

Major Public Facilities

Section Four

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Capital Improvement Plan
January 2023

Needham High School

609 Webster Street

Assessed Value: \$48,715,600
 Parcel ID: Map 226 Lot 10
 Lot Size: 14 acres
 Original Construction: 1930; reconstruction in 2008; cafeteria expansion in 2017; classroom wing addition in 2018

| Seven Year Capital Project Appropriations | | | | | | | | |
|---|----------------|-------------------|----------------|---------------|----------|---------------|---------------|-------------------|
| Project | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 | FY2022 | FY2023 | Total |
| Classrooms Wing Expansion | 65,000 | 14,138,000 | 431,000 | | | | | 14,634,000 |
| Auditorium Theatrical Sound & Lighting Systems Needs Assessment | | | | | | 20,000 | | 20,000 |
| A Gym Upgrade | 130,557 | | | | | | | 130,557 |
| Chiller Replacement | | 125,000 | | | | | | 125,000 |
| Locker Reconfiguration & Addition | | | | 50,000 | | | | 50,000 |
| Tennis Court Improvements | | | | | | | 50,000 | 50,000 |
| Total | 195,557 | 14,263,000 | 431,000 | 50,000 | - | 20,000 | 50,000 | 15,009,557 |

Other significant maintenance/repairs in Calendar Year 2022 included:

- Made multiple repairs to RTUs 1, 2, 3, 4, 5, 11, 14, 15, 16, 18, & 22
- Replaced 40HP motor in RTU #4
- Repaired and replaced sections of boilers 2
- Made multiple repairs to pump 5, 6, & 7
- Installed backflow preventer
- Conducted multiple roof repairs
- Repaired exterior lighting in the parking lot
- Conducted major repairs to the exterior retaining walls
- Conducted several repairs and upgrades to fire alarm
- Conducted crack seal repairs and line repainting throughout the parking lot
- Added several period product dispensers throughout the building

Other significant maintenance/repairs in Calendar Year 2021 included:

- Added additional doors in the athletic suite
- Insulated piping for RTUs 1, 2, 5, 6, & 7.
- Made multiple repairs to boilers
- Made multiple repairs to RTUs 2, 3, 4, 5, 7, 8, 9, 11, 14, 15, & 22
- Replaced sections of boilers 1 & 2
- Conducted multiple roof repairs
- Repaired exterior lighting in parking lot
- Repaired multiple glass windows throughout building
- Completed various duct work repairs and insulation

Other significant maintenance/repairs in Calendar Year 2020 included:

- Recommissioned the HVAC system throughout the school
- Repaired multiple HVAC issues
- Replaced the automatic transfer switch at the generator
- Reconfigured and added lockers in the locker rooms
- Upgraded filters to MERV-13s
- Completed multiple mixing valve repairs
- Replaced the variable frequency drive in an RTU
- Made multiple roof top unit repairs
- Repaired RTUs 7, 7a, and 4
- Repaired sections of the roof

Other significant maintenance/repairs in Calendar Year 2019 included:

- Replaced the auditorium seats and the floor
- Upgraded the auditorium to LED lighting
- Cleaned the ducts throughout the building
- Repaired the boiler
- Repaired multiple HVAC
- Replaced the pumps in the HVAC system
- Repaired various roof leaks
- Installed a radio box
- Repaired RTUs #1, #2, #3, and #4
- Repaired the variable frequency drives in multiple RTUs
- Repaired the fire alarm and sprinkler panel
- Repaired the elevator

Other significant maintenance/repairs in Calendar Year 2018 included:

- Replaced security panel
- Replaced shades in the auditorium
- Repaired multiple pumps
- Upgraded the fire panel
- Removed and replaced the bleachers
- Replaced AC in rooms 303 and 503
- Repaired multiple roof leaks
- Replaced ballasts in media center
- Repaired motors in univents
- Repaired RTUs #2 and #3
- Fixed wiring for RTU #9
- Replaced ceiling tiles
- Fixed air flow issues with RTU #1

Other significant maintenance/repairs in Calendar Year 2017 included:

- Replaced the variable frequency drive for the rooftop HVAC unit 4
- Repainted the parking lot
- Replaced window parts in rooms 214, 216, and 223
- Replaced the circuit compressors and motor controls in the HVAC units
- Replaced hot bypass and repaired rooftop HVAC unit #9
- Repaired elevator 1 in the main lobby
- Repaired stove in room 805
- Replaced the gas pressure regulator for boiler #4
- Repaired door 1
- Replaced supply fan motor for rooftop HVAC unit #2
- Repaired roof leaks above room 901
- Installed ice makers in new refrigerators in the Science Department room
- Repaired loading dock doors

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William F Pollard Middle School

200 Harris Avenue

Assessed Value: \$19,970,900
 Parcel ID: Map 35 Lot 1
 Lot Size: 26.05 acres
 Original Construction: 1957; reconstruction in 1992; modular classrooms installed in 2002

| Seven Year Capital Project Appropriations | | | | | | | | |
|---|---------------|----------------|----------------|----------------|---------------|---------------|------------------|------------------|
| Project | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 | FY2022 | FY2023 | Total |
| Auditorium Theatrical Sound & Lighting Systems Needs Assessment (High School, Pollard, & Newman)* | | | | | | 20,000 | | 20,000 |
| Bathroom Improvements | | 650,000 | | | | | | 650,000 |
| Blue and Green Gym Upgrades | | 45,000 | 540,000 | 155,000 | | | | 740,000 |
| Locker Replacement | 41,157 | | | | 60,000 | | | 101,157 |
| Locker Room Retrofit | | | | | | | 1,068,500 | 1,068,500 |
| Phased Improvement Feasibility Study | | | 65,000 | | | | | 65,000 |
| Total | 41,157 | 695,000 | 605,000 | 155,000 | 60,000 | 20,000 | 1,068,500 | 2,644,657 |

