

OVERVIEW OF MAJOR PUBLIC FACILITIES

Town of Needham
Capital Improvement Plan
FY 2008 - FY 2012

Significant Facility Descriptions

Needham Public Library

1139 Highland Avenue

Assessed Value: \$4,242,900
Parcel ID: 199/226.0-0055-0000.0
Lot Size: 1.05
Finished Square Feet: 43,975
Original Construction: 1915

Five Year Capital Appropriation Summary

Purpose	FY03	FY04	FY05	FY06	FY07	Total
Renovation & Addition		15,700,000				15,700,000
Total		15,700,000	0	0	0	15,700,000

Morse-Bradley House at Ridge Hill

461-463 Charles River Street

Assessed Value: Information not available
Parcel ID: Information not available
Lot Size: Information not available
Finished Square Feet: Information not available
Original Construction: 1907

Five Year Capital Appropriation Summary

Purpose	FY03	FY04	FY05	FY06	FY07	Total
Extraordinary Repairs				126,875		126,875
Total	0	0	0	126,875	0	126,875

Identified Future Capital Projects

Purpose	FY08	FY09	FY10	FY11	FY12	Total
Renovation & Addition	4,040,000					4,040,000
Total	4,040,000	0	0	0	0	4,040,000

Significant maintenance efforts in Calendar Year 2006 included:

- Replaced the four section cast iron steam boiler in the basement including some asbestos abatement and removal.
- Replaced nozzle, oil filter, copper tubing, and strainer in main house oil burner.

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Park Buildings

Assessed Value: Information not available
Parcel ID: Information not available
Lot Size: Information not available
Finished Square Feet: Information not available
Original Construction: Information not available

Five Year Capital Appropriation Summary

Purpose	FY03	FY04	FY05	FY06	FY07	Total
Claxton				60,000		60,000
Cricket/Mills					33,000	33,000
Total	0	0	0	0	33,000	93,000

Identified Future Capital Projects

Purpose	FY08	FY09	FY10	FY11	FY12	Total
Cricket		650,000				650,000
McCracken Camp Property			200,000			200,000
Total	0	650,000	200,000	0	0	850,000

Rosemary Pool Complex

Rosemary Street

Assessed Value: Information not available
Parcel ID: Information not available
Lot Size: Information not available
Finished Square Feet: Information not available
Original Construction: Information not available

Five Year Capital Appropriation Summary

Purpose	FY03	FY04	FY05	FY06	FY07	Total
Roof Repairs			40,000			40,000
Sandblasting			35,000			35,000
Bathhouse Renovation					80,000	80,000
Total	0	0	75,000	0	80,000	155,000

Identified Future Capital Projects

Purpose	FY08	FY09	FY10	FY11	FY12	Total
Renovation & Rehabilitation			10,000,000			10,000,000
Total	0	0	10,000,000	0	0	10,000,000

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Town Hall **1471 Highland Avenue**

Assessed Value: \$2,358,500
 Parcel ID: 199/051.0-0001-0000.0
 Lot Size: 1.23 acres
 Finished Square Feet: 18,975
 Original Construction: 1902

Identified Future Capital Projects

Purpose	FY08	FY09	FY10	FY11	FY12	Total
Renovation & Addition			14,115,000			14,115,000
Total	0	0	14,115,000	0	0	14,115,000

Significant maintenance efforts in Calendar Year 2006 included:

- Replaced all six hinges on main entrance double doors.
- Added new walls, wiring, outlets, switches, door and sprinkler heads in Personnel Office.
- Rebuilt fire box in steam boiler.
- Replaced water bubbler.
- Replaced one split system A/C unit servicing Information Technology.
- Inspected fire sprinkler system and replaced two faulty heads.
- Replaced two faulty smoke detectors.

