Weston & Sampson

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FINAL REPORT

November 2, 2023

TOWN OF
Needham
MASSACHUSETTS

Department of Public Works
New DPW Complex Feasibility Study & Master Plan

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1.0 INTRODUCTION

The Town of Needham retained the service of Weston & Sampson to study existing operations and prepare long-term planning solutions for their Department of Public Works (DPW). DPW operations are currently spread out across 4 complexes throughout the Town. An original feasibility study was conducted in 2016 by Weston & Sampson. During the course of the original study, it was determined that the Town would plan for the following upgrades: replace the existing DPW workforce headquarters at 470 Dedham Avenue with a newer facility due to deteriorating conditions and inadequate programmatic space for operations; construct additional storage garage(s) to offset the fleet storage needs at 470 Dedham Ave; relocate the salt shed out of the School's jurisdiction of 470; and construct a fuel island for all Town vehicles.

Since the original study, the Town has completed several projects using the study's findings including: a salt shed and seasonal storage garage at 1421 Central Avenue (the existing Recycling and Transfer Station site), and a 6-bay storage garage and temporary fuel island north of the existing DPW facility at 470 Dedham Ave. However, it has been identified that a single, new facility at 470 Dedham is not afforded in the Town's capital plan for an undetermined length of time and that a different direction is warranted. Consequently, the Town is looking for a phased approach that meets the following objectives:

- Continued use of existing facilities (470/484/500 Dedham Avenue) as a continued location for a modern DPW facility,
- Consolidation of existing functions/services at existing and/or new facilities,
- Relocation considerations that include understanding and consideration for location relative to Town-wide needs and inter-relationship of equipment and staff, as well as adjacencies of other Departments and/or uses (e.g., playing fields, schools, conservation lands),
- Study the potential locations for DPW Operations, review prior options, and evaluate the cost-benefit of multiple sites alternatives identified during the study,
- Identify phasing for relocation of functions, all or in part, to a proposed alternate location or hybrid that splits the functions.

The object of this study is to develop a road map that the Town can use for long term capital planning and to ensure that DPW operations remain at their optimal level of service. This report includes:

- Updated the space requirements.
- Evaluation of the existing primary facilities and recommendations.
- Long-term Master Plan Alternatives to assist the Town in planning for consolidated operations, including required phasing for relocation of Department functions.

1.1 COVID-19 Pandemic Insight

At the beginning of master plan working sessions, the DPW user group reported unexpected insights about necessary satellite operations during the COVID-19 pandemic. During the pandemic, each DPW division was isolated to minimize potential exposures amongst staff to maintain continual operations as essential workers. This included the temporary occupation of two fleet storage garages by DPW staff.

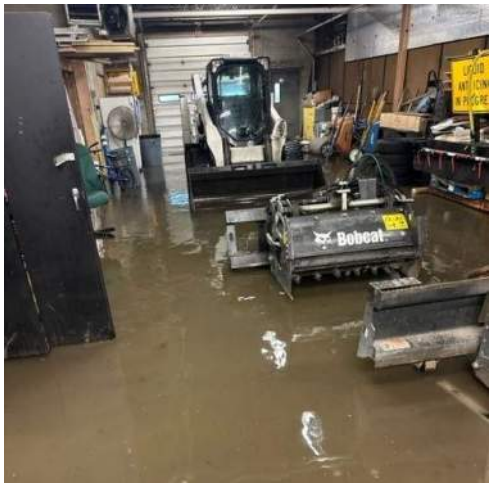
The Department found that the divisional separation did not impact overall operations and departmental efficiencies – in fact, the separation seemed to suit the specific needs of each division well and remote methods of communication were adopted by all divisions.

This insight provided new framework for a Town-wide DPW master plan that differed from the 2016 approach – satellite operations were nearly as favorable as a consolidated DPW facility. This paired with the favorability from a phasing and capital planning perspective of several smaller projects over one large project helped to inform the Project Team's discussions. However, with 8 separate divisions within the DPW, the concept of satellite operations had to be balanced with site availability in Town. This led Weston & Sampson and the DPW user group to begin to group divisions into different "scenarios" based on operational and programmatic similarities and overlaps. Then, the scenario groupings were cross-referenced with sites of adequate size for the required program based on the selection criteria outlined in Appendix J. This process yielded several iterations of Town-wide master plan studies to address the phasing and temporary operations of future DPW developments across the Town of Needham.

1.2 Flooding at Dedham Ave

On August 8, 2023, the main DPW complex located on Dedham Ave adjacent to the Needham Reservoir experienced 3 inches of rainfall in the morning, causing the reservoir to flood into the adjacent paths, parking areas, and into the DPW working areas at the 470 Dedham Ave facility.

This was an illustrative example of the potential long term flooding issues the existing DPW site presents. With the intention of keeping DPW operations are the Dedham Ave complex, great consideration was made about the finish floor elevations of future development at the site.



Flooding in a workshop bay at 470 Dedham Ave

View of Needham Reservoir from PSAB parking area

View of 470 Dedham Ave from PSAB parking area

2.0 DATA REVIEW AND CONFIRMATION

This section presents a summary of our data review and confirmation. The goal of this task is to review and confirm the understanding of the DPW operations, staffing, and equipment from the 2016 DPW Feasibility Study, and to include and understand the Recycling & Solid Waste and Building Maintenance Divisions' operations, staffing, and equipment previously not covered in the scope of the 2016 Study. These divisions were added in the interest of an updated, Town-wide approach to the DPW operations, which differs from the previous study's primary focus on the Dedham Avenue campus of the operations.

The findings presented herein are the foundation of an updated DPW Master Plan, including specific phases of potential development, although it is possible that the information may be revised as the project advances towards final design.

2.1 Existing Documentation

The basis of this review is the 2016 DPW Feasibility Study by Weston & Sampson and the documents previously provided. Additional documents were provided to Weston & Sampson as part of this project, including updated organizational charts, an updated fleet list, documents for projects completed since 2016, and other relevant documents.

2.2 Operational Analysis

The operational analysis was completed through the inspection of the existing facilities that support the users groups, and a determination of the functional inadequacies and space limitations of the existing building and site components.

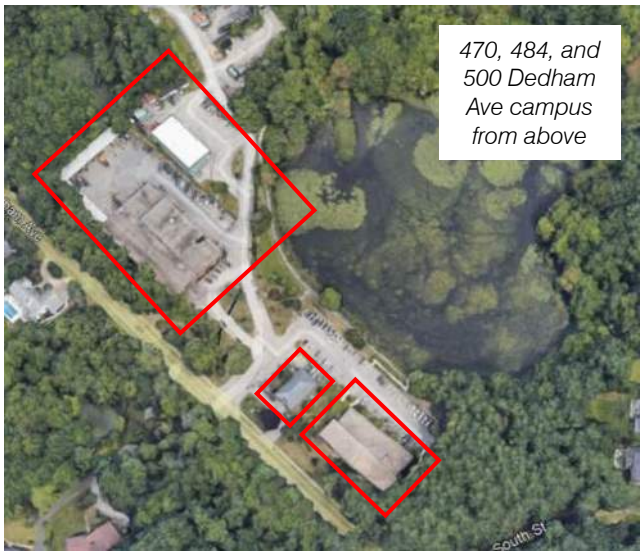
The analysis includes 8 divisions:

- DPW Administration
- Engineering
- Highway
- Parks & Forestry
- Water Sewer Drains (WSD)
- Fleet Maintenance (referred to as "Garage & Equipment" by the Town)
- Recycling & Solid Waste (RSW), and
- Building Maintenance Division (BMD).

These divisions are responsible for the maintenance, repair, and construction of the Town's infrastructure (i.e., sewers, street lighting, roadways), municipal vehicles and equipment, management and upkeep of the Town's Recycling Transfer Station, and town properties including public buildings, parks, and cemeteries. A Town map of existing DPW operational sites and key locations is attached in Appendix A.

The existing operations of the various user groups are supported by 6 facilities around town:

The main campus of DPW operations is located across 3 adjacent sites along Dedham Avenue.



470, 484, and 500 Dedham Ave campus from above

North elevation of the 6-Bay Garage at 470 Dedham Ave

The main yard is located at 470 Dedham Avenue, and includes workshops, fleet maintenance, the Emergency Operations Center, and fleet storage. The Site includes outdoor material storage, a fuel station, and several storage structures, trailers, and sheds for fleet storage and bulk supply storage.

West elevation of 470 Dedham Ave

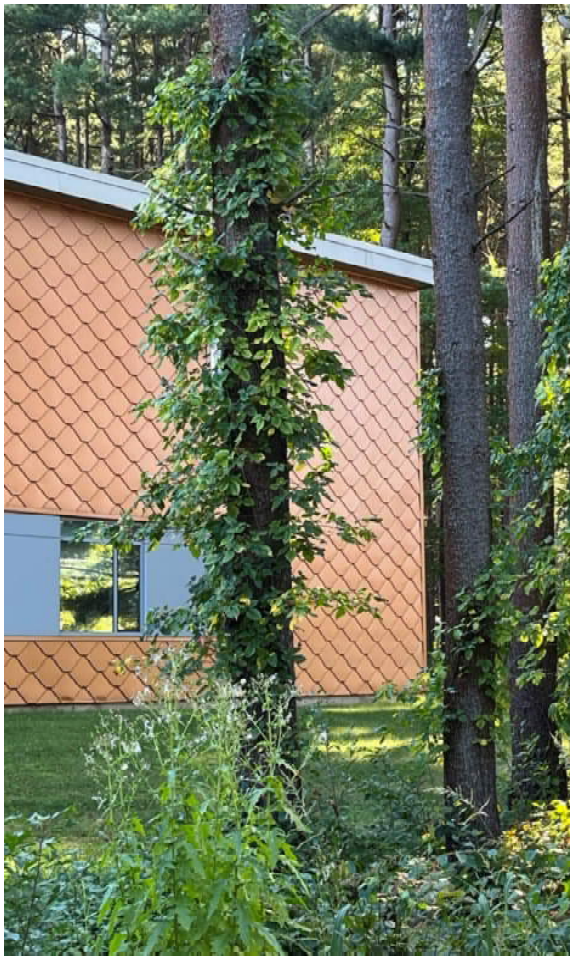
East and north elevation of 470 Dedham Ave (view from Reservoir path)

South of the main yard is the Water Sewer Drains Building at 484 Dedham Avenue, a discontinued pump station that has been repurposed as employee facilities for WSD.

Front entrance/south elevation of 484 Dedham Ave

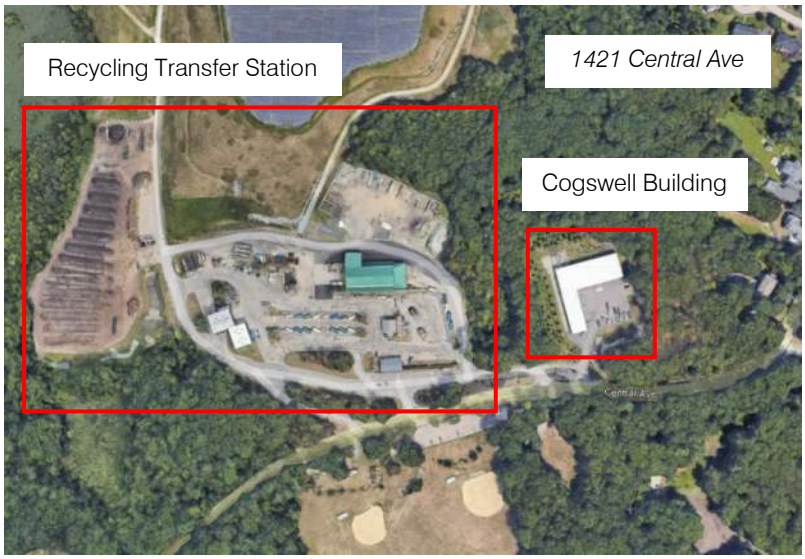
Further south is the Public Services Administration Building (PSAB) at 500 Dedham Ave that houses administrative operations for the DPW Administration and Engineering divisions as well as the DPW Superintendents and Assistant Superintendents. PSAB is also home to various other Town Departments: the Building Department, Building Design & Construction Department, and Planning & Community Development.

Front entrance of 500 Dedham Ave



Partial south elevation of 500 Dedham Ave from sidewalk

The Recycling Transfer Station at 1421 Central Ave provides recycling and solid waste collection services to town residents and commercial entities. The Recycling & Solid Waste division have trailers for offices and employee facilities and a maintenance building for small projects. The DPW also had a salt shed and bulk material bins on-site.



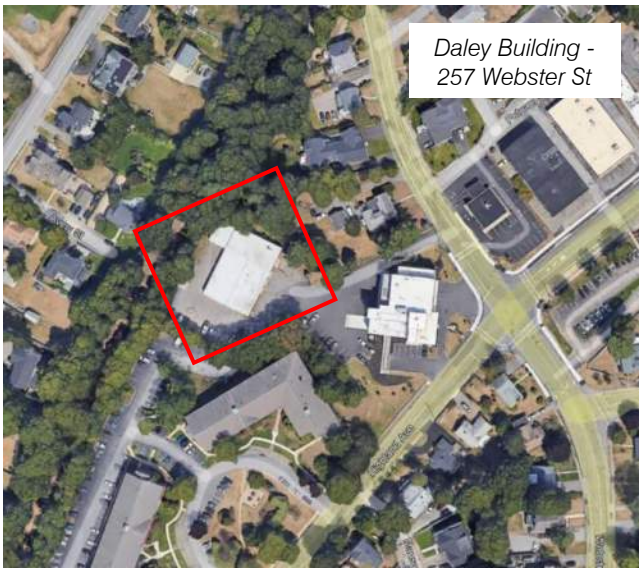
Employee trailer and Maintenance building (Rex Building)

Inside of Maintenance building (Rex Building)

South elevation of Cogswell Building

On the same parcel is also the Jack Cogswell Building, a seasonal storage garage for various DPW divisions, featuring enclosed garage and canopy space for seasonal fleet items.

The Daley Building at 257 Webster St is the main yard for Building Maintenance Division who are responsible for scheduled and routine maintenance of all town and school buildings, management of all major building-related capital projects, custodial operations, and trades staff who support all town facilities. BMD is operationally separate from the rest of the DPW. The Daley Building includes workshops and material and fleet storage.



Rear / north elevations of Daley Building

Front / southeast elevation of Daley Building

2.3 Staff Interviews

The Project Team prepared a program assessment to identify current and future needs of the DPW and other potential municipal agencies that the Town has recognized as needing space. The assessment included analyzing current program deficiencies in the existing facilities which need to be corrected with the construction of a new facility. The assessment also included a Review & Confirmation portion of this work included interviewing key staff to confirm the previous programming, learn about changes since the original study, and to meet and understand the additional user groups added to the master planning. The staff interviews were supplemented with support by the project team's knowledge of industry practices and familiarity with solutions which have been implemented on recently constructed public works facilities.

Each conversation with staff also addressed the necessary operational adjacencies between divisions as well as opportunities for dividing up the overall DPW operation into more manageable groupings from both phasing and capital planning perspectives. A copy of our Review & Confirmation Staff Interview notes is included in Appendix B.

2.4 User Group Analysis and Fleet Inventory

A User Group Analysis was developed from the organizational charts provided by the Town. This is provided as part of Appendix C. The number of employees identified in the organizational charts and thus the User Group Analysis may be different than those reported to us during the staff interviews, as it is possible that vacant positions were not reported at the time. Staffing levels used for this study are summarized in the table below:

STAFFING (including vacant positions)					
Department	Admin	Workforce	Future	FTE TOTAL	Seasonal
1. DPW Admin	13		3	**16**	6
2. Engineering	10		2	**12**	6
3. Fleet Maintenance	1	4	2	**7**	6
4. Water Sewer Drains*	5	12		**17**	
5. Highway	2	11	3	**16**	6
6. Parks & Forestry	3	13		**16**	6
7. Building Maintenance**	5	12	2	**19*** **	6
8. Recycling & Solid Waste	2	8		**10**	6
TOTAL	**41**	**60**	**10**	**113**	**42**

*9 additional WSD staff will continue reporting directly to the Water Treatment Plant and pump stations.
**Building Maintenance has 43 additional custodians who will continue to report directly to their buildings.
***Building Maintenance maximum concurrent staff is 8 with day and night shifts.

FLEET INVENTORY SUMMARY			
Large vehicles	28	Large equipment	13
Medium vehicles	23	Medium equipment	5
Small vehicles	52	Small equipment	36
Trailers	40	Attachments (non-plows)	3
Unknown (unable to confirm dims.)	9	Plows	73
TOTAL	**282**		

Note: refer to classification sheet in Appendix D for space requirements for each vehicle and equipment type.

2.5 Programming Space Needs

2.5.1 Initial Space Needs Assessment – by Division

Using the information gathered from Existing Documentation, Staff Interviews, the User Group Analysis, and Fleet Inventory, Weston & Sampson prepared space needs programs for each Division. The programming analysis identifies the operational space needs for each user group. The process includes developing a comprehensive space allocation matrix of individual rooms and spaces. The first iteration of the Space Needs Matrix as it applies to each division's individual space needs (also provided in Appendix E) quantifies the information gathered from the Staff Interviews and provides a baseline of programmatic space needs across the Department. The Space Needs Matrix tracks the various revisions and includes a breakdown of individual divisions. The first iteration is as follows:

SPACE NEEDS, Revision 1 (by Division with no Consolidation or Fleet Prioritization)						
Department	Office & Employee Facilities*	Workshops & Materials Storage	Fleet Maintenance	Wash Bay	SUBTOTAL	Fleet Storage
1. DPW Admin	7,794 SF				7,794 SF	
2. Engineering	5,757 SF				5,757 SF	336 SF
3. Fleet Maintenance			11,967 SF		11,967 SF	7,182 SF
4. Water Sewer Drains	2,048 SF	2,680 SF			4,728 SF	16,958 SF
5. Highway	2,196 SF	1,996 SF			4,192 SF	15,960 SF
6. Parks & Forestry	1,790 SF	2,245 SF			4,036 SF	7,182 SF
7. Building Maintenance	1,801 SF	7,300 SF			9,101 SF	10,973 SF
8. Recycling & Solid Waste	2,031 SF				2,031 SF	4,489 SF
9. Wash Bay				1,684 SF	1,684 SF	
SUBTOTAL	23,418 SF	14,221 SF	11,967 SF	1,684 SF	51,290 SF	63,079 SF
10. Utility spaces, including Shared Employee Facilities* (1 per building)					3,289 SF*	
				GRAND TOTAL	117,658 SF	

*Shared Employee Facilities such as Muster Room, Laundry Room, etc. are classified as utilities to be distributed to each facility in a similar method as support utility rooms such as MEP/FP rooms. This table assumes 1 total new facility.

The Initial Space Needs Assessment identifies approximately 117,658 square feet for all eight user groups. The results of the Assessment were then reviewed in detail by the Project Team and DPW staff to identify potential efficiencies and/or reductions in the program that can be implemented without negatively impacting the operations. It should be noted that since the Staff Interviews were done by division, the Initial Space Needs Assessment is grouped by division and does not reflect the nuances of existing operations, such as the DPW Superintendents collocated with DPW Administration in the PSAB; Superintendent office space is included with each individual divisions' programming.

2.5.2 Revised Space Needs Assessment – with Consolidation and Fleet Prioritization

Ultimately, the Project Team determined that it did not make sense to relocate the DPW Administration, Engineering, and DPW Superintendents from the PSAB, as their programmatic needs were mostly met by the existing space (refer to Section 3 – Existing Site and Facilities Analysis for a detailed breakdown of these findings and subsequent recommendations). Thus, 2 divisions would be omitted from the project program overall size entirely, and the Superintendents' program would be removed from their respective divisions' space needs. Removing that program brings the 117,658 SF grand total down to 104,107 SF, a significant initial savings by reducing the number of divisions requiring new facilities from eight to six.

Based on valuable input from the DPW, extra attention was focused on the fleet storage needs for each user group to determine more accurate space requirements. In Revision 2 of the Space Needs, all fleet items regardless of existing location were accounted for in the space needs planning, meaning seasonal equipment stored at the Cogswell Building were added to the space requirements. This was done in anticipation of eventually reviewing the existing fleet locations to determine where the DPW would like to store its fleet items in the future.

In Revision 3 of the Space Needs (provided in Appendix H), each division prioritized their fleet and identified which items could be stored off-site seasonally and which items were necessary to be located with operations (indicated in the "Proximity Requirement" column as "collocated" or "seasonal" in Appendix D). As a result, the required on-site fleet storage requirements were cut in half, with the Cogswell Building able to accommodate the seasonal fleet in its 12,600 SF enclosed garage and 5,400 SF canopy.

ON-SITE FLEET STORAGE REQUIREMENTS	Initial SF (Rev 1)	Include Seasonal* (Rev 2**)	Proximity Req. (Rev 3**)
Fleet Maintenance	7,182 SF	7,581 SF	16,994 SF
Water Sewer Drains	16,958 SF	14,564 SF	
Highway	15,960 SF	22,943 SF	11,771 SF
Parks & Forestry	7,182 SF	9,581 SF	
TOTAL:	47,282 SF	54,669 SF	28,765 SF

*With the potential separation of DPW program at 470, Revisions 2 included all the seasonal equipment currently stored at the Cogswell Building to accurately represent each division's entire fleet and required area.

**Revisions 2 & 3 to the Space Needs Matrix implemented the scenario groupings discussed in Section 4.

With all above considerations, the Project Team was able to revise the space needs assessment, resulting in a decreased overall program size of approximately 86,020 square feet for six DPW divisions. This information is used as a guideline for developing User Grouping Scenarios and eventually Master Plan conceptual design alternatives.

SPACE NEEDS, Revision 3 (with Consolidation and Fleet Prioritization)						
Department	Office & Employee Facilities*	Workshops & Materials Storage	Fleet Maintenance	Wash Bay	SUBTOTAL	Fleet Storage
1. DPW Admin	0 SF (7,794 SF)				0 SF (7,794 SF)	
2. Engineering	0 SF (5,757 SF)				0 SF (5,757 SF)	336 SF
3. Fleet Maintenance	3,472 SF (2,048 SF)		11,967 SF		18,119 SF (16,695 SF)	16,994 SF (24,140 SF)
4. Water Sewer Drains		2,680 SF				
5. Highway	5,806 sf (3,986 SF)	4,241 SF			10,047 SF (8,228 SF)	11,771 SF (23,142 SF)
6. Parks & Forestry						
7. Building Maintenance	1,801 SF	7,300 SF			9,101 SF	2,000 SF (10,973 SF)
8. Recycling & Solid Waste	3,735 SF (2,031 SF)				3,735 SF (2,031 SF)	6,284 SF** (4,489 SF)
9. Wash Bay				1,684 SF	1,684 SF	
SUB TOTAL	13,110 SF (23,418 SF)	14,221 SF	11,967 SF	1,684 SF	42,687 SF (51,290 SF)	37,385 SF (63,079 SF)
10. Utility spaces, excluding Shared Employee Facilities* (1 per building)					1,487 SF x 4 facilities = 5,948 SF (3,289 SF)	
				GRAND TOTAL	86,020 SF (117,658 SF Revision 1)	

Bold black text = increases in space between Revision 1 and Revision 3
Bold red text = reductions in space between Revision 1 and Revision 3
(Previous totals are represented in paratheses)

*Shared Employee Facilities such as Muster Room, Laundry Room, etc. were previously classified as utilities to be distributed to each facility in a similar method as support utility rooms such as MEP/FP rooms. With accurate staff counts in Revision 3, program for all Employee Facilities was included with Offices & Employee Facilities.
** RSW Fleet Storage requirement increase is due to prioritization of locating all fleet in indoor garage space.

3.0 EXISTING SITE AND FACILITIES ANALYSIS

Another crucial step in the process of determining which sites are usable for the DPW Master Plan is identifying which existing spaces are suitable for reuse with their existing or additional program. The Project Team reviewed the existing buildings and sites for accessibility and life safety deficiencies; building systems and utilities; building envelope and openings; code compliance; and interior finishes. Findings from the evaluation determine whether the existing buildings and their current positions on the site lent themselves to effective renovation and/or expansion, or if their value was less than the cost of purpose-built new construction. In summary, the existing facilities exhibit moderate to significant deficiencies for long-term use and the recommendations are outlines below.

3.1 Reuse Capacity of Existing DPW Facilities

3.1.1 500 Dedham Ave

Based on conversations with staff outlined in Appendix A, the needs of the staff at 500 Dedham Ave are generally met by the existing space. The PSAB was designed in 2008 with the adjacencies of various Town Departments in mind, including DPW administrative staff. The key issues with the current space for DPW Administrative staff and Engineering were:

- Workstations for future staff / room for expansion
- Workstations for seasonal staff
- Need for a fireproof vault for on-site storage (Engineering)
- Need for additional Active and Archive File storage space (Engineering)
- Ideally larger workstations for full time staff in open office (Engineering)
- Designated traffic safety gear/PPE closet and cold storage at 470 (Engineering)

With the satellite approach to operations, the DPW user group determined that the various division Assistant Superintendents currently at 500 Dedham Ave should relocate with the workforce to the new location. Having the Assistant Superintendents vacate 500 Dedham Ave would free up several workstations for future staff or additional storage space.

Renovations to the DPW Administration and Engineering spaces at 500 Dedham Ave to solve the issues outlined above would include:

- Floor plan changes to maximize open office layouts
- New furnishings
- Addition of fireproof vault
- Upgrades to parking at PSAB as required
- New cold storage shed for Engineering
- HVAC and electrical changes from interior improvements

In conclusion, 500 Dedham is well suited for its current staff and their needs but would not be able to accommodate additional staff.

3.1.2 470 Dedham Ave

Given the assessment of the main DPW facility at 470 Dedham Ave in both 2016 and 2023 by Weston & Sampson, outlined in detail in Appendix G, a reuse or renovation of the existing facility is not recommended. The existing 6-bay garage, however, is fairly new and in good condition for reuse and served as temporary DPW staff mustering space during the pandemic.

Continued use of 470 Dedham Ave as the DPW headquarters would be ideal, however, with the updated program needs, the site can no longer accommodate all 4 divisions that currently occupy the site. While operationally having four DPW divisions' workforces together in a single facility works well, considerations must be made to split up the divisions into smaller groups including at least one additional site for DPW operations.

In conclusion, 470 Dedham Ave offers a new opportunity for an upgraded DPW facility to be constructed but cannot accommodate all existing divisions currently on-site based on the proposed space needs.

3.1.3 Recycling Transfer Station – 1421 Central Ave

Given that the RSW division's responsibilities are directly tied to the Recycling and Transfer Station, it is not feasible to relocate the RSW division to another site. However, site visits and conversations with staff highlighted several key areas of improvement for the operations and facilities at the RTS site:

- Improved employee facilities – currently there are no showers for staff or overnight accommodations for storm events. The existing trailer with lockers and restroom is in poor condition, but the Town is pursuing a 5-year lease for a replacement.
- Sewer – the site is currently not connected to the sewer and the closest connection is east up Central Avenue at Marked Tree Road.
- Tipping floor building – the concrete floor is spalling, and the perimeter metal plates are raised creating a tripping hazard. The exhaust fans are not operational.
- Limited capabilities for maintenance and repair – the Rex Building houses 2 bays for RSW to perform weekly fleet maintenance. The existing bays are not deep enough to accommodate the roll-off trucks and are not tall enough to lift their largest equipment.
- Currently there are no welding accommodations in the maintenance bays.
- More office space separated from public interaction would be preferred.

RTS renovations recommendations:

- Provide new facility for updated office space and employee facilities (showers, toilets, muster/break room, overnight accommodations, etc.)
- Provide storage canopy with solar PV on roof
- Connect RTS to sewer (optional, most cost effective with Cogswell renovation)
- Tipping building requires more detailed investigation outside the scope of this study for upgrades/recommendations. Previous assessments of the tipping building have been completed by the Town, and portions of these recommended improvements have been implemented.

There is a concurrent feasibility study being conducted into the RTS's operations and potential expansion opportunities by another firm. The findings of that report have not yet been issued but could impact the determinations made from this report. Additionally, the other study is investigating the discontinuation of the town-wide waste collection, which would free up portions of the RTS site for other developments, including a consolidated or partial DPW facility.

In conclusion, the RSW operations must remain at the RTS site. The RTS site cannot accommodate additional DPW program as outlined in Appendix J. However, the Cogswell Building site on the same parcel has opportunity for additional program.

3.1.4 Daley Building – 257 Webster St

A detailed analysis of renovation recommendations can be found in Appendix G. Below is a summary of the key suggestions:

Daley Building renovation recommendations:

- Remove and infill loading dock
- Connect building to municipal sewer and decommission existing septic tank
- Remove garage addition and replace if required
- Add insulation to exterior walls for comfort, energy efficiency, and code compliance
- Replace all personnel doors, overhead doors, and windows for energy efficiency
- Provide ADA-compliant parking, signage, and access to building
- Provide additional toilet rooms, staff showers, kitchen facilities, service sinks, etc. to support updated space planning and operations
- Complete replacement with a code-compliant, controllable, and energy efficient HVAC system
- Complete replacement of the electrical service, panels, distribution and power and lighting system

Additional suggestions or considerations (further investigation required):

- Evaluate egress and travel distances
- Sprinkler system requirements are undetermined
- Underground oil storage tank removal (investigation required, conflicting information on existing drawings)

In conclusion, the Daley Building can be renovated to meet the updated space needs of the Building Maintenance Division but at significant cost, nearly comparable to the cost of purpose-built new construction. Though the Daley Building site is small, it is also possible to construct a new facility to meet the needs of the division. In both cases, the BMD staff would need to relocate temporarily to the Hillside School or another facility during construction.

4.0 USER GROUPING SCENARIOS

Based on the basic space needs of each Division, the Project Team pivoted to consider which divisional adjacencies were most beneficial for the Department, taking into consideration each Division's current location. Below is a table that outlines each division's current location:

DPW Division / Group	Staff	Current Location
1. DPW Administration, including DPW Superintendents*	20	500 Dedham Ave - PSAB
2. Engineering	12	
3. Highway	15	470 Dedham Ave
4. Parks & Forestry	15	
5. Fleet Maintenance	7	
6. Water Sewer Drains	16	484 and 470 Dedham Ave
7. Recycling & Solid Waste	10	1421 Central Ave – Recycling & Transfer Station
8. Building Maintenance	18	257 Webster St – Daley Building

*DPW Assistant superintendents currently occupy 500 Dedham with the Superintendent but would relocate with their respective divisions for any future satellite DPW operations.

Based on the current locations alone, 4 distinct groups are formed based on pre-existing adjacencies that serve as the basis for "scenarios" in this study's consideration of adjacencies.

- Group 1: Administration, Engineering, and DPW Superintendents
- Group 2: Highway, Parks & Forestry, Fleet Maintenance, and Water Sewer Drains
- Group 3: Recycling & Solid Waste
- Group 4: Building Maintenance Division

The program also requires a Town-wide Wash Bay facility to be considered as part of the "scenario groupings." Weston & Sampson created diagrams for each scenario grouping to illustrate the distribution of program that are provided in Appendix F along with a summary of the user group's comments for each scenario.

The scenario groupings discussed are summarized below:

- Consolidated Operations – all or the majority of divisions would be together a singular location. This is the most efficient approach from an operational and construction perspective. Challenges would be site availability in Town to accommodate all or the majority of the DPW program.

- Satellite Operations by Department – Groups 1, 3, and 4 remain as existing. Group 2 is separated into three separate groups, which would bring the total group number to 6, the most of any proposed scenario:
    - Group 2A - Highway and Parks & Forestry
    - Group 2B - Fleet Maintenance and Wash
    - Group 2C - WSD
- Hybrid by Emergency Operations / Storm Events – Group 1 and 4 remain as existing.
    - Highway, Parks & Forestry, Fleet Maintenance, and Wash together for similar program related to storm events and use of the Emergency Operations Center.
    - WSD operates differently for storm events and could be consolidated with the RSW operations as the RTS site.
- Hybrid by Maintenance – Group 1 and 4 remain as existing.
    - Fleet Maintenance and RSW both have maintenance facilities that could be consolidated to simplify DPW maintenance and repair.
    - All other groups could be consolidated or separated out in similar ways as previously mentioned scenarios.
- Hybrid by Space Type – Group 1 and 4 remain as existing. Consolidation of all fleet storage as a single location across divisions and consolidation of all\workshop space at another location
    - This approach was eliminated as it did not make operational sense for the Town to split up each division's individual operational spaces.

Based on the feedback received from the user group, it was reaffirmed that it is most beneficial for Group 1 (DPW Administration, Engineering, and DPW Superintendents) to remain intact as it did not make operational sense to separate the divisions (as outlined in the previous section). The group could also be added to any new operational locations as space allows, but operations could not be added to the existing PSAB.

Group 2 (Highway, Parks & Forestry, Fleet Maintenance, and Water Sewer Drains) could be broken out in seemingly endless combinations with the only restriction programmatically being that each division must have all of their spaces at a single site. It would be most efficient operationally and in construction to include the Wash Bay as part of this group as well. Site selection and analysis will offer another layer of insight into the availability of sites that can lead to more precise decision making about where the combinations of divisions can be located.

Group 3 (Recycling & Solid Waste) has to remain at the RTS site but may benefit from adding another division to the RTS. Again, further site analysis will inform which divisions can be accommodated at the RTS.

Group 4 (Building Maintenance Division) is operationally separate from the rest of the DPW divisions and does not need to be included in a consolidated facility as a way to minimize the maximum square footage of a single proposed facility. Continuing to have BMD as a separate group is also favorable from a phasing perspective.

5.0 SITE SELECTION AND ANALYSIS

As the next phase of the study, the Project Team identified and cross-referenced all Government-owned parcels in Needham with the DPW space needs to ensure all possible sites for development were identified. As illustrated in Appendix J, Weston & Sampson conducted a filtering process of all government owned parcels in Needham to determine their suitability using the following criteria:

- Size – can it accommodate the minimum DPW division program of 2 acres
- Ownership – whether it was owned by the Town of Needham or another government entity
- GIS Group – whose jurisdiction in Town
- Protected status – such as Article 97 (parkland and open space)
- Availability for DPW use –other Town entities present already at the site
- Upland area (non-wetland area) – buildable area outside of the flood plain

The process narrowed the 255 sites down to 10. For the remaining 10 sites, Weston & Sampson provided a grading matrix/rubric based on industry knowledge to objectively rank the remaining sites for suitability for DPW operations. The DPW user group fine-tuned the points distribution in according with importance. The criteria categories are:

- Location
- Physical features
- Site history (previous or known exceedances of applicable soil and groundwater standards, etc.)
- Zoning Consistency
- Environmental Impacts
- Access to Utilities
- Traffic Impacts
- Cost of site
- Cost of temporary operations
- Geothermal suitability

The Project Team then discussed each site at a high level to rule out 6 of the 10 remaining sites based on insufficient developable area (site shape) and neighborhood context, leaving 4 preferred sites for the user grouping scenarios to be applied to: 470 Dedham Ave, Parcel 74 (0 Cheney St), Hillside School, and the Jack Cogswell Building site. These four sites were closely analyzed for their individual availability to accommodate portions of the User Grouping Scenarios outlined in Section 4.

6.0 CONCEPTUAL SITE MASTER PLANS AND ALTERNATIVES

In reviewing the Programmatic Space Needs, User Grouping Scenarios, available sites, and the condition of the existing DPW sites and facilities, the Project Team prepared several Master Plan alternatives that address long-term capital planning, phasing, and temporary operations.

Table of Master Plan Options:

<table>
<tr><th>OPTION 1 – Consolidated</th><th>OPTION 2 – Campus</th><th>OPTION 3 – Campus</th><th>OPTION 4 – Campus</th></tr>
<tr><td rowspan="2">470 Dedham Ave
Highway
Parks & Forestry
Water Sewer Drains
Fleet Maintenance
Wash Bay</td><td>0 Cheney St – Parcel 74
Highway
Parks &Forestry</td><td>26 Glen Gary Rd – Hillside School
Highway
Parks &Forestry</td><td>1421 Central Ave – Cogswell Building
Fleet Maintenance</td></tr>
<tr><td colspan="2">470 Dedham Ave
Fleet Maintenance
Water Sewer Drains
Wash Bay</td><td>470 Dedham Ave
Highway
Parks & Forestry
Water Sewer Drains
Wash Bay</td></tr>
<tr><td colspan="4">500 Dedham Ave – PSAB
DPW Administration, Engineering, DPW Superintendents to remain</td></tr>
<tr><td colspan="4">1421 Central Ave – Recycling and Transfer Station
Recycling & Solid Waste to remain</td></tr>
<tr><td colspan="4">257 Webster St – Daley Building
Building Maintenance Division to remain</td></tr>
</table>

6.1 Constants across all Master Plan Options

As outlined in the previous sections, 500 Dedham Ave, Daley Building, and RTS were determined to be suitable for continued use by their existing groups with no opportunity for additional program to be added. This will be a constant across all options for the Master Plans. Below are the program needs carried for each of the sites with their respective divisions:

ALL OPTIONS	500 Dedham DPW Admin, Eng, Supers	Daley Bldg BMD	RTS RSW
Offices, Employee Facilities, and Support Areas		1,891 SF	4,182 SF
Workshops and Material Storage		7,300 SF	
Fleet Maintenance			
Wash Bay			
Fleet Storage		2,000 SF	6,284 SF
Utilities		1,487 SF	2,610 SF
TOTAL:	0 SF	11,333 SF	11,506 SF
Canopy Storage		3,000 SF	

6.2 Master Plans Alternatives

Due to the reuse opportunities identified in the Section 3, the crux of the master plan options narrowed down to which of the 4 divisions currently located at 470 Dedham Ave could relocate to an alternative site. With 3 other sites identified for possible development, the Project Team composed 4 overall Master Plan approaches highly influenced by the user grouping scenarios outlined in Section 4. The first three Master Plan Alternatives are illustrated in Appendix M.

6.2.1 Master Plan Option 1 – Consolidated Facility

Option 1 is a reuse of the existing 470 Dedham Ave site to continue to accommodate all four divisions with the updated program identified in Section 2. Overall, this option is seen as the most efficient from an operational and construction perspective and has the smallest overall square footage count of all the Master Plan Alternatives (a total of 59,245 SF for the single facility). However, the tight site would require several compromises to accommodate a new consolidated DPW facility. The site concept requires disruption of the wetlands on the west edge of the site, which would require replication of the wetlands on its other side. Additionally, the site concept crosses over the existing jurisdictional boundary that divides the Defazio parking lot behind 470 Dedham Ave between the Select Board and School Committee.

Additionally, this option would require the demolition of all existing buildings on-site, including the recently constructed 6-bay storage garage. In terms of phasing, Option 1 offers no opportunity for continual occupation of 470 Dedham Ave during construction, as the site concept completely reconstructs the existing site grading, making it impossible to phase construction. This would require costly temporary operations for all DPW maintenance and workshop operations as well as fleet storage. While the Town does have several properties that could provide space for these temporary accommodations, none of the sites have existing facilities that would serve the specific needs of the Fleet Maintenance division and the storage of the majority of the DPW fleet.

Due to the staff count of all the divisions and the increased facility size, the 484 Dedham Ave building would be demolished, and the site would be repurposed as a parking area to support the 470 facility. For all the previously listed constraints and challenges, Option 1 was ruled out as the preferred option.

6.2.2 Master Plan Option 2 & 3 – Campus

Options 2 and 3 utilize the same user grouping scenarios: Highway and Parks & Forestry as one group, and Fleet Maintenance and Water Sewer Drains as another group. Both options locate Fleet Maintenance/WSD at 470 Dedham with the Wash Bay to make use of existing road to create drive-thru opportunities for the maintenance and wash bays. Due to the reduced program at 470 Dedham Ave, the approach to the site concept is more easily phased while also elevating the grade on-site to mitigate the occasional flooding of the adjacent Needham Reservoir. With more opportunity to create site circulation without encroaching on the wetlands or jurisdictional boundaries, the 470 Dedham Ave concept is a more favorable approach than Option 1. This site concept did, however, still call for the demolition of the 6-bay garage to maximize the efficiency of the new facility.

The main difference between Option 2 and 3 is the location of the Highway/Parks & Forestry group. Option 2 locates them at Parcel 74 towards the south end of the parcel. While the site is large enough to accommodate the entire DPW program, past attempts to relocate all DPW operation to Parcel 74 failed due to protest from the surrounding neighborhoods. Thus, a smaller DPW program with ample vegetive screening and setback from Greendale Ave for a new facility became the compromise for this site concept. This worked well with the existing sewer easement that limited development in the middle of the site without additional utility work. Another obstacle is that, while the site is town-owned, it is currently under the jurisdiction of the Parks & Recreation Commission and would require both Town Meeting and State Legislative approval to transfer jurisdiction to the Select Board for DPW use. A previous attempt at this switch failed in 2016.

Given the complications surrounding DPW use of Parcel 74, Option 3 locates Highway/Parks & Forestry at Hillside School. The proposed facility would require the demolition of the existing school buildings on-site and the relocation of the Town IT Department. The history of contamination on-site would pose additional costs to the project. Costs would include: soil testing remediation, and proper disposal of contaminated soil; installation of a new sub-slab depressurization system with under-slab membrane; and continuation of indoor air quality monitoring. While some costs would be covered by past agreements made with the Town, escrow funds would not cover all unique expenses incurred at the Hillside School. Additionally, due to the size of the DPW operations and its level of activity, use of the existing playing fields and playground would have to be discontinued.

From a phasing perspective, both Options 2 and 3 minimize temporary operations compared to Option 1. Because the new Highway/Parks & Forestry facility could be built off-site, this option would require much less specialized temporary facilities for the Fleet Maintenance division. However, the Project Team was concerned about utilizing both Parcel 74 and the Hillside School site as DPW due to impact on the surrounding residential neighborhoods. Ultimately, this concern and the additional construction costs and challenges of each site eliminated Option 2 and 3 from further consideration.

6.3 Preferred Master Plan – Option 4

The final alternative, Option 4 (provided in Appendix N), makes the best use of the existing DPW sites that can accommodate additional program. Besides the Dedham Ave complex, only the Cogswell Building could accommodate some additional program due to the wetlands surrounding the site on two sides. However, during the COVID-19 pandemic, the DPW made successful temporary use of the storage garage to house the Parks & Forestry division full-time thereby limiting interaction between staff. As an accidental test of how staff would adjust to that style of remote working, the use of Cogswell as a full-time DPW facility was largely successful from an operations and staff satisfaction perspective. It did, however, require a temporary waiver of the planning permission.

6.3.1 Addition to Cogswell Building

One of the main concerns about adding staff to any of the Central Avenue facilities is the traffic impact additional headcount would have on the already busy street. Studies by the Town Engineering Division have supported concerns by the user group who frequent the Central Ave facilities often. Minimizing

added staff became a priority and given the shape and size of limited area available for development, the most desirable option was to add the Fleet Maintenance division to the Cogswell site. Not only is Fleet Maintenance the smallest division, but they are also one of the only divisions that arrive in the morning and do not leave the site for their daily operations; Highway, Parks & Forestry, Water Sewer Drains, and Building Maintenance are constantly coming and going from 470 Dedham Ave or the Daley Building. Plus, the RSW division requires the most repair services by the Fleet Maintenance division compared to all the other divisions so this also makes operational sense.

The existing Cogswell Building was not designed with the height clearances of maintenance bays in mind, but the area east of the building is adequately sized to accommodate the construction of new maintenance bays with the required clearances. The proposed addition would extend the edge of pavement and create a "U-shape" courtyard for vehicular circulation. While no bays would be drive-thru like previous alternatives, there would be turnaround space and ample staging area for downed vehicles since the storage garage is not accessed every day. The end bay of the Cogswell Building would be repurposed as a welding bay, which does not require the same height clearances as other maintenance bays. Notable challenges at the Cogswell site also include significant cost for site grading and bedrock removal and connection to the sewer main.

6.3.2 Addition to 6-bay at 470 Dedham Ave

Fleet Maintenance being located off-site opens up new opportunities at 470 Dedham Ave that were not previously explored in the site alternatives. In discussions about Fleet Maintenance remaining at 470, drive-thru bays were required to make their operations more efficient, but in isolating their program at the Cogswell Building, Fleet Maintenance did not require drive-thru bays in the same way since they no longer needed to compete for space on-site with other divisions.

In previous site concepts, the fleet storage garages and maintenance bays required ample width and site circulation that conflicted with the location of the 6-bay garage, which ultimately led to its demolition in all other alternatives. The preferred approach to the 470 Dedham Ave site, however, takes advantage of the absence of the Fleet Maintenance program and proposes to preserve and reuse the existing 6-bay garage. Shop space is not limited in height clearance in the same way as maintenance bays, so the 6-bay can be repurposed to house some of the workshop and material storage program, with an addition on the south end supplementing the remaining required program.

Option 4 minimizes changing the grading on-site compared to the previous schemes, which saves significant cost and allows for continual operation of the complex during construction. The 6-bay garage informs the location of the proposed Wash Bay (which could be built first as a standalone facility), additions to the 6-bay for the Offices, Employee Facilities, Workshop, and Support Areas. The Fleet Storage garage and canopy will be situated adjacent to but at a lower grade than the 6-bay, utilizing the retaining wall at the 6-bay. This physical separation allows for three phases of construction.

6.3.3 Proposed phasing of 470 Dedham:

Phase 1: Construction of a standalone Wash Bay facility north of the 6-bay. Though it will be designed to be a drive-thru, it will be limited to drive in-back out until all phases and necessary grading are completed.

Note: Cogswell construction phase to be completed before 470 Dedham Ave but options for early construction of the Wash Bay will be studied.

Phase 2: Compete construction of the upper site, including both additions – one between the Wash Bay and 6-bay, and one off the south end of the 6-bay – and additional employee parking north of the main drive aisle.

Phase 3: Complete construction of the lower site, including the fleet storage garage and canopy, the loading dock, new parking areas, rehabilitation of the culvert and retaining wall, infill of existing diagonal drive aisle, and construction of new access driveway off Dedham Ave.

6.3.4 Table of Option 4 Proposed Program

The detailed breakdown of the proposed program distribution is outlined in Appendix H and summarized below.

OPTION 4	470 Dedham	Cogswell
Offices, Employee Facilities, and Support Areas	9,873 SF	2,380 SF
Workshops and Material Storage	6,921 SF	
Fleet Maintenance		10,379 SF
Wash Bay*	1,768 SF	
Fleet Storage	24,486 SF	
TOTAL:	43,046 SF	12,758 SF
Canopy Storage	10,000 SF	

*Note: the Town of Needham is also exploring options to construct a shared Wash Bay with an adjacent Town.

7.0 CONCEPTUAL COST ESTIMATE

A conceptual cost estimate was prepared for the preferred alternative, using square foot costs based on historical data for similar DPW facilities. In general, the cost estimate assumes cost effective building systems, finishes, and equipment as identified in the estimate spreadsheet and as described as follows:

- In areas of new construction, pre-engineered metal building with partial masonry wall finish and concrete protection wall for the vehicle storage area, maintenance area, wash bay, and shop areas
- In areas of new construction, factory foam insulated architectural metal panel with improved exterior finish system.
- Primary industrial support equipment for vehicle maintenance operations
- Site improvements, including storm water management and paving upgrades
- Contingency allowance for unanticipated design / construction costs

Our estimated costs for new building construction and site improvements are based on costs of similar construction for which bid prices are available, supplemented by cost data obtained from published sources. It is assumed that the project will be publicly bid under Chapter 149 requirements, and prices are based on 2023 costs, and escalation in accordance with the identified phasing plan show in Appendix O. The escalation factors should be adjusted once the project timeline has been established by the Town. A summary of the results of this cost estimate can be found on page 2 of Appendix O.

Due to the preliminary nature of the development of the design for this project, many budget items are based on general building costs per square foot, with site development costs per acre. Estimates include a design contingency to allow for scope adjustments identified during design development. In addition, the estimate includes a construction contingency to account for potential unforeseen conditions which may be discovered during construction. A copy of our conceptual cost estimate is included in Appendix O.

APPENDIX A

Map of DPW Operations and Key Locations

65 Hillside Ave
CRICKET BUILDING
Cricket Field; Parks & Forestry auxiliary storage building; athletic fields.
PARKS & FORESTRY

28 Glen Gary Rd
HILLSIDE SCHOOL
School to be vacated soon; Can house DPW temporary operations.

1421 Central Ave
COGSWELL BUILDING
DPW-wide seasonal storage facility completed in 2019.
WATER SEWER DRAINS
HIGHWAY
PARKS & FORESTRY

1421 Central Ave
RECYCLING & TRANSFER STATION
Current site for Recycling & Solid Waste Division, town dump; town solar field; Highway salt shed & bulk material bins.
RECYCLING & SOLID WASTE
HIGHWAY

WELLESLEY

20 St. Mary's St
SAINT MARY'S PUMP STATION
Pump station operations.
WATER SEWER DRAINS

257 Webster St
DALEY BUILDING
Current site for Building Maintenance Division.
BUILDING MAINTENANCE

257 West St
WEST STREET PUMP STATION
Pump station operations.
WATER SEWER DRAINS

NEWTON

0 Cheney St
PARCEL 74
Vacant parcel discussed in 2016 Feasibility Study.

1154 Highland Ave
MEMORIAL PARK
Memorial Park; Parks & Forestry auxiliary storage building; athletic fields.
PARKS & FORESTRY

9 Alden Rd
ALDEN ROAD SEWER PUMP STATION
Pump station operations; climate controlled storage & cold storage.
WATER SEWER DRAINS

463 Charles River St
RIDGE HILL RESERVATION
Cold storage for small or infrequently used equipment; seasonal storage.
PARKS & FORESTRY

BOSTON

24 Winding River Rd
CHARLES RIVER ST NURSERY
Bulk materials storage.
PARKS & FORESTRY

470 Dedham Ave
DPW GARAGE
Current site for majority of DPW divisions employee facilities, shop space, fleet maintenance, and fleet storage (primary building).
WATER SEWER DRAINS
HIGHWAY
PARKS & FORESTRY
FLEET MAINTENANCE

DEDHAM

914 Charles River St
WATER TREATMENT PLANT
Water treatment plant operations.
WATER SEWER DRAINS

1380 Central Ave
CLAXTON FIELD
Claxton field house serves as Parks & Forestry auxiliary storage building; athletic fields.
PARKS & FORESTRY

DOVER

484 Dedham Ave
WATER SEWER DRAINS HEADQUARTERS
Current site for WSD divsion operations.
WATER SEWER DRAINS

500 Dedham Ave
PSAB TOWN BUILDING
Current site for DPW Admin, Engineering, DPW division superintendents, and other town public services.
ADMININSTRATION
ENGINEERING

WESTWOOD

TRUE

0' 500' 1,000' 2,000'
SCALE: 1" = 1,000'

MAP OF EXISTING TOWN-WIDE DPW OPERATIONS AND KEY LOCATIONS

DPW Complex Feasibility Study
September 15, 2023

Weston & Sampson

APPENDIX B

Staff Interview Notes

Needham DPW Complex Feasibility Study
Staff Interview Meeting Notes

Date: March 22 & 30, 2023

Location: 500 Dedham Ave, Needham, MA 02026

Attendees: Weston & Sampson – Della Donahue, Jamay Li, Michael Richard
Town of Needham – Hank Haff (Director of Building Design and Construction Department), Shane Mark (Assistant Director of Public Works)

Overview of Divisions:

1. Engineering
2. Water, Sewer & Drains
3. Fleet Maintenance (Garage)
4. Highway
5. Parks & Forestry
6. Recycling & Solid Waste
7. DPW Administration
8. Building Maintenance Division

1. Engineering

Attendees: Thomas Ryder (Town Engineer), Justin Savignano (Assistant Town Engineer)

Operations & Staffing

- High potential for future growth
- Close relationship with all divisions
- Current admin assistant to go 100% remote; no workstation needed

Departmental Space Needs:

- Public Counter; receive public visitors, a handful a day.
    - Provide public consulting room, lobby with kiosk in (shared) waiting area
- (3-4) private offices and (10) 8x12 workstations in open for 12 permanent staff + seasonal staff
    - Ideal workstation set up in open office = L-shaped desk with table behind for plan layout per employee
    - Small meeting table for 4 people in Town Engineer's Office (~12x15, others are ~12x12)
    - GIS admin is moving over from IT department; provide them semi-private office; require specialty plotter and other office equipment
- Fire-rated vault; existing size is ½ what they need. File storage currently at PSAB and overflow in building 470's cold storage second floor
    - Potential high density storage on tracks like Planning
- Provide both Active and Archive Storage Rooms
    - Files can be consolidated with Water & Sewer files; more efficient that way with work overlap
- Survey equipment closet; secure
- Layout space with (3) plotters
- Meeting/Library Space; semi-private conference area for 6-8 people with shelving for reference materials
- Basic office supply closet
- Traffic safety Gear/PPE closet; currently Closet 224 in floorplan

Shared Space Needs:

- Shed storage: granite bounds, stakes, message boards (highway dept overlap), decorative lighting, shovels; current size is adequate ~16x20
- No need for lockers, but provide access to locker room showers
- Provide access to muster/lunch room; or, if not near primary lunch room, provide break/kitchenette area
- Could combine vehicle storage and basic tool/equipment storage
- Solar canopies for fleet storage overflow
- Shared truck wash: can be anywhere in Town, not necessarily consolidated; to be sized for largest town vehicle that will use wash bay – Town confirmation required.
- Interest in fitness room

2. Water, Sewer & Drains

Attendees: Thomas Joyce (Assistant Superintendent), Steve Cusick (Water Treatment Facility Manager), Paul Reynolds (Chief Pump Station Operator), Bill Kallenburg (Foreman Sewer Maintenance)

Operations:
- Currently, assemble in "6-bay" for assignment; primarily a fleet storage garage, with personnel assembly area carved out in the middle
- Help with town plowing services

Staffing: (*included in study programming)
- *Construction crew
- *Maintenance crew
- Water service; report to West Street Station
- WTP Wells; report to Charles River St WTP
- Service Crews; stationed at St Mary's

Departmental Space Needs:
- Offices: W&S Superintendent (private), Asst Superintendent Office (private), Shared Inspectors Office (2 workstations), Shared Foremen (2-3 workstations),
- Stock Room for material storage and loading dock for access/deliveries
    - Racks for pallets, pumps, parts etc.
    - Pump storage 12' x 12' alone
    - Res. B – currently can meet storage needs if vactor truck was stored elsewhere; or separate 15' x 20' storage space needed
- Provide (1) shared, single bay workshop with mezzanine
    - 2 separate for Water and Sewer Workbenches and tools for small projects (i.e., hydrant assembly)
    - Utility shelving and tool storage
    - St Mary's has accommodations for shop work at site

Shared Space Needs:
- Garment Storage for t-shirts; shared with Highway/Admin
- Emphasis on staff facilities:
    - Wash off/mud room/wet gear area off of storage garage or shop space
    - Laundry; can be shared with Highway
    - Locker rooms; 18" x 24" full height lockers
    - Vending machines; ice machine
    - Multi-purpose staff room - muster/training/lunchroom; cot storage or bunks for snow events
    - Employee kiosk for info/document access (i.e., vacation)
        - W&S specific kiosk – 24 hour access for on-call staff with printer; tablet charging; in Foremen's office?
        - All DPW employee kiosk – 1-2 computers, tablet charging; located off staff corridor? Located in foremen office? Alcove off multi-purpose room?
- Yard storage: manholes, hydrants, pipes
- Expressed wash bay and fleet storage are crucial
- Improved site circulation is needed for tractor trailer deliveries/morning mobilization

Water, Sewer & Drains (continued) – auxiliary site visits

Date: May 25, 2023
Attendees: Mike Retzky (WSD Superintendent), Jamay Li (WSE)

Charles River Water Treatment Plant

- 4 staff stationed out of WTP (1 WTP Manager, 2 operators, 1 laborer for tank & building maint.)
  Yes: On-site generator, security cameras, sewer
  No: Wifi, dedicated overnight accommodation space (currently in electrical room)
- Spaces include: (1) office; open office area with 3 computer terminals including SCADA system; (1) lab for on-site testing; meeting room with town-wide use; kitchenette; men's & women's locker/shower/toilet rooms; garment storage closet.
- Work benches and parts storage around the filters in filter room is sufficient space/workflow.
- Conex box storage for (2) mowers and (1) snow blower (staff does WTP landscaping/plowing)
- (2) Town pick-ups stored outside year round on-site, with (1) shared plow
- (1) leaf vac trailer and (1) leaf box (goes on back of unit #3) stored outside year round on-site
- Previous study identified HVAC upgrades for dehumidification of filter rooms.
- Space needs are mainly: on-site overnight accommodations, covered storage for Town vehicles, storage for on-site seasonal equipment, and hose bib for washing.
- Security is a major factor in all WTP operations and personnel access.
- On-site pump house #1: offers storage for misc. hand help tools, fittings, empty drums, pallet trolley, old leaf vac, etc. & houses conduit for the SCADA system up to WTP.

St. Mary's Pump Station

- 5 staff stationed out of here (1 foreman, 2 laborers, 1 craftsman + 1 Public Works tech. vacancy)
- (3) vehicles stationed out of here (#21, 22, 24) with (1) plow
  Yes: Generator, electric forklift to stay on-site
  No: Outdoor/site storage
- Spaces include: meter shop for testing, fitting, and assembly with storage, work bench, computer terminal/workstation, and monorail crane; shared foremen's with (1) computer terminal for pumps; meeting room with kitchenette; men's and women's single user toilet rooms with lockers (no showers); housekeeping closet (staff cleans building)

Reservoir B Pump Station

- No staff stationed here - garage built off pump station specifically for (1) vactor truck (to remain)
  Yes: Generator, minimal on-site file storage, seasonal landscaping equipment (moving to all electric), belts, spare parts, etc.

West St. Pump Station

- 2 staff stationed here (2 pump station operators)
- (1) pick up truck and (1) plow stored outdoor year round on-site
- Spaces include: single user toilet with janitor's closet; open office space with (2) desks
- Yes: Generator in building, (1) electric mower for landscaping
- No: Showers, lockers, storage

Alden Road Pump Station

- No staff stationed here – used for storage in garage (Conex box = empty, moved to Cogswell)
- Materials/pumps can't be stacked so need more floor space

Great Plain Ave Pump Station

- No staff stationed here (West St. staff monitor) – has toilet (addition)
- Yes: Generator, monorail, pump storage on 1st sub grade floor, informal file storage

3. Fleet Maintenance

Attendees: John Regan (Fleet Supervisor), George O'Garro (Master Mechanic)

Operations & Staffing:

- Town wide maintenance except police, fire and schools
    - Potential to take on police maintenance in the future → would require (1) new dedicated mechanic and an additional bay or two if so
- Expecting a future staff member Service & Parts Coordinator / Assistant Supervisor

Departmental Space Needs:

- Offices: Superintendent Office (private), Master Mechanic Office (private*), future Sales & Parts Coordinator Office / Assistant Supervisor (private*)
    - *or could be combined in shared office
- Sales & Parts Coordinator will need a parts/interaction counter
- Staffing includes (3) Equipment Mechanics; require clean counter for tablet access/use and Reference Area for physical manuals on bookshelves
- Separate Mechanic's Toilet adjacent to bays
- Emphasis on IT/data and general WiFi connection, fume exhaust management, air conditioning, radiant flooring, emergency eye wash/shower
- Full potential building-out of on-the-floor mechanics = (5)
- Using 1.5 bays per mechanic = 7-8 maintenance bays with 16' x 16' overhead doors & remote openers
    - (1) 4-post bay
    - (1) 2-post bay
    - Welding bay; extra wide; storage for cutting edges
    - Flex bay
    - Long term bay
- Provide drive-thru capabilities for some of the bays
- Fluid Storage; ideally accessible with overhead door for deliveries/access; overhead reels
    - Waste oil unit; 1,000-1,500 gal annually, 500 gal tank required → could go in storage garage
- Part Storage; ideally accessible with overhead door for deliveries/access
- FOB access to maintenance support spaces for inventory security
- Secure toolbox storage; could be combined with Parts Storage
- Hydraulic hose bench & storage with fume exhaust; secure; could be combined with tools and/or parts storage – about 4' x 16' area
- Battery storage needs
- Tire Changing Area & Storage; currently stored in first two garage bays, 12' x 24' plus:
    - Short term storage (quick access) = (6) light duty and (6) heavy duty
    - Long term storage (mezzanine?) = (16) light duty and (16) heavy duty
    - Have tire machine and balancer for LD and HD tires
- Currently, looking into parts inventory system/program (i.e., NAPA)
- Mezzanine storage; accessible by forklift; potentially include bridge crane for access too

Shared Space Needs:

- Require training sessions / access to communal staff/multi-purpose/muster room
- Locker Room – access to showers

4. Highway

Attendees: Rhain Hoyland (Superintendent), Erik Lannigan (Assistant Superintendent), Harry Gallagher (Foreman), David Sullivan (Foreman), Derrick Brigante (Traffic Maintainer/ Signs)

Operations:

- Close adjacencies with Fleet Maintenance and Parks & Forestry
  - Same building/facility is good but still need separate muster areas for each department
- Minimal public interactions; primarily digital/online work orders funneled through DPW Admin first

Departmental Space Needs:

- Offices: Superintendent (private), Asst Superintendent (private), Shared foreman office (2 workstations), Traffic Office (w/in sign shop)
- Storm Event Room / Dispatch; including file/plan storage, wall space for maps & employee status board, layout spaces, (2) large monitors for surveillance, (3) computer stations, copy machine
  - (2-3) staff occupancy and additional standing room
  - Forestry can operate out of same space for downed tree events
  - Radio charging area and paper storage needs
  - Interested in weather station
  - Dispatch Contractor Drive-Thru Window for plow contractors; if not feasible, interior counter near staff entrance (no access to staff facilities beyond)
- Paper supply storage closet
- Traffic/Sign Shop (sim. to Westford DPW layout)
  - Technician workstation (or workstation could go with shared foremen office)
  - Primarily just assembly operations: currently no sign making, but interested; build in flexibility/adaptability if they expand operations to produce signs
    - Layout area/tables
  - Various types/styles of storage for: paint machine, stencils, parking meters, traffic lights
  - Small shelving: posts, signs, anchors
  - Overhead door access
- Highway Shop
  - Emphasis on storage:
    - Shelving for parts, attachments
    - Secure tool crib / storage for hand tools/power tools
  - Workbench, welder, vice, table saw, chop saws, etc.
  - Overhead door access and monorail
  - Chain fall / equipment for ease of operations
  - Pallet racking
  - Dust collection system
- Yard storage: cones, barrels; accessible near shop; ideally under lean-to

Shared Space Needs:

- Locker Room; 18" x 24" full height lockers
- Wash down / wet gear area; can be shared with W&S
- Laundry; can be shared with W&S
- Multi-purpose/Training/Muster Room; flexibility with table arrangements; kitchen and food staging space for storm events (currently at SCATH); monitors for training
- Bunk room vs. cot storage/use in multi-purpose room – cost dependent
  - Need accommodations for at least (15) on-call staff (50% of 30 staff)
  - Movable partitions/dividers to create smaller spaces for bunking in larger room → closet storage

5. Parks & Forestry

Attendees: Edward Olsen (Superintendent), Kevin Naughton (Assistant Superintendent)

Operations

- Staffing consists of 16 FTEs and up to 9 seasonal staff
- Emphasis on staff assembly, employee safety, health & cleanliness, technology and site circulation
- Currently assembly in 470 storage bay; mice & fume problems
- Good pairing potentially with Highway

Departmental Space Needs:

- Offices: Superintendent Office (private), Asst Superintendent Office (private), Shared Open Office (6 workstations)
- Office support space: copy/mail area, conference rooms
- Current operations at Claxton Field House: the 'paint hub' half the year, then becomes the carpentry shop
    - Ideally, they stay there for paint ops; potential to fix up this existing building?
    - Emphasis on proper paint wash-off and disposal
- Ideally (2) separate shop bays for Parks and Forestry
    - Portable lifts for ride-on mowers
    - Workbench and shop equipment for carpentry needs
    - Half the year they could get away with one shop space, but then when carpentry needs increase, additional space will be needed
    - Can combine to (1) Parks & Forestry Shop if the facility includes a general, shared carpentry shop
- Indoor Material Storage: pallets (fertilizer, seeds), high volume of hand & power tools (secure; whackers, blowers, chain saw), fuel (mixed onsite, flammable cabinets)
- Yard Material Storage Bins: clay infield and storm debris
- Maintain Nursery site at Charles River Street (material bins for loam, etc.)
- Painting operations & storage for fields are currently at Claxston Field House; to remain, but not secure
    - Paint washing and disposal is missing; could be in new facility with proper drainage

Shared Space Needs:

- Locker Rooms; 18" x 18" full length lockers
- Office support space: copy/mail area, conference rooms, layout area, file storage
- Multi-purpose/Training Room; ~6 computers for training, done monthly on projector or individual PCs
- Carpentry Shop:
    - Carpentry shop is currently at Claxston field house during the winter; would prefer a dedicated, shared space

6. Recycling & Solid Waste

Attendees: Matthew DeMarrais (Acting Superintendent), Justin MacGregor (Assistant Superintendent)

Operations:

- Currently located at Recycle Transfer Station (RTS); +/- 70 acres site, landfill, 12 acres solar field, 3 acres compost, 2-3 residential drop area, DPW Salt Shed, snow dump, highway materials bins,
- Site is not on sewer; limited tight tank service gets cleaned out every 3 weeks
- Lots of ledge on site, surrounded by wetlands, and potentially dirty fill
- Public access: weekly use = 8,000 visitors
    - Leaf drop off on Sundays in November for 6 hours = 700-1,200 visitors
    - Swap shop is very popular
- RTS will likely remain as is – if anything, another function may go here
    - Town is putting out an RFQ for a consultant study of trash and recycling service; investigating option for third party, private, curb-side service
    - This could greatly impact the space needs on-site

Departmental Space Needs:

- Offices: Superintendent Office (private), Asst Superintendent (private or workstation in shared office), Shared Office (foreman workstation & scale attendant workstation & 2 flex workstations?)
    - Scale Attendant wears many hats: has (2) different computers to track data, needs direct view of scale, public interaction, phone administration → Public Window / Counter
    - Important for Asst Superintendent to be close to staff
    - 2 workstations for virtual trainings (union staff)
- Provide slop sinks with deep basins
- Currently, use a maintenance area at RTS; (2) maintenance bays for repairs, power washing, greasing and fluid service; welder and compressed air on site; no lift
    - Current size is adequate

Shared Space Needs

- Locker room – lockers for all but Superintendent
    - Staff would use employee showers
- Multi-purpose/Training/Muster room; (1) computer kiosk
    - Training may be up & coming
- No formal employee parking or vehicle storage parking currently (on dirt)

Recycling & Solid Waste (continued) – RTS site visit & existing conditions assessment

Attendees: Matthew DeMarrais (Acting Superintendent), Daniel Tenney (WSE), Jamay Li (WSE)

Site

- Water and electrical lines run above ground between Rex Building and trailer to Salt Shed
- Sheds on-site: waste oil drop off, deposit bottles, storage shed (slated for demo, could be hazardous waste storage locker?).
- No sewer - (2) tight tanks on-site emptied every 3 weeks (!!)

Swap Shop

- Houses Town's Swap Shop – lots of public interaction and parking near building
- RTS = 2 bays for paint waste and collection (right bay); tire storage (need more, 1 set on hand currently) and indoor winter storage for 1 vehicle (middle bay)
- Yes: 3 newer coiling doors
- No: HVAC, insulation

Employee Facilities trailer

- 6 staff use trailer and are on-call for snow ops
- Funding available for 5 year lease on new trailer
- Failing finishes and in overall poor condition – (1) toilet, leaking roof, electrical issues, repurposed lockers and furniture → need for more locker space for high vis gear

Rex Building (Maintenance bays & Superintendent's Office)

- Recent renovations to install ceiling, new coiling doors, and solve bird problem.
- Mechanic performs weekly maintenance on all RTS vehicles (no tire work) → check fluids, grease, hoses, feedings, hydraulics (install only, no fabrication), etc.
- DPW Fleet Maintenance will come to site and perform other maintenance or bring vehicles to 470.
  - RSW are Fleet Maintenance's most frequent customers.
- Roll off trucks do not fit lengthwise in bays (need more 10'), but height is okay.
- In need of lift for removing loader parts → gantry crane or monorail or lift?
- Superintendent's office is off back of Rex building – standard office space, CMU walls

Tipping floor

- Issues with spalled concrete and metal plates and bolts at the edge of tipping floor.
- Any renovations would include major temporary operations to keep work going on-site (no shut down option)

Salt shed

- Overhead door is always breaking due to salty environment and height → needs replacement.
- Dead animal freezer at canopy has electric needs – currently is running from Rex Building

Office trailer

- Adequate space for (2) employees for snow operations – (1) mans the loader for salt and (1) is on-call for services and will sleep in trailer.
- Counter space required for interaction with contractors and public
- Houses scale attendant's workstation → must be located at west end of the site with the truck scale.

7. Administration

Attendees: Cecelia Simchak (Director of Admin & Finance), Tyler Gabrielski (Admin Analyst), Kristen Wright (Management Analyst)

Operations & Staffing:

- Work closely with all divisions; efficiencies in locating admin staff in proximity to division heads
- Staffing: (13) current and (3-4) future (project managers, sustainability position, parttime, interns)

Departmental Space Needs:

- Offices: Director of Public Works Office (private), Asst Director of Public Works Office (private), Director of Admin & Finance Office (private), Admin Open Office (2 workstations), Admin Open Office (8 workstations)
- Public interaction: lobby, service counter & window, money handling and safe provisions, counter security
- Office Support Space:
    - File Storage; current size adequate; working on going digital and phasing physical copies out to archive; includes bids, contracts, personnel records (security important)
    - Layout worktop space
    - Mail slots: confirmation required for level of security (secure room / secure office system)
    - Basic office supply closet
    - Copy/ supply room
    - Garment closet (shirts, jackets, sweatshirts)

Shared Space Needs:

- Conference Rooms; various sizes: small, medium, and large
- Employee Facilities: lunchroom; restrooms (ideally with showers)

8. Building Maintenance

Date: March 30, 2023
Attendees: Barry Dulong (Director of Building Maintenance), Shannon Nelligan (Assistant Director of Building Maintenance)

Operations & Staffing:

- Not technically under DPW; operationally, they are a separate entity and unlike the DPW departments, BMD has no obvious adjacencies with DPW departments
- Program considerations for Management and the Trades
    - Schools & Public Buildings report to their locations to remain; do not require any space needs
- (2) Future staff – HVAC and Electrician
- If there are space constraints, Director & Asst Director can be separate from staff/stay with admin
- Emphasis on employee facilities
- Plumbing is a huge concern on site; no sewer connection; small tight tank
- Daley Building; would like additional exterior access.
- Reconfigure site circulation for ease of operations, efficiencies, and safety
- Small site; depending on costs – renovations, additions, new build & go more vertical?
- Could benefit from off-site seasonal storage

Department Space Needs:

- Offices: Director of Building Maintenance (private), Asst Director of Building Maintenance (private), Day/Night Shift Supervisor Office (shared, (2) workstations), HVAC Supervisor Office (shared)
    - Director can operate efficiently remotely from workforce staff
    - Asst Director would like to be based near staff
- Gender neutral single fixture bathroom
- Building Plans, O+M binders, As-Builts Storage Room; copy machine
- Tablet charging station
- (5) Workshops; not a huge emphasis on storage needs, more of a shop space.
    - HVAC Shop
    - Plumbing Shop
    - Electrician Shop
    - Carpentry Shop
    - Craftworker Shop
- Loading Dock; does not need to be elevated
    - Utility shelving and pallet racks for deliveries and storage.
- Indoor tool storage; whackers, blowers, hand
- Outdoor yard storage; sanders, trailers, attachments
    - Canopy coverage minimum

Shared Space Needs:

- Locker Rooms; 18” x 24” full length lockers
- Multi-purpose/Training Room; cot storage and floor space for set up; moveable furniture in general for ease, flexibility, adaptability
- Lunch Room: basic kitchen build out (sink, toaster over, microwave); don’t do ‘lunch on the fly’
- Laundry Room; industrial grade units
- Yard storage:
- Improved site circulation is needed for tractor trailer deliveries/morning mobilization

APPENDIX C

User Group Analysis

Division	Title	Type	Current Location	Private Office	Workstations / Open Office	Lockers	Muster	Parking
500 Dedham Ave staff to remain								
Administration	Director of Public Works	Admin	500	✓				1
13 FT	Assistant Director of Operations of Public Works	Admin	500	✓				1
6 Seasonal	Director of Admin & Finance	Admin	500	✓				1
3 future FT	Compliance Coordinator	Admin	500		✓			1
	Project Manager	Admin	500		✓			1
	Project Manager (future)	Admin	500		✓			1
	Management Analyst	Admin	500		✓			1
	Management Analyst	Admin	500		✓			1
	Administrative Analyst (vacant)	Admin	500		✓			1
	Admin Specialist Payroll/Accounts Payable	Admin	500		✓			1
	Finance Assistant W&S Utility Customer Services	Admin	500		✓			1
	Administrative Specialist	Admin	500		✓			1
	Office Assistant	Admin	500		✓			1
	Admin. Assistant (sits at counter)	Admin	500		✓			1
	Sustainability Coordinator (future)	Admin	500		✓			1
	Part Time CPC Administrative Coordinator (future)	Admin	500		✓			0.5
	Intern	Seasonal	500		✓			0.5
	Intern	Seasonal	500		✓			0.5
	Intern	Seasonal	500		✓			0.5
	Intern	Seasonal	500		✓			0.5
	Intern	Seasonal	500		✓			0.5
	Intern	Seasonal	500		✓			0.5
Superintendents &	Water Sewer Drains Superintendent*	Admin	500	✓				1
WSD Admin Staff	Highway Superintendent*	Admin	500	✓				1
7 FT	Parks & Forestry Superintendent*	Admin	500	✓				1
	Director of Building Maintenance*	Admin	500	✓				1
	WSD Public Works Inspector	Admin	500		✓			1
	WSD Public Works Inspector	Admin	500		✓			1
	WSD P.W. Technician Cross-Connection Program (vaca	Admin	500		✓			1
Engineering	Town Engineer	Admin	500	✓				1
12 FT	Assistant Town Engineer	Admin	500	✓				1
6 Seasonal	Project Manager	Admin	500	✓				1
	GIS Administrator	Admin	500		✓			1
	Senior AutoCAD Manager/Drafter	Admin	500		✓			1
	AutoCAD/Drafter	Admin	500		✓			1
	Engineering Aide	Admin	500		✓			1
	Civil Engineer	Admin	500		✓			1
	Civil Engineer	Admin	500		✓			1
	Survey Party Chief	Admin	500		✓			1
	Survey Party Chief	Admin	500		✓			1
	Survey Party Chief (vacant)	Admin	500		✓			1
	Intern	Seasonal	500		✓			0.5
	Intern	Seasonal	500		✓			0.5
	Intern	Seasonal	500		✓			0.5
	Intern	Seasonal	500		✓			0.5
	Intern	Seasonal	500		✓			0.5
	Intern	Seasonal	500		✓			0.5

*DPW Supers stay at 500 but have hoteling space at satellite locations.