*multiple facilities the amount is a portion of the total

Other significant maintenance/repairs in Calendar Year 2022 included:

- Repaired hot water heating coils
- Conducted heating pipe fitting leak repairs
- Conducted heating expansion joint replacement
- Retrofitted and installed portable AC units in all classrooms
- Converted unit ventilator from pneumatic to DDC components in multiple classrooms
- Replaced compressor in media center
- Conducted water mixing valve replacement
- Upgraded the lighting in all classrooms and hallways to LED
- Made multiple repairs to the boiler
- Conducted heat detector replacements
- Conducted modular siding repairs
- Conducted cafeteria panel replacement and repairs
- Conducted several repairs and upgrades to fire alarm

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- Conducted wood floor refinishing
- Conducted multiple roof repairs
- Conducted crack seal repairs and line repainting throughout the parking lot
- Added several period product dispensers throughout the building

Other significant maintenance/repairs in Calendar Year 2021 included:

- Replaced ceiling tiles in the lecture hall
- Upgraded the lighting in the classrooms and some hallways to LED
- Made multiple repairs to the boiler
- Installed water bottle fillers
- Conducted multiple roof repairs throughout the building
- Replaced the fire panel
- Completed duct cleaning

Other significant maintenance/repairs in Calendar Year 2020 included:

- Replaced the floor in the Green Gym
- Recommissioned the HVAC system in the school
- Made various HVAC repairs
- Cleaned and repaired all univents
- Repaired window screens throughout the building
- Replaced filters with MERV-13 filters
- Cleaned the ducts throughout the building
- Made multiple exhaust repairs

Other significant maintenance/repairs in Calendar Year 2019 included:

- Replaced the Blue Gym floor
- Replaced the wall padding, shot clocks, and basketball hoops in both gyms
- Replaced flooring in the nurses' office and various classrooms
- Replaced the compressor in the main office air condition
- Replaced the transformer
- Repaired various sections of the roof
- Repaired air conditioning in the main office

Other significant maintenance/repairs in Calendar Year 2018 included:

- Replaced flooring in the media center and office spaces
- Renovated three sets of restrooms
- Repaired AC in principal's office
- Repaired stairs to modular

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- Painted parts of the exterior of the building
- Repaired various leaks in the roof
- Replaced VFD in HVAC system

Other significant maintenance/repairs in Calendar Year 2017 included:

- Reconstructed one set of restrooms
- Completed the locker replacement throughout the school
- Replaced shades in multiple classrooms
- Repaired the wall in the green gym
- Repaired the wall padding in the gyms
- Repaired the fan for the kitchen hood
- Installed new safety edge in elevator
- Reprogrammed card reader in the media room
- Removed rug and installed vinyl composition tile in the kitchen storeroom
- Repaired roof leak
- Repainted parking lot
- Repaired light covers in media center
- Replaced the seating and flooring in the Pollard Auditorium
- Converted portion of the teachers' lounge into storage area

High Rock School (Sixth Grade Center)

77 Sylvan Road

Assessed Value: \$14,192,800
 Parcel ID: Map 133 Lot 41
 Lot Size: 11.79 acres
 Original Constructions: 1955; reconstruction and addition in 2009

| Seven Year Capital Project Appropriations | | | | | | | | |
|---|--------|--------|--------|--------|--------|--------|--------|-------|
| Project | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 | FY2022 | FY2023 | Total |
| | | | | | | | | - |
| Total | - | - | - | - | - | - | - | - |

Other significant maintenance/repairs in Calendar Year 2022 included:

- Made multiple repairs to RTUs 1, 2, 3, 4, & 6
- Replaced RTU #4 coil actuator
- Installed water bottle fillers
- Installed backflow preventer
- Conducted crack seal repairs and line repainting throughout the parking lot
- Added several period product dispensers throughout the building

Other significant maintenance/repairs in Calendar Year 2021 included:

- Replaced the compressor on RTU 1

Other significant maintenance/repairs in Calendar Year 2020 included:

- Recommissioned the HVAC system throughout the school
- Made multiple HVAC repairs
- Replaced the filters with MERV-13s

Other significant maintenance/repairs in Calendar Year 2019 included:

- Repaired RTU #2

Other significant maintenance/repairs in Calendar Year 2018 included:

- Performed cleaning of the ductwork in the HVAC system
- Repaired RTU #7
- Repaired circuit board on RTU #3
- Repaired boilers

Other significant maintenance/repairs in Calendar Year 2017 included:

- Replaced control module
- Repaired Linden Street fence
- Repaired domestic hot water heater
- Repainted parking lot

Broadmeadow Elementary School

120 Broad Meadow Road

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

| Seven Year Capital Project Appropriations | | | | | | | | |
|--|--------|--------|--------|--------|--------|---------|---------|---------|
| Project | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 | FY2022 | FY2023 | Total |
| Broadmeadow School Technology Room Conversion | | | | | | 213,100 | | 213,100 |
| Facility Assessment for Sustainable Building Management* | | | | 50,000 | | | | 50,000 |
| Roof Top Unit Replacement (Broadmeadow & Eliot Schools)* | | | | | | | 417,750 | 417,750 |
| Total | - | - | - | 50,000 | - | 213,100 | 417,750 | 680,850 |

