



Town Hall Preservation

April, 2008

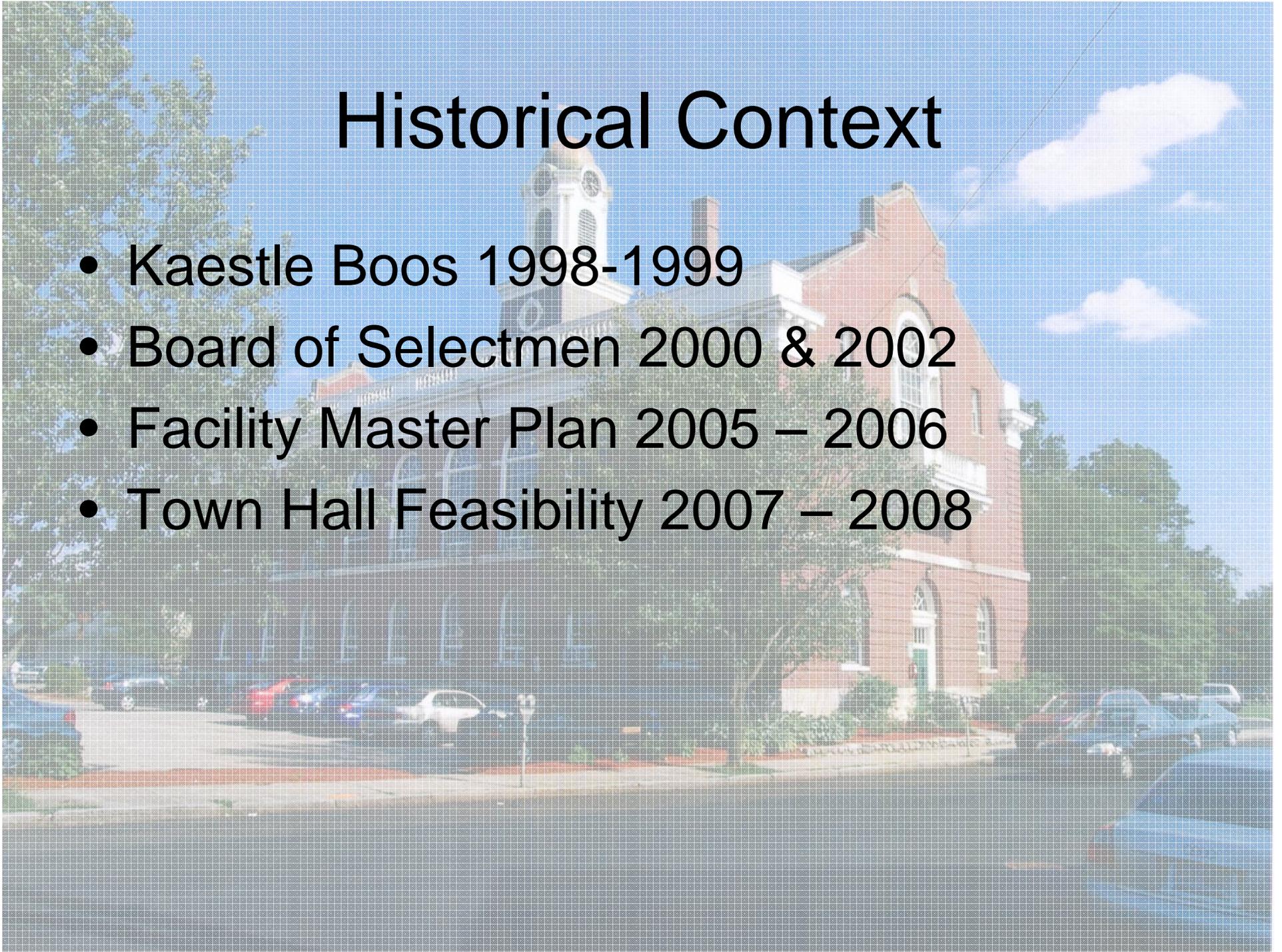
Agenda

- Background on Town Hall Evaluation
- Financial Analysis
- Space Use Analysis
- Future Opportunities



Historical Context

- Kaestle Boos 1998-1999
- Board of Selectmen 2000 & 2002
- Facility Master Plan 2005 – 2006
- Town Hall Feasibility 2007 – 2008



Kaestle Boos Evaluation of Town Hall (1999)

