

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

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

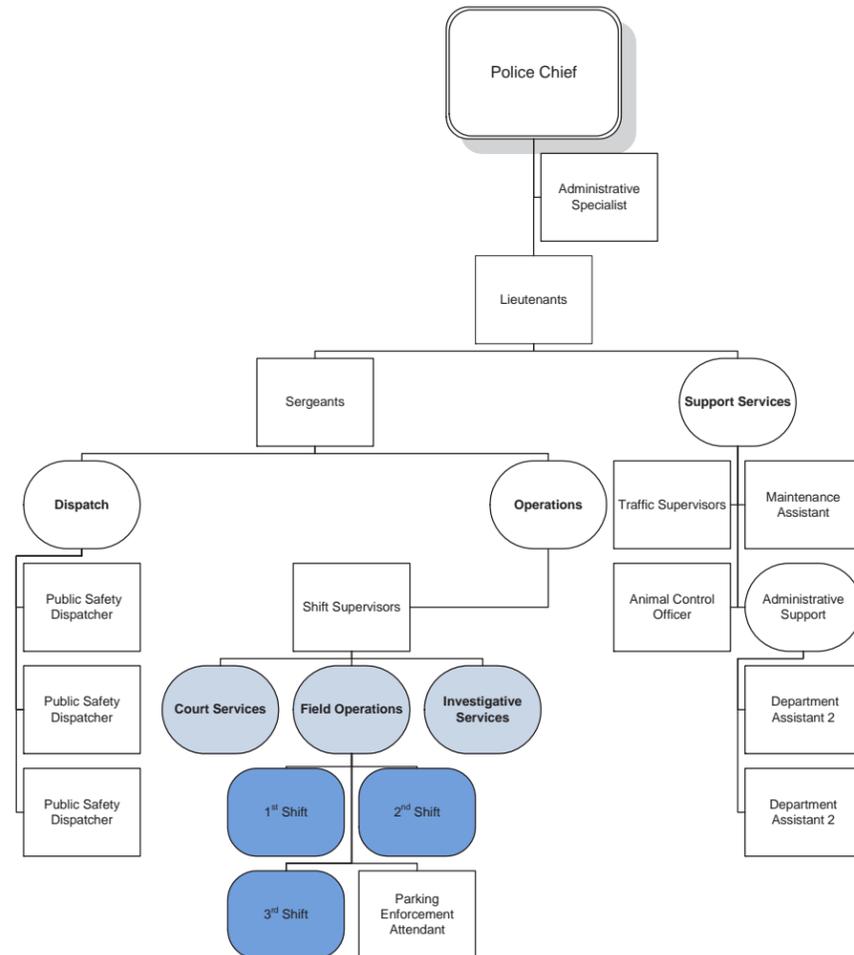
Following the site walk-throughs and programming sessions, the programming documents were organized to include the following:

