

# Major Public Facilities

## Section 4



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**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	FY2019	FY2020	FY2021	FY2022	FY2023	Total
						-
						-
<b>Totals</b>	-	-	-	-	-	-

Five Year Capital Appropriation Summary Project	FY2014	FY2015	FY2016	FY2017	FY2018	Total
A Gym Upgrade				130,557		130,557
Cafeteria Expansion			2,100,000			2,100,000
Class Room Expansion			150,000			150,000
Class Room Expansion Alternatives Study				65,000		65,000
High School Expansion and Improvements					14,263,000	14,263,000
Program Room Configuration Changes		200,000				200,000
<b>Totals</b>	-	200,000	2,250,000	195,557	14,263,000	16,908,557

**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

**Other significant maintenance/repairs in Calendar Year 2016 included:**

- Converted metal halide lighting in the B gym to LED
- Replaced BMS server and reloaded information onto new server
- Installed a concrete slab in the bus loop by the building's main entrance
- Changed out kitchen grease traps
- Installed a new water bottle station in the café
- Repaired boilers 2 and 4
- Installed, maintained, and removed rental chiller
- Installed a wall and door in room 211
- Repaired boiler #4 insulation
- Installed shelves in work shop
- Repaired shingles on roof of C building
- Repaired uninvents in room 909, 910, and 807
- Repaired roof leak in room 909
- Insulated pipes for roof top HVAC units
- Repaired broken valve system in mixing valve
- Programming support for intranet capability to reprogram RTUs
- Replaced water damaged dry wall

**Other significant maintenance/repairs in Calendar Year 2015 included:**

- Repaired parking pole lights
- Painted balconies on the back side of the building
- Repaired lighting in the gym
- Subdivided and improved rooms 707 and 728, including painting, repairing leaks, and installing clocks, phones, Intercoms, and folding wall
- Retrofitted exterior lighting to LED lighting
- Repointed and sealed the grand stairwell
- Replaced the emergency phone and repaired the emergency lights, installed hoistway door restrictors and replaced missing hand rail
- Replaced the sprinkler elbow and reset the system
- Cleaned all parts and assembled motor for overhaul blower
- Replaced combustion heads on all four boilers
- Replaced #5 circulating pump
- Repaired boilers #2 and #3
- Disconnected and relocated kitchen ice maker in the Athletics Department, reworked electrical for both the ice maker and the Athletics Department
- Troubleshoot and tuned boilers
- Painted balconies on the back side of the school

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- Repaired phones in multiple rooms
- Repaired motor
- Shut down and winterized the chiller
- Grinded down wall for monument plaque
- Replaced shingles on the roof of C building
- Removed interior wall in room 608
- Repaired six parking lot lights, one small pole light, and one walk way light
- Repaired damaged guard rail
- Installed electrical service for new drying cabinet in the Graphic Arts Room
- Repaired RTU-9
- Replaced combustion heads and swirlers on boilers 1, 2, 3, and 4
- Moved light bank and relocated outlets, cable, and other devices to install folding wall
- Installed two fountains with bottle filling stations

**Other significant maintenance/repairs in Calendar Year 2014 included:**

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

**Other significant maintenance/repairs in Calendar Year 2013 included:**

- Repaired exterior doors and upgraded hardware on doors
- Installed analog cameras in loading dock area and kitchen
- Replaced damaged gutters and downspout on the front and rear of the building
- Repaired bleachers in A gym to make operational
- Installed new heaters on the chiller
- Cleaned and sealed the stone work on the walls in the main lobby
- Repaired all pole lights and walkway lights in the parking lot

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- Built two separate office spaces within the Guidance Suite
- Refinished floors in A gym and band room
- Converted copy room into the a new conference room
- Duct cleaning in the C, D, and E buildings
- Poured new concrete on 9 ramps and installed new detectable warnings
- Replaced circulating pump in boiler room
- Installed access control on door 15
- Replaced flooring in room 608 and 608A

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

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

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

- Removed snow from roof
- Replace C building roof
- Weeded & mulched entire landscape on the Webster Street side.
- Refinished floor in A Gym and Band Space
- Repaired fence that was damaged during winter storm
- Repaired block wall in front of grand staircase
- Painted exterior awning to cafeteria
- Repaired several exterior lights



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- Reconfigured stairway in hallway near B gym
- Installed modine heater in space between location of domestic hot water heater and A gym
- Installed lighting display for athletics display case

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

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

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

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

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**William F Pollard Middle School**

**200 Harris Avenue**

Assessed Value: \$19,981,400  
 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	FY2019	FY2020	FY2021	FY2022	FY2023	Total
Air Conditioning Upgrade				100,000	550,000	650,000
Blue and Green Gym Upgrades	540,000	30,000				570,000
Locker Room Retrofit			60,000	630,000		690,000
Parking Lot Improvements					25,000	25,000
Phased Improvement Feasibility Study	65,000					65,000
New Facility (Pending Request 2027)						-
<b>Totals</b>	<b>605,000</b>	<b>30,000</b>	<b>60,000</b>	<b>730,000</b>	<b>575,000</b>	<b>2,000,000</b>

