



BUILDING REUSE COMMITTEE REPORT ON
BUILDING ASSESSMENT & SPACE NEEDS
STUDY

Committee Members

- Jamie Toale, Chair
- Ron Albert, Vice-Chair
- Damon McQuaid, Clerk
- Dave MacDonald
- Mark Erickson
- Mike Mackin
- Rebecca Lantry

Special Thanks

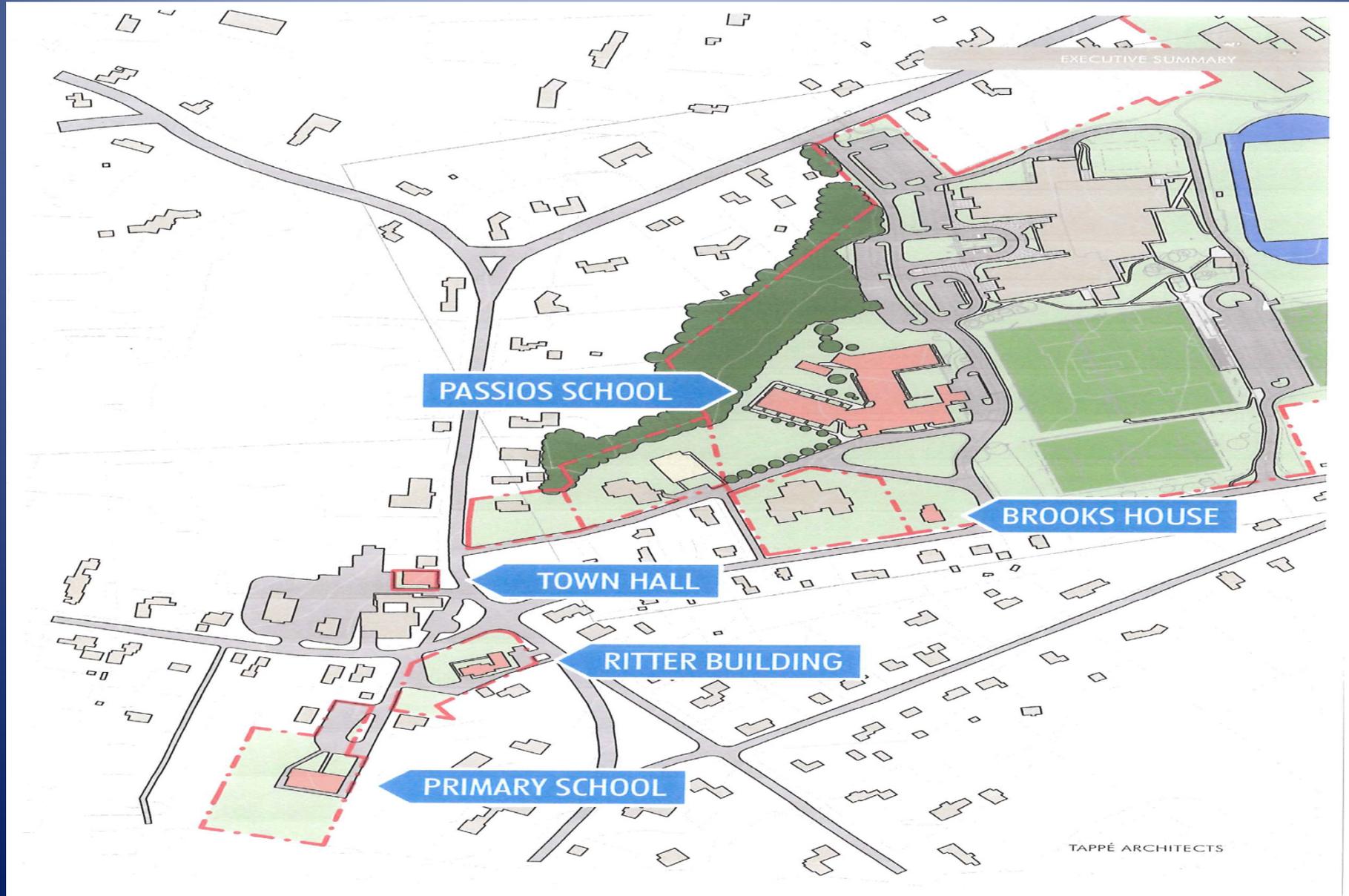
- John Londa, Director of Facilities
Lunenburg Public Schools
- Kerry Lafleur – Town Manager
- Feasibility Study – Charlie Hay, Tappe Asscoc.
- J.M Lord, Principal
Maple Rock Marketing & Project Development
- Ron Albert & Damon McQuaid – Pro-bono plan drawings of existing buildings

ReUse Taskforce Charter

(focused on # 1 & 2 to date)

