

OCT 01 2013

Building Re-Use Committee

Meeting Minutes 8/19/2013

LUNENBURG TOWN
CLERK OFFICE

ISM SRR VFB JT WJ

Members Present: Jamie Toale, Pat Slattery, Damon McQuaid, Steve Raboin, Ron Albert, Todd Blake

Members Absent: Joe Levine, Deb Seeley, Dave MacDonald

Call to Order:

Meeting called to order August 19, 2013 @ 6:30 PM

Announcements:

The Committee was forwarded a package of information including various statistics concerning the town of Lunenburg put together by MRPC.

Public Comment:

None

Minutes Approval:

Minutes from 8/5/13 approved as submitted

Current Business:

1. Building Plan Review.

John Londa presented members with a floor plan of the building. Mr. Londa gave an overview of the building noting that the space is 55,000sf and is currently partially occupied serving various uses. The FLAC Collaborative occupies the rear wing of the building paying \$30,000 a year rent. Several rooms are also used for day care and extended day programs. Lunenburg Cable has an office/studio, special needs staff occupies the old main office and there are also various administration offices set up in existing classrooms.

The conversation also covered asbestos in the building. Almost all of the asbestos is encapsulated in the floor tiles, above the ceiling, or in the wall assemblies. Initial quotes for asbestos abatement were mostly for floor tiles and pipe insulation. If the building were to be demolished or reconfigured the level of abatement could grow due to unknown wall assemblies and material above the ceiling.

Most A.D.A. issues have been remedied

The roof has approximately 5-10 years of life left on it. Mr. Londa noted that judging by its current condition it might last a little longer than that. It will cost around 650k to re-roof the building.

Mr. Londa spoke briefly about the proposed site plan for the new building and noted that he felt there was not enough parking and that he had already spoken about the issue with the architects.

2. Site Inspection of existing Passios building.

Notices and Communications:

Task Force Reports:

Group 1: RFP and demolition options

Ron gave a brief update of progress so far outlining the areas of focus and questions that need to be answered to be included in the RFP.

Group 2: Municipal re-use / rebuild options

First task group meeting scheduled for 8/27

Old Business:

Meeting Schedule:

September 16, 2013 @ 6:30 in Town Hall

September 30, 2013 @ 6:30 in Town Hall

October 7, 2013 @ 6:30 in Town Hall

October 21, 2013 @ 6:30 in Town Hall

November 4, 2013 @ 6:30 in Town Hall

November 18, 2013 @ @ 6:30 in Town Hall

December 2, 2013 @ 6:30 in Town Hall

December 16, 2013 @ 6:30 in Town Hall

Board Comment:

None

Public Comment:

None

Meeting Adjournment:

Meeting Adjourned @ 7:50pm