*multiple facilities the amount is a portion of the total

Other significant maintenance/repairs in Calendar Year 2022 included:

- Made multiple repairs to RTUs 1, 2, 3, 4, & 5
- Replaced RTU #5 hot gas bypass
- Conducted tech room conversion to classroom
- Conducted wood floor refinishing
- Replaced cafeteria floor
- Conducted multiple roof repairs
- Conducted crack seal repairs and line repainting throughout the parking lot

Other significant maintenance/repairs in Calendar Year 2021 included:

- Completed multiple repairs to RTUs 2, 3, 4, & 5
- Replaced the compressor in RTU 1
- Replaced heat exchangers in RTUs 3 & 4
- Installed water boiler fillers
- Replaced flooring in library and several hallways
- Remeidated mold
- Conducted multiple roof repairs

Other significant maintenance/repairs in Calendar Year 2020 included:

- Recommissioned the HVAC system throughout the school
- Made multiple HVAC repairs
- Replaced the filters with MERV-13s
- Cleaned the ducts throughout the building
- Replaced the radio box update

Other significant maintenance/repairs in Calendar Year 2019 included:

- Recommissioned the HVAC system
- Repaired RTU #1
- Rebalanced the HVAC system
- Repaired various roof leaks
- Repaired the automatic transfer switch on the generator
- Replaced the heat exchanger
- Repaired the irrigation system
- Repaired RTU #5
- Replaced the motor in RTU #2

Other significant maintenance/repairs in Calendar Year 2018 included:

- Replaced the flooring in multiple hallways and offices
- Upgraded the lighting in the performance center to LED
- Replaced VFD in RTU #4
- Repaired RTU #2
- Replaced the domestic hot water heater
- Repaired a flagpole
- Repaired HVAC communication programming issues

Other significant maintenance/repairs in Calendar Year 2017 included:

- Repaired rooftop HVAC unit #1 and replaced fan motor
- Cleaned exterior windows
- Replaced burner control module
- Replaced the boiler brain for boiler #2
- Repaired multiple leaks in the roof
- Replaced fan motor for rooftop HVAC unit 2

John Eliot Elementary School

135 Wellesley Avenue

Assessed Value: \$11,798,700
 Parcel ID: Map 91 Lot 19
 Lot Size: 7.9 acres
 Original Construction: 1955 (Opened 1956); replaced in 2004

| Seven Year Capital Project Appropriations | | | | | | | | |
|--|--------|--------|--------|--------|---------|--------|---------|---------|
| Project | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 | FY2022 | FY2023 | Total |
| Facility Assessment for Sustainable Building Management* | | | | 50,000 | | | | 50,000 |
| Technology Room Conversion | | | | | 179,300 | | | 179,300 |
| Roof Top Unit Replacement (Broadmeadow & Eliot Schools)* | | | | | | | 400,000 | 400,000 |
| Total | - | - | - | 50,000 | 179,300 | - | 400,000 | 629,300 |

*multiple facilities the amount is a portion of the total

Other significant maintenance/repairs in Calendar Year 2022 included:

- Made multiple repairs to RTUs 1, 2, 3, & 4
- Made multiple repairs to boiler #1
- Conducted wood floor refinishing
- Replaced floors in several classroom (158, 164, 220, & 243)
- Conducted crack seal repairs and line repainting throughout the parking lot

Other significant maintenance/repairs in Calendar Year 2021 included:

- Completed duct cleaning
- Renovated the technology room into a regular classroom
- Completed multiple repairs to RTUs 1, 2, 3, & 4
- Replaced the compressor on RTU 1

Other significant maintenance/repairs in Calendar Year 2020 included:

- Recommissioned the HVAC system in the building
- Completed multiple HVAC repairs
- Replaced the filters with MERV-13s
- Replaced the control panel is the fire alarm system
- Completed compressor repairs

Other significant maintenance/repairs in Calendar Year 2019 included:

- Repaired the roof
- Upgraded the teachers' lounge
- Replaced the backflow in the irrigation system
- Repaired the variable frequency drive in RTU #1

Other significant maintenance/repairs in Calendar Year 2018 included:

- Repaired the patio
- Repaired RTU #3
- Removed and replaced grease trap

Other significant maintenance/repairs in Calendar Year 2017 included:

- Replaced cracked section of boiler 1
- Repaired coolant leaks on rooftop HVAC unit 2
- Repaired the generator
- Repaired leaking coil in the gym
- Replaced domestic hot water heater

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William Mitchell Elementary School

187 Brookline Street

Assessed Value: \$6,827,000
 Parcel ID: Map 56 Lot 1
 Lot Size: 17.05 acres
 Original Construction: 1951 (School opened 1951); addition constructed in 1968

| Seven Year Capital Project Appropriations | | | | | | | | |
|--|--------|--------|-----------|---------|---------|--------|--------|-----------|
| Project | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 | FY2022 | FY2023 | Total |
| Bathroom Improvements Design | | | | 67,000 | 676,700 | | | 743,700 |
| Locker Replacement | | | 70,000 | | | | | 70,000 |
| Modular Kindergarten Classrooms | | | 1,350,000 | 630,000 | | | | 1,980,000 |
| Modular Kindergarten Classrooms Feasibility and Design | | | 210,000 | | | | | 210,000 |
| Total | - | - | 1,630,000 | 697,000 | 676,700 | - | - | 3,003,700 |

