

Overview of the Major Public Facilities

Section 10

Significant Public Facilities

Needham High School

609 Webster Street

Assessed Value: \$48,715,600
 Parcel ID: Map 226 Block 10
 Lot Size: 14 acres
 Original Construction: 1930; reconstruction in 2008

Identified Future Capital Projects						
Project	FY2016	FY2017	FY2018	FY2019	FY2020	Total
A Gym Upgrade		105,000	182,000	64,000	30,000	381,000
High School Class Room Expansion	4,457,200					4,457,200
High School Boiler Replacement					840,000	840,000
Totals	4,457,200	105,000	182,000	64,000	870,000	5,678,200

Five Year Capital Appropriation Summary						
Project	FY2011	FY2012	FY2013	FY2014	FY2015	Total
C Building Roof		320,000				320,000
High School Configuration Changes					200,000	200,000
						-
Totals	-	320,000	-	-	200,000	520,000

Other significant maintenance/repairs in Calendar Year 2014 included:

- Mounted a 4'x6' plaque in main lobby
- Replaced broken lights in A gym
- Installed crash bars on doors to the auditorium
- Created new reception desk in front lobby
- Upgraded the CCTV monitoring system
- Power washed and re-pointed exterior
- Installed electric univent in room 602
- Replaced the gas fired domestic hot water heater
- Installed carpet in the lobby area
- Replaced outside stairway with new concrete stairs
- Upgraded heating controls on boilers
- Installed two dietic entrematic devices on two door openers in order to make door #1 and #12 handicap accessible
- Repaired flooring and replaced built in carpet entry mat in A Gym and B Gym
- Repurposed room 101 to be a robotics lab

Other significant maintenance/repairs in Calendar Year 2013 included:

- Repaired exterior doors and upgraded hardware on doors
- Installed analog cameras in loading dock area and kitchen
- Replaced damaged gutters and downspout on the front and rear of the building
- Repaired bleachers in A gym to make operational
- Installed new heaters on the chiller
- Cleaned and sealed the stone work on the walls in the main lobby
- Repaired all pole lights and walkway lights in the parking lot
- Built two separate office spaces within the Guidance Suite
- Refinished floors in A gym and band room
- Converted copy room into the a new conference room
- Duct cleaning in the C, D, and E buildings
- Poured new concrete on 9 ramps and installed new detectable warnings
- Replaced circulating pump in boiler room
- Installed access control on door 15
- Replaced flooring in room 608 and 608A

Other significant maintenance/repairs in Calendar Year 2012 included:

- Cleaned duct work in buildings A & B
- Cleaned condenser coils
- Repaired chiller
- Replaced elevator piston in center connector lobby elevator
- Repaired 13 exterior lights by the parking lot
- Replaced and epoxied capstones on bottom wall, middle wall, and top wall
- Repaired existing free standing interlocking block wall at the main entrance
- Repairs to walk way
- Repaired AAB ramp on Webster Street side, installed concrete pads for benches, and repaired two drains on the center connector
- Repaired A Gym bleacher arm that failed
- Replaced bad condenser fan motors in 2 units in the auditorium
- Replaced tandem compressors for circuit #1 in RTU-6
- Relined parking lot on Webster Street side
- Repaired pipe handrail and stairwell on main staircase on Highland Ave. side
- Replaced cracked stone treads on main staircase on Highland Ave. side
- Installed washer and dryer in gym storage room
- Installed new manual winches on main basketball backboards

Other significant maintenance/repairs in Calendar Year 2011 included:

- Removed snow from roof
- Replace C building roof
- Weeded & mulched entire landscape on the Webster Street side.
- Refinished floor in A Gym and Band Space
- Repaired fence that was damaged during winter storm
- Repaired block wall in front of grand staircase
- Painted exterior awning to cafeteria
- Repaired several exterior lights
- Reconfigured stairway in hallway near B gym
- Installed modine heater in space between location of domestic hot water heater and A gym
- Installed lighting display for athletics display case

Other significant maintenance/repairs in Calendar Year 2010 included:

- Weeded & mulched entire landscape on the Webster Street side.
- Rebuilt circulation pump # 6
- Roof repairs C Building
- Replaced heating coils in multiple rooms and spaces
- Refinished floors in A gym and B gym
- Repainted traffic markings and installed signs
- Installed handicapped signs where required
- Insulated interior walls of Athletic Suite

Other significant maintenance/repairs in Calendar Year 2009 included:

- Upgraded Building Management Software and server, to improve energy efficiency
- Reprogrammed heating and cooling system to stagger start during morning start up, reducing load on energy grid
- Removed 13 univents, reinsulated, reflashed, replastered and reinstalled
- Replaced the control drive for the supply fan on RTU 4
- Replaced the control drive for the return fan on RTU 15
- Installed Lutron exterior lighting system to reduce energy consumption
- Enrolled emergency generator in Demand Response program
- Provided power and electrical outlets for wood shop
- Provided additional electrical outlets and for new school store
- Add additional electrical outlets in Art room to accommodate potting wheels
- Installed chair rails in nurses office
- Excavated trenches along sidewalks of plaza and installed 1 ½" trap rock improve drainage and prevent erosion
- Refinished floor in the A Gym
- Roof repairs

William F Pollard Middle School

200 Harris Avenue

Assessed Value: \$18,570,200
 Parcel ID: Map 35 Block 1
 Lot Size: 26.57 acres
 Original Construction: 1957; reconstruction in 1992; modular classrooms installed in 2002

Identified Future Capital Projects						
Project	FY2016	FY2017	FY2018	FY2019	FY2020	Total
Blue & Green Gym Upgrades		58,500	440,000	269,000	30,000	797,500
General Facility Improvements					12,847,035	12,847,035
						-
Totals	-	58,500	440,000	269,000	12,877,035	13,644,535

