

# Lunenburg Municipal Buildings

*Municipal Building Design Committee Meeting*  
**2.4.2025**

**TAYLOR & BURNS**  
ARCHITECTS



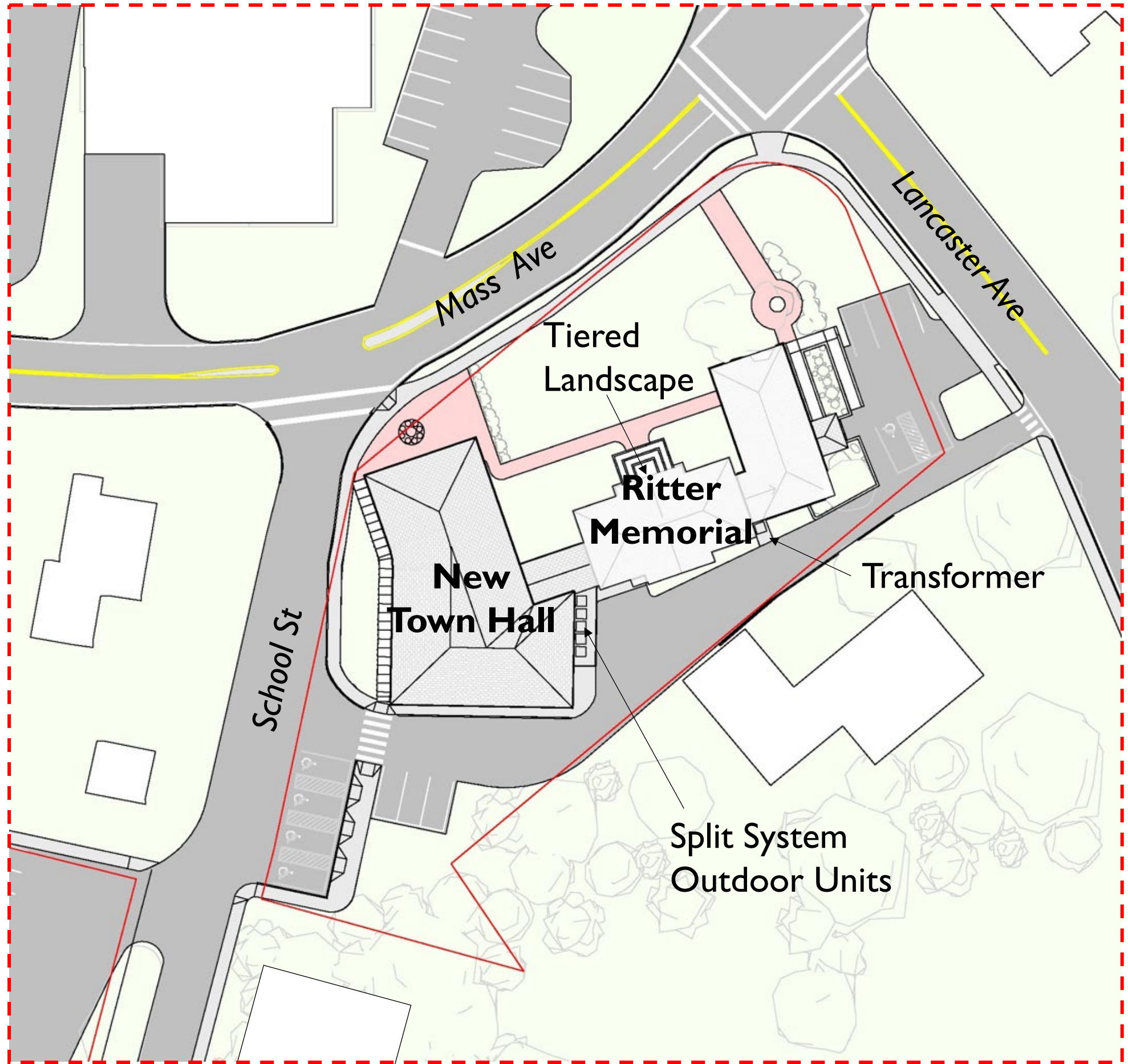
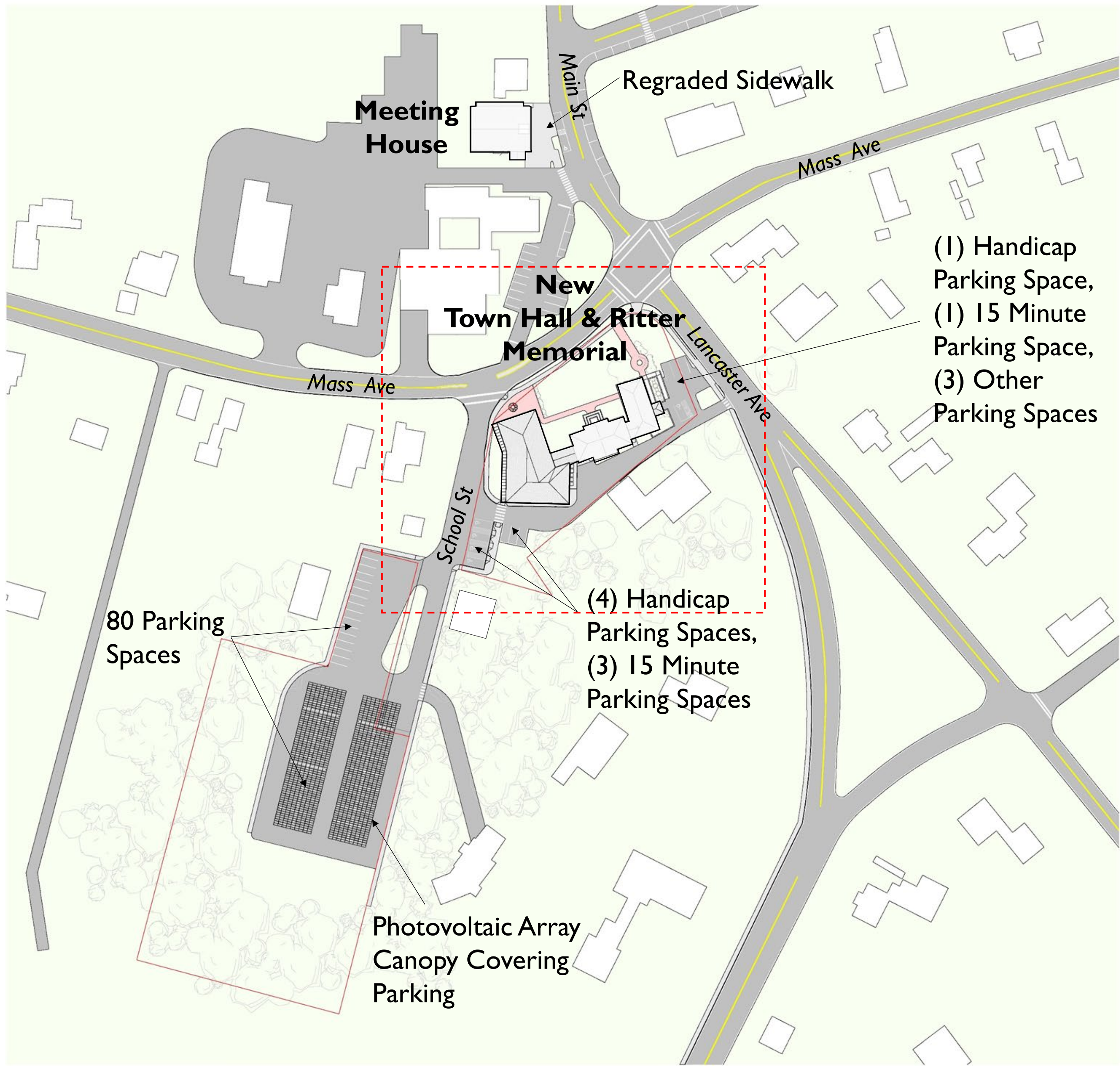
# AGENDA

