



Final Report for Design Services for the Reuse of the TC Passios Building, Lunenburg, MA

Prepared For:
The Town of Lunenburg, MA



Prepared by:
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Boston, MA 02129



Committee Members

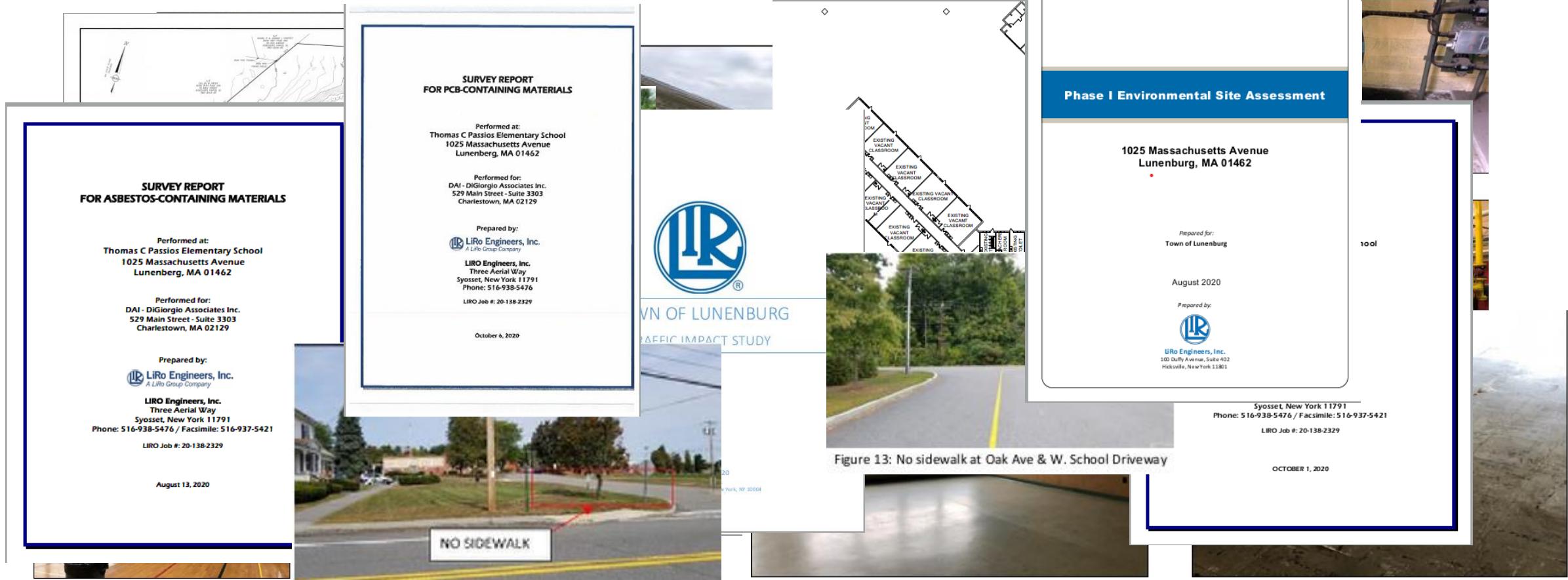
- **Chairman**
 - **Gregory Roy**
- **Vice-Chair**
 - **David Blatt**
- **Select Board Member**
 - **Michael-Ray Jeffreys**
- **School Committee**
 - **Brian Lehtinen**
- **Finance Board Rep**
 - **David Passios**
- **Planning Board Rep**
 - **Matthew Allison**
- **Former Members**
- **Planning Board rep**
 - **Tanner Cole**
- **Select Board Member**
 - **Damon McQuaid**
- **Resident-at-Large**
 - **Michael Mackin**