1. Identify space requirements for potential combined municipal operations
2. Identify Costs and financing options to convert municipal space
3. Identify 5 and 10 year capital costs to retain existing/remaining buildings, including Town Hall, Ritter Memorial, TCP, Old Primary School and Brooks House – **Partially Covered**
4. Identify appropriate options for sale or lease of facilities – **Next Steps**
5. Identify potential reuse or market for any buildings deemed surplus as a result of consolidation - **Next Steps**

Property and Buildings Reviewed



What we will cover tonight

- **Space Program** - Current and future space needs for Town municipal functions (based on research, inputs from Department Managers and Town Manager Review.
- **Existing Building “Profiles”** – Structural condition of existing buildings and preliminary options considered to determine building(s) would meet needs, space program and preferences
- **Preferred Option** – Recommended by ReUse Committee based on Competitive Cost Model and Evaluation Matrix of possible options

Space Program

Gross space requirement based on research and input from Department Heads. This was reviewed by Town Manager and allows for modest expansion.

- Approximately 20,000 SF required
 - Could easily expand to 23-24K SF to meet PACC wish list
 - Allows for reasonable growth

Existing Conditions

- The existing condition of each building was evaluated

Options – Preliminary

- The advantages and disadvantages of each building or combination of buildings is outlined within the report

Summary of Options

OPTION 1

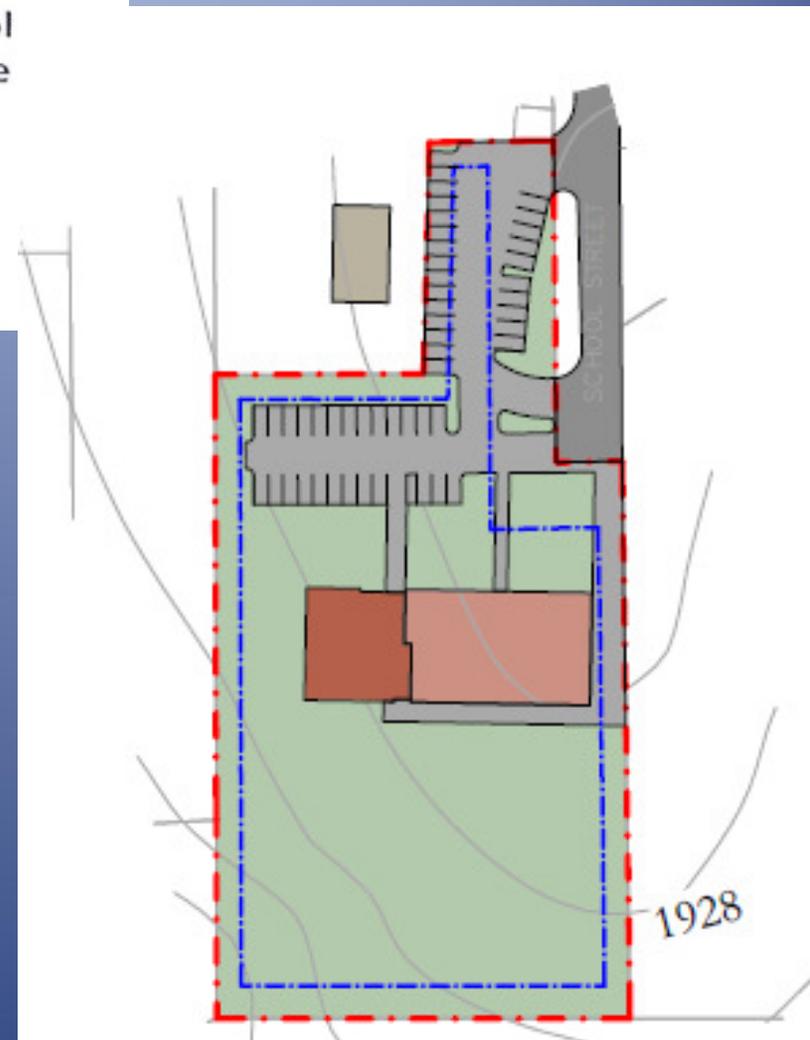
PRIMARY SCHOOL RENOVATION/ADDITION

Comprehensive renovation of Primary School
with addition to accommodate new entrance
required program