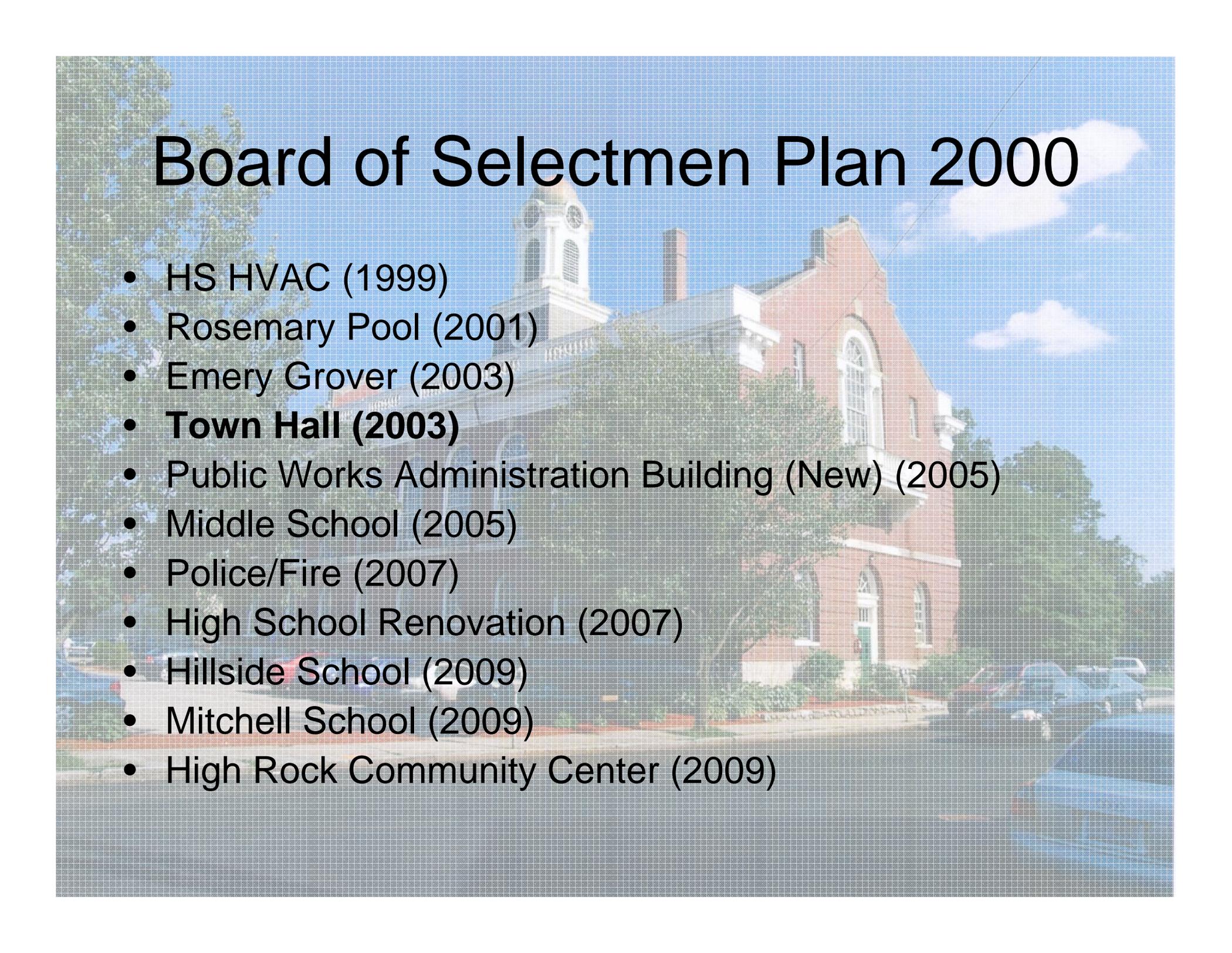
- Facility Rating:
 - Physical B
 - Infrastructure C-
 - Safety/Code C+
 - Accessibility D-
 - Technology D
 - Community Use D
- Recommendation: 3 floors plus a mezzanine floor



Kaestle Boos Master Plan (12 Year) Partial List

- Addition & Renovation Public Library 1998
- Eliot/Broadmeadow/Newman/HR 1999
- Senior Center at High Rock (2002)
- New Middle School (2004)
- New Building and Renovations at DPW (2004)
- High School Renovation (2006)
- **Town Hall (2006)**
- Pollard Renovation (2007)
- Mitchell Renovation (2008)
- Hillside Renovation (2009)

