

EXHIBIT A



Needham School Administration

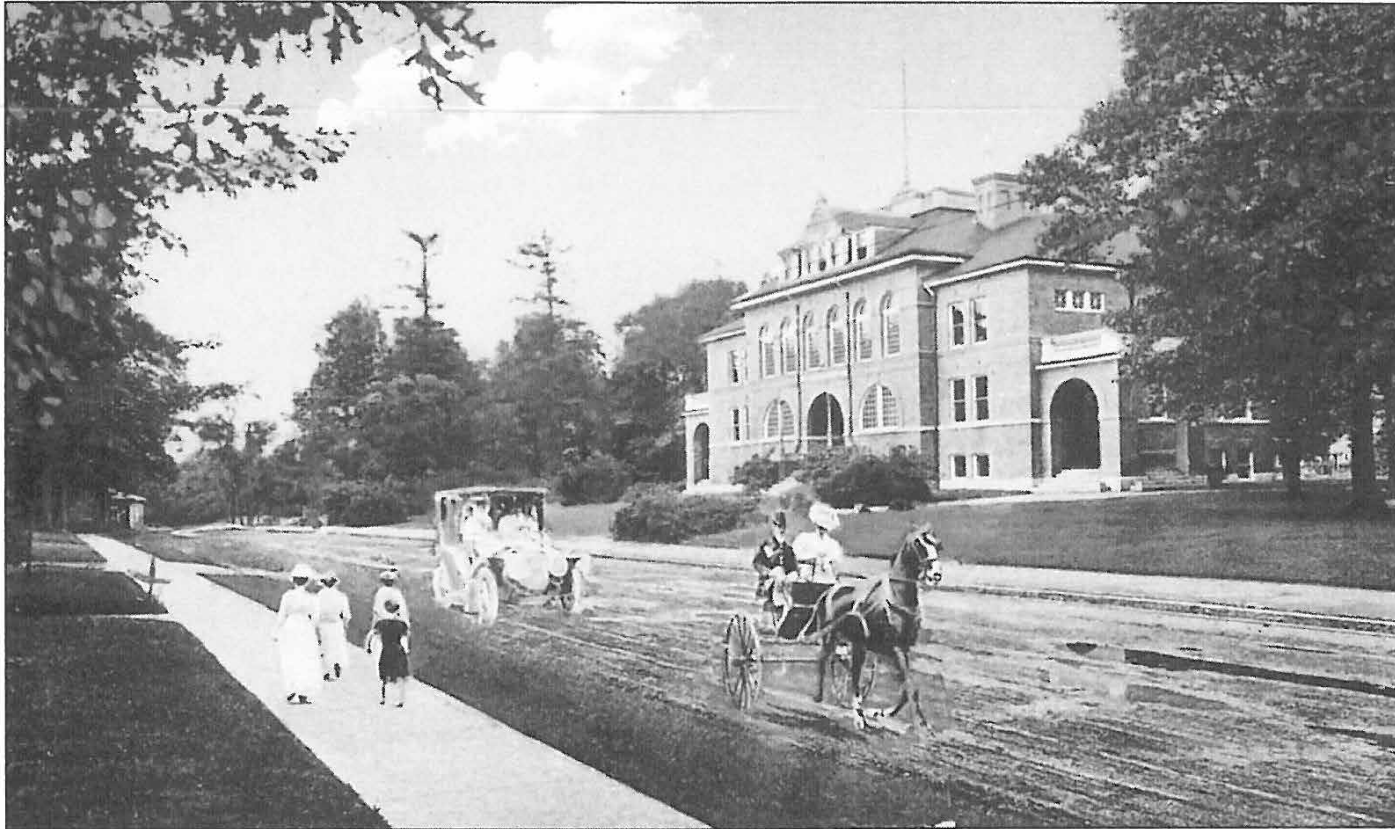
Emery Grover Building

January 25, 2022

Presentation to the Community Preservation Committee



HISTORIC GATEWAY BUILDING ON HIGHLAND AVE



Built in 1898, this was the town's first high school and only example of the Renaissance Revival style. It was built halfway between the two sections of town on a site donated by knitting company owner John Moseley. Named for Judge Emery Grover, a twenty-two-year member of the school committee, the building has been the office of the school administration since 1930



View from Highland Ave, from early 1900's (Needham Historic Society) and today

United States Department of the Interior
National Park Service

JUL 24 1987

NATIONAL
REGISTERNational Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Emery Grover Building (preferred)other names/site number Needham High School

2. Location

street & number 1330 Highland Avenue N/A not for publicationcity, town Needham N/A vicinitystate Massachusetts code 025 county Norfolk code 021 zip code 02192

3. Classification

Ownership of Property

- ☐ private
☒ public-local
☐ public-State
☐ public-Federal

Category of Property

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	<u> </u> buildings
<u> </u>	<u> </u> sites
<u> </u>	<u> </u> structures
<u> </u>	<u> </u> objects
<u>1</u>	<u> </u> Total

Name of related multiple property listing:

N/ANumber of contributing resources previously
listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official Valerie A. Talmage July 20, 1987Executive Director, State Historic Preservation Office, Massachusetts Historical Commission
State or Federal agency and bureauIn my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

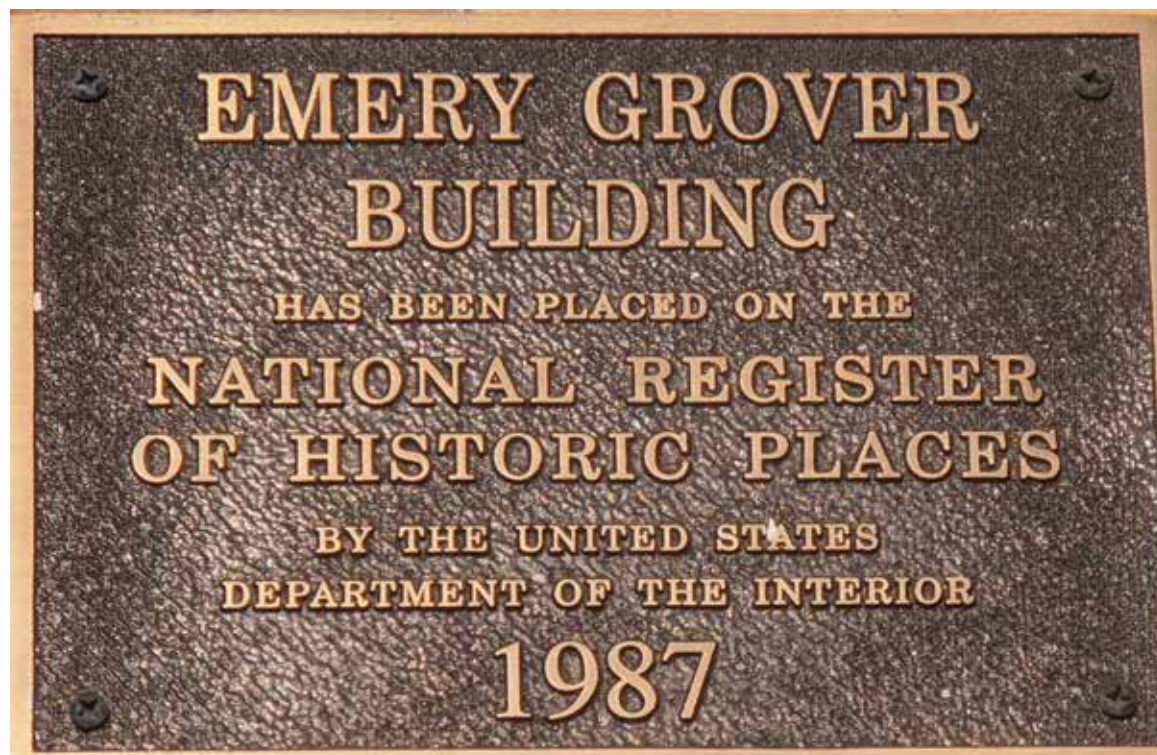
- ☒ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National Register. ☐ See continuation sheet.
☐ determined not eligible for the National Register.
☐ removed from the National Register.
☐ other, (explain:)

Entered in the
National Register8/20/87

Signature of the Keeper

Date of Action

NATIONAL REGISTER BUILDING



HIGHLAND AVE SCHOOL AND EMERY GROVE BUILDINGS



With rapid population growth in Needham after World War I, the 1898 high school building proved inadequate. The town needed a modern facility with a gym and science rooms. The Highland Avenue School was located next to the old high school. This new building also became inadequate for a high school; it served as a junior high and finally an elementary school

- Built in 1924 to adjacent to EG as "new" High School
- Sold and demolished in 1984 for Condominiums



- Converted to School Administration in 1947
- Preservation needed

HISTORIC SIGNIFICANCE OF THE EMERY GROVE BUILDING

Constructed in 1897 as a High School

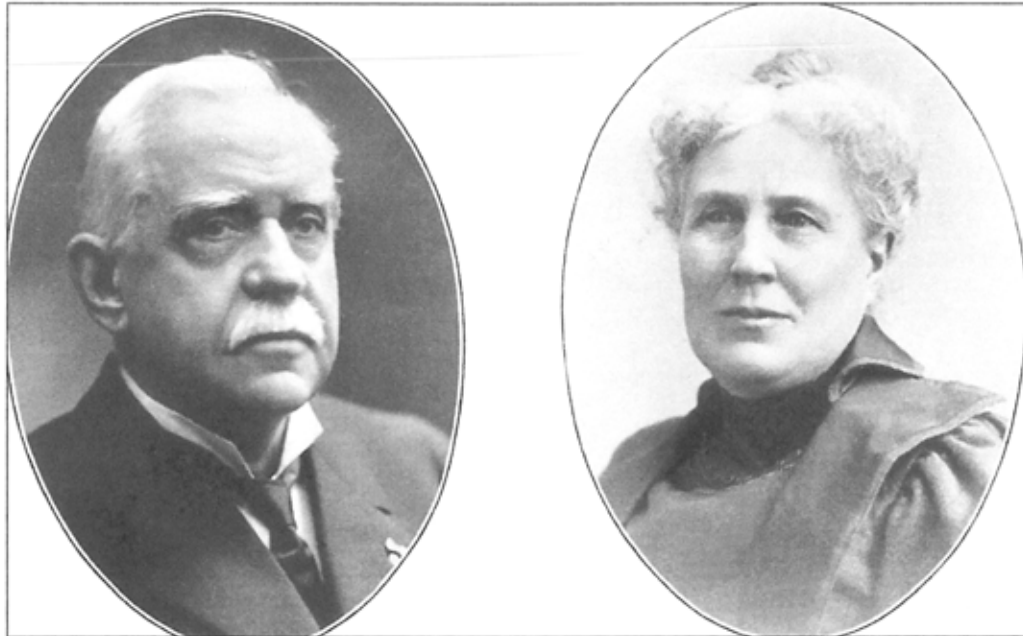
- Designed by Whitman & Hood
- GC was F. G. Colburn
- Served as the Town's High School until 1923
- A Junior HS from 1923 to 1929
- Elementary School 1929-1944

The oldest Public Building in Needham

- Second Renaissance Revival Style
- Location was chosen between the Heights and Needham Center
- Housed School Administration from 1947 to present
- 8/20/1987 – listed in the National Register of Historic Places

NOTABLE NEEDHAMITES

Named after: Judge Emery Grover



In a 50th wedding anniversary picture in 1918 are Judge Emery Grover and his wife, the former Lydia Orr, daughter of Needham manufacturer Galen Orr. The present Needham Public Schools administration building, which was the former high school (1898), now bears Emery Grover's name, honoring this prominent judge and local official who also served as selectman and school committee member.