18,000 Overall GSF

12,300 SF Renovation

7,700 SF New Construction

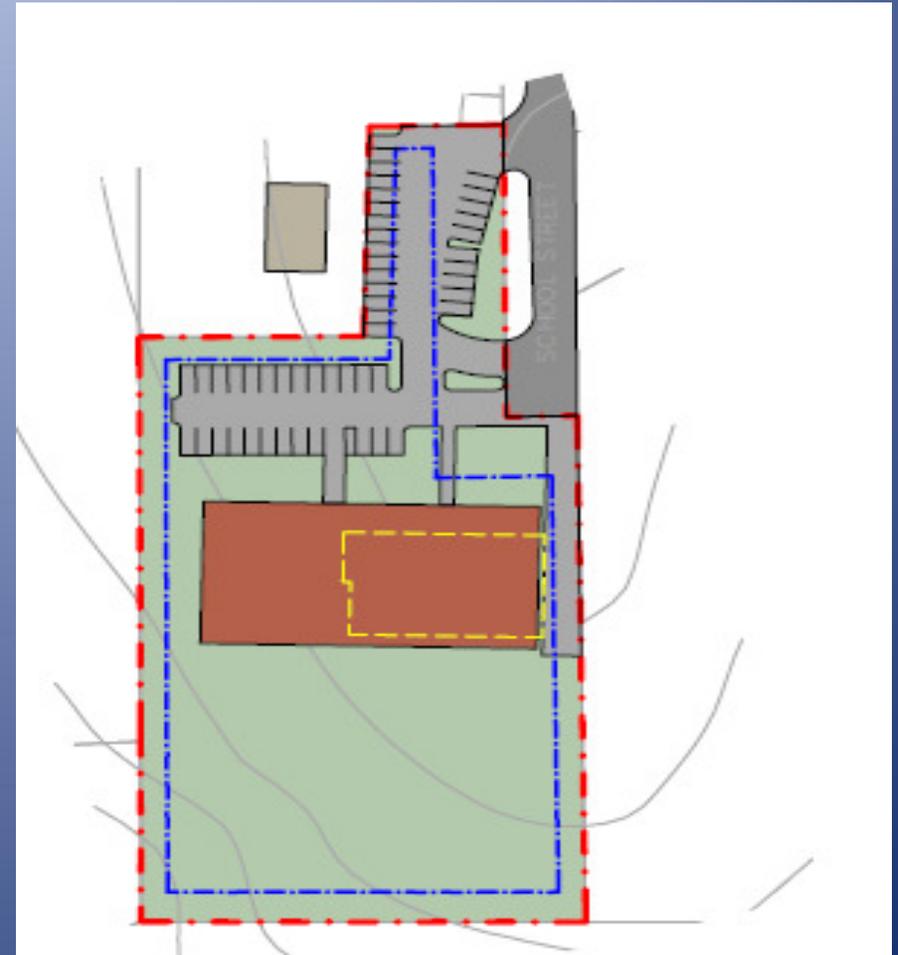


OPTION 1A

PRIMARY SCHOOL SITE NEW CONSTRUCTION

Demolish existing Primary School
Construct new Town Offices building

18,000 Overall GSF New Construction
One floor

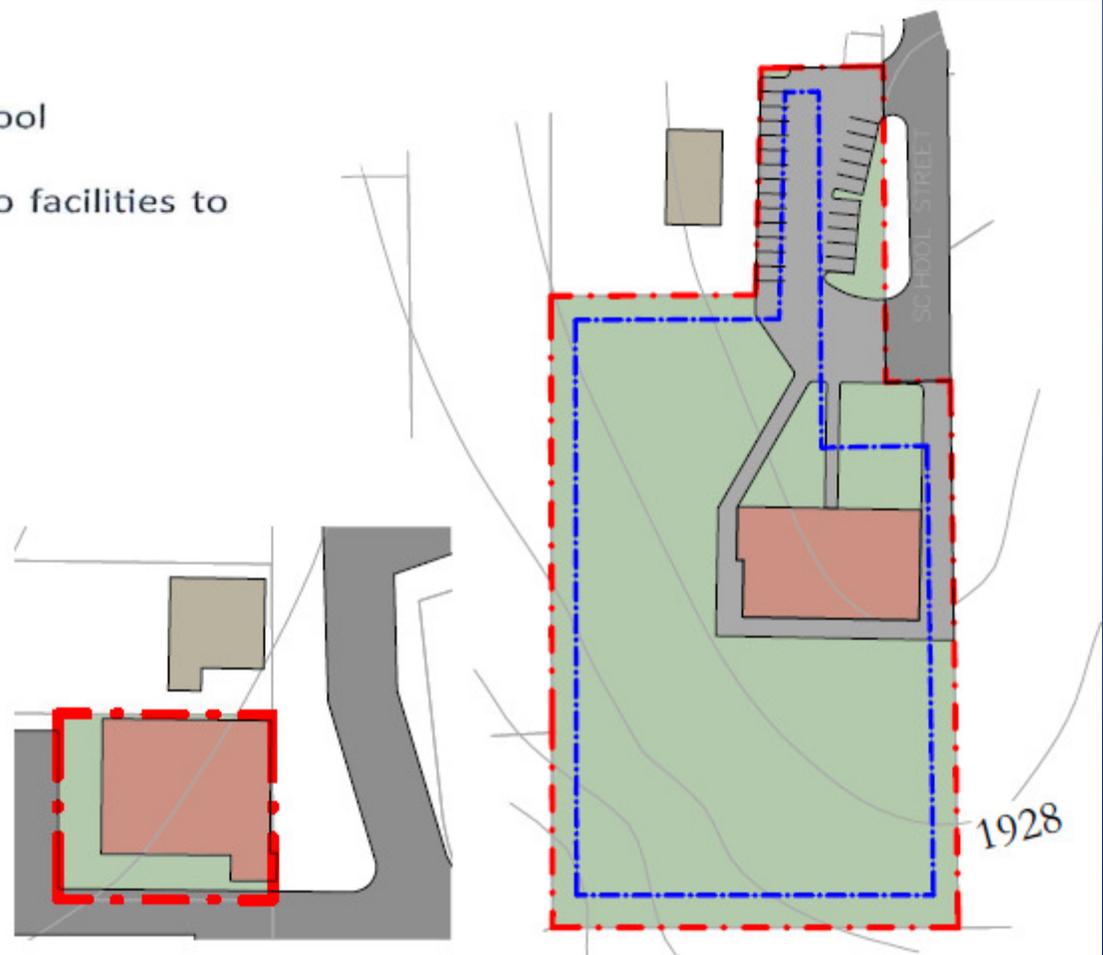


OPTION 1B