- 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

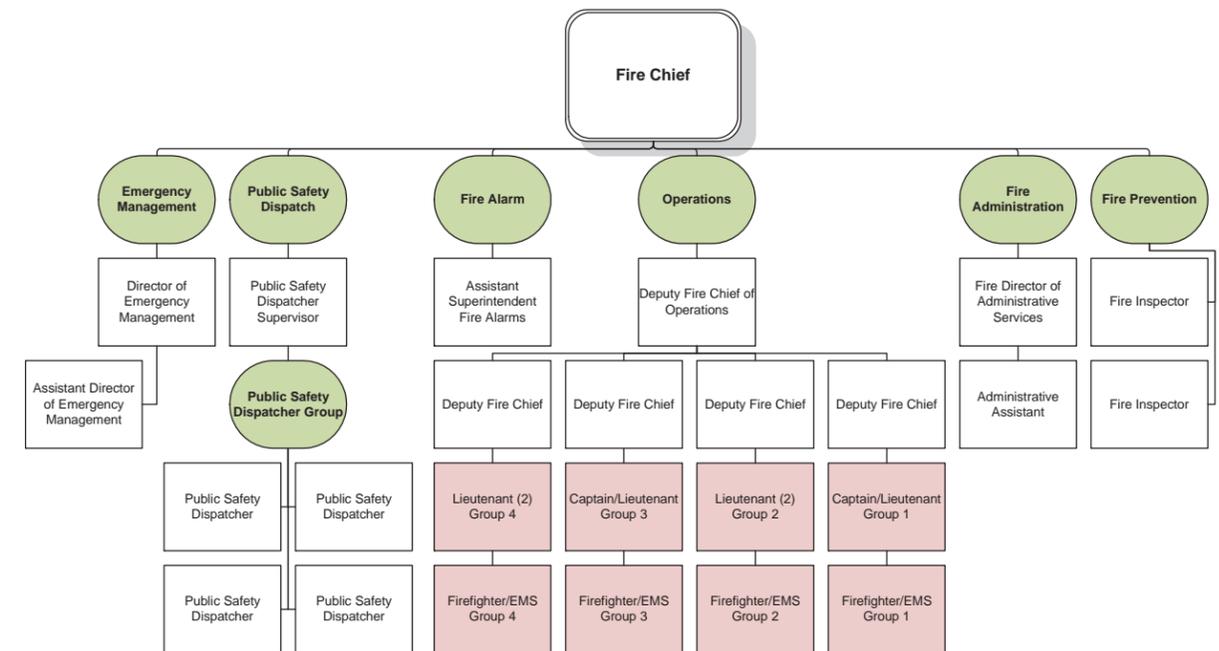


POLICE - ORGANIZATIONAL CHART

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

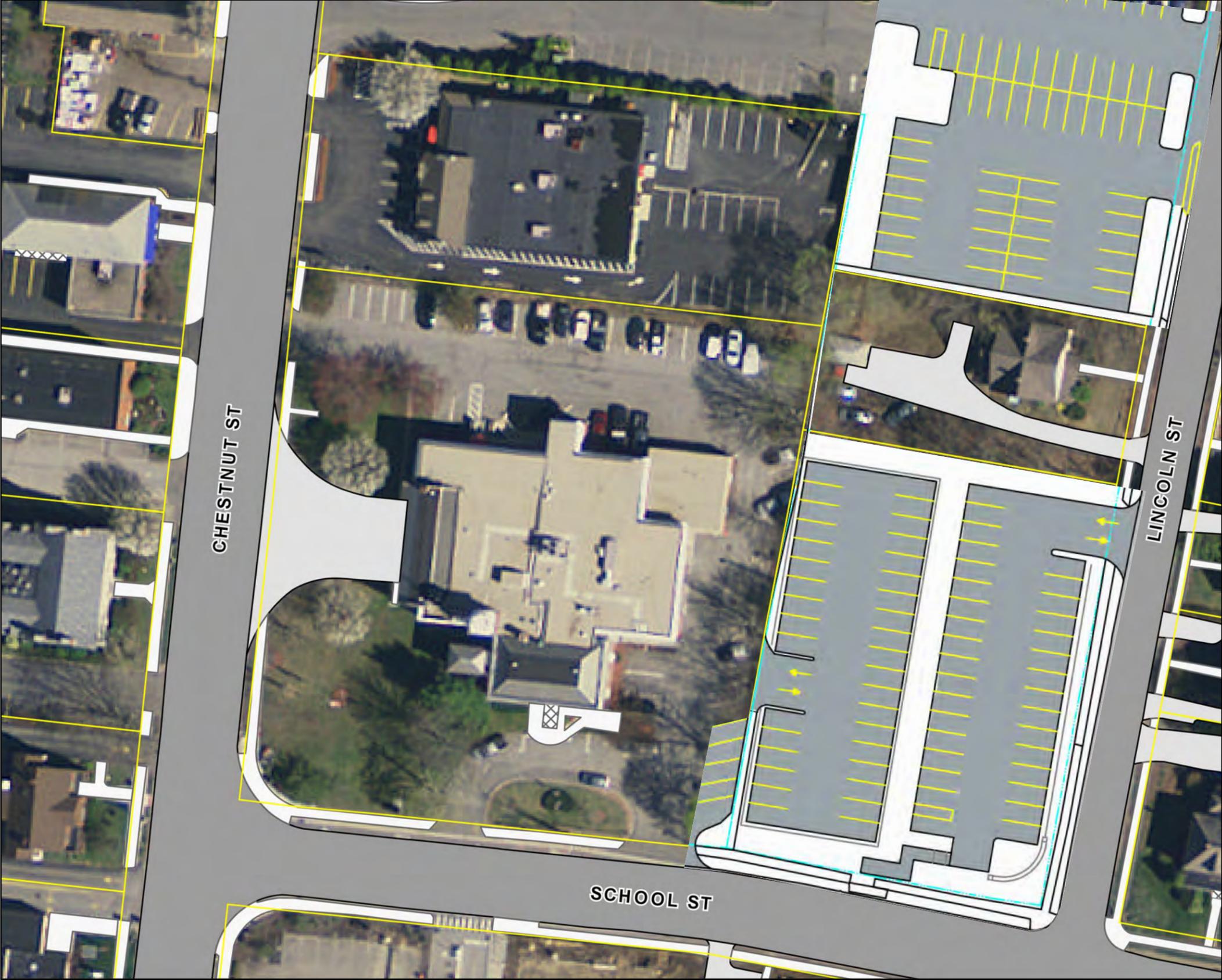
All of these spaces are required for a fully functioning building.