Five Year Capital Appropriation Summary						
Project	FY2014	FY2015	FY2016	FY2017	FY2018	Total
Bathroom Improvements					650,000	650,000
Blue and Green Gym Upgrades					45,000	45,000
Boiler Replacement	800,000					800,000
Locker Replacement				41,157		41,157
Telephone System	53,000					53,000
<b>Totals</b>	<b>853,000</b>	<b>-</b>	<b>-</b>	<b>41,157</b>	<b>695,000</b>	<b>1,589,157</b>

**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

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- Replaced the seating and flooring in the Pollard Auditorium
- Converted portion of the teachers' lounge into storage area

**Other significant maintenance/repairs in Calendar Year 2016 included:**

- Reconfigured main office and media center, including installing a new wall, installing a 4 receptacle, installing 3 sprinklers, installing 5 strobes, terminating 28 new data drops, and changing extensions
- Relocated aiphone
- Repaired dry wall throughout building
- Repaired damaged section of sidewalk in the main entrance
- Repaired leaking pipe in kitchen
- Replaced VFD drive and control board in circulation pump
- Painted new walls
- Replaced and installed new blinds
- Replaced display screen and gaskets on boiler #3
- Repaired exterior side panels on modular units
- Repaired boilers #1 and #2
- Repainted and repaired wall in kitchen

**Other significant maintenance/repairs in Calendar Year 2015 included:**

- Replaced lights in gym with LED high bay lights
- Removed and replaced 452 lockers
- Repaired broken lighting
- Installed 3 additional spot lights in the auditorium
- Completed asbestos monitoring and air sampling, as well as asbestos abatement and tile replacement
- Removed and replaced heating and AC systems in rooms 278 and 281
- Replaced a sprinkler head and a sprinkler feeder pipe
- Painted the back wall of the auditorium
- Performed cleaning of ductwork in HVAC system
- Fixed heat exchange problem
- Conducted asbestos abatement and tile replacement on the floor
- Disconnected 16 electrical floor mounted boxes and replaced breaker #14
- Painted the bare concrete areas of the Auditorium floor
- Painted the exterior wood trim on the front of the school
- Removed and replaced heating and air conditioning systems

**Other significant maintenance/repairs in Calendar Year 2014 included:**

- Installed new countertops and cabinets in room 208
- Removed asbestos flooring and replaced with new tile flooring

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

**Other significant maintenance/repairs in Calendar Year 2013 included:**

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

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

- Installed new sink in classroom 210
- Converted classroom 210 to an engineering classroom
- Installed Sentricon termite control
- Upgraded kitchen from pneumatic to electronic heating control
- Retrofitted heat valves in 12 office areas
- Restored phone service to the modular classrooms
- Converted bathrooms in modular classrooms to standard fixtures
- Repaired boiler (section replacement)
- Installed motion sensors
- Installed new sink faucets in girls' restroom
- Removed and replaced urinals in boys' restroom
- Installed drain piping for 4 new serving tables

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- 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

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

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

- Replaced all exterior doors and locks
- Refinished Auditorium Stage floor
- Roof repairs

**Newman Elementary School**

**1155 Central Avenue**

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

Identified Future Capital Projects						
Project	FY2019	FY2020	FY2021	FY2022	FY2023	Total
Preschool Playground Custom Shade Shelter		49,800				49,800
						-
<b>Totals</b>	-	49,800	-	-	-	49,800

Five Year Capital Appropriation Summary						
Project	FY2014	FY2015	FY2016	FY2017	FY2018	Total
Preschool Playground	60,000					60,000
						-
<b>Totals</b>	60,000	-	-	-	-	60,000

**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

**Other significant maintenance/repairs in Calendar Year 2016 included:**

- Disassemble and reconnect boiler stacks
- Repaired door that was not closing properly
- Repaired heat in the gym
- Replaced multiple broken windows
- Repaired breaker in the gym power panel

- Repaired ERU 11 and ERU 6
- Repaired parking lot light pole
- Installed additional bookshelves in room 110
- Replaced floor tiles in hallway as needed

**Other significant maintenance/repairs in Calendar Year 2015 included:**

- Installed programmable time clock
- Fixed lights on the canopy over the entrance to the school
- Replaced lights in gym with LED high bay lights
- Repaired ramp and stairs leading to the courtyard
- Repaired drain system for the two Camus boilers
- Reattached and better secured shelving unit in room 222
- Removed, repaired, and reinstalled pumps
- Repaired Newman control
- Replaced combustion air actuator on domestic PVI hot water heater and replaced amplifier

**Other significant maintenance/repairs in Calendar Year 2014 included:**

- Connected domestic hot water pumps to the building automation system

**Other significant maintenance/repairs in Calendar Year 2013 included:**

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

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

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

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

- Removed snow from roof
- Refinished gym floor

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

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

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

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

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



**Mitchell Elementary School**

**187 Brookline Street**

Assessed Value: \$8,286,600  
 Parcel ID: Map 56 Block 1  
 Lot Size: 12.47 acres  
 Original Construction: 1951; addition constructed in 1968

Identified Future Capital Projects						
Project	FY2019	FY2020	FY2021	FY2022	FY2023	Total
Bathroom Improvements			60,000			60,000
Locker Replacement	70,000					70,000
New Facility (Pending Request 2025)						-
<b>Totals</b>	<b>70,000</b>	<b>-</b>	<b>60,000</b>			<b>130,000</b>