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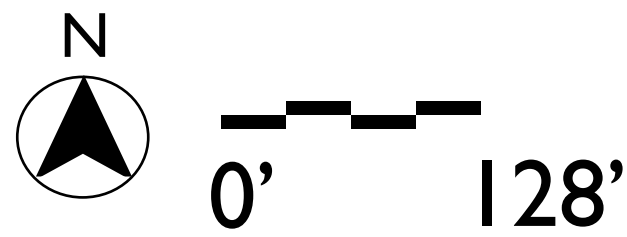
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- 1. Site Plan**
  - 2. Town Hall & Ritter Floor Plans**
  - 3. Town Hall & Ritter Exterior & Interior Perspectives**
  - 4. Meeting House Plans**
  - 5. Meeting House Regrading**
  - 6. HVAC, Electrical, & Plumbing Engineering**
  - 7. Structural Engineering**
  - 8. Schematic Design Estimate of Construction Cost**



# SITE PLAN

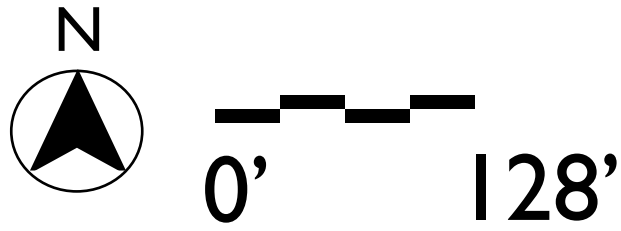


Not To Scale