Scope of Work by Committee and Architect

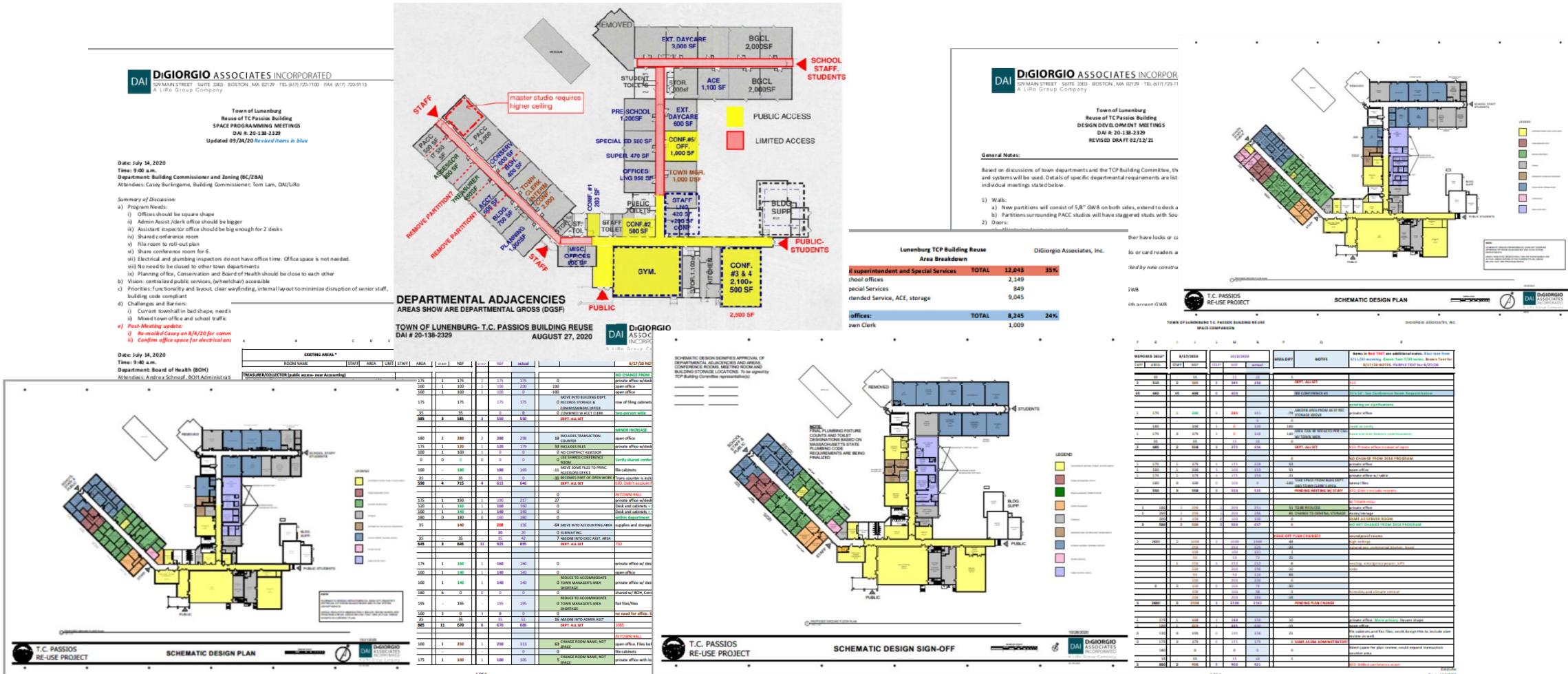
- Overview of Building Present Condition
 - Complete review of present structure and condition including assessment of structure, mechanicals, exterior area and contents for hazardous material
- Detailed Interviews with Town and School Departments as well as other groups interested in utilizing the new space. Goal was to accommodate as many areas of the community as possible.
- Multiple open meetings conducted to listen and learn about the individual needs of all of the interested stakeholders for space in the building
- Made tough decisions as we reviewed numerous floor plans to best utilize the present structure while accommodating as many groups as possible and separating different usages
- Discussed both interior and exterior plans looking to make sure that traffic flow, parking, access and identification of departments were simple and consistent for the public
- Detailed cost analysis as we looked at areas for cost savings throughout the entire project