Staff Type	Staff
Admin	35
Workforce	0
Total Full Time Staff to remain at 500 Dedham Ave:	**35**
Seasonal	12
Offsite	0

Admin	
Office	Workstations
10	37

Lockers	
Full	Half
0	0

Full = 18" x 24" full height &
Half = 12" x 12" full height

Muster	Parking
0	Staff 40.5
	Visitor 4

Division	Title	Type	Current Location	Private Office	Workstations / Open Office	Lockers	Muster	Parking
Highway	Highway Superintendent*	-	500		✓			0
12 FT	Highway Assistant Superintendent	Admin	500	✓				1
6 Seasonal	Foreman Public Ways	Workforce	470		✓	1	1	1
3 Future FT	HMEO	Workforce	470			1	1	1
	HMEO	Workforce	470			1	1	1
	HMEO	Workforce	470			1	1	1
	HMEO	Workforce	470			1	1	1
	Foreman Public Ways	Workforce	470		✓	1	1	1
	Craftsworker	Workforce	470			1	1	1
	HMEO	Workforce	470			1	1	1
	HMEO	Workforce	470			1	1	1
	Laborer	Workforce	470			1	1	1
	Public Works / Traffic Technician	Workforce	470			1	1	1
	HMEO (future)	Workforce	*470*			1	1	1
	HMEO (future)	Workforce	*470*			1	1	1
	HMEO (future)	Workforce	*470*			1	1	1
	Intern	Seasonal	470			0.5	0.5	0.5
	Intern	Seasonal	470			0.5	0.5	0.5
	Intern	Seasonal	470			0.5	0.5	0.5
	Intern	Seasonal	470			0.5	0.5	0.5
	Intern	Seasonal	470			0.5	0.5	0.5
	Intern	Seasonal	470			0.5	0.5	0.5

*DPW Supers will have hoteling space at satellite locations and their parking counts towards "visitor" spots.

Staff Type	Staff
Admin	1
Workforce	14
Total Full Time HIGHWAY Staff:	**15**
Seasonal	6
Offsite	0

Admin	
Office	Workstations
1	3

Lockers	Muster	Parking
Full	17	Staff
14		18
Half		Visitor
6		2

Full = 18" x 24" full height & Half = 12" x 12" full height

Division	Title	Type	Current Location	Private Office	Workstations / Open Office	Lockers	Muster	Parking
Parks & Forestry	Parks & Forestry Superintendent*	-	500		✓			0
15 FT	Parks & Forestry Assistant Superintendent	Admin	500	✓				1
6 Seasonal	Working Foreman Forestry	Workforce	470		✓	1	1	1
	Arborist	Workforce	470			1	1	1
	Arborist	Workforce	470			1	1	1
	Forestry Craftsworker	Workforce	470			1	1	1
	Forestry Craftsworker	Workforce	470			1	1	1
	Schools Craftsworkers	Workforce	470			1	1	1
	Schools Craftsworkers	Workforce	470			1	1	1
	Schools Craftsworkers	Workforce	470			1	1	1
	Working Foreman Parks	Workforce	470		✓	1	1	1
	Parks Craftsworker	Workforce	470			1	1	1
	Parks Craftsworker	Workforce	470			1	1	1
	Parks HMEO	Workforce	470			1	1	1
	Parks Laborer 3	Workforce	470			1	1	1
	Parks Laborer 3	Workforce	470			1	1	1
	Intern	Seasonal	470			0.5	0.5	0.5
	Intern	Seasonal	470			0.5	0.5	0.5
	Intern	Seasonal	470			0.5	0.5	0.5
	Intern	Seasonal	470			0.5	0.5	0.5
	Intern	Seasonal	470			0.5	0.5	0.5
	Intern	Seasonal	470			0.5	0.5	0.5

*DPW Supers will have hoteling space at satellite locations and their parking counts towards "visitor" spots.

Staff Type	Staff
Admin	1
Workforce	14
Total Full Time P&F Staff:	**15**
Seasonal	6
Offsite	0

Admin	
Office	Workstations
1	3

Lockers	Muster	Parking
Full	17	Staff
14		18
Half		Visitor
6		2

Full = 18" x 24" full height & Half = 12" x 12" full height

Division	Title	Type	Current Location	Private Office	Workstations / Open Office	Lockers	Muster	Parking
Fleet Maintenance	Fleet Supervisor	Admin	470	✓				1
5 FT	Master Mechanic / Working Foreman	Workforce	470		✓	1	1	1
2 Future FT	Equip. Mechanic Technician	Workforce	470			1	1	1
	Equip. Mechanic Technician	Workforce	470			1	1	1
	Equip. Mechanic Technician	Workforce	470			1	1	1
	Service / Parts Coordinator (future)	Admin	*470*		✓	1	1	1
	Equip. Mechanic Technician (future)	Workforce	*470*			1	1	1

*DPW Supers will have hoteling space at satellite locations and their parking counts towards "visitor" spots.

Staff Type	Staff
Admin	2
Workforce	5
Total Full Time FLEET MAINT. Staff:	**7**
Seasonal	0
Offsite	0

Admin	
Office	Workstations
1	2

Lockers	Muster	Parking
Full	6	Staff
6		7
Half		Visitor
0		2

Full = 18" x 24" full height & Half = 12" x 12" full height

Division	Title	Type	Current Location	Private Office	Workstations / Open Office	Lockers	Muster	Parking
Water Sewer Drains	Water Sewer Drains Superintendent*	-	500		✓			0
13 FT	Assistant WSD Superintendent	Admin	500	✓			1	1
9 FT Offsite	Intern	Seasonal	470			0.5	0.5	0.5
6 Seasonal	Intern	Seasonal	470			0.5	0.5	0.5
	Intern	Seasonal	470			0.5	0.5	0.5
	Intern	Seasonal	470			0.5	0.5	0.5
	Intern	Seasonal	470			0.5	0.5	0.5
	Intern	Seasonal	470			0.5	0.5	0.5
Construction	Foreman Construction	Workforce	470		✓	1	1	1
	HMEO Construction	Workforce	470			1	1	1
	HMEO Construction	Workforce	470			1	1	1
	Craftsworker Construction	Workforce	470			1	1	1
	Craftsworker Construction	Workforce	470			1	1	1
	Laborer 2 Construction	Workforce	470			1	1	1
	Laborer 2 Construction (vacant)	Workforce	470			1	1	1
Maintenance	Foreman Sewer Maintenance	Workforce	484		✓	1	1	1
	Craftswork CCTV Truck	Workforce	484			1	1	1
	Craftsworker Sewer Maintenance	Workforce	484			1	1	1
	HMEO Catch Basin Maintenance	Workforce	484			1	1	1
	Craftsworker Service Truck	Workforce	484			1	1	1
Offsite @ Treatment Plant	Water Treatment Facility Manager	Offsite	WTP					
	Pump Station Operator	Offsite	WTP					
	Pump Station Operator	Offsite	WTP					
Offsite @ West St Pump Station	Chief Pump Station Operator	Offsite	West St.					
	Pump Station Operator	Offsite	West St.					
Offsite @ St Mary's	Foreman Meter Program (vacant)	Offsite	St Mary's					
	Craftsworker Service Truck (vacant)	Offsite	St Mary's					
	Laborer 2 Service Truck	Offsite	St Mary's					
	Laborer 2 Service Truck (vacant)	Offsite	St Mary's					

*DPW Supers will have hoteling space at satellite locations and their parking counts towards "visitor" spots.

Staff Type	Staff
Admin	1
Workforce	12
TOTAL Full Time WSD Staff:	**13**
Seasonal	6
Offsite	9

Admin Work Spaces	
Office	Workstations
1	3

Lockers	Muster	Parking
Full	16	Staff
12		16
Half		Visitor
6		1

Full = 18" x 24" full height & Half = 12" x 12" full height

Division	Title	Type	Current Location	Private Office	Workstations / Open Office	Lockers	Muster	Parking
Building Maintenance	Director of Building Maintenance*	-	500		✓			0
	Assistant Director of Building Maintenance	Admin	500	✓				1
17 FT	Building Maintenance Day Shift Supervisor	Admin	Daley		✓			1
2 future FT	Building Maintenance Night Shift Supervisor	Night**	Daley		✓			1
6 Seasonal	Building Maintenance HVAC Supervisor	Admin	Daley		✓			1
Trades Day	Craftsworker	Workforce	Daley			1	1	1
	Craftsworker	Workforce	Daley			1	1	1
	Craftsworker	Workforce	Daley			1	1	1
	HVAC and Boilers	Workforce	Daley			1	1	1
	HVAC	Workforce	Daley			1	1	1
	HVAC	Workforce	Daley			1	1	1
	Plumber (future)	Workforce	Daley			1	1	1
Trades Night	Plumber	Night**	Daley			1	1	
	Carpenter	Night**	Daley			1	1	
	Craftsworker	Night**	Daley			1	1	
	HVAC	Night**	Daley			1	1	
	Plumber	Night**	Daley			1	1	
	Electrician	Night**	Daley			1	1	
	Electrician (future)	Night**	Daley			1	1	
	Intern	Seasonal	Daley			0.5	0.5	0.5
	Intern	Seasonal	Daley			0.5	0.5	0.5
	Intern	Seasonal	Daley			0.5	0.5	0.5
	Intern	Seasonal	Daley			0.5	0.5	0.5
	Intern	Seasonal	Daley			0.5	0.5	0.5
	Intern	Seasonal	Daley			0.5	0.5	0.5
Public Schools & Buildings	~ 43 Custodians	Offsite	At bldgs					

*DPW Supers will have hoteling space at satellite locations and their parking counts towards "visitor" spots.
**Night staff not counted - max. 10 concurrent staff.

Staff Type	Staff
Admin	3
Workforce	7
Total Full Time (Simultaneous) BMD Staff	**10**
Seasonal	6
Night	8
Offsite	43

Admin Work Spaces	
Office	Workstations
1	4

Lockers	
Full	14
Half	6

Full = 18" x 24" full height & Half = 12" x 12" full height

Muster	Parking	
17	Staff	14
	Visitor	1

Division	Title	Type	Current Location	Private Office	Workstations / Open Office	Lockers	Muster	Parking
Recycling & Solid Waste	RTS Superintendent	Admin	RTS	✓				1
	RTS Assistant Superintendent	Admin	RTS		✓			1
10 FT	Foreman	Workforce	RTS		✓	1	1	1
6 Seasonal	Public Works Specialist	Workforce	RTS			1	1	1
	HMEO	Workforce	RTS			1	1	1
	HMEO	Workforce	RTS			1	1	1
	HMEO	Workforce	RTS			1	1	1
	HMEO	Workforce	RTS			1	1	1
	Laborer 3	Workforce	RTS			1	1	1
	Laborer 2	Workforce	RTS			1	1	1
	Intern	Seasonal	RTS			0.5	0.5	0.5
	Intern	Seasonal	RTS			0.5	0.5	0.5
	Intern	Seasonal	RTS			0.5	0.5	0.5
	Intern	Seasonal	RTS			0.5	0.5	0.5
	Intern	Seasonal	RTS			0.5	0.5	0.5
	Intern	Seasonal	RTS			0.5	0.5	0.5

Staff Type	Staff
Admin	2
Workforce	8
Total Full Time RSW Staff:	10
Seasonal	6
Offsite	0

Admin Work Spaces	
Office	Workstations
1	2

Lockers	Muster	Parking
Full	11	Staff
8		13
Half		Visitor
6		4

Full = 18" x 24" full height & Half = 12" x 12" full height

APPENDIX D

Fleet Inventory and Classification Sheet

Town of Needham
Public Works & Building Maintenance Departments
Fleet Classification and Space Needs

Vehicle Types:

LARGE Indoor stall, 10' wide by 40' deep

Examples: Dump trucks, snowfighters, vactor trucks, bucket truck, etc.

MEDIUM Indoor stall, 10' wide by 40' deep

Examples: F550s or other oversized pickups

SMALL Indoor or outdoor stall, 9' wide by 20' deep

Examples: Sedans, pickups, SUVs, etc.

Equipment Types:

LARGE Indoor stall, 10' wide by 20' - 40' deep

Examples: Loaders, backhoes, excavators, large sweepers, large tractors, etc.

SMALL Floor space – no designated stall, or Canopy stall, 14' wide by 30' deep

Examples: Commercial mowers, rollers, carts, skid steers, sidewalk plows or sweepers, small tractors, etc.

Town of Needham
Public Works & Building Maintenance Departments
Fleet Classification and Space Needs

Attachment Types:

TRAILERS Canopy stall, 14' wide by 30' deep, or outdoor stall, 9' wide by 20' deep

Examples: Towable compressors, pumps, utility trailers, landscape trailers, etc.

EQUIPMENT ATTACHMENT Floor or canopy space – can be near specific equipment

Examples: Snow blower or landscaping attachments

PLOWS Stored with designated vehicle at end of 10' wide by 40' deep indoor stall

Examples: Wing plow, straight plow, v-plow

SANDERS Stored with designated vehicle (winter) Seasonal or canopy storage (summer)

Examples: Sander bodies, spreaders

Weston & Sampson

Town of Needham
Department of Public Works and Building Maintenance Division
Fleet Inventory - Rev 2

updated: 9/15/2023

Town ID #	Division	Year	Make	Model	Description	Size	Fleet Type	Storage Needs				Current Location	Proximity Req'ment	Comment
								Inside	Floor	Canopy	Outside			
500 Dedham Ave Fleet to remain (DPW ADMINISTRATION, ENGINEERING & DPW SUPERINTENDENTS)														
0001-A* - 2462	Admin	2018	Toyota	RAV4 Hybrid	SUV, Hybrid	Small	Vehicle				●	500	Colocate	DPW Director
0015-A* - 2360	Admin	2017	Ford	Explorer	SUV	Small	Vehicle				●	500	Colocate	Assist. DPW Director
0020-W-2367	Water	2018	TOYOTA	RAV 4	SUV, hybrid	Small	Vehicle				●	484	Colocate	WSD Superintendent
0044-E - 2460	Engineering	2018	Toyota	RAV4 Hybrid	SUV, hybrid	Small	Vehicle				●	500	Colocate	
0045-E - 1813	Engineering	2012	Ford	E150	Van	Medium	Vehicle				●	500	Colocate	
0046-E - 2461	Engineering	2018	Toyota	RAV4 Hybrid	SUV, hybrid	Small	Vehicle				●	500	Colocate	
0085-A	Admin	2018	Ford	Explorer	SUV	Small	Vehicle				●	500	Colocate	
0092-E - 2713	Engineering	2019	Ford	T150 Tranit Cargo	Van	Small	Vehicle				●	500	Colocate	
0120T-E	Engineering	2017	Wanco	WVTMM	Message board, vehicle	Small	Equipment			●		500	Colocate	
0756-B	Bldg Maintenance	2022	Toyota	RAV4 Prime	SUV hybrid	Small	Vehicle				●	500	Colocate	BMD Director
8121T-H	Engineering	2007	Ver-Mac	1210QS	Message board, vehicle	Small	Equipment			●		500	Colocate	
8122T-H	Engineering	2007	Ver-Mac	1210QS	Message board, vehicle	Small	Equipment			●		500	Colocate	
					TOTAL:	**12**		**0**	**0**	**3**	**9**			

1	Medium vehicles
8	Small vehicles
3	Small equipment

WSD Fleet to remain stationed off-site														
0021-W*-2236	Water|Snow & Ice	2016	Ford	F-250 SUPER DUTY	Pickup	Small	Vehicle	●				St. Mary's	St. Mary's	
0022-W - 2705	Water	2020	Ford	F-450 Super Duty	Pickup, oversized	Medium	Vehicle	●				St. Mary's	St. Mary's	
0023-S*	Sewer|Snow & Ice	2021	Ford	F-350 Super Duty	Pickup	Small	Vehicle			●		West St.	West St.	Plow
0024-W-2469	Water	2019	Ford	Transit Connect Cargo	Van	Small	Vehicle				●	St. Mary's	St. Mary's	
0026-W*-2366	Water|Snow & Ice	2018	Ford	F-250 Super Duty	Pickup	Small	Vehicle			●		WTP	WTP	(1) plow shared w/ #27
0027-W*-2468	Water|Snow & Ice	2018	Ford	F-150	Pickup	Small	Vehicle			●		WTP	WTP	
0037-S-1551	Sewer	2010	International	7500	Vactor truck	Large	Vehicle	●				Res. B	Res. B	
0331T-W	Water	2018	B-WISE	Trailer #USS51103 5'X10'	Small dump trailer	-	Trailer				●	WTP	WTP	Seasonal, stored outside
					TOTAL:	**8**		**3**	**0**	**0**	**0**			

1	Large vehicles
1	Medium vehicles
5	Small vehicles
1	Trailers

Town ID #	Division	Year	Make	Model	Description	Size	Fleet Type	Storage Needs				Current Location	Proximity Req'ment	Comment
								Inside	Floor	Canopy	Outside			
Colocated DPW Fleet (HIGHWAY, PARKS & FORESTRY, WATER SEWER DRAINS, AND FLEET MAINTENANCE)														
0002-G	Fleet	2021	Ford	F-150	Pickup	Small	Vehicle	●				470	Colocate	
0003-G* 1755	Fleet	2012	Ford	F-450 SUPER DUTY	Pickup, oversized	Medium	Vehicle	●				470	Colocate	
0004-G* - 2629	Fleet	2019	Ford	F-350 Super Duty	Pickup	Small	Vehicle	●				470	Colocate	
0038-F	Forestry	2022	International	MV607	Moving truck	Large	Vehicle	●					Colocate	
0072-F - 2033	Forestry	2015	Ford	F-550 Super Duty	Pickup, oversized	Medium	Vehicle	●					Colocate	
0202T-P	Forestry	2018	Priefert	W500 Tank Sprayer	Water tank	Small	Equipment		●				Colocate	
0253T-F-1546	Forestry	2010	Vermeer	SC802 Stump Grinder	Towable stump grinder	-	Trailer			●		470	Colocate	
0254T-F	Forestry	2013	Bandit	250 XP	Towable chipper	-	Trailer			●		470	Colocate	
0256T-F	Forestry	2020	Bandit	250XP	Towable chipper	-	Trailer			●			Colocate	
0041-F* - 2150	Forestry|Snow & Ice	2016	Ford	F-250 Super Duty	Pickup	Small	Vehicle	●					Colocate	Plow
0050-F* - 2149	Forestry|Snow & Ice	2016	Ford	F-250 Super Duty	Pickup	Small	Vehicle	●				470	Colocate	Plow
0012-P - 2465	Parks	2018	Ford	F-150	Pickup	Small	Vehicle	●				470	Colocate	
0062T-P	Parks	2016	Cross Country	16' UTILITY	Utility trailer	-	Trailer			●			Colocate	
0108-H*	Parks		Trackless	MT7	Sidewalk tractor	Small	Equipment		●				Colocate	
0065-P* - 2625	Parks|Snow & Ice	2019	Ford	F-350 Super Duty	Pickup	Small	Vehicle	●					Colocate	Plow
0067-P*	Parks|Snow & Ice		Ford	F-550 Super Duty	Pickup, oversized	Medium	Vehicle	●					Colocate	Plow
0070-P* - 2362	Parks|Snow & Ice	2017	Ford	F-550 Super Duty	Pickup, oversized	Medium	Vehicle	●					Colocate	Plow
0071-P* - 2361	Parks|Snow & Ice	2017	Ford	F-550 Super Duty	Pickup, oversized	Medium	Vehicle	●					Colocate	Plow
0073-P* - 2226	Parks|Snow & Ice	2016	Ford	F-550 Super Duty	Pickup, oversized	Medium	Vehicle	●					Colocate	Plow
0074-P* - 2229	Parks|Snow & Ice	2016	Ford	F-550 Super Duty	Pickup, oversized	Medium	Vehicle	●					Colocate	Plow
0075-P* - 2227	Parks|Snow & Ice	2016	Ford	F-550 Super Duty	Pickup, oversized	Medium	Vehicle	●				470	Colocate	Plow, with trailer
0129T-H	Highway	2018	SURE-TRAC	ST82184F	Tilt trailer	-	Trailer			●		470	Colocate	
0131-H - 0841	Highway	2000	Dynapac	CC122 Roller	Roller	Small	Equipment		●			470	Colocate	
0134-H - 1282	Highway	2006	Wacker	RD11A Roller	Roller	Small	Equipment		●			470	Colocate	Stored on #259T
0181-H - 2697	Highway	2020	Elgin	Pelican	Sweeper	Small	Vehicle	●				6-bay	Colocate	
0182-H - 2459	Highway	2018	Elgin	Pelican	Sweeper	Small	Vehicle	●				470	Colocate	
0259T-H	Highway	2010	Hudson	HD10	Tilt trailer	-	Trailer			●			Colocate	#134 stored on it
0330T-H	Highway	2018	Novae	Sure-Track	Dump trailer	-	Trailer			●			Colocate	
0005-H*	Highway|Snow & Ice					Large	Vehicle	●				-	Colocate	Newly purchased, plow
0006-H*- 2021	Highway|Snow & Ice	2015	IH	7400	Dump truck	Large	Vehicle	●				470	Colocate	Plow & sander
0007-H*- 2146	Highway|Snow & Ice	2017	International	WORKSTAR 7400	Dump truck	Large	Vehicle	●				470	Colocate	Plow & sander
0008-H*- 1967	Highway|Snow & Ice	2014	IH	7400	Dump truck	Large	Vehicle	●				470	Colocate	Plow & sander
0032-H	Highway|Snow & Ice	2023	Ford	F-350 SUPER DUTY	Pickup	Small	Vehicle	●				470	Colocate	
0039-H*	Highway|Snow & Ice	?	Ford	F-550 Super Duty	Pickup, oversized	Medium	Vehicle	●				470	Colocate	Newly purchased
0043-H*	Highway|Snow & Ice	2021	Ford	F-350 Super Duty	Pickup	Small	Vehicle	●				470	Colocate	Plow
0048-H* - 2618	Highway|Snow & Ice	2019	Ford	F-450 Super Duty	Pickup, oversized	Medium	Vehicle	●				470	Colocate	Plow
0049-H* - 2228	Highway|Snow & Ice	2017	Mack	GU713	Dump truck	Large	Vehicle	●				470	Colocate	Plow
0052-H* - 2365	Highway|Snow & Ice	2018	Toyota	RAV 4	SUV	Small	Vehicle	●				470	Colocate	
0055-H* - 2626	Highway|Snow & Ice	2019	Ford	F-550 Super Duty	Pickup, oversized	Medium	Vehicle	●				470	Colocate	Plow
0057-H* - 2720	Highway|Snow & Ice	2020	Ford	F-350 Super Duty	Pickup	Small	Vehicle	●				470	Colocate	Plow
0066-H* - 2032	Highway|Snow & Ice	2015	Ford	F-550 Super Duty	Pickup, oversized	Medium	Vehicle	●				470	Colocate	Plow
0076-H*- 2466	Highway|Snow & Ice	2019	Bobcat	A770	Small loader	Small	Equipment		●			470	Colocate	
0016-S	Sewer	2014	Freightliner	MT456	CCTV Truck	Large	Vehicle	●				470	Colocate	
0029-S	Sewer	2023	Western Star		Jet/flush truck	Large	Vehicle	●				470	Colocate	
0029-S-1375	Sewer	2008	International	7400	Jet/flush truck	Large	Vehicle	●				470	Colocate	
0035-S-2699	Sewer	2020	International	MV607	Dump truck with crane	Large	Vehicle	●				470	Colocate	

Weston & Sampson

Town of Needham
Department of Public Works and Building Maintenance Division
Fleet Inventory - Rev 2

updated: 9/15/2023

Town ID #	Division	Year	Make	Model	Description	Size	Fleet Type	Storage Needs				Current Location	Proximity Req'ment	Comment
								Inside	Floor	Canopy	Outside			
0152T-S	Sewer	2010	Atlas Compco	XAS185	Compressor	-	Trailer			●			Colocate	
0011-S*	Sewer|Snow & Ice	2013	Ford	Explorer	SUV	Small	Vehicle				●	484	Colocate	Parking space
0017-S*-1814	Sewer|Snow & Ice	2012	Ford	F-550 Super Duty	Pickup, oversized	Medium	Vehicle	●				470	Colocate	Currently outside
0019-S*	Sewer|Snow & Ice					Medium	Vehicle	●				-	Colocate	Awaiting new vehicle
0019-S*-1550	Sewer|Snow & Ice	2010	International	7400	Dump truck	Large	Vehicle	●				470	Colocate	Currently in garage
0028-S*-2630	Sewer|Snow & Ice	2019	Ford	F-350 Super Duty	Pickup	Small	Vehicle	●				484	Colocate	Currently outside
0094-S*	Sewer|Snow & Ice	2019	Ford	F-350 Super Duty	Pickup	Small	Vehicle	●				484	Colocate	Currently outside
0103-S*-1765	Sewer|Snow & Ice	2012	John Deere	310SJ	Loader	Large	Equipment	●				470	Colocate	Currently outside, plow
8756-B - 1639	W & S	2010	Ford	F-150	Pickup	Small	Vehicle	●				484	Colocate	
0025-W*	Water	2021	Ford	F-450 Super Duty	Pickup, oversized	Medium	Vehicle	●				6-bay	Colocate	
0025-W-1770	Water	2012	Ford	F-450 Super Duty	Pickup, oversized	Medium	Vehicle	●				6-bay	Colocate	
0030-W*	Water	2021	Ford	F-550 Super Duty	Pickup, oversized	Medium	Vehicle	●					Colocate	Plow
0115-W-2333	Water	2017	John Deere	85G Excavator	Loader	Large	Vehicle	●				470	Colocate	Currently outside
0151T-W - 1509	Water	2008	Ingersoll Rand	P185WJD	Towed air compressor	-	Trailer	●				6-bay	Colocate	
0160T-W	Water	2013	WACHS		Valve-gate operator/vactor	-	Trailer		●			6-bay	Colocate	
0162T-W	Water	2006	WACHS	17-000-02	Valve operator	-	Trailer		●				Colocate	
0163-W	Water	1990	MARLOW	3CE24		??			●				Colocate	Unable to confirm dims.
0260T-W	Water	2020	INTERSTATE	40DLA	Heavy equip. trailer	-	Trailer			●		470	Colocate	With #14, outside
0014-W*	Water|Snow & Ice	2020	International	HV507	Dump truck	Large	Vehicle	●				470	Colocate	Currently outside
0030-W*	Water|Snow & Ice	2012	Ford	F-550 Super Duty	Pickup, oversized	Medium	Vehicle	●					Colocate	Plow
0031-W*	Water|Snow & Ice	2021	Ford	F-150	Pickup	Small	Vehicle	●				484	Colocate	
0040-W*-1815	Water|Snow & Ice	2012	Ford	F-350 Super Duty	Pickup	Small	Vehicle	●				484	Colocate	Plow
0101-W*-2706	Water|Snow & Ice	2020	John Deere	624L	Loader	Large	Equipment	●				6-bay	Colocate	Plow
					Colocated TOTAL:	**69**		**51**	**8**	**9**	**1**			

13	Large vehicles
18	Medium vehicles
18	Small vehicles
2	Large equipment
0	Medium equipment
5	Small equipment
12	Trailers
1	Unknown

Town ID #	Division	Year	Make	Model	Description	Size	Fleet Type	Storage Needs				Current Location	Proximity Req'ment	Comment
								Inside	Floor	Canopy	Outside			
Seasonal DPW Fleet (HIGHWAY, PARKS & FORESTRY, WATER SEWER DRAINS, AND FLEET MAINTENANCE)														
0121T-H	Highway	2020	Wanco	WVTMM Solar Message Board	Message board	-	Trailer			●		470	Seasonal	
0122T-H	Highway	2020	Wanco	WVTMM Solar Message Board	Message board	-	Trailer			●		470	Seasonal	
0124T-H	Highway	2009	ADDCO Mini Max	MAG4x3H	Message board, vehicle	Small	Equipment			●		470	Seasonal	
0125T-H	Highway	2012	ADDCO Mini Max	MAG4x3H	Message board, vehicle	Small	Equipment			●		470	Seasonal	
0126T-H	Highway	2016	Wanco	WVTMM	Message board	-	Trailer			●		470	Seasonal	
0127T-H	Highway	2018	Wanco	WVTMM	Message board	-	Trailer			●		470	Seasonal	
0233-H	Highway	2012	Salsco	TP-411 Paver	Paver	Large	Equipment		●				Seasonal	
0009-H*- 1792	Highway | Snow & Ice	2012	IH	7400	Dump truck	Large	Vehicle	●				470	Seasonal	Plow & sander
0010-H*	Highway | Snow & Ice	?	Western Star		Dump truck	Large	Vehicle	●				470	Seasonal	Plow & sander?
0010-H* - 1523	Highway | Snow & Ice	2010	International	WorkStar 7400	Dump truck	Large	Vehicle	●				470	Seasonal	Plow & sander
0032-H* - 1756	Highway | Snow & Ice	2012	Ford	F-350 Super Duty	Pickup	Small	Vehicle	●				470	Seasonal	Plow
0039-H* - 1831	Highway | Snow & Ice	2012	Ford	F-550 Super Duty	Pickup, oversized	Small	Vehicle	●				470	Seasonal	Plow
0047-H* - 2364	Highway | Snow & Ice	2018	International	WORKSTAR 7400	Dump truck	Large	Vehicle	●				470	Seasonal	Plow & sander
0102-H*- 2623	Highway | Snow & Ice	2020	John Deere	624L	Loader	Large	Equipment	●				470	Seasonal	
0106-H*- 2148	Highway | Snow & Ice	2015	Prinoth	SW4S	Sidewalk plow	Small	Equipment	●				470	Seasonal	Plow & blower in canopy
0107-H*- 2600	Highway | Snow & Ice	2019	Prinoth	SW4S	Sidewalk plow	Small	Equipment	●				470	Seasonal	Plow & blower in canopy
0108-H*- 1607	Highway | Snow & Ice	2011	Trackless	MT6	Munipical tractor	Small	Equipment	●				470	Seasonal	Plow & blower in canopy
0111-H*- 1945	Highway | Snow & Ice	2013	Trackless	MT6	Munipical tractor	Small	Equipment	●				470	Seasonal	Plow & blower in canopy
0112-H*	Highway | Snow & Ice	2011	Prinoth	SW4S	Sidewalk plow	Small	Equipment	●				470	Seasonal	Plow & blower in canopy
0113-H*- 2698	Highway | Snow & Ice	2019	Prinoth	SW4S	Sidewalk plow	Small	Equipment	●				470	Seasonal	Plow & blower in canopy
0116-H*- 1944	Highway | Snow & Ice	2014	Prinoth	SW4S	Sidewalk plow	Small	Equipment	●				470	Seasonal	Plow & blower in canopy
0117-H* - 2147	Highway | Snow & Ice	2015	Prinoth	SW4S	Sidewalk plow	Small	Equipment	●				470	Seasonal	Plow & blower in canopy
0118-H*	Highway | Snow & Ice	2023	Ventrac	SSV 2100C	Sidewalk plow	Small	Equipment	●				470	Seasonal	Plow & blower in canopy
0119-H*	Highway | Snow & Ice	2020	Ventrac	SSV 2100C	Sidewalk plow	Small	Equipment	●				470	Seasonal	Plow & blower in canopy
0205-H*- 2728	Highway | Snow & Ice	2021	Larue	D40	Snow blower	-	Attachment			●			Seasonal	
0206-H*	Highway | Snow & Ice	2011	RPM Tech	RPM217	Snow blower	-	Attachment			●			Seasonal	
0207-H*	Highway | Snow & Ice	2009	Titan	525	Extra-wide tractor	Large	Vehicle	●					Seasonal	
0208-H*	Highway | Snow & Ice	2009	Titan	525	Extra-wide tractor	Large	Vehicle	●					Seasonal	
0323T-H*	Highway | Snow & Ice	2010	Pace	JV612SA	Enclosed cargo trailer	-	Trailer			●			Seasonal	
8113-H*- 1489	Highway | Snow & Ice	2008	Prinoth	SW4S	Sidewalk plow	Small	Equipment		●				Seasonal	
0183T-P	Parks	2017	Giant-Vac	Monster	Towable vac	-	Trailer			●			Seasonal	
0186T-P	Parks	2010	Giant-Vac	TLBR3510252BVG	Towable vac	-	Trailer			●		470	Seasonal	
0194-P	Parks		Gardiner	AIR COMPRESSOR	Air compressor	Small	Equipment		●				Seasonal	
0301-P - 2490	Parks	2019	Ford	Transit Cargo	Van	Small	Vehicle				●		Seasonal	
0321T-P	Parks	2016	Cross Country	61435 14' Landscape	Landscape trailer	-	Trailer			●			Seasonal	
0322T-P	Parks	2016	Cross Country	16' UTILITY	Landscape trailer	-	Trailer			●			Seasonal	
0326-P	Parks		Wright	WS52 Stander Mower	Mower	Small	Equipment		●				Seasonal	
0327-P	Parks	2015	Wright	WS52 Stander Mower	Mower	Small	Equipment		●				Seasonal	
0328T-P	Parks	2018	Cross Country	UTILITY	Generator	Small	Equipment		●				Seasonal	
0329-P	Parks	2017	Smithco	Sand-Star II	Small tractor, dirt	Small	Equipment		●				Seasonal	
0332T-P	Parks	2016	Cross Country	618TL5 Landscape Trailer 16'	Landscape trailer	-	Trailer			●			Seasonal	
0333-P 1490	Parks	2021	Kubota	ZD1211 Mower	Mower	Small	Equipment		●			6-bay	Seasonal	
0334-P	Parks	2011	Toro	3500D Mower	Mower	Small	Equipment		●				Seasonal	
0335-P-1651	Parks	2010	Smithco	SUPER STAR Renovator	Small tractor, dirt	Small	Equipment		●				Seasonal	

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								Inside	Floor	Canopy	Outside			
0336-P	Parks	2017	Toro	Groundsmaster 5910 Mower	Mower	Medium	Equipment		●			6-bay	Seasonal	
0342-P	Parks	2009	John Deere	TX GATOR	Utility cart	Small	Equipment		●				Seasonal	
0343T-P	Parks	2011	Toro	44538 Pro Force Blower	Towable blower	-	Trailer			●			Seasonal	
0344-P-2435	Parks	2019	Toro	Groundsmaster 4500D Mower	Mower	Medium	Equipment		●			6-bay	Seasonal	
0345-P	Parks	2016	John Deere	Gator 625i	Utility cart	Medium	Equipment		●			6-bay	Seasonal	
0346-P	Parks	2017	Kubota	ZD1211 Mower	Mower	Small	Equipment		●				Seasonal	
0350-P - 1623	Parks	2010	John Deere	4720 Tractor Loader	Large tractor	Large	Equipment	●					Seasonal	
0351-P	Parks	2020	John Deere	4066R Tractor	Small tractor	Large	Equipment		●				Seasonal	
0352-P	Parks	2014	Kubota	ZD326 MOWER	Mower	Small	Equipment		●				Seasonal	
0353-P-1652	Parks	2010	Smithco	Sweepstar 60	Sweeper	Medium	Equipment	●				6-bay	Seasonal	
8002-G - 1549	Pool	2010	Ford	F-150	Pickup	Small	Vehicle	●				470	Seasonal	
8014-G*-1504	Pool	2009	International	7600	Dump truck	Large	Vehicle	●				470	Seasonal	Currently outside
8046-W - 1634	Pool	2011	Ford	Escape Hybrid	SUV, hybrid	Small	Vehicle				●	470	Seasonal	
8101-G*-1609	Pool	2010	Case	721EXT	Loader	Large	Vehicle	●				470	Seasonal	
8023-S*	Pool|Snow & Ice	2011	Ford	F-350 Super Duty	Pickup	Small	Vehicle	●				470	Seasonal	Plow (assumed)
8047-G* 1287	Pool|Snow & Ice	2007	International	WORKSTAR 7400	Dump truck	Large	Vehicle	●				470	Seasonal	Plow (assumed)
8049-G*-0849	Pool|Snow & Ice	2002	Volvo	VHD	Vocational truck	Large	Vehicle	●				470	Seasonal	Plow (assumed)
8071-G* - 1533	Pool|Snow & Ice	2009	Ford	F550 4WD	Pickup, oversized	Medium	Vehicle	●				470	Seasonal	Plow
8102-H*	Pool|Snow & Ice	2008	John Deere	544J	Loader	Large	Equipment	●				470	Seasonal	
0029T-S	Sewer	2016	PJ TrailerS	U7122	Easement jet/flush track u	Medium	Equipment		●			Cogswell	Seasonal	
0168T-S - 1531	Sewer	2010	Gorman-Rupp	PA4A60	Towed pump	-	Trailer			●		Cogswell	Seasonal	
0170T-S-0843	Sewer	2000	Godwin	CD100MBS	Towed pump	-	Trailer			●		Cogswell	Seasonal	
0171T-S	Sewer	2011	Gorman-Rupp		Pump?	-	Trailer			●		Cogswell	Seasonal	
0135-W	Water	2002	Wacker	RD12 Roller	Tandem roller	Small	Equipment		●				Seasonal	
0156T-W	Water	2011	BAKER/ROBINSON	1340	Pump	-	Trailer			●		Cogswell	Seasonal	
0157T-W	Water	2012	PP&P	E6	?	-	Trailer			●		Cogswell	Seasonal	
0159T-W	Water	2012	GS/GODWIN	N32-9232	Pump	-	Trailer			●		Cogswell	Seasonal	
0164T-W	Water	2008	ATLAS COPCO	QAS78 65KW	Generator	-	Trailer		●			Cogswell	Seasonal	
0165T-W	Water	2012	TAYLOR	3468/1800	Diesel generator	-	Trailer		●			Cogswell	Seasonal	
0169T-W-0815	Water	1998	GODWIN	CD150M	Towed dewatering pump	-	Trailer			●		Cogswell	Seasonal	
0193T-W - 1605	Water	2011	MAGNUM	MLT3060K	Light tower trailer	-	Trailer			●		Cogswell	Seasonal	
0261T-W	Water	2009	Hudson	HD10	Tilt trailer	-	Trailer			●		470	Seasonal	For roller storage, outside
0198T-W-0830	Water	1999	WACKER	LT4Z Light Tower	Light tower trailer	-	Trailer			●		Cogswell	Seasonal	
					Seasonal TOTAL:	**77**		**29**	**21**	**25**	**2**			

10	Large vehicles
1	Medium vehicles
6	Small vehicles
5	Large equipment
5	Medium equipment
25	Small equipment
2	Attachments
23	Trailers

Weston & Sampson

Town of Needham
Department of Public Works and Building Maintenance Division
Fleet Inventory - Rev 2

updated: 9/15/2023

Town ID #	Division	Year	Make	Model	Description	Size	Fleet Type	Storage Needs				Current Location	Proximity Req'ment	Comment
								Inside	Floor	Canopy	Outside			
Daley Building BMD Fleet														
0700-B -1753	Bldg Maintenance	2012	Ford	E-Series Cargo	Van	Small	Vehicle	●				Daley	Colocate	Electrician, stored inside
0701-B -1958	Bldg Maintenance	2014	Ford	F-250 Super Duty	Pickup	Small	Vehicle	●				Daley	Colocate	Stored in Carpentery
0702-B - 2619	Bldg Maintenance	2019	Ford	F-250 Super Duty	Pickup	Small	Vehicle	●				Daley	Colocate	
0703-B - 2019	Bldg Maintenance	2015	Ford	Transit Connect Cargo	Van	Small	Vehicle	●				Daley	Colocate	HVAC
0704-B - 2464	Bldg Maintenance	2019	Ford	T250 Transit Cargo	Van	Small	Vehicle	●				Daley	Colocate	
0705-B - 2721	Bldg Maintenance	2020	Ford	F-150	Pickup	Small	Vehicle	●				Daley	Colocate	Stored inside
0706-B - 2363	Bldg Maintenance	2017	Ford	Transit Cargo	Van	Small	Vehicle	●				Daley	Colocate	
0707-BM	Bldg Maintenance	2021	Ford	Transit Cargo	Van	Small	Vehicle	●				Daley	Colocate	
0708-B - 2230	Bldg Maintenance	2016	Ford	Transit Connect Cargo	Van	Small	Vehicle	●				Daley	Colocate	
0709T-B	Bldg Maintenance	2022	Sure-Trac	Utility 14'	Utility trailer	-	Trailer			●		Daley	Colocate	Stored inside
0712-B - 1649	Bldg Maintenance	2011	Ford	E-Series Cargo	Van	Small	Vehicle	●				Daley	Colocate	Plumbing
0713-B - 1818	Bldg Maintenance	2012	Ford	F-450 Super Duty	Pickup	Medium	Vehicle	●				Daley	Colocate	
0714T-B	Bldg Maintenance	2014	ZIERKE	LBT4	Trailer	-	Trailer		●			Daley	Colocate	
0715-B - 2722	Bldg Maintenance	2020	Ford	T250 Transit Cargo	Van	Small	Vehicle	●				Daley	Colocate	
0720-B	Bldg Maintenance	2021	Ford	F-150	Pickup	Small	Vehicle	●				Daley	Colocate	
0725-B	Bldg Maintenance	2022	Kaufman	-	Enclosed trailer	-	Trailer			●		Daley	Colocate	
0760-B* - 1613	Bldg Maintenance	2017	John Deere	1445 Mower-Blower	Mower w/ blower	Small	Equipment		●			Daley	Colocate	
0780-B*	Bldg Maintenance	2020	Ventrac	SSV 2100C	Sidewalk plow	Small	Equipment		●			Daley	Colocate	
8705-B - 1285	Bldg Maintenance	2006	Ford	E-Series Cargo	Van	Small	Vehicle	●				Daley	Colocate	
FY23-0713-B	Bldg Maintenance					Small	Vehicle	●				Daley	Colocate	Assumption (new vehicle)
					TOTAL:	**20**		**15**	**3**	**2**	**0**			

Note: 5 vehicles can be stored in the shop bays
9 vehicle parking spaces + staff parking

1	Medium vehicles
14	Small vehicles
2	Small equipment
3	Trailers
0	Unknown

Town ID #	Division	Year	Make	Model	Description	Size	Fleet Type	Storage Needs				Current Location	Proximity Req'ment	Comment
								Inside	Floor	Canopy	Outside			
Recycling & Transfer Station DPW Fleet (RECYCLE & SOLID WASTE DIVISION)														
0034-R - 2708	RTS	2021	Mack	Pinnacle	Heavy duty truck	Large	Vehicle	●				RTS	Colocate	
0036T-R - 1957	RTS	2014	WARREN EJECTOR	WHDT-2-SS	Refuse trailer	-	Trailer			●		RTS	Colocate	
0053-R*-1832	RTS	2013	IH	5600	Chisel plow	Large	Attachment			●		RTS	Colocate	
0054-R	RTS	2018	Gravely			??				●		RTS	Colocate	Unable to confirm dims.
0058T-R - 2478	RTS	2019	Spector	SWO45102102		??				●		RTS	Colocate	Unable to confirm dims.
0059T-R	RTS	2015	Spector	SW045102102		??				●		RTS	Colocate	Unable to confirm dims.
0060T-R - 2707	RTS	2020				??				●		RTS	Colocate	Unable to confirm dims.
0061-R 1854	RTS	2013	Genie	GTHH5519 LULL	Fork lift	Small	Equipment		●			RTS	Colocate	
0063T-R	RTS	2018	Spector	SW045102		??				●		RTS	Colocate	Unable to confirm dims.
0064T-R	RTS	2022				??				●		RTS	Colocate	Unable to confirm dims.
0080-R-2487	RTS	2019	International	WorkStar 7300	Dump truck	Large	Vehicle	●				RTS	Colocate	
0089T-R	RTS	2017	WARREN	45102-255		??				●		RTS	Colocate	Unable to confirm dims.
0090T-R	RTS	2016	Spector	SWO45102102		??				●		RTS	Colocate	Unable to confirm dims.
0091-R - 0564	RTS	2000	Screen Machine	SCALPER107D	Screen Machine	Large	Equipment			●		RTS	Colocate	
0093-R - 2056	RTS	2015	McCloskey	512R SCREENER	Screen Machine	Large	Equipment			●		RTS	Colocate	
0105-R - 2063	RTS	2014	Caterpillar	953d Dozer	Crawler Loader	Large	Equipment		●			RTS	Colocate	
0144-R - 1611	RTS	2011	GRIZZLY	Refuse Crane - model# 215SW	Refuse crane	Large	Equipment	●				RTS	Colocate	
0145T-R	RTS	2011	PACE	Worksport	Enclosed utility trailer	-	Trailer			●		RTS	Colocate	
0005-R*-1657	RTS | Snow & Ice	2011	IH	7400	Dump truck	Large	Vehicle	●				RTS	Colocate	Plow
0042-R*-1971	RTS | Snow & Ice	2014	International	WORKSTAR 7600	Dump truck	Large	Vehicle	●				RTS	Colocate	Plow
0056-R*-2719	RTS | Snow & Ice	2020	Ford	F-250 Super Duty	Pickup	Small	Vehicle	●				RTS	Colocate	Plow
0081-R* - 1638	RTS | Snow & Ice	2011	Ford	F-550 Super Duty	Pickup, oversized	Medium	Vehicle	●				RTS	Colocate	Plow
0104-R* - 2192	RTS | Snow & Ice	2016	Volvo	L110h Loader	Loader	Large	Equipment	●				RTS	Colocate	Plow
0143-R* - 2463	RTS | Snow & Ice	2019	Volvo	L90H Loader	Loader	Large	Equipment	●				RTS	Colocate	Plow
					TOTAL:	**24**		**9**	**2**	**13**	**0**			

4	Large vehicles
1	Medium vehicles
1	Small vehicles
6	Large equipment
1	Small equipment
2	Trailers
1	Attachments
8	Unknown

APPENDIX E

Initial Space Needs Program Matrix – by Division

Department Program Requirements

Area	Description	Proposed Size (SF)	Existing Size (SF)	Ref #	Dimensions length	Dimensions width	Area size
DPW ADMINISTRATION							
Office & Office Support Areas	Vestibule & Public Lobby	360	200	A1	20	18	360
	Admin Open Office (2 Staff & safe)	308	(incl. below)	A2	22	14	308
	Admin Open Office (10 Staff)	1,276	1,586	A3	22	58	1,276
	DPW Director Office	270	240	A4	15	18	270
	Assistant DPW Director Office	168	150	A5	12	14	168
	Director of Admin & Finance Office	144	145	A6	12	12	144
	Copy/Mail & Layout Room (x2)	450	115	A7	15	15	225
	File Storage (x2)	288	75		12	12	144
	Conference Room (large)	680	665		20	34	680
	Conference Room (medium)	320	250	A8	16	20	320
	Conference Room (small)	120	86	A9	12	10	120
	Lunch Room	378	557		18	21	378
	Women's Restroom	220	160		11	20	220
	Men's Restroom	220	160		11	20	220
	Gender Inclusive Single Fixture Restroom	56	-		7	8	56
	Office Supply Closet	24	60		4	6	24
	Garment Closet	168	75		12	14	168
	Subtotal:	5,450	4,524				
	Area Grossing Factor (10%):	545	452				
	Circulation (30%):	1,799	1,493				
	DPW ADMINISTRATION TOTAL:	**7,794**	**6,469**				

ENGINEERING							
Office & Office Support Areas	Public Counter	180	(in Layout)		10	18	180
	Town Engineer Office	270	200	A4	15	18	270
	Assistant Town Engineer Office	144	150	A6	12	12	144
	Project Manager Office	144	150	A6	12	12	144
	Future Growth Office	144	-	A6	12	12	144
	Engineering Open Office (10 Staff)	1,276	1,265	A3	22	58	1,276
	Drawing Vault	560	475		20	28	560
	Active File Storage	168	(in Vault)		12	14	168
	Archive File Storage	144	(in Vault)		12	12	144
	Layout Room	528	344	A10	22	24	528
	~~Conference Room~~	~~———~~	~~———~~		~~12~~	~~16~~	~~192~~
	Meeting/Library Space	224	160		14	16	224
	Survey Equipment Secure Storage	120	100		10	12	120
	~~Lunch Room~~	~~———~~	~~(w/ Admin)~~		~~16~~	~~18~~	~~288~~
	Office Supply Closet	24	25		4	6	24
	Traffic Safety Gear Closet	100	110		10	10	100
	Subtotal:	4,026	2,979				
	Area Grossing Factor (10%):	403	298				
	Circulation (30%):	1,329	983				
	ENGINEERING TOTAL:	**5,757**	**4,260**				

Department Program Requirements

Area	Description	Proposed Size (SF)	Existing Size (SF)	Ref #	Dimensions length	Dimensions width	Area size
FLEET							
Vehicle & Equipment Maintenance	Fleet Supervisor Office	168	50	A5	12	14	168
	Shared Fleet Office & Reference Area	196	290		14	14	196
	Welding Bay	1,375	700	D1	25	55	1,375
	Maintenance Bay	1,210	700	D1	22	55	1,210
	Maintenance Bay	1,210	700	D1	22	55	1,210
	Maintenance Bay	1,210	-	D1	22	55	1,210
	Maintenance Bay	1,210	-	D1	22	55	1,210
	Maintenance Bay	1,210	-	D1	22	55	1,210
	Fluid Storage Room	352	?		16	22	352
	Hydraulic Hose Shop	96	(in bay)		6	16	96
	Secured Tool Storage Area	120	(Parts Stor)		10	12	120
	Maintenance Workshop	160	-		8	20	160
	Battery Storage Area	80	-		8	10	80
	Quick Access Tire Storage & Changing Area	216	-		18	12	216
	Overflow Tire Storage	288	-		12	24	288
	Parts Storage Room	980	515		28	35	980
	Break Room	120	64		10	12	120
	Locker/Shower/Toilet Room (5 lockers, 18" x 24")*	160	-		10	16	160
	Compressor Room	(on mezz)	-		10	14	140
	Subtotal:	10,361	3,019				
	Area Grossing Factor (5%):	518	151				
	Circulation (10%):	1,088	317				
	FLEET TOTAL:	11,967	3,487				
WATER SEWER DRAINS							
Office & Office Support Areas	WSD Superintendent Office	168	192	A5	12	14	168
	Assistant WSD Superintendent Office	144	60	A6	12	12	144
	Shared Inspectors Office (2 workstations)	196	125		14	14	196
	Shared Foreman Office (2-3 workstations)	240	-	A11	15	16	240
	~~File Storage~~	~~———~~	?		~~12~~	~~12~~	~~144~~
Employee Facilities	Men's Locker Room (12 lockers, 18" x 24")*	504	-		21	24	504
	Women's Locker Room (2 lockers, 18" x 24")*	180	-		10	18	180
	Subtotal:	1,432	377				
	Area Grossing Factor (10%):	143	38				
	Circulation (30%):	473	124				
	TOTAL:	2,048	539				
Work Shops & Material Storage	Water Sewer Drains Shop	1,200	985	C1	30	40	1,200
	Stock Room & Loading Dock	1,120	?		28	40	1,120
	Tool & Material Storage	(in shop)	(in shop)		12	16	192
	Subtotal:	2,320	985				
	Area Grossing Factor (5%):	116	49				
	Circulation (10%):	244	103				
	TOTAL:	2,680	1,138				
	WATER SEWER DRAINS TOTAL:	4,727	1,677				

Department Program Requirements

Area	Description	Proposed Size (SF)	Existing Size (SF)	Ref #	Dimensions length	Dimensions width	Area size
HIGHWAY							
Office & Office Support Areas	Highway Superintendent Office	168	146	A5	12	14	168
	Assistant Highway Superintendent Office	144	132	A6	12	12	144
	Shared Foremen Office (2 workstations)	196	400		14	14	196
	Storm Event / Dispatch Room	320	(Shared Off.)	B6	16	20	320
	~~File Storage~~	~~———~~	?		~~12~~	~~12~~	~~144~~
	Paper Storage Closet	24	-		4	6	24
Employee Facilities	Men's Locker Room (14 Lockers, 18" x 24")*	504	-		21	24	504
	Women's Locker Room (2 lockers, 18" x 24")*	180	-		10	18	180
	Subtotal:	1,536	678				
	Area Grossing Factor (10%):	154	68				
	Circulation (30%):	507	224				
	TOTAL:	2,196	970				
Work Shops & Material Storage	Highway Shop	1,200	985	C1	30	40	1,200
	Traffic / Sign Shop	528	710	C2	22	24	528
	Tool & Material Storage	(in shop)	(in shop)		12	16	192
	Subtotal:	1,728	1,695				
	Area Grossing Factor (5%):	86	85				
	Circulation (10%):	181	178				
	TOTAL:	1,996	1,958				
	HIGHWAY TOTAL:	4,192	2,927				
PARKS & FORESTRY							
Office & Office Support Areas	Parks & Forestry Superintendent Office	168	148	A5	12	14	168
	Assistant P & F Superintendent Office	144	140	A6	12	12	144
	Shared P & F Office ("computer lab" for 6)	256	-	A12	16	16	256
	~~Copy/Mail/File & Layout Room~~	~~———~~	~~———~~		~~14~~	~~16~~	~~224~~
	~~Conference Room~~	~~———~~	~~———~~		~~12~~	~~14~~	~~168~~
Employee Facilities	Men's Locker Room (14 Lockers, 18" x 24")*	504	-		21	24	504
	Women's Locker Room (2 lockers, 18" x 24")*	180	-		10	18	180
	Subtotal:	1,252	-				
	Area Grossing Factor (10%):	125	-				
	Circulation (30%):	413	-				
	TOTAL:	1,790	-				
Work Shops & Material Storage	Parks Shop	1,200	985	C1	30	40	1,200
	Forestry Shop	528	-	C1	22	24	528
	Material / Supply Storage	(in shop)	(in shop)		12	10	120
	Fuel Storage	(in shop)	(in shop)		8	4	32
	Hand & Power Tool Storage	216	(in shop)		12	18	216
	Subtotal:	1,944	985				
	Area Grossing Factor (5%):	97	49				
	Circulation (10%):	204	103				
	TOTAL:	2,245	1,138				
	PARKS & FORESTRY TOTAL:	4,036	1,138				

Department Program Requirements

Area	Description	Proposed Size (SF)	Existing Size (SF)	Ref #	Dimensions length	Dimensions width	Area size
BUILDING MAINTENANCE							
Office & Office Support Areas	Building Maintenance Superintendent Office	168	90	A5	12	14	168
	Assistant BMD Superintendent Office	144	155	A6	12	12	144
	Shared Supervisor Office (2-3 workstations)	224	-		14	16	224
	~~Copy/File Storage Room~~	~~———~~	?		~~12~~	~~12~~	~~144~~
	Tablet Charging Area	40	-		4	10	40
Employee Facilities	Men's Locker Room (14 Lockers, 18" x 24")*	504	-		21	24	504
	Women's Locker Room (2 lockers, 18" x 24")*	180	-		10	18	180
	Subtotal:	1,260	245				
	Area Grossing Factor (10%):	126	25				
	Circulation (30%):	416	81				
	TOTAL:	1,802	350				
Work Shops & Material Storage	HVAC Shop	1,120	1,300	C3	28	40	1,120
	Plumbing Shop	1,120	(Shared)	C3	28	40	1,120
	Electrician Shop	1,120	(Shared)	C3	28	40	1,120
	Carpentry Shop	1,120	1,500	C3	28	40	1,120
	Craftworker Shop	1,120	1,270	C3	28	40	1,120
	Material Storage & Loading Dock Area	528	3,200		22	24	528
	Tool Storage	192	440		12	16	192
	Subtotal:	6,320	7,710				
	Area Grossing Factor (5%):	316	386				
	Circulation (10%):	664	810				
	TOTAL:	7,300	8,905				
	BUILDING MAINTENANCE TOTAL:	9,101	9,255				
RECYCLING & SOLID WASTE							
Office & Office Support Areas	RTS Public Lobby & Counter	168	670	A5	12	14	168
	RTS Superintendent Office	168	255	A5	12	14	168
	Assistant RTS Superintendent Office	144	(incl. abv.)	A6	12	12	144
	Shared RTS Office (4 workstations)	256	(incl. abv.)		16	16	256
Employee Facilities	Men's Locker Room (8 Lockers, 18" x 24")*	504	670		21	24	504
	Women's Locker Room (1 lockers, 18" x 24")*	180	(incl. abv.)		10	18	180
	Subtotal:	1,420	925				
	Area Grossing Factor (10%):	142	93				
	Circulation (30%):	469	305				
	TOTAL:	2,031	1,323				
Maintenance	RTS Maintenance Shop (existing to remain)	-	1,390		~~40~~	~~40~~	~~1,600~~
	Subtotal:	-	1,390				
	Area Grossing Factor (5%):	-	70				
	Circulation (10%):	-	146				
	TOTAL:	-	1,605				
	RECYCLING & SOLID WASTE TOTAL:	2,031	2,928				

Department Program Requirements

Area	Description	Proposed Size (SF)	Existing Size (SF)	Ref #	Dimensions length	Dimensions width	Area size
UTILITY ROOMS (per building/facility)							
Shared Employee Facilities	Training / Muster Room	528			22	24	528
	Laundry Room	80			8	10	80
	Wet Gear Area	108			6	18	108
	Garment Storage Closet	80			8	10	80
	Bunk Room / Cot Storage	500		B5	20	25	500
Utility Space	Main Electric Room	140			10	14	140
	Plumbing/Fire Protection Room	192			12	16	192
	Mechanical Room	216			12	18	216
	Tel / Data Room	144			12	12	144
	BDA Room	24			4	6	24
	Renewable Energy Storage Room (*potential)	288			12	24	288
	Subtotal:	2,300					
	Area Grossing Factor (10%):	230					
	Circulation (30%):	759					
	SHARED & UTILITY TOTAL per building:	**3,289**					
WASH AREA	Wash Bay	1,540	-	E1	28	55**	1,540
	Wash Equipment Room	144	-	E1	8	18	144
	Subtotal:	1,684	-				
	Circulation:	n/a	n/a				
	WASH AREA TOTAL:	**1,684**	**-**				
VEHICLE & EQUIPMENT STORAGE	Fleet Division Storage***	6,840	?		95	72	6,840
	Highway Fleet Storage***	15,200	11,100		95	160	15,200
	Water Sewer Drains Fleet Storage***	16,150	?	F1	95	170	16,150
	Parks & Forestry Fleet Storage***	6,840	?		95	72	6,840
	Building Maintenance Fleet Storage***	10,450	1,370		95	110	10,450
	Recycling & Solid Waste Fleet Storage***	4,275	-		95	45	4,275
	Engineering Fleet Storage***	320	-		16	20	320
	Subtotal:	60,075	12,470				
	Area Grossing Factor (5%):	3,004	624				
	Circulation:	n/a	n/a				
	TOTAL:	**63,079**	**13,094**				

DPW & BUILDING MAINTENANCE GRAND TOTAL:	**117,657**	**45,235**

Department Program Requirements

Area	Description	Proposed Size (SF)	Existing Size (SF)	Ref #	Dimensions length	Dimensions width	Area size
OPEN CANOPY STORAGE	Parks & Forestry Trailer & Equip. Canopy	2,520	1,500		30	84	2,520
	Water Sewer Drains Trailer & Equip Canopy	2,520	1,500		30	84	2,520
	Building Maintenance Trailer & Equip Canopy	1,680	-		30	56	1,680
	Highway Trailer & Equip. Canopy	3,360	1,700		30	112	3,360
	TOTAL:	10,080	4,700				

Notes:

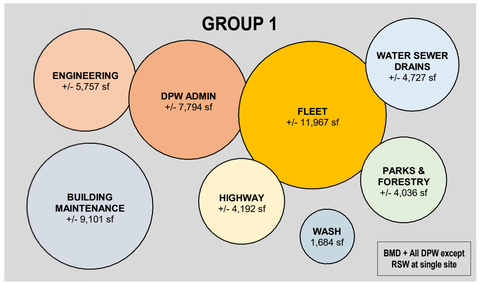
1. Existing square footage taken as general guideline given existing documentation. If space usage could not be determined, spaces were combined so totals still reflected a ballpark estimate of the Department's allocated space.

* Gendered locker room facilities may be replaced with gender inclusive approach.
** Confirm length is adequate for largest Town vehicle (assumed to be a ladder truck).
*** Fleet verification is pending to determine each department's specific space needs and the Cogswell Building's use.

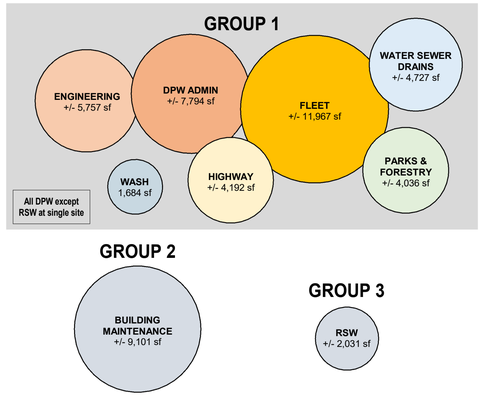
APPENDIX F

User Grouping “Scenarios”

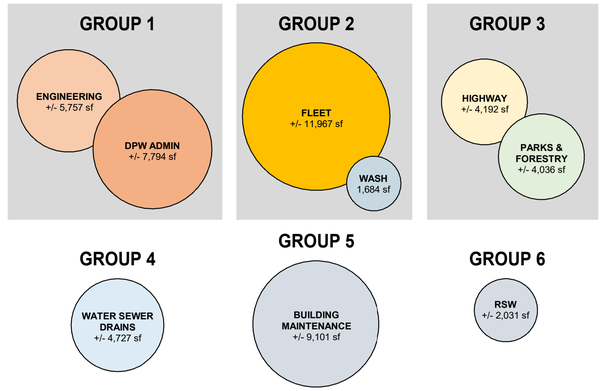
SCENARIO 1: Consolidated - Option A



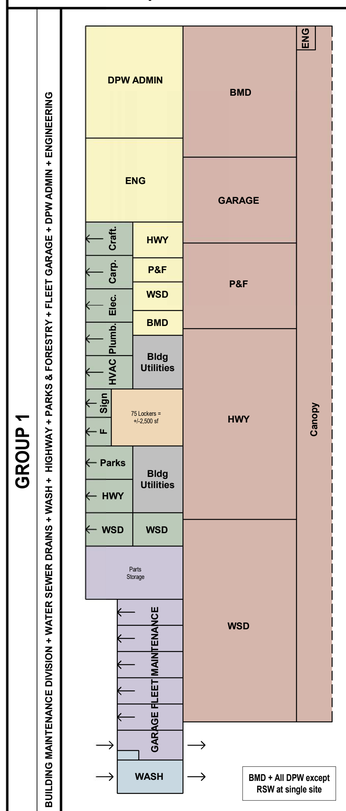
SCENARIO 1: Consolidated - Option B



SCENARIO 2: Satellite by Department



SCENARIO 1 - Option A: Consolidated



LOCATIONS

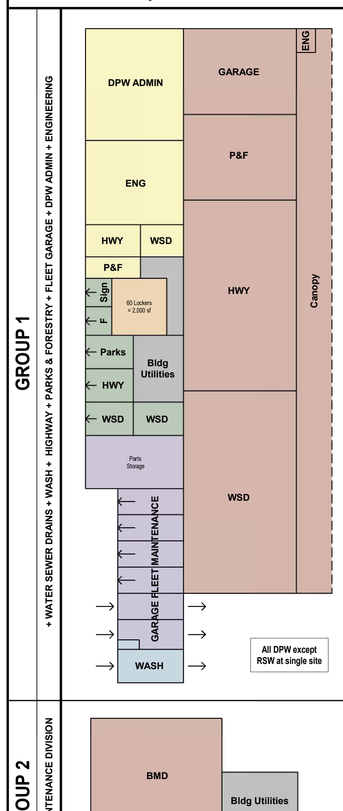
A. Parcel 74
B. 470 Dedham
(demo all existing ops)

+/- 121,400 SF

A. RTS & Cogswell Building
+ upgrades
+ renovation / addition

+/- 9,000 SF proposed total &
+/- 1,390 SF existing

SCENARIO 1 - Option B: Consolidated



LOCATIONS

A. Parcel 74
B. 470 Dedham
(demo all existing ops)

+/- 99,850 SF proposed total

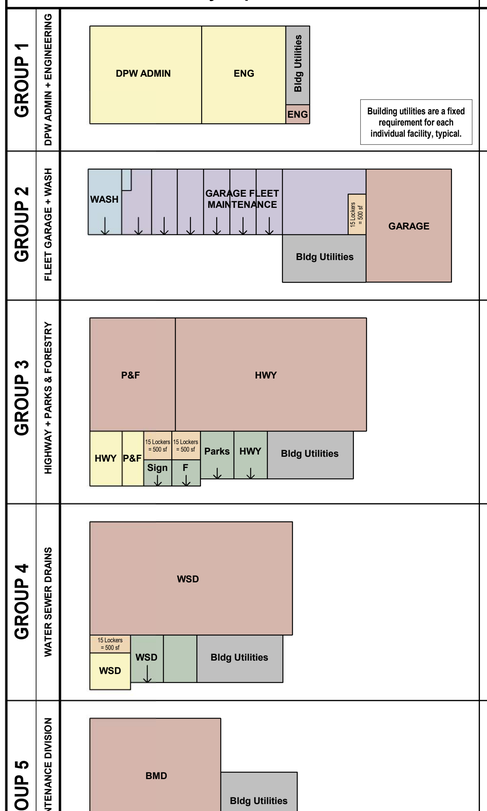
A. Daley Building (existing)
+ upgrades
B. Parcel 74
C. 470 Dedham (all new, if DPW at Parcel 74)

+/- 20,600 SF proposed total

A. RTS & Cogswell Building
+ upgrades
+ renovation / addition

+/- 9,000 SF proposed total &
+/- 1,390 SF existing

SCENARIO 2: Satellite by Department



LOCATIONS

A. 500 Dedham (existing)
+ renovation
B. 470 Dedham (all new)

+/- 15,200 SF proposed total

A. 470 Dedham (existing)
+ upgrades
B. Parcel 74
C. RTS & Cogswell Building
+ upgrades
+ offsite storage

+/- 22,500 SF proposed total

A. 470 Dedham (existing)
+ upgrades
+ offsite storage
B. Parcel 74

+/- 31,440 SF proposed total

A. 470 & 484 Dedham
(existing)
+ upgrades
+ offsite storage
B. Parcel 74
C. RTS Site

+/- 22,850 SF proposed total

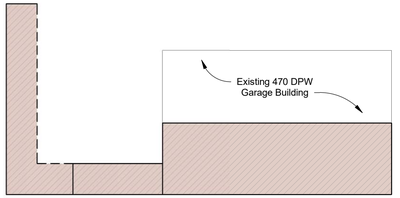
A. Daley Building
+ upgrades
B. Parcel 74
C. 470 Dedham (all new)

+/- 20,600 SF proposed total

A. RTS
+ upgrades
B. Cogswell Building
+ renovation / addition

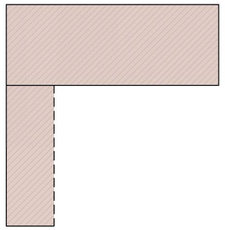
+/- 9,000 SF proposed total &
+/- 1,390 SF existing

EXISTING DPW STORAGE GARAGES (For Reference)



1. DPW Garage at 470 Dedham
~1,950 SF of enclosed small vehicle garage storage
~11,520 SF of enclosed large vehicle garage storage
~13,470 SF total enclosed garage storage
~4,490 SF of canopy storage

2. 6-Bay Garage at 470 Dedham
~4,900 SF of enclosed garage storage



3. Cogswell Seasonal Storage Building at 1421 Central Ave
~11,883 SF of enclosed garage storage
~5,084 SF of canopy storage

PROPOSED PROGRAM LEGEND:

- OFFICES & OFFICE SUPPORT AREAS
- EMPLOYEE FACILITIES
- WORKSHOPS
- VEHICLE MAINTENANCE
- WASH BAY
- VEHICLE STORAGE
- CANOPY
- UTILITIES

EXISTING PROGRAM LEGEND:

- VEHICLE MAINTENANCE
- VEHICLE STORAGE

0' 30' 60' 120'
SCALE: 1" = 60'

TOWN OF NEEDHAM

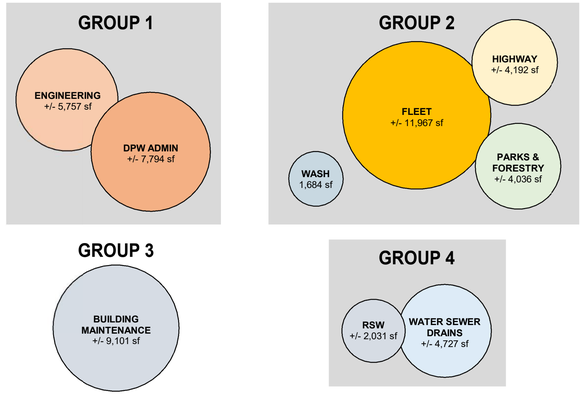
DPW + BMD Feasibility Study & Master Plan

SITE SCENARIOS 1A, 1B & 2

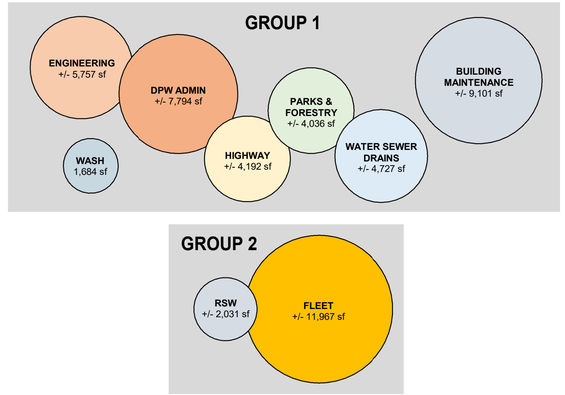
May 11, 2023

Weston & Sampson

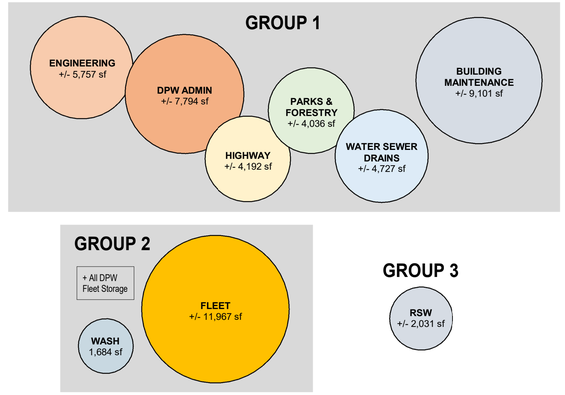
SCENARIO 3 - Option A - Hybrid by Storm Events



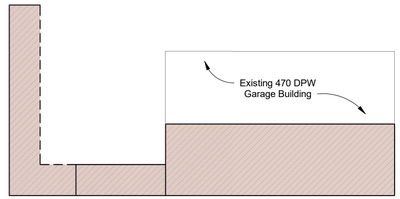
SCENARIO 3 - Option B - Hybrid by Maintenance



SCENARIO 3 - Option C - Hybrid by Space Type



EXISTING DPW STORAGE GARAGES (For Reference)



1. DPW Garage at 470 Dedham
~1,950 SF of enclosed small vehicle garage storage
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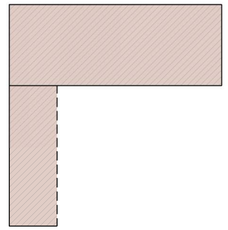
~13,470 SF total enclosed garage storage
~4,490 SF of canopy storage

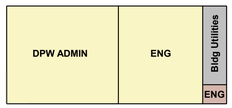
2. 6-Bay Garage at 470 Dedham
~4,900 SF of enclosed garage storage



3. Cogswell Seasonal Storage Building at 1421 Central Ave
~11,883 SF of enclosed garage storage
~5,084 SF of canopy storage

SCENARIO 3 - Option A - Hybrid by Storm Events

GROUP 1 — DPW ADMIN + ENGINEERING



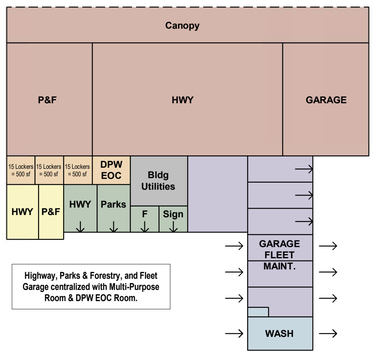
Building utilities are a fixed requirement for each individual facility, typical.

LOCATIONS

A. 500 Dedham + renovation
B. 470 Dedham (all new)

+/- 15,200 SF proposed total

GROUP 2 — HIGHWAY + PARKS & FORESTRY + FLEET GARAGE + WASH



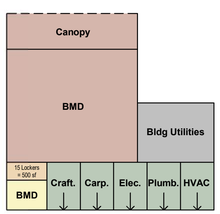
Highway, Parks & Forestry, and Fleet Garage centralized with Multi-Purpose Room & DPW EOC Room.

LOCATIONS

A. 470 Dedham (existing) + upgrades + offsite storage
B. Parcel 74

+/- 52,000 SF proposed total

GROUP 3 — BUILDING MAINTENANCE DIVISION



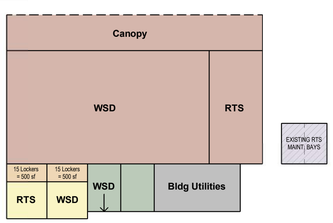
*Could BMD benefit from use of the DPW EOC Room or having a similar set up? If so, could combine with above layout.

LOCATIONS

A. Daley Building + upgrades
B. 470 Dedham (all new)

+/- 20,600 SF proposed total

GROUP 4 — RECYCLING & SOLID WASTE + WATER SEWER DRAINS



RSW + WSD Employee Facilities, Shops, and Vehicle Storage combined at RTS.

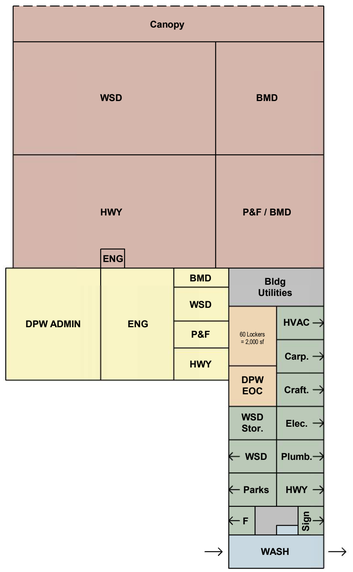
LOCATIONS

A. RTS + Cogswell Building + upgrades + renovation / addition

+/- 29,000 SF proposed total &
+/- 1,390 SF existing

SCENARIO 3 - Option B - Hybrid by Maintenance

GROUP 1 — DPW ADMIN + ENGINEERING + HIGHWAY + PARKS & FORESTRY + WATER SEWER DRAINS + BUILDING MAINT. DIVISION



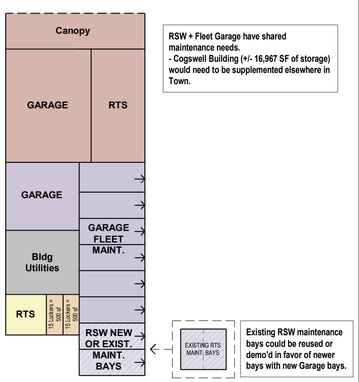
DPW & BMD Admin, Employee Facilities, and Shop Spaces at one facility
- including bulk material storage

LOCATIONS

A. Parcel 74
B. 470 Dedham (all new)

+/- 95,160 SF proposed total

GROUP 2 — RECYCLING & SOLID WASTE + FLEET GARAGE



RSW + Fleet Garage have shared maintenance needs.
- Cogswell Building (+/- 16,967 SF of storage) would need to be supplemented elsewhere in Town.

Existing RSW maintenance bays could be reused or demo'd in favor of newer bays with new Garage bays.