PRIMARY SCHOOL & TOWN HALL RENOVATION

Renovate existing Primary School
Renovate existing Town Hall

12,300 SF Renovations - Primary School
6,500 SF Renovations - Town Hall
18,800 SF Renovations - Total in two facilities to
accommodate required program

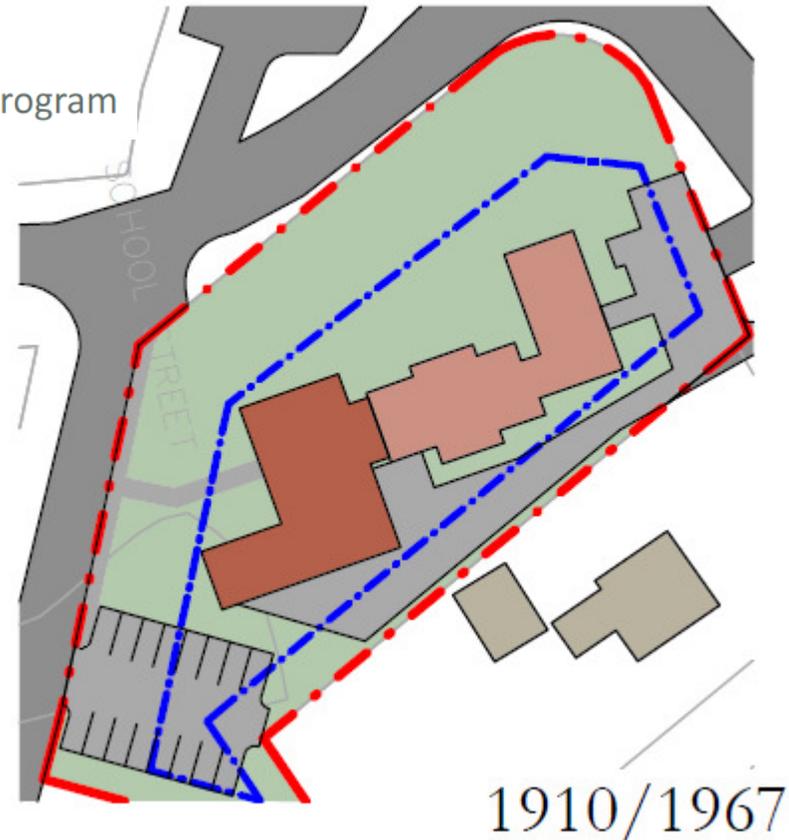
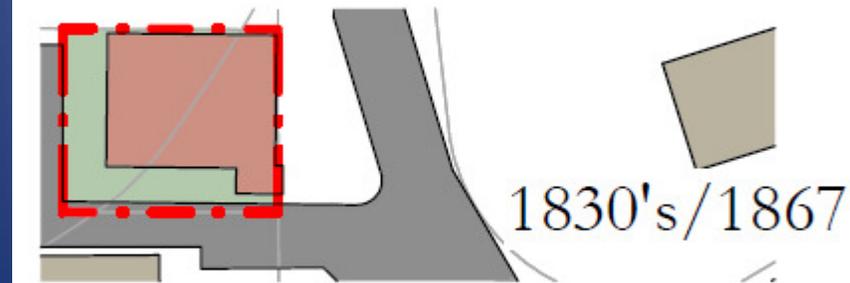