Five Year Capital Appropriation Summary						
Project	FY2014	FY2015	FY2016	FY2017	FY2018	Total
Modular Classrooms	2,729,276					2,729,276
						-
<b>Totals</b>	<b>2,729,276</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,729,276</b>

**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

**Other significant maintenance/repairs in Calendar Year 2016 included:**

- Repaired steam valve and replaced temperature sensor in boiler #1
- Installed new shades
- Repaired bathroom stall
- Repaired roof leaks
- Replaced new motor in boiler
- Installed start capacitors on air conditioner
- Repaired broken window

**Other significant maintenance/repairs in Calendar Year 2015 included:**

- Painted the front, left side, and rear of the school

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- Repaired windows in lobby
- Repaired air conditioning unit
- Repaired steam weld
- Conducted asbestos abatement
- Replaced batteries and booster for the fire alarm as well as signal service

**Other significant maintenance/repairs in Calendar Year 2014 included:**

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

**Other significant maintenance/repairs in Calendar Year 2013 included:**

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

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

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

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

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

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

- Installed motion detector light switches in all bathrooms, storage rooms and small meeting rooms
- Repaired stairs in the kindergarten area
- 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: \$78,406,200  
 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	FY2019	FY2020	FY2021	FY2022	FY2023	Total
Boiler Upgrade		11,000	220,000			231,000
Renovate Hillside as Swing Space for Mitchell Feasibility			750,000			750,000
Renovate Hillside as Swing Space for Other Uses			100,000	2,607,400	16,253,100	18,960,500
<b>Totals</b>	-	11,000	1,070,000	2,607,400	16,253,100	19,941,500

The table below shows the appropriations related to the replacement of the Hillside School with the Sunita L. Williams Elementary School.

Five Year Capital Appropriation Summary Project	FY2014	FY2015	FY2016	FY2017	FY2018	Total
Land Acquisition - 609 Central Avenue				762,500		762,500
Land Acquisition - Owens Farm			7,000,000			7,000,000
Outside Play Area				250,000		250,000
New Elementary School	650,000		45,000	57,542,500		58,237,500
Walking Trails					210,000	210,000
<b>Totals</b>	650,000	-	7,045,000	58,555,000	210,000	66,460,000

**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

**Other significant maintenance/repairs in Calendar Year 2016 included:**

- Cleared blockage in boiler
- Repaired and replaced windows
- Repaired electrical controller for boiler
- Repaired outdoor lighting near playground
- Converted lighting in gym to LED
- Conducted mold testing
- Installed new air conditioning units
- Repaired PA speakers

**Other significant maintenance/repairs in Calendar Year 2015 included:**

- Installed Lexan guards on railings to both the gym and cafeteria to close gaps in stairwell
- Installed a dedicated circuit for the special education classroom
- Installed insulated shades in all classrooms
- Repaired the flooring in the portable's boys' bathroom
- Repaired a steam leak on the boiler system
- Repaired a water main break
- Conducted asbestos abatement
- Installed insulated shades in Rooms 10 and 10A
- Repaired piping and put the systems back together for both boilers and condensate system; tuned and tested fire boilers

**Other significant maintenance/repairs in Calendar Year 2014 included:**

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

**Other significant maintenance/repairs in Calendar Year 2013 included**

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

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

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

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

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

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

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

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

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

**Broadmeadow Elementary School**

**120 Broad Meadow Road**

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

Identified Future Capital Projects						
Project	FY2019	FY2020	FY2021	FY2022	FY2023	Total
Facility Assessment*	50,000					50,000
						-
<b>Totals</b>	<b>50,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>50,000</b>

\*multiple facilities the amount is a portion of the total

Five Year Capital Appropriation Summary						
Project	FY2014	FY2015	FY2016	FY2017	FY2018	Total
						-
						-
<b>Totals</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**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

**Other significant maintenance/repairs in Calendar Year 2016 included:**

- Upgraded intercom system to comply with ALICE
- Installed Smartboards in various classrooms
- Installed new supplying motor in RTU 1
- Repaired broken window
- Replaced circulator pumps
- Removed damaged light pole

**Other significant maintenance/repairs in Calendar Year 2015 included:**

- Replaced combustion chamber on RTU 3
- Repaired elevator by installing a new electronic door and repairing heat detector in hoist way on elevator
- Performed cleaning of ductwork in HVAC system

- Retrofitted exterior lighting to LED lighting
- Replaced lights in gym with LED high bay lights
- Replaced the top pipe on the fence around the garden

**Other significant maintenance/repairs in Calendar Year 2014 included:**

- Created a reception area desk in the ETC office
- Installed two door access control systems
- Replaced the ignition controls on two boilers
- Upgraded interior lighting – replaced all standard switches with sensor/motion detection switches
- Installed a new exhaust fan in kindergarten room
- Retro- commissioned the HVAC system
- Removed and replaced floor tiles in the main lobby area

**Other significant maintenance/repairs in Calendar Year 2013 included:**

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

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

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

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

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



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

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

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

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

**John Eliot Elementary School**

**135 Wellesley Avenue**

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

Identified Future Capital Projects						
Project	FY2019	FY2020	FY2021	FY2022	FY2023	Total
Facility Assessment*	50,000					50,000
						-
<b>Totals</b>	<b>50,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>50,000</b>