Land donated by: William Moseley



An important manufacturer of silk and elastic stockings, knit surgical bandages, and underwear was William G. Moseley, who also served as town moderator for twenty-eight town meetings from 1899 to 1911. An incorporator of the Needham Cooperative Bank in 1902, Moseley was admitted to the Massachusetts Bar in 1907 and served as town auditor, selectman, and school committee member.

WHY CPA FUNDS ARE APPROPRIATE FOR THIS PROJECT

- Last major historic public building needing renovation
- EG is highest Historic Commission preservation priority
- Preservation of Gateway Building into downtown
- Cost effective path to preservation – equal to demolition and new building for current use
- Best chance for preservation is Town renovation and reuse
- Demolition likely if property is sold to a developer




WHY CPA FUNDS ARE APPROPRIATE FOR THIS PROJECT

- Urgent need due to decades of deferred maintenance while waiting for this plan
- ADA/MAAB accessibility to a major public building
- Life safety upgrades required
- Code required thresholds for roof and window projects will trigger a comprehensive renovation to meet current energy, seismic, egress, fire safety, mechanical, electrical and plumbing requirements.

COMMUNITY PRESERVATION ACT

Part C Historic Preservation Factors for Consideration:

Factors for consideration by the Committee toward approval of funding through the Community Preservation Act.

-  • Preserves and protects historic and cultural properties and sites to the extent allowed under the CPA.
-  • Demonstrates a public benefit to preserve historic resources. Town-owned facilities may be preferred in The Committee's evaluation process.
-  • Incorporates the remodeling, reconstruction, renovation and making of extraordinary repairs to historic resources, such as improvements intended to make historic facilities functional for their intended use, including but not limited to, handicapped accessibility and building code requirements.

Emery Grover is included in the Town of Needham Community Preservation Plan

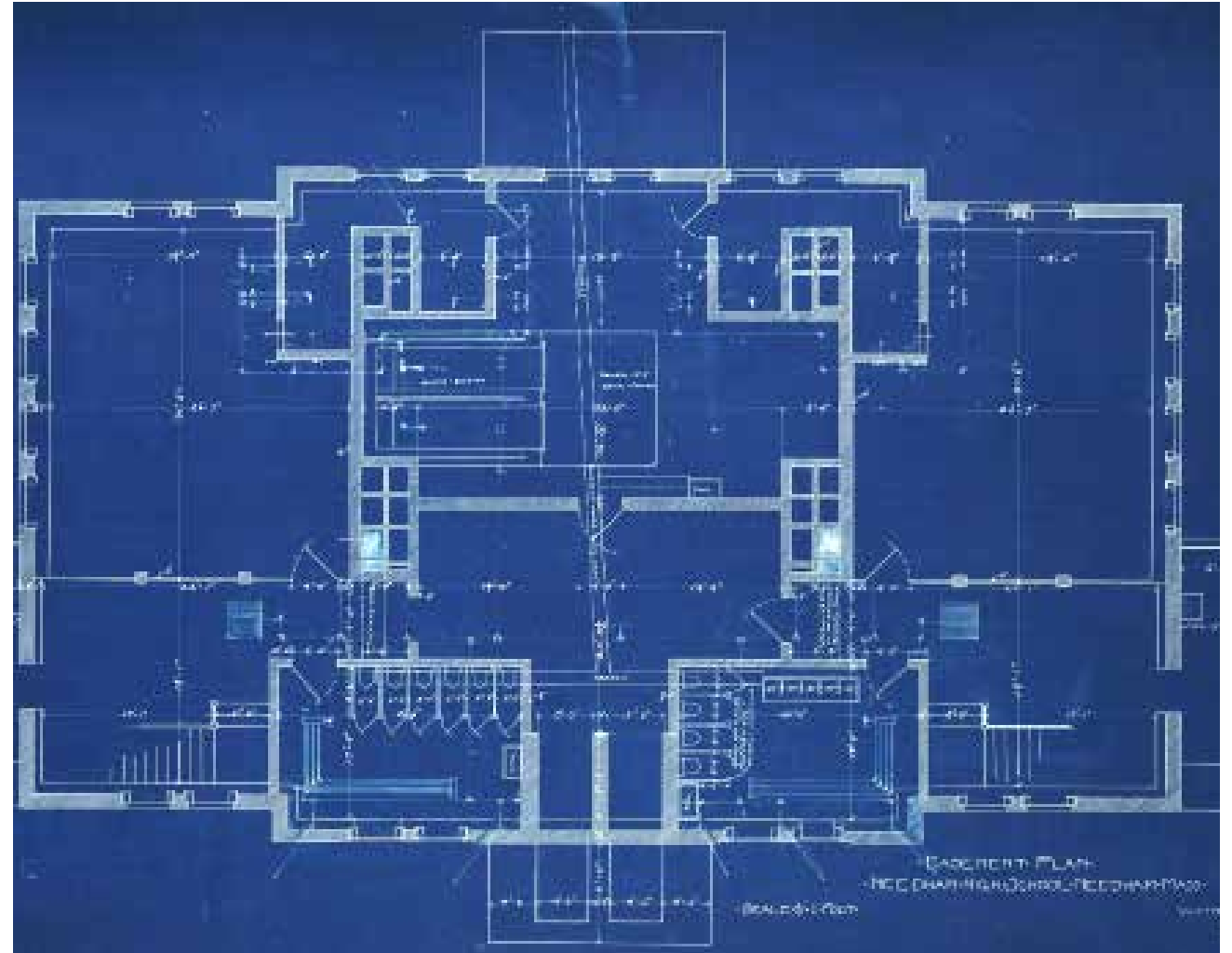
EXISTING CONDITIONS

BASEMENT LEVEL

"The basement contains the hearing and ventilating apparatus, manual training room, bicycle & janitor's rooms and sanitariums"

(Needham Chronicle 8/21/1898)

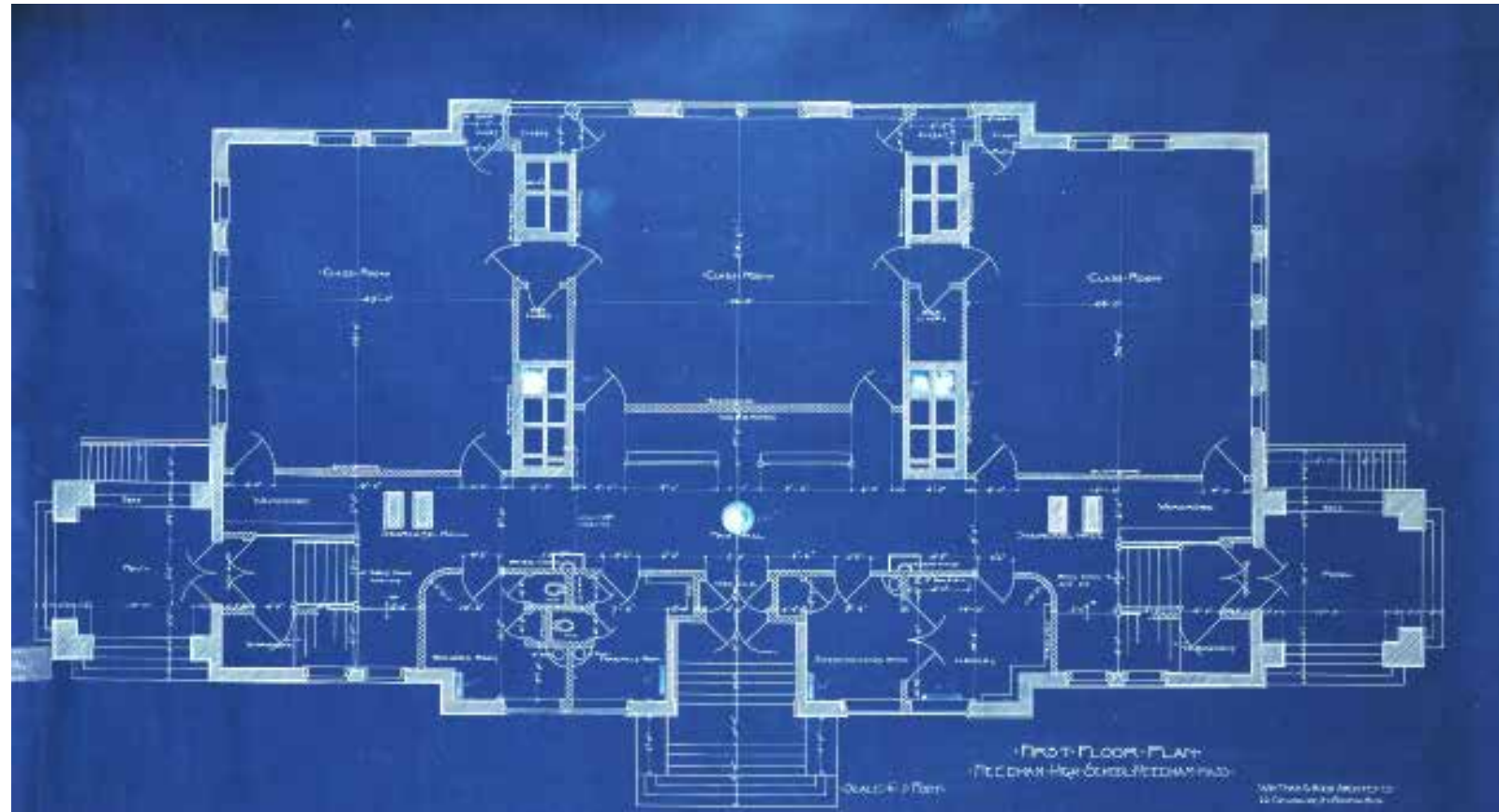
Coal fired furnace and ventilation shafts at center of the plan



FIRST FLOOR

"On the first floor the main corridor runs from end to end with wardrobes. On the sides are three classrooms, superintendent's, committee's, teachers and principal's room."