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

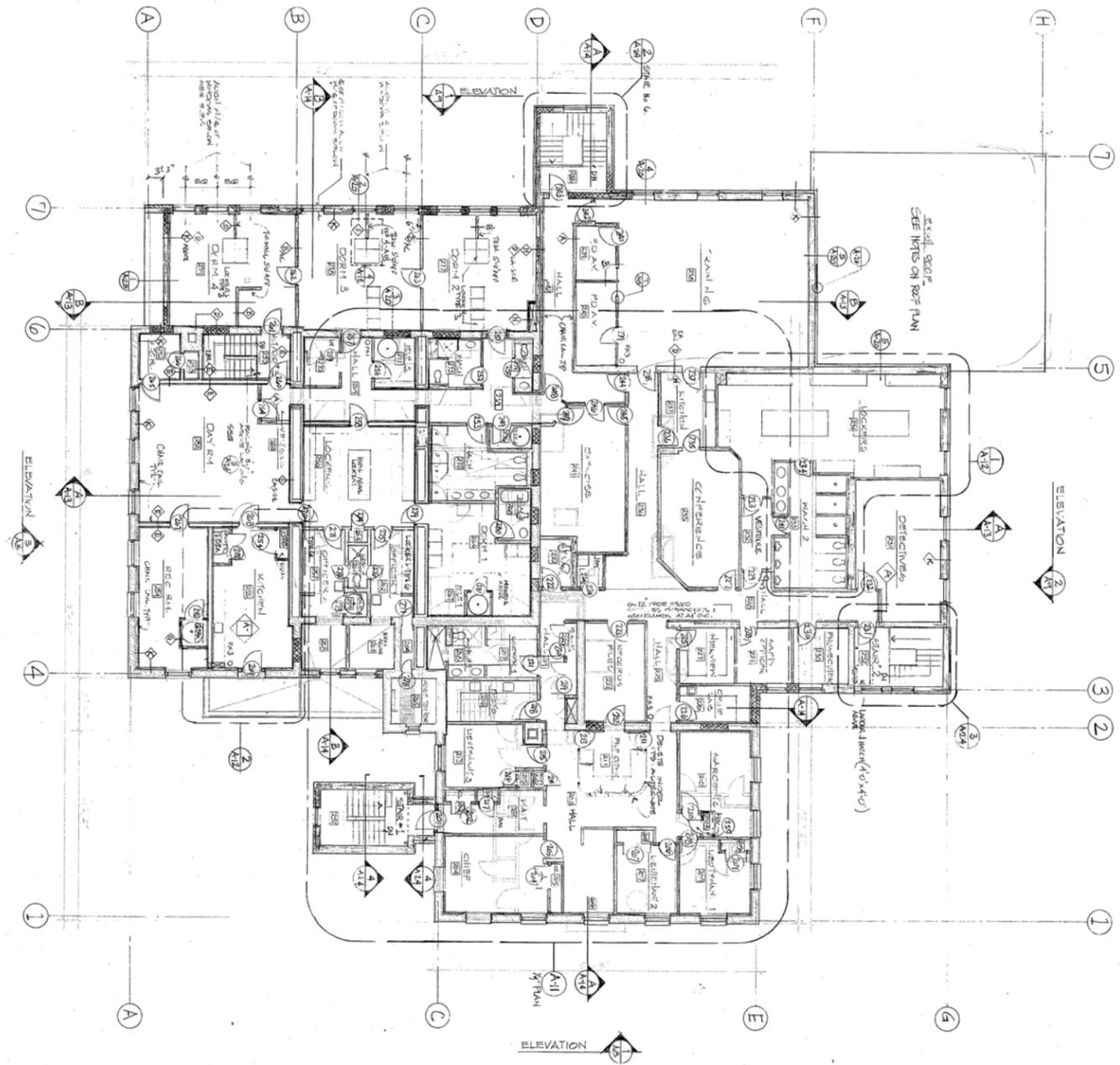
Parcel Area:
Jurisdiction: Board of Selectmen