Five Year Capital Appropriation Summary						
Project	FY2011	FY2012	FY2013	FY2014	FY2015	Total
Boiler Replacement			55,000	800,000		855,000
Condition Analysis	30,000					30,000
Design & Engineering for Newman Relocation	30,000					30,000
Interior & Exterior Improvements	442,000	758,000				1,200,000
Roof Design and Replacement	3,500,000					3,500,000
Telephone System				53,000		53,000
Totals	4,002,000	758,000	55,000	853,000	-	5,668,000

Other significant maintenance/repairs in Calendar Year 2014 included:

- Installed new countertops and cabinets in room 208
- Removed asbestos flooring and replaced with new tile flooring
- Installed two door access control systems
- Replaced handrail near loading dock
- Pressure washed the north exterior wall of the modular classrooms
- Converted exterior flood lights from HID lights to LED lights
- Replaced four exhaust fans
- Installed and programmed a new Master Clock System
- Constructed wall and installed new door in order to form an additional classroom in room 212
- Replaced tile flooring in room 100
- Connected two domestic hot water pumps to the building automation and time scheduling system

Other significant maintenance/repairs in Calendar Year 2013 included:

- Replaced air handling units and exhaust fans
- Replaced sump pumps

- Repaired boiler #2
- Repaired intercom system and bells
- Replaced phone system
- Painted walls in Blue Gym and Green Gym
- Converted room 227 into two separate rooms
- Installed insulation in both gyms
- Repaired rubber flooring in both gyms
- Repaired wall padding in both gyms
- Replaced all rear outdoor light poles with new induction lighting
- Replaced all water cooler fountains
- Repaired sidewalk and walkway

Other significant maintenance/repairs in Calendar Year 2012 included:

- Installed new sink in classroom 210
- Converted classroom 210 to an engineering classroom
- Installed Sentricon termite control
- Upgraded kitchen from pneumatic to electronic heating control
- Retrofitted heat valves in 12 office areas
- Restored phone service to the modular classrooms
- Converted bathrooms in modular classrooms to standard fixtures
- Repaired boiler (section replacement)
- Installed motion sensors
- Installed new sink faucets in girls' restroom
- Removed and replaced urinals in boys' restroom
- Installed drain piping for 4 new serving tables
- Replaced 3 exterior light pole ballasts and lamps
- Installed boosters for fire alarm panel
- Replaced carpet in classrooms 227 and 132 with VCT
- Installed 2 new coils in café UV's
- Removed wall dividers in blue gym and replaced with flexible partitions in both blue & green gym
- Installed new sinks, drain lines, faucets, and water lines in classroom 251
- Restored modular classroom M6 and M7 back to original condition prior to Newman at Pollard

Other significant maintenance/repairs in Calendar Year 2011 included:

- Removed snow from roof
- Abated asbestos flooring and installed new tile
- Installed new front sign
- Repaired several exterior lights

- Installed split air conditioning system in room 209
- replaced Victaulic couplings with welded piper over Boiler #1 and Boiler #2
- Installed drain, water feed, sink, and fixtures in room 288 for new science classroom
- Rekeyed interior of building
- Installed insulation on roof drains

Other significant maintenance/repairs in Calendar Year 2010 included:

- Replaced the skirt under the modular classrooms
- Reactivated AHU-5
- Installed sink and extended water and drain service for room 286
- Installed motion light switches in all rest rooms, storage areas and small meeting rooms
- Asbestos abatement in various areas
- Stripped and reconstructed girls bathroom
- Rebuilt heating circulator pump
- Replaced heating circulator pump
- Interior painting

Other significant maintenance/repairs in Calendar Year 2009 included:

- Converted classroom to science room, installing counter, sink and extending water and drain service
- Converted Art classroom to Wood Working classroom, upgrading electrical service and installed counters and cabinets
- Asbestos abatement in rooms 260 and 200 (Administrative Offices)
- Carpet installed in rooms 260 and 200 (Administrative Offices)
- Remove VCT tile and installed cushioned flooring in the weight room
- Installed Rentar Fuel Catalyst to reduce oil consumption
- Cleaned all duct work
- Painted a number of corridors, bathrooms and boys locker room
- Replaced all exterior doors and locks
- Refinished Auditorium Stage floor
- Roof repairs

Newman Elementary School

1155 Central Avenue

Assessed Value: \$28,810,100
 Parcel ID: Map 216 Block 21
 Lot Size: 60.7 acres
 Original Constructions: 1961 as a Junior High School; reopened in 1993 as an Elementary School; major systems upgrade in 2012

Identified Future Capital Projects Project	FY2016	FY2017	FY2018	FY2019	FY2020	Total
						-
Totals	-	-	-	-	-	-

Five Year Capital Appropriation Summary Project	FY2011	FY2012	FY2013	FY2014	FY2015	Total
Preschool Playground				60,000		60,000
						-
Totals	-	-	-	60,000	-	60,000

Other significant maintenance/repairs in Calendar Year 2014 included:

- Connected domestic hot water pumps to the building automation system

Other significant maintenance/repairs in Calendar Year 2013 included:

- Replaced floor in the media center
- Installed new condensing unit for the science center animal room
- Secured the window curtain on the bridge

Other significant maintenance/repairs in Calendar Year 2012 included:

- Repair windows in classrooms 118 and 219
- Repaired pole lights in the parking lot
- Replaced damaged angle on the elevator car

Other significant maintenance/repairs in Calendar Year 2011 included:

- Removed snow from roof
- Refinished gym floor

Other significant maintenance/repairs in Calendar Year 2010 included:

- Installed new AC compressor in the administration area.
- Replaced 3 sections in boiler # 1 & 3 sections in boiler #2
- Cleaned all sections in boiler #1 & #2

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- Refinished the floor in the gym
- Interior painting
- Installed domestic hot water pump
- Replaced solid gym divider with flexible divider
- Replaced shaft and bearing in fan room # 5
- Continued evaluation of 10,000 gallon underground storage tank and surrounding soils

Other significant maintenance/repairs in Calendar Year 2009 included:

