONSTRAINTS

The existing DPW buildings at Dedham Avenue, except for the PSAB building and the new vehicle storage building, no longer support this department. Demolition of the Hollis Building and reconstruction on this site is extremely costly and will require temporary facilities or a subdivided department. Space is restricted and the possibility of a temporary or permanent school on site complicates the situation.

NEEDHAM PUBLIC WORKS DEPARTMENT - ORGANIZATIONAL CHART

DRAFT
03/18/11



DEPARTMENT OF PUBLIC WORKS

UNIT#	YEAR	TYPE	MAKE	MODEL	DIV	Storage	Seasonal Use	Location	Size
001	2011	SUV / Hybrid	Ford	Escape Hybrid	Administration				
002	2010	Pickup Truck	Ford	F150	Garage				
003	2012	Utility Truck	Ford	F450 Utility	Garage				
004	2006	Pickup Truck	Ford	F350 4WD	Garage				
005	2011	Dump Truck	IH	7400	RTS.				
006	2000	Dump Truck 6 Wheel	IH	S4900	Highway	Indoor	All	DPW	12x26
007	2000	Dump Truck 6 Wheel	IH	S4900	Highway	Indoor	All	DPW	12x26
008	2014	Dump Truck 6 Wheel	IH	7400	Highway	Indoor	All	DPW	12x26
008A	0								
009	2012	Dump Truck 6 Wheel	IH	7400	Highway	Indoor	All	DPW	12x26
010	2010	Dump Truck 6 Wheel	IH	7400	Highway	Indoor	All	DPW	12x26
011	2013	SUV	Ford	Explorer 4WD	S.	Outdoor	All	DPW	9x16
012	2009	SUV / Hybrid	Ford	Escape Hybrid	Parks & Forestry	Outdoor	All	DPW	9x16
014	2009	Dump Truck 10 Wheel	IH	7600	Water	Indoor	All	DPW	14x30
015	2008	Sedan	Ford	Taurus Sedan	Administration	Outdoor	All	DPW	9x16
016	2013	Box Truck	Freightliner		S.	Indoor	All	DPW	10x32
017	2012	Dump Truck	Ford	F550 4WD Dump Truck	S	Indoor	All	DPW	10x18
018P	2000	Pickup Truck	Ford	F150	Garage				
019	2010	Dump Truck	IH	7400	S.	Indoor	All	DPW	12x22
020	2009	SUV / Hybrid	Ford	Escape Hybrid	S.	Outdoor	All	DPW	9x16
021	2010	Pickup Truck	Ford	F150	Water	Outdoor	All	DPW	9x18
022	2009	Utility Truck	Ford	F450	Water	Indoor	All	DPW	10x18
023	2011	Pickup/Utility	Ford	F350 Utility	S.	Outdoor	All	WSPS	10x18
024	2009	Pickup Truck	Ford	F150	Water	Outdoor	All	DPW	9x18
025	2012	Pickup Truck/Utility	Ford	F450 Utility	Water	Indoor	All	DPW	10x18
026	2011	Pickup Truck	Ford	F150	Water	Outdoor	All	CRWTF	9x18
027	2011	Pickup Truck	Ford	F150	Water	Outdoor	All	CRWTF	9x18
028	2001	Cab & Chassis	Ford	F350	S.	Indoor	All	DPW	10x22
029	2008	Sewer Jet Cl.	IH	7400	S.	Indoor	All	DPW	12x30
030	1999	Dump Truck	Ford	F350 4WD	Water	Indoor	All	DPW	10x18
031	2011	Pickup Truck	Ford	F150 4x4	Water	Outdoor	All	DPW	9x18
832	2005	Pickup Truck	Ford	F350	Highway	Covered	All	DPW	10x22
032	2012	Pickup Truck	Ford	F350 4WD Pickup	Highway	Indoor	All	DPW	10x22
034	2001	Tractor	Mack	CH613	RTS.				
037	2010	Vactor Truck	IH	7500	D.	Indoor	All	DPW	12x40
038	2007	Cab & Chassis	IH	4300	Parks & Forestry	Indoor	All	DPW	12x40
039	2012	Dump Truck	Ford	F550 4WD	Highway	Indoor	All	DPW	10x22
040	2000	Pickup Truck/Utility	Ford	F350 Utility	Water	Indoor	All	DPW	10x18
041	2009	Pickup Truck	Ford	F350 4WD	Parks & Forestry	Indoor	All	DPW	9x20
042	1999	Rolloff	Mack	RD688S	RTS.				
042A	2010	16' Mat. Spread.	HI-WAY	E2020XT-16					
043	2012	Pickup Truck	Ford	F350 4WD	Highway	Indoor	All	DPW	10x22
044	2011	SUV / Hybrid	Ford	Escape Hybrid	E.	Outdoor	All	DPW	9x16
045	2006	Van	Ford	E150	E.	Indoor	All	DPW	10x18
046	2011	SUV / Hybrid	Ford	Escape Hybrid	E.	Outdoor	All	DPW	9x16
047	2007	Dump Truck 6 Wheel	IH	7400	Highway	Indoor	All	DPW	12x26
048	2008	Utility Truck	Ford	F450 Utility	Highway	Indoor	All	DPW	12x22
049	2002	Dump Truck 10 Wheel	Volvo	VHD64B	Highway	Indoor	All	DPW	14x30
050	2008	Pickup Truck	Ford	F150	Parks & Forestry	Indoor	All	DPW	9x20
051	1996	Compressor Truck	Ford	F350 4WD	Highway	Indoor	All	DPW	10x22
052	2009	SUV / Hybrid	Ford	Escape Hybrid	Highway	Outdoor	All	DPW	9x16
053	1992	Rolloff	Mack	RD690SX	RTS.				
054	1987	Dozer	Komatsu	D83E-1	RTS.				
055	2011	Dump Truck	Ford	F550 4WD	Highway	Indoor	All	DPW	10x22
056	2010	Pickup Truck	Ford	F150	RTS.				
057	2012	Pickup Truck	Ford	F350 4WD	Highway	Indoor	All	DPW	10x22
058	2011	Refuse Trailer	Steco	SW04500	RTS.				
059	2009	Refuse Trailer	Steco	Utility	RTS.				
060	2005	Refuse Trailer	Steco	SW04502	RTS.				
061	1992	Skid Steer Ldr.	Bobcat	853H	RTS.				
062	1992	Trailer	Trail King	TK8U-1400	Parks & Forestry	Covered	All	DPW	10x16
063	2010	Refuse Trailer	Steco	SEO4502	RTS.				
064	2007	Refuse Trailer	Manac	36245A00	RTS.				
065	2008	Pickup Truck	Ford	F350 4WD	Parks & Forestry	Indoor	All	DPW	9x20
066	2006	Dump Truck	Ford	F550 4WD	Highway	Indoor	All	DPW	10x26
067	2004	Tub Grinder	Vermeer	HG365001	RTS.				
070	2009	Dump Truck	Ford	F550 4WD	Parks & Forestry	Indoor	All	DPW	10x22
071	2009	Dump Truck	Ford	F550 4WD	Parks & Forestry	Indoor	All	DPW	10x22

UNIT#	YEAR	TYPE	MAKE	MODEL	DIV	Storage	Seasonal Use	Location	Size
072	2007	Dump Truck	Ford	F550 4WD	Parks & Forestry	Indoor	All	DPW	10x22
073	2008	Dump Truck	Ford	F350 4WD	Parks & Forestry	Indoor	All	DPW	10x22
074	2008	Dump Truck	Ford	F550 4WD	Parks & Forestry	Indoor	All	DPW	10x22
075	2008	Dump Truck	Ford	F550 4WD	Parks & Forestry	Indoor	All	DPW	10x22
076	2006	Skid Steer Ldr.	Bobcat	A300	Highway	Indoor	All	DPW	8x10
080	2010	Rubbish Packer	IH	4300	RTS.				
081	1997	Utility Truck	Ford	F450	RTS.				
090	2000	Refuse Trailer	SpecTec	SWO45102102	RTS.				
091	2000	Material Screener	Screen Machine	SCALPER107D	RTS.				
092	2012	SUV 4WD	Ford	Explorer 4WD	E.	Indoor	All	DPW	9x16
093	2004	Trommel Screener	MCB	Screener 512R	RTS.				
094	2014	Pickup Truck/Utility	Ford	F250 4WD Utility	S.	Indoor	All	DPW	10x18
101	2010	Wheel Loader	Case	721EXT	S.	Indoor	All	DPW	12x26
102	2008	Tractor Loader	John Deere	544J	Highway	Indoor	All	DPW	14x30
103	2012	Backhoe	John Deere	310SJ	S.	Indoor	All	DPW	12x24
104	2008	Tractor Loader	Case	821E	RTS.				
105	1998	Track Loader	Caterpillar	963B	RTS.				
106	2002	Sidewalk Tra.	Trackless	MTV	Highway	Indoor	All	DPW	4.5x15
107	2008	Sidewalk Tra.	Camoplast	SW4S	Highway	Indoor	All	DPW	4.5x15
108	2011	Sidewalk Tra.	Trackless	MT6	Highway	Indoor	All	DPW	4.5x15
109	1985	Sidewalk Tra.	Holder	C500	Highway	Indoor	All	DPW	4.5x15
111	1995	Sidewalk Tra.	Trackless	MTV	Highway	Indoor	All	DPW	4.5x15
112	1996	Sidewalk Tra.	Bombardier	SW48DA	Highway	Indoor	All	DPW	4.5x15
113	2008	Sidewalk Tra.	Camoplast	SW4S	Highway	Indoor	All	DPW	4.5x15
115	2008	Excavator	Kubota	KX080-3	Water	Indoor	All	DPW	12x26
116	1998	Sidewalk Tra.	Bombardier	SW48	Highway	Indoor	All	DPW	4.5x15
117	2000	Sidewalk Tra.	Bombardier	SW48	Highway	Indoor	All	DPW	4.5x15
120	2004	Message Board	Solar	MB33048		Covered	All	DPW	8x12
121	2007	Message Board	VER-MAC	1210QS	E.	Covered	All	DPW	8x12
122	2007	Message Board	VER-MAC	1210QS	E.	Covered	All	DPW	8x12
123	2009	Trailer	Car Mate	CM612EC	Highway	Covered	All	DPW	10x16
124	2009	Message Board	Matrix	MAG4x3H	E.	Covered	All	DPW	8x12
125	2012	Message Board				Covered	All	DPW	8x12
128	2002	Traffic Monitor	PSC	SMTM	Highway	Covered	All	DPW	4x6
129	2000	Trailer	Custom	5T162EDBTW	Highway	Covered	All	DPW	10x18
131	2000	Roller	Dynapac	CC122	Highway	Indoor	All	DPW	10x18
133	2001	Backhoe	John Deere	310SG	Parks & Forestry	Indoor	All	DPW	12x24
134	2006	Roller	Wacker	RD11A	Highway	Indoor	All	DPW	10x12
143	2010	Wheel Loader	Case	721E	RTS.				
144	2011	Compactor Crane	Grizzly		RTS.				
145	2011	7'x12' Open Trailer	Pace	Worksport					
150	1981	Welder/Trailer	Hobart	Mega-Arc	Water	Indoor	All	DPW	6x8
151	2008	Compressor/Trailer	Ingersoll Rand	P185WJD	Water	Indoor	All	DPW	6x8
152	2010	Compressor/Trailer	Atlas Copco	XAS185	S.	Indoor	All	DPW	6x8
153	2012	Portable Welder	Miller	Bobcat 907211021	G				
156	2011	10" Pump/Trailer	Baker / Robinson	1340	Water	Indoor	All	Res B. PS	8x12
157	2012	6" Pump/Trailer	PP & P		Water	Indoor	All	DPW	6x10

DPW VEHICLE STORAGE INVENTORY

OVERVIEW OF DEPARTMENT OF PUBLIC WORKS - SHARED

Functions

All public spaces for visitors, lunchroom, training / storm command rooms, and shared office equipment and storage.

Quantitative Criteria

3,305 NSF – 4,751 GSF of space

Functional Description

Interaction with public, waiting areas, toilets, lunchroom for 25, office equipment and supplies – shared by administration, operations/engineering, Training/DPW Storm Command with dispatch/office/conference room.

Qualitative Description

Welcoming spaces but with good control so no direct access to work space by visitors. Areas that are easy to maintain with good lighting and mechanical systems, and well located for ease of access by both staff and the community for off-hours use.

Locational Criteria

Adjacent to public parking and administrative offices and Operations personnel. Storm Command should also be close to kitchen area and toilets.

Technical Criteria

All spaces should be finished using standard office or lobby materials. Specialized equipment will be necessary in many areas so spaces should be planned with the focus on securing that equipment if the space is accessed by the general community.

General Notes

In a consolidated building, with or without other inter-related departments, these shared functions should be organized so that visitors who interact with the department personnel located here or have access to some spaces do so without impacting the daily business of the DPW.

Space	Size proposed SF	Total GSF Subtotals	Total GSF per division
Department of Public Works			
Entry Vestibule - Lobby	240		
Lunchroom	425		
Office support/supplies and staff toilets	1150		
Training/DPW Storm Command: Dispatch, Office, Conference Room and Storage	1490		
SUBTOTAL		3,305	
Gross area adjustment 15%		496	
Circulation adjustment at 25%		950	
SUBTOTAL GSF		4,751	

OVERVIEW OF DEPARTMENT OF PUBLIC WORKS - ADMINISTRATION

Functions

Private offices, conference and administrative areas for DPW director, assistant director and administrative supervisor and support staff.

Quantitative Criteria

1,668 NSF – 2,398 GSF of space

Functional Description

General administrative work, small meetings and general workspace. Visitors include contractors, independent plow operators and those seeking permits for work in the Town.

Qualitative Description

Private offices and conference room, and welcoming, but secure, areas planned for interactions with visitors.

Locational Criteria

Near public lobby and with easy access to the Operations - Administrative areas.

Technical Criteria

All spaces should be finished using standard office materials. Equipment includes conventional products required for daily operations.

General Notes

These spaces should be organized so that administrators have private work areas and so that visitors can easily interact with support staff.

Space	Size proposed SF	Total GSF Subtotals	Total GSF per division
Administration			
Offices	1452		
Conference	216		
SUBTOTAL		1,668	
Gross area adjustment 15%		250	
Circulation adjustment at 25%		480	
SUBTOTAL GSF		2,398	

OVERVIEW OF DEPARTMENT OF PUBLIC WORKS – ADMINISTRATION - OPERATIONS

Functions

Private offices, common workspaces and active record storage areas for Operations personnel.

Quantitative Criteria

1,442 NSF – 2,073 GSF of space

Functional Description

General administrative work areas for Highway, Park and Forestry, and Sewer and Water Superintendents and Assistant Superintendents and open work areas for other Operations staff.

Qualitative Description

Private offices and open office workspace.

Locational Criteria

Preferred to be adjacent to Administrative areas or directly with Operations.

Technical Criteria

All spaces should be finished using standard office materials. Equipment includes conventional products required for daily operations.

General Notes

These spaces should be organized so that superintendents, located in private work areas, and assistant superintendents and general work areas are adjacent to each other. No public interaction required.

Space	Size proposed SF	Total GSF Subtotals	Total GSF per division
Administration - Operations			
Offices for Superintendents	732		
Work Areas for 11	560		
Active Records Storage	150		
SUBTOTAL		1,442	
Gross area adjustment 15%		216	
Circulation adjustment at 25%		415	
SUBTOTAL GSF		2,073	

**OVERVIEW OF DEPARTMENT OF PUBLIC WORKS –
ADMINISTRATION - ENGINEERING**

Functions

Private offices, administrative areas and support spaces for Town Engineer, Assistant Town Engineer, Contract Administrator, Surveyor, Traffic Engineer, Clerk / Office Manager, CAD Manger, Inspectors, Engineering Assistants.

Quantitative Criteria

3,180 NSF – 4,571 GSF of space

Functional Description

General administrative work, general workspace, library, vault and service desk area. Visitors include those seeking engineering information for work in the Town.

Qualitative Description

Private offices and open work areas, secure vault for records and survey equipment, and welcoming, but secure, areas planned for interactions with visitors.

Locational Criteria

Near public lobby and with all spaces interconnected.

Technical Criteria

All spaces should be finished using standard office materials. Equipment includes conventional products required for daily operations as well as large format copy equipment. Files are extensive and require areas for flat files.

General Notes

These spaces should be organized so that administrators have private work areas, that all others located in the open work areas have large enough workstations to accommodate large format drawings, and so that visitors can easily interact with support staff.

Space	Size proposed SF	Total GSF Subtotals	Total GSF per division
Administration - Engineering			
Engineering offices	1890		
Service desk; copy equipment; files	440		
Vault Storage	850		
SUBTOTAL		3,180	
Gross area adjustment 15%		477	
Circulation adjustment at 25%		914	
	SUBTOTAL GSF	4,571	

**OVERVIEW OF DEPARTMENT OF PUBLIC WORKS –
OPERATIONS - EMPLOYEE SUPPORT**

Functions

Private locker/shower/toilet rooms, lunchrooms and laundry dedicated for Operations personnel..

Quantitative Criteria

2,652 NSF – 3,812 GSF of space

Functional Description

Spaces that support all Operations personnel.

Qualitative Description

Private, secure and well-built spaces that will be subjected to use by personnel that routinely are dressed in well used heavy duty work gear.

Locational Criteria

Adjacent to work areas.

Technical Criteria

All spaces should be finished using standard heavy duty durable materials.

General Notes

These spaces should be located as close as possible to work areas but separated to prevent fume migration and to be a pleasant and well-appointed environment.

Space	Size proposed SF	Total GSF Subtotals	Total GSF per division
Operations - Employee Support			
Locker/Shower/Toilet Room	1896		
Lunchroom with Kitchen	756		
SUBTOTAL		2,652	
Gross area adjustment 15%		398	
Circulation adjustment at 25%		762	
	SUBTOTAL GSF	3,812	

**OVERVIEW OF DEPARTMENT OF PUBLIC WORKS –
OPERATIONS – GARAGE / MAINTENANCE**

Functions

Area dedicated for maintenance of vehicles and equipment.

Quantitative Criteria

10,738 NSF – 14,818 GSF of space

Functional Description

Office areas, maintenance bays and storage areas for all materials required for repairing vehicles and small equipment for all groups within the department as well as other Town-owned vehicles.

Qualitative Description

Heavy duty finishes, either CMU or other high-impact materials that can take years of abuse in a harsh environment. Lighting, mechanical systems and power outlets that support the work and the specialized equipment required in this facility. Typical height from the floor to any suspended equipment or structural framing should be at least 22'-0".

Locational Criteria

All spaces should be located for easy access for department and Town vehicles. All interior spaces should be arranged to allow for efficient operations by mechanics.

Technical Criteria

All spaces should be finished using standard heavy duty durable materials.

General Notes

This department services all vehicles and equipment, manages equipment replacement and fueling for Town vehicles. A properly sized department allows for day to day maintenance work and long term projects and provides approximately 1.5 working bays per mechanic.

Special Requirements

Specialty equipment includes 2 and 4 post vehicle lifts, moveable lifts, welding equipment, bridge crane and monorail, source capture ventillation equipment, a fluid distribution system and a fluid storage room.

Space	Size proposed SF	Total GSF Subtotals	Total GSF per division
Operations - Garage/Maintenance			
Garage Maintenance Bays	8888		
Maintenance Workshop	1850		
SUBTOTAL		10,738	
Gross area adjustment 15%		1,611	
Circulation adjustment at 20%		2,470	
	SUBTOTAL GSF	14,818	

OVERVIEW OF DEPARTMENT OF PUBLIC WORKS – OPERATIONS – SHOPS

Functions

Area dedicated for maintenance of small equipment and as a shop for department projects.

Quantitative Criteria

4,345 NSF – 5,746 GSF of space

Functional Description

Shared vehicle bay for all divisions to drop off equipment to be worked on. Caged areas for each department provides for storage of dedicated equipment and supplies and area for small work projects.

Qualitative Description

Heavy duty finishes, either CMU or other high-impact materials that can take years of abuse in a harsh environment. Lighting, mechanical systems and power outlets that support the work and the specialized equipment required in this facility. Typical height from the floor to any suspended equipment or structural framing should be at least 18'-0".

Locational Criteria

All spaces should be located for easy access for departments. All caged spaces should be arranged around central vehicle bay.

Technical Criteria

All spaces should be finished using standard heavy duty durable materials.

General Notes

This area provides a central drop off point for all departments and is specifically not dedicated to one group. Caged areas provide for specialized parts and tools and includes large storage areas for pallet and bulk materials.

Special Requirements

Specialty equipment includes a monorail, pallet storage, hazardous material storage and caged areas to secure valuable tools and equipment.

Space	Size proposed SF	Total GSF Subtotals	Total GSF per division
Operations - Shops			
Shared Vehicle Bay, storage cages and meter shop	4345		
SUBTOTAL		4,345	
Gross area adjustment 15%		652	
Circulation adjustment at 15%		750	
SUBTOTAL GSF		5,746	

OVERVIEW OF DEPARTMENT OF PUBLIC WORKS – OPERATIONS – WASH BAY / VEHICLE STORAGE AND PREP

Functions

Area dedicated for vehicle storage and a wash bay.

Quantitative Criteria

40,038 NSF – 46,244 GSF of space

Functional Description

Wash bay and large clear span area for storage of vehicles and towed equipment and the preparation of vehicles for daily work.

Qualitative Description

Heavy duty finishes, either CMU or other high-impact materials that can take years of abuse in a harsh environment. Lighting, mechanical systems, power outlets, and wash equipment that support the work required. Typical height from the floor to any suspended equipment or structural framing should be at least 19'-0" at the wash bay and 18'-0" at vehicle storage.

Locational Criteria

Easy access to employee area and good access to exterior.

Technical Criteria

All vehicle storage and prep spaces should be finished using standard heavy duty durable materials. Wash bay must include CMU with concrete curbs, fully galvanized exposed structural steel/metal and/or hard ceilings.

General Notes

The wash bay must be detailed as a marine or similar environment and those finishes must not be downgraded when selecting materials. Vehicle storage should include a clear span to allow for ultimate flexibility in the arrangement of trucks and equipment.

Special Requirements

Specialty equipment includes wash bay equipment and supplies, catwalk for access to upper areas of trucks, floor drains and a strict knock-down process protocol.

Space	Size proposed SF	Total GSF Subtotals	Total GSF per division
Wash Bay & Equipment Room	1538		
Vehicle Staging & Prep	38500		
SUBTOTAL		40,038	
Gross area adjustment 10%		4,004	
Circulation adjustment at 5%		2,202	
SUBTOTAL GSF		46,244	

OVERVIEW OF DEPARTMENT OF PUBLIC WORKS - BUILDING SUPPORT

Functions

All spaces dedicated for IT, vertical circulation, mechanical, electrical, fire protection and plumbing building needs.

Quantitative Criteria

1,660 NSF – 2,291 GSF of space

Functional Description

Areas to include janitor's closets with employee workstation, all equipment and servers necessary to support department and rooms for all building services.

Qualitative Description

Efficient and durable space.

Locational Criteria

Centralized location to serve building or located as needed to meet code requirements.

Technical Criteria

All spaces should be finished using standard heavy duty durable materials or finished, as in the case of stairs and elevators, to match other public area finishes.

General Notes

All of these spaces are required for a fully functioning building.

Special Requirement

Specialty equipment includes IT Department emergency back-up hub and emergency radio system.

Space	Size proposed SF	Total GSF Subtotals	Total GSF per division
Building Support			
MEPFP Rooms, IT, Elevators and Stairs, Janitors	1660		
SUBTOTAL		1,660	
Gross area adjustment 15%		249	
Circulation adjustment at 20%		382	
SUBTOTAL GSF		2,291	

OVERVIEW OF OTHER SUITES CURRENTLY LOCATED WITH DPW

Functions – General Notes

The following departments are included for co-location with the DPW because of overlapping working relationships and the public component of some of these groups. The integration of these departments at the PSAB has been very successful to date.

Building Department Suite
2,055 NSF – 2,954 GSF of space

Public Facilities Department Suite (Construction and Operations)
1,175 NSF – 1,689 GSF of space

Planning, Community Development, Conservation, ZBA Suite
1,765 NSF – 2,537 GSF of space

Park and Recreation Suite
1,200 NSF – 1,725 GSF of space

Space	Size proposed SF	Total GSF Subtotals	Total GSF per division
Building Inspector Suite			
SUBTOTAL GSF		2,954	
Public Facilities Department Suite			
SUBTOTAL GSF		1,689	
Planning, Community Development, Conservation Commission, ZBA Suite			
SUBTOTAL GSF		2,537	
Park and Recreation Suite			
SUBTOTAL GSF		1,725	
Other Departments SUBTOTAL GSF			8,905

OVERVIEW OF DEPARTMENT OF PUBLIC WORKS – OUTDOOR STORAGE / COLD STORAGE

Canopy Storage

This storage should be designed to meet the needs of large truck storage that could be changed season to season.

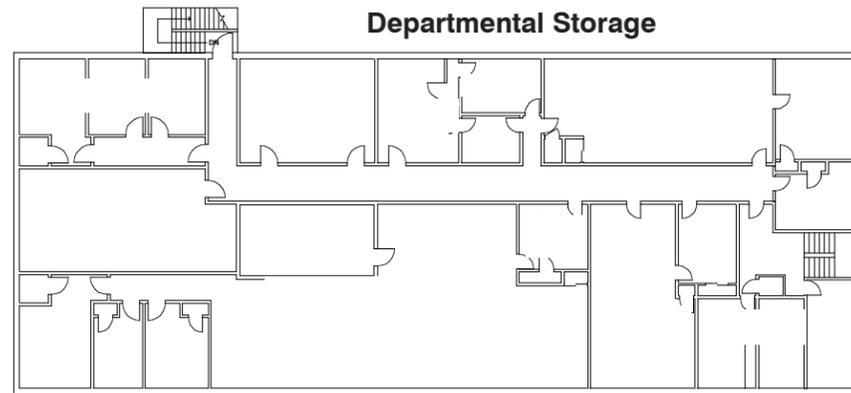
Cold Storage

This storage is for parts and pieces that are part of the construction of roads and systems. These includes such as piping and manhole covers.

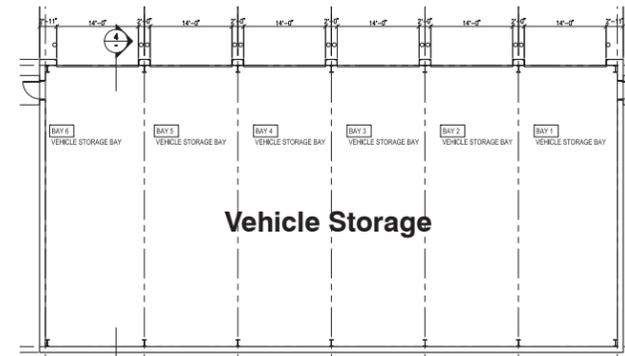
Bin Storage

This storage is for gravel, sand, mulch, field mix and any other materials needed for maintenance of roads, fields, and parks.