(Needham Chronicle 8/21/1898)

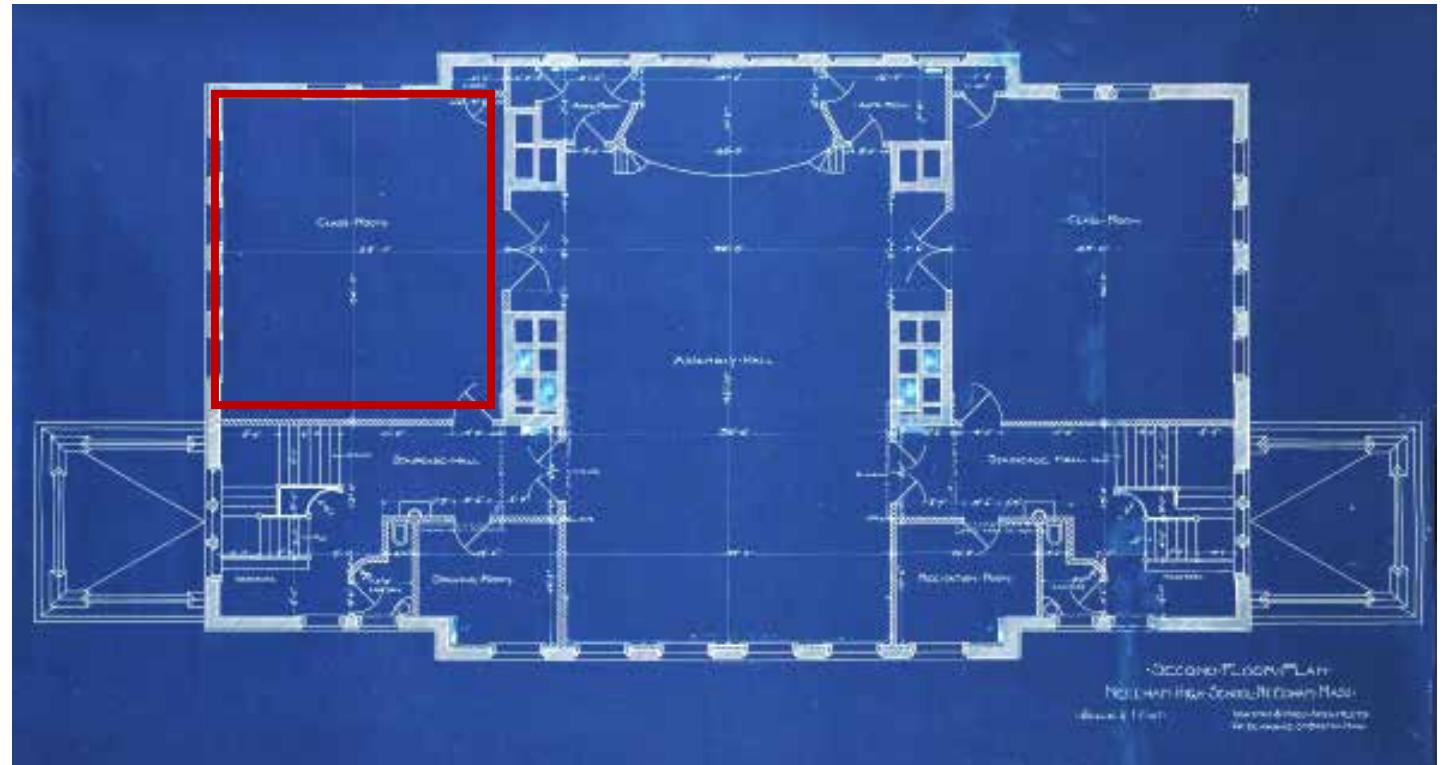


SECOND FLOOR

"On the second floor there are two classrooms, a recitation room, and an assembly hall with 14-ft studs, seating 275. A room here will be used for a library room."

(Needham Chronicle 8/21/1898)

- The left side room is still a conference room today
- All the other spaces have been subdivided for School Administration offices.

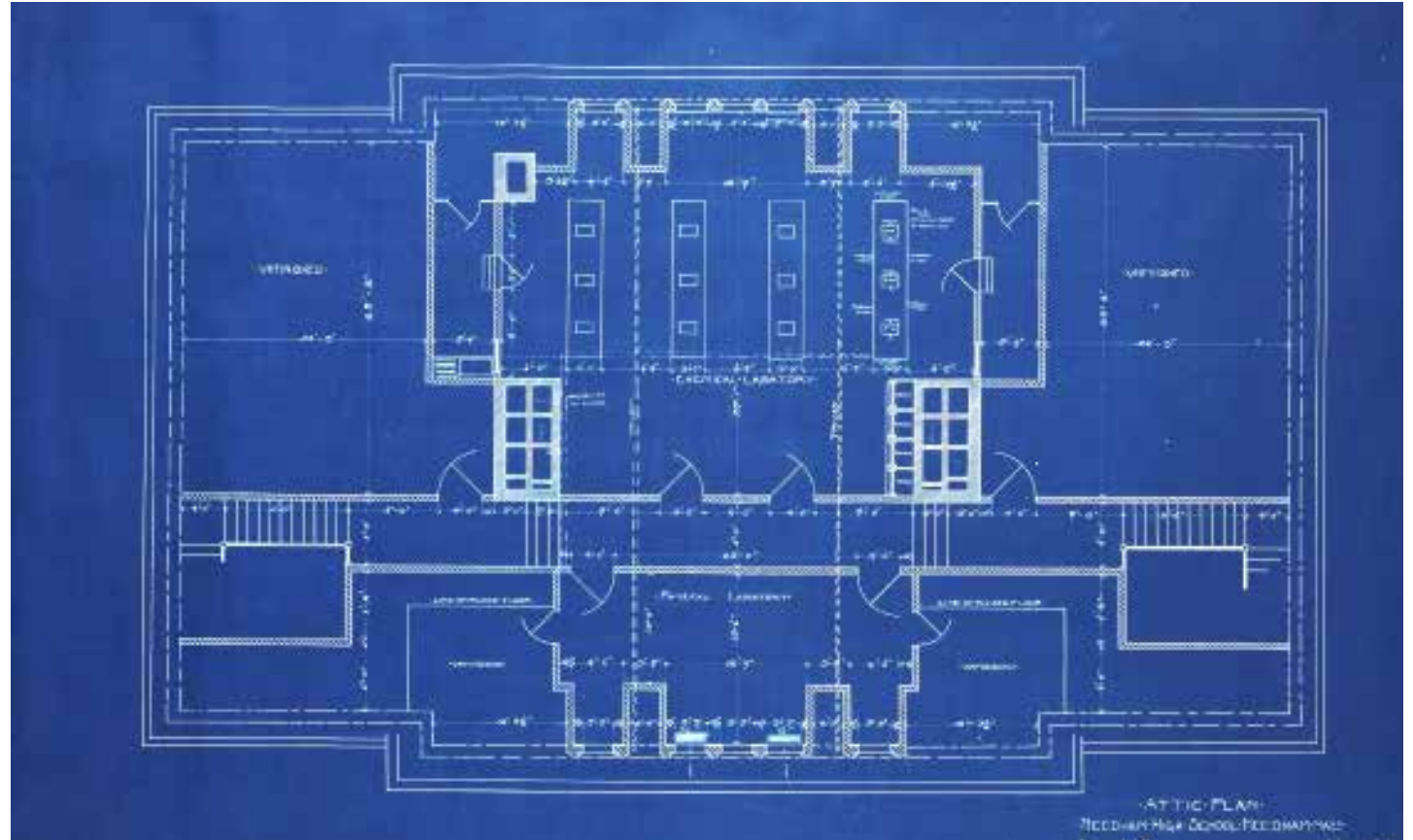


THIRD FLOOR - ATTIC

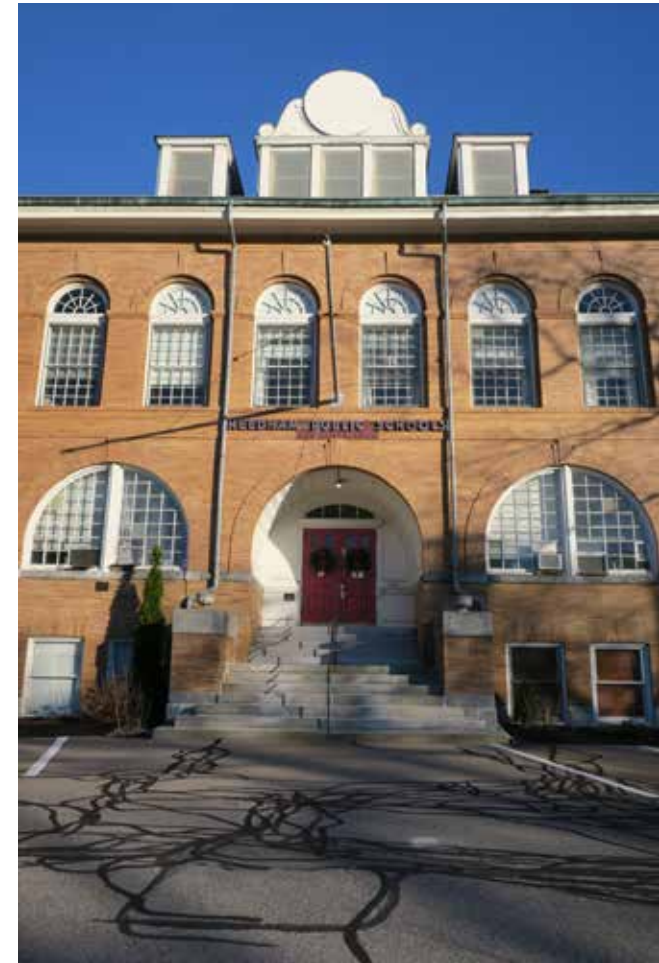
"The third floor is for the laboratories, contains two dark rooms."