\*multiple facilities the amount is a portion of the total

Five Year Capital Appropriation Summary						
Project	FY2014	FY2015	FY2016	FY2017	FY2018	Total
						-
						-
<b>Totals</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**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

**Other significant maintenance/repairs in Calendar Year 2016 included:**

- Installed an additional aiphone
- Replaced various broken windows
- Repaired lighting in auditorium
- Replaced electronic lighting control panel in mechanical room
- Installed new actuators in RTU1
- Installed a new supply motor for RTU3
- Repaired air conditioning system for IT server equipment
- Repaired intercom

**Other significant maintenance/repairs in Calendar Year 2015 included:**

- Retrofitted exterior lighting to LED lighting
- Replaced lights in gym with LED high bay lights
- Installed compressor for RTU 1
- Repaired ballast and lamps in four parking lot pole lights and three walkway lights
- Repaired air conditioning circuit for RTU 1 and RTU 2
- Investigated Cold Room

**Other significant maintenance/repairs in Calendar Year 2014 included:**

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

**Other significant maintenance/repairs in Calendar Year 2013 included:**

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

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

- Installed aiphone 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: \$13,863,900  
 Parcel ID: Map 133 Block 41  
 Lot Size: 8.75 acres  
 Original Constructions: 1955; reconstruction and addition in 2009

Identified Future Capital Projects						
Project	FY2019	FY2020	FY2021	FY2022	FY2023	Total
Locker Room Improvement Design					20,000	20,000
						-
<b>Totals</b>	-	-	-	-	20,000	20,000

Five Year Capital Appropriation Summary						
Project	FY2014	FY2015	FY2016	FY2017	FY2018	Total
						-
						-
<b>Totals</b>	-	-	-	-	-	-

**Other significant maintenance/repairs in Calendar Year 2017 included:**

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

**Other significant maintenance/repairs in Calendar Year 2016 included:**

- Terminate and certify data lines
- Install module for boiler #3
- Installed new actuator and software for air conditioning unit
- Installed compressor in air conditioning unit
- Installed a new waterless urinal

**Other significant maintenance/repairs in Calendar Year 2015 included:**

- Replaced damaged pole light
- Converted parking lot lighting to LED lighting
- Repaired John Deere tractor

**Other significant maintenance/repairs in Calendar Year 2014 included:**

- Installed guardrails and new fencing in upper parking lot

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- Performed cleaning of ductwork in the HVAC system
- Replaced controller on boiler #1

**Other significant maintenance/repairs in Calendar Year 2013 included:**

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

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

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

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

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

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

- No significant repairs

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

- Installed a 2.34 KW Solar Array

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**Emery Grover**

**1330 Highland Avenue**

Assessed Value: \$2,204,700  
Parcel ID: Map 53 Block 2  
Lot Size: 1.06 acres  
Finished Square Feet: 14,742  
Original Construction: 1898

Identified Future Capital Projects						
Project	FY2019	FY2020	FY2021	FY2022	FY2023	Total
Feasibility Study Update	70,000					70,000
Renovate/Reconstruct Facility		1,605,200	13,089,300			14,694,500
Roof Replacement #			15,000	160,000		175,000
Window Partial Replacement #		30,000	330,000			360,000
<b>Totals</b>	<b>70,000</b>	<b>1,635,200</b>	<b>13,434,300</b>	<b>160,000</b>	<b>-</b>	<b>15,299,500</b>

Five Year Capital Appropriation Summary						
Project	FY2014	FY2015	FY2016	FY2017	FY2018	Total
Underground Oil Tank Removal & Replacement			73,000			73,000
						-
<b>Totals</b>	<b>-</b>	<b>-</b>	<b>73,000</b>	<b>-</b>	<b>-</b>	<b>73,000</b>

**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

**Other significant maintenance/repairs in Calendar Year 2016 included:**

- Applied surface preparation to back wall in production center
- Replaced charcoal canister in fan system
- Installed a wall to separate payroll office into two sections
- Repaired broken cover to light fixture

**Other significant maintenance/repairs in Calendar Year 2015 included:**

- Repaired roof, including numerous leaks in roof
- Abated stair treads and replaced with new treads
- Removed underground storage tank
- Installed new above ground double walled tank

- Moved temporary fuel tanks to the right of present location
- Patched the cement on exterior side stairs
- Conducted asbestos abatement

**Other significant maintenance/repairs in Calendar Year 2014 included:**

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

**Other significant maintenance/repairs in Calendar Year 2013 included:**

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

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

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

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

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

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

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

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

- Asbestos abatement in several areas
- Installed rug in all abated areas (Administrative Areas)
- Exterior Painting
- Painted selected interior spaces

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- Install covers over all AC's which cannot be removed
- Installed Rentar Fuel Catalyst to reduce oil consumption
- Upgraded electrical service in the production center

**Town Hall**

**1471 Highland Avenue**

Assessed Value: \$10,363,100  
 Parcel ID: Map 51 Block 1  
 Lot Size: 1.23 acres  
 Original Construction: 1902; reconstruction and addition in 2011

Identified Future Capital Projects Project	FY2019	FY2020	FY2021	FY2022	FY2023	Total
						-
						-
<b>Totals</b>	-	-	-	-	-	-

