

Town of Needham  
Capital Improvement Plan  
January 2013

**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 reconstructed in 2008

Identified Future Capital Projects						
Project	FY2014	FY2015	FY2016	FY2017	FY2018	Total
A Gym Upgrade				105,000	182,000	287,000
						-
<b>Totals</b>	-	-	-	105,000	182,000	287,000

Five Year Capital Appropriation Summary						
Project	FY2009	FY2010	FY2011	FY2012	FY2013	Total
C Building Roof				320,000		320,000
						-
<b>Totals</b>	-	-	-	320,000	-	320,000

***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

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- 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

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- Refinished floor in the A Gym
- Roof repairs

**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

**William F Pollard Middle School**

**200 Harris Avenue**

Assessed Value: \$18,570,200  
Parcel ID: 199/035 0-0001-0000 0  
Lot Size: 26.57 acres  
Original Construction: 1957 reconstructed in 1992 with modular classrooms added 2002

Identified Future Capital Projects						
Project	FY2014	FY2015	FY2016	FY2017	FY2018	Total
Blue & Green Gym Upgrades				58,500	440,000	498,500
Boiler Replacement	612,277					612,277
Telephone System	53,000					53,000
						-
<b>Totals</b>	<b>665,277</b>	<b>-</b>	<b>-</b>	<b>58,500</b>	<b>440,000</b>	<b>1,163,777</b>

Five Year Capital Appropriation Summary						
Project	FY2009	FY2010	FY2011	FY2012	FY2013	Total
Boiler Replacement Design					55,000	55,000
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
Replace Exterior & Locks Doors	175,000					175,000
Roof Design and Replacement			3,500,000			3,500,000
Technology & Electrical Upgrades						-
<b>Totals</b>	<b>175,000</b>	<b>-</b>	<b>4,002,000</b>	<b>758,000</b>	<b>55,000</b>	<b>4,990,000</b>

**Other significant maintenance/repairs in Calendar Year 2012 included:**

- Installed new sink in classroom 210
- Converted classroom 210 to an engineering classroom

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- 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 pipe 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

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- 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

***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

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**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; major Systems Upgrade 2012

Identified Future Capital Projects						
Project	FY2014	FY2015	FY2016	FY2017	FY2018	Total
						-
<b>Totals</b>	-	-	-	-	-	-

Five Year Capital Appropriation Summary						
Project	FY2009	FY2010	FY2011	FY2012	FY2013	Total
Facility Reconstruction		27,412,128				27,412,128
Oil Tank Removal		125,000				125,000
Reconstruction Design & Engineering	650,000					650,000
Shed*	10,000					10,000
<b>Totals</b>	660,000	27,537,128	-	-	-	28,197,128

***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
- 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

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- 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

***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
- 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

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**Mitchell Elementary School**

**187 Brookline Street**

Assessed Value: \$7,870,800  
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	FY2014	FY2015	FY2016	FY2017	FY2018	Total
New Facility			500,000	68,144,700		68,644,700
Modular Classrooms		290,738	502,462	148,785	153,075	1,095,060
<b>Totals</b>	-	290,738	1,002,462	68,293,485	153,075	69,739,760

Five Year Capital Appropriation Summary						
Project	FY2009	FY2010	FY2011	FY2012	FY2013	Total
Condition Assessment*			25,000			25,000
Cooking & Serving Equipment	30,000					30,000
Parking Lot/Play Area*	80,000					80,000
<b>Totals</b>	110,000	-	25,000	-	-	135,000

***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

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- Repaired stairs in the kindergarten area
- 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

***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

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**Hillside Elementary School**

**28 Glen Gary Road**

Assessed Value: \$7,860,500  
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	FY2014	FY2015	FY2016	FY2017	FY2018	Total
New Facility	500,000	56,828,200				57,328,200
<b>Totals</b>	<b>500,000</b>	<b>56,828,200</b>	-	-	-	<b>57,328,200</b>

Five Year Capital Appropriation Summary						
Project	FY2009	FY2010	FY2011	FY2012	FY2013	Total
Condition Assessment *			25,000			25,000
Door Replacements		81,600				81,600
Parking Lot/Play Area*	80,000					80,000
Shed*	10,000					10,000
<b>Totals</b>	<b>90,000</b>	<b>81,600</b>	<b>25,000</b>	-	-	<b>196,600</b>

