

Overview of the Major Public Facilities

Section 10

Town of Needham
Capital Improvement Plan
January 2014

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	FY2015	FY2016	FY2017	FY2018	FY2019	Total
A Gym Upgrade			105,000	182,000	64,000	351,000
High School Class Room Expansion		2,114,500				2,114,500
Totals	-	2,114,500	105,000	182,000	64,000	2,465,500

Five Year Capital Appropriation Summary						
Project	FY2010	FY2011	FY2012	FY2013	FY2014	Total
C Building Roof			320,000			320,000
						-
Totals	-	-	320,000	-	-	320,000

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

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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

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- 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

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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	FY2015	FY2016	FY2017	FY2018	FY2019	Total
Blue & Green Gym Upgrades			58,500	440,000	269,000	767,500
Totals	-	-	58,500	440,000	269,000	767,500

Five Year Capital Appropriation Summary						
Project	FY2010	FY2011	FY2012	FY2013	FY2014	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 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

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- 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
- Interior painting

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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: \$19,154,600
 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	FY2015	FY2016	FY2017	FY2018	FY2019	Total
						-
Totals	-	-	-	-	-	-

Five Year Capital Appropriation Summary Project	FY2010	FY2011	FY2012	FY2013	FY2014	Total
Facility Reconstruction	27,412,128					27,412,128
Oil Tank Removal	125,000					125,000
Preschool Playground					60,000	60,000
Totals	27,537,128	-	-	-	60,000	27,597,128

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

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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
- 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

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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	FY2015	FY2016	FY2017	FY2018	FY2019	Total
New Facility			62,583,700			62,583,700
						-
Totals	-	-	62,583,700	-	-	62,583,700

Five Year Capital Appropriation Summary Project	FY2010	FY2011	FY2012	FY2013	FY2014	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

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

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- 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
- 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

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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	FY2015	FY2016	FY2017	FY2018	FY2019	Total
New Facility	55,731,100					55,731,100
						-
Totals	55,731,100	-	-	-	-	55,731,100

Five Year Capital Appropriation Summary Project	FY2010	FY2011	FY2012	FY2013	FY2014	Total
Condition Assessment *		25,000				25,000
Door Replacements	81,600					81,600
New Facility - Feasibility and Design					650,000	650,000
Totals	81,600	25,000	-	-	650,000	756,600

*multiple facilities amount is an allocated portion

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

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- 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

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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	FY2015	FY2016	FY2017	FY2018	FY2019	Total
Broadmeadow and Eliot Facility Assessment*					42,583	42,583
Totals	-	-	-	-	42,583	42,583

*multiple facilities amount is an allocated portion

Five Year Capital Appropriation Summary Project	FY2010	FY2011	FY2012	FY2013	FY2014	Total
						-
Totals	-	-	-	-	-	-

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

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- 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	FY2015	FY2016	FY2017	FY2018	FY2019	Total
Broadmeadow and Eliot Facility Assessment*					42,583	42,583
Totals	-	-	-	-	42,583	42,583

*multiple facilities amount is an allocated portion

Five Year Capital Appropriation Summary						
Project	FY2010	FY2011	FY2012	FY2013	FY2014	Total
						-
Totals	-	-	-	-	-	-

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

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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	FY2015	FY2016	FY2017	FY2018	FY2019	Total
Totals	-	-	-	-	-	-

Five Year Capital Appropriation Summary Project	FY2010	FY2011	FY2012	FY2013	FY2014	Total
Totals	-	-	-	-	-	-

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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	FY2015	FY2016	FY2017	FY2018	FY2019	Total
School Administration Building Renovation					13,362,700	13,362,700
Totals	-	-	-	-	13,362,700	13,362,700

Five Year Capital Appropriation Summary						
Project	FY2010	FY2011	FY2012	FY2013	FY2014	Total
School Administration Building Study				30,000		30,000
Totals	-	-	-	30,000	-	30,000

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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

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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	FY2015	FY2016	FY2017	FY2018	FY2019	Total
						-
Totals	-	-	-	-	-	-

Five Year Capital Appropriation Summary Project	FY2010	FY2011	FY2012	FY2013	FY2014	Total
Renovation & Addition Project	18,155,746					18,155,746
Totals	18,155,746	-	-	-	-	18,155,746

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

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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	FY2015	FY2016	FY2017	FY2018	FY2019	Total
Boiler Replacement		360,500				360,500
Facility Improvements					15,083,900	15,083,900
Fuel Island Relocation	122,000	811,000				933,000
Totals	122,000	1,171,500	-	-	15,083,900	16,377,400

Five Year Capital Appropriation Summary						
Project	FY2010	FY2011	FY2012	FY2013	FY2014	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 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