OPTION 2

RITTER BUILDING & TOWN HALL RENOVATION & ADDITION

Comprehensive renovation of Town Hall
and renovation of Ritter Building with Addition

- 12,700 SF - Ritter Building
(5,700 SF renovation / 7,000 SF new construction)
- 6,500 SF - Renovations to Town Hall
- 19,200 SF - Total in two facilities to accommodate program



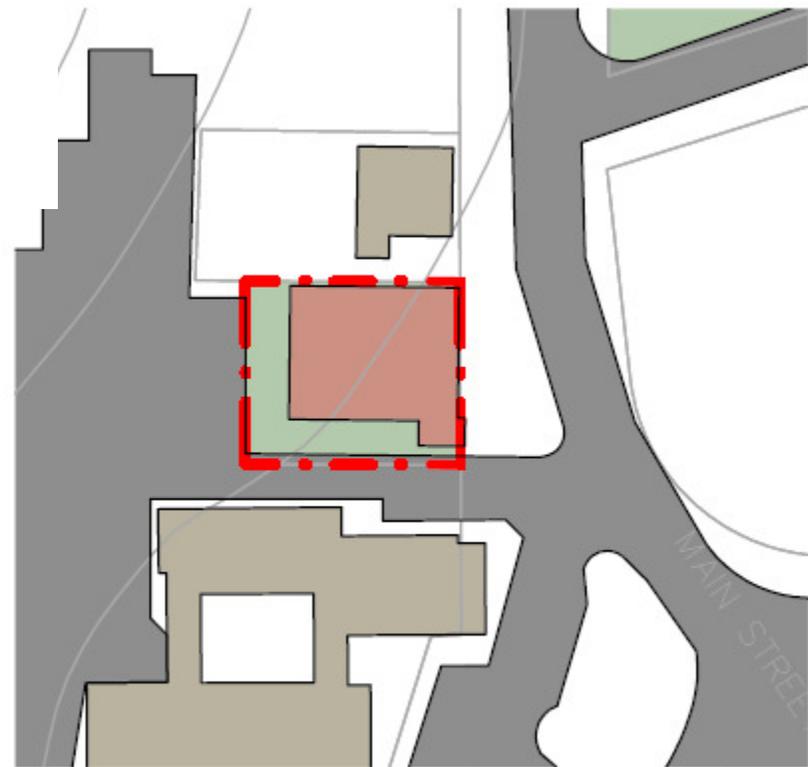
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OPTION 3

TOWN HALL RENOVATIONS

Comprehensive renovation of existing Lunenburg Town Hall building.

5,700 approx SF - Renovation of building does not accommodate program



1830's/1867

OPTION 4

PASSIOS SCHOOL RENOVATION & SELECT DEMOLITION

Select renovations to the existing Passios School building and select demolition

35,000 SF - Area remaining following demolition
22,500 SF - Area of demolition



1952

OPTION 4A

PASSIOS SCHOOL RENOVATIONS & NO DEMOLITION

Maintain entire existing Passios School building
Rent or lease portion of building for non-municipal use.

35,000 SF - Approx. overall existing area



1952

ISSUE	OPTIONS					
	1	1A	1B	2	3	4
ACCOMMODATES ANTICIPATED TOWN OFFICE SPACE NEEDS	•	•	•	•		•
ACCOMMODATES ANTICIPATED SPACE NEEDS IN ONE BUILDING	•	•				•
OFFERS ADDITIONAL PUBLIC AMENITIES						•
OPPORTUNITY TO DEVELOP ADDITIONAL OUTDOOR RECREATIONAL/ATHLETIC SPACES						•
LIMITED RENOVATION SCOPE						•
LIMITED NEW CONSTRUCTION REQUIRED			•			•
READILY ACCOMMODATES MULTIPLE SIZE MEETING/HEARING ROOMS	•	•	•			•
LIMITED ISSUES AROUND ACCESSIBILITY		•				•
SINGLE FLOOR TO ENHANCE ADJACENCIES		•				•
EXISTING BUILDING EASILY ACCOMMODATES SPACE PROGRAM WITH LIMITED INTERIOR MODIFICATIONS		NA				•
EXISTING BUILDING IS IN GOOD CONDITION				•		•
ADEQUATE PARKING ON SITE	•	•	•			•
COULD EASILY ACCOMMODATE CABLE TV REQUIREMENTS						•

