

# 2014 Annual Meeting

## Article 4 Script

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### **Slide 1 Building for the Future**

*Leave this slide up for Mark's Introduction.*

### **Slide 2 Goals**

We embarked on this project with four goals:

- Accessibility
- Energy Efficiency
- Deferred Maintenance
- Improved Face to the Town

### **Slide 3 Picture of Front**

The picture on this slide is an artistic rendering of the Great Plain Avenue side of the church after construction is complete. Two of our goals are apparent in this image: handicapped access to the Sanctuary and new windows to increase our visibility to the street.

### **Slide 4 Picture of Rear**

This is a rendering of the rear of the church after construction. You can see some of the changes, the playground, the parking, the ADA-compliant entrance, and the repositioned chapel.

### **Slide 5 Major Changes**

Here are some of the major changes that will occur in this project. I will highlight each of these as we go along.

- Accessible Entrances
- Better Interior Flow
- A Central Meeting Area
- An Up-to-date Kitchen
- The Chapel Reinvented
- Improved Meeting Rooms
- An Upgraded Stage
- Safer, More Useful Parking
- and a Repositioned Playground

### **Slide 6 Other Changes; Photo of front**

We will be making some other changes:

- The steeple will be painted (this picture shows us why!)
- The Sanctuary windows have already been replaced; there will also be some changes to handicapped seating.
- The new choir suite will receive some minor upgrades.
- and there will be some minor rearrangements and refurbishments in the lower level rooms.

### **Slide 7 Other changes; Photo of windows being replaced**

Essentially every window and external door will be replaced for energy and security reasons. Besides that, the insulation in the walls and ceilings will be upgraded wherever possible. We will change from oil heat to gas heat and make significant changes in the system for reasons of both energy and deferred maintenance.

Finally, looking forward to the possibility of a significant solar panel installation, we will make sure that everything that is done in this project is compatible with that goal.

### **Slide 8 Building Footprint**

This drawing shows the ways in which the building is changing. Black lines outline the building after construction; red lines show the edges of the current building that will be removed.

By the parking lot we will be removing the current chapel, the stairwell entrance that we use the most today, and the little entrance by the kitchen. All of these will be replaced by a new entry with stairs and an elevator in about the place where the chapel is today.

The other major thing that we're doing is that we're bumping out this wall of the hallway ten feet. This is the wall that goes by the offices and the backs of the rest rooms. This change makes for a wider, more usable hallway as we'll see in a minute.

### **Slide 9 Accessibility**

You will remember from an earlier slide that one of our goals was accessibility. This slide shows how we expect that to be achieved.

The green and blue circles show the elevator and our accessible entrances. We'll have three: the new south entrance off the parking lot with its elevator, the front entrance into the sanctuary, and the one in the back corner near the organ.

The orange circles show the wheelchair lift that is now in the sacristy and another that will connect the stage/meeting room in fellowship hall with the floor level.

The black legends describe other accessible features. Here in the front there will be a plaza with gradual slopes down to the sidewalk and up to the first floor level at the Narthex. In back there will be handicapped parking close to the entryway and some close spots for drop-off and pickup.

### **Slide 10 Interior Flow**

Now, let's go inside the building. We really stressed having a design that clarified how people find their way in the building. Here are some of the paths you'll use.

Coming in from the parking lot, you either can climb the stairs or take the elevator to the center of the hall. If you have business with the church office, it's right here. If you're going to worship, it's just

down the hall here. Perhaps you're going to a meeting, a performance, or a service in the chapel. Turn right and you can get to all of them.

Come in the Sanctuary door or out of worship and a wide hall takes you from the narthex to the rest of the church. Come in off Linden Street and it's a few steps to the core area again.

These lines emphasize that everything is connected in a much better way.

### **Slide 11 Colored Upper Level**

Okay here's the diagram of the entire first floor. In order to show it somewhat more clearly I've left off the front part of the sanctuary (over here).

The same yellow pathways that you saw on the previous slide can be seen on this one.

The feature that ties the entire building together is this central meeting area labeled "café." This is by the main entrance, in the middle of the building, and close to everything. We see this as the spot where you go when you're waiting for someone, where you can have a small meeting or serve a small meal, where you can go to read your email or have a cup of coffee. There is a door right here leading out to the patio; particularly nice for good weather coffee hours.

Over here is an office block; also right by the main entrance but tucked out of the interior flow. This has been designed in cooperation with the staff to work well for their way of doing business and to provide the spaces that they need to do their work. The new restrooms will also be centrally located: a men's room, a women's room, and a handicapped accessible family bathroom.

Over here by the central meeting area we have a brand new kitchen meeting ADA requirements, Board of Health requirements, and all building codes. This will have serving windows to the central meeting area and Fellowship Hall for easily serving events of all kinds.