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

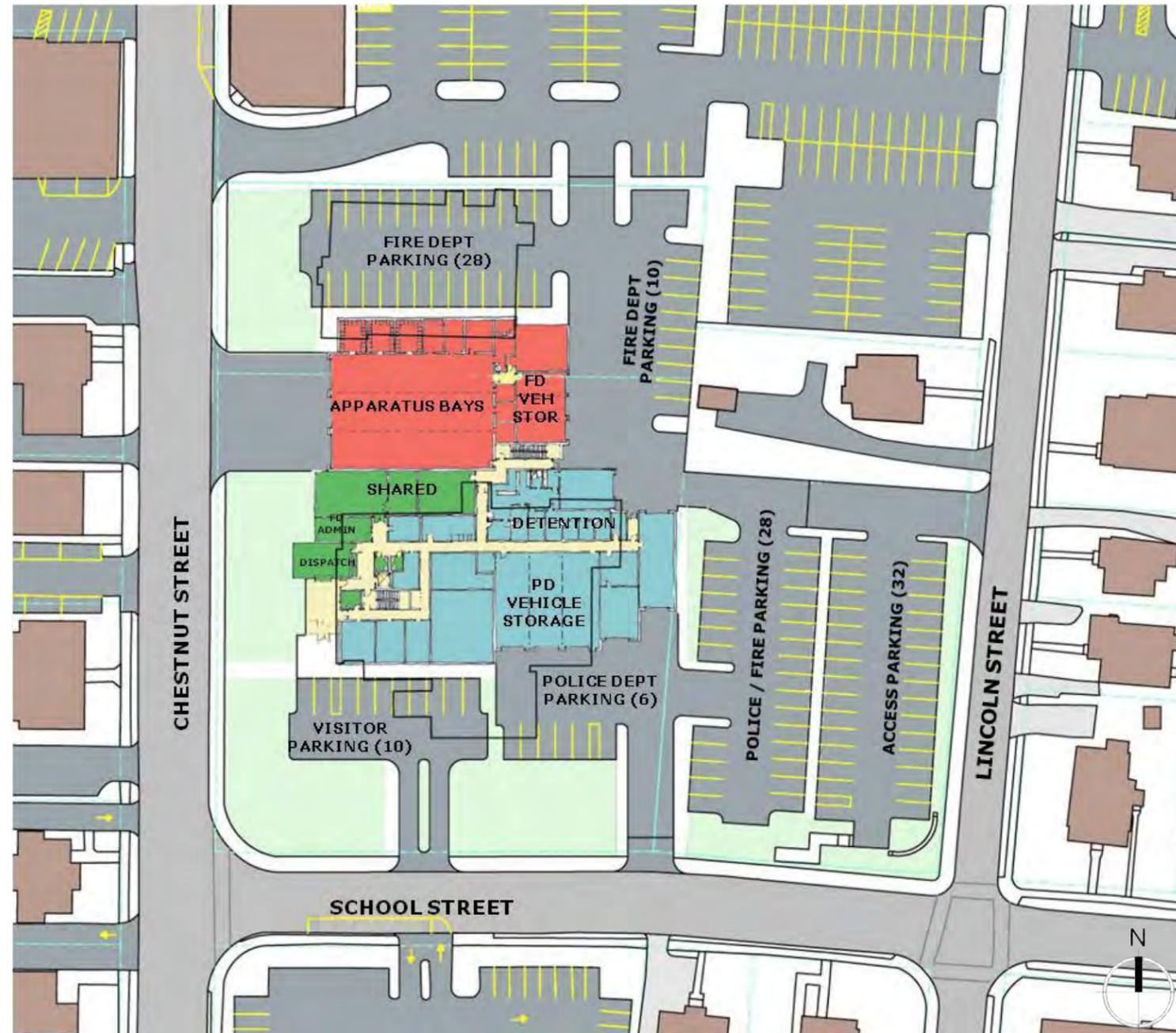
- Legend**
- 2013 Parcels
 - - - Parcel Setback
 - Wetland Boundary
 - - - Wetlands Setback
 - Wetlands