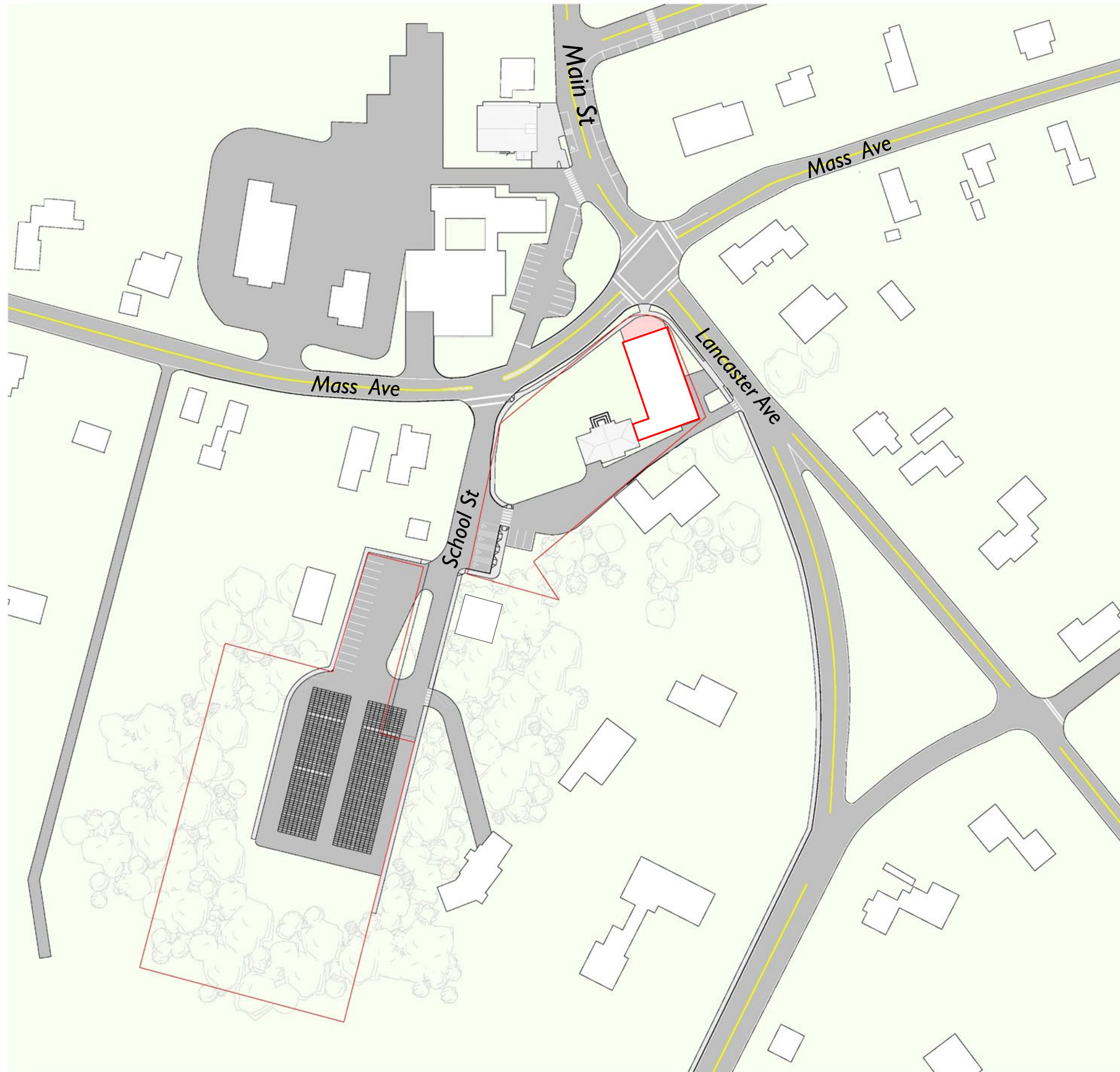


# SITE PLAN – PHOTOVOLTAIC ARRAY





# ALTERNATE SITE PLAN STUDIED



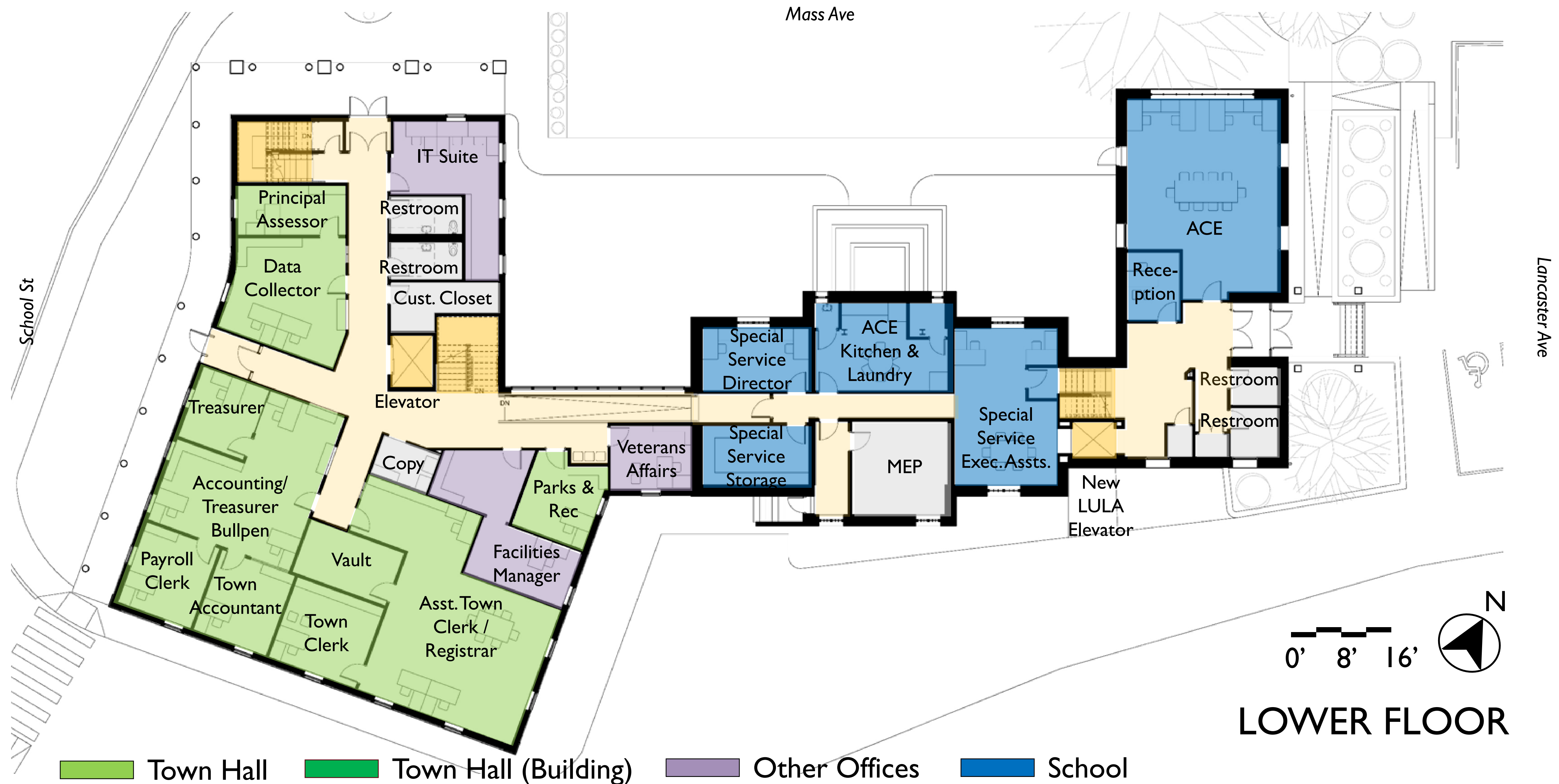
0' 128'

## Reasons Why it Doesn't Work

1. Insufficient space on Lancaster Ave for proposed Town Hall footprint
2. Twice the distance from main parking at School St to alternate Town Hall entry
3. 1965 Ritter addition represents 1,500 SF of well-built space, with a value of +/- \$750,000
4. 1909 Ritter Memorial has inaccessible floor levels, difficult to align with new accessible Town Hall addition