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Daley Building

257 R Webster Street

Assessed Value:	\$1,009,100
Parcel ID:	199/070.0-0029-0000.0
Lot Size:	.92 acres
Finished Square Feet:	9,600
Original Construction:	1960

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Public Safety Buildings **88 Chestnut Street, 707 Highland Avenue**

Assessed Value: 2,795,100 (88 Chestnut); \$1,478,100 (707 Highland)
 Parcel ID: 199/047.0-0056-0000.0 (88 Chestnut); 199/070.0-0005-0000-0 (707 Highland)
 Lot Size: 1.04 acres (88 Chestnut); 1 acre (707 Highland)
 Finished Square Feet: 18,767 (88 Chestnut); 4,851 (707 Highland)
 Original Construction: 1931 (88 Chestnut); 1906 (707 Highland)

Five Year Capital Appropriation Summary

Purpose	FY03	FY04	FY05	FY06	FY07	Total
Extraordinary Repairs			150,000			150,000
Extraordinary Repairs		500,000				500,000
Emergency Operations Center					42,060	42,060
Total	0	500,000	150,000	0	42,060	692,060

Significant maintenance efforts in Calendar Year 2006 included:

- Replaced circulator pump on the #1 chiller unit.
- Capped a water bubbler drain line.
- Cleaned and disposed of lead fragments in former firing range.
- Installed and wire a 208 volt/20 amp AC unit in locker room.
- Tested and labeled all generator power circuits for Emergency Operations Center Move.
- Replaced six exterior wall mounted light fixtures.
- Serviced apparatus air compressors at both stations.
- Repaired overhead door at Station #2.
- Serviced “Plymovent” vehicle exhaust units.
- Wired 220 volt/30 amp electric clothes dryer at Station #1.
- Serviced emergency generator in Station #1.
- Cleaned HVAC ductwork and diffusers in Station #2.
- Replaced roof top HVAC unit in Station #2.
- Tested and repaired alarm sprinkler system in station #1.

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Emery Grover (School Administration)

1330 Highland Avenue

Assessed Value: \$1,798,600
Parcel ID: 199/053.0-0002-0000.0
Lot Size: 1.06 acres
Finished Square Feet: 14,742
Original Construction: 1898

Five Year Capital Appropriation Summary

Purpose	FY03	FY04	FY05	FY06	FY07	Total
South Portico Repairs	120,000					120,000
Total	120,000	0	0	0	0	120,000

Identified Future Capital Projects

Purpose	FY08	FY09	FY10	FY11	FY12	Total
Renovation & Addition					13,860,000	13,860,000
Total	0	0	0	0	13,860,000	13,860,000

Significant maintenance efforts in Calendar Year 2006 included:

- Replaced steam traps throughout the building.
- Repaired bituminous walkway on the South side of the building.
- Installed and wired ceiling mounted electric heat blower units in two upper level offices.

Replaced two exterior building mounted light fixtures.

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Broadmeadow Elementary School

120 Broad Meadow Road

Assessed Value: \$4,060,100
Parcel ID: 199/013.0-0003-0000.0
Lot Size: 11.2 acres
Finished Square Feet: 116,466
Original Construction: 1951 with a 2002 addition

Significant maintenance efforts in Calendar Year 2006 included:

- Painted three classrooms, the Performance Center, and one corridor.
- Tested fire sprinkler system and replaced a leaking sprinkler head in the main entry foyer.
- Serviced the emergency generator.
- Replaced bubbler in room #83.
- Installed wall covering in SPED room #003.
- Removed one dead pine tree from right of main entrance.
- Thoroughly cleaned ETC basement level storage room #007 after ground water intrusion.
- Cleaned Kitchen grease traps.
- Inspected and serviced boilers and burners.
- Inspected and serviced elevators.
- Inspected and service fire sprinkler system.
- Inspected and serviced fire alarm system.
- Serviced all roof top HVAC units and exhaust fans.
- Cleaned roofs and gutters.
- Provided chemical treatment program on all boilers.
- Installed snow plow marking stakes and sand barrels.
- Swept and striped parking lots.
- Serviced, including changing filters, all unit ventilators.
- Performed Federal "AHERA" six month inspections.
- Inspected and serviced kitchen stove hood fire suppression systems.
- Performed quarterly IPM inspections.

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John Eliot Elementary School

135 Wellesley Avenue

Assessed Value: \$4,233,200
Parcel ID: 199/091.0-0019-0000.0
Lot Size: 7.9 acres
Finished Square Feet: 83,721
Original Construction: 1955/2004

Significant maintenance efforts in Calendar Year 2006 included:

