

Significant Facility Descriptions

Broadmeadow Elementary School **120 Broad Meadow Road**

Assessed Value: \$13,193,900
 Parcel ID: 199/013 0-0003-0000 0
 Lot Size: 11.2 acres
 Original Construction: 1951 with a 2002 addition

Broadmeadow Elementary School

Identified Future Capital Projects						
Project	FY11	FY12	FY13	FY14	FY15	Total
No Requests						
Totals						

Five Year Capital Appropriation Summary						
Project	FY06	FY07	FY08	FY09	FY10	Total
Data Room AC Upgrade				\$25,000		\$25,000
Totals				\$25,000		\$25,000

Other significant maintenance/repairs in Calendar Year 2009 included:

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

Other significant maintenance/repairs in Calendar Year 2008 included:

- Interior painting
- Repaired holes in walkway

Other significant maintenance/repairs in Calendar Year 2007 included:

- Installed wall padding at the ends of both basketball side courts in the gymnasium
- Repaired/replaced broken sections (plow damage) of concrete curbing in the front parking lot and back bus loop
- Painted six classrooms, two corridors, and the performance center

Other significant maintenance/repairs in Calendar Year 2006 included:

- Painted three classrooms, the Performance Center, and one corridor
- Tested fire sprinkler system and replaced a leaking sprinkler head in the main entry foyer
- Serviced the emergency generator
- Replaced bubbler in room #83
- Installed wall covering in SPED room #003
- Removed one dead pine tree from right of main entrance
- Thoroughly cleaned ETC basement level storage room #007 after ground water intrusion

Eliot Elementary School

135 Wellesley Avenue

Assessed Value: \$11,798,700
Parcel ID: 199/091 0-0019-0000 0
Lot Size: 7.9 acres
Original Construction: 1955 reconstructed in 2004

Eliot Elementary School

Identified Future Capital Projects						
Project	FY11	FY12	FY13	FY14	FY15	Total
No Requests						
Totals						

Five Year Capital Appropriation Summary						
Project	FY06	FY07	FY08	FY09	FY10	Total
No Appropriations						
Totals						

Other significant maintenance/repairs in Calendar Year 2009 included:

- Replaced the control drive for the supply fan for RTU 3
- Repaired flooring in Performance Center

Other significant maintenance/repairs in Calendar Year 2008 included:

- Chiller maintenance performed

Other significant maintenance/repairs in Calendar Year 2007 included:

- Painted the cafeteria
- Removed carpet and installed vinyl composition floor tile in the principal's office and conference room

Other significant maintenance/repairs in Calendar Year 2006 included:

- Replaced the control on the boiler draft fan
- Set up granite bench memorial adjacent to playground
- Installed playground signs
- Serviced and inspected elevator
- Serviced emergency generator
- Repaired on pole mounted parking lot light
- Relamped fifteen 150 watt metal halide parking lot lights
- Repaired two vandalized pole mounted parking lot light fixtures

High Rock School

77 Sylvan Road

Assessed Value: \$6,606,600
Parcel ID: 199/133 0-0041-0000 0
Lot Size: 8.75 acres
Original Constructions: 1955 reconstruction & addition to be completed summer 2009

High Rock School

Identified Future Capital Projects						
Project	FY11	FY12	FY13	FY14	FY15	Total
No Requests						
Totals						

Five Year Capital Appropriation Summary						
Project	FY06	FY07	FY08	FY09	FY10	Total
Renovation Design		\$525,000				\$525,000
Renovation & Addition#			\$19,688,000			\$19,688,000
Totals		\$525,000	\$19,688,000			\$20,213,000

High School

609 Webster Street

Assessed Value: \$48,715,600
Parcel ID: 199/226 0-0010-0000 0
Lot Size: 14 acres
Original Construction: 1930 with major reconstruction scheduled for completion 2009

High School

Identified Future Capital Projects						
Project	FY11	FY12	FY13	FY14	FY15	Total
No Requests						
Totals						

Five Year Capital Appropriation Summary						
Project	FY06	FY07	FY08	FY09	FY10	Total
Renovation & Addition Supplement	\$10,700,000					\$10,700,000
Totals	\$10,700,000					\$10,700,000

Other significant maintenance/repairs in Calendar Year 2009 included:

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

Other significant maintenance/repairs in Calendar Year 2008 included:

- Assisted in several office relocations with all services
- External lock work and exit devices serviced
- Provided service for laboratory chemical cleanup
- Performed various roof repairs

Other significant maintenance/repairs in Calendar Year 2007 included:

- Moved, stored, and disposed of furniture and equipment items in conjunction with the renovation project
- Set up maintenance contracts for the new emergency generator, elevators, fire alarm system, HVAC chiller unit, acid neutralization system, fire alarm system, etc