(Needham Chronicle 8/21/1898)

- The third floor has been condemned since 1935 and only usable for limited storage



EXTERIOR



INTERIOR





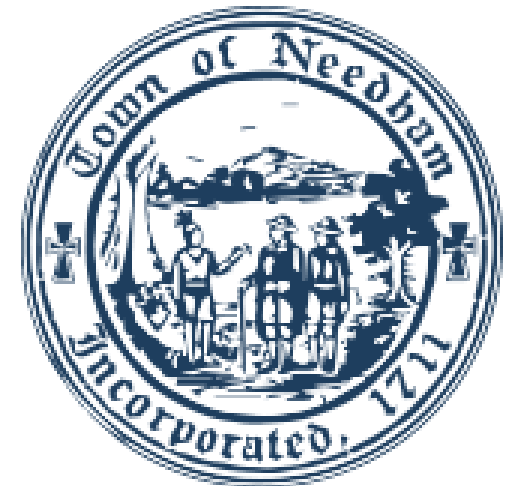
SCOPE OF WORK

The project consists of a comprehensive renovation of this National Register building. The building exterior will be rehabilitated, preserving original materials, replacing those that are beyond repair, and providing an accessible main entrance. A small rear addition will provide a needed materials entry. The interior spaces will be reconfigured to accommodate the Needham Public Schools Administration offices, upgrade systems and structure, and make the building fully code complaint. Site work will include parking, lighting and drainage.

PROJECT OVERVIEW

Improvements Incorporated into the Emery Grover Renovation:

- Having a use for the building will allow it to be retained.
- Renovation can be accomplished without a large addition.
- The currently inaccessible building will be made accessible.
- HVAC equipment will be located mostly inside the building.
- The project will add code-compliant interior stairs.
- The front of the building will be free of parking.
- Energy efficiency will be increased with new windows and roof insulation.



URGENT MAJOR REPAIRS

- All M.E.P/FP Systems are non-functioning and outdated
- Original slate roof leaks requires rain barrel on 3rd floor



- Temporary steel braces added to South Portico to stop collapse.
- No handicapped access
- All windows require replacement
- Seismic reinforcing necessary
- No Fire Sprinklers

URGENT MAJOR REPAIRS

- Stairs are supported by tie rods to prevent further sagging.
- Improper ventilation.

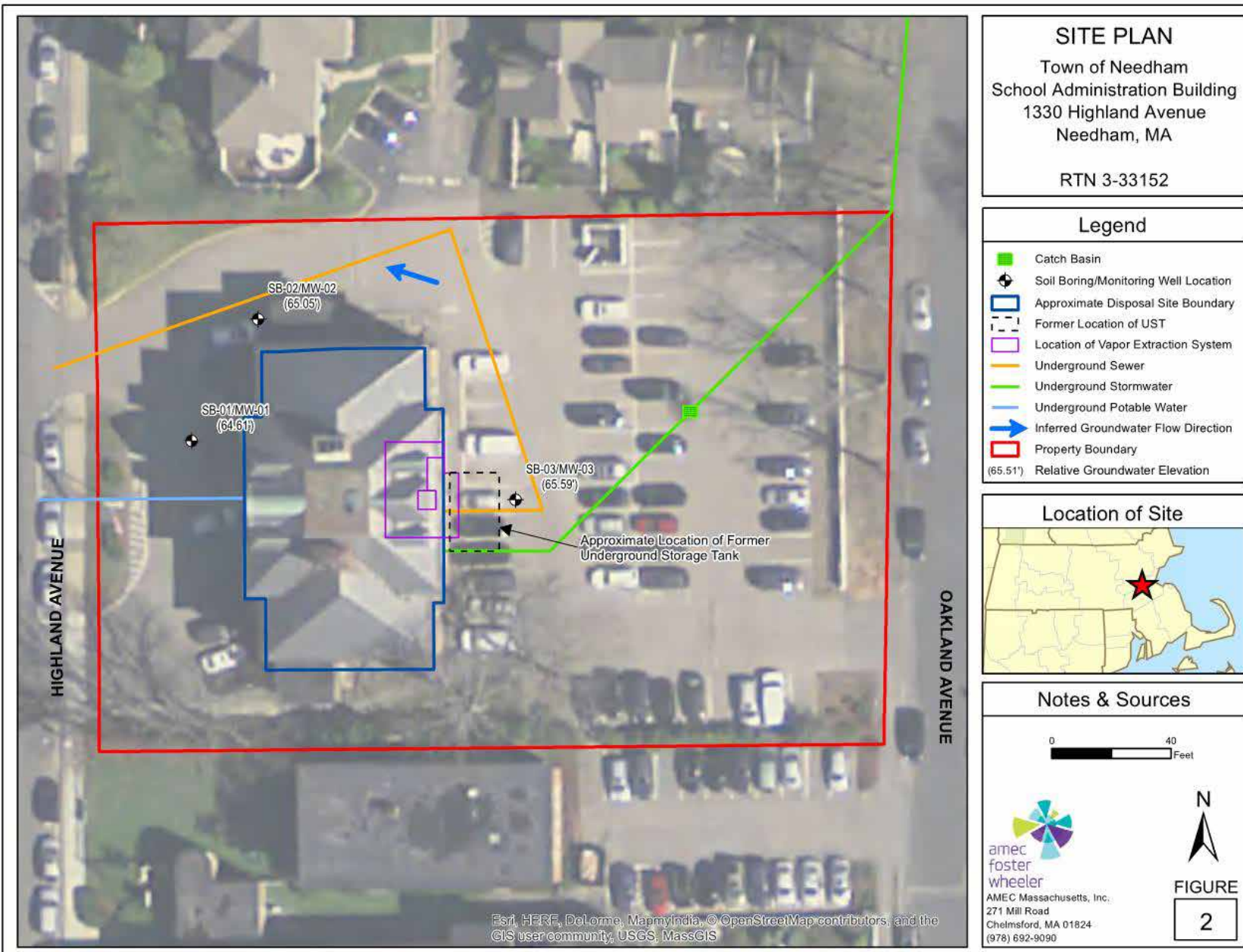


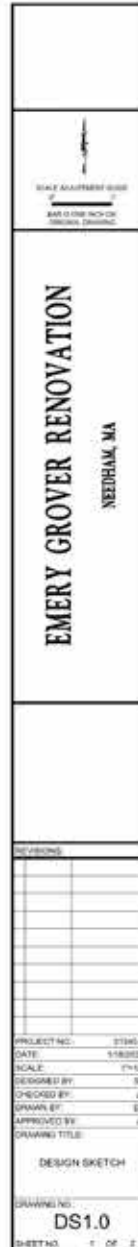
SITE

- Through-drive to parking at east is to remain
- Ramp from parking to north portico entry
- Center entry closed off
- South portico for emergency egress
- Accessible sidewalk from street to entry, if grades allow
- Reintroduce grass at front
- 55 Parking spaces

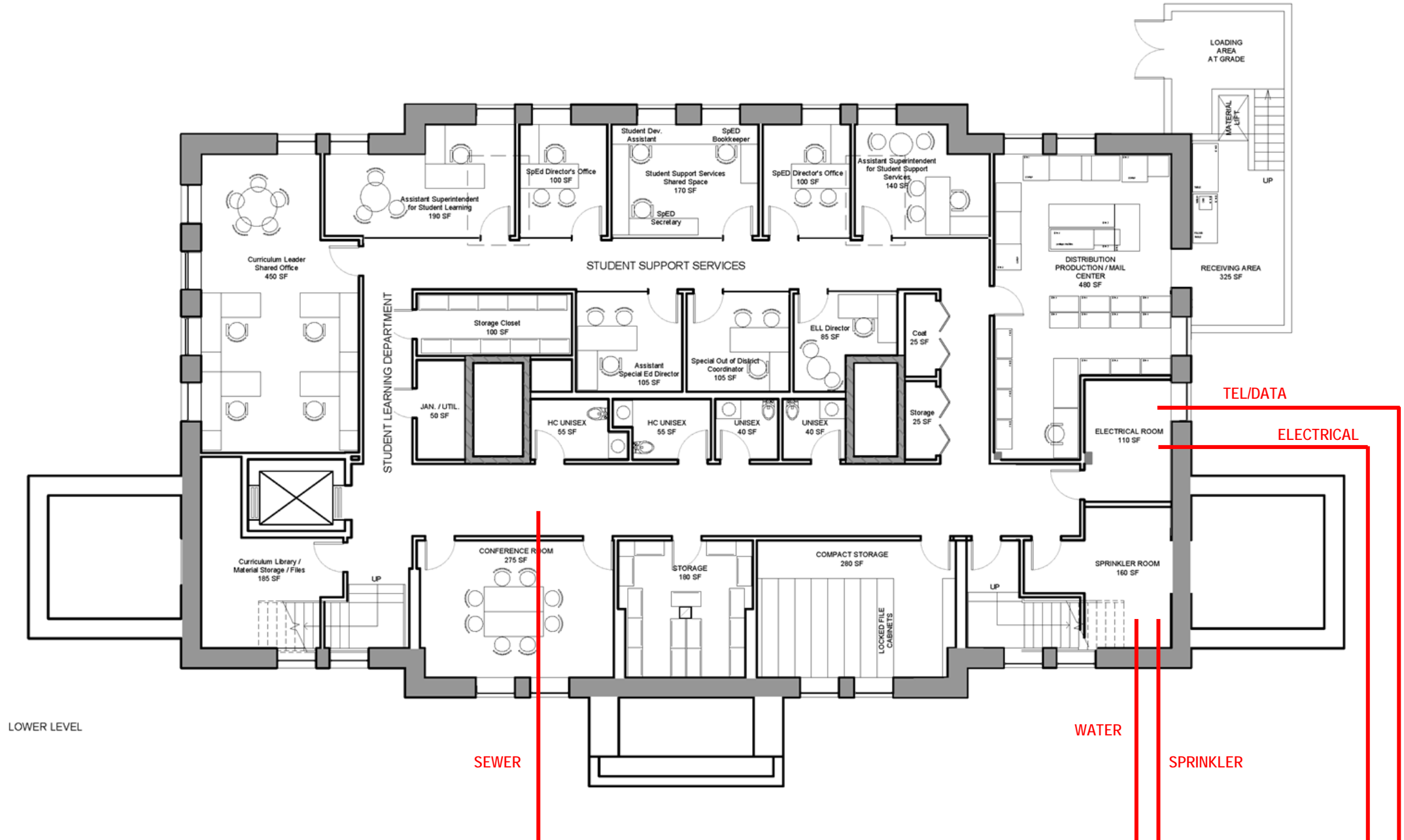


EXISTING UTILITIES





UTILITIES





EMERY GROVER RENOVATION

NEEDHAM, MA

PROJECT NO.:		DATE:	SCALE:
DESIGNED BY:		CHECKED BY:	DRAWN BY:
APPROVED BY:		DRAWING TITLE:	
DESIGN SKETCH (WITH RENDER)			
DRAWING NO. DS1.1			
SHEET NO. 5		OF 5	



Parameter	Measured	Proposed
Total Spikes	54	58
Total Window	5	5
Max Corrupt	18 (33%)	8 (14%)
Max Corrupt Percent Window	33%	16%
Max Corrupt Percent Window	21	11.8
Max Corrupt Percent Window	5	5.94
Max Corrupt Percent Window	5	5.94

— IF MAXIMUM ALLOWABLE COMPACT SPACES WERE INSERTED INTO THE DESIGN, A TOTAL OF 2 SPACES COULD BE ADDED.