Overview of Present Conditions

- Detailed Assessment of present building exterior, structure, interior, mechanicals, traffic, grounds and parking



Committee listened to all stakeholders interested in the renovated space and reviewed multiple layouts



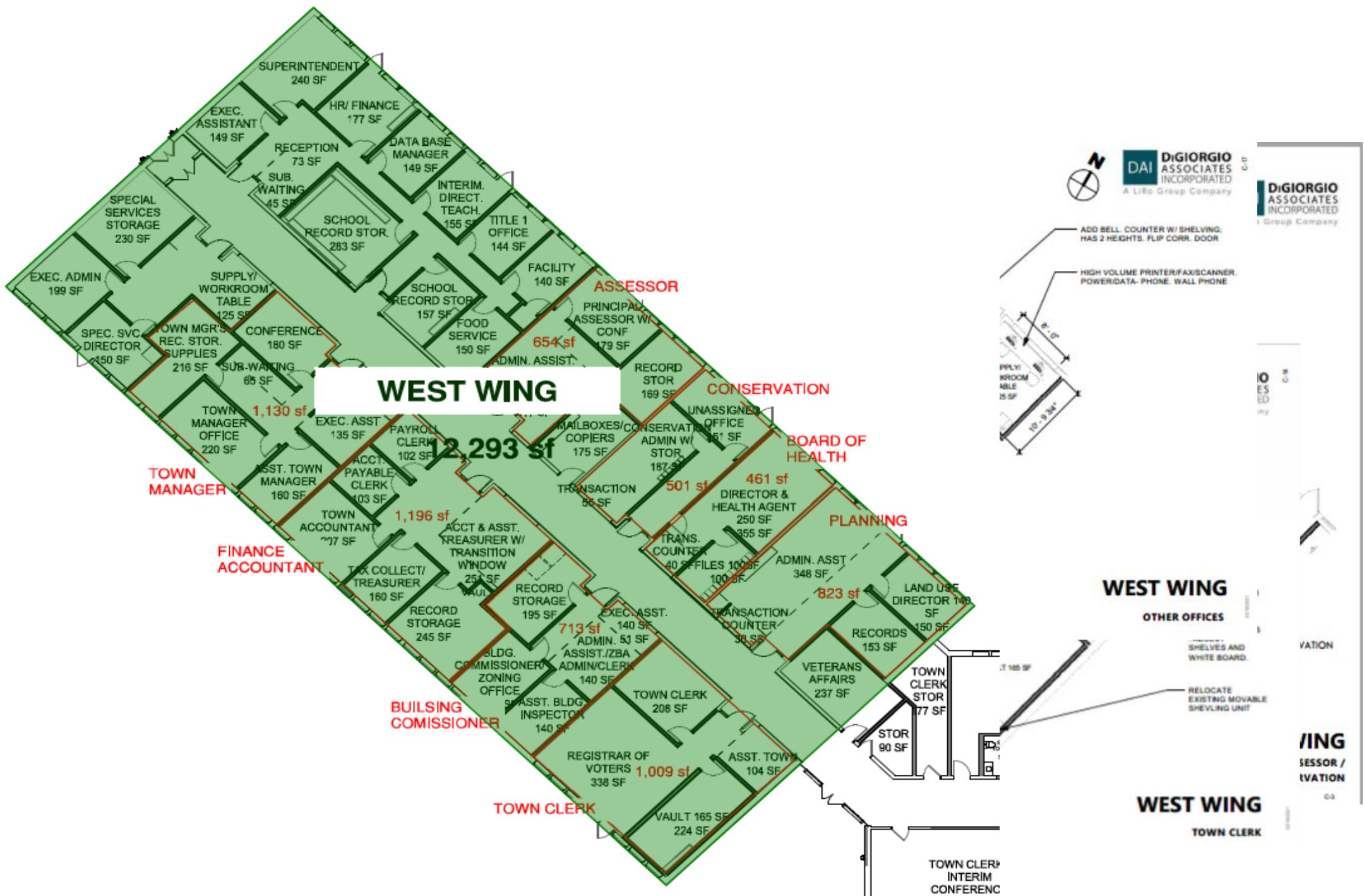
One Goal was to maximize the space



For the Final design

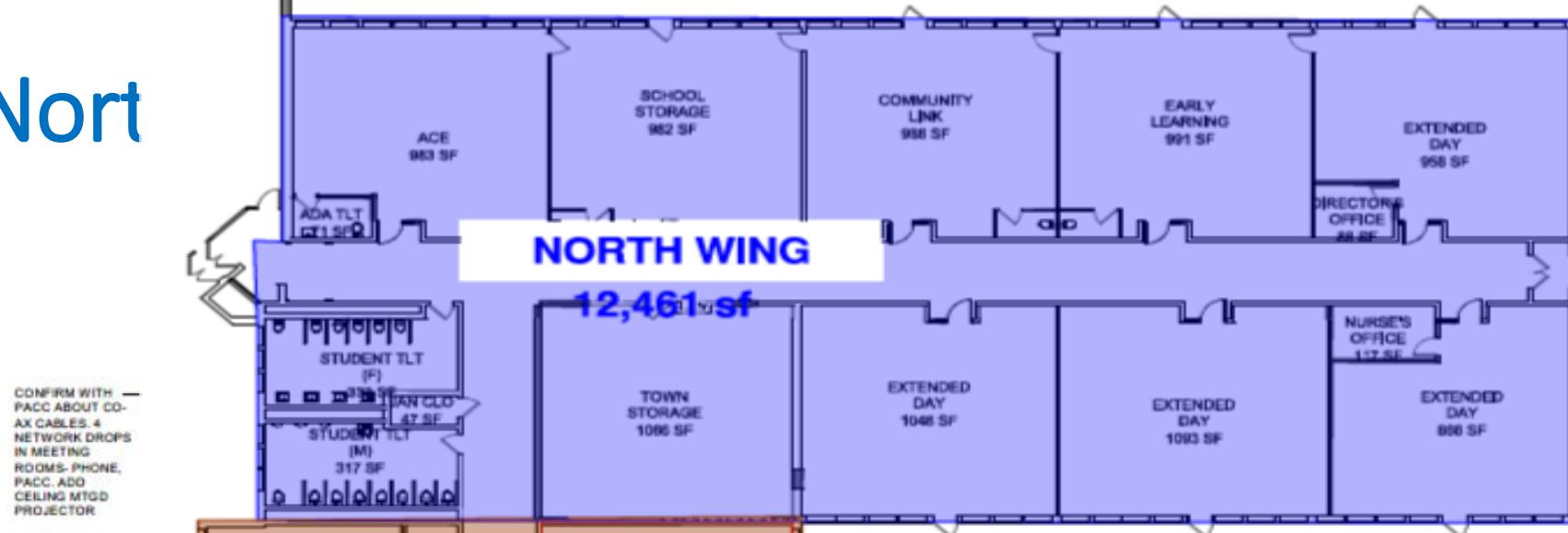
The Committee looked to utilize every square foot for Town, School and Community

