

Concepts for Lunenburg Municipal Buildings

	TC Passios	Town Hall	Ritter Building	Brooks House
Concept 1	Future Town Hall: Demolish North Wing; renovate kitchen and gym; keep PACC (identify cost contribution)	Community Building / Preserve 2nd floor Meeting Room	School Administration	Sell/demolish
Concept 2	School Programs & transition space - future site for Turkey Hill or additional fields	Community Rooms; Preserve 2nd floor Meeting Room	New Town Hall: Annex to Ritter for Town offices	Lease to business; Lease as house (ZBA Variance); PACC Studio; demolish and convert to athletic building for seniors/B&G club
Concept 3	Transition space, then Community Center - Demolish north, central, and part of west wings; create small office and community rooms; pantry, renovate kitchen & gym; PACC studio (identify cost contribution)	Community Rooms; Preserve 2nd floor Meeting Room	School Administration	Storage /School & Town Facilities Department
Hybrid Concept	Transition space, then Community Center - Demolish north, central, and part of west wings; create small office and town clerk storage; pantry, renovate kitchen & gym; PACC studio (identify cost contribution); public bathrooms; parking	Meeting House - 1st floor: 3 meeting rooms; 2nd floor: remove TM & HR offices to increase size of 2nd floor meeting room.	New Town Hall: Ritter Second floor and basement for school administration and ACE; current planning department bridges to new 2-story Town Hall annex	Demolish or Sell

	30 School Street	Other	Considerations	Cost Implications
Concept 1	Green Space	School Programs - in schools and/or Ritter	Cost related to PACC's studio; duplicate control room (?); require ANR for subdivision of lot	Significant renovation to TCP; renovation to Ritter to add floor-to-ceiling walls or rooms with privacy or drop ceiling; HVAC; HAZMAT abatement (unknown - Brooks)
Concept 2	Green Space; parking		No guaranteed studio for PACC; no long term community gym; duplicate control room (?); no food pantry; TCP parcel will revert to school custody and control. Limited new construction.	HAZMAT abatement (unknown - Brooks); Brooks House renovation; patch roof at TCP; remodel 1st floor of Town Hall; Ritter expansion ~ 3500sq ft; Ritter renovation
Concept 3	New Town Hall at 30 School Street	School Programs - in schools and/or Ritter	Cost related to PACC's studio; duplicate control room (?); require ANR for subdivision of lot; may provide additional fields and parking	HAZMAT abatement (unknown - Brooks); engineering triggers (?) to avoid level 3; Site development and new construction; Ritter renovation; remodel 1st floor Town Hall; Brooks house renovation; likely costly option
Hybrid Concept	Green Space; parking	School Programs — in schools	Cost related to PACC's studio; duplicate control room (?); require ANR for subdivision of lot. Limited new construction.	Significant renovation of all buildings; HAZMAT abatement (unknown - Brooks); Brooks House renovation; patch roof at TCP; remodel 1st floor of Town Hall; engineering support and sprinklers to Town Hall; Ritter expansion ~ 4000sq ft; Ritter renovation