Space	Size proposed SF	Total GSF Subtotals	Total GSF per division
SUBTOTAL GSF		1,725	
Other Departments SUBTOTAL GSF			8,905
CONSOLIDATED GSF			95,609
Covered Parking for 36 Vehicles + Equipment			
Parking for 72 employees and 10 visitors			
Fuel Island			
6 Bin Storage; patch 2 gravel, rock, sand, mulch			
Sanders			
Exterior Cold Storage			
Spreaders: gantry			
Dumpster			
Recycling dumpster			

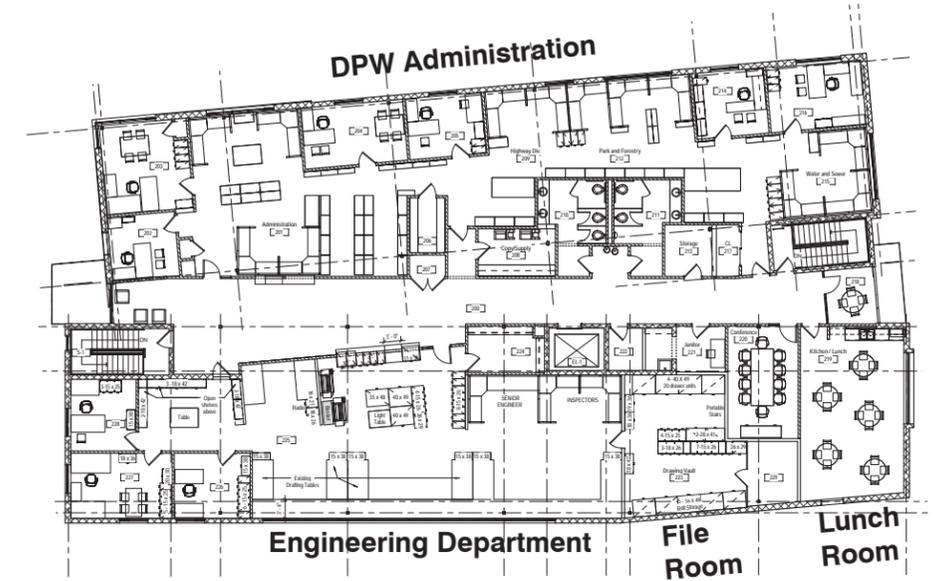
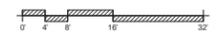


DPW AT 470 DEDHAM AVENUE - UPPER LEVEL @ 22,865 GSF

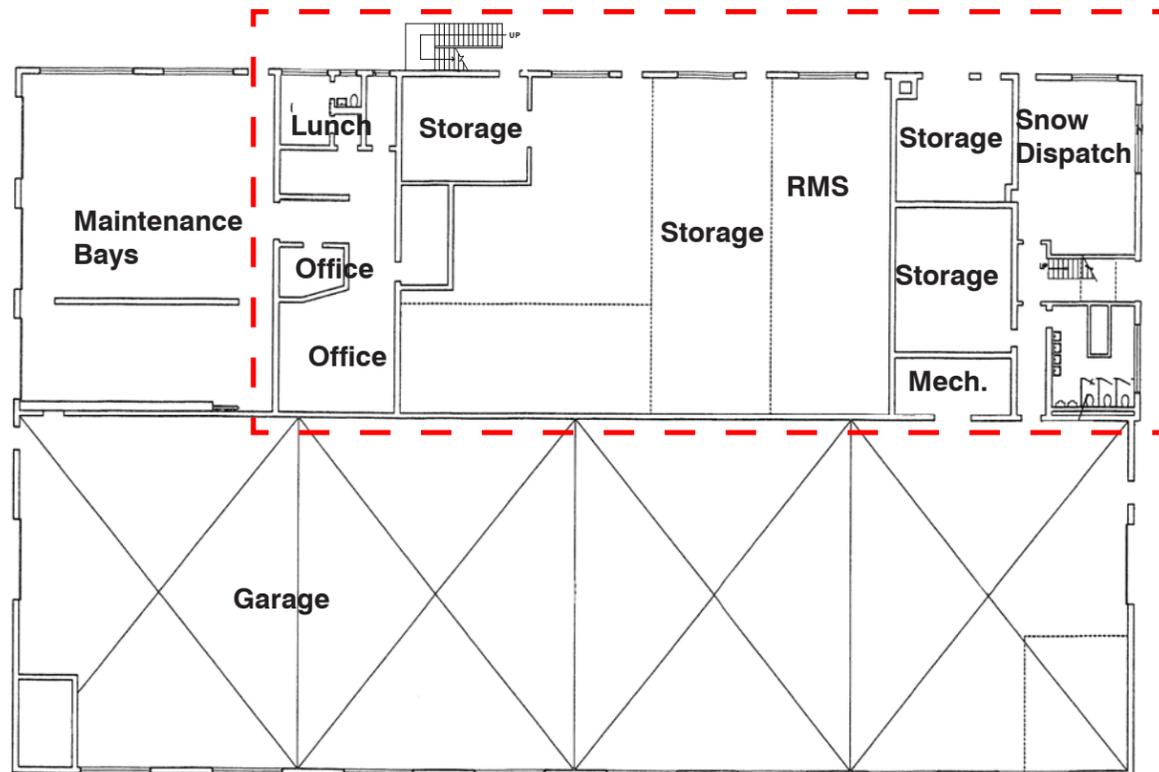


2013 VEHICLE STORAGE BUILDING @ 5,000 GSF

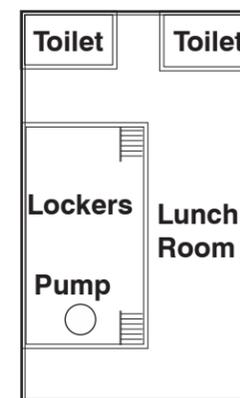
GRAPHIC SCALE



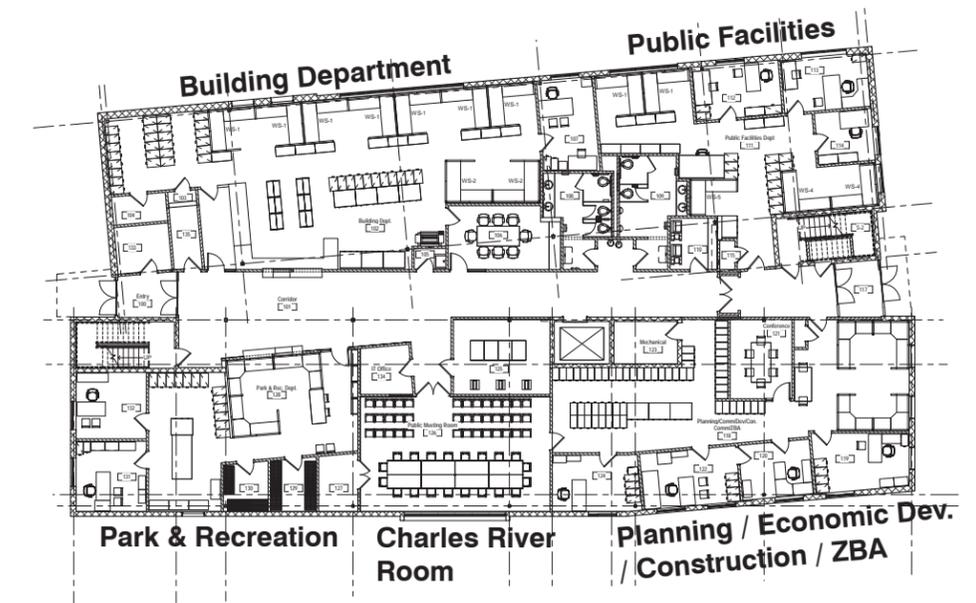
PSAB - UPPER LEVEL



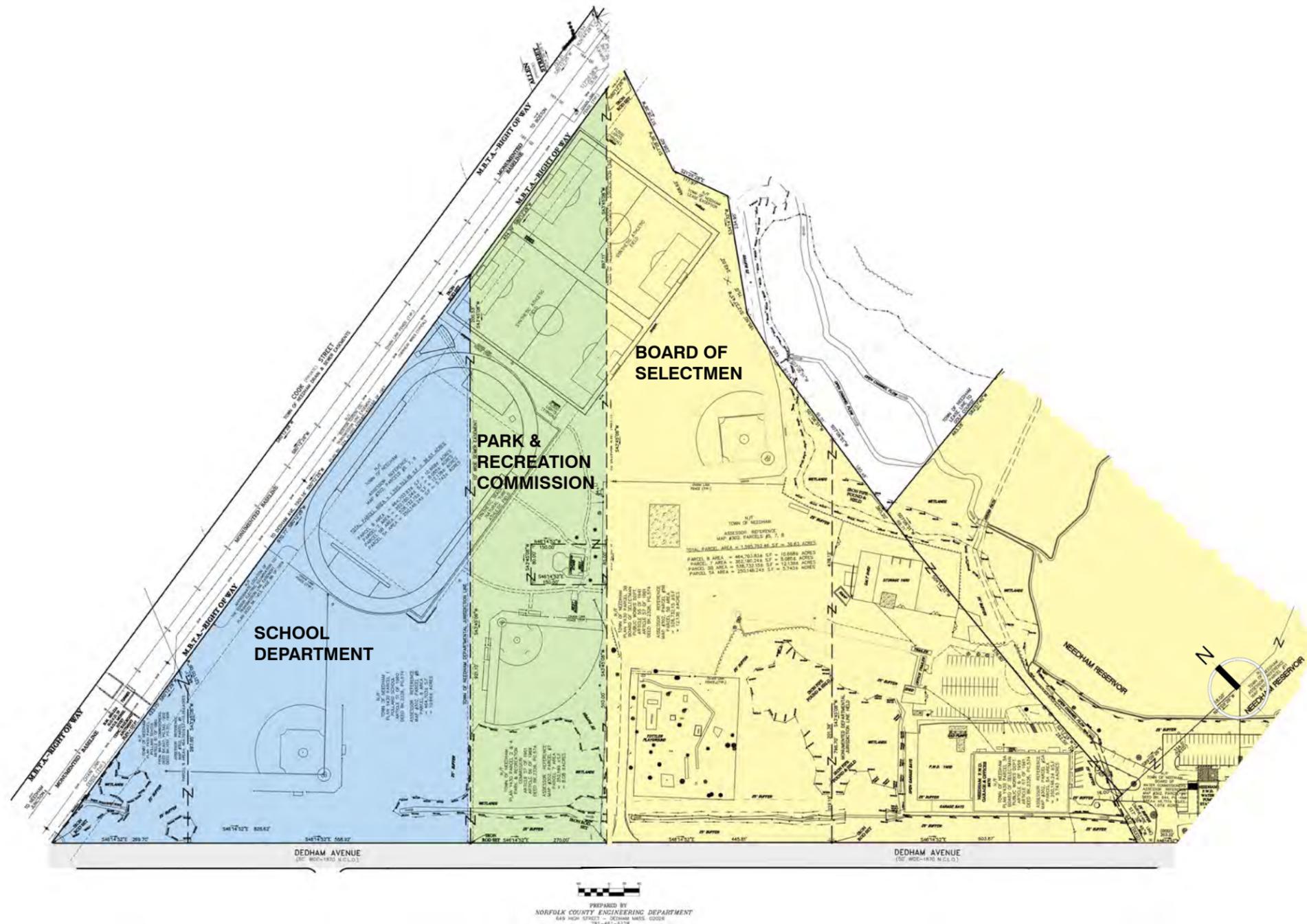
DPW AT 470 DEDHAM AVENUE - LOWER LEVEL @ 22,865 GSF



OLD WATER PUMP BUILDING @ 2,800 GSF



PSAB - LOWER LEVEL @ 21,777 GSF (ALL LEVELS)



DEFazio PARK - MAP OF JURISDICTION
(References Accessor Maps from Town of Needham)



EXISTING CONDITIONS:

DeFAZIO PARK AND DEPARTMENT OF PUBLIC WORKS

Parcel Area: 63.0 Acres with DPW portion approximately 9.9 Acres

Jurisdiction: School Committee, Park and Recreation Commission, Board of Selectmen

Description

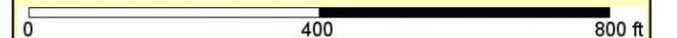
- Public Services Administration Building (500 Dedham Avenue)
- Water Pump Station (484 Dedham Avenue)
- Hollis Building (470 Dedham Avenue)
- Cold Storage yard
- Former Salt Storage Building
- Wetlands, riverfront and ponds
- Needham Reservoir
- Bordered by Golf Course
- Massachusetts Bay Transportation Authority (MBTA) commuter rail line

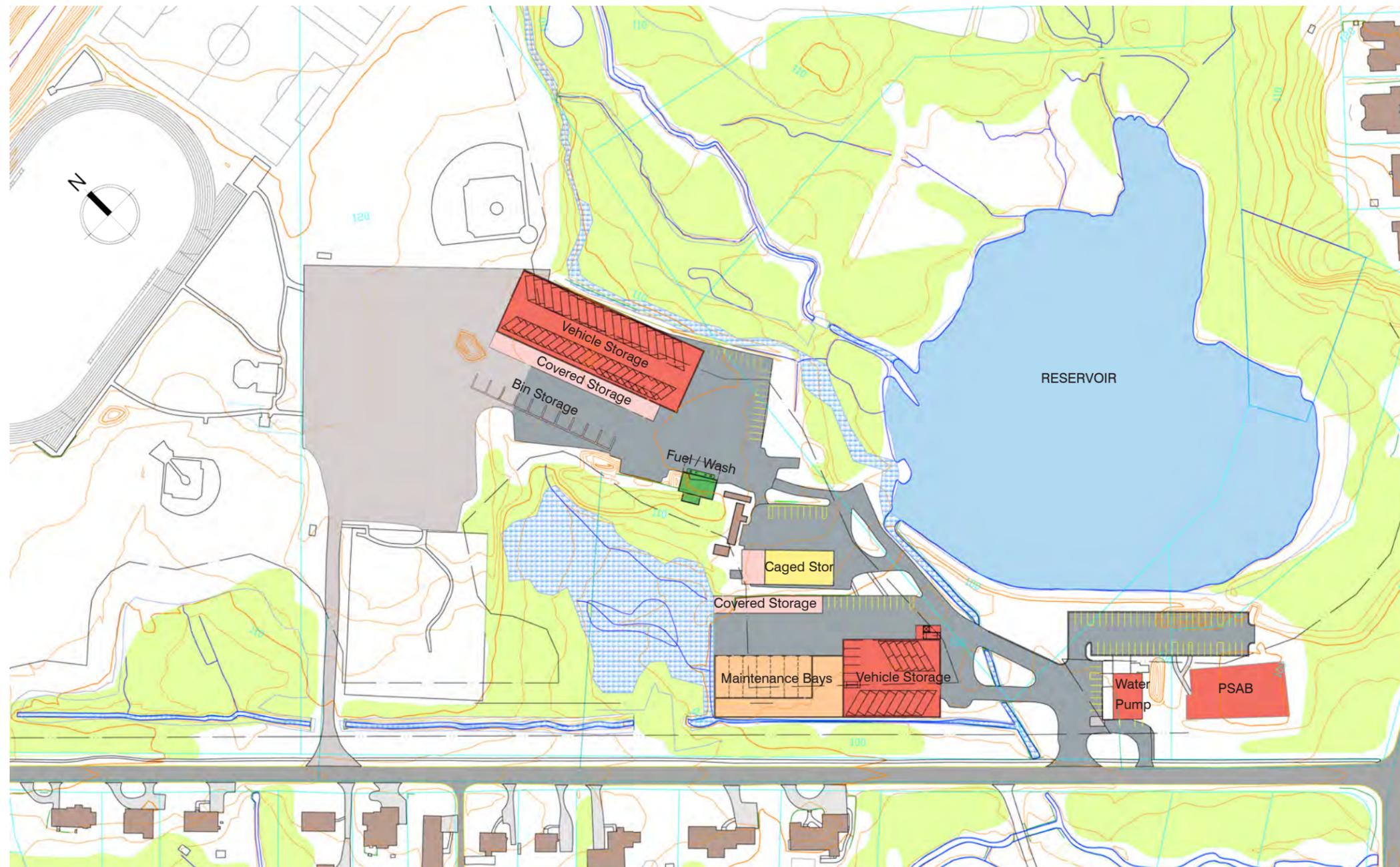
Legend

- 2013 Parcels
- - - Parcel Setback
- Wetland Boundary
- - - Wetlands Setback
- Wetlands



2013 Aerial photo data from Needham WebGIS





OVERVIEW OF A NEW DEPARTMENT OF PUBLIC WORKS AT DEDHAM AVENUE – FULL PROGRAM

The DPW has occupied this site on Dedham Avenue for more than 50 years. The Operations division, occupying the Hollis Building, has never undergone any significant renovation. The second floor of the building is not accessible and has indoor air quality issues. Employee spaces such as toilet and lunchrooms are still located in this building. The Public Services Administration Building (PSAB) was constructed to accommodate administrative functions that formerly occupied the second level.

Suites for related Town departments, Building Inspector, Public Facilities Operations & Construction, Planning & Community Development, Conservation & ZBA, and Park & Recreation are co-located in this building.

Other occupied buildings and structures include the Water Pump Station, fuel depot, old salt shed, cold storage structures for equipment and materials and a pre-engineered metal buildings. More than 47,000 square feet of DPW program is currently located off site. The deficiencies of the buildings are significant:

- Employee locker rooms, toilets and lunchrooms are lacking or not accessible
- Stairs and egress paths do not meet code
- There is no fire suppression system
- There are no seismic restraints
- The vehicle storage space is undersized for vehicles and equipment
- There are too few maintenance bays, shops, and storage areas

The existing structure cannot easily be renovated to meet the current and future needs and even incremental improvements will trigger expensive code mandated retrofits. The site has high groundwater issues and solutions to the NPDES rules and requirements, to cover or treat water runoff, are difficult and costly.

Description of a New Department of Public Works at Dedham Avenue – Full Program

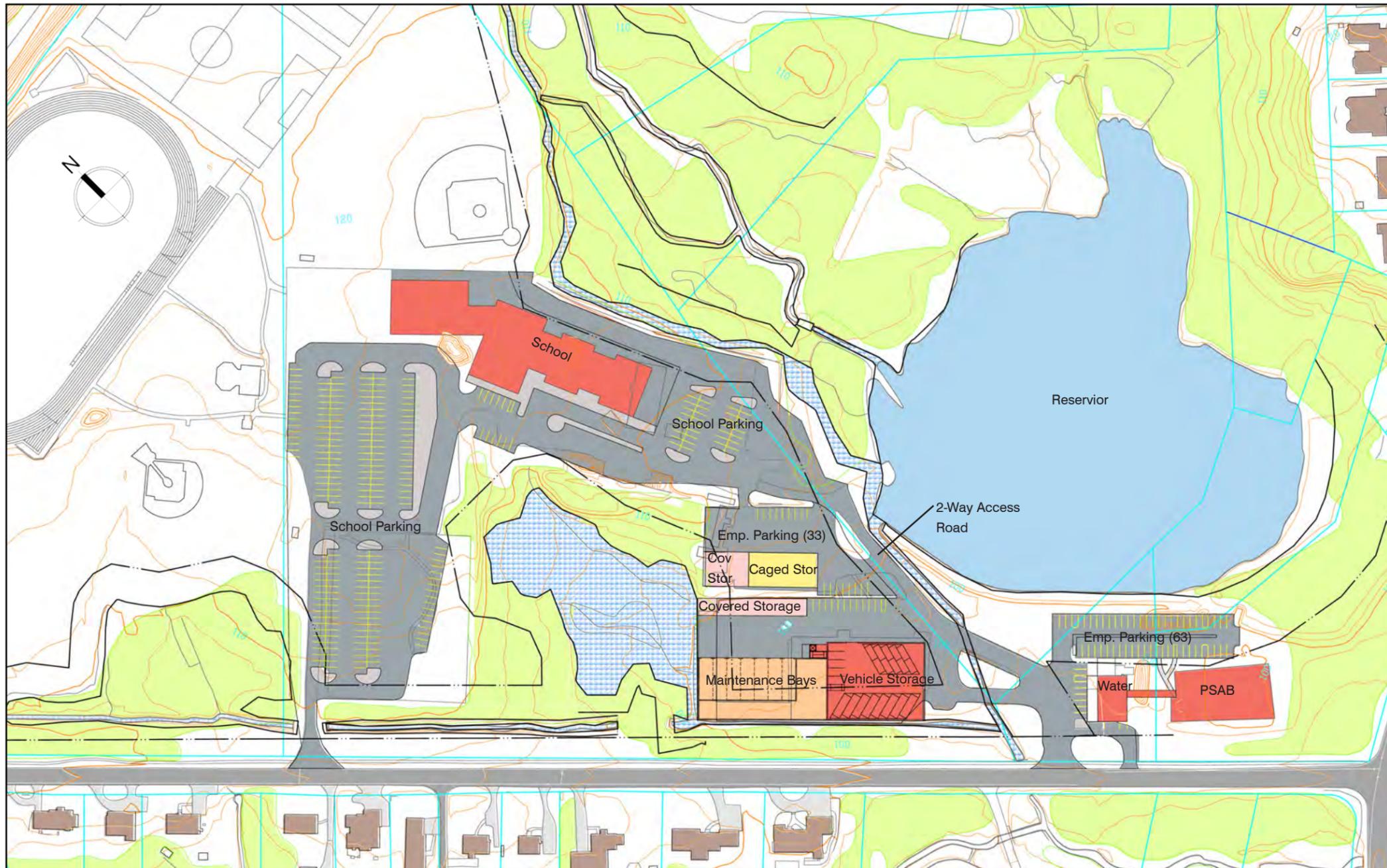
The only way to stay on site and construct the entire DPW would be if a school is not located in the southeast corner of DeFazio Park (as shown on page 13). Accommodating the needs of the DPW would require expansion into the gravel parking area. The new and consolidated department would include demolition of the Hollis Building, old salt shed, and fuel depot and related cold storage buildings. The proposed plan includes construction of the following:

- In approximately the area of the existing Hollis Building, yard, fuel depot and covered storage, a new two story vehicle storage building with personnel spaces located on the upper level, a vehicle maintenance building and covered vehicle storage would be constructed
- Metal building would be enlarged to increase vehicle storage
- At the upper portion of site, including a portion of the gravel lot, another vehicle storage building with a covered canopy
- Fuel depot
- Wash bay
- Bin storage
- Repurpose old Water Pump Station Building for DPW use

This plan has limited yard areas because all of the remaining property must be dedicated to truck movement and circulation through this multilevel site as well as parking for employees. Some off-site storage for off season equipment and lay down areas for materials will still be required. The plan would require relocation of employees and operations during construction of the main structures but a phased approach that begins with construction at the upper level may limit the moves these employees might require.

New Construction:
Vehicle Storage 1 + 2, Maintenance, Wash Bay and Connector to Pump Station Building: 60,000 SF
Heavy Renovation at old Pump Station: 2,800 SF
Canopy Storage: 12,990 SF
Bin Storage: 3,960 SF

Existing DPW Administration at PSAB to remain: 22,865 SF



DPW PARTIAL PROGRAM AT DEDHAM AVENUE

OVERVIEW OF A NEW DEPARTMENT OF PUBLIC WORKS AT DEDHAM AVENUE – PARTIAL PROGRAM

If a school is located at DeFazio Park accommodating the needs of the DPW would be limited to the lower portion of the site. Construction of the school would include demolition of the old salt shed, gantry and bin storage as well as materials lay down areas.

Description of a New Department of Public Works at Dedham Avenue – Partial Program

The new department would include demolition of the Hollis Building, covered storage and fuel depot. The proposed plan includes construction of the following:

- In approximately the area of the existing Hollis Building, yard, fuel depot and covered storage, a two story vehicle storage building with personnel spaces located on the upper level, a vehicle maintenance building and covered vehicle storage would be constructed
- Metal building would be enlarged to increase vehicle storage
- Bin storage
- Large meeting room is accommodated in the old Water Pump Building

The following program areas would need to be constructed elsewhere, RTS or Greendale Ave. site:

- Another vehicle storage building with a covered canopy
- Fuel depot
- Wash bay
- Materials handling area

New Construction:

Vehicle Storage, Maintenance and Connector to Pump Station Building: 35,400 SF

Heavy Renovation at old Pump Station: 2,800 SF

Canopy Storage: 7,295 SF

Bin Storage: 3,960 SF

Existing DPW Administration at PSAB to remain: 22,865 SF



EXISTING CONDITIONS:
PARCEL 74 / GREENDALE AVENUE

Parcel Area: 13.00 Acres

Jurisdiction: Park and Recreation

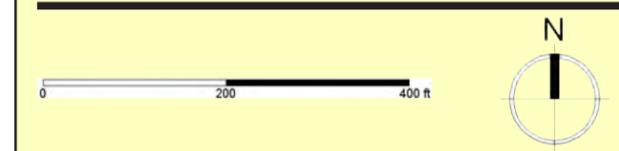
Description

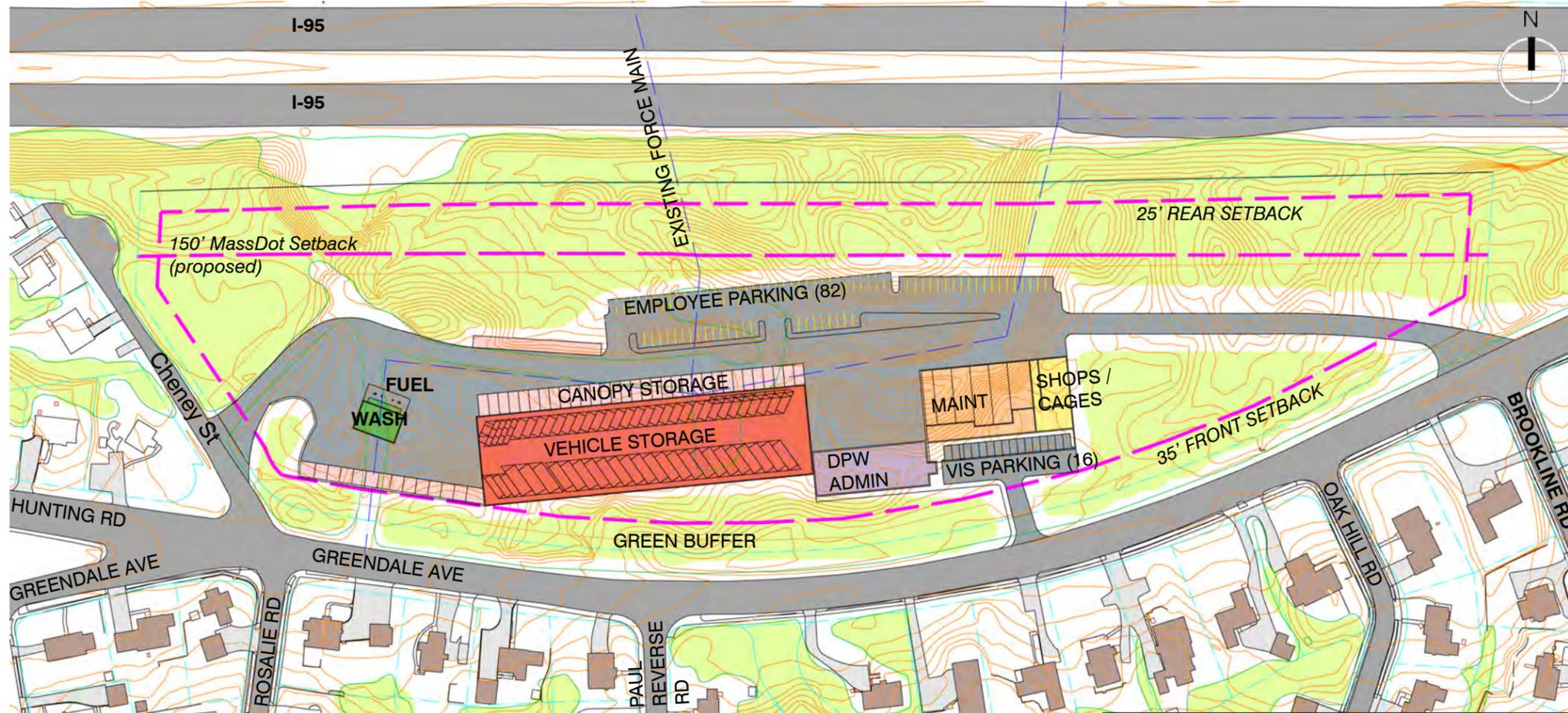
- Force Main easement located on site
- No known ledge
- Significant grade changes
- MassDot Setback from Roadway: 150 ft (proposed)

Legend

- 2013 Parcels
- - - Parcel Setback
- Wetland Boundary
- - - Wetlands Setback
- Wetlands

2013 Aerial photo data from Needham WebGIS





DPW AT PARCEL 74 / GREENDALE AVENUE (PREFERRED SITE)

OVERVIEW OF A NEW DEPARTMENT OF PUBLIC WORKS AT PARCEL 74 / GREENDALE AVENUE

The existing DPW buildings at Dedham Avenue, except for the PSAB building and the new vehicle storage building, no longer support this department. Demolition of the Hollis Building and reconstruction on that site is extremely costly and will require temporary facilities or a subdivided department. Space is restricted and the possibility of a temporary or permanent school on site complicates the situation.

The preferred solution for solving the space needs and operational deficiencies of the DPW is a new and fully consolidated department at Parcel 74 on Greendale Avenue. This site supports all the needs of the department and would serve the department for many years to come.

Description of a New Department of Public Works at Parcel 74 / Greendale Avenue

A new building on Parcel 74 will bring together all of the operational, programmatic and storage needs at one location. Although some dedicated field equipment may continue to reside at existing park buildings, all needs of this department are addressed at once. This building will enhance operations and protect valuable equipment. Phasing or temporary occupancy is not required but jurisdictional change is required.

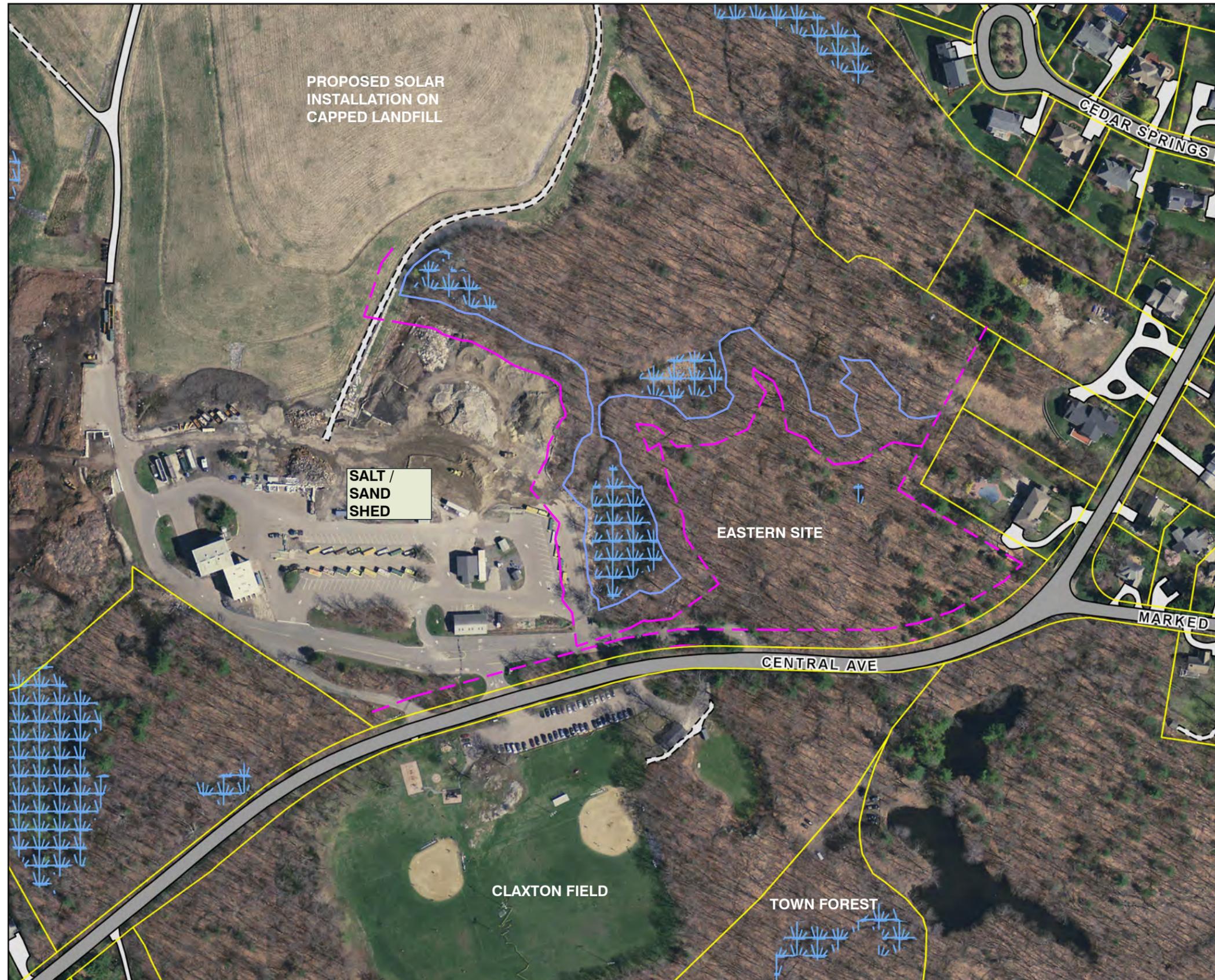
Though located in a residential neighborhood the changes in elevation can be used to the advantage of the building. Working yards and roadways would be located at a lower elevation and out of sight of the majority of the residents. The buildings would be used to shield the neighborhood from "yard" work and noise. The only portion of the building entirely visible would be the upper levels of the 4-story administration building which would be more office-like in appearance. Depending on final grading the upper portions of other buildings may be partially visible.