2013 Aerial photo data from Needham WebGIS





EXISTING 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:

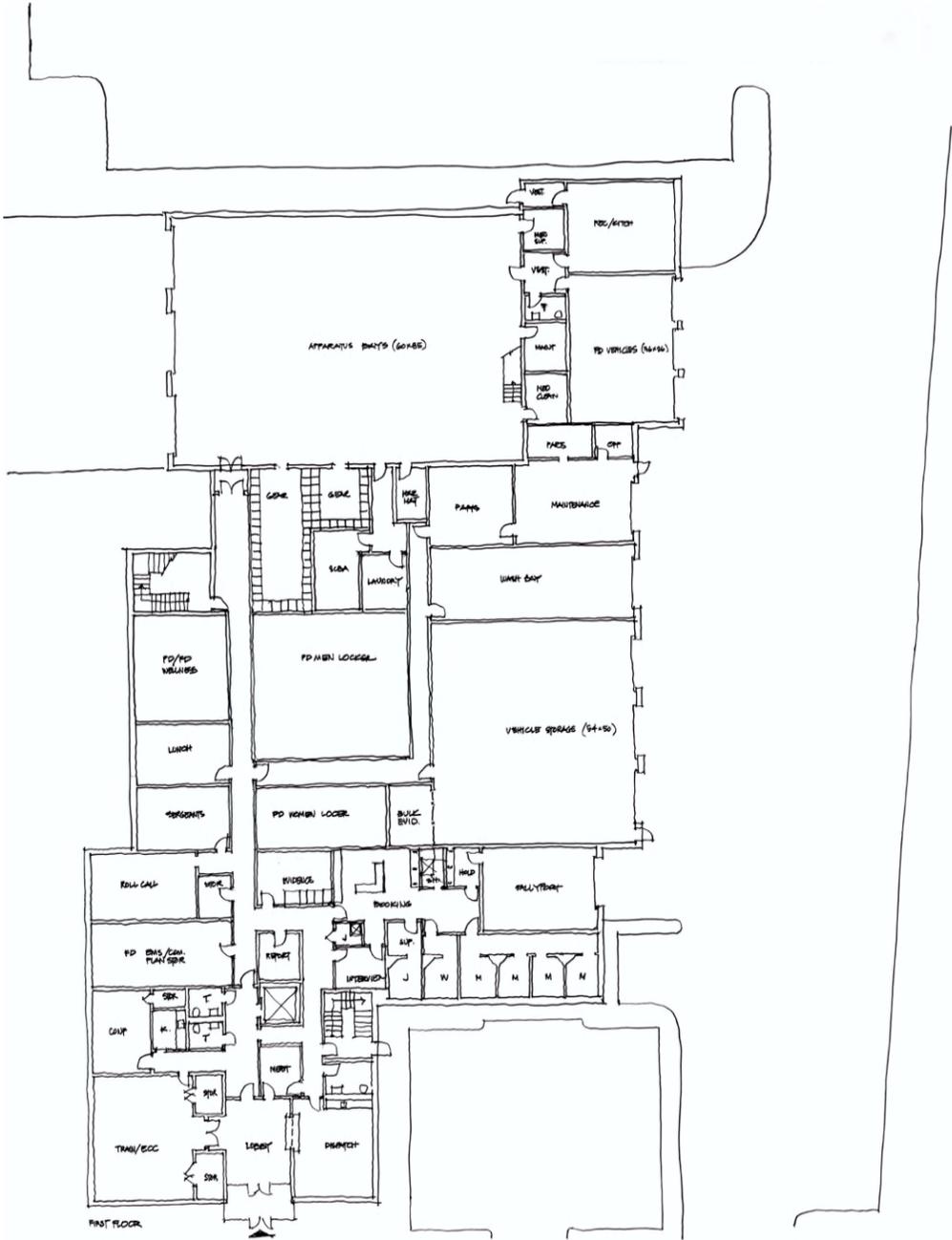
- Administration for Police and Fire Departments
- PD Vehicle storage, Maintenance and Wash Bay
- PD Sallyport, holding, booking, cell block
- FD Vehicle storage and support spaces
- FD Day Room
- FD Living Quarters
- Shared Dispatch, EOC, Training and Fitness