- Painted hallways, stairwells, and band room
- Evaluated 10,000 gallon underground oil storage tank and surrounding soils
- Refinished Gym and Auditorium Stage floor
- Installed new HVAC control compressor
- Installed Rentar Fuel Catalyst to reduce oil consumption
- Replace 28' of 8" steam pipe between the east wing and west wing
- Replace sidewalk due to steam pipe project
- Replaced 6 boiler sections in the number two boiler
- Installed new steamer and kettle in kitchen
- Roof repairs

Mitchell Elementary School

187 Brookline Street

Assessed Value: \$7,870,800
 Parcel ID: Map 56 Block 1
 Lot Size: 12.47 acres
 Original Construction: 1951; addition constructed in 1968

Identified Future Capital Projects						
Project	FY2016	FY2017	FY2018	FY2019	FY2020	Total
New Facility			64,180,000			64,180,000
						-
Totals	-	-	64,180,000	-	-	64,180,000

Five Year Capital Appropriation Summary						
Project	FY2011	FY2012	FY2013	FY2014	FY2015	Total
Condition Assessment*	25,000					25,000
Modular Classrooms				2,729,276		2,729,276
						-
Totals	25,000	-	-	2,729,276	-	2,754,276

*multiple facilities amount is an allocated portion

Mitchell Elementary School (continued)

187 Brookline Street

Other significant maintenance/repairs in Calendar Year 2014 included:

- Performed cleaning of ductwork in HVAC system
- Upgraded electrical wiring and panel in the kitchen and wired new range and steamer
- Installed new fence in courtyard

Other significant maintenance/repairs in Calendar Year 2013 included:

- Repaired granite steps at main entrance
- Installed occupancy sensors in all bathrooms
- Installed new induction lights in the parking lot
- Installed new awning over rear door
- Painted all door frames and hallways
- Asbestos abatement and re-insulation
- Boiler room upgrade
- Removed oil fired domestic hot water heater and replaced with natural gas fired unit
- Converted boiler burners to natural gas units

Other significant maintenance/repairs in Calendar Year 2012 included:

- Grouped exterior lights together
- Installed induction lights in place of existing wall packs
- Replaced motors on boiler room exhaust fan
- Installed new grease trap in kitchen
- Replaced doors and changed out locks
- Painted exterior of school
- Completed exhaust fan work and oil containment work
- Replaced 13 exterior windows in the gym

Other significant maintenance/repairs in Calendar Year 2011 included:

- Removed snow from roof
- Refinished wood floors in gym and cafeteria
- Installed lighting motion sensors throughout the entire building
- Weeded and mulched
- Replaced louvers and installed cages on exterior of building

Other significant maintenance/repairs in Calendar Year 2010 included:

- Installed motion detector light switches in all bathrooms, storage rooms and small meeting rooms
- Repaired stairs in the kindergarten area

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- Refinished the floors in gym, cafeteria and stage
- Interior painting
- Added additional graphics to the Building Management System

Other significant maintenance/repairs in Calendar Year 2009 included:

- Installed new electrical service for new kitchen refrigerator and freezer
- Replaced boiler number two
- Installed Rentar Fuel Catalyst to reduce oil consumption
- Asbestos abatement in eleven classrooms and school administration area
- Installed VCT tile in all abated areas
- Installed twelve low flow toilets (MWRA Grant)
- Cleaned all duct work
- Replaced electrical service from building to parking lot lights
- Refinished Cafeteria, Stage and Gym floors
- Painted two class rooms, principles office, nurses office and stage ceiling
- Installed covers over AC units for the winter
- Converted pneumatic heating controls to digital controls and added to Building Management System

Hillside Elementary School

28 Glen Gary Road

Assessed Value: \$7,860,500
 Parcel ID: Map 102 Block 1
 Lot Size: 24.6 acres
 Original Construction: 1960; addition constructed in 1968; modular classrooms installed in 1996

Identified Future Capital Projects Project	FY2016	FY2017	FY2018	FY2019	FY2020	Total
New Facility	55,904,600					55,904,600
						-
Totals	55,904,600	-	-	-	-	55,904,600

Five Year Capital Appropriation Summary Project	FY2011	FY2012	FY2013	FY2014	FY2015	Total
Condition Assessment *	25,000					25,000
New Facility - Feasibility and Design				650,000		650,000
						-
Totals	25,000	-	-	650,000	-	675,000

*multiple facilities amount is an allocated portion

Hillside Elementary School (continued)

28 Glen Gary Road

Other significant maintenance/repairs in Calendar Year 2014 included:

- Repaired boiler #1 in order to bring back online
- Replace floor tiles in modular classrooms and hallway
- Installed single door access control system

Other significant maintenance/repairs in Calendar Year 2013 included

- Installed Lexan guards on railings to close gaps in stairwell
- Removed existing carpet and installed VCT flooring in Kindergarten classroom
- Upgraded the boiler room
- Installed fob access system on exterior door
- Replaced outdoor lights with induction lighting and LED lighting

Other significant maintenance/repairs in Calendar Year 2012 included

- Replaced all window AC units with Energy Star Rated units
- Replaced pump and did oil containment work
- Replaced flooring

Other significant maintenance/repairs in Calendar Year 2011 included:

- Removed snow from roof
- Replaced domestic hot water heater
- Installed storage area in gym/auditorium on stage
- Weeded and mulched
- Replaced grease trap in cafeteria kitchen
- Rebuilt steam traps throughout the school
- Installed lighting motion sensors throughout the entire building
- Refinished gym wood flooring

Other significant maintenance/repairs in Calendar Year 2010 included:

- Converted pneumatic HV control system to digital HV control system and added to the Building Management System (stimulus funding)
- Replaced heating coil in cafeteria air handling unit
- Replaced heating coil in room 10
- Refinished gym floor
- Install new bathroom stalls in three girls bathrooms and 3 boys bathrooms
- Refurbished flag pole
- Replaced two condensate pumps

- Cleaned duct work

Other significant maintenance/repairs in Calendar Year 2009 included:

- Removed and replaced decks and stairs for modular class rooms
- Replaced main water valve and secondary hot and cold water valves
- Replace four large exhaust fans
- Installed two AC's, including electrical service
- Replaced all faucet fixtures in bathrooms and class rooms
- Installed second Rentar Fuel Catalyst to reduce oil consumption
- Painted interior fire doors, interior door casings, selected hallway areas
- Refinished Gym floor
- Replaced light lenses
- Replaced bathroom stalls in one bathroom
- Replaced exterior doors
- Installed fence around dumpsters
- Caulked all exterior openings and AC units
- Installed covers over AC units for winter

Broadmeadow Elementary School

120 Broad Meadow Road

Assessed Value: \$13,193,900
 Parcel ID: Map 13 Block 3
 Lot Size: 11.2 acres
 Original Construction: 1951; reconstruction and addition in 2002

Identified Future Capital Projects						
Project	FY2016	FY2017	FY2018	FY2019	FY2020	Total
						-
Totals	-	-	-	-	-	-

Five Year Capital Appropriation Summary						
Project	FY2011	FY2012	FY2013	FY2014	FY2015	Total
						-
Totals	-	-	-	-	-	-

Other significant maintenance/repairs in Calendar Year 2014 included:

- Created a reception area desk in the ETC office
- Installed two door access control systems
- Replaced the ignition controls on two boilers
- Upgraded interior lighting – replaced all standard switches with sensor/motion detection switches

- Installed a new exhaust fan in kindergarten room
- Retro- commissioned the HVAC system
- Removed and replaced floor tiles in the main lobby area

Other significant maintenance/repairs in Calendar Year 2013 included:

- Installed occupancy sensors in all bathrooms
- Installed airphone system on exterior door
- Replaced flooring in hallways and various classrooms

Other significant maintenance/repairs in Calendar Year 2012 included:

- Installed LED bulbs in performance center and hallway
- Replaced water temperature sensor in generator room
- Installed 42 new clocks and new master unit
- Installed new airphone system
- Installed new exhaust fans on the roof
- Replaced flooring in music room
- Installed new diffuser in room 113
- Replaced condenser fans on RTU 4

Other significant maintenance/repairs in Calendar Year 2011 included:

- Removed snow from roof
- Replaced two compressors in RTU 3
- Replaced mixed air damper in RTU 5
- Replaced main breaker in RTU 2
- Repaired fence that was damaged during winter storm
- Replaced flooring in entrance way, performance, and rooms 4, 35, and 36
- Repaired several exterior lights
- Weeded and mulched

Other significant maintenance/repairs in Calendar Year 2010 included:

- Installed main compressor in RTU 3
- Replaced the flooring in rooms 55, 56, 60, 61 and the cafeteria
- Cleaned entire air handling system (duct cleaning)
- Refinished gym floor and stairs in Performance Center
- Replaced three circulator pumps for the domestic hot water system
- Interior painting

Other significant maintenance/repairs in Calendar Year 2009 included:

- Install split AC unit in head end room
- Replaced the motor, for the supply fan on RTU 2
- Painted selected hallway areas and bathrooms
- Replaced three way heat valve in Air Handling ceiling unit in gym

John Eliot Elementary School

135 Wellesley Avenue

Assessed Value: \$11,798,700
 Parcel ID: Map 91 Block 19
 Lot Size: 7.9 acres
 Original Construction: 1955; replaced in 2004

Identified Future Capital Projects Project	FY2016	FY2017	FY2018	FY2019	FY2020	Total
						-
Totals	-	-	-	-	-	-

Five Year Capital Appropriation Summary Project	FY2011	FY2012	FY2013	FY2014	FY2015	Total
						-
Totals	-	-	-	-	-	-

Other significant maintenance/repairs in Calendar Year 2014 included:

- Replaced motor on the ductless split unit
- Replaced fence along the driveway
- Wired and programmed the boiler controls for better energy efficiency
- Installed two door access control systems
- Repaired boiler #2 to bring back online

Other significant maintenance/repairs in Calendar Year 2013 included:

- Replaced expansion tank for the domestic boiler
- Replaced flooring in hallways
- Replaced exterior lighting control panel

Other significant maintenance/repairs in Calendar Year 2012 included

- Installed airphone system on main entrance
- Replaced/repaired flooring in hallways
- Installed padding behind basketball nets

Other significant maintenance/repairs in Calendar Year 2011 included:

- Removed snow from roof
- Weeded and mulched
- Repaired fence that was damaged during winter storm
- Repair several exterior lights
- Replaced actuator and fixed damper in RTU 3
- Cleaned duct work

Other significant maintenance/repairs in Calendar Year 2010 included:

- Replaced all the seals in boiler #1
- Repaired marnolium flooring in the cafeteria and lobby area.
- Refinished gym and stage floors
- Replaced main breaker in electrical room
- Repainted traffic markings

Other significant maintenance/repairs in Calendar Year 2009 included:

- Replaced the control drive for the supply fan for RTU 3
- Repaired flooring in Performance Center

High Rock School

77 Sylvan Road

Assessed Value: \$12,285,800
 Parcel ID: Map 133 Block 41
 Lot Size: 8.75 acres
 Original Constructions: 1955; reconstruction and addition in 2009

Identified Future Capital Projects						
Project	FY2016	FY2017	FY2018	FY2019	FY2020	Total
Convert to an Elementary School			3,770,000			3,770,000
						-
Totals	-	-	3,770,000	-	-	3,770,000

Five Year Capital Appropriation Summary						
Project	FY2011	FY2012	FY2013	FY2014	FY2015	Total
						-
Totals	-	-	-	-	-	-

Other significant maintenance/repairs in Calendar Year 2014 included:

- Installed guardrails and new fencing in upper parking lot
- Performed cleaning of ductwork in the HVAC system

- Replaced controller on boiler #1

Other significant maintenance/repairs in Calendar Year 2013 included:

- Replaced cracked glass over main entrance door
- Installed new aluminum fence
- Repaired all outdoor lights