Other significant maintenance/repairs in Calendar Year 2022 included:

- Conducted repairs to steam line in boiler room
- Repaired PEM boards in multiple classrooms
- Replaced 22 window AC units
- Made multiple repairs to the boiler
- Replaced all classroom window shades
- Repaired multiple roof leaks
- Conducted wood floor refinishing
- Conducted crack seal repairs and line repainting throughout the parking lot

Other significant maintenance/repairs in Calendar Year 2021 included:

- Completed various repairs to the kitchen ceiling
- Upgraded the lighting in the classrooms to LEDs
- Replaced the compressor in an HVAC unit
- Completed multiple repairs to the boiler
- Completed various repairs to ceilings in hallways and offices
- Repainting ceiling tiles
- Completed repairs to classroom walls
- Replaced the fire panel

- Repaired several glass windows
- Renovated multiple restrooms in the building

Other significant maintenance/repairs in Calendar Year 2020 included:

- Recommissioned the HVAC system in the building
- Completed multiple HVAC repairs
- Replaced the filters with MERV-13s
- Repaired multiple steam traps throughout the building
- Repaired window screens throughout the building

Other significant maintenance/repairs in Calendar Year 2019 included:

- Upgraded the lighting in the hallways and media center
- Replaced the flooring in the media center
- Painted the ceilings throughout the building
- Replaced air conditioner unit
- Repaired the power supply
- Abated asbestos in the building

Other significant maintenance/repairs in Calendar Year 2018 included:

- Installed a new ceiling fan in the cafeteria
- Performed cleaning of the ductwork in the HVAC system
- Replaced the lockers
- Repaired the door trim
- Repaired multiple roof leaks
- Replaced condensate pumps

Other significant maintenance/repairs in Calendar Year 2017 included:

- Upgrade PA system throughout building and added additional speakers
- Added door access system to the back door
- Replaced egress door 6
- Rebuilt steam traps
- Added additional airphone monitors for the front office
- Painted areas of the building

Newman Elementary School

1155 Central Avenue

Assessed Value: \$27,214,500
 Parcel ID: Map 216 Lot 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

| Seven Year Capital Project Appropriations | | | | | | | | |
|---|--------|--------|--------|---------|--------|--------|--------|---------|
| Project | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 | FY2022 | FY2023 | Total |
| Auditorium Theatrical Sound & Lighting Systems Needs Assessment (High School, Pollard, & Newman)* | | | | | | 20,000 | | 20,000 |
| Gym Floors | | | | 275,000 | | | | 275,000 |
| Preschool Playground Custom Shade Shelter | | | | 69,200 | | | | 69,200 |
| Total | - | - | - | 344,200 | - | 20,000 | - | 364,200 |

*multiple facilities the amount is a portion of the total

Other significant maintenance/repairs in Calendar Year 2022 included:

- Completed multiple repairs to RTUs 1, 2, 4, 5, 6, 7, 10, & 11
- Replaced 15HP motor, motor assemblies, and control board on RTU #7
- Installed backflow preventer
- Replaced window screens in all classrooms
- Completed duct cleaning
- Upgraded the lighting in all classrooms to LEDs
- Conducted multiple repairs to elevator and lift
- Conducted multiple roof repairs
- Repaired several glass windows
- Conducted crack seal repairs and line repainting throughout the parking lot

Other significant maintenance/repairs in Calendar Year 2021 included:

- Upgraded the lighting in the classrooms to LEDs
- Completed multiple repairs to RTUs 2, 4, 5, 6, & 10
- Installed water bottle fillers
- Repaired several glass windows

Other significant maintenance/repairs in Calendar Year 2020 included:

- Recommissioned the HVAC system in the building
- Completed multiple HVAC repairs
- Replaced the filters with MERV-13s

Other significant maintenance/repairs in Calendar Year 2019 included:

- Replaced the gym floor
- Repaired the risers in the band room
- Repaired electrical issues
- Replaced faucets throughout the building
- Repaired the elevator
- Installed a split system
- Upgraded the building management system
- Repaired multiple windows

Other significant maintenance/repairs in Calendar Year 2018 included:

- Repaired the expansion tank
- Multiple repairs to hot water system
- Repaired wiring issues for RTU #4 and RTU #6
- Repairs to condenser motors

Other significant maintenance/repairs in Calendar Year 2017 included:

- Fixed communication issues with Building Management System
- Repaired concrete steps
- Fixed leak in radiator in the gym
- Replaced leaking circulation pump
- Replaced broken window on second floor
- Repaired media center air conditioner

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Sunita L. Williams Elementary School

585 Central Avenue

Assessed Value: \$30,583,600
 Parcel ID: Map 310 Lot 13
 Lot Size: 10.63 acres
 Original Construction: New school constructed 2019 (Opened in September of 2019).

| Seven Year Capital Project Appropriations | | | | | | | | |
|---|-------------------|----------------|----------|----------|----------|----------|----------|-------------------|
| Project | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 | FY2022 | FY2023 | Total |
| New School Building | 57,542,500 | | | | | | | 57,542,500 |
| Land Acquisition - 609 Central Avenue | 762,500 | | | | | | | 762,500 |
| Outside Play Area | 250,000 | | | | | | | 250,000 |
| Walking Trails | | 210,000 | | | | | | 210,000 |
| Total | 58,555,000 | 210,000 | - | - | - | - | - | 58,765,000 |