***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

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- 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

***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

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**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, reconstructed in 2002

Identified Future Capital Projects						
Project	FY2014	FY2015	FY2016	FY2017	FY2018	Total
						-
<b>Totals</b>	-	-	-	-	-	-

Five Year Capital Appropriation Summary						
Project	FY2009	FY2010	FY2011	FY2012	FY2013	Total
Data Room AC Upgrade	25,000					25,000
<b>Totals</b>	25,000	-	-	-	-	25,000

***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

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- 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

***Other significant maintenance/repairs in Calendar Year 2008 included:***

- Interior painting
- Repaired holes in walkway

**John Eliot Elementary School**

**135 Wellesley Avenue**

Assessed Value: \$11,798,700  
 Parcel ID: 199/091 0-0019-0000 0  
 Lot Size: 7.9 acres  
 Original Construction: 1955 reconstructed in 2004

Identified Future Capital Projects						
Project	FY2014	FY2015	FY2016	FY2017	FY2018	Total
<b>Totals</b>	-	-	-	-	-	-

Five Year Capital Appropriation Summary						
Project	FY2009	FY2010	FY2011	FY2012	FY2013	Total
<b>Totals</b>	-	-	-	-	-	-

***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

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***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

***Other significant maintenance/repairs in Calendar Year 2008 included:***

- Chiller maintenance performed

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**High Rock School**

**77 Sylvan Road**

Assessed Value: \$12,285,800  
Parcel ID: 199/133 0-0041-0000 0  
Lot Size: 8.75 acres  
Original Constructions: 1955 reconstruction & addition 2009

Identified Future Capital Projects						
Project	FY2014	FY2015	FY2016	FY2017	FY2018	Total
						-
<b>Totals</b>	-	-	-	-	-	-

Five Year Capital Appropriation Summary						
Project	FY2009	FY2010	FY2011	FY2012	FY2013	Total
						-
<b>Totals</b>	-	-	-	-	-	-

***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
- Participated in numerous HVAC commissioning meetings

***Other significant maintenance/repairs in Calendar Year 2008 included:***

- Investigated all drain lines for plumbing inspector

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**Emery Grover**

**1330 Highland Avenue**

Assessed Value: \$2,025,400  
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	FY2014	FY2015	FY2016	FY2017	FY2018	Total
Roof Replacement					150,000	150,000
<b>Totals</b>	-	-	-	-	150,000	150,000

Five Year Capital Appropriation Summary						
Project	FY2009	FY2010	FY2011	FY2012	FY2013	Total
School Administration Building Study					30,000	30,000
<b>Totals</b>	-	-	-	-	30,000	30,000

***Other significant maintenance/repairs in Calendar Year 2012 included:***

- Installed new indoor and outdoor units for heatpump 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

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**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

**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

**Town Hall**

**1471 Highland Avenue**

Assessed Value: \$9,197,900  
Parcel ID: 199/051 0-0001-0000 0  
Lot Size: 1.23 acres  
Original Construction: 1902 reconstructed and addition in 2011

Identified Future Capital Projects						
Project	FY2014	FY2015	FY2016	FY2017	FY2018	Total
						-
<b>Totals</b>	-	-	-	-	-	-

Five Year Capital Appropriation Summary						
Project	FY2009	FY2010	FY2011	FY2012	FY2013	Total
Renovation & Addition Design	1,000,000					1,000,000
Renovation & Addition Project		18,155,746				18,155,746
<b>Totals</b>	1,000,000	18,155,746	-	-	-	19,155,746

**Other significant maintenance/repairs in Calendar Year 2012 included:**

- No significant repairs

**Other significant maintenance/repairs in Calendar Year 2011 included:**

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- Put back in service October 2011 – fully renovated

**Other significant maintenance/repairs in Calendar Year 2010 included:**

- Taken out of service February 2010

**Other significant maintenance/repairs in Calendar Year 2009 included:**

- Installed baseboard heat in second floor ladies room
- Installed new AC unit
- Installed Rentar Fuel Catalyst to reduce oil consumption

**Other significant maintenance/repairs in Calendar Year 2008 included:**

- Created additional office space from existing conference room on 2<sup>nd</sup> floor
- Changed 2<sup>nd</sup> floor ladies room into storage closet and converted men’s room into a ladies room