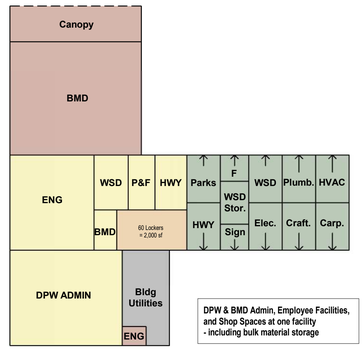
LOCATIONS

A. RTS & Cogswell Building + upgrades + renovation / addition

+/- 31,060 SF proposed total

SCENARIO 3 - Option C - Hybrid by Space Type

GROUP 1 — DPW ADMIN + ENG. + HIGHWAY + PARKS & FOR. + WATER SEWER DRAINS + BMD



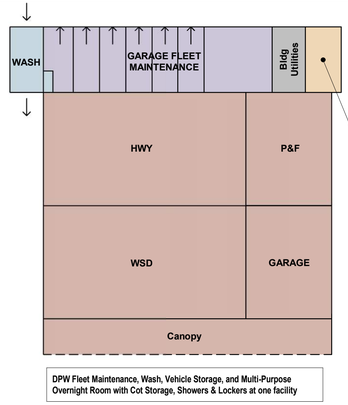
DPW & BMD Admin, Employee Facilities, and Shop Spaces at one facility
- including bulk material storage

LOCATIONS

A. Parcel 74
B. 470 Dedham (all new)

+/- 44,380 SF proposed total

GROUP 2 — FLEET GARAGE + WASH + DPW VEHICLE STORAGE



1. Garage staff Locker Room
2. Multi-Purpose Room
+ Cots for Storm Events
+ Showers
+ Lockers

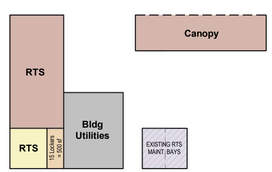
DPW Fleet Maintenance, Wash, Vehicle Storage, and Multi-Purpose Overnight Room with Cot Storage, Showers & Lockers at one facility

LOCATIONS

A. 470 & 484 Dedham
B. Parcel 74

+/- 68,100 SF proposed total

GROUP 3 — RECYCLING & SOLID WASTE



LOCATIONS

A. RTS & Cogswell Building + upgrades + renovation / addition

+/- 9,000 SF proposed total &
+/- 1,390 SF existing

PROPOSED PROGRAM LEGEND:

- OFFICES & OFFICE SUPPORT AREAS
- EMPLOYEE FACILITIES
- WORKSHOPS
- VEHICLE MAINTENANCE
- WASH BAY
- VEHICLE STORAGE
- CANOPY
- UTILITIES

EXISTING PROGRAM LEGEND:

- VEHICLE MAINTENANCE
- VEHICLE STORAGE

0' 30' 60' 120'
SCALE: 1" = 60'

TOWN OF NEEDHAM

DPW + BMD Feasibility Study & Master Plan

SITE SCENARIOS 3A, 3B & 3C

May 11, 2023

Weston & Sampson

SCENARIO		User Groups	Highlights	Pros *(Town comments in italics)*	Cons *(Town comments in italics)*	Additional Town Notes	Fatal Flaw or Improvement Points
1A - Consolidated	**1**	DPW Admin; Engineering; Fleet Maintenance; Water Sewer Drains; Highway; Parks & Forestry; Wash Bay; Building Maintenance	Operationally efficient for DPW; BMD can make use of shared or similar spaces as DPW operations.	*- Consolidates all possible DPW and BMD divisions into a single facility (does not currently exist)* *- Operationally preferred to have all DPW divisions colocated*	*- Overall concern regarding residents' reaction to Parcel 74; W&S to research other sites in town that can accommodate a consolidated facility, including 470 Dedham Ave*	*- BMD does not need to be colocated with other DPW divisions* *- W&S to research sites other than Parcel 74 in town that can accommodate a consolidated facility, including 470 Dedham Ave*	Operationally preferred but concerns regarding location and capital planning
	2	Recycling & Solid Waste	RSW must remain at the existing RTS.				
1B - Consolidated	**1**	DPW Admin; Engineering; Fleet Maintenance; Water Sewer Drains; Highway; Parks & Forestry; Wash Bay	Operationally efficient for DPW to be in a single facility.	*- Consolidates all possible DPW divisions into a single facility (does not currently exist)* *- Operationally preferred to have all DPW divisions colocated*	*- Overall concern regarding residents' reaction to Parcel 74*	*- W&S to research sites other than Parcel 74 in town that can accommodate a consolidated facility, including 470 Dedham Ave*	Operationally preferred but concerns regarding location and capital planning; operationally and financially works to have BMD separate
	2	Building Maintenance	BMD is operationally independent and does not need to be colocated w/ DPW.	*- Operationally, this works well (similar to current set up)*			
	3	Recycling & Solid Waste	RSW must remain at the existing RTS.				
2 - Satellite by Department	**1**	DPW Admin; Engineering	Division are already adjacent; doesn't make operational sense to separate.				Offers best phasing and capital planning option for Town
	2	Fleet Maintenance; Wash Bay	It would be efficient construction to have the Wash Bay built with maintenance; operationally, washing is also a part of fleet maintenance.			*- Wash can located with any DPW program and at any location in town*	
	3	Highway; Parks & Forestry	Operational similarities; both divisions make use of Storm Event Room and overnight accommodations.				
	4	Water Sewer Drains	WSD has half of its staff and fleet stationed full time off site, making the operation space needs smaller than other DPW divisions.				
	5	Building Maintenance	BMD is operationally independent and does not need to be colocated w/ DPW.	*- Operationally, this works well (similar to current set up)*			
	6	Recycling & Solid Waste	RSW must remain at the existing RTS.				
3A - Hybrid by Storm Events	**1**	DPW Admin; Engineering	Division are already adjacent; doesn't make operational sense to separate.				Reduced scale of each facility is favorable for funding and phasing; makes good use of operational efficiencies and similarities.
	2	Fleet Maintenance; Wash Bay; Highway; Parks & Forestry	Colocation of all division that operate during Storm Events for operational efficiencies; consolidation of most or all emergency/ overnight accommodations for on-call DPW staff.	*- Operationally beneficial* *- No temporary operations needed if new facility is not located at 470 Dedham*		*- Wash can located with any DPW program and at any location in town* *- DPW Admin could be added to this group*	
	3	Building Maintenance	BMD is operationally independent and does not need to be colocated w/ DPW.	*- Operationally, this works well (similar to current set up)*			
	4	Recycling & Solid Waste; Water Sewer Drains	RSW must remain at the existing RTS; WSD has less space needs and could use a portion of the RTS site or the Cogswell Building to operate out of (location in Town is less fixed than other divisions).	*- Operationally, groups are separate and can operate different portions of the site*	*- Traffic concerns at Central Ave for increased staff at RTS*	*'- Could Fleet Maintenance be swapped for WSD at RTS?*	

SCENARIO		User Groups	Highlights	Pros *(Town comments in italics)*	Cons *(Town comments in italics)*	Additional Town Notes	Fatal Flaw or Improvement Points
3B - Hybrid by Maintenance	**1**	DPW Admin; Engineering; Wash Bay; Highway; Parks & Forestry; Water Sewer Drains; Building Maintenance	Most DPW divisions consolidated for efficient grouping; Wash Bay located with majority of DPW fleet.		*- BMD does not need to be colocated with other DPW divisions; could be broken out in interest of phasing unless specific adjacency need is identified*	*- Wash can located with any DPW program and at any location in town (more expensive)*	Good use of operational efficiencies and similarities; BMD could be broken out for phasing
	2	Recycling & Solid Waste; Fleet Maintenance	RSW must remain at the existing RTS; both RSW and Fleet Maint have maint bay space needs and could combine for efficiency; or Cogswell Bldg could be retrofitted for Fleet Maint operations.	*- Operationally, groups are separate and can operate different portions of the site* *- Fleet staff does not leave site; no added traffic to Central Ave*			
3C - Hybrid by Space Type	**1**	DPW Admin; Engineering; Highway; Parks & Forestry; Water Sewer Drains; Building Maintenance	Groups all admin and shop spaces across DPW and BMD; fleet storage would be consolidated at Fleet Maint/Wash facility for efficiency of maintenance; BMD fleet storage on-site b/c not used in emergencies.		*- Having department operations and fleet storage split is not ideal for any division*		Does not make sense operationally to have fleet separated for personnel **ELIMINATED**
	2	Fleet Maintenance; Wash Bay; DPW fleet storage	Groups Fleet Maint and Wash together at single location with emergency/ overnight facilities located with DPW fleet storage.			*- Wash can located with any DPW program and at any location in town*	
	3	Recycling & Solid Waste	RSW must remain at the existing RTS.				

Overall scenario notes:
- There was discussion about whether other departments in the PSAB should relocate with DPW Admin to another facility as the PSAB was designed with these adjacencies in mind.
- If most DPW operations are remote from DPW Admin, Assistant Superintendents may be stationed with work force staff while Superintendents remain with DPW Admin to strengthen the communication link between the remote operations.
- BMD does not need to be included with DPW operations at all – may benefit most from a phasing/capital standpoint to keep BMD separate as a more flexible piece.
- Fleet Maintenance being separated from other DPW operations is not an issue and may be helpful/preferred since they are operationally very different and already separate.
- The possibility of joint/regional DPW facility with Dedham (near 128) and/or Wellesley RTS was discussed.

Color Key
Green box = favorable approach
Yellow box = approach requires edits, but has potential
Red box = unfavorable approach

APPENDIX G

Existing Site and Facility Analyses

100 Foxborough Boulevard, Suite 250 Foxborough, MA 02035
Tel: 508-698-3034

M E M O R A N D U M

TO: Town of Needham

FROM: Daniel G. Tenney III, AIA

DATE: As observed July 28, 2023

SUBJECT: Needham Building Maintenance Division Facility Assessment

DALEY BUILDING
719 Highland Avenue / 257 Webster Street

General Description

The Daley Building is a single-story general-purpose structure which contains several trade shops, storage, garage, and general support spaces. There are multiple overhead doors and single-leaf personnel doors. There is a single recessed loading dock at the Northeast corner.

The building appears to have been originally constructed in ca. 1959-1960, in an "L" shaped configuration of approximately 6,400 Gross Square Feet (GSF), on a single level. Later additions filled in the original "L" and added a small garage at the Northwest corner, for a current total floor area of approximately 10,880 GSF. There is no basement or attic.

The allocation of interior spaces reflects past patterns of use and does not consistently match current Division needs for operational, storage, utility, and staff function. Re-configuration of the interior space plan is generally possible within the basic layout and structural constraints of the building.

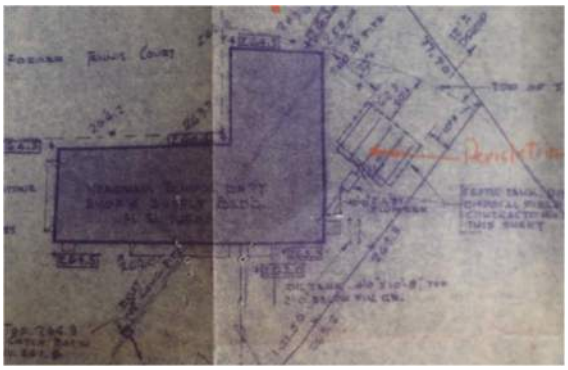
The depressed exterior loading dock is no longer operationally useful.

Site Elements: A detailed assessment of the site and its conditions is beyond the scope of this report; however, several items were noted which may affect future planning for the continued use of the facility. These include:

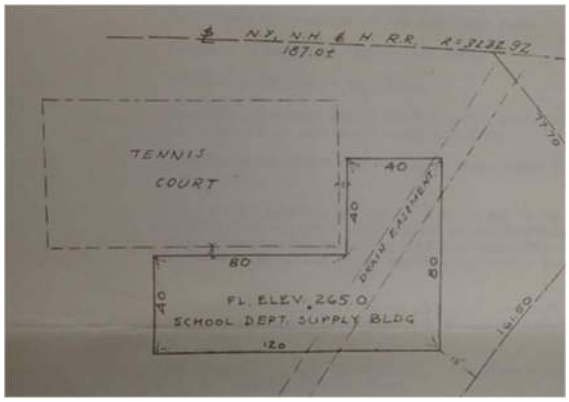
Loading Dock – The recessed loading dock is in generally good condition but is no longer needed for Division operations and complicates vehicle access and circulation.

Septic System – Available drawings (subsequent to original construction but undated) show an on-site sanitary disposal field near the North side of the building. No information was available regarding the condition or regular maintenance of this system.

Underground Storage Tank – Similarly, available drawings (subsequent to original construction but undated) show a 4'-0" x 10'-8" (nominal 1,000gal.) underground fuel-oil storage tank near the Northeast corner of the building. Fill and vent fittings were not immediately visible. No information was available regarding the status, age and condition of this tank. (We note that there are two active fuel oil tanks located inside the building).



Substructure: Foundations were not observable, and no existing design drawings or specifications were available for review. It is assumed that all areas of the building are supported on conventional shallow footings. The first floor is a concrete slab-on-grade. No signs of subsurface deterioration or differential settlement were observed. Available drawings indicate that a drainage easement passes diagonally through building footprint, running generally Northeast.



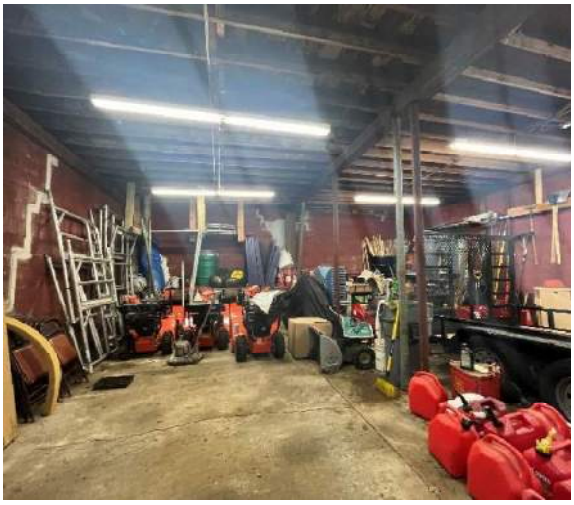
Superstructure: Most interior areas are unfinished, so structural floor, wall and roof elements are generally visible. All portions of the building have cast-in-place concrete slab-on-grade floors, which appeared to be in good serviceable condition. All sections of the portions of the building have exterior and interior masonry bearing walls, primarily CMU with exposed brick at the East and South sides. There were no observed signs of significant structural distress or failure, although some

settlement cracking was observed at the CMU walls at the North side of the building and at the Northwest "L" (attached garage). The presence and/or capacity of any reinforcement in the CMU walls is not known.

The roof structure at the main portion of the building (original "L" and infill area) is generally visible from underneath and consists of steel bar joists supporting a corrugated steel deck. The joists typically span 40'-0" (nominal, out-to-out) and bear on the CMU walls.

The low-slope roof of the Northwest garage "L" is framed with 2x rafters, supported on wood ledgers at the CMU walls and a central beam carried by tubular steel columns. The roof deck appears to be plywood.

The construction of the Northwest "L" is of a noticeably lower standard than the rest of the building and includes some supplemental CMU reinforcing elements at the interior, suggesting past distress or failure. Its slab-on-grade floor shows some cracking and has embedded wood strips (possibly 2x lumber on-edge) which may have been placed as pour stops or levelling grounds.



For the purposes of this report, it is assumed that all structural elements were in conformance with applicable building codes at the time of construction.

Exterior Envelope:

Roof – All roof areas are low-slope and covered with an elastomeric membrane system. It is assumed that this is a PVC material, but details of its attachment, underlayment, insulation, age and condition were not verified. No insulation was visible below the exposed roof deck anywhere inside the building. The main roof (of the original "L") has internal drains, although the exact number and configuration was not confirmed. It is likely that overflow drainage occurs at low or minimal parapets rather than plumbed overflow drains. The roof of the 40' x 80' infill area is slightly lower than the roof of the original "L" and drains away to a gutter along the West wall with several downspouts. The separate low-slope roof section over the Northwest garage "L" drains away to a gutter with a single downspout. There is a single inboard brick chimney above the mechanical room. No specific issues with roof leakage or other failure were reported.

Walls – The exterior brick and CMU walls are in generally sound condition, although general cleaning, repointing and/or repainting may be appropriate. There is no indication of any thermal insulation or isolation cavity within the walls, so their thermal performance can be expected to be poor. There are small areas of wood fascia above the CMU at the North and South sides of the Northwest garage "L", and these are in fair to poor condition.

Exterior Openings:

Entry doors – There is a single entry/egress door at the Southeast corner and an exit-only door at the Northeast. Both are in fair but worn condition, with some progressive corrosion of door bottoms and frames. Thresholds do not meet ADA/MAAB accessibility standards. Frames are not thermally-broken.

Sectional Overhead Doors – There are 12 metal sectional overhead doors, typically 10'-0" H except 8'-0" high at the rear garage. The 4 doors at the East side of the building have vision panels. All are manually operated and appear to be in good serviceable condition.

Windows – There are multiple steel-framed, single-glazed windows in a 4-panel (3 fixed over 1 inswing hopper) configuration. These are certainly original to the 1959-60 construction and appear weathertight but in overall poor condition. They are not thermally broken and can be expected to have substandard thermal performance. This same window type is present at some interior locations which were part of the original "L" shaped building.

Wall Louvers – none observed.

Interior Construction & Finishes: The building interior is subdivided by full-height concrete masonry unit (CMU) walls, most of which are load-bearing. There are also lower partitions of mixed construction which enclose smaller functional spaces, as well as isolated mezzanines of miscellaneous construction and wire-mesh security partitions. All are in serviceable condition.

There are limited areas of applied interior finishes (such as ceilings, gypsum board or other walls, carpet or tile flooring, etc.). The observed conditions were generally fair and serviceable.

Means of Egress: There are no interior exit corridors, exit signs or emergency lighting. Egress paths (unmarked) typically pass through adjoining spaces, which may represent a hazard depending on specific occupancy. The length of travel to one of the two exterior doors may be excessive from the more remote areas of the building.

Building Systems:

Fire Protection: No sprinkler system is present. Wall-mounted fire extinguishers were noted at several locations.

Plumbing: No deficiencies in the plumbing system were noted or reported. However, the single toilet room does not generally conform to ADA and MAAB requirements. In addition, the overall quantity of toilet rooms and fixtures should be verified against 248 CMR (MA Plumbing Code) requirements and the expected composition of staff and public users. This should address the largest anticipated occupant load for Division meetings or group training sessions.

Mechanical: There is a central H.B. Smith cast-iron oil-fired steam boiler in the Mechanical room at the North wall, capable of burning normal fuel oil and waste oil. It is fed from a pair of free-standing oil tanks and a single waste-oil tank located in the adjacent open storage area. Steam is piped to

multiple unit heaters and convectors, with separate condensate return piping.is portion of the complex is heated by a ducted warm-air system, with heated water supplied by the central oil-fired boiler. Fresh-air makeup provisions, if any, were not noted. It is assumed that exhaust air is extracted directly by ducted fans in toilet room and kitchen areas. Some second-floor areas are cooled by window-type air conditioners. No central air conditioning was noted.

There is no mechanical heating, ventilating, or cooling at the Northwest garage "L".

Electrical: The main overhead electric service enters the East side of the building near the loading dock. The meter is mounted on the exterior wall below. Service is understood to be 200-amp, 120/240v single-phase, feeding a single 22-circuit interior distribution panel. This equipment appears to be original. There is no emergency or standby generator.

The interior distribution panel and branch circuits appear to be in serviceable conditions. Limited GFCI receptacles were noted. The 200-amp service appears undersized for potential plug loads in this facility, including power tools, welders, and other customary shop equipment.

Lighting in most areas has been upgraded and appears generally adequate. Lighting controls and emergency operation were not verified.

Alarms/Communications: No fire alarms, heat or smoke detectors were noted. Incoming and outgoing telephone, data, cable or other services, connections and capacities were not reviewed.

Accessibility: The building is partly accessible to persons with disabilities, although certain non-conforming conditions were observed. These include:

- Accessible route (Main Entrance) – broken asphalt paving and raised concrete door landing do not meet ADA/MAAB standards.
    - There is no pavement marking for accessible parking space(s). At least one van-accessible space is required.
- Entry door threshold – at the single (West) building entrance door, the threshold exceeds the requirement permitted under ADA and MAAB standards.
- Door clearances, hardware, and operation – there are several locations where the ADA/MAAB-required latch/pull and latch/push clearances were not present. Door hardware is typically ADA-compliant lever-type. Opening force on doors with closers was not assessed.
- Toilet facilities – The single toilet room is not accessible. There does not appear to be sufficient space in the room to accommodate the required ADA-compliant fixtures and clearances.
- Kitchen Facilities – There are no actual kitchen facilities, although there is a counter and microwave in the conference/break room; no plumbing.

Functionality / Operations: This satellite facility of the DPW is generally usable for its required functions, although certain inherent deficiencies and conflicts were noted. These include the following:

- Outdated interior space allocation
- Insufficient office/desk space
- Lack of general employee facilities (locker room, showers, etc.)
- Lack of accessible facilities generally
- Limited employee toilet facilities
- Possible egress deficiencies – interior travel distances, etc.
- No sprinkler system
- No standby generator – facility can't operate in a power failure.
- No alarm system

RECOMMENDATIONS

Exterior/Site

Loading Dock: The recessed loading dock is not needed for current or anticipated use and poses a site obstruction and safety risk on site. It should be removed in its entirety (including retaining walls, steps, and railing) and filled in. The overhead door may be retained or modified as needed for the updated interior space arrangement.

Septic System: The septic system should be inspected for functional condition and conformance with applicable Title V requirements, and to confirm that no floor drains or stormwater are connected to it. Connection of the building to the municipal sewer and removal of the septic system is recommended. This will eliminate the need for a tight tank.

Underground Storage Tank: This tank (shown on earlier drawings) may or may not be present. Current fuel oil storage is in two interior AST's, and there is no indication that the exterior UST is active. In any case, this status of the UST should be confirmed and, if present, it should be removed.

Building Superstructure

Northwest "L": This added-on portion of the building is in poor structural condition and not suitable for repairs or renovation. Code compliance will be impractical, and we recommend the structure be removed. A new garage or open storage canopy can be added if the operational program requires; these should be structurally independent of the main building.

General: With the exception of the Northwest "L", noted above, the general condition of the building structure is good. Subject to further detailed inspection, local repairs or reinforcement may be needed at limited areas of the floor slab, walls and roof structure. It is recommended that any structural modifications be limited to avoid the need for code-required structural analysis and

upgrades. This will include limiting any new loads to be added to the superstructure, including sprinkler piping, mechanical equipment, photovoltaic or thermal solar arrays, thicker roof insulation, etc.

Building Envelope

Roof: The roof assembly should be evaluated for overall condition and insulation performance and upgraded to the best practical extent. Care should be taken to avoid adding excessive weight which may trigger the need for structural analysis and upgrades. Given the age of the building, some repair or replacement-in-kind of steel decking, copings and flashings, and associated masonry should be expected.

Walls: Adding insulation to the exterior walls is highly recommended for comfort, energy efficiency and code compliance. An applied exterior insulation system (such as synthetic stucco, or rigid insulation with composite or metal siding will offer the best thermal performance and can be effectively connected to low-slope roof insulation for a continuous thermal envelope. However, durability of the lower portions of the exterior wall may be problematic due to active vehicle and pedestrian traffic. Alternatively, insulation can be added to the interior face of the existing walls. This is likely to be less expensive but will also be less thermally efficient due to the difficulty of achieving a continuous roof/wall system, and thermal bridging at perpendicular interior walls.

Exterior Openings

Personnel Doors: doors and frames should be replaced with ADA-compliant, thermally efficient units. As noted under Code Compliance, below, one or more additional doors may be needed to provide code-compliant egress. This may be accommodated by modifying one or more existing overhead door (OHD) openings; creating new openings in the existing load-bearing masonry walls is generally not recommended.

Overhead Doors: Replacement of the existing OH sectional doors with more energy-efficient insulated units is recommended. Glazing panels can be provided for daylighting and site visibility. Power operation of OH doors is recommended for safety and remote opening/closing.

Windows: All exterior windows should be replaced with energy-efficient, thermally-broken insulated aluminum units. Operable sash can match the configuration of the original steel units.

Interior Construction

Existing load-bearing masonry walls should be left intact, with minimal structural modification. New non-structural partitions and associated elements can be constructed where needed to support new operational requirements; in general, these should be of lightweight materials to avoid concentrated loads on the existing floor slab. The weight of new finished ceilings or other elements should be supported from the floor where possible, in order to avoid adding loads to the existing roof.

Plan and functional adjustments

As noted above, alterations to existing load-bearing elements should generally be avoided so as not to trigger code-required structural analysis and upgrades.

Accessibility

ADA-compliant parking, signage and access to the primary building entrance should be provided; site conditions appear to easily allow this. Publicly accessible areas of the building should be made fully accessible; in addition, it is recommended that all spaces and functions in the building be made ADA-compliant or easily adaptable to accommodate future staff needs and avoid potential claims.

Code Compliance – Life Safety:

The limited number of egress doors and consequent travel distances within the building may represent a life-safety risk, regardless of whether this configuration was code-compliant at the time of original construction. A detailed evaluation of egress paths within the building, potentially hazardous areas and overall exit capacity is recommended. The installation of a sprinkler system as recommended below may ease the length-of-travel requirements and reduce risk.

Building Systems

Fire Protection: the installation of a full NFPA-13-compliant sprinkler system is recommended. While not strictly required by code, this will provide an additional level of safety and reduced risk to the Town. Major sprinkler piping and related components should be supported on the floor or walls where possible to minimize added structural loads on the roof assembly.

Plumbing: additional toilet rooms, as well as staff showers, kitchen facilities, services sinks, etc., as appropriate, will be needed to support updated space planning and operations. Where not already present, floor drains will be needed in any shop or garage areas that are vehicle-accessible and shall drain through an oil-water separator to a monitored tight tank (if the building remains on its local septic system) or to a municipal sewer discharge (recommended. Due to the age of the building, any underground stormwater, waste, or vent piping to be re-used should be inspected and replaced as necessary.

Heating, Ventilating and Air Conditioning: The existing systems do not meet current standards for energy efficiency, ventilation, and indoor air quality. The oil-fired steam heating system, while functional, is inefficient and cannot be relied on for continued long-term service. Complete replacement with a code-compliant, controllable, and efficient system is recommended. This may continue to be oil-fired (although the availability of code-compliant oil-fired equipment may be problematic, and waste oil may need to be handled by a stand-alone furnace). Other input energy may include natural gas or electricity, including electrically-driven heat pumps.

Depending on the operational needs of individual spaces within the building, heat distribution may be piped or ducted. Positive mechanical ventilation is needed for all areas, with energy-recovery equipment to minimize heating and cooling energy use. A centralized dust-collection system is

recommended for the carpentry shop and other fabrication areas. Certain spaces may require air conditioning, depending on functional needs; this may be stand-alone or integrated with a building-wide heat pump system.

Electrical: Complete replacement of the electrical service, panels, distribution and power and lighting systems (including fixtures and controls) is recommended. Additional service capacity will probably be needed to meet fixed equipment and plug loading as well as Electric Code requirements. This will include fire alarms, general security alarms, garage-area gas detection, door monitoring and access controls as needed; wire, optical and wireless communications, local data network, intercoms, video monitors, etc.

100 Foxborough Boulevard, Suite 250 Foxborough, MA 02035
Tel: 508-698-3034

M E M O R A N D U M

TO: Town of Needham

FROM: Daniel G. Tenney III, AIA

DATE: As observed May 25, 2023

SUBJECT: Needham Department of Public Works Facility Assessment

DEPARTMENT OF PUBLIC WORKS FACILITY
470 Dedham Avenue

General Description

The 470 Dedham Avenue facility is a two-story public works garage and support facility which is currently used for general vehicle maintenance, storage, and division workshops. The second floor formerly contained DPW administration, Town inspectors' department, superintendents'' offices and the Engineering department, but is now unoccupied and is used for document storage.

The following observations are based on site visits conducted by Weston & Sampson in May 2016, and May 2023, a review of the original construction documents for the building, and conversations with Town and DPW staff.

The first floor of the building has an area of approximately 23,000 gross square feet (GSF). and was originally constructed in 1960. The 8,880 GSF partial second story was added in 1965, for a total enclosed area of approximately 31,880 GSF. There is no basement or attic. The second floor is accessed by one interior stair and a covered exterior stair; there is no elevator or chair lift.

The allocation of interior spaces reflects past patterns of use and does not generally match current Department needs for operational, storage, utility, and staff functions. Re-configuration of the interior space plan is generally possible within the basic layout and structural constraints of the building but may not be sufficient to accommodate the current operational requirements of the Department. This is particularly true for areas with insufficient height for large vehicle maintenance, etc., where structural modifications are likely to trigger extensive and costly upgrades to meet current Code standards.

Site Elements: A detailed assessment of the site and its conditions is beyond the scope of this report.

Building Structure: (text in quotation is taken from 2016 Feasibility Study Final Report)

"The roof structure at the north portion of the building over the general storage bays and administration areas consists of 2-1/2 inches of concrete on metal form deck. The deck is supported by 16S5 steel bar joists spaced at approximately 2 feet 6 inches spanning 21 feet to steel wide flange beam framing and steel columns. The framing and roof was designed to accept a future second floor addition. The maintenance bay roof consists of metal roof deck supported by steel wide flange beam framing and steel columns. The exterior walls for the northern portions of the building are non-loadbearing 12 inch concrete masonry. The floor slabs at the general storage bays and administration areas are 4-inch concrete reinforced with welded wire reinforcing. The slab at the vehicle maintenance is 6-inch concrete reinforced with welded wire reinforcing. The building foundations consist of reinforced concrete foundation walls and piers on reinforced concrete continuous and isolated shallow spread footings.

The vehicle storage area consists of metal roof deck supported by 32L13 long span steel joists spaced at 7 feet 10 inches and spanning 60 feet. The joists are supported on 12 inch concrete masonry walls. The slab at the vehicle storage area is 7-inch concrete reinforced with welded wire reinforcing. The building foundations consist of reinforced concrete foundation walls on reinforced concrete continuous shallow spread footings.

In 1965, an 8,880 square foot second floor addition was constructed over the north portion of the building for town administration offices. The existing concrete roof deck became the second floor. The second floor roof consists of metal roof deck supported by 14H3 steel bar joists spaced at approximately 4 feet 10 inches span-ning21 feet to steel wide flange sections and steel columns. Second floor steel columns are aligned with the original steel columns.

Overall, the building is in fair to good condition. The minor cracking and deterioration found at the existing concrete masonry is expected considering the age of the structure. Existing masonry walls have joint reinforcing every other course and horizontal bond beams. Per the existing drawings, there is no vertical reinforcing. Cracking is likely due to movement from temperature changes. The slabs-on-grade are in fair condition with cracking and minor spalling. There are no signs of settlement. Moderate surface rust was found on the 32L13 joists over the southeast area of vehicle storage that is used as a wash bay. There is some concrete spalling and surface erosion in the drainage channel on the south side of the building."

For the purposes of this report, it is assumed that all structural elements were in conformance with applicable building codes at the time of construction.

Exterior Envelope:

Roof – All roof areas are low-slope and covered with a ballasted asphalt-based membrane system. Details of its attachment, underlayment, insulation, age and condition were not directly verified. No insulation was visible below the exposed first floor roof deck, but fiberglass batt insulation is known to be present in the smaller upper-story roof. There are internal roof drains and perimeter gutters or scuppers. Ponding of water and drains clogged with debris and vegetation were observed. Roof drainage appears to be directed to the open concrete culvert along the Southwest side of the building; however, the routing of the internally-piped drains was not verified.

The roofs are past their useful lifespans and are failing, as evidenced by observed water infiltration in multiple areas of the building.

Walls – The exterior brick and CMU walls are in generally sound condition, although general cleaning, repointing and/or repainting may be appropriate if the building is to remain in use. There is no indication of significant thermal insulation or an isolation cavity within the walls, so their thermal performance can be expected to be poor.

Exterior Openings:

Entry doors – The hollow metal and aluminum entry doors are loose-fitting and lack perimeter weatherstripping. They are assumed to be contributing to significant heat loss and air infiltration.

Sectional Overhead Doors – There are multiple metal sectional overhead doors. All appear to be in serviceable condition but lack effective perimeter weatherstripping and insulation value.

Windows – The windows throughout the building are steel-framed, single-glazed units in various configurations. These are certainly original to the 1960 – 65 construction and appear weathertight but in overall poor condition. Many of the frames show significant signs of rust and general deterioration. They are not thermally-broken and can be expected to have substandard thermal performance.

Interior Construction & Finishes:

The building interior is generally subdivided by full-height concrete masonry unit (CMU) walls, some of which are load-bearing. There are also other partitions of mixed construction which enclose smaller functional spaces. All are in generally serviceable condition.

There are few areas of applied finishes at the ground floor. The observed conditions of ceilings, gypsum board or other walls, carpet, or tile flooring, etc., at the second floor were generally fair and serviceable, although some staining and deterioration of ceilings due to roof leaks was noted. Floor tile may be asbestos-containing.

The interior and exterior stairways do not meet current Code dimensional requirements for rise and run, handrails and guards, riser protection, etc., but may be permissible as “grandfathered” conditions with appropriate safety upgrades.

There is no elevator, chairlift, or ramp to allow ADA/MAAB-compliant access to the upper story.

Building Systems

Fire Protection: None present.

Plumbing: No specific deficiencies in the plumbing system were noted or reported. However, facilities are limited. The toilet room, shower, kitchen, and other areas do not generally conform to ADA and MAAB requirements and may not meet 248 CMR (MA Plumbing Code) requirements for the actual number of staff and public users.

Floor drains are present in some areas and are believed to discharge to an oil/water separator; however, the facility is not served by a municipal sewer and the ultimate discharge from the oil/water separator or stormwater system was not verified. Overflow from the interior vehicle wash area is reported to overflow into the Southwest drainage culvert.

Mechanical and Electrical: These systems are generally outdated and, in some cases, no longer operational. Heating and ventilating equipment, in particular, is outdated and inefficient. Fresh-air makeup provisions, if any, were not observed. No operational central air conditioning was observed.

Accessibility

The interior of the building is generally not accessible to persons with disabilities. Multiple non-conforming conditions were observed, including:

- Accessible route (Main Entrance) – broken asphalt paving and raised concrete slab edges do not meet ADA/MAAB standards.
    - There is no pavement marking for accessible parking space(s). At least one van-accessible space is required.
- Entry door thresholds – Door thresholds typically exceed the requirement permitted under ADA and MAAB standards.
- Door clearances and hardware – There are several locations where the ADA/MAAB-required latch/pull and latch/push clearances were not present.
- Toilet and shower rooms – None are currently ADA/MAAB accessible. Further analysis is needed to determine if the available room areas are sufficient to accommodate the required fixtures and clearances.
- No elevator or other access to upper floor
- Kitchen Facilities – non-compliant countertop, sink, appliance clearances, etc.

Functionality / Operations: This 60+ year old DPW facility is generally outdated and no longer suited for its required current day functions. Specific deficiencies have been previously identified and include the following:

Vehicle Maintenance: There are currently two vehicle maintenance bays and one welding bay. This is undersized for 5 mechanics based on industry standards that call for 1.5 bays per mechanic. There is inadequate lifting height for large vehicles. There is an outdated direct vehicle exhaust system which includes openings in the structural deck to exhaust above the roof.

Fluids (oils, etc.) are not stored in a fire-rated room and lack spill protection with current industry best standard practices.

The mechanics' toilet and kitchen facilities do not comply with current codes and are undersized for the number of staff. The break room lacks counter space and other amenities.

Corridors and parts storage areas have been converted to office space and storage for reference materials. The remaining parts storage area is inadequate and results in parts being stored on the maintenance floors and in corridors, causing general congestion and trip hazards.

Vehicle Storage: The vehicle storage area is undersized and has poor lighting and ventilation. It houses the standby generators and water service backflow preventer without separation or sufficient protection. Overflow vehicles and equipment which are needed for day-to-day operations are accommodated in an open-sided exterior canopy and storage shed.

Vehicle Wash: There is no dedicated wash bay. The indoor vehicle wash area is not separated and exposes the unprotected generator and main electrical panels to corrosive overspray. Structural deterioration in the wash area is also apparent.

Floor drains in the wash area are not designed for the volume of wash water and suspended solids and are reported to overflow contaminated water and grit into the open culvert behind the building.

There is no exterior knock-down pad.

Toilet, Shower and Kitchen facilities: Although these facilities are presumed to have been in conformance with applicable codes at the time of their original construction, they generally do not meet the current State Building Code, Plumbing Code, and ADA/MAAB Accessibility requirements.

Hazardous Building Materials: It is likely that Hazardous Building Materials (HBM) are present in various areas of the building. These may include vinyl-asbestos floor tile (typically identifiable by its 9 in. x 9 in. size), asbestos-containing pipe insulation, roofing materials, mastic, etc., lead-based paint, etc.

RECOMMENDATIONS

Building Structure – Recommendations from 2016 Report:

"The purpose of the evaluation was to determine the feasibility of reusing the existing structure for the new DPW facility. The assumed scope includes a complete interior renovation. Any additions would be structurally separate. Per the International Existing Building Code, the anticipated renovation is assumed to be a Level 3 Alteration. There is no anticipated Change in Use. A level three alteration requires that any new or modified structural elements must comply with the current building code. Existing elements may remain if they met the code requirements at the time of construction, and the loading is not increased. Please consider the following:

- The existing 12 inch concrete masonry walls do not have vertical reinforcing. The walls meet the empirical code requirements likely in effect at the time of construction; however, are overstressed when subjected to current wind loading perpendicular to the face of the wall. Reinforcing the walls by cutting in and grouting vertical bars, or adding steel wind posts and girts is recommended, especially around large window and door openings.
- The existing 32L13 steel joists over the vehicle storage area do not have capacity for the current flat roof and drifting snow load requirements. Removing the existing roof deck and adding two additional joists between each existing joist is recommended. A new metal roof deck would be installed over the vehicle maintenance area.
- We recommend reinforcing the metal roof deck and framing over the vehicle maintenance bay adjacent to the second floor addition to account for current snow drift loading requirements.
- We recommend cleaning and painting steel joists in the vehicle maintenance area.
- We recommend providing vertical structural steel X-bracing to supplement existing concrete masonry walls resisting lateral loading from seismic and wind.

General repairs including, but not limited to, structural crack and spall repairs at existing masonry walls, slab-on-grade repairs, and reinforcing existing roof openings at existing equipment is also recommended. More substantial structural alterations such as removing exterior and loadbearing walls or adding heavy roof-top equipment may trigger more structural requirements."

General Recommendations

Based on our field observations and review of the original construction drawings, the DPW building was thoughtfully designed and suited to purpose for the needs of public works management and operation in the 1960's. It is now 60+ years old and showing systemic shortcomings in its modern day design, functional layout, and condition. At a minimum, the following corrections are recommended:

- Replacement of roof, exterior windows, doors and stairs. Consideration should be given to enclosing the exterior stair for safety and maintenance purposes.
- Addition of an elevator (depending on potential future uses)

- Added insulation to the exterior walls and roof (as possible) to meet current energy standards.
- Reconfiguration of interior spaces to better support day-to-day operational needs
- Replace all building systems, including plumbing, mechanical, and electrical (including alarms and communications)
- Add fire protection throughout the building

Summary

The Town's DPW operations have grown and changed considerably in recent decades, and the 470 Dedham Avenue building is no longer suited to purpose. It is generally too small for current needs, and major renovations and expansion are likely to be impractical and disproportionately expensive.

The cost of structural and building envelope upgrades is likely to exceed the value of new construction. The installation of new building fire protection, plumbing, mechanical and electrical systems will be higher on a per-square-foot basis due to the complexity of working within existing space and the complication of selective demolition.

APPENDIX H

Space Needs Matrices & Room Data Sheets

Department Program Requirements

Area	Description	Rev 3.1 Size (SF) 1 Group	Existing Size (SF)	Ref #	Dimensions length	Dimensions width	Area size
HIGHWAY + PARKS & FORESTRY + FLEET MAINTENANCE + WATER SEWER DRAINS (5 Admin + 45 Workforce)							
Office & Office Support Areas	Assistant Highway Superintendent Office	144	132	A6	12	12	144
	Assistant P&F Superintendent Office	144	140	A6	12	12	144
	Shared Highway Foremen Office (2 workstations)	196	400	A11	14	14	196
	Shared P&F Foremen Office (2 workstations)	196	(Shared abv)	A11	14	14	196
	Paper Storage Closet	24	-		4	6	24
	Assistant WSD Superintendent Office	144	60	A6	12	12	144
	Shared WSD Foreman Office (2 workstations)	196	-	A11	14	14	196
Shared Employee Facilities	DPW Training/Muster Room (40 staff, 6 comps)	1,500	-	B3	30	50	1,500
	DPW Men's Locker Room (50 Lockers)*	1,080	-		30	36	1,080
	DPW Women's Locker Room (7 lockers)*	340	-		17	20	340
	DPW Laundry Room	96	-	B4	8	12	96
	DPW Wet Gear Area	144	-		6	24	144
	DPW Garment Storage Closet	120	-		8	15	120
	Emergency Operations Center (3 workstations, drive-thru window)	320	(Shared Off.)	B6	16	20	320
	Bunk Room / Cot Storage (8 cots/bunks)	500	-	B5	20	25	500
	Bunk Room / Cot Storage (8 cots/bunks)	500	-	B5	20	25	500
Utility Space	Main Electric Room	240			15	16	240
	Plumbing/Fire Protection Room	240			15	16	240
	Mechanical Room	216			12	18	216
	Tel / Data Room	144			12	12	144
	Janitor's Closet	36		B7	6	6	36
	Janitor's Closet	36		B7	6	6	36
	BDA Room	24			4	6	24
	Renewable Energy Storage Room (potential)	360			12	30	360
	Subtotal:	6,940	732				
	Area Grossing Factor (10%):	694	73				
	Circulation (30%):	2,290	242				
	TOTAL:	9,924	1,047				
Work Shops & Material Storage	Highway Shop	1,200	985	C1	30	40	1,200
	Traffic / Sign Shop	528	710	C2	22	24	528
	Highway Tool & Material Storage	(in shop)	(in shop)	C1	12	16	192
	Parks Shop	1,200	985	C1	30	40	1,200
	Forestry Shop	528	-	C2	22	24	528
	P&F Material / Supply Storage	(in shop)	(in shop)	C1	12	10	120
	P&F Fuel Storage	(in shop)	(in shop)	C1	8	4	32
	P&F Hand & Power Tool Storage	216	(in shop)		12	18	216
	Water Sewer Drains Shop	1,200	985	C1	30	40	1,200
	Stock Room & Loading Dock	1,120	-		28	40	1,120
	Tool & Material Storage	(in shop)	(in shop)		12	16	192
	Subtotal:	5,992	3,665				
	Area Grossing Factor (5%):	300	183				
	Circulation (10%):	629	385				
	TOTAL:	6,921	4,233				

Town of Needham

Public Works Building Maintenance Departments

Space Needs Summary - Rev 3.1

Option 1 - Consolidated at 470 Dedham Ave

Department Program Requirements

Area	Description	Rev 3.1 Size (SF) 1 Group	Existing Size (SF)	Ref #	Dimensions length	Dimensions width	Area size
Fleet Maintenance	Fleet Supervisor Office	168	50	A5	12	14	168
	Shared Fleet Office & Reference Area	196	290		14	14	196
	Welding Bay	1,375	700	D1	25	55	1,375
	Maintenance Bay	1,210	700	D1	22	55	1,210
	Maintenance Bay	1,210	700	D1	22	55	1,210
	Maintenance Bay	1,210	-	D1	22	55	1,210
	Maintenance Bay	1,210	-	D1	22	55	1,210
	Maintenance Bay	1,210	-	D1	22	55	1,210
	Fluid Storage Room	352	?	D2	16	22	352
	Hydraulic Hose Shop	96	(in bay)		6	16	96
	Secured Tool Storage Area	120	(Parts Stor)		10	12	120
	Maintenance Workshop	160	-		8	20	160
	Battery Storage Area	80	-		8	10	80
	Quick Access Tire Storage & Changing Area	216	-		18	12	216
	Overflow Tire Storage	288	-		12	24	288
	Parts Storage Room & Parts Coordinator Office	1,140	515	D3	30	38	1,140
	Maintenance Break Room	120	64		10	12	120
	Compressor Room	(on mezz)	-		10	14	140
	Subtotal:	10,361	3,019				
	Area Grossing Factor (5%):	518	151				
	Circulation (10%):	1,088	317				
	TOTAL:	11,967	3,487				
Wash Area	Wash Bay	1,540	-	E1	28	55*	1,540
	Wash Equipment Room	144	-	E1	8	18	144
	Subtotal:	1,684	-				
	Area Grossing Factor (5%):	84	-				
	Circulation:	n/a	n/a				
	TOTAL:	1,768	-				
Fleet Storage	DPW Storage Garage	26,980	-		95	284	26,980
	Engineering Cold Storage	320	320		16	20	320
	Subtotal:	27,300	320				
	Area Grossing Factor (5%):	1,365	16				
	Circulation:	n/a	n/a				
	TOTAL:	28,665	336				
	DPW FACILITY TOTAL:	59,245	4,870				
Canopy Storage	DPW Storage Garage	8,520	-		30	284	8,520

Notes:

1. Existing square footage taken as general guideline given existing documentation. If space usage could not be determined, spaces were combined so totals still reflected a ballpark estimate of the Department's allocated space.
2. Gendered locker room facilities may be replaced with gender inclusive approach. All lockers are 18" x 24" unless otherwise noted.

* Confirm length is adequate for largest Town vehicle (assumed to be a Fire ladder truck).

Town of Needham
Public Works Building Maintenance Departments
Space Needs Summary - Rev 3
Options 2 and 3 - Campus at 470 Dedham + Parcel 74/Hillside School

Department Program Requirements

Area	Description	Rev 3 Reduced fleet	Existing Size (SF)	Ref #	Dimensions length	Dimensions width	Area size
HIGHWAY + PARKS & FORESTRY (2 Admin + 28 Workforce)							
Office & Office Support Areas	Assistant Highway Superintendent Office	144	132	A6	12	12	144
	Assistant P&F Superintendent Office	144	140	A6	12	12	144
	Shared Highway Foremen Office (2 workstations)	196	400	A11	14	14	196
	Shared P&F Foremen Office (2 workstations)	196	(Shared abv)	A11	14	14	196
	Paper Storage Closet	24	-		4	6	24
Shared Employee Facilities	Men's Locker Room (30 Lockers, 18" x 24")*	780	-	B1	26	30	780
	Women's Locker Room (4 lockers, 18" x 24")*	288	-	B2	16	18	288
	Training / Muster Room (30 staff, with 6 computers)	1,200	-	B3	30	40	1,200
	Laundry Room	80	-	B4	8	10	80
	Wet Gear Area	108	-		6	18	108
	Garment Storage Closet	80	-		8	10	80
	Storm Event / Dispatch Room (3 workstations)	320	(Shared Off.)	B6	16	20	320
	Bunk Room / Cot Storage (8 cots/bunks)	500	-	B5	20	25	500
Utility Space	Main Electric Room	140			10	14	140
	Plumbing/Fire Protection Room	192			12	16	192
	Mechanical Room	216			12	18	216
	Tel / Data Room	144			12	12	144
	Janitor's Closet	36		B7	6	6	36
	BDA Room	24			4	6	24
	Renewable Energy Storage Room (*potential)	288			12	24	288
	Subtotal:	5,100	672				
	Area Grossing Factor (10%):	510	67				
	Circulation (30%):	1,683	222				
	TOTAL:	7,293	961				
Work Shops & Material Storage	Highway Shop	1200	985	C1	30	40	1,200
	Traffic / Sign Shop	528	710	C2	22	24	528
	Highway Tool & Material Storage	(in shop)	(in shop)	C1	12	16	192
	Parks Shop	1200	985	C1	30	40	1,200
	Forestry Shop	528	-	C2	22	24	528
	P&F Material / Supply Storage	(in shop)	(in shop)	C1	12	10	120
	P&F Fuel Storage	(in shop)	(in shop)	C1	8	4	32
	P&F Hand & Power Tool Storage	216	(in shop)		12	18	216
	Subtotal:	3,672	1,695				
	Area Grossing Factor (5%):	184	85				
	Circulation (10%):	386	178				
	TOTAL:	4,241	1,958				
Fleet Storage	Highway + Parks & Forestry Fleet Storage	11,210	10,000	F1	95	118	11,210
	Subtotal:	11,210	10,000				
	Area Grossing Factor (5%):	561	500				
	Circulation:	n/a	n/a				
	TOTAL:	11,771	10,500				
	HIGHWAY + P&F @ PARCEL 74/HILLSIDETOTAL:	23,305	13,419				
Canopy Storage	Highway + Parks & Forestry canopy	3,540	-		30	118	3,540

Department Program Requirements

Area	Description	Rev 3 Reduced fleet	Existing Size (SF)	Ref #	Dimensions length	Dimensions width	Area size
FLEET + WATER SEWER DRAINS + WASH (3 Admin + 17 Workforce)							
Office & Office Support Areas	Assistant WSD Superintendent Office	144	60	A6	12	12	144
	Shared WSD Foreman Office (2 workstations)	196	-	A11	14	14	196
Shared Employee Facilities	Men's Locker Room (20 lockers, 18" x 24")*	540	-	B1	20	27	540
	Women's Locker Room (3 lockers, 18" x 24")*	252	-	B2	14	18	252
	Training / Muster Room	528	-	B3	22	24	528
	Laundry Room	80	-	B4	8	10	80
	Wet Gear Area	108	-	B6	6	18	108
	Garment Storage Closet	80	-	B7	8	10	80
	Bunk Room / Cot Storage (8 cots/bunks)	500	-	B5	20	25	500
Utility Space	Main Electric Room	140			10	14	140
	Plumbing/Fire Protection Room	192			12	16	192
	Mechanical Room	216			12	18	216
	Tel / Data Room	144			12	12	144
	Janitor's Closet	36		B9	6	6	36
	BDA Room	24			4	6	24
	Renewable Energy Storage Room (*potential)	288			12	24	288
	Subtotal:	3,468	60				
	Area Grossing Factor (10%):	347	6				
	Circulation (30%):	1,144	20				
	TOTAL:	4,959	86				
Work Shops & Material Storage	Water Sewer Drains Shop	1200	985	C1	30	40	1,200
	Stock Room & Loading Dock	1120	-		28	40	1,120
	Tool & Material Storage	(in shop)	(in shop)		12	16	192
	Subtotal:	2,320	985				
	Area Grossing Factor (5%):	116	49				
	Circulation (10%):	244	103				
	TOTAL:	2,680	1,138				

Space Needs Summary - Rev 3
Options 2 and 3 - Campus at 470 Dedham + Parcel 74/Hillside School

Department Program Requirements

Area	Description	Rev 3 Reduced fleet	Existing Size (SF)	Ref #	Dimensions length	Dimensions width	Area size
Fleet Maintenance	Fleet Supervisor Office	168	50	A5	12	14	168
	Shared Fleet Office & Reference Area	196	290	A11	14	14	196
	Welding Bay	1,375	700	D1	25	55	1,375
	Maintenance Bay	1,210	700	D1	22	55	1,210
	Maintenance Bay	1,210	700	D1	22	55	1,210
	Maintenance Bay	1,210	-	D1	22	55	1,210
	Maintenance Bay	1,210	-	D1	22	55	1,210
	Maintenance Bay	1,210	-	D1	22	55	1,210
	Fluid Storage Room	352		D2	16	22	352
	Hydraulic Hose Shop	96	(in bay)		6	16	96
	Secured Tool Storage Area	120	(Parts Stor)		10	12	120
	Maintenance Workshop	160	-		8	20	160
	Battery Storage Area	80	-		8	10	80
	Quick Access Tire Storage & Changing Area	216	-		18	12	216
	Overflow Tire Storage	288	-		12	24	288
	Parts Storage Room & Parts Coordinator Office	1,140	515		30	38	1,140
	Break Room	120	64		10	12	120
	Compressor Room	(on mezz)	-		10	14	140
	Subtotal:	10,361	3,019				
	Area Grossing Factor (5%):	518	151				
	Circulation (10%):	1,088	317				
	TOTAL:	11,967	3,487				
Wash Area	Wash Bay	1,540	-	E1	28	55*	1,540
	Wash Equipment Room	144	-	E1	8	18	144
	Subtotal:	1,684	-				
	Area Grossing Factor (5%):	84	-				
	Circulation:	n/a	n/a				
	TOTAL:	1,768	-				
Fleet Storage	Fleet + WSD Storage	15,865	-		95	167	15,865
	Engineering Cold Storage***	320	320		16	20	320
	Subtotal:	16,185	320				
	Area Grossing Factor (5%):	809	16				
	Circulation:	n/a	n/a				
	TOTAL:	16,994	336				
	FLEET + WSD + WASH @ 470 TOTAL:	38,368	3,955				
Canopy Storage	Fleet + WSD Storage canopy	5,010	-		30	167	5,010

Notes:

1. Existing square footage taken as general guideline given existing documentation. If space usage could not be determined, spaces were combined so totals still reflected a ballpark estimate of the Department's allocated space.
2. Gendered locker room facilities may be replaced with gender inclusive approach.

* Confirm length is adequate for largest Town vehicle (assumed to be a ladder truck).

Town of Needham

Public Works Building Maintenance Departments

Space Needs Summary - Rev 4

Option 4 - Fleet Maintenance at Cogswell

Department Program Requirements

Area	Description	Rev 4 Size (SF) Fleet @ Cogswell	Existing Size (SF)	Ref #	Dimensions length	Dimensions width	Area size
HIGHWAY + PARKS & FORESTRY + WATER SEWER DRAINS (3 Admin + 40 Workforce)							
Office & Office Support Areas	Assistant Highway Superintendent Office	144	132	A6	12	12	144
	Assistant P&F Superintendent Office	144	140	A6	12	12	144
	Shared Highway Foremen Office (2 workstations)	196	400	A11	14	14	196
	Shared P&F Foremen Office (2 workstations)	196	(Shared abv)	A11	14	14	196
	Paper Storage Closet	24	-		4	6	24
	Assistant WSD Superintendent Office	144	60	A6	12	12	144
	Shared WSD Foreman Office (2 workstations)	196	-	A11	14	14	196
Shared Employee	DPW Training/Muster Room (40 staff, 6 comps)	1,500	-	B3	30	50	1,500
	DPW Men's Locker Room (50 Lockers)*	1,080	-		30	36	1,080
	DPW Women's Locker Room (7 lockers)*	340	-		17	20	340
	DPW Laundry Room	96	-	B4	8	12	96
	DPW Wet Gear Area	144	-		6	24	144
	DPW Garment Storage Closet	120	-		8	15	120
	Emergency Operations Center (3 workstations, drive-thru window)	320	(Shared Off.)	B6	16	20	320
	Bunk Room / Cot Storage (8 cots/bunks)	500	-	B5	20	25	500
	Bunk Room / Cot Storage (8 cots/bunks)	500	-	B5	20	25	500
Utility Space	Main Electric Room	240			15	16	240
	Plumbing/Fire Protection Room	240			15	16	240
	Mechanical Room	216			12	18	216
	Tel / Data Room	144			12	12	144
	Janitor's Closet	36		B7	6	6	36
	BDA Room	24			4	6	24
	Renewable Energy Storage Room (potential)	360			12	30	360
	Subtotal:	6,904	732				
	Area Grossing Factor (10%):	690	73				
	Circulation (30%):	2,278	242				
	TOTAL:	9,873	1,047				
Work Shops & Material Storage	Highway Shop	1,200	985	C1	30	40	1,200
	Traffic / Sign Shop	528	710	C2	22	24	528
	Highway Tool & Material Storage	(in shop)	(in shop)	C1	12	16	192
	Parks Shop	1,200	985	C1	30	40	1,200
	Forestry Shop	528	-		22	24	528
	P&F Material / Supply Storage	(in shop)	(in shop)	C1	12	10	120
	P&F Fuel Storage	(in shop)	(in shop)	C1	8	4	32
	P&F Hand & Power Tool Storage	216	(in shop)		12	18	216
	Water Sewer Drains Shop	1,200	985	C1	30	40	1,200
	Stock Room & Loading Dock	1,120	-		28	40	1,120
	Tool & Material Storage	(in shop)	(in shop)		12	16	192
	Subtotal:	5,992	6,684				
	Area Grossing Factor (5%):	300	334				
	Circulation (10%):	629	702				
	TOTAL:	6,921	7,720				
Wash Area	Wash Bay	1,540	-	E1	28	55*	1,540
	Wash Equipment Room	144	-	E1	8	18	144
	Subtotal:	1,684	-				
	Area Grossing Factor (5%):	84	-				
	Circulation:	n/a	n/a				
	TOTAL:	1,768	-				
Fleet Storage	DPW Storage Garage	23,000	-	F1	100	230	23,000
	Engineering Cold Storage***	320	320		16	20	320
	Subtotal:	23,320	320				
	Area Grossing Factor (5%):	1,166	16				
	Circulation:	n/a	n/a				
	TOTAL:	24,486	336				
	HWY + P&F + WSD @ 470 TOTAL:	43,048	22,262				
Canopy Storage	DPW Storage Garage	10,000	-		30	333	10,000

Department Program Requirements

Area	Description	Rev 4 Size (SF) Fleet @ Cogswell	Existing Size (SF)	Ref #	Dimensions length	Dimensions width	Area size
FLEET MAINTENANCE @ Cogswell Building (2 Admin + 5 Workforce)							
Employee Facilities	Fleet Men's Locker Room (7 lockers)	400	-	B1	20	20	400
	Fleet Women's Locker Room (2 lockers)	224	-	B2	14	16	224
	Fleet Garment Storage Closet	-	-		8	10	80
Utilties	Main Electric Room	140			10	14	140
	Plumbing/Fire Protection Room	192			12	16	192
	Mechanical Room	216			12	18	216
	Tel / Data Room	144			12	12	144
	Janitor's Closet	36		B7	6	6	36
	BDA Room	24			4	6	24
	Renewable Energy Storage Room (*potential)	288			12	24	288
	Subtotal:	1,664	-				
	Area Grossing Factor (10%):	166	-				
	Circulation (30%):	549	-				
	TOTAL:	2,380	-				
Fleet Maintenance	Fleet Supervisor Office	168	50	A5	12	14	168
	Shared Fleet Office & Reference Area	196	290		14	14	196
	Welding Bay		700	D1	25	55	1,375
	Maintenance Bay	1,210	700	D1	22	55	1,210
	Maintenance Bay	1,210	700	D1	22	55	1,210
	Maintenance Bay	1,210	-	D1	22	55	1,210
	Maintenance Bay	1,210	-	D1	22	55	1,210
	Maintenance Bay	1,210	-	D1	22	55	1,210
	Fluid Storage Room	352	?	D2	16	22	352
	Hydraulic Hose Shop	96	(in bay)		6	16	96
	Secured Tool Storage Area	120	(Parts Stor)		10	12	120
	Maintenance Workshop	160	-		8	20	160
	Battery Storage Area	80	-		8	10	80
	Quick Access Tire Storage & Changing Area	216	-		18	12	216
	Overflow Tire Storage	288	-		12	24	288
	Parts Storage Room & Parts Coordinator Office	1,140	515	D3	30	38	1,140
	Maintenance Break Room	120	64		10	12	120
	Compressor Room	(on mezz)	-		10	14	140
	Subtotal:	8,986	3,019				
	Area Grossing Factor (5%):	449	151				
	Circulation (10%):	944	317				
	TOTAL:	10,379	3,487				
Fleet Storage	Fleet Storage	-	1,700		-	-	-
	Subtotal:	-	9,253				
	Area Grossing Factor (5%):	-	463				
	Circulation:	n/a	n/a				
	TOTAL:	-	9,716				
	FLEET MAINTENANCE @ COGSWELL TOTAL:	12,758	3,487				

Notes:

1. Existing square footage taken as general guideline given existing documentation. If space usage could not be determined, spaces were combined so totals still reflected a ballpark estimate of the Department's allocated space.
2. Gendered locker room facilities may be replaced with gender inclusive approach. All lockers are 18" x 24" unless otherwise noted.

* Confirm length is adequate for largest Town vehicle (assumed to be a ladder truck).

Department Program Requirements

Area	Description	Rev 3 Reduced fleet	Existing Size (SF)	Ref #	Dimensions length	Dimensions width	Area size
BUILDING MAINTENANCE AT DALEY BUILDING (5 Admin + 14 Workforce)							
Office & Office Support Areas	Assistant BMD Superintendent Office	144		A6	12	12	144
	Shared Supervisor Office (2-3 workstations)	224		A11	14	16	224
	Tablet Charging Area	40			4	10	40
Employee Facilities	Men's Locker Room (14 Lockers, 18" x 24")*	504		B1	21	24	504
	Women's Locker Room (2 lockers, 18" x 24")*	180		B2	10	18	180
	Training / Muster Room	528		B3	22	24	528
	Laundry Room	80		B4	8	10	80
	Garment Storage Closet	80			8	10	80
Utility Space	Main Electric Room	140			10	14	140
	Plumbing/Fire Protection Room	192			12	16	192
	Mechanical Room	216			12	18	216
	Tel / Data Room	144			12	12	144
	Janitor's Closet	36		B7	6	6	36
	BDA Room	24			4	6	24
	Renewable Energy Storage Room (*potential)	288			12	24	288
	Subtotal:	2,820					
	Area Grossing Factor (10%):	282					
	Circulation (30%):	931					
	TOTAL:	**4,033**					
Work Shops & Material Storage	HVAC Shop	1,120		C3	28	40	1,120
	Plumbing Shop	1,120		C3	28	40	1,120
	Electrician Shop	1,120		C3	28	40	1,120
	Carpentry Shop	1,120		C3	28	40	1,120
	Craftworker Shop	1,120		C3	28	40	1,120
	Material Storage & Loading Dock Area	528			22	24	528
	Tool Storage	192			12	16	192
	Subtotal:	6,320					
	Area Grossing Factor (5%):	316					
	Circulation (10%):	664					
	TOTAL:	**7,300**					
Fleet Storage	Building Maintenance Fleet Storage***	-			95	0	-
	Subtotal:	-					
	Area Grossing Factor (5%):	-					
	Circulation:	n/a					
	TOTAL:	**-**					
	BUILDING MAINTENANCE TOTAL:	**11,332**	11,200				
Canopy Storage	Canopy Storage	3,000	-		30	100	3,000

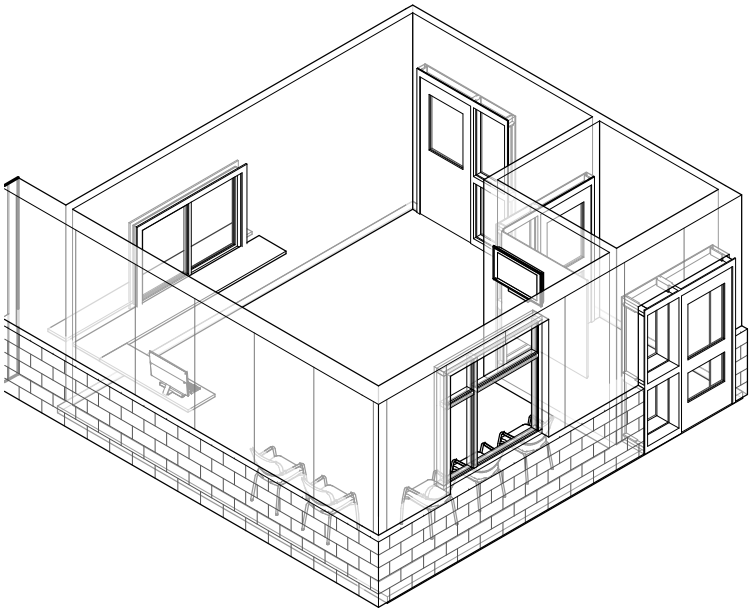
Department Program Requirements

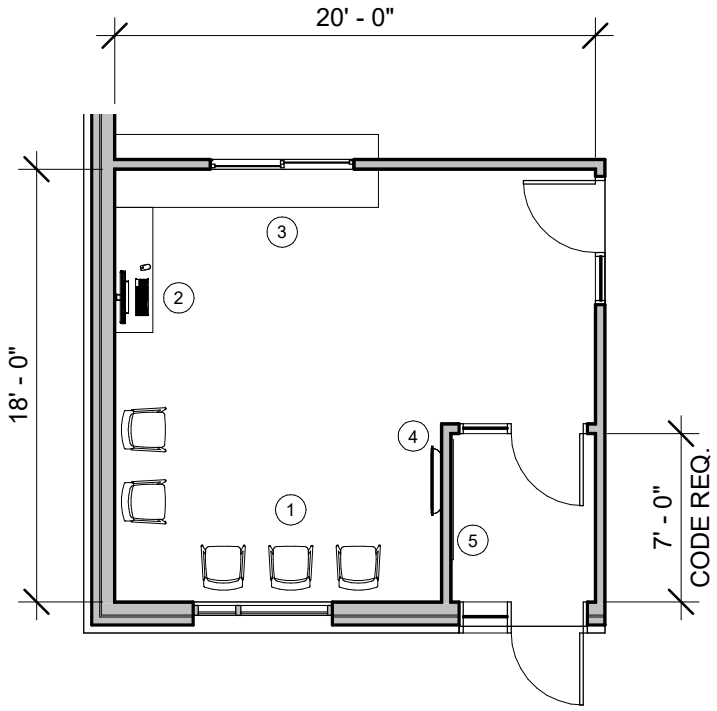
Area	Description	Rev 3 Reduced fleet	Existing Size (SF)	Ref #	Dimensions length	Dimensions width	Area size
RECYCLING & SOLID WASTE AT RTS (10 Workforce)							
Office & Office Support Areas	RTS Public Lobby & Counter	168	670	A5	12	14	168
	RTS Superintendent Office	168	255	A5	12	14	168
	Assistant RTS Superintendent Office	144	(incl. abv.)	A6	12	12	144
	Shared RTS Office (4 workstations, including Scale Attendant workstation)	256	(incl. abv.)		16	16	256
Employee Facilities	Men's Locker Room (8 Lockers, 18" x 24")*	400	670	B1	20	20	400
	Women's Locker Room (2 lockers, 18" x 24")*	180	(incl. abv.)	B2	10	18	180
	Training / Muster Room (10 staff)	528	(incl. abv.)	B3	22	24	528
	Laundry Room	80		B4	8	10	80
	Wet Gear Area	108			6	18	108
	Garment Storage Closet	80			8	10	80
	Bunk Room / Cot Storage (8 cots/bunks, optional)	500		B5	20	25	500
Utility Space	Main Electric Room	140			10	14	140
	Plumbing/Fire Protection Room	192			12	16	192
	Mechanical Room	216			12	18	216
	Tel / Data Room	144			12	12	144
	Janitor's Closet	36		B7	6	6	36
	BDA Room	24			4	6	24
	Renewable Energy Storage Room (*potential)	288			12	24	288
	Subtotal:	3,652	1,595				
	Area Grossing Factor (10%):	365	160				
	Circulation (30%):	1,205	526				
	TOTAL:	5,222	2,281				
Maintenance	RTS Maintenance Shop (existing to remain)	-	1,390		0	0	-
	Subtotal:	-	1,390				
	Area Grossing Factor (5%):	-	70				
	Circulation (10%):	-	146				
	TOTAL:	-	1,605				
Fleet Storage	Recycling & Solid Waste Fleet Storage*	5,985	-		95	63	5,985
	Subtotal:	5,985	-				
	Area Grossing Factor (5%):	299	-				
	Circulation:	n/a	n/a				
	TOTAL:	6,284	-				
	RECYCLING & SOLID WASTE TOTAL:	**11,507**	3,886				
Canopy Storage	Canopy Storage	-	-		0	0	-

Notes:

1. Existing square footage taken as general guideline given existing documentation. If space usage could not be determined, spaces were combined so totals still reflected a ballpark estimate of the Department's allocated space.
2. Gendered locker room facilities may be replaced with gender inclusive approach.

* Canopy fleet storage may be more conducive to the RTS site. Further fleet prioritization would be required.