Board of Selectmen Plan 2000



- HS HVAC (1999)
- Rosemary Pool (2001)
- Emery Grover (2003)
- **Town Hall (2003)**
- Public Works Administration Building (New) (2005)
- Middle School (2005)
- Police/Fire (2007)
- High School Renovation (2007)
- Hillside School (2009)
- Mitchell School (2009)
- High Rock Community Center (2009)

Board of Selectmen Plan 2002

- High School HVAC (2002)
- Senior Center at Rosemary (2003)
- **Town Hall Renovation (2005)**
- DPW Administration Building (2006)
- Library Renovation (2007)
- New Middle School (2007)

Town Hall Evaluation

- 2001 Request to PPBC for assistance in developing cost of feasibility study.
- 2002 - 2003 Town Hall feasibility withdrawn from STM Warrant to balance fiscal priorities.
- 2005 Annual Town Meeting approves town-wide facility study.
- May, 2005 Facility Working Group Created.

Town Hall Evaluation

- PPBC Selects DiNisco Design Partnership to conduct study. DDP works with Town staff, boards, committees and FWG.
- Review of Town Hall portion of plan is extensive and includes multiple options for Town Hall and also for relocating departments.
- DDP develops “Infill” plan but includes both “Infill” and “Atrium” plan in final FMP.

Town Hall Evaluation

- Concerns about Infill Plan are raised and considered by the Selectmen.
- Board of Selectmen endorses FMP including the Infill plan.
- Facility Master Plan presented to STM in November, 2006.
- November, 2006 STM approves first project in the FMP – High Rock Renovation.

Town Hall Evaluation

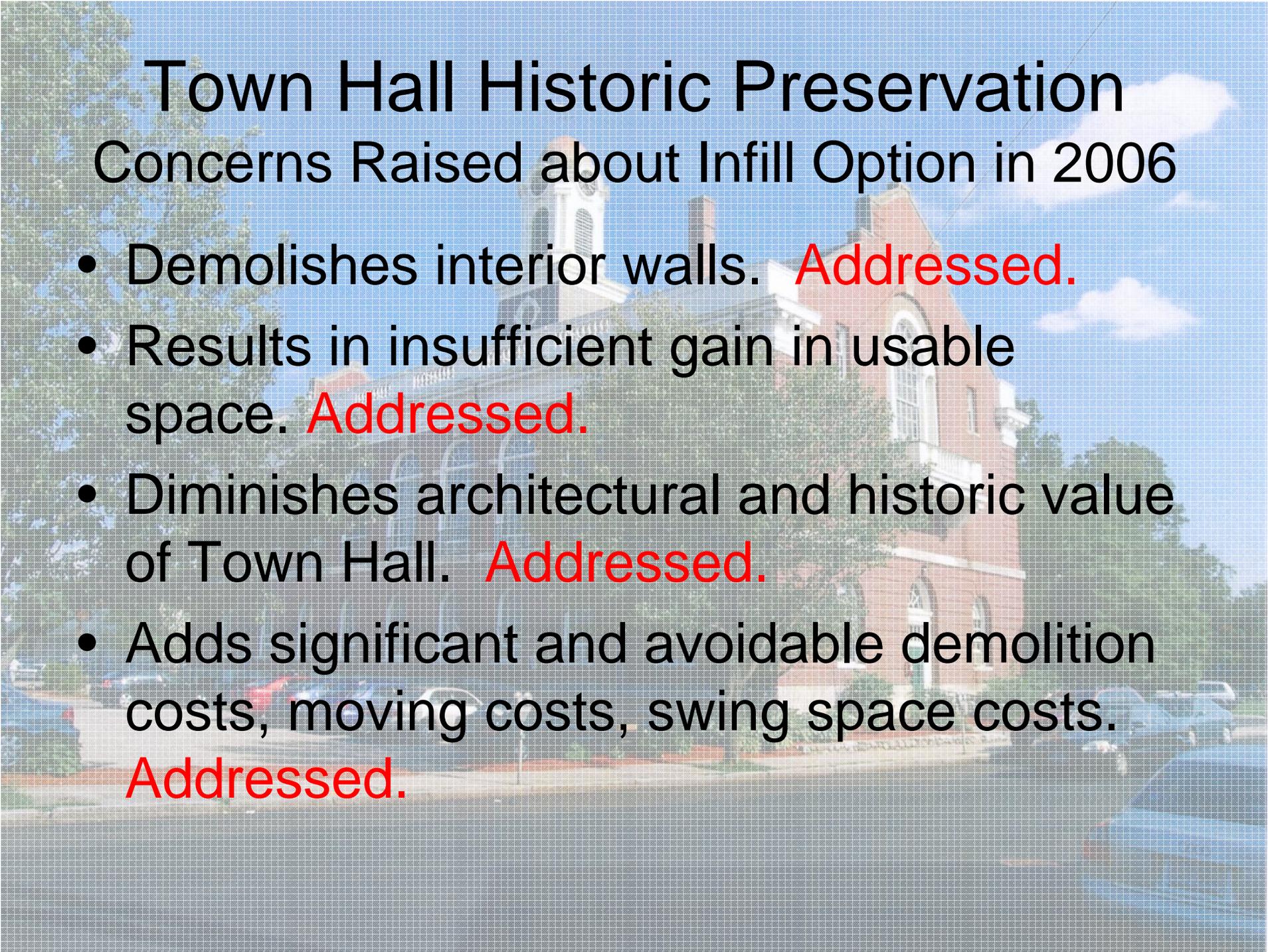
- In an effort to seek consensus, Town Manager and Board of Selectmen seek funding for Town Hall feasibility to review infill and atrium concepts and other alternatives.
- Feasibility study goals:
 - Maintaining and improving usefulness of building for existing and projected Town Government Functions.

