

Major Public Facilities

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Needham High School

609 Webster Street

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

High School

Seven Year Capital Project Appropriations								
Project	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Total
Auditorium Theatrical Sound & Lighting Systems Needs Assessment (High School, Pollard, & Newman)*				20,000				20,000
Classrooms Wing Expansion	431,000							431,000
High School Fitness Center Equipment Replacement							32,673	32,673
Locker Reconfiguration & Addition		50,000						50,000
Tennis Court Improvements					50,000		3,000,000	3,050,000
Total	431,000	50,000	-	20,000	50,000	-	3,032,673	3,583,673

*multiple facilities the amount is a portion of the total

Other significant maintenance/repairs in Calendar Year 2024 included:

- Replaced programming controls for NHS boilers
- Rebuilt multiple pumps for both heating and cooling
- Replaced elevator sensors and boards
- Upgraded piping to new galvanized pipes and fittings
- Replaced art classroom sink traps
- Cupola Restoration
- Conducted duct cleaning throughout the building
- Installed new fencing at NHS tennis courts

Other significant maintenance/repairs in Calendar Year 2023 included:

- Replaced 3.5-ton split system in NHS server room
- Repaired and replaced sections of boilers 2
- Repaired several pumps
- Replaced duct insulation on roof

- Repaired supply fan in RTU #17
- Replaced several compressors in RTU #2 and #6
- Conducted major repairs to the auditorium ceiling
- Conducted multiple roof repairs
- Conducted wood floor refinishing
- Replaced multiple boilers

Other significant maintenance/repairs in Calendar Year 2022 included:

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

Other significant maintenance/repairs in Calendar Year 2021 included:

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

Other significant maintenance/repairs in Calendar Year 2020 included:

- Recommissioned the HVAC system throughout the school
- Repaired multiple HVAC issues

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

Other significant maintenance/repairs in Calendar Year 2019 included:

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

Other significant maintenance/repairs in Calendar Year 2018 included:

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

Other significant maintenance/repairs in Calendar Year 2017 included:

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

William F Pollard Middle School

200 Harris Avenue

Assessed Value: \$26,779,600
Parcel ID: Map 35 Lot 1
Lot Size: 26.05 acres
Original Construction: 1957; reconstruction in 1992; modular classrooms installed in 2002

William F. Pollard Middle School

Seven Year Capital Project Appropriations								
Project	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Total
Auditorium Theatrical Sound & Lighting Systems Needs Assessment (High School, Pollard, & Newman)*				20,000				20,000
Blue and Green Gym Upgrades	540,000	155,000						695,000
Locker Replacement			60,000					60,000
Locker Room Retrofit					1,068,500			1,068,500
Middle School feasibility Study with the MSBA							2,750,000	2,750,000
Phased Improvement Feasibility Study	65,000							65,000
Total	605,000	155,000	60,000	20,000	1,068,500	-	2,750,000	4,658,500

*multiple facilities the amount is a portion of the total

Other significant maintenance/repairs in Calendar Year 2024 included:

- Replaced dyers in locker rooms
- Repaired basketball hoops
- Replaced dishwasher
- Replaced lower soffit of the exterior building
- Conducted multiple roof repairs
- Conducted multiple generator repairs

Other significant maintenance/repairs in Calendar Year 2023 included:

- Repaired significant pipe fitting leak in mechanical room
- Replaced heating expansion joint
- Repaired water heating coils

Other significant maintenance/repairs in Calendar Year 2022 included:

- Repaired hot water heating coils
- Conducted heating pipe fitting leak repairs
- Conducted heating expansion joint replacement
- Retrofitted and installed portable AC units in all classrooms
- Converted unit ventilator from pneumatic to DDC components in multiple classrooms
- Replaced compressor in media center
- Conducted water mixing valve replacement
- Upgraded the lighting in all classrooms and hallways to LED
- Made multiple repairs to the boiler
- Conducted heat detector replacements
- Conducted modular siding repairs
- Conducted cafeteria panel replacement and repairs
- Conducted several repairs and upgrades to fire alarm
- Conducted wood floor refinishing
- Conducted multiple roof repairs
- Conducted crack seal repairs and line repainting throughout the parking lot
- Added several period product dispensers throughout the building