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

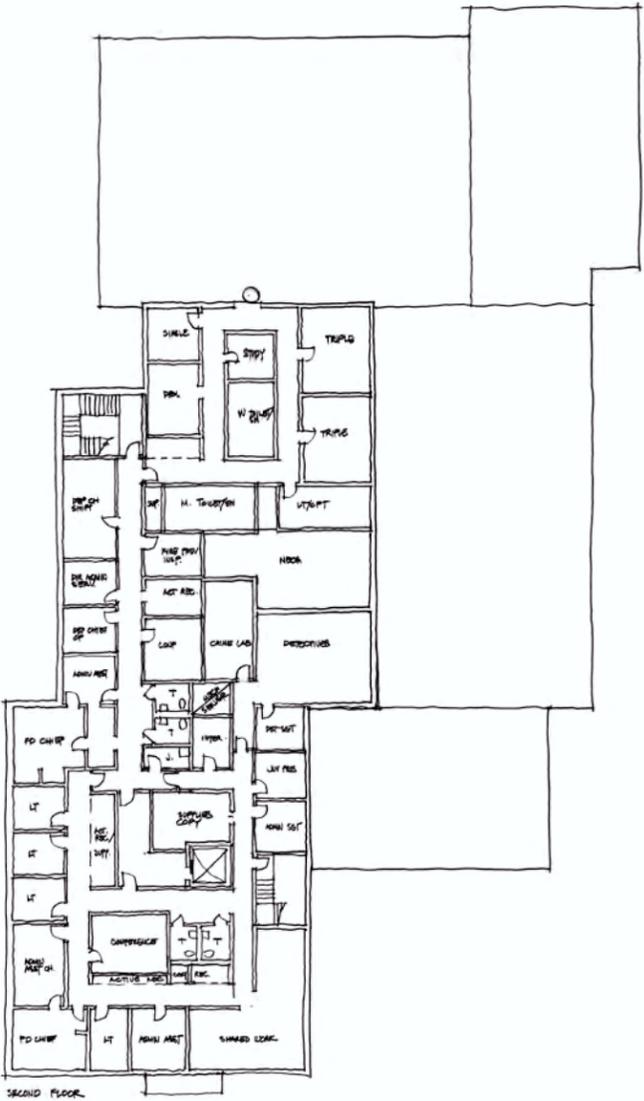
- Superintendent of Schools
- Student Development
- Innovation Technology
- Finance Operations
- Program Development
- Shared Building Service

