

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

Prepared For:  
The Town of Lunenburg, MA



Prepared by:  
DiGiorgio Associates, Inc.  
529 Main Street, Suite 3303  
Boston, MA 02129



## Committee Members

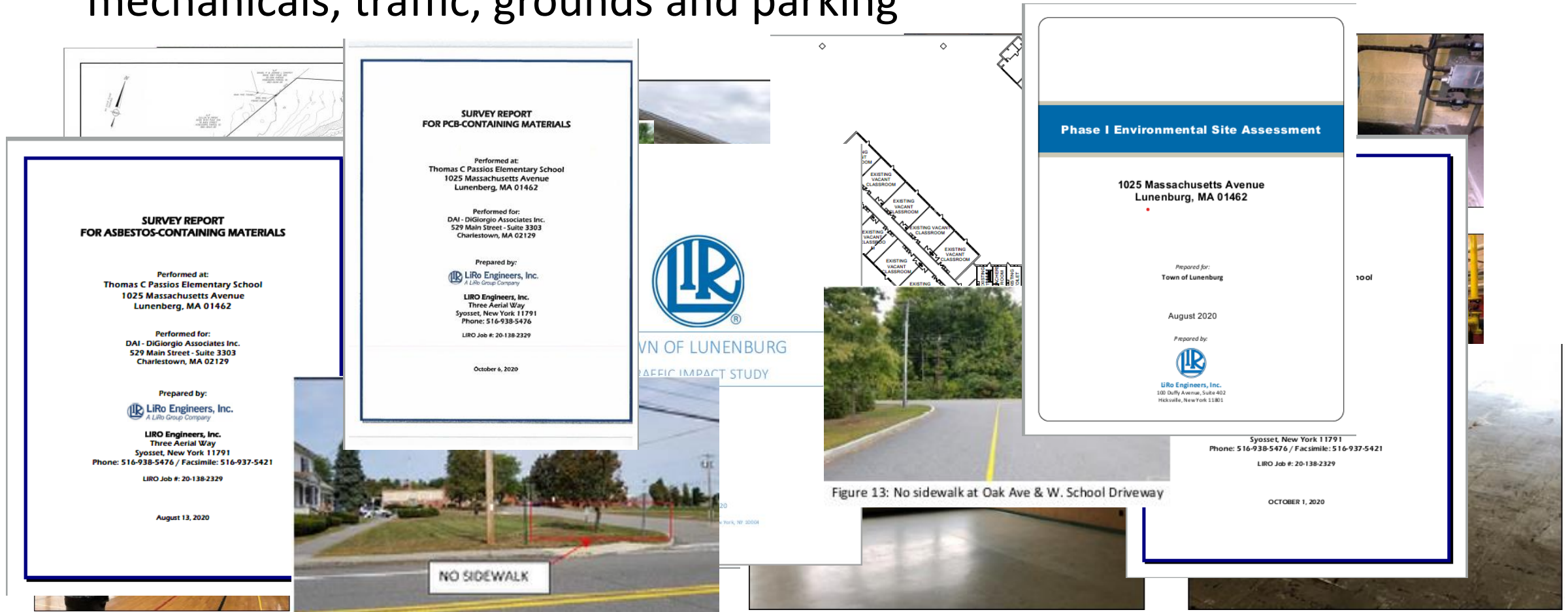
- **Chairman**
  - **Gregory Roy**
- **Vice-Chair**
  - **David Blatt**
- **Select Board Member**
  - **Michael-Ray Jeffreys**
- **School Committee**
  - **Brian Lehtinen**
- **Finance Board Rep**
  - **David Passios**
- **Planning Board Rep**
  - **Matthew Allison**
- **Former Members**
- **Planning 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