PUBLIC LOBBY - 360 SF
1/8" = 1'-0"

ROOM FINISHES:

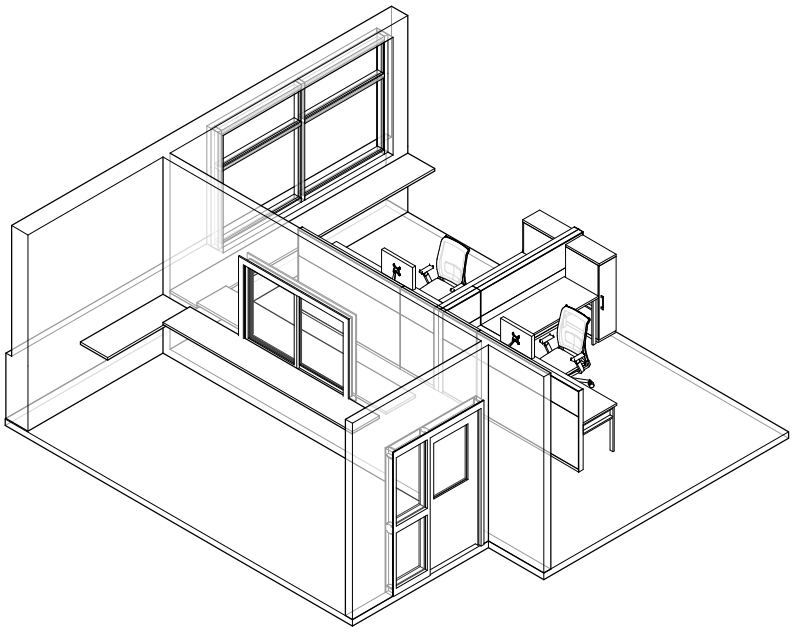
CEILING:	GYPSUM BOARD, PAINTED
WALLS:	GYPSUM WALL BOARD, PAINTED
FLOORS:	CERAMIC TILE

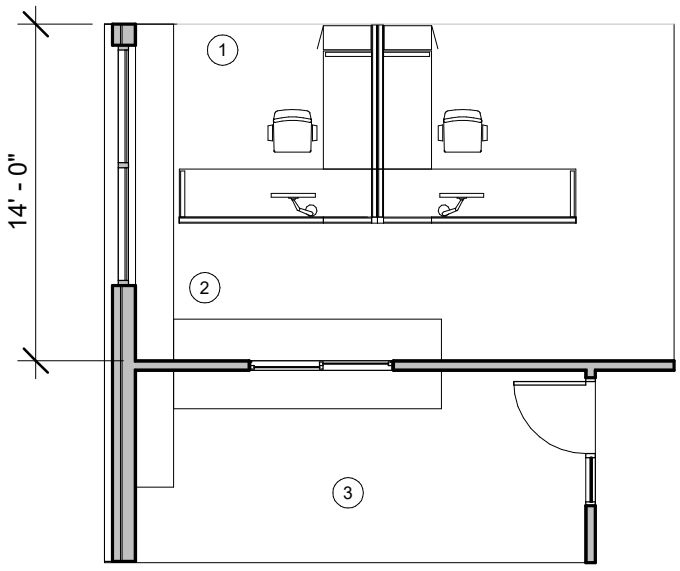
MEP/DATA REQUIREMENTS:

- ELECTRICAL OUTLETS
- TEL / DATA OUTLET JACKS
- HEATING / COOLING

COMPONENTS:

1. (5) WAITING CHAIR
2. PUBLIC KIOSK
3. RECEPTION WINDOW
4. TV MONITOR FOR PUBLIC ANNOUNCEMENTS
5. PUBLIC DISPLAY BOARD





ADMIN AREA - 308 SF
1/8" = 1'-0"

ROOM FINISHES:

CEILING:	ACOUSTICAL CEILING TILE
WALLS:	GYPSUM BOARD, PAINTED
FLOORS:	CARPET TILE

MEP/DATA REQUIREMENTS:

ELECTRICAL OUTLETS

TEL/DATA OUTLET JACKS

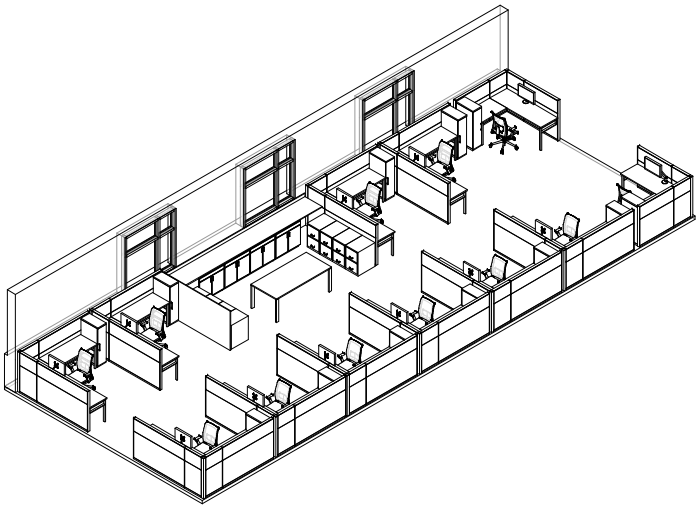
NATURAL LIGHTING W/ WINDOWS

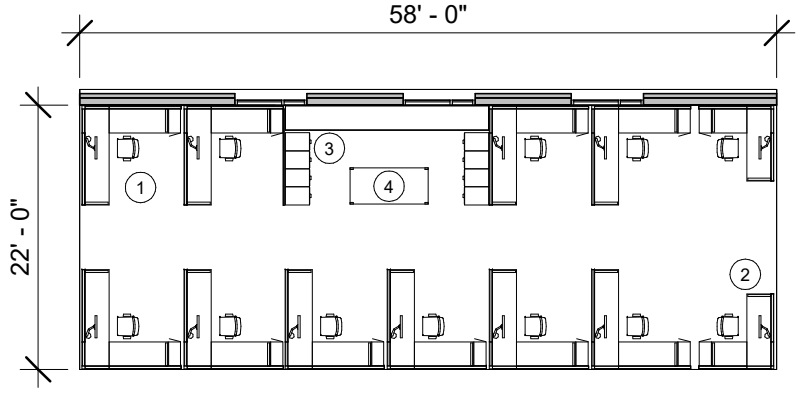
OCCUPANCY SENSORS FOR LIGHTING CONTROLS

HEATING / COOLING

COMPONENTS:

1. (2) WORKSTATIONS
2. COUNTER, BASE CABINETS AND SAFE
3. RECEPTION WINDOW
4. PUBLIC LOBBY





OPEN OFFICE AREA - 1,276 SF

1/16" = 1'-0"

ROOM FINISHES:

CEILING:	ACOUSTICAL CEILING TILE
WALLS:	GYPSUM BOARD, PAINTED
FLOORS:	CARPET TILE

MEP/DATA REQUIREMENTS:

ELECTRICAL OUTLETS

TEL/DATA OUTLET JACKS

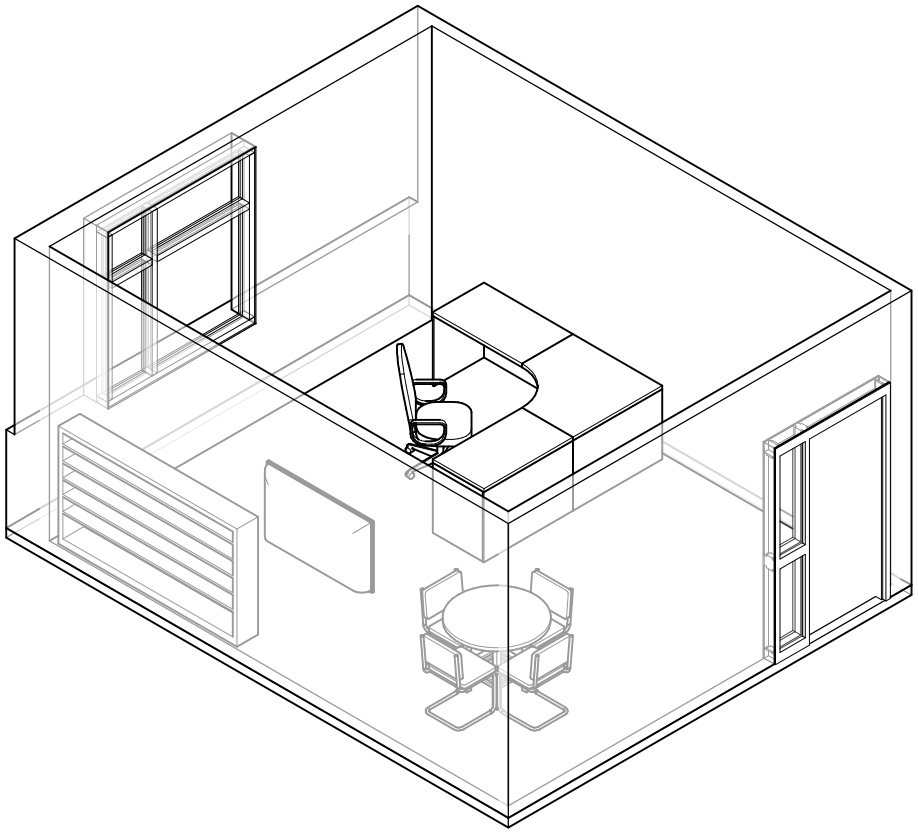
NATURAL LIGHTING W/ WINDOWS

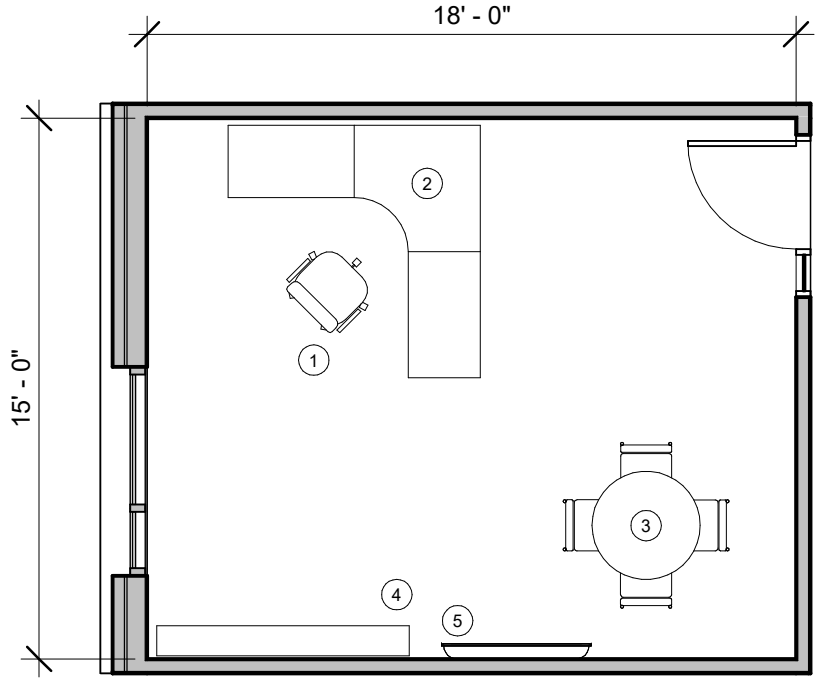
OCCUPANCY SENSORS FOR LIGHTING CONTROLS

HEATING / COOLING

COMPONENTS:

1. (10) 8' X 8' WORK STATIONS
2. (2) 6' X 6' WORKSTATIONS
3. FILE/PLAN STORAGE
4. LAYOUT TABLE





PRIVATE OFFICE - 270 SF

3/16" = 1'-0"

ROOM FINISHES:

CEILING:	ACOUSTICAL CEILING TILE
WALLS:	GYPSUM BOARD, PAINTED
FLOORS:	CARPET TILE

MEP/DATA REQUIREMENTS:

DUPLEX ELECTRICAL OUTLETS

TEL/DATA OUTLET JACKS

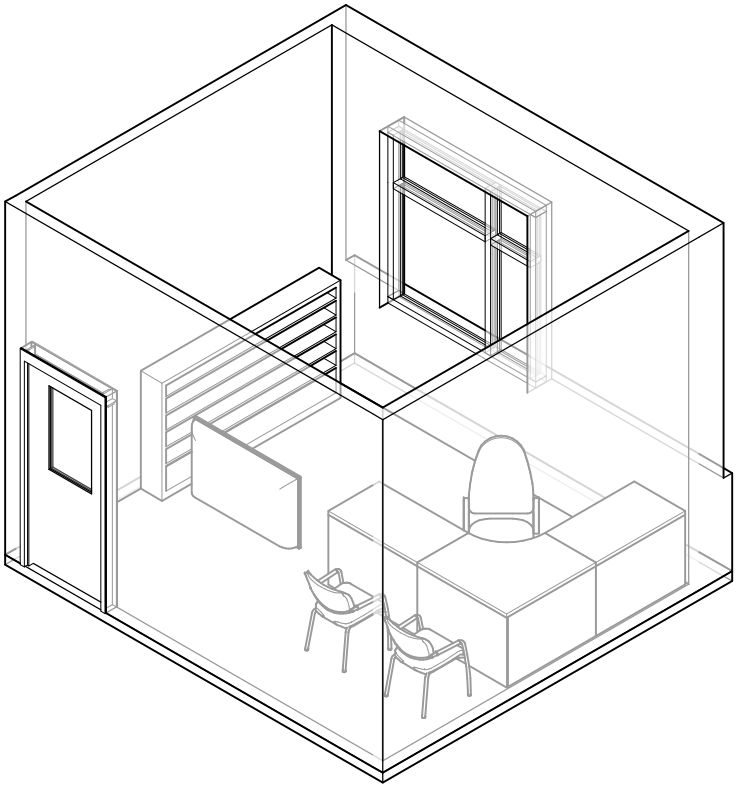
NATURAL LIGHTING W/ WINDOWS

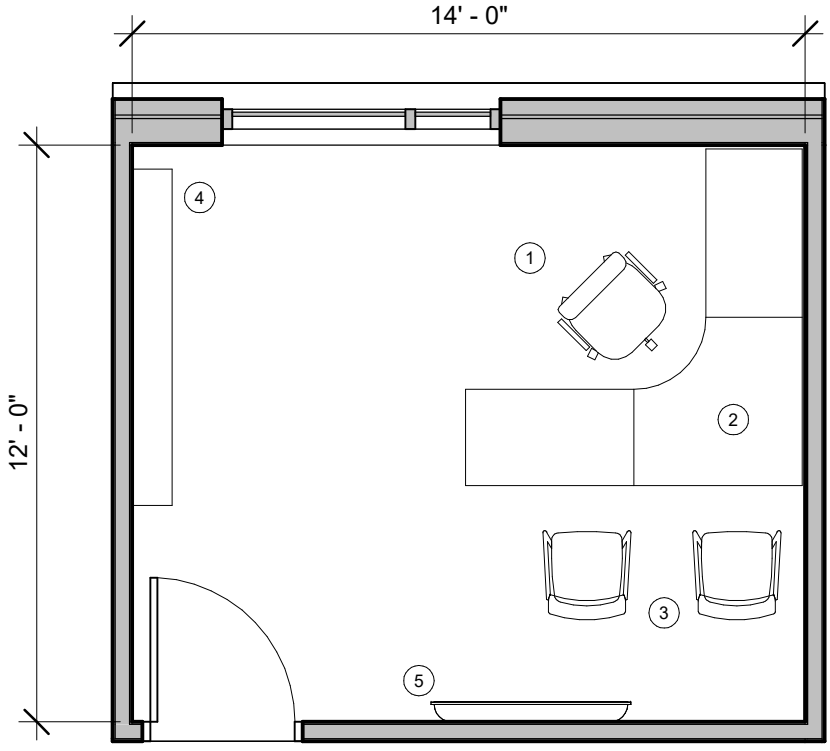
OCCUPANCY SENSORS FOR LIGHTING CONTROLS

HEATING / COOLING

COMPONENTS:

1. EXECUTIVE CHAIR
2. WORKSTATION
3. MEETING TABLE AND (4) CHAIRS
4. BOOKCASE
5. TV MONITOR





PRIVATE OFFICE - 168 SF

1/4" = 1'-0"

ROOM FINISHES:

CEILING: ACOUSTICAL CEILING TILE

WALLS: GWB, PAINTED

FLOORS: CARPET TILE

MEP/DATA REQUIREMENTS:

DUPLEX ELECTRICAL OUTLETS

TEL/DATA OUTLET JACKS

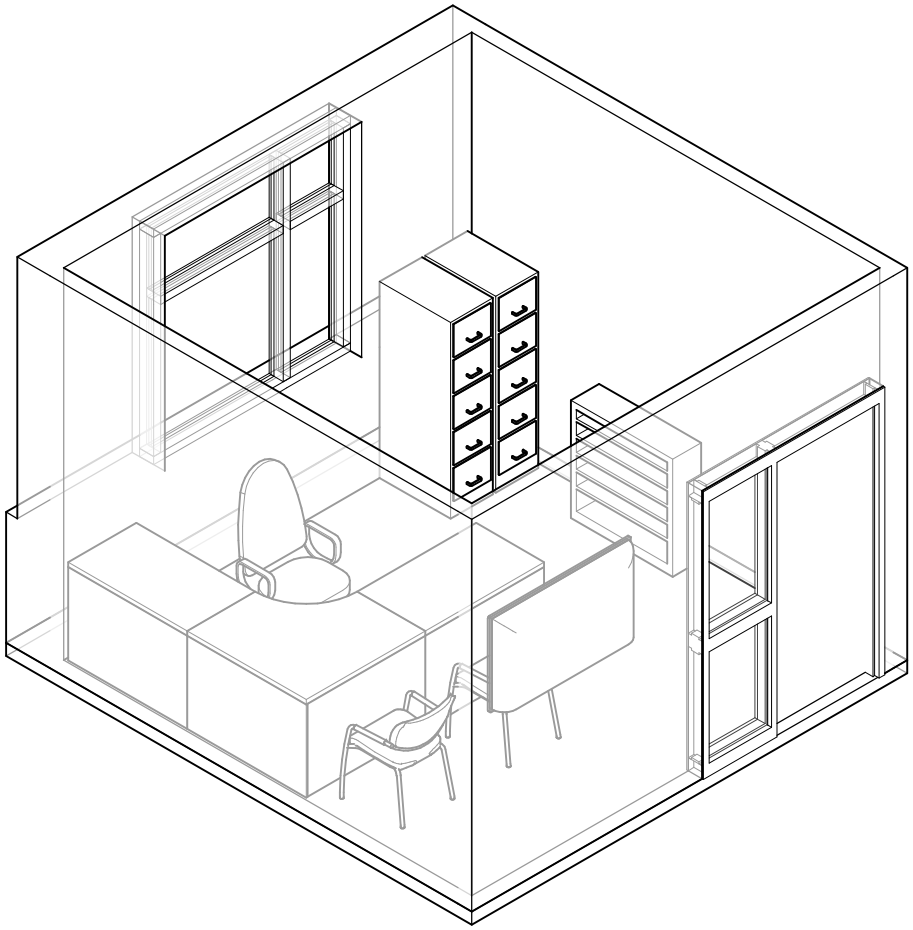
NATURAL LIGHTING W/ WINDOWS

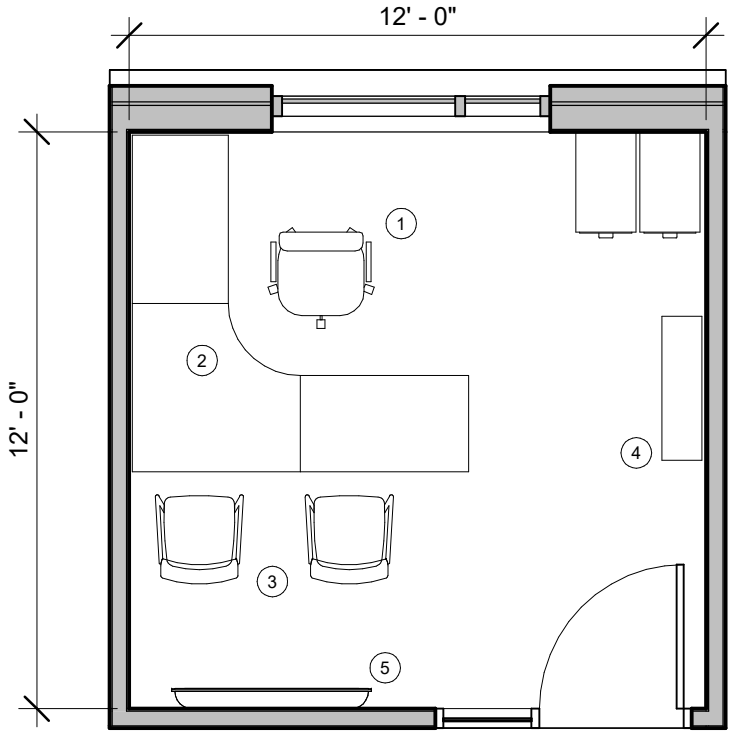
OCCUPANCY SENSORS FOR LIGHTING CONTROLS

HEATING / COOLING

COMPONENTS:

1. EXECUTIVE CHAIR
2. WORKSTATION
3. (2) GUEST CHAIRS
4. BOOKCASE
5. TV MONITOR





PRIVATE OFFICE - 144 SF

1/4" = 1'-0"

ROOM FINISHES:

CEILING:	ACOUSTICAL CEILING TILE
WALLS:	GWB, PAINTED
FLOORS:	CARPET TILE

MEP/DATA REQUIREMENTS:

DUPLEX ELECTRICAL OUTLETS

TEL/DATA OUTLET JACKS

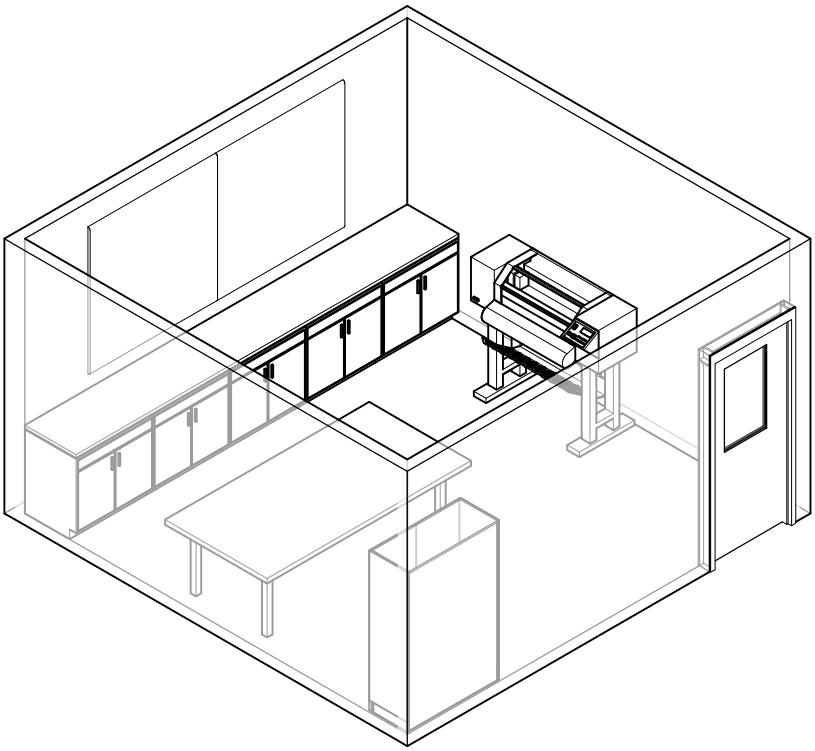
NATURAL LIGHTING W/ WINDOWS

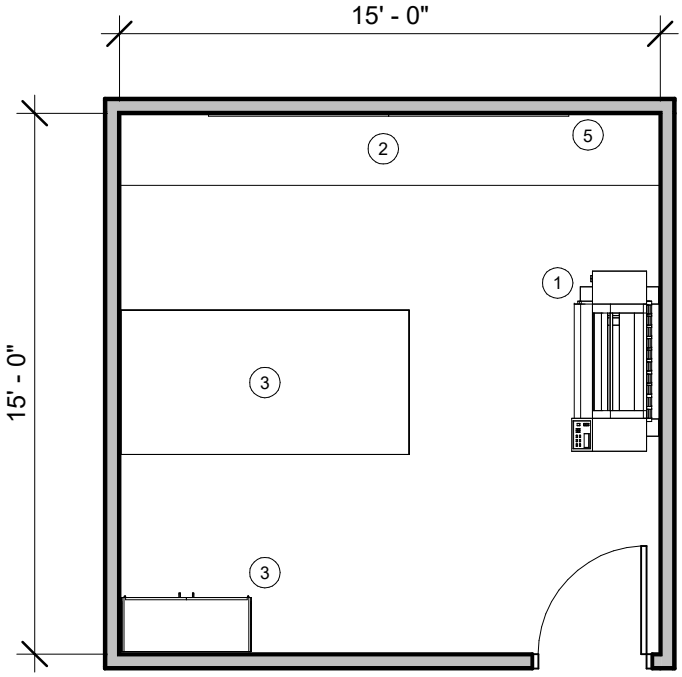
OCCUPANCY SENSORS FOR LIGHTING CONTROLS

HEATING / COOLING

COMPONENTS:

1. EXECUTIVE CHAIR
2. WORKSTATION
3. (2) GUEST CHAIRS
4. BOOKCASE
5. TV MONITOR





COPY/ FILE/ MAIL ROOM - 225 SF
3/16" = 1'-0"

ROOM FINISHES:

CEILING:	ACOUSTICAL CEILING TILE
WALLS:	GYPSUM BOARD, PAINTED
FLOORS:	CARPET TILE

MEP/DATA REQUIREMENTS:

HEATING

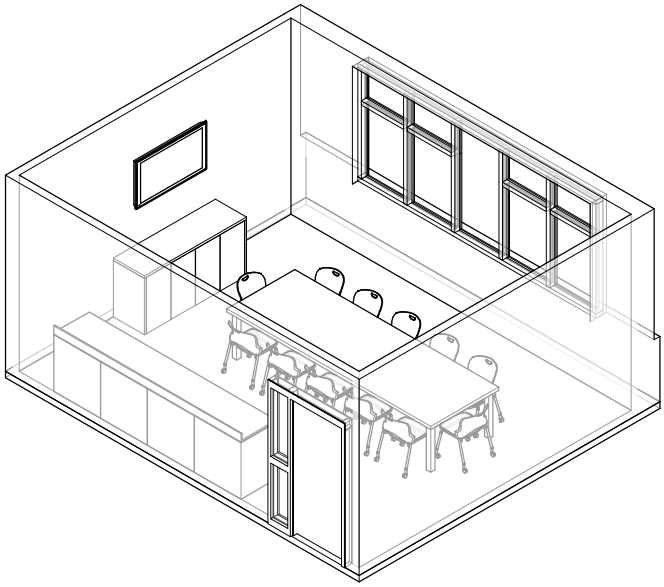
COOLING

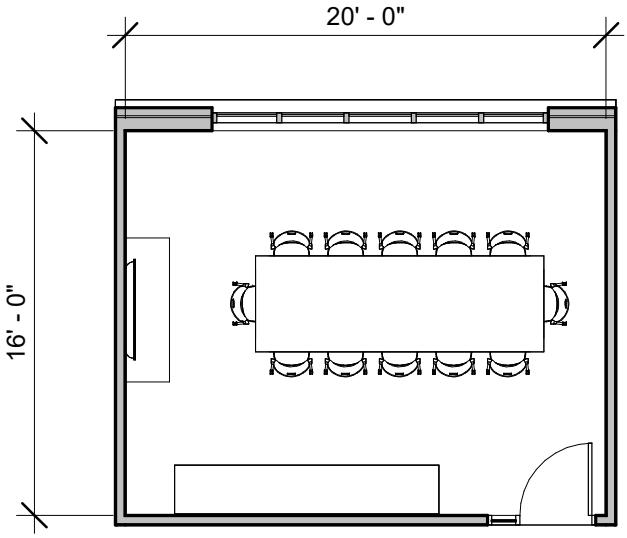
DUPLEX ELECTRICAL OUTLETS

DATA OUTLET JACKS

COMPONENTS:

1. PLOTTER
2. WORK COUNTER & BASE CABINETS (BELOW)
3. SUPPLY CABINET
4. LAYOUT TABLE
5. BULLETIN BOARD





MEDIUM CONFERENCE ROOM - 320 SF

1/8" = 1'-0"

ROOM FINISHES:

CEILING:	ACOUSTICAL CEILING TILE
WALLS:	GYPSUM BOARD, PAINTED
FLOORS:	CARPET TILE

MEP/DATA REQUIREMENTS:

DUPLEX ELECTRICAL OUTLETS

TEL/DATA OUTLET JACKS

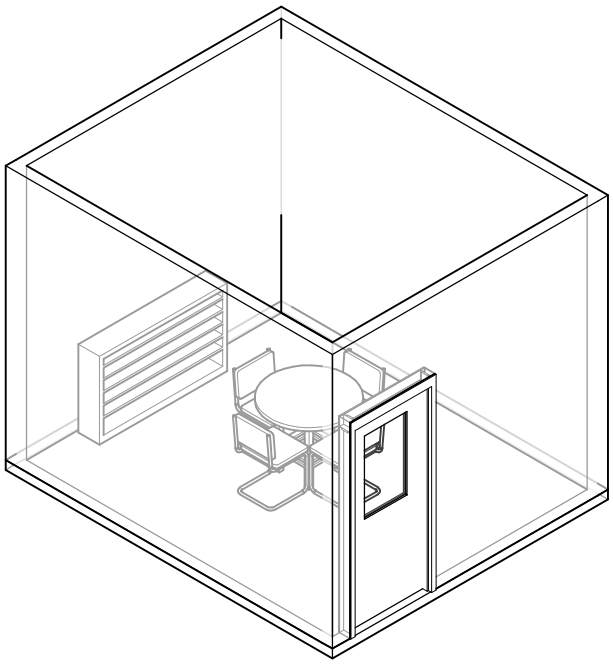
NATURAL LIGHTING W/ WINDOWS

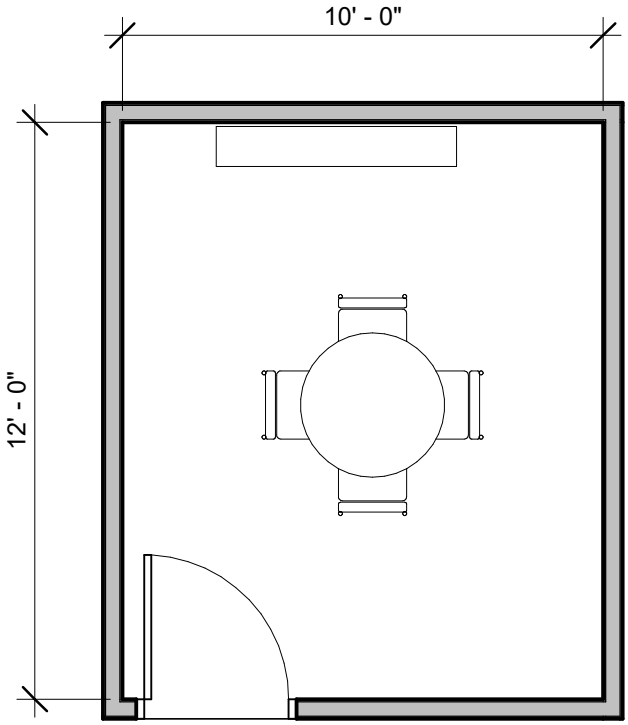
OCCUPANCY SENSORS FOR LIGHTING CONTROLS

HEATING / COOLING

COMPONENTS:

1. (12) CHAIRS
2. CONFERENCE TABLE W/ DATA CONSOLE
3. CREDENZA
4. LARGE FORMAT TV/MONITOR
5. ROOM DARKENING SHADES FOR PRESENTATION
6. COUNTER W/ BASE CABINETS





SMALL CONFERENCE ROOM - 120 SF
1/4" = 1'-0"

ROOM FINISHES:

CEILING:	ACOUSTICAL CEILING TILE
WALLS:	GYPSUM BOARD, PAINTED
FLOORS:	CARPET TILE

MEP/DATA REQUIREMENTS:

DUPLEX ELECTRICAL OUTLETS

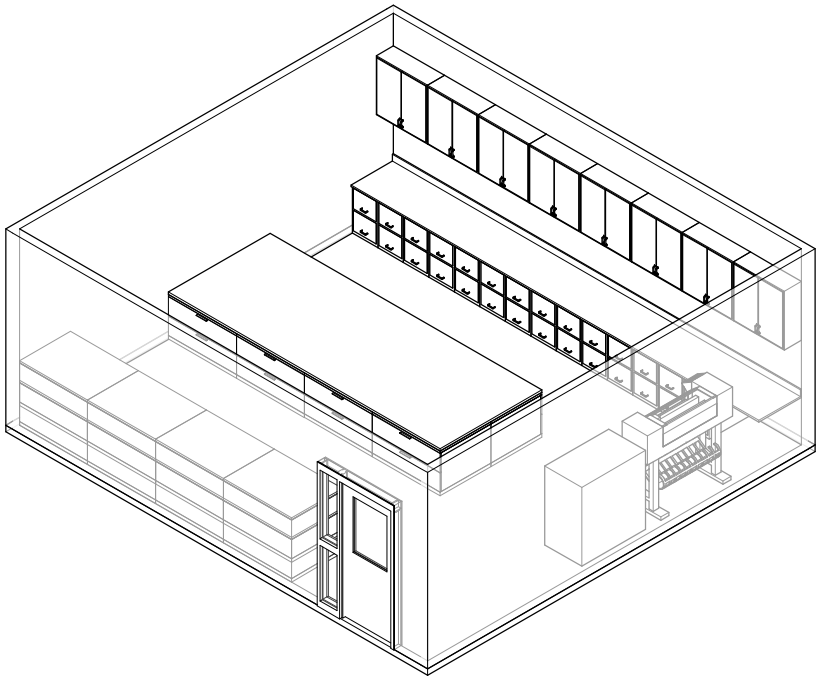
TEL/DATA OUTLET JACKS

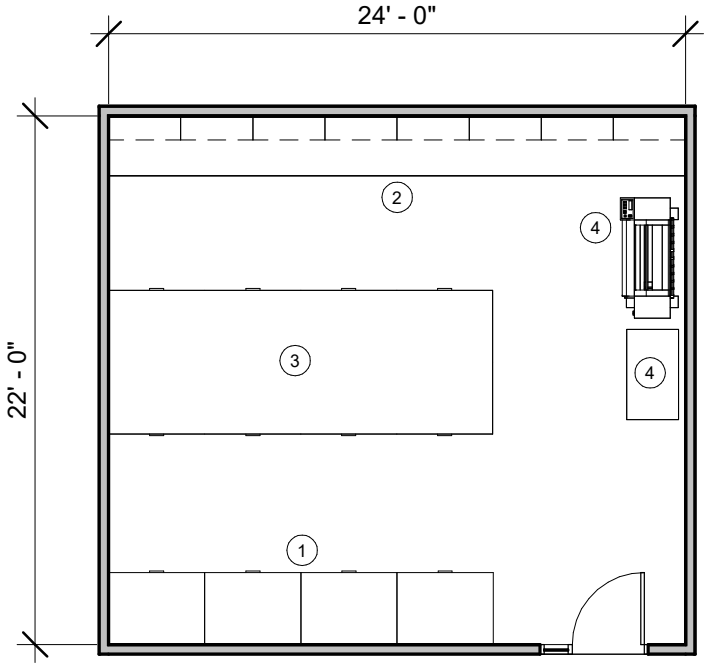
OCCUPANCY SENSORS FOR LIGHTING CONTROLS

HEATING / COOLING

COMPONENTS:

1. CONFERENCE TABLE
2. (6) CHAIRS
3. BOOKCASES





LAYOUT AREA - 528 SF
1/8" = 1'-0"

ROOM FINISHES:

CEILING:	ACOUSTICAL CEILING TILE
WALLS:	GYPSUM BOARD, PAINTED
FLOORS:	CARPET TILE

MEP/DATA REQUIREMENTS:

DUPLEX ELECTRICAL OUTLETS

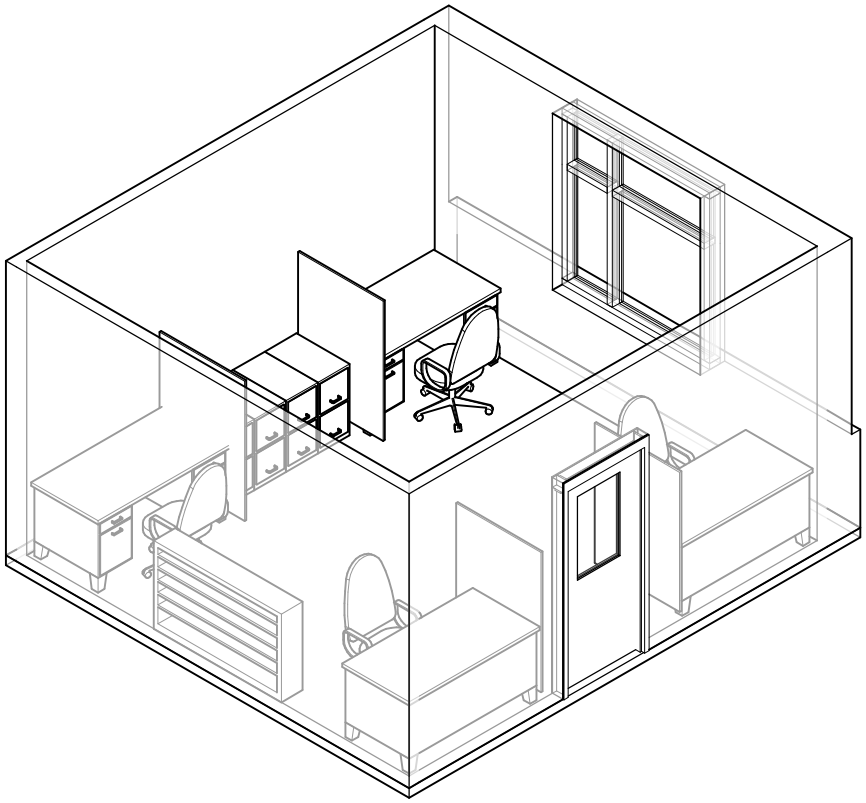
TEL/DATA OUTLET JACKS

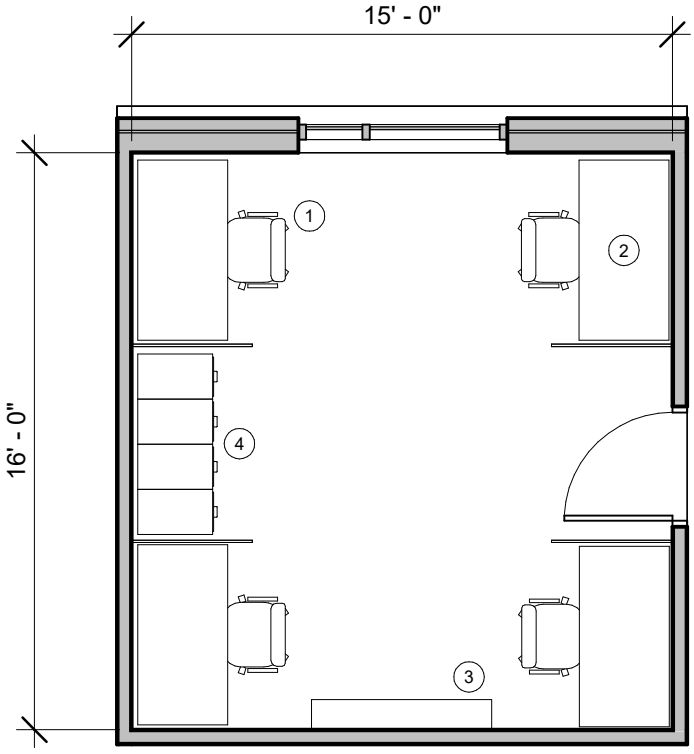
OCCUPANCY SENSORS FOR LIGHTING CONTROLS

HEATING / COOLING

COMPONENTS:

1. FLAT FILES STACKED, 3-HIGH
2. WORK COUNTER, FILE CABINETS (BELOW) & SUPPLY CABINETS (ABOVE)
3. LAYOUT TABLE & (16) FLAT FILES (BELOW)
4. STANDARD PRINTER/ COPIER / SCANNER
5. LARGE FORMAT PLOTTER





SHARED OFFICE (4) - 240 SF

3/16" = 1'-0"

ROOM FINISHES:

CEILING: ACOUSTICAL TILE

WALLS: GYPSUM BOARD, PAINTED

FLOORS: LINOLEUM

MEP/DATA REQUIREMENTS:

DUPLEX ELECTRICAL OUTLETS

TEL/DATA OUTLET JACKS

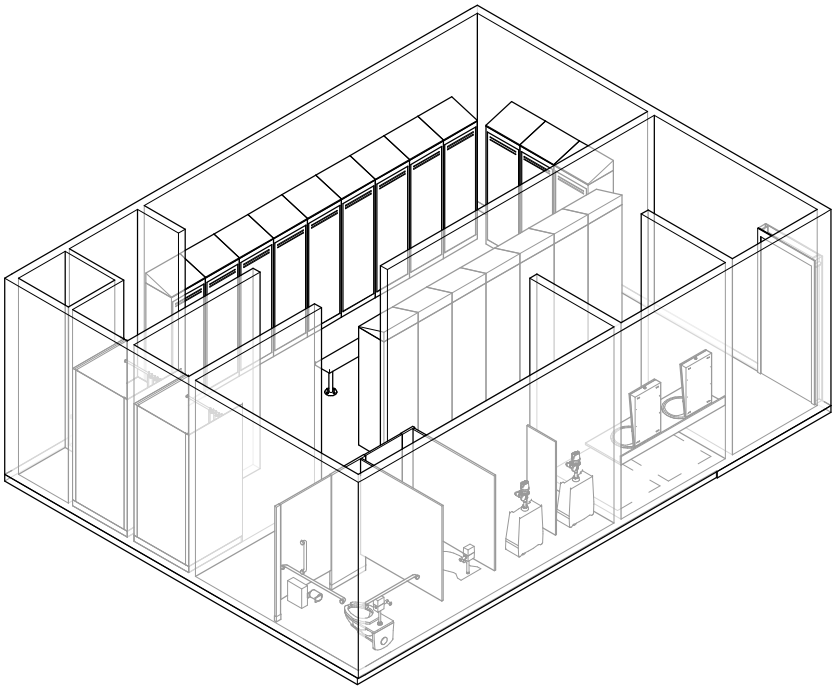
NATURAL LIGHTING W/ WINDOWS

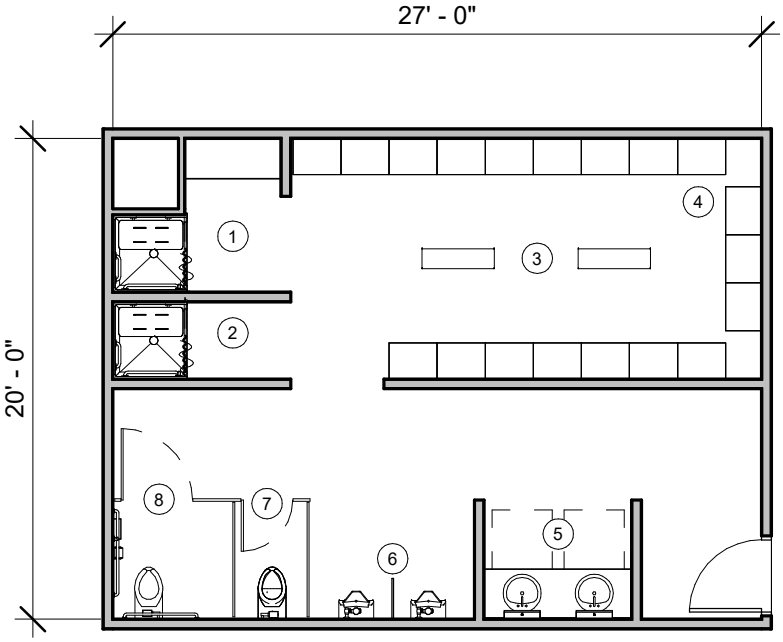
OCCUPANCY SENSORS FOR LIGHTING CONTROLS

HEATING / COOLING

COMPONENTS:

1. (4) EXECUTIVE CHAIRS
2. (4) WORKSTATIONS
3. BOOKCASE
4. FILE CABINET





LOCKER ROOM - 540 SF
1/8" = 1'-0"

ROOM FINISHES:

CEILING:	MOISTURE RESISTANT ACOUSTICAL TILE
WALLS:	CERAMIC TILE & GYPSUM BOARD, PAINTED
FLOORS:	EPOXY RESINOUS

MEP/DATA REQUIREMENTS:

GFI ELECTRICAL OUTLETS

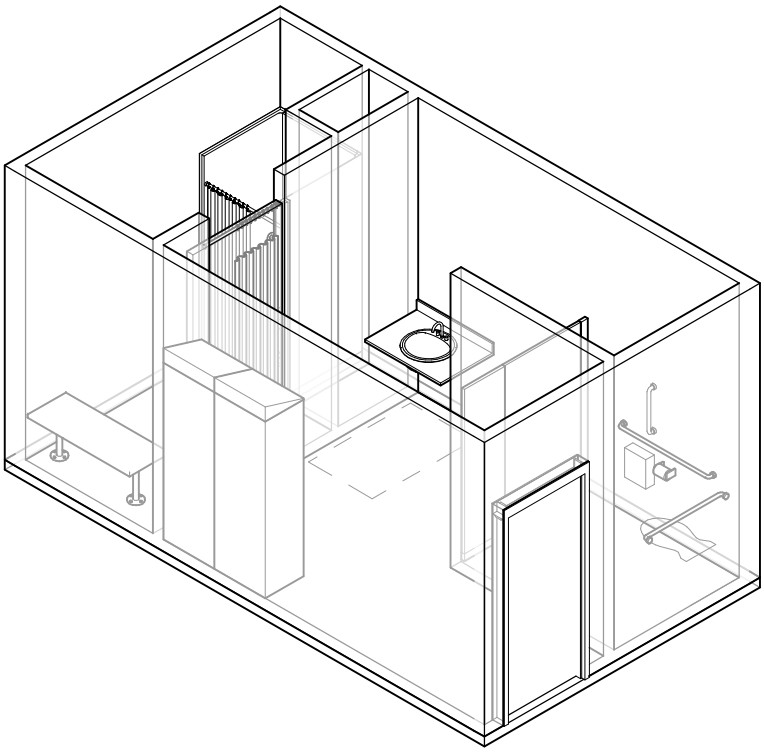
OCCUPANCY SENSORS FOR LIGHTING CONTROLS

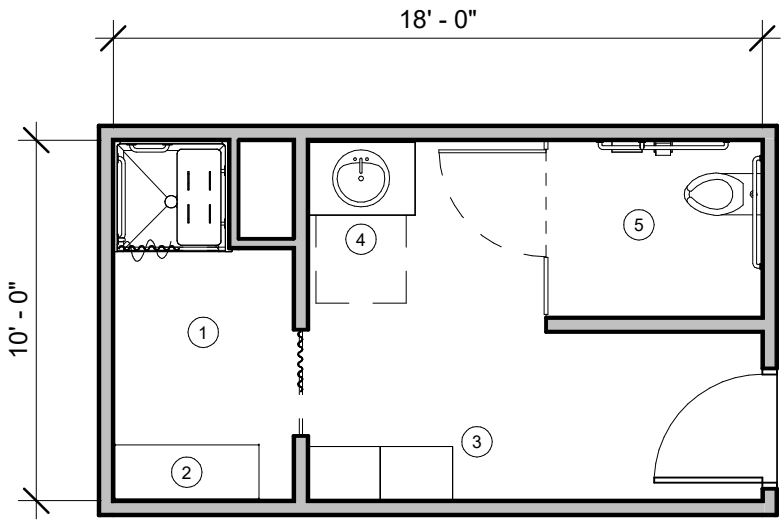
HEATING

COOLING

COMPONENTS:

1. ADA SHOWER STALL
2. STANDARD SHOWER STALL
3. BENCH
4. (20) 18" X 24" LOCKERS
5. COUNTER, SINK & MIRROR
6. WALL HUNG URINAL
7. ADA STALL
8. STANDARD STALL





FEMALE LOCKER ROOM - 180 SF

3/16" = 1'-0"

ROOM FINISHES:

CEILING:	MOISTURE RESISTANT ACOUSTICAL TILE
WALLS:	CERAMIC TILE & GYPSUM BOARD, PAINTED
FLOORS:	EPOXY RESINOUS

MEP/DATA REQUIREMENTS:

GFI ELECTRICAL OUTLETS

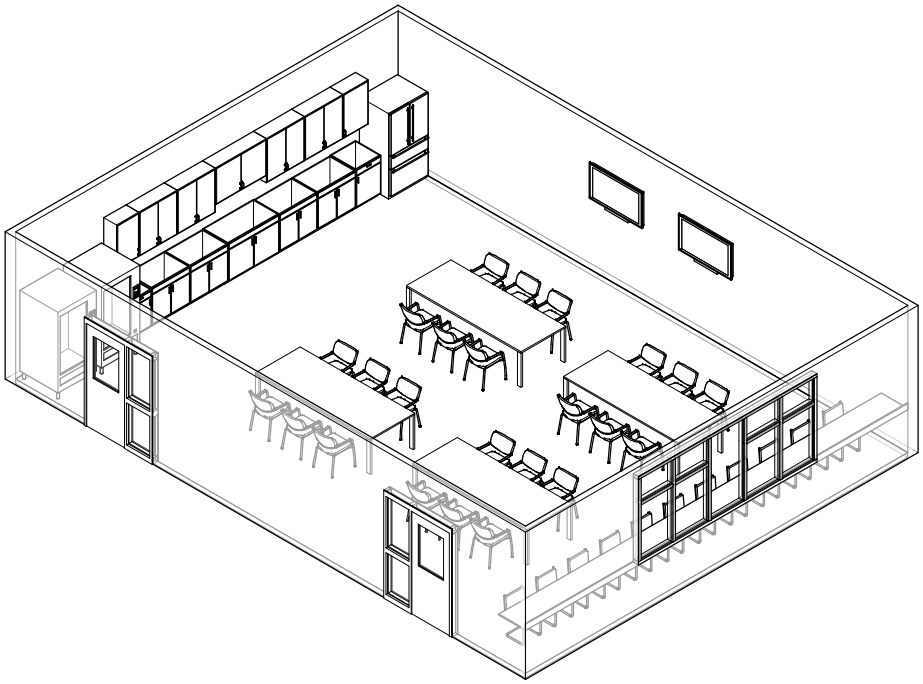
OCCUPANCY SENSORS FOR LIGHTING CONTROLS

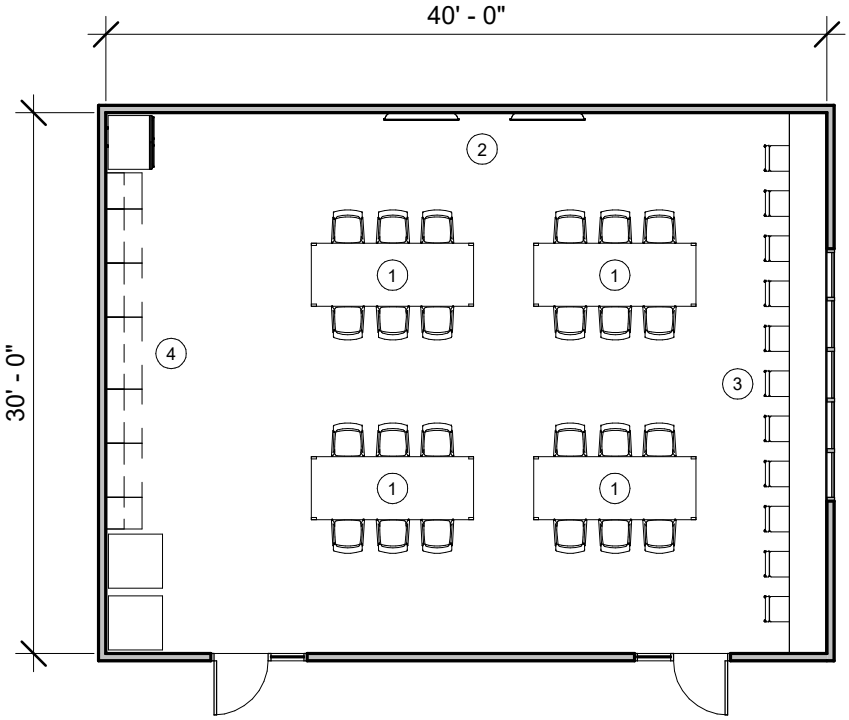
HEATING

COOLING

COMPONENTS:

1. ADA SHOWER STALL
2. BENCH
3. (2) 18" X 24" LOCKERS
4. COUNTER, SINK & MIRROR
5. ADA STALL





MUSTER ROOM - 1,200 SF

3/32" = 1'-0"

ROOM FINISHES:

CEILING: ACT / GYPSUM BOARD

WALLS: GYPSUM WALL BOARD, PAINTED

FLOORS: RESILIENT FLOORING

MEP/DATA REQUIREMENTS:

DUPLEX ELECTRICAL OUTLETS

TEL/DATA OUTLET JACKS

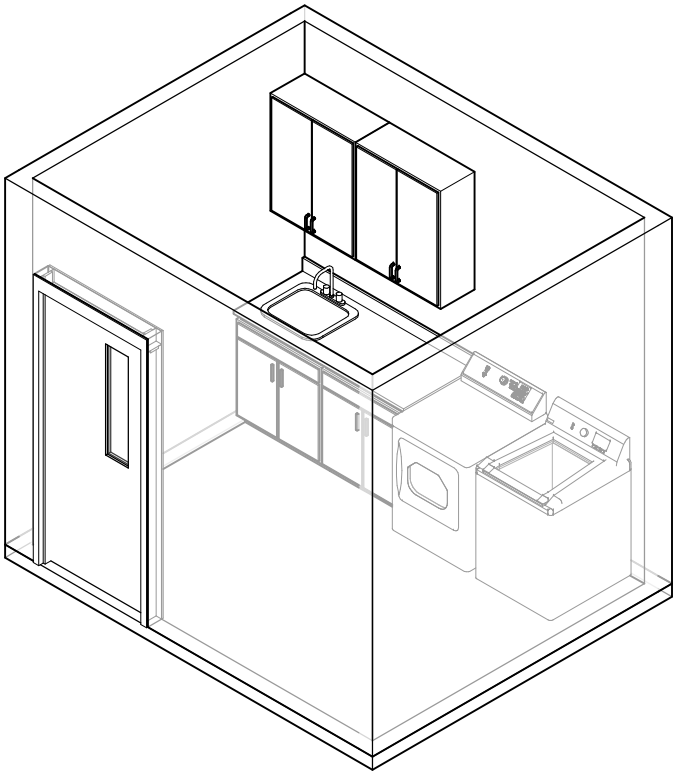
NATURAL LIGHTING W/ WINDOWS

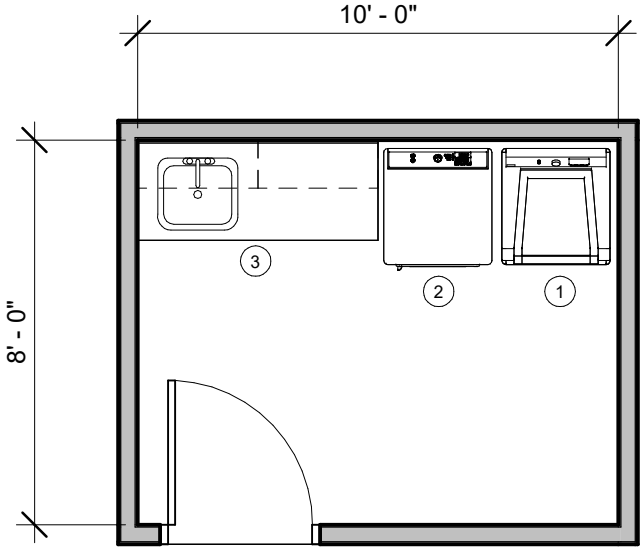
OCCUPANCY SENSORS FOR LIGHTING CONTROLS

HEATING / COOLING

COMPONENTS:

1. (6) TASK CHAIRS AT TABLE
2. WALL MOUNTED TELEVISION
3. COUNTER WITH (11) CHAIRS
4. KITCHEN, INCLUDES (TBD):
   - SOLID SURFACE COUNTERS
   - BASE & WALL CABINETS
   - STAINLESS STEEL SINK
   - REFRIGERATOR
   - DISHWASHER
   - ELECTRIC COOKTOP W/ HOOD
   - WALL OVEN
   - MICROWAVE





LAUNDRY ROOM - 80 SF
1/4" = 1'-0"

ROOM FINISHES:

CEILING: ACOUSTICAL TILE

WALLS: GYPSUM BOARD, PAINTED

FLOORS: LINOLEUM

MEP/DATA REQUIREMENTS:

GFI ELECTRICAL OUTLETS

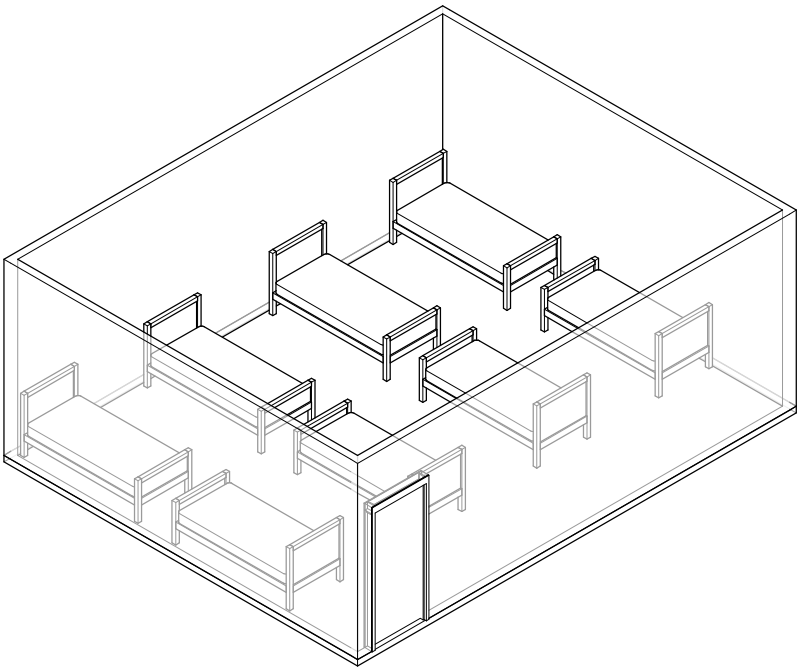
OCCUPANCY SENSORS FOR LIGHTING CONTROLS

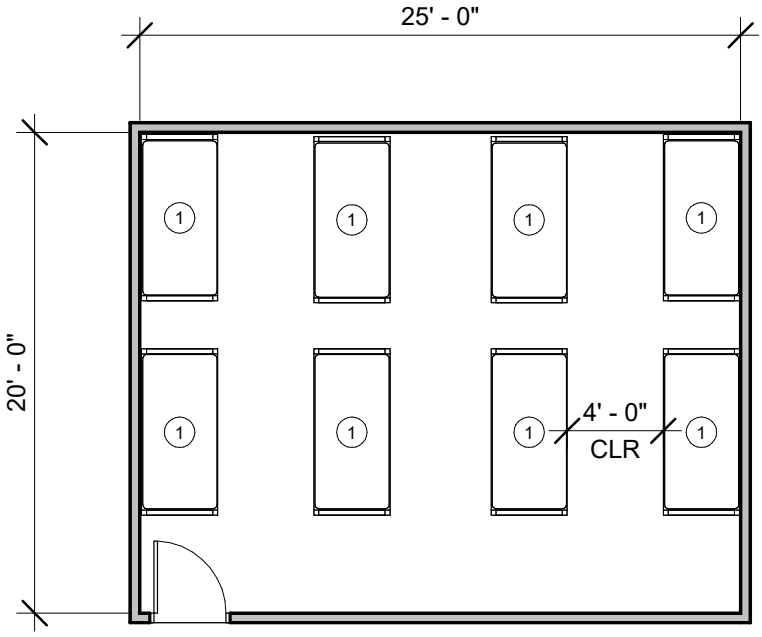
HEATING

COOLING

COMPONENTS:

1. CLOTHES WASHER
2. CLOTHES DRYER
3. COUNTER, SINK, & CABINETS (BELOW & ABOVE)





BUNK ROOM - 500 SF
1/8" = 1'-0"

ROOM FINISHES:

CEILING:	FIRE RATED ACOUSTICAL TILE
WALLS:	FIRE RATED GYPSUM BOARD, PAINTED
FLOORS:	CARPET TILE

MEP/DATA REQUIREMENTS:

HEATING

COOLING

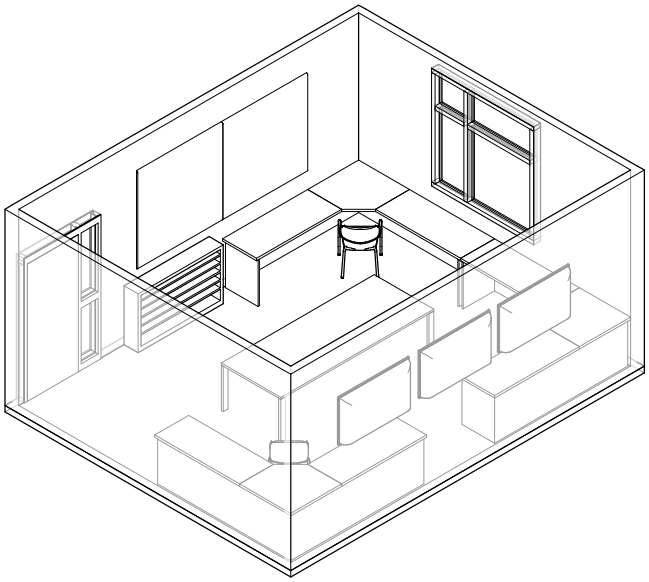
DUPLEX ELECTRICAL OUTLETS

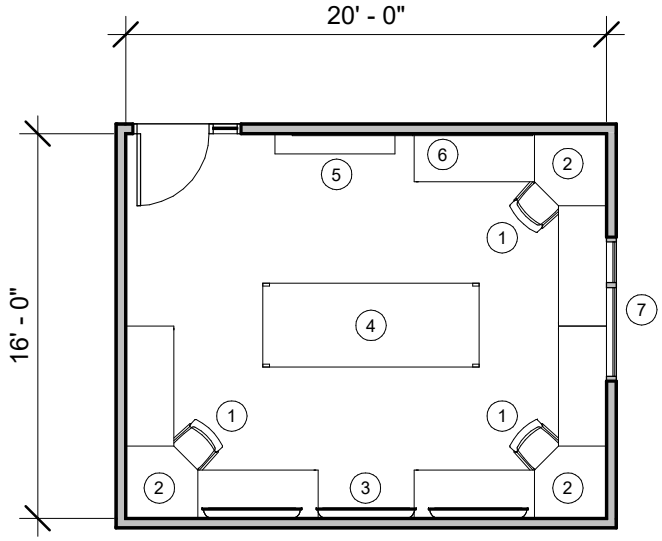
DATA OUTLET JACKS

FIRE RATED

COMPONENTS:

1. (8) COTS OR BUNKS





STORM EVENT / DISPATCH ROOM - 320 SF
1/8" = 1'-0"

ROOM FINISHES:

CEILING: ACOUSTICAL TILE

WALLS: GYPSUM BOARD, PAINTED

FLOORS: LINOLEUM

MEP/DATA REQUIREMENTS:

HEATING

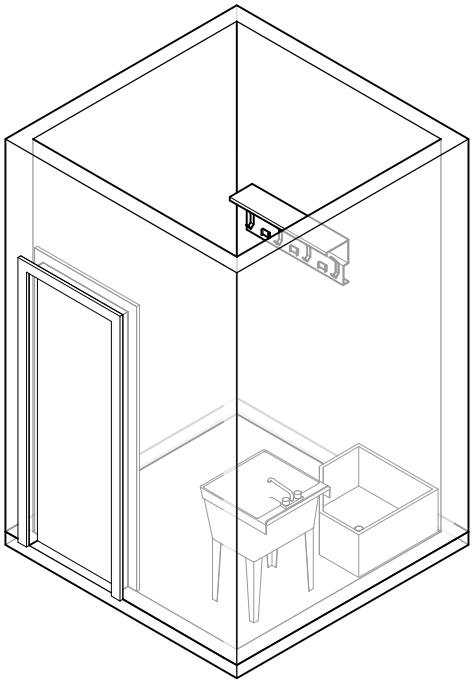
COOLING

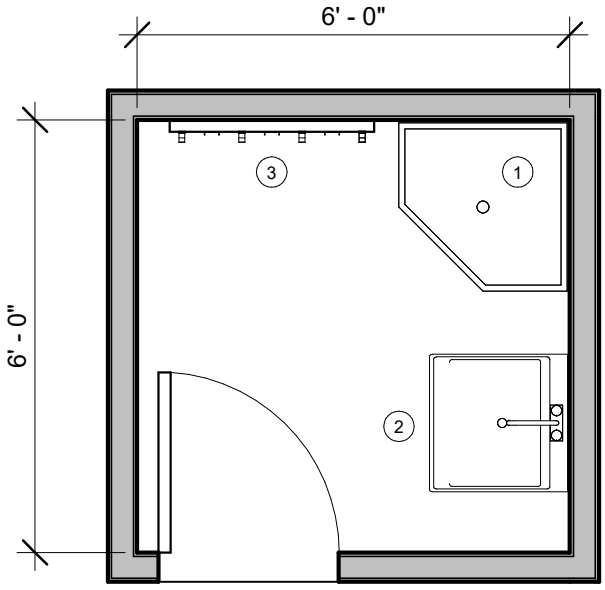
DUPLEX ELECTRICAL OUTLETS

DATA OUTLET JACKS

COMPONENTS:

1. (3) TASK CHAIRS
2. (3) WORKSTATIONS
3. TV MONITORS
4. LAYOUT TABLE & FILE STORAGE
5. SHELVING
6. BULLETIN BOARDS
7. DRIVE-UP TRANSACTION WINDOW





JANITOR CLOSET - 36 SF
3/8" = 1'-0"

ROOM FINISHES:

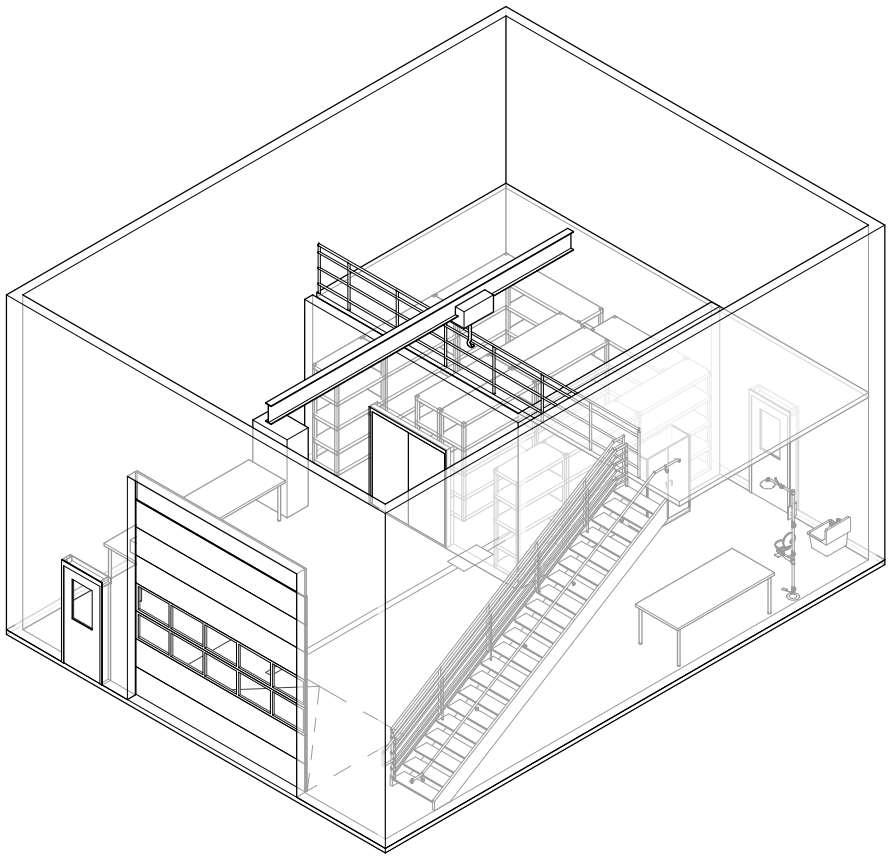
CEILING:	MOISTURE RESISTANT ACT
WALLS:	GWB, PAINTED / FRP PANELING
FLOORS:	RESILIENT FLOORING

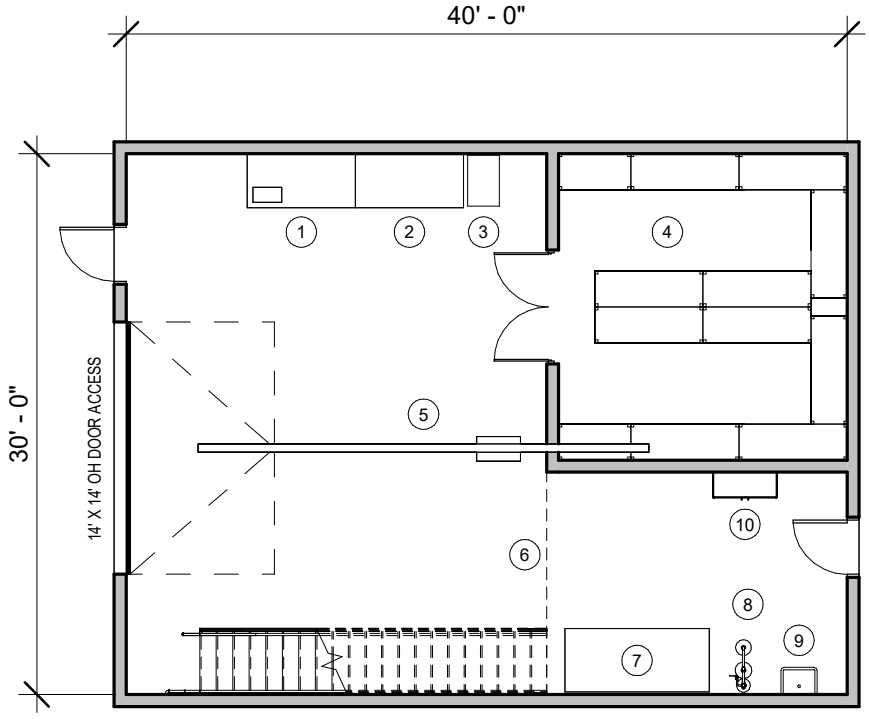
MEP/DATA REQUIREMENTS:

DUPLEX ELECTRICAL OUTLETS

COMPONENTS:

1. FRP PANELING AT SINK
2. UTILITY SINK
3. UTILITY SHELF W/ MOP & BROOM HOLDERS





WORKSHOP - 1,200 SF

3/32" = 1'-0"

ROOM FINISHES:

CEILING: OPEN TO STRUCTURE

WALLS: CMU, PAINTED

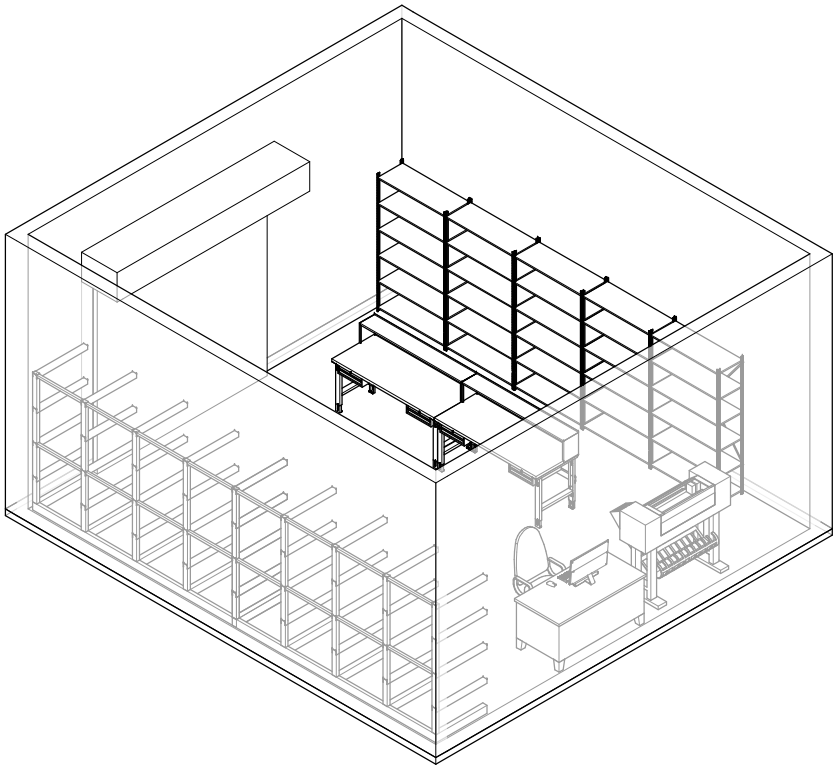
FLOORS: SEALED CONCRETE

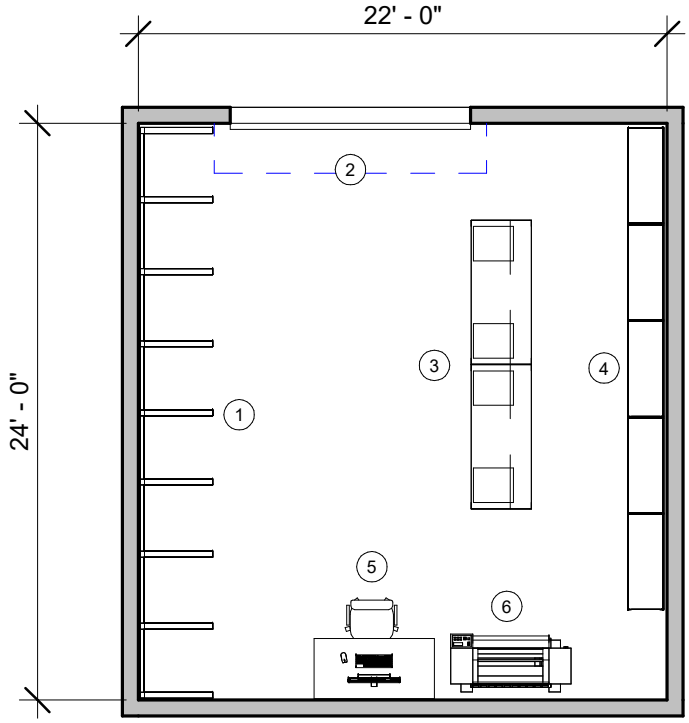
MEP/DATA REQUIREMENTS:

- HEATING / COOLING
- DUPLEX ELECTRICAL OUTLETS
- DUST COLLECTION

COMPONENTS:

1. WORK BENCH WITH VICE
2. WORKBENCH
3. DRILL PRESS
4. UTILITY SHELVING
5. MONORAIL
6. MEZZANINE STORAGE ABOVE
7. WORK TABLE
8. PALLET RACK
9. UTILITY SINK
10. FLAMMABLE STORAGE CABINETS





SIGN SHOP - 528 SF
1/8" = 1'-0"

ROOM FINISHES:

CEILING: OPEN TO STRUCTURE

WALLS: CMU, PAINTED

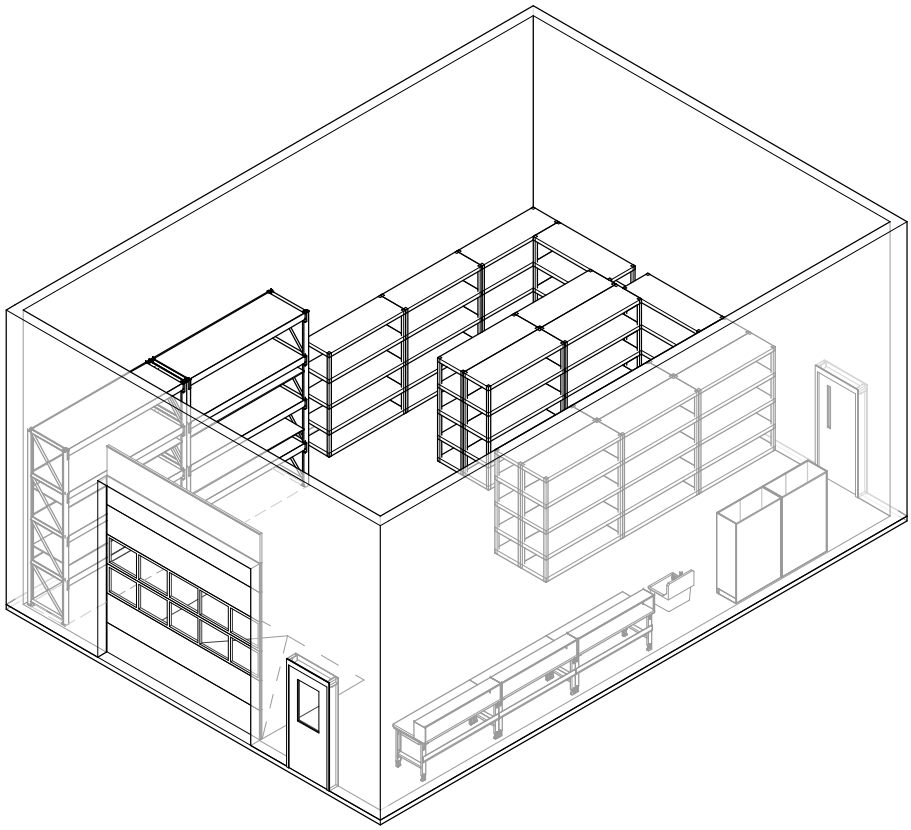
FLOORS: SEALED CONCRETE

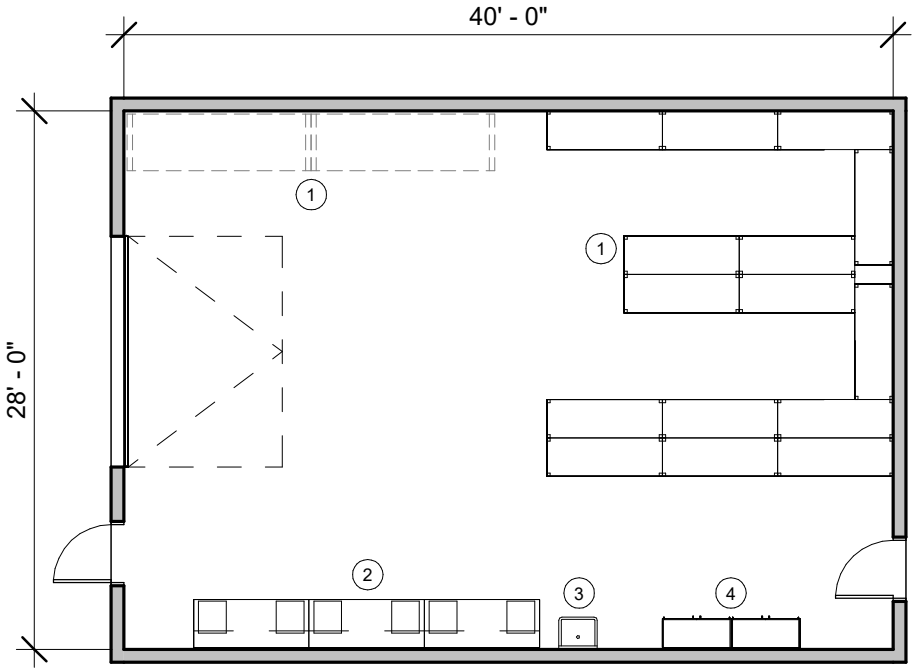
MEP/DATA REQUIREMENTS:

- HEATING / COOLING
- COMPRESSED AIR PROVISIONS
- DUPLEX ELECTRICAL OUTLETS
- DATA OUTLET JACKS

COMPONENTS:

1. SIGN STORAGE RACKS
2. OVERHEAD DOOR ACCESS
3. LAYOUT / WORK TABLE
4. SHELVING / SUPPLY STORAGE
5. COMPUTER WORK STATION
6. SIGN PRINTER





WORKSHOP - 1,120 SF
1" = 10'-0"

ROOM FINISHES:

CEILING: OPEN TO STRUCTURE

WALLS: CMU, PAINTED

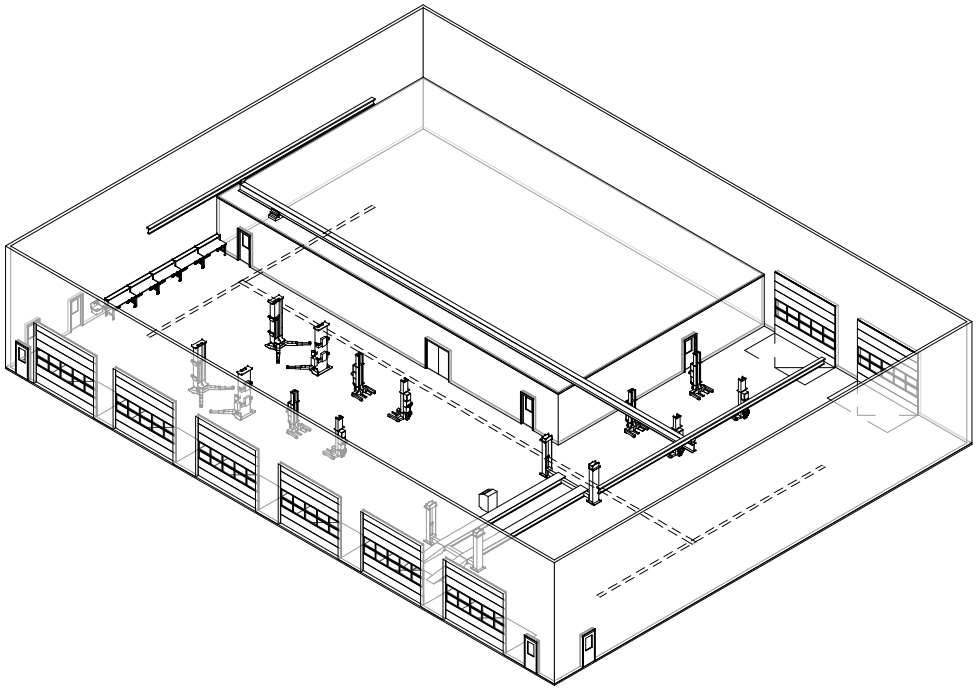
FLOORS: SEALED CONCRETE

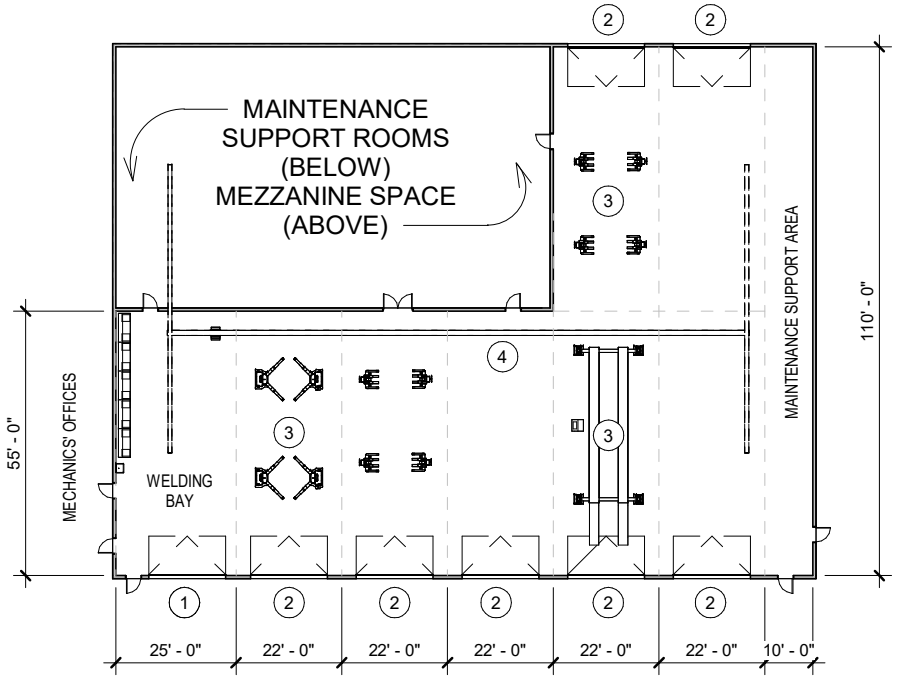
MEP/DATA REQUIREMENTS:

- HEATING / COOLING
- DUPLEX ELECTRICAL OUTLETS
- DUST COLLECTION

COMPONENTS:

1. UTILITY SHELVING
2. WORK BENCHES
3. SHOP SINK
4. STORAGE CABINETS





MAINTENANCE BAYS
1" = 40'-0"

ROOM FINISHES:

CEILING: OPEN TO STRUCTURE

WALLS: METAL PANEL / CONCRETE, PAINTED

FLOORS: SEALED CONCRETE

MEP/DATA REQUIREMENTS:

HEATING (RADIANT FLOOR)

DUPLEX ELECTRICAL OUTLETS

SPECIALITY EQUIP. ELECTRICAL OUTLETS

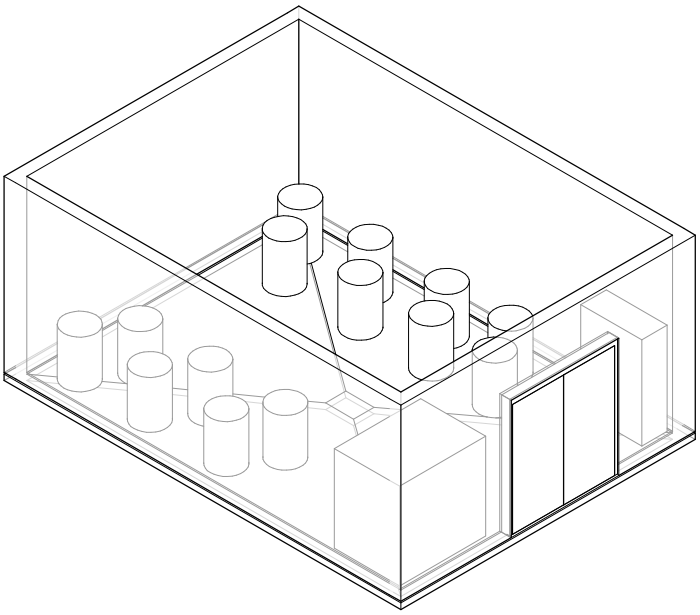
DATA OUTLET JACKS

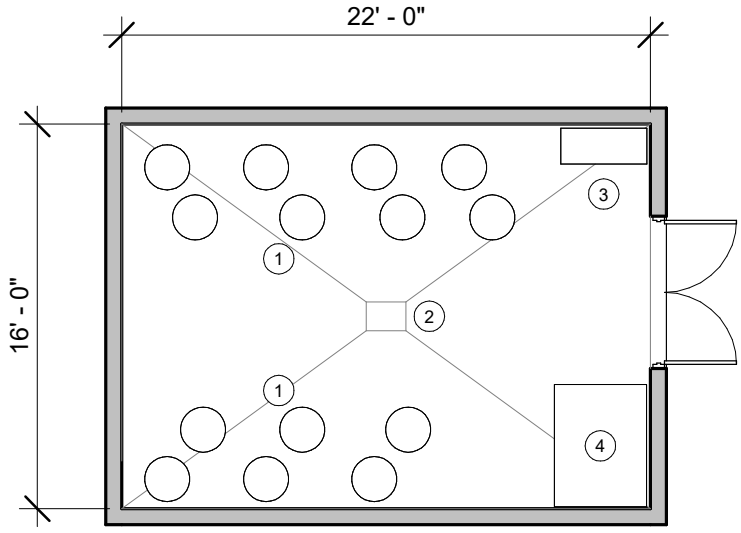
VENTILATION

COMPONENTS:

1. WELDING BAY
2. MAINTENANCE BAY, TYP.
3. MAINTENANCE LIFTS
   - INVENTORY TBD
4. BRIDGE CRANE

* SUPPORT ROOMS INCLUDE:
- FLUID STORAGE
- TOOL STOARGE
- TIRE STORAGE
- PARTS STORAGE
- HYDRAULIC HOSE SHOP
- ETC.