The new DPW would include the following:

- Administration building on four levels
- Vehicle storage
- Maintenance
- Shops
- Wash Bay
- Fuel Depot
- Canopy Storage
- Cold Storage
- Bin Storage

New Construction:

- DPW Administration, Vehicle Storage, Maintenance, Shops, Wash / Fuel Bay: 92,442 SF**
- Canopy Storage: 10,000 SF**
- Cold Storage: 2,100 SF**
- Bin Storage: 3,870 SF**



**EXISTING CONDITIONS:
RECYCLING AND TRANSFER STATION**

Parcel Area: 74.4 Acres

Jurisdiction: Board of Selectmen

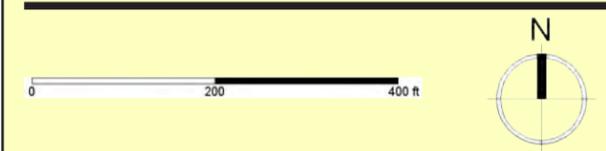
Description

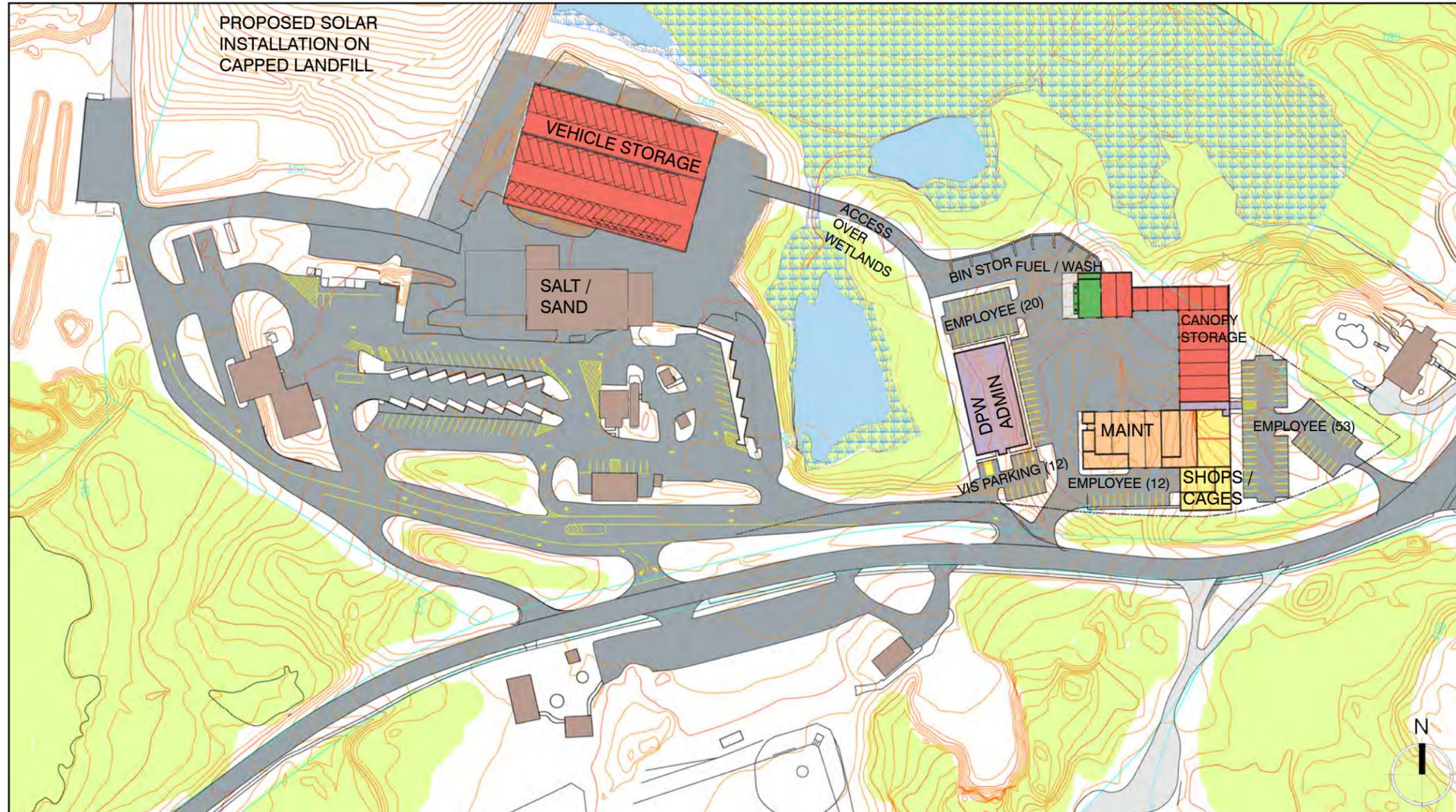
- Surrounded on three sides by wetlands
- Significant grade changes
- Visible ledge
- Eastern site (12 acres ±)
- Materials Handling Area
- Transfer Station / Garages / Employee Trailer
- Solar Installation on Capped Landfill
- Compost Area
- Across from Claxton Field

Legend

- 2013 Parcels
- Parcel Setback
- Wetland Boundary
- Wetlands Setback
- Wetlands

2013 Aerial photo data from Needham WebGIS





DPW AT RTS - OPTION 4

(This is the preferred option of the four layouts studied at the RTS)

OVERVIEW OF A NEW DEPARTMENT OF PUBLIC WORKS AT THE RECYCLING AND TRANSFER STATION

As earlier described, the existing DPW buildings at Dedham Avenue, except for the PSAB building and the new vehicle storage building, no longer support this department. Renovations are extremely costly and will not result in a modern facility that will serve the Town for many years to come. Space is restricted particularly if a school is constructed on the site.

Another solution considered for solving the space needs and operational deficiencies of the DPW is a new and consolidated department at the Recycling and Transfer Station. This site currently is comprised of the Town

transfer station, tipping floor, materials handling, compost area, and salt / sand shed. To the east of the site is twelve acres of Town owned land available for development which could support most of the needs of the department. However, this site has several complications that could affect operations.

Description of a New Department of Public Works at the Recycling and Transfer Station

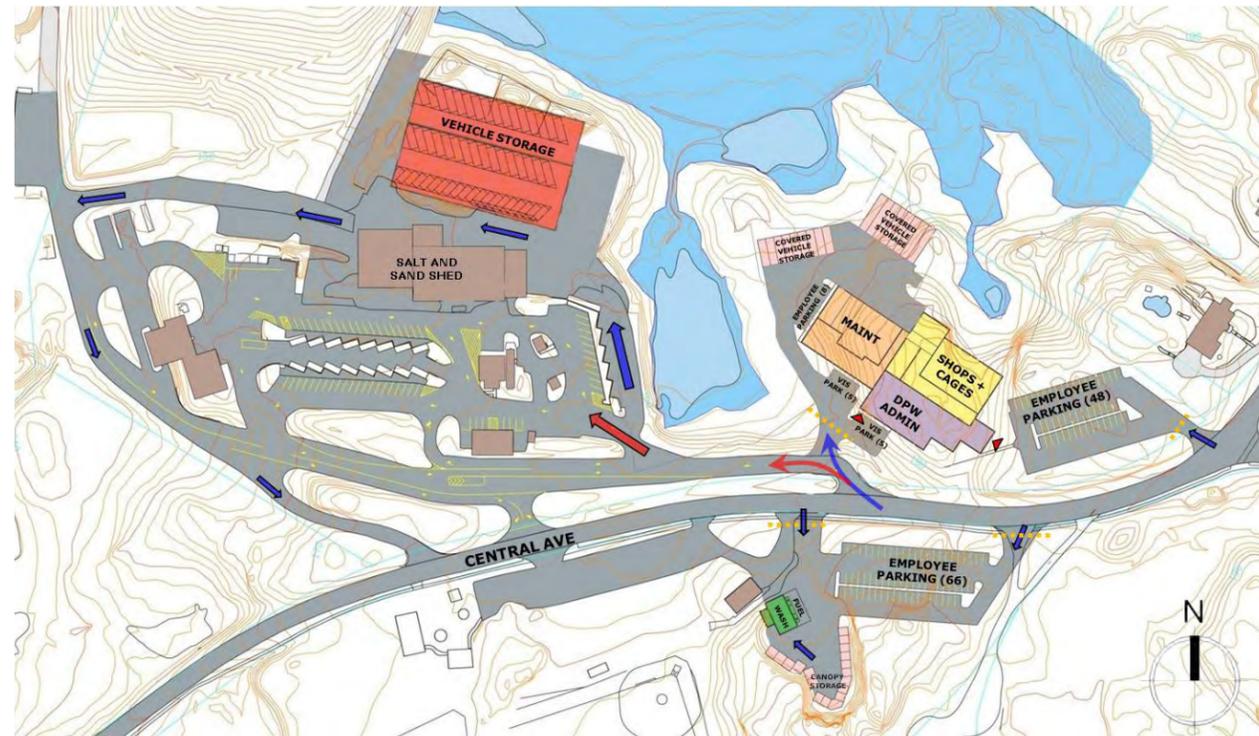
A new building at the RTS will bring together the operational, programmatic and storage needs at one location. Although some dedicated field equipment may continue to reside at a park building, the needs of this department can be addressed at once. This building will enhance operations and protect valuable equipment. Phasing or temporary occupancy is not required. The site is complicated by significant changes in topography, wetlands and access / egress to Central Avenue. Concerns about traffic congestion related to Central Avenue may need to be addressed and the topography at the roadway nearest the curve in the road may need to be reshaped to provide better sight lines for large vehicles.

Most of the buildings would be located on a newly constructed elevation and would be accessed off the same entry most vehicles use to enter the property. An upper level employee only parking lot off of Central Avenue would lead to an elevator / stair layout that would provide access to the main operations level. In addition a short bridge and roadway would be constructed over the wetland to provide a loop traffic pattern for DPW vehicles and would lead to another vehicle storage building located behind the salt / sand shed, in the existing materials handling area.

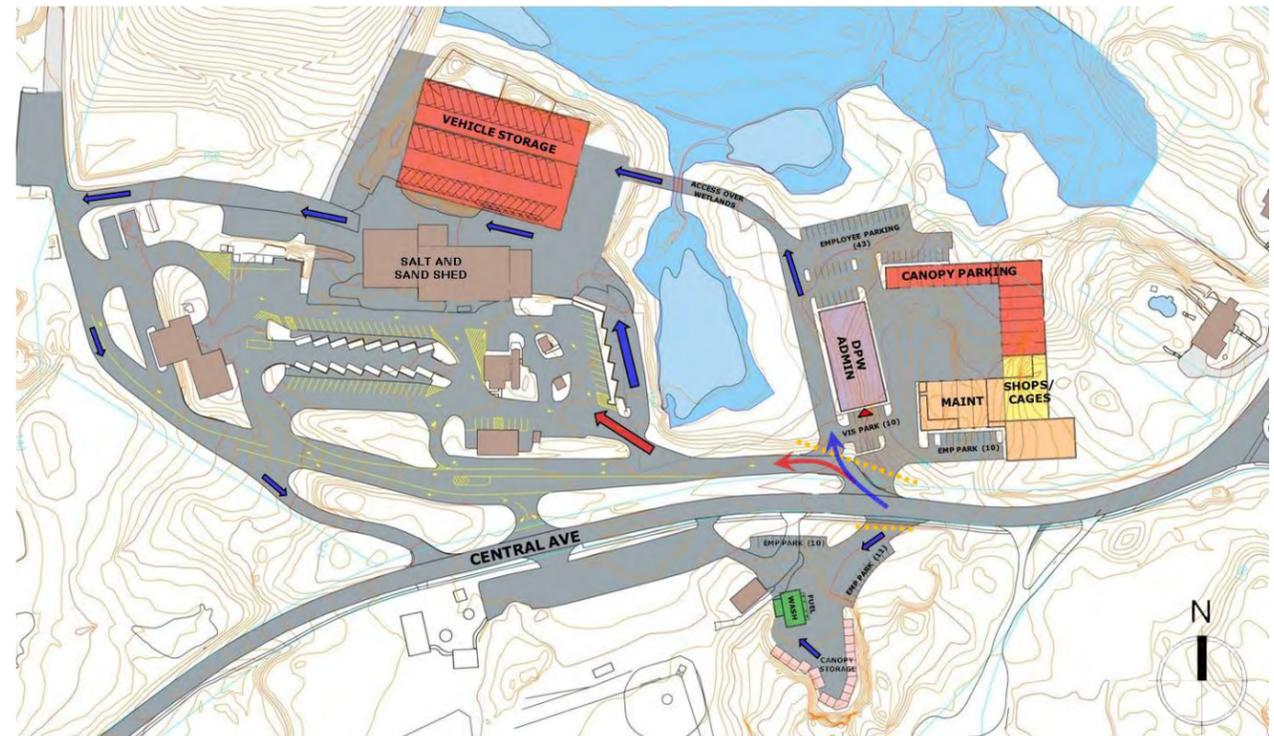
The new DPW would include the following:

- Administration building on three levels
- Vehicle storage
- Maintenance
- Shops
- Wash Bay
- Fuel Depot
- Canopy Storage
- Bin Storage

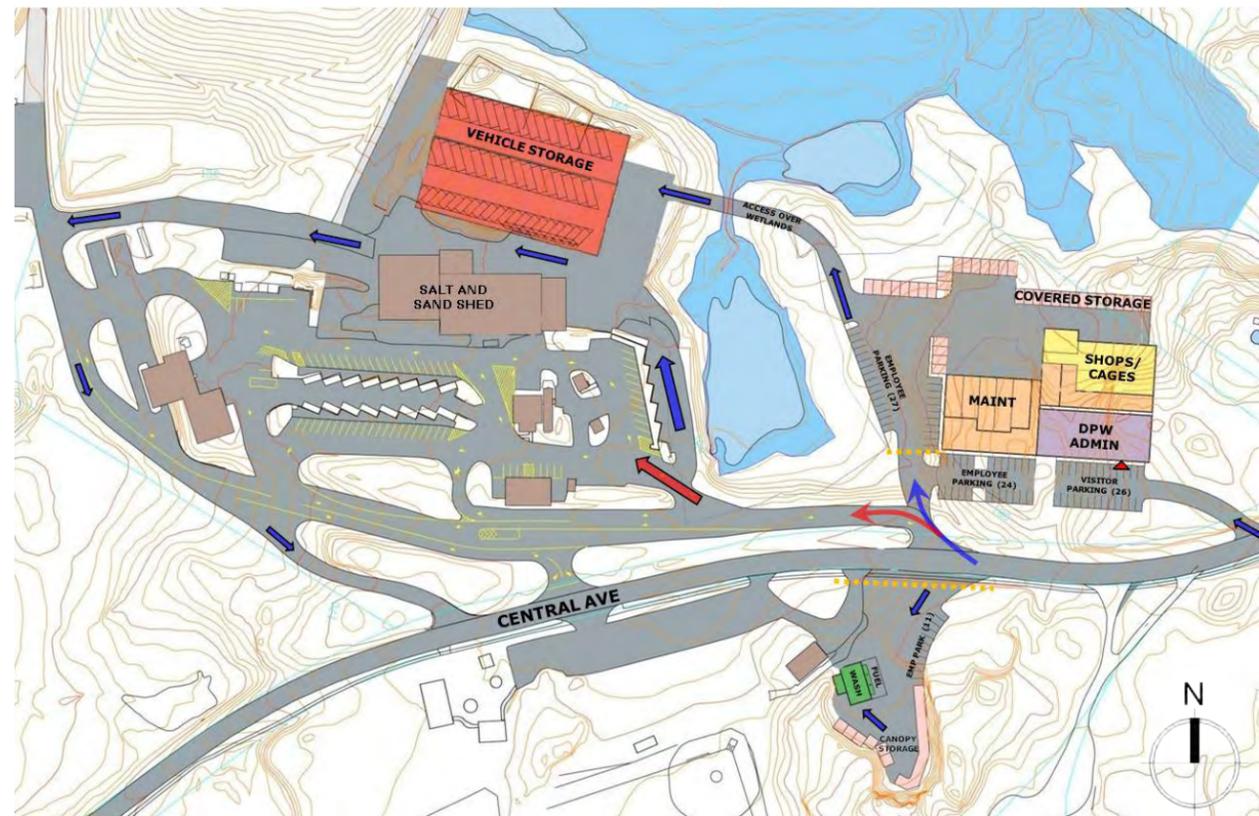
New Construction:
DPW Administration, Vehicle Storage, Maintenance, Shops, Wash / Fuel Bay: 91,230 SF
Canopy Storage: 14,704 SF
Bin Storage: 4,140 SF



DPW AT RTS - OPTION 1



DPW AT RTS - OPTION 2



DPW AT RTS - OPTION 3

NOTE

Three other options were considered for the RTS site. All three included the location of a wash bay, fuel depot, and bin storage on the south side of Central Avenue adjacent to Claxton Field. Ultimately, Option 4 was preferred to limit vehicle movement across Central Avenue.

None of these four options are as efficient a layout when compared to the Parcel 74 option.



PARTIAL DPW FACILITIES AT RTS

OVERVIEW OF RENOVATIONS AT THE RECYCLING AND TRANSFER STATION

The work at this site is dependent on the option selected to meet the needs of the DPW. If a partial renovation is selected for Dedham Avenue the areas of need not addressed at that site could be addressed at the RTS. In addition, this site will need updates and renovations based on its rugged use of buildings and roadways. Employees are currently housed in trailers and other structures that have long outlived their useful life.

Description of Renovations at the Recycling and Transfer Station

The tipping floor and finishes will need to be replaced and office space and employee support spaces lack any and all amenities. A new building to handle the needs of these employees is warranted and demolition of trailers and other spaces that currently house these spaces will free up some land for future consideration. A materials handling area would be located on the adjacent 12 acres.

New Construction:

- Single story off administration building: 2,500 SF**
- Wash / Fuel Bay: 1,820 SF**
- Total Building Construction: 4,320 SF**



Information provided for informational purposes only. Data should be current or accurate.



EXISTING CONDITIONS:
TOWN FOREST

Parcel Area: 200+ Acres, 64.8 Acres in Parcel at North-east parcel

Jurisdiction: Park and Recreation

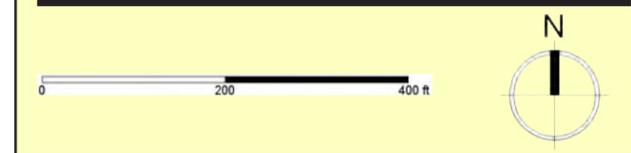
Description

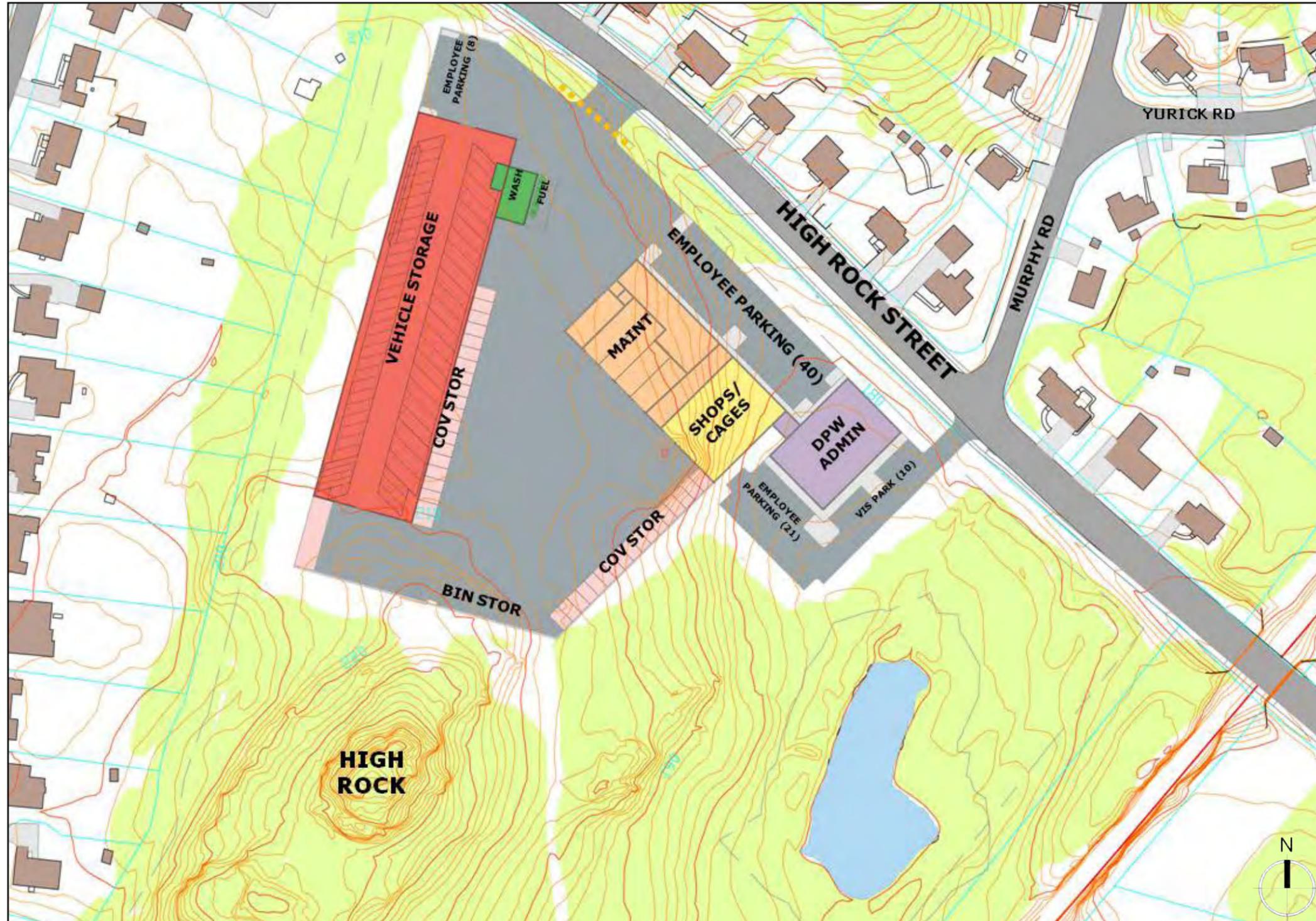
- Contains wetlands
- Significant grade changes including High Rock
- Forest with walking trails
- Adjacent to new Rail Trail

Legend

- 2013 Parcels
- - - Parcel Setback
- Wetland Boundary
- - - Wetlands Setback
- Wetlands

2013 Aerial photo data from Needham WebGIS





DEPARTMENT OF PUBLIC WORKS AT TOWN FOREST

OVERVIEW OF A NEW DEPARTMENT OF PUBLIC WORKS AT TOWN FOREST

As earlier described, the existing DPW buildings at Dedham Avenue, except for the PSAB building and the new vehicle storage building, no longer support this department.

Town Forest is another solution considered for solving the space needs and operational deficiencies of the DPW. This site currently is the Town Forest with hiking trails and the High Rock. Land transfer for use as a DPW requires jurisdictional changes, Town Meeting approval, as well as approval from the State Legislature. The site has a long tradition of active recreation use. This is the least favored alternative for the DPW.

Description of a New Department of Public Works at Town Forest

A new building at Town Forest will bring together the operational, programmatic and storage needs at one location. Some dedicated field equipment may continue to reside at a park building, but the needs of this department are addressed at once. This building will enhance operations and protect valuable equipment. Phasing or temporary occupancy is not required. The site is complicated by its' significance as a prime natural area and the High Rock. Though there are some changes in topography and wetlands these are not difficult issues to overcome.

Most of the buildings would be located directly off of High Rock Street. These buildings and structures would be used to define and confine the useable property. The working yard would be in a courtyard formed by structures. Only the three story administration building would use the change in topography to separate visitor form workers. The parking associated for this portion of the building could be used by the public who access the trails.

The new DPW would include the following:

- Administration building on three levels
- Vehicle storage
- Maintenance
- Shops
- Wash Bay
- Fuel Depot
- Canopy Storage
- Bin Storage

New Construction:
DPW Administration, Vehicle Storage, Maintenance, Shops, Wash / Fuel Bay: 89,850 SF
Canopy Storage: 8,898 SF
Bin Storage: 3,420 SF

OVERVIEW OF POLICE AND FIRE DEPARTMENTS

The Needham Fire Department provides the Town of Needham with a first class team of well trained professionals to protect the lives and property of its residents. They provide these services through:

- Fire suppression
- Emergency medical services
- Emergency disaster preparedness
- Fire inspections
- Fire prevention through education

The Needham Police Department is committed to performing sworn duties ethically and to maintaining respect for individual rights, human dignity, cultural diversity, and community values. They maintain a close working relationship with the community to:

- Protect life and property
- Maintain a safe and peaceful environment for all

The Police and Fire Departments currently occupy the following space at Chestnut and School Streets:

- Headquarters Station Total: +/-31,145 GSF
- Police: 13,095 SF
- Fire: 11,634 SF
- Shared: 6,416 SF

The Fire Departments currently occupy the following space at Station Two:

- Station Two Total: +/-9,630 GSF

The main building on Chestnut and School Streets includes shared space for the two departments as well as space dedicated for use by each department. Each department houses administration and operations offices and employee support spaces as well as all the vehicles and equipment necessary for the day to day operations. Included in the shared spaces are:

- Joint Dispatch
- Waiting areas
- Conference rooms
- Training and Emergency Operations Center
- Fitness and Wellness

Police programmed spaces:

- Operations and support space include: roll call / squad room, report writing, sergeants, evidence, armory vehicle storage, maintenance and wash bay, bulk evidence, crime lab, shooting range simulator and lunch and locker rooms
- Detention area includes: sallyport, booking and detention cells
- Administrative offices for command staff and administrators, records storage and office equipment

Fire Programmed spaces are:

- Operation areas includes: Apparatus bays, hose, gear, haz mat, medical and bulk storage, gear laundry, maintenance workshop, medical cleaning, SCBA fill room and oxygen storage, radio room
- Administrative offices for command staff and administrators, records storage and office equipment
- Staff support includes: Dorm rooms, toilets, showers, recreation room and kitchen

Site elements included:

- Parking for both staffs and visitors
- Dumpster and Recycling

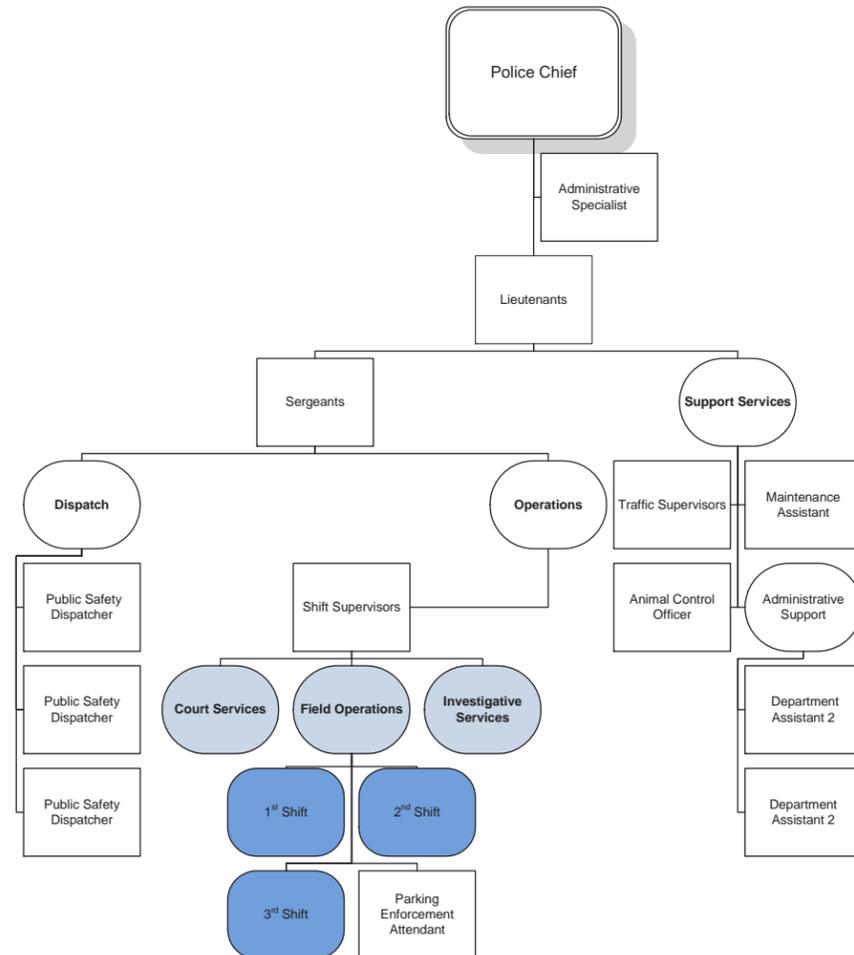
Following the site walk-throughs and programming sessions, the programming documents were organized to include the following:

- Police and Fire Departments – Public Areas Shared
- Police and Fire Departments - Shared
- Police Department – Operations and Support
- Police Department – Operations - Detention
- Police Department – Administration
- Fire Department – Operations
- Fire Department – Administration
- Fire Department – Staff Support
- Fire Department – Administration – Operations
- Police and Fire Departments - Building Support



Vehicle Type	Vehicle Projections				Size				Comments
	2014	2019	2024	2033	S	M	L	XL	
Example: Sedan	3	3	5	6	X				Parking lot
Ex: Fire Truck	4	4	5	5				x	Indoors
Cruisers	7	7	7	7			X		Indoor
Motor Cycle	1	1	1	1	X				Indoor
Pick Up Truck	1	1	1	1				x	Maintenance Bay
Cruisers	10	10	10	10			X		Parking Lot
Animal Control	1	1	1	1				X	Parking Lot
Speed Board Trlr	1	1	1	1	X				Parking Lot
Personal Vehicles	30	30	30	30			X		Parking Lot (up to)
Mountain Bikes	7	7	7	7	X				Indoor
Found Bicycles	15	15	15	15	X				Shed (estimate)

POLICE - VEHICLE INVENTORY

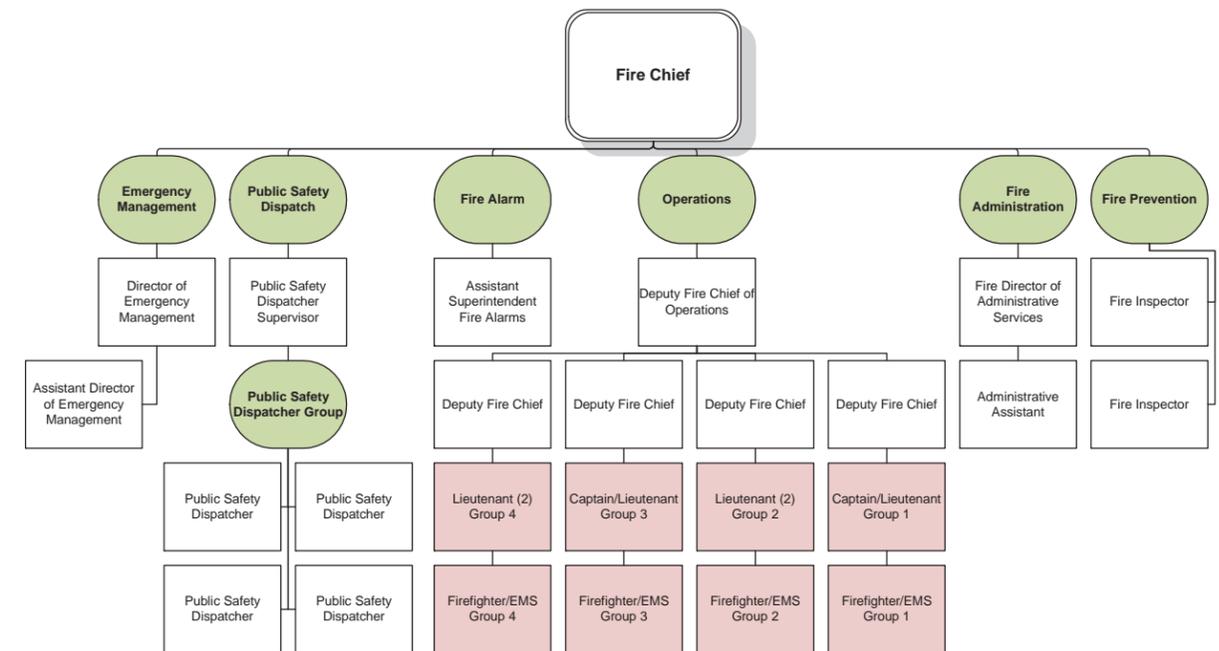


POLICE - ORGANIZATIONAL CHART

VEHICLE LISTINGS

- C3 – 2008 Ford Explorer #MF5948 VIN#-1FMEU73858UA16862
- C2 – 2010 Ford Expedition #MF9748 VIN# - 1FMJU1G50AEB48648
- C1 – 2013 Ford Explorer #MF40 VIN#-1FM5KD89DGA42321
- C42 – 2011 Ford Taurus #MF9085 VIN# - 1FAHP2HW6BG118685
- C5 – 2001 – Ford F450 #2106 VIN# - 1FDXF46FX1EB46390
- C6 – 2004 – Ford F350pu Brush #2108 VIN# - 1FDSF31P64ED45025
- C43 -2007- Ford 500 #7673 VIN# - 1FAHP27127G127669
- E1 – 2013- KME Predator/Panther #A618 VIN# 1K9AF4289DN058427
- E2 – 1999 Emg.Cyclone #2099 VIN# 4ENGAAA88X1000368
- E3 – 1994 Quint # 2109 VIN# 4ENDAAA87R1003011
- E4 –2005- E1 2005 #2098 VIN# 4ENGAAA8X51009327
- L1 – 2004 Sutphen Quint # 2100 # VIN 1S9A3LLE832003068
- R1 – 2008 Ford Econoline Amb. # 37-944 #VIN 1FDXE45P38DA32762
- R2 – 2006 Ford Rescue Amb. #5496 VIN# - 1FDXE45PX6HA04110
- *New C-42 2011 Ford Taurus #9085 VIN# 1FAHP2HW6BG118685
- *New C-2 2010 Ford Explorer # 9748 VIN# 1FMJU1G50AEB48648
- HAZ/MAT TRAILER –1996 #M54-976 –VIN# 1UK500D16T1018747
- FIRE ALARM TRAILER – 1969 #3703
- RESCUE BOAT TRAILER– 1967 # M28-396 VIN# 4-1254
- DE-CON TRAILER – 2002 # 7258 VIN #1UK500E2231043815
- FOAM TRAILER-2010 #MFA706 VIN #1S9FT192600407033

FIRE - VEHICLE INVENTORY



FIRE - ORGANIZATIONAL CHART

OVERVIEW OF POLICE AND FIRE DEPARTMENTS – PUBLIC AREAS SHARED

Functions

Entry vestibule/lobby and meeting room.