**Department of Public Works**

**470 Dedham Avenue**

Assessed Value: \$2,932,200 (DPW Building)  
Parcel ID: 199/302 0-0005-0000 0 (DPW Building)  
Lot Size: 17.7 acres  
Original Constructions: 1960 (DPW Building) addition 1966

Identified Future Capital Projects						
Project	FY2014	FY2015	FY2016	FY2017	FY2018	Total
Boiler Replacement			360,500			360,500
Facility Improvements		1,103,000	811,000	12,156,000		14,070,000
Facility Improvements Garage Bays	1,000,000					1,000,000
<b>Totals</b>	<b>1,000,000</b>	<b>1,103,000</b>	<b>1,171,500</b>	<b>12,156,000</b>	<b>-</b>	<b>15,430,500</b>

Five Year Capital Appropriation Summary						
Project	FY2009	FY2010	FY2011	FY2012	FY2013	Total
Energy Supply Conversion			250,000			250,000
Salt Shed Relocation				75,000		75,000
Facility Improvements Garage Bays Design					40,000	40,000
<b>Totals</b>	<b>-</b>	<b>-</b>	<b>250,000</b>	<b>75,000</b>	<b>40,000</b>	<b>365,000</b>

**Other significant maintenance/repairs in Calendar Year 2012 included:**

- Repaired and re-tubed boiler in boiler room
- Replaced expansion tank in boiler room

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- 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

***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

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**Public Services Administration Building**

**500 Dedham Avenue**

Assessed Value: \$5,254,700  
Parcel ID: 199/302 0-0003-0000 0  
Lot Size: 2.67 acres  
Original Constructions: 2009

Identified Future Capital Projects						
Project	FY2014	FY2015	FY2016	FY2017	FY2018	Total
						-
<b>Totals</b>	-	-	-	-	-	-

Five Year Capital Appropriation Summary						
Project	FY2009	FY2010	FY2011	FY2012	FY2013	Total
New Building	6,225,000					6,225,000
<b>Totals</b>	6,225,000	-	-	-	-	6,225,000

***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 several spaces for new occupants

***Other significant maintenance/repairs in Calendar Year 2010 included:***

- No significant repairs

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**Recycling & Transfer Station**

**1407 Central Avenue**

Assessed Value: \$2,329,300  
Parcel ID: Map 308 / Lot 2  
Lot Size: 22 acres  
Original Construction: Information not available

Identified Future Capital Projects						
Project	FY2014	FY2015	FY2016	FY2017	FY2018	Total
						-
<b>Totals</b>	-	-	-	-	-	-

Five Year Capital Appropriation Summary						
Project	FY2009	FY2010	FY2011	FY2012	FY2013	Total
RTS Soil Remediation					400,000	400,000
<b>Totals</b>	-	-	-	-	400,000	400,000

***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

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**Morse-Bradley House/Ridge Hill**

**461-463 Charles River Street**

Assessed Value: \$2,931,100  
Parcel ID: 306/01  
Lot Size: 223.1 acres  
Original Construction: 1907 and 1929

Identified Future Capital Projects						
Project	FY2014	FY2015	FY2016	FY2017	FY2018	Total
						-
<b>Totals</b>	-	-	-	-	-	-

Five Year Capital Appropriation Summary						
Project	FY2009	FY2010	FY2011	FY2012	FY2013	Total
						-
<b>Totals</b>	-	-	-	-	-	-

***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

***Other significant maintenance/repairs in Calendar Year 2008 included:***

- Fuel oil tank replaced and boiler cleaned
- Winterized plumbing

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**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: 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/99 School Street)  
 1 acre (707 Highland Avenue)  
 Original Construction: 1931 (88 Chestnut Street/99 School Street) renovations 1989  
 1906 (707 Highland Avenue)

Identified Future Capital Projects						
Project	FY2014	FY2015	FY2016	FY2017	FY2018	Total
Underground Storage Tank Removal	28,500					28,500
Public Safety Building Expansion Study				90,000		90,000
<b>Totals</b>	28,500	-	-	90,000	-	118,500

Five Year Capital Appropriation Summary						
Project	FY2009	FY2010	FY2011	FY2012	FY2013	Total
Roof Repairs	535,000					535,000
Rooftop AC Unit			48,000			48,000
<b>Totals</b>	535,000	-	48,000	-	-	583,000

