

Overview of the Major Public Facilities

Section 8

Significant Facility Descriptions

Needham High School **609 Webster Street**

Assessed Value: \$48,715,600
 Parcel ID: 199/226 0-0010-0000 0
 Lot Size: 14 acres
 Original Construction: 1930 with major reconstruction scheduled for completion 2009

Identified Future Capital Projects						
Project	FY10	FY11	FY12	FY13	FY14	Total
Totals						

Five Year Capital Appropriation Summary						
Project	FY05	FY06	FY07	FY08	FY09	Total
Renovation & Addition		\$10,700,000				\$10,700,000
Totals		\$10,700,000				\$10,700,000

Other significant maintenance/repairs in Calendar Year 2008 included:

- Assisted in several office relocations with all services
- External lock work and exit devices serviced
- Provided service for laboratory chemical cleanup
- Roof repairs

Other significant maintenance/repairs in Calendar Year 2007 included:

- Moved, stored, and disposed of furniture and equipment items in conjunction with the renovation project
- Set up maintenance contracts for the new emergency generator, elevators, fire alarm system, HVAC chiller unit, acid neutralization system, fire alarm system, etc

Other significant maintenance/repairs 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

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William F Pollard Middle School **200 Harris Avenue**

Assessed Value: \$26,722,500
 Parcel ID: 199/035 0-0001-0000 0
 Lot Size: 26 57 acres
 Original Construction: 1957 with modular classrooms added 2002

Identified Future Capital Projects						
Project	FY10	FY11	FY12	FY13	FY14	Total
Auditorium & Science Lab Rehabilitation			\$919,375			\$919,375
Roof Design & Replacement ***			\$3,440,424			\$3,440,424
Parking Feasibility Study	\$75,000					\$75,000
Parking Improvements	\$188,700					\$188,700
Totals	\$263,700		\$4,359,799			\$4,623,499

Five Year Capital Appropriation Summary						
Project	FY05	FY06	FY07	FY08	FY09	Total
Technology & Electrical Upgrades		\$40,000	\$41,000	\$787,000		\$868,000
Portable Classroom Design			\$30,000			\$30,000
Replace Exterior & Locks Doors					\$175,000	\$175,000
Totals		\$40,000	\$71,000	\$787,000	\$175,000	\$1,073,000

Other significant maintenance/repairs in Calendar Year 2008 included:

- Asbestos abatement in lecture hall and storage areas
- Floor area carpet installed
- Paint work in and around kitchen
- Painted traffic control lines
- Repairs to PA system
- Roof repairs

Other significant maintenance/repairs in Calendar Year 2007 included:

- Replaced vinyl stair treads and risers on the front corridor stairwell
- Replaced carpeting in the main office suite
- Installed a partition wall and door to convert a large Special Education room into a smaller room and a private office
- Painted 2 corridors and several classrooms using funds from spring 2007 ATM, Article 38
- Replaced signs and posts in the front bus loop and Harris Avenue parking lot

Other significant maintenance/repairs 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

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- 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
- 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

Newman Elementary School **1155 Central Avenue**

Assessed Value: \$19,154,600
 Parcel ID: 199/216 0-0021-0000 0
 Lot Size: 60 7 acres
 Original Constructions: 1961 and reopened in 1993 as an Elementary School

Identified Future Capital Projects						
Project	FY10	FY11	FY12	FY13	FY14	Total
Newman HVAC Improvments#	29,738,683					\$29,738,683
Totals	\$29,738,683					\$29,738,683

Five Year Capital Appropriation Summary						
Project	FY05	FY06	FY07	FY08	FY09	Total
Newman Electrical System					\$125,000	\$125,000
Newman HV Feasibility Study					\$350,000	\$350,000
Newman Temporary HV System Shed					\$300,000	\$300,000
					\$10,000	\$10,000
Totals					\$785,000	\$785,000

Other significant maintenance/repairs in Calendar Year 2008 included:

- Addressed all inadequacies as outlined by MA Dept of Health
- Asbestos abatement
- Ballasts and bulbs inspected and replaced
- Carpentry work for repairs and additional fixtures
- Inspection of PVI water heater
- Scope and cleaned ductwork of entire building
- Conducted complete evaluation of all fixtures by plumber