- Replaced the control on the boiler draft fan.
- Set up granite bench memorial adjacent to playground.
- Installed playground signs.
- Serviced and inspected elevator.
- Serviced emergency generator.
- Repaired on pole mounted parking lot light.
- Relamped fifteen 150 watt metal halide parking lot lights.
- Repaired two vandalized pole mounted parking lot light fixtures.
- Cleaned Kitchen grease traps.
- Inspected and serviced boilers and burners.
- Inspected and serviced elevators.
- Inspected and service fire sprinkler system.
- Inspected and serviced fire alarm system.
- Serviced all roof top HVAC units and exhaust fans.
- Cleaned roofs and gutters.
- Provided chemical treatment program on all boilers.
- Installed snow plow marking stakes and sand barrels.
- Swept and striped parking lots.
- Serviced, including changing filters, all unit ventilators.
- Performed Federal “AHERA” six month inspections.
- Inspected and serviced kitchen stove hood fire suppression systems.
- Performed quarterly IPM inspections.

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High Rock School

77 Sylvan Road

Assessed Value: \$6,141,600
Parcel ID: 199/133.0-0041-0000.0
Lot Size: 8.75 acres
Finished Square Feet: 34,870
Original Construction: 1955

Five Year Capital Appropriation Summary

Purpose	FY03	FY04	FY05	FY06	FY07	Total
Renovation Design					525,000	525,000
Total	0	0	0	0	525,000	525,000

Identified Future Capital Projects

Purpose	FY08	FY09	FY10	FY11	FY12	Total
Renovation & Addition	13,875,000					13,875,000
Total	13,875,000	0	0	0	0	13,875,000

Significant maintenance efforts in Calendar Year 2006 included:

- Replaced domestic hot water tank.
- Removed two counter and sink units.
- Replaced kindergarten room ceiling tiles.
- Painted kindergarten room.
- Plugged all bubbler drains.

Repaired three crawlspace steam leaks.

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Needham High School

609 Webster Street

Assessed Value: \$28,515,300
Parcel ID: 199/226.0-0010-0000.0
Lot Size: 14 acres
Finished Square Feet: 202,034
Original Construction: 1930

Five Year Capital Appropriation Summary

Purpose	FY03	FY04	FY05	FY06	FY07	Total
Renovation & Addition Design	350,000					350,000
Renovation & Addition		51,300,000				51,300,000
Renovation & Addition				10,700,000		10,700,000
Total	350,000	51,300,000		10,700,000	0	62,350,000

Significant maintenance efforts in Calendar Year 2006 included:

- Installed parking signs and snow markers (including “buckle up” and “No Tobacco” signs).
- Replaced numerous broken windows in old building.
- Replaced two control relays and one hoistway switch in the A elevator.
- Replaced two sections on the domestic hot water boiler.
- Tested emergency generator.
- Replaced the hot water coil on one of the roof top auditorium HVAC units. Cleaned Kitchen grease traps.
- Inspected and serviced boilers and burners.
- Inspected and serviced elevators.
- Inspected and service fire sprinkler system.
- Inspected and serviced fire alarm system.
- Serviced all roof top HVAC units and exhaust fans.
- Cleaned roofs and gutters.
- Provided chemical treatment program on all boilers.
- Swept and striped parking lots.
- Serviced, including changing filters, all unit ventilators.
- Performed Federal “AHERA” six month inspections.
- Inspected and serviced kitchen stove hood fire suppression systems.
- Performed quarterly IPM inspections.

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Hillside Elementary School

28 Glen Gary Road

Assessed Value: \$4,241,100
 Parcel ID: 199/102.0-0001-0000.0
 Lot Size: 24.6 acres
 Finished Square Feet: 27,290
 Original Construction: 1960 with a 1968 addition and portable classrooms (1996)

Five Year Capital Appropriation Summary

Purpose	FY03	FY04	FY05	FY06	FY07	Total
Media Center Upgrade				87,210		87,210
Roof Repair		480,000				480,000
Total	0	480,000	0	87,210	0	567,210

Identified Future Capital Projects

Purpose	FY08	FY09	FY10	FY11	FY12	Total
Parking Lot Upgrade				150,000		150,000
Cooking & Serving Equipment	33,000					33,000
Technology & Electrical Upgrade Design	12,500					12,500
Renovation (2018/Future)					23,700,000	23,700,000
Total	45,500	0	0	150,000	23,700,000	23,895,500

Significant maintenance efforts in Calendar Year 2006 included:

- Replaced unit ventilator steam coils in room #12, #3, #9 and the media center.
- Installed two ceiling fans, including speed controls in the gym.
- Replaced emergency light wall packs throughout the school.
- Installed A/C unit in the main office area.
- Replaced water bubblers in room #2 and #20.
- Replaced two illuminated exit signs in the kitchen.
- Replaced principal's office door.
- Replaced steam traps throughout the building.
- Cleaned Kitchen grease traps.
- Inspected and serviced boilers and burners.
- Inspected and service fire sprinkler system.
- Inspected and serviced fire alarm system.
- Cleaned roofs and gutters.
- Provided chemical treatment program on all boilers.
- Installed snow plow marking stakes and sand barrels.
- Swept and striped parking lots.
- Serviced, including changing filters, all unit ventilators.
- Performed Federal "AHERA" six month inspections.
- Inspected and serviced kitchen stove hood fire suppression systems.
- Performed quarterly IPM inspections.

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Mitchell Elementary School

187 Brookline Street

Assessed Value: \$6,639,700
 Parcel ID: 199/056.0-0001-0000.0
 Lot Size: 12.47 acres
 Finished Square Feet: 47,206
 Original Construction: 1951 with an addition constructed in 1968.

Five Year Capital Appropriation Summary

Purpose	FY03	FY04	FY05	FY06	FY07	Total
Media Center Upgrade			62,000			62,000
Roof Repair Design					30,000	30,000
Roof Repair Construction					700,000	700,000
Electrical Upgrade					40,000	40,000
Total	0	0	62,000	0	770,000	832,000

Identified Future Capital Projects

Purpose	FY08	FY09	FY10	FY11	FY12	Total
Parking Lot Expansion					350,000	350,000
Electrical & Data Systems		250,000				250,000
Cooking & Serving Equipment	30,000					30,000
Technology & Electric Study	12,500					12,500
Renovation (2018/Future)					24,400,000	24,400,000
Total	42,500	250,000	0	0	24,750,000	25,042,500

Significant maintenance efforts in Calendar Year 2006 included:

- Replaced the folding partition wall separating classrooms #18 and #20 with a soundproof permanent wall including the replacement of four porcelain-on-steel white marker boards and four natural cork bulletin boards.
- Removed/decommissioned handicapped lift in main lobby.
- Installed A/V mounts in rooms #1 and #2.
- Installed playground signage.
- Enhanced kitchen storage exhaust for new freezer.
- Installed new electrically operated backboards in gym
- Replaced broken ceiling fans in cafeteria (reused from old Eliot).
- Installed concrete entrance ramp outside room #1.
- Repaired pavement/potholes in rear lot and playground.
- Replaced all exit signs and emergency lighting, replaced as well as added additional building mounted exterior light fixtures, replaced pole mounted exterior light fixtures including pole, made safety upgrades to several electric distribution panels, and rewired on main electric distribution circuit.
- Replaced all 13 gym windows with bulletproof polycarbonate glass.
- Cleaned kitchen grease traps.

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- Inspected and serviced boilers and burners.
- Inspected and service fire sprinkler system.
- Inspected and serviced fire alarm system.
- Cleaned roofs and gutters.
- Provided chemical treatment program on all boilers.
- Installed snow plow marking stakes and sand barrels.
- Swept and striped parking lots.
- Serviced, including changing filters, all unit ventilators.
- Performed Federal “AHERA” six month inspections.
- Inspected and serviced kitchen stove hood fire suppression systems.
- Performed quarterly IPM inspections.

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Newman Elementary School

1155 Central Avenue

Assessed Value: \$17,200,100
Parcel ID: 199/216.0-0021-0000.0
Lot Size: 60.7 acres
Finished Square Feet: 128,792
Original Construction: 1961

Identified Future Capital Projects

Purpose	FY08	FY09	FY10	FY11	FY12	Total
Parking Lot Renovation	50,000	810,000				860,000
Electrical System Repairs		100,000				100,000
Renovation (2018/Future)					10,870,000	10,870,000
Total	50,000	910,000	0	0	10,870,000	11,830,000

Significant maintenance efforts in Calendar Year 2006 included:

- Installed locks on basketball backstops over the gym bleachers.
- Replaced wood stringer supports for basketball backstops in the gym.
- Performed paving and pothole repairs, including walkways.
- Removed large Sephora tree in middle courtyard.
- Repaired several roof leaks.
- Repaired large expansion join on floor in southeast bridge connector.
- Repaired stadium style exterior light by cafeteria.
- Serviced all emergency lighting and exit signs.
- Removed vinyl asbestos tile and carpet in 16 classrooms, five offices, two storage rooms, kitchen locker room and kitchen restroom and installed new carpet and tile (approximately 20,000 square feet).
- Painted 8 restrooms, 42 exterior doors, one gymnasium wall.
- Trimmed and mulched entire front courtyard.
- Replaced two leaking sections on boiler #1.
- Cleaned the hoistway pits for both elevators.
- Cleaned Kitchen grease traps.
- Inspected and serviced boilers and burners.
- Inspected and serviced elevators.
- Inspected and service fire sprinkler system.
- Inspected and serviced fire alarm system.
- Serviced all roof top HVAC units and exhaust fans.
- Cleaned roofs and gutters.
- Provided chemical treatment program on all boilers.
- Installed snow plow marking stakes and sand barrels.
- Swept and striped parking lots.
- Serviced, including changing filters, all unit ventilators.
- Performed Federal "AHERA" six month inspections.
- Inspected and serviced kitchen stove hood fire suppression systems.
- Performed quarterly IPM inspections.

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William F. Pollard Middle School

200 Harris Avenue

Assessed Value: \$22,942,000
Parcel ID: 199/035.0-0001-0000.0
Lot Size: 26.57 acres
Finished Square Feet: 138,080
Original Construction: 1957

Five Year Capital Appropriation Summary

Purpose	FY03	FY04	FY05	FY06	FY07	Total
Technology Upgrade Design				40,000		40,000
Technology & Electrical Upgrade Design					41,000	41,000
Portable Classrooms Design					30,000	30,000
Total	0	0	0	40,000	71,000	111,000

Identified Future Capital Projects

Purpose	FY08	FY09	FY10	FY11	FY12	Total
Portable Classrooms	570,000					570,000
Technology & Electrical Upgrade	787,000					787,000
Parking Lot Expansion			350,000			350,000
Total	1,357,000	0	350,000	0	0	1,707,000

Significant maintenance efforts in Calendar Year 2006 included:

- Repaired and paved front loop berm, potholes, and front courtyard.
- Performed various roof repairs.
- Replaced control system relay coil on Lecture Hall elevator.
- Replaced flow switch on fire alarm sprinkler system.
- Repaired auditorium seats.
- Replaced HVAC circulating pumps including new welded flanges in rear (1969) boiler room.
- Repaired and relamped several exterior light fixtures.
- Repaired several lamps and ballasts on pole mounted parking lot lights.
- Painted 14 classrooms, four offices, one stairwell and two corridors.
- Replaced the vinyl composition tile and nosing on the choral room risers and platform.
- Serviced the emergency generator.
- Replaced wood stringer supports for basketball backstops in both gyms.
- Replaced burner assembly and heat exchanger on the domestic hot water heater.
- Cleaned Kitchen grease traps.
- Inspected and serviced boilers and burners.
- Inspected and serviced elevators.
- Inspected and service fire sprinkler system.
- Inspected and serviced fire alarm system.

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- Serviced all roof top HVAC units and exhaust fans.
- Cleaned roofs and gutters.
- Provided chemical treatment program on all boilers.
- Installed snow plow marking stakes and sand barrels.
- Swept and striped parking lots.
- Serviced, including changing filters, all unit ventilators.
- Performed Federal “AHERA” six month inspections.
- Inspected and serviced kitchen stove hood fire suppression systems.
- Performed quarterly IPM inspections.

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Department of Public Works

470 Dedham Avenue

Assessed Value: 3,014,700
 Parcel ID: 199/302.0-0005-0000.0
 Lot Size: 17.7 acres
 Finished Square Feet: 35,436
 Original Construction: 1960

Identified Future Capital Projects

Purpose	FY08	FY09	FY10	FY11	FY12	Total
Renovation & Addition		4,200,000				4,200,000
Removal of Salt Shed					4,800,000	4,800,000
Total	0	4,200,000	0	0	0	9,000,000

Significant maintenance efforts in Calendar Year 2006 included:

- Rewired a ceiling hung heat unit in the repair garage.
- Replaced two leaking boiler tubes.
- Installed shelving in PPBC office.
- Replaced control on electric engine hoist in repair garage.
- Wired ceiling mounted AV projector in conference room.
- Rebuilt HVAC system air compressor.
- Cleaned main entrance side oil and water separator tank.

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