Other significant maintenance/repairs in Calendar Year 2022 included:

- Completed multiple repairs to RTUs 1, 2, 3, 5, 6, & 9
- Conducted multiple roof repairs (under warranty)

Other significant maintenance/repairs in Calendar Year 2021 included:

- Completed multiple repairs to RTUs 2, 3, 4, 5, & 6

Other significant maintenance/repairs in Calendar Year 2020 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2019 included:

- Not Applicable

Emery Grover (School Administration Building)

1330 Highland Avenue

Assessed Value: \$3,152,800
Parcel ID: Map 53 Lot 2
Lot Size: 1.06 acres
Finished Square Feet: 14,742
Original Construction: 1898

| Seven Year Capital Project Appropriations | | | | | | | | |
|---|--------|--------|---------|--------|--------|-----------|------------|------------|
| Project | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 | FY2022 | FY2023 | Total |
| School Administration Building Feasibility Study Update | | | 130,000 | | | | | 130,000 |
| School Administration Renovations | | | | | | 1,475,000 | 19,400,000 | 20,875,000 |
| School Administration Renovations - Supplement | | | | | | | 2,725,000 | 2,725,000 |
| Total | - | - | 130,000 | - | - | 1,475,000 | 22,125,000 | 23,730,000 |

Other significant maintenance/repairs in Calendar Year 2022 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2021 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2020 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2019 included:

- Upgraded electrical service
- Repaired fire alarm panel

Other significant maintenance/repairs in Calendar Year 2018 included:

- Finalized monitoring for the removal of the underground storage tank
- Masonry repairs throughout the building
- Repaired concrete stairs
- Painted interior spaces
- Repaired the flagpole
- Multiple roof repairs
- Installed burner booster

Other significant maintenance/repairs in Calendar Year 2017 included:

- Repaired roof leaks
- Repaired fire alarm panel
- Tested for asbestos
- Remodeled interior of main conference room

Daley Building

257 R Webster Street

Assessed Value: \$1,374,900
Parcel ID: Map 70 Lot 29
Lot Size: .924 acres
Original Construction: 1960

| Seven Year Capital Project Appropriations | | | | | | | | |
|---|--------|--------|--------|--------|--------|--------|--------|-------|
| Project | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 | FY2022 | FY2023 | Total |
| | | | | | | | | - |
| Total | - | - | - | - | - | - | - | - |

Other significant maintenance/repairs in Calendar Year 2022 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2021 included:

- Completed repairs to the boiler

Other significant maintenance/repairs in Calendar Year 2020 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2019 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2018 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2017 included:

- Installed guards and safety measures to equipment
- Replaced hot water heater

Hillside Building (former elementary school)

28 Glen Gary Road

Assessed Value: \$8,321,800
 Parcel ID: Map 102 Lot 1
 Lot Size: 24.6 acres
 Original Construction: 1960; addition constructed in 1968; modular classrooms installed in 1996

| Seven Year Capital Project Appropriations | | | | | | | | |
|--|--------|--------|--------|--------|--------|--------|---------|---------|
| Project | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 | FY2022 | FY2023 | Total |
| Hillside School Boiler Installation Design/ Heating System Upgrade | | | | | | 16,000 | 275,000 | 291,000 |
| Total | - | - | - | - | - | 16,000 | 275,000 | 291,000 |

Other significant maintenance/repairs in Calendar Year 2022 included:

- Replaced the boiler
- Replaced multiple coils
- Conducted multiple unit vent PMs and repairs
- Conducted several fire alarm repairs
- Repaired several glass windows
- Conducted multiple roof repairs
- Conducted electrical switchgear upgrades

Other significant maintenance/repairs in Calendar Year 2021 included:

- Completed multiple repairs to the boiler
- Completed duct cleaning

Other significant maintenance/repairs in Calendar Year 2020 included:

- Repaired leaks in the tunnel
- Replaced the condensate tank

Other significant maintenance/repairs in Calendar Year 2019 included:

- Repaired HVAC systems

Other significant maintenance/repairs in Calendar Year 2018 included:

- Repaired HVAC systems
- Rebuilt steam traps

Other significant maintenance/repairs on the Hillside School building in Calendar Year 2017 included:

- Painted the exterior of the building
- Cleared scale blockage in the boilers
- Repaired steam traps
- Installed new airphone system
- Repaired areas of the roof
- Replaced breaker in the panel
- Repaired the uninvent motor
- Fixed communication issues with Building Management System
- Installed HVAC in the kindergarten area

Town Hall

1471 Highland Avenue

Assessed Value: \$14,885,100
 Parcel ID: Map 51 Lot 1
 Lot Size: 1.36 acres
 Original Construction: 1902; reconstruction and addition in 2011

| Seven Year Capital Project Appropriations | | | | | | | | |
|---|--------|--------|--------|--------|--------|--------|--------|-------|
| Project | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 | FY2022 | FY2023 | Total |
| | | | | | | | | - |
| Total | - | - | - | - | - | - | - | - |

Other significant maintenance/repairs in Calendar Year 2022 included:

- Conducted several repairs on air handlers and liebert units
- Conducted wood floor refinishing
- Completed duct cleaning

Other significant maintenance/repairs in Calendar Year 2021 included:

- Restored the exterior clock and cupola
- Repaired the fire panel

Other significant maintenance/repairs in Calendar Year 2020 included:

- Renovated the third-floor office space

Other significant maintenance/repairs in Calendar Year 2019 included:

- Repaired the air conditioning
- Repaired the fire alarm panel
- Conducted wood floor refinishing

Other significant maintenance/repairs in Calendar Year 2018 included:

- Repaired the chiller
- Repaired the flagpole

Other significant maintenance/repairs in Calendar Year 2017 included:

- Repaired belt monitoring in elevator
- Replaced granite transaction counter
- Repaired roof leaks
- Repaired door closer

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- Repaired AC chiller
- Repaired back flow preventer
- Implemented new security measures for remote access to Building Management system

Other significant maintenance/repairs in Calendar Year 2016 included:

- Repaired columns
- Repaired handicap accessible ramp
- Replaced the DAU
- Replaced steel handrail and replaced missing steel grate
- Install outdoor electrical receptacle in the Needham bank parking lot
- Repaired elevator
- Repaired door
- Repaired broken roll up window in Town Manager's office
- Removed fir flooring in the small office
- Repaired windows

Department of Public Works/Operations

470 Dedham Avenue

Assessed Value: \$3,370,500 (DPW Building)
Parcel ID: Map 302 Lot 5
Lot Size: 17.7 acres
Original Constructions: 1960; addition in 1966; additional garage bays 2015

| Seven Year Capital Project Appropriations | | | | | | | | |
|---|----------------|------------------|----------|---------------|----------------|----------|---------------|------------------|
| Project | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 | FY2022 | FY2023 | Total |
| Boiler Replacement Design/Replacement | | | | 50,000 | 460,000 | | | 510,000 |
| DPW Building Reconstruction Feasibility Study | | | | | | | 60,000 | 60,000 |
| Fuel Island Relocation and Upgrade | 131,000 | 1,320,000 | | | | | | 1,451,000 |
| Total | 131,000 | 1,320,000 | - | 50,000 | 460,000 | - | 60,000 | 2,021,000 |

Other significant maintenance/repairs in Calendar Year 2022 included:

- Conducted overhead door repairs
- Cleaned out the oil water separator

Other significant maintenance/repairs in Calendar Year 2021 included:

- Replaced the boiler

Other significant maintenance/repairs in Calendar Year 2020 included:

- Replaced leaking tubes in the boiler

Other significant maintenance/repairs in Calendar Year 2019 included:

- Cleaned out the oil water separator
- Repaired the heating system
- Repaired multiple overhead doors
- Repaired multiple roof leaks

Other significant maintenance/repairs in Calendar Year 2018 included:

- Removed asbestos in garage
- Repaired the boiler
- Repaired the roof and gutters at the Dedham Ave Pump Station

Other significant maintenance/repairs in Calendar Year 2017 included:

- Removed underground storage tank
- Upgraded lighting in the garage area to LED
- Fixed voicemail
- Replaced skid on generators
- Replaced entrance door at Charles River Water Treatment Plant
- Replaced muffler on Hillcrest Water Tower

Jack Cogswell Building

Central Avenue

Assessed Value: \$2,709,200
 Parcel ID: Map 308 Lot
 Lot Size: Inclusive of the Entire Site 75.907 acres
 Original Construction: 2019

| Seven Year Capital Project Appropriations | | | | | | | | |
|---|--------|---------|-----------|--------|--------|--------|--------|-----------|
| Project | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 | FY2022 | FY2023 | Total |
| Equipment Storage Facility | | 150,000 | 7,615,000 | | | | | 7,765,000 |
| Total | - | 150,000 | 7,615,000 | - | - | - | - | 7,765,000 |

Other significant maintenance/repairs in Calendar Year 2022 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2021 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2020 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2019 included:

- Not Applicable

Public Services Administration Building

500 Dedham Avenue

Assessed Value: \$6,786,300
 Parcel ID: Map 302 Lot 3
 Lot Size: 2.67 acres
 Original Constructions: 2009

| Seven Year Capital Project Appropriations | | | | | | | | |
|---|--------|--------|--------|--------|--------|--------|--------|-------|
| Project | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 | FY2022 | FY2023 | Total |
| | | | | | | | | - |
| Total | - | - | - | - | - | - | - | - |

Other significant maintenance/repairs in Calendar Year 2022 included:

- Conducted multiple roof repairs
- Replaced and repaired damaged siding (insurance claim)

Other significant maintenance/repairs in Calendar Year 2021 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2020 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2019 included:

- Repaired the HVAC in the IT room
- Installed interior signs throughout the building
- Repaired multiple HVAC issues

Other significant maintenance/repairs in Calendar Year 2018 included:

- Repaired both sets of doors
- Installed FOB access to all office spaces
- Replaced the projector in the Charles River Room
- Performed cleaning of the ductwork in the HVAC system
- Replaced carpet and reconfigured DPW Admin suite

Other significant maintenance/repairs in Calendar Year 2017 included:

- Re-programmed Building Management System

Recycling & Transfer Station

1407 Central Avenue

Assessed Value: \$1,036,270
 Parcel ID: Map 308 Lot
 Lot Size: Inclusive of the Entire Site 75.907 acres
 Original Construction: 1988

| Seven Year Capital Project Appropriations | | | | | | | | |
|---|----------------|----------------|----------------|----------------|----------|----------------|---------------|------------------|
| Project | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 | FY2022 | FY2023 | Total |
| Facility Upgrades and Improvements | 68,000 | 290,000 | 645,000 | 295,000 | | 480,000 | 47,500 | 1,825,500 |
| Stormwater Plan | 50,000 | | | | | | | 50,000 |
| Transfer Station Building Tipping Floor Replacement | | 166,000 | | | | | | 166,000 |
| Total | 118,000 | 456,000 | 645,000 | 295,000 | - | 480,000 | 47,500 | 2,041,500 |