Quantitative Criteria

458 NSF – 658 GSF of space

Functional Description

Interaction with public, waiting areas and private meeting room for persons needing immediate and private assistance. Activities in this area could be for witness or victim interviews, firearms licensing or the bail commissioner.

Qualitative Description

Welcoming spaces but with good control so no direct access to work space by visitors. This is a 24/7 area and the meeting room is private and enclosed.

Locational Criteria

Public area directly off entry/public parking. Meeting room has access door from lobby and from private work area beyond.

Technical Criteria

All spaces should be finished using standard office or lobby materials. Meeting room should have recording capability.

General Notes

This area is used 24/7 by the community and should be open and friendly but provide the security necessary for the dispatch and police personnel working here.

Space	Size proposed SF	Total GSF Subtotals	Total GSF per division
Police and Fire Department			
SHARED			
Joint Dispatch	450		
Waiting Areas	458		
Conference Rooms	216		
Training and Emergency Operations Center (EOC)	869		
Fitness/Wellness Area	600		
SUBTOTAL		2,593	
Gross area adjustment 15%		389	
Circulation adjustment at 25%		745	
SUBTOTAL GSF		3,727	

OVERVIEW OF POLICE AND FIRE DEPARTMENTS - SHARED

Functions

These shared spaces are used for joint dispatch, training and emergency operations, shared conference and fitness.

Quantitative Criteria

2,135 NSF – 3,069 GSF of space

Functional Description

Dispatch shared between police and fire departments with area for 4 persons: 911, house officer and 2 fire. The Training/EOC space will be used primarily for fire and police training but will also be the Emergency Operations Center for the Town. This space, if located on the first level, could be available to the Community. There is storage associated with this room and an associated conference space for 10 persons. A Wellness Center will be located for easy access by personnel from both departments.

Qualitative Description

Dispatch located as a secure area, training room well lit and flexible for multi-use needs and conference private.

Locational Criteria

Dispatch off of lobby. Training and conference preferred off lobby. Wellness preferred near locker rooms but location is ultimately flexible.

Technical Criteria

Insulated for noise control, bullet resistant walls at dispatch, raised floor for communication needs, dispatch to have kitchenette and toilets within or nearby. Training and conference to have standard finishes.

General Notes

The public has visual access to dispatch personnel only. Other spaces to be arranged to provide easy access and to be flexible for changing uses.

Space	Size proposed SF	Total GSF Subtotals	Total GSF per division
Police and Fire Department			
SHARED			
Joint Dispatch	450		
Waiting Areas	458		
Conference Rooms	216		
Training and Emergency Operations Center (EOC)	869		
Fitness/Wellness Area	600		
SUBTOTAL		2,593	
Gross area adjustment 15%		389	
Circulation adjustment at 25%		745	
SUBTOTAL GSF		3,727	

OVERVIEW OF POLICE DEPARTMENT - OPERATIONS AND SUPPORT

Functions

Shared offices, roll call/squad room, evidence, armory, vehicle storage, maintenance, wash bay, crime lab toilet/locker rooms, lunchroom, shooting range simulator.

Quantitative Criteria

8,436 NSF – 12,127 GSF of space

Functional Description

These spaces support the everyday work of the patrol staff and their immediate supervisors including meeting spaces, locker rooms, lunchroom and a shooting range simulator. It also provides space for the storage of weapons, evidence and a crime lab.

Qualitative Description

Enclosed meeting room, shared space for report writing and sergeants, and secure areas for the processing and storage of evidence. Vehicle storage, maintenance and wash bays are provided to keep vehicles on the road.

Locational Criteria

These rooms want to be near officer's entry points. Evidence areas could be closer to detention but chain-of-custody process is critical. Vehicle areas should have appropriate turning area and should not be subject to blocking of overhead doors.

Technical Criteria

All officer spaces should be finished using standard office or locker room materials. Vehicle areas to be heavy duty CMU or high-impact materials to allow for abuse. Evidence room has restricted entry.

General Notes

These spaces should be organized so that officers have easy access in and through these spaces. Although locating them all on one floor is preferred, these areas can easily be located on different levels. Crime lab should be near detectives.

Space	Size proposed SF	Total GSF Subtotals	Total GSF per division
Police			
OPERATIONS + SUPPORT			
Roll Call / Squad Room	526		
Sergeants	320		
Evidence	500		
Armory	100		
Vehicle Storage	4444		
Crime Lab	256		
Lunch and Locker Rooms	1930		
Shooting Range Simulator	360		
SUBTOTAL		8,436	

OVERVIEW OF POLICE DEPARTMENT - DETENTION

Functions

Detention area including sallyport, holding, booking and cells.

Quantitative Criteria

1,542 NSF – 2,217 GSF of space

Functional Description

Secure internal location for transfer of detainees to lock-up.

Qualitative Description

Secure, suicide resistant and sight and sound separation between lock down areas.

Locational Criteria

Holding booking and cells are directly adjacent to the sallyport. Sallyport should be located away from public parking and entry. A drive-thru bay is preferred.

Technical Criteria

Durable and easy to maintain materials that will hold up under abusive situations. CMU, epoxy resinous floors, video monitoring and cell check system.

General Notes

These spaces should be organized for safe and easy use by the police officers. Detainees should have safe and accessible cells and be separated from other detainees.

Space	Size proposed SF	Total GSF Subtotals	Total GSF per division
OPERATIONS - DETENTION			
Sallyport	560		
Booking	450		
Detention Cells	532		
SUBTOTAL		1,542	

OVERVIEW OF POLICE DEPARTMENTS – ADMINISTRATION

Functions

General administrative work areas for police chief, lieutenants, detectives, administrative staff, court officers and records.

Quantitative Criteria

3,471 NSF – 4,990 GSF of space

Functional Description

Private offices, common workspaces, meeting rooms and active / archival record storage areas for personnel.

Qualitative Description

Private and open meeting / office workspace.

Locational Criteria

Central location for all administration personnel. Command staff and detectives in their own separate suites.

Technical Criteria

All spaces should be finished using standard office materials. Equipment includes conventional products required for daily operations.

General Notes

These spaces should be organized so the command staff has privacy but can be accessed by public. Detectives prefer that their interview room is located near detention and can be remote. These spaces can be located on an upper floor.

Space	Size proposed SF	Total GSF Subtotals	Total GSF per division
ADMINISTRATION			
Offices: Command Staff and Administrators	2478		
Records Storage	400		
Office Equipment / Copy	593		
SUBTOTAL		3,471	
Gross area adjustment 15%		521	
Circulation adjustment at 25%		998	
SUBTOTAL GSF		4,990	

OVERVIEW OF FIRE DEPARTMENTS – OPERATIONS

Functions

Operations area for apparatus vehicles and all related equipment.

Quantitative Criteria

7,770 NSF – 10,276 GSF of space

Functional Description

Houses pumpers, ladder trucks, towed equipment and ambulances. Support spaces for hoses, gear, medical supplies, haz mat storage supplies, and bulk storage are directly adjacent. Rooms for medical cleaning and decontamination of small equipment, a room to house SCBA equipment and oxygen tanks, gear laundry and workshop support the work of fire fighters.

Qualitative Description

Easy access to gear and trucks, good air quality and lighting, adequate height and clearances for vehicles and natural light. 3 double deep bays at 20' x 85'.

Locational Criteria

All support spaces should be directly adjacent to apparatus bays which has immediate access to apron and travel route. Apparatus and gear room directly accessed by firefighter's quarters.

Technical Criteria

Durable and easy to maintain materials that will hold up under abusive situations. CMU, epoxy resinous floors, source capture exhaust system, air and water lines, radiant heating preferred.

General Notes

The sizing and layout of this space should be planned for current and future vehicles and the way trucks respond. Drive thru bays are not required at this location.

Space	Size proposed SF	Total GSF Subtotals	Total GSF per division
OPERATIONS			
Apparatus Bays	6,116		
Gear Storage	650		
Laundry	120		
Maintenance Workshop	120		
Medical Cleaning, SCBA and Oxygen Fill and Storage	564		
Radio Room	120		
Haz Mat Supply Storage	80		
SUBTOTAL		7,770	
Gross area adjustment 15%		1,166	
Circulation adjustment at 15%		1,340	

OVERVIEW OF FIRE DEPARTMENTS – ADMINISTRATION

Functions

General administrative work areas for fire chief, deputy chief's lieutenants/captains, fire inspectors' administrative staff, and records.

Quantitative Criteria

2,227 NSF – 3,201 GSF of space

Functional Description

Private offices, common workspaces, meeting rooms and active / archival record storage areas for personnel.

Qualitative Description

Private and open meeting / office workspace.

Locational Criteria

Central location for all administration personnel. EMS/Communication should be located on entry level, Records could be remote.

Technical Criteria

All spaces should be finished using standard office materials. Equipment includes conventional products required for daily operations.

General Notes

These spaces should be organized so the command staff has privacy but can be accessed by public. Most of these spaces can be located on an upper floor.

Space	Size proposed SF	Total GSF Subtotals	Total GSF per division
ADMINISTRATION			
Offices: Command Staff and Administrators	1,612		
Records Storage	368		
Office Equipment / Copy	247		
SUBTOTAL		2,227	
Gross area adjustment 15%		334	
Circulation adjustment at 25%		640	
SUBTOTAL GSF		3,201	

OVERVIEW OF FIRE DEPARTMENTS – STAFF SUPPORT

Functions

Private firefighter living quarters.

Quantitative Criteria

2,025 NSF – 2,911 GSF of space

Functional Description

Dormitory rooms, toilet / showers and recreation room with kitchen.

Qualitative Description

Quiet sleeping areas and well-appointed durable kitchen recreation area for 24/7 living.

Locational Criteria

Dormitories could be located on upper level with direct access to apparatus bays. Day room should be located with direct access to gear and apparatus.

Technical Criteria

All spaces should be finished using standard medium - heavy duty materials. Equipment includes conventional products required for daily living needs.

General Notes

These spaces are private areas for firefighters and not accessible to public. They are used 24/7/365. The spaces are typically well cared for by the firefighters but the materials should be durable to reflect this constant use.

Space	Size proposed SF	Total GSF Subtotals	Total GSF per division
STAFF SUPPORT			
Dorm Rooms for 7 Firefighters per shift	1000		
Toilet / Shower Rooms	415		
Rec Room	360		
Kitchen	250		
SUBTOTAL		2,025	

OVERVIEW OF POLICE AND FIRE DEPARTMENTS – BUILDING SUPPORT

Functions

All spaces dedicated for IT, vertical circulation, mechanical, electrical, fire protection and plumbing building needs.

Quantitative Criteria

1,894 NSF – 2,505 GSF of space

Functional Description

Areas to include janitor's closets, all equipment and servers necessary to support department and rooms for all building services.

Qualitative Description

Efficient and durable space.

Locational Criteria

Centralized location to serve building or located as needed to meet code requirements.

Technical Criteria

All spaces should be finished using standard heavy duty durable materials or finished, as in the case of stairs and elevators, to match other public area finishes.

General Notes

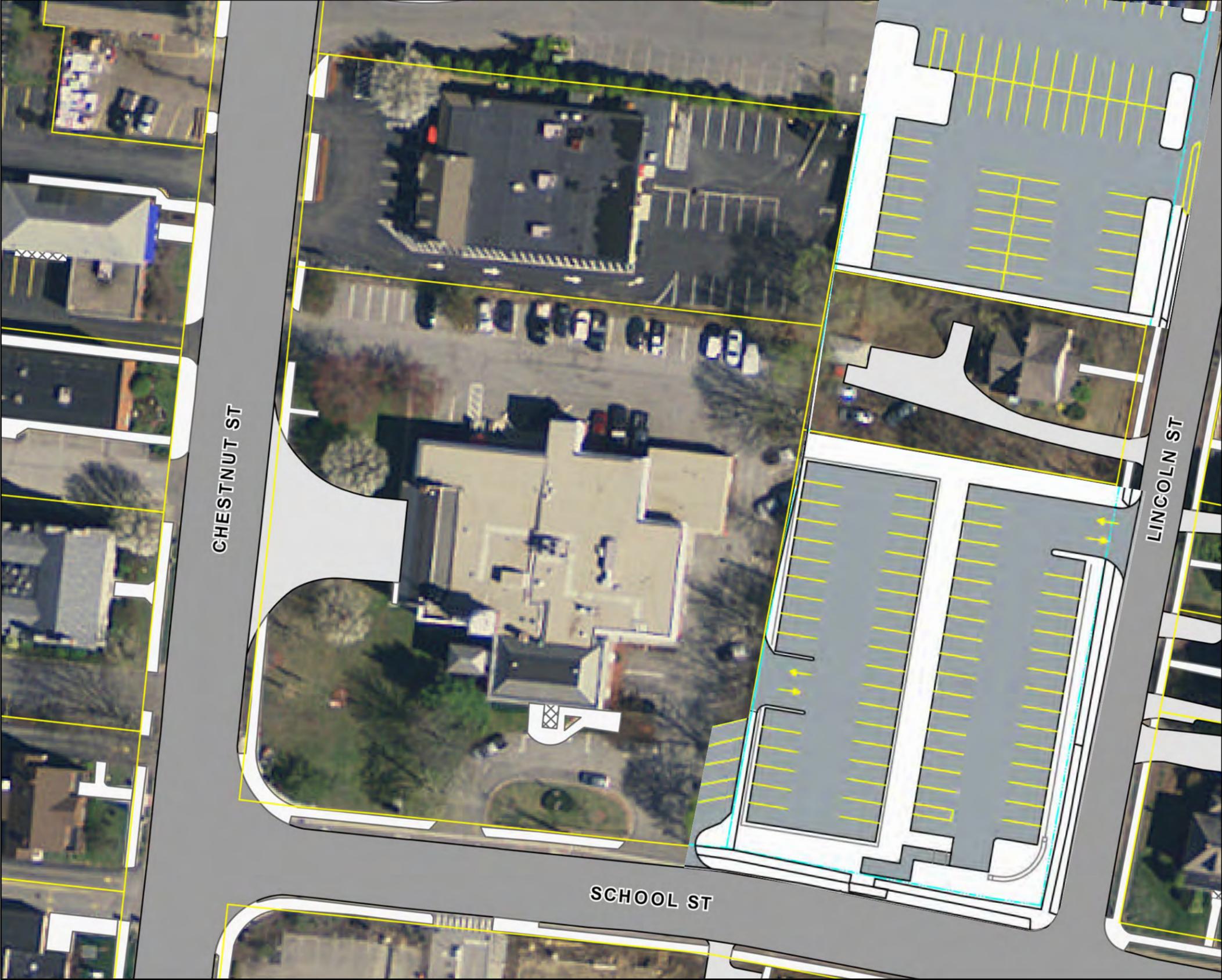
All of these spaces are required for a fully functioning building.

Special Requirements

Provide secure IT Room and Emergency Generator for full Public Safety Building.

Space	Size proposed SF	Total GSF Subtotals	Total GSF per division
BUILDING SUPPORT			
MEPPF Rooms, IT, Elevators and Stairs, Janitors	1894		
SUBTOTAL		1,894	
Gross area adjustment 15%		284	
Circulation adjustment at 15%		327	
SUBTOTAL GSF		2,505	

Space	Size proposed SF	Total GSF Subtotals	Total GSF per division
Site Elements			
Exterior Storage	200		
Parking			
Daily Staff Spaces	60		
Other Municipal Official Parking	10		
Public	5		
Total Parking	75		



EXISTING CONDITIONS:
POLICE / FIRE STATION #1

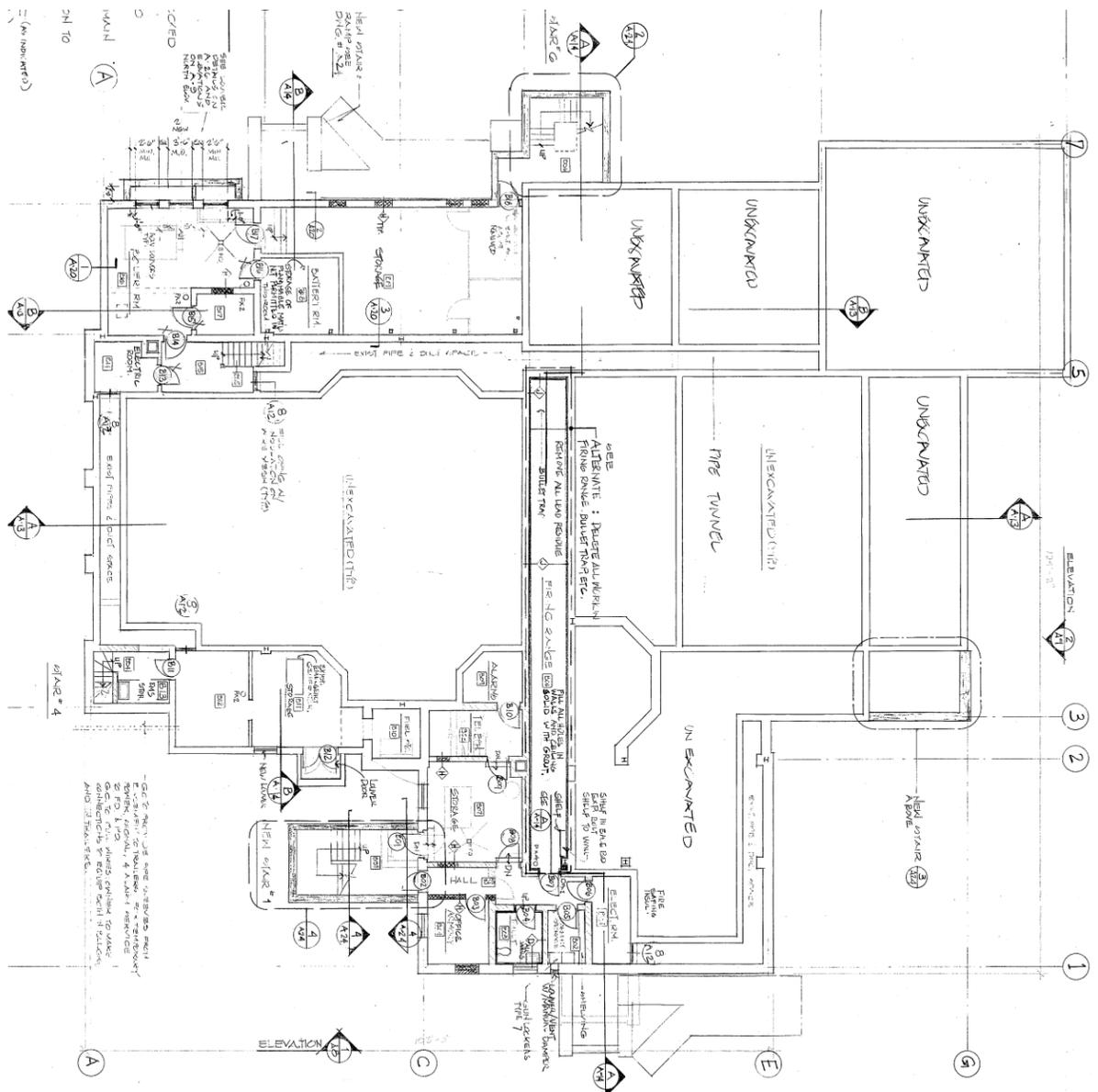
Parcel Area:
Jurisdiction: Board of Selectmen

- Description**
- No wetlands or streams
 - Adjacent buildings have been acquired by the Town
 - Parking lots constructed 2014
 - Downtown location
 - Adjacent to Hospital & Emergency Room

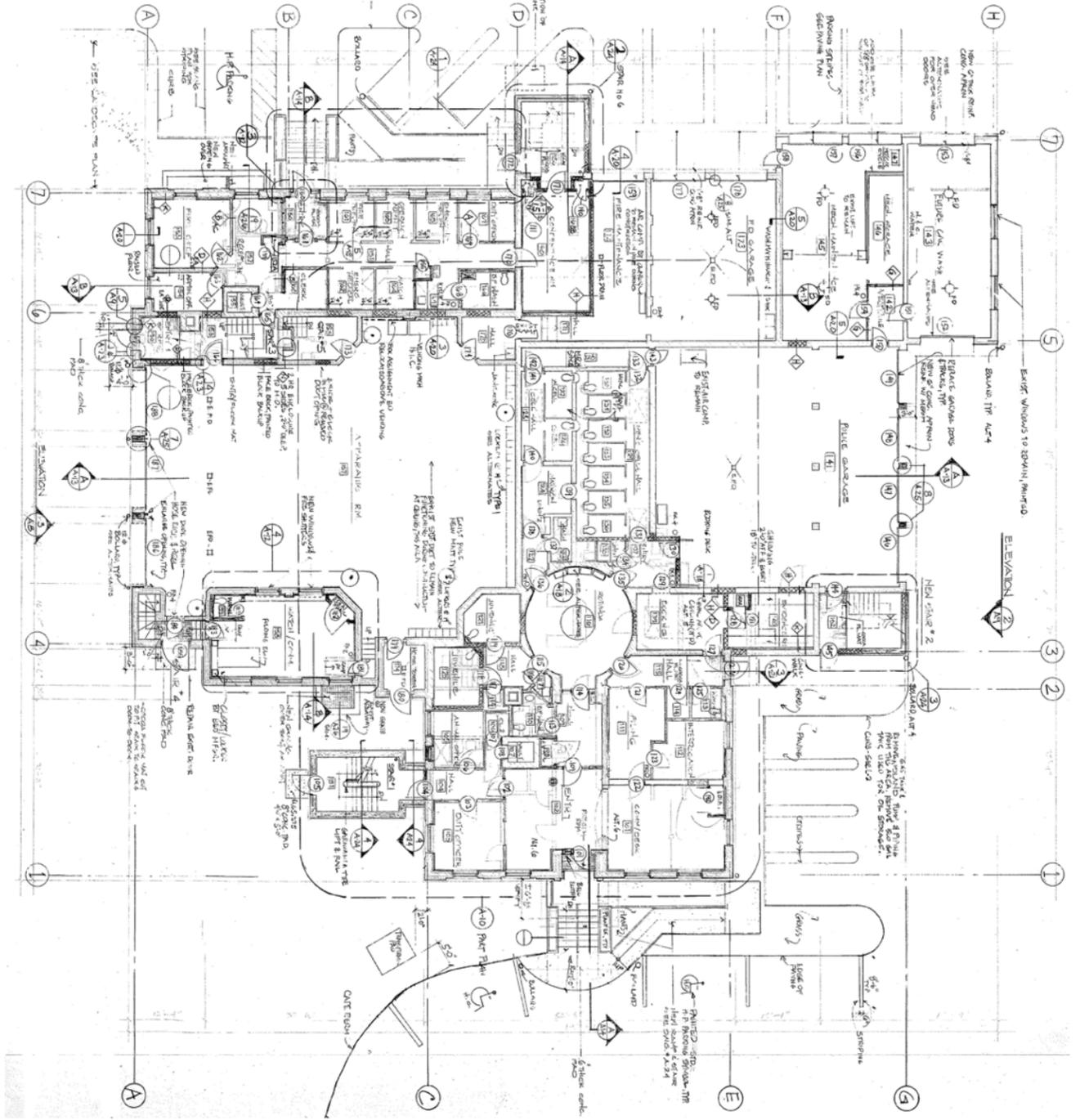
- Legend**
- 2013 Parcels
 - - - Parcel Setback
 - Wetland Boundary
 - - - Wetlands Setback
 - Wetlands

