

# Major Public Facilities

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Capital Improvement Plan  
January 2024

Description	Page
<b>Alphabetical by Title (sort)</b>	
<b>Major Public Facilities</b>	
Broadmeadow Elementary School	387
Center at the Heights (Senior Center)	410
Daley Building	397
Department of Public Works/Operations	401
Emery Grover (School Administration Building)	396
High Rock School	386
High School	380
Hillside Building (Former Elementary School)	398
Jack Cogswell Building	402
John Eliot Elementary School	389
Memorial Park Field House	411
Newman Elementary School	393
Public Library	407
Public Safety Buildings (Police & Fire)	406
Public Services Administration Building	403
Recycling & Transfer Station	404
Rosemary Recreation Complex	409
Salt Shed	405
Sunita L. Williams Elementary School	395
Town Hall	399
Town Parks	412
William F. Pollard Middle School	383
William Mitchell Elementary School	391

**Needham High School**

**609 Webster Street**

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

Seven Year Capital Project Appropriations								
Project	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	Total
Auditorium Theatrical Sound & Lighting Systems Needs Assessment (High School, Pollard, & Newman)*					20,000			20,000
Chiller Replacement	125,000							125,000
Classrooms Wing Expansion	14,138,000	431,000						14,569,000
Locker Reconfiguration & Addition			50,000					50,000
Tennis Court Improvements						50,000		50,000
<b>Total</b>	<b>14,263,000</b>	<b>431,000</b>	<b>50,000</b>	<b>-</b>	<b>20,000</b>	<b>50,000</b>	<b>-</b>	<b>14,814,000</b>

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

**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

Capital Improvement Plan  
January 2024

- 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: \$19,970,900  
 Parcel ID: Map 35 Lot 1  
 Lot Size: 26.05 acres  
 Original Construction: 1957; reconstruction in 1992; modular classrooms installed in 2002

Seven Year Capital Project Appropriations								
Project	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	Total
Auditorium Theatrical Sound & Lighting Systems Needs Assessment (High School, Pollard, & Newman)*					20,000			20,000
Bathroom Improvements	650,000							650,000
Blue and Green Gym Upgrades	45,000	540,000	155,000					740,000
Locker Replacement				60,000				60,000
Locker Room Retrofit						1,068,500		1,068,500
Phased Improvement Feasibility Study		65,000						65,000
<b>Total</b>	<b>695,000</b>	<b>605,000</b>	<b>155,000</b>	<b>60,000</b>	<b>20,000</b>	<b>1,068,500</b>	<b>-</b>	<b>2,603,500</b>

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

**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

Capital Improvement Plan  
January 2024

- 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: \$14,192,800  
 Parcel ID: Map 133 Lot 41  
 Lot Size: 11.79 acres  
 Original Constructions: 1955; reconstruction and addition in 2009

Seven Year Capital Project Appropriations								
Project	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	Total
								-
<b>Total</b>	-	-	-	-	-	-	-	-

**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

Seven Year Capital Project Appropriations								
Project	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	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
<b>Total</b>	<b>-</b>	<b>-</b>	<b>50,000</b>	<b>-</b>	<b>213,100</b>	<b>417,750</b>	<b>5,500,000</b>	<b>6,180,850</b>

**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

Seven Year Capital Project Appropriations								
Project	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	Total
Facility Assessment for Sustainable Building Management*			50,000					50,000
Technology Room Conversion				179,300				179,300
Roof Top Unit Replacement (Broadmeadow & Eliot Schools)*						400,000	3,500,000	3,900,000
<b>Total</b>	-	-	50,000	179,300	-	400,000	3,500,000	4,129,300

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

**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: \$6,827,000  
 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	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	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
<b>Total</b>	-	1,630,000	697,000	676,700	-	-	-	3,003,700

**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: \$27,214,500  
 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	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	Total
Auditorium Theatrical Sound & Lighting Systems Needs Assessment (High School, Pollard, & Newman)*					20,000			20,000
Gym Floors			275,000					275,000
Preschool Playground Custom Shade Shelter			69,200					69,200
<b>Total</b>	-	-	344,200	-	20,000	-	-	364,200

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

**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.

Seven Year Capital Project Appropriations								
Project	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	Total
Walking Trails	210,000							210,000
<b>Total</b>	<b>210,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>210,000</b>

**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: \$3,152,800  
 Parcel ID: Map 53 Lot 2  
 Lot Size: 1.06 acres  
 Finished Square Feet: 14,742  
 Original Construction: 1898

Seven Year Capital Project Appropriations								
Project	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	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
<b>Total</b>	-	130,000	-	-	1,475,000	22,125,000	-	23,730,000

**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: \$1,374,900  
Parcel ID: Map 70 Lot 29  
Lot Size: .924 acres  
Original Construction: 1960

Seven Year Capital Project Appropriations								
Project	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	Total
								-
Total	-	-	-	-	-	-	-	-

**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: \$8,321,800  
 Parcel ID: Map 102 Lot 1  
 Lot Size: 24.6 acres  
 Original Construction: 1960; addition constructed in 1968; modular classrooms installed in 1996

