

LUNENBURG MUNICIPAL BUILDING DESIGN COMMITTEE



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Meeting Minutes February 3, 2025 5:30pm

Members Present: Brian Lehtinen, Michael-Ray Jeffreys, Greg Roy, Kristina Masaitis, Tom Gray, David Blatt

Members absent: Matthew Allison

Town Employees: NA

Community Guests: Tony Sculumbine, Steve Walker PACC, Laura Brzozski, Rhonda Lisio, Ana Lockwood, Dave Rodgers

Meeting called to order at 5:30pm.

The Municipal Building Design Committee gathered to discuss updates on the proposed town hall and associated renovations. Updates were given from Taylor and Burns on the building design. The focus was on the renovations and additions to the Town Hall and Ritter Memorial. The engineering team, presented the current site plan, detailing the various engineering and structural features of the proposed buildings.

The site plan discussed included several important features:

Proposed Addition to the Ritter Memorial: The addition would be situated on the west side of the existing structure. The engineering team provided insights into the design rationale, noting that placing the addition on the east side would crowd the existing building and potentially complicate access from parking areas.

Parking Plan: A total of 80 parking spaces was proposed for School Street, with an emphasis on providing adequate access for both the public and staff. Concerns were raised regarding whether this number of spaces would be sufficient given the anticipated increase in traffic and usage once the new buildings were operational.

The presentation also covered engineering and structural considerations:

Mechanical Systems: The heating, ventilation, plumbing, and electrical systems were discussed. The team highlighted the importance of integrating high-efficiency systems to ensure sustainability and energy efficiency in the new buildings.

Cost Estimates: Significant attention was given to the financial aspects of the project. The engineering team provided detailed estimates for various components, which included:

- Renovations to the Meeting House at \$2.6 million.
- Renovations to the Ritter Memorial at \$2 million.
- Construction of the new Town Hall at approximately \$7 million.

- Site improvements estimated at \$1.7 million.

The total projected cost for the entire project was estimated to be around \$21-22 million. The committee emphasized the importance of these estimates in framing the budget and securing funding for the project.

Mr. Walker: Expressed concerns about the adequacy of parking spaces and the need for incorporating community feedback in the planning process.

Ms. Lockwood: Voiced her thoughts on the parking situation, indicating that the proposed number of spaces might not be sufficient for the expected increase in usage. She stressed the importance of considering future needs as the town grows.

Mr. Blatt: Although he had to leave early, he emphasized the need for the project to be financially viable and to recognize the importance of merging town and school functions effectively.

Community members expressed worries about whether the proposed 80 parking spaces would be sufficient for the expected increase in traffic and usage. There were calls for additional spaces to accommodate the needs of both the town offices and the school functions.

Integration of Town and School Functions: Many voices in the audience discussed the importance of having a cohesive plan that effectively integrates town and school operations within the new buildings. The challenges of merging these functions were acknowledged, with some expressing skepticism about how well this would work in practice.

The committee recognized that these concerns were valid and agreed to take them into consideration moving forward. The emphasis on community feedback underscored the importance of transparency and inclusiveness in the planning process.

Cost Estimates and Financial Considerations

The committee reviewed the latest cost estimates for the various components of the project.

The estimates broke down as follows:

- Renovations to the Meeting House: \$2.6 million.
- Renovations to the Ritter Memorial: \$2 million.
- Construction of the New Town Hall: \$7 million.
- Site Work Improvements: \$1.7 million.

The total project cost, including design fees and contingencies, was estimated at approximately \$21-22 million. The committee discussed the financial implications of moving forward with the project, emphasizing the need for careful budgeting to avoid unexpected costs and ensure that the project remains financially viable for the community.

At the meeting, the minutes from the previous sessions were presented for approval:

- Minutes from January 6 and January 22 were reviewed.
- A motion was made to approve the minutes, which passed unanimously.

As the meeting concluded, the chairperson summarized the next steps that the committee needed to take:

- A follow-up presentation to the select board was scheduled for the next evening, which would provide an opportunity to address any additional questions or concerns.
- The need to finalize the wording for the warrant article for the upcoming town meeting was emphasized. This article would outline the funding request for the project and must be clear and comprehensive to gain community support.
- Plans to engage with various stakeholders, including the finance committee and the planning board, were also discussed. The goal was to ensure that all parties were informed and involved in the decision-making process.

The meeting was adjourned at 7:50pm, with a unanimous vote.