* SEE "PLOWED PARKING" TABLE FOR PARKING REQUIREMENT CALCULATIONS.

** SEE "PCAS PARKING DEMAND AND OVERFLOW CALCULATIONS" NOTE.

*TRACKS ARE CURRENTLY SHOWN TO BE MET.
LAYOUT SUBJECT TO CHANGE DEPENDENT ON AIR OR
THE GROUND INSTRUMENT SURVEY.

WORLDWIDE PARTNERS	GLOBAL FINANCE	GLOBAL CORP.	GLOBAL TRUST	GLOBAL INVESTMENT	GLOBAL PROPERTY	GLOBAL SERVICES
GLOBAL FINANCE	100.00	100.00	100.00	100.00	100.00	100.00
GLOBAL CORP.	100.00	100.00	100.00	100.00	100.00	100.00
GLOBAL TRUST	100.00	100.00	100.00	100.00	100.00	100.00
GLOBAL INVESTMENT	100.00	100.00	100.00	100.00	100.00	100.00
GLOBAL PROPERTY	100.00	100.00	100.00	100.00	100.00	100.00
GLOBAL SERVICES	100.00	100.00	100.00	100.00	100.00	100.00

2002

1 SPACE REQUIRED PER 100 SF OF OFFICE SPACE
4 SPACE REQUIRED PER 3 SEATS IN CONFERENCE SPACE

PARKING DEMAND WITH TOO CONFERENCE ATTENDEES AND OVERFLOW INTO STREETS

$$\text{PEAK DEMAND} = 81 \text{ REQUIRED} + 21 (100 \text{ INDIVIDUAL CONFERENCE ATTENDEES} - \text{ASSEMBLY SPACES ACCOUNTED FOR IN MAIN CONFERENCE ROOM} \times 1.5 \text{ RATIO}) = 111 \text{ SPACES PEAK DEMAND}$$

POTENTIALLY AVAILABLE PARKING = 56 SPACES ON SITE + 37 3-HOUR SPACES ON
HIGHLAND AVE. + 43 2-HOUR SPACES ON HIGHLAND AVE. (INCLUDING 1 ADDED SP
+ 18 SPACES AT HEUTING CHURCH = 105 POTENTIALLY AVAILABLE SPACES



PARKING

PARKING TABLE	REQUIRED	PROPOSED
TOTAL SPACES	81*	56
TOTAL HANDICAP	2	2
MAX COMPACT^	28 (50%)	8 (14%)^^
PEAK DEMAND**	102	136
FRONT SETBACK (FEET)	20	133.4
BUILDING SETBACK (FEET)	5	5***
SIDE/REAR SETBACK (FEET)	4	4***

^ COMPACTS SPACES ON PLAN SHOW WITH SYMBOL ③

^^ IF MAXIMUM ALLOWABLE COMPACT SPACES WERE INSERTED INTO THE DESIGN, A TOTAL OF 2 SPACES COULD BE ADDED.

* SEE "REQUIRED PARKING" TABLE FOR PARKING REQUIREMENT CALCULATIONS.

** SEE "PEAK PARKING DEMAND AND OVERFLOW CALCULATIONS" NOTE.

***SETBACKS ARE CURRENTLY SHOWN TO BE MET. LAYOUT SUBJECT TO CHANGE DEPENDENT ON AN ON THE GROUND INSTRUMENT SURVEY.

REQUIRED PARKING	SQUARE FEET OFFICE SPACE	SPACES (OFFICE)	ASSEMBLY SEATS	SPACES (ASSEMBLY)	TOTAL SPACES
LOWER LEVEL	5877	19.59	—	—	19.59
MAIN LEVEL	5877	19.59	—	—	19.59
UPPER LEVEL	4367	14.56	37	12.33	26.89
ATTIC LEVEL	4296	14.32	—	—	14.32
TOTAL	20417	68.06	37	12.33	81 (80.39)

NOTES:

1 SPACE REQUIRED PER 300 SF OF OFFICE SPACE

1 SPACE REQUIRED PER 3 SEATS OF CONFERENCE SPACE

PARKING DEMAND WITH 100 CONFERENCE ATTENDEES AND OVERFLOW CALCULATIONS:

PEAK DEMAND = 81 REQUIRED + 21 (100 INDIVIDUAL CONFERENCE ATTENDEES - 37 ASSEMBLY SPACES ACCOUNTED FOR IN MAIN CONFERENCE ROOM X 1:3 RATIO) = 102 SPACES PEAK DEMAND

POTENTIALLY AVAILABLE PARKING = 56 SPACES ON SITE + 37 3-HOUR SPACES ON OAKLAND AVE. + 43 2-HOUR SPACES ON HIGHLAND AVE. (INCLUDING 1 ADDED SPACE)