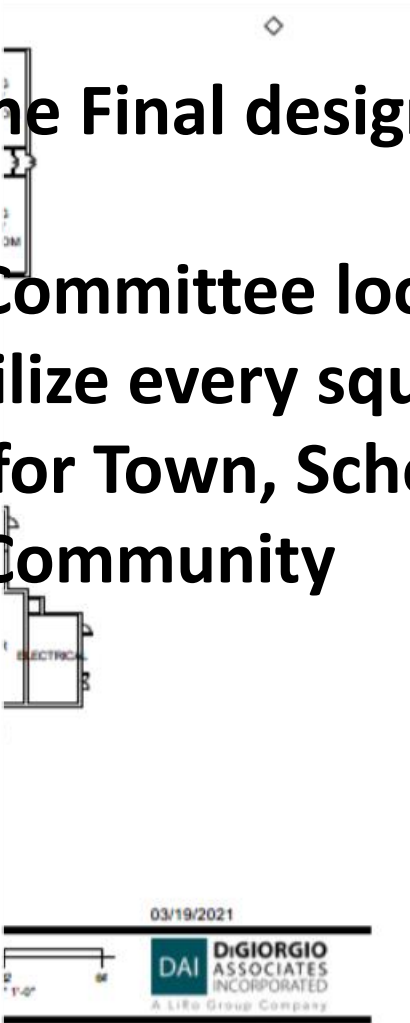


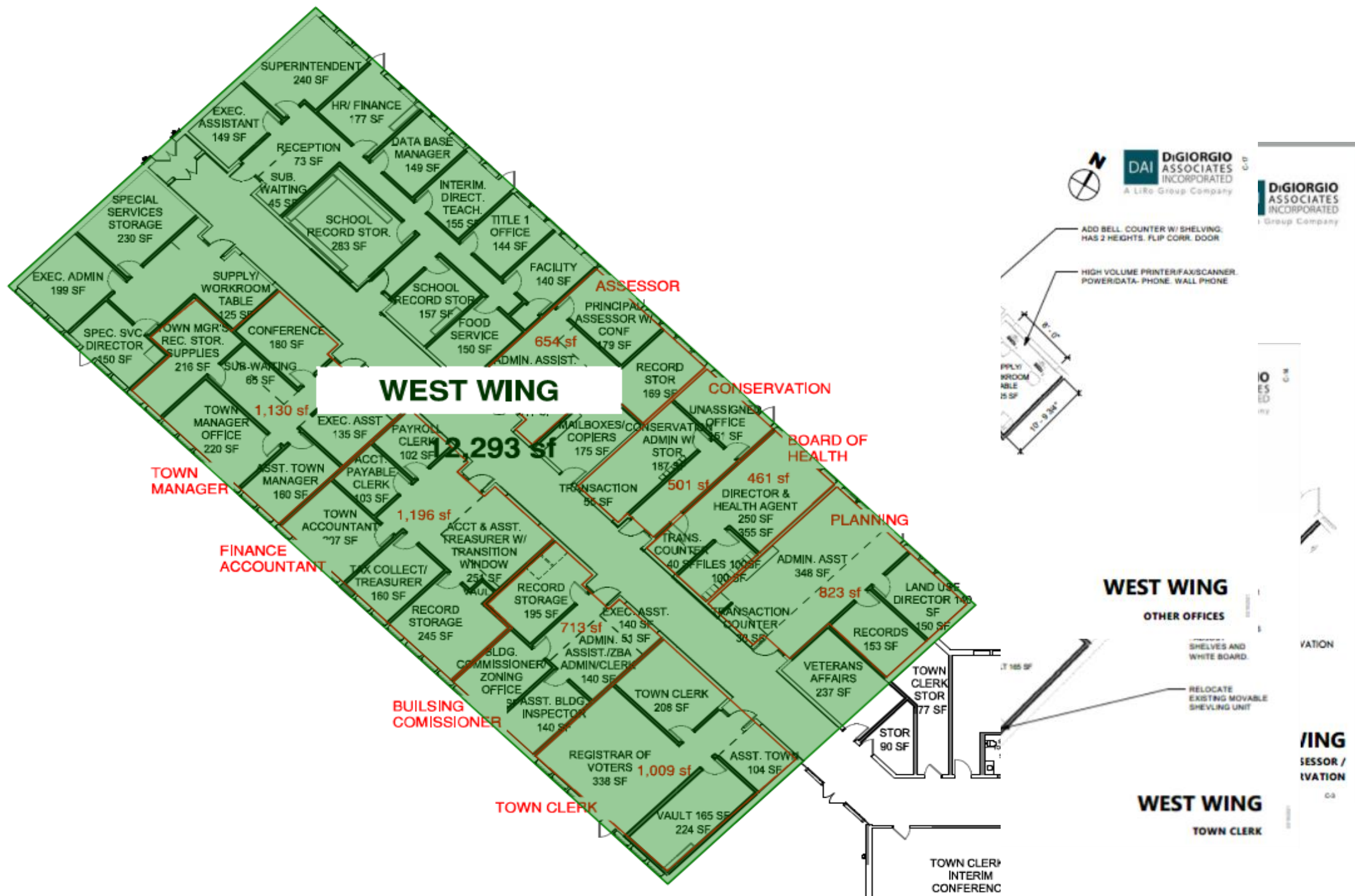
# One Goal was to maximize the space



For the Final design

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







North

Community use

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

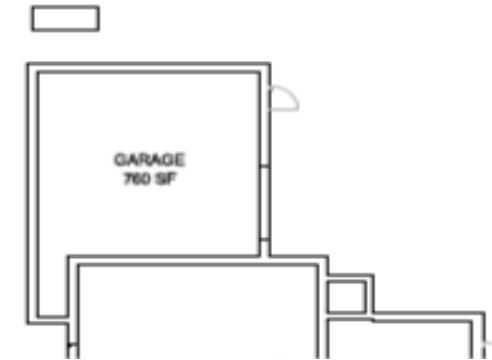
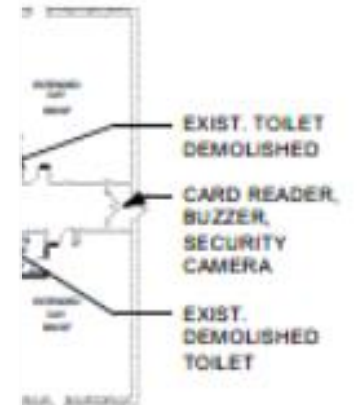