I've marked all the meeting rooms in the building with this pink color but there are actually three more meeting areas not marked in pink: the central meeting area, the chapel, and the choir room.

The most significant meeting room is up here on the stage. This will have windows to the outside both for the view and to show activity to the street. It will be big enough to hold a well-attended board meeting and for many similar purposes. What is called "meeting room two" over here is very much smaller, for more intimate group groups of 6 to 10. As I said before the central meeting area will be suitable for various small and informal meetings.

The room called "lounge," inside the office block, will be a replacement for the current reception room. It is essentially identical in size to the reception room that we have now and will be similarly furnished. It will be useful for brides at weddings, for family members at funerals, and for the kinds of meeting suited to comfortable seating.

This room beside it is also a meeting room. It's a part-time office with a small table suitable for talking to vendors and for other simple interactions.

This room, called the "flex room," is probably the one that will hold the functions that are now handled by Linden Hall. The chapel and the choir room can also be used for appropriate meetings.

We are not only gaining flexibility in our meeting spaces, we are actually gaining additional spaces. Today there are seven rooms that can be reserved for meetings. When construction is complete we will have seven similar rooms plus the central meeting area and the small meeting room in the office

block.

These rooms are here for the use of the church of course: committee meetings, support groups, knitters of prayer shawls. But we also see something really interesting about this whole collection of meeting rooms: it makes this end of the building very inviting as a place to hold seminars or celebrations. For example events such as the Guatemala Partnership has sponsored with speakers and breakout sessions. There are lots of different places near Fellowship Hall into which people can break out and return. We think that this will be a real plus as a rentable space.

The next area I want to point out is the stage. What we're doing with the stage is replacing the front curtain with a folding door. The existing stage, as far back as the folding door, will be quite suitable for speakers, panel discussions, etc. But when the door is open and the furniture in the meeting room is cleared, we will have the proper facilities for performances: lights, curtains, etc.

Finally the chapel down here in blue. The building that now holds the library is gabled, so the new chapel will have a peaked ceiling. It will be about 50 percent larger than the existing chapel. The Hovey window will be moved here, of course. When this folding door is closed the chapel and flex room will be separate spaces with their own entrances. When it is opened, as shown here, the entire area will form one worship space.

### **Slide 12 Lower Level**

The entire lower level of the church will be largely untouched. The usage of some rooms will be changed, a small elevator lobby will be created, and the front of Stevenson Hall will be modified.

The general uses of the different rooms are marked in color on this slide.

### **Slide 13 Site Plan - Parking Lot - Playground**

This slide shows the entire church site, the parking, and the playground. While the other slides have been oriented so that Great Plain Avenue is at the top, this one is turned so that Linden Street is at the bottom.

Two major improvements should quickly be apparent: (1) all of the parking spaces are normal and usable, no more parallel stripes down the middle, and (2) the playground has been moved so that the children are not at risk by having to cross the driveway. Besides that, the entire lot will be designed to drain into the ground below and avoid the storm drains, and adequate handicapped spaces and drop-off areas will be provided.

Needham zoning requires significant "screening" (that is, trees and bushes) around institutional buildings. Screening also improves a building's energy efficiency: breaking cold winds in the winter and absorbing solar radiation in the summer. This picture only shows trees and bushes in the back of the building, but there will be many more in the final plan.

### **Slide 14 Schedule**

Here's our schedule. Today is way up here near the top. During the late winter and spring the architects, the engineers, the Design Team, and various town agencies and boards will be busy pinning down the details. We'll be hiring an owner's representative (sometimes called a project manager), and a construction manager (sometimes called a contractor).

When the I's are dotted and the T's are crossed and the children are out of the building, we will start

construction. We will be able to continue our summer uses of the church, but it will mostly be a construction site.

When school is back in session, our school programs will have their spaces available again. Then we'll have nine months in which the building's core functions will continue along with steady construction.

Finally, in the summer of 2015, the trees will be planted, the parking lot will be paved, the fences will come down, the contractors will leave...the church will be back better than ever!

### **Slide 15 Thank You**

*Time for questions.*

### **Slide 16 Extras**

"This slide marks off four additional slides that are not part of the presentation.

### **Slide 17 Elevations**

*These are computer-generated elevations from all sides except the Linden Street side. In addition, at the lower right, there is a north-south section through the building that cuts the South Entry near the stairways.*

### **Slide 18 Main Level**

*This is the complete drawing that is enlarged and colored on slide 11.*

### **Slide 19 Roof Plan**

*This slide shows (in yellow) the three areas that one solar panel vendor identified for solar panel installation. This is only a suggestion. It also shows where the HVAC equipment might be located for the office block and a yet-to-be-determined portion of the Fellowship/Chapel building.*

### **Slide 20 Parking Lot Comparison**

*The left hand image shows the current site plan and parking lot. The right hand image shows the proposed site plan and parking lot.*