2013 Aerial photo data from Needham WebGIS

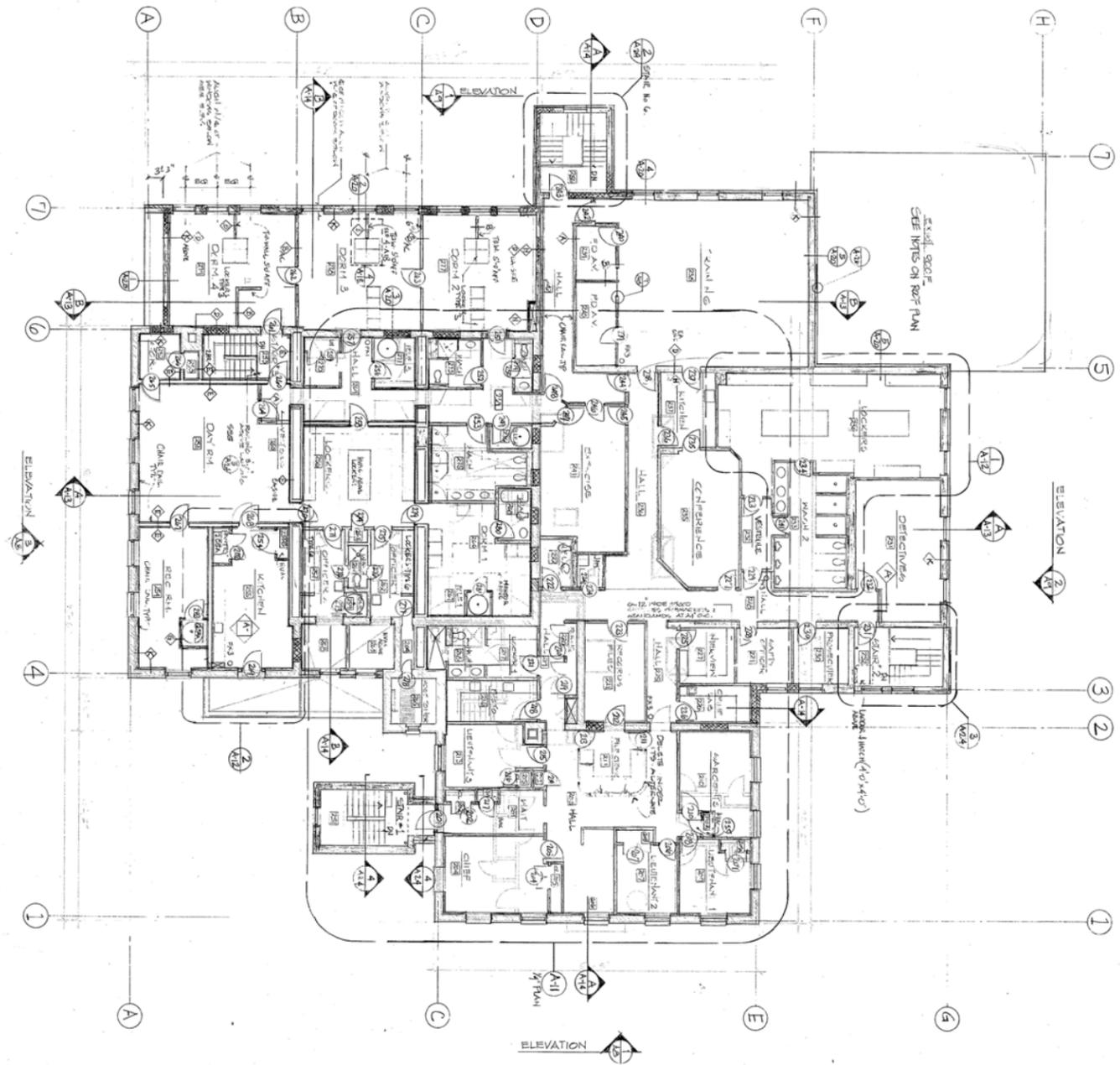




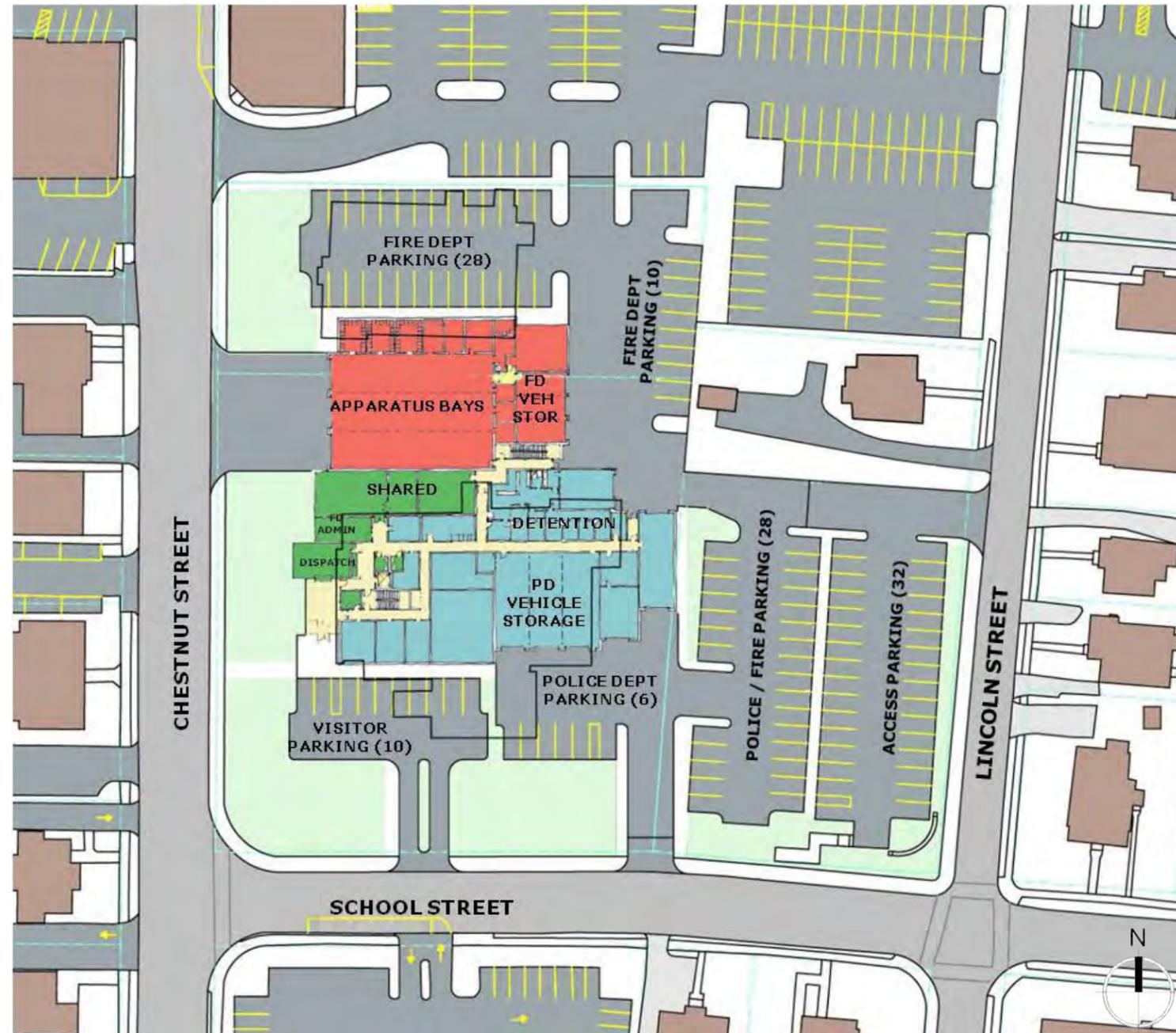
EXISTING POLCE / FIRE STATION #1 - BASEMENT



EXISTING POLICE / FIRE STATION #1 - FIRST FLOOR



EXISTING POLICE STATION / FIRE STATION #1 - SECOND FLOOR



PARKING
 LOSS OF EXISTING PARKING
 ON LINCOLN ST: ACCESS
 PARKING (0)
 LOSS OF EXISTING PARKING
 NORTH COMMERCIAL
 BUILDING: (24)
 TOTAL NET LOSS
 COMMERCIAL PARKING: (24)
 PD/FD PARKING AS SHOWN:
 (82)

PREFERRED OPTION

**OVERVIEW OF A STAND-ALONE POLICE
 STATION / FIRE STATION AT EXISTING SITE**

A third option considered was a stand-alone structure on the site which was selected as the most desirable solution. The site can easily handle the requirements of these FD / PD departments. The new structure would be built in two phases to allow fire apparatus to continually operate from this location during construction. Other temporary facilities, either in other Town buildings, or tents and trailers will be required after demolition of the existing building. The site is not configured to build the entire structure and then demolish. While the relocation of the site for the FD/ PD was never considered, the addition of other structures, while possible, did require compromise for the building.

**Description of a Stand-Along Police Station /
 Fire Station at Existing Site**

In this option the FD / PD structure will run north – south on the site with the main entry off of the prominent corner of Chestnut and School Street and the apparatus exiting onto Chestnut Street. The entry at this location strengthens the corner of School and Chestnut Streets with an important civic structure and provides for a larger landscaped area, which currently is home to the Town 911 Memorial.

The new Police / Fire Station would include the following:

- Administration for Police and Fire Departments
- PD Vehicle storage, Maintenance and Wash Bay
- PD Sallyport, holding, booking, cell block
- FD Vehicle storage and support spaces
- FD Day Room
- FD Living Quarters
- Shared Dispatch, EOC, Training and Fitness

New Construction:
 2 story PD /FD: 51,604 SF with partial basement



PARKING
 LOSS OF EXISTING PARKING
 ON LINCOLN ST: PD/FD (35)
 + ACCESS PARKING (33)

LOSS OF EXISTING PARKING
 NORTH COMMERCIAL
 BUILDING: (24)

TOTAL NET LOSS FOR
 COMMERCIAL PARKING: (57)

PD/FD PARKING AS SHOWN:
 (79).

SCHOOL ADMIN PARKING AS
 SHOWN: (44). REQUIRED
 (93). THUS (-49)

**OVERVIEW OF A POLICE / FIRE STATION AT
 EXISTING SITE WITH A RELOCATED SCHOOL
 ADMINISTRATION BUILDING**

The headquarters for the Fire and Police Departments is located in a prime downtown location well suited to respond to emergency calls throughout Town and easily accessed by residents. The existing main structure has been modified over the years to respond to the expanding needs of the community. However, these two departments occupy spaces that are undersized and poorly organized.

This building is not fully accessible and building systems are past their prime. The site was recently expanded with the purchase of several properties along Chestnut and Lincoln Street which linked Town owned parking to the FD /PD site. Only one privately owned property remains on Lincoln Street.

One option considered was a stand-alone structure placed on the site so that another building for a Town department, the School Department, could be constructed within the property simultaneously or at a later time. The site supports the needs of the FD / PD in its entirety but falls short in providing the required parking for the school department without structured parking. The new FD / PD structure would be built in phases to allow fire apparatus to continually operate from this location during construction.

Description of a Police / Fire Station at Existing Site with a Relocated School Administration Building

Two new stand-alone structures with associated site amenities can be constructed on the site, except for all the parking required for the School Administration building. The FD / PD will occupy the area it now occupies with apparatus egress onto Chestnut Street and the main shared entry located near the corner of the intersecting streets. Phasing will be required but the construction of the apparatus bays just north of the existing building will be completed first so that apparatus can continue to respond from this site throughout the construction period. Other temporary facilities, either in other Town buildings, or tents and trailers will be required after demolition of the existing building.

The new Police / Fire Station would include the following:

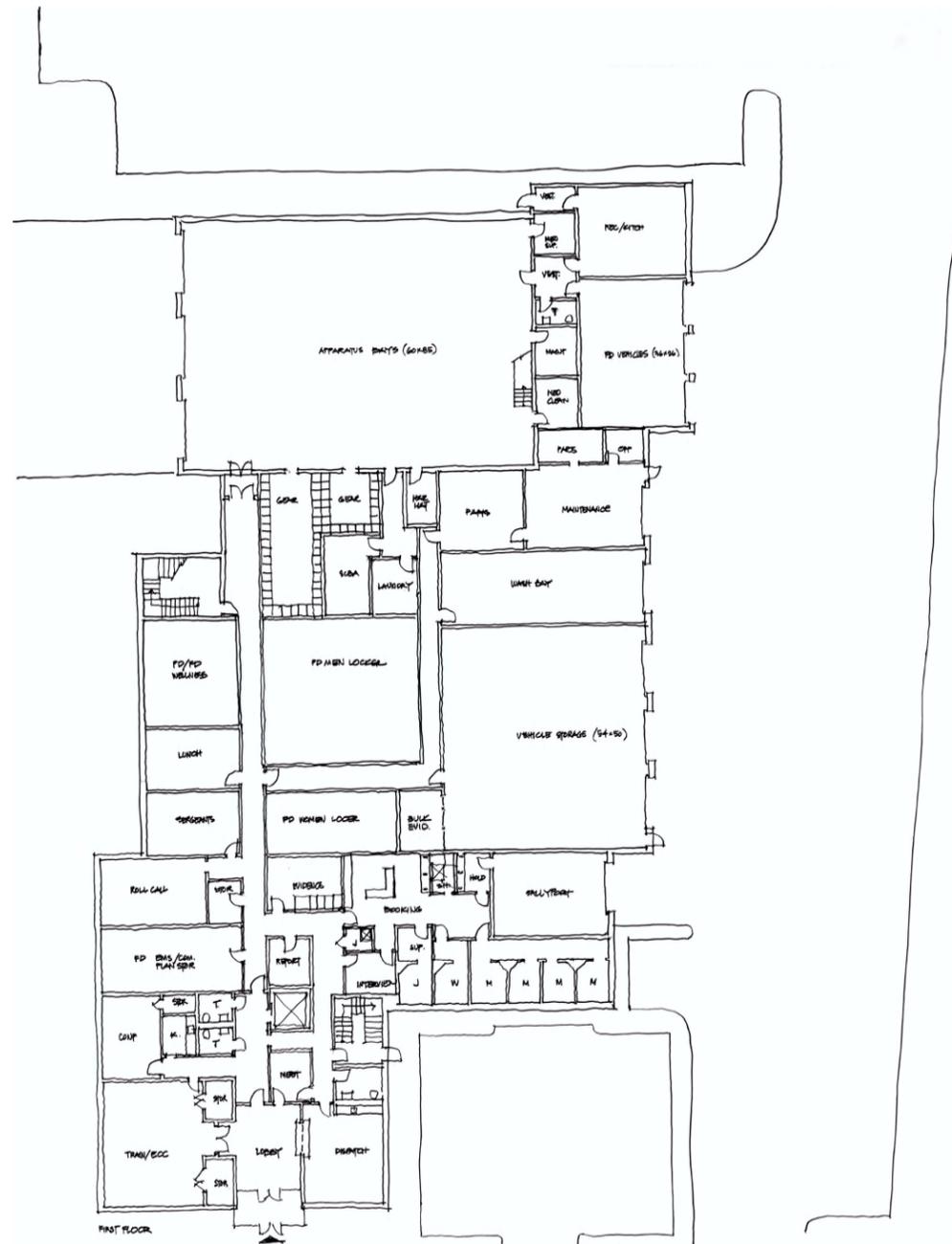
- Administration for Police and Fire Departments
- PD Vehicle storage, Maintenance and Wash Bay
- PD Sallyport, holding, booking, cell block
- FD Vehicle storage and support spaces
- FD Day Room
- FD Living Quarters
- Shared Dispatch, EOC, Training and Fitness

School Administration Department would have a separate and distinct entry and spaces include:

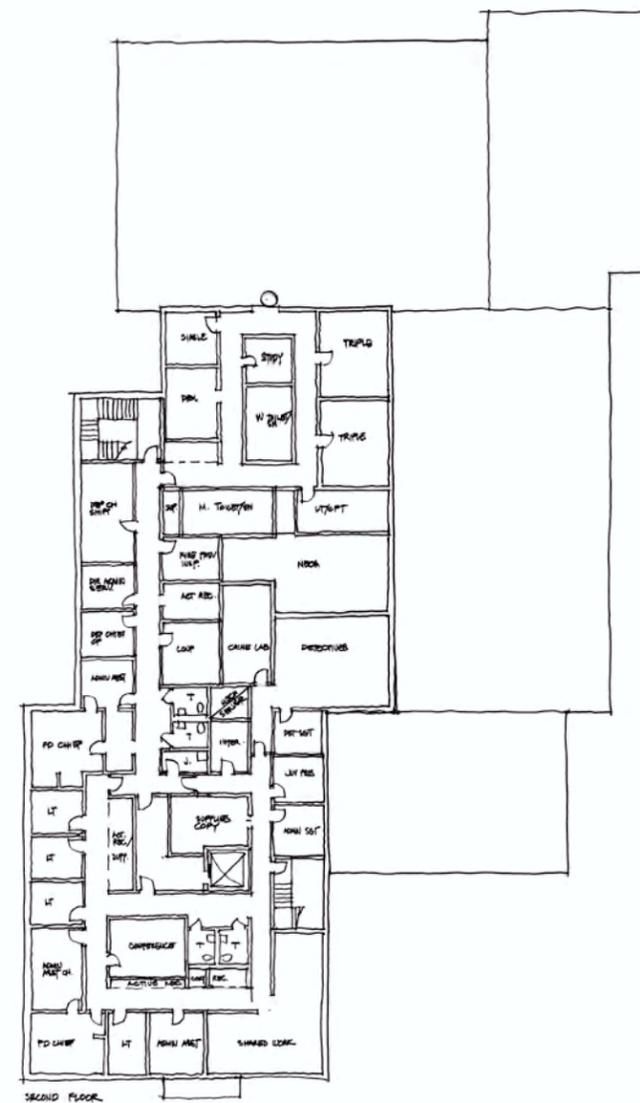
- Superintendent of Schools
- Student Development
- Innovation Technology
- Finance Operations
- Program Development
- Shared Building Service

New Construction:

- 2 story PD /FD: 53,238 SF with partial basement**
- 3 story School Administration: 20,000 SF**



**POLICE / FIRE STATION AT EXISTING SITE WITH A RELOCATED SCHOOL
ADMINISTRATION BUILDING - FIRST FLOOR**



**POLICE / FIRE STATION AT EXISTING SITE WITH A RELOCATED SCHOOL
ADMINISTRATION BUILDING - SECOND FLOOR**

NOTE:
Basement located under all programmed space except for those dedicated to vehicle storage.



PARKING
 LOSS OF EXISTING PARKING
 ON LINCOLN ST: PD/FD (35)
 + ACCESS PARKING (33)

LOSS OF EXISTING PARKING
 NORTH COMMERCIAL
 BUILDING: (24)

TOTAL NET LOSS
 COMMERCIAL PARKING: (57)

PD/FD PARKING AS SHOWN:
 (79).

SCHOOL ADMIN PARKING AS
 SHOWN: (102).

configuration the site supports the needs of the FD / PD and School Administration in their entirety. The new FD / PD structure would be built in one phase which will require accommodations for fire apparatus to continually operate from this location during construction. The School Department and parking garage would most probably be constructed after completion of the FD / PD so that the site could be used for the required temporary structures. The parking structure could enhance downtown parking during evenings and weekends, and the large meeting room could be used for public and department meetings.

Description of a Police / Fire Station at Existing Site with a Relocated School Administration Building and Parking Structure

The three new stand-alone structures with associated site amenities can be constructed on the site. In this option the FD / PD structure will run east – west on the site with the main entry off of School Street and the apparatus exiting onto Chestnut Street. The location of the apparatus apron on the corner is not the best location for egress nor is it the most architecturally sensitive treatment of this prominent corner. The School Administration building and the Parking Structure will be accessed by way of Chestnut Street.

The new Police / Fire Station would include the following:

- Administration for Police and Fire Departments
- PD Vehicle storage, Maintenance and Wash Bay
- PD Sallyport, holding, booking, cell block
- FD Vehicle storage and support spaces
- FD Day Room
- FD Living Quarters
- Shared Dispatch, EOC, Training and Fitness

School Administration Department would have a separate and distinct entry and spaces include:

- Superintendent of Schools
- Student Development
- Innovation Technology
- Finance Operations
- Program Development
- Shared Building Service

New Construction:

- 2 story PD /FD: 50,875 SF with partial basement
- 3 story School Administration: 20,800 SF
- Parking Structure for 102 cars

OVERVIEW OF A POLICE / FIRE STATION AT EXISTING SITE WITH A RELOCATED SCHOOL ADMINISTRATION BUILDING AND PARKING STRUCTURE

A second option considered was a stand-alone structure placed on the site so that the School Department could be constructed within the property. To fully support the needs of these two departments a parking structure was planned in place of the surface parking. In this



PARKING
 LOSS OF EXISTING PARKING
 NORTH COMMERCIAL
 BUILDING: (24)
 TOTAL NET LOSS
 COMMERCIAL PARKING: (24)
 PD/FD PARKING AS SHOWN:
 (82)

**OVERVIEW OF A RENOVATED, WITH ADDITION,
 POLICE STATION / FIRE STATION AT EXISTING
 SITE**

A fourth option considered was to renovate and expand the existing structure. The site could easily handle the requirements of a renovation. The new structure would be built north of the existing building to allow fire apparatus to continually operate from this location during construction. Other temporary facilities, either in other Town buildings, or tents and trailers would be required during renovations to the existing building. The renovation work is extensive and the resulting structure would include many compromises for both departments. Only the new construction will meet the exact needs as programmed.

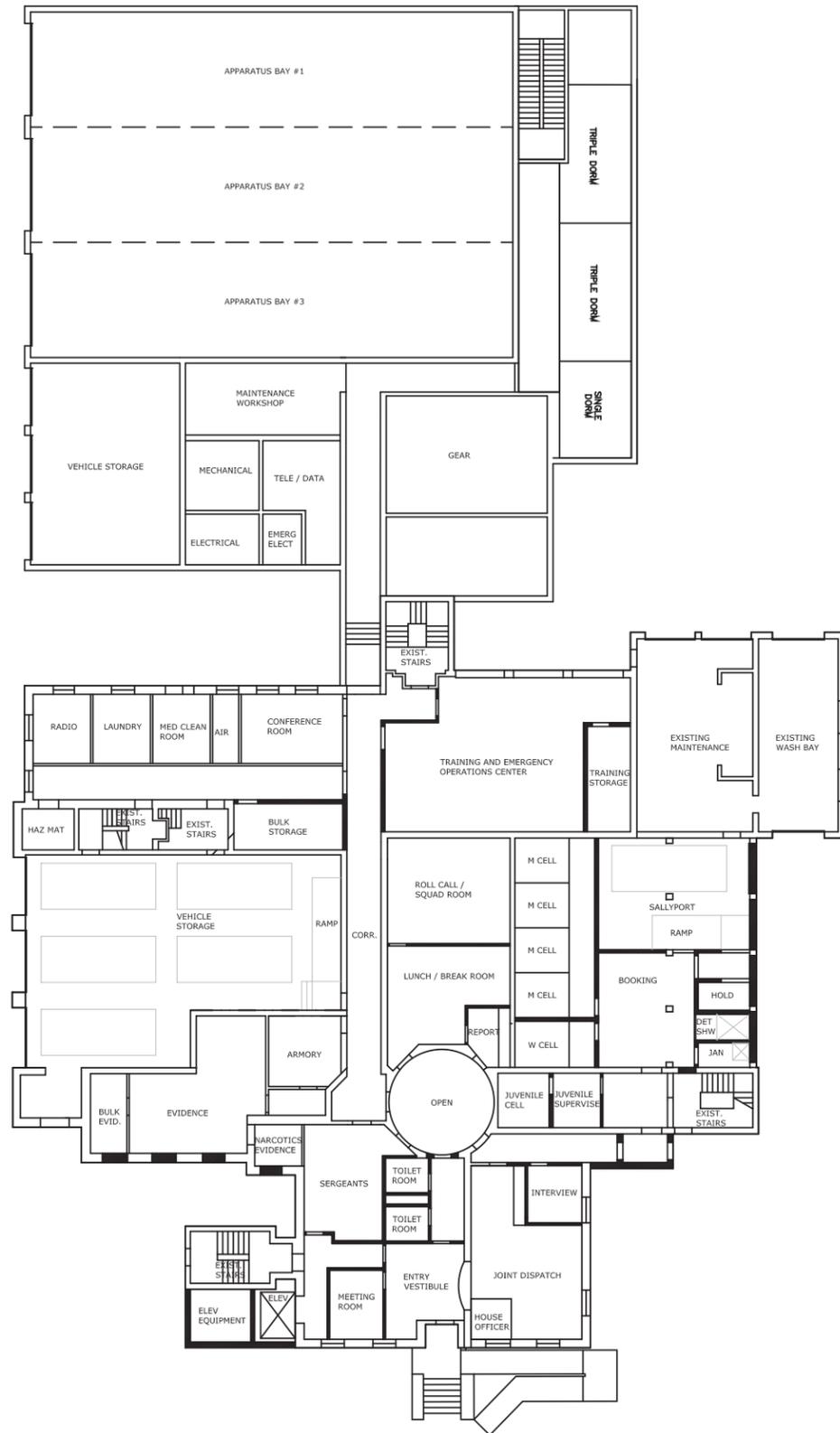
**Description of a Renovated, with Addition,
 Police Station / Fire Station at Existing Site**

In this option the shared main entry will be located in the current PD lobby / dispatch area off of School Street with the apparatus exiting onto Chestnut Street. The prominent corner of School and Chestnut Streets will not be strengthened but will continue to provide for a large landscaped area, which currently is home to the Town 911 Memorial. Vertical access to the upper level will need to be added to make all administrative areas accessible although some basement areas will continue to be accessible by way of stairs only. Many spaces are planned in areas of the building that may be large enough for the need but are not well located from an operations point of view. Police vehicle will be located in the old apparatus bays on Chestnut Street and the sallyport and related spaces will occupy the PD vehicle storage bay at the rear.

The renovated Police / Fire Station would include the following:

- Administration for Police and Fire Departments
- PD Vehicle storage, Maintenance and Wash Bay
- PD Sallyport, holding, booking, cell block
- FD Vehicle storage and support spaces
- FD Day Room
- FD Living Quarters
- Shared Dispatch, EOC, Training and Fitness

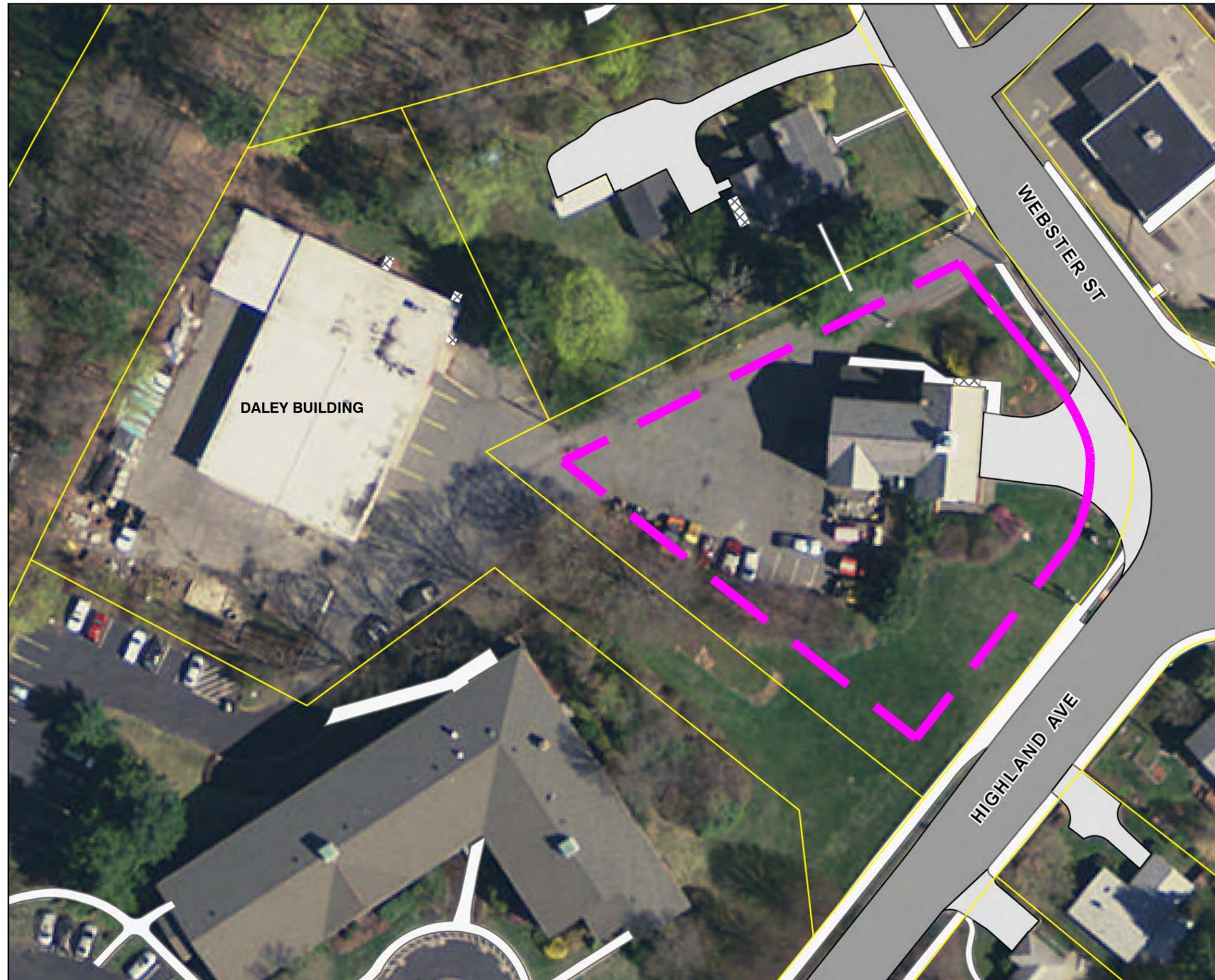
Heavy Renovation:
 2 story PD /FD Renovation: 31,145 SF
New Construction:
 2 story FD Addition: 15,700 SF
Total Building Construction: 46,844 SF



RENOVATED, WITH ADDITION, POLICE STATION / FIRE STATION AT EXISTING SITE - FIRST FLOOR



RENOVATED, WITH ADDITION, POLICE STATION / FIRE STATION AT EXISTING SITE - SECOND FLOOR



EXISTING CONDITIONS:
FIRE STATION #2 (AND DALEY BUILDING)

Parcel Area: 2.0 Acres

Jurisdiction: Board of Selectmen and School Committee

Description

- Significant grade changes
- Shared entry roadway
- Adjacent to the Daley Building

Legend

- 2013 Parcels
- Parcel Setback
- Wetland Boundary
- Wetlands Setback
- Wetlands

2013 Aerial photo data from Needham WebGIS





OVERVIEW OF A RENOVATED, WITH ADDITION, FIRE STATION #2

Fire Station #2 will require general maintenance and upgrades to the building in the coming years. The existing vehicle bays are undersized for contemporary Fire Vehicles and emergency equipment. Expansion may be required to accommodate new vehicles purchased in the future in a larger 2 story addition. In case smaller vehicles or equipment need to be housed by the FD, the site can support a small addition at the lowest level.

Description of a Renovated, with Addition, Fire Station #2

New roofs and flashing, repointing of brickwork, replacement of doors and windows and upgrades to systems will extend the useful life of this structure for many years. A small addition for vehicles or equipment has been planned next to the existing garage bays at the rear portion of the building.

Renovation to exterior and interior of building

New Construction:

1 story FD Addition: 2,114 SF
 Total Building Construction: 2,144 SF

OVERVIEW OF COMMUNITY BUILDING

The Park and Recreation Commission and Department provides year-round recreation opportunities and leisure services for residents of all ages. The goal is to provide opportunities that are safe and fun, and promote healthy living.

Empowered by Chapter 45 of the General Laws of the Commonwealth of Massachusetts, the Park and Recreation Commission:

- Serves as steward of over 300 acres of parkland, including the Town Forest
- Administers and schedules all outdoor athletic facilities
- Oversees Rosemary Pool, a summer aquatics facility
- Develops long-range plans related to open space and recreation
- Coordinates and provides support services to many community organizations
- Provides youth leadership training and volunteer resource development

Included in this department are the following amenities:

- Fields & Parks
- Playgrounds
- Trails
- Outdoor Skating & Sledding

The Parks and Recreation Commission and Department administrative offices are currently located at the Public Services Administration Building on Dedham Avenue. Fields, parks, playgrounds and trails are located throughout Town. In this study, Rosemary Lake Pool and Building, Cricket Field, Memorial Field Building, DeFazio, Ridge Hill, Parcel 74 on Greendale Avenue and the Town Forest have all been under review in connection with some renovation or other possible use of land.

The Community Building program was developed to quantify recreational uses not planned elsewhere in Town and with the idea that a Public / Private partnership could be formed to see this building through to completion.