NEED POWER OUTLETS, SINK, W ACCESS, REFRIGERATOR, COUNTER, BASE / WALL CABINETS



## 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

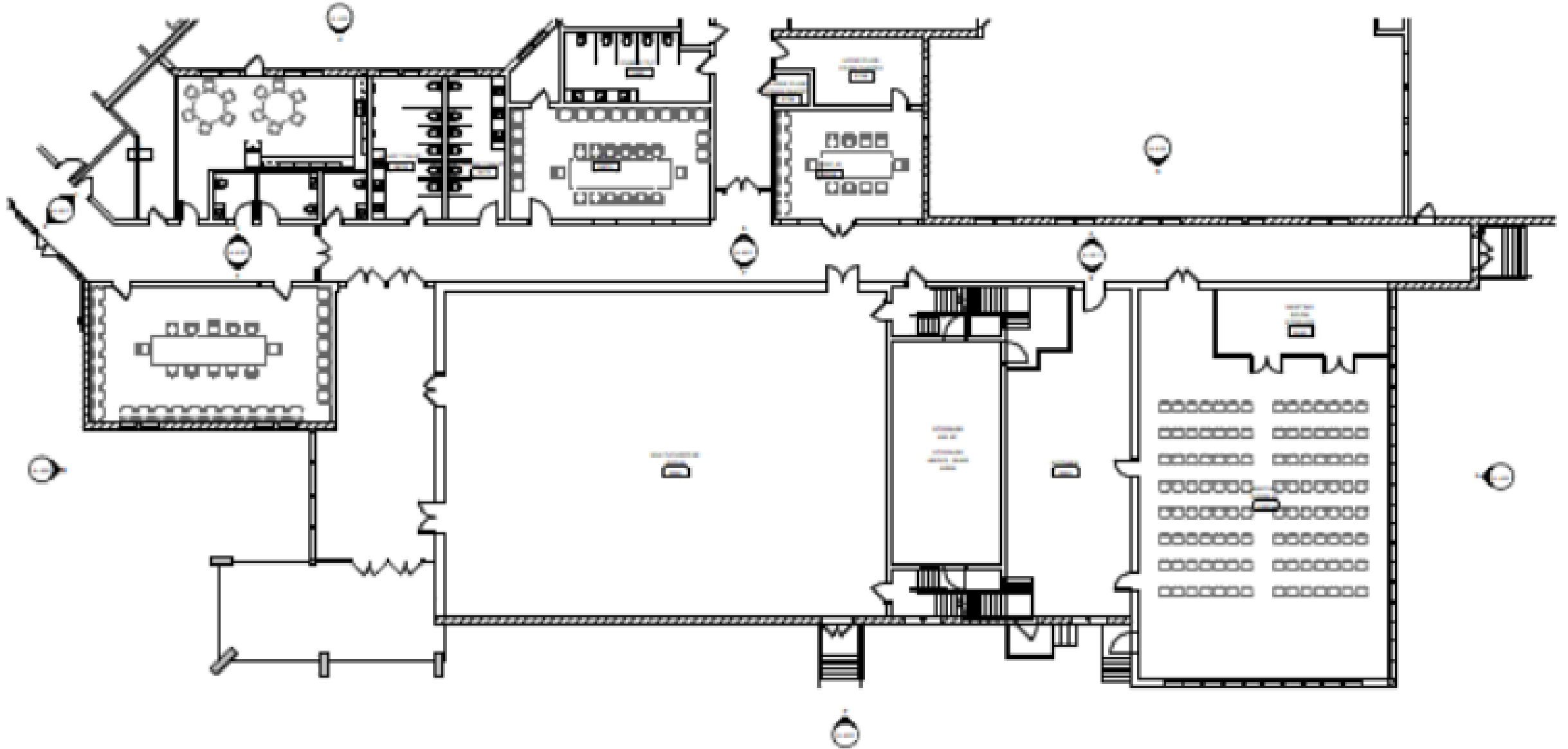
TYPICAL:  
KEEP EXIST HW SINKS. WALL PHONE  
AND COMPUTER OUTLETS. EXIST  
FURNITURE. NEW:  
4' BULLETIN BOARD, 5' WHITE BOARD,  
CORRIDOR  
DOORS HAVE PEEK WITH FILM &  
OFFICE LOCKS; NO SIDE LIGHTS