Conceptual Cost Models

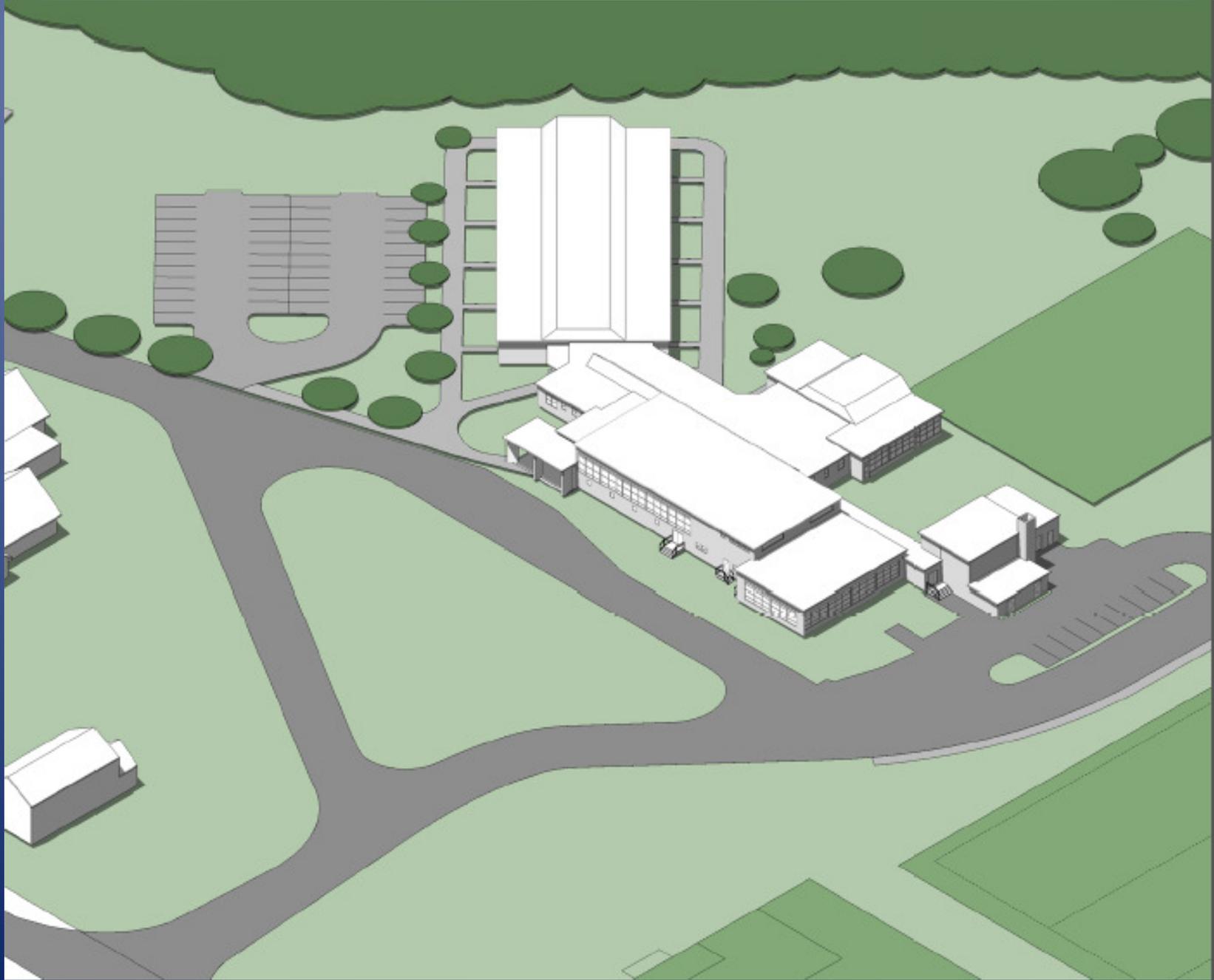
- Conceptual Project Costs for each preliminary option
- Also a Conceptual Cost for the Town Hall renovation even though Town Hall does not meet the town's needs as a stand-alone building.