Other significant maintenance/repairs in Calendar Year 2022 included:

- Tipping floor repairs

Other significant maintenance/repairs in Calendar Year 2021 included:

- Renovated the RTS building

Other significant maintenance/repairs in Calendar Year 2020 included:

- Repaired the overhead doors

Other significant maintenance/repairs in Calendar Year 2019 included:

- Repaired the overhead doors

Other significant maintenance/repairs in Calendar Year 2018 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2017 included:

- No significant repairs

Salt Shed

1407 Central Avenue

Assessed Value: \$1,867,090
 Parcel ID: Map 308 Lot
 Lot Size: Inclusive of the Entire Site 75.907 acres
 Original Construction: 2013 (salt shed)

| Seven Year Capital Project Appropriations | | | | | | | | |
|---|--------|--------|--------|--------|--------|--------|--------|-------|
| Project | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 | FY2022 | FY2023 | Total |
| | | | | | | | | - |
| Total | - | - | - | - | - | - | - | - |

Other significant maintenance/repairs in Calendar Year 2022 included:

- Repaired the salt shed door

Other significant maintenance/repairs in Calendar Year 2021 included:

- Repaired the salt shed roof

Other significant maintenance/repairs in Calendar Year 2020 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2019 included:

- Repaired the overhead door

Other significant maintenance/repairs in Calendar Year 2018 included:

- Repaired overhead door

Other significant maintenance/repairs in Calendar Year 2017 included:

- No significant repairs

Morse-Bradley House/Ridge Hill

461-463 Charles River Street

Assessed Value: \$3,174,800
Parcel ID: Map 306 Lot 1
Lot Size: 223.102 acres
Original Construction: 1907 and 1929

| Seven Year Capital Project Appropriations | | | | | | | | |
|---|--------|--------|--------|--------|--------|---------|--------|---------|
| Project | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 | FY2022 | FY2023 | Total |
| Building Demolition & Site Improvements | | | | | | 603,091 | | 603,091 |
| Total | - | - | - | - | - | 603,091 | - | 603,091 |

Other significant maintenance/repairs in Calendar Year 2022 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2021 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2020 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2019 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2018 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2017 included:

- No significant repairs

Public Safety Buildings

88 Chestnut Street/99 School Street/707 Highland Avenue

Assessed Value: \$6,711,200 (88 Chestnut Street/99 School Street); \$1,766,900 (707 Highland Ave)
 Parcel ID: Map 47 Lot 56 (88 Chestnut Street); Map 70 Lot 5 (707 Highland Avenue)
 Lot Size: 2.90 acres (88 Chestnut Street/99 School Street); 1 acre (707 Highland Avenue)
 Original Construction: 1931 (88 Chestnut Street/99 School Street); New Fire Station Opened 2020; Police Station Opened 2022
 1906 (707 Highland Avenue) New Station Opened November 2021

| Seven Year Capital Project Appropriations | | | | | | | | |
|--|---------------|------------------|-------------------|----------|----------|------------------|----------|-------------------|
| Project | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 | FY2022 | FY2023 | Total |
| Public Safety and Station Fire #2 Buildings | 90,000 | 4,000,000 | 66,245,000 | | | | | 70,335,000 |
| Public Safety and Station Fire #2 Buildings - Supplement | | | | | | 1,400,000 | | 1,400,000 |
| Total | 90,000 | 4,000,000 | 66,245,000 | - | - | 1,400,000 | - | 71,735,000 |

Other significant maintenance/repairs in Calendar Year 2022 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2021 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2020 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2019 included:

- Repaired the overhead doors

Other significant maintenance/repairs in Calendar Year 2018 included:

- Repaired AC at Fire Station 1
- Installed bay heaters at Fire Station 1

Other significant maintenance/repairs in Calendar Year 2017 included:

- Repaired air conditioning in Police sever room
- Repaired radiator unit at Fire Station 2

Needham Public Library

1139 Highland Avenue

Assessed Value: \$13,772,800
 Parcel ID: Map 226 Lot 55
 Lot Size: 1.484 acres
 Original Construction: 1915; reconstruction and addition in 2006

| Seven Year Capital Project Appropriations | | | | | | | | |
|---|--------|--------|--------|--------|--------|--------|--------|--------|
| Project | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 | FY2022 | FY2023 | Total |
| Space Utilization Study | | | | | | | 60,000 | 60,000 |
| Total | - | - | - | - | - | - | 60,000 | 60,000 |

Other significant maintenance/repairs in Calendar Year 2022 included:

- Conducted several repairs on ERUs, MAUs, and liebert units
- Conducted several repairs to chiller
- Conducted crack seal repairs and line repainting throughout the parking lot

Other significant maintenance/repairs in Calendar Year 2021 included:

- Completed duct cleaning
- Restored the exterior cupola
- Conducted multiple roof repairs
- Complete various repairs to the elevators

Other significant maintenance/repairs in Calendar Year 2020 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2019 included:

- Repaired the antique clock
- Repaired the chiller
- Completed landscaping around the building
- Installed door openers for the restrooms
- Repaired the library
- Repaired masonry on the exterior of the building