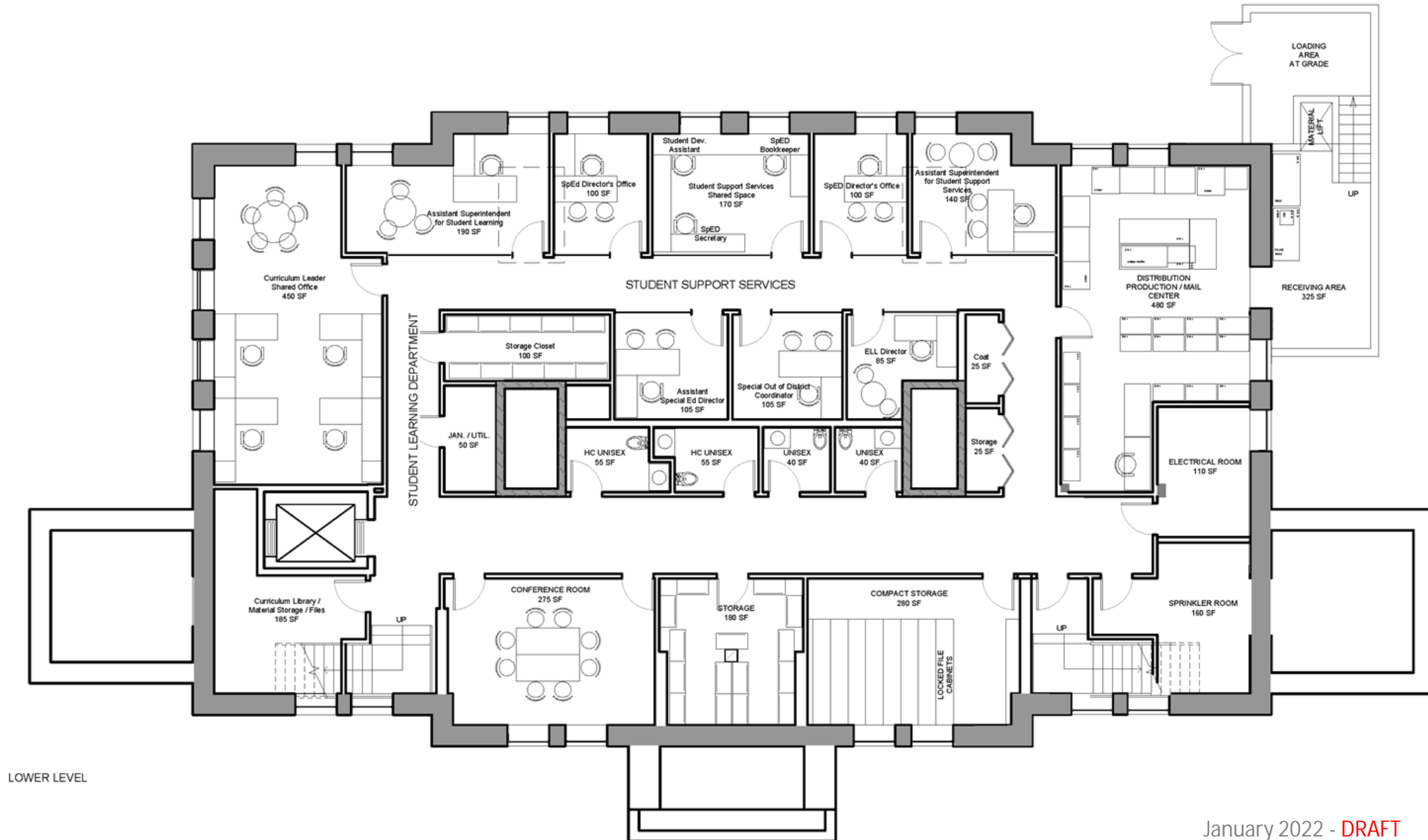
TOTAL AVAILABLE = 136

Gross Building area = 20,417 sf

Major Project Special Permit Required

29

GROUND FLOOR PLAN

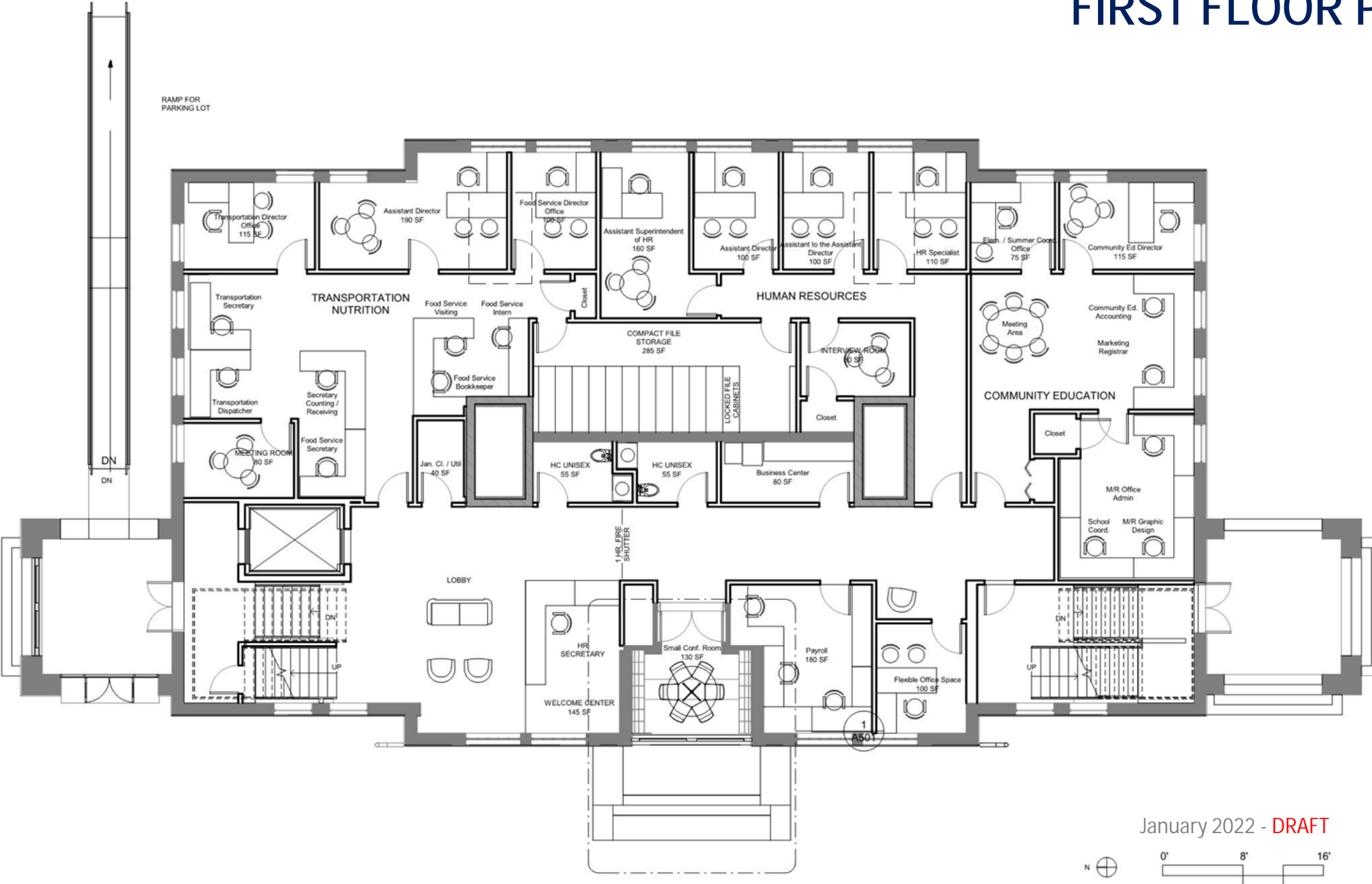


LOWER LEVEL

January 2022 - DRAFT

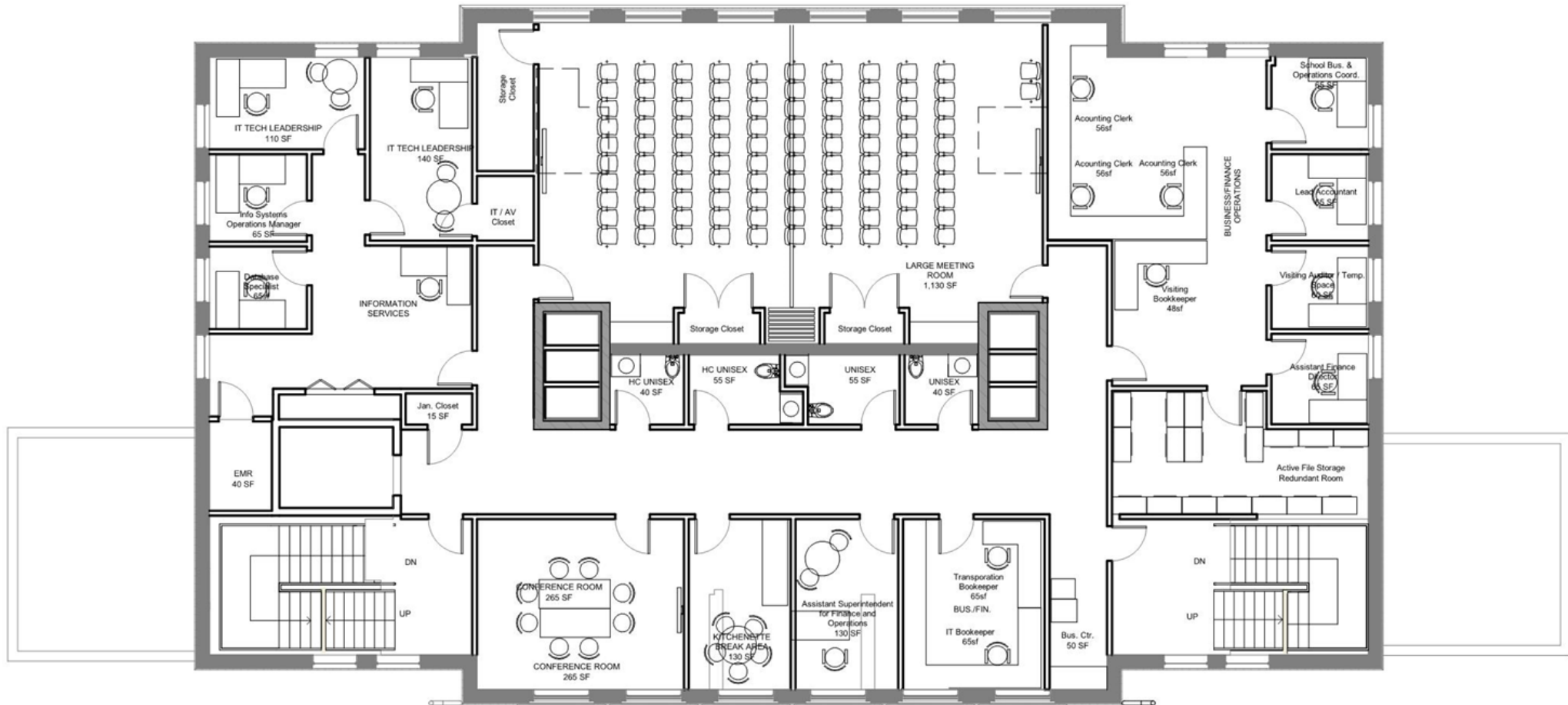


FIRST FLOOR PLAN

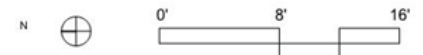


January 2022 - DRAFT

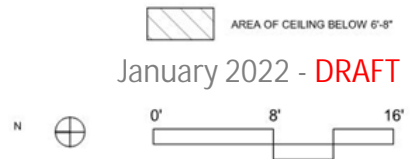
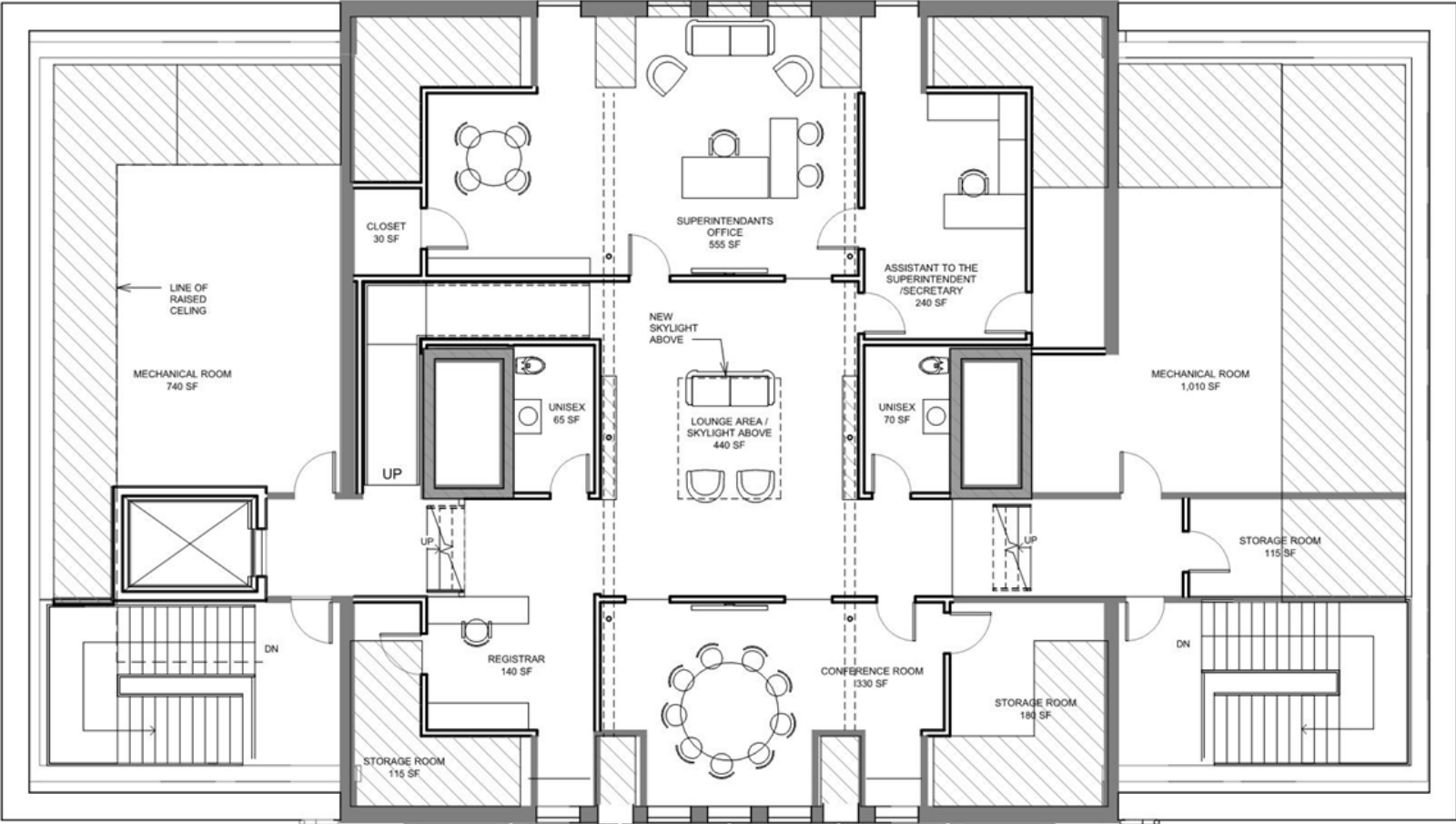
SECOND FLOOR PLAN



