

LUNENBURG MUNICIPAL BUILDING DESIGN COMMITTEE



17 Main Street, P. O. Box 135
Lunenburg, MA 01462
978-582-4144 Fax 978-582-4148

Meeting Minutes February 4, 2025 7:00pm

Members Present: Brian Lehtinen, Michael-Ray Jeffreys, Greg Roy, Tom Gray

Members absent: David Blatt, Kristina Masaitis, Matthew Allison

Town Employees: NA

Community Guests: Tony Sculimbrine, Steve Walker PACC

Meeting called to order at 7:47pm.

The Lunenburg Municipal Building Design Committee held a joint meeting with the Select Board and the architects. The architects provided a presentation of the design layout. Discussion took place on the columns in the basement of the town hall and reducing the effects of moisture. New timber columns to add support could be used and strengthen joists to improve the meeting house. Regarding the outside to support accessibility was discussed. The first floor would have some walls removed. The design will include verification for structural support. Squeaking floors will be addressed. In the Ritter building it is much less invasive. Two walls will be taken out, one may have bearing elements. Support of excavation would be needed for new town hall basement construction. Supports under the Ritter building will be made as we construct near Ritter. Steele Composite frame, steel brace frames for stability. Concrete foundation on composite deck. Concrete elevator pit with masonry shaft wall. No concrete on roof. Mechanical systems, new fire protection, sprinklers, new piping, fixings per code. Heating through heat pumps, new electrical services, panel, wiring and fire alarm. Public construction needs to limit fossil fuels, all three buildings would be off fossil fuels per government regulations. Cost estimate was completed two days prior, independent estimate outside of the architects, Peter Bradley. In the middle of most bid packs. Meeting House Renovation \$2,624,842, Ritter Memorial Renovation \$2,068,279, Town Hall \$6,937,445, Sitework \$1,657,520. Subtotal Trade Costs \$13,288,086. Contingencies and Escalation is 12% and 3% respectively. Total Project cost w OPM and Design Fees \$21,409,100-\$22,301,145. Alternates include Alt 1 PV Canopy \$1,768,800, Alt 2 Meeting House Basement Slab \$97,279, Alt 3 EV Chargers (21 units) \$281,400. Basement slab will extend life due to moisture; a 3 inch slab. Code requires conduit and pole boxes to support infrastructure.

Tom Alonzo asked about removing squeaking from second floor. The architects will include this in the design. Tom Alonzo asked about the odd shape of new town hall. The architect

explained the building is shaped to create a courtyard open space, also the connection between the town hall and ritter should be a 90 degree angle and school street does not meet mass ave on a 90 degree angle so the new building follows school street allowing us to have more square footage. Additionally, after renovation we will still have a limited usage lift. Concerns are the complaints about the current lifts, it is not a normal elevator, and makes people feel less than a full citizen. If we did this in both buildings it would be \$250,000 each building and reconfigurations. Tom Alonzo mentioned that heat pumps are concerning due to Unitil electricity. Operating cost assumptions should be given. Architects stated this would be done later in the design. Amanda Moore asked about the PACC space. Architects initially proposed a separate building but as the process went on they determined they could accommodate that in the basement at a cost savings. Michael-Ray Jeffreys stated PACC confirmed the contact with PACC. Safety and security was asked about. Michael-Ray Jeffreys consulted the interim chief and was told emergency shelters would need generators and were not needed for this structure and this residential area and negatives. Additionally questions on safety film and safety of the building were considered. Card access was discussed and level of detail will be in the next iteration. Amanda Moore also asked about staff feedback. There was a lot of feedback from staff. Michael-Ray Jeffreys also mentioned there is a time capsule in the Ritter and potentially opening it. Caesar Nuzzolo appreciated the work of the committee and the work on the 92 parking spots added that was incredible. Schools are the only new addition to the offices in the center. The parking will shift to parking lot and create better parking for the town center. Support was given for the design aspects and details. The basement was discussed not only PACC but also allows mechanicals to go in the basement and allow 1st floor space for offices. Future proofing was discussed. Tom Alonzo asked about finance director and town accountant. Future growth concerns were brought up about these positions being two, not one in the future. Additionally, Tom Alonzo had concerns over no conference room in the school side. The design is to have the meeting house used for conferences. The superintendent has a space in her larger office to meet with her team. Offices will also be larger to accommodate meetings with family and a reception area and the design anticipates that staff will walk across to the meeting house. Tom Alonzo mentioned that people do not like to walk across in certain weather conditions.

The meeting was adjourned at 8:45pm, with a unanimous vote.