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- Electrical repair work
- Repaired existing fence and installed new fences
- Inspect, repair and replaced gutters over the summer
- Inspected UST tank and installed two 1000 gallon above ground replacement tank
- Worked on phone extensions relocations and issues
- Removed trees around school that were believed to have been causing air quality issues
- Replaced water heaters
- Roof work on as needed basis
- Sidewalks removed and replaced in court yard area
- Stripped floors and HEPA vacuumed in music room
- Temporary HVAC system installed

Other significant maintenance/repairs in Calendar Year 2007 included:

- Removed VAT (vinyl asbestos tile) and carpet in 16 classrooms, 6 offices, 2 storage rooms, and the nurse's suite (4 rooms) Installed new VCT (vinyl composition tile), approximately 20,000 s f using funds from Spring 2007 ATM, Article 38
- Painted 2 corridors, 2 classrooms, and 4 offices using funds from Spring 2007 ATM, Article 38
- Replaced 3 leaking cast iron sections on the #1 steam boiler
- Replaced an eight inch O S & Y main steam supply line valve in the boiler room
- Replaced the ceiling mounted gymnasium light fixtures (20) with new energy efficient light fixtures
- Replaced the four foot high chain link fencing in the student pick-up area
- Replaced all parking lot signs and posts in conjunction with the parking lot paving project done by the DPW
- Planted xeriscape style shrubbery running the full length of the main entry traffic island
- Replaced hardware (locksets and panic devices) on six sets of exterior doors
- Cleaned HVAC ductwork supplying the NEAT computer lab room

Other significant maintenance/repairs 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 Sefhora tree in middle courtyard
- Repaired several roof leaks
- Repaired large expansion joint 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

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- 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

Mitchell Elementary School **187 Brookline Street**

Assessed Value: \$7,354,800
 Parcel ID: 199/056 0-0001-0000 0
 Lot Size: 12 47 acres
 Original Construction: 1951 with an addition constructed in 1968

Identified Future Capital Projects						
Project	FY10	FY11	FY12	FY13	FY14	Total
Modular Class Rooms#		\$472,500				\$472,500
Technology & Electrical Improvements *	\$25,000	\$357,050				\$382,050
Totals	\$25,000	\$829,550				\$854,550

Five Year Capital Appropriation Summary						
Project	FY05	FY06	FY07	FY08	FY09	Total
Media Center Upgrade	\$62,000					\$62,000
Roof Repair			\$730,000			\$730,000
Electric Upgrade			\$40,000			\$40,000
Cooking & Serving Equipment				\$30,000		\$30,000
Parking Lot/Play Area*					\$80,000	\$80,000
Totals	\$62,000		\$770,000	\$30,000	\$80,000	\$942,000

Other significant maintenance/repairs in Calendar Year 2008 included:

- Asbestos abatement in two classrooms
- Conducted energy assessment of building
- Electrical work on an as needed basis, and more thorough work on installing new electrical panels for kitchen area

Other significant maintenance/repairs in Calendar Year 2007 included:

- Replaced unit ventilators in four classrooms in the 1969 wing of the building The four unit ventilators, which were only 5 years old, came from the renovated 1930 wing of High School
- Painted several classrooms and one short corridor using funds from Spring 2007 ATM, Article 38
- Replaced all of the flat roofing on the building (approximately 26,000 s f) with cold applied built-up roofing which is warranted for 20 years Funding for this project came from November 2006 STM, Article 12
- Replaced area rugs in 8 classrooms
- Replaced four roof top exhaust fans in conjunction with the roof replacement project
- Removed carpeting and installed vinyl composition floor tile in three small Special Education offices
- Repaved/patched a large section of the playground area

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Other significant maintenance/repairs 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
- 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

Hillside Elementary School

28 Glen Gary Road

Assessed Value: \$4,472,700
 Parcel ID: 199/102 0-0001-0000 0
 Lot Size: 24 6 acres
 Original Construction: 1960 with a 1968 addition and portable classrooms (1996)