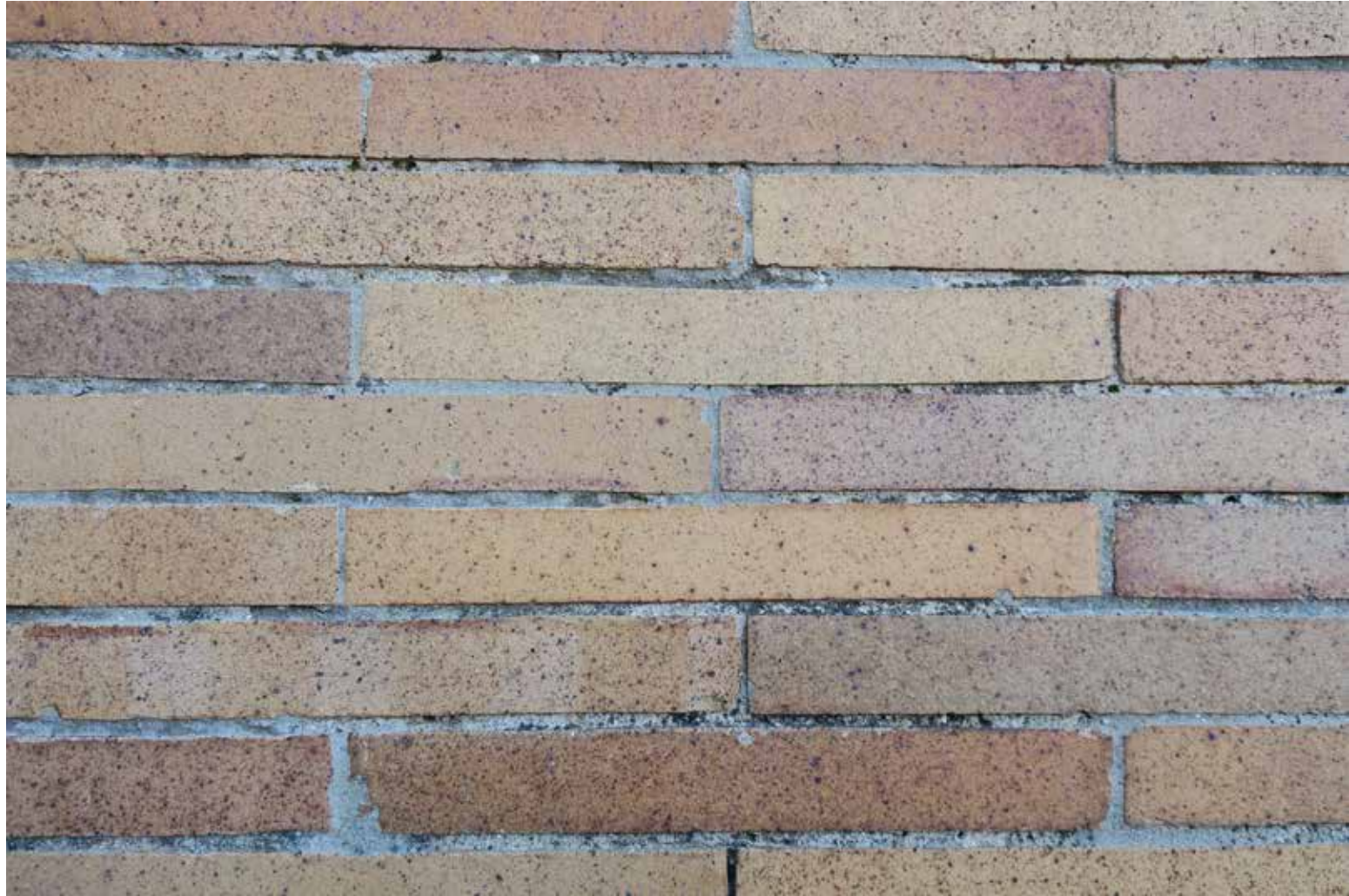
January 2022 - DRAFT



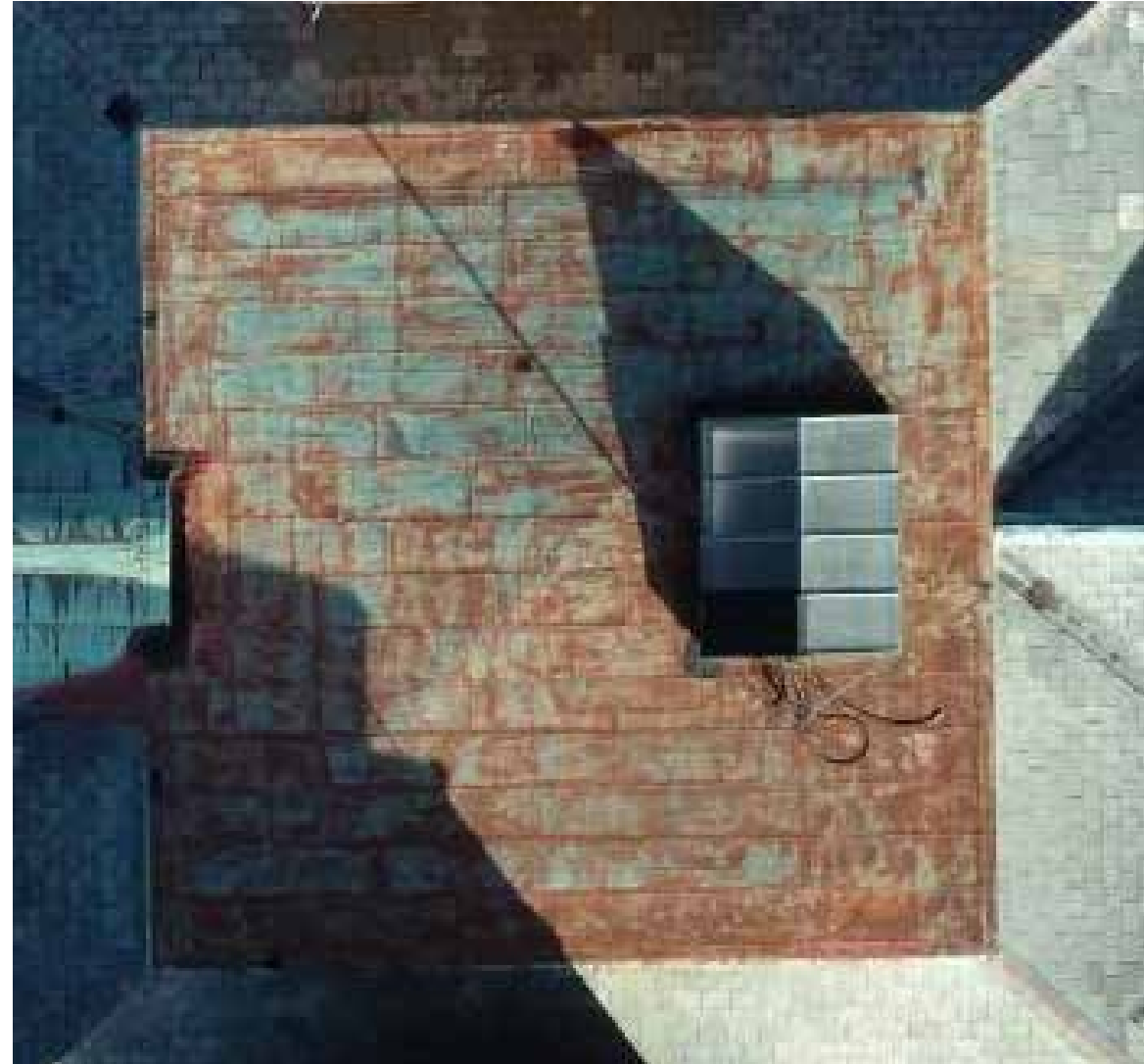
THIRD FLOOR PLAN



BUILDING ENVELOPE



ROOFING



View from drone

ROOFING



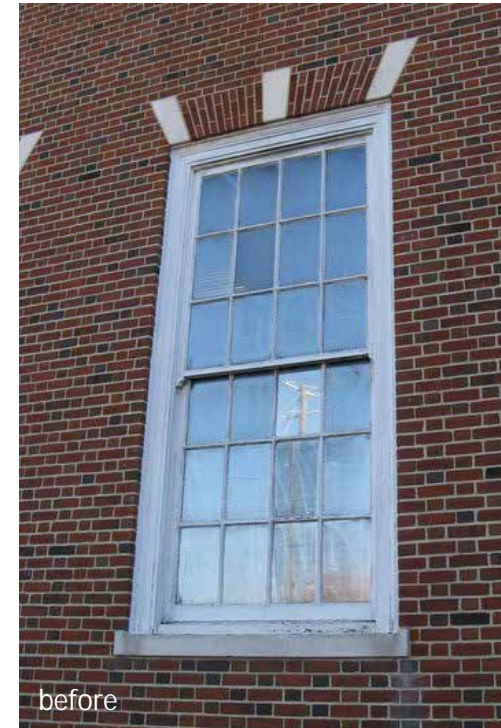
ROOF DOWNSPOUTS



WINDOWS



Existing painted wood windows with single glazing



Example of Aluminum clad with insulating glass

INTERIOR



INTERIOR

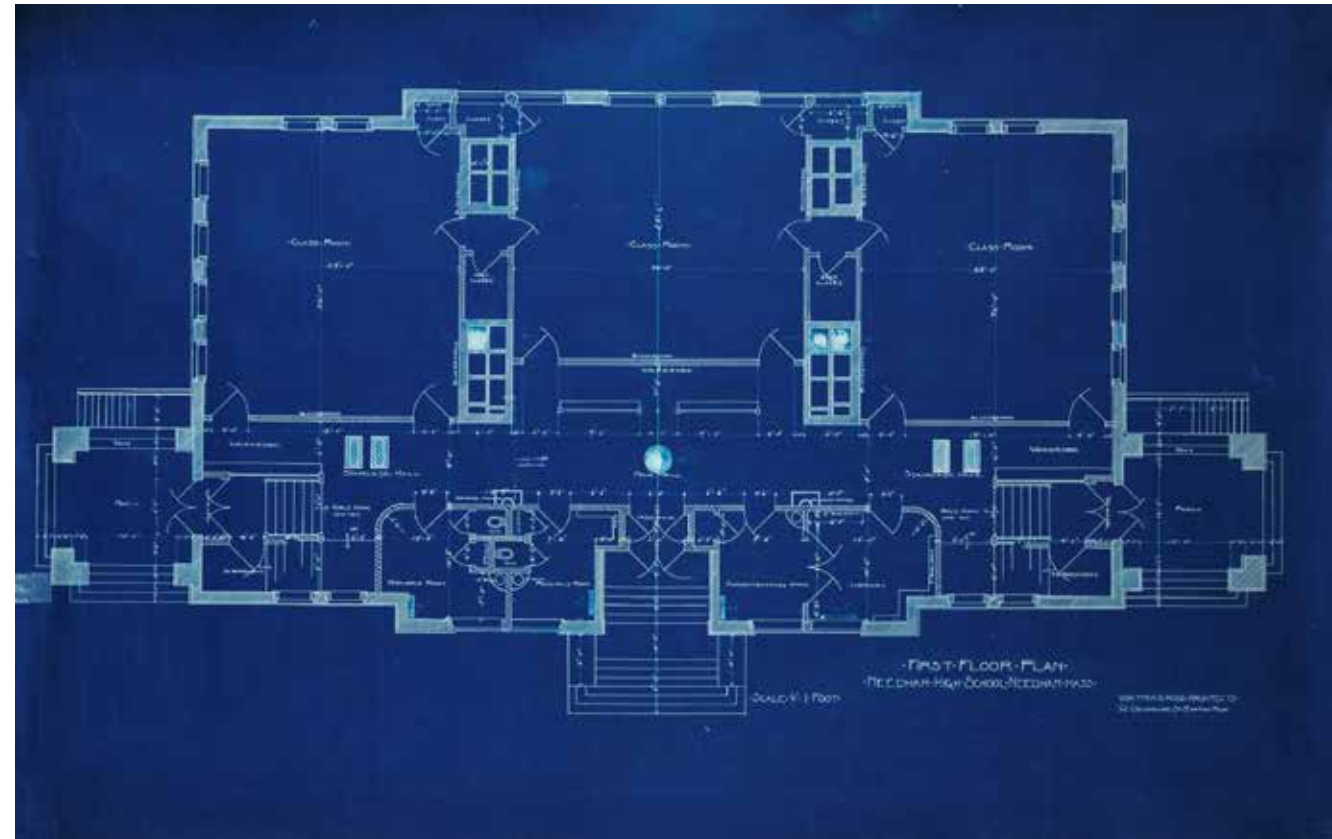


Original wood floor under carpet

INTERIOR



Existing wood studs with lath and plaster with original wiring



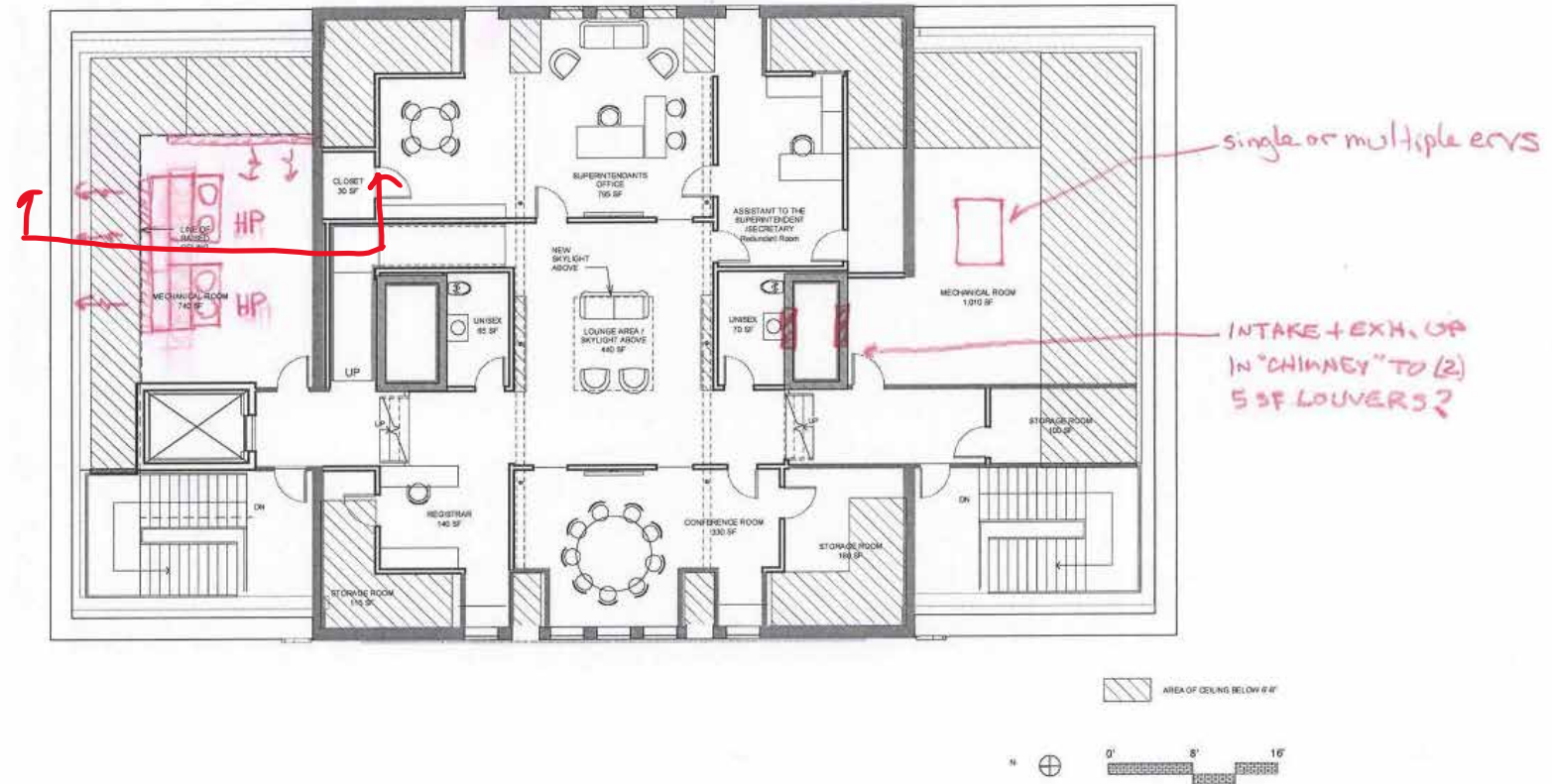
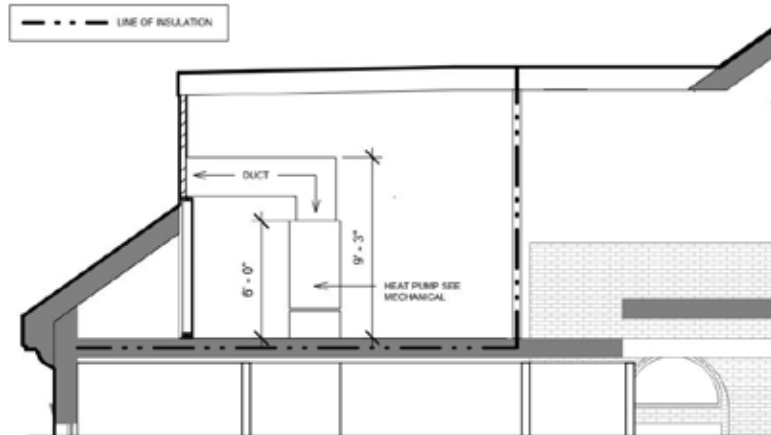
ATTIC



Existing heavy timber and metal trusses



MECHANICAL



Proposed mechanical and elevator dormer

MECHANICAL



WEST ELEVATION



CPA ELIGIBLE PROJECT COST

Emery Grover Construction Cost	\$ 13,166,000	CHA Estimate
Hillside School Renovation Cost	\$ 1,475,000	
Total Construction Cost	\$ 14,641,000	
Add IT MDF Room & Utility Back Charge	\$ 135,000	
Less Hillside Renovation Cost	\$ (1,475,000)	
Less Loading Dock & Sitework	\$ (392,000)	
CPC Eligible Construction Cost	\$ 12,909,000	
CPA Eligible Percentage of Construction Cost		88%
Total Soft Costs	\$ 2,195,000	
CPC Eligible - Soft Costs	\$ 1,783,000	
Total Contingency	\$ 3,404,000	
CPC Eligible - Contingency	\$ 2,190,000	
CPC Eligible of Total Project Cost	\$ 16,882,000	
Requested CPC Funding	\$ 6,000,000	
Total Project Funding	\$ 20,875,000	

* All numbers have been rounded

notes

- 1) The Community Preservation Committee determines the recommended amount of CPA funding the project will receive following their public meeting reviews.
- 2) Boiler replacement at Hillside ES is an additional \$275,000 as a parallel project but not included in the EG work.

TOTAL PROJECT COST WORKSHEET	
HARD COST	
Construction Cost Construction Cost Estimate from CHA includes abatement temporary improvements at Hillside Elementary School IT, MDF room Solar panels on roof of addition or new construction (deleted) Utility Back Charge	