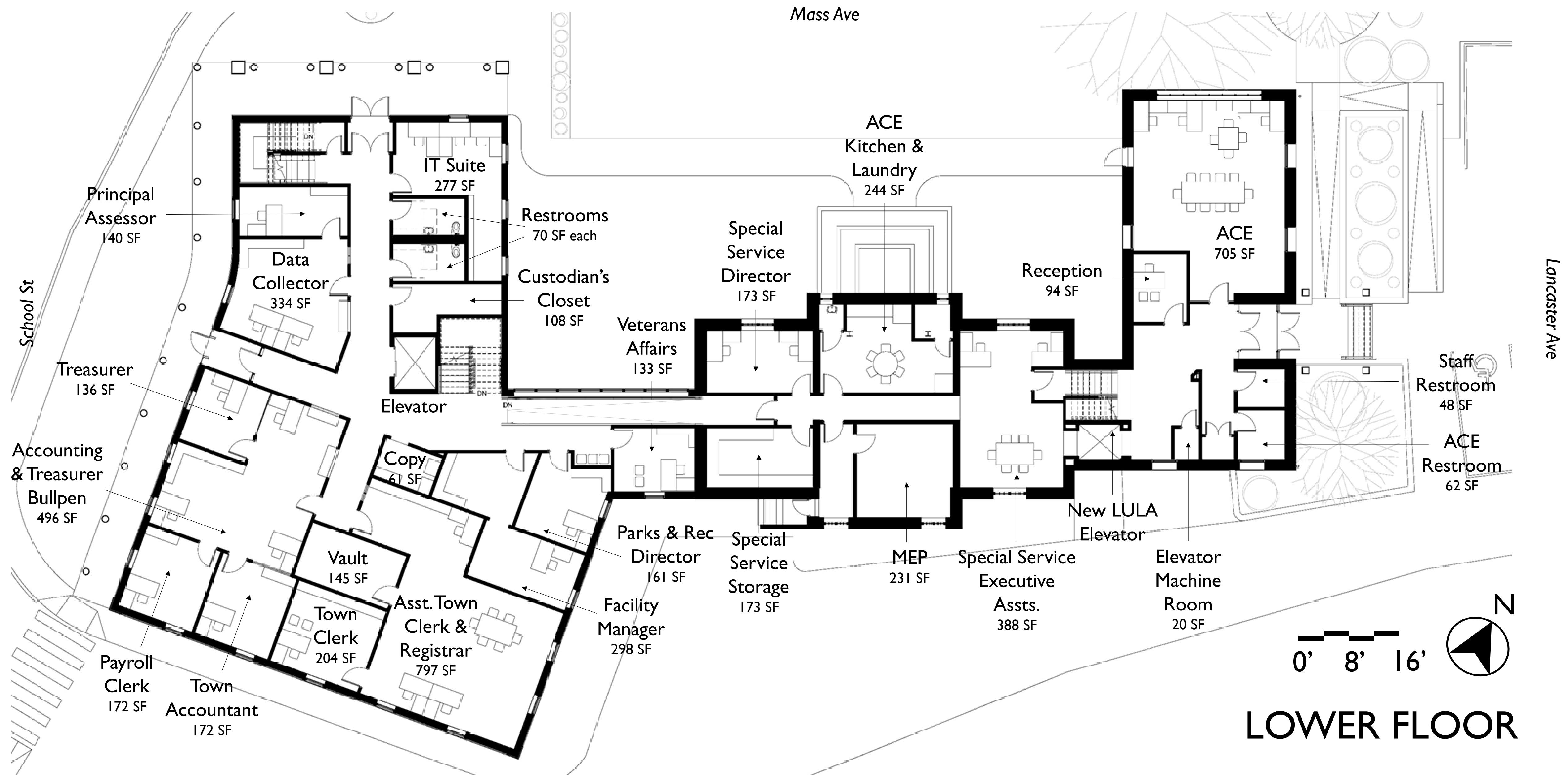


# PLAN – RITTER MEMORIAL AND TOWN HALL





# PLAN – RITTER