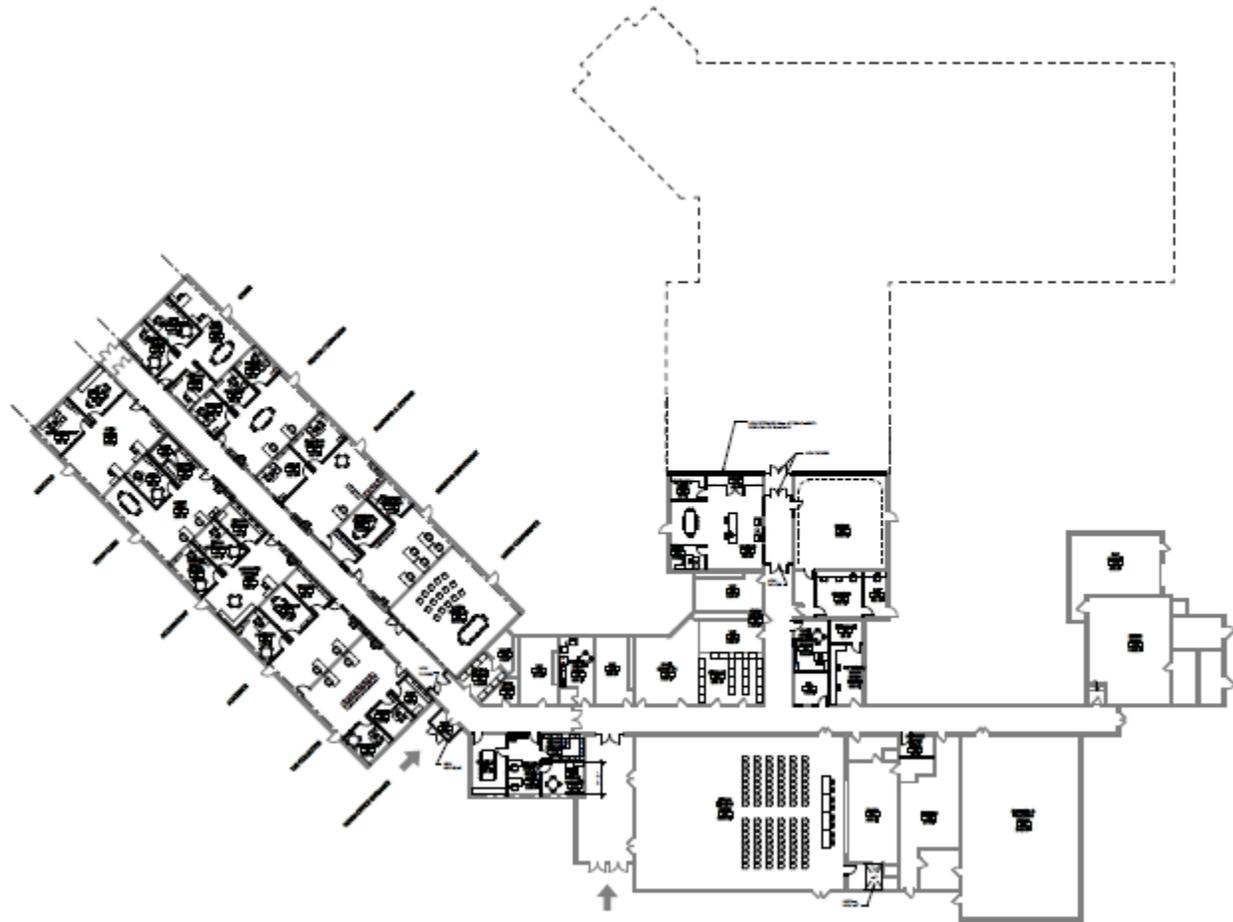
SUMMARY OF PRELIMINARY CONCEPTUAL COST OPTIONS – MEETS PROGRAM REQUIREMENTS			
OPTIONS	CONCEPTUAL CONSTR. COST	CONCEPTUAL SOFT COST	CONCEPTUAL PROJECT COST
OPTION 1 PRIMARY SCHOOL RENOVATION/ADDITION	6,670,000	1,670,000	8,340,000
OPTION 1A PRIMARY SCHOOL SITE NEW CONSTRUCTION	7,200,000	1,800,000	9,000,000
OPTION 1B PRIMARY SCHOOL & TOWN HALL RENOVATIONS	5,680,000	1,420,000	7,100,000
OPTION 2 RITTER BUILDING RENO/ADD & TOWN HALL RENO	5,975,000	1,500,000	7,475,000
OPTION 4 PASSIOS SCHOOL PARTIAL DEMOLITION & RENOVATION	3,820,000	955,000	4,775,000
SUMMARY OF PRELIMINARY CONCEPTUAL COST OPTIONS – DOES NOT MEET PROGRAM REQUIREMENTS			
OPTION 3 TOWN HALL RENOVATION	2,215,000	555,000	2,770,000
OPTION STABILIZE TOWN HALL EXTERIOR	500,000	100,000	600,000
NOTES			
<ul style="list-style-type: none"> Escalation is carried at 3% which assumes a construction start of Fall 2016, escalation is typically carried at 4% annually up to construction proceeding Soft cost is carried at 0.25% as an allowance. These costs typically include design costs, misc. Owner expenses and furniture, fixtures and equipment. Town Hall exterior would have less soft costs as no interior FF&E would be required 			