Town Hall Evaluation

- Feasibility Study Goals (continued)
 - Providing suitable meeting space(s) for staff, public meetings and community needs.
 - Preserving, maintaining, and restoring existing historical features of the building structure (including an option to preserve the former second floor meeting hall) to the extent feasible consistent with accomplishment of other core priorities.

Town Hall Evaluation

- PPBC hires McGinley Kalsow & Associates which conducts evaluation and presents three options for consideration
- MKA presents cost estimates, CPA eligibility projections, and options to BOS in January, 2008
- Board votes to support so-called Option 1



Town Hall Historic Preservation

Concerns Raised about Infill Option in 2006

- Demolishes interior walls. **Addressed.**
- Results in insufficient gain in usable space. **Addressed.**
- Diminishes architectural and historic value of Town Hall. **Addressed.**
- Adds significant and avoidable demolition costs, moving costs, swing space costs. **Addressed.**

Town Hall Historic Preservation Concerns Raised about Infill Option in 2006

- Every floor is significantly altered. **Addressed.**
- Inconsistent with historical requirements (e.g. the main corridor loses its “see through appeal”). **Addressed.**
- Excludes forever the possibility of restoring the hall. **Addressed.**

Town Hall Historic Preservation

Concerns Raised about Infill Option in 2006

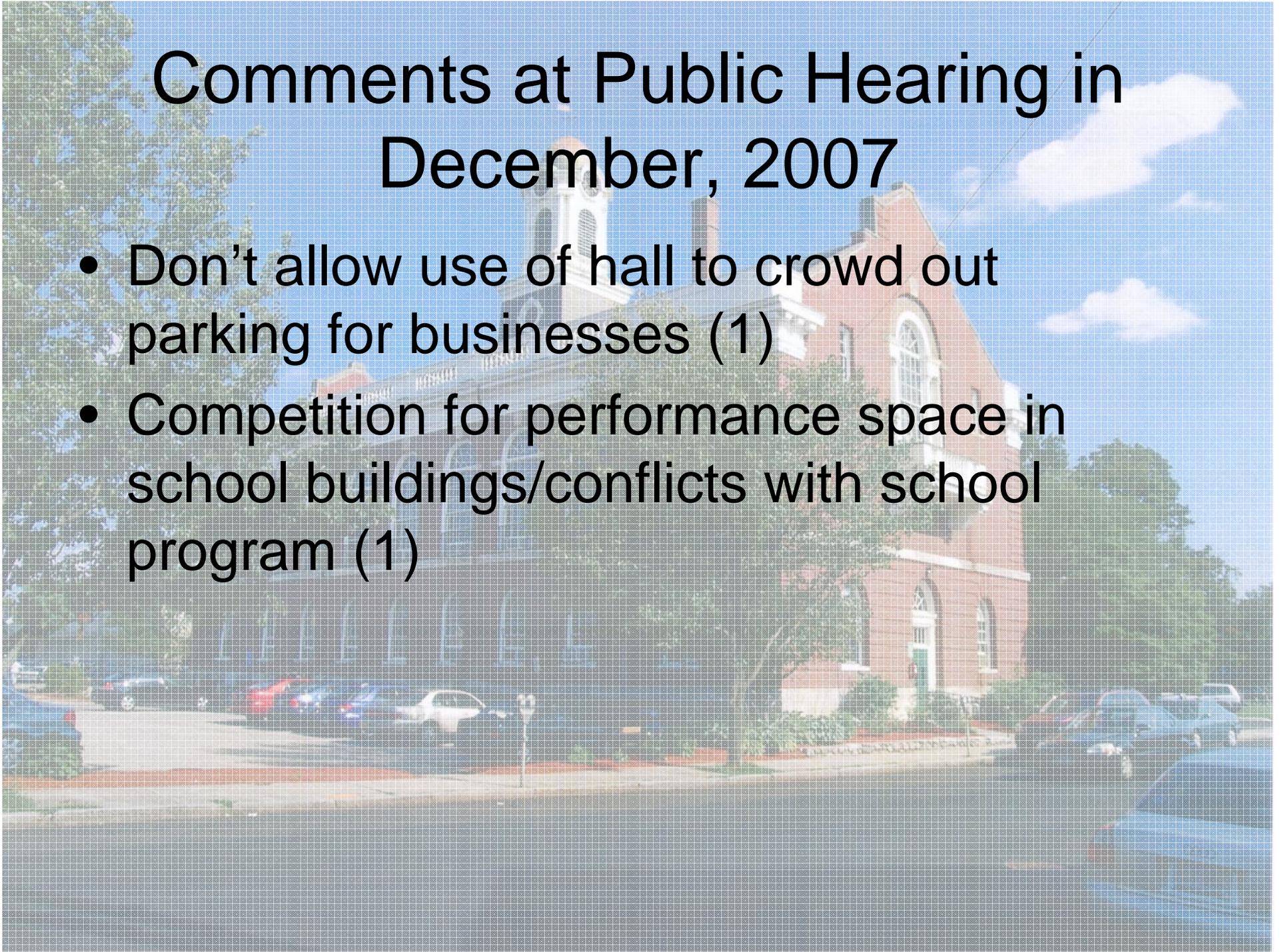
- Includes no public amenities or pedestrian pathways. **Will be included in downtown study.**
- Prevents citizens from being able to experience and make use of the Hall. **Citizen use will be limited generally to public uses.**
- Does not maximize use of Town Hall to provide significant meeting and event space. **Significant increase in availability of meeting space for public boards.**
- Does not enhance vitality of downtown. **Renovation itself enhances the downtown.**