FLUID ROOM - 360 SF
1/8" = 1'-0"

ROOM FINISHES:

CEILING: OPEN TO STRUCTURE

WALLS: CMU, PAINTED

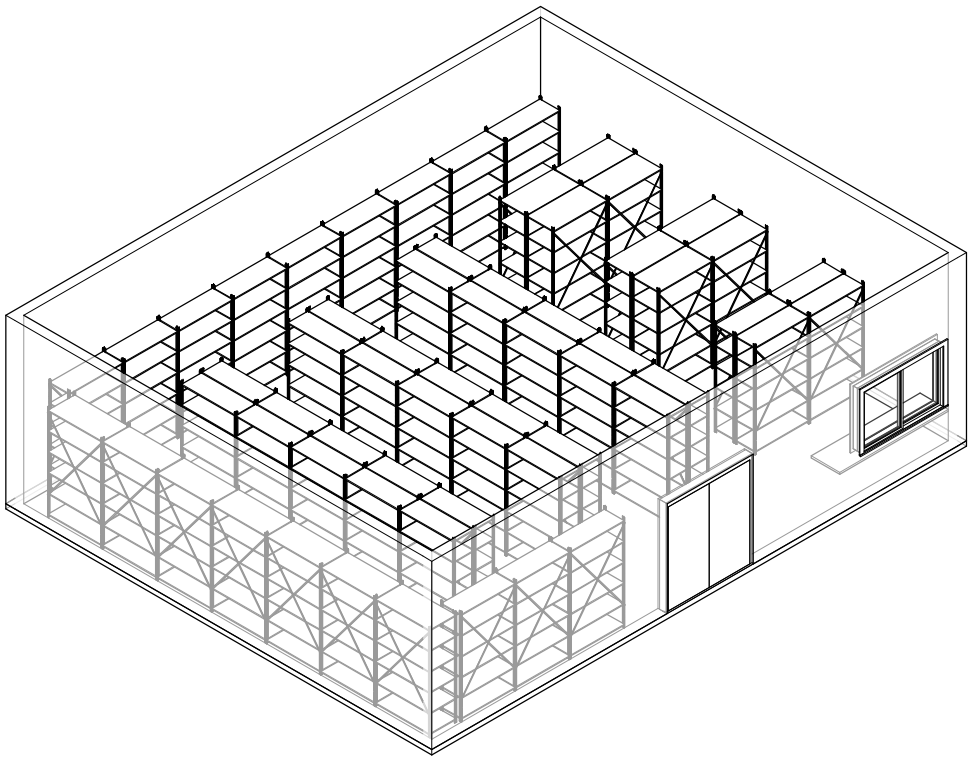
FLOORS: SEALED CONCRETE

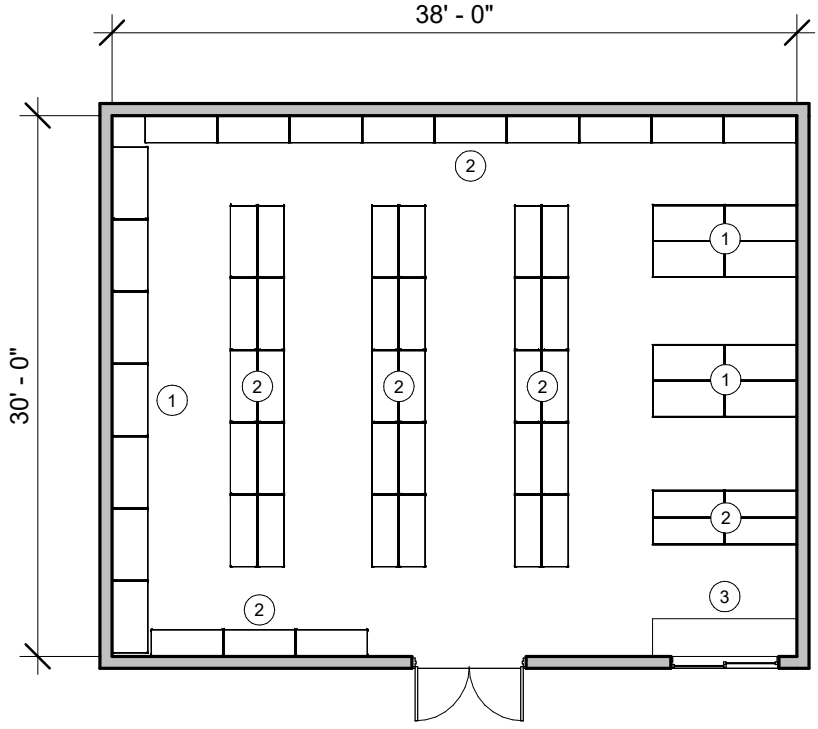
MEP/DATA REQUIREMENTS:

- HEATING
- GFI ELECTRICAL OUTLETS
- DEDICATED EXHAUST SYSTEM
- COMPRESSED AIR FOR PHNEUMATIC PUMPS
- CONTAINMENT SUMP

COMPONENTS:

1. (12) 55 GAL FLUID STORAGE DRUM
2. FLUID SPILL CONTAINMENT SUMP
3. FLAMMABLE STORAGE CABINET
4. WASTE OIL





PARTS & MATERIALS STORAGE - 1,140 SF
3/32" = 1'-0"

ROOM FINISHES:

CEILING: OPEN TO STRUCTURE

WALLS: CMU, PAINTED

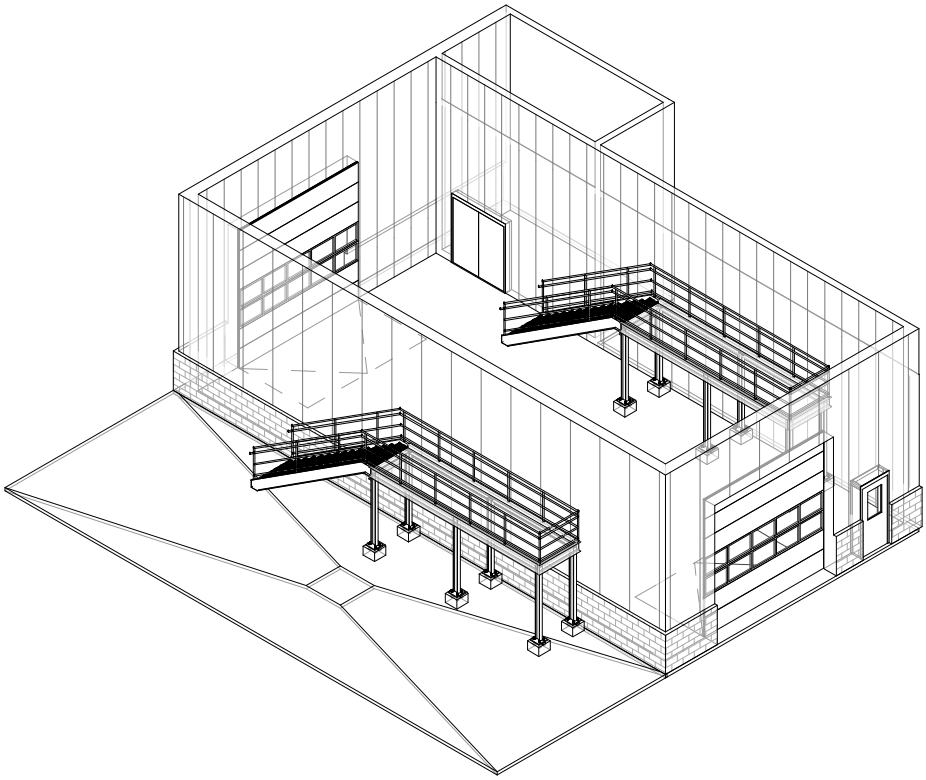
FLOORS: SEALED CONCRETE

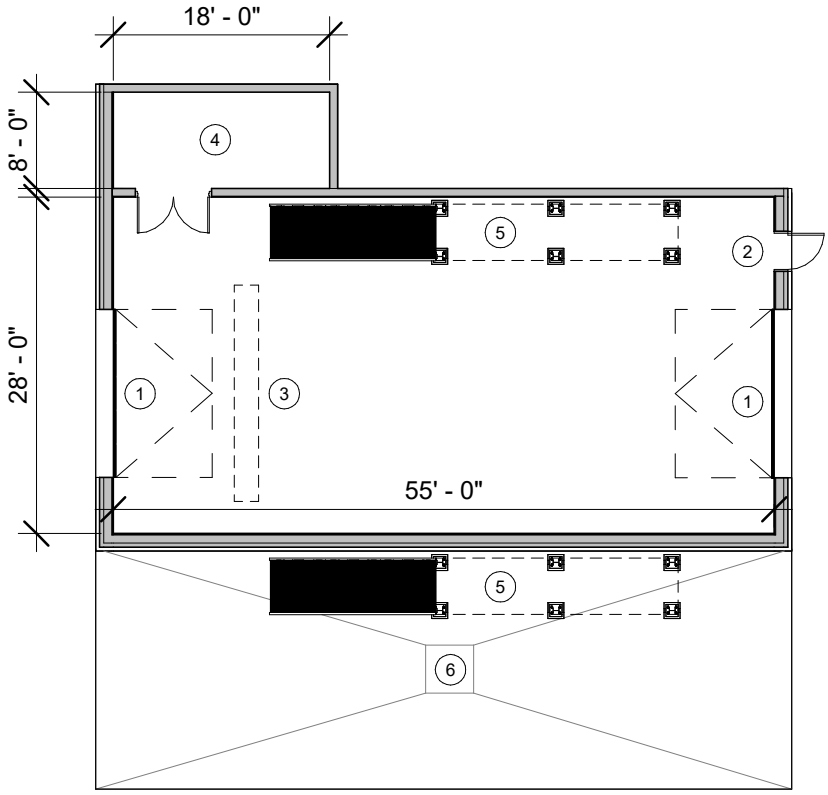
MEP/DATA REQUIREMENTS:

- DUPLEX ELECTRICAL OUTLETS

COMPONENTS:

1. (15) 48" W X 24" D UTILITY SHELVING
2. (46) 48" W X 18" D UTILITY SHELVING
3. COUNTER W/ WINDOW





WASH BAY - 1,684 SF
1/16" = 1'-0"

ROOM FINISHES:

CEILING: PVC PANEL

WALLS: PVC PANEL

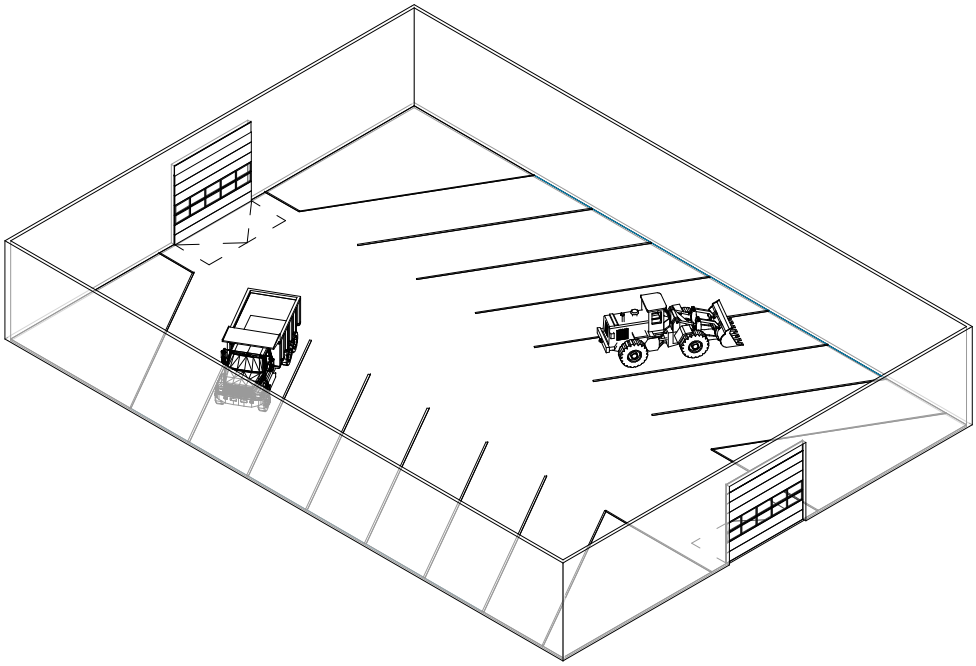
FLOORS: SEALED CONCRETE

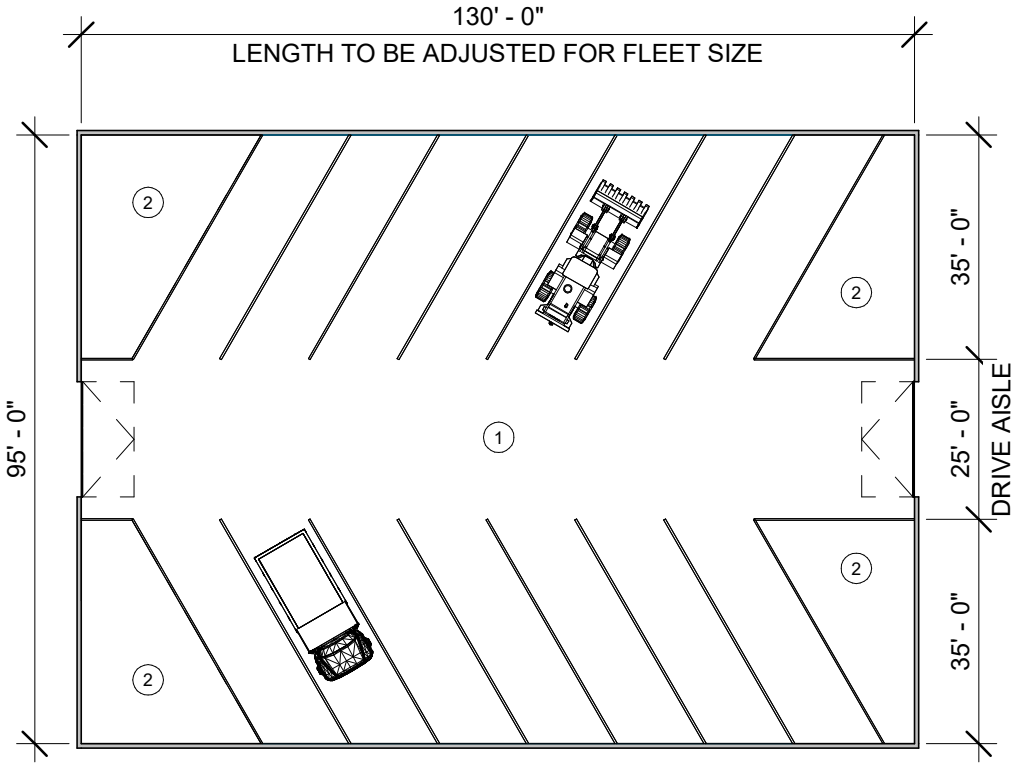
MEP/DATA REQUIREMENTS:

- HEATING
- GFI ELECTRICAL OUTLETS
- VENTILATION
- WATERPROOF DEVICES
- 2" WATER SUPPLY

COMPONENTS:

1. POLYCARBONATE SECTIONAL DOORS
2. STAINLESS STEEL DOORS AND FRAMES
3. UNDERCARRIAGE WASH
4. MANUAL WASH EQUIP. PACKAGE
5. FIXED CATWALKS
6. EXTERIOR KNOCKDOWN PAD





FLEET STORAGE - 12,350 SF
1" = 30'-0"

ROOM FINISHES:

CEILING: OPEN TO STRUCTURE

WALLS: METAL PANEL / CONCRETE, PAINTED

FLOORS: SEALED CONCRETE

MEP/DATA REQUIREMENTS:

- HEATING / COOLING
- VENTILATION

COMPONENTS:

1. (14) 12' X 35' LARGE PARKING STALLS
2. FLOOR SPACE FOR EQUIPMENT

APPENDIX I

Space Needs Guidelines Worksheets

Needham, MA - Department of Public Works
Conceptual Space Needs Guidelines
WORK SHEET - Option 1 - Consolidated at 470 Dedham

These guidelines have been prepared by Weston & Sampson based upon our experience with more than 100 public works facility projects in the last 15 years. These guidelines can be utilized by communities to identify an estimated facility size prior to undertaking a comprehensive programming effort.

Guidelines (as developed from similar completed DPW projects):			Target
Administration	Average SF per Admin Person		570
Employee Facilities	Average SF per Work Force Person		111
Shops	Average SF per Division		3,021
Fleet Maintenance			
Vehicle / Equipment Storage (for centre drive-thru)	Average SF per Rolling Stock		694
Vehicle / Equipment Storage (for stacked parking)	Average SF per Rolling Stock		591
Wash /Other	Average SF		2,512

Note: Average SF guidelines include all common spaces including circulation, toilets, common reception, etc.

TARGET SPACE NEEDS		Qty		SF		Target SF
Administration	Number of Administration Personnel	5	x	570	=	2,848
Employee Facilities	Number of Work Force Employees	45	x	111	=	4,973
Shops	Number of Shops	11	x	3,021	=	33,230
	(List of Divisions)	(place "x" below)				
	- Highway	x				
	- Parks	x				
	- Forestry	x				
	- Sign	x				
	- Building Maintenance					
	- Fleet x6	x				
	- Water Sewer Drains	x				
	Total:	11				
	Assume Shop Space based on 2/3 of Divisions :	x				
Vehicle / Equipment Storage	Number of Vehicles (see note 1)	51	x	694	=	35,417
Vehicle / Equipment Storage Adjustment for Canopy						-10,625
Wash	(see note 2)	1	x	2,512	=	2,512
				TOTAL ENCLOSED SF:		**68,354**

CANOPY OPTION ADJUSTMENT	Canopy (if yes - place "x" below)	
Canopy for Partial Covered Storage of Vehicles/Equipment	x	**8,525**

Notes:
1. When determining number of vehicles, include all pickups, sedans, medium & large trucks, large tractors, and construction equipment. Do not include small equipment such as trailers, sidewalk plows, mowers, etc. This smaller equipment is built into the guidelines.
2. Assumes manual wash bay with separate equipment room.

Needham, MA - Department of Public Works
Conceptual Space Needs Guidelines
WORK SHEET - Option 2 & 3 - Campus at 470 and Parcel 74 / Hillside School

These guidelines have been prepared by Weston & Sampson based upon our experience with more than 100 public works facility projects in the last 15 years. These guidelines can be utilized by communities to identify an estimated facility size prior to undertaking a comprehensive programming effort.

Guidelines (as developed from similar completed DPW projects):			Target
Administration	Average SF per Admin Person		570
Employee Facilities	Average SF per Work Force Person		111
Shops	Average SF per Division		3,021
Fleet Maintenance			
Vehicle / Equipment Storage (for centre drive-thru)	Average SF per Rolling Stock		694
Vehicle / Equipment Storage (for stacked parking)	Average SF per Rolling Stock		591
Wash /Other	Average SF		2,512

Note: Average SF guidelines include all common spaces including circulation, toilets, common reception, etc.

TARGET SPACE NEEDS ***Group 1 of 2: Highway + Parks & Forestry***		Qty		SF		Target SF
Administration	Number of Administration Personnel (2) Assistant Superintendents	2	x	570	=	1,139
Employee Facilities	Number of Work Force Employees (14) Highway + (14) Parks & Forestry	28	x	111	=	3,094
Shops	Number of Shops	4	x	3,021	=	12,084
	(List of Divisions)	(place "x" below)				
	- Highway	x				
	- Parks	x				
	- Forestry	x				
	- Sign	x				
	- Building Maintenance					
	- Fleet x3					
	- shared					
	Total:	4				
	Assume Shop Space based on 2/3 of Divisions :	x				
Vehicle / Equipment Storage	Number of Vehicles (see note 1)	27	x	694	=	18,750
Vehicle / Equipment Storage Adjustment for Canopy						-5,625
Wash	(see note 2)	0	x	2,512	=	0
				TOTAL ENCLOSED SF:		**29,442**
CANOPY OPTION ADJUSTMENT		Canopy				
		(if yes - place "x" below)				
Canopy for Partial Covered Storage of Vehicles/Equipment		x				**3,525**

Notes:
1. When determining number of vehicles, include all pickups, sedans, medium & large trucks, large tractors, and construction equipment. Do not include small equipment such as trailers, sidewalk plows, mowers, etc. This smaller equipment is built into the guidelines.
2. Assumes manual wash bay with separate equipment room.

Needham, MA - Department of Public Works
Conceptual Space Needs Guidelines
WORK SHEET - Option 2 & 3 - Campus at 470 and Parcel 74 / Hillside School

These guidelines have been prepared by Weston & Sampson based upon our experience with more than 100 public works facility projects in the last 15 years. These guidelines can be utilized by communities to identify an estimated facility size prior to undertaking a comprehensive programming effort.

Guidelines (as developed from similar completed DPW projects):			Target
Administration	Average SF per Admin Person		570
Employee Facilities	Average SF per Work Force Person		111
Shops	Average SF per Division		3,021
Fleet Maintenance			
Vehicle / Equipment Storage (for centre drive-thru)	Average SF per Rolling Stock		694
Vehicle / Equipment Storage (for stacked parking)	Average SF per Rolling Stock		591
Wash /Other	Average SF		2,512

Note: Average SF guidelines include all common spaces including circulation, toilets, common reception, etc.

TARGET SPACE NEEDS ***Group 2 of 2: Fleet Maintenance + WSD + Wash***		Qty		SF		Target SF
Administration	Number of Administration Personnel	3	x	570	=	1,709
Employee Facilities	Number of Work Force Employees	17	x	111	=	1,879
Shops	Number of Shops	7	x	3,021	=	21,146
	(List of Divisions)	(place "x" below)				
	- Highway					
	- Parks					
	- Forestry					
	- Recyling & Solid Waste					
	- Building Maintenance					
	- Fleet x6	x				
	- Water Sewer Drains	x				
	Total:	7				
	Assume Shop Space based on 2/3 of Divisions :	x				
Vehicle / Equipment Storage	Number of Vehicles (see note 1)	24	x	694	=	16,667
Vehicle / Equipment Storage Adjustment for Canopy						0
Wash	(see note 2)	1	x	2,512	=	2,512
				TOTAL ENCLOSED SF:		**43,912**

CANOPY OPTION ADJUSTMENT	Canopy (if yes - place "x" below)	
Canopy for Partial Covered Storage of Vehicles/Equipment		**0**

Notes:
1. When determining number of vehicles, include all pickups, sedans, medium & large trucks, large tractors, and construction equipment. Do not include small equipment such as trailers, sidewalk plows, mowers, etc. This smaller equipment is built into the guidelines.
2. Assumes manual wash bay with separate equipment room.

Needham, MA - Department of Public Works
Conceptual Space Needs Guidelines
WORK SHEET - Option 4 - Campus at 470 and Jack Cogswell Building

These guidelines have been prepared by Weston & Sampson based upon our experience with more than 100 public works facility projects in the last 15 years. These guidelines can be utilized by communities to identify an estimated facility size prior to undertaking a comprehensive programming effort.

Guidelines (as developed from similar completed DPW projects):			Target
Administration	Average SF per Admin Person		570
Employee Facilities	Average SF per Work Force Person		111
Shops	Average SF per Division		3,021
Fleet Maintenance			
Vehicle / Equipment Storage (for centre drive-thru)	Average SF per Rolling Stock		694
Vehicle / Equipment Storage (for stacked parking)	Average SF per Rolling Stock		591
Wash /Other	Average SF		2,512

Note: Average SF guidelines include all common spaces including circulation, toilets, common reception, etc.

TARGET SPACE NEEDS ***Group 1 of 2: Highway + Parks & Forestry***		Qty		SF		Target SF
Administration	Number of Administration Personnel	3	x	570	=	1,709
Employee Facilities	Number of Work Force Employees	40	x	111	=	4,420
Shops	Number of Shops	5	x	3,021	=	15,105
	(List of Divisions)	(place "x" below)				
	- Highway	x				
	- Parks	x				
	- Forestry	x				
	- Sign	x				
	- Building Maintenance					
	- Fleet x3					
	- Water Sewer Drains	x				
	Total:	5				
	Assume Shop Space based on 2/3 of Divisions :	x				
Vehicle / Equipment Storage	Number of Vehicles (see note 1)	51	x	694	=	35,417
Vehicle / Equipment Storage Adjustment for Canopy						-10,625
Wash	(see note 2)	1	x	2,512	=	2,512
				TOTAL ENCLOSED SF:		**48,537**

CANOPY OPTION ADJUSTMENT	Canopy (if yes - place "x" below)	
Canopy for Partial Covered Storage of Vehicles/Equipment	x	**8,525**

Notes:
1. When determining number of vehicles, include all pickups, sedans, medium & large trucks, large tractors, and construction equipment. Do not include small equipment such as trailers, sidewalk plows, mowers, etc. This smaller equipment is built into the guidelines.
2. Assumes manual wash bay with separate equipment room.

Needham, MA - Department of Public Works
Conceptual Space Needs Guidelines
WORK SHEET - Option 4 - Campus at 470 and Jack Cogswell Building

These guidelines have been prepared by Weston & Sampson based upon our experience with more than 100 public works facility projects in the last 15 years. These guidelines can be utilized by communities to identify an estimated facility size prior to undertaking a comprehensive programming effort.

Guidelines (as developed from similar completed DPW projects):			Target
Administration	Average SF per Admin Person		570
Employee Facilities	Average SF per Work Force Person		111
Shops	Average SF per Division		3,021
Fleet Maintenance			
Vehicle / Equipment Storage (for centre drive-thru)	Average SF per Rolling Stock		694
Vehicle / Equipment Storage (for stacked parking)	Average SF per Rolling Stock		591
Wash /Other	Average SF		2,512

Note: Average SF guidelines include all common spaces including circulation, toilets, common reception, etc.

TARGET SPACE NEEDS ***Group 2 of 2: Fleet Maintenance + WSD + Wash***		Qty		SF		Target SF
Administration	Number of Administration Personnel	2	x	570	=	1,139
Employee Facilities	Number of Work Force Employees	5	x	111	=	553
Shops	Number of Shops	5	x	3,021	=	15,105
	(List of Divisions)	(place "x" below)				
	- Highway					
	- Parks					
	- Forestry					
	- Recyling & Solid Waste					
	- Building Maintenance					
	- Fleet x5 (+1 repurposed bay)	x				
	- Water Sewer Drains					
	Total:	5				
	Assume Shop Space based on 2/3 of Divisions :	x				
Vehicle / Equipment Storage	Number of Vehicles (see note 1)	0	x	694	=	0
Vehicle / Equipment Storage Adjustment for Canopy						0
Wash	(see note 2)	0	x	2,512	=	0
				TOTAL ENCLOSED SF:		**16,796**

CANOPY OPTION ADJUSTMENT	Canopy (if yes - place "x" below)	
Canopy for Partial Covered Storage of Vehicles/Equipment		**0**

Notes:
1. When determining number of vehicles, include all pickups, sedans, medium & large trucks, large tractors, and construction equipment. Do not include small equipment such as trailers, sidewalk plows, mowers, etc. This smaller equipment is built into the guidelines.
2. Assumes manual wash bay with separate equipment room.

APPENDIX J

Site Selection Matrices

OBJECTID	Section	AKA	Web Card	Parcel Number	Map	Block	Lot	Parcel Num Unf	Number	Street	Address	Acres	GIS Acres	Parcel Year	Plan Note	Card Link	Owner 1	Owner 2	GIS Entity	GIS Group	GIS Note	Index	WaterArea	WetlandArea	UplandArea	OneHundredYrFlood	FiveHundredYrFlood	Zone2	OtherProtectedLand	Article97	MaxElevation	MinElevation
29	WEST		0 CARTWRIGHT RD	199/218-0-0004-0000.0	218	0004		199218000040000	0	CARTWRIGHT RD	0 CARTWRIGHT RD	0.83	0.71	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/TOWN OF NEEDHAM	TOWN OF NEEDHAM	(BOARD OF PUBLIC WORKS)	Town of Wellesley	DPW		39			31,120						132	131
5	WEST		0 RIVER PARK ST	199/085-0-0064-0000.0	085	0064		199085000640000	0	RIVER PARK ST	0 RIVER PARK ST	0.00	0.00	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/TOWN OF NEEDHAM	TOWN OF NEEDHAM		Town of Needham	?		5			22						106	106
38	WEST		0 CHARLES RIVER ST	199/306-0-0015-0000.0	306	0015		199306000150000	0	CHARLES RIVER ST	0 CHARLES RIVER ST	10.00	12.93	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/TOWN OF NEEDHAM	TOWN OF NEEDHAM		Town of Needham	Conservation Commission	Con Comm claimed, e-mail from Varrell 03/10/2014	55	11,009	552,012	90	563,113			563,113	137	137
170	WEST		0 GLOVER RD	199/103-0-0039-0000.0	103	0039		199103000390000	0	GLOVER RD	0 GLOVER RD	5.00	5.49	2022	8 6BD P 88 AND 89 OF 2019	http://maps.needhamgis.sylehost.net/datasets/datalet/TOWN OF NEEDHAM	TOWN OF NEEDHAM		Town of Needham	Conservation Commission	Con Comm claimed, e-mail from Varrell 03/10/2014	228	15,282	223,723	212	239,218		239,218		88	88
22	WEST		0 MACKINTOSH AVE	199/118-0-0067-0000.0	118	0067		199118000670000	0	MACKINTOSH AVE	0 MACKINTOSH AVE	0.01	0.01	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/TOWN OF NEEDHAM	TOWN OF NEEDHAM		Town of Needham	Conservation Commission?	Con Comm has no supporting docs	31			407						145	144
148	WEST		0 CHARLES RIVER ST	199/213-0-0065-0000.0	213	0065		199213000650000	0	CHARLES RIVER ST	0 CHARLES RIVER ST	0.03	0.01	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/TOWN OF NEEDHAM	TOWN OF NEEDHAM		Town of Needham	?		37			191						124	123
90	WEST		0 MAPLE ST	199/041-0-0013-0000.0	041	0013		199041000130000	0	MAPLE ST	0 MAPLE ST	0.01	0.02	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/TOWN OF NEEDHAM	TOWN OF NEEDHAM		Town of Needham	Select Board?		117			682						157	153
55	WEST		0 LINDEN ST	199/113-0-0025-0000.0	113	0025		199113000250000	0	LINDEN ST	0 LINDEN ST	0.01	0.02	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/TOWN OF NEEDHAM	TOWN OF NEEDHAM	PARK, REC. & CONSERVATION	Town of Needham	Park & Recreation / Conservation	Corrected by P. Carey, 03/2014	80			967						144	144
133	WEST		0 RICHARDSON DR	199/206-0-0069-0000.0	206	0069		199206000690000	0	RICHARDSON DR	0 RICHARDSON DR	0.07	0.03	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/TOWN OF NEEDHAM	TOWN OF NEEDHAM		Town of Needham	Conservation Commission?	Con Comm has no supporting docs	174			1,410						144	135
205	EAST		0 IVY RD	199/311-0-0070-0000.0	311	0070		199311000700000	0	IVY RD	0 IVY RD	0.04	0.03	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/TOWN OF NEEDHAM	TOWN OF NEEDHAM		Town of Needham	Select Board?		66			1,473						151	145
204	EAST		0 BIRDS HILL AVE	199/022-0-0018-0000.0	022	0018		199022000180000	0	BIRDS HILL AVE	0 BIRDS HILL AVE	0.04	0.04	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/TOWN OF NEEDHAM	TOWN OF NEEDHAM		Town of Needham	Conservation Commission?	Con Comm has no supporting docs	65			1,527						224	218
195	EAST		0 HAWTHORN AVE	199/313-0-0095-0000.0	313	0095		199313000950000	0	HAWTHORN AVE	0 HAWTHORN AVE	0.03	0.04	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/TOWN OF NEEDHAM	TOWN OF NEEDHAM		Town of Needham	Select Board?		40			1,735						177	174
26	WEST		0 CARTWRIGHT RD	199/219-0-0005-0000.0	219	0005		199219000050000	0	CARTWRIGHT RD	0 CARTWRIGHT RD	2.94	2.97	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/WELLESLEY TOWN OF	(BOARD OF PUBLIC WORKS		Town of Wellesley	DPW		35		127,526	1,843	129,369			134	131
152	WEST		0 GREAT PLAIN AVE	199/311-0-0083-0000.0	311	0083		199311000830000	0	GREAT PLAIN AVE	0 GREAT PLAIN AVE	0.04	0.04	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/TOWN OF NEEDHAM	TOWN OF NEEDHAM		Town of Needham	?		199			1,846						163	162
202	EAST		0 GREAT PLAIN AVE	199/310-0-0057-0000.0	310	0057		199031000570000	0	GREAT PLAIN AVE	0 GREAT PLAIN AVE	0.05	0.05	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/TOWN OF NEEDHAM	TOWN OF NEEDHAM		Town of Needham	Park & Recreation	Approved by P. Carey, 03/2014	59			2,318						165	164
251	EAST		0 KENDRICK ST	199/300-0-0002-0000.0	300	0002		199300000020000	0	KENDRICK ST	0 KENDRICK ST	0.06	0.06	2022	LC29360A	http://maps.needhamgis.sylehost.net/datasets/datalet/TOWN OF NEEDHAM	TOWN OF NEEDHAM	SEWER DEPT.-PUMPING STA	Town of Needham	Select Board / DPW / Water Sewer & Drains		248			2,452		2,083				96	94
53	WEST		0 BLAKE ST	199/110-0-0048-0000.0	110	0048		199110000480000	0	BLAKE ST	0 BLAKE ST	0.06	0.06	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/TOWN OF NEEDHAM	TOWN OF NEEDHAM		Town of Needham	?		78			2,509						144	137
194	EAST		0 WASHINGTON AVE	199/029-0-0096-0000.0	029	0096		199029000960000	0	WASHINGTON AVE	0 WASHINGTON AVE	0.11	0.06	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/TOWN OF NEEDHAM	TOWN OF NEEDHAM		Town of Needham	Select Board?		36			2,600						181	177
197	EAST		0 POWERS ST	199/048-0-0108-0000.0	048	0108		199048000080000	0	POWERS ST	0 POWERS ST	0.06	0.06	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/TOWN OF NEEDHAM	TOWN OF NEEDHAM		Town of Needham	?		43			2,601						174	174
3	WEST		0 DALEY ST	199/084-0-0048-0000.0	084	0048		199084000480000	0	DALEY ST	0 DALEY ST	0.07	0.06	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/TOWN OF NEEDHAM	TOWN OF NEEDHAM		Town of Needham	Conservation Commission?	Con Comm has no supporting docs	3			2,804						152	135
149	WEST		0 PERRY DR	199/141-0-0002-0000.0	141	0002		199141000020000	0	PERRY DR	0 PERRY DR	0.08	0.08	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/TOWN OF NEEDHAM	TOWN OF NEEDHAM		Town of Needham	?		192	622		2,894						144	137
10	WEST		0 GOULD ST	199/079-0-0035-0000.0	079	0035		199079000350000	0	GOULD ST	0 GOULD ST	0.07	0.07	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/TOWN OF NEEDHAM	TOWN OF NEEDHAM		Town of Needham	?		12			3,267						134	120
45	WEST		0 OAK ST	199/190-0-0060-0000.0	139	0060		199139000600000	0	OAK ST	0 OAK ST	0.10	0.10	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/TOWN OF NEEDHAM	TOWN OF NEEDHAM		Town of Needham	Conservation Commission	Approved by Varrell, 03/10/2014	70			4,450						145	144
225	EAST		0 GREAT PLAIN AVE	199/301-0-0006-0000.0	301	0006		199301000060000	0	GREAT PLAIN AVE	0 GREAT PLAIN AVE	0.50	0.24	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/TOWN OF NEEDHAM	TOWN OF NEEDHAM		Town of Needham	Select Board?		172	2,312	2,805	5,338	10,455				10,455	90	85
131	WEST		0 GATEWOOD DR	199/303-0-0012-0000.0	303	0012		199303000120000	0	GATEWOOD DR	0 GATEWOOD DR	0.17	0.18	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/TOWN OF NEEDHAM	TOWN OF NEEDHAM		Town of Needham	Select Board?		171			7,887						183	157
33	WEST		0 NOYES PARK	199/216-0-0038-0000.0	216	0038		199216000380000	0	NOYES PARK	0 NOYES PARK	0.24	0.20	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/TOWN OF NEEDHAM	TOWN OF NEEDHAM		Town of Needham	Select Board?		47			8,694						145	141
155	WEST		0 BIRCH ST	199/100-0-0059-0000.0	100	0059		199100000590000	0	BIRCH ST	0 BIRCH ST	0.29	0.29	2022	PLAN 52 OF 1964 (DIGITAL ONLY)	http://maps.needhamgis.sylehost.net/datasets/datalet/TOWN OF NEEDHAM	TOWN OF NEEDHAM		Town of Needham	Conservation Commission	Approved by Varrell, 03/10/2014	206		3,807	8,921	12,728				11,859	94	88
23	WEST		0 ALDEN RD	199/115-0-0045-0000.0	115	0045		199115000450000	0	ALDEN RD	0 ALDEN RD	0.26	0.26	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/TOWN OF NEEDHAM	TOWN OF NEEDHAM	SEWER DEPT.-PUMPING STA	Town of Needham	Select Board / DPW / Water Sewer & Drains		32		1,857	9,278	7,788					137	137
96	WEST		282 LINDEN ST	199/135-0-0026-0000.0	135	0026		199135000260000	282	LINDEN ST	282 LINDEN ST	0.24	0.21	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING		Needham Housing Authority	Veteran's Housing		124			9,288						215	206
16	WEST		33 YURICK RD	199/103-0-0035-0000.0	103	0035		199103000350000	33	YURICK RD	33 YURICK RD	0.24	0.22	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING		Needham Housing Authority	Veteran's Housing		145			9,628						211	185
110	WEST		43 YURICK RD	199/114-0-0020-0000.0	114	0020		199114000200000	43	YURICK RD	43 YURICK RD	0.24	0.22	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/NEEDHAM HOUSING AUTHORITY	NEEDHAM HOUSING AUTHORITY		Needham Housing Authority	Veteran's Housing		141			9,676						197	184
3	WEST		3 YURICK RD	199/114-0-0001-0000.0	114	0001		199114000010000	3	YURICK RD	3 YURICK RD	0.23	0.22	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING		Needham Housing Authority	Veteran's Housing		123			9,699						182	164
201	EAST		0 BEAUFORT AVE	199/022-0-0049-0000.0	022	0049		199022000490000	0	BEAUFORT AVE	0 BEAUFORT AVE	0.23	0.22	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/TOWN OF NEEDHAM	TOWN OF NEEDHAM		Town of Needham	Select Board?		54			9,780		9,780				174	169
14	WEST		0 GREAT PLAIN AVE	199/144-0-0027-0000.0	144	0027		199144000270000	0	GREAT PLAIN AVE	0 GREAT PLAIN AVE	0.26	0.23	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/TOWN OF NEEDHAM	TOWN OF NEEDHAM		Town of Needham	Select Board?		21	126		9,780						148	148
111	WEST		51 YURICK RD	199/114-0-0008-0000.0	114	0008		199114000080000	51	YURICK RD	51 YURICK RD	0.24	0.23	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING		Needham Housing Authority	Veteran's Housing		142			9,949						199	183
112	WEST		62 YURICK RD	199/114-0-0005-0000.0	114	0005		199114000050000	62	YURICK RD	62 YURICK RD	0.24	0.23	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING		Needham Housing Authority	Veteran's Housing		153			9,952						181	177
99	WEST		16 SUMMIT RD	199/135-0-0040-0000.0	135	0040		199135000400000	16	SUMMIT RD	16 SUMMIT RD	0.24	0.23	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING		Needham Housing Authority	Veteran's Housing		128			10,013						217	199
113	WEST		113 FAIRVIEW RD	199/135-0-0029-0000.0	135	0029		199135000290000	113	FAIRVIEW RD	113 FAIRVIEW RD	0.23	0.23	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING		Needham Housing Authority	Veteran's Housing		185			10,040						205	193
120	WEST		50 YURICK RD	199/114-0-0007-0000.0	114	0007		199114000070000	50	YURICK RD	50 YURICK RD	0.24	0.23	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING		Needham Housing Authority	Veteran's Housing		151			10,040						183	175
124	WEST		58 MURPHY RD	199/114-0-0004-0000.0	114	0004		199114000040000	58	MURPHY RD	58 MURPHY RD	0.23	0.23	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING		Needham Housing Authority	Veteran's Housing		156			10,083						181	177
105	WEST		22 SUMMIT RD	199/135-0-0037-0000.0	135	0037		199135000370000	22	SUMMIT RD	22 SUMMIT RD	0.23	0.23	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING		Needham Housing Authority	Veteran's Housing		131			10,125						217	199
92	WEST		214 LINDEN ST	199/114-0-0029-0000.0	114	0029		199114000290000	214	LINDEN ST	214 LINDEN ST	0.24	0.23	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING		Needham Housing Authority	Veteran's Housing		120			10,127						159	147
126	WEST		16 MURPHY RD	199/114-0-0012-0000.0	114	0012		199114000120000	16	MURPHY RD	16 MURPHY RD	0.24	0.23	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING		Needham Housing Authority	Veteran's Housing		130			10,145						194	176
36	WEST		0 GREAT PLAIN AVE	199/217-0-0006-0000.0	217	0006		199217000060000	0	GREAT PLAIN AVE	0 GREAT PLAIN AVE	2.00	2.45	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/UNITED STATES OF AMERICA	CORPS OF ENGINEERS		United States of America	Army Corps of Engineers		51	429	96,288	10,192	102,489		86,386		152	137
17	WEST		106 FAIRVIEW RD	199/218-0-0002-0000.0	218	0002		199218000020000	106	FAIRVIEW RD	106 FAIRVIEW RD	0.24	0.23	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING		Needham Housing Authority	Veteran's Housing		106			10,203						202	184
103	WEST		24 YURICK RD	199/114-0-0025-0000.0	114	0025		199114000250000	24	YURICK RD	24 YURICK RD	0.25	0.23	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING		Needham Housing Authority	Veteran's Housing		133			10,225						181	156
174	WEST		14 MEMORIAL CIR	199/135-0-0066-0000.0	135	0066		199135000660000	14	MEMORIAL CIR	14 MEMORIAL CIR	0.25	0.23	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING		Needham Housing Authority	Veteran's Housing		101			10,227						188	172
62	WEST		3 MEMORIAL CIR	199/135-0-0063-0000.0	135	0063		199135000630000	3	MEMORIAL CIR	3 MEMORIAL CIR	0.25	0.23	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING		Needham Housing Authority	Veteran's Housing		89			10,250						173	170
100	WEST		26 SUMMIT RD	199/135-0-0036-0000.0	135	0036		199135000360000	26	SUMMIT RD	26 SUMMIT RD	0.24	0.24	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING		Needham Housing Authority	Veteran's Housing		136			10,317						219	197
121	WEST		56 YURICK RD	199/114-0-0006-0000.0	114	0006		199114000060000	56	YURICK RD	56 YURICK RD	0.25	0.24	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING		Needham Housing Authority	Veteran's Housing		152			10,355						182	175
86	WEST		93 FAIRVIEW RD	199/135-0-0019-0000.0	135	0019		199135000190000	93	FAIRVIEW RD	93 FAIRVIEW RD	0.27	0.24	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING		Needham Housing Authority	Veteran's Housing		113			10,372						192	187
39	WEST		18 YURICK RD	199/114-0-0026-0000.0	114	0026		199114000260000	18	YURICK RD	18 YURICK RD	0.25	0.24	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING		Needham Housing Authority	Veteran's Housing		127			10,417						176	157
145	WEST		4 SUMMIT RD	199/135-0-0041-0000.0	135	0041		199135000410000	4	SUMMIT RD	4 SUMMIT RD	0.24	0.24	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING		Needham Housing Authority	Veteran's Housing		186			10,423						214	196
97	WEST		114 FAIRVIEW RD	199/135-0-0053-0000.0	135	0053		199135000530000	114	FAIRVIEW RD	114 FAIRVIEW RD	0.24	0.24	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING		Needham Housing Authority	Veteran's Housing		116			10,450						205	186
40	WEST		1352 GREAT PLAIN AVE	199/142-0-0074-0000.0	142	0074		199142000740000	1352	GREAT PLAIN AVE	1352 GREAT PLAIN AVE	0.24	0.24	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/TOWN OF NEEDHAM	TOWN OF NEEDHAM	SEWER DEPT.-PUMPING STA	Town of Needham	Select Board / DPW / Water Sewer & Drains		57			10,460						125	123
106	WEST		33 YURICK RD	199/114-0-0003-0000.0	114	0003		199114000030000	33	YURICK RD	33 YURICK RD	0.24	0.24	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING		Needham Housing Authority	Veteran's Housing		140			10,494						196	184
137	WEST		0 SOUTH ST	199/206-0-0019-0000.0	206	0019		199206000190000	0	SOUTH ST	0 SOUTH ST	0.26	0.24	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/TOWN OF NEEDHAM	TOWN OF NEEDHAM		Town of Needham	Conservation Commission	Approved by Varrell, 03/10/2014	178			10,506						134	123
126	WEST		25 YURICK RD	199/114-0-0001-0000.0	114	0001		199114000010000	25	YURICK RD	25 YURICK RD	0.25	0.24	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING		Needham Housing Authority	Veteran's Housing		137			10,560						193	181
76	WEST		87 FAIRVIEW RD	199/135-0-0018-0000.0	135	0018		199135000180000	87	FAIRVIEW RD	87 FAIRVIEW RD	0.24	0.24	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING		Needham Housing Authority	Veteran's Housing		103			10,570						190	185
11	WEST		11 YURICK RD	199/114-0-0034-0000.0	114	0034		199114000340000	11	YURICK RD	11 YURICK RD	0.25	0.24	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING		Needham Housing Authority	Veteran's Housing		125			10,644						194	171
244	EAST		0 OAKLAND AVE	199/226-0-0029-0000.0	226	0029		199226000290000	0	OAKLAND AVE	0 OAKLAND AVE	0.25	0.25	2022	5 6BD P 87 OF 2019	http://maps.needhamgis.sylehost.net/datasets/datalet/TOWN OF NEEDHAM	TOWN OF NEEDHAM		Town of Needham	Trustees of Memorial Park		226			10,695			180	166	160
182	WEST		10 MEMORIAL CIR	199/135-0-0070-0000.0	135	0070		199135000700000	10	MEMORIAL CIR	10 MEMORIAL CIR	0.27	0.25	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING		Needham Housing Authority	Veteran's Housing		95			10,720						184	164
172	WEST		0 CYNTHIA RD	199/104-0-0050-0000.0	104	0050		199104000500000	0	CYNTHIA RD	0 CYNTHIA RD	4.79	4.78	2022	8 6BD P 88 AND 89 OF 2019	http://maps.needhamgis.sylehost.net/datasets/datalet/TOWN OF NEEDHAM	TOWN OF NEEDHAM		Town of Needham	Conservation Commission	Approved by Varrell, 03/10/2014	230	731	196,457	10,834	208,023		208,023		204,627	89	88
104	WEST		24 MURPHY RD	199/114-0-0011-0000.0	114	0011		199114000110000	24	MURPHY RD	24 MURPHY RD	0.26	0.25	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING		Needham Housing Authority	Veteran's Housing		134			10,853						195	181
133	WEST		59 YURICK RD	199/114-0-0009-0000.0	114	0009		199114000090000	59	YURICK RD	59 YURICK RD	0.26	0.25	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING		Needham Housing Authority	Veteran's Housing		144			10,857						198	182
102	WEST		17 YURICK RD	199/114-0-0017-0000.0	114	0017		199114000170000	17	YURICK RD	17 YURICK RD	0.26	0.25	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING		Needham Housing Authority	Veteran's Housing		132			10,877						196	176
91	WEST		45 MURPHY RD	199/114-0-0022-0000.0	135	0032		199135000320000	45	MURPHY RD	45 MURPHY RD	0.26	0.25	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING		Needham Housing Authority	Veteran's Housing		147			10,909						212	182
85	WEST		265 LINDEN ST	199/115-0-0050-0000.0	115	0050		199115000500000	265	LINDEN ST	265 LINDEN ST	0.25	0.25	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING		Needham Housing Authority	Veteran's Housing		112			10,947						202	182
188	WEST		30 MURPHY RD	199/114-0-0010-0000.0	114	0010		199114000100000	30	MURPHY RD	30 MURPHY RD	0.34	0.25	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING		Needham Housing Authority	Veteran's Housing		139			11,043						195	183
112	WEST		36 YURICK RD	199/114-0-0023-0000.0	114	0023		199114000230000	36	YURICK RD	36 YURICK RD	0.26	0.25	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING		Needham Housing Authority	Veteran's Housing		143			11,056						188	167
118	WEST		105 FAIRVIEW RD	199/114-0-0021-0000.0	114	0021		199114000210000	105	FAIRVIEW RD	105 FAIRVIEW RD	0.24	0.25	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING		Needham Housing Authority	Veteran's Housing		121			11,098						201	191
119	WEST		46 YURICK RD	199/114-0-0021-0000.0	114	0021		199114000210000	46	YURICK RD	46 YURICK RD	0.26	0.26	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING		Needham Housing Authority	Veteran's Housing		150			11,117						184	176
94	WEST		40 YURICK RD	199/114-0-0022-0000.0	114	0022		199114000220000	40	YURICK RD	40 YURICK RD	0.27	0.26	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING		Needham Housing Authority	Veteran's Housing		148			11,132						190	180
94	WEST		232 LINDEN ST	199/114-0-0014-0000.0	114	0014		199114000140000	232	LINDEN ST	232 LINDEN ST	0.27	0.26	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING		Needham Housing Authority	Veteran's Housing		122			11,162						185	168
150	WEST		100 FAIRVIEW RD	199/135-0-0055-0000.0	135	0055		199135000550000	100	FAIRVIEW RD	100 FAIRVIEW RD	0.25	0.26	2022		http://maps.needhamgis.sylehost.net/datasets/datalet/NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING		Needham Housing Authority	Veteran's Housing		99			11,249						196	175
84	WEST		213 LINDEN ST	199/134

OBJECTID	Section	AKA	Web Card	Parcel Number	Map	Block	Lot	Parcel Num Unf	Number	Street	Address	Acres	GIS Acres	Parcel Type	Plan Note	Card Link	Owner 1	Owner 2	GIS Entity	GIS Group	GIS Note	Index	WaterAreas	WetlandAreas	UplandAreas	OneHundredYrFlood	FiveHundredYrFlood	Zone2	OtherProtectedLand	Article97	MaxElevation	MinElevation
157	WEST		0 SOUTH ST	199/302-0-0008-0000.0	302	0008		199030200800000	0	SOUTH ST	0 SOUTH ST	3.73	3.74		2022 B 218 P 522 OF 1965	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/302-0-0008-0000.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/302-0-0008-0000.0	TOWN OF NEEDHAM		Conservation Commission	Approved by Vanvill, 03/10/2014	208			140,353					108,284	160	125
19	WEST		0 FOREST ST	199/309-0-0010-0000.0	309	0010		199030900101000000	0	FOREST ST	0 FOREST ST	3.50	3.43		2022	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/309-0-0010-0000.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/309-0-0010-0000.0	UNITED STATES OF AMERICA	NATICK RPO	United States of America	Natick RPO	27			149,498					245	225
214	EAST		49 GREEN ST	199/302-0-0014-0000.0	302	0014		199030200140000	49	GREEN ST	49 GREEN ST	3.84	3.97		2022	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/302-0-0014-0000.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/302-0-0014-0000.0	NEEDHAM GOLF CLUB	TOWN OF NEEDHAM	Needham Golf Club		129			172,889					134	108
59	WEST		0 PINE ST	199/215-0-0009-0000.0	215	0009		199021500900000	0	PINE ST	0 PINE ST	9.00	10.30		2022	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/215-0-0009-0000.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/215-0-0009-0000.0	UNITED STATES OF AMERICA		Army Corps of Engineers		85		275,101	173,387	249,932				446,491		146	137
52	WEST		0 LOCUST LN	199/223-0-0010-0000.0	223	0010		199022300100000	0	LOCUST LN	0 LOCUST LN	9.08	8.38		2022	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/223-0-0010-0000.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/223-0-0010-0000.0	WELLESLEY CONSERVATION COUN	ARTHUR BIRKETT	Town of Wellesley	Conservation	77	54,032	131,084	179,858		51,360	84,892	301,740		139	114
223	EAST		0 SOUTH ST	199/302-0-0001-0000.0	302	0001		199030200100000	0	SOUTH ST	0 SOUTH ST	0.14	4.68		2022	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/302-0-0001-0000.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/302-0-0001-0000.0	TOWN OF NEEDHAM		Town of Needham	Corrected by P. Carey, 03/2014	167	22,609		181,380	40,735	45,953			203,990	121	85
153	WEST		0 CENTRAL AVE	199/308-0-0003-0000.0	308	0003		199030800003000	0	CENTRAL AVE	0 CENTRAL AVE	6.26	6.26		2022	drawn with plan 25337B from January 31, 1961	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/308-0-0003-0000.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/308-0-0003-0000.0	TOWN OF NEEDHAM		Town of Needham	Select Board?	200	5,635	79,802	187,234	62,738					173	137
123	WEST	Nursery?	24 WINDING RIVER RD	199/224-0-0026-0000.0	224	0026		199022400260000	24	WINDING RIVER RD	24 WINDING RIVER RD	4.85	4.86		2022		http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/224-0-0026-0000.0	TOWN OF NEEDHAM		Town of Needham	Select Board / DPW / Water Sewer & Drains		155	2,703	17,394	191,564	211,662		211,629		111	103
178	WEST		0 CHARLES RIVER ST	199/210-0-0023-0000.0	210	0023		199021000230000	0	CHARLES RIVER ST	0 CHARLES RIVER ST	8.67	8.69		2022	B 688 P 68 OF 2020, set w/ GPS point at Walker-Gordon Field	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/210-0-0023-0000.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/210-0-0023-0000.0	TOWN OF NEEDHAM		Town of Needham	Park & Recreation	Approved by P. Carey, 03/2014	239	181,622		196,877				9	374,627	125	123
237	EAST		0 BROOKLINE ST	199/305-0-0001-0000.0	305	0001		199030500010000	0	BROOKLINE ST	0 BROOKLINE ST	3.50	4.53		2022	B 628 P 53 OF 2014	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/305-0-0001-0000.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/305-0-0001-0000.0	TOWN OF NEEDHAM		Conservation Commission	Con Comm claimed, e-mail from Varrell 03/10/2014	211			197,450					196,103	236	185
21	WEST		0 DWIGHT RD	199/120-0-0023-0002.0	120	0023	0002	199012000230002	0	DWIGHT RD	0 DWIGHT RD	4.46	4.62		2022		http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/120-0-0023-0002.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/120-0-0023-0002.0	C/O PARK & RECREATION COMM		Town of Needham	Park & Recreation	Information provided by S. Cincotta in Town Manager's Office, e-mail 02/24/2014	30			201,247				197,312	362,554	225	165
41	WEST		0 CHARLES RIVER ST	199/306-0-0014-0000.0	306	0014		199030601400000	0	CHARLES RIVER ST	0 CHARLES RIVER ST	3.20	6.03		2022		http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/306-0-0014-0000.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/306-0-0014-0000.0	TOWN OF NEEDHAM		Town of Needham	Park & Recreation	Approved by Vanvill, 03/10/2014	58		37,488	255,065	52,151				362,554	181	137
130	WEST		0 SOUTH ST	199/303-0-0011-0000.0	303	0011		199030300111000	0	SOUTH ST	0 SOUTH ST	8.00	6.75		2022		http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/303-0-0011-0000.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/303-0-0011-0000.0	TOWN OF NEEDHAM		Town of Needham	Park & Recreation	Approved by P. Carey, 03/2014	170		53,775	240,393					294,169	176	151
146	WEST		0 CEDAR SPRINGS LN	199/216-0-0040-0000.0	216	0040		199021600400000	0	CEDAR SPRINGS LN	0 CEDAR SPRINGS LN	7.20	7.21		2022	04/09/2014 NW line seg vertex moved N 5ft to vertex on RT5 line, west edge whole parcel cut to RT5	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/216-0-0040-0000.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/216-0-0040-0000.0	TOWN OF NEEDHAM		Conservation Commission	Con Comm claimed, e-mail from Varrell 03/10/2014	189	1,817	56,683	255,742						177	137
44	WEST		0 GREAT PLAIN AVE	199/140-0-0001-0000.0	140	0001		199014000010000	0	GREAT PLAIN AVE	0 GREAT PLAIN AVE	6.51	6.25		2022		http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/140-0-0001-0000.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/140-0-0001-0000.0	C/O CONSERVATION COMMISSIO		Town of Needham	Conservation Commission	Information provided by S. Cincotta in Town Manager's Office, e-mail 02/24/2014	63	7,538		264,508					271,200	165	125
213	EAST	Needham Reserv	0 DEDHAM AVE	199/302-0-0010-0000.0	302	0010		199030200100000	0	DEDHAM AVE	0 DEDHAM AVE	12.07	11.87		2022		http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/302-0-0010-0000.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/302-0-0010-0000.0	TOWN OF NEEDHAM		Town of Needham	Select Board / DPW / Water Sewer & Drains		126	234,002	7,275	275,607		6,693		11,254	198,643	111	98
64	WEST		5 CHAMBERS ST	199/134-0-0041-0000.0	134	0041		199013400410000	5	CHAMBERS ST	5 CHAMBERS ST	1.14	6.66		2022		http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/134-0-0041-0000.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/134-0-0041-0000.0	NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING	Needham Housing Authority		91		12,942	277,347					192	144
6	WEST	Mills Field	0 HAMPTON AVE	199/085-0-0003-0000.0	085	0003		199008500030000	0	HAMPTON AVE	0 HAMPTON AVE	6.35	6.41		2022		http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/085-0-0003-0000.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/085-0-0003-0000.0	THE CHESTER R MILLS PLAYGROU		Town of Needham	Park & Recreation	Approved by P. Carey, 03/2014	6			279,131					279,132	115	100
180	WEST	Cricket Field	65 HILLSIDE AVE	199/094-0-0012-0000.0	094	0012		199009400120000	65	HILLSIDE AVE	65 HILLSIDE AVE	6.76	6.65		2022	B 688 P 71 OF 2020. set with one GPS point NE	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/094-0-0012-0000.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/094-0-0012-0000.0	TOWN OF NEEDHAM		Town of Needham	PARK & REC--CRICKET FIELD		244			285,855					285,855	157	128
132	WEST		0 RICHARDSON DR	199/206-0-0026-0000.0	206	0026		199020600260000	0	RICHARDSON DR	0 RICHARDSON DR	11.37	11.71		2022		http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/206-0-0026-0000.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/206-0-0026-0000.0	TOWN OF NEEDHAM		Town of Needham	Conservation Commission	Approved by Vanvill, 03/10/2014	173								509,992	148	121
165	WEST		585 CENTRAL AVE	199/310-0-0013-0000.0	310	0013		199031000130000	585	CENTRAL AVE	585 CENTRAL AVE	10.63	10.63		2022	B 657 P 25 OF 2017	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/310-0-0013-0000.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/310-0-0013-0000.0	TOWN OF NEEDHAM		Town of Needham	Schools	From May 2016 Annual Town Meeting, Article 33. Also Nov 2015 Town Meeting, Art 13.	219	6,822	113,959	342,220	249,158		463,003			112	88
8	WEST		135 WELLESLEY AVE	199/091-0-0019-0000.0	091	0019		199009100019000	135	WELLESLEY AVE	135 WELLESLEY AVE	7.90	8.28		2022		http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/091-0-0019-0000.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/091-0-0019-0000.0	JOHN ELIOT SCHOOL		Town of Needham	Schools		8	451	3,549	356,776				190,385	11,904	165	139
230	EAST		0 GREAT PLAIN AVE	199/302-0-0033-0000.0	302	0033		199030200330000	0	GREAT PLAIN AVE	0 GREAT PLAIN AVE	8.59	8.59		2022		http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/302-0-0033-0000.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/302-0-0033-0000.0	NEEDHAM GOLF CLUB	TOWN OF NEEDHAM	Needham Golf Club		196			374,283					171,533	162	135
160	WEST		0 GREAT PLAIN AVE	199/051-0-0084-0000.0	051	0084		199005100840000	0	GREAT PLAIN AVE	0 GREAT PLAIN AVE	7.03	9.13		2022	All of parcel was drawn w/ B 646 P 34 of 2016, MBTA/Eversource ROW except Needham Center station	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/051-0-0084-0000.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/051-0-0084-0000.0	MBTA		Commonwealth of Massachusetts	MassDOT / MBTA		215			397,540					6,785	175	113
241	EAST		0 GREAT PLAIN AVE	199/051-0-0084-0000.0	051	0084		199005100840000	0	GREAT PLAIN AVE	0 GREAT PLAIN AVE	7.03	9.13		2022	All of parcel was drawn w/ B 646 P 34 of 2016, MBTA/Eversource ROW except Needham Center station	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/051-0-0084-0000.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/051-0-0084-0000.0	MBTA		Commonwealth of Massachusetts	MassDOT / MBTA		215			397,540					6,785	175	113
233	EAST	DPW	470 DEDHAM AVE	199/302-0-0005-0000.0	302	0005		199030200050000	470	DEDHAM AVE	470 DEDHAM AVE	17.70	17.88		2022		http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/302-0-0005-0000.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/302-0-0005-0000.0	TOWN OF NEEDHAM	DEPART OF PUBLIC WORKS	Town of Needham	Schools	May 2016 Town Meeting, Article 32 & 33. Info from plan 22-498 and 22-488, plan of DeFazio entered	203	2,804	4,986	399,441		17,797				119	99
253	EAST	DPW	470 DEDHAM AVE	199/302-0-0005-0000.0	302	0005		199030200050000	470	DEDHAM AVE	470 DEDHAM AVE	17.70	17.88		2022		http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/302-0-0005-0000.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/302-0-0005-0000.0	TOWN OF NEEDHAM	DEPART OF PUBLIC WORKS	Town of Needham	Select Board	May 2016 Town Meeting, Article 32 & 33. Info from plan 22-498 and 22-488, plan of DeFazio entered	203	2,804	4,986	399,441		17,797				119	99
254	EAST	DPW	470 DEDHAM AVE	199/302-0-0005-0000.0	302	0005		199030200050000	470	DEDHAM AVE	470 DEDHAM AVE	17.70	17.88		2022		http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/302-0-0005-0000.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/302-0-0005-0000.0	TOWN OF NEEDHAM	DEPART OF PUBLIC WORKS	Town of Needham	Park & Recreation	May 2016 Town Meeting, Article 32 & 33. Info from plan 22-498 and 22-488, plan of DeFazio entered	203	2,804	4,986	399,441		17,797				119	99
255	EAST	DPW	470 DEDHAM AVE	199/302-0-0005-0000.0	302	0005		199030200050000	470	DEDHAM AVE	470 DEDHAM AVE	17.70	17.88		2022		http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/302-0-0005-0000.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/302-0-0005-0000.0	TOWN OF NEEDHAM	DEPART OF PUBLIC WORKS	Town of Needham	Select Board / DPW / Water Sewer & Drains	May 2016 Town Meeting, Article 32 & 33. Info from plan 22-498 and 22-488, plan of DeFazio entered	203	2,804	4,986	399,441		17,797				119	99
1	WEST		0 CENTRAL AVE	199/081-0-0001-0000.0	081	0001		199008100010000	0	CENTRAL AVE	0 CENTRAL AVE	12.60	10.89		2022		http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/081-0-0001-0000.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/081-0-0001-0000.0	METROPOLITAN DISTRICT COMMISSION		Commonwealth of Massachusetts	DCR		1	61,282		411,176	107,658	4,376			384,420	152	77
171	WEST	Hillside School	28 GLEN GARY RD	199/102-0-0001-0000.0	102	0001		199010200010000	28	GLEN GARY RD	28 GLEN GARY RD	24.60	23.68		2022	B 680 P 88 and P 89 OF 2019	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/102-0-0001-0000.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/102-0-0001-0000.0	TOWN OF NEEDHAM	HILLSIDE SCHOOL	Town of Needham	Select Board	May 2016 Town Meeting article 30, from Schools to BoS	229	45,730	568,173	417,463	787,358		856,130	92,505	2,228	88	88
43	WEST		0 CARTWRIGHT RD	199/306-0-0011-0000.0	306	0011		199030601100000	0	CARTWRIGHT RD	0 CARTWRIGHT RD	12.00	11.34		2022		http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/306-0-0011-0000.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/306-0-0011-0000.0	TOWN OF NEEDHAM		Town of Needham	Conservation Commission	Approved by Vanvill, 03/10/2014	62			40,765	453,072				493,839	174	147
142	WEST		77 SYLVAN RD	199/133-0-0041-0000.0	133	0041		199013300410000	77	SYLVAN RD	77 SYLVAN RD	11.79	10.88		2022		http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/133-0-0041-0000.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/133-0-0041-0000.0	SCHOOL DEPT-HIGHROCK SCHOO		Town of Needham	Schools		183	2,542	46	471,289				148,422	1,702	176	144
2	WEST		0 EVERGREEN RD	199/083-0-0011-0000.0	083	0011		199008300110000	0	EVERGREEN RD	0 EVERGREEN RD	12.30	11.17		2022		http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/083-0-0011-0000.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/083-0-0011-0000.0	TOWN OF NEEDHAM		Town of Needham	Needham Housing Authority		2		8,651	477,906	105,521				1,702	149	75
203	EAST		120 BROAD MEADOW RD	199/013-0-0003-0000.0	013	0003		199001300030000	120	BROAD MEADOW RD	120 BROAD MEADOW RD	11.20	11.07		2022		http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/013-0-0003-0000.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/013-0-0003-0000.0	TOWN OF NEEDHAM	BROAD MEADOW SCHOOL	Town of Needham	Schools		61			482,257			216,875		182	155
204	EAST		1154 HIGHLAND AVE	199/226-0-0030-0000.0	226	0030		199022600300000	1154	HIGHLAND AVE	1154 HIGHLAND AVE	13.08	12.30		2022	B 680 P 87 of 2019	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/226-0-0030-0000.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/226-0-0030-0000.0	TOWN OF NEEDHAM	MEMORIAL PARK	Town of Needham	Trustees of Memorial Park		225			535,811				524,438	202	160
238	EAST		187 BROOKLINE ST	199/056-0-0001-0000.0	056	0001		199005600010000	187	BROOKLINE ST	187 BROOKLINE ST	17.05	12.52		2022	B 628 P 53 OF 2014	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/056-0-0001-0000.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/056-0-0001-0000.0	TOWN OF NEEDHAM		Town of Needham	Schools		212		7,156	538,315				140,195	186,562	244	225
9	WEST		0 ROSEMARY MEADOW	199/310-0-0001-0000.0	310	0001		199031000010000	0	ROSEMARY MEADOW	0 ROSEMARY MEADOW	66.25	66.99		2022		http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/310-0-0001-0000.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/310-0-0001-0000.0	TOWN OF WELLESLEY	PUBLIC WORKS DEPT	Town of Wellesley	DPW	10	929,509	1,416,487	1,550,329	2,696,178		2,909,337		2,909,170	144	88
168	WEST		0 GROVE ST	199/220-0-0004-0000.0	220	0004		199022000040000	0	GROVE ST	0 GROVE ST	19.21	19.24		2022	Cut w/ park to west. Rotation angle of 2010 add vs. 2018 add is different.	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/220-0-0004-0000.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/220-0-0004-0000.0	TOWN OF NEEDHAM	CONSERVATION	Town of Needham	Conservation Commission	Approved by Vanvill, 03/10/2014	224		206,251	631,758					836,167	202	161
192	EAST		609 WEBSTER ST	199/226-0-0010-0000.0	226	0010		199022600100000	609	WEBSTER ST	609 WEBSTER ST	14.00	14.55		2022		http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/226-0-0010-0000.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/226-0-0010-0000.0	TOWN OF NEEDHAM	SCHOOL DEPT--NEEDHAM HIGH	Town of Needham	Schools		26		33,519	633,929				100,418	4,628	222	180
31	WEST		0 CARTWRIGHT RD	199/219-0-0001-0000.0	219	0001		199021900010000	0	CARTWRIGHT RD	0 CARTWRIGHT RD	17.74	15.87		2022		http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/219-0-0001-0000.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/219-0-0001-0000.0	TOWN OF NEEDHAM		Town of Needham	Conservation Commission	Con Comm claimed, e-mail from Varrell 03/10/2014	45		35,531	655,800					691,334	176	147
249	EAST		200 HARRIS AVE	199/035-0-0001-0000.0	035	0001		199003500010000	200	HARRIS AVE	200 HARRIS AVE	26.05	15.33		2022	B 688 P 69 OF 2020, set w/ GPS, bottom trimmed to RR plans	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/035-0-0001-0000.0	http://maps01.cai-geoss.tylerhost.net/datalets/datalet.aspx?sIndex=0&idx=1&LayerID=1&PageType=1&PropertyID=1&KeyValue=199/035-0-0001-0000.0	TOWN OF NEEDHAM	SCHOOL DEPT

Weston&Sampson

Town of Needham - DPW Feasibility Study + Master Plan
Government Parcels
FILTERED BY OWNER