MEMORIAL AND TOWN HALL



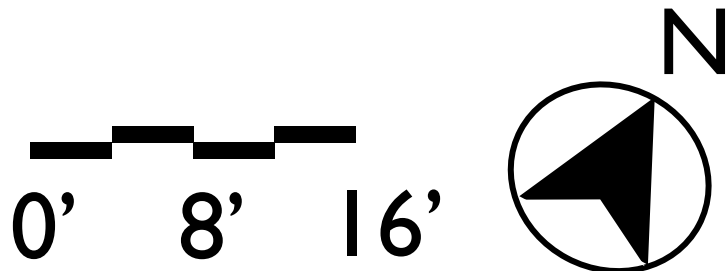
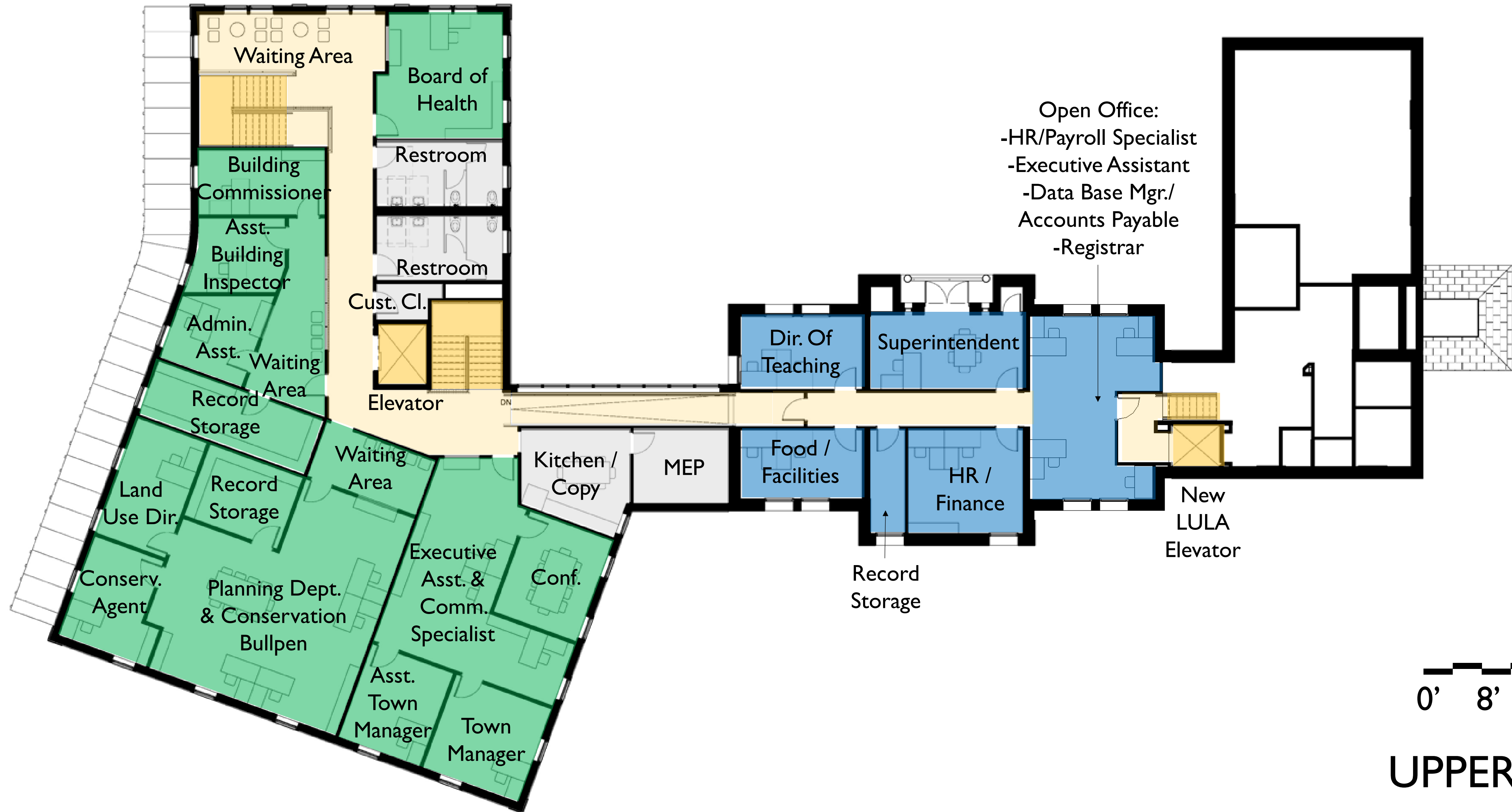