Other significant maintenance/repairs in Calendar Year 2018 included:

- Removed and replaced the boiler
- Repaired the fire alarm panel

Other significant maintenance/repairs in Calendar Year 2017 included:

- Repaired leaking gland seal on hydraulic ram in the "A" elevator
- Secured all ceiling panels
- Repaired irrigation system
- Replaced hand dryers
- Repaired leaks in roof
- Converted multiple sections of lights to LED
- Repaired PA system
- Repaired fire alarm panel

Rosemary Recreation Complex

178 Rosemary Street

Assessed Value: \$12,957,000
 Parcel ID: Map 225 Lots 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; new complex opened August of 2018

| Seven Year Capital Project Appropriations | | | | | | | | |
|---|----------------|-------------------|----------|----------|----------|----------|----------|-------------------|
| Project | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 | FY2022 | FY2023 | Total |
| Pool Replacement Feasibility & Design | 550,000 | | | | | | | 550,000 |
| Pool and Office Complex Construction | | 15,800,000 | | | | | | 15,800,000 |
| Total | 550,000 | 15,800,000 | - | - | - | - | - | 16,350,000 |

Other significant maintenance/repairs in Calendar Year 2022 included:

- Multiple repairs to condensate pump and trane cooling unit
- Split unit installation and lifeguard office

Other significant maintenance/repairs in Calendar Year 2021 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2020 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2019 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2018 included:

- Not Applicable

Center at the Heights (Senior Center)

300 Hillside Avenue

Assessed Value: \$10,629,400
Parcel ID: Map 99 Lot 14
Lot Size: 1.64 acres
Original Construction: 2013

| Seven Year Capital Project Appropriations | | | | | | | | |
|---|--------|--------|--------|--------|--------|--------|---------|---------|
| Project | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 | FY2022 | FY2023 | Total |
| Generator Design | | | | | | | 27,000 | 27,000 |
| Space Utilization Study | | | | | | | 75,000 | 75,000 |
| Total | - | - | - | - | - | - | 102,000 | 102,000 |

Other significant maintenance/repairs in Calendar Year 2022 included:

- Replaced Mitsuibishi heating and cooling units

Other significant maintenance/repairs in Calendar Year 2021 included:

- Replaced flooring in the dining room
- Repaired the sun deflectors on the exterior of the building

Other significant maintenance/repairs in Calendar Year 2020 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2019 included:

- Rekeyed the building

Other significant maintenance/repairs in Calendar Year 2018 included:

- Performed cleaning of the ductwork in the HVAC system
- Repaired soffit
- Replaced granite barrier

Other significant maintenance/repairs in Calendar Year 2017 included:

- Replaced door opener

Memorial Park

1154 Highland Avenue

Assessed Value: \$2,526,2000
 Parcel ID: Map 226 Lot 30
 Lot Size: 13.08 acres
 Original Construction: 1985; new facility opened September of 2019

| Seven Year Capital Project Appropriations | | | | | | | | |
|---|---------------|----------------|------------------|----------|----------|----------|----------|------------------|
| Project | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 | FY2022 | FY2023 | Total |
| Field House Replacement Project | 50,000 | 375,000 | 6,250,000 | | | | | 6,675,000 |
| Total | 50,000 | 375,000 | 6,250,000 | - | - | - | - | 6,675,000 |

Other significant maintenance/repairs in Calendar Year 2022 included:

- Repairs to exterior stone walls

Other significant maintenance/repairs in Calendar Year 2021 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2020 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2019 included:

- Not Applicable

Needham Parks

Other significant maintenance/repairs in Calendar Year 2022 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2021 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2020 included:

- No significant repairs

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Other significant maintenance/repairs in Calendar Year 2019 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2018 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2017 included:

- Installed new electrical service to Mills Field building

| Seven Year Capital Project Appropriations | | | | | | | | |
|---|----------------|----------------|------------------|------------------|----------------|------------------|----------|------------------|
| Project | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 | FY2022 | FY2023 | Total |
| Artificial Turf Carpet Replacement | | | 55,000 | 2,500,000 | | | | 2,555,000 |
| Claxton Field Lighting Design & Engineering | | | | | 72,500 | | | 72,500 |
| Claxton Softball Field Skin Design & Engineering | | | | | 29,000 | | | 29,000 |
| Cricket Building and Field Improvements Feasibility | | 35,000 | | | | | | 35,000 |
| Cricket Field | | | | 480,000 | | | | 480,000 |
| DeFazio Synthetic Track Resurfacing | | | | | | 166,000 | | 166,000 |
| McCloud Field Renovations | | | | | | 48,000 | | 48,000 |
| Memorial Park Drainage Improvements | 310,000 | | | | | | | 310,000 |
| Public Playgrounds | | | | 350,000 | | | | 350,000 |
| Rail Trail Improvements | | | | 15,000 | | 15,000 | | 30,000 |
| Reservoir Trail | | 935,000 | | | | | | 935,000 |
| Rosemary Camp and Trail Improvements | | | 50,000 | 200,000 | | | | 250,000 |
| Rosemary Lake Sediment Removal Project | 118,000 | | 2,400,000 | | | | | 2,518,000 |
| Town Common Historic Redesign and Beautification | | | | 117,000 | | 1,364,000 | | 1,481,000 |
| Total | 428,000 | 970,000 | 2,505,000 | 3,662,000 | 101,500 | 1,593,000 | - | 9,259,500 |