

Major Public Facilities

Section 4

Facility	Page
Alphabetical by Title (sort)	
Broadmeadow Elementary School	4-07
Center at the Heights (Senior Center)	4-36
Daley Building	4-18
Department of Public Works/Operations	4-23
Emery Grover (School Administration Building)	4-16
High Rock School	4-06
High School	4-01
Hillside Building (Former Elementary School)	4-19
Jack Cogswell Building	4-25
John Eliot Elementary School	4-09
Memorial Park Field House	4-37
Morse-Bradley House/Ridge Hill	4-30
Newman Elementary School	4-13
Public Library	4-33
Public Safety Buildings (Police & Fire)	4-31
Public Services Administration Building	4-26
Recycling & Transfer Station	4-27
Rosemary Recreation Complex	4-35
Salt Shed	4-29
Sunita L. Williams Elementary School	4-15
Town Hall	4-21
Town Parks	4-37
William F. Pollard Middle School	4-04
William Mitchell Elementary School	4-11

Facility	Page
Page Number (sort)	
High School	4-01
William F. Pollard Middle School	4-04
High Rock School	4-06
Broadmeadow Elementary School	4-07
John Eliot Elementary School	4-09
William Mitchell Elementary School	4-11
Newman Elementary School	4-13
Sunita L. Williams Elementary School	4-15
Emery Grover (School Administration Building)	4-16
Daley Building	4-18
Hillside Building (Former Elementary School)	4-19
Town Hall	4-21
Department of Public Works/Operations	4-23
Jack Cogswell Building	4-25
Public Services Administration Building	4-26
Recycling & Transfer Station	4-27
Salt Shed	4-29
Morse-Bradley House/Ridge Hill	4-30
Public Safety Buildings (Police & Fire)	4-31
Public Library	4-33
Rosemary Recreation Complex	4-35
Center at the Heights (Senior Center)	4-36
Memorial Park Field House	4-37
Town Parks	4-37

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	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	Total
Cafeteria Expansion		2,100,000						2,100,000
Chiller Replacement				125,000				125,000
Classrooms Wing Expansion		150,000	65,000	14,138,000	431,000			14,784,000
Locker Reconfiguration & Addition						50,000		50,000
Program Room Configuration Changes	200,000							200,000
The A Gym Upgrade			130,557					130,557
Total	200,000	2,250,000	195,557	14,263,000	431,000	50,000	-	17,389,557

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

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

William F Pollard Middle School

200 Harris Avenue

Assessed Value: \$20,989,600
 Parcel ID: Map 35 Lot 1
 Lot Size: 26.57 acres
 Original Construction: 1957; reconstruction in 1992; modular classrooms installed in 2002

Seven Year Capital Project Appropriations								
Project	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	Total
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
Phased Improvement Feasibility Study					65,000			65,000
Total	-	-	41,157	695,000	605,000	155,000	60,000	1,556,157

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
- 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

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 and repainted and repaired wall in kitchen

High Rock School (Sixth Grade Center) 77 Sylvan Road

Assessed Value: \$14,923,700
 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	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	Total
								-
Total	-	-	-	-	-	-	-	-

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

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

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	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	Total
Facility Assessment for Sustainable Building Management*						50,000		50,000
Total	-	-	-	-	-	50,000	-	50,000

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 flag pole

- 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

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

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	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	Total
Facility Assessment for Sustainable Building Management*						50,000		50,000
Technology Room Conversion							179,300	179,300
Total	-	-	-	-	-	50,000	179,300	229,300

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 in 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

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 RTU #1
- Installed a new supply motor for RTU #3
- Repaired air conditioning system for IT server equipment
- Repaired intercom

William Mitchell Elementary School

187 Brookline Street

Assessed Value: \$8,749,700
 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	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	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 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

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
- 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

Newman Elementary School

1155 Central Avenue

Assessed Value: \$30,882,200
 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	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	Total
Preschool Playground Custom Shade Shelter						69,200		69,200
Gym Floors						275,000		275,000
Total	-	-	-	-	-	344,200	-	344,200

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

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

Town of Needham
Capital Improvement Plan
January 2021

Sunita L. Williams Elementary School 585 Central Avenue

Assessed Value: \$30,583,600
Parcel ID: Map 310 Lot 13
Lot Size: 8.574 acres
Original Construction: New school constructed 2019 (Opened in September of 2019).

Seven Year Capital Project Appropriations								
Project	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	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 School Building		45,000	57,542,500					57,587,500
Walking Trails				210,000				210,000
Total	-	7,045,000	58,555,000	210,000	-	-	-	65,810,000

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: \$2,937,000
 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	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	Total
School Administration Building Feasibility Study Update					130,000			130,000
Underground Oil Tank Removal & Replacement		73,000						73,000
Total	-	73,000	-	-	130,000	-	-	203,000

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 flag pole
- 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

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

Daley Building

257 R Webster Street

Assessed Value: \$1,231,300
 Parcel ID: Map 70 Lot 29
 Lot Size: .92 acres
 Original Construction: 1960

Seven Year Capital Project Appropriations								
Project	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	Total
								-
Total	-	-	-	-	-	-	-	-

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

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

Hillside Building (former elementary school) 28 Glen Gary Road

Assessed Value: \$8,795,200
 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	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	Total
								-
Total	-	-	-	-	-	-	-	-

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

Other significant maintenance/repairs in Calendar Year 2016 included:

- Cleared blockage in boiler
- Repaired and replaced windows

Town of Needham
Capital Improvement Plan
January 2021

- 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

Town Hall

1471 Highland Avenue

Assessed Value: \$13,559,700
 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	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	Total
								-
Total	-	-	-	-	-	-	-	-

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
- Refinished the wood floors

Other significant maintenance/repairs in Calendar Year 2018 included:

- Repaired the chiller
- Repaired the flag pole

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

Town of Needham
Capital Improvement Plan
January 2021

- 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

Department of Public Works/Operations

470 Dedham Avenue

Assessed Value: \$3,282,000 (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	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	Total
Boiler Replacement Design/Replacement						50,000	460,000	510,000
DPW/Public Services Administration Building Location Feasibility Study*		20,000						20,000
Fuel Island Relocation and Upgrade			131,000	1,320,000				1,451,000
Total	-	20,000	131,000	1,320,000	-	50,000	460,000	1,981,000

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

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 24arnak 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

Jack Cogswell Building

Central Avenue

Assessed Value: TBD
 Parcel ID: Map 226 Lot xx
 Lot Size: NA
 Original Construction: Schedule to open late 2019

Seven Year Capital Project Appropriations								
Project	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	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 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: \$6,312,000
 Parcel ID: Map 302 Lot 3
 Lot Size: 2.67 acres
 Original Constructions: 2009

Seven Year Capital Project Appropriations								
Project	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	Total
DPW/Public Services Administration Building Location Feasibility Study*		20,000						20,000
Total	-	20,000	-	-	-	-	-	20,000

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

Other significant maintenance/repairs in Calendar Year 2016 included:

- Repaired the front door
- Repaired leaking ceiling tile

Recycling & Transfer Station

1407 Central Avenue

Assessed Value: \$5,956,700
 Parcel ID: Map 308 Lot
 Lot Size: 75.907 acres
 Original Construction: 1988

Seven Year Capital Project Appropriations								
Project	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	Total
Facility Upgrades and Improvements			68,000	290,000	645,000	295,000		1,298,000
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
Total	105,779	-	118,000	456,000	645,000	295,000	-	1,619,779

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

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

Town of Needham
Capital Improvement Plan
January 2021

- 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
- Repaired track on overhead door #2
- Repaired center column

Salt Shed

1407 Central Avenue

Assessed Value: \$5,956,700
 Parcel ID: Map 308 Lot
 Lot Size: 75.907 acres
 Original Construction: 2013 (salt shed)

Seven Year Capital Project Appropriations								
Project	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	Total
								-
Total	-	-	-	-	-	-	-	-

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

Other significant maintenance/repairs in Calendar Year 2016 included:

- Repaired overhead door

Other significant maintenance/repairs in Calendar Year 2015 included:

- No significant repairs

Morse-Bradley House/Ridge Hill

461-463 Charles River Street

Assessed Value: \$2,922,700
 Parcel ID: Map 306 Lot 1
 Lot Size: 183.5 acres
 Original Construction: 1907 and 1929

Seven Year Capital Project Appropriations								
Project	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	Total
								-
Total	-	-	-	-	-	-	-	-

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

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

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

Assessed Value: \$4,315,000 (88 Chestnut Street/99 School Street)
 \$1,833,400 (707 Highland Ave)
 Parcel ID: Map 47 Lot 56 (88 Chestnut Street)
 Map 70 Lot 5 (707 Highland Avenue)
 Lot Size: 1.744 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)

Seven Year Capital Project Appropriations								
Project	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	Total
Fire Station 2 Feasibility Study		50,000						50,000
Public Safety and Station 2 Building Replacements			90,000	4,000,000	66,245,000			70,335,000
Total	-	50,000	90,000	4,000,000	66,245,000	-	-	70,385,000

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

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 32 arnak 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

Needham Public Library

1139 Highland Avenue

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

Seven Year Capital Project Appropriations								
Project	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	Total
								-
Total	-	-	-	-	-	-	-	-

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

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

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	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	Total
Pool Replacement Feasibility & Design		450,000	550,000					1,000,000
Pool and Office Complex Construction				15,800,000				15,800,000
Total	-	450,000	550,000	15,800,000	-	-	-	16,800,000

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: \$10,765,100
 Parcel ID: Map 99 Lot 14
 Lot Size: 1.64 acres
 Original Construction: 2013

Seven Year Capital Project Appropriations								
Project	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	Total
								-
Total	-	-	-	-	-	-	-	-

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

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

Memorial Park

1154 Highland Avenue

Assessed Value: \$1,985,100
 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	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	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 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 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 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

Town of Needham
Capital Improvement Plan
January 2021

Seven Year Capital Project Appropriations								
Project	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	Total
Artificial Turf Carpet Replacement					55,000	2,500,000		2,555,000
Cricket Building and Field Improvements				35,000				35,000
Cricket Field						480,000		480,000
Memorial Park Drainage Improvements			310,000					310,000
Mills Field Improvements		510,000						510,000
Newman School Fields		1,527,000						1,527,000
Newman School Trail		800,000						800,000
Public Playgrounds						350,000		350,000
Rail Trail Improvements		100,000				15,000		115,000
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		117,000
Claxton Field Lighting							72,500	72,500
Claxton Softball Field Skin							29,000	29,000
Total	35,000	2,937,000	428,000	970,000	2,505,000	3,662,000	101,500	10,638,500