We



Nort

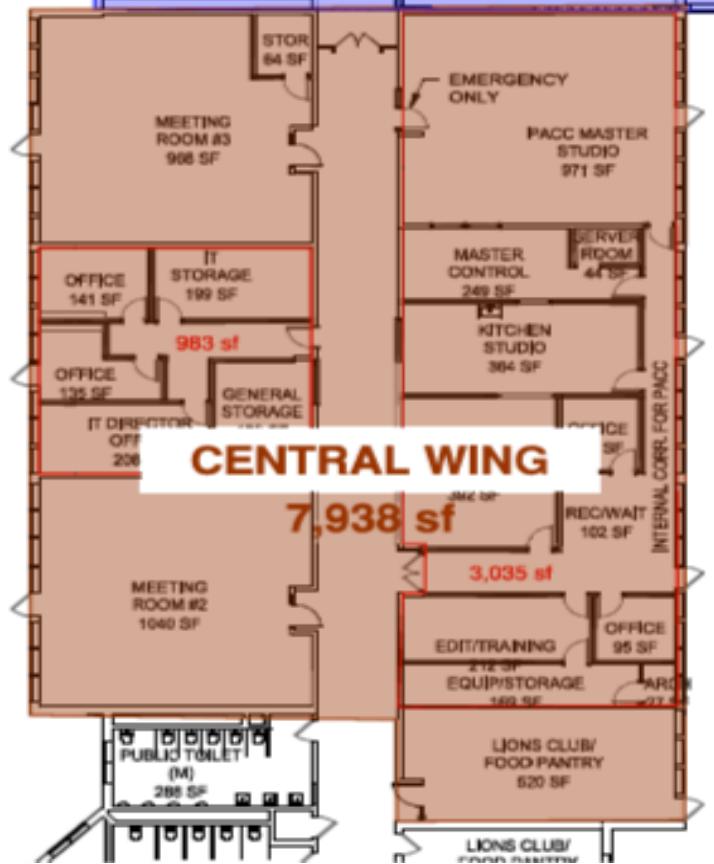
unity use



CONFIRM WITH —
PACC ABOUT CO-
AX CABLES. 4
NETWORK DROPS
IN MEETING
ROOMS- PHONE,
PACC. ADD
CEILING MTGD
PROJECTOR

OFFICES. NO ____
PREFERENCE ON
FLOORING. 2
ADJUSTABLE
SHELVES PER
OFFICES.
COMPUTER/PHONE
DATA DROPS PER
OFFICE. IT- SERVER
WIFI ROOM. ADJ
SHELVING. COOLING
AND POWER.
SEPARATE CIRCUIT
FOR SERVERS

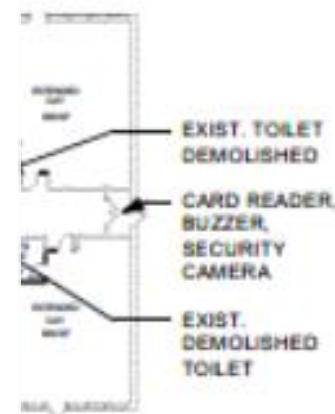
NEED POWER —
OUTLETS, SINK, &
ACCESS,
REFRIGERATOR,
COUNTER, BASE /
WALL CABINETS



AREA SUMMARY:

- **PROJECT AREA= 51,435 SF
PER 1/26/21 BUDGET**
- **NORTH WING=12,464 SF**
- **CENTRAL WING= 7,983 SF**
- **WEST WING= 12,293 SF**