## NORTH WING

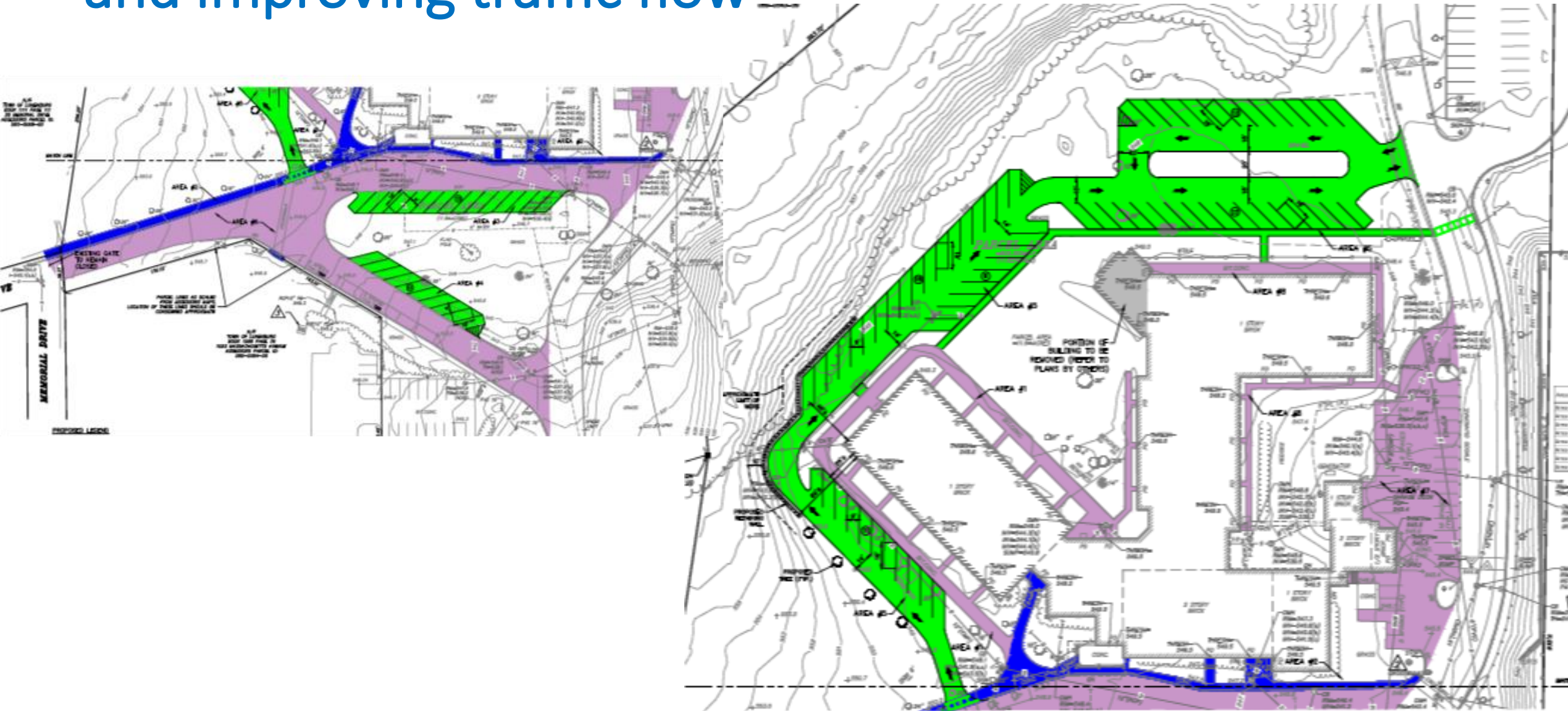
SCHOOL USE, COMMUNITY LINK,  
EARLY LEARNING, ACE

# 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 26<sup>th</sup> we received the first cost estimate
  - \$21,042,884      \$382.60/ Sq Ft
- February 3<sup>rd</sup> 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**