Other significant maintenance/repairs in Calendar Year 2021 included:

- Replaced ceiling tiles in the lecture hall
- Upgraded the lighting in the classrooms and some hallways to LED
- Made multiple repairs to the boiler
- Installed water bottle fillers

- Conducted multiple roof repairs throughout the building
- Replaced the fire panel
- Completed duct cleaning

Other significant maintenance/repairs in Calendar Year 2020 included:

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

Other significant maintenance/repairs in Calendar Year 2019 included:

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

Other significant maintenance/repairs in Calendar Year 2018 included:

- Replaced flooring in the media center and office spaces
- Renovated three sets of restrooms
- Repaired AC in principal's office
- Repaired stairs to modular
- Painted parts of the exterior of the building
- Repaired various leaks in the roof
- Replaced VFD in HVAC system

Other significant maintenance/repairs in Calendar Year 2017 included:

- Reconstructed one set of restrooms
- Completed the locker replacement throughout the school
- Replaced shades in multiple classrooms
- Repaired the wall in the green gym
- Repaired the wall padding in the gyms

- Repaired the fan for the kitchen hood
- Installed new safety edge in elevator
- Reprogrammed card reader in the media room
- Removed rug and installed vinyl composition tile in the kitchen storeroom
- Repaired roof leak
- Repainted parking lot
- Repaired light covers in media center
- Replaced the seating and flooring in the Pollard Auditorium
- Converted portion of the teachers' lounge into storage area

High Rock School (Sixth Grade Center)

77 Sylvan Road

Assessed Value: \$18,462,100
Parcel ID: Map 133 Lot 41
Lot Size: 11.79 acres
Original Constructions: 1955; reconstruction and addition in 2009

High Rock School

Seven Year Capital Project Appropriations

Project	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Total
								-
Total	-	-	-	-	-	-	-	-

Other significant maintenance/repairs in Calendar Year 2024 included:

- Conducted multiple fire alarm and sprinkler repairs
- Conducted multiple HVAC repairs
- Upgraded custodial equipment

Other significant maintenance/repairs in Calendar Year 2023 included:

- Made multiple repairs to RTUs 3, 4, & 6
- Replaced compressor on RTU #5
- Completed duct cleaning
- Replaced fencing surrounding basketball court
- Conducted wood floor refinishing

Other significant maintenance/repairs in Calendar Year 2022 included:

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

Other significant maintenance/repairs in Calendar Year 2021 included:

- Replaced the compressor on RTU 1

Other significant maintenance/repairs in Calendar Year 2020 included:

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

Other significant maintenance/repairs in Calendar Year 2019 included:

- Repaired RTU #2

Other significant maintenance/repairs in Calendar Year 2018 included:

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

Other significant maintenance/repairs in Calendar Year 2017 included:

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

Broadmeadow Elementary School

120 Broad Meadow Road

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

Broadmeadow Elementary School

Seven Year Capital Project Appropriations								
Project	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Total
Broadmeadow School Technology Room Conversion				213,100				213,100
Facility Assessment for Sustainable Building Management*		50,000						50,000
Roof Top Unit Replacement (Broadmeadow & Eliot Schools)*					417,750	5,500,000		5,917,750
Total	-	50,000	-	213,100	417,750	5,500,000	-	6,180,850

*multiple facilities the amount is a portion of the total

Other significant maintenance/repairs in Calendar Year 2024 included:

- Conducted mold testing throughout building
- Installed concrete slab
- Installed new storage shed
- Conducted testing and repairs on all HVAC units
- Replaced condenser fans on RTU 2 & 3
- Replaced gas valve actuator on RTU 3

Other significant maintenance/repairs in Calendar Year 2023 included:

- Made multiple repairs to RTUs 1, 3, 4, & 5
- Replaced supply fan on RTU #4
- Repaired hot gas bypass and solenoid valve on RTU #5
- Replaced the flooring in multiple classrooms and hallways

Other significant maintenance/repairs in Calendar Year 2022 included:

- Made multiple repairs to RTUs 1, 2, 3, 4, & 5
- Replaced RTU #5 hot gas bypass
- Conducted tech room conversion to classroom
- Conducted wood floor refinishing

- Replaced cafeteria floor
- Conducted multiple roof repairs
- Conducted crack seal repairs and line repainting throughout the parking lot

Other significant maintenance/repairs in Calendar Year 2021 included:

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

Other significant maintenance/repairs in Calendar Year 2020 included:

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

Other significant maintenance/repairs in Calendar Year 2019 included:

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

Other significant maintenance/repairs in Calendar Year 2018 included:

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

- Repaired HVAC communication programming issues

Other significant maintenance/repairs in Calendar Year 2017 included:

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

John Eliot Elementary School

135 Wellesley Avenue

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

John Eliot Elementary School

Seven Year Capital Project Appropriations								
Project	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Total
Boiler Replacement Design/Replacement							34,000	34,000
Facility Assessment for Sustainable Building Management*		50,000						50,000
Roof Top Unit Replacement (Broadmeadow & Eliot Schools)*					400,000	3,500,000		3,900,000
Technology Room Conversion			179,300					179,300
Total	-	50,000	179,300	-	400,000	3,500,000	34,000	4,163,300

*multiple facilities the amount is a portion of the total

Other significant maintenance/repairs in Calendar Year 2024 included:

- Replaced boiler
- Performed energy efficient lighting upgrades
- Ecostruxure upgrades
- Installed concrete slab
- Installed storage shed
- Conducted multiple HVAC repairs

Other significant maintenance/repairs in Calendar Year 2023 included:

- Replaced gaskets on boiler #1
- Repaired several leaks on boilers
- Replaced water mixing valves
- Conducted several repairs to sprinkler lines

Other significant maintenance/repairs in Calendar Year 2022 included:

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

Other significant maintenance/repairs in Calendar Year 2021 included:

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

Other significant maintenance/repairs in Calendar Year 2020 included:

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

Other significant maintenance/repairs in Calendar Year 2019 included:

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

Other significant maintenance/repairs in Calendar Year 2018 included:

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

Other significant maintenance/repairs in Calendar Year 2017 included:

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

William Mitchell Elementary School

187 Brookline Street

Assessed Value: \$9,372,000

Parcel ID: Map 56 Lot 1

Lot Size: 17.05 acres

Original Construction: 1951 (School opened 1951); addition constructed in 1968

William Mitchell Elementary School

Seven Year Capital Project Appropriations								
Project	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Total
Bathroom Improvements Design		67,000	676,700					743,700
Locker Replacement	70,000							70,000
Modular Kindergarten Classrooms	1,350,000	630,000						1,980,000
Modular Kindergarten Classrooms Feasibility and Design	210,000							210,000
Total	1,630,000	697,000	676,700	-	-	-	-	3,003,700

Other significant maintenance/repairs in Calendar Year 2024 included:

- Conducted multiple plumbing repairs
- Conducted multiple glass window/door repairs
- Replace Railings and Timbers Landscape Ties
- Replaced door hardware throughout building
- Replaced water heater

Other significant maintenance/repairs in Calendar Year 2023 included:

- Completed duct cleaning
- Replaced boiler

Other significant maintenance/repairs in Calendar Year 2022 included:

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

Other significant maintenance/repairs in Calendar Year 2021 included:

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

Other significant maintenance/repairs in Calendar Year 2020 included:

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

Other significant maintenance/repairs in Calendar Year 2019 included:

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

Other significant maintenance/repairs in Calendar Year 2018 included:

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

Other significant maintenance/repairs in Calendar Year 2017 included:

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

Newman Elementary School

1155 Central Avenue

Assessed Value: \$36,429,800
Parcel ID: Map 216 Lot 21
Lot Size: 60.7 acres
Original Constructions: 1961 as a Junior High School; reopened in 1993 as an Elementary School; major systems upgrade in 2012