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- 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	FY2015	FY2016	FY2017	FY2018	FY2019	Total
						-
Totals	-	-	-	-	-	-

Five Year Capital Appropriation Summary Project	FY2010	FY2011	FY2012	FY2013	FY2014	Total
						-
Totals	-	-	-	-	-	-

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:

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- 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	FY2015	FY2016	FY2017	FY2018	FY2019	Total
Transfer Station Office Trailer	75,779					75,779
Message Board	30,000					30,000
Totals	105,779	-	-	-	-	105,779

Five Year Capital Appropriation Summary						
Project	FY2010	FY2011	FY2012	FY2013	FY2014	Total
RTS Soil Remediation				400,000		400,000
						-
Totals	-	-	-	400,000	-	400,000

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

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- 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	FY2015	FY2016	FY2017	FY2018	FY2019	Total
						-
						-
Totals	-	-	-	-	-	-

Five Year Capital Appropriation Summary Project	FY2010	FY2011	FY2012	FY2013	FY2014	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 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	FY2015	FY2016	FY2017	FY2018	FY2019	Total
						-
Totals	-	-	-	-	-	-

Five Year Capital Appropriation Summary Project	FY2010	FY2011	FY2012	FY2013	FY2014	Total
						-
Totals	-	-	-	-	-	-

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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	FY2015	FY2016	FY2017	FY2018	FY2019	Total
Public Safety Building Expansion Study			90,000			90,000
						-
Totals	-	-	90,000	-	-	90,000

Five Year Capital Appropriation Summary						
Project	FY2010	FY2011	FY2012	FY2013	FY2014	Total
Rooftop AC Unit		48,000				48,000
Underground Storage Tank Removal					28,500	28,500
Totals	-	48,000	-	-	28,500	76,500

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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

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- 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
- 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	FY2015	FY2016	FY2017	FY2018	FY2019	Total
						-
Totals	-	-	-	-	-	-

Five Year Capital Appropriation Summary Project	FY2010	FY2011	FY2012	FY2013	FY2014	Total
						-
Totals	-	-	-	-	-	-

Other significant maintenance/repairs in Calendar Year 2013 included:

- No significant repairs

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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	FY2015	FY2016	FY2017	FY2018	FY2019	Total
						-
Totals	-	-	-	-	-	-

Five Year Capital Appropriation Summary Project	FY2010	FY2011	FY2012	FY2013	FY2014	Total
						-
Totals	-	-	-	-	-	-

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

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- 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

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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	FY2015	FY2016	FY2017	FY2018	FY2019	Total
						-
Totals	-	-	-	-	-	-

Five Year Capital Appropriation Summary Project	FY2010	FY2011	FY2012	FY2013	FY2014	Total
Feasibility Study	49,091					49,091
New Senior Center		500,000	8,075,000			8,575,000
Totals	49,091	500,000	8,075,000	-	-	8,624,091

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	FY2015	FY2016	FY2017	FY2018	FY2019	Total
Renovation and Reconstruction		8,000,000				8,000,000
						-
Totals	-	8,000,000	-	-	-	8,000,000

Five Year Capital Appropriation Summary Project	FY2010	FY2011	FY2012	FY2013	FY2014	Total
						-
Totals	-	-	-	-	-	-

Other significant maintenance/repairs in Calendar Year 2013 included:

- Replaced door knobs with new ADA compliant handsets

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- 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
- 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	FY2015	FY2016	FY2017	FY2018	FY2019	Total
Artificial Turf Carpet Replacement			2,000,000			2,000,000
Athletic Facility Improvements	256,900	1,526,832	275,000	350,000	207,000	2,615,732
Cricket Building	181,650	726,000				907,650
DeFazio Park Parking Lot & Tot Lot					10,000,000	10,000,000
Mills Field Improvements	364,250					364,250
Newman School Trail				220,500		220,500
Reservoir and Ridge Hill Trails		160,000				160,000
Rosemary Camp					71,400	71,400
Totals	802,800	2,412,832	2,275,000	570,500	10,278,400	16,339,532

Five Year Capital Appropriation Summary						
Project	FY2010	FY2011	FY2012	FY2013	FY2014	Total
Athletic Facility Improvements	107,200	103,600	162,500	192,500		565,800
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
Mills Field Improvements					40,000	40,000
Newman School Trail					248,000	248,000
Reservoir and Ridge Hill Trails					85,000	85,000
Totals	107,200	177,198	172,500	727,500	373,000	1,557,398

Other significant maintenance/repairs in Calendar Year 2013 included:

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

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- Replaced all exterior doors at Memorial Park
- 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