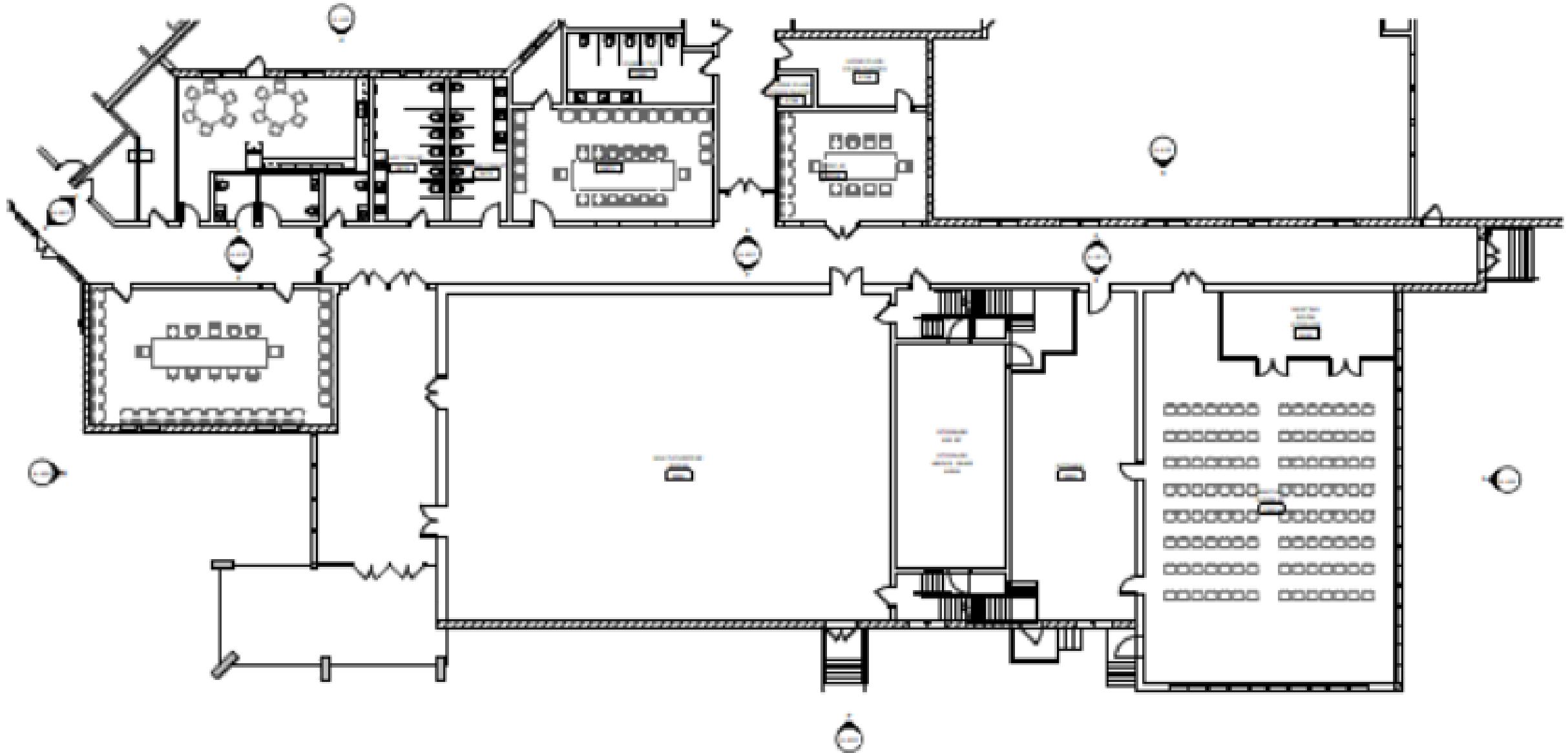
TYPICAL
KEEP EXIST HW SINKS. WALL PHONE
AND COMPUTER OUTLETS. EXIST
FURNITURE. NEW
BULLETIN BOARD, 8' WHITE BOARD.
CORRIDOR
DOORS HAVE PEAK WITH FILM &
OFFICE LOCKS; NO SIDE LIGHTS