Newman Elementary School

Seven Year Capital Project Appropriations								
Project	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Total
Auditorium Theatrical Sound & Lighting Systems Needs Assessment (High School, Pollard, & Newman)*				20,000			247,203	267,203
Electric Vehicle Charging Station							800,000	800,000
Gym Floors		275,000						275,000
Preschool Playground Custom Shade Shelter		69,200					54,000	123,200
Total	-	344,200	-	20,000	-	-	1,101,203	1,465,403

*multiple facilities the amount is a portion of the total

Other significant maintenance/repairs in Calendar Year 2024 included:

- Replaced heat exchanger and gas train for ERU 7
- Installed ductless unit in science center
- Replaced ERU 11 compressor and fan motor
- Replaced domestic water line in boiler room
- Installed concrete slab
- Installed storage shed
- Conducted flooring replacement

Other significant maintenance/repairs in Calendar Year 2023 included:

- Conducted wood floor refinishing

Other significant maintenance/repairs in Calendar Year 2022 included:

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

Other significant maintenance/repairs in Calendar Year 2021 included:

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

Other significant maintenance/repairs in Calendar Year 2020 included:

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

Other significant maintenance/repairs in Calendar Year 2019 included:

- Replaced the gym floor

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

Other significant maintenance/repairs in Calendar Year 2018 included:

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

Other significant maintenance/repairs in Calendar Year 2017 included:

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

Sunita L. Williams Elementary School

585 Central Avenue

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

Sunita L. Williams Elementary School

Seven Year Capital Project Appropriations								
Project	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Total
								-
Total	-	-	-	-	-	-	-	-

Other significant maintenance/repairs in Calendar Year 2024 included:

- Replaced compressor 2 on RTU 5
- Conducted multiple custodial equipment repairs
- Conducted multiple HVAC repairs

Other significant maintenance/repairs in Calendar Year 2023 included:

- Completed multiple repairs to RTUs 5 & 6

Other significant maintenance/repairs in Calendar Year 2022 included:

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

Other significant maintenance/repairs in Calendar Year 2021 included:

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

Other significant maintenance/repairs in Calendar Year 2020 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2019 included:

- Not Applicable

Emery Grover (School Administration Building)

1330 Highland Avenue

Assessed Value:	\$4,254,000
Parcel ID:	Map 53 Lot 2
Lot Size:	1.06 acres
Finished Square Feet:	14,742
Original Construction:	1898

Capital Improvement Plan
January 2025

Emery Grover

Seven Year Capital Project Appropriations								
Project	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Total
School Administration Building Feasibility Study Update	130,000							130,000
School Administration Renovations				1,475,000	19,400,000			20,875,000
School Administration Renovations - Supplement					2,725,000			2,725,000
Total	130,000	-	-	1,475,000	22,125,000	-	-	23,730,000

Other significant maintenance/repairs in Calendar Year 2024 included:

- Closed for major renovation and reconstruction

Other significant maintenance/repairs in Calendar Year 2023 included:

- Closed for major renovation and reconstruction

Other significant maintenance/repairs in Calendar Year 2022 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2021 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2020 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2019 included:

- Upgraded electrical service
- Repaired fire alarm panel

Other significant maintenance/repairs in Calendar Year 2018 included:

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

Other significant maintenance/repairs in Calendar Year 2017 included:

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

Daley Building

257 R Webster Street

Assessed Value: \$1,990,400
Parcel ID: Map 70 Lot 29
Lot Size: .924 acres
Original Construction: 1960

Daley Building

Seven Year Capital Project Appropriations								
Project	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Total
								-
Total	-	-	-	-	-	-	-	-

Other significant maintenance/repairs in Calendar Year 2024 included:

- Conducted overhead door repairs for doors 3, 4, 5 & 7
- Conducted floor replacement

Other significant maintenance/repairs in Calendar Year 2023 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2022 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2021 included:

- Completed repairs to the boiler

Other significant maintenance/repairs in Calendar Year 2020 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2019 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2018 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2017 included:

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

Hillside Building (former elementary school)

28 Glen Gary Road

Assessed Value: \$13,123,800
Parcel ID: Map 102 Lot 1
Lot Size: 24.6 acres
Original Construction: 1960; addition constructed in 1968; modular classrooms installed in 1996