Other significant maintenance/repairs in Calendar Year 2012 included:

- Repaired 6 pole lights in the upper parking lot
- Relined parking lot

Other significant maintenance/repairs in Calendar Year 2011 included:

- Removed snow from roof
- Repair several exterior lights
- Weeded and mulched
- Refinished wood floor on stage
- Repaired fence that was damaged during winter storm
- Repaired domestic hot water heater

Other significant maintenance/repairs in Calendar Year 2010 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2009 included:

- Installed a 2.34 KW Solar Array

Emery Grover

1330 Highland Avenue

Assessed Value: \$2,025,400
 Parcel ID: Map 53 Block 2
 Lot Size: 1.06 acres
 Finished Square Feet: 14,742
 Original Construction: 1898

Identified Future Capital Projects						
Project	FY2016	FY2017	FY2018	FY2019	FY2020	Total
School Administration Building Renovation			13,089,000			13,089,000
						-
Totals	-	-	13,089,000	-	-	13,089,000

Five Year Capital Appropriation Summary						
Project	FY2011	FY2012	FY2013	FY2014	FY2015	Total
School Administration Building Study			30,000			30,000
						-
Totals	-	-	30,000	-	-	30,000

Other significant maintenance/repairs in Calendar Year 2014 included:

- Painted hallways and offices on both floors
- Replaced fencing and gate around dumpster in the parking lot
- Replaced stair treads on interior stairways

Other significant maintenance/repairs in Calendar Year 2013 included:

- Installed insulation in the attic
- Installed awning over door entrance
- Replaced deteriorated metal cornices on roof
- Repaired brick archways on building

Other significant maintenance/repairs in Calendar Year 2012 included:

- Installed new indoor and outdoor units for heat pump system and adjusted system for dehumidification

Other significant maintenance/repairs in Calendar Year 2011 included:

- Reconstructed bathroom in basement
- Repaired to gutters and downspouts
- Removed all knob and tube wiring
- Removed finish floor, wall panels, and sub floor in ETC. Insulated walls, installed wall panels and sub floor, and finished floor.

Other significant maintenance/repairs in Calendar Year 2010 included:

- Asbestos abatement in several areas
- Installed rug in all abated areas (Administrative Areas)
- Removed and replaced floor and build outs along exterior foundation wall of ETC office
- Install vapor barrier throughout ETC office, insulated and reconstructed build outs along foundation walls
- Repoint bricks around the ETC office
- Repair and replace the gutters and down spouts on the north side of the building
- Installed new handrails in entrance
- Repainted traffic markings

Other significant maintenance/repairs in Calendar Year 2009 included:

- Asbestos abatement in several areas
- Installed rug in all abated areas (Administrative Areas)
- Exterior Painting
- Painted selected interior spaces
- Install covers over all AC's which cannot be removed
- Installed Rentar Fuel Catalyst to reduce oil consumption
- Upgraded electrical service in the production center

Town Hall

1471 Highland Avenue

Assessed Value: \$9,197,900
 Parcel ID: Map 51 Block 1
 Lot Size: 1.23 acres
 Original Construction: 1902; reconstruction and addition in 2011

Identified Future Capital Projects Project	FY2016	FY2017	FY2018	FY2019	FY2020	Total
						-
Totals	-	-	-	-	-	-

Five Year Capital Appropriation Summary Project	FY2011	FY2012	FY2013	FY2014	FY2015	Total
						-
Totals	-	-	-	-	-	-

Other significant maintenance/repairs in Calendar Year 2014 included:

- Repaired the Voltape Bird Control System on the roof
- Repaired and repainted columns in Powers Hall auditorium

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Other significant maintenance/repairs in Calendar Year 2013 included:

- Repaired automatic temperature controls

Other significant maintenance/repairs in Calendar Year 2012 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2011 included:

- Put back in service October 2011

Other significant maintenance/repairs in Calendar Year 2010 included:

- Taken out of service February 2010

Department of Public Works/Operations

470 Dedham Avenue

Assessed Value: \$2,932,200 (DPW Building)
Parcel ID: Map 302 Block 5
Lot Size: 17.7 acres
Original Constructions: 1960; addition in 1966

Identified Future Capital Projects						
Project	FY2016	FY2017	FY2018	FY2019	FY2020	Total
Boiler Replacement		378,500				378,500
Facility Improvements		25,000,000				25,000,000
Fuel Island Relocation	126,500	839,500				966,000
						-
Totals	126,500	26,218,000	-	-	-	26,344,500

Five Year Capital Appropriation Summary						
Project	FY2011	FY2012	FY2013	FY2014	FY2015	Total
Energy Supply Conversion	250,000					250,000
Facility Improvements Garage Bays			40,000	1,100,000		1,140,000
Garage Lift				110,000		110,000
						-
Totals	250,000	-	40,000	1,210,000	-	1,500,000

Other significant maintenance/repairs in Calendar Year 2014 included:

- Installed new shower valves in men's restroom
- Installed a new door to the garage office
- Replaced VFD in boiler motor
- Added additional lighting hardware outside of building

Other significant maintenance/repairs in Calendar Year 2013 included:

- Repaired block column which was damaged
- Replaced expansion tank #2 in boiler room

Other significant maintenance/repairs in Calendar Year 2012 included:

- Repaired and re-tubed boiler in boiler room
- Replaced expansion tank #1 in boiler room
- Changed cores on office doors on second floor

Other significant maintenance/repairs in Calendar Year 2011 included:

- Removed snow from roof
- Repaired exterior brick
- Repaired boiler
- Glazed and painted exterior of windows
- Reconfigured building to storage space

Other significant maintenance/repairs in Calendar Year 2010 included:

- Installed additional exterior back lot lighting for DPW employees
- Contracted with utility to have natural gas main brought to Water Building and DPW
- Converted oil fired burner to natural gas fired burner
- Clean out oil water separator at the DPW building
- Install new down spouts at Water Building
- Installed two urinals and flushometers in the Water Building
- Install new furnace at the Charles River Water Treatment Plant