Five Year Capital Appropriation Summary Project	FY2014	FY2015	FY2016	FY2017	FY2018	Total
Town Hall Stair Modifications					200,000	200,000
						-
<b>Totals</b>	-	-	-	-	200,000	200,000

**Other significant maintenance/repairs in Calendar Year 2017 included:**

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

**Other significant maintenance/repairs in Calendar Year 2015 included:**

- Replaced door

**Other significant maintenance/repairs in Calendar Year 2014 included:**

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

**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: \$3,106,400 (DPW Building)  
Parcel ID: Map 302 Block 5  
Lot Size: 17.7 acres  
Original Constructions: 1960; addition in 1966

Identified Future Capital Projects						
Project	FY2019	FY2020	FY2021	FY2022	FY2023	Total
Boiler Replacement #	34,000	400,000				434,000
Facility Improvements (Pending Results of Study)		2,950,000		35,000,000		37,950,000
DPW Equipment Storage Facility	7,900,000					7,900,000
<b>Totals</b>	<b>7,934,000</b>	<b>3,350,000</b>	<b>-</b>	<b>35,000,000</b>	<b>-</b>	<b>46,284,000</b>

Five Year Capital Appropriation Summary						
Project	FY2014	FY2015	FY2016	FY2017	FY2018	Total
DPW Equipment Storage Facility					150,000	150,000
DPW/Public Services Administration Building Location Feasibility Study*			20,000			20,000
Facility Improvements Garage Bays	1,100,000					1,100,000
Fuel Island Relocation and Upgrade				131,000	1,320,000	1,451,000
Garage Lift	110,000					110,000
<b>Totals</b>	<b>1,210,000</b>	<b>-</b>	<b>20,000</b>	<b>131,000</b>	<b>1,470,000</b>	<b>2,831,000</b>

\*multiple facilities the amount is a portion of the total

**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

**Other significant maintenance/repairs in Calendar Year 2016 included:**

- Removed asbestos in the garage and repaired asbestos containing pipe and insulation
- Replaced rotted pipes in garage
- Reattached exhaust heat pipe
- Install electric baseboard heat and wall thermostat

**Other significant maintenance/repairs in Calendar Year 2015 included:**

- Installed lighting in sidewalk bays
- Repaired boiler
- Replaced stay bolts
- Removed asbestos on insulation from the piping for the modine heater over the generator area in the garage
- Changed the door and frame for door #2
- Reinstalled insulation and exterior metal sheeting on the boiler

**Other significant maintenance/repairs in Calendar Year 2014 included:**

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

**Other significant maintenance/repairs in Calendar Year 2013 included:**

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

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

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

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

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

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

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

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**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

**Public Services Administration Building**

**500 Dedham Avenue**

Assessed Value: \$5,827,200  
Parcel ID: Map 302 Block 3  
Lot Size: 2.67 acres  
Original Constructions: 2009

Identified Future Capital Projects Project	FY2019	FY2020	FY2021	FY2022	FY2023	Total
						-
						-
<b>Totals</b>	-	-	-	-	-	-

Five Year Capital Appropriation Summary Project	FY2014	FY2015	FY2016	FY2017	FY2018	Total
DPW/Public Services Administration Building Location Feasibility Study*			20,000			20,000
						-
<b>Totals</b>	-	-	20,000	-	-	20,000

\*multiple facilities the amount is a portion of the total

**Other significant maintenance/repairs in Calendar Year 2017 included:**

- Re-programmed Building Management System

**Other significant maintenance/repairs in Calendar Year 2016 included:**

- Repaired the front door
- Repaired leaking ceiling tile

**Other significant maintenance/repairs in Calendar Year 2015 included:**

- Converted exterior lighting to LED lighting
- Repaired Schweiss Doors
- Removed and replaced Seimens soft start and reprogrammed all safety settings for the fire alarm

**Other significant maintenance/repairs in Calendar Year 2014 included:**

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

**Other significant maintenance/repairs in Calendar Year 2013 included:**

- No significant repairs

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

- No significant repairs

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

- 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: \$3,965,200  
 Parcel ID: Map 308 Block 2  
 Lot Size: 22 acres  
 Original Construction: 1988

Identified Future Capital Projects						
Project	FY2019	FY2020	FY2021	FY2022	FY2023	Total
Facility Upgrades and Improvements	645,000	27,000	120,000	120,000		912,000
Stormwater Plan		250,000	275,000			525,000
<b>Totals</b>	<b>645,000</b>	<b>277,000</b>	<b>395,000</b>	<b>120,000</b>	<b>-</b>	<b>1,437,000</b>

Five Year Capital Appropriation Summary						
Project	FY2014	FY2015	FY2016	FY2017	FY2018	Total
Facility Upgrades and Improvements				68,000		68,000
Facility Upgrades and Improvements					290,000	290,000
Message Board		30,000				30,000
Stormwater Plan				50,000		50,000
Transfer Station Building Tipping Floor Replacement					166,000	166,000
Transfer Station Office Trailer		75,779				75,779
<b>Totals</b>	<b>-</b>	<b>105,779</b>	<b>-</b>	<b>118,000</b>	<b>456,000</b>	<b>679,779</b>