Other significant maintenance/repairs in Calendar Year 2006 included:

- Replaced numerous broken windows in old building
- Replaced two control relays and one hoistway switch in the A elevator
- Replaced two sections on the domestic hot water boiler

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- Replaced the hot water coil on one of the roof top auditorium HVAC units Cleaned Kitchen grease traps

Hillside Elementary School

28 Glen Gary Road

Assessed Value: \$4,472,700
Parcel ID: 199/102 0-0001-0000 0
Lot Size: 24.6 acres
Original Construction: 1960 with a 1968 addition and portable classrooms (1996)

Hillside Elementary School

Identified Future Capital Projects						
Project	FY11	FY12	FY13	FY14	FY15	Total
Modular Classrooms*		\$376,600				\$376,600
Technology & Electrical Improvements *		\$357,550				\$357,550
Condition Assessment *	\$25,000					\$25,000
Totals	\$25,000	\$734,150				\$759,150

Five Year Capital Appropriation Summary						
Project	FY06	FY07	FY08	FY09	FY10	Total
Roof Repair						
Media Center	\$87,210					\$87,210
Cooking & Serving Equipment			\$33,000			\$33,000
Parking Lot/Play Area#				\$80,000		\$80,000
Shed#				\$10,000		\$10,000
Door Replacements					\$81,600	\$81,600
Technology & Electrical Improvements #					\$25,000	\$25,000
Totals	\$87,210		\$33,000	\$90,000	\$106,600	\$316,810

* 1/2 of proposed project combined with Mitchell

Other significant maintenance/repairs in Calendar Year 2009 included:

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

Other significant maintenance/repairs in Calendar Year 2008 included:

- Conducted energy assessment of building
- Conducted indoor mold assessment on modular classrooms
- Installed fuel catalyst in order to make boiler more efficient
- Replaced failing exit signs

Other significant maintenance/repairs in Calendar Year 2007 included:

- Replaced 20 ft of wall mounted counter/cabinet unit, including sink replacement, in each of kindergarten rooms #1 and #2

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- Installed four 13,000 BTU window style air conditioning units -- two in classroom #15 and two in classroom #17
- Filled numerous potholes and repaired pavement in the lower parking lot/ playground
- Replaced the rooftop HVAC unit on modular classroom #23

Other significant maintenance/repairs in Calendar Year 2006 included:

- Replaced unit ventilator steam coils in room #12, #3, #9 and the media center
- Installed two ceiling fans, including speed controls in the gym
- Replaced emergency light wall packs throughout the school
- Installed A/C unit in the main office area
- Replaced water bubblers in room #2 and #20
- Replaced two illuminated exit signs in the kitchen
- Replaced principal's office door
- Replaced steam traps throughout the building

Mitchell Elementary School

187 Brookline Street

Assessed Value: \$7,354,800
Parcel ID: 199/056 0-0001-0000 0
Lot Size: 12.47 acres
Original Construction: 1951 with an addition constructed in 1968

Mitchell Elementary School

Identified Future Capital Projects						
Project	FY11	FY12	FY13	FY14	FY15	Total
Modular Classrooms*	\$363,700					\$363,700
Technology & Electrical Improvements *		\$357,550				\$357,550
Condition Assessment *	\$25,000					\$25,000
Totals	\$388,700	\$357,550				\$746,250

Five Year Capital Appropriation Summary						
Project	FY06	FY07	FY08	FY09	FY10	Total
Roof Repair		\$730,000				\$730,000
Electric Upgrade		\$40,000				\$40,000
Cooking & Serving Equipment			\$30,000			\$30,000
Parking Lot/Play Area#				\$80,000		\$80,000
Technology & Electrical Improvements #					\$25,000	\$25,000
Totals		\$770,000	\$30,000	\$80,000	\$25,000	\$905,000

* 1/2 of proposed project combined with Hillside

Other significant maintenance/repairs in Calendar Year 2009 included:

- Installed new electrical service for new kitchen refrigerator and freezer
- Replaced boiler number two
- Installed Rentar Fuel Catalyst to reduce oil consumption
- Asbestos abatement in eleven classrooms and school administration area
- Installed VCT tile in all abated areas
- Installed twelve low flow toilets (MWRA Grant)
- Cleaned all duct work
- Replaced electrical service from building to parking lot lights
- Refinished Cafeteria, Stage and Gym floors
- Painted two class rooms, principles office, nurses office and stage ceiling
- Installed covers over AC units for the winter
- Converted pneumatic heating controls to digital controls and added to Building Management System
- Installed new stage curtains

Other significant maintenance/repairs in Calendar Year 2008 included:

- Asbestos abatement in two classrooms
- Conducted energy assessment of building
- Installed new electrical panels for kitchen area

Other significant maintenance/repairs in Calendar Year 2007 included:

- Replaced unit ventilators in four classrooms in the 1969 wing of the building. The four unit ventilators, which were only 5 years old, came from the renovated 1930 wing of High School
- Painted several classrooms and one short corridor
- Replaced all of the flat roofing on the building (approximately 26,000 sf) with cold applied built-up roofing which is warranted for 20 years
- Replaced area rugs in 8 classrooms
- Replaced four roof top exhaust fans in conjunction with the roof replacement project
- Removed carpeting and installed vinyl composition floor tile in three small Special Education offices
- Repaved/patched a large section of the playground area

Other significant maintenance/repairs in Calendar Year 2006 included:

- Replaced the folding partition wall separating classrooms #18 and #20 with a soundproof permanent wall including the replacement of four porcelain-on-steel white marker boards and four natural cork bulletin boards
- Removed/decommissioned handicapped lift in main lobby
- Installed A/V mounts in rooms #1 and #2
- Installed playground signage
- Enhanced kitchen storage exhaust for new freezer
- Installed new electrically operated backboards in gym
- Replaced broken ceiling fans in cafeteria (reused from old Eliot)
- Installed concrete entrance ramp outside room #1
- Repaired pavement/potholes in rear lot and playground
- Replaced all exit signs and emergency lighting, replaced as well as added additional building mounted exterior light fixtures, replaced pole mounted exterior light fixtures including pole, made safety upgrades to several electric distribution panels, and rewired on main electric distribution circuit
- Replaced all 13 gym windows with bulletproof polycarbonate glass

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Newman Elementary School

1155 Central Avenue

Assessed Value: \$19,154,600
Parcel ID: 199/216 0-0021-0000 0
Lot Size: 60.7 acres
Original Constructions: 1961 and reopened in 1993 as an Elementary School

Newman Elementary School

Identified Future Capital Projects						
Project	FY11	FY12	FY13	FY14	FY15	Total
Science Center Improvements					\$24,215	\$24,215
Totals					\$24,215	\$24,215

Five Year Capital Appropriation Summary						
Project	FY06	FY07	FY08	FY09	FY10	Total
Newman Electrical System				cancelled		
Newman HV Feasibility Study				\$350,000		\$350,000
Newman Temporary HV System				\$300,000		\$300,000
Shed#				\$10,000		\$10,000
Facility Repairs					\$27,412,128	\$27,412,128
Oil Tank Removal					\$125,000	\$125,000
Totals				\$660,000	\$27,537,128	\$28,197,128

Other significant maintenance/repairs in Calendar Year 2009 included:

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

Other significant maintenance/repairs in Calendar Year 2008 included:

- Addressed all inadequacies outlined by Massachusetts Department of Health
- Asbestos abatement
- Ballasts and bulbs inspected and replaced
- Carpentry work for repairs and additional fixtures
- Inspection of PVI water heater
- Scope and cleaned ductwork of entire building
- Conducted complete evaluation of all fixtures by plumber
- Electrical repair work
- Repaired existing fence and installed new fences
- Inspect, repair and replaced gutters over the summer
- Inspected UST tank and installed two 1000 gallon above ground replacement tank
- Worked on phone extensions relocations and issues
- Removed trees around school that were believed to have been causing air quality issues
- Replaced water heaters
- Roof work on as needed basis
- Sidewalks removed and replaced in court yard area
- Stripped floors and HEPA vacuumed in music room
- Temporary HVAC system installed

Other significant maintenance/repairs in Calendar Year 2007 included:

- Removed VAT (vinyl asbestos tile) and carpet in 16 classrooms, 6 offices, 2 storage rooms, and the nurse's suite (4 rooms) Installed new VCT (vinyl composition tile), approximately 20,000 s f using funds from Spring 2007 ATM, Article 38
- Painted 2 corridors, 2 classrooms, and 4 offices using funds from Spring 2007 ATM, Article 38
- Replaced 3 leaking cast iron sections on the #1 steam boiler
- Replaced an eight inch O S & Y main steam supply line valve in the boiler room
- Replaced the ceiling mounted gymnasium light fixtures (20) with new energy efficient light fixtures
- Replaced the four foot high chain link fencing in the student pick-up area
- Replaced all parking lot signs and posts in conjunction with the parking lot paving project done by the DPW
- Planted xeriscape style shrubbery running the full length of the main entry traffic island
- Replaced hardware (locksets and panic devices) on six sets of exterior doors
- Cleaned HVAC ductwork supplying the NEAT computer lab room

Other significant maintenance/repairs in Calendar Year 2006 included:

- Installed locks on basketball backstops over the gym bleachers
- Replaced wood stringer supports for basketball backstops in the gym
- Performed paving and pothole repairs, including walkways
- Removed large Sephora tree in middle courtyard
- Repaired several roof leaks
- Repaired large expansion join on floor in southeast bridge connector
- Repaired stadium style exterior light by cafeteria
- Removed vinyl asbestos tile and carpet in 16 classrooms, five offices, two storage rooms, kitchen locker room and kitchen restroom and installed new carpet and tile (approximately 20,000 square feet)
- Painted 8 restrooms, 42 exterior doors, one gymnasium wall
- Trimmed and mulched entire front courtyard
- Replaced two leaking sections on boiler #1

Pollard Middle School

200 Harris Avenue

Assessed Value: \$25,580,800
Parcel ID: 199/035 0-0001-0000 0
Lot Size: 26.57 acres
Original Construction: 1957 with modular classrooms added 2002

Pollard Middle School

Identified Future Capital Projects						
Project	FY11	FY12	FY13	FY14	FY15	Total
Auditorium & Science Lab Rehabilitation; Roof Design & Replacement	\$400,000	\$4,184,270				\$4,584,270
Condition Analysis	\$30,000					\$30,000
Parking Improvements	\$249,400					\$249,400
Totals	\$679,400	\$4,184,270				\$4,863,670

Five Year Capital Appropriation Summary						
Project	FY06	FY07	FY08	FY09	FY10	Total
Technology & Electrical Upgrades#	\$40,000	\$41,000	\$787,000			\$868,000
Portable Classroom Design		\$30,000				\$30,000
Replace Exterior & Locks Doors				\$175,000		\$175,000
Totals	\$40,000	\$71,000	\$787,000	\$175,000		\$1,073,000

Other significant maintenance/repairs in Calendar Year 2009 included:

- Converted classroom to science room, installed counter, sink, and extended water and drain services
- Converted Art classroom to Wood Working classroom, upgraded electrical service and installed counters and cabinets
- Asbestos abatement in rooms 260 and 200 (Administrative Offices)
- Carpet installed in rooms 260 and 200 (Administrative Offices)
- Remove VCT tile and installed cushioned flooring in the weight room
- Installed Rentar Fuel Catalyst to reduce oil consumption
- Cleaned all duct work
- Painted 1 corridor, 8 bathrooms, boys locker room, stairwell to cafeteria, all trim in main lobby around Media Center and Weight Room
- Replaced all exterior doors and locks
- Refinished Auditorium Stage floor
- Roof repairs: Blue Gym, Band Room, Main Office bathroom, Room 244, Room 258, room 260, Room 293, Media Center Offices, Room 217 and Room 219, Music Room and three leaks in the Green Gym
- Relocated the Emergency Management Shelter from Pollard School to the High School

Other significant maintenance/repairs in Calendar Year 2008 included:

- Asbestos abatement in lecture hall and storage areas
- Floor area carpet installed
- Painted kitchen area
- Painted traffic control lines
- Made repairs to PA system
- Performed various roof repairs

Other significant maintenance/repairs in Calendar Year 2007 included:

- Replaced vinyl stair treads and risers on the front corridor stairwell
- Replaced carpet in the main office suite

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- Installed a partition wall and door to convert a large Special Education room into a smaller room and a private office
- Painted two corridors and several classrooms
- Replaced signs and posts in the front bus loop and Harris Avenue parking lot

Other significant maintenance/repairs in Calendar Year 2006 included:

- Repaired and paved front loop berm, potholes, and front courtyard
- Performed various roof repairs
- Replaced control system relay coil on Lecture Hall elevator
- Replaced flow switch on fire alarm sprinkler system
- Repaired auditorium seats
- Replaced HVAC circulating pumps including new welded flanges in rear (1969) boiler room
- Repaired and relamped several exterior light fixtures
- Repaired several lamps and ballasts on pole mounted parking lot lights
- Painted 14 classrooms, four offices, one stairwell and two corridors
- Replaced the vinyl composition tile and nosing on the choral room risers and platform
- Replaced wood stringer supports for basketball backstops in both gyms
- Replaced burner assembly and heat exchanger on the domestic hot water heater

Daley Building

257 R Webster Street

Assessed Value: \$998,000
Parcel ID: 199/070 0-0029-0000 0
Lot Size: 92 acres
Original Construction: 1960

Daley Building

Identified Future Capital Projects						
Project	FY11	FY12	FY13	FY14	FY15	Total
No Requests						
Totals						

Five Year Capital Appropriation Summary						
Project	FY06	FY07	FY08	FY09	FY10	Total
No Appropriations						
Totals						

Other significant maintenance/repairs in Calendar Year 2009 included:

- Performed various roof repairs

Other significant maintenance/repairs in Calendar Year 2008 included:

- Built and installed a new oil fill platform
- Performed various roof repairs
- Transferred hazardous materials to RTS for disposal

Other significant maintenance/repairs in Calendar Year 2007 included:

- -Repaired septic system piping including the removal of two large pine trees whose roots had broken underground piping

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Department of Public Works

470 Dedham Avenue

Assessed Value: \$3,036,300 (DPW Building)
Parcel ID: 199/302 0-0005-0000 0 (DPW Building)
Lot Size: 17.7 acres
Original Constructions: 1960 (DPW Building)

Department of Public Works Complex

Identified Future Capital Projects						
Project	FY11	FY12	FY13	FY14	FY15	Total
Energy Supply Conversion	\$250,000					\$250,000
Salt Shed Relocation		\$125,000	\$1,500,000			\$1,625,000
Facility Improvements	\$100,000		\$250,000	\$1,280,000	\$10,000,000	\$11,630,000
Totals	\$350,000	\$125,000	\$1,750,000	\$1,280,000	\$10,000,000	\$13,505,000

Five Year Capital Appropriation Summary						
Project	FY06	FY07	FY08	FY09	FY10	Total
Fuel Dispensing System		\$37,900				\$37,900
Totals		\$37,900				\$37,900

Other significant maintenance/repairs in Calendar Year 2009 included:

- Repaired main boiler vessel
- Replace HVAC control compressor
- Installed Rentar Fuel Catalyst to reduce oil consumption
- Constructed Men's and Women's bathrooms in Water Building
- Installed new high efficiency propane heating system in Water Building
- Install water meter test bench in St. Mary's Pump Station
- Enrolled emergency generator at the Charles River Water Treatment Facility, in Demand Response program

Other significant maintenance/repairs in Calendar Year 2008 included:

- Repaired DPW large bay doors
- Subdivided conference room to add office space
- Installed 30 new windows in the DPW garage
- Replaced emergency lighting at DPW Building
- Installed a new trailer at RTS Facility
- New furnace installed at the Water Treatment Plant
- Repairs to the Water Treatment Plant roof

Other significant maintenance/repairs in Calendar Year 2007 included:

- Replaced all tubes on the heating system boiler
- Painted exterior of the main administration/garage building
- Replaced a water bubbler in the lower level office corridor
- Installed a new water meter testing station including piping approximately 100 feet of copper pipe and numerous valves and fittings
- Removed a portion of a non-load bearing partition wall in the lower level office in preparation for the Public Facilities Operations move into the area

Other significant maintenance/repairs in Calendar Year 2006 included:

- Rewired a ceiling hung heat unit in the repair garage
- Replaced two leaking boiler tubes
- Installed shelving in PPBC office
- Replaced control on electric engine hoist in repair garage
- Wired ceiling mounted AV projector in conference room

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- Rebuilt HVAC system air compressor
- Cleaned main entrance side oil and water separator tank

Emery Grover **1330 Highland Avenue**

Assessed Value: \$1,926,700
Parcel ID: 199/053 0-0002-0000 0
Lot Size: 1.06 acres
Finished Square Feet: 14,742
Original Construction: 1898

Emery Grover

Identified Future Capital Projects						
Project	FY11	FY12	FY13	FY14	FY15	Total
Relocation Feasibility		\$30,000				\$30,000
Totals		\$30,000				\$30,000

Five Year Capital Appropriation Summary						
Project	FY06	FY07	FY08	FY09	FY10	Total
No Appropriations						
Totals						

Other significant maintenance/repairs in Calendar Year 2009 included:

- Asbestos abatement in several areas
- Installed rug in all abated areas (Administrative Areas)
- Exterior Painting
- Painted selected interior spaces
- Installed covers over all AC's which cannot be removed
- Installed Rentar Fuel Catalyst to reduce oil consumption
- Upgraded electrical service in the production center

Other significant maintenance/repairs in Calendar Year 2008 included:

- Asbestos abatement
- Assisted in several office relocations
- Conducted energy assessment of building
- Conducted indoor mold assessment on lower level
- Interior painting

Other significant maintenance/repairs in Calendar Year 2007 included:

- Removed a partition wall in the School System's Finance Director's office creating a larger work space
- Replaced carpeting in an upper level Special Education office, a basement level Curriculum office, the South portico entranceway, and an upper level women's restroom
- Repaired the bituminous walkway on the south end of the Highland Avenue (front) parking lot

Other significant maintenance/repairs in Calendar Year 2006 included:

- Replaced steam traps throughout the building
- Repaired bituminous walkway on the South side of the building
- Installed and wired ceiling mounted electric heat blower units in two upper level offices
- Replaced two exterior building mounted light fixtures

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Morse-Bradley House/Ridge Hill **461-463 Charles River Street**

Assessed Value: \$6,490,800
Parcel ID: 306/01
Lot Size: 3.04 acres
Original Construction: 1907 and 1929