Furniture, Fixtures & av Equipment	
Hard Cost Subtotal	
SOFT COST	
Permits & Approvals Planning Board Site Plan Approval (peer review)	
Architecture & Engineering Architect & Engineer (% of construction cost: renovation) 10% A&E Reimbursables FF&E Specification & Purchasing 10% Hazmat (inspection, specification, construction monitoring) Environmental (ground water and soil vapor) Geotechnical Engineer Survey & Layout	
Testing & Inspections Concrete & Steel, Soil Inspections Commissioning	
Project Management Owner's Project Manager 2%	
Moving Moving Expenses including two moves for Options 1 - 2	
Advertising & Bidding Public Bidding: Advertising & Document Website (2 bids)	
Legal	
Other Bonding Costs 0.30%	
Soft Cost Subtotal	
CONTINGENCY	
Contingency 5% Construction & 15% Owner Contingency 20%	
Project Total	
OTHER CONSIDERATIONS AND NOTES	
CPC Funding: Eligible Amount CPC Funding: Available Amount	

Emery Grover Renovation	
13,166,000	
1,475,000	
100,000	
na	
35,000	
500,000	
\$15,276,000	
3,000	
1,552,000	
25,000	
50,000	
35,000	
15,000	
25,000	
40,000	
60,000	
293,000	
40,000	
10,000	
47,000	
\$2,195,000	
3,404,000	
\$20,875,000	
\$ 16,882,000	
to be determined	

CPA ELIGIBLE PROJECT COST WORKSHEET

CHA Estimate

* All numbers have been rounded

PORTION OF THE ORIGINAL \$26M PROJECT ELIMINATED

This parking lot configuration was eliminated as we reverted to the refurbishment of the existing lot.

The building addition and parking below the building addition were eliminated.



TIMELINE

Schematic Design	December 2021 – February 2022
Planning Board	February – March 2022
Design Development	March – April 2022
Annual Town Meeting	May 2022
Construction Documents	May – September 2022
Bidding	October – November 2022
Awarding Bid	December 2022
Start Construction	January 2023
ATM progress update	May 2023
ATM progress update	May 2024
Complete Construction	July 2024
NPSA moves back into Emery Grover	August 2024