The program as conceptually developed includes:

- Shared building services including child watch, reception, locker rooms
- Administrative offices
- Natatorium, workout facilities, gymnasium and track
- Community Rooms

Exterior program elements include:

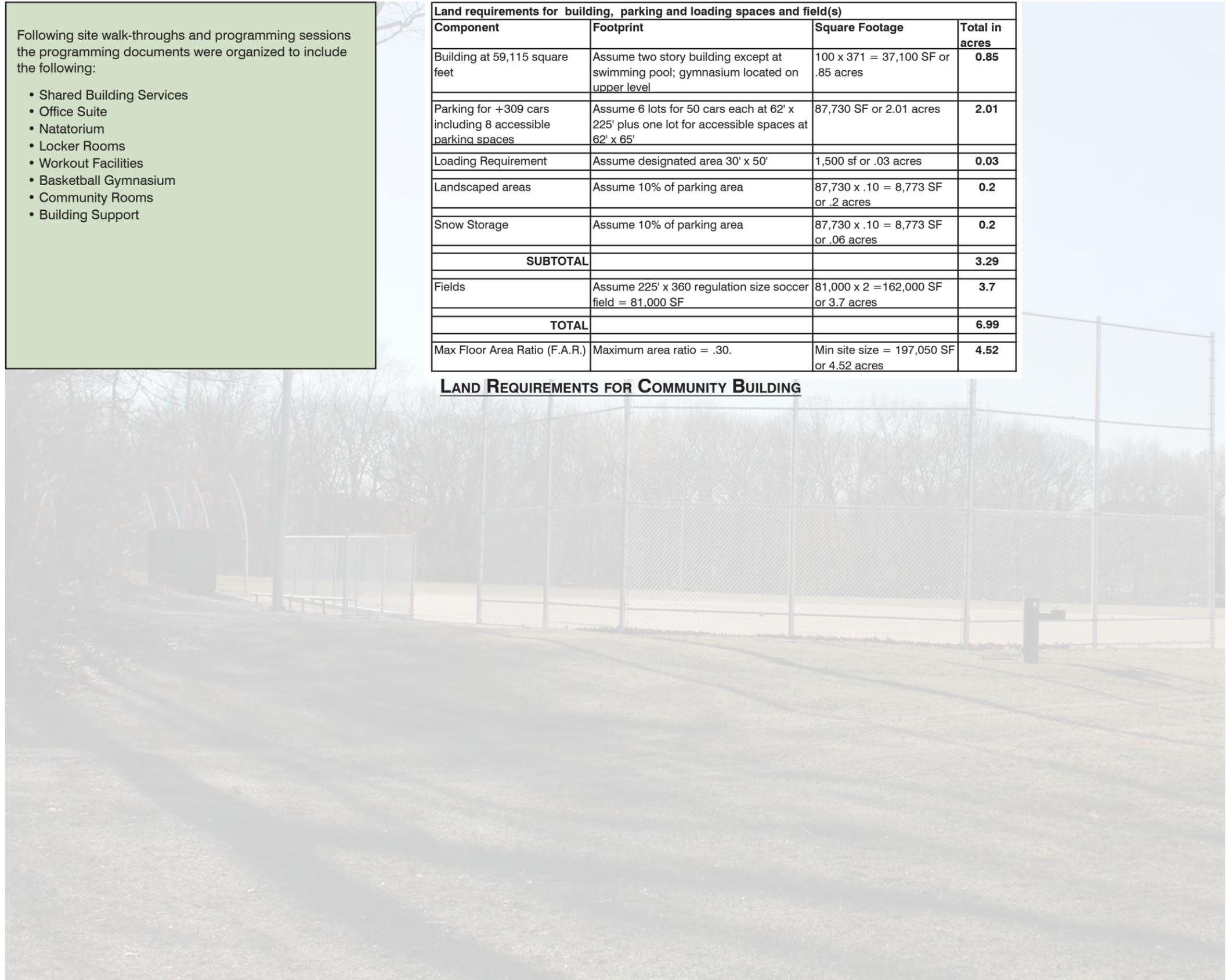
- Parking for 300
- 2 soccer sized fields

Following site walk-throughs and programming sessions the programming documents were organized to include the following:

- Shared Building Services
- Office Suite
- Natatorium
- Locker Rooms
- Workout Facilities
- Basketball Gymnasium
- Community Rooms
- Building Support

Land requirements for building, parking and loading spaces and field(s)			
Component	Footprint	Square Footage	Total in acres
Building at 59,115 square feet	Assume two story building except at swimming pool; gymnasium located on upper level	100 x 371 = 37,100 SF or .85 acres	0.85
Parking for +309 cars including 8 accessible parking spaces	Assume 6 lots for 50 cars each at 62' x 225' plus one lot for accessible spaces at 62' x 65'	87,730 SF or 2.01 acres	2.01
Loading Requirement	Assume designated area 30' x 50'	1,500 sf or .03 acres	0.03
Landscaped areas	Assume 10% of parking area	87,730 x .10 = 8,773 SF or .2 acres	0.2
Snow Storage	Assume 10% of parking area	87,730 x .10 = 8,773 SF or .06 acres	0.2
SUBTOTAL			3.29
Fields	Assume 225' x 360 regulation size soccer field = 81,000 SF	81,000 x 2 = 162,000 SF or 3.7 acres	3.7
TOTAL			6.99
Max Floor Area Ratio (F.A.R.)	Maximum area ratio = .30.	Min site size = 197,050 SF or 4.52 acres	4.52

LAND REQUIREMENTS FOR COMMUNITY BUILDING



OVERVIEW OF COMMUNITY BUILDING - SHARED BUILDING SERVICES

Functions

This space serves to control access to all of the spaces in the facility and provides a area for Child Watch.

Quantitative Criteria

2,692 NSF – 3498 GSF of space

Functional Description

Open lobby, controlled access, small office, maintenance and general storage.

Qualitative Description

Open and welcoming lobby and secure and safe child watch.

Locational Criteria

Central location for all visitors to facility. Public area directly off entry/public parking.

Technical Criteria

All spaces should be finished using standard office or lobby materials. Child Watch room should have finishes suitable for day young children.

General Notes

This is the main entry for the facility and should be large enough to accommodate the day to day user and the crowds that could be attending a meeting or venue event.

Space	Size proposed SF	Total GSF Subtotals
Community Building		
SHARED BUILDING SERVICES		
Entry/Help Desk, reception and Child Watch	3872	
SUBTOTAL INCLUDING GROSS AREA AND CIRCULATION ADJUSTMENTS		3,872

OVERVIEW OF COMMUNITY BUILDING - OFFICE SUITE

Functions

General administrative work areas for staff.

Quantitative Criteria

1,663 NSF – 2,161 GSF of space

Functional Description

Private offices, common workspaces, meeting rooms and active / archival record storage areas for personnel.

Qualitative Description

Private and open meeting / office workspace.

Locational Criteria

This space is flexible as to where it is situated

Technical Criteria

All spaces should be finished using standard office materials. Equipment includes conventional products required for daily operations.

General Notes

These spaces should be organized so the staff has privacy but can quickly access the entire building.

Space	Size proposed SF	Total GSF Subtotals
OFFICE SUITE		
Offices	1125	
SUBTOTAL INCLUDING GROSS AREA AND CIRCULATION ADJUSTMENTS		1,125

OVERVIEW OF COMMUNITY BUILDING - NATATORIUM

Functions

Swimming and therapy pools and associated support spaces.

Quantitative Criteria

12,114 NSF – 15,742 GSF of space

Functional Description

Bleacher area to support events at pool and accessible therapy pool.

Qualitative Description

Wet environment, good views for watching event

Locational Criteria

Central location off of lobby is preferred but location is flexible

Technical Criteria

All spaces should be finished for a wet environment. Mechanical systems are extremely important

General Notes

The Town currently has no indoor pool and this space would be used by teams and citizens year-round.

Space	Size proposed SF	Total GSF Subtotals
NATATORIUM		
Swimming Pool and Sauna	9600	
SUBTOTAL INCLUDING GROSS AREA AND CIRCULATION ADJUSTMENTS		9,600

OVERVIEW OF COMMUNITY BUILDING - LOCKER ROOMS

Functions

Locker room for all visitors / members.

Quantitative Criteria

4,000 NSF – 5,198 GSF of space

Functional Description

Men, women, boys, girls and private locker / toilet / shower rooms.

Qualitative Description

Private separated areas

Locational Criteria

Central location to gymnasium, pools and workout areas.

Technical Criteria

All spaces should be finished using standard locker room, toilet, shower materials

General Notes

These spaces should be safe and secure for those using the rooms. A central location is preferable but they could be located anywhere

Space	Size proposed SF	Total GSF Subtotals
LOCKER ROOMS		
Locker Rooms	5,000	
SUBTOTAL INCLUDING GROSS AREA AND CIRCULATION ADJUSTMENTS		5,000

OVERVIEW OF COMMUNITY BUILDING - WORKOUT FACILITIES

Functions

Large areas designed for varied uses.

Quantitative Criteria

7,234 NSF – 9,401 GSF of space

Functional Description

Studios, cardio fitness and general fitness rooms of various sizes.

Qualitative Description

Flexible rooms that can handle changing needs.

Locational Criteria

Location is flexible.

Technical Criteria

All spaces should be finished with appropriate flooring, wall coverings including mirrors, and mechanical systems.

General Notes

These spaces should be organized for ultimate flexibility and possibly so that they can be reconfigured easily. The use of the room could change season to season so rooms without too many permanent features is preferred.

Space	Size proposed SF	Total GSF Subtotals
WORKOUT FACILITIES		
Studios, Cardio, Wellness	12100	
SUBTOTAL INCLUDING GROSS AREA AND CIRCULATION ADJUSTMENTS		12,100

OVERVIEW OF COMMUNITY BUILDING - BASKETBALL GYMNASIUM

Functions

Basketball gymnasium with seating.

Quantitative Criteria

10,304 NSF – 13,390 GSF of space

Functional Description

Sized for competitive play with bleachers.

Qualitative Description

Open, light filled with good acoustics.

Locational Criteria

Location is flexible.

Technical Criteria

This space should be finished with appropriate flooring and mechanical systems. Bleachers should be telescoping for flexibility.

General Notes

This gymnasium should function for competitive play and be able to be sub-divided. A running track above could be considered.

Space	Size proposed SF	Total GSF Subtotals
BASKETBALL GYMNASIUM		
Gymnasium and Track	18353	
SUBTOTAL INCLUDING GROSS AREA AND CIRCULATION ADJUSTMENTS		18,353
COMMUNITY ROOMS		
Multi Use: Education/Community (2)	1200	
Teen Center	800	
Kitchen	150	
SUBTOTAL INCLUDING GROSS AREA AND CIRCULATION ADJUSTMENTS		2,150

OVERVIEW OF COMMUNITY BUILDING - COMMUNITY ROOMS

Functions

Spaces designed for use by the Community.

Quantitative Criteria

1,550 NSF – 2,014GSF of space

Functional Description

General rooms for meetings or events, kitchen and a teen center.

Qualitative Description

Open and welcoming spaces.

Locational Criteria

Central location near lobby is preferred. Teen Center could be located in another location but kitchen space should serve both functions.

Technical Criteria

All spaces should be finished using standard meeting and commercial kitchen materials. Equipment includes conventional products required for daily operations.

General Notes

These spaces should be flexible and located away from the pool and gymnasium.

Space	Size proposed SF	Total GSF Subtotals
COMMUNITY ROOMS		
Multi Use: Education/Community (2)	1200	
Teen Center	800	
Kitchen	150	
SUBTOTAL INCLUDING GROSS AREA AND CIRCULATION ADJUSTMENTS		2,150

OVERVIEW OF COMMUNITY BUILDING - BUILDING SUPPORT

Functions

All spaces dedicated for IT, vertical circulation, mechanical, electrical, fire protection and plumbing building needs.

Quantitative Criteria

7,711 GSF of space

Functional Description

Areas to include janitor’s closets, all equipment and servers necessary to support department and rooms for all building services.

Qualitative Description

Efficient and durable space.

Locational Criteria

Centralized location to serve building or located as needed to meet code requirements.

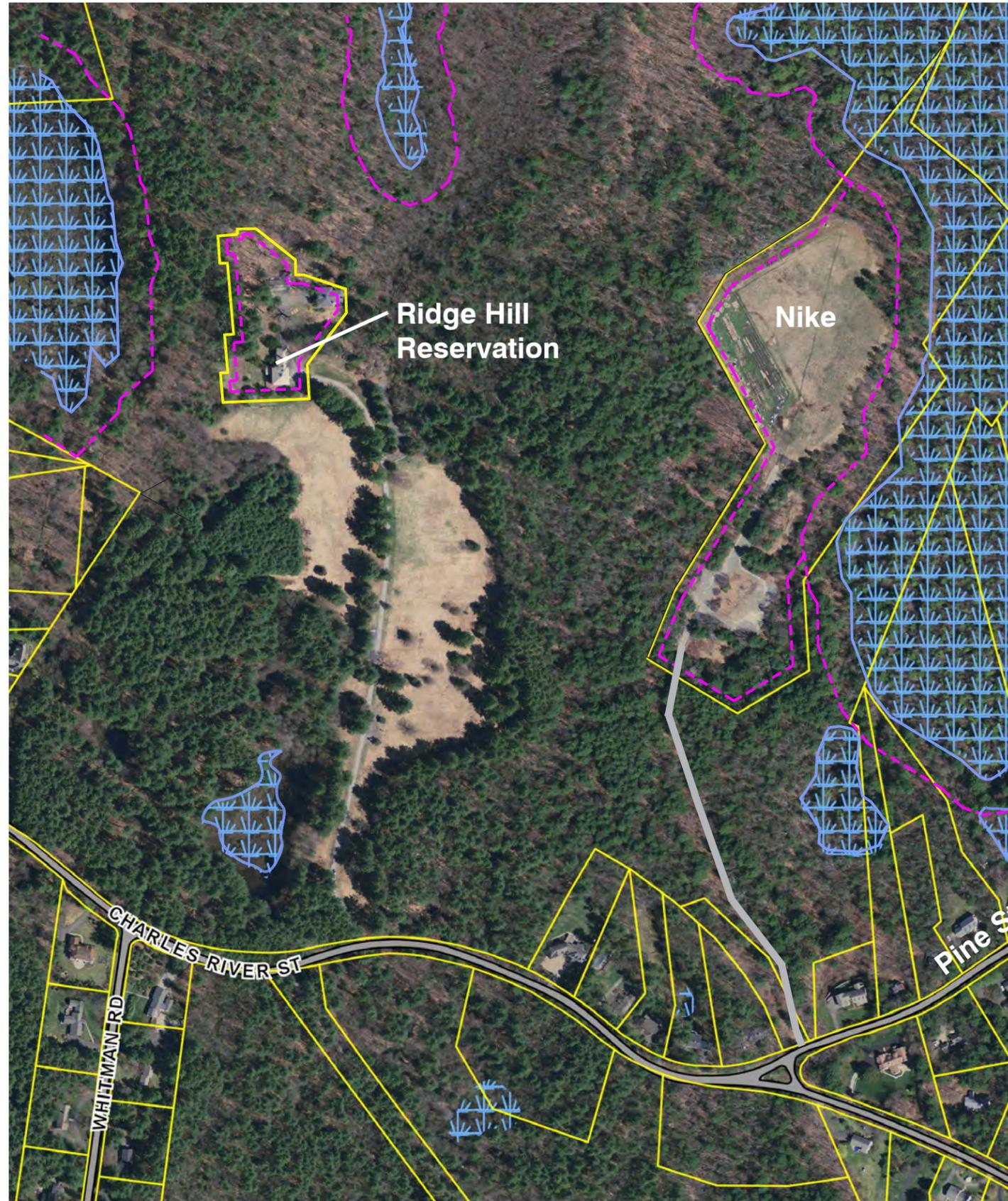
Technical Criteria

All spaces should be finished using standard heavy duty durable materials or finished, as in the case of stairs and elevators, to match other public area finishes.

General Notes

All of these spaces are required for a fully functioning building.

Space	Size proposed SF	Total GSF Subtotals
BUILDING SUPPORT: Mechanical, Electrical, Plumbing, Fire Protection, Elevator, Stairs (Assume 15% of GSF)		
SUBTOTAL INCLUDING GROSS AREA AND CIRCULATION ADJUSTMENTS		7,830



**EXISTING CONDITIONS:
NIKE AND RIDGE HILL RESERVATION**

Parcel Area: Nike: 19.1 Acres plus 2.15 Acre Access Easement

Jurisdiction: School Committee

Description

- Missile silos have been filled and covered over
- Wetlands and steep slope
- Site accessed via an easement from Pine Street
- The Ridge Hill Reservation and the Nike Site are adjacent, which offers unique opportunities for planning purposes

Parcel Area: Ridge Hill Reservation - 352 Acres, 3.04 Acres within boundaries

Jurisdiction: Conservation Commission and Board of Selectmen (3.04 acres)

Description

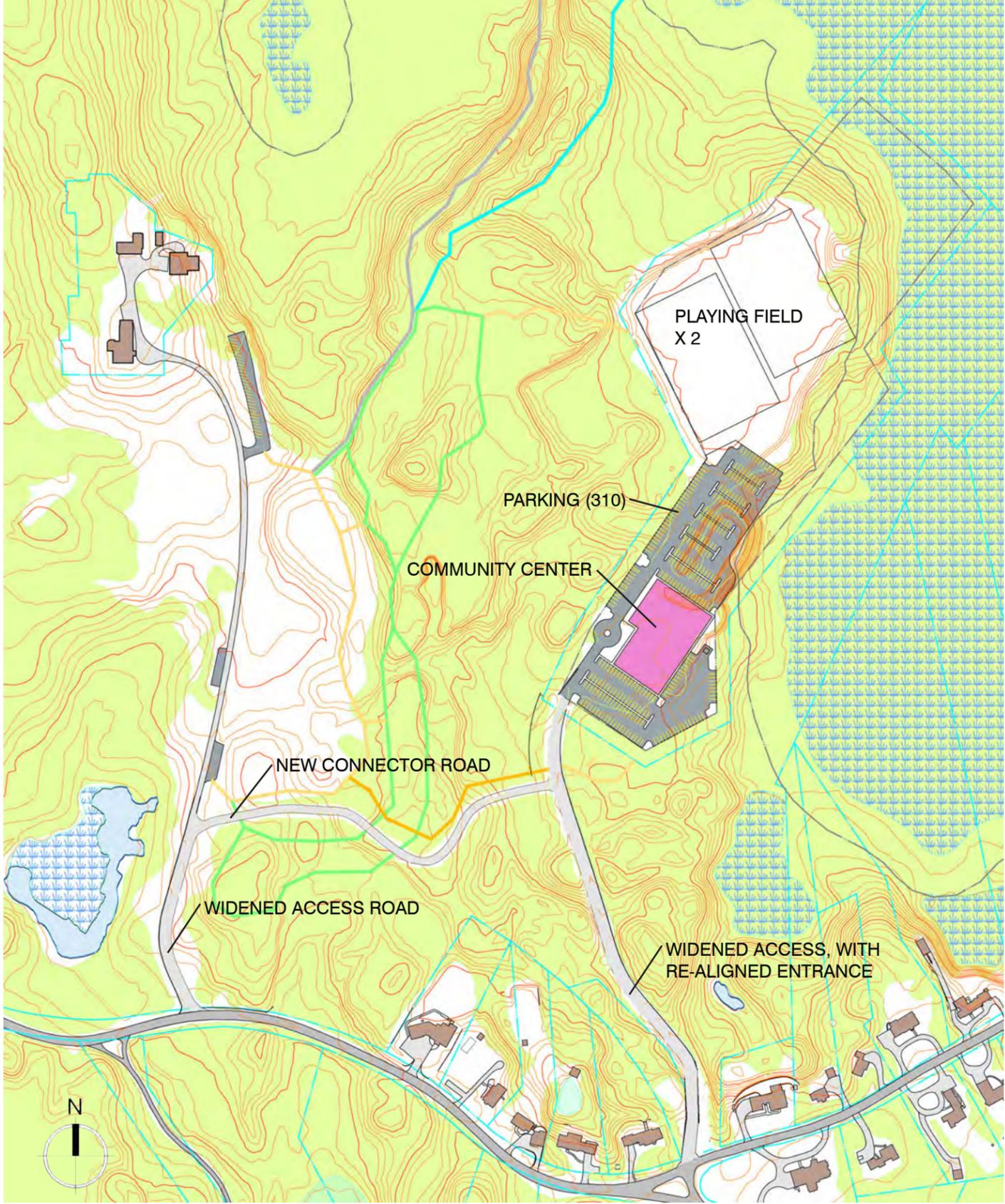
- Wetlands and meadows
- 8 miles of trails
- Crossed by natural gas pipeline
- Mansion, Barn, & Garage Buildings under Board of Selectmen jurisdiction

Legend

- 2013 Parcels
- - - Parcel Setback
- Wetland Boundary
- - - Wetlands Setback
- ▨ Wetlands

2013 Aerial photo data from Needham WebGIS





OVERVIEW OF A COMMUNITY CENTER AT THE NIKE SITE

The Town of Needham has many parks, playing fields and buildings that support the recreational needs of Town residents. Conservation land, a forest, walking trails, a lake with a pool, play structures and playing fields dedicated to team sports are located throughout the Town. Recreational programs for children and adults require the continued and enhanced use of these properties. The Town supports these needs and continues to upgrade existing structures but also recognizes that some of these needs can be met through Public / Private Partnerships.

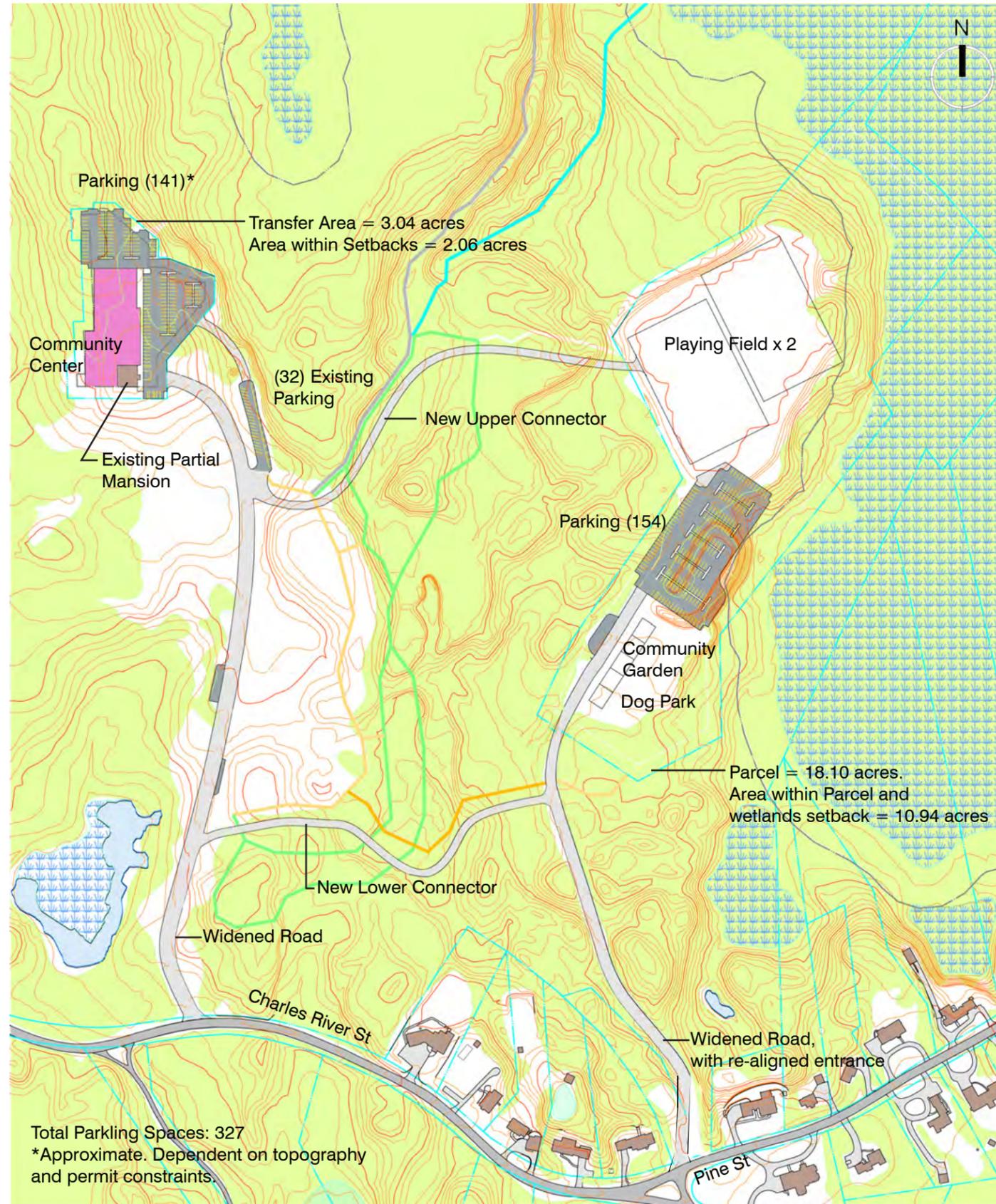
Description of a Community Center at the Nike Site

A Community Center could address the desire for new recreational and meeting space for citizens of all ages. The Nike site, adjacent to hundreds of acres of conservation land with trails, would require car access, but is a practical use of this site. The site is large enough to meet building, parking and playing fields needs and the adjacency to Ridge Hill conservation land is an asset. The project would require a Public / Private Partnership as the construction of this facility is not considered critical to the function of any Town department.

The Community Center would provide the following:

- Indoor Swimming Pool
- Gymnasium
- Running Track
- Exercise Rooms
- Teen Room
- Community Meeting Room

New Construction: 62,000 SF
Parking for 300 cars
Playing fields
Connector roads to Ridge Hill and upgrades of road from Charles River Street
Total Construction: 62,000 SF



OVERVIEW OF A COMMUNITY CENTER AT RIDGE HILL RESERVATION AND SHARED USE OF NIKE SITE

A Community Center, primarily located at the Ridge Hill with parking and fields located at the Nike site, could also address the desire for new recreational and meeting space. New structures and parking at the Ridge Hill site would be located within the 3.04 acres of land that currently encompass the house, garage and barn. A new road connecting this site to the Nike site would connect the facility and provide additional parking and playing fields.

Description of a Community Center at Ridge Hill Reservation and Shared Use of Nike Site

The 3.04 acres of available Ridge Hill area is not large enough to meet building, parking and playing fields needs therefore requiring use of the Nike Site. The adjacency to the remaining conservation land at Ridge Hill is an asset. The reuse of any of the existing structure is unknown at this time.

In this option current uses of the site, a community garden and dog park, could be maintained, though in a new location. This project would also require a Public / Private Partnership as the construction of this facility is not considered critical to the function of any Town department.

The Community Center would provide the following:

- Indoor Swimming Pool
- Gymnasium
- Running Track
- Exercise Rooms
- Teen Room
- Community Meeting Room

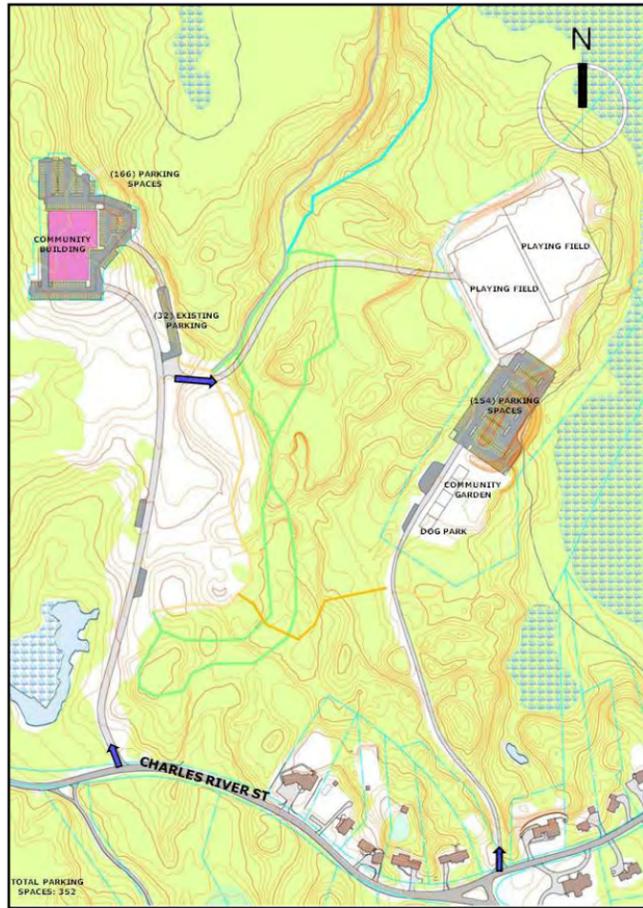
New Construction: +/- 62,000 SF

Parking for 300 cars

Playing fields

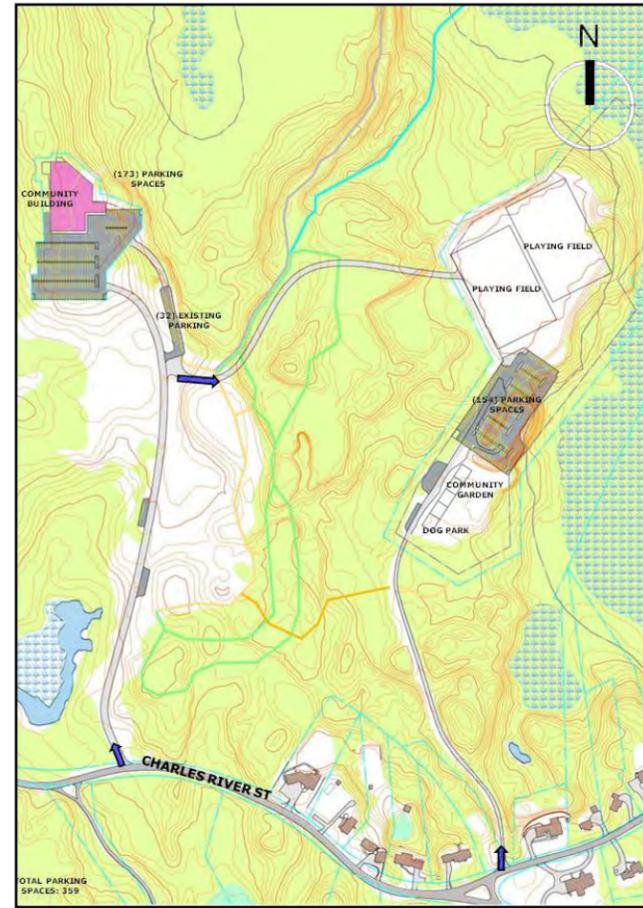
Connector roads to Ridge Hill and upgrades of road from Charles River Street and Pine Street, including re-aligned entrance road to Nike.