HIGHLIGHTED SITES = DO NOT MEET CRITERIA/REQUIREMENTS

#	OBJECTID	Section	AKA	Web Card	Parcel Number	Map	Block	Lot	Parcel Num Unf	Number	Street	Address	Acres	GIS Acres	Parcel Year	Plan Note	Card Link	Owner 1	Owner 2	GIS Entity	GIS Group	GIS Note	Index	WatersArea	WetlandArea	UplandArea	OneHundredYrFlood	FiveHundredYrFlood	Zone2	OtherProtectedLand	Article97	MaxElevation	MinElevation
1	159	WEST		0 RAILROAD	199/001-9999-9998.0	001	9998	199001099999998	0		RAILROAD	RAILROAD	-	69.21	2022	Sq. portions or all of parcel was drawn w/ 8646 P34 of 2016, MBTA/Eversource ROW	http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?MASS BAY TRANSPORTATION AUTHORITY	Commonwealth of Massachusetts	MassDOT / MBTA		213	7,330	7,875	2,999,561	12,511	3,367	137,744	16,084	1,765	196	80
2	239	EAST		0 RAILROAD	199/001-9999-9998.0	001	9999	199001099999998D	0		RAILROAD	RAILROAD	-	69.21	2022	Sq. portions or all of parcel was drawn w/ 8646 P34 of 2016, MBTA/Eversource ROW	http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?MASS BAY TRANSPORTATION AUTHORITY	Commonwealth of Massachusetts	MassDOT / MBTA		213	7,330	7,875	2,999,561	12,511	3,367	137,744	16,084	1,765	196	80
3	160	WEST		0 GREAT PLAIN AVE	199/051-0-0084-0000.0	051	0084	199051000840000	0		GREAT PLAIN AVE	0 GREAT PLAIN AVE	7.03	9.13	2022	All of parcel was drawn w/ 8 646 P 34 of 2016, MBTA/Eversource ROW except Needham Center station	http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?MBTA	Commonwealth of Massachusetts	MassDOT / MBTA		215			397,540				6,785		175	113
4	241	EAST		0 GREAT PLAIN AVE	199/051-0-0084-0000.0	051	0084	199051000840000	0		GREAT PLAIN AVE	0 GREAT PLAIN AVE	7.03	9.13	2022	All of parcel was drawn w/ 8 646 P 34 of 2016, MBTA/Eversource ROW except Needham Center station	http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?MBTA	Commonwealth of Massachusetts	MassDOT / MBTA		215			397,540				6,785		175	113
5	4	WEST		0 RESERVOIR ST	199/081-0-0033-0000.0	081	0033	199081000330000	0		RESERVOIR ST	0 RESERVOIR ST	31.30	25.59	2022	western-most end under August Way drawn from plans, B 702 P 38 OF 2021	http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?MDC/WATER DIVISION	Massachusetts Water Resources Authority			4	6,475		1,108,403				967,274	180	77	
6	140	WEST		0 SOUTH ST	199/209-0-0001-0000.0	209	0001	199209000010000	0		SOUTH ST	0 SOUTH ST	4.10	3.28	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?METROPOLITAN DISTRICT COMMISM.D.C	Commonwealth of Massachusetts	DCR		181	10,736		132,051	19,882	3,336		83,746	135	90	
7	1	WEST		0 CENTRAL AVE	199/081-0-0001-0000.0	081	0001	199081000010000	0		CENTRAL AVE	0 CENTRAL AVE	12.60	10.89	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?METROPOLITAN DISTRICT COMMISSION	Commonwealth of Massachusetts	DCR		1	63,282		411,376	107,658	4,376		384,420	152	77	
8	185	EAST		0 HIGHLAND AVE	199/300-0-0021-0000.0	300	0021	199300000210000	0		HIGHLAND AVE	0 HIGHLAND AVE	32.00	23.91	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?METROPOLITAN DISTRICT COMMISSION	Commonwealth of Massachusetts	DCR		9	108,361	43,637	889,607	427,593	249,529		811,909	108	80	
9	193	EAST		0 KENDRICK ST	199/301-0-0003-0000.0	301	0003	199301000030000	0		KENDRICK ST	0 KENDRICK ST	62.90	76.43	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?METROPOLITAN DISTRICT COMMISSCUTLER PARK	Commonwealth of Massachusetts	DCR		28	474,066	1,266,103	1,589,293	2,300,055	282,067		2,885,262	106	82	
10	187	EAST		0 KENDRICK ST	199/304-0-0002-0000.0	304	0002	199304000020000	0		KENDRICK ST	0 KENDRICK ST	421.00	433.89	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?METROPOLITAN DISTRICT COMMISSCUTLER PARK	Commonwealth of Massachusetts	DCR		13	2,785,994	8,686,107	7,426,268	15,589,879	780,736		17,307,670	157	82	
11	212	EAST		0 DEDHAM AVE	199/302-0-0009-0000.0	302	0009	199302000090000	0		DEDHAM AVE	0 DEDHAM AVE	2.93	2.60	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?NEEDHAM GOLF CLUB	TOWN OF NEEDHAM	Needham Golf Club		119	1,319	5,401	106,690			110,528	299	111	103	
12	214	EAST		49 GREEN ST	199/302-0-0021-0000.0	302	0021	199302000210000	0		GREEN ST	49 GREEN ST	3.84	3.97	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?NEEDHAM GOLF CLUB	TOWN OF NEEDHAM	Needham Golf Club		129			172,888			172,889	134	108	
13	230	EAST		0 GREAT PLAIN AVE	199/302-0-0022-0000.0	302	0022	199302000220000	0		GREAT PLAIN AVE	0 GREAT PLAIN AVE	8.59	8.59	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?NEEDHAM GOLF CLUB	TOWN OF NEEDHAM	Needham Golf Club		196			374,283			371,533		162	135	
14	210	EAST		25 GREEN ST	199/302-0-0018-0000.0	302	0018	199302000180000	25		GREEN ST	25 GREEN ST	46.85	46.46	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?NEEDHAM GOLF CLUB	TOWN OF NEEDHAM	Needham Golf Club		82	29,875	12,364	1,981,732			2,012,769	4,288	155	103	
15	56	WEST		0 LINDEN ST	199/133-0-0024-0000.0	133	0024	199133000240000	0		LINDEN ST	0 LINDEN ST	2.17	2.64	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?NEEDHAM HOUSING AUTHORITY	Needham Housing Authority			81			14,916					147	144	
16	64	WEST		5 CHAMBERS ST	199/134-0-0041-0000.0	134	0041	199134000410000	5		CHAMBERS ST	5 CHAMBERS ST	1.14	6.66	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?NEEDHAM HOUSING AUTHORITY	VETERAN'S HOUSING	Needham Housing Authority		91		12,942	277,347					192	144	
17	215	EAST		0 DEDHAM AVE	199/302-0-0013-0000.0	302	0013	199302000130000	0		DEDHAM AVE	0 DEDHAM AVE	1.91	2.15	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM		Select Board / DPW / Water Sewer & Drains		135			93,583				93,583	123	103	
18	199	EAST	Perry Park	0 BEAUFORT AVE	199/023-0-0001-0000.0	023	0001	199023000010000	0		BEAUFORT AVE	0 BEAUFORT AVE	2.79	2.46	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM	C/O PARK & RECREATION COMME	Park & Recreation	Information provided by S. Cincotta in Town Manager's Office, e-mail 02/24/2014	50			107,068				107,069	190	169	
19	234	EAST	Greene's Field	0 PICKERING ST	199/304-0-0002-0000.0	304	0002	199304000020000	0		PICKERING ST	0 PICKERING ST	2.49	2.49	2022	8 625 P 98 OF 2013 (DIGITAL ONLY)	http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM		Town of Needham	May 2016 Town Meeting article 31, from BoS to Park and Recreation	204			107,555				107,555	168	164	
20	138	WEST		0 CHARLES RIVER ST	199/211-0-0017-0000.0	211	0017	199211000170000	0		CHARLES RIVER ST	0 CHARLES RIVER ST	6.32	6.21	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM		Town of Needham	Approved by Varrell, 03/10/2014	179			109,351				270,374	130	123	
21	15	WEST		0 MARY CHILTON RD	199/144-0-0004-0000.0	144	0004	199144000040000	0		MARY CHILTON RD	0 MARY CHILTON RD	2.70	2.72	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM		Town of Needham	Con Comm claimed, e-mail from Varrell 03/10/2014	22	3,389		1,491	21,579	22,337	160	143	137	
22	226	EAST	PSAB	500 DEDHAM AVE	199/302-0-0003-0000.0	302	0003	199302000030000	500	DEDHAM	AVE	500 DEDHAM AVE	2.67	2.67	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM		Town of Needham	Select Board / DPW / Water Sewer & Drains	187			116,432		75,920		59,362	107	95	
23	222	EAST		0 DEDHAM AVE	199/302-0-0002-0000.0	302	0002	199302000020000	0		DEDHAM AVE	0 DEDHAM AVE	3.14	3.43	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM		Town of Needham	Corrected by P. Carey, 03/2014	166	16,736	8,850	123,755	83,979	54,979	172,889	149,142	108	85	
24	252	EAST	FD / PD	88 CHESTNUT ST	199/047-0-0090-0000.0	047	0090	199047000900000	88	CHESTNUT	ST	88 CHESTNUT ST	-	2.89	2022	8 677 P 55 OF 2018, set with GPS bound	http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM		Town of Needham	Select Board?	249			126,021					163	152	
25	34	WEST		0 MAY ST	199/051-0-0085-0000.0	051	0085	199051000850000	0		MAY ST	0 MAY ST	3.19	3.27	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM		Town of Needham	Approved by Varrell, 03/10/2014	48		14,424	128,038			142,462		164	131	
26	135	WEST		0 SOUTH ST	199/206-0-0013-0000.0	206	0013	199206000130000	0		SOUTH ST	0 SOUTH ST	5.53	5.80	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM		Town of Needham	Approved by Varrell, 03/10/2014	176	98,214	25,447	128,950			252,613	141	121	
27	182	WEST		0 STANDISH RD	199/217-0-0012-0000.0	217	0012	199217000120000	0		STANDISH RD	0 STANDISH RD	3.55	3.47	2022	8 596 P 58 OF 2009, B 578 P 88 OF 2008, south bound follows old ass. maps	http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM		Town of Needham	Select Board	246		16,614	134,495	132		148,909	0	144	137	
28	207	EAST		0 HARRIS AVE	199/031-0-0069-0000.0	031	0069	199031000690000	0		HARRIS AVE	0 HARRIS AVE	3.44	3.28	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM		Town of Needham	Select Board?	68	4,259		138,643			142,903	155	136	
29	206	EAST		0 GREENDALE AVE	199/015-0-0004-0000.0	015	0004	199015000040000	0		GREENDALE AVE	0 GREENDALE AVE	3.37	3.36	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM		Town of Needham	Park & Recreation	67			146,271			132,887	108	284	165	
30	197	WEST		0 SOUTH ST	199/303-0-0008-0000.0	303	0008	199303000080000	0		SOUTH ST	0 SOUTH ST	3.73	3.74	2022	8 218 P 522 OF 1965	http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM		Town of Needham	Approved by Varrell, 03/10/2014	208		13,586	149,352				165	125	
31	223	EAST		0 SOUTH ST	199/302-0-0001-0000.0	302	0001	199302000010000	0		SOUTH ST	0 SOUTH ST	0.14	4.68	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM		Town of Needham	Park & Recreation	167	22,609		181,380	40,735	45,953		203,990	121	83	
32	153	WEST		0 CENTRAL AVE	199/308-0-0003-0000.0	308	0003	199308000030000	0		CENTRAL AVE	0 CENTRAL AVE	6.26	6.26	2022	drawn with plan 253378 from January 31, 1961	http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM		Town of Needham	Select Board?	200	5,635		79,802	187,234	62,738			173	137	
33	123	WEST	Nursery?	24 WINDING RIVER RD	199/224-0-0026-0000.0	224	0026	199224000260000	24	WINDING	RIVER RD	24 WINDING RIVER RD	4.85	4.86	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM		Town of Needham	Select Board / DPW / Water Sewer & Drains	155	2,703	17,394	191,564	211,662	211,629		174,021	111	103	
34	178	WEST		0 CHARLES RIVER ST	199/212-0-0002-0000.0	212	0002	199212000020000	0		CHARLES RIVER ST	0 CHARLES RIVER ST	8.67	8.69	2022	8 688 P 68 OF 2020, set w/ GPS point at Walker-Gordon Field	http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM		Town of Needham	Approved by P. Carey, 03/2014	239	181,622		196,877		9	374,627	125	123	
35	237	EAST		0 BROOKLINE ST	199/055-0-0001-0000.0	055	0001	199055000010000	0		BROOKLINE ST	0 BROOKLINE ST	3.50	4.53	2022	8 628 P 53 OF 2014	http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM		Town of Needham	Conservation Commission	211			197,450			196,103	236	185	
36	21	WEST		0 DWIGHT RD	199/152-0-0002-0000.0	152	0002	199152000020000	0		DWIGHT RD	0 DWIGHT RD	4.46	4.62	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM	C/O PARK & RECREATION COMME	Park & Recreation	Information provided by S. Cincotta in Town Manager's Office, e-mail 02/24/2014	30			201,247			197,312	225	165	
37	41	WEST		0 CHARLES RIVER ST	199/306-0-0014-0000.0	306	0014	199306000140000	0		CHARLES RIVER ST	0 CHARLES RIVER ST	5.20	6.03	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM		Town of Needham	Conservation Commission	58		37,488	225,065	52,151			181	137	
38	130	WEST		0 SOUTH ST	199/303-0-0001-0000.0	303	0001	199303000010000	0		SOUTH ST	0 SOUTH ST	6.00	6.75	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM		Town of Needham	Park & Recreation	170		53,775	240,393			294,169	176	151	
39	146	WEST		0 CEDAR SPRINGS LN	199/216-0-0040-0000.0	216	0040	199216000400000	0		CEDAR SPRINGS LN	0 CEDAR SPRINGS LN	7.20	7.21	2022	04/09/2014 NW line sag vertex moved N 5ft to vertex on RTS line, west edge whole parcel cut to RTS	http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM		Town of Needham	Conservation Commission	189	1,817	56,683	251,742	50,474		288	177	137	
40	44	WEST		0 GREAT PLAIN AVE	199/140-0-0001-0000.0	140	0001	199140000010000	0		GREAT PLAIN AVE	0 GREAT PLAIN AVE	6.51	6.25	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM	C/O CONSERVATION COMMISSIO	Conservation Commission	Information provided by S. Cincotta in Town Manager's Office, e-mail 02/24/2014	63	7,538		264,508			271,200	165	125	
41	213	EAST	Needham Reservoir	0 DEDHAM AVE	199/302-0-0010-0000.0	302	0010	199302000100000	0		DEDHAM AVE	0 DEDHAM AVE	12.07	11.87	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM		Town of Needham	Select Board / DPW / Water Sewer & Drains	126	234,002	7,275	275,607		6,693	11,254	198,643	111	98	
42	6	WEST	Mills Field	0 HAMPTON AVE	199/085-0-0003-0000.0	085	0003	199085000030000	0		HAMPTON AVE	0 HAMPTON AVE	6.35	6.41	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM	THE CHESTER R MILLS PLAYGROUP	Town of Needham	Park & Recreation	6			279,131				115	100	
43	180	WEST	Cricket Field	65 HILLSIDE AVE	199/094-0-0012-0000.0	094	0012	199094000120000	65	HILLSIDE	AVE	65 HILLSIDE AVE	6.76	6.65	2022	8 688 P 71 OF 2020. set with one GPS point NE	http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM	PARK & REC--CRICKET FIELD	Town of Needham	Park & Recreation	244			289,497				157	128	
44	132	WEST		0 RICHARDSON DR	199/206-0-0036-0000.0	206	0036	199206000360000	0		RICHARDSON DR	0 RICHARDSON DR	11.37	11.71	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM		Town of Needham	Conservation Commission	173		185,626	324,364			509,992	148	121	
45	147	WEST		585 CENTRAL AVE	199/216-0-0041-0000.0	216	0041	199216000410000	585	CENTRAL	AVE	585 CENTRAL AVE	10.63	10.63	2022	8 657 P 25 OF 2017	http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM		Town of Needham	From May 2016 Annual Town Meeting, Article 33. Also Nov 2015 Town Meeting, Art 13.	219	6,822	11,903	242,220	249,158	463,003		213,959	112	88	
46	8	WEST		135 WELLESLEY AVE	199/091-0-0019-0000.0	091	0019	199091000190000	135	WELLESLEY	AVE	135 WELLESLEY AVE	7.90	8.28	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM	JOHN ELIOT SCHOOL	Town of Needham	Schools	8	451	3,549	356,776			190,385	11,904	165	139	
47	233	EAST	DPW	470 DEDHAM AVE	199/302-0-0005-0000.0	302	0005	199302000050000	470	DEDHAM	AVE	470 DEDHAM AVE	17.70	17.88	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM	DEPART OF PUBLIC WORKS	Town of Needham	Schools	203	2,804	4,986	399,441		17,797			119	99	
48	253	EAST	DPW	470 DEDHAM AVE	199/302-0-0005-0000.0	302	0005	199302000050000	470	DEDHAM	AVE	470 DEDHAM AVE	17.70	17.88	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM	DEPART OF PUBLIC WORKS	Town of Needham	Select Board	203	2,804	4,986	399,441		17,797			119	99	
49	254	EAST	DPW	470 DEDHAM AVE	199/302-0-0005-0000.0	302	0005	199302000050000	470	DEDHAM	AVE	470 DEDHAM AVE	17.70	17.88	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM	DEPART OF PUBLIC WORKS	Town of Needham	May 2016 Town Meeting, Article 32 & 33. Info from plan 22-49R and 22-48R, plan of DeFazio entered 03/14/;	203	2,804	4,986	399,441		17,797			119	99	
50	255	EAST	DPW	470 DEDHAM AVE	199/302-0-0005-0000.0	302	0005	199302000050000	470	DEDHAM	AVE	470 DEDHAM AVE	17.70	17.88	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM	DEPART OF PUBLIC WORKS	Town of Needham	Select Board / DPW / Water Sewer & Drains	203	2,804	4,986	399,441		17,797			119	99	
51	171	WEST	Hillside School	28 GLEN GARY RD	199/102-0-0001-0000.0	102	0001	199102000010000	28	GLEN GARY	RD	28 GLEN GARY RD	24.60	23.68	2022	8 680 P 88 and P 89 OF 2019	http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM	HILLSIDE SCHOOL	Town of Needham	Select Board	229	45,730	568,173	417,463	787,358	856,130	92,505	2,228	88	88	
52	43	WEST		0 CARTWRIGHT RD	199/306-0-0011-0000.0	306	0011	199306000110000	0		CARTWRIGHT RD	0 CARTWRIGHT RD	12.00	11.34	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM		Town of Needham	Approved by Varrell, 03/10/2014	62		40,765	453,072				493,839	174	147	
53	142	WEST		77 SYLVAN RD	199/133-0-0041-0000.0	133	0041	199133000410000	77	SYLVAN	RD	77 SYLVAN RD	11.79	10.88	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM	SCHOOL DEPT -HIGHROCK SCHOOL	Town of Needham	Schools	183	2,542	46	471,289			148,422		176	144	
54	2	WEST		0 EVERGREEN RD	199/083-0-0011-0000.0	083	0011	199083000110000	0		EVERGREEN RD	0 EVERGREEN RD	11.17	11.17	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM		Needham Housing Authority		2		75	8,651	477,906	105,521		1,702	149	75	
55	203	EAST		120 BROAD MEADOW RD	199/013-0-0003-0000.0	013	0003	199013000030000	120	BROAD	MEADOW RD	120 BROAD MEADOW RD	11.20	11.07	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM	BROAD MEADOW SCHOOL	Town of Needham	Schools	61		482,257				216,875	524	438	150	
56	211	EAST		1154 HIGHLAND AVE	199/226-0-0001-0000.0	226	0001	199226000010000	1154	HIGHLAND	AVE	1154 HIGHLAND AVE	3.08	12.30	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM	MEMORIAL PARK	Town of Needham	Town of Needham Facilities of Memorial Park	225		160,642	335,811				442,634	202	160	
57	238	EAST		187 BROOKLINE ST	199/056-0-0001-0000.0	056	0001	199056000010000	187	BROOKLINE	ST	187 BROOKLINE ST	17.05	12.52	2022	8 628 P 53 OF 2014	http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM		Town of Needham	Schools	212		7,156	538,315			140,195	186,562	244	225	
58	188	WEST		0 GROVE ST	199/204-0-0004-0000.0	204	0004	199204000040000	0		GROVE ST	0 GROVE ST	19.21	19.24	2022	Cut w/ pars to west. Rotation angle of 2010 add vs. 2018 add is different.	http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM		Town of Needham	Approved by Varrell, 03/10/2014	224	2,804	206,251	631,758				836,167	202	161	
59	192	EAST		609 WEBSTER ST	199/226-0-0010-0000.0	226	0010	199226000100000	609	WEBSTER	ST	609 WEBSTER ST	14.00	14.55	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM		Town of Needham	Schools	26		63,929				100,418	4,628	222	180	
60	31	WEST		0 CARTWRIGHT RD	199/306-0-0001-0000.0	306	0001	199306000010000	0		CARTWRIGHT RD	0 CARTWRIGHT RD	17.74	15.87	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM		Town of Needham	Conservation Commission	45		35,531	651,800				691,334	176	147	
61	249	EAST		200 HARRIS AVE	199/035-0-0001-0000.0	035	0001	199035000010000	200	HARRIS	AVE	200 HARRIS AVE	26.05	15.33	2022	8 688 P 69 OF 2020, set w/ GPS, bottom trimmed to RR plans	http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM		Town of Needham	Schools	242	1,017		666,821			166,641	164	131	
62	50	WEST	Abuts Ridge Hill	0 PINE ST	199/156-0-0011-0000.0	156	0011	199156000110000	0		PINE ST	0 PINE ST	19.11	18.11	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM		Town of Needham	Select Board	75		98,603	690,052	81,568		788,658	167	137	
63	183	WEST	Claxton	1380 CENTRAL AVE	199/303-0-0001-0000.0	303	0001	199303000010000	1380	CENTRAL	AVE	1380 CENTRAL AVE	16.85	16.95	2022	8 706 P 38 OF 2021	http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM	PARK & REC--CLAXTON FIELD	Town of Needham	Park & Recreation	247	2,314	27,307	708,797			732,623	201	144	
64	232	EAST		380 DEDHAM AVE	199/302-0-0007-0000.0	302	0007	199302000070000	380	DEDHAM	AVE	380 DEDHAM AVE	7.81	18.75	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM	DEFAZIO FIELD	Town of Needham	Park & Recreation	202	2,950		813,934			802,407	137	108	
65	166	WEST	Rosemary Pool	0 ROSEMARY ST	199/215-0-0001-0000.0	215	0001	199215000010000	0		ROSEMARY ST	0 ROSEMARY ST	24.30	24.12	2022	8 659 P 33 OF 2017. Rosemary Town pars cut w/ 2009 shore line. Internal par lines cut w/ old pars.	http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM	PARK & REC.-ROSEMARY POOL	Town of Needham	Park & Recreation	222	166,461		884,226			895,462	172	101	
66	54	WEST		0 CENTRAL AVE	199/303-0-0004-0000.0	303	0004	199303000040000	0		CENTRAL AVE	0 CENTRAL AVE	17.25	22.33	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM		Town of Needham	Park & Recreation	79	59,478	13,922	899,494				972,899	222	180	
67	143	WEST		0 CHARLES RIVER ST	199/212-0-0001-0000.0	212	0001	199212000010000	0		CHARLES RIVER ST	0 CHARLES RIVER ST	30.70	30.49	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM		Town of Needham	Conservation Commission	168	6,561	97,878	1,023,743	47,136	40,236		1,328,187	190	151	
68	18	WEST		0 POWDER HOUSE RD	199/218-0-0009-0000.0	218	0009	199218000090000	0		POWDER HOUSE RD	0 POWDER HOUSE RD	28.48	28.93	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM		Town of Needham	Conservation Commission	25	4,756		1,255,289				1,236,795	211	137	
69	58	WEST		0 FRANCIS ST	199/163-0-0005-0000.0	163	0005	199163000050000	0		FRANCIS ST	0 FRANCIS ST	34.90	32.41	2022		http://mapublicaccess.tylerhost.net/datasets/datasets.aspx?TOWN OF NEEDHAM		Town of Needham	Park & Recreation

Weston & Sampson

Town of Needham - DPW Feasibility Study + Master Plan
Government Parcels
FILTERED BY JURISDICTION

HIGHLIGHTED SITES = DO NOT MEET CRITERIA/REQUIREMENTS

#	OBJECTID	Section	AKA	Web Card	Parcel Number	Map	Block	Lot	Parcel Num Unf	Number	Street	Address	Acres	GIS Acres	Parcel Year	Plan Note	Card Link	Owner 1	Owner 2	GIS Entity	GIS Group	GIS Note	Index	WaterArea	WetlandArea	UplandArea	OneHundredYrFlood	FiveHundredYrFlood	Zone2	OtherProtectedLand	Article97	MaxElevation	MinElevation
1	138	WEST		0 CHARLES RIVER ST	199/212-0017-0000.0	212	0017		199212000170000		0 CHARLES RIVER ST	0 CHARLES RIVER ST	6.32	6.21	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0	TOWN OF NEEDHAM		Town of Needham	Conservation Commission	Approved by Varnet, 03/10/2014	179			301,022	309,351				270,174	130	123
2	15	WEST		0 MARY CHILTON RD	199/144-0-0004-0000.0	144	0004		199144000040000		0 MARY CHILTON RD	0 MARY CHILTON RD	2.70	2.72	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0	TOWN OF NEEDHAM		Town of Needham	Conservation Commission	Con Comm claimed, e-mail from Varnell 03/10/2014	22	3,389	3,491	111,579	22,337		160		143	137
3	34	WEST		0 MAY ST	199/051-0-0085-0000.0	051	0085		199051000850000		0 MAY ST	0 MAY ST	3.19	3.27	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0	TOWN OF NEEDHAM		Town of Needham	Conservation Commission	Approved by Varnell, 03/10/2014	48		14,424	128,038				142,462	164	131
4	135	WEST		0 SOUTH ST	199/206-0-0013-0000.0	206	0013		199206000130000		0 SOUTH ST	0 SOUTH ST	5.53	5.80	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0	TOWN OF NEEDHAM		Town of Needham	Conservation Commission	Approved by Varnell, 03/10/2014	176	98,214	23,447	128,950				252,613	141	121
5	157	WEST		0 SOUTH ST	199/303-0-0008-0000.0	303	0008		199303000080000		0 SOUTH ST	0 SOUTH ST	3.73	3.74	2022	B 218 P 522 OF 1965	http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0	TOWN OF NEEDHAM		Town of Needham	Conservation Commission	Approved by Varnell, 03/10/2014	208		13,586	149,352				108,284	165	125
6	237	EAST		0 BROOKLINE ST	199/055-0-0005-0000.0	055	0005		199055000050000		0 BROOKLINE ST	0 BROOKLINE ST	3.50	4.53	2022	B 628 P 53 OF 2014	http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0	TOWN OF NEEDHAM		Town of Needham	Conservation Commission	Con Comm claimed, e-mail from Varnell 03/10/2014	211			197,450				196,103	236	185
7	41	WEST		0 CHARLES RIVER ST	199/306-0-0014-0000.0	306	0014		199306000140000		0 CHARLES RIVER ST	0 CHARLES RIVER ST	5.20	6.03	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0	TOWN OF NEEDHAM		Town of Needham	Conservation Commission	Approved by Varnell, 03/10/2014	58		37,488	225,065	52,151			262,554	181	137
8	146	WEST		0 CEDAR SPRINGS LN	199/216-0-0040-0000.0	216	0040		199216000400000		0 CEDAR SPRINGS LN	0 CEDAR SPRINGS LN	7.20	7.21	2022	04/09/2014 NW line sag vertex moved N 5ft to vertex on RTS line, west edge whole parcel cut to RTS	http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0	TOWN OF NEEDHAM		Town of Needham	Conservation Commission	Con Comm claimed, e-mail from Varnell 03/10/2014	189	1,817	56,683	253,742	50,474		288		177	137
9	44	WEST		0 GREAT PLAIN AVE	199/140-0-0001-0000.0	140	0001		199140000010000		0 GREAT PLAIN AVE	0 GREAT PLAIN AVE	6.51	6.25	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0	C/O CONSERVATION COMMISSION		Town of Needham	Conservation Commission	Information provided by S. Cincotta in Town Manager's Office, e-mail 02/24/2014	63	7,538		264,508				271,200	165	125
10	132	WEST		0 RICHARDSON DR	199/206-0-0026-0000.0	206	0026		199206000260000		0 RICHARDSON DR	0 RICHARDSON DR	11.37	11.71	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0	TOWN OF NEEDHAM		Town of Needham	Conservation Commission	Approved by Varnell, 03/10/2014	173		185,626	324,364				509,992	148	121
11	43	WEST		0 CARTWRIGHT RD	199/306-0-0013-0000.0	306	0013		199306000130000		0 CARTWRIGHT RD	0 CARTWRIGHT RD	12.00	11.34	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0	TOWN OF NEEDHAM		Town of Needham	Conservation Commission	Approved by Varnell, 03/10/2014	62		40,765	453,072				493,839	174	147
12	168	WEST		0 GROVE ST	199/220-0-0004-0000.0	220	0004		199220000040000		0 GROVE ST	0 GROVE ST	19.21	19.21	2022	Cut w/ pars to west. Rotation angle of 2010 add vs. 2018 add is different.	http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0	CONSERVATION		Town of Needham	Conservation Commission	Approved by Varnell, 03/10/2014	224		206,251	181,758				836,167	202	161
13	31	WEST		0 CARTWRIGHT RD	199/219-0-0001-0000.0	219	0001		199219000010000		0 CARTWRIGHT RD	0 CARTWRIGHT RD	17.74	15.87	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0	TOWN OF NEEDHAM		Town of Needham	Conservation Commission	Con Comm claimed, e-mail from Varnell 03/10/2014	45		35,531	655,800				691,334	176	147
14	129	WEST		0 CHARLES RIVER ST	199/304-0-0006-0000.0	304	0006		199304000060000		0 CHARLES RIVER ST	0 CHARLES RIVER ST	29.70	30.49	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0	TOWN OF NEEDHAM		Town of Needham	Conservation Commission	Approved by Varnell, 03/10/2014	168	6,562	97,878	1,223,743	47,136	40,236			190	101
15	18	WEST		0 POWDER HOUSE RD	199/218-0-0009-0000.0	218	0009		199218000090000		0 POWDER HOUSE RD	0 POWDER HOUSE RD	28.48	28.93	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0	TOWN OF NEEDHAM		Town of Needham	Conservation Commission	Approved by Varnell, 03/10/2014	25	4,756		1,251,289				1,236,795	211	137
16	25	WEST		0 CARTWRIGHT RD	199/218-0-0004-0000.0	218	0004		199218000040000		0 CARTWRIGHT RD	0 CARTWRIGHT RD	38.21	43.61	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0	TOWN OF NEEDHAM		Town of Needham	Conservation Commission	Approved by Varnell, 03/10/2014	34	7,754	353,846	1,537,997	372,311			1,888,228	210	131
17	42	WEST		463 CHARLES RIVER ST	199/306-0-0001-0000.0	306	0001		199306000010000		463 CHARLES RIVER ST	463 CHARLES RIVER ST	182.50	223.07	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0	TOWN OF NEEDHAM		Town of Needham	Conservation Commission	Con Comm except for small portion around buildings under Select Board, 2007 Annual Town Meeting, Art 13	60	73,000	1,771,477	7,739,368	997,294			9,583,778	202	137
18	9	WEST		0 ROSEMARY MEADOW	199/310-0-0001-0000.0	310	0001		199310000010000		0 ROSEMARY MEADOW	0 ROSEMARY MEADOW	65.25	66.79	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0	TOWN OF WELLESLEY	PUBLIC WORKS DEPT	Town of Wellesley	DPW		10	929,509	1,416,487	563,329	2,696,178		2,909,137		144	88
19	199	EAST	Perry Park	0 BEAUFORT AVE	199/023-0-0001-0000.0	023	0001		199023000010000		0 BEAUFORT AVE	0 BEAUFORT AVE	2.79	2.46	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0	C/O PARK & RECREATION COMMI		Town of Needham	Park & Recreation	Information provided by S. Cincotta in Town Manager's Office, e-mail 02/24/2014	50			107,068			107,069		190	169
20	234	EAST	Greene's Field	0 PICKERING ST	199/050-0-0031-0002.0	050	0031	0002	199050000031000202		0 PICKERING ST	0 PICKERING ST	2.49	2.49	2022	B 625 P 98 OF 2013 (DIGITAL ONLY)	http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0			Town of Needham	Park & Recreation	May 2016 Town Meeting article 31, from BoS to Park and Recreation	204			108,280			107,555		168	164
21	222	EAST		0 DEDHAM AVE	199/302-0-0002-0000.0	302	0002		199302000020000		0 DEDHAM AVE	0 DEDHAM AVE	3.14	3.43	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0			Town of Needham	Park & Recreation	Corrected by P. Carey, 03/2014	166	16,736	8,850	123,755	83,979	54,979		149,342	108	85
22	206	EAST		0 GREENDALE AVE	199/015-0-0004-0000.0	015	0004		199015000040000		0 GREENDALE AVE	0 GREENDALE AVE	3.37	3.36	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0			Town of Needham	Park & Recreation	Corrected by P. Carey, 03/2014	67			146,271			132,887		167	112
23	223	EAST		0 SOUTH ST	199/302-0-0001-0000.0	302	0001		199302000010000		0 SOUTH ST	0 SOUTH ST	0.14	4.68	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0			Town of Needham	Park & Recreation	Corrected by P. Carey, 03/2014	167	22,609	85	181,380	40,735	45,953		203,990	121	85
24	178	WEST		0 CHARLES RIVER ST	199/210-0-0023-0000.0	210	0023		199210000230000		0 CHARLES RIVER ST	0 CHARLES RIVER ST	8.67	8.69	2022	B 688 P 68 OF 2020, set w/ GPS point at Walker-Gordon Field	http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0			Town of Needham	Park & Recreation	Corrected by P. Carey, 03/2014	239	181,622		196,877			9	374,627	125	123
25	21	WEST		0 DWIGHT RD	199/120-0-0023-0000.0	120	0023	0002	199120000230020		0 DWIGHT RD	0 DWIGHT RD	4.46	4.62	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0	C/O PARK & RECREATION COMMI		Town of Needham	Park & Recreation	Information provided by S. Cincotta in Town Manager's Office, e-mail 02/24/2014	30			201,247			197,312		225	165
26	130	WEST		0 SOUTH ST	199/303-0-0011-0000.0	303	0011		199303000110000		0 SOUTH ST	0 SOUTH ST	8.00	6.75	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0			Town of Needham	Park & Recreation	Approved by P. Carey, 03/2014	170		53,775	240,393				294,169	176	151
27	6	WEST	Mitti Field	0 HAMPTON AVE	199/085-0-0003-0000.0	085	0003		199085000030000		0 HAMPTON AVE	0 HAMPTON AVE	6.35	6.41	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0	THE CHESTER R MILLS PLAYGROUP		Town of Needham	Park & Recreation	Approved by P. Carey, 03/2014	6			279,131				279,132		115	100
28	180	WEST	Cricket Field	65 HILLSIDE AVE	199/094-0-0012-0000.0	094	0012		199094000120000		65 HILLSIDE AVE	65 HILLSIDE AVE	6.76	6.65	2022	B 688 P 71 OF 2020. set with one GPS point NE	http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0	PARK & REC - CRICKET FIELD		Town of Needham	Park & Recreation	Approved by P. Carey, 03/2014	244			289,497				285,855		157	128
29	254	EAST	DPW	470 DEDHAM AVE	199/302-0-0005-0000.0	302	0005		199302000050000		470 DEDHAM AVE	470 DEDHAM AVE	17.70	17.88	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0	DEPART OF PUBLIC WORKS		Town of Needham	Park & Recreation	May 2016 Town Meeting, Article 32 & 33. Info from plan 22-49R and 22-48R, plan of DeFazio entered 03/14/	203	2,804	4,986	399,441		17,797			119	99
30	180	WEST	Claxton	1380 CENTRAL AVE	199/303-0-0001-0000.0	303	0001		199303000010000		1380 CENTRAL AVE	1380 CENTRAL AVE	16.81	16.95	2022	B 706 P 38 OF 2021	http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0	PARK & REC-CLAXTON FIELD		Town of Needham	Park & Recreation		247	2,314	27,307	708,797			732,623		201	144
31	232	EAST		380 DEDHAM AVE	199/302-0-0007-0000.0	302	0007		199302000070000		380 DEDHAM AVE	380 DEDHAM AVE	7.81	18.75	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0	DEFAZIO FIELD		Town of Needham	Park & Recreation	May 2016 Town Meeting, Article 32 & 33. Info from plan 22-49R and 22-48R, plan of DeFazio entered 03/14/	202	2,950		813,934				802,407	137	108
32	166	WEST	Rosemary Pool	0 ROSEMARY ST	199/215-0-0001-0000.0	215	0001		199215000010000		0 ROSEMARY ST	0 ROSEMARY ST	22.90	24.12	2022	B 659 P 33 OF 2017. Rosemary Town pars cut w/ 2009 shore line. Internal par lines cut w/ old pars.	http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0	PARK & REC, ROSEMARY POOL		Town of Needham	Park & Recreation	Approved by P. Carey, 03/2014	222	166,461		884,226			132,666	895,462		172	101
33	54	WEST		0 CENTRAL AVE	199/303-0-0004-0000.0	303	0004		199303000040000		0 CENTRAL AVE	0 CENTRAL AVE	17.25	22.33	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0			Town of Needham	Park & Recreation	Approved by P. Carey, 03/2014	79	59,478	13,922	899,494				972,899	222	180
34	58	WEST		0 FRANCES ST	199/303-0-0005-0000.0	303	0005		199303000050000		0 FRANCES ST	0 FRANCES ST	34.90	32.41	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0			Town of Needham	Park & Recreation	Approved by P. Carey, 03/2014	84		54,156	1,357,181				1,411,742	220	153
35	57	WEST		0 CENTRAL AVE	199/303-0-0003-0000.0	303	0003		199303000030000		0 CENTRAL AVE	0 CENTRAL AVE	42.50	43.46	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0			Town of Needham	Park & Recreation	Approved by P. Carey, 03/2014	83	62,555	75,055	1,755,574				1,893,191	219	151
36	242	EAST	Parcel 74	0 CHENEY ST	199/057-0-0001-0000.0	057	0001		199057000010000		0 CHENEY ST	0 CHENEY ST	61.51	60.68	2022	Upper area ("Parcel 74") drawn from b 649 p 26 of 2016 (b 681 p 95 of 2019), position by GPS coords	http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0			Town of Needham	Park & Recreation	Approved by P. Carey, 03/2014	218		781,139	1,862,280			2,614,796		175	97
37	115	WEST		0 HIGH ROCK ST	199/303-0-0007-0000.0	303	0007		199303000070000		0 HIGH ROCK ST	0 HIGH ROCK ST	64.82	64.09	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0			Town of Needham	Park & Recreation	Approved by P. Carey, 03/2014	146	37,536	116,334	2,637,905				2,777,692	265	151
38	163	WEST		585 CENTRAL AVE	199/303-0-0010-0000.0	303	0010		199303000100000		585 CENTRAL AVE	585 CENTRAL AVE	10.62	10.63	2022	B 657 P 25 OF 2017	http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0			Town of Needham	Schools	From May 2016 Annual Town Meeting, Article 33. Also Nov 2015 Town Meeting, Art 13.	219	6,822	113,993	342,220	249,158	463,003			112	88
39	8	WEST		135 WELLESLEY AVE	199/091-0-0019-0000.0	091	0019		199091000190000		135 WELLESLEY AVE	135 WELLESLEY AVE	7.90	8.28	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0	JOHN ELIOT SCHOOL		Town of Needham	Schools		8	451	3,549	356,776			190,385	11,904	165	139
40	233	EAST	DPW	470 DEDHAM AVE	199/302-0-0005-0000.0	302	0005		199302000050000		470 DEDHAM AVE	470 DEDHAM AVE	17.70	17.88	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0	DEPART OF PUBLIC WORKS		Town of Needham	Schools	May 2016 Town Meeting, Article 32 & 33. Info from plan 22-49R and 22-48R, plan of DeFazio entered 03/14/	203	2,804	4,986	399,441		17,797			119	99
41	142	WEST		77 SYLVAN RD	199/110-0-0041-0000.0	110	0041		199110000410000		77 SYLVAN RD	77 SYLVAN RD	11.79	10.88	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0	SCHOOL DEPT-HILLSIDE SCHOOL		Town of Needham	Schools		183	2,142	46	41,289			148,422		176	144
42	203	EAST		120 BROAD MEADOW RD	199/313-0-0003-0000.0	313	0003		199313000030000		120 BROAD MEADOW RD	120 BROAD MEADOW RD	11.20	11.07	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0	BROAD MEADOW SCHOOL		Town of Needham	Schools		61			482,257			216,875		182	155
43	238	EAST		187 BROOKLINE ST	199/056-0-0006-0000.0	056	0006		199056000060000		187 BROOKLINE ST	187 BROOKLINE ST	17.05	12.52	2022	B 628 P 53 OF 2014	http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0			Town of Needham	Schools		212		7,156	538,315			140,195	186,562	244	225
44	192	EAST		609 WEBSTER ST	199/226-0-0010-0000.0	226	0010		199226000100000		609 WEBSTER ST	609 WEBSTER ST	14.00	14.55	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0	SCHOOL DEPT -NEEDHAM HIGH SC		Town of Needham	Schools		26			633,929			100,418	4,628	222	180
45	249	EAST		200 HARRIS AVE	199/035-0-0001-0000.0	035	0001		199035000010000		200 HARRIS AVE	200 HARRIS AVE	15.35	15.33	2022	B 688 P 69 OF 2020, set w/ GPS, bottom trimmed to RR plans	http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0	SCHOOL DEPT-WILLIAM F POLLARI		Town of Needham	Schools		242	1,017		666,821			166,661		164	131
46	147	WEST		1155 CENTRAL AVE	199/216-0-0021-0000.0	216	0021		199216000210000		1155 CENTRAL AVE	1155 CENTRAL AVE	60.70	60.63	2022	04/08/2014 SW vertex moved to conform to RTS line, west edge cut to RTS line	http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0			Town of Needham	Schools	SCHOOL DEPT --DERWARD NEWM	190	16,238	915,604	1,709,001	1,090,250			2,142,491		181	137
47	182	WEST		0 STANDISH RD	199/217-0-0002-0000.0	217	0002		199217000020000		0 STANDISH RD	0 STANDISH RD	3.55	3.47	2022	B 596 P 58 OF 2009, B 578 P 88 OF 2008, south bound follows old ass. maps	http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0			Town of Needham	Select Board		144		16,614	134,495	132			148,909	0	144	137
48	253	EAST	DPW	470 DEDHAM AVE	199/302-0-0005-0000.0	302	0005		199302000050000		470 DEDHAM AVE	470 DEDHAM AVE	17.70	17.88	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0	DEPART OF PUBLIC WORKS		Town of Needham	Select Board	May 2016 Town Meeting, Article 32 & 33. Info from plan 22-49R and 22-48R, plan of DeFazio entered 03/14/	203	2,804	4,986	399,441		17,797			119	99
49	171	WEST	Hillside School	28 GLEN GARY RD	199/102-0-0001-0000.0	102	0001		199102000010000		28 GLEN GARY RD	28 GLEN GARY RD	21.68	21.68	2022	B 680 P 88 and P 89 OF 2019	http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0	HILLSIDE SCHOOL		Town of Needham	Select Board	May 2016 Town Meeting article 30, from Schools to BoS	229	45,730	568,173	417,463	787,358	856,130	92,505	2,228	88	88
50	56	WEST	Abuts Ridge Hill	0 PINE ST	199/306-0-0011-0000.0	306	0011		199306000110000		0 PINE ST	0 PINE ST	19.11	18.11	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0			Town of Needham	Select Board	May 2016 Town Meeting article 30, from Schools to BoS	75		98,603	690,052	81,568		788,658		167	137
51	184	WEST	Ridge Hill	463 CHARLES RIVER ST	199/306-0-0001-0000.0	306	0001		199306000010000		463 CHARLES RIVER ST	463 CHARLES RIVER ST	182.50	223.07	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0	RIDGE HILL		Town of Needham	Select Board	Inset section, within the ConCom parcel	60	73,000	1,771,477	7,739,368	997,294			9,583,778	202	137
52	154	WEST	RTS	1407 CENTRAL AVE	199/308-0-0002-0000.0	308	0002		199308000020000		1407 CENTRAL AVE	1407 CENTRAL AVE	75.91	75.60	2022	Shape based on pg 36 of 2013 plan bk 619 & heavily modified w/ neigh. plans. Ap. 10 ft lat stretch	http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0	DEPT OF PUBLIC WORKS--TRASH		Town of Needham	Select Board / DPW / RTS		201	9,741	302,924	2,981,544	309,779		484		224	137
53	215	EAST		0 DEDHAM AVE	199/302-0-0013-0000.0	302	0013		199302000130000		0 DEDHAM AVE	0 DEDHAM AVE	1.91	2.15	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0			Town of Needham	Select Board / DPW / Water Sewer & Drains		135			93,583				93,583	123	103
54	226	EAST	PSAB	500 DEDHAM AVE	199/302-0-0003-0000.0	302	0003		199302000030000		500 DEDHAM AVE	500 DEDHAM AVE	2.67	2.67	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0			Town of Needham	Select Board / DPW / Water Sewer & Drains		187			116,432		75,920		59,362	107	95
55	123	WEST	Nursery?	24 WINDING RIVER RD	199/224-0-0026-0000.0	224	0026		199224000260000		24 WINDING RIVER RD	24 WINDING RIVER RD	4.85	4.86	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0			Town of Needham	Select Board / DPW / Water Sewer & Drains		155	2,703	17,394	191,564	211,662		211,629	198,643	111	103
56	213	EAST	Needham Reserve	0 DEDHAM AVE	199/302-0-0010-0054.0	302	0010		199302000100540		0 DEDHAM AVE	0 DEDHAM AVE	12.07	11.87	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0			Town of Needham	Select Board / DPW / Water Sewer & Drains		126	234,002	7,275	275,607		6,691	11,254	198,643	111	98
57	255	EAST	DPW	470 DEDHAM AVE	199/302-0-0005-0000.0	302	0005		199302000050000		470 DEDHAM AVE	470 DEDHAM AVE	17.70	17.88	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0	DEPART OF PUBLIC WORKS		Town of Needham	Select Board / DPW / Water Sewer & Drains	May 2016 Town Meeting, Article 32 & 33. Info from plan 22-49R and 22-48R, plan of DeFazio entered 03/14/	203	2,804	4,986	399,441		17,797			119	99
58	136	WEST		914 CHARLES RIVER ST	199/212-0-0005-0000.0	212	0005		199212000050000		914 CHARLES RIVER ST	914 CHARLES RIVER ST	41.34	65.65	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0			Town of Needham	Select Board / DPW / Water Sewer & Drains		162	417,105	473,300	1,969,170	1,677,391	129,587	2,819,586	22,559	2,837,003	119	102
59	252	EAST	FD / PD	88 CHESTNUT ST	199/047-0-0090-0000.0	047	0090		199047000900000		88 CHESTNUT ST	88 CHESTNUT ST	-	2.89	2022	B 677 P 55 OF 2018, set with GPS bound	http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0			Town of Needham	Select Board?		249			126,021					163	152
60	207	EAST		0 HARRIS AVE	199/031-0-0069-0000.0	031	0069		199031000690000		0 HARRIS AVE	0 HARRIS AVE	3.44	3.28	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0			Town of Needham	Select Board?		68	4,259		138,643			142,903	155	136
61	153	WEST		0 CENTRAL AVE	199/308-0-0003-0000.0	308	0003		199308000030000		0 CENTRAL AVE	0 CENTRAL AVE	6.26	6.26	2022	drawn with plan 253378 from January 31, 1961	http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0			Town of Needham	Select Board?		200	5,635	79,802	187,234	62,738				173	137
62	243	EAST		1154 HIGHLAND AVE	199/226-0-0030-0000.0	226	0030		199226000300000		1154 HIGHLAND AVE	1154 HIGHLAND AVE	13.08	12.30	2022	b 680 p 87 of 2019	http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0	MEMORIAL PARK		Town of Needham	Trustees of Memorial Park		225			535,811			524,438		202	160
63	2	WEST		0 EVERGREEN RD	199/083-0-0011-0000.0	083	0011		199083000110000		0 EVERGREEN RD	0 EVERGREEN RD	11.20	11.17	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?sIndex=0	TOWN OF NEEDHAM		Needham Housing Authority			2		8,651	477,906		105,521		1,702	149	75

Weston & Sampson

Town of Needham - DPW Feasibility Study + Master Plan
Government Parcels
FILTERED BY ARTICLE 97

HIGHLIGHTED SITES = DO NOT MEET CATERIA/REQUIREMENTS

#	OBJECTID	Section	AKA	Web Card	Parcel Number	Map	Block	Lot	Parcel Num Unf	Number	Street	Address	Acres	GIS Acres	Parcel Year	Plan Note	Card Link	Owner 1	Owner 2	GIS Entity	GIS Group	GIS Note	Index	WaterAreas	WetlandArea	UplandArea	OneHundredYrFlood	FiveHundredYrFlood	Zone2	OtherProtectedLand	Article97	Remaining Ac	MaxElevation	MinElevation
1	57	WEST		0 CENTRAL AVE	190/303-0-0003-0000.0	303	0003		19930300003000000		0 CENTRAL AVE	0 CENTRAL AVE	42.50	43.46	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?mode=TOWN	OF NEEDHAM		Town of Needham	Park & Recreation	Approved by P. Carey, 03/2014	83	62,555		75,050	1,753,574					1,891,181	(0.0)	219	151
2	58	WEST		0 FRANCES ST	190/303-0-0005-0000.0	303	0005		19930300005000000		0 FRANCES ST	0 FRANCES ST	34.90	32.41	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?mode=TOWN	OF NEEDHAM		Town of Needham	Park & Recreation	Approved by P. Carey, 03/2014	84			54,156	1,357,581					1,411,742	(0.0)	220	153
3	54	WEST		0 CENTRAL AVE	190/303-0-0004-0000.0	303	0004		19930300004000000		0 CENTRAL AVE	0 CENTRAL AVE	17.25	22.33	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?mode=TOWN	OF NEEDHAM		Town of Needham	Park & Recreation	Approved by P. Carey, 03/2014	79	59,478		13,922	899,494					972,899	(0.0)	222	180
4	130	WEST		0 SOUTH ST	190/303-0-0011-0000.0	303	0011		19930300011000000		0 SOUTH ST	0 SOUTH ST	8.00	6.75	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?mode=TOWN	OF NEEDHAM		Town of Needham	Park & Recreation	Approved by P. Carey, 03/2014	170			53,775	240,393					294,169	(0.0)	176	151
5	223	EAST		0 SOUTH ST	190/302-0-0001-0000.0	302	0001		19930200001000000		0 SOUTH ST	0 SOUTH ST	0.14	4.68	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?mode=TOWN	OF NEEDHAM		Town of Needham	Park & Recreation	Corrected by P. Carey, 03/2014	167	22,609			181,380	40,735	45,953			203,990	(0.0)	121	85
6	207	EAST		0 HARRIS AVE	190/031-0-0069-0000.0	031	0069		19903100069000000		0 HARRIS AVE	0 HARRIS AVE	3.44	3.28	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?mode=TOWN	OF NEEDHAM		Town of Needham	Select Board?		68	4,259			138,643					142,903	(0.0)	155	136
7	222	EAST		0 DEDHAM AVE	190/302-0-0002-0000.0	302	0002		19930200002000000		0 DEDHAM AVE	0 DEDHAM AVE	3.14	3.43	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?mode=TOWN	OF NEEDHAM		Town of Needham	Park & Recreation	Corrected by P. Carey, 03/2014	166	16,736		8,850	123,755	83,979	54,979			149,342	(0.0)	108	85
8	215	EAST		0 DEDHAM AVE	190/302-0-0013-0000.0	302	0013		19930200013000000		0 DEDHAM AVE	0 DEDHAM AVE	1.91	2.15	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?mode=TOWN	OF NEEDHAM		Town of Needham	Select Board / DPW / Water Sewer & Drains		135				93,583					93,583	(0.0)	123	103
9	9	WEST		0 ROSEMARY MEADOW	190/310-0-0001-0000.0	310	0001		19931000001000000		0 ROSEMARY MEADOW	0 ROSEMARY MEADOW	65.25	66.79	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?mode=TOWN	OF NEEDHAM	PUBLIC WORKS DEPT	Town of Wellesley	DPW		10	929,509		1,416,487	563,329	2,696,178		2,909,337			2,909,170	0.0	144	88
10	178	WEST		0 CHARLES RIVER ST	190/210-0-0023-0000.0	210	0023		19921000023000000		0 CHARLES RIVER ST	0 CHARLES RIVER ST	8.67	8.69	2022	B 688 P 68 OF 2020, set w/ GPS point at Walker-Gordon Field				Town of Needham	Park & Recreation	Approved by P. Carey, 03/2014	239	181,622			196,877				9	374,627	0.1	125	123
11	183	WEST	Claxton	1380 CENTRAL AVE	190/303-0-0001-0000.0	303	0001		19930300001000000	1380	CENTRAL AVE	1380 CENTRAL AVE	16.85	16.95	2022	B 706 P 38 OF 2021				Town of Needham	PARK & REC--CLAXTON FIELD	Approved by P. Carey, 03/2014	247	2,314		37,307	358,797					732,623	0.1	201	144
12	115	WEST		0 HIGH ROCK ST	190/303-0-0007-0000.0	303	0007		19930300007000000		0 HIGH ROCK ST	0 HIGH ROCK ST	64.82	64.09	2022					Town of Needham		Approved by P. Carey, 03/2014	346	37,536		116,334	2,637,905					2,777,692	0.3	265	151
13	232	EAST		380 DEDHAM AVE	190/302-0-0007-0000.0	302	0007		19930200007000000	380	DEDHAM AVE	380 DEDHAM AVE	7.81	18.73	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?mode=TOWN	OF NEEDHAM	DEFAZIO FIELD	Town of Needham	Park & Recreation	May 2016 Town Meeting, Article 32 & 33. Info from plan 22-49R and 22-48R, plan of DeFazio entered 03/14/2014	202	2,992			813,594					821,407	0.3	157	108
14	126	WEST		914 CHARLES RIVER ST	190/222-0-0001-0000.0	222	0001		19922200001000000	914	CHARLES RIVER ST	914 CHARLES RIVER ST	41.34	65.65	2022					Town of Needham	Select Board / DPW / Water Sewer & Drains		362	417,305	473,300	1,969,170	1,677,391	129,587	2,859,586		22,559	2,837,003	0.5	119	102
15	226	EAST	PSAB	500 DEDHAM AVE	190/302-0-0003-0000.0	302	0003		19930200003000000	500	DEDHAM AVE	500 DEDHAM AVE	2.67	2.67	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?mode=TOWN	OF NEEDHAM		Town of Needham	Select Board / DPW / Water Sewer & Drains		187				114,432		75,920			55,362	1.3	107	95
16	199	EAST	Perry Park	0 BEAUFORT AVE	190/023-0-0001-0000.0	023	0001		19902300001000000		0 BEAUFORT AVE	0 BEAUFORT AVE	2.79	2.46	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?mode=TOWN	OF NEEDHAM	C/O PARK & RECREATION COMMISSIC	Town of Needham	Park & Recreation	Information provided by S. Cincotta in Town Manager's Office, e-mail 02/24/2014		50			107,068					107,069	2.5	190	169
17	224	EAST	Greene's Field	0 PICKERING ST	190/050-0-0031-0000.0	050	0031	0002	19905000031000200		0 PICKERING ST	0 PICKERING ST	2.40	2.49	2022	B 625 P 98 OF 2013 (EXCEPT ALL ON LY)				Town of Needham	Park & Recreation	May 2016 Town Meeting article 31, from BoS to Park and Recreation		204			106,280					107,555	2.8	168	164
18	252	EAST	FD / PD	88 CHESTNUT ST	190/047-0-0090-0000.0	047	0090		19904700090000000	88	CHESTNUT ST	88 CHESTNUT ST		2.89	2022	B 677 P 55 OF 2018, set with GPS bound				Town of Needham	Select Board?		249			126,021						2.9	163	152
19	184	WEST	Ridge Hill	463 CHARLES RIVER ST	190/306-0-0001-0000.0	306	0001		19930600001000000	463	CHARLES RIVER ST	463 CHARLES RIVER ST	182.92	223.07	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?mode=TOWN	OF NEEDHAM	RIDGE HILL	Town of Needham	Select Board	Inset section, within the ConCom parcel		60	73,000	1,771,477	7,739,368	997,294			9,583,778	3.1	202	157
20	206	EAST		0 GREENDALE AVE	190/015-0-0004-0000.0	015	0004		19901500004000000		0 GREENDALE AVE	0 GREENDALE AVE	3.37	3.96	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?mode=TOWN	OF NEEDHAM		Town of Needham	Park & Recreation	Corrected by P. Carey, 03/2014	67			146,271					132,887	3.4	167	112
21	182	WEST		0 STANDISH RD	190/217-0-0012-0000.0	217	0012		19921700012000000		0 STANDISH RD	0 STANDISH RD	1.55	1.47	2022	B 596 P 58 OF 2009, B 578 P 88 OF 2008, south bound follows old ass. maps				Town of Needham	Select Board		246			134,495	132				148,909	3.5	144	137
22	31	WEST		0 DWIGHT RD	190/120-0-0023-0002.0	120	0023	0002	19912000023000200		0 DWIGHT RD	0 DWIGHT RD	4.46	4.62	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?mode=TOWN	OF NEEDHAM	C/O PARK & RECREATION COMMISSIC	Town of Needham	Park & Recreation	Information provided by S. Cincotta in Town Manager's Office, e-mail 02/24/2014		30			201,247					197,312	4.6	225	165
23	123	WEST	Nursery?	24 WINDING RIVER RD	190/224-0-0024-0000.0	224	0024		19922400024000000	24	WINDING RIVER RD	24 WINDING RIVER RD	4.85	4.86	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?mode=TOWN	OF NEEDHAM		Town of Needham	Select Board / DPW / Water Sewer & Drains		155	2,703	17,394	191,564	211,662		211,662		211,629	4.9	111	103
24	153	WEST		0 CENTRAL AVE	190/308-0-0003-0000.0	308	0003		19930800003000000		0 CENTRAL AVE	0 CENTRAL AVE	6.26	6.26	2022	drawn with plan 253378 from January 31, 1961				Town of Needham	Select Board?		200	5,635		79,802	187,234	62,738				6.3	173	137
25	6	WEST	Mills Field	0 HAMPTON AVE	190/085-0-0003-0000.0	085	0003		19908500003000000		0 HAMPTON AVE	0 HAMPTON AVE	6.35	6.41	2022				THE CHESTER K MILLS PLAYGROUND	Town of Needham	Park & Recreation	Approved by P. Carey, 03/2014		6			279,131					279,132	6.4	115	100
26	180	WEST	Cricket Field	65 HILLSIDE AVE	190/094-0-0012-0000.0	094	0012		19909400012000000	65	HILLSIDE AVE	65 HILLSIDE AVE	6.76	6.65	2022	B 688 P 71 OF 2020. set with one GPS point NE			PARK & REC--CRICKET FIELD	Town of Needham	Park & Recreation	Approved by P. Carey, 03/2014	244				289,497					290,855	6.6	157	128
27	213	EAST	Needham Reservoir	0 DEDHAM AVE	190/302-0-0010-0000.0	302	0010		19930200010000000		0 DEDHAM AVE	0 DEDHAM AVE	12.07	11.87	2022					Town of Needham	Select Board / DPW / Water Sewer & Drains		126	234,002	7,275	275,607		6,693			11,254	198,643	7.3	111	98
28	254	EAST	DPW	470 DEDHAM AVE	190/302-0-0005-0000.0	302	0005		19930200005000000	470	DEDHAM AVE	470 DEDHAM AVE	17.70	17.88	2022				DEPART OF PUBLIC WORKS	Town of Needham	Park & Recreation		203	2,804		4,986	399,441		17,797				17.9	119	99
29	253	EAST	DPW	470 DEDHAM AVE	190/302-0-0005-0000.0	302	0005		19930200005000000	470	DEDHAM AVE	470 DEDHAM AVE	17.70	17.88	2022				DEPART OF PUBLIC WORKS	Town of Needham	Select Board	May 2016 Town Meeting, Article 32 & 33. Info from plan 22-49R and 22-48R, plan of DeFazio entered 03/14/2014.	203	2,804		4,986	399,441		17,797				17.9	119	99
30	255	EAST	DPW	470 DEDHAM AVE	190/302-0-0005-0000.0	302	0005		19930200005000000	470	DEDHAM AVE	470 DEDHAM AVE	17.70	17.88	2022				DEPART OF PUBLIC WORKS	Town of Needham	Select Board / DPW / Water Sewer & Drains	May 2016 Town Meeting, Article 32 & 33. Info from plan 22-49R and 22-48R, plan of DeFazio entered 03/14/2014.	203	2,804		4,986	399,441		17,797				17.9	119	99
31	50	WEST	Abuts Ridge Hill	0 PINE ST	190/306-0-0011-0000.0	306	0011		19930600011000000		0 PINE ST	0 PINE ST	19.11	18.11	2022					Town of Needham	Select Board	May 2016 Town Meeting article 30, from Schools to BoS		75			98,603	690,052	81,568			788,658	18.1	167	137
32	171	WEST	Hillside School	28 GLEN GARY RD	190/102-0-0001-0000.0	102	0001		19910200001000000	28	GLEN GARY RD	28 GLEN GARY RD	24.60	23.68	2022	B 680 P 88 and P 89 OF 2019	http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?mode=TOWN		HILLSIDE SCHOOL	Town of Needham	Select Board	May 2016 Town Meeting article 30, from Schools to BoS		229	45,730	568,173	417,463	787,358		856,130	92,505	2,228	23.6	88	88
33	166	WEST	Rosemary Pool	0 ROSEMARY ST	190/225-0-0001-0000.0	225	0001		19922500001000000		0 ROSEMARY ST	0 ROSEMARY ST	22.90	24.12	2022	B 659 P 33 OF 2017. Rosemary Town pars cut w/ 2009 shore line. Internal par lines cut w/ old pars.			PARK & REC, ROSEMARY POOL	Town of Needham	Park & Recreation	Approved by P. Carey, 03/2014	222	166,461		884,226			132,666	895,462		24.1	172	101
34	242	EAST	Parcel 74	0 CHENEY ST	190/057-0-0001-0000.0	057	0001		19905700001000000		0 CHENEY ST	0 CHENEY ST	61.51	60.68	2022	Upper area ("Parcel 74") drawn from b 649 p 26 of 2016 (b 681 p 95 of 2019), position by GPS coords				Town of Needham	Park & Recreation		218			781,139	1,862,280			2,614,796		60.7	175	97
35	154	WEST	RTS	1407 CENTRAL AVE	190/308-0-0002-0000.0	308	0002		19930800002000000	1407	CENTRAL AVE	1407 CENTRAL AVE	75.91	75.60	2022	Shape based on pg 36 of 2013 plan bk 619 & heavily modified w/ neigh. plans. App. 10 ft lat stretch			DEPT OF PUBLIC WORKS--TRANSFER S	Town of Needham	Select Board / DPW / RTS		201	9,741	302,924	2,980,544	309,779				484	75.6	214	137

#	OBJECTID	Section	AKA	Web Card	Parcel Number	Map	Block	Lot	Parcel Num Unf	Number	Street	Address	Acres	GIS Acres	Parcel Year	Plan Note	Card Link	Owner 1	Owner 2	GIS Entity	GIS Group	GIS Note	Index	WaterArea	WetlandArea	UplandArea	OneHundredYrFlood	FiveHundredYrFlood	Zone2	OtherProtectedLand	Remaining Ac	Article97	Remaining Ac	MaxElevation	MinElevation
1	199	EAST	Perry Park	0 BEAUFORT AVE	199/021/0-0000-0000.0	021	0000		199021000001000	0	BEAUFORT AVE	0 BEAUFORT AVE	2.79	2.46	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?TOWN OF NEEDHAM	C/O PARK & RECREATION COMMI		Town of Needham	Park & Recreation	Information provided by S. Cincotta in Town Manager's Office, e-mail 02/24/2014	50			107,068				107,069		0.0		2.5	190	169
2	234	EAST	Greene's Field	0 PICKERING ST	199/050/0-0031-0002.0	050	0031	0002	199050000031000	0	PICKERING ST	0 PICKERING ST	2.49	2.49	2022	B 625 P 98 OF 2013 (DIGITAL ONLY)	http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?TOWN OF NEEDHAM			Town of Needham	Park & Recreation	May 2016 Town Meeting article 31, from BoS to Park and Recreation	204			108,280				107,555		0.0		2.5	168	164
3	252	EAST	FD / PD	88 CHESTNUT ST	199/047/0-0090-0000.0	047	0090		199047000090000	88	CHESTNUT ST	88 CHESTNUT ST		2.89	2022	B 677 P 55 OF 2018, set with GPS bound	http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?TOWN OF NEEDHAM			Town of Needham	Select Board?		249			126,021						2.9		2.9	163	152
4	184	WEST	Ridge Hill	463 CHARLES RIVER ST	199/306/0-0001-0000.0	306	0001		199306000001000	463	CHARLES RIVER ST	463 CHARLES RIVER ST	182.50	223.07	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?TOWN OF NEEDHAM	RIDGE HILL		Town of Needham	Select Board	Inset section, within the ConCom parcel	60	73,000	1,771,477	7,739,368	997,294					223.1	9,583,778	3.1	202	117
5	206	EAST		0 GREENDALE AVE	199/015/0-0004-0000.0	015	0004		199015000004000	0	GREENDALE AVE	0 GREENDALE AVE	3.37	3.36	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?TOWN OF NEEDHAM			Town of Needham	Park & Recreation	Corrected by P. Carey, 03/2014	67			146,271				132,887		0.3		3.4	167	112
6	182	WEST		0 STANDISH RD	199/217/0-0012-0000.0	217	0012		199217000012000	0	STANDISH RD	0 STANDISH RD	3.55	3.47	2022	B 596 P 58 OF 2009, B 578 P 88 OF 2008, south bound follows old ass. maps	http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?TOWN OF NEEDHAM			Town of Needham	Select Board		246		16,614	134,495	132				148,909	0.1	0	3.5	144	117
7	21	WEST		0 DWIGHT RD	199/120/0-0023-0002.0	120	0023	0002	199120000023000	0	DWIGHT RD	0 DWIGHT RD	4.46	4.62	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?TOWN OF NEEDHAM	C/O PARK & RECREATION COMMI		Town of Needham	Park & Recreation	Information provided by S. Cincotta in Town Manager's Office, e-mail 02/24/2014	30			201,247				197,312		0.1		4.6	225	165
8	123	WEST	Nursery?	24 WINDING RIVER RD	199/224/0-0026-0000.0	224	0026		199224000026000	24	WINDING RIVER RD	24 WINDING RIVER RD	4.85	4.86	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?TOWN OF NEEDHAM			Town of Needham	Select Board / DPW / Water Sewer & Drains		155	2,703	17,394	191,564	211,662		211,662	211,629	0.0		4.9	111	103
9	153	WEST		0 CENTRAL AVE	199/308/0-0003-0000.0	308	0003		199308000003000	0	CENTRAL AVE	0 CENTRAL AVE	6.26	6.26	2022	drawn with plan 253378 from January 31, 1961	http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?TOWN OF NEEDHAM			Town of Needham	Select Board?		200	5,635	79,802	187,234	62,738						6.3		6.3	173	137
10	6	WEST	Mills Field	0 HAMPTON AVE	199/085/0-0003-0000.0	085	0003		199085000003000	0	HAMPTON AVE	0 HAMPTON AVE	6.35	6.41	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?TOWN OF NEEDHAM	THE CHESTER R MILLS PLAYGROU		Town of Needham	Park & Recreation	Approved by P. Carey, 03/2014	6			279,131				279,132		(0.0)		6.4	115	100
11	180	WEST	Cricket Field	65 HILLSIDE AVE	199/094/0-0012-0000.0	094	0012		199094000012000	65	HILLSIDE AVE	65 HILLSIDE AVE	6.76	6.65	2022	B 688 P 71 OF 2020. set with one GPS point NE	http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?TOWN OF NEEDHAM	PARK & REC--CRICKET FIELD		Town of Needham	Park & Recreation	Approved by P. Carey, 03/2014	244			289,497				285,855		0.1		6.6	157	128
12	213	EAST	Needham Reservoir	0 DEDHAM AVE	199/302/0-0010-0000.0	302	0010		199302000010000	0	DEDHAM AVE	0 DEDHAM AVE	12.07	11.87	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?TOWN OF NEEDHAM			Town of Needham	Select Board / DPW / Water Sewer & Drains		126	234,002	7,275	275,407	6,693			11,254	11.6	198,643	7.3	111	98
13	254	EAST	DPW	470 DEDHAM AVE	199/302-0-0005-0000.0	302	0005		199302000005000	470	DEDHAM AVE	470 DEDHAM AVE	17.70	17.88	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?TOWN OF NEEDHAM	DEPART OF PUBLIC WORKS		Town of Needham	Park & Recreation	May 2016 Town Meeting, Article 32 & 33. Info from plan 22-498 and 22-488, plan of DeFazio entered 03/14/2	203	2,804	4,986	399,441		17,797				17.9		17.9	119	99
14	253	EAST	DPW	470 DEDHAM AVE	199/302-0-0005-0000.0	302	0005		199302000005000	470	DEDHAM AVE	470 DEDHAM AVE	17.70	17.88	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?TOWN OF NEEDHAM	DEPART OF PUBLIC WORKS		Town of Needham	Select Board	May 2016 Town Meeting, Article 32 & 33. Info from plan 22-498 and 22-488, plan of DeFazio entered 03/14/2	203	2,804	4,986	399,441		17,797				17.9		17.9	119	99
15	255	EAST	DPW	470 DEDHAM AVE	199/302-0-0005-0000.0	302	0005		199302000005000	470	DEDHAM AVE	470 DEDHAM AVE	17.70	17.88	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?TOWN OF NEEDHAM	DEPART OF PUBLIC WORKS		Town of Needham	Select Board / DPW / Water Sewer & Drains	May 2016 Town Meeting, Article 32 & 33. Info from plan 22-498 and 22-488, plan of DeFazio entered 03/14/2	203	2,804	4,986	399,441		17,797				17.9		17.9	119	99
16	50	WEST	Abuts Ridge Hill	0 PINE ST	199/306.0-0011-0000.0	306	0011		199306000011000	0	PINE ST	0 PINE ST	19.11	18.11	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?TOWN OF NEEDHAM			Town of Needham	Select Board	May 2016 Town Meeting article 30, from Schools to BoS	75		98,603	690,052	81,568			788,658	(0.0)		18.1	167	137
17	171	WEST	Hillside School	28 GLEN GARY RD	199/102-0-0001-0000.0	102	0001		199102000001000	28	GLEN GARY RD	28 GLEN GARY RD	24.60	23.68	2022	B 680 P 88 and P 89 OF 2019	http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?TOWN OF NEEDHAM	HILLSIDE SCHOOL		Town of Needham	Select Board	May 2016 Town Meeting article 30, from Schools to BoS	229	45,730	568,173	417,463	787,358		856,130	92,505	21.6	2,228	23.6	88	88
18	166	WEST	Rosemary Pool	0 ROSEMARY ST	199/225.0-0001-0000.0	225	0001		199225000001000	0	ROSEMARY ST	0 ROSEMARY ST	22.90	24.12	2022	B 659 P 33 OF 2017. Rosemary Town pars cut w/ 2009 shore line. Internal par lines cut w/ old pars.	http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?TOWN OF NEEDHAM	PARK & REC, ROSEMARY POOL		Town of Needham	Park & Recreation	Approved by P. Carey, 03/2014	222	166,461		884,226			132,666	895,462	3.6		24.1	172	101
19	242	EAST	Parcel 74	0 CHENEY ST	199/057-0-0001-0000.0	057	0001		199057000001000	0	CHENEY ST	0 CHENEY ST	61.51	60.68	2022	Upper area ("Parcel 74") drawn from b 649 p 26 of 2016 (0-681 p 95 of 2019), position by GPS coords	http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?TOWN OF NEEDHAM			Town of Needham	Park & Recreation	Corrected by P. Carey, 03/2014	218		781,139	1,862,280				2,414,796	0.7		60.7	175	97
20	154	WEST	RTS	1407 CENTRAL AVE	199/308.0-0002-0000.0	308	0002		199308000002000	1407	CENTRAL AVE	1407 CENTRAL AVE	75.91	75.60	2022	Shape based on pg 36 of 2013 plan bk 619 & heavily modified w/ neigh. plans. App. 10 ft lat stretch	http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?TOWN OF NEEDHAM	DEPT OF PUBLIC WORKS--TRANSFI		Town of Needham	Select Board / DPW / RTS		201	9,741	302,924	2,980,544	309,779			484	75.6		75.6	214	137

Weston & Sampson

Town of Needham - DPW Feasibility Study + Master Plan
Government Parcels
FILTERED BY FLOOD

HIGHLIGHTED SITES = DO NOT MEET CRITERIA/REQUIREMENTS

#	OBJECTID	Section	AKA	Web Card	Parcel Number	Map	Block	Lot	Parcel Num Unf	Number	Street	Address	Acres	GIS Acres	Parcel Year	Plan Note	Card Link	Owner 1	Owner 2	GIS Entity	GIS Group	GIS Note	Index	WaterArea	WetlandArea	UplandArea	OneHundredYrFlood	Remaining Ac	FiveHundredYrFlood	Zone2	OtherProtectedLand	Article97	Remaining A	MaxElevation	MinElevation
1	123	WEST	CRS Nursery	24 WINDING RIVER RD	199/224.0-0026-0000.0	224	0026		19922400026000	24	WINDING RIVER RD	24 WINDING RIVER RD	4.81	4.86	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?TOWN OF NEEDHAM			Town of Needham	Select Board / DPW / Water Sewer & Drains		555	2,703	17,394	191,564	211,662	0.00		211,662	211,629		4.9	112	100
2	206	EAST		0 GREENDALE AVE	199/015.0-0004-0000.0	015	0004		19901500004000000	0	GREENDALE AVE	0 GREENDALE AVE	3.37	3.36	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?TOWN OF NEEDHAM			Town of Needham	Park & Recreation	Corrected by P. Carey, 03/2014	67			146,271		3.4			132,887		3.4	167	112
3	182	WEST		0 STANDISH RD	199/217.0-0012-0000.0	217	0012		19921700012000000	0	STANDISH RD	0 STANDISH RD	3.55	3.47	2022	8 596 P 58 OF 2009, 8 578 P 88 OF 2008, south bound follows old ass. maps	http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?TOWN OF NEEDHAM			Town of Needham	Select Board		246		16,614	134,495	132	3.5			148,909	0	3.5	144	137
4	21	WEST		0 DWIGHT RD	199/120.0-0023-0002.0	120	0023	0002	19912000023002000	0	DWIGHT RD	0 DWIGHT RD	4.46	4.62	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?TOWN OF NEEDHAM	C/O PARK & RECREATION COMMI		Town of Needham	Park & Recreation	Information provided by S. Cincotta in Town Manager's Office, e-mail 02/24/2014	30			201,247		4.6			197,312		4.6	225	165
5	153	WEST		0 CENTRAL AVE	199/308.0-0003-0000.0	308	0003		19930800003000000	0	CENTRAL AVE	0 CENTRAL AVE	6.26	6.26	2022	drawn with plan 253378 from January 31, 1961	http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?TOWN OF NEEDHAM			Town of Needham	Select Board?		200	5,635	79,802	187,234	62,738	4.8			6.3	173	137
6	171	WEST	Hillside School	28 GLEN GARY RD	199/102.0-0001-0000.0	102	0001		19910200001000000	28	GLEN GARY RD	28 GLEN GARY RD	24.60	23.68	2022	8 680 P 88 and P 89 OF 2019	http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?TOWN OF NEEDHAM	HILLSIDE SCHOOL		Town of Needham	Select Board		229	45,730	568,173	417,463	787,358	5.6		856,130	92,505	2,228	23.6	88	88
7	50	WEST	Abuts Ridge Hill	0 PINE ST	199/306.0-0011-0000.0	306	0011		19930600011000000	0	PINE ST	0 PINE ST	19.11	18.11	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?TOWN OF NEEDHAM			Town of Needham	Select Board	May 2016 Town Meeting article 30, from Schools to BoS	75			98,603	690,052	81,568	16.2			788,658		18.1	167	137
8	255	EAST	DPW	470 DEDHAM AVE	199/302.0-0005-0000.0	302	0005		19930200005000000	470	DEDHAM AVE	470 DEDHAM AVE	17.70	17.88	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?TOWN OF NEEDHAM	DEPART OF PUBLIC WORKS		Town of Needham	Select Board / DPW / Water Sewer & Drains	May 2016 Town Meeting, Article 32 & 33. Info from plan 22-498 and 22-488, plan of DeFazio entered 03/14/2	203	2,804	4,986	399,441		17.9	17,797				17.9	119	99
9	242	EAST	Parcel 74	0 CHENEY ST	199/057.0-0001-0000.0	057	0001		19905700001000000	0	CHENEY ST	0 CHENEY ST	61.51	60.68	2022	Upper area ("Parcel 74") drawn from b 649 p 26 of 2016 (b 681 p 95 of 2019), position by GPS coords	http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?TOWN OF NEEDHAM			Town of Needham	Park & Recreation	Corrected by P. Carey, 03/2014	218		781,139	1,862,280		60.7			2,614,796		60.7	175	97
10	154	WEST	RTS	1407 CENTRAL AVE	199/308.0-0002-0000.0	308	0002		19930800002000000	1407	CENTRAL AVE	1407 CENTRAL AVE	75.91	75.60	2022	Shape based on pg 36 of 2013 plan bk 619 & heavily modified w/ neigh. plans. App. 10 ft lat stretch	http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?TOWN OF NEEDHAM	DEPT OF PUBLIC WORKS--TRANSFI		Town of Needham	Select Board / DPW / RTS		201	9,741	302,924	2,980,544	309,779	68.5			484		75.6	214	137
11	184	WEST	Ridge Hill	463 CHARLES RIVER ST	199/306.0-0001-0000.0	306	0001		19930600001000000	463	CHARLES RIVER ST	463 CHARLES RIVER ST	182.50	223.07	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?TOWN OF NEEDHAM	RIDGE HILL		Town of Needham	Select Board	Inset section, within the ConCom parcel	60	73,000	1,771,477	7,739,368	997,294	200.2				9,583,778	3.1	202	137