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

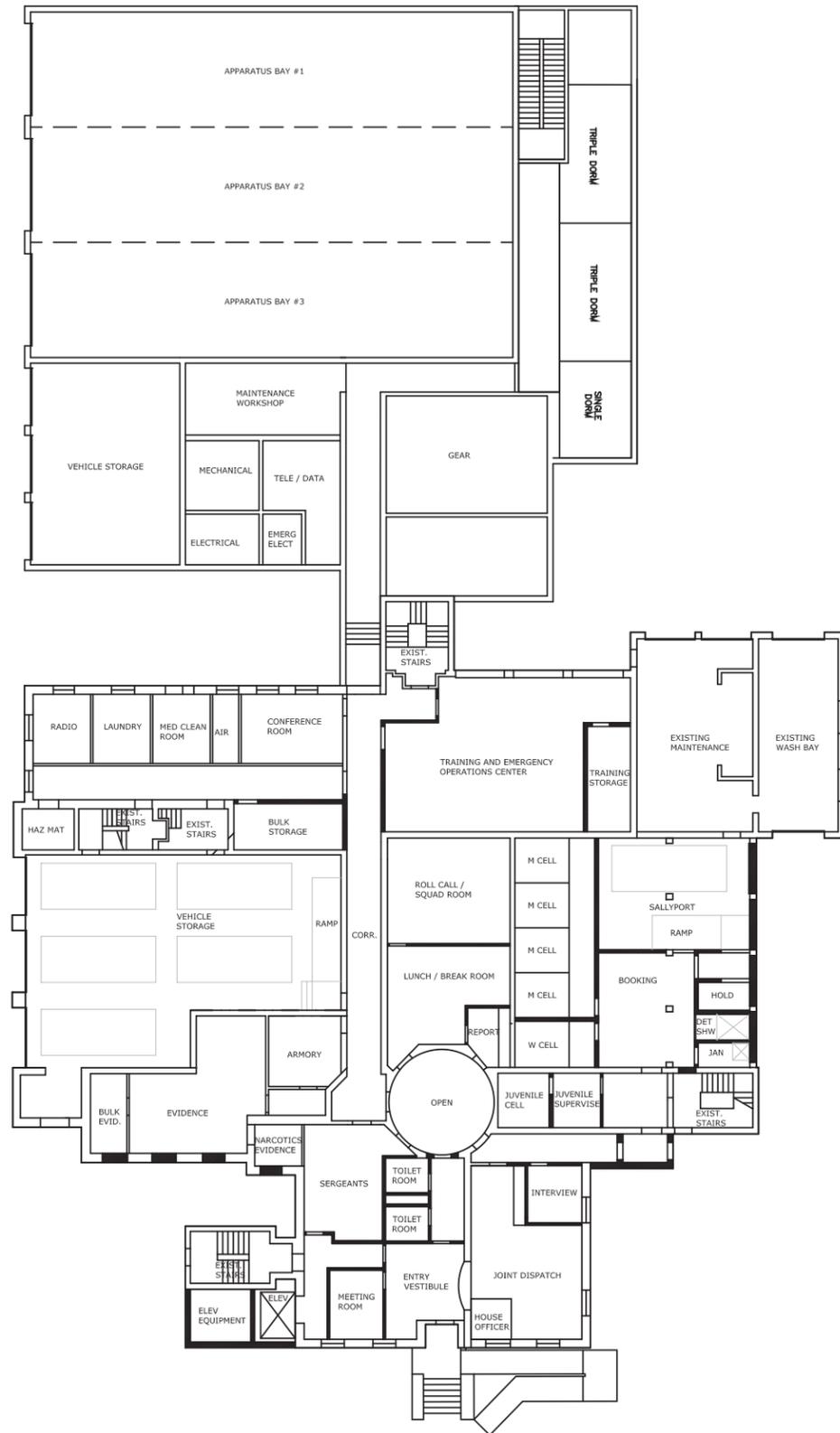
Heavy Renovation:

2 story PD /FD Renovation: 31,145 SF

New Construction:

2 story FD Addition: 15,700 SF

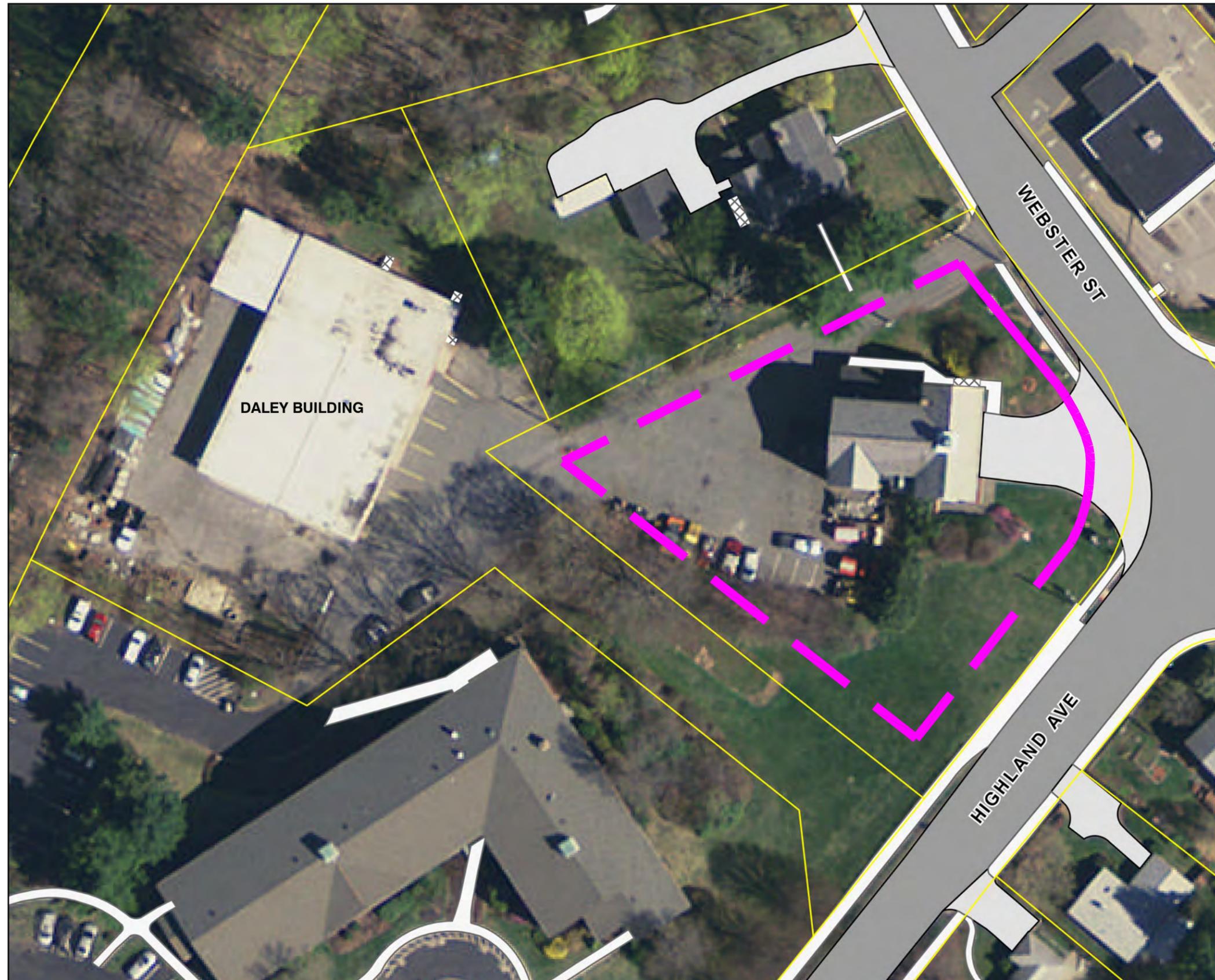
Total Building Construction: 46,844 SF



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