Comments at Public Hearing in December, 2007

- Restore Hall as an emblem of Needham's past to allow for community use (5)
- Consider Finances/CPA (2)
- Preserve sightline of exterior (1)
- Include in a town-wide plan (1)
- Consider storage needs (1)
- Consider impact on economic vitality (1)
- Need for performance/exhibition space for private groups (teen bands, square dancers, theater, concerts) (8)

Comments at Public Hearing in December, 2007

- Don't allow use of hall to crowd out parking for businesses (1)
- Competition for performance space in school buildings/conflicts with school program (1)



Town Hall Preservation Project

- Sufficient office space in view of senior management
- Expansion capacity will be possible with construction of senior center and future community center.
- Rearranging offices and use of off site storage at DPW allows for greater flexibility and use of remaining NSF.

One Conclusion

- There is a need for additional, dedicated community space for performances, gathering, and exhibitions. These are not functions of government. How can Needham assist the non-profit community to develop such space in downtown?

Financing Plan

- \$129,486,885 in capital appropriations 2004-2008
- Facility Financing Plan
 - Town Hall CPA with some tax levy support
 - DPW/Public Services building within the levy
 - Senior Center as a debt exclusion
- Debt Ratios – 12.5% in 2011, Peak year

Financing Plan

- Identified future projects include:
 - Middle School
 - DPW Renovation
 - Emery Grover/School Administration
 - Hillside School
 - Mitchell School
 - Newman School HVAC, etc.
 - Pollard roof, auditorium, etc.
 - Rosemary Pool

CPA Funding

- Town Hall Preservation Project (Article 26)
 - CPA \$14.3 million
 - Tax Levy \$1.4 million
 - Total \$15.7 million
- Citizens' Petition Project (Article 25)
 - CPA \$14.2 million
 - Other \$6.2 million
 - Total \$20.4 million