**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

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- 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 fire station overhead doors
- Exterior sprinkler repair at both station # 1 & station # 2
- 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

***Other significant maintenance/repairs in Calendar Year 2008 included:***

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

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**Daley Building**

**257 R Webster Street**

Assessed Value: \$998,600  
Parcel ID: 199/070 0-0029-0000 0  
Lot Size: .92 acres  
Original Construction: 1960

Identified Future Capital Projects						
Project	FY2014	FY2015	FY2016	FY2017	FY2018	Total
						-
<b>Totals</b>	-	-	-	-	-	-

Five Year Capital Appropriation Summary						
Project	FY2009	FY2010	FY2011	FY2012	FY2013	Total
						-
<b>Totals</b>	-	-	-	-	-	-

***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

***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

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**Needham Public Library**

**1139 Highland Avenue**

Assessed Value: \$13,772,800  
Parcel ID: 199/226 0-0055-0000 0  
Lot Size: 1.05  
Original Construction: 1915, reconstruction and addition in 2006

Identified Future Capital Projects						
Project	FY2014	FY2015	FY2016	FY2017	FY2018	Total
						-
<b>Totals</b>	-	-	-	-	-	-

Five Year Capital Appropriation Summary						
Project	FY2009	FY2010	FY2011	FY2012	FY2013	Total
						-
<b>Totals</b>	-	-	-	-	-	-

***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 2<sup>nd</sup> 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

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**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

**Other significant maintenance/repairs in Calendar Year 2008 included:**

- Installed lights to illuminate clock tower

**Senior Center (New Building)**

**To Be Determined**

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

Identified Future Capital Projects						
Project	FY2014	FY2015	FY2016	FY2017	FY2018	Total
						-
<b>Totals</b>	-	-	-	-	-	-

Five Year Capital Appropriation Summary						
Project	FY2009	FY2010	FY2011	FY2012	FY2013	Total
Construction				8,075,000		8,075,000
Engineering & Design			500,000			500,000
Feasibility Study		49,091				49,091
<b>Totals</b>	-	49,091	500,000	8,075,000	-	8,624,091

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**Rosemary Pool Complex**

**Rosemary Street**

Assessed Value: \$3,573,000  
 Parcel ID: 225/01;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	FY2014	FY2015	FY2016	FY2017	FY2018	Total
Rosemary Lake Water Quality Improvements			2,000,000			2,000,000
Renovations					3,000,000	3,000,000
<b>Totals</b>	-	-	2,000,000	-	3,000,000	5,000,000

Five Year Capital Appropriation Summary						
Project	FY2009	FY2010	FY2011	FY2012	FY2013	Total
						-
<b>Totals</b>	-	-	-	-	-	-

***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
- 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

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**Needham Parks**

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

Identified Future Capital Projects						
Project	FY2014	FY2015	FY2016	FY2017	FY2018	Total
Artificial Turf Carpet Replacement				2,000,000		2,000,000
Athletic Facility Improvements	158,000	1,475,200	193,000	275,000	350,000	2,451,200
Cricket Building		415,000	450,000			865,000
DeFazio Park Parking Lot & Tot Lot			10,000,000			10,000,000
Mills Field Improvements	40,000	202,750				242,750
Newman School Trail	90,000	210,000				300,000
Reservoir Trail	65,000	140,000				205,000
Ridge Hill Trail		20,000	50,000			70,000
Rosemary Trail			8,000	60,000	85,000	153,000
<b>Totals</b>	<b>353,000</b>	<b>2,462,950</b>	<b>10,701,000</b>	<b>2,335,000</b>	<b>435,000</b>	<b>16,286,950</b>

**Needham Parks**

Five Year Capital Appropriation Summary						
Project	FY2009	FY2010	FY2011	FY2012	FY2013	Total
Athletic Facility Improvements	1,500,000	107,200	103,600	162,500	192,500	2,065,800
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
Memorial Park			43,000			43,000
Tennis Court Improvements	150,000					150,000
<b>Totals</b>	<b>1,650,000</b>	<b>107,200</b>	<b>177,198</b>	<b>172,500</b>	<b>727,500</b>	<b>2,834,398</b>

**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
- Repainted awning on exterior of Memorial Park

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***Other significant maintenance/repairs in Calendar Year 2010 included:***

- Repainted traffic markings

***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