Morse-Bradley House/Ridge Hill

Identified Future Capital Projects						
Project	FY11	FY12	FY13	FY14	FY15	Total
Trails					\$50,000	\$50,000
Totals					\$50,000	\$50,000

Five Year Capital Appropriation Summary						
Project	FY06	FY07	FY08	FY09	FY10	Total
Extraordinary Repairs	\$126,875					\$126,875
Totals	\$126,875					\$126,875

Other significant maintenance/repairs in Calendar Year 2008 included:

- Fuel oil tank replaced and boiler cleaned
- Winterized plumbing

Other significant maintenance/repairs in Calendar Year 2007 included:

- Painted the interior function rooms of the main house
- Repaired the gutters on the South side of the main house
- Replaced the domestic hot water heater in the ranger's (barn) house

Other significant maintenance/repairs in Calendar Year 2006 included:

- Replaced the four section cast iron steam boiler in the basement including some asbestos abatement and removal
- Replaced nozzle, oil filter, copper tubing, and strainer in main house oil burner

Needham Park Buildings

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

Needham Park Buildings

Identified Future Capital Projects						
Project	FY11	FY12	FY13	FY14	FY15	Total
Athletic Facility Improvements	\$103,600	\$161,700	\$158,000	\$1,475,000	\$578,000	\$2,476,300
Claxton Roof	\$30,598					\$30,598
Cricket Bldg		\$75,000				\$75,000
McCracken Camp		\$220,000	\$50,000	\$100,000		\$370,000
Memorial Park	\$63,000					\$63,000
Mills Field		\$162,550				\$162,550
Newman School Trail				\$50,000	\$100,000	\$150,000
Playground Structures		\$150,000				\$150,000
Totals	\$197,198	\$769,250	\$208,000	\$1,625,000	\$678,000	\$3,477,448

Five Year Capital Appropriation Summary						
Project	FY06	FY07	FY08	FY09	FY10	Total
Athletic Facility Improvements					\$107,200	\$107,200
Claxton	\$60,000					\$60,000
Cricket & Mills		\$33,000				\$33,000
Park Fences			\$52,500			\$52,500
Tennis Court Improvements				\$150,000		\$150,000
Water Bubblers			\$22,000			\$22,000
Totals	\$60,000	\$33,000	\$74,500	\$150,000	\$107,200	\$424,700

Other significant maintenance/repairs in Calendar Year 2008 included:

Park Buildings

- Roof repairs to Claxton Park building
- Replaced broken outlet at Claxton
- Repaired Claxton Park sink
- Remove and install furnace at Claxton Park building

Other significant maintenance/repairs in Calendar Year 2007 included:

Park Buildings

- Painted exteriors of Cricket, Carleton Pavilion, Claxton, Mills, Riverside buildings
- Renovated Claxton Building: replaced all windows with vandal resistant windows; replaced four doors and overhead door; replaced toilets and sinks; improved ADA accessibility
- Repaired toilets and sinks at Cricket Building
- Repaired vandalized overhead door at Camp Property

Playgrounds/Tennis Courts

- Replaced field signs at nine parks
- Replaced Mills Field playground
- Replaced exterior fencing to Mills Field playground, and added fencing to close in the area
- Replaced Claxton Field playground equipment and retrofitted a structure installed originally in 1994
- Replaced some of the Riverside Park playground equipment, added new playground equipment, renovated field area, added new park benches and picnic tables, and replaced exterior fencing
- Replaced section of Broadmeadow Kindergarten playground that had failed for 2nd time
- Continued to repair Greene's Field playground
- Patched cracks on Mills tennis courts, temporarily, until major renovation can occur

Other significant maintenance/repairs in Calendar Year 2006 included:

Park Buildings

- Replaced vandalized toilet at Claxton Building
- Replaced all exterior doors and windows at Claxton and began renovations to the two restrooms
- Painted the exterior of the East side of the Claxton building and the exterior trim on the entire building
- Replaced Cricket water main
- Added protection to Carleton Pavilion to keep squirrels and other animals out of building
- Replaced vandalized door locks on garage door at Camp Property
- Replaced vandalized door lock at Carleton Pavilion

Playgrounds/Tennis Courts

- Renovated Newman playground structure, stabilizing areas that were weakening due to original installation problems
- Installed covered picnic table at Perry Park

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- Continued to repair Greene's Field playground, and remove sections that can no longer be repaired
- Painted Newman tennis courts
- Replaced wind screen at Newman tennis courts
- Installed bleachers at Claxton
- Repaired fixtures on Claxton athletic field light poles

Needham Public Library 1139 Highland Avenue

Assessed Value: \$13,772,800
 Parcel ID: 199/226 0-0055-0000 0
 Lot Size: 1.05
 Original Construction: 1915 with reconstructed and addition in 2006