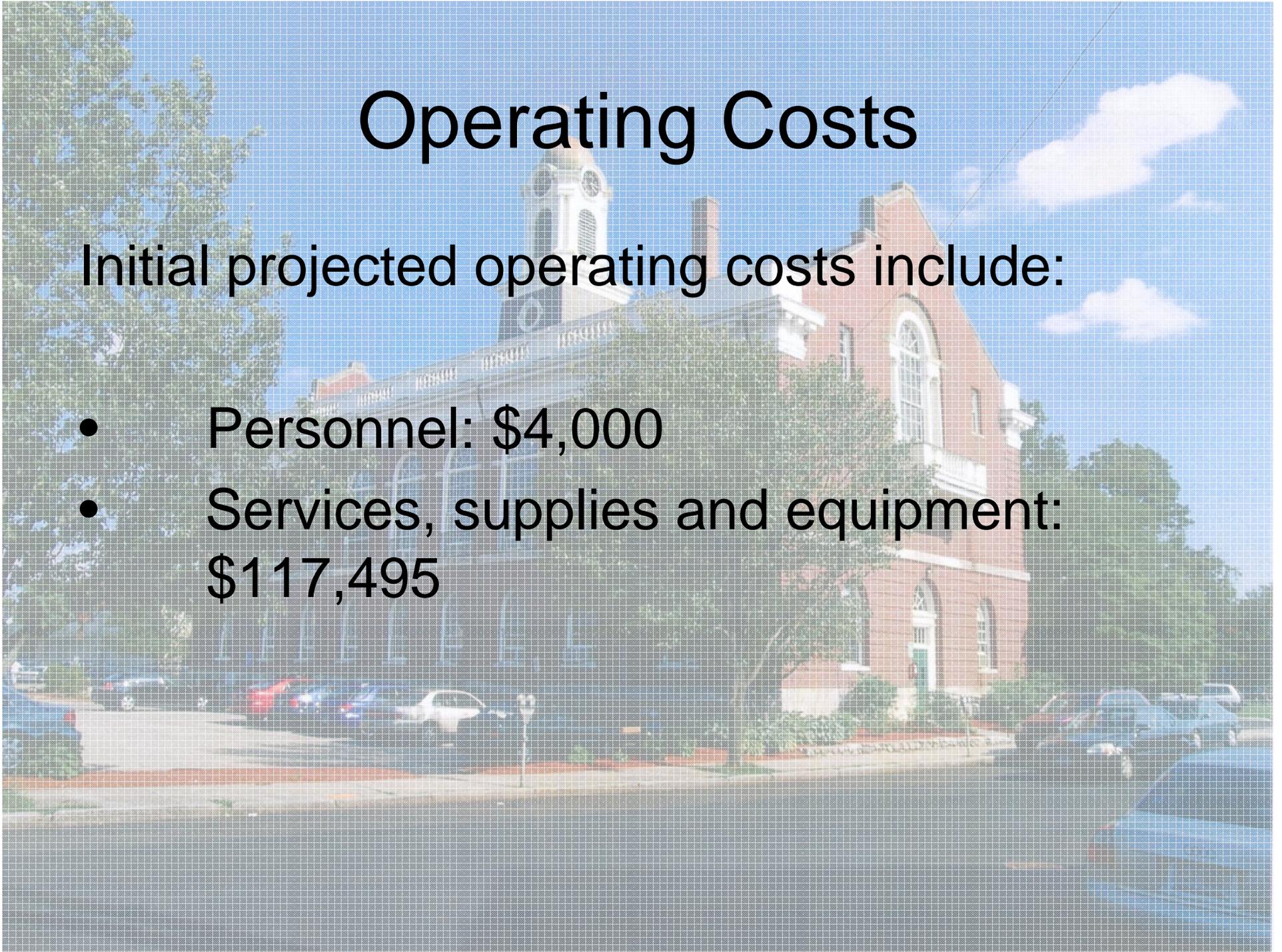
Financing Gap

- \$6.2 million needed to allow for the restoration of the hall
 - 100% of the funding for the Public Services Building at Dedham Ave projected at \$6.0 million
 - 75% of the funding for the Senior Center at Ridge Hill project

Operating Costs

Initial projected operating costs include:

- Personnel: \$4,000
- Services, supplies and equipment: \$117,495



Space Use Analysis

- MKA Identified projected need for 12,699 NSF
- Proposed Project provides 11,716 at Town Hall and 1,650 at Dedham Avenue for a total of 13,366
- NSF proposed in Citizens' Petition is 14,464 (an additional 1,098 plus expansion)

Future Opportunities

- Conversion of Emery Grover?