Total Construction: +/- 62,000 SF



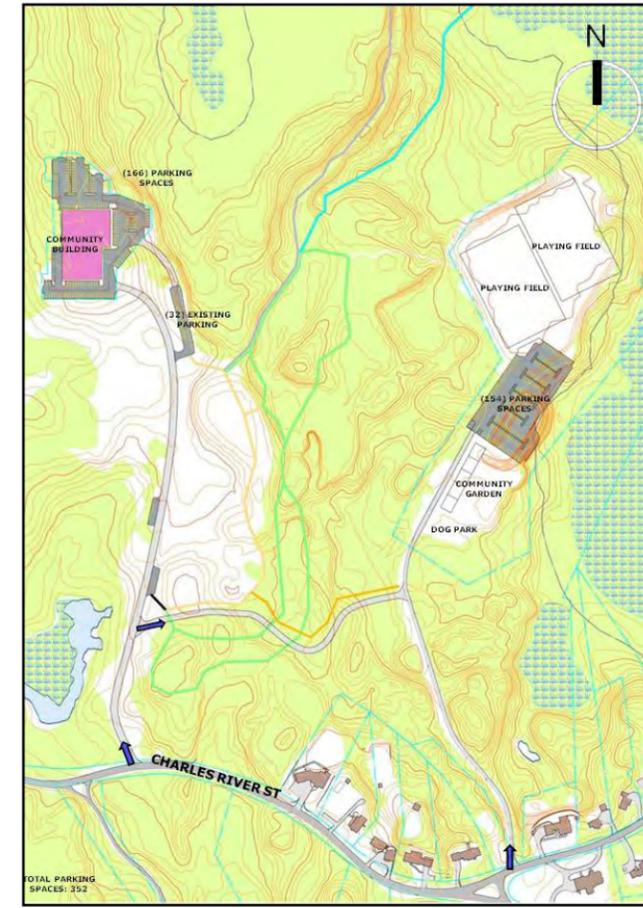
COMMUNITY CENTER AT RIDGE HILL RESERVATION AND SHARED USE OF NIKE SITE - OPTION 2B

- New construction to accommodate 60,000 SF Building; no buildings reused
- Parking for minimum 309 cars shared between Ridge Hill and Nike; additional parking provided for other uses
- Upper Road connector through conservation land
- Enlarged access road
- 2 Playing Fields at Nike
- Community Garden at Nike
- Dog Park at Nike



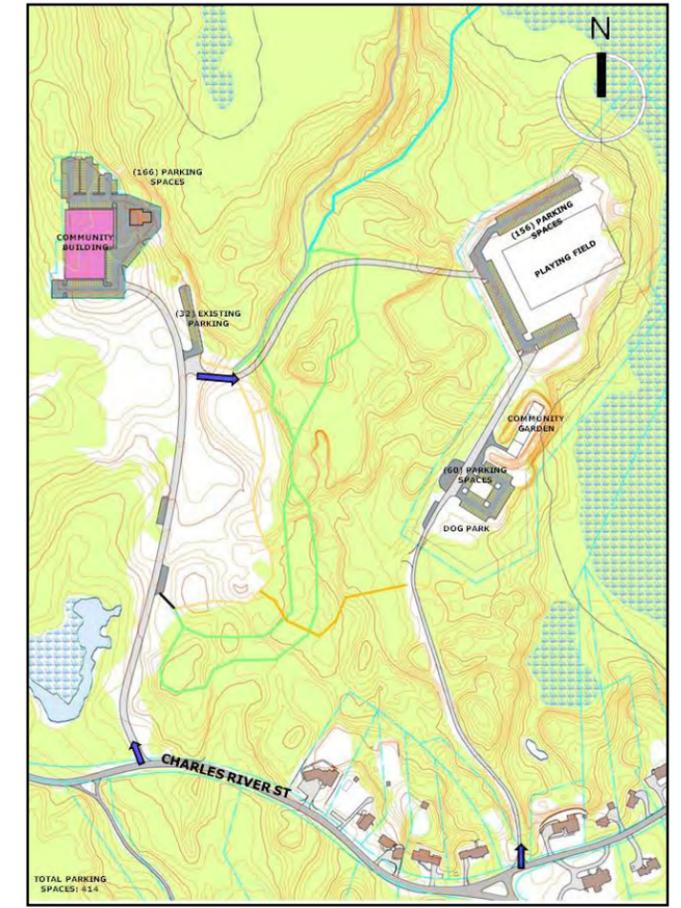
COMMUNITY CENTER AT RIDGE HILL RESERVATION AND SHARED USE OF NIKE SITE - OPTION 2C

- New construction to accommodate 60,000 SF Building; no buildings reused
- Parking for minimum 309 cars shared between Ridge Hill and Nike; additional parking provided for other uses
- Upper Road connector through conservation land
- Enlarged access road
- 2 Playing Fields at Nike
- Community Garden at Nike
- Dog Park at Nike



COMMUNITY CENTER AT RIDGE HILL RESERVATION AND SHARED USE OF NIKE SITE - OPTION 3A

- New construction to accommodate 60,000 SF Building; no buildings reused
- Parking for minimum 309 cars shared between Ridge Hill and Nike; additional parking provided for other uses
- Lower Road connector through conservation land
- Enlarged access road
- 2 Playing Fields at Nike
- Community Garden at Nike
- Dog Park at Nike

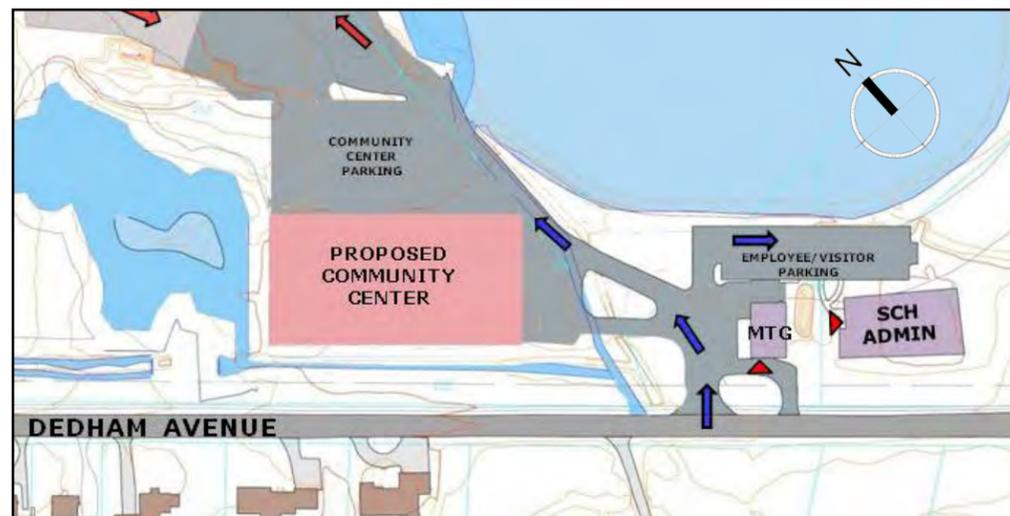


COMMUNITY CENTER AT RIDGE HILL RESERVATION AND SHARED USE OF NIKE SITE - OPTION 3B

- Barn Facility Reuse plus new construction to accommodate 60,000 SF Building
- Parking for minimum 309 cars shared between Ridge Hill and Nike; additional parking provided for other uses
- Upper Road connector through conservation land
- Enlarged access road
- 1 Playing Fields at Nike
- Community Garden at Nike
- Dog Park at Nike



COMMUNITY CENTER AT TOWN FOREST



COMMUNITY CENTER AT DEDHAM AVENUE

OVERVIEW OF A COMMUNITY CENTER AT DEDHAM AVENUE AND TOWN FOREST

A Community Center program was located at these two sites to determine whether the entire program could both fit and make sense.

The placement of this building would follow relocation of the DPW off site and would be placed at the location of the Hollis Building. The Dedham Avenue site, with the complications of existing municipal buildings on Dedham Avenue and the possibility of a school, is not large enough for all of the interior and exterior programs. The location adjacent to DeFazio Park would be considered an asset and field requirements might be eliminated if this site were developed, however, the parking requirements could be difficult to achieve.

The Town Forest could support the building, parking and at least one field and the natural connection with the hiking trails is an asset.

Description of a Community Center at Dedham Avenue and Town Forest

Both buildings would be at least two stories and would attempt to use the natural topography for these large two story spaces.

Town Meeting and Legislative approvals would be required to construct a facility in the Town Forest land.

The Community Center would provide the following:

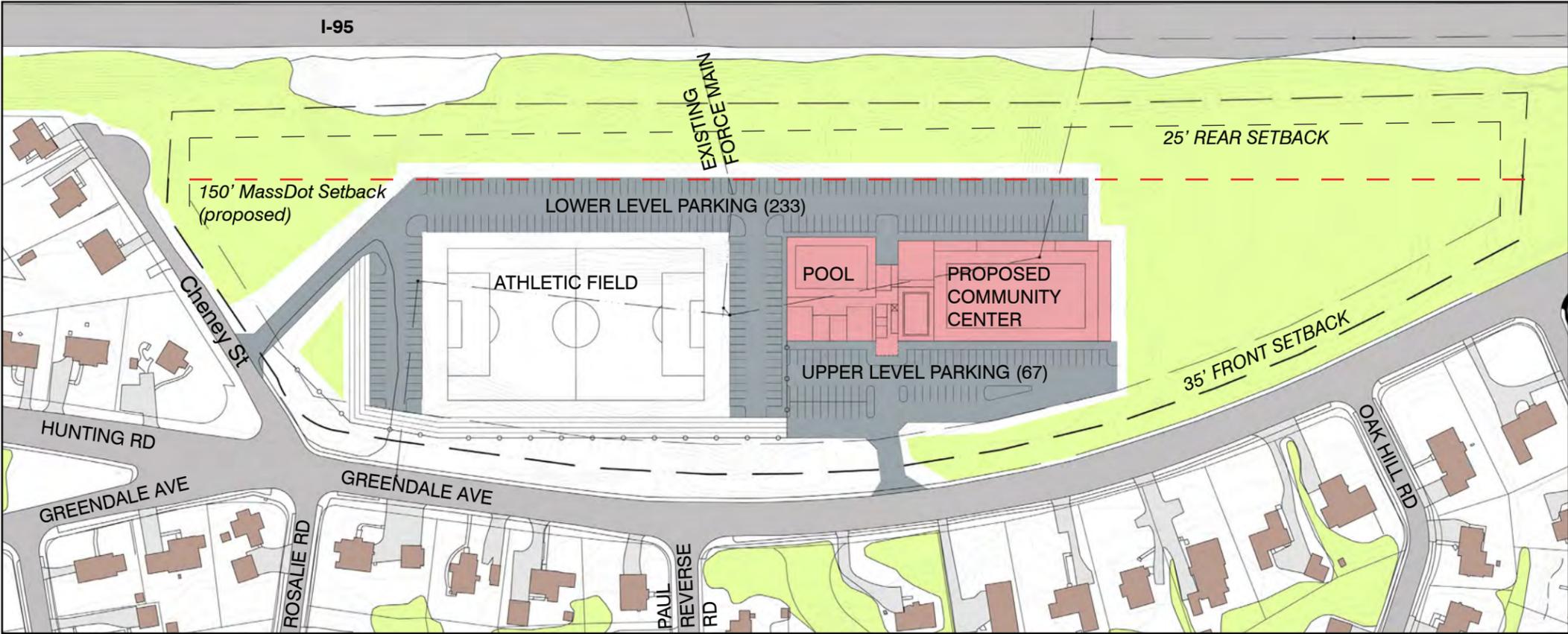
- Indoor Swimming Pool
- Gymnasium
- Running Track
- Exercise Rooms
- Teen Room
- Community Meeting Room

New Construction: +/- 62,000 SF

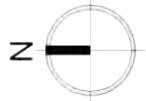
Parking for 300 cars

Playing fields

Total Construction: +/- 62,000 SF



COMMUNITY CENTER AT PARCEL 74 / GREENDALE AVENUE



OVERVIEW OF A COMMUNITY CENTER AT PARCEL 74 / GREENDALE AVENUE

A Community Center program was studied at this site to test its fit and use of this property. The site is large enough to support the building, parking and at least one field. However, the extremes in topography may create a building accessed from both Greendale Avenue and the lower portion of the site where the majority of the parking would be located.

The clear-cutting and extensive regrading needed to create a playing field would be costly. These complications make this the least favored site.

Description of a Community Center at Parcel 74 / Greendale Avenue

This building would be at least two stories and would attempt to use the natural topography for these large two story spaces.

The Community Center would provide the following:

- Indoor Swimming Pool
- Gymnasium
- Running Track
- Exercise Rooms
- Teen Room
- Community Meeting Room

New Construction: +/- 62,000 SF

Parking for 300 cars

Playing fields

Total Construction: +/- 62,000 SF

OVERVIEW - MEMORIAL PARK BUILDING

The Memorial Park Building plans included a renovation to make the building fully accessible or a new building. The program, as developed, replaced existing spaces almost on a one-for-one basis and added a teen center. The building and park are under the jurisdiction of the Memorial Park Trustees.

The program as conceptually developed includes:

- Meeting rooms and office support space
- Concessions
- Public Toilets
- Visitors and home “team” rooms
- Teen Center
- Garage storage for equipment

No new exterior program elements were included.

Following site walk-throughs the programming documents were organized to include the following:

- Shared building services including restrooms, mechanical and storage
- Concessions
- Visitors and home “team” rooms
- Garage bay
- Public toilets
- Large and small meeting rooms
- Trustees office
- Other sports offices
- Teen Center

Space	Size proposed SF	Total GSF Subtotals
FIELD LEVEL		
Lobby	296	
Concession Stand	220	
Team Room	1126	
Garage Bay	1500	
Public Restrooms	380	
Building Storage	1280	
SUBTOTAL		4,802
Gross area adjustment 13%		624
Circulation adjustment at 15%		814
	SUBTOTAL GSF	6,240
UPPER LEVEL		
Teen Center	2144	
Meeting Room	1380	
Offices	444	
Restrooms	603	
SUBTOTAL		4,571
Gross area adjustment 13%		594
Circulation adjustment at 15%		775
	SUBTOTAL GSF	5,940
	TOTAL BLDG W/O BLDG SUPPORT	12,180
BUILDING SUPPORT		
Mechanical, Electrical, Data, Plumbing, Fire Protection, Elevator, Stairs: Assume 25% of GSf		
	SUBTOTAL GSF	3,045
	GRAND TOTAL BUILDING	15,225

PROGRAMMING FOR MEMORIAL PARK BUILDING



OVERVIEW OF MEMORIAL PARK BUILDING
- LOBBY AND RESTROOMS

Functions

This space serves to control access to all of the spaces in the facility, restrooms on both floors that are accessed from the interior to the building and storage.

Quantitative Criteria

2,179 GSF of space

Functional Description

Open lobby, controlled access, toilets and general storage.

Qualitative Description

Small but welcoming lobby whose primary function is to move users to upper level. General storage holds all incidental sports equipment needed for both practice and game time needs.

Locational Criteria

Central location for all visitors to facility. Public area directly off entry/public parking.

Technical Criteria

All spaces should be finished using standard toilet room or lobby materials.

General Notes

This is the main entry for the facility and should be as small as possible to accommodate the periodic users that could be attending a meeting or venue event.

OVERVIEW OF MEMORIAL PARK BUILDING
- CONCESSION

Functions

This space serves as the concession area for Memorial Park.

Quantitative Criteria

220 GSF of space

Functional Description

Contains all the working space for concessions including the walk-up window for servicing customers.

Qualitative Description

Fully functioning concession stand with refrigerators, coolers, microwave, sink and storage. Countertops should be large enough to contain machines for popcorn, nachos etc.

Locational Criteria

Public area directly off parking / fields.

Technical Criteria

All spaces should be finished using heavy duty commercial kitchen finishes.

General Notes

This concession stand should be located to provide the safest area for queueing.

OVERVIEW OF MEMORIAL PARK BUILDING
- VISITORS AND HOME "TEAM" ROOMS

Functions

This space serve as meeting spaces for sports teams at game time. The space includes toilet rooms.

Quantitative Criteria

1,126 GSF of space

Functional Description

Large rooms easily accessed from fields. Toilet rooms are shared between teams and are off entry point.

Qualitative Description

Large, open rooms.

Locational Criteria

Located with easy access off field. Area should not be located as to interfere with public concession and toilet rooms.

Technical Criteria

All spaces should be finished using heavy duty materials.

General Notes

These spaces allow both teams a space at field level to meet, store gear and provides for toilet rooms separate from the public.

OVERVIEW OF MEMORIAL PARK BUILDING
- GARAGE BAY

Functions

This space serves as the storage area for all equipment and materials that services this field as well as other fields in the area. The DPW will control the use of this space.

Quantitative Criteria

1,500 GSF of space

Functional Description

Open lobby, controlled access, small office, maintenance and general storage.

Qualitative Description

Overhead doors allow for ease of movement of all large maintenance equipment as well as access to pallet stored materials.

Locational Criteria

Central location directly off public parking.

Technical Criteria

Space should be finished with heavy duty materials.

General Notes

The DPW is responsible for maintaining this park. The location of equipment that primarily functions to maintain this park is best located here.

**OVERVIEW OF MEMORIAL PARK BUILDING
- PUBLIC TOILETS**

Functions

These spaces provide public toilets which are made available during sporting events, special events, and for programmed functions.

Quantitative Criteria

380 GSF of space

Functional Description

Public toilets, with exterior entry, located to provide easy access and queuing by the public.

Qualitative Description

Safe, secure, and accessible toilet rooms.

Locational Criteria

Central location with easy access from the fields.

Technical Criteria

All spaces should be finished using heavy duty toilet room materials.

General Notes

These public toilets can be made available for the public even if no other parts of the building are open.

**OVERVIEW OF MEMORIAL PARK BUILDING
- TRUSTEE AND OTHER SPORTS OFFICES**

Functions

General work areas for trustees and other sports officials.

Quantitative Criteria

444 GSF of space

Functional Description

Offices for trustees and for other sports league officials.

Qualitative Description

Private workspace.

Locational Criteria

This space is flexible as to where it is situated.

Technical Criteria

All spaces should be finished using standard office materials. Equipment includes conventional products required for daily operations.

General Notes

These spaces should be organized so the staff has privacy but can quickly access the entire building.

**OVERVIEW OF MEMORIAL PARK BUILDING
- MEETING ROOMS AND TEEN CENTER**

Functions

Meeting rooms used by either sports teams or teens.

Quantitative Criteria

3,524 GSF of space

Functional Description

Two large room that can be subdivided as needed to accommodate sport teams meetings and teens. The assumption is that other than the one sub dividable space allocated directly to the teens, the other large meeting room could also be used by teens for temporary or special events.

Qualitative Description

Open and welcoming spaces.

Locational Criteria

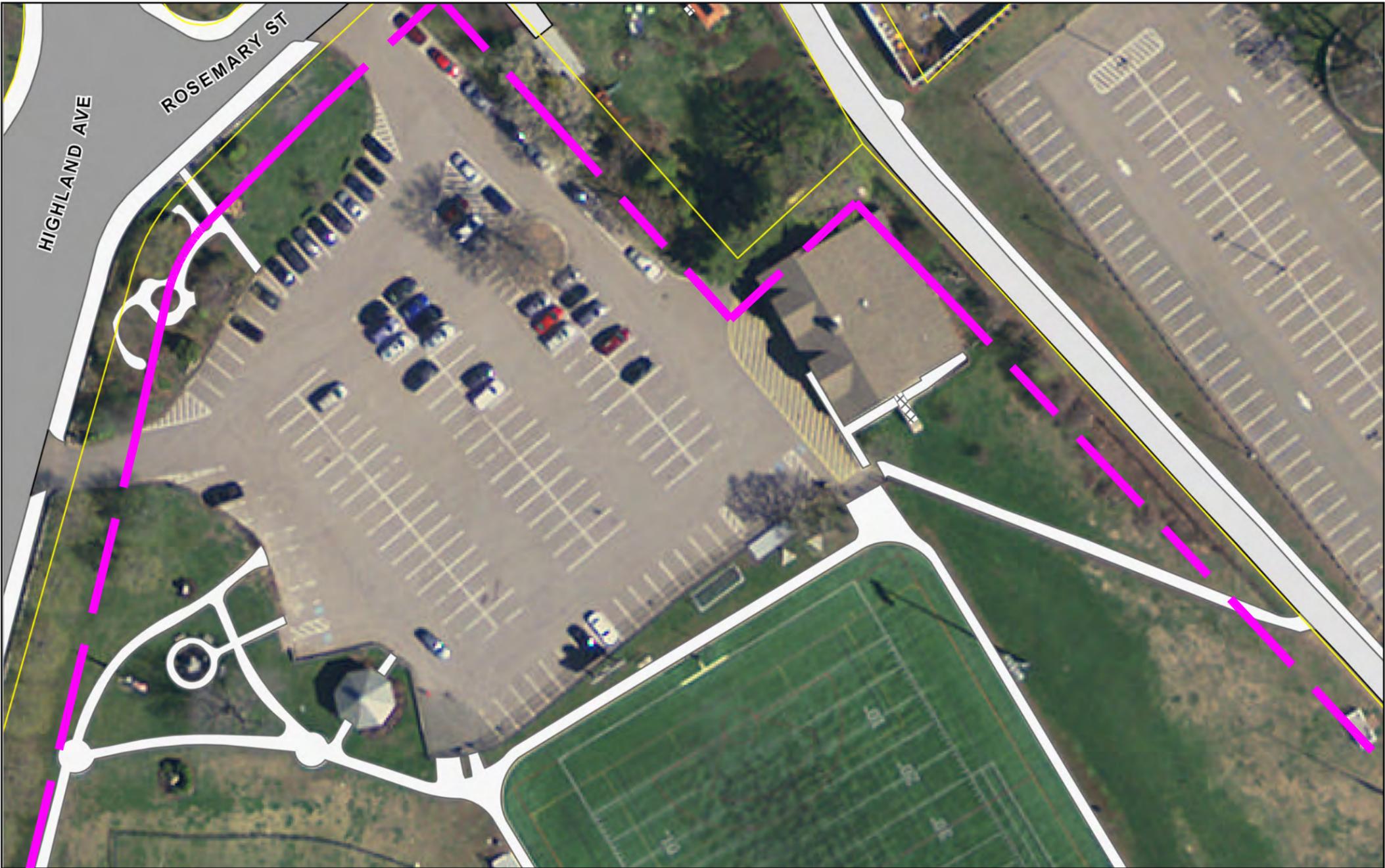
Upper level area with views out to field. An outdoor deck / porch is also proposed off of the teen center.

Technical Criteria

All spaces should be finished using standard meeting finishes.

General Notes

These spaces should be flexible and should take advantage of the views to the ball fields.



EXISTING CONDITIONS:
MEMORIAL PARK

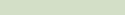
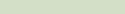
Parcel Area: 13.08 Acres

Jurisdiction: Memorial Park Trustees

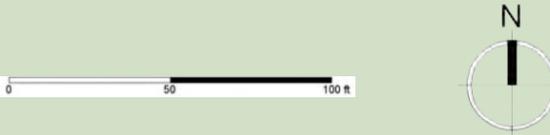
Description

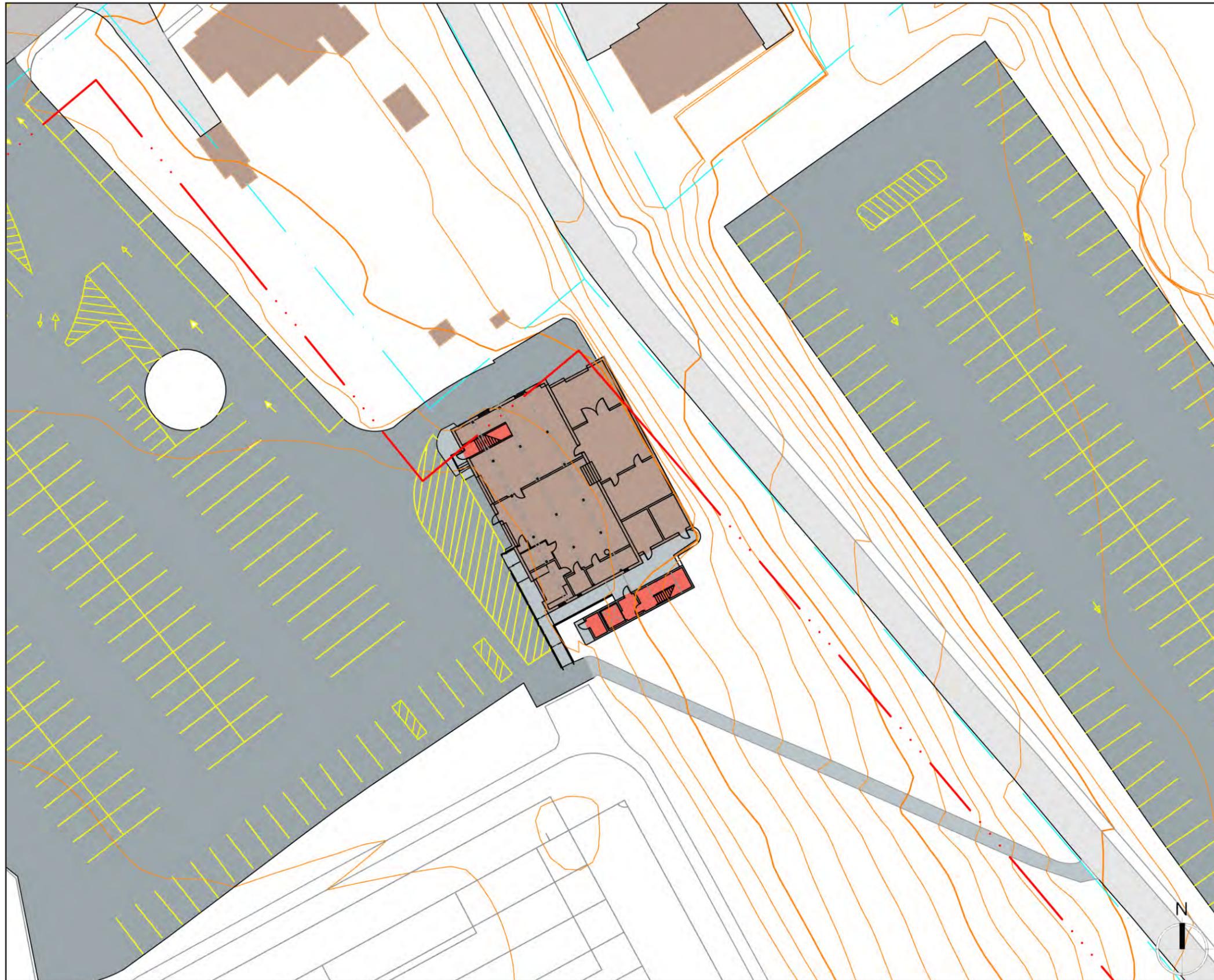
- No wetlands or streams
- Significant grade changes at rear and side of building
- Adjacent to parking lot, football and baseball fields
- Adjacent to High School
- The existing structure is "existing non-conforming" to the required side yard setbacks
- 149 car and 5 motorcycle parking space

Legend

-  2013 Parcels
-  Parcel Setback
-  Wetland Boundary
-  Wetlands Setback
-  Wetlands

2013 Aerial photo data from Needham WebGIS





OVERVIEW OF MEMORIAL PARK BUILDING RENOVATIONS

Memorial Park Building currently is used by the teams that use the playing fields and for meetings of many team sports coaches and trustees. Its concession stand and public bathrooms are available to the attendees at sporting events. The DPW use the garages for storage of equipment and materials used at parks and fields and to do short term out-of-season small projects.

Two options have been discussed to address the most important deficiency of this building: accessibility. One option would be to renovate and make the building fully accessible and the second option is to demolish the structure and build a new building.

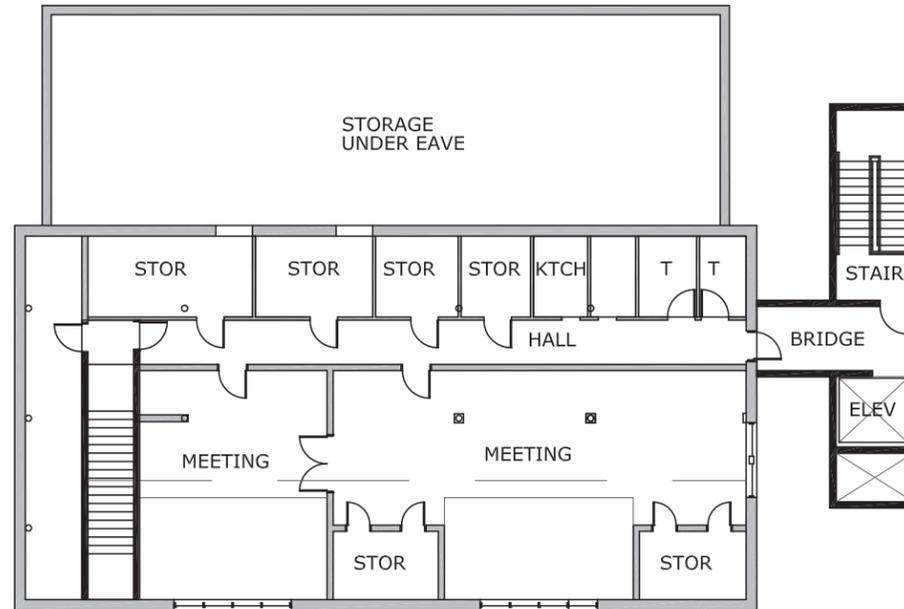
Description of Memorial Park Building Renovations

To address the concern of access and egress this plan provides a solution to both of these fundamental issues. Meeting space and offices on the second level will become accessible and egress from these spaces will be appropriate after the construction of an elevator and stair and the upgrade to the existing stair. General repairs and upgrades for the remaining spaces, including toilets and concession, will allow this space to be used for the foreseeable future. The location of the addition is outside the footprint of the original structure but will connect on the upper level.

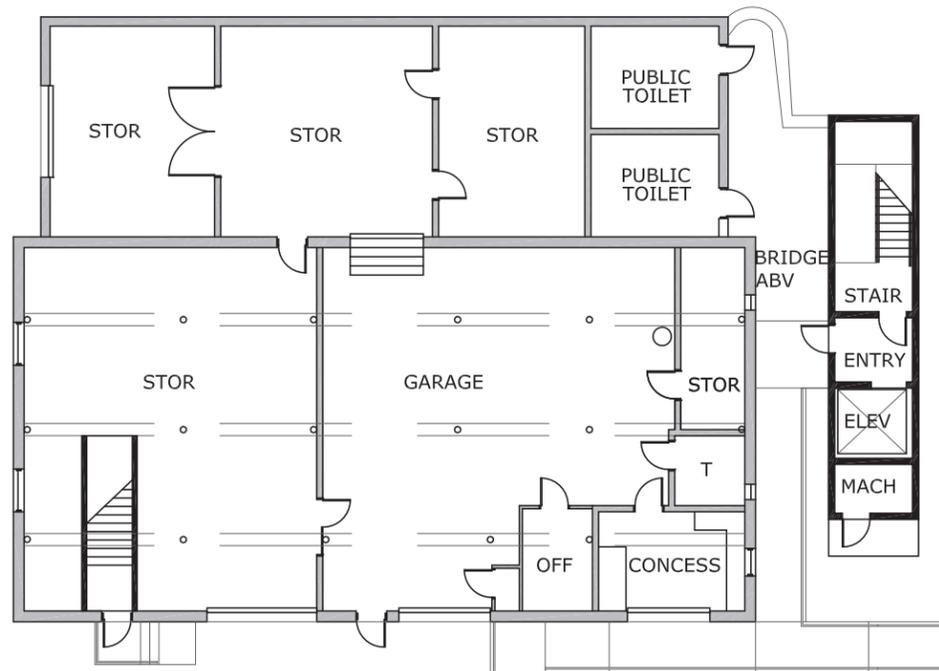
The building is non-conforming to current earthquake and fire sprinkler codes. A full code review is required if renovated, and would be the first step in a detailed Feasibility Study.