**Other significant maintenance/repairs in Calendar Year 2017 included:**

- No significant repairs

**Other significant maintenance/repairs in Calendar Year 2016 included:**

- Repaired the roof of the 3 bay garage
- Installed roof purlins in the 3 bay garage and the tipping floor
- Replaced faulty steel gussets for the tilt floor
- Rehung and secured sprinklers pipe
- Disconnected and removed overhead lights in tipping floor
- Installed electrical power to new town sign
- Repaired the heat in the employee trailer
- Replaced the compressor in the air conditioner
- Connected plumbing services for the RTS trailer
- Installed LED lights inside transfer station
- Installed new faucets

**Other significant maintenance/repairs in Calendar Year 2015 included:**

- Removed and replaced 3' of sheetrock and insulation in all office and bathroom areas

**Other significant maintenance/repairs in Calendar Year 2014 included:**

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

**Other significant maintenance/repairs in Calendar Year 2013 included:**

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

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

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

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

- No significant repairs

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

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

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**Salt Shed**

**1407 Central Avenue**

Assessed Value: \$1,811,800  
 Parcel ID: Map 308 Block 2  
 Lot Size: 22 acres  
 Original Construction: 2013

Identified Future Capital Projects Project	FY2019	FY2020	FY2021	FY2022	FY2023	Total
						-
						-
						-
<b>Totals</b>	-	-	-	-	-	-

Five Year Capital Appropriation Summary Project	FY2014	FY2015	FY2016	FY2017	FY2018	Total
						-
						-
<b>Totals</b>	-	-	-	-	-	-

**Other significant maintenance/repairs in Calendar Year 2017 included:**

- No significant repairs

**Other significant maintenance/repairs in Calendar Year 2016 included:**

- Repaired overhead door

**Other significant maintenance/repairs in Calendar Year 2015 included:**

- No significant repairs

**Other significant maintenance/repairs in Calendar Year 2014 included:**

- No significant repairs

**Other significant maintenance/repairs in Calendar Year 2013 included:**

- No significant repairs



**Morse-Bradley House/Ridge Hill**

**461-463 Charles River Street**

Assessed Value: \$3,030,000  
 Parcel ID: Map 306 Block 1  
 Lot Size: 223.1 acres  
 Original Construction: 1907 and 1929

Identified Future Capital Projects Project	FY2019	FY2020	FY2021	FY2022	FY2023	Total
						-
						-
<b>Totals</b>	-	-	-	-	-	-

Five Year Capital Appropriation Summary Project	FY2014	FY2015	FY2016	FY2017	FY2018	Total
						-
						-
<b>Totals</b>	-	-	-	-	-	-

**Other significant maintenance/repairs in Calendar Year 2017 included:**

- No significant repairs

**Other significant maintenance/repairs in Calendar Year 2016 included:**

- Repaired the fascia, soffit, and gutter
- Removed asbestos in the main house
- Installed electric supplemental heat in the basement of the main house

**Other significant maintenance/repairs in Calendar Year 2015 included:**

- Repaired slate roof
- Installed six LED high bay lights
- Replaced all fixtures

**Other significant maintenance/repairs in Calendar Year 2014 included:**

- Repaired two broken windows
- Constructed two kiosks

**Other significant maintenance/repairs in Calendar Year 2013 included:**

- Repaired damaged roof on the garage

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

- No significant repairs

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

- Installed alarm system
- Installed downspouts and drains

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

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

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

Assessed Value: \$3,408,800 (88 Chestnut Street/99 School Street)  
 \$1,708,800 (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	FY2019	FY2020	FY2021	FY2022	FY2023	Total
Public Safety and Station 2 Building Replacements	65,405,000					65,405,000
						-
<b>Totals</b>	65,405,000	-	-	-	-	65,405,000

Five Year Capital Appropriation Summary						
Project	FY2014	FY2015	FY2016	FY2017	FY2018	Total
Underground Storage Tank Removal	28,500					28,500
Fire Station 2 Feasibility Study			50,000			50,000
Public Safety Building Replacement Feasibility				90,000		90,000
Public Safety and Station 2 Building Replacements					4,000,000	4,000,000
<b>Totals</b>	28,500	-	50,000	90,000	4,000,000	4,168,500

**Other significant maintenance/repairs in Calendar Year 2017 included:**

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

**Other significant maintenance/repairs in Calendar Year 2016 included:**

- Fire Station 1 & Police Station
  - Installed split AC, including new electrical service
  - Repaired multiple lights
  - Repaired light pole
  - Repaired garage door
- Fire Station 2
  - Repaired hanging heaters in apparatus bay
  - Repaired boiler

**Other significant maintenance/repairs in Calendar Year 2015 included:**

- Fire Station 1 & Police Station
  - Repaired leaks on walls and roof defects
  - Installed karnak and mesh to leave watertight
  - Installed two additional recessed lighting in the police server room
  - Inspected and repaired all masonry joints and flashing around chimney
  - Installed a split unit in the Server Room at the Police Station and completed electrical work
- Fire station 2
  - Replaced batteries, pull stations, and flow and pressure switch for sprinkler system

**Other significant maintenance/repairs in Calendar Year 2014 included:**

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

**Other significant maintenance/repairs in Calendar Year 2013 included:**

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

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

- Fire Station 1 & Police Station
  - Installed air compressor and auto condensate drain in the garage
  - Furnished and installed a copper chimney cap and screening
  - Replaced parking lot pole
  - Replaced voltage regulator and adjusting potentiometer
  - Installed new sink
  - Installed sentricon termite system
  - Painted exterior of Police station
  - Replaced section in overhead door in garage
  - Renovated kitchen
  - Repaired door #1 on Police side

- Replaced all showerheads
- Painted interior of stairwell in fire station
- Fire Station 2
  - Replaced main doors in apparatus bay
  - Replaced spiral duct and low voltage wiring
  - Cleaned gutters and repaired parts of the roofs
  - Sanded and painted exterior doors, trim, and handrails

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

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

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

- Repaired police and fires station overhead doors
- Exterior sprinkler repair at both station # 1 & station # 2
- 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: \$1,076,100  
 Parcel ID: Map 70 Block 29  
 Lot Size: .92 acres  
 Original Construction: 1960

Identified Future Capital Projects Project	FY2019	FY2020	FY2021	FY2022	FY2023	Total
						-
						-
<b>Totals</b>	-	-	-	-	-	-

Five Year Capital Appropriation Summary Project	FY2014	FY2015	FY2016	FY2017	FY2018	Total
						-
						-
<b>Totals</b>	-	-	-	-	-	-

**Other significant maintenance/repairs in Calendar Year 2017 included:**

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

**Other significant maintenance/repairs in Calendar Year 2016 included:**

- Repaired cracks in the walls

**Other significant maintenance/repairs in Calendar Year 2015 included:**

- Completed various roof repairs
- Repaired masonry block walls

**Other significant maintenance/repairs in Calendar Year 2014 included:**

- No significant repairs

**Other significant maintenance/repairs in Calendar Year 2013 included:**

- No significant repairs

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

- No significant repairs

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

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

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

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

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

- Roof repairs

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**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	FY2019	FY2020	FY2021	FY2022	FY2023	Total
						-
						-
<b>Totals</b>	-	-	-	-	-	-

Five Year Capital Appropriation Summary Project	FY2014	FY2015	FY2016	FY2017	FY2018	Total
						-
						-
<b>Totals</b>	-	-	-	-	-	-

**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

**Other significant maintenance/repairs in Calendar Year 2016 included:**

- Repaired the chiller
- Replaced and repaired multiple lights
- Installed new EPDM roof over awning
- Replaced hand dryers
- Calibrate t-stats in the Library
- Fixed coil and condensation leaks
- Installed cooling valve



**Other significant maintenance/repairs in Calendar Year 2015 included:**

- Improved the library's chiller by installing 3 new contractors for #1 compressor, recharging the system, and pressure testing circuit 2
- Replaced heat valve on ERU 3
- Assisted with installation of new equipment and demo in the Library community room
- Repaired leaks in Library archive room, skylight, conference room, and hallway
- Replaced 8 failed valve bodies
- Rehung fan powered box in children's room
- Cleaned exterior windows
- Repaired elevators by replacing telescopic twin post packing, adding cat oil to heads, resinking, and replacing oil injectors
- Required lighting circuitry and relocated three low voltage switches
- Repaired the air conditioning unit in the archive room
- Demolished four wall hung closets and carriers in first floor women's room and installed rough and finished plumbing for four new Gerberit wall hung concealed tank water closets
- Replaced one of the sewage ejector pumps
- Fixed chiller circuit #2
- Converted exterior lighting to LED lighting
- Replaced CPU panel
- Changed pressure transducer, replaced flow switch, and troubleshot problems on the chiller

**Other significant maintenance/repairs in Calendar Year 2014 included:**

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

**Other significant maintenance/repairs in Calendar Year 2013 included:**

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

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

- Repaired clock facing Highland Avenue

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- 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

**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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**Center at the Heights (Senior Center)**

**300 Hillside Avenue**

Assessed Value: \$7,064,600  
 Parcel ID: Map 99 Block 14  
 Lot Size: 1.64 acres  
 Original Construction: 2013

Identified Future Capital Projects						
Project	FY2019	FY2020	FY2021	FY2022	FY2023	Total
Space Utilization Study					30,000	30,000
						-
<b>Totals</b>	-	-	-	-	30,000	30,000

Five Year Capital Appropriation Summary						
Project	FY2014	FY2015	FY2016	FY2017	FY2018	Total
						-
						-
<b>Totals</b>	-	-	-	-	-	-

**Other significant maintenance/repairs in Calendar Year 2017 included:**

- Replaced door opener

**Other significant maintenance/repairs in Calendar Year 2016 included:**

- Installed new electrical outlet for new refrigerator
- Installed new window shades

**Other significant maintenance/repairs in Calendar Year 2015 included:**

- No significant repairs

**Other significant maintenance/repairs in Calendar Year 2014 included:**

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

**Other significant maintenance/repairs in Calendar Year 2013 included:**

- No significant repairs

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**Rosemary 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	FY2019	FY2020	FY2021	FY2022	FY2023	Total
						-
						-
<b>Totals</b>	-	-	-	-	-	-