Hillside Building

Seven Year Capital Project Appropriations								
Project	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Total
Hillside School Boiler Installation Design/ Heating System Upgrade				16,000	275,000			291,000
Total	-	-	-	16,000	275,000	-	-	291,000

Other significant maintenance/repairs in Calendar Year 2024 included:

- Conducted multiple roof repairs
- Asbestos abatement services
- Upgraded boiler burner

Other significant maintenance/repairs in Calendar Year 2023 included:

- Rebuilt duct actuator unit
- Upgraded building to LED lighting
- Conducted multiple roof repairs
- Upgraded and relocated transformer

Other significant maintenance/repairs in Calendar Year 2022 included:

- Replaced the boiler
- Replaced multiple coils

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

Other significant maintenance/repairs in Calendar Year 2021 included:

- Completed multiple repairs to the boiler
- Completed duct cleaning

Other significant maintenance/repairs in Calendar Year 2020 included:

- Repaired leaks in the tunnel
- Replaced the condensate tank

Other significant maintenance/repairs in Calendar Year 2019 included:

- Repaired HVAC systems

Other significant maintenance/repairs in Calendar Year 2018 included:

- Repaired HVAC systems
- Rebuilt steam traps

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

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

Town Hall

1471 Highland Avenue

Assessed Value:	\$18,625,000
Parcel ID:	Map 51 Lot 1
Lot Size:	1.36 acres
Original Construction:	1902; reconstruction and addition in 2011

Capital Improvement Plan
January 2025

Town Hall

Seven Year Capital Project Appropriations								
Project	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Total
HVAC Repairs and Upgrade Design							100,000	100,000
Powers Hall Technology and Audio/Video Systems							220,000	220,000
Total	-	-	-	-	-	-	320,000	320,000

Other significant maintenance/repairs in Calendar Year 2024 included:

- Performed energy efficient LED lighting upgrades
- Replaced VFD on RTU 3
- Conducted multiple HVAC repairs
- Conducted multiple overhead door repairs

Other significant maintenance/repairs in Calendar Year 2023 included:

- Replaced compressor in Liebert unit #1

Other significant maintenance/repairs in Calendar Year 2022 included:

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

Other significant maintenance/repairs in Calendar Year 2021 included:

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

Other significant maintenance/repairs in Calendar Year 2020 included:

- Renovated the third-floor office space

Other significant maintenance/repairs in Calendar Year 2019 included:

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

Other significant maintenance/repairs in Calendar Year 2018 included:

- Repaired the chiller

- Repaired the flagpole

Other significant maintenance/repairs in Calendar Year 2017 included:

- Repaired belt monitoring in elevator
- Replaced granite transaction counter
- Repaired roof leaks
- Repaired door closer
- Repaired AC chiller
- Repaired back flow preventer
- Implemented new security measures for remote access to Building Management system

Other significant maintenance/repairs in Calendar Year 2016 included:

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

Department of Public Works/Operations

470 Dedham Avenue

Assessed Value: \$4,400,600 (DPW Building)
Parcel ID: Map 302 Lot 5
Lot Size: 17.7 acres
Original Constructions: 1960; addition in 1966; additional garage bays 2015

Department of Public Works/Operations Dedham Avenue

Seven Year Capital Project Appropriations								
Project	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Total
Boiler Replacement Design/Replacement		50,000	460,000					510,000
DPW Building Reconstruction Feasibility Study					60,000			60,000
Total	-	50,000	460,000	-	60,000	-	-	570,000

Other significant maintenance/repairs in Calendar Year 2024 included:

- Upgraded to a new energy efficient hot water heater
- Conducted generator repairs
- Conducted multiple overhead door repairs
- Cleaned out the oil water separator

Other significant maintenance/repairs in Calendar Year 2023 included:

- Conducted repairs to fuel island generator

Other significant maintenance/repairs in Calendar Year 2022 included:

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

Other significant maintenance/repairs in Calendar Year 2021 included:

- Replaced the boiler

Other significant maintenance/repairs in Calendar Year 2020 included:

- Replaced leaking tubes in the boiler

Other significant maintenance/repairs in Calendar Year 2019 included:

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

Other significant maintenance/repairs in Calendar Year 2018 included:

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

Other significant maintenance/repairs in Calendar Year 2017 included:

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

Jack Cogswell Building

Central Avenue

Assessed Value: \$9,588,300
Parcel ID: Map 308 Lot
Lot Size: Inclusive of the Entire Site 75.907 acres
Original Construction: 2019

Jack Cogswell Building

Seven Year Capital Project Appropriations								
Project	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Total
Equipment Storage Facility	7,615,000							7,615,000
Public Works Facilities Improvements Phase 1 Design (Expansion)							2,300,000	2,300,000
Total	7,615,000	-	-	-	-	-	2,300,000	9,915,000

Other significant maintenance/repairs in Calendar Year 2024 included:

- Conducted overhead door repairs to door 4 & 6

Other significant maintenance/repairs in Calendar Year 2023 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2022 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2021 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2020 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2019 included:

- Not Applicable

Public Services Administration Building

500 Dedham Avenue

Assessed Value: \$8,914,700
Parcel ID: Map 302 Lot 3
Lot Size: 2.67 acres
Original Constructions: 2009

Public Services Administration Building

Seven Year Capital Project Appropriations								
Project	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Total
								-
Total	-	-	-	-	-	-	-	-

Other significant maintenance/repairs in Calendar Year 2024 included:

- Energy efficient LED lighting upgrades throughout the building
- Conducted multiple door access mechanism repairs

Other significant maintenance/repairs in Calendar Year 2023 included:

- Completed duct cleaning

Other significant maintenance/repairs in Calendar Year 2022 included:

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

Other significant maintenance/repairs in Calendar Year 2021 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2020 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2019 included:

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

Other significant maintenance/repairs in Calendar Year 2018 included:

- Repaired both sets of doors
- Installed FOB access to all office spaces

- Replaced the projector in the Charles River Room
- Performed cleaning of the ductwork in the HVAC system
- Replaced carpet and reconfigured DPW Admin suite

Other significant maintenance/repairs in Calendar Year 2017 included:

- Re-programmed Building Management System

Recycling & Transfer Station

1407 Central Avenue

Assessed Value: \$9,588,300
Parcel ID: Map 308 Lot
Lot Size: Inclusive of the Entire Site 75.907 acres
Original Construction: 1988

Needham Recycling & Transfer Station

Seven Year Capital Project Appropriations								
Project	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Total
Facility Upgrades and Improvements	645,000	295,000		480,000	47,500	135,000		1,602,500
Total	645,000	295,000	-	480,000	47,500	135,000	-	1,602,500

Other significant maintenance/repairs in Calendar Year 2024 included:

- Conducted multiple overhead door repairs
- RTS exhaust fan replacement

Other significant maintenance/repairs in Calendar Year 2023 included:

- Repairs to RTS door #2

Other significant maintenance/repairs in Calendar Year 2022 included:

- Tipping floor repairs

Other significant maintenance/repairs in Calendar Year 2021 included:

- Renovated the RTS building

Other significant maintenance/repairs in Calendar Year 2020 included:

- Repaired the overhead doors

Other significant maintenance/repairs in Calendar Year 2019 included:

- Repaired the overhead doors

Other significant maintenance/repairs in Calendar Year 2018 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2017 included:

- No significant repairs

Salt Shed

1407 Central Avenue

Assessed Value: \$9,588,300
Parcel ID: Map 308 Lot
Lot Size: Inclusive of the Entire Site 75.907 acres
Original Construction: 2013 (salt shed)

Salt Shed

Seven Year Capital Project Appropriations								
Project	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Total
								-
Total	-	-	-	-	-	-	-	-

Other significant maintenance/repairs in Calendar Year 2024 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2023 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2022 included:

- Repaired the salt shed door

Other significant maintenance/repairs in Calendar Year 2021 included:

- Repaired the salt shed roof

Other significant maintenance/repairs in Calendar Year 2020 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2019 included:

- Repaired the overhead door

Other significant maintenance/repairs in Calendar Year 2018 included:

- Repaired overhead door

Other significant maintenance/repairs in Calendar Year 2017 included:

- No significant repairs

Public Safety Buildings

88 Chestnut Street/99 School Street/707 Highland Avenue

Assessed Value: \$7,002,600 (88 Chestnut Street/99 School Street); \$2,524,000 (707 Highland Ave)
Parcel ID: Map 47 Lot 56 (88 Chestnut Street); Map 70 Lot 5 (707 Highland Avenue)
Lot Size: 2.90 acres (88 Chestnut Street/99 School Street); 1 acre (707 Highland Avenue)
Original Construction: 1931 (88 Chestnut Street/99 School Street); New Fire Station Opened 2020; Police Station Opened 2022
1906 (707 Highland Avenue) New Station Opened November 2021

Needham Public Safety Buildings

Seven Year Capital Project Appropriations								
Project	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Total
Public Safety and Station Fire #2 Buildings	66,245,000			1,400,000				67,645,000
Total	66,245,000	-	-	1,400,000	-	-	-	67,645,000

Other significant maintenance/repairs in Calendar Year 2024 included:

- Replaced Snow Melt Sensors for Apparatus Bays
- Replaced 15 Actuators and Valves for VAV in Ceiling
- Repaired sidewalks
- Replaced 2 condenser fans in the gun range

Other significant maintenance/repairs in Calendar Year 2023 included:

- Repaired overhead doors

Other significant maintenance/repairs in Calendar Year 2022 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2021 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2020 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2019 included:

- Repaired the overhead doors

Other significant maintenance/repairs in Calendar Year 2018 included:

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

Other significant maintenance/repairs in Calendar Year 2017 included:

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

Needham Public Library

1139 Highland Avenue

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

Needham Public Library

Seven Year Capital Project Appropriations								
Project	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Total
Space Utilization Study					60,000			60,000
Young Adult Area Renovation Design							454,000	454,000
Total	-	-	-	-	60,000	-	454,000	514,000

Other significant maintenance/repairs in Calendar Year 2024 included:

- Repaired concrete stairs along front of the building
- Repaired handicap entrance
- Repaired handrails
- BMS Upgrades
- Repaired sidewalk in front of the building and long the side

- Ecostruxure Upgrades
- Conducted multiple elevator repairs

Other significant maintenance/repairs in Calendar Year 2023 included:

- Conducted several repairs to chiller
- Conducted several repairs to the elevator

Other significant maintenance/repairs in Calendar Year 2022 included:

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

Other significant maintenance/repairs in Calendar Year 2021 included:

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

Other significant maintenance/repairs in Calendar Year 2020 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2019 included:

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

Other significant maintenance/repairs in Calendar Year 2018 included:

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

Other significant maintenance/repairs in Calendar Year 2017 included:

- Repaired leaking gland seal on hydraulic ram in the "A" elevator
- Secured all ceiling panels
- Repaired irrigation system
- Replaced hand dryers

- Repaired leaks in roof
- Converted multiple sections of lights to LED
- Repaired PA system
- Repaired fire alarm panel

Rosemary Recreation Complex

178 Rosemary Street

Assessed Value: \$12,957,000
Parcel ID: Map 225 Lots 01;02;03;31
Lot Size: 36.49 acres Includes camp and lake (lake equals 11.8 acres +/- camp equals 19 acres +/-)
Original Construction: Camp 1942, pool 1960, and buildings 1972; new complex opened August of 2018

Rosemary Recreation Complex

Seven Year Capital Project Appropriations								
Project	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Total
Video Projection Equipment Rosemary Recreation Complex						55,000		55,000
Total	-	-	-	-	-	55,000	-	55,000

Other significant maintenance/repairs in Calendar Year 2024 included:

- Replacement of the Mitsubishi Split System
- Repaired handicap tactile mats
- Rosemary Sluice Gate replacement
- Conducted multiple HVAC repairs

Other significant maintenance/repairs in Calendar Year 2023 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2022 included:

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

Other significant maintenance/repairs in Calendar Year 2021 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2020 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2019 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2018 included:

- Not Applicable

Center at the Heights (Senior Center)

300 Hillside Avenue

Assessed Value: \$12,883,700
Parcel ID: Map 99 Lot 14
Lot Size: 1.64 acres
Original Construction: 2013

Center at the Heights (Senior Center)

Seven Year Capital Project Appropriations								
Project	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Total
Generator Design/Installation					27,000	250,000		277,000
Space Utilization Study					75,000			75,000
Total	-	-	-	-	102,000	250,000	-	352,000

Other significant maintenance/repairs in Calendar Year 2024 included:

- Installed new Mitsubishi compressor
- Conducted multiple phone line repairs
- Conducted multiple elevator repairs

Other significant maintenance/repairs in Calendar Year 2023 included:

- Completed duct cleaning
- Replaced the front doors at the main entrance

Other significant maintenance/repairs in Calendar Year 2022 included:

- Replaced Mitsubishi heating and cooling units

Other significant maintenance/repairs in Calendar Year 2021 included:

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

Other significant maintenance/repairs in Calendar Year 2020 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2019 included:

- Rekeyed the building

Other significant maintenance/repairs in Calendar Year 2018 included:

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

Other significant maintenance/repairs in Calendar Year 2017 included:

- Replaced door opener

Memorial Park

1154 Highland Avenue

Assessed Value: \$3,047,600
Parcel ID: Map 226 Lot 30
Lot Size: 13.08 acres
Original Construction: 1985; new facility opened September of 2019

Memorial Park Field House

Seven Year Capital Project Appropriations								
Project	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Total
Field House Replacement Project	6,250,000							6,250,000
Total	6,250,000	-	-	-	-	-	-	6,250,000

Other significant maintenance/repairs in Calendar Year 2024 included:

- Installed Custom Baseball Batting Tunnel Net
- Conducted multiple HVAC repairs
- Repaired fencing
- Repaired guardrail

Other significant maintenance/repairs in Calendar Year 2023 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2022 included:

- Repairs to exterior stone walls

Other significant maintenance/repairs in Calendar Year 2021 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2020 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2019 included:

- Not Applicable

Capital Improvement Plan
January 2025

Needham Parks

Needham Lakes, Parks, and Trails

Seven Year Capital Project Appropriations								
Project	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Total
Action Sports Park Feasibility Study						35,000		35,000
Artificial Turf Carpet Replacement	55,000	2,500,000						2,555,000
Athletic Facility Improvements - Claxton Field							3,600,000	3,600,000
Claxton Field Lighting Design & Engineering			72,500					72,500
Claxton Softball Field Skin Design & Engineering			29,000					29,000
Cricket Field		480,000						480,000
DeFazio Complex Fencing							417,000	417,000
DeFazio Playground Design						35,000		35,000
DeFazio Synthetic Track Resurfacing				166,000				166,000
McCloud Field Renovations				48,000		1,310,000		1,358,000
Morse-Bradley House Demolition & Site Improvements				603,091				603,091
Public Playgrounds		350,000						350,000
Rail Trail Improvements		15,000		15,000				30,000
Rosemary Camp and Trail Improvements	50,000	200,000						250,000
Rosemary Lake Sediment Removal Project	2,400,000							2,400,000
Town Common Historic Redesign and Beautification		117,000		1,364,000				1,481,000
Total	2,505,000	3,662,000	101,500	2,196,091	-	1,380,000	4,017,000	13,861,591

Other significant maintenance/repairs in Calendar Year 2024 included:

- Renovated Claxton Field

- Claxton softball field maintenance/repairs
- Renovated Walker Gordon Baseball Diamond
- Walker Gordon Field BMPs
- Replaced town common benches
- Memorial Park Batting Cage Renovation
- ASA Small Field re-grading
- Bay Colony Rail Trail Drainage and Repair

Other significant maintenance/repairs in Calendar Year 2023 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2022 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2021 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2020 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2019 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2018 included:

- No significant repairs

Other significant maintenance/repairs in Calendar Year 2017 included:

- Installed new electrical service to Mills Field building