Other significant maintenance/repairs in Calendar Year 2009 included:

- Repaired main boiler vessel
- Replace HVAC control compressor
- Installed Rentar Fuel Catalyst to reduce oil consumption
- Constructed Men's and Women's bathrooms in Water Building
- Installed new high efficiency propane heating system in Water Building
- Install water meter test bench in St. Mary's Pump Station
- Enrolled emergency generator at the Charles River Water Treatment Facility, in Demand Response program

Public Services Administration Building

500 Dedham Avenue

Assessed Value: \$5,254,700
 Parcel ID: Map 302 Block 3
 Lot Size: 2.67 acres
 Original Constructions: 2009

Identified Future Capital Projects						
Project	FY2016	FY2017	FY2018	FY2019	FY2020	Total
						-
Totals	-	-	-	-	-	-

Five Year Capital Appropriation Summary						
Project	FY2011	FY2012	FY2013	FY2014	FY2015	Total
						-
Totals	-	-	-	-	-	-

Other significant maintenance/repairs in Calendar Year 2014 included:

- Repaired seams in the linoleum flooring in the hallways
- Performed cleaning of ductwork in the HVAC system

Other significant maintenance/repairs in Calendar Year 2013 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2012 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2011 included:

- Removed snow from roof
- Repainted office spaces for new occupants

Other significant maintenance/repairs in Calendar Year 2010 included:

- No significant repairs

Recycling & Transfer Station

1407 Central Avenue

Assessed Value: \$2,329,300 (RTS Buildings)
 Parcel ID: Map 308 Block 2
 Lot Size: 22 acres
 Original Construction: 1988

Identified Future Capital Projects						
Project	FY2016	FY2017	FY2018	FY2019	FY2020	Total
Facility Upgrades and Improvements					2,500,000	2,500,000
Totals	-	-	-	-	2,500,000	2,500,000

Five Year Capital Appropriation Summary						
Project	FY2011	FY2012	FY2013	FY2014	FY2015	Total
Drop Off Area Repair						-
RTS Soil Remediation			400,000			400,000
Transfer Station Office Trailer					75,779	75,779
Message Board					30,000	30,000
Totals	-	-	400,000	-	105,779	505,779

Other significant maintenance/repairs in Calendar Year 2014 included:

- Replaced eight roof mounted exhaust fans
- Replaced all exterior lights with induction lighting in order to be more energy efficient
- Re-lamped all interior lights

Other significant maintenance/repairs in Calendar Year 2013 included:

- Replaced flooring in the main office
- Repaired track on overhead door #2
- Repaired center column

Other significant maintenance/repairs in Calendar Year 2012 included:

- Installed steel barricade for the electrical switches in the garage
- Repaired damaged conduit
- Evaluated all overhead doors

Other significant maintenance/repairs in Calendar Year 2011 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2010 included:

- Installed AC in Superintendents office
- Repaired service power to overhead door
- Replaced overhead doors

Salt Shed (New Facility)

1407 Central Avenue

Assessed Value: \$1,606,200 (Salt Shed)
 Parcel ID: Map 308 Block 2
 Lot Size: 22 acres
 Original Construction: 2013

Identified Future Capital Projects Project	FY2016	FY2017	FY2018	FY2019	FY2020	Total
						-
Totals	-	-	-	-	-	-

Five Year Capital Appropriation Summary Project	FY2011	FY2012	FY2013	FY2014	FY2015	Total
Salt Shed Relocation		75,000				75,000
New Salt Shed			1,913,000			1,913,000
						-
Totals	-	75,000	1,913,000	-	-	1,988,000

Other significant maintenance/repairs in Calendar Year 2014 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2013 included:

- No significant repairs

Morse-Bradley House/Ridge Hill

461-463 Charles River Street

Assessed Value: \$2,931,100
 Parcel ID: Map 306 Block 1
 Lot Size: 223.1 acres
 Original Construction: 1907 and 1929

Identified Future Capital Projects Project	FY2016	FY2017	FY2018	FY2019	FY2020	Total
						-
Totals	-	-	-	-	-	-

Five Year Capital Appropriation Summary Project	FY2011	FY2012	FY2013	FY2014	FY2015	Total
						-
Totals	-	-	-	-	-	-

Other significant maintenance/repairs in Calendar Year 2014 included:

- Repaired two broken windows
- Constructed two kiosks

Other significant maintenance/repairs in Calendar Year 2013 included:

- Repaired damaged roof on the garage

Other significant maintenance/repairs in Calendar Year 2012 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2011 included:

- Installed alarm system
- Installed downspouts and drains

Other significant maintenance/repairs in Calendar Year 2010 included:

- Install 5/8" AC plywood to protect hard wood floors
- Winterized Plumbing
- Install new downspouts

Public Safety Buildings **88 Chestnut Street/99 School Street/707 Highland Avenue**

Assessed Value: \$3,078,000 (88 Chestnut Street/99 School Street)
 \$1,588,200 (707 Highland Ave)
 Parcel ID: Map 47 Block 56 (88 Chestnut Street)
 Map 70 Block 5 (707 Highland Avenue)
 Lot Size: 1.04 acres (88 Chestnut Street/99 School Street)
 1 acre (707 Highland Avenue)
 Original Construction: 1931 (88 Chestnut Street/99 School Street); renovation in 1989
 1906 (707 Highland Avenue)

Identified Future Capital Projects						
Project	FY2016	FY2017	FY2018	FY2019	FY2020	Total
Public Safety Building Expansion			38,700,000			38,700,000
						-
Totals	-	-	38,700,000	-	-	38,700,000

Five Year Capital Appropriation Summary						
Project	FY2011	FY2012	FY2013	FY2014	FY2015	Total
Rooftop AC Unit	48,000					48,000
Underground Storage Tank Removal				28,500		28,500
						-
Totals	48,000	-	-	28,500	-	76,500

Other significant maintenance/repairs in Calendar Year 2014 included:

- Fire Station 1 & Police Station
 - Removed and replaced five shower stalls on the fire side.
 - Repaired boiler in order to bring it back online
- Fire station 2
 - Replaced fourteen windows on the second floor level as part of the energy efficiency upgrades

Other significant maintenance/repairs in Calendar Year 2013 included:

- Fire Station 1 & Police Station
 - Repaired chair lifts
 - Installed 10 new toilets in jail cells
 - Installed new induction lighting in parking lot
- Fire station 2
 - Installed new faucets in kitchen

Other significant maintenance/repairs in Calendar Year 2012 included:

- Fire Station 1 & Police Station
 - Installed air compressor and auto condensate drain in the garage
 - Furnished and installed a copper chimney cap and screening
 - Replaced parking lot pole
 - Replaced voltage regulator and adjusting potentiometer
 - Installed new sink
 - Installed sentricon termite system
 - Painted exterior of Police station
 - Replaced section in overhead door in garage
 - Renovated kitchen
 - Repaired door #1 on Police side
 - Replaced all showerheads
 - Painted interior of stairwell in fire station
- Fire Station 2
 - Replaced main doors in apparatus bay
 - Replaced spiral duct and low voltage wiring
 - Cleaned gutters and repaired parts of the roofs
 - Sanded and painted exterior doors, trim, and handrails

Other significant maintenance/repairs in Calendar Year 2011 included:

- Fire Station 1 & Police Station
 - Repaired overhead doors
 - Repaired several exterior lights
 - Repaired Plymovent exhaust system in garage
 - Cleaned duct work and abated mold
 - Replaced chiller and air handler
- Fire Station 2
 - Replaced boiler with condensing boiler
 - Cleaned duct work
 - Repaired Plymovent exhaust system in garage
 - Replaced 8 windows in building
 - Repaired overhead doors
 - Replaced gas stove and microwave in kitchen

Other significant maintenance/repairs in Calendar Year 2010 included:

- Repaired police and fires station overhead doors
- Exterior sprinkler repair at both station # 1 & station # 2

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- Repaired natural gas line at station # 2
- Cleaned out gas/oil separator at Station # 1

Other significant maintenance/repairs in Calendar Year 2009 included:

- Completed repairs to police and fire station overhead doors
- Roof repairs
- Replaced roof on Public Safety Building
- Replaced carpeting in all administrative spaces in police station
- Painted all administrative spaces in police station
- Repaired natural gas leak in Fire Station #2
- Upgraded one main electrical service panel in Fire Station #2

Daley Building

257 R Webster Street

Assessed Value: \$998,600
Parcel ID: Map 70 Block 29
Lot Size: .92 acres
Original Construction: 1960

Identified Future Capital Projects Project	FY2016	FY2017	FY2018	FY2019	FY2020	Total
						-
Totals	-	-	-	-	-	-

Five Year Capital Appropriation Summary Project	FY2011	FY2012	FY2013	FY2014	FY2015	Total
						-
Totals	-	-	-	-	-	-

Other significant maintenance/repairs in Calendar Year 2014 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2013 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2012 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2011 included:

- Repaired overhead doors
- Repaired security alarm system
- Repaired exterior masonry on northeast corner of building

Other significant maintenance/repairs in Calendar Year 2010 included:

- Installed Burner Booster (pilot) to reduce fuel oil consumption

Other significant maintenance/repairs in Calendar Year 2009 included:

- Roof repairs

Needham Public Library

1139 Highland Avenue

Assessed Value: \$13,772,800
 Parcel ID: Map 226 Block 55
 Lot Size: 1.05
 Original Construction: 1915; reconstruction and addition in 2006

Identified Future Capital Projects Project	FY2016	FY2017	FY2018	FY2019	FY2020	Total
						-
Totals	-	-	-	-	-	-

Five Year Capital Appropriation Summary Project	FY2011	FY2012	FY2013	FY2014	FY2015	Total
						-
Totals	-	-	-	-	-	-

Other significant maintenance/repairs in Calendar Year 2014 included:

- Installed lettering of clear printed names on balustrade
- Repaired compressor on chiller
- Replaced handicap door operator
- Replaced station cards and updated Samsung phone system
- Repaired damaged sheetrock in conference room
- Reset capstone wall, repaired ramp, and repaired stone pavers outside of the entrance to the building
- Repaired exterior concrete stairs
- Repaired book drop doors
- Painted exterior of front entrance

Other significant maintenance/repairs in Calendar Year 2013 included:

- Repaired all lighting throughout building
- Installed new capstone in stone knee wall outside of building

Other significant maintenance/repairs in Calendar Year 2012 included:

- Repaired clock facing Highland Avenue
- Removed and replaced cork flooring on second and first floor
- Upgraded controls on boiler #1
- Repaired pole lights in parking lot
- Repaired and improved handicapped door opener at rear entrance
- Replaced first floor window panel in children's room
- Repaired chiller – roof
- Repaired mortar on corner stones
- Repaired broken glass partition on 2nd floor
- Installed film and railings on glass balustrades

Other significant maintenance/repairs in Calendar Year 2011 included:

- Repaired Boiler #1 & # 2
- Repaired some exterior lighting
- Repaired cork flooring in main level
- Cleaned duct work

Other significant maintenance/repairs in Calendar Year 2010 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2009 included:

- Installed low volume ventilation system in Children's Room
- Removed the Wave in the Children's Room
- Patched and paint walls in Children's Room
- Installed cove base in Children's Room

Senior Center (New Building)

300 Hillside Avenue

Assessed Value: \$5,508,600
 Parcel ID: Map 99 Block 14
 Lot Size: 1.64 acres
 Original Construction: 2013

Identified Future Capital Projects						
Project	FY2016	FY2017	FY2018	FY2019	FY2020	Total
						-
Totals	-	-	-	-	-	-

Five Year Capital Appropriation Summary						
Project	FY2011	FY2012	FY2013	FY2014	FY2015	Total
New Senior Center	500,000	8,075,000				8,575,000
						-
Totals	500,000	8,075,000	-	-	-	8,575,000