Weston & Sampson

Town of Needham - DPW Feasibility Study + Master Plan
Government Parcels
FILTERED BY FLOOD

HIGHLIGHTED SITES = DO NOT MEET CRITERIA/REQUIREMENTS

#	OBJECTID	Section	AKA	Web Card	Parcel Number	Map	Block	Lot	Parcel Num Unf	Number	Street	Address	Acres	GIS Acres	Parcel Year	Plan Note	Card Link	Owner 1	Owner 2	GIS Entity	GIS Group	GIS Note	Index	WaterArea	WetlandArea	UplandArea	OneHundredYrFlood	Remaining Ac	FiveHundredYrFlood	Zone2	OtherProtectedLand	Article97	Remaining A	MaxElevation	MinElevation
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4	21	WEST		0 DWIGHT RD	199/120.0-0023-0002.0	120	0023	0002	19912000023002000	0	DWIGHT RD	0 DWIGHT RD	4.46	4.62	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?TOWN OF NEEDHAM	C/O PARK & RECREATION COMMI		Town of Needham	Park & Recreation	Information provided by S. Cincotta in Town Manager's Office, e-mail 02/24/2014	30			201,247		4.6			197,312		4.6	225	165
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7	50	WEST	Abuts Ridge Hill	0 PINE ST	199/306.0-0011-0000.0	306	0011		19930600011000000	0	PINE ST	0 PINE ST	19.11	18.11	2022		http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?TOWN OF NEEDHAM			Town of Needham	Select Board	May 2016 Town Meeting article 30, from Schools to BoS	75			98,603	690,052	81,568	16.2			788,658		18.1	167	137
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9	242	EAST	Parcel 74	0 CHENEY ST	199/057.0-0001-0000.0	057	0001		19905700001000000	0	CHENEY ST	0 CHENEY ST	61.51	60.68	2022	Upper area ("Parcel 74") drawn from b 649 p 26 of 2016 (b 681 p 95 of 2019), position by GPS coords	http://mapublicaccess.tylerhost.net/datalets/datalet.aspx?TOWN OF NEEDHAM			Town of Needham	Park & Recreation	Corrected by P. Carey, 03/2014	218		781,139	1,862,280		60.7			2,614,796		60.7	175	97
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Town of Needham
Department of Public Works

Color indicates an existing DPW/BMD operations area

Site Investigation Site Evaluation Matrix - updated September 25, 2023

Site Rankings		Sites from Town-wide search for compatability										Existing DPW sites									
Criteria	**Factors**	**Site 1** 0 Greendale Ave	**Site 2** 0 Standish Rd	**Site 3** 0 Dwight Rd	**Site 4** 0 Central Ave	**Site 5** Hillside School	**Site 6** Nike Missle Site	**Site 7** 470 Dedham	**Site 8** Parcel 74	**Site 9** RTS & Cogswell	**Site 10** Ridge Hill Res.	**Site 11** 500 Dedham PSAB	**Site 12** 484 Dedham	**Site 13** Daley Building	**Site 14** Claxton Field	**Site 15** Cricket Bldg	**Site 16** Memorial Park	**Site 17** Charles River St. Nursery	**Site 18** Alden Rd Pump	**Site 19** WTP	**Site 20** St. Mary's Pump	**Site 21** West St. Pump	**Site 22** Res B Pump
		Score	**Score**	**Score**	**Score**	**Score**	**Score**	**Score**	**Score**	**Score**	**Score**	**Score**	**Score**	**Score**									
1. Location (15 points)	Distance to Town Center (4 = less than 1 mile; 1 = more than 3 miles)	2	3	3	3	3	2	4	3	3	1	4	4	3									
	Appropriateness of Neighborhood (7 = Industrial or otherwise; 1 = Residential)	**1**	1	4	7	4	7	7	1	7	7	7	7	7									
	Site Access (4 = Good Access 1 = Poor Access)	2	2	4	4	2	1	4	4	4	**1**	4	4	4									
2. Physical Features (15 points)	Size of Usable Site (room for growth) (10 = Greater than 5 acres; 5 = between 5-2; 0 = Less than 2 acres)	**3**	3	**2**	4	5	3	10	10	10	3	**0**	**0**	**0**									
	Shape of Site (5 = Favorable Shape; 0 = Restrictive Shape/Size	5	0	**0**	0	5	3	0	5	2	5	3	**0**	1									
3. Site History (10 points)	Favorability of Past/Existing Use (5 = Existing Operations; 0 = Other Use)	0	0	0	0	0	0	**5**	0	**5**	0	5	5	5									
	Hazardous Materials Issues (5 = No Evidence; 0 = Known Contamination	5	5	5	5	0	5	3	5	2	5	5	3	5									
4. Zoning Consistency (15 points)	Consistency with Allowed Zoning Use (5 = Allowed; 1 = Not-Allowed)	5	5	5	5	5	5	5	5	5	5	5	5	5									
	Site Usability within Setbacks (5 = Not Restrictive 1 = Restrictive)	5	1	5	1	5	5	3	5	5	5	5	3	1									
	Site Usability Allowed Area Coverage (5 = Not Restrictive 1 = Restrictive)	5	5	5	5	5	5	5	5	5	5	5	5	5									
5. Environmental Impacts (10 points)	Presence of Receptors & Registered Wildlife (5 = No Receptors 0 = Significant Receptors)	5	5	5	1	3	5	5	5	5	3	5	5	5									
	Wetland/River (5 = No Impact 0 = Significant Impact)	5	0	5	0	3	3	0	5	0	3	2	2	3									
6. Access to utilities (12 points)	Availability of Sewer or Septic (3 = Public Sewer; 0 = No Sewer)	3	0	3	1	3	**0**	3	3	0	**0**	3	3	**0**									
	Availability of Electric Power (3 = 3-Phase Available; 0 = New Service Reqd)	3	3	3	3	3	**0**	3	3	3	**2**	3	3	3									
	Availability of Telecom (3 = Service Available 0 = New Service Reqd)	3	3	3	3	3	**0**	3	3	3	**2**	3	3	3									
	Availability of Water (3 = Public Water Available; 0 = New Well Reqd)	3	3	3	3	3	**0**	3	3	3	3	3	3	3									
7. Traffic Impacts (10 points)	Traffic Impacts (10 = No Impact 0 = Significant Impact)	8	3	5	5	5	3	**10**	8	**0**	3	8	8	9									
8. Cost of Site Development (15 points)	Cut and Fill Necessity (5 = Flat Site; 0 = Significant Slope)	0	5	0	0	5	5	3	2	2	3	5	5	5									
	Site Clearing (5 = Clear Site; 0 = Heavily Wooded Site)	3	0	0	0	5	5	5	0	3	2	5	5	5									
	Soils/Groundwater Suitability (5 = Good Soils/Low GW; 0 = Bad Soils/High GW	5	1	3	3	0	2	5	5	4	5	1	1	4									
9. Cost of Construction (5 points)	Temporary Operations (5 = No Temporary Operations; 0 = Temp Ops Required)	5	5	5	5	5	5	0	5	5	5	0	0	0									
10. Geothermal Suitability (10 points)	Depth to Bedrock (5 = ≤ 20' of Overburden 0 = >20 of Overburden)	3	3	5	5	0	3	3	3	5	5	3	3	3									
	Suitability of Bedrock (5 = Hard Granite 0 = Sedimentary)	3	5	5	1	1	1	5	3	3	1	5	5	1									
	Total Raw Score (out of 117)	82	61	78	64	73	68	94	91	84	74	89	82	80									
	Total Percentage Score	**70%**	**52%**	**67%**	**55%**	**62%**	**58%**	**80%**	**78%**	**72%**	**63%**	**76%**	**70%**	**68%**									

Sites were not ranked for general lack of available space; shown as existing DPW sites for reference only

Dark red text = scores that contribute most to site elimination, or overall low percentrage score

updated: 9/25/2023

Town of Needham
Public Works Department Master Plan
Site Selection - Fatal Flaw Matrix

SITE INFO

Site #	Location Name	Site Address*	Description, Existing Building Size & Current Use	Town Jurisdiction	WSE Visit (2023)	Div 1	Div 2	Div 3	Div 4	Zoning District	Min. Lot Area (SF)	Max Floor Area Ratio	Use Allowed by Zoning	Setbacks (FT)			Max Lot Coverage (%)	Max Stories	Max. Height (feet)	Fatal Flaw	Comments
														Front	Sides	Rear					
1	0 Greendale Ave	0 Greendale Ave	Vacant, semi-wooded parcel adjacent to commuter rail tracks and Needham Park Land.	Parks & Recreation	No					SRB	10,000	0.3	Yes	25 ft	25 ft	25 ft	15%	2.5	35	Abutters/ Context	Parcel is adjacent to MBTA Commuter Rail Needham Line
2	0 Standish Road	0 Standish Road		Select Board	No					SRA	43,560	0.3	Yes	25 ft	25 ft	25 ft	15%	2.5	35	Insufficient developable area	**Resource Areas:** Wetlands, 100' Wetland Buffer Zone
3	0 Dwight Road	0 Dwight Road	Parcel is bisected by Dwight Road; north site is sloped and wooded, and south site is sloped and semi-wooded with an existing playground.	Parks & Recreation	No					SRA	43,560	0.3	Yes	25 ft	25 ft	25 ft	15%	2.5	35	Site grading; insufficient developable area	
4	0 Central Ave	0 Central Ave		Select Board	No					SRA	43,560	0.3	Yes	25 ft	25 ft	25 ft	15%	2.5	35	Insufficient developable area	**Overlay District:** Flood Plain District. **Resource Areas** : Wetlands, 100' Wetland Buffer Zone, stream, 200' Riverfront Resource Area
5	Hillside School	28 Glen Gary Rd	Existing school with shared Town admin and school users; serves as temporary operations for Town.	Select Board/ DPW	Yes					Gen Res & SRA	10,000	0.3	Yes	25 ft	25 ft	25 ft	15%	2.5	35		Known contamination - remediation required for new construction. **Overlay District:** Flood Plain District. **Resource Areas:** Wetlands, 100' Wetland Buffer Zone, Rosemary Brook, 200' Riverfront Resource Area, Zone II, FEMA Zone A. **Zoning District:** Gen Res & SRA, majority of parcel is Gen Res.
6	Nike Missle Site B-03	Pine St	Town community garden and dog park	Select Board/ DPW	No					SRA	43,560	0.3	Yes	25 ft	25 ft	25 ft	15%	2.5	35	Access; utilities	**Overlay District:** Flood Plain District
7	DPW Garage	470 Dedham Ave	Current site for majority of DPW divisions employee facilities, shop space, fleet maintenance, and fleet storage (primary building = +/- 21,800 sf footprint; +/- 30,380 sf gross area. "6-bay"= 5,000 SF)	Select Board/ DPW/ P&R/ Schools	Yes	WSD	Hwy	P&F	Garage	SRB	10,000	0.3	Yes	25 ft	25 ft	25 ft	15%	2.5	35		**Resource Areas** : Wetlands, 100' Wetland Buffer Zone, 200' Riverfront Resource Area. Parcel is adjacent to MBTA Commuter Rail Needham Line
8	Parcel 74	0 Cheney St	Vacant, wooded parcel adjacent to I-95 Interstate; existing sewer easement.	Parks & Recreation	Yes					SRB	10,000	0.3	Yes	25 ft	25 ft	25 ft	15%	2.5	35		Topography and residential context may be a challenge.
9	Recycling & Transfer Station	1407 Central Ave	Current site for Recycling & Solid Waste Division, town dump; town solar field; Highway salt shed & bulk material bins.	Select Board/ DPW	Yes	RTS	Hwy			SRA	43,560	0.3	Yes	35 ft	25 ft	25 ft	15%	2.5	35	Insufficient developable area	Town is pursuing a study for this site/ RTS operations specifically to research options for using 3rd party consultant. Site challenges include topography ledge, wetlands. **Overlay Districts:** Adult Use Overlay District, Large Scale Ground Mounted Solar Photovoltaic Installation Overlay District, Wireless Communications Facilities Towers Overlay District, Temporary Meteorological Towers Overlay District. Non LOW area of Parcel in Flood Plain District. **Resource Areas:** Wetlands, 100' Wetland Buffer Zone, stream, 200' Riverfront Resource Area, vernal pool buffer zone.
	Cogswell Building		DPW-wide seasonal storage facility completed in 2019 (enclosed garage = +/- 11,833 sf footprint, canopy = +/- 5,084 sf)	Select Board/ DPW	Yes	WSD	Hwy	P&F		SRA	43,560	0.3	Yes	35 ft	25 ft	25 ft	15%	2.5	35		**Overlay Districts:** Adult Use Overlay District, Large Scale Ground Mounted Solar Photovoltaic Installation Overlay District, Wireless Communications Facilities Towers Overlay District, Temporary Meteorological Towers Overlay District. Non LOW area of Parcel in Flood Plain District. **Resource Areas:** Wetlands, 100' Wetland Buffer Zone, 200' Riverfront Resource Area, stream, vernal pool buffer zone.
10	Ridge Hill Reservation	463 Charles River St	Cold storage for small or infrequently used equipment; seasonal storage for push mowers/walk-behind snow blowers	Conservation	No	P&F				SRA	43,560	0.3	Yes	35 ft	25 ft	25 ft	15%	2.5	35	Insufficient developable area	**Overlay Districts:** Aquifer Protection District & Flood Plain District. **Resource Areas:** Wetlands, 100' Wetland Buffer Zone, Vernal pool & buffer zone, NHESP Priority Habitats of Rare Species. **Open Space:** Ridge Hill Reservation
11	PSAB (Town Admin Bldg)	500 Dedham Ave	Current site for DPW Admin, Engineering, DPW division superintendents, and other town public services (+/-10,750 sf footprint; 2-story)	Select Board/ DPW	Yes	Admin	Eng.			SRB	10,000	0.3	Yes	25 ft	25 ft	25 ft	15%	2.5	35	Insufficient developable area	**Resource Areas** : 100' Wetland Buffer Zone, 200' Riverfront Resource Area
12	Water Sewer Drains Headquarters	484 Dedham Ave	Current site for WSD Division (+/-2,800 sf)	Select Board/ DPW	Yes	WSD				SRB	10,000	0.3	Yes	25 ft	25 ft	25 ft	15%	2.5	35	Insufficient developable area	Only development opportunity suitable is to support 470 Dedham Ave with parking. **Resource Areas** : 100' Wetland Buffer Zone, 200' Riverfront Resource Area
13	Daley Building	257 Webster St	Current site for Building Maintenance Division (+/-10,900 sf)	Select Board/ DPW	Yes	BMD				Gen Res	10,000	0.3	Yes	25 ft	25 ft	25 ft	15%	2.5	35	Insufficient developable area	Site cannot accommodate additional program, but is suitable for existing program and use by BMD. **Resource Areas** : Wetlands, 100' Wetland Buffer Zone
14	Claxton Field	1380 Central Ave	Claxton Fieldhouse serves as a P & F auxillary storage bldg; athletic fields	Parks & Recreation	No	P&F				SRA	43,560	0.3	Yes	35 ft	25 ft	25 ft	15%	2.5	35	Article 94 protection	**Resource Areas** : Wetlands, 100' Wetland Buffer Zone, Stream, 200' Riverfront Resource Area. Open Space: Claxton Field
15	Cricket Building	65 Hillside Ave	Cricket Field; P & F auxillary storage bldg; athletic fields	Parks & Recreation	No	P&F				SRB	10,000	0.3	Yes	25 ft	25 ft	25 ft	15%	2.5	35	Incompatable current use (fields/park)	No Resource areas
16	Memorial Park	1154 Highland Ave	Memorial Park; P & F auxillary storage bldg; athletic fields	Trustees of Memorial Park	No	P&F				SRB	10,000	0.3	Yes	25 ft	25 ft	25 ft	15%	2.5	35	Out of jurisdiction	**Open Space:** Memorial Park
17	Charles River Street Nursery	24 Winding River Rd	Bulk materials storage	Select Board/ DPW	No	P&F				SRA	43,560	0.3	Yes	35 ft	25 ft	25 ft	15%	2.5	35	Flood district	**Overlay Districts:** Aquifer Protection District & Flood Plain District. **Resource Areas:** Wetlands, 100' Wetland Buffer Zone, Vernal pool & buffer zone, NHESP Priority Habitats of Rare Species. **Open Space:** Ridge Hill Reservation
18	Alden Road Sewer Pump Station	0 Alden Rd	Pump station operations; climated controlled storage for (3) pieces of towable equipment; cold storage for hoses, pumps, etc.	Select Board/ DPW	Yes	WSD				SRA	43,560	0.3	Yes	35 ft	25 ft	25 ft	15%	2.5	35	Insufficient developable area	**Overlay Districts:** Flood Plain District. **Resource Areas:** Wetlands, 100' Wetland Buffer Zone
19	Water Treatment Plant	914 Charles River St	Water treatment plant operations; +/- 210 sf garage bay used for storage of small pumps, hoses, fittings, misc. equipment, etc	Select Board/ DPW	Yes	WSD				RR-Con	43,560	0.3	Yes	50 ft	25 ft	25 ft	15%	2.5	35	Article 94 protection	**Overlay Districts:** Aquifer Protection District & Flood Plain District. **Resource Areas:** Charles River, 200' Riverfront Resource Area, FEMA Zone AE, Wetlands, 100' Wetland Buffer, Zone II, Zone I, Verna Pool, Vernal Pool Buffer Zone. **Needham Water Supply Land**
20	Saint Mary's Pump Station	20 Saint Mary's St	Pump station operations	Select Board/ DPW	Yes	WSD				SRB	10,000	0.3	Yes	25 ft	25 ft	25 ft	15%	2.5	35	Insufficient developable area	Rear of parcel abuts Sudbury Aqueduct
21	West Street Pump Station	257 West St	Pump station operations	Select Board/ DPW	Yes	WSD				Gen Res	10,000	0.3	Yes	25 ft	25 ft	25 ft	15%	2.5	35	Insufficient developable area	**Overlay District:** Flood Plain District. **Resource Areas:** Wetlands, 100' Wetland Buffer Zone, Rosemary Brook, 200' Riverfront Resource Area, Zone II, FEMA Zone A
22	Reservior B Pump Station	274 Reservoir St	Pump station operations; garage for vactor truck storage.	Select Board/ DPW	Yes	WSD						0.3	Yes	25 ft	25 ft	25 ft	115%	2.5	35	Insufficient developable area	**Overlay District:** Flood Plain District. **Resource Areas** : Charles River, 200' Riverfront Resource Area, FEMA Zone AE and X

APPENDIX K

Permitting Information and Receptor Maps

updated: 5/10/2023

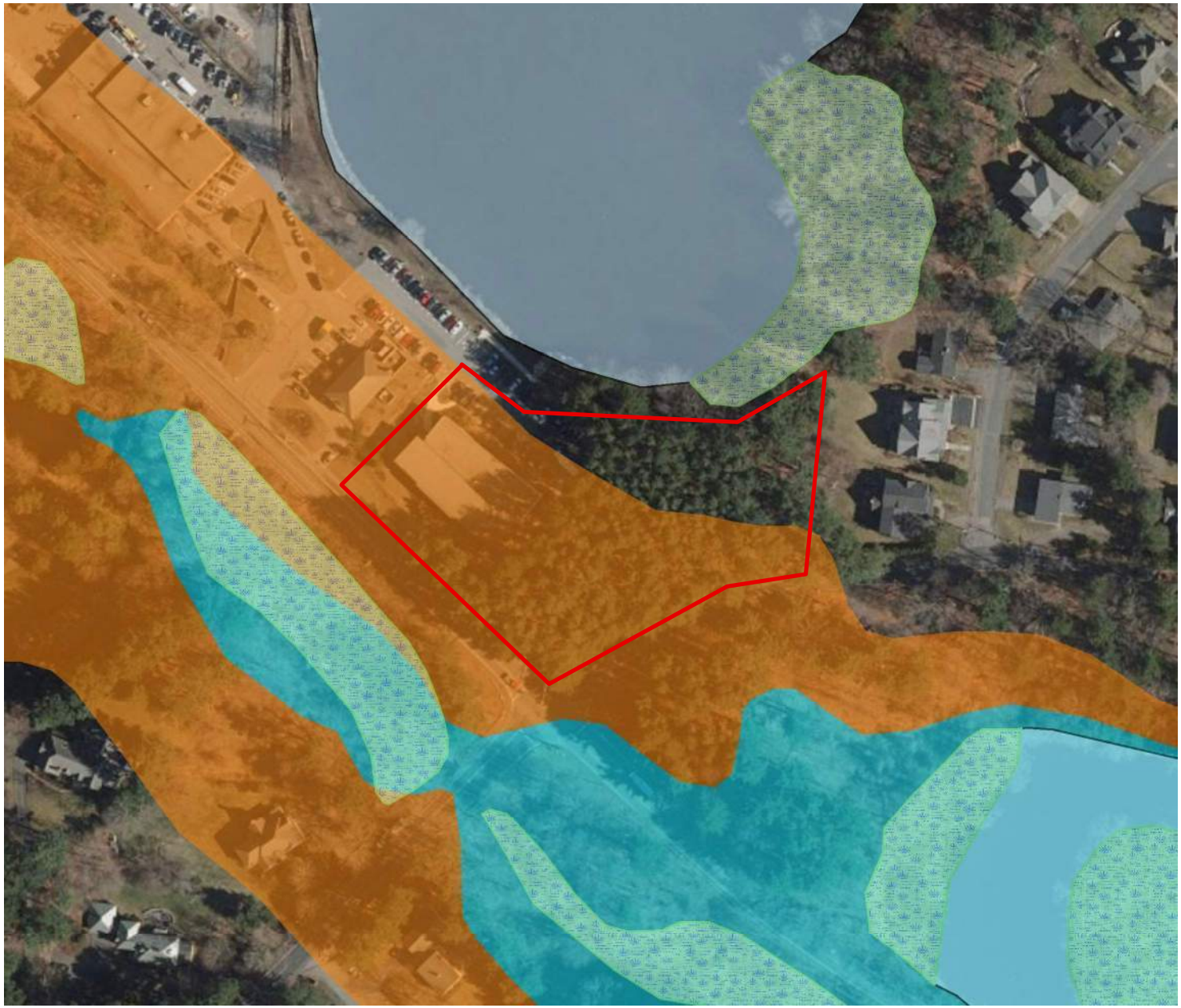
Town of Needham
Public Works & Building Maintenance Departments Site General Site and Zoning Information

Site #	Location	Site Address*	Description, Existing Building Size & Current Use	Zoning District	Min. Lot Area (SF)	Ownership	Max Floor Area Ratio	Use Allowed by Zoning	Setbacks (FT)			Max Lot Coverage (%)	Max Stories	Max. Height (FT)	Comments
									Front	Sides	Rear				
1	PSAB (Town Admin Bldg)	500 Dedham Ave	Current site for DPW Admin, Engineering, DPW division superintendents, and other town public services (+/- 10,750 sf footprint; 2-story)	SRB	10,000	Town	0.3	Yes	25 ft	25 ft	25 ft	15%	2.5	35	Resource Areas : 100' Wetland Buffer Zone, 200' Riverfront Resource Area
2	Water Sewer Drains Headquarters	484 Dedham Ave	Current site for WSD Division (+/-2,800 sf)	SRB	10,000	Town	0.3	Yes	25 ft	25 ft	25 ft	15%	2.5	35	Resource Areas : 100' Wetland Buffer Zone, 200' Riverfront Resource Area
3	DPW Garage	470 Dedham Ave	Current site for majority of DPW divisions employee facilities, shop space, fleet maintenance, and fleet storage (primary building = +/- 21,800 sf footprint; +/- 30,380 sf gross area. "6-bay"= 5,000 SF)	SRB	10,000	Town	0.3	Yes	25 ft	25 ft	25 ft	15%	2.5	35	Resource Areas : Wetlands, 100' Wetland Buffer Zone, 200' Riverfront Resource Area. Parcel is adjacent to MBTA Commuter Rail Needham Line
4	Daley Building - Building Maintenance Div. Bldg	257 Webster St	Current site for Building Maintenance Division (+/- 10,900 sf)	Gen Res	10,000	Town	0.3	Yes	25 ft	25 ft	25 ft	15%	2.5	35	Resource Areas : Wetlands, 100' Wetland Buffer Zone
5	Recycling & Transfer Station	1421 Central Ave	Current site for Recycling & Solid Waste Division, town dump; town solar field; Highway salt shed & bulk material bins.	SRA	43,560	Town	0.3	Yes	35 ft	25 ft	25 ft	15%	2.5	35	Town is pursuing a study for this site/ RTS operations specifically to research options for using 3rd party consultant. Site challenges include topography ledge, wetlands. Overlay Districts: Adult Use Overlay District, Large Scale Ground Mounted Solar Photovoltaic Installation Overlay District, Wireless Communications Facilities Towers Overlay District, Temporary Meteorological Towers Overlay District. Non LOW area of Parcel in Flood Plain District. Resource Areas: Wetlands, 100' Wetland Buffer Zone, stream, 200' Riverfront Resource Area, vernal pool buffer zone.
6	Cogswell Building		DPW-wide seasonal storage facility completed in 2019 (enclosed garage = +/- 11,833 sf footprint, canopy = +/- 5,084 sf)	SRA	43,560	Town	0.3	Yes	35 ft	25 ft	25 ft	15%	2.5	35	Overlay Districts: Adult Use Overlay District, Large Scale Ground Mounted Solar Photovoltaic Installation Overlay District, Wireless Communications Facilities Towers Overlay District, Temporary Meteorological Towers Overlay District. Non LOW area of Parcel in Flood Plain District. Resource Areas: Wetlands, 100' Wetland Buffer Zone, 200' Riverfront Resource Area, stream, vernal pool buffer zone.
7	Parcel 74	0 Cheney St	Vacant, wooded parcel	SRB	10,000	Town	0.3	Yes	25 ft	25 ft	25 ft	15%	2.5	35	topography may be a challenge. TBD if residential abutters will support or protest
8	Hillside School	28 Glen Gary Rd	Former school with fields. Site currently serves as temporary offices for town services.	Gen Res & SRA	10,000	Town	0.3	Yes	25 ft	25 ft	25 ft	15%	2.5	35	New school to be constructed and Hillside School vacated - could serve as temporary location for various departments. Overlay District: Flood Plain District. Resource Areas: Wetlands, 100' Wetland Buffer Zone, Rosemary Brook, 200' Riverfront Resource Area, Zone II, FEMA Zone A. Zoning District: Gen Res & SRA, majority of parcel is Gen Res.

Note: Municipal structures are allowed uses per §3.2 Schedule of Use Regulations in each of SRA, SRB, and GR zoning districts. Major Projects as defined by Section 7.4.2, requires a special permit from the Planning Board. Major Projects is defined below.

Per §7.4.2 Definitions: MAJOR PROJECT – Any construction project which involves: the construction of 10,000 or more square feet gross floor area; or an increase in gross floor area by 5,000 or more square feet; or any project which results in the creation of 25 or more new off-street parking spaces.

<BOL>Path:</BOL> \\wse03.local\WSE\Projects\MA\Needham MA\ENG23-0278_DPW Complex Feasibility Study\Permitting\Human & Env. Receptor Maps\Site 11-500 Dedham Ave\GIS\Environmental Receptor - MA.mxd <BOL>User:</BOL> Foulds.Jordan <BOL>Saved:</BOL> 6/15/2023 2:19:47 PM <BOL>Opened:</BOL> 6/15/20



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300 150 0 300
Feet

Data Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs

Legend

- Work Area
- Marsh/Bog
- Wooded marsh
- Cranberry Bog
- Salt Marsh
- Open Water
- Reservoir (with PWSID)
- Tidal Flats
- Beach/Dune

ACECs

- ACECs

NHESP Habitats

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- NHESP Priority Habitats of Rare Species
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- NHESP Potential Vernal Pools

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- X: Reduced Flood Risk due to Levee
- Area Not Included
- Area with no DFIRM - Paper FIRMs in Effect

Outstanding Resource Waters

- Public Water Supply Contributor
- ORW for ACEC
- ORW for both Water Supply and Other

FIGURE 1

500 Dedham Avenue
Needham, MA

Environmental
Resource Map

Weston & Sampson

<BOL>Path:</BOL> \\wse03.local\WSE\Projects\MA\Needham MA\ENG23-0278_DPW Complex Feasibility Study\Permitting\Human & Env. Receptor Maps\Site 11-500 Dedham Ave\GIS\Human Receptor.mxd <BOL>User:</BOL> Foulds.Jordan <BOL>Saved:</BOL> 6/15/2023 2:19:10 PM <BOL>Opened:</BOL> 6/15/2023 3:40:09 I

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200 100 0 200
Feet

Data Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs

Work Area
State Registry of Historic Places
All Underground Storage Tanks

Tier Classified Sites
Tier 1A
Tier 1B
Tier 1C
Tier 1D
Tier II

PUBLIC WATER SUPPLIES
Community Ground Water
Community Surface Water
Surface Distribution Site
Non-Transient Non-Community
Transient Non-Community
Proposed Well

CH21E AUL Sites
CH21E AUL Sites

DEP BWP Major Facilities
Large Quantity Generators (LQG)
EPA/RCRA-regulated Hazard. Waste
MA-regulated Hazard. Waste
MA and EPA/RCRA-regulated Hazard. Waste
MassDOT Roads
Zone I
Solid Waste Facilities - All Landfills
IWPAs
DEP Approved Zone IIs
Zone A
ZONE B
ZONE C
<all other values>

OWNER_TYPE
Conservation Organization
County
Federal
Land Trust
Municipal
Other
Private
Private Non-Profit
Private-Private Dispute
Public Non-Profit
State
State-Municipal Dispute
State-Non-Profit Dispute
State-Private Dispute
State-State Dispute
Unknown

FIGURE 2

500 Dedham Avenue
Needham, MA

Human Receptor Map

Weston & Sampson

<BOL>Path:</BOL> \\wse03.local\WSE\Projects\MA\Needham MA\ENG23-0278_DPW Complex Feasibility Study\Permitting\Human & Env. Receptor Maps\Site 12-484 Dedham Ave\GIS\Environmental Receptor - MA.mxd <BOL>User:</BOL> Foulds.Jordan <BOL>Saved:</BOL> 6/15/2023 2:33:45 PM <BOL>Opened:</BOL> 6/15/20

N
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300 150 0 300
Feet

Data Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs

Legend

- Work Area
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- Tidal Flats
- Beach/Dune

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- ACECs

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- VE: High Risk Coastal Area
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- X: 0.2% Annual Chance of Flooding
- X: Reduced Flood Risk due to Levee
- Area Not Included
- Area with no DFIRM - Paper FIRMs in Effect

Outstanding Resource Waters

- Public Water Supply Contributor
- ORW for ACEC
- ORW for both Water Supply and Other

FIGURE 1

484 Dedham Avenue
Needham, MA

Environmental
Resource Map

Weston & Sampson

<BOL>Path:</BOL> \\wse03.local\WSE\Projects\MA\Needham MA\ENG23-0278_DPW Complex Feasibility Study\Permitting\Human & Env. Receptor Maps\Site 12-484 Dedham Ave\GIS\Human Receptor.mxd <BOL>User:</BOL> Foulds.Jordan <BOL>Saved:</BOL> 6/15/2023 2:44:15 PM <BOL>Opened:</BOL> 6/15/2023 3:42:27

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200 100 0 200
Feet

Data Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs

Work Area
State Registry of Historic Places
All Underground Storage Tanks

Tier Classified Sites
Tier 1A
Tier 1B
Tier 1C
Tier 1D
Tier II

PUBLIC WATER SUPPLIES
Community Ground Water
Community Surface Water
Surface Distribution Site
Non-Transient Non-Community
Transient Non-Community
Proposed Well

CH21E AUL Sites
CH21E AUL Sites

DEP BWP Major Facilities
Large Quantity Generators (LQG)
EPA/RCRA-regulated Hazard. Waste
MA-regulated Hazard. Waste
MA and EPA/RCRA-regulated Hazard. Waste
MassDOT Roads
Zone I
Solid Waste Facilities - All Landfills
IWPAs
DEP Approved Zone IIs
Zone A
ZONE B
ZONE C
<all other values>

OWNER_TYPE
Conservation Organization
County
Federal
Land Trust
Municipal
Other
Private
Private Non-Profit
Private-Private Dispute
Public Non-Profit
State
State-Municipal Dispute
State-Non-Profit Dispute
State-Private Dispute
State-State Dispute
Unknown

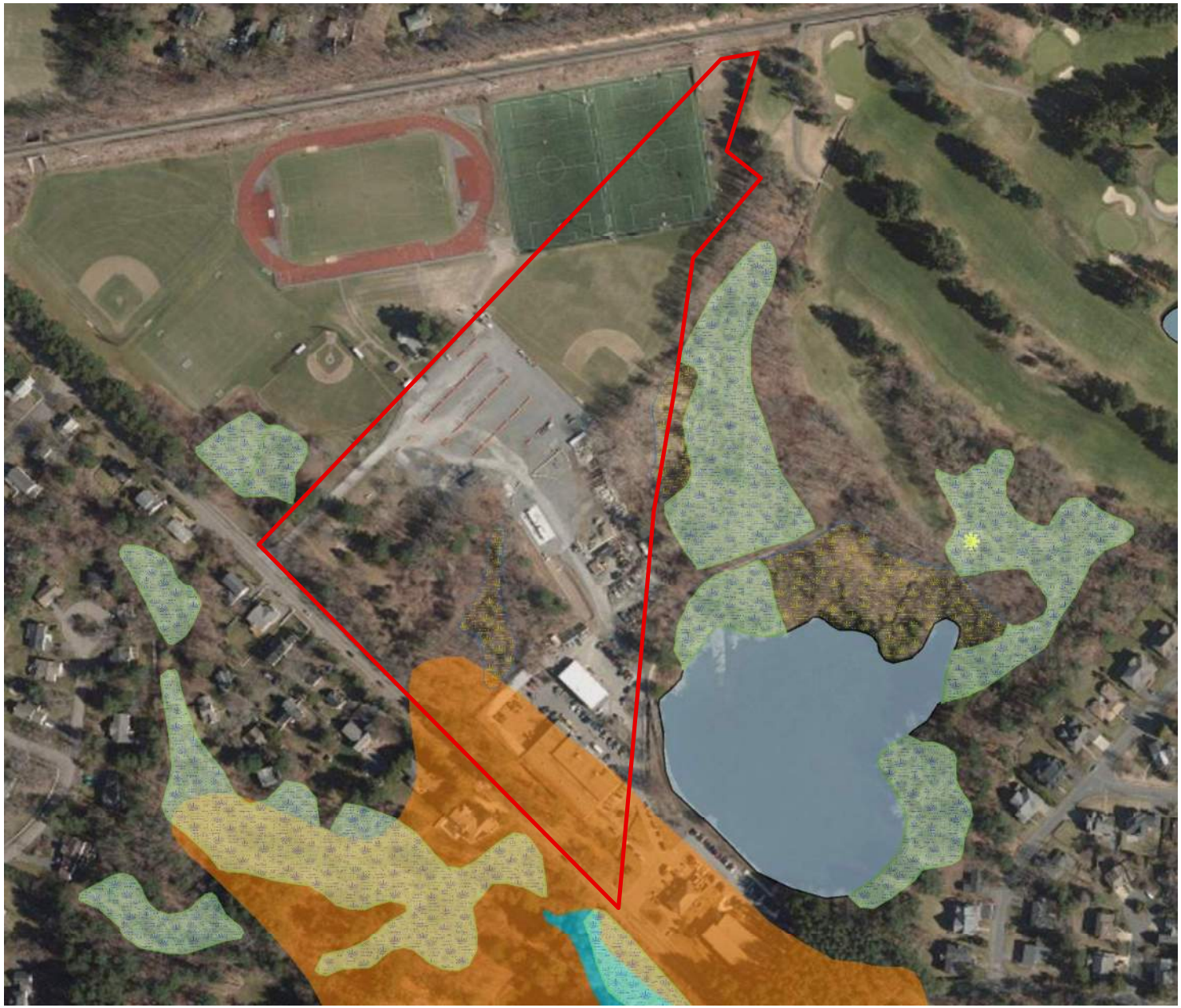
FIGURE 2

484 Dedham Avenue
Needham MA

Human Receptor Map

Weston & Sampson

<BOL>Path:</BOL> \\wse03.local\WSE\Projects\MA\Needham MA\ENG23-0278_DPW Complex Feasibility Study\Permitting\Human & Env. Receptor Maps\Site 7-470 Dedham Ave\GIS\Environmental Receptor - MA.mxd <BOL>User:</BOL> Foulds.Jordan <BOL>Saved:</BOL> 6/15/2023 3:33:49 PM <BOL>Opened:</BOL> 6/15/202



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N
W E
S

300 150 0 300
Feet

Data Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs

FIGURE 1

470 Dedham Avenue
Needham, MA

Environmental
Resource Map

Weston & Sampson

<BOL>Path:</BOL> \\wse03.local\WSE\Projects\MA\Needham MA\ENG23-0278_DPW Complex Feasibility Study\Permitting\Human & Env. Receptor Maps\Site 7-470 Dedham Ave\GIS\Human Receptor.mxd <BOL>User:</BOL> Foulds.Jordan <BOL>Saved:</BOL> 6/15/2023 3:33:11 PM <BOL>Opened:</BOL> 6/15/2023 3:33:27 P

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200 100 0 200
Feet

Data Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs

Work Area
State Registry of Historic Places
All Underground Storage Tanks

Tier Classified Sites
Tier 1A
Tier 1B
Tier 1C
Tier 1D
Tier II

PUBLIC WATER SUPPLIES
Community Ground Water
Community Surface Water
Surface Distribution Site
Non-Transient Non-Community
Transient Non-Community
Proposed Well

CH21E AUL Sites
CH21E AUL Sites

DEP BWP Major Facilities
Large Quantity Generators (LQG)
EPA/RCRA-regulated Hazard. Waste
MA-regulated Hazard. Waste
MA and EPA/RCRA-regulated Hazard. Waste

MassDOT Roads
Zone I
Solid Waste Facilities - All Landfills
IWPAs
DEP Approved Zone IIs
Zone A
ZONE B
ZONE C
<all other values>

OWNER_TYPE
Conservation Organization
County
Federal
Land Trust
Municipal
Other
Private
Private Non-Profit
Private-Private Dispute
Public Non-Profit
State
State-Municipal Dispute
State-Non-Profit Dispute
State-Private Dispute
State-State Dispute
Unknown

FIGURE 2

470 Dedham Avenue
Needham, MA

Human Receptor Map

Weston & Sampson

<BOL>Path:</BOL> \\wse03.local\WSE\Projects\MA\Needham MA\ENG23-0278_DPW Complex Feasibility Study\Permitting\Human & Env. Receptor Maps\Site 13-257 Webster Street\GIS\Environmental Receptor - MA.mxd <BOL>User:</BOL> Foulds.Jordan <BOL>Saved:</BOL> 6/15/2023 3:48:45 PM <BOL>Opened:</BOL> 6/15/

Legend

- Work Area
- Marsh/Bog
- Wooded marsh
- Cranberry Bog
- Salt Marsh
- Open Water
- Reservoir (with PWSID)
- Tidal Flats
- Beach/Dune

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- ACECs

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- X: Reduced Flood Risk due to Levee
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Outstanding Resource Waters

- Public Water Supply Contributor
- ORW for ACEC
- ORW for both Water Supply and Other

N
W E
S

300 150 0 300
Feet

Data Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs

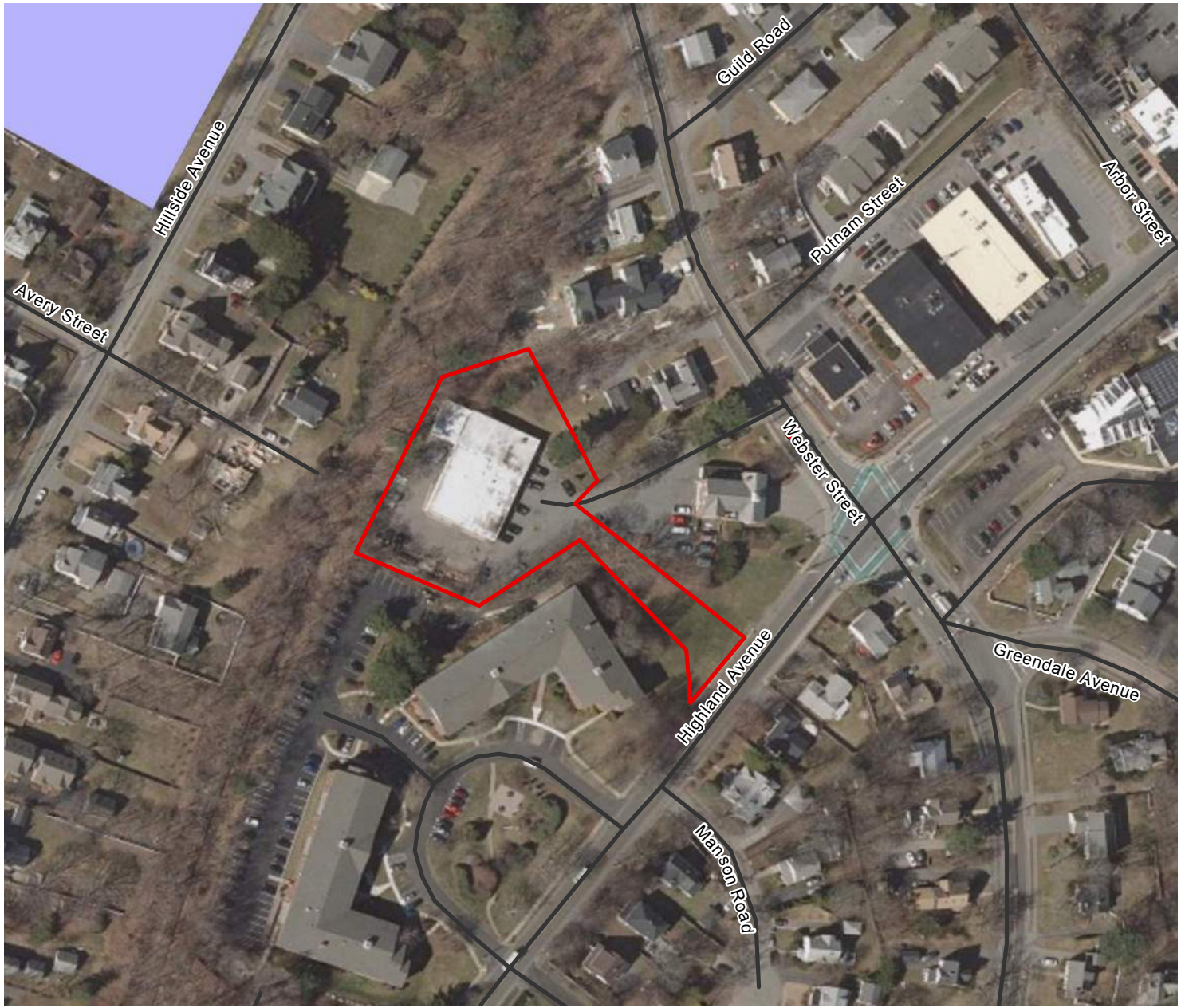
FIGURE 1

257 Webster Street
Needham, MA

Environmental
Resource Map

Weston & Sampson

<BOL>Path:</BOL> \\wse03.local\WSE\Projects\MA\Needham MA\ENG23-0278_DPW Complex Feasibility Study\Permitting\Human & Env. Receptor Maps\Site 13-257 Webster Street\GIS\Human Receptor.mxd <BOL>User:</BOL> Foulds.Jordan <BOL>Saved:</BOL> 6/15/2023 2:50:44 PM <BOL>Opened:</BOL> 6/15/2023 3:48:2



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200 100 0 200
Feet

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Work Area
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All Underground Storage Tanks

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Proposed Well

CH21E AUL Sites
CH21E AUL Sites

DEP BWP Major Facilities
Large Quantity Generators (LQG)
EPA/RCRA-regulated Hazard. Waste
MA-regulated Hazard. Waste
MA and EPA/RCRA-regulated Hazard. Waste
MassDOT Roads
Zone I
Solid Waste Facilities - All Landfills
IWPAs
DEP Approved Zone IIs
Zone A
ZONE B
ZONE C
<all other values>

OWNER_TYPE
Conservation Organization
County
Federal
Land Trust
Municipal
Other
Private
Private Non-Profit
Private-Private Dispute
Public Non-Profit
State
State-Municipal Dispute
State-Non-Profit Dispute
State-Private Dispute
State-State Dispute
Unknown

FIGURE 2

257 Webster Street
Needham, MA

Human Receptor Map

Weston & Sampson

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300 150 0 300
Feet

Data Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs

Legend

- Work Area
- Marsh/Bog
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Outstanding Resource Waters

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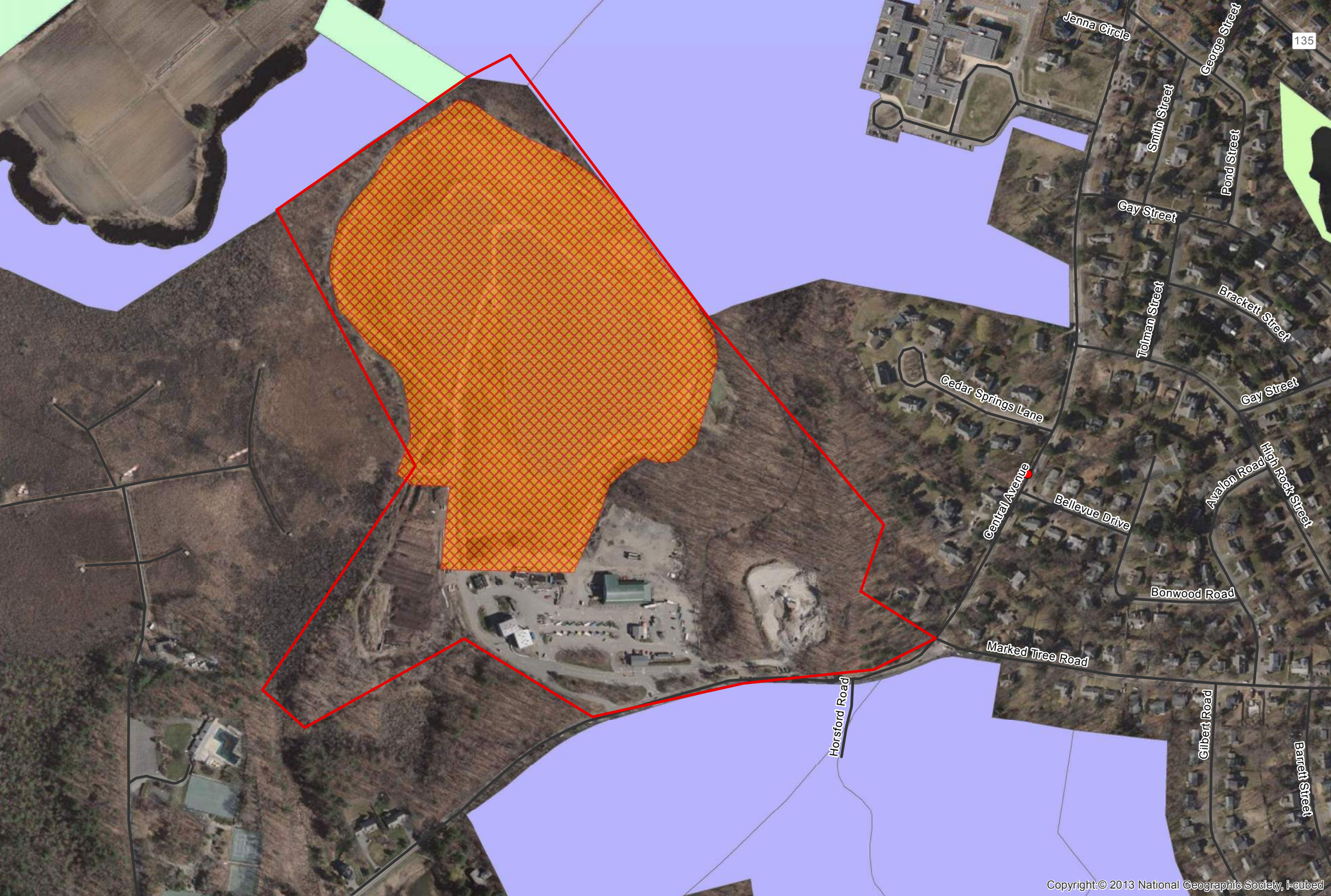
FIGURE 1

1421 Central Avenue
Needham, MA

Environmental
Resource Map

Weston & Sampson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George Street
135
Smith Street
Pond Street
Gay Street
Brackett Street
Tolman Street
Cedar Springs Lane
Gay Street
Central Avenue
Bellevue Drive
Avalon Road
High Rock Street
Bonwood Road
Marked Tree Road
Horsford Road
Gilbert Road
Barrett Street
Copyright © 2013 National Geographic Society, i-cubed

<BOL>Path:</BOL> \\wse03.local\WSE\Projects\MA\Needham MA\ENG23-0278_DPW Complex Feasibility Study\Permitting\Human & Env. Receptor Maps\Site 8-0 Cheney Street\GIS\Environmental Receptor - MA.mxd <BOL>User:</BOL> Foulds.Jordan <BOL>Saved:</BOL> 6/16/2023 1:20:09 PM <BOL>Opened:</BOL> 6/16/2023

Legend

- Work Area
- Marsh/Bog
- Wooded marsh
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- Salt Marsh
- Open Water
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ACECs

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Feet

Data Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs

FIGURE 1

0 Cheney Street
Needham, MA

Environmental
Resource Map

Weston & Sampson

<BOL>Path:</BOL> \\wse03.local\WSE\Projects\MA\Needham MA\ENG23-0278_DPW Complex Feasibility Study\Permitting\Human & Env. Receptor Maps\Site 8-0 Cheney Street\GIS\Human Receptor.mxd <BOL>User:</BOL> Foulds.Jordan <BOL>Saved:</BOL> 6/16/2023 1:24:16 PM <BOL>Opened:</BOL> 6/16/2023 1:25:17 PM

Data Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs

Work Area
State Registry of Historic Places
All Underground Storage Tanks

Tier Classified Sites
Tier 1A
Tier 1B
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Surface Distribution Site
Non-Transient Non-Community
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Proposed Well

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CH21E AUL Sites

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Large Quantity Generators (LQG)
EPA/RCRA-regulated Hazard. Waste
MA-regulated Hazard. Waste
MA and EPA/RCRA-regulated Hazard. Waste

MassDOT Roads
Zone I
Solid Waste Facilities - All Landfills
IWPAs
DEP Approved Zone IIs
Zone A
ZONE B
ZONE C
<all other values>

OWNER_TYPE
Conservation Organization
County
Federal
Land Trust
Municipal
Other
Private
Private Non-Profit
Private-Private Dispute
Public Non-Profit
State
State-Municipal Dispute
State-Non-Profit Dispute
State-Private Dispute
State-State Dispute
Unknown

FIGURE 2

0 Cheney Street
Needham, MA

Human Receptor Map

Weston & Sampson

<BOL>Path:</BOL> \\wse03.local\WSE\Projects\MA\Needham MA\ENG23-0278_DPW Complex Feasibility Study\Permitting\Human & Env. Receptor Maps\Site 5-28 Glen Gary Road\GIS\Environmental Receptor - MA.mxd <BOL>User:</BOL> Foulds.Jordan <BOL>Saved:</BOL> 6/15/2023 11:08:32 AM <BOL>Opened:</BOL> 6/15/

N
W E
S

300 150 0 300
Feet

Data Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs

Legend

- Work Area
- Marsh/Bog
- Wooded marsh
- Cranberry Bog
- Salt Marsh
- Open Water
- Reservoir (with PWSID)
- Tidal Flats
- Beach/Dune

ACECs

- ACECs

NHESP Habitats

- NHESP Estimated Habitats of Rare Wildlife
- NHESP Priority Habitats of Rare Species
- NHESP Certified Vernal Pools
- NHESP Potential Vernal Pools

FEMA National Flood Hazard Layer

Flood Zone Designations

- A: 1% Annual Chance of Flooding, no BFE
- AE: 1% Annual Chance of Flooding, with BFE
- AE: Regulatory Floodway
- AH: 1% Annual Chance of 1-3ft Ponding, with BFE
- AO: 1% Annual Chance of 1-3ft Sheet Flow Flooding, with Depth
- VE: High Risk Coastal Area
- D: Possible But Undetermined Hazard
- X: 0.2% Annual Chance of Flooding
- X: Reduced Flood Risk due to Levee
- Area Not Included
- Area with no DFIRM - Paper FIRMs in Effect

Outstanding Resource Waters

- Public Water Supply Contributor
- ORW for ACEC
- ORW for both Water Supply and Other

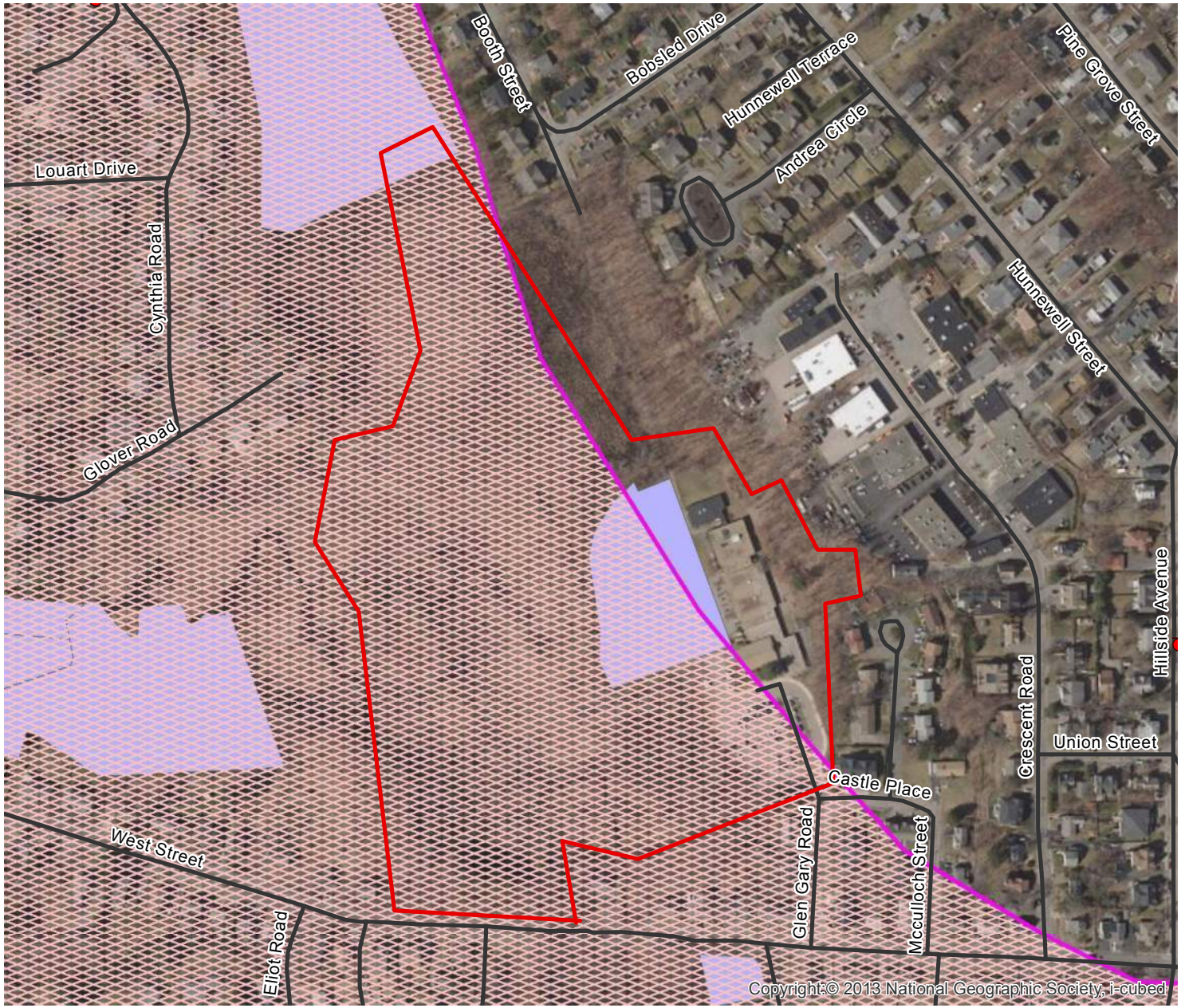
FIGURE 1

28 Glen Gary Road
Needham, MA

Environmental
Resource Map

Weston & Sampson

<BOL>Path:</BOL> \\wse03.local\WSE\Projects\MA\Needham MA\ENG23-0278_DPW Complex Feasibility Study\Permitting\Human & Env. Receptor Maps\Site 5-28 Glen Gary Road\GIS\Human Receptor.mxd <BOL>User:</BOL> Foulds.Jordan <BOL>Saved:</BOL> 6/15/2023 3:29:18 PM <BOL>Opened:</BOL> 6/19/2023 2:35:41



N
W E
S

200 100 0 200
Feet

Data Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs

Work Area
State Registry of Historic Places
All Underground Storage Tanks

Tier Classified Sites
Tier 1A
Tier 1B
Tier 1C
Tier 1D
Tier II

PUBLIC WATER SUPPLIES
Community Ground Water
Community Surface Water
Surface Distribution Site
Non-Transient Non-Community
Transient Non-Community
Proposed Well

CH21E AUL Sites
CH21E AUL Sites

DEP BWP Major Facilities
Large Quantity Generators (LQG)
EPA/RCRA-regulated Hazard. Waste
MA-regulated Hazard. Waste
MA and EPA/RCRA-regulated Hazard. Waste
MassDOT Roads
Zone I
Solid Waste Facilities - All Landfills
IWPAs
DEP Approved Zone IIs
Zone A
ZONE B
ZONE C
<all other values>

OWNER_TYPE
Conservation Organization
County
Federal
Land Trust
Municipal
Other
Private
Private Non-Profit
Private-Private Dispute
Public Non-Profit
State
State-Municipal Dispute
State-Non-Profit Dispute
State-Private Dispute
State-State Dispute
Unknown

FIGURE 2

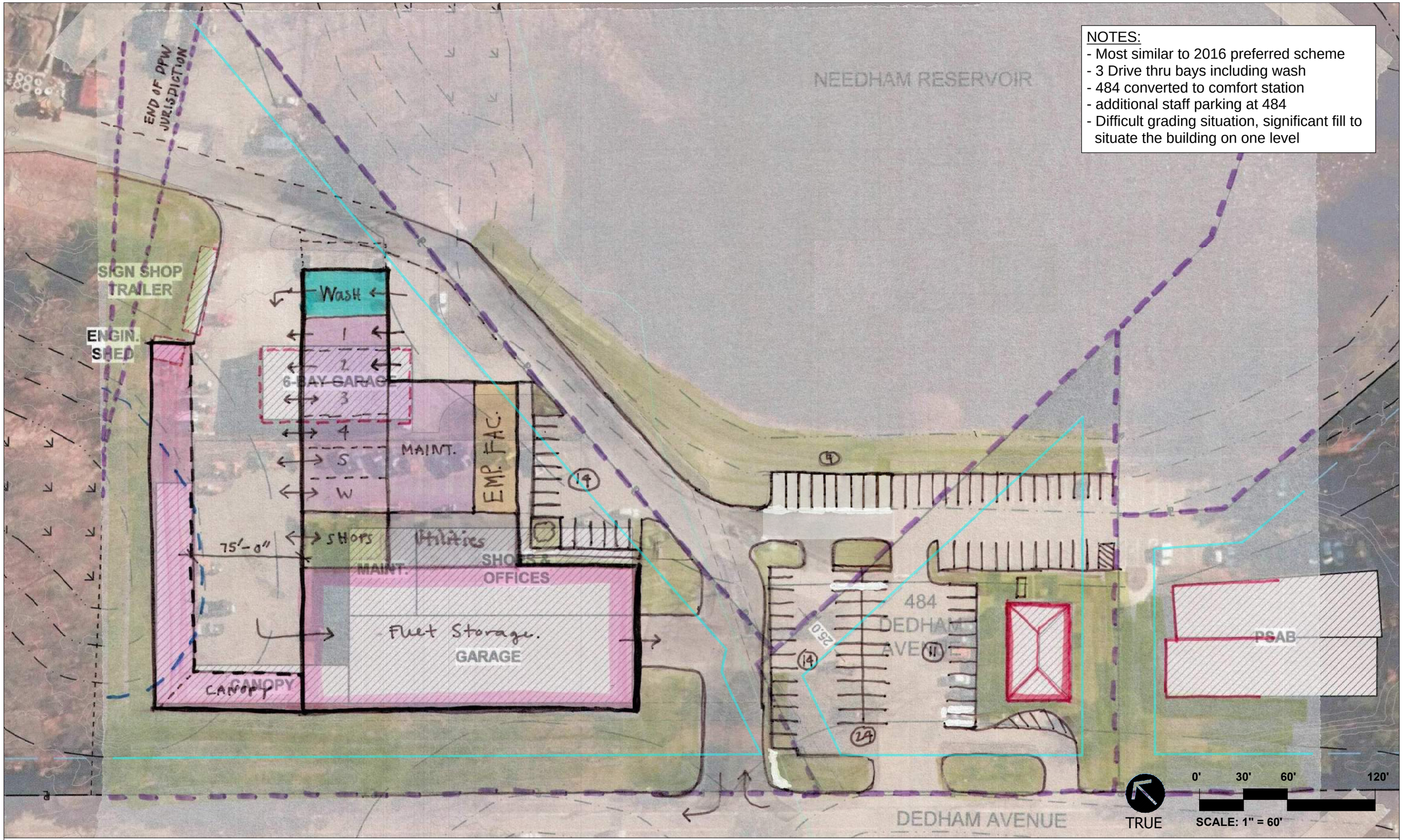
28 Glen Gary Road
Needham, MA

Human Receptor Map

Weston & Sampson

APPENDIX L

Initial Site Concept Design Alternatives


NOTES:
- Most similar to 2016 preferred scheme
- 3 Drive thru bays including wash
- 484 converted to comfort station
- additional staff parking at 484
- Difficult grading situation, significant fill to situate the building on one level
NEEDHAM RESERVOIR
END OF DPW JURISDICTION
SIGN SHOP TRAILER
ENGIN. SHED
Wash
1
2
6-BAY GARAGE
3
4
5
W
MAINT.
EMP. FAC.
14
9
SHOPS
Utilities
75'-0"
MAINT.
SHOPS & OFFICES
Fleet Storage.
GARAGE
CANOPY
CANOPY
484 DEDHAM AVENUE
25.0
14
11
24
PSAB
DEDHAM AVENUE
TRUE
0'
30'
60'
120'
SCALE: 1" = 60'

NOTES:
- Vehicle storage garage sloped from high point to low point of site
- Drive aisle around the building
- No canopy
- 4 Drive-thru bays including wash
- Accommodates grade change well
- Demolish 484 for additional staff and visitor parking

NEEDHAM RESERVOIR
END OF DPW JURISDICTION
SIGN SHOP TRAILER
ENGIN. SHED
50' WETLAND
WETLANDS
HIGH POINT
WSD offices & Emp. Fac.
Maint. + Fuel Stor.
6-BAY GARAGE
WSD SHOP
Utilities
SLOPED GARAGE FLR
WSD Fleet Stor.
1
2
3
RETAINING WALL
MAINT. STORAGE
OFFICES
4
5
W
WASH
LOW POINT
CANOPY
50'
GARAGE
OPEN AIR CULVERT
CULVERT
DEDHAM AVENUE
PSAB
DEDHAM AVE.
DEDHAM AVENUE
TRUE
0' 30' 60' 120'
SCALE: 1" = 60'

TOWN OF NEEDHAM
DPW + BMD Feasibility Study & Master Plan

470/484 DEDHAM AVE - OPTION 2
Fleet Maintenance + Water Sewer Drains + Wash

July 12, 2023

Weston & Sampson

NOTES:
- Good accommodation of site grade change
- 3 Drive thru bays including wash

NEEDHAM RESERVOIR

470 : Demo 6-bay
OPT 2

SIGN SHOP
TRAILER

ENGIN.
SHED

6-BAY GARAGE

WASH

1 2 3 4 5 W

W/S/D
EMP.
FAC. &
Offices &
Utility

MAINT.

MAINT.

SHOPS &
OFFICES

Fleet Stor.
GARAGE

CANOPY

484
DEDHAM
AVENUE

25.0

PSAB

DEDHAM AVENUE

TRUE

0' 30' 60' 120'

SCALE: 1" = 60'

TOWN OF NEEDHAM
DPW + BMD Feasibility Study & Master Plan

470/484 DEDHAM AVE - OPTION 3
Fleet Maintenance + Water Sewer Drains + Wash

July 12, 2023

Weston & Sampson

NOTES:
- Only option to keep 6-bay garage
- Drive-in /back-out bays only, including wash
- Utilizes mezzanine space of new storage garage for building utilities
- Does not allow for parking

NEEDHAM RESERVOIR

END OF DPW JURISDICTION

SIGN SHOP TRAILER

ENGIN. SHED

WETLANDS BUFFER

1 2 3 SHOP STOR. WSD Offices Emp. Fac.

W 4 5 REPURPOSED 6-BAY GARAGE MAINT. STOR.

WASH

RETAINING WALL

UTILITIES

MEZZANINE ABOVE WITH UTILITIES

MAINT./ POOL FLEET STOR.

WSD FLEET STOR.

SHOPS & OFFICES

MAINT. CANOPY

60'

60'

GARAGE

CANOPY

OPEN CULVERT

25.0

484 DEDHAM AVENUE

PSAB

DEDHAM AVE.

DEDHAM AVENUE

TRUE

0' 30' 60' 120'

SCALE: 1" = 60'

TOWN OF NEEDHAM
DPW + BMD Feasibility Study & Master Plan

470/484 DEDHAM AVE - OPTION 4
Fleet Maintenance + Water Sewer Drains + Wash

July 12, 2023

Weston & Sampson

NOTES:
- Facility would be at 3 different finish floor elevations to accommodate site grading, including a sloping garage floor.
- No facility in 50' wetland buffer, and site paving avoisd wetlands.
- 3 Drive thru bays, including wash bay.
- Drive aisle around facility.
- Attached canopy storage opportunity.
- Loading dock opportunity.
- All staff parking must be elsewhere (484).

TEMPORARY FUEL ISLAND

END OF DPW JURISDICTION

HIGH POINT +108.0

SIGN SHOP TRAILER +105

ENGN. SHED

DIAGONAL SCHEME

JULY 26, 2023

1" = 60'

WASH F.F. 106

1

2

3

4

5

30'

+105

GARAGE

F.F. 106

F.F. 106

MAINT. F.F. 106

Slope 2%

+103

SHOP F.F. 104

MAINT.

LP

EMP. FAC. SHOPS & UTILITIES F.F. 106

LOADING DOCK

CANOPY

LOW POINT +100

+99

25.0'

484 DEDHAM AVENUE

470 DEDHAM AVENUE

N

WETLANDS

WETLANDS

50' WETLANDS

100' BUFFER ZONE

TRUE

0' 30' 60' 120'

SCALE: 1" = 60'

TOWN OF NEEDHAM

DPW + BMD Feasibility Study & Master Plan

470/484 DEDHAM AVE - OPTION 5 - DIAGONAL

Fleet Maintenance + Water Sewer Drains + Wash

August 7, 2023

Weston & Sampson

NOTES:
- Facility would be at 3 different finish floor elevations to accommodate site grading, including a sloping garage floor.
- No facility in 50' wetland buffer, and site paving can avoid wetlands.
- Drive thru wash bay
- Drive aisle around facility.
- Attached canopy storage opportunity.
- Loading dock opportunity.
- All staff parking must be elsewhere (484).

+108
+105
+104
+105
+101
+99
SIGN SHOP TRAILER
35'
ENGIN. SHED
WASH
2
3
4
5
W
F.F 106
F.F. 104.5
1
MAINT.
Slope 2%
CANOPY
F.F. 101 Utilities
WSD SHOP
EMP. FAC.
MAINT.
SHOP OFFICES
+101
WETLANDS
WETLANDS
CANOPY
LOADING DOCK
60'
GARAGE
CULVERT
484 DEDHAM AVENUE
250'
PSAB
DEDHAM AVENUE
TRUE
0' 30' 60' 120'
SCALE: 1" = 60'

TOWN OF NEEDHAM
DPW + BMD Feasibility Study & Master Plan

470/484 DEDHAM AVE - OPTION 6 - STEPPED
Fleet Maintenance + Water Sewer Drains + Wash

August 7, 2023

Weston & Sampson

NOTES:
- Facility would be at 3 different finish floor elevations to accommodate site grading, including a sloping garage floor.
- Disrupts wetlands and would require designated restoration area.
- 3 Drive thru bays including wash.
- No drive aisle around facility.
- No canopy storage.
- Loading dock opportunity.
- All staff parking must be elsewhere (484).

FUEL ISLAND
TEMPORARY FUEL ISLAND
END OF DPW JURISDICTION
+109
+108
+104
+100
+99
90'
WASH F.F.107
1
2
3
4
5
W
6-BAY GARAGE
MAINT.
WSD
P
HWY
S
F
F.F. 105
EMPLOYEE FACILITIES
Utilities
ADMIN
LOADING DOCK
MAINT.
SHOPS & OFFICES
F.F.103
Slope 1%
GARAGE
CANOPY
DISPLACED WETLANDS
POTENTIAL WETLAND RESTORATION AREA
WETLANDS
100' BUFFER ZONE
25.0'
484 DEDHAM AVENUE
TRUE
0' 30' 60' 120'
SCALE: 1" = 60'

TOWN OF NEEDHAM
DPW + BMD Feasibility Study & Master Plan

470/484 DEDHAM AVE - OPTION 7 - CONSOLIDATED
Fleet Maintenance + Water Sewer Drains + Highway + Parks and Forestry + Wash

August 7, 2023

Weston & Sampson

NOTES:
- Any construction on this site would impact the use of the field
- Existing spaces do not serve the DPW operations

N

ACCESS ROAD

RAMP DW ONE WAY

RETAINING WALL

HIGH POINT

GLEN GARY ROAD

HIGHWAY FLEET

HILLSIDE SCHOOL

P&F FLEET

HIGHWAY + P&F offices, Emp. Fac. & Utilities

HIGH POINT

50'

P&F SHOPS

HWY SHOPS

CANOPY

70'

RAMP DN

HIGH POINT

LOW POINT

RETAINING WALL

FOOTPRINT OF DEMOLD SCHOOL

PARKING LOT & ADMIN/EMPLOYEE FACILITIES AT GRADE W/ STREET

BULK MATERIAL BINS

FLEET STORAGE, SHOPS, BINS & YARD ALL AT SITE LOW POINT

WELLHEAD PROTECTION ZONE II

200' RIVERFRONT AREA

50' WETLAND BUFFER

25' BUFFER ZONE

WETLANDS

WETLANDS

TRUE

0' 30' 60' 120'

SCALE: 1" = 60'

TOWN OF NEEDHAM
DPW + BMD Feasibility Study & Master Plan

HILLSIDE SCHOOL
Highway + Parks & Forestry

July 12, 2023

Weston & Sampson

NOTES:
- Main DPW operations sunken into site to avoid noise for abutters
- Significant slope change
- 2 separate buildings to accommodate sewer easement
- Leave room on parcel for future development

BUFFER

HIGHWAY FLEET STORAGE

P&F FLEET

20' SEWER EASEMENT

CHENEY STREET

Highway + P&F Offices, Emp. Fac & Utilities

HIGHWAY SHOPS

P&F SHOPS

CANOPY

36

RETAINING WALL

CHENEY ST.

GREENDALE AVENUE

GREENDALE AVE.

TRUE

0' 30' 60' 120'

SCALE: 1" = 60'

TOWN OF NEEDHAM

DPW + BMD Feasibility Study & Master Plan

PARCEL 74 - OPTION 1

Highway + Parks & Forestry

July 12, 2023

Weston & Sampson

NOTES:
- Vehicle storage/vegetation acts as barrier for abutters
- DPW shops/operations are facing interstate rather than at neighbors
- Less significant slope change
- Single, consolidated facility
- Leave room on parcel for future development

150' INTERSTATE BUFFER

25.0

20' SEWER EASEMENT

HIGHWAY SHOPS

P&F SHOPS

Offices

Highway + P&F offices & Emp Fac.

39

CANOPY

HIGHWAY FLEET STORAGE

PLF FLEET

GREENDALE AVENUE

GREENDALE AVE.