# PLAN – RITTER MEMORIAL AND TOWN HALL

Mass Ave

School St

Lancaster Ave

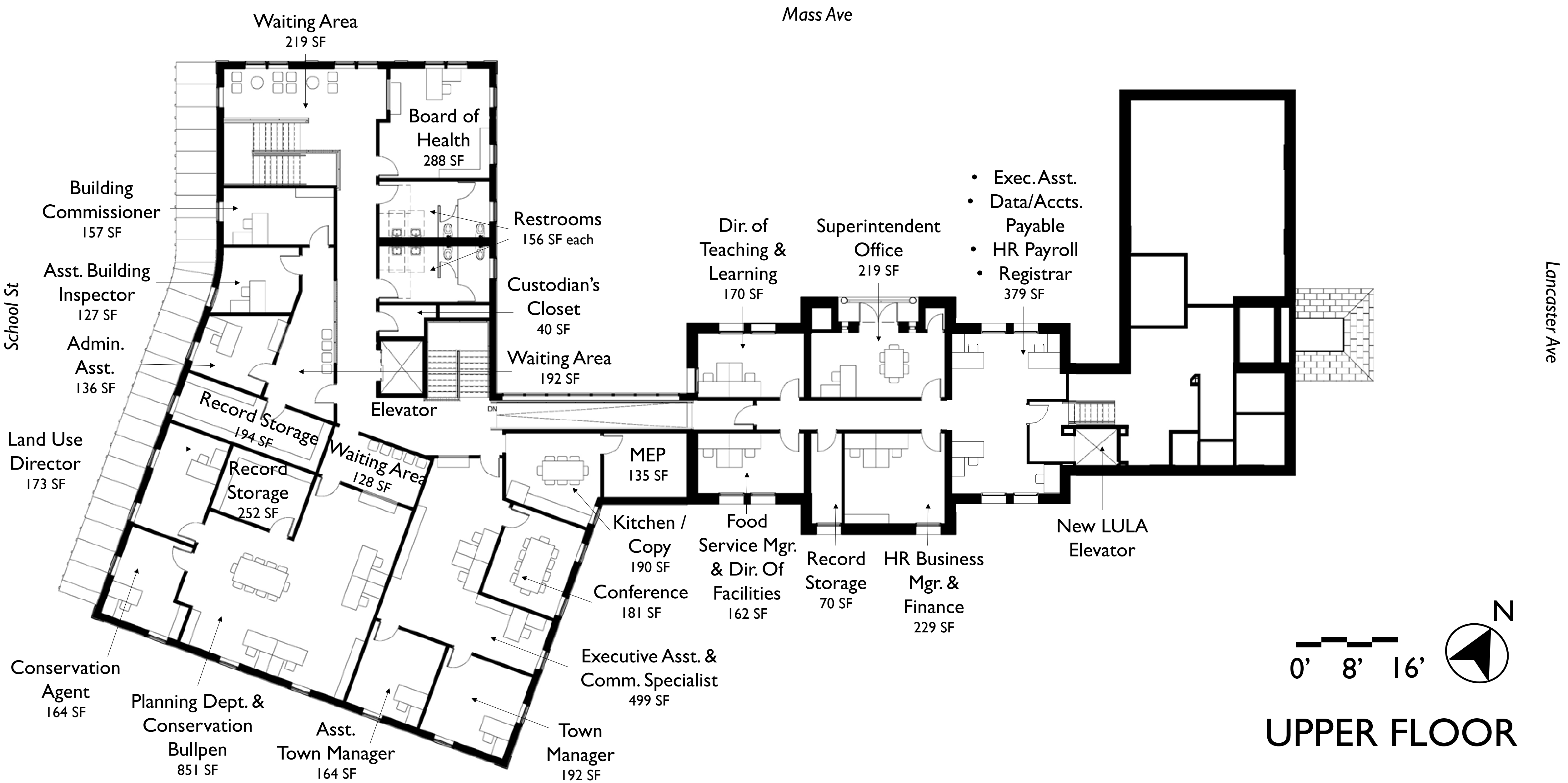


UPPER FLOOR

Town Hall    Town Hall (Building)    Other Offices    School



# PLAN – RITTER MEMORIAL AND TOWN HALL



UPPER FLOOR