Needham Public Library

Identified Future Capital Projects						
Project	FY11	FY12	FY13	FY14	FY15	Total
No Requests						
Totals						

Five Year Capital Appropriation Summary						
Project	FY06	FY07	FY08	FY09	FY10	Total
No Appropriations						
Totals						

Other significant maintenance/repairs in Calendar Year 2009 included:

- Installed low volume ventilation system in Children's Room
- Removed the Wave in the Children's Room
- Patched and paint walls in Children's Room
- Installed cove base in Children's Room

Other significant maintenance/repairs in Calendar Year 2008 included:

- Installed lights to illuminate clock tower

Other significant maintenance/repairs in Calendar Year 2007 included:

- Installed motorized window shades on the large windows in the main lobby area
- Set up maintenance contracts for the new ground water irrigation system, elevators, fire alarm system, HVAC chiller unit, etc

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

Assessed Value: \$2,984,900 (88 Chestnut St/99 School St)
 \$1,545,200 (707 Highland Ave)
 Parcel ID: 199/047 0-0056-0000 0 (88 Chestnut Street)
 199/070 0-0005-0000-0 (707 Highland Avenue)
 Lot Size: 1.04 acres (88 Chestnut Street/99 School Street)
 1 acre (707 Highland Avenue)
 Original Construction: 1931 (88 Chestnut Street/99 School Street)
 1906 (707 Highland Avenue)

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Needham Public Safety Buildings

Identified Future Capital Projects						
Project	FY11	FY12	FY13	FY14	FY15	Total
Rooftop AC Unit	\$48,000					\$48,000
Police Station Facility Improvements				\$2,500,000		\$2,500,000
Totals	\$48,000			\$2,500,000		\$2,548,000

Five Year Capital Appropriation Summary						
Project	FY06	FY07	FY08	FY09	FY10	Total
EOC Move		\$42,060				\$42,060
Roof Repair Police/Fire Complex				\$535,000		\$535,000
Totals		\$42,060		\$535,000		\$577,060

Other significant maintenance/repairs in Calendar Year 2009 included:

- Repaired police and fire station overhead doors
- Roof repairs – numerous repairs made before roof was replaced
- Replaced roof on Public Safety Building
- Replaced carpeting in all administrative spaces in police station
- Painted all administrative spaces in police station
- Repaired natural gas leak in Fire Station #2
- Upgraded one main electrical service panel in Fire Station #2

Other significant maintenance/repairs in Calendar Year 2008 included:

- Completed repairs to the police and fire station large bay doors

Other significant maintenance/repairs in Calendar Year 2007 included:

- Cleaned all HVAC ductwork and diffusers at Station #1
- Repairs to the leaking roof at Station #1
- Painted the entire interior of Station #2
- Extensive repairs, including fire box refractory, to the heating system furnace in Station #2

Other significant maintenance/repairs in Calendar Year 2006 included:

- Replaced circulator pump on the #1 chiller unit
- Capped a water bubbler drain line
- Cleaned and disposed of lead fragments in former firing range
- Installed and wire a 208 volt/20 amp AC unit in locker room
- Tested and labeled all generator power circuits for Emergency Operations Center Move
- Replaced six exterior wall mounted light fixtures
- Serviced apparatus air compressors at both stations
- Repaired overhead door at Station #2
- Serviced "Plymovent" vehicle exhaust units
- Wired 220 volt/30 amp electric clothes dryer at Station #1
- Serviced emergency generator in Station #1
- Cleaned HVAC ductwork and diffusers in Station #2
- Replaced roof top HVAC unit in Station #2
- Tested and repaired alarm sprinkler system in station #1

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Public Services Administration Building **500 Dedham Avenue**

Assessed Value: Information Not Available
Parcel ID: Information Not Available
Lot Size: Information Not Available
Original Constructions: 2009

Needham Public Services Administration Building

Identified Future Capital Projects						
Project	FY11	FY12	FY13	FY14	FY15	Total
Generator	\$195,000					\$195,000
Totals	\$195,000					\$195,000

Five Year Capital Appropriation Summary						
Project	FY06	FY07	FY08	FY09	FY10	Total
New Facility				\$6,225,000		\$6,225,000
Totals				\$6,225,000		\$6,225,000

Recycling & Transfer Station **1407 Central Avenue**

Assessed Value: \$2,323,300
Parcel ID: Map 308 / Lot 2
Lot Size: 22 acres
Original Construction: Information not available

Needham Recycling & Transfer Station

Identified Future Capital Projects						
Project	FY11	FY12	FY13	FY14	FY15	Total
Facility Improvements		\$147,000		\$3,500,000		\$3,647,000
Totals		\$147,000		\$3,500,000		\$3,647,000