Other significant maintenance/repairs in Calendar Year 2014 included:

- Installed new AED holders
- Installed six hoods for the Mitsubishi roof top units

Other significant maintenance/repairs in Calendar Year 2013 included:

- No significant repairs

Rosemary Pool Complex

Rosemary Street

Assessed Value: \$3,573,000
 Parcel ID: Map 225 Blocks 01;02;03;31
 Lot Size: 36.49 acres Includes camp and lake (lake equals 11.8 acres +/- camp equals 19 acres +/-)
 Original Construction: Camp 1942, Pool 1960, and Buildings 1972

Identified Future Capital Projects						
Project	FY2016	FY2017	FY2018	FY2019	FY2020	Total
Renovation and Reconstruction	1,000,000	9,600,000				10,600,000
						-
Totals	1,000,000	9,600,000	-	-	-	10,600,000

Five Year Capital Appropriation Summary						
Project	FY2011	FY2012	FY2013	FY2014	FY2015	Total
						-
Totals	-	-	-	-	-	-

Other significant maintenance/repairs in Calendar Year 2014 included:

- Repaired showers and sinks that were leaking in the women's restroom
- Installed new screens in windows
- Installed new diving board and new pedestal mount

Other significant maintenance/repairs in Calendar Year 2013 included:

- Replaced door knobs with new ADA compliant handsets
- Repaired wooden deck
- Repaired block wall

Other significant maintenance/repairs in Calendar Year 2012 included:

- Replaced all showerheads
- Replaced old hot water heaters with new energy efficient hot water heaters

Other significant maintenance/repairs in Calendar Year 2011 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2010 included:

- Replacement of two major pumps: lift pump and circulation pump

Other significant maintenance/repairs in Calendar Year 2009 included:

- Replaced two exterior doors and two handicapped doors

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- DPW replaced a leaking pipe
- DPW did all the pool prep work including replacing deck boards
- Replaced light fixtures in filter room, underground storage, concession room, and handicap bathrooms
- Rebuilt center dock
- Replaced the fencing and gate around the DE pit
- Installed covering over stairs

Memorial Park

Assessed Value: \$913,100
 Parcel ID: Map 226 Block 30
 Lot Size: 13.08 acres
 Original Construction: 1985

Identified Future Capital Projects Project	FY2016	FY2017	FY2018	FY2019	FY2020	Total
New Facility					8,000,000	8,000,000
						-
Totals	-	-	-	-	8,000,000	8,000,000

Five Year Capital Appropriation Summary Project	FY2011	FY2012	FY2013	FY2014	FY2015	Total
Memorial Park Improvements	43,000					43,000
Memorial Park Improvements					35,000	35,000
						-
Totals	43,000	-	-	-	35,000	78,000

Other significant maintenance/repairs in Calendar Year 2014 included:

- Water sealed the wood stairs at Memorial Park
- Installed new water heater at Memorial Park Field House
- Changed locks and door hardware on both doors at Memorial Park

Other significant maintenance/repairs in Calendar Year 2013 included:

- Installed new gas furnaces at Memorial Park

Other significant maintenance/repairs in Calendar Year 2012 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2011 included:

- Replaced all exterior doors at Memorial Park

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- Repainted awning on exterior of Memorial Park

Other significant maintenance/repairs in Calendar Year 2010 included:

- Repainted traffic markings

Other significant maintenance/repairs in Calendar Year 2009 included:

- No significant repairs

Needham Parks

Assessed Value: Multiple
Parcel ID: Multiple
Lot Size: Multiple
Original Construction: Multiple

Identified Future Capital Projects						
Project	FY2016	FY2017	FY2018	FY2019	FY2020	Total
Artificial Turf Carpet Replacement		2,000,000				2,000,000
Athletic Facility Improvements		276,000	285,000	570,000	2,500,000	3,631,000
Cricket Building	700,000					700,000
DeFazio Park Parking Lot & Tot Lot					10,000,000	10,000,000
Mills Field Improvements	510,000					510,000
Newman School Fields	1,527,000					1,527,000
Newman School Trail	800,000					800,000
Renovation of Buildings at Camp Property					250,000	250,000
Reservoir and Ridge Hill Trails		515,000				515,000
Rosemary Camp			8,800	66,000	93,800	168,600
Totals	3,537,000	2,791,000	293,800	636,000	12,843,800	20,101,600

Five Year Capital Appropriation Summary						
Project	FY2011	FY2012	FY2013	FY2014	FY2015	Total
Athletic Facility Improvements	103,600	162,500	192,500			458,600
Claxton Roof	30,598					30,598
Cricket Building		10,000				10,000
DeFazio Resodding			90,000			90,000
Greene's Field Improvements			445,000			445,000
Mills Field Improvements				40,000		40,000
Newman School Trail				248,000		248,000
Reservoir and Ridge Hill Trails				85,000		85,000
Totals	134,198	172,500	727,500	373,000	-	1,407,198

Needham Parks (continued)

Other significant maintenance/repairs in Calendar Year 2014 included:

- Replaced locks and door hardware on restroom doors at Claxton Field

Other significant maintenance/repairs in Calendar Year 2013 included:

- Installed two new toilets in women's bathroom at Cricket Field

Other significant maintenance/repairs in Calendar Year 2012 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2011 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2010 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2009 included:

- No significant repairs

Chestnut Street Annex (reserved for public safety expansion)

66 Chestnut Street

Assessed Value: \$1,294,400
 Parcel ID: Map 47 Block 57
 Lot Size: .58 acres
 Original Construction: Purchased 12/18/2013

Identified Future Capital Projects Project	FY2016	FY2017	FY2018	FY2019	FY2020	Total
						-
Totals	-	-	-	-	-	-

Five Year Capital Appropriation Summary Project	FY2011	FY2012	FY2013	FY2014	FY2015	Total
						-
Totals	-	-	-	-	-	-

Other significant maintenance/repairs in Calendar Year 2014 included:

- No significant repairs