New Construction:

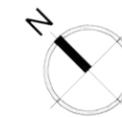
- Stair /Entry / Bridge / Elevator: 860 SF**
- Light Renovation at remainder of building**

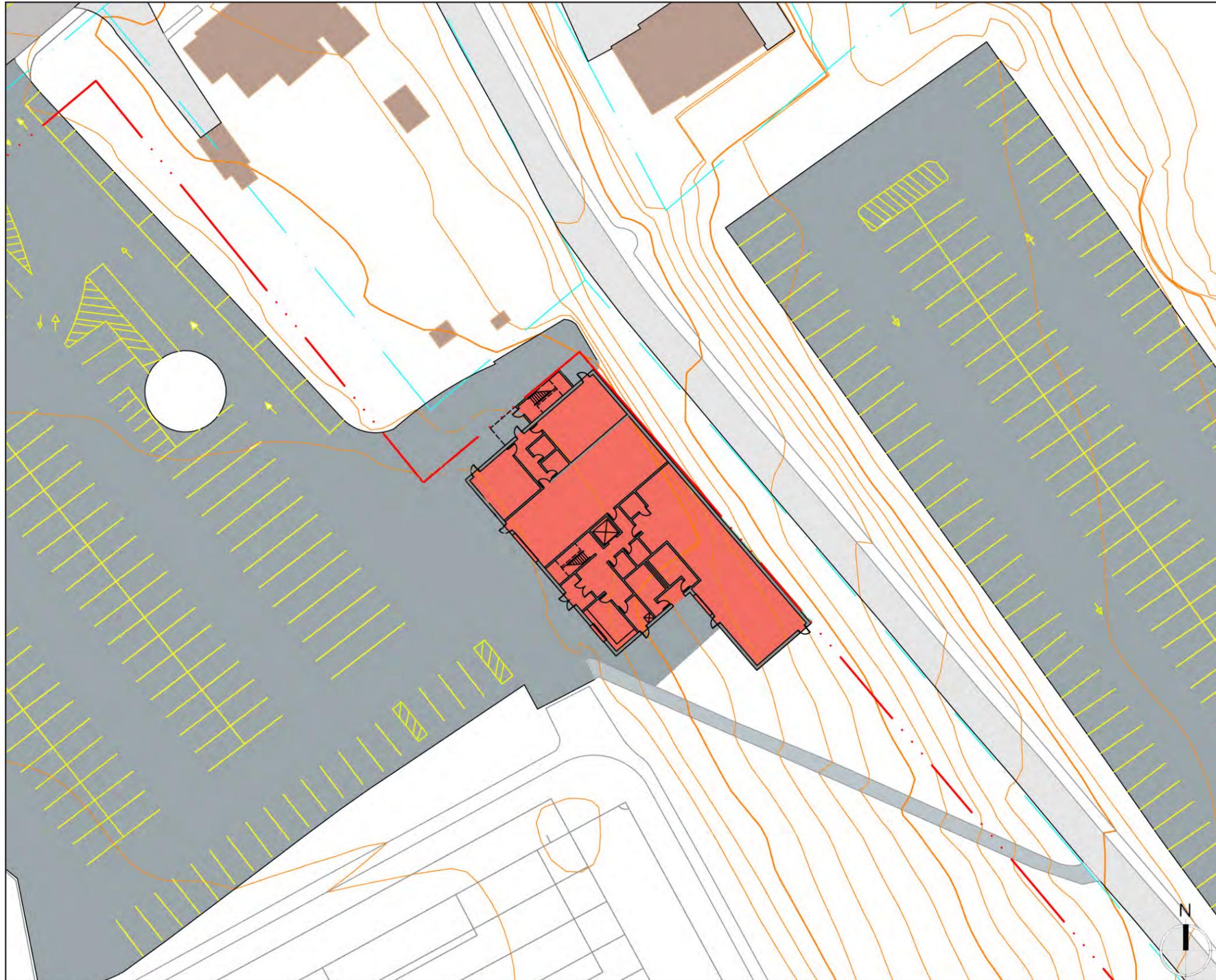


MEMORIAL PARK BUILDING RENOVATIONS - UPPER FLOOR PLAN



MEMORIAL PARK BUILDING RENOVATIONS - GROUND FLOOR PLAN





**OVERVIEW OF MEMORIAL PARK BUILDING -
NEW CONSTRUCTION**

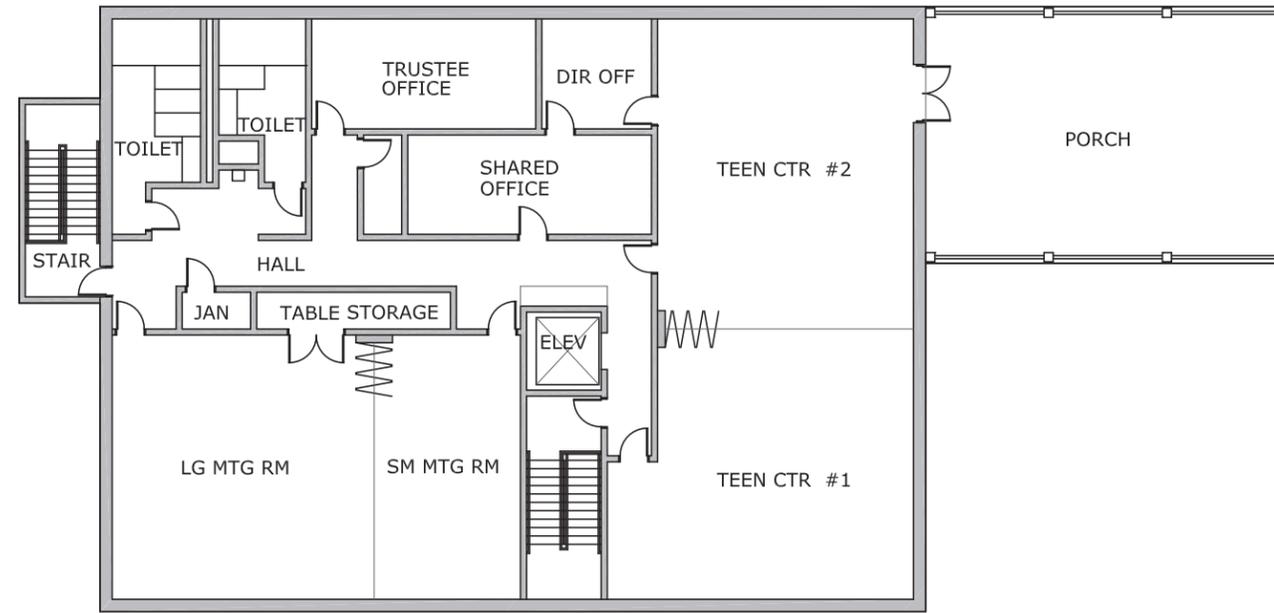
Another option under consideration is the demolition of the existing building and construction of a permanent and code compliant facility. This building would address all the need of the Memorial Park Trustees and includes a teen center which would address needs of youth beyond those interested in sports. The building is under the jurisdiction of the Memorial Park Trustees.

Description of a Memorial Park Building New Construction

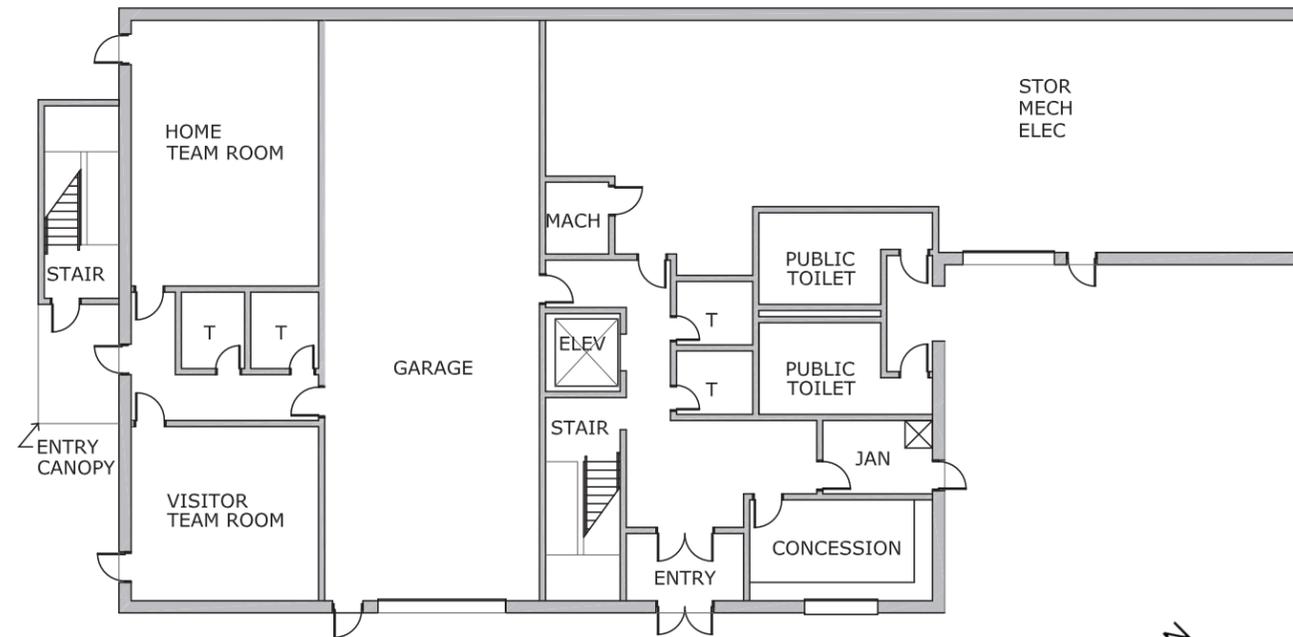
A new building would be constructed in approximately the same area as the original building, requiring temporary facilities, or no facilities, during the construction timeframe. This new building would include the following spaces:

- Meeting rooms and office support space
- Concessions
- Public Toilets
- Visitors and home "team" rooms
- Teen Center
- Garage storage for equipment

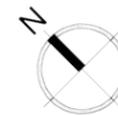
New Construction:
2 Story Building: 14,584 SF
Total Building Construction: 14,584 SF



MEMORIAL PARK BUILDING - NEW CONSTRUCTION - UPPER FLOOR PLAN



MEMORIAL PARK BUILDING - NEW CONSTRUCTION - GROUND FLOOR PLAN





EXISTING CONDITIONS:
ROSEMARY POOL

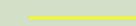
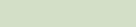
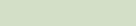
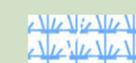
Parcel Area: 37 Acres

**Jurisdiction: Park and Recreation
Commision**

Description

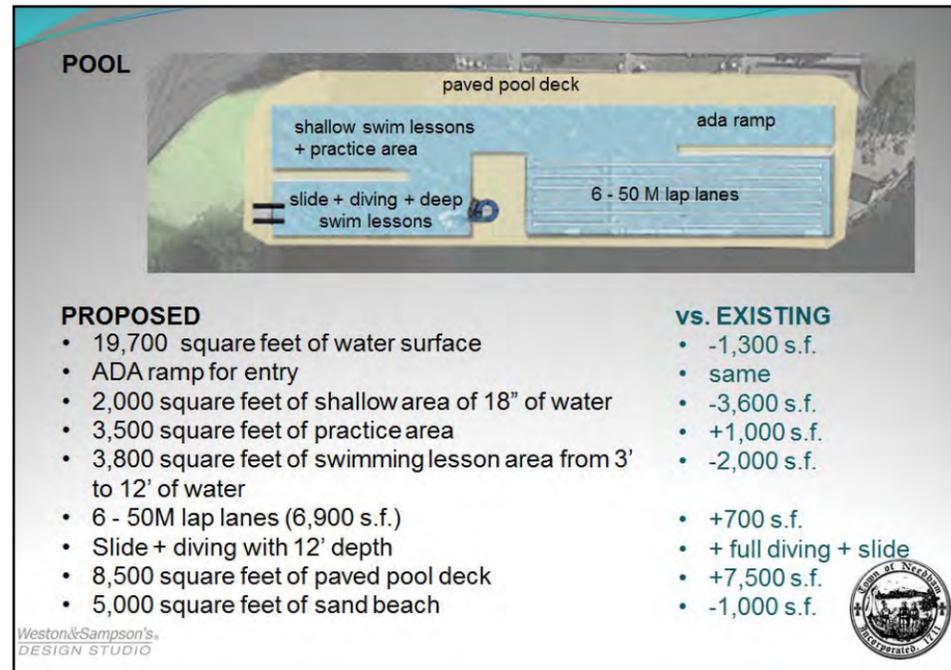
- Pool located within Rosemary Lake, constructed in the 1970's.
- Significant grade changes
- Existing Bathhouse building
- Open hillside park with stepped terraces
- DEP permit allowing the draining of Rosemary Lake for pool maintenance to expire soon

Legend

-  2013 Parcels
-  Parcel Setback
-  Wetland Boundary
-  Wetlands Setback
-  Wetlands

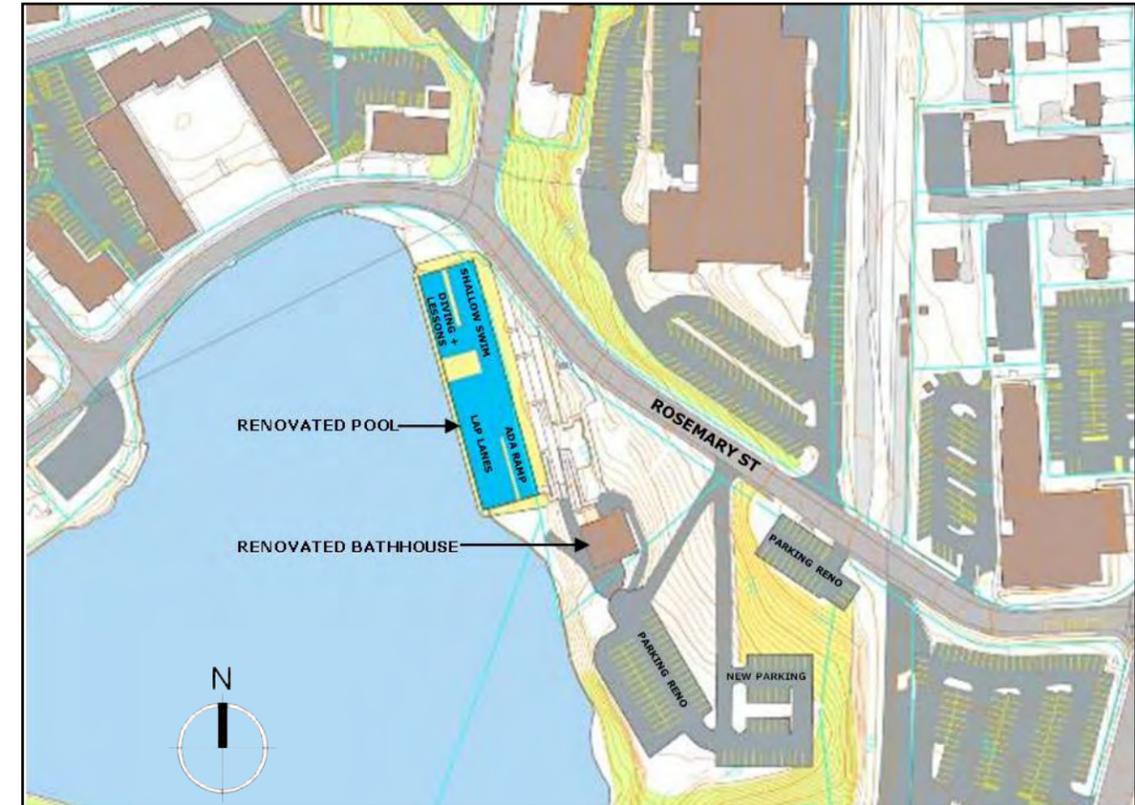
2013 Aerial photo data from Needham WebGIS





ROSEMARY POOL OPTION 3B

(Feasibility Study for the Future of Rosemary Pool, Amended March 2014)



ROSEMARY POOL - OPTION 3B



ROSEMARY POOL OPTION 4

(Feasibility Study for the Future of Rosemary Pool, Amended March 2014)

NOTE

A 2014 study reviewed multiple options for repair / replacement of the existing facility. The Park & Recreation Commission has recommended a further detailed Feasibility Study of the two alternatives 3B & 4 shown on this page. This would include:

- Reconstructed pool that can be maintained without draining the lake.
- Renovated & reconfigured Bathhouse
- New and expanded parking
- Fully accessible facility



**EXISTING CONDITIONS:
CRICKET FIELD BUILDING**

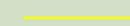
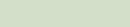
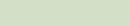
Parcel Area: 6.76 Acres

Jurisdiction: Park & Recreation Commission

Description

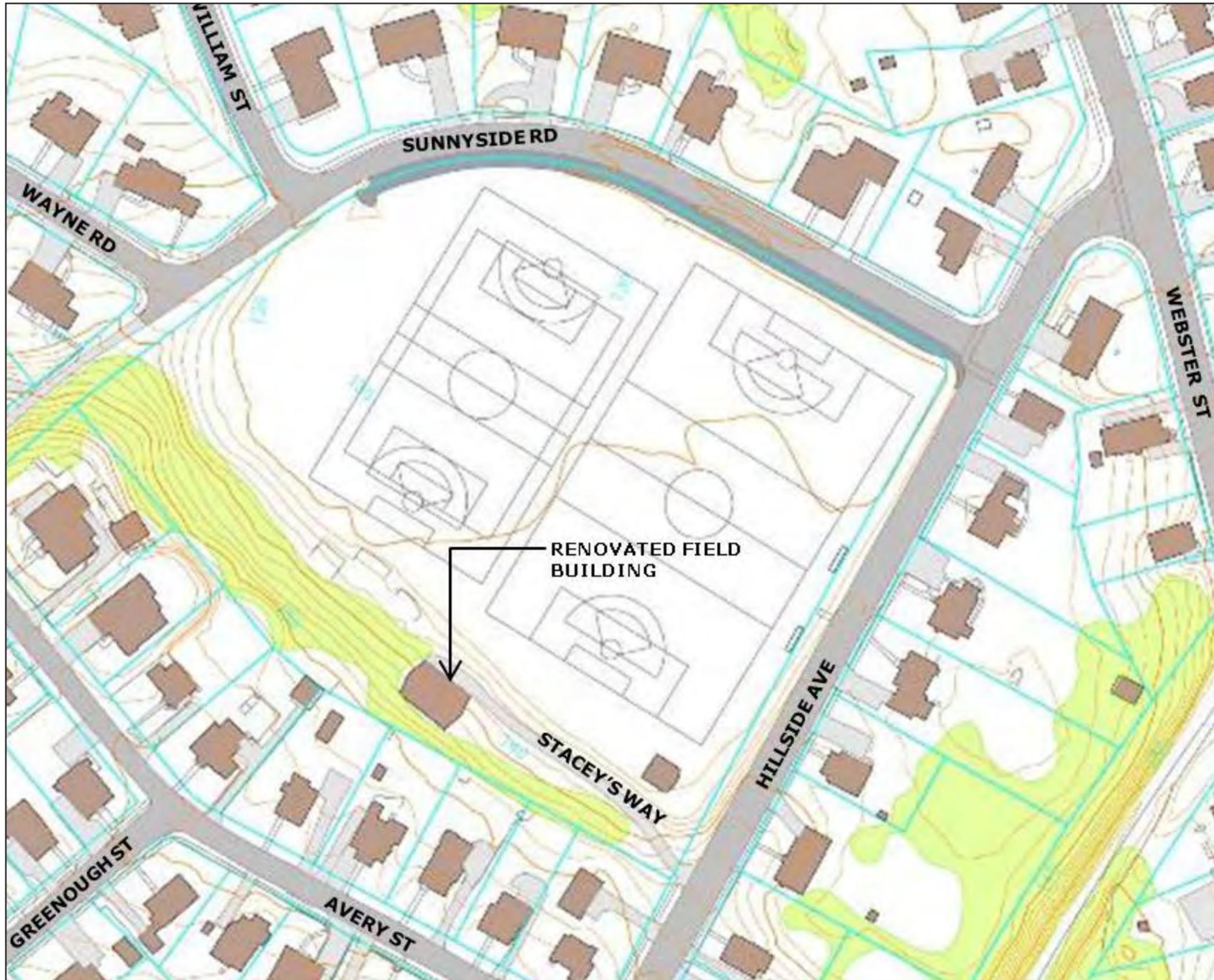
- Site is mostly flat with small hillside at south end of site
- No wetlands or streams
- Existing Building constructed in 1970's
- Playground constructed in 1990's
- 2 multi-purpose grass fields in active use
- Bounded on south by residences

Legend

-  2013 Parcels
-  Parcel Setback
-  Wetland Boundary
-  Wetlands Setback
-  Wetlands

2013 Aerial photo data from Needham WebGIS





OVERVIEW OF CRICKET FIELD BUILDING

RENOVATIONS

Cricket Field Building will be renovated and made accessible and continue as a summer-use structure.

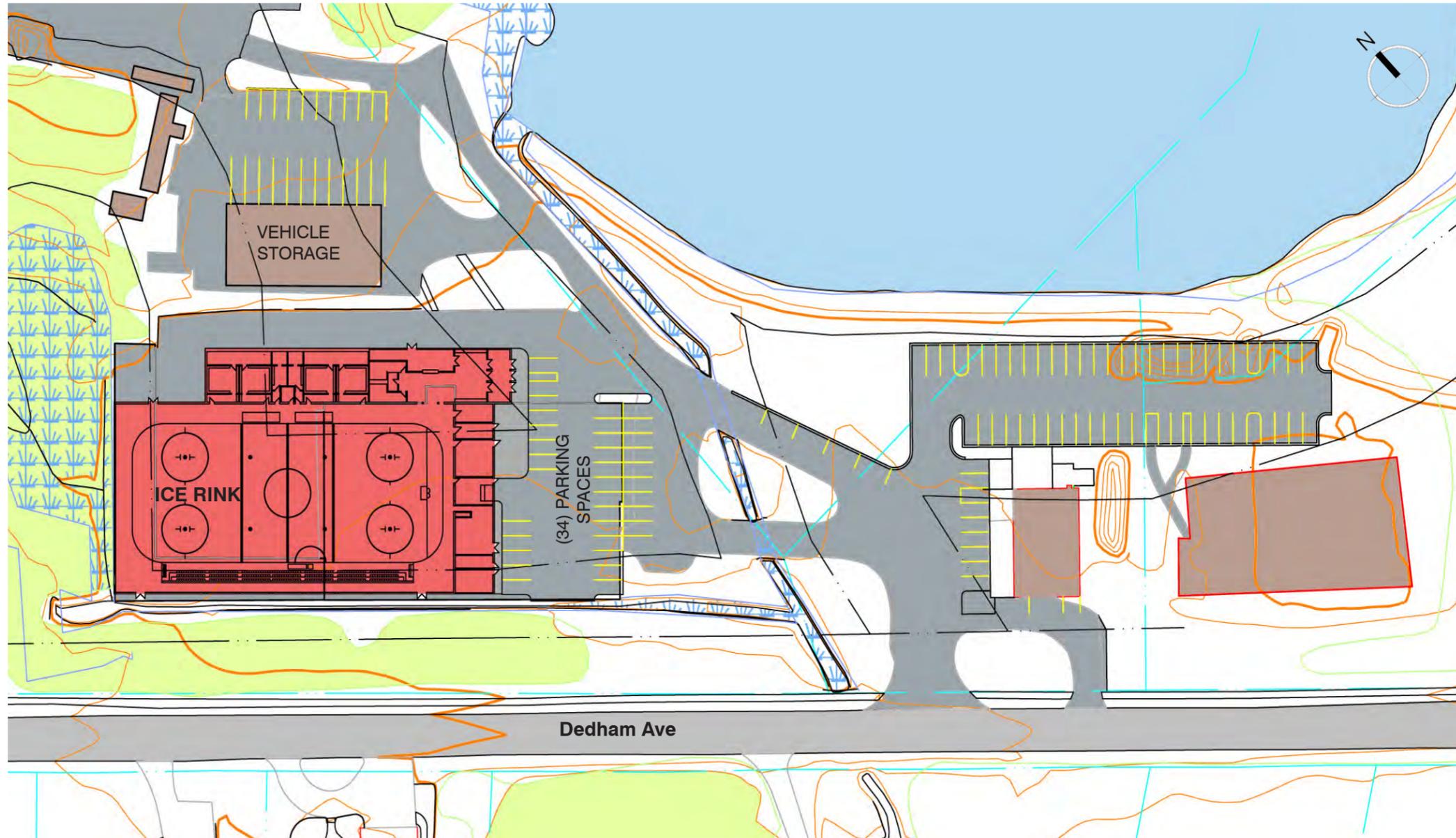
A range of alternatives were studied in 2012, including full refurbishment for year-round use. The more limited renovations selected will retain its seasonal use.

Description of Cricket Field Building Renovations

Renovations to this building will stabilize and extend the use of this building. Improvements to access will allow full use by the Community. Improvements include:

- Building envelope stabilization
- Stairs and porches will be repaired
- Bathrooms will be improved & made accessible
- Interior spaces will be painted
- Connection to sanitary sewer
- Accessible parking & pathway to the building

Renovation of Field Building



OVERVIEW OF AN ICE RINK AT DEDHAM AVENUE

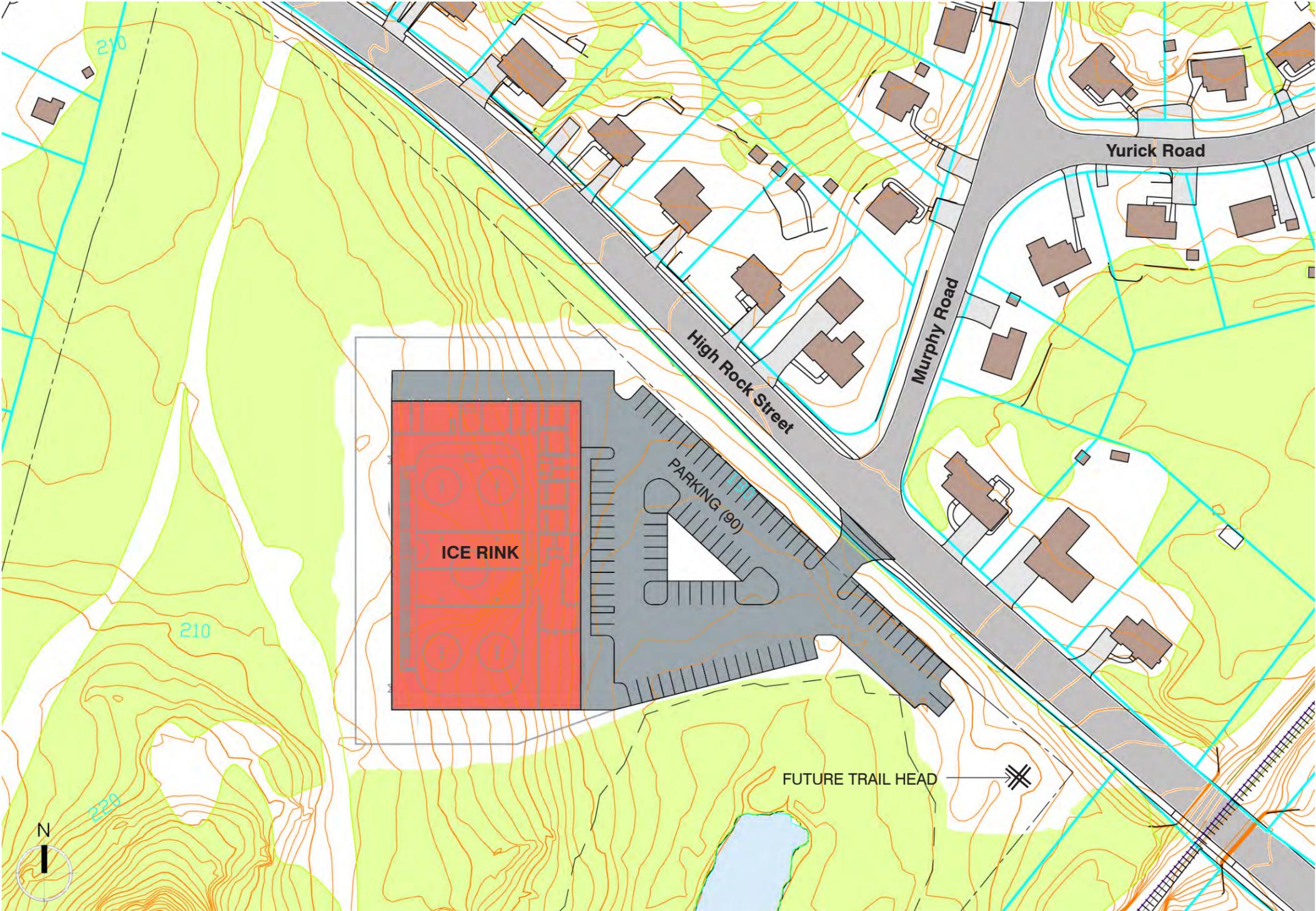
An Ice Rink is another facility that would enhance recreational opportunities for youth, teams and adults. The placement of this building would only be possible following relocation of the DPW off-site, as it would be placed at the location of the existing Hollis Building. This facility is another potential program for a Public / Private Partnership. Parking for this off hour use building would include parking dedicated to the PSAB, and joint use of new school parking, if a school was constructed at this site.

Description of an Ice Rink at Dedham Avenue

The building, sized for one rink capable of use by a high school or club team, is proposed. This building includes:

- One Rink
- Spectator Seating
- Team Rooms
- Concession and a Lobby
- Ticket Office

New Construction: 35,272 SF
Total Construction: 35,272 SF



OVERVIEW OF AN ICE RINK AT TOWN FOREST

Another studied location for an Ice rink is Town Forest. A rink would enhance recreational opportunities for youth, teams and adults. Again, there are natural synergies between these two recreational areas and parking for this building could augment the parking which is proposed for the rail trail. This facility is another potential program for a Public / Private Partnership.

Town Meeting and Legislative approvals would be required to construct this facility on Town Forest land.

Description of an Ice Rink at Town Forest

The building, sized for one rink capable of use by a high school or club team, is proposed. This building includes:

- One Rink
- Spectator Seating
- Team Rooms
- Concession and a Lobby
- Ticket Office

New Construction: 36,839 SF

Total Construction: 36,839 SF