PARCEL 74
1" = 60' OPT 2

TRUE

0' 30' 60' 120'

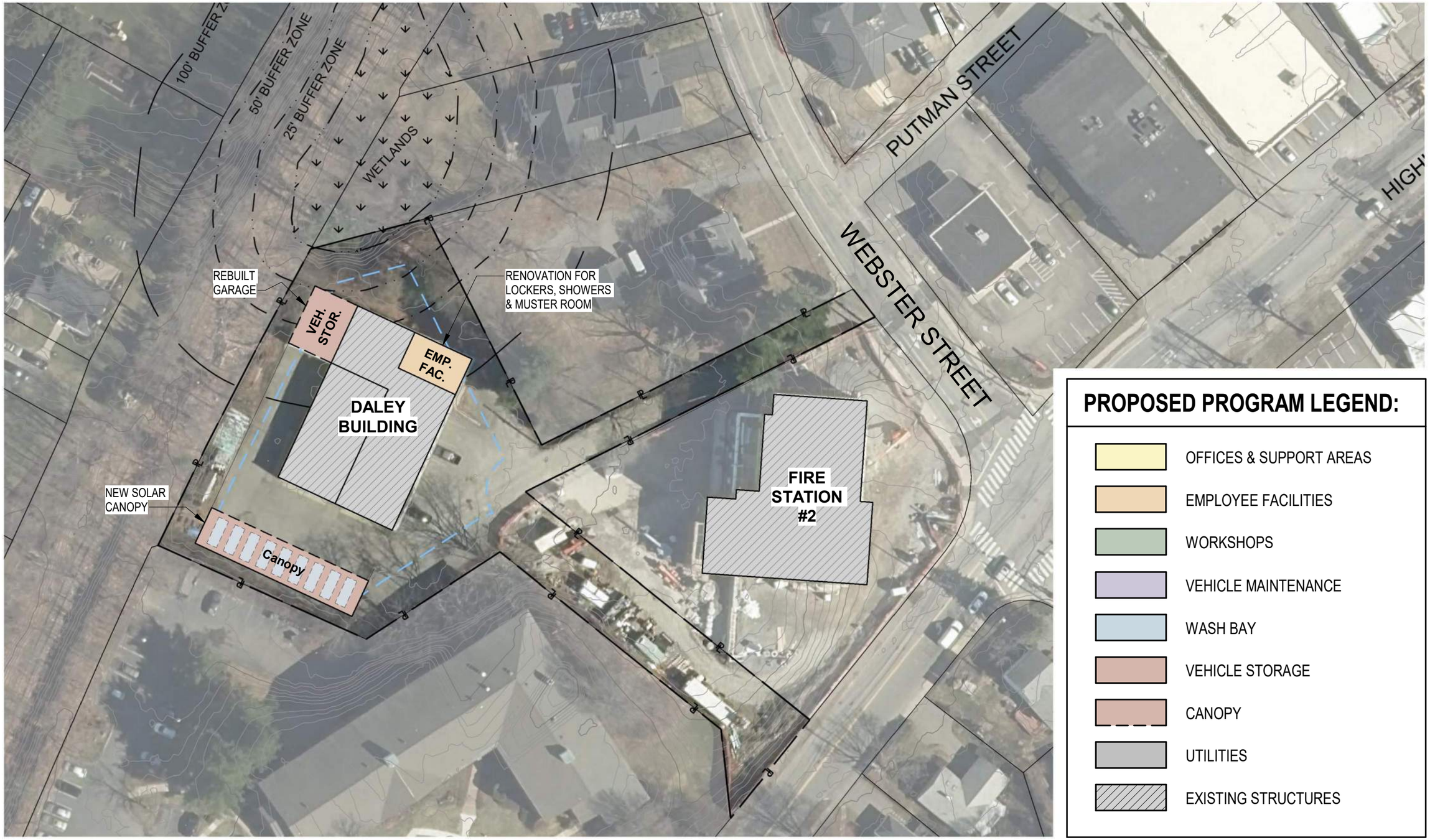
SCALE: 1" = 60'

TOWN OF NEEDHAM
DPW + BMD Feasibility Study & Master Plan

PARCEL 74 - OPTION 2
Highway + Parks & Forestry

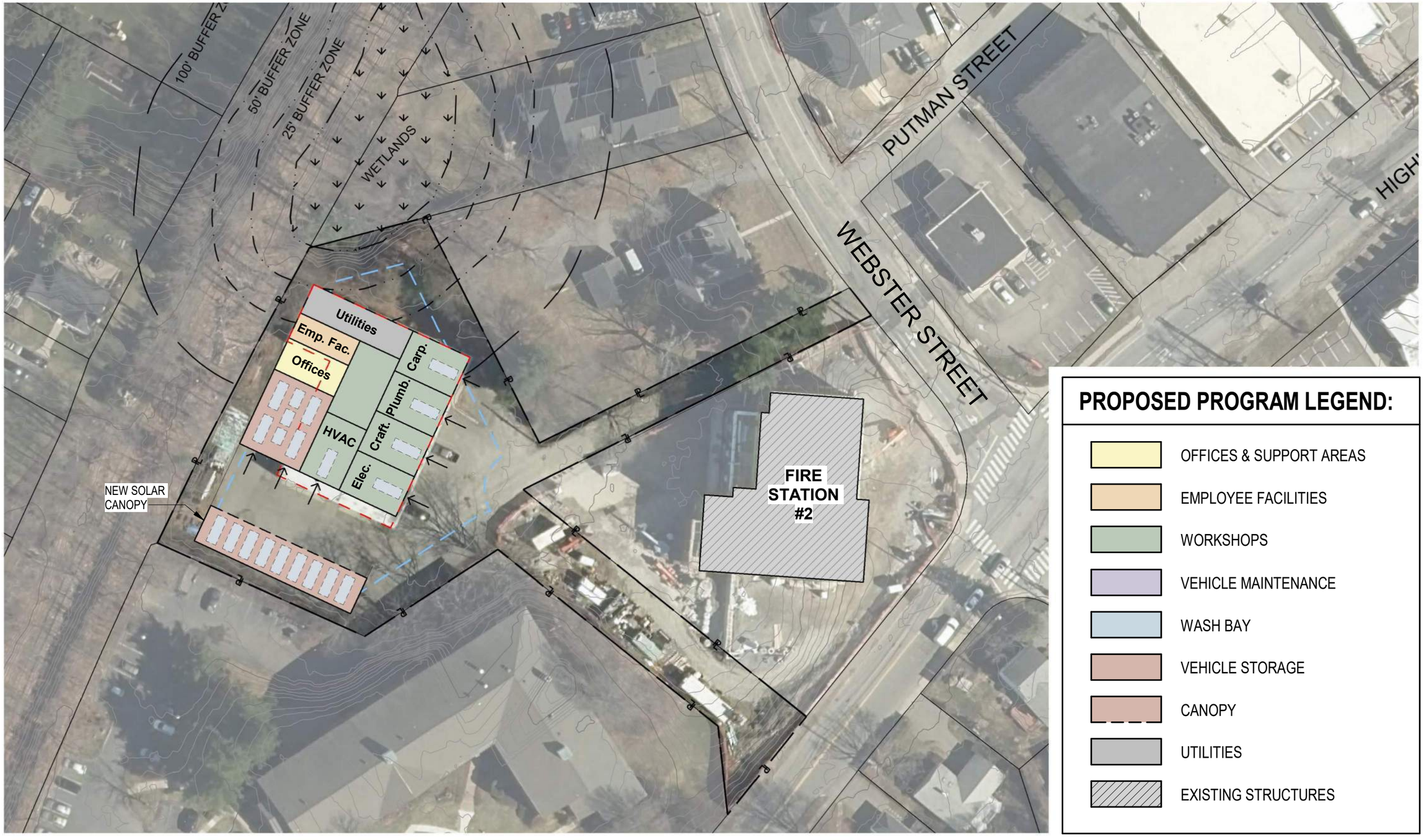
July 12, 2023

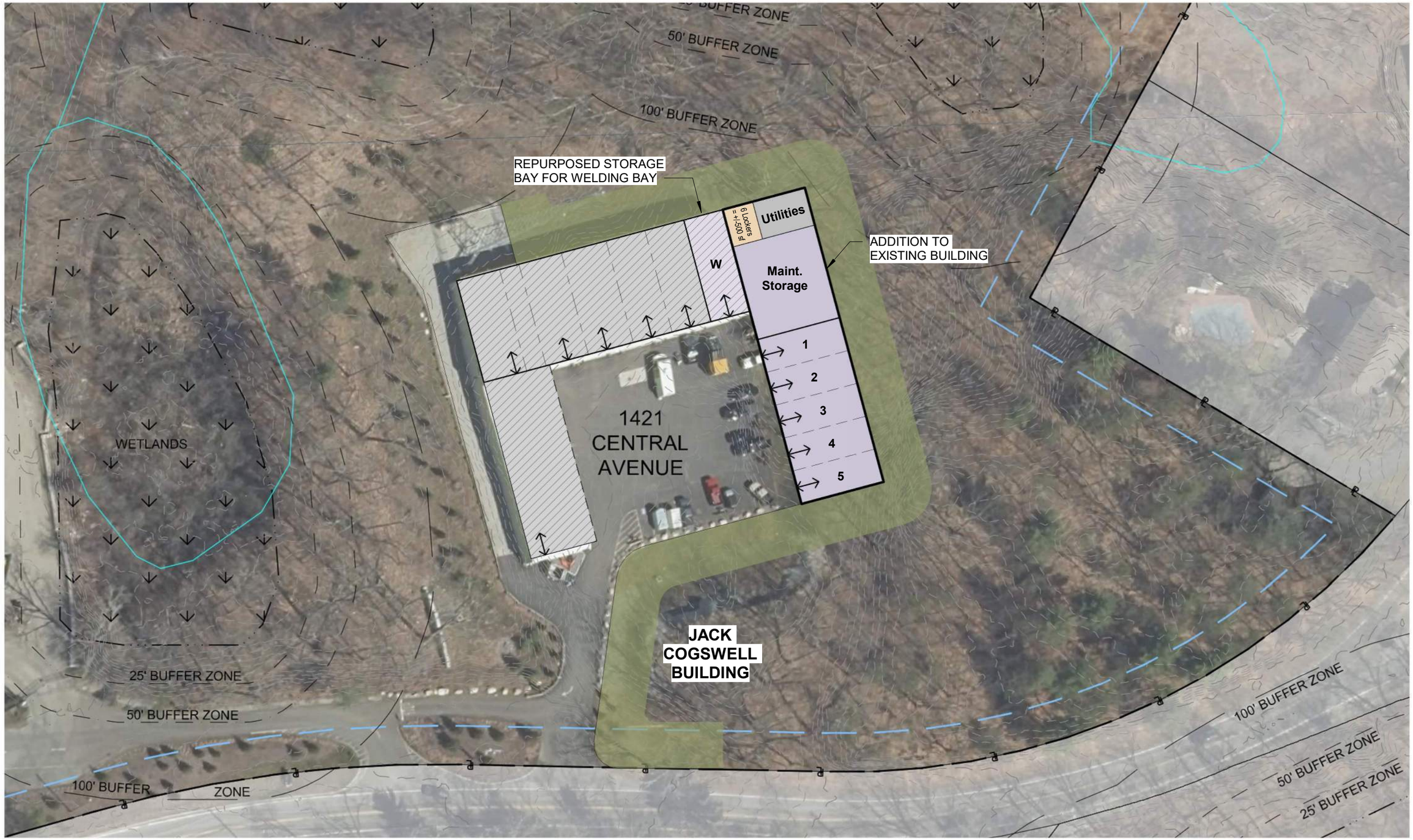
Weston & Sampson



PROPOSED PROGRAM LEGEND:

- OFFICES & SUPPORT AREAS
- EMPLOYEE FACILITIES
- WORKSHOPS
- VEHICLE MAINTENANCE
- WASH BAY
- VEHICLE STORAGE
- CANOPY
- UTILITIES
- EXISTING STRUCTURES


100' BUFFER ZONE
50' BUFFER ZONE
25' BUFFER ZONE
WETLANDS
PUTMAN STREET
WEBSTER STREET
HIGH
Utilities
Emp. Fac.
Offices
Carp.
Plumb.
HVAC
Craft.
Elec.
NEW SOLAR CANOPY
FIRE STATION #2
PROPOSED PROGRAM LEGEND:
OFFICES & SUPPORT AREAS
EMPLOYEE FACILITIES
WORKSHOPS
VEHICLE MAINTENANCE
WASH BAY
VEHICLE STORAGE
CANOPY
UTILITIES
EXISTING STRUCTURES



TOWN OF NEEDHAM

DPW + BMD Feasibility Study & Master Plan

COGSWELL BUILDING - OPTION 1 (ADDITION)

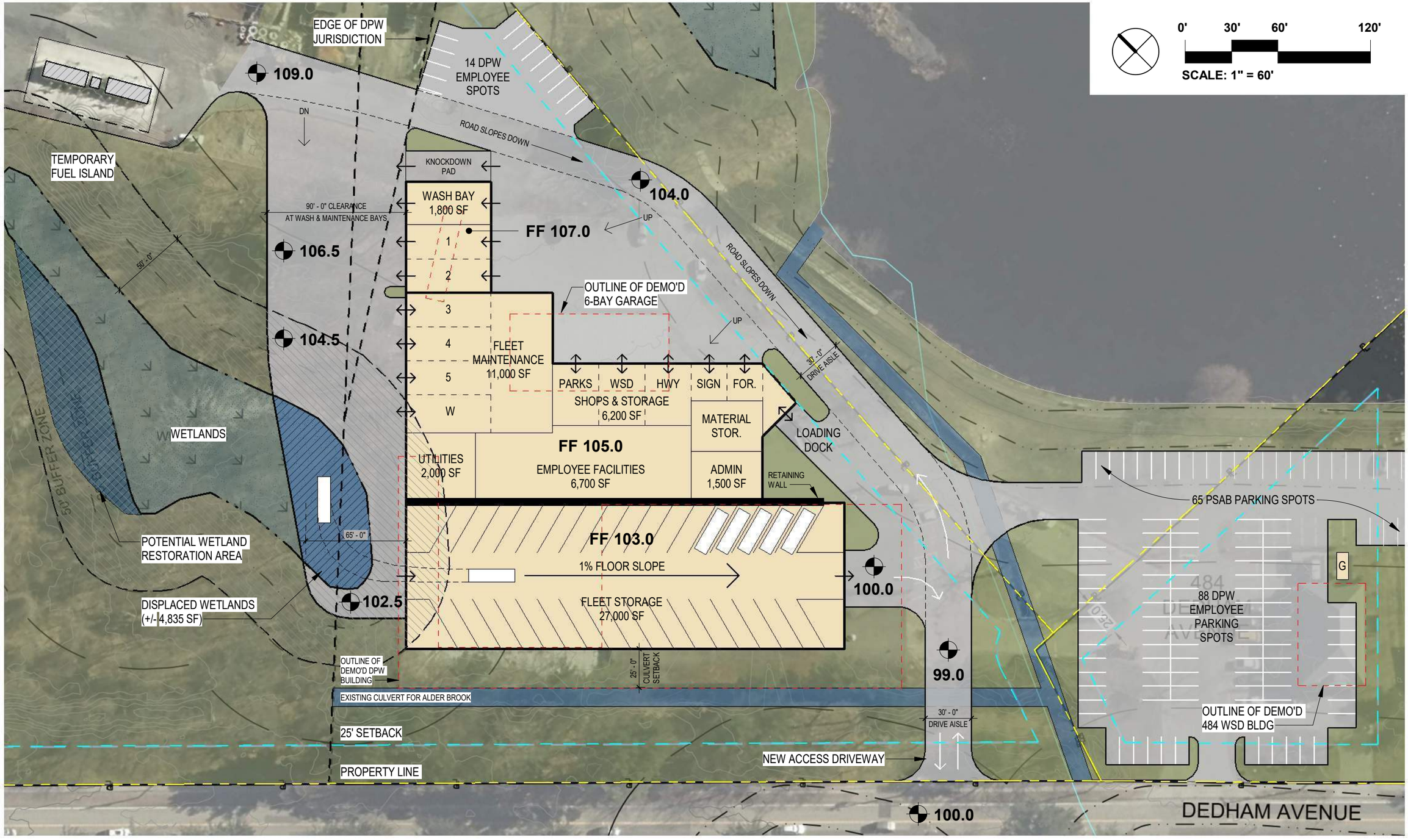
Fleet Maintenance Division

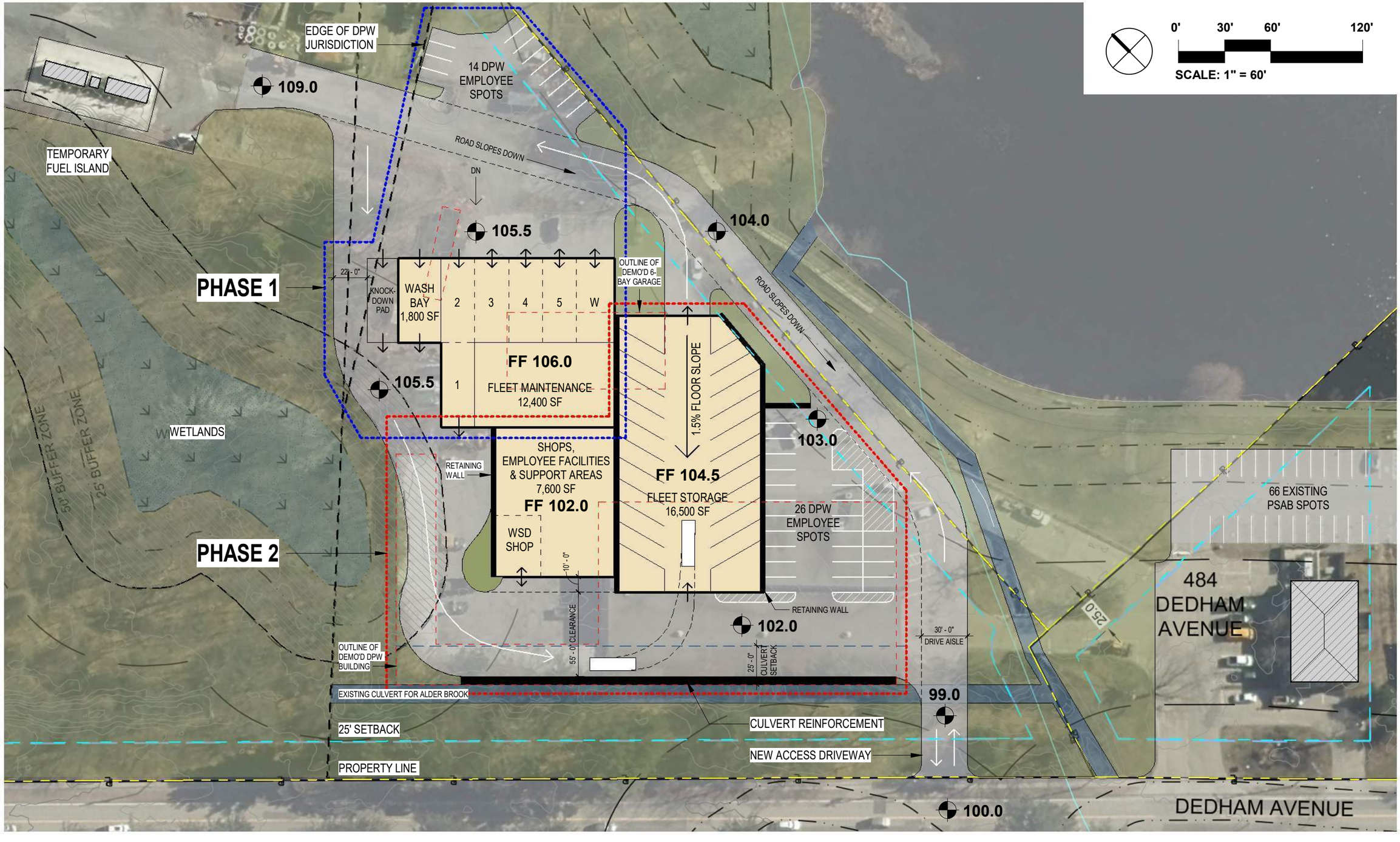
Augst 21, 2023

Weston & Sampson

APPENDIX M

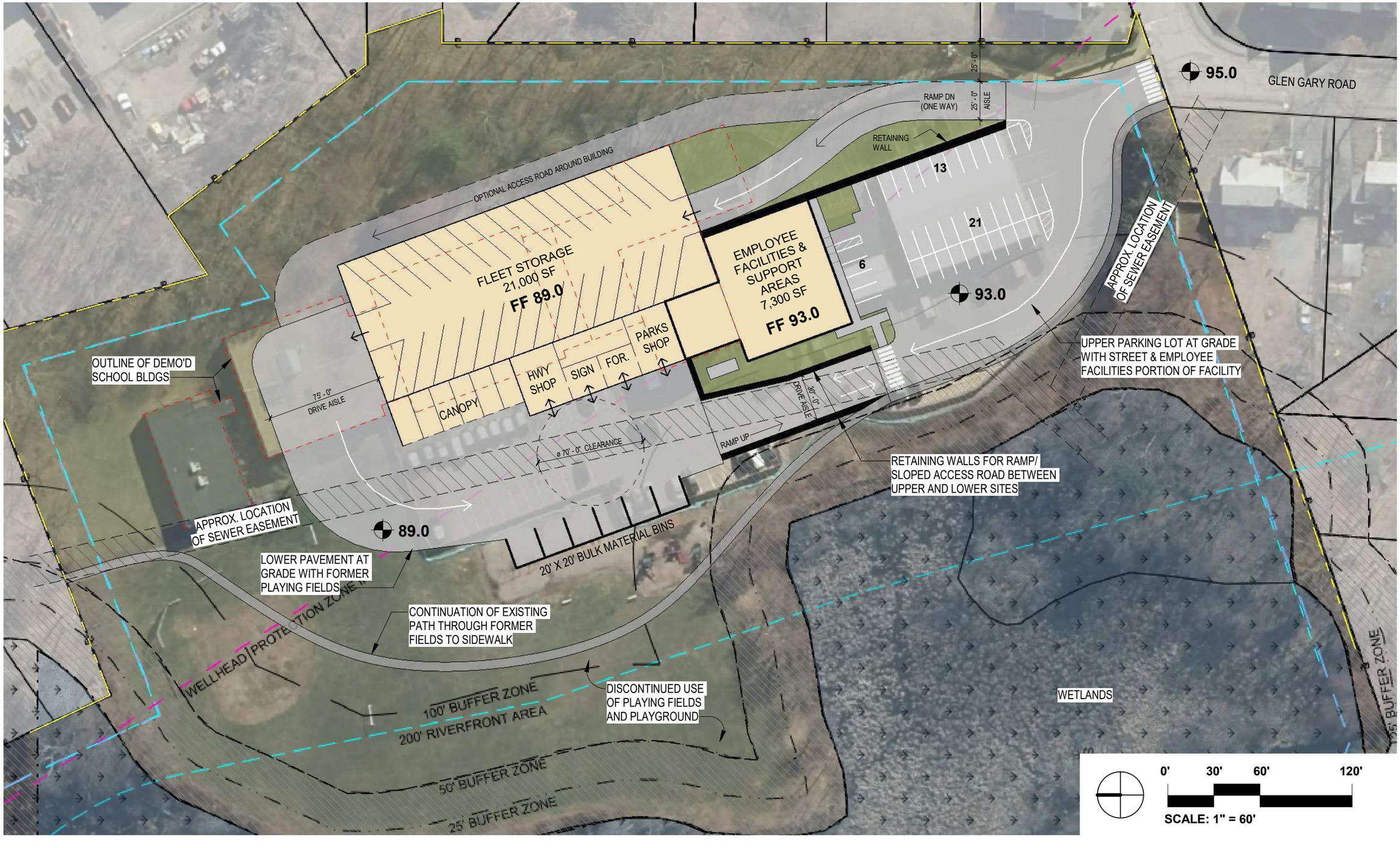
Master Plan Design Alternatives – Options 1 through 3


EDGE OF DPW JURISDICTION
14 DPW EMPLOYEE SPOTS
109.0
DN
ROAD SLOPES DOWN
TEMPORARY FUEL ISLAND
KNOCKDOWN PAD
WASH BAY 1,800 SF
104.0
UP
90' - 0" CLEARANCE AT WASH & MAINTENANCE BAYS
FF 107.0
106.5
1
2
OUTLINE OF DEMO'D 6-BAY GARAGE
3
104.5
4
FLEET MAINTENANCE 11,000 SF
5
W
PARKS
WSD
HWY
SIGN
FOR.
SHOPS & STORAGE 6,200 SF
MATERIAL STOR.
LOADING DOCK
30' - 0" DRIVE AISLE
50' - 0"
50' BUFFER ZONE
WETLANDS
FF 105.0
UTILITIES 2,000 SF
EMPLOYEE FACILITIES 6,700 SF
ADMIN 1,500 SF
RETAINING WALL
65 PSAB PARKING SPOTS
65' - 0"
FF 103.0
1% FLOOR SLOPE
100.0
G
POTENTIAL WETLAND RESTORATION AREA
102.5
FLEET STORAGE 27,000 SF
88 DPW EMPLOYEE PARKING SPOTS
DISPLACED WETLANDS (+/- 4,835 SF)
OUTLINE OF DEMO'D DPW BUILDING
25' - 0" CULVERT SETBACK
99.0
EXISTING CULVERT FOR ALDER BROOK
30' - 0" DRIVE AISLE
OUTLINE OF DEMO'D 484 WSD BLDG
25' SETBACK
NEW ACCESS DRIVEWAY
PROPERTY LINE
100.0
DEDHAM AVENUE
0'
30'
60'
120'
SCALE: 1" = 60'


EDGE OF DPW JURISDICTION
109.0
14 DPW EMPLOYEE SPOTS
ROAD SLOPES DOWN
DN
TEMPORARY FUEL ISLAND
105.5
104.0
PHASE 1
22' - 0"
KNOCK-DOWN PAD
WASH BAY 1,800 SF
2
3
4
5
W
OUTLINE OF DEMO'D 6-BAY GARAGE
ROAD SLOPES DOWN
FF 106.0
105.5
1
FLEET MAINTENANCE 12,400 SF
1.5% FLOOR SLOPE
103.0
WETLANDS
50' BUFFER ZONE
25' BUFFER ZONE
SHOPS, EMPLOYEE FACILITIES & SUPPORT AREAS 7,600 SF
FF 102.0
RETAINING WALL
FF 104.5
FLEET STORAGE 16,500 SF
26 DPW EMPLOYEE SPOTS
66 EXISTING PSAB SPOTS
PHASE 2
WSD SHOP
10' - 0"
55' - 0" CLEARANCE
RETAINING WALL
102.0
30' - 0" DRIVE AISLE
25.0
484 DEDHAM AVENUE
OUTLINE OF DEMO'D DPW BUILDING
25' - 0" CULVERT SETBACK
EXISTING CULVERT FOR ALDER BROOK
99.0
25' SETBACK
CULVERT REINFORCEMENT
NEW ACCESS DRIVEWAY
PROPERTY LINE
100.0
DEDHAM AVENUE
0'
30'
60'
120'
SCALE: 1" = 60'

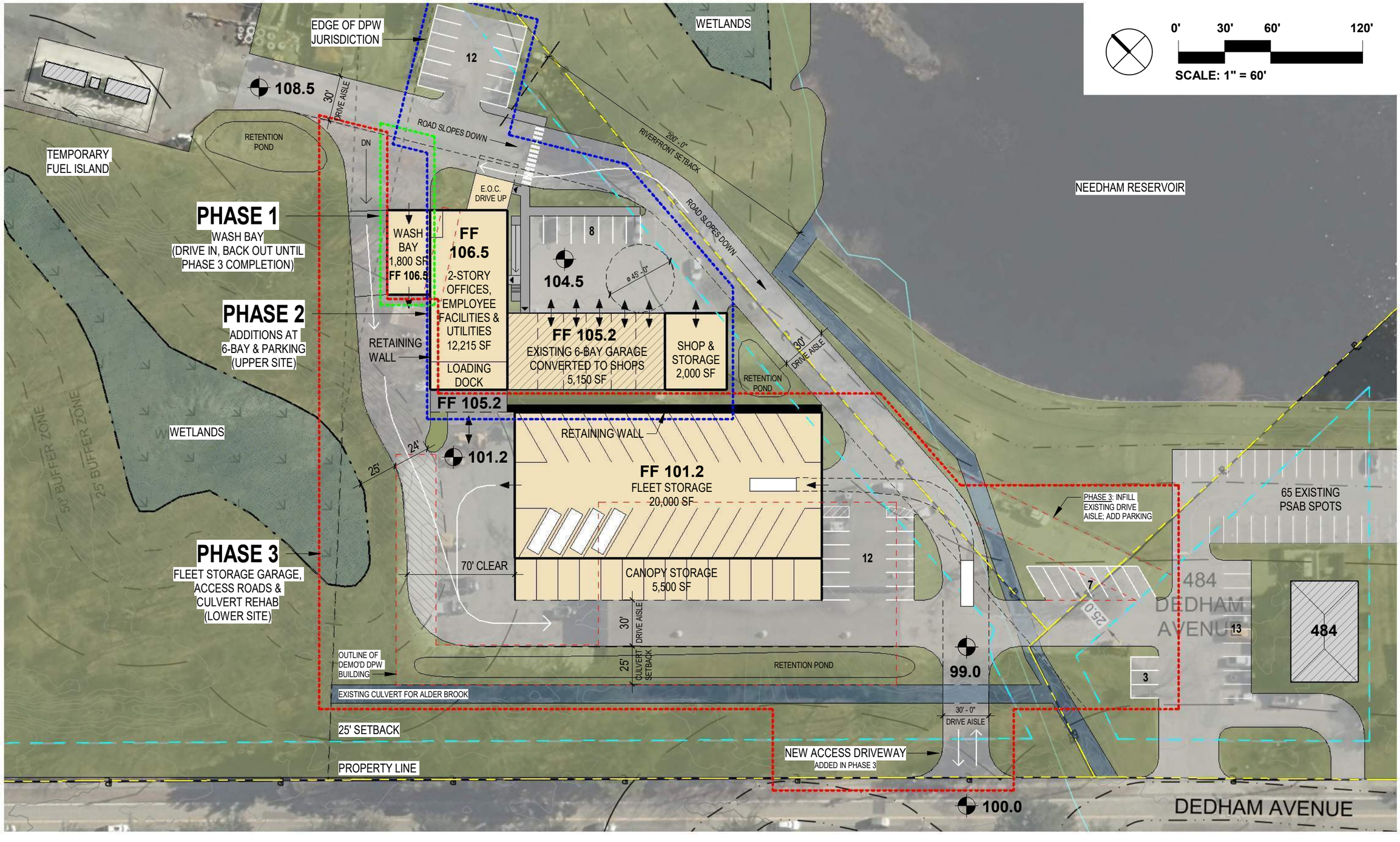
FEMA ZONE AE
YANKEE DIVISION HIGHWAY (I-95)
PROPERTY LINE
25' SETBACK
150' INTERSTATE SETBACK
25.0
SEWER EASEMENT
0 CHENEY STREET
SEWER EASEMENT
CHENEY STREET
UP
20
15
10
TRAILHEAD
23,305 SF NEW FACILITY
DN
EXISTING GREEN BUFFER TO REMAIN
GREENDALE AVENUE
BROOKLINE ST.
EXISTING GREEN BUFFER TO REMAIN
OAK HILL ROAD
GREENDALE AVENUE
ROSALIE ROAD
PAUL REVERE ROAD
0'
60'
120'
240'
SCALE: 1" = 120'

PROPERTY LINE
25' SETBACK
25.0
150' INTERSTATE SETBACK
SEWER EASEMENT
BULK MATERIAL STORAGE BINS
ø 70' - 0"
UP
PARKS SHOP
F
SIGN
MATERIAL STORAGE
HWY SHOP
OFFICES, EMPLOYEE FACILITIES & SUPPORT AREAS 7,300 SF
12 DPW EMPLOYEE PARKING
8 DPW EMPLOYEE PARKING
15 DPW EMPLOYEE & VISTOR PARKING
DN
25' - 0"
FLEET STORAGE 20,500 SF
FF 155.0
RETAINING WALL
56.5' SETBACK
GATE OR DEAD END
APPROX. LOCATION OF TRAILHEAD
24' - 0"
10 PUBLIC PARKING FOR TRAILS
170.0
NEW ENTRANCE & CROSSWALK FOR PUBLIC ACCESS
EXISTING GREEN BUFFER TO REMAIN
GREENDALE AVENUE
BROOKLINE ST.
DPW ONLY ENTRANCE & EXIT
OAK HILL ROAD
DPW EXIT ONLY
0'
30'
60'
120'
SCALE: 1" = 60'


95.0
GLEN GARY ROAD
25' - 0"
RAMP DN
(ONE WAY)
25' - 0"
AISLE
RETAINING
WALL
OPTIONAL ACCESS ROAD AROUND BUILDING
13
21
6
93.0
APPROX LOCATION
OF SEWER EASEMENT
FLEET STORAGE
21,000 SF
FF 89.0
EMPLOYEE
FACILITIES &
SUPPORT
AREAS
7,300 SF
FF 93.0
UPPER PARKING LOT AT GRADE
WITH STREET & EMPLOYEE
FACILITIES PORTION OF FACILITY
OUTLINE OF DEMO'D
SCHOOL BLDGS
75' - 0"
DRIVE AISLE
CANOPY
HWY
SHOP
SIGN
FOR.
PARKS
SHOP
30' - 0"
DRIVE AISLE
RAMP UP
ø 70' - 0" CLEARANCE
RETAINING WALLS FOR RAMP/
SLOPED ACCESS ROAD BETWEEN
UPPER AND LOWER SITES
APPROX. LOCATION
OF SEWER EASEMENT
89.0
20' X 20' BULK MATERIAL BINS
LOWER PAVEMENT AT
GRADE WITH FORMER
PLAYING FIELDS
CONTINUATION OF EXISTING
PATH THROUGH FORMER
FIELDS TO SIDEWALK
WELLHEAD PROTECTION ZONE II
100' BUFFER ZONE
200' RIVERFRONT AREA
DISCONTINUED USE
OF PLAYING FIELDS
AND PLAYGROUND
50' BUFFER ZONE
25' BUFFER ZONE
WETLANDS
25' BUFFER ZONE
0'
30'
60'
120'
SCALE: 1" = 60'

APPENDIX N

Preferred Master Plan Design Alternative – Option 4


EDGE OF DPW JURISDICTION
WETLANDS
0' 30' 60' 120'
SCALE: 1" = 60'
12
108.5
30' DRIVE AISLE
ROAD SLOPES DOWN
200' - 0" RIVERFRONT SETBACK
RETENTION POND
TEMPORARY FUEL ISLAND
DN
E.O.C. DRIVE UP
NEEDHAM RESERVOIR
PHASE 1
WASH BAY
(DRIVE IN, BACK OUT UNTIL PHASE 3 COMPLETION)
WASH BAY 1,800 SF FF 106.5
FF 106.5
2-STORY OFFICES, EMPLOYEE FACILITIES & UTILITIES 12,215 SF
LOADING DOCK
8
104.5
ø 45' -0"
PHASE 2
ADDITIONS AT 6-BAY & PARKING (UPPER SITE)
RETAINING WALL
FF 105.2
EXISTING 6-BAY GARAGE CONVERTED TO SHOPS 5,150 SF
SHOP & STORAGE 2,000 SF
30' DRIVE AISLE
RETENTION POND
FF 105.2
WETLANDS
50' BUFFER ZONE
25' BUFFER ZONE
24'
25'
101.2
RETAINING WALL
FF 101.2
FLEET STORAGE
20,000 SF
PHASE 3
FLEET STORAGE GARAGE, ACCESS ROADS & CULVERT REHAB (LOWER SITE)
70' CLEAR
CANOPY STORAGE 5,500 SF
12
PHASE 3: INFILL EXISTING DRIVE AISLE; ADD PARKING
65 EXISTING PSAB SPOTS
7
25.0'
484 DEDHAM AVENUE
13
484
30' DRIVE AISLE
25' CULVERT SETBACK
OUTLINE OF DEMO'D DPW BUILDING
RETENTION POND
99.0
3
EXISTING CULVERT FOR ALDER BROOK
30' - 0" DRIVE AISLE
25' SETBACK
NEW ACCESS DRIVEWAY
ADDED IN PHASE 3
PROPERTY LINE
100.0
DEDHAM AVENUE

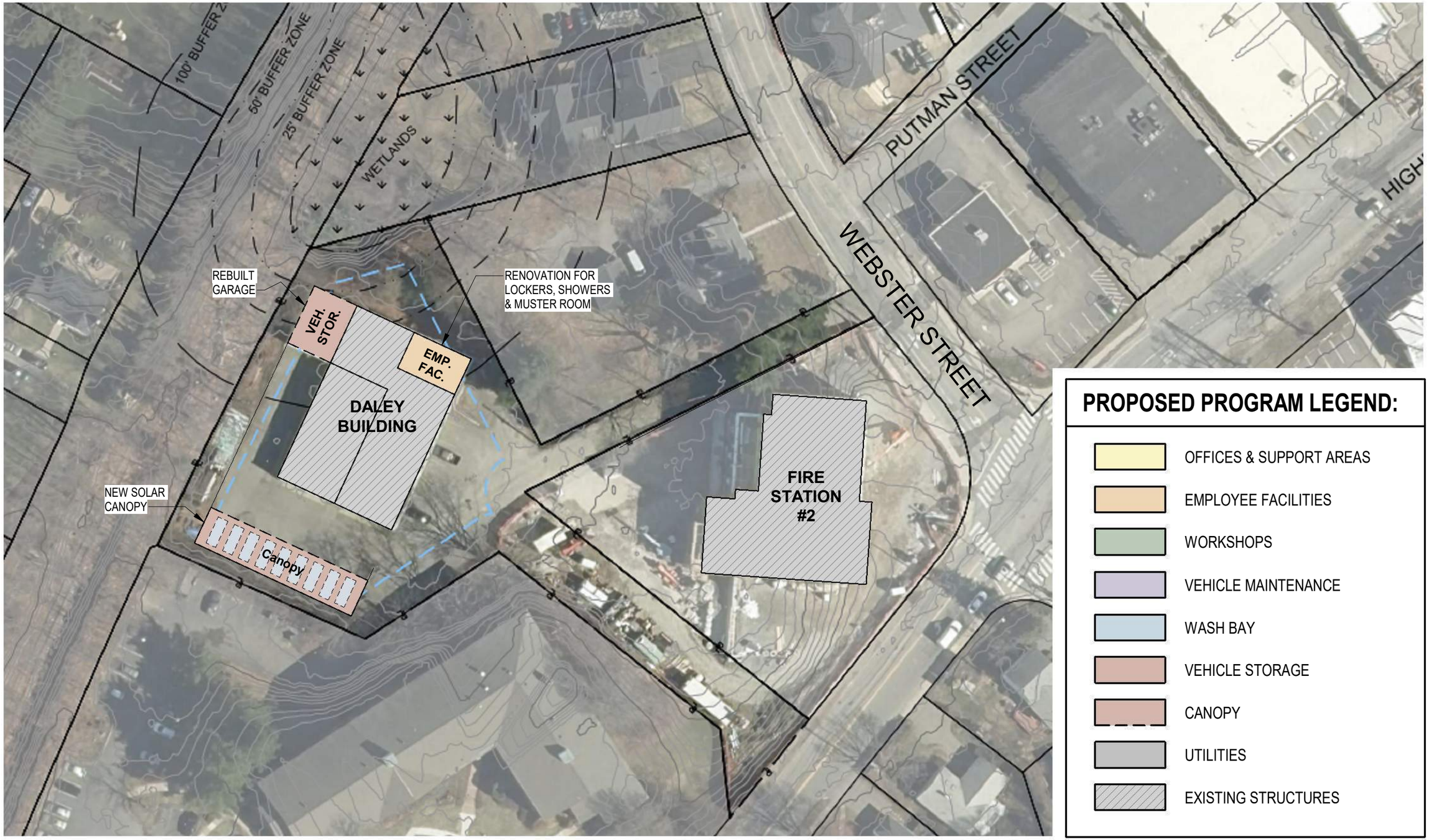
TOWN OF NEEDHAM
DPW + BMD Feasibility Study & Master Plan

MASTER PLAN OPTION 4 - COGSWELL BUILDING SITE PLAN

October 4, 2023

Weston & Sampson

WETLANDS
50' BUFFER ZONE
100' BUFFER ZONE
WETLANDS
ø 30' - 0"
REPURPOSED
STORAGE BAY FOR
WELDING BAY
ADDITION TO
EXISTING BUILDING
EXISTING TOWER
FLEET
MAINT.
10,380 SF
EMPLOYEE FAC. &
SUPPORT AREAS
W
1
2
3
4
5
PROPERTY LINE
25' SETBACK
OUTLINE OF EXISTING
COGSWELL BUILDING
ø 100' - 0"
1421
CENTRAL
AVENUE
ELEV: 170
APPROX. EXTENT
OF RETAINING /
BLASTED WALL
WETLANDS
EXISTING COGSWELL CANOPY
CAN BE ENCLOSED TO OFFSET
REPURPOSED STORAGE
3 EXISTING + 10 NEW DPW SPOTS
HIGH POINT OF SITE
(ELEV: 199)
RETENTION (ELEV = 165)
RETENTION
(ELEV = 162)
25' BUFFER ZONE
50' BUFFER ZONE
100' BUFFER ZONE
100' BUFFER ZONE
CENTRAL AVE.
0'
30'
60'
120'
SCALE: 1" = 60'



PROPOSED PROGRAM LEGEND:

- OFFICES & SUPPORT AREAS
- EMPLOYEE FACILITIES
- WORKSHOPS
- VEHICLE MAINTENANCE
- WASH BAY
- VEHICLE STORAGE
- CANOPY
- UTILITIES
- EXISTING STRUCTURES

0' 30' 60' 120'

SCALE: 1" = 60'

LOCATION OPTION 3

2-STORY OFFICE, EMPLOYEE FACILITIES & SUPPORT SPACES 6,500 SF

CONCRETE PAD FOR DUMPSTERS

CANOPY BUILT INTO GRADE CHANGE

CANOPY STORAGE 3,780 SF

116'

SALT SHED & CANOPIES

MAINTAIN TRAILER FOR TRUCK SCALE ATTENDANT OR RELOCATE TO NEW FACILITY

OFFICES

TIPPING BUILDING

TRUCK SCALE

LOCATION OPTION 1

RTS MAINT.

OFFICE, EMPLOYEE FACILITIES & SUPPORT SPACES 5,222 SF

WETLANDS

OFFICE, EMPLOYEE FACILITIES & SUPPORT SPACES 5,222 SF

LOCATION OPTION 2

SWAP SHOP

WETLANDS

25' BUFFER ZONE

50' BUFFER ZONE

100' BUFFER ZONE

100' BUFFE

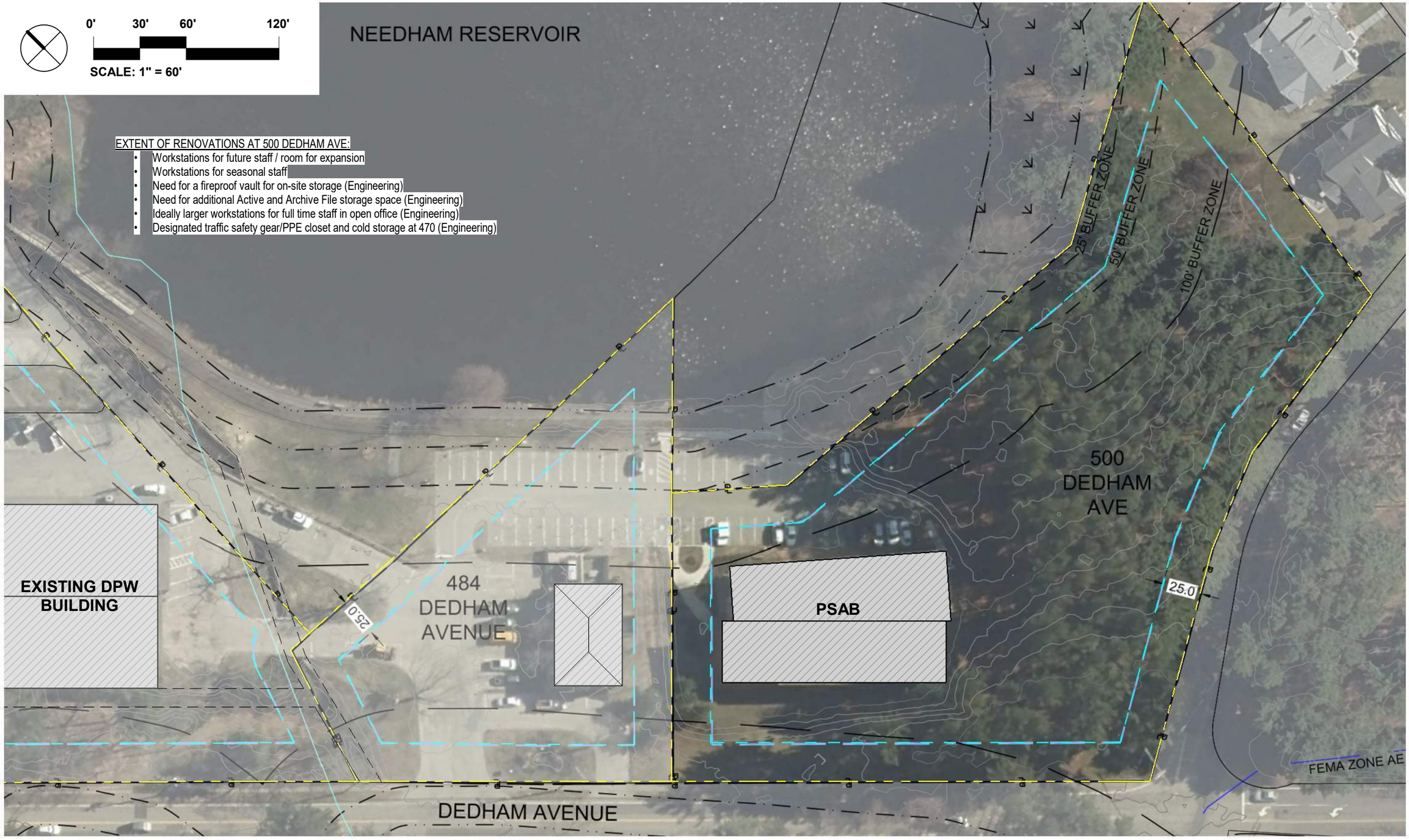
0' 30' 60' 120'

SCALE: 1" = 60'

NEEDHAM RESERVOIR

EXTENT OF RENOVATIONS AT 500 DEDHAM AVE:

- Workstations for future staff / room for expansion
- Workstations for seasonal staff
- Need for a fireproof vault for on-site storage (Engineering)
- Need for additional Active and Archive File storage space (Engineering)
- Ideally larger workstations for full time staff in open office (Engineering)
- Designated traffic safety gear/PPE closet and cold storage at 470 (Engineering)



APPENDIX O

Conceptual Cost Estimates & Master Plan Schedule

Town of Needham Public Works Feasibility Study

Option #4 Campus at Cogswell & 470 Dedham Ave - Phasing Plan

Construction Costs:	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Phase I													
Cogswell (Fleet Maint.)			$ 14,460,000										
Phase II													
470 Upper Level (Wash Bay, and Employee/Offices & Shops for Highway, P&F, W/S/D)					$ 15,560,000								
Phase III													
3a - Lower 470 (Vehicle and Equipment Storage)									$ 25,060,000				
3b - Daley Refurbishing (BMD)									$ 8,420,000				
Phase IV													
PSAB Improvements (Engineering & Admin.)													$ 500,000
RTS Improvements (RSW)													$ 13,660,000
Subtotal of Construction Costs			$ 14,460,000		$ 15,560,000				$ 33,480,000				$ 14,160,000
Design A/E, OPM, and expenses @ 9%		$ 1,301,400		$ 1,400,400				$ 3,013,200				$ 1,274,400	
Soft Costs @ 21%			$ 3,036,600		$ 3,267,600				$ 7,030,800				$ 2,973,600
Total Project Cost		**$ 1,301,400**	**$ 17,496,600**	**$ 1,400,400**	**$ 18,827,600**	**$ -**	**$ -**	**$ 3,013,200**	**$ 40,510,800**	**$ -**	**$ -**	**$ 1,274,400**	**$ 17,133,600**
For Opt-in Stretch Energy Code or Efficiency Allowance Add-Ons (i.e. geothermal, battery backup, rainwater harvesting at wash bay, etc.), add:		$ 123,000	$ 1,225,000	$ 132,000	$ 1,318,000			$ 284,000	$ 2,836,000			$ 120,000	$ 1,199,000
For Daley New Construction, add									$ 5,850,000				
Design A/E, OPM, and expenses @ 9%			$ -		$ -			$ 526,500					$ -
Soft Costs @ 21%									$ 1,228,500				
Total Project Cost with New Daley Building Option		**$ 1,301,400**	**$ 17,496,600**	**$ 1,400,400**	**$ 18,827,600**			**$ 3,539,700**	**$ 46,360,800**				**$ 17,133,600**
For Opt-in Stretch Energy Code or Efficiency Allowance Add-Ons (i.e. geothermal, battery backup, rainwater harvesting at wash bay, etc.), add:		$ 123,000	$ 1,225,000	$ 132,000	$ 1,318,000			$ 325,000	$ 3,245,000			$ 120,000	$ 1,199,000

Assumptions and Qualifiers:

- Total Project Cost includes assumed annual escalation and is compounded annually.

- Soft costs include assumed allowances for A&E Fees (design, bid, const., special services), Owner's Project Manager Fees, Borrowing Costs, Furnishings (FFE), Communication. / Low Voltage System, Temporary Facilities (where applicable), Printing Cost – Advertisement, Legal Costs, Utility Backcharges, Commissioning, Moving Costs, Construction Tests, Owner's and Construction Contingency

Todays Date: 9/27/2023

Town of Needham; Cogswell Fleet Facility [PHASE I]

Weston & Sampson

Costs per SF base on Year: 2023

New Building Construction	Size (SF)	Cost/SF	Cost
Administration -Offices/ Office Support		$ 525	$ -
Offices/ Office Support & Employee Facilities	1,759	$ 550	$ 967,450
Shops	-	$ 575	$ -
Vehicle Maintenance (not including equipment)	10,380	$ 575	$ 5,968,500
Wash	-	$ 625	$ -
Vehicle/Equipment Storage	-	$ 325	$ -
Ground Improvements (based on 1st floor area)		$ 30	$ -
Assumed Mezzanines Area	5,984	$ 200	$ 1,196,700
Open Canopy Storage (SF)	-	$ 250	$ -
2nd Floor Structural Parking Deck Slab (SF)		$ 225	$ -
	(Insert "X" below if applicable)		
Elevator / Egress Stair		$ 600,000	
New Construction Building Size and Cost Subtotals:	**12,139**		**$ 8,132,650**
Building Cost per SF:	**670**		

Industrial Equipment	QTY	Size (SF) (Insert "X" below if applicable)	Unit Price	
- Manual Wash Equipment	1		$ 105,000	
- Automatic Undercarriage Wash	1		$ 80,000	
-Fully Automatic Vehicle Wash with fixed Spray Arches	1		$ 350,000	
-Fully Automatic Vehicle Wash with Rolling Grantry	1		$ 650,000	
- Heavy Duty Inground Lift (flush Mounted)	1		$ 225,000	
- Heavy Duty Drive on Platform Vehicle Lift (flush mounted)	1	x	$ 175,000	$ 175,000
- Heavy Duty Mobile Column Lifts (6 Induvial Portable Columns)	1	x	$ 95,000	$ 95,000
- Two Post vehicle lift (16,000 lb capacity minimum)	2	x	$ 65,000	$ 130,000
- Bridge Crane	1	x	$ 110,000	$ 110,000
- Monorail	2		$ 65,000	
- Overhead Fluid Distribution and Waste Fluid Collection System	1	x	$ 135,000	$ 135,000
- Miscellaneous Shop and Support Equipment	1	x	$ 75,000	$ 75,000
- Storage Shelving / Benches / Racks	1	x	$ 55,000	$ 55,000
- Exhaust Removal System	2	x	$ 35,000	$ 70,000
Industrial Equipment Subtotal:				**$ 845,000**

Fuel System	QTY	Size (SF) (Insert "X" below if applicable)	Cost/SF	
- New Aboveground Tanks	2		$ 125,000	
- New Underground Tanks			$ 80,000	
-Equipment (pumps, dispensers, fuel management, tank monitoring, etc)	1		$ 275,000	
-Fuel Island Canopy	1		$ 115,000	
-Fuel Island Fire Suppression	1		$ 70,000	
-Concrete tank pad & drive pad	1		$ 65,000	
-Fuel Island Electrical	1		$ 55,000	
-Relocate Existing Aboveground Tank			$ 40,000	
Fuel System Subtotal:				**$ -**

Site Development	Size	Cost/Acre	
Site Development (acres) (assumes level site with no contamination, existing structures/utilities, etc.)	1	$ 1,100,000	$ 1,100,000
	(Insert "X" below if applicable)		
Specialty Site Work (e.g. rock and sewer.)	x	$ 1,200,000	$ 1,200,000
Salt Shed		$ 850,000	
Total Site Work:			**$ 2,300,000**

Escalation and Design Contingency	
Subtotal Bldg, Equip, & Site:	$ 11,277,650
Design Contingency (12%):	$ 1,353,318
Escalation (8%) to: 2024	$ 1,010,477
Escalation (6%) to: 2025	$ 818,487
Escalation (4%) to: 2026	
Total Escalation & Design Contingency:	**$ 3,182,282**
Total Construction:	**$ 14,460,000**
Total Construction Cost/SF:	**$ 1,191**

Todays Date: 9/27/2023

Town of Needham; 470 Dedham Avenue (Highway, P&F, W/S/D) [PHASE II, ALT. A]

Weston & Sampson

Costs per SF base on Year: 2023

New Building Construction (Upper Level Only)	Size (SF)	Cost/SF	Cost
Administration -Offices/ Office Support		$ 525	$ -
Offices/ Office Support & Employee Facilities	9,925	$ 550	$ 5,458,750
Shops	6,920	$ 275	$ 1,903,000
Vehicle Maintenance (not including equipment)	-	$ 575	$ -
Wash	1,770	$ 625	$ 1,106,250
Vehicle/Equipment Storage		$ 325	$ -
Ground Improvements (based on 1st floor area)	18,615	$ 30	$ 558,450
Assumed Mezzanines Area	2,307	$ 200	$ 461,333
Open Canopy Storage (SF)		$ 250	$ -
2nd Floor Structural Parking Deck Slab (SF)		$ 225	$ -
	(Insert "X" below if applicable)		
Elevator / Egress Stair		$ 600,000	
New Construction Building Size and Cost Subtotals:	**18,615**		**$ 9,487,783**
Building Cost per SF:	**510**		

Industrial Equipment	QTY	Size (SF)	Unit Price	
		(Insert "X" below if applicable)		
- Manual Wash Equipment	1	x	$ 105,000	$ 105,000
- Automatic Undercarriage Wash	1	x	$ 80,000	$ 80,000
-Fully Automatic Vehicle Wash with fixed Spray Arches	1		$ 350,000	
-Fully Automatic Vehicle Wash with Rolling Grantry	1		$ 650,000	
- Heavy Duty Inground Lift (flush Mounted)	1		$ 225,000	
- Heavy Duty Drive on Platform Vehicle Lift (flush mounted)	1		$ 175,000	
- Heavy Duty Mobile Column Lifts (6 Induvial Portable Columns)	1		$ 95,000	
- Two Post vehicle lift (16,000 lb capacity minimum)	2		$ 65,000	
- Bridge Crane	1		$ 110,000	
- Monorail	2		$ 65,000	
- Overhead Fluid Distribution and Waste Fluid Collection System	1		$ 135,000	
- Miscellaneous Shop and Support Equipment	1		$ 75,000	
- Storage Shelving / Benches / Racks	1		$ 55,000	
- Exhaust Removal System	2		$ 35,000	
Industrial Equipment Subtotal:				**$ 185,000**

Fuel System	QTY	Size (SF)	Cost/SF	
		(Insert "X" below if applicable)		
- New Aboveground Tanks	2		$ 125,000	
- New Underground Tanks			$ 80,000	
-Equipment (pumps, dispensers, fuel management, tank monitoring, etc)	1		$ 275,000	
-Fuel Island Canopy	1		$ 115,000	
-Fuel Island Fire Suppression	1		$ 70,000	
-Concrete tank pad & drive pad	1		$ 65,000	
-Fuel Island Electrical	1		$ 55,000	
-Relocate Existing Aboveground Tank			$ 40,000	
Fuel System Subtotal:				**$ -**

Site Development	Size	Cost/Acre	
Site Development (acres) (assumes level site with no contamination, existing structures/utilities, etc.)	1.9	$ 550,000	$ 1,045,000
Demolition/Renovation of 484 Dedham Avenue	0	$ 750,000	$ -
	(Insert "X" below if applicable)		
Specialty Site Work (retaining walls, grading)	x	$ 500,000	$ 500,000
Salt Shed		$ 850,000	
Total Site Work:			**$ 1,545,000**

Escalation and Design Contingency	
Subtotal Bldg, Equip, & Site:	$ 11,217,783
Design Contingency (12%):	$ 1,346,134
Escalation (8%) to: 2024	$ 1,005,113
Escalation (6%) to: 2025	$ 814,142
Escalation (4%) to: 2026	$ 575,327
Escalation (4%) to: 2027	$ 598,340
Total Escalation & Design Contingency:	**$ 4,339,056**
Total Construction:	**$ 15,560,000**

Todays Date: 9/27/2023

Town of Needham; 470 Dedham Avenue (Highway, P&F, W/S/D) [PHASE III, ALT. A]

Weston & Sampson

Costs per SF base on Year: 2023

New Building Construction (Lower Level Only)	Size (SF)	Cost/SF	Cost
Administration -Offices/ Office Support		$ 525	$ -
Offices/ Office Support & Employee Facilities		$ 550	$ -
Shops		$ 575	$ -
Vehicle Maintenance (not including equipment)		$ 575	$ -
Wash		$ 625	$ -
Vehicle/Equipment Storage	24,485	$ 325	$ 7,957,625
Ground Improvements (based on 1st floor area)	24,485	$ 30	$ 734,550
Assumed Mezzanines Area	8,000	$ 200	$ 1,600,000
Open Canopy Storage (SF)	10,000	$ 250	$ 2,500,000
2nd Floor Structural Parking Deck Slab (SF)		$ 225	$ -
	(Insert "X" below if applicable)		
Elevator / Egress Stair		$ 600,000	
New Construction Building Size and Cost Subtotals:	**24,485**		**$ 12,792,175**
Building Cost per SF:	**522**		

Industrial Equipment	QTY	Size (SF)	Unit Price	
		(Insert "X" below if applicable)		
- Manual Wash Equipment	1		$ 105,000	
- Automatic Undercarriage Wash	1		$ 80,000	
-Fully Automatic Vehicle Wash with fixed Spray Arches	1		$ 350,000	
-Fully Automatic Vehicle Wash with Rolling Grantry	1		$ 650,000	
- Heavy Duty Inground Lift (flush Mounted)	1		$ 225,000	
- Heavy Duty Drive on Platform Vehicle Lift (flush mounted)	1		$ 175,000	
- Heavy Duty Mobile Column Lifts (6 Induvial Portable Columns)	1		$ 95,000	
- Two Post vehicle lift (16,000 lb capacity minimum)	2		$ 65,000	
- Bridge Crane	1		$ 110,000	
- Monorail	2		$ 65,000	
- Overhead Fluid Distribution and Waste Fluid Collection System	1		$ 135,000	
- Miscellaneous Shop and Support Equipment	1		$ 75,000	
- Storage Shelving / Benches / Racks	1		$ 55,000	
- Exhaust Removal System	2		$ 35,000	
Industrial Equipment Subtotal:				**$ -**

Fuel System	QTY	Size (SF)	Cost/SF	
		(Insert "X" below if applicable)		
- New Aboveground Tanks	2		$ 125,000	
- New Underground Tanks			$ 80,000	
-Equipment (pumps, dispensers, fuel management, tank monitoring, etc)	1		$ 275,000	
-Fuel Island Canopy	1		$ 115,000	
-Fuel Island Fire Suppression	1		$ 70,000	
-Concrete tank pad & drive pad	1		$ 65,000	
-Fuel Island Electrical	1		$ 55,000	
-Relocate Existing Aboveground Tank			$ 40,000	
Fuel System Subtotal:				**$ -**

Site Development	Size	Cost/Acre	
Site Development (acres) (assumes level site with no contamination, existing structures/utilities, etc.)	2.1	$ 550,000	$ 1,155,000
Demolition/Renovation of 484 Dedham Avenue	1	$ 750,000	$ 750,000
	(Insert "X" below if applicable)		
Specialty Site Work (retaining walls, culverts, grading)	x	$ 750,000	$ 750,000
Salt Shed		$ 850,000	
Total Site Work:			**$ 2,655,000**

Escalation and Design Contingency	
Subtotal Bldg, Equip, & Site:	$ 15,447,175
Design Contingency (12%):	$ 1,853,661
Escalation (8%) to: 2024	$ 1,384,067
Escalation (6%) to: 2025	$ 1,121,094
Escalation (4%) to: 2026	$ 792,240
Escalation (4%) to: 2027	$ 823,929
Escalation (4%) to: 2028	$ 856,887
Escalation (4%) to: 2029	$ 891,162
Escalation (4%) to: 2030	$ 926,809
Escalation (4%) to: 2031	$ 963,881
Total Escalation & Design Contingency:	**$ 9,613,730**
Total Construction:	**$ 25,060,000**
Total Construction Cost/SF:	**$ 1,023**

Todays Date: 9/27/2023

Town of Needham; Daley Building (Partial Renovation) [PHASE III]

Weston & Sampson

Costs per SF base on Year: 2023

New Building Construction	Size (SF)	Cost/SF	Cost
Administration -Offices/ Office Support		$ 525	$ -
Offices/ Office Support & Employee Facilities		$ 550	$ -
Shops		$ 575	$ -
Vehicle Maintenance (not including equipment)		$ 575	$ -
Wash		$ 625	$ -
Vehicle/Equipment Storage	1,250	$ 325	$ 406,250
Ground Improvements (based on 1st floor area)		$ 30	$ -
Assumed Mezzanines Area		$ 200	$ -
Open Canopy Storage (SF)	2,800	$ 250	$ 700,000
2nd Floor Structural Parking Deck Slab (SF)		$ 225	$ -
	(Insert "X" below if applicable)		
Elevator / Egress Stair		$ 600,000	
New Construction Building Size and Cost Subtotals:	**1,250**		**$ 1,106,250**
Building Cost per SF:	**885**		

Renovation	Size (SF)	Cost/SF	Cost
Full Office Interior Renovation (gut & replace)		$ 328	$ -
Full Employee Facilities Interior Fit-out	1100	$ 353	$ 388,300
Maintenance Renovations (clean/h&v/elec/walls)		$ 375	$ -
Shops Renovation (clean/h&v/elec/walls)	8750	$ 325	$ 2,843,750
Garage Renovation (clean/h&v/elec)		$ 278	$ -
Mezzanine Renovations (gut & replace)		$ 163	$ -
Renovation Subtotal:	**9850**		**$ 3,232,050**
Building Cost per SF (Renovation):	**328**		

Industrial Equipment	QTY	Size (SF) (Insert "X" below if applicable)	Unit Price	
- Manual Wash Equipment	1		$ 105,000	
- Automatic Undercarriage Wash	1		$ 80,000	
-Fully Automatic Vehicle Wash with fixed Spray Arches	1		$ 350,000	
-Fully Automatic Vehicle Wash with Rolling Grantry	1		$ 650,000	
- Heavy Duty Inground Lift (flush Mounted)	1		$ 225,000	
- Heavy Duty Drive on Platform Vehicle Lift (flush mounted)	1		$ 175,000	
- Heavy Duty Mobile Column Lifts (6 Induvial Portable Columns)	1		$ 95,000	
- Two Post vehicle lift (16,000 lb capacity minimum)	2		$ 65,000	
- Bridge Crane	1		$ 110,000	
- Monorail	2		$ 65,000	
- Overhead Fluid Distribution and Waste Fluid Collection System	1		$ 135,000	
- Miscellaneous Shop and Support Equipment	1	x	$ 75,000	$ 75,000
- Storage Shelving / Benches / Racks	1	x	$ 55,000	$ 55,000
- Exhaust Removal System	2	x	$ 35,000	$ 70,000
Industrial Equipment Subtotal:				**$ 200,000**

Fuel System	QTY	Size (SF) (Insert "X" below if applicable)	Cost/SF	
- New Aboveground Tanks	2		$ 125,000	
- New Underground Tanks			$ 80,000	
-Equipment (pumps, dispensers, fuel management, tank monitoring, etc)	1		$ 275,000	
-Fuel Island Canopy	1		$ 115,000	
-Fuel Island Fire Suppression	1		$ 70,000	
-Concrete tank pad & drive pad	1		$ 65,000	
-Fuel Island Electrical	1		$ 55,000	
-Relocate Existing Aboveground Tank			$ 40,000	
Fuel System Subtotal:				**$ -**

Site Development	Size	Cost/Acre	
Site Development (acres) (assumes level site with no contamination, existing structures/utilities, etc.)	1	$ 650,000	$ 650,000
	(Insert "X" below if applicable)		
Specialty Site Work (e.g. steep grades, retaining walls, contamination etc.)		$ 500,000	
Salt Shed		$ 850,000	
Total Site Work:			**$ 650,000**

Escalation and Design Contingency	
Subtotal Bldg, Equip, & Site:	$ 5,188,300
Design Contingency (12%):	$ 622,596
Escalation (8%) to: 2024	$ 464,872
Escalation (6%) to: 2025	$ 376,546
Escalation (4%) to: 2026	$ 266,093
Escalation (4%) to: 2027	$ 276,736
Escalation (4%) to: 2028	$ 287,806
Escalation (4%) to: 2029	$ 299,318
Escalation (4%) to: 2030	$ 311,291
Escalation (4%) to: 2031	$ 323,742
Total Escalation & Design Contingency:	**$ 3,228,999**
Total Construction:	**$ 8,420,000**
Total Construction Cost/SF:	**$ 759**

Todays Date: 9/27/2023

Town of Needham; Daley Building (new) [PHASE III]

Weston & Sampson

Costs per SF base on Year: 2023

New Building Construction	Size (SF)	Cost/SF	Cost
Administration -Offices/ Office Support		$ 525	$ -
Offices/ Office Support & Employee Facilities	4,033	$ 550	$ 2,218,150
Shops	7,300	$ 575	$ 4,197,500
Vehicle Maintenance (not including equipment)		$ 575	$ -
Wash		$ 625	$ -
Vehicle/Equipment Storage		$ 325	$ -
Ground Improvements (based on 1st floor area)		$ 30	$ -
Assumed Mezzanines Area		$ 200	$ -
Open Canopy Storage (SF)	2,800	$ 250	$ 700,000
2nd Floor Structural Parking Deck Slab (SF)		$ 225	$ -
	(Insert "X" below if applicable)		
Elevator / Egress Stair		$ 600,000	
New Construction Building Size and Cost Subtotals:	**11,333**		**$ 7,115,650**
Building Cost per SF:	**628**		

Renovation	Size (SF)	Cost/SF	Cost
Full Office Interior Renovation (gut & replace)		$ 238	$ -
Full Employee Facilities Interior Fit-out		$ 263	$ -
Maintenance Renovations (clean/h&v/elec/walls)		$ 288	$ -
Shops Renovation (clean/h&v/elec/walls)		$ 213	$ -
Garage Renovation (clean/h&v/elec)		$ 188	$ -
Mezzanine Renovations (gut & replace)		$ 163	$ -
Renovation Subtotal:	**0**		**$ -**
Building Cost per SF (Renovation):			

Industrial Equipment	QTY	Size (SF)	Unit Price	
		(Insert "X" below if applicable)		
- Manual Wash Equipment	1		$ 105,000	
- Automatic Undercarriage Wash	1		$ 80,000	
-Fully Automatic Vehicle Wash with fixed Spray Arches	1		$ 350,000	
-Fully Automatic Vehicle Wash with Rolling Grantry	1		$ 650,000	
- Heavy Duty Inground Lift (flush Mounted)	1		$ 225,000	
- Heavy Duty Drive on Platform Vehicle Lift (flush mounted)	1		$ 175,000	
- Heavy Duty Mobile Column Lifts (6 Induvial Portable Columns)	1		$ 95,000	
- Two Post vehicle lift (16,000 lb capacity minimum)	2		$ 65,000	
- Bridge Crane	1		$ 110,000	
- Monorail	2		$ 65,000	
- Overhead Fluid Distribution and Waste Fluid Collection System	1		$ 135,000	
- Miscellaneous Shop and Support Equipment	1	x	$ 75,000	$ 75,000
- Storage Shelving / Benches / Racks	1	x	$ 55,000	$ 55,000
- Exhaust Removal System	2	x	$ 35,000	$ 70,000
Industrial Equipment Subtotal:				**$ 200,000**

Fuel System	QTY	Size (SF)	Cost/SF	
		(Insert "X" below if applicable)		
- New Aboveground Tanks	2		$ 125,000	
- New Underground Tanks			$ 80,000	
-Equipment (pumps, dispensers, fuel management, tank monitoring, etc)	1		$ 275,000	
-Fuel Island Canopy	1		$ 115,000	
-Fuel Island Fire Suppression	1		$ 70,000	
-Concrete tank pad & drive pad	1		$ 65,000	
-Fuel Island Electrical	1		$ 55,000	
-Relocate Existing Aboveground Tank			$ 40,000	
Fuel System Subtotal:				**$ -**

Site Development	Size	Cost/Acre	
Site Development (acres) (assumes level site with no contamination, existing structures/utilities, etc.)	1	$ 650,000	$ 650,000
	(Insert "X" below if applicable)		
Specialty Site Work (e.g. steep grades, retaining walls, contamination etc.)		$ 500,000	
Salt Shed		$ 850,000	
Total Site Work:			**$ 650,000**

Escalation and Design Contingency	
Subtotal Bldg, Equip, & Site:	$ 7,965,650
Design Contingency (12%):	$ 955,878
Escalation (8%) to: 2024	$ 713,722
Escalation (6%) to: 2025	$ 578,115
Escalation (4%) to: 2026	$ 408,535
Escalation (4%) to: 2027	$ 424,876
Escalation (4%) to: 2028	$ 441,871
Escalation (4%) to: 2029	$ 459,546
Escalation (4%) to: 2030	$ 477,928
Escalation (4%) to: 2031	$ 497,045
Total Escalation & Design Contingency:	**$ 4,957,515**
Total Construction:	**$ 12,920,000**
Total Construction Cost/SF:	**$ 1,140**

Todays Date: 9/27/2023

Town of Needham; RTS Improvements [PHASE IV]

Weston & Sampson

Costs per SF base on Year: 2023

New Building Construction	Size (SF)	Cost/SF	Cost
Administration -Offices/ Office Support		$ 525	$ -
Offices/ Office Support & Employee Facilities	5,371	$ 550	$ 2,954,050
Shops		$ 575	$ -
Vehicle Maintenance (not including equipment)		$ 575	$ -
Wash		$ 625	$ -
Vehicle/Equipment Storage	6,284	$ 325	$ 2,042,300
Ground Improvements (based on 1st floor area)		$ 30	$ -
Assumed Mezzanines Area	3,142	$ 200	$ 628,400
Open Canopy Storage (SF)		$ 250	$ -
2nd Floor Structural Parking Deck Slab (SF)		$ 225	$ -
	(Insert "X" below if applicable)		
Elevator / Egress Stair		$ 600,000	
New Construction Building Size and Cost Subtotals:	**11,655**		**$ 5,624,750**
Building Cost per SF:	**483**		

Renovation	Size (SF)	Cost/SF	Cost
Full Office Interior Renovation (gut & replace)		$ 238	$ -
Full Employee Facilities Interior Fit-out		$ 263	$ -
Maintenance Renovations (clean/h&v/elec/walls)		$ 288	$ -
Shops Renovation (clean/h&v/elec/walls)		$ 213	$ -
Garage Renovation (clean/h&v/elec)		$ 188	$ -
Mezzanine Renovations (gut & replace)		$ 163	$ -
Renovation Subtotal:	**0**		**$ -**
Building Cost per SF (Renovation):			

Industrial Equipment	QTY	Size (SF)	Unit Price	
		(Insert "X" below if applicable)		
- Manual Wash Equipment	1		$ 105,000	
- Automatic Undercarriage Wash	1		$ 80,000	
-Fully Automatic Vehicle Wash with fixed Spray Arches	1		$ 350,000	
-Fully Automatic Vehicle Wash with Rolling Grantry	1		$ 650,000	
- Heavy Duty Inground Lift (flush Mounted)	1		$ 225,000	
- Heavy Duty Drive on Platform Vehicle Lift (flush mounted)	1		$ 175,000	
- Heavy Duty Mobile Column Lifts (6 Induvial Portable Columns)	1		$ 95,000	
- Two Post vehicle lift (16,000 lb capacity minimum)	2		$ 65,000	
- Bridge Crane	1		$ 110,000	
- Monorail	2		$ 65,000	
- Overhead Fluid Distribution and Waste Fluid Collection System	1		$ 135,000	
- Miscellaneous Shop and Support Equipment	1	x	$ 75,000	$ 75,000
- Storage Shelving / Benches / Racks	1	x	$ 55,000	$ 55,000
- Exhaust Removal System	2	x	$ 35,000	$ 70,000
Industrial Equipment Subtotal:				**$ 200,000**

Fuel System	QTY	Size (SF)	Cost/SF	
		(Insert "X" below if applicable)		
- New Aboveground Tanks	2		$ 125,000	
- New Underground Tanks			$ 80,000	
-Equipment (pumps, dispensers, fuel management, tank monitoring, etc)	1		$ 275,000	
-Fuel Island Canopy	1		$ 115,000	
-Fuel Island Fire Suppression	1		$ 70,000	
-Concrete tank pad & drive pad	1		$ 65,000	
-Fuel Island Electrical	1		$ 55,000	
-Relocate Existing Aboveground Tank			$ 40,000	
Fuel System Subtotal:				**$ -**

Site Development		Size	Cost/Acre	
Site Development (acres) (assumes level site with no contamination, existing structures/utilities, etc.)		2.5	$ 550,000	$ 1,375,000
		(Insert "X" below if applicable)		
Specialty Site Work (e.g. steep grades, retaining walls, contamination etc.)			$ 500,000	
Salt Shed			$ 850,000	
Total Site Work:				**$ 1,375,000**

Escalation and Design Contingency	
Subtotal Bldg, Equip, & Site:	$ 7,199,750
Design Contingency (12%):	$ 863,970
Escalation (8%) to: 2024	$ 645,098
Escalation (6%) to: 2025	$ 522,529
Escalation (4%) to: 2026	$ 369,254
Escalation (4%) to: 2027	$ 384,024
Escalation (4%) to: 2028	$ 399,385
Escalation (4%) to: 2029	$ 415,360
Escalation (4%) to: 2030	$ 431,975
Escalation (4%) to: 2031	$ 449,254
Escalation (4%) to: 2032	$ 467,224
Escalation (4%) to: 2033	$ 485,913
Escalation (4%) to: 2034	$ 505,349
Escalation (4%) to: 2035	$ 525,563
Total Escalation & Design Contingency:	**$ 6,464,898**
Total Construction:	**$ 13,660,000**
Total Construction Cost/SF:	**$ 1,172**

Weston & Sampson

Town of Needham
DPW New Complex Feasibility and Master Plan

	DPW Complex Feasibility Study - 2023			DRAFT PHASING SCHEDULE
	Needham DPW & BD&CD	Permenant Public Building Committee		
	Needham, MA	OPTION #4 - Jack Cogswell & 470 Dedham		
		Calendar Year		2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037
	Draft - 10/18/2023	Fiscal Year		FY24 FY25 FY26 FY27 FY28 FY29 FY30 FY31 FY32 FY33 FY34 FY35 FY36 FY37
		Start	Finish	Apr Jul Oct Jan Apr Jul Oct Jan Apr Jul Oct Jan Apr Jul Oct Jan Apr Jul Oct Jan Apr Jul Oct Jan Apr Jul Oct Jan Apr Jul Oct Jan Apr Jul Oct Jan Apr Jul Oct Jan Apr Jul Oct Jan Apr Jul Oct Jan Apr Jul Oct Jan Apr Jul Oct Jan Apr Jul Oct Jan Apr
A	**Feasibility Study**			
		Apr-23	Oct-23	
1	**Phase #1 - Addition to Jack Cogswell Bldg for Fleet Maintenance**			
	Design Funding FY-2025	May-24	May-24	ATM-2024
	Detailed Design/ permitting	Jun-24	Sep-25	Design & Permitting
	Construction Funding FY-2026	Oct-25	Oct-25	STM-2025
	Construction- 18 months	Dec-25	May-27	Construction
	Occupancy - Phase #1	Jun-27	Jul-27	◊
2	**Phase #2 - Wash Bay & 6-Bay Addition**			
	Design Funding FY-2026	May-25	May-25	ATM2025
	Detailed Design/ permitting	Jun-25	Oct-26	Design & Permitting
	Construction Funding FY-2027	Oct-26	Oct-26	STM-2026
	Construction- 18 months	Dec-26	May-28	Construction
	Occupancy Phase #2	Jun-28	Jul-28	◊
3	**Phase #3 - 470 Dedham Ave-Fleet Storage & Daley Building**			
	Design Funding FY-2030	Mar-29	May-29	ATM2029
	Detailed Design/ permitting	Jul-29	Sep-30	Design & Permitting
	Construction Funding FY-2032	Oct-30	Oct-30	STM-2030
	Construction- 18 months	Dec-30	Jun-32	Construction
	Occupancy Phase #3	Jul-32	Jul-32	◊
4	**Phase #4 - Recycle Transfer Station (RTS) - Renovation**			
	Design Funding FY-2034	May-33	May-33	ATM2033
	Detailed Design/ permitting	Jul-33	Sep-34	Design & Permitting
	Construction Funding FY-2035	Oct-34	Oct-34	STM-2034
	Construction- 18 months	Nov-34	May-36	Construction
	Occupancy Phase #3	Jun-36	Jul-36	◊