Five Year Capital Appropriation Summary Project	FY2014	FY2015	FY2016	FY2017	FY2018	Total
Pool Replacement Feasibility & Design			450,000	550,000		1,000,000
Rosemary Pool and Office Complex					15,800,000	15,800,000
<b>Totals</b>	-	-	450,000	550,000	15,800,000	16,800,000

**Other significant maintenance/repairs in Calendar Year 2017 included:**

- No significant repairs

**Other significant maintenance/repairs in Calendar Year 2016 included:**

- Repaired broken hand rails

**Other significant maintenance/repairs in Calendar Year 2015 included:**

- No significant repairs

**Other significant maintenance/repairs in Calendar Year 2014 included:**

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

**Other significant maintenance/repairs in Calendar Year 2013 included:**

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

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

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- 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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**Memorial Park**

**1154 Highland Avenue**

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

Identified Future Capital Projects Project	FY2019	FY2020	FY2021	FY2022	FY2023	Total
Memorial Park Field House Replacement and Improvements to the Grounds	5,900,000					5,900,000
						-
<b>Totals</b>	5,900,000	-	-			5,900,000

Five Year Capital Appropriation Summary Project	FY2014	FY2015	FY2016	FY2017	FY2018	Total
Drainage Improvements				310,000		310,000
Improvements to Memorial Park Buildings and Grounds Feasibility Study				50,000		50,000
Memorial Park Field House Replacement and Improvements to the Grounds					375,000	375,000
Memorial Park Improvements		35,000				35,000
<b>Totals</b>	-	35,000	-	360,000	375,000	770,000

**Other significant maintenance/repairs in Calendar Year 2017 included:**

- Replaced window

**Other significant maintenance/repairs in Calendar Year 2016 included:**

- Repaired the steps on the gazebo
- Installed new hand dryers
- Repaired window in office
- Installed new railings for the gazebo

**Other significant maintenance/repairs in Calendar Year 2015 included:**

- Replaced heat detector and strobe
- Replaced heat detector in football storage room 5
- Replaced one horn strobe on second floor
- Replaced fire alarm control panel and changed all devices to an addressable style
- Removed urinal and replaced with pedestal sink in first level unisex restroom

**Other significant maintenance/repairs in Calendar Year 2014 included:**

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

**Other significant maintenance/repairs in Calendar Year 2013 included:**

- Installed new gas furnaces at Memorial Park

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

- No significant repairs

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

- Replaced all exterior doors at Memorial Park
- 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

**Chestnut Street Annex (reserved for public safety expansion)**

**66 – 70 Chestnut Street**

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

**Other significant maintenance/repairs in Calendar Year 2017 included:**

- No significant repairs

**Other significant maintenance/repairs in Calendar Year 2016 included:**

- No significant repairs

**Other significant maintenance/repairs in Calendar Year 2015 included:**

- Removed sign from property

**Other significant maintenance/repairs in Calendar Year 2014 included:**

- No significant repairs



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**Needham Parks**

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

Identified Future Capital Projects Project	FY2019	FY2020	FY2021	FY2022	FY2023	Total
Artificial Turf Carpet Replacement	55,000	2,500,000				2,555,000
Asa Small Field Improvements		34,000	152,000			186,000
Claxton Field Improvements	510,000		17,500	120,000		647,500
Cricket Building and Field Improvements		542,000	649,000			1,191,000
McLeod Field Improvements			35,000	450,000		485,000
Playground Improvements Townwide	300,000	400,000				700,000
Rosemary Camp and Trail Improvements	50,000	200,000				250,000
Rosemary Lake Sediment Removal	2,400,000					2,400,000
Town Common Redesign		52,000	906,000			958,000
Town Reservoir Sediment Removal			126,500	1,035,000		1,161,500
Wildwood Drive Pond	25,000					25,000
<b>Totals</b>	<b>3,340,000</b>	<b>3,728,000</b>	<b>1,886,000</b>	<b>1,605,000</b>	<b>-</b>	<b>10,559,000</b>

Five Year Capital Appropriation Summary Project	FY2014	FY2015	FY2016	FY2017	FY2018	Total
Cricket Building and Field Improvements					35,000	35,000
Mills Field Improvements	40,000		510,000			550,000
Newman School Fields			1,527,000			1,527,000
Newman School Trail	248,000		800,000			1,048,000
Rail Trail Improvements			100,000			100,000
Reservoir and Ridge Hill Trails	85,000					85,000
Reservoir Trail					935,000	935,000
Rosemary Lake Sediment Removal Project				118,000		118,000
<b>Totals</b>	<b>373,000</b>	<b>-</b>	<b>2,937,000</b>	<b>118,000</b>	<b>970,000</b>	<b>4,398,000</b>

**Other significant maintenance/repairs in Calendar Year 2017 included:**

- Installed new electrical service to Mills Field building

**Other significant maintenance/repairs in Calendar Year 2016 included:**

- Installed two new hand dryers at the DeFazio Field bathroom facility
- Replace missing stall doors at the DeFazio Field bathroom facility

**Other significant maintenance/repairs in Calendar Year 2015 included:**

- No significant repairs

**Other significant maintenance/repairs in Calendar Year 2014 included:**

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

**Other significant maintenance/repairs in Calendar Year 2013 included:**

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

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

- No significant repairs

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

- No significant repairs

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

- No significant repairs

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

- No significant repairs