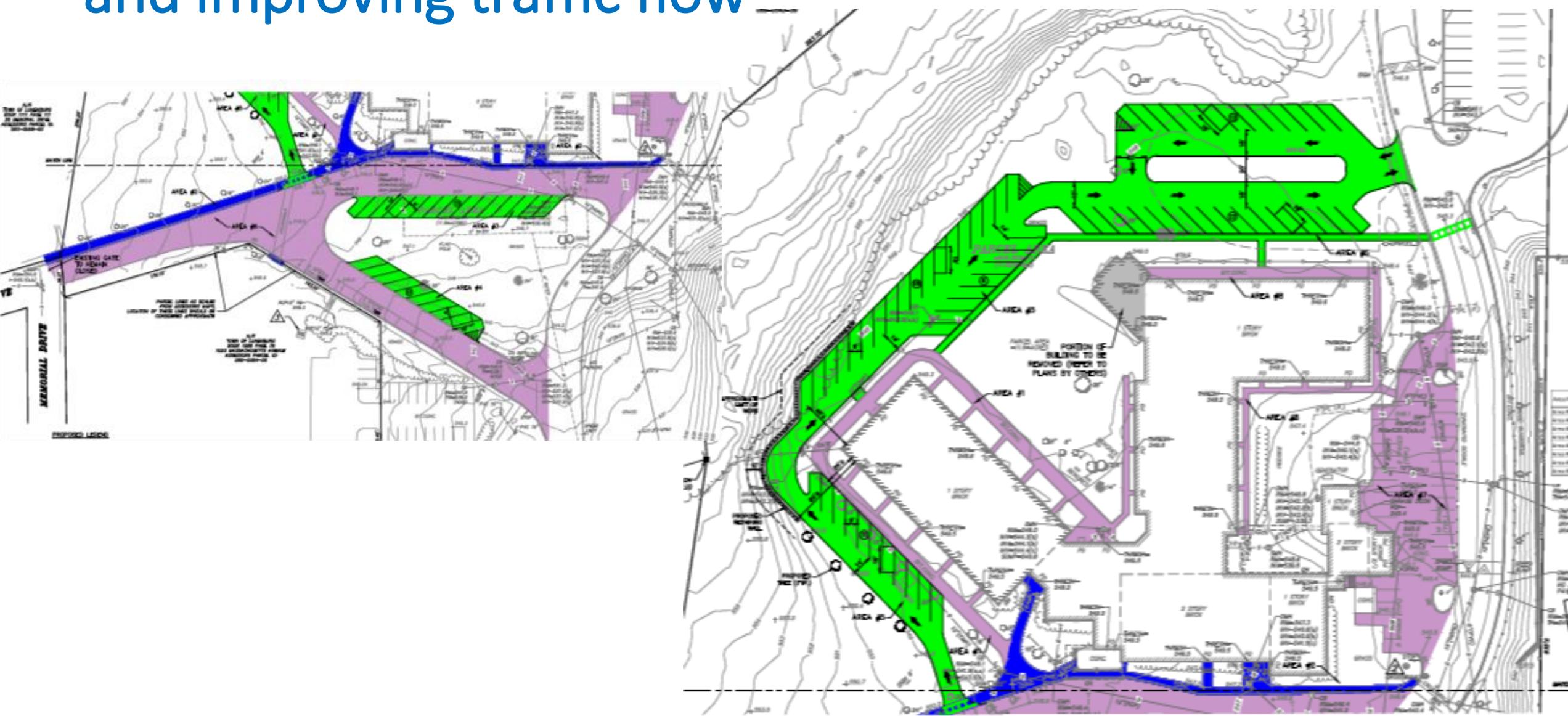
NORTH WING

SCHOOL USE, COMMUNITY LINK, EARLY LEARNING, ACE

South Wing for Larger Meeting rooms and Gym



Exterior Upgrades include adding required parking and improving traffic flow



Time to work on the final estimate

- On Jan 26th we received the first cost estimate
 - \$21, 042,884 \$382.60/ Sq Ft
- February 3rd received revised estimate
 - \$19,100,368 \$347.30/ Sq Ft
- Best and Final Cost Estimate
 - \$18,376,939 \$334.12/ Sq Ft

Major Items and Upgrades Required

• New Roof	\$1,360,000
• Doors & Windows	\$ 340,000
• Hazmat Remediation	\$ 750,000
• Structural Steel	\$ 320,000
• HVAC	\$2,920,000
• Electrical	\$2,125,000
• Fire Suppression	\$ 430,000

Any Renovation of more than 50% of an Existing structure will trigger a Level 3 renovation. This will require the Town to bring the structure up to present Building Code Compliance