Identified Future Capital Projects						
Project	FY10	FY11	FY12	FY13	FY14	Total
Additional Exterior Doors	\$100,000					\$100,000
Door Replacements	\$81,600					\$81,600
Modular Class Rooms#	\$450,000					\$450,000
Technology & Electrical Improvements *	\$25,000	\$357,050				\$382,050
Totals	\$656,600	\$357,050				\$1,013,650

Five Year Capital Appropriation Summary						
Project	FY05	FY06	FY07	FY08	FY09	Total
Media Center		\$87,210				\$87,210
Cooking & Serving Equipment				\$33,000		\$33,000
Parking Lot/Play Area*					\$80,000	\$80,000
Shed*					\$10,000	\$10,000
Totals		\$87,210		\$33,000	\$90,000	\$210,210

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Other significant maintenance/repairs in Calendar Year 2008 included:

- Conducted energy assessment of building
- Conducted indoor mold assessment on modular classrooms
- Installed fuel catalyst in order to make boiler more efficient
- Replaced failing exit signs

Other significant maintenance/repairs in Calendar Year 2007 included:

- Replaced 20 ft of wall mounted counter/cabinet unit, including sink replacement, in each of kindergarten rooms #1 and #2
- Installed four 13,000 BTU window style air conditioning units -- two in classroom #15 and two in classroom #17
- Filled numerous potholes and repaired pavement in the lower parking lot/ playground
- Replaced the rooftop HVAC unit on modular classroom #23

Other significant maintenance/repairs 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

Broadmeadow Elementary School 120 Broad Meadow Road

Assessed Value: \$13,193,900
Parcel ID: 199/013 0-0003-0000 0
Lot Size: 11 2 acres
Original Construction: 1951 with a 2002 addition

Identified Future Capital Projects						
Project	FY10	FY11	FY12	FY13	FY14	Total
Totals						

Five Year Capital Appropriation Summary						
Project	FY05	FY06	FY07	FY08	FY09	Total
Data Room AC Upgrade					\$25,000	\$25,000
Totals					\$25,000	\$25,000

Other significant maintenance/repairs in Calendar Year 2008 included:

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Other significant maintenance/repairs in Calendar Year 2007 included:

- Painted the cafeteria using funds from spring 2007 ATM, Article 38
- Removed carpeting and installed vinyl composition floor tile in the principal's office and conference room

Other significant maintenance/repairs 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

High Rock School

77 Sylvan Road

Assessed Value: \$6,599,600
 Parcel ID: 199/133 0-0041-0000 0
 Lot Size: 8 75 acres
 Original Constructions: 1955 reconstruction and addition to be completed summer 2009

Identified Future Capital Projects						
Project	FY10	FY11	FY12	FY13	FY14	Total
Totals						

Five Year Capital Appropriation Summary						
Project	FY05	FY06	FY07	FY08	FY09	Total
Renovation Design			\$525,000	\$19,688,000		\$20,213,000
Renovation & Addition						
Totals			\$525,000	\$19,688,000		\$20,213,000

Other significant maintenance/repairs in Calendar Year 2008 included:

- Investigated all drain lines for plumbing inspector

Other significant maintenance/repairs in Calendar Year 2007 included:

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- Moved, stored, and disposed of furniture and equipment in conjunction with the renovation project which begins early in 2008

Other significant maintenance/repairs 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

Emery Grover 1330 Highland Avenue

Assessed Value: \$1,926,700
Parcel ID: 199/053 0-0002-0000 0
Lot Size: 1 06 acres
Finished Square Feet: 14,742
Original Construction: 1898

Identified Future Capital Projects						
Project	FY10	FY11	FY12	FY13	FY14	Total
Renovation & Addition			1,385,680	13,094,650		\$14,480,330
Totals			\$1,385,680	\$13,094,650		\$14,480,330

Five Year Capital Appropriation Summary						
Project	FY05	FY06	FY07	FY08	FY09	Total
Totals						

Other significant maintenance/repairs in Calendar Year 2008 included:

- Asbestos abatement
- Assisted in several office relocations
- Conducted energy assessment of building
- Conducted indoor mold assessment on lower level
- Interior painting

Other significant maintenance/repairs in Calendar Year 2007 included:

- Removed a partition wall in the School System's Finance Director's office creating a larger work space
- Replaced carpeting in an upper level Special Education office, a basement level Curriculum office, the South portico entranceway, and an upper level women's restroom
- Repaired the bituminous walkway on the south end of the Highland Avenue (front) parking lot

Other significant maintenance/repairs 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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Town Hall **1471 Highland Avenue**

Assessed Value: \$3,612,900
Parcel ID: 199/051 0-0001-0000 0
Lot Size: 1 23 acres
Original Construction: 1902

Identified Future Capital Projects						
Project	FY10	FY11	FY12	FY13	FY14	Total
Renovation & Addition Project ^	\$17,539,002					\$17,539,002
Totals	\$17,539,002					\$17,539,002

Five Year Capital Appropriation Summary						
Project	FY05	FY06	FY07	FY08	FY09	Total
Renovation Feasibility				\$50,000		\$50,000
Renovation & Addition Design					\$1,000,000	\$1,000,000
Totals				\$50,000	\$1,000,000	\$1,050,000

Other significant maintenance/repairs in Calendar Year 2008 included:

- Created additional office space from existing conference room on 2nd floor
- Changed 2nd floor ladies room into storage closet and converted men's room into a ladies room

Other significant maintenance/repairs in Calendar Year 2007 included:

- Replaced the sink in the basement level women's restroom
- Wired a new circuit and several outlets for the new postage meter location
- Installed a closer on the Data Processing Department entrance door
- Replaced a low water cut-out and several feet of steam piping on the heating system boiler
- Installed a steel mesh support system on a portion of the East facing exterior brick wall in order to save the wall from further deterioration until permanent repairs are made when the building is renovated

Other significant maintenance/repairs 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

Department of Public Works **470 Dedham Avenue**

Assessed Value: \$3,036,300 (DPW Building)
Parcel ID: 199/302 0-0005-0000 0 (DPW Building)
Lot Size: 17 7 acres
Original Constructions: 1960 (DPW Building)

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Identified Future Capital Projects						
Project	FY10	FY11	FY12	FY13	FY14	Total
Salt Shed ***				\$1,000,000		\$1,000,000
Totals				\$1,000,000		\$1,000,000

Five Year Capital Appropriation Summary						
Project	FY05	FY06	FY07	FY08	FY09	Total
Administrative Offices					\$6,225,000	\$6,225,000
Totals					\$6,225,000	\$6,225,000

Other significant maintenance/repairs in Calendar Year 2008 included:

- Completed repairs to large bay doors at DPW
- Created additional office space from existing conference room
- Installed 30 new windows in the DPW garage
- Replaced emergency lighting at DPW Building
- Installed a new trailer at RTS Facility
- New furnace installed at the Water Treatment Plant
- Repairs to the WTP roof

Other significant maintenance/repairs in Calendar Year 2007 included:

- Replaced all tubes on the heating system boiler
- Painted the entire exterior of the main administration/garage building using funds from Spring 2007 ATM, Article 38
- Replaced a water bubbler in the lower level office corridor
- Installed a new water meter testing station including piping approximately 100 feet of copper pipe and numerous valves and fittings
- Removed a portion of a non-load bearing partition wall in the lower level Highway office in preparation of the relocation of the Highway Division offices to the upper level and the addition of the Public Facilities Operations offices in the previous Highway space

Other significant maintenance/repairs 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

Morse-Bradley House/Ridge Hill 461-463 Charles River Street

Assessed Value: \$6,490,800
Parcel ID: 306/01
Lot Size: 223 1 acres
Original Construction: 1907 and 1929

Identified Future Capital Projects						
Project	FY10	FY11	FY12	FY13	FY14	Total
Totals						

Five Year Capital Appropriation Summary						
Project	FY05	FY06	FY07	FY08	FY09	Total
Extraordinary Repairs		\$126,875				\$126,875
Totals		\$126,875				\$126,875

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Other significant maintenance/repairs in Calendar Year 2008 included:

- Fuel oil tank replaced and boiler cleaned
- Winterized plumbing

Other significant maintenance/repairs in Calendar Year 2007 included:

- Painted the interior function rooms of the main house
- Repaired the gutters on the South side of the main house
- Replaced the domestic hot water heater in the ranger's (barn) house

Other significant maintenance/repairs 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