Seven Year Capital Project Appropriations								
Project	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	Total
Hillside School Boiler Installation Design/ Heating System Upgrade					16,000	275,000		291,000
<b>Total</b>	-	-	-	-	16,000	275,000	-	291,000

**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: \$14,885,100  
 Parcel ID: Map 51 Lot 1  
 Lot Size: 1.36 acres  
 Original Construction: 1902; reconstruction and addition in 2011

Seven Year Capital Project Appropriations								
Project	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	Total
								-
<b>Total</b>	-	-	-	-	-	-	-	-

Town Hall

**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: \$3,370,500 (DPW Building)  
 Parcel ID: Map 302 Lot 5  
 Lot Size: 17.7 acres  
 Original Constructions: 1960; addition in 1966; additional garage bays 2015

Seven Year Capital Project Appropriations								
Project	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	Total
Boiler Replacement Design/Replacement			50,000	460,000				510,000
DPW Building Reconstruction Feasibility Study						60,000		60,000
Fuel Island Relocation and Upgrade	1,320,000							1,320,000
<b>Total</b>	<b>1,320,000</b>	<b>-</b>	<b>50,000</b>	<b>460,000</b>	<b>-</b>	<b>60,000</b>	<b>-</b>	<b>1,890,000</b>

**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: \$2,709,200  
 Parcel ID: Map 308 Lot  
 Lot Size: Inclusive of the Entire Site 75.907 acres  
 Original Construction: 2019

Seven Year Capital Project Appropriations								
Project	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	Total
Equipment Storage Facility	150,000	7,615,000						7,765,000
<b>Total</b>	<b>150,000</b>	<b>7,615,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,765,000</b>

**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: \$6,786,300  
Parcel ID: Map 302 Lot 3  
Lot Size: 2.67 acres  
Original Constructions: 2009

Seven Year Capital Project Appropriations								
Project	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	Total
								-
Total	-	-	-	-	-	-	-	-

**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: \$1,036,270  
 Parcel ID: Map 308 Lot  
 Lot Size: Inclusive of the Entire Site 75.907 acres  
 Original Construction: 1988

Seven Year Capital Project Appropriations								
Project	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	Total
Facility Upgrades and Improvements	290,000	645,000	295,000		480,000	47,500	135,000	1,892,500
Transfer Station Building Tipping Floor Replacement	166,000							166,000
<b>Total</b>	<b>456,000</b>	<b>645,000</b>	<b>295,000</b>	<b>-</b>	<b>480,000</b>	<b>47,500</b>	<b>135,000</b>	<b>2,058,500</b>

**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: \$1,867,090  
 Parcel ID: Map 308 Lot  
 Lot Size: Inclusive of the Entire Site 75.907 acres  
 Original Construction: 2013 (salt shed)

Seven Year Capital Project Appropriations								
Project	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	Total
								-
Total	-	-	-	-	-	-	-	-

**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: \$6,711,200 (88 Chestnut Street/99 School Street); \$1,766,900 (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

Seven Year Capital Project Appropriations								
Project	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	Total
Public Safety and Station Fire #2 Buildings	4,000,000	66,245,000			1,400,000			71,645,000
Total	4,000,000	66,245,000	-	-	1,400,000	-	-	71,645,000

**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

Seven Year Capital Project Appropriations								
Project	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	Total
Space Utilization Study						60,000		60,000
<b>Total</b>	-	-	-	-	-	60,000	-	60,000

**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

Seven Year Capital Project Appropriations								
Project	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	Total
Pool and Office Complex Construction	15,800,000							15,800,000
Video Projection Equipment Rosemary Recreation Complex							55,000	55,000
<b>Total</b>	15,800,000	-	-	-	-	-	55,000	15,855,000

**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: \$10,629,400  
Parcel ID: Map 99 Lot 14  
Lot Size: 1.64 acres  
Original Construction: 2013

Seven Year Capital Project Appropriations								
Project	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	Total
Generator Design/Installation						27,000	250,000	277,000
Space Utilization Study						75,000		75,000
<b>Total</b>	-	-	-	-	-	102,000	250,000	352,000

**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: \$2,526,2000  
 Parcel ID: Map 226 Lot 30  
 Lot Size: 13.08 acres  
 Original Construction: 1985; new facility opened September of 2019

Seven Year Capital Project Appropriations								
Project	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	Total
Field House Replacement Project	375,000	6,250,000						6,625,000
<b>Total</b>	<b>375,000</b>	<b>6,250,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6,625,000</b>

**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 2024

**Needham Parks**

Seven Year Capital Project Appropriations								
Project	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	Total
Action Sports Park Feasibility Study							35,000	35,000
Artificial Turf Carpet Replacement		55,000	2,500,000					2,555,000
Claxton Field Lighting Design & Engineering				72,500				72,500
Claxton Softball Field Skin Design & Engineering				29,000				29,000
Cricket Building and Field Improvements Feasibility	35,000							35,000
Cricket Field			480,000					480,000
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
Reservoir Trail	935,000							935,000
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
<b>Total</b>	<b>970,000</b>	<b>2,505,000</b>	<b>3,662,000</b>	<b>101,500</b>	<b>2,196,091</b>	<b>-</b>	<b>1,380,000</b>	<b>10,814,591</b>

**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