Five Year Capital Appropriation Summary						
Project	FY06	FY07	FY08	FY09	FY10	Total
RTS Scale Replacement	\$83,230					\$83,230
Drop Off Area Repair			\$130,000			\$130,000
Totals	\$83,230		\$130,000			\$213,230

Rosemary Pool Complex **Rosemary Street**

Assessed Value: \$3,274,800
Parcel ID: 205/01;02;03;31
Lot Size: 36.49 acres Includes camp and lake (lake equals 11.8 ac +/- camp equals 19 ac +/-)
Original Construction: Camp 1942, Pool 1960, and Buildings 1972

Needham Rosemary Pool Complex

Identified Future Capital Projects						
Project	FY11	FY12	FY13	FY14	FY15	Total
Renovation & Rehabilitation			\$3,000,000			\$3,000,000
Totals			\$3,000,000			\$3,000,000

Five Year Capital Appropriation Summary						
Project	FY06	FY07	FY08	FY09	FY10	Total
Bathhouse		\$80,000				\$80,000
Totals		\$80,000				\$80,000

Other significant maintenance/repairs in Calendar Year 2009 included:

- Replaced two exterior doors and two handicapped doors

- DPW replaced a leaking pipe
- DPW did all the pool prep work including replacing deck boards
- Replaced light fixtures in filter room, underground storage, concession room, and handicap bathrooms
- Rebuilt center dock
- Replaced the fencing and gate around the DE pit
- Installed covering over stairs

Other significant maintenance/repairs in Calendar Year 2007 included:

Rosemary Pool Bathhouse and Pool

- Painted building exterior
- Repaired handicap bathrooms
- Replaced stems and handles on all showers in locker rooms; replaced the wall hydrant in Men's locker room and repaired hydrant in Women's locker room
- Repaired pool lift pump; researched replacement parts that are difficult to find to prepare for longer-term repair in Spring 2008
- Installed heavy duty electrical outlet for use with chemical controller
- Purchased back-up chlorine pump
- Replaced valves and tubing in two chlorine tanks

Other significant maintenance/repairs in Calendar Year 2006 included:

Rosemary Pool Bathhouse and Pool

- Replaced pool filter drain valve
- Completed interior sandblasting of pool
- Replaced locks to guard room and concession room
- Repaired overhead door to filter room

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Town Hall **1471 Highland Avenue**

Assessed Value: \$2,580,000
Parcel ID: 199/051 0-0001-0000 0
Lot Size: 1.23 acres
Original Construction: 1902

Town Hall

Identified Future Capital Projects						
Project	FY11	FY12	FY13	FY14	FY15	Total
No Requests						
Totals						

Five Year Capital Appropriation Summary						
Project	FY06	FY07	FY08	FY09	FY10	Total
Renovation Feasibility			\$50,000			\$50,000
Renovation & Addition Design				\$1,000,000		\$1,000,000
Renovation & Addition Project					\$18,155,746	\$18,155,746
Totals			\$50,000	\$1,000,000	\$18,155,746	\$19,205,746

Other significant maintenance/repairs in Calendar Year 2009 included:

- Installed temporary baseboard heat in second floor ladies room
- Installed Rentar Fuel Catalyst to reduce oil consumption

Other significant maintenance/repairs in Calendar Year 2008 included:

- Created additional office space from existing conference room on 2nd floor
- Changed 2nd floor ladies room into storage closet and converted men's room into a ladies room

Other significant maintenance/repairs in Calendar Year 2007 included:

- Replaced the sink in the basement level women's restroom
- Wired a new circuit and several outlets for the new postage meter location
- Replaced a low water cut-out and several feet of steam piping on the heating system boiler
- Installed a steel mesh support system on a portion of the East facing exterior brick wall in order to save the wall from further deterioration until permanent repairs are made when the building is renovated

Other significant maintenance/repairs in Calendar Year 2006 included:

- Replaced all six hinges on main entrance double doors
- Added new walls, wiring, outlets, switches, door and sprinkler heads in Personnel Office
- Rebuilt fire box in steam boiler
- Replaced water bubbler
- Replaced one split system A/C unit servicing Information Technology
- Inspected fire sprinkler system and replaced two faulty heads
- Replaced two faulty smoke detectors

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Senior Center (New Building)

To Be Determined

Assessed Value: Information not available
Parcel ID: Information not available
Lot Size: Information not available
Original Construction: Information not available

Needham Senior Center (Future)

Identified Future Capital Projects						
Project	FY11	FY12	FY13	FY14	FY15	Total
New Facility	\$400,000	\$3,600,000				\$4,000,000
Totals	\$400,000	\$3,600,000				\$4,000,000

Five Year Capital Appropriation Summary						
Project	FY06	FY07	FY08	FY09	FY10	Total
Feasibility Study					\$49,091	\$49,091
Totals					\$49,091	\$49,091