Public Safety Buildings 88 Chestnut Street/707 Highland Avenue

Assessed Value: \$2,984,900 (88 Chestnut St/99 School St)
 \$1,545,200 (707 Highland Ave)
 Parcel ID: 199/047 0-0056-0000 0 (88 Chestnut Street)
 199/070 0-0005-0000-0 (707 Highland Avenue)
 Lot Size: 1 04 acres (88 Chestnut Street)
 1 acre (707 Highland Avenue)
 Original Construction: 1931 (88 Chestnut Street)
 1906 (707 Highland Avenue)

Identified Future Capital Projects						
Project	FY10	FY11	FY12	FY13	FY14	Total
Totals						

Five Year Capital Appropriation Summary						
Project	FY05	FY06	FY07	FY08	FY09	Total
Extraordinary Repairs	\$150,000					\$150,000
EOC Move			\$42,060			\$42,060
Roof Repairs					\$535,000	\$535,000
Totals	\$150,000		\$42,060		\$535,000	\$727,060

Other significant maintenance/repairs in Calendar Year 2008 included:

- Completed repairs to the police and fire station large bay doors

Other significant maintenance/repairs in Calendar Year 2007 included:

- Cleaned all HVAC ductwork and diffusers at Station #1
- Made numerous repairs to the leaking roof at Station #1 Roof to be replaced in FY'09
- Painted the entire interior of Station #2 using funds from Spring 2007 ATM, Article 38
- Made extensive repairs, including fire box refractory, to the heating system furnace in Station #2

Other significant maintenance/repairs in Calendar Year 2006 included:

- Replaced circulator pump on the #1 chiller unit
- Capped a water bubbler drain line

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- 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

Daley Building **257 R Webster Street**

Assessed Value: \$998,000
 Parcel ID: 199/070 0-0029-0000 0
 Lot Size: 92 acres
 Original Construction: 1960

Identified Future Capital Projects						
Project	FY10	FY11	FY12	FY13	FY14	Total
Totals						

Five Year Capital Appropriation Summary						
Project	FY05	FY06	FY07	FY08	FY09	Total
Totals						

Other significant maintenance/repairs in Calendar Year 2008 included:

- Built and installed a new oil fill platform
- Roof repairs
- Transferred hazardous materials to RTS for disposal

Other significant maintenance/repairs in Calendar Year 2007 included:

- -Repaired septic system piping including the removal of two large pine trees whose roots had broken underground piping

Needham Public Library **1139 Highland Avenue**

Assessed Value: \$13,722,800
 Parcel ID: 199/226 0-0055-0000 0
 Lot Size: 1 05
 Original Construction: 1915 with reconstructed and addition in 2006

Identified Future Capital Projects						
Project	FY10	FY11	FY12	FY13	FY14	Total
Totals						

Five Year Capital Appropriation Summary						
Project	FY05	FY06	FY07	FY08	FY09	Total
Totals						

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Other significant maintenance/repairs in Calendar Year 2008 included:

- Installed lights to illuminate clock tower

Other significant maintenance/repairs in Calendar Year 2007 included:

- Installed motorized window shades on the large windows in the main lobby area
- Set up maintenance contracts for the new ground water irrigation system, elevators, fire alarm system, HVAC chiller unit, etc

Rosemary Pool Complex

Rosemary Street

Assessed Value: \$3,274,800
 Parcel ID: 205/01;02;03;31
 Lot Size: 36 49 acres Includes camp and lake (lake equals 11 8 ac +/- camp equals 19 ac +/-)
 Original Construction: Camp 1942, Pool 1960, and Buildings 1972

Identified Future Capital Projects						
Project	FY10	FY11	FY12	FY13	FY14	Total
Renovation & Rehabilitation				\$10,000,000		\$10,000,000
Totals				\$10,000,000		\$10,000,000

Five Year Capital Appropriation Summary						
Project	FY05	FY06	FY07	FY08	FY09	Total
Bathhouse			\$80,000			\$80,000
Totals			\$80,000			\$80,000

Other significant maintenance/repairs in Calendar Year 2008 included:

Other significant maintenance/repairs in Calendar Year 2007 included:

Rosemary Pool Bathhouse and Pool

- Painted building exterior
- Began repairs to handicap bathrooms
- Replaced stems and handles on all showers in locker rooms; replaced the wall hydrant in Men's locker room and repaired hydrant in Women's locker room
- Repaired pool lift pump; researched replacement parts that are difficult to find to prepare for longer-term repair in Spring 2008
- Purchased new sump pump for pre-season maintenance
- Installed heavy duty electrical outlet for use with chemical controller
- Purchased back-up chlorine pump
- Replaced valves and tubing in two chlorine tanks

Other significant maintenance/repairs in Calendar Year 2006 included:

Rosemary Pool Bathhouse and Pool

- Replaced pool filter drain valve
- Completed interior sandblasting of pool
- Replaced locks to guard room and concession room
- Repaired overhead door to filter room

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Park Buildings

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

Park Buildings

Identified Future Capital Projects						
Project	FY10	FY11	FY12	FY13	FY14	Total
Cricket Bldg ***	\$75,000					\$75,000
McCracken Camp Improvements		\$220,000				\$220,000
Playground Structures	\$100,000	\$50,000				\$150,000
Memorial Park	\$49,300					\$49,300
Athletic Facility Improvements	\$107,200	\$103,000	\$60,500	\$100,000	\$100,000	\$470,700
Totals	\$331,500	\$373,000	\$60,500	\$100,000	\$100,000	\$965,000

Five Year Capital Appropriation Summary						
Project	FY05	FY06	FY07	FY08	FY09	Total
Claxton		\$60,000				\$60,000
Cricket & Mills			\$33,000			\$33,000
Park Fences				\$52,500		\$52,500
Water Bubblers				\$22,000		\$22,000
Tennis Court Improvements					\$150,000	\$150,000
Totals		\$60,000	\$33,000	\$74,500	\$150,000	\$317,500

Other significant maintenance/repairs in Calendar Year 2008 included:

Park Buildings

- Roof repairs to Claxton Park building
- Replaced broken outlet at Claxton
- Corrected Claxton Park sink
- Remove and install furnace at Claxton Park building

Other significant maintenance/repairs in Calendar Year 2007 included:

Park Buildings

- Painted exteriors of Cricket, Carleton Pavilion, Claxton, Mills, Riverside buildings
- Renovated Claxton Building: replaced all windows with vandal resistant windows; replaced four doors and overhead door; replaced toilets and sinks; improved ADA accessibility
- Repaired toilets and sinks at Cricket Building, held off on major repairs until decision on full renovation to Cricket Building known
- Repaired vandalized overhead door at Camp Property

Playgrounds/Tennis Courts

- Replaced field signs at 9 parks
- Replaced Mills Field playground
- Replaced exterior fencing to Mills Field playground, and added fencing to close in the area
- Replaced Claxton Field playground equipment and retrofitted a structure installed originally in 1994
- Replaced some of the Riverside Park playground equipment, added new playground equipment, renovated field area, added new park benches and picnic tables, and replaced exterior fencing

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- Replaced section of Broadmeadow Kindergarten playground that had failed for 2nd time
- Continued to repair Greene's Field playground
- Patched cracks on Mills tennis courts, temporarily, until major renovation can occur

Other significant maintenance/repairs in Calendar Year 2006 included:

Park Buildings

- Replaced vandalized toilet at Claxton Building
- Replaced all exterior doors and windows at Claxton and began renovations to the two restrooms using funds from spring 2005 ATM, Article 32
- Painted the exterior of the East side of the Claxton building and the exterior trim on the entire building using funds from spring 2007 ATM, Article 38
- Replaced Cricket water main
- Added protection to Carleton Pavilion to keep squirrels and other animals out of building
- Replaced vandalized door locks on garage door at Camp Property
- Replaced vandalized door lock at Carleton Pavilion

Playgrounds/Tennis Courts

- Renovated Newman playground structure, stabilizing areas that were weakening due to original installation problems
- Installed covered picnic table at Perry Park
- Continued to repair Greene's Field playground, and remove sections that can no longer be repaired
- Painted Newman tennis courts
- Replaced wind screen at Newman tennis courts
- Installed bleachers at Claxton
- Repaired fixtures on Claxton athletic field light poles