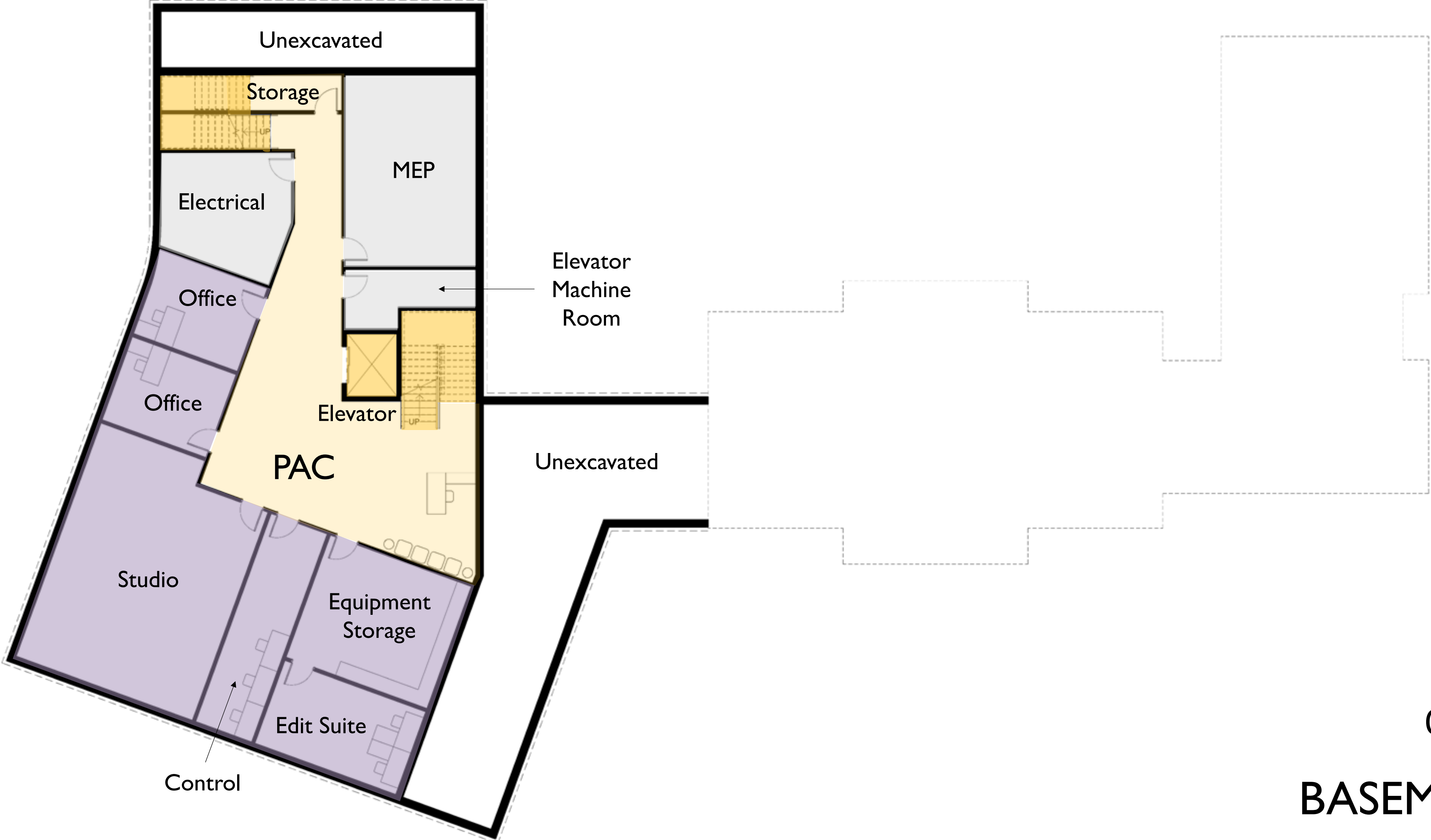


# PLAN – RITTER MEMORIAL AND TOWN HALL

Mass Ave

School St

Lancaster Ave



Town Hall    Town Hall (Building)    Other Offices    School

BASEMENT FLOOR

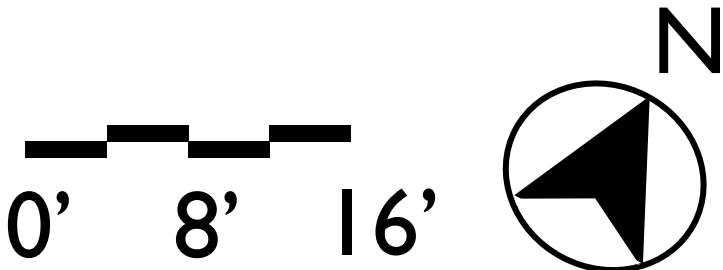