Preferred Option

OPTION 4 - PREFERRED RENO & SELECT DEMO OF EXISTING PASSIOS

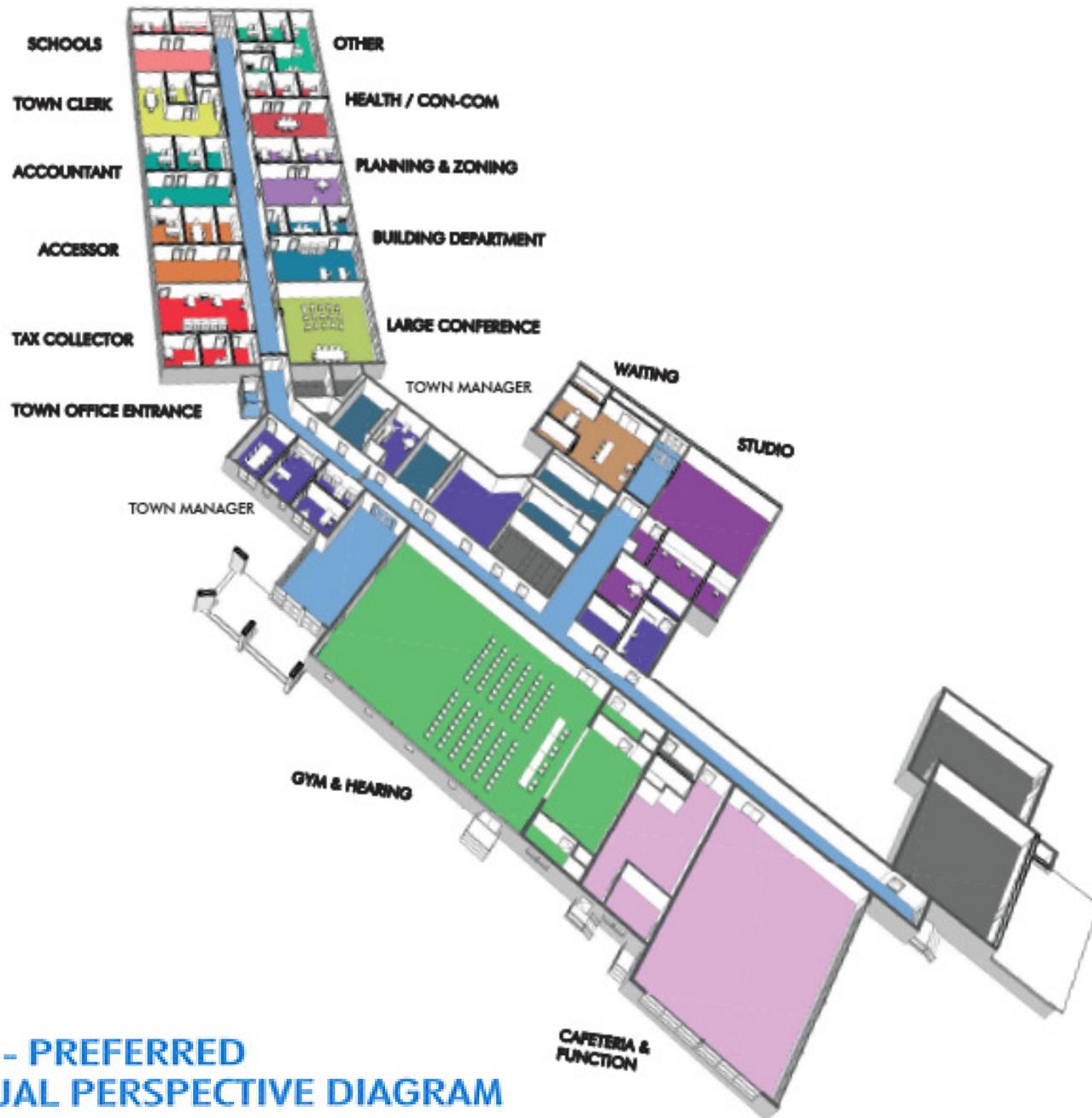






OPTION 4 - PREFERRED CONCEPTUAL FURNISHINGS PLAN

- ASSUME RENOVATION OF WC'S (4) NEW FINISHES & FIXTURES ADA ACCESSIBLE
- ASSUME NEW CEILINGS AND LIGHT FIXTURES
- ASSUME ALLOWANCE FOR MISC. UPGRADES TO FIXTURES, CABINETS & HARDWARE FOR ADA COMPLIANCE
- ASSUME PARTIAL CORRIDOR WALL DEMOLITION AND NEW ENTRANCE
- ASSUME NEW TRANSACTION COUNTERS & SECURE GLASS PARTITIONS AT EACH DEPARTMENT
- NEW PAINT, ALL LOCATIONS
- ASSUME NEW FLOORING IN OFFICE WING



**OPTION 4 - PREFERRED
CONCEPTUAL PERSPECTIVE DIAGRAM**

Next Steps/Approvals

- Evaluate Market for Surplus Properties
- Make decisions on Town Hall – not on critical path of preferred option
- Determine Financing (including revenue available from surplus properties)
- Market Surplus Properties
- Develop detailed plans for preferred option
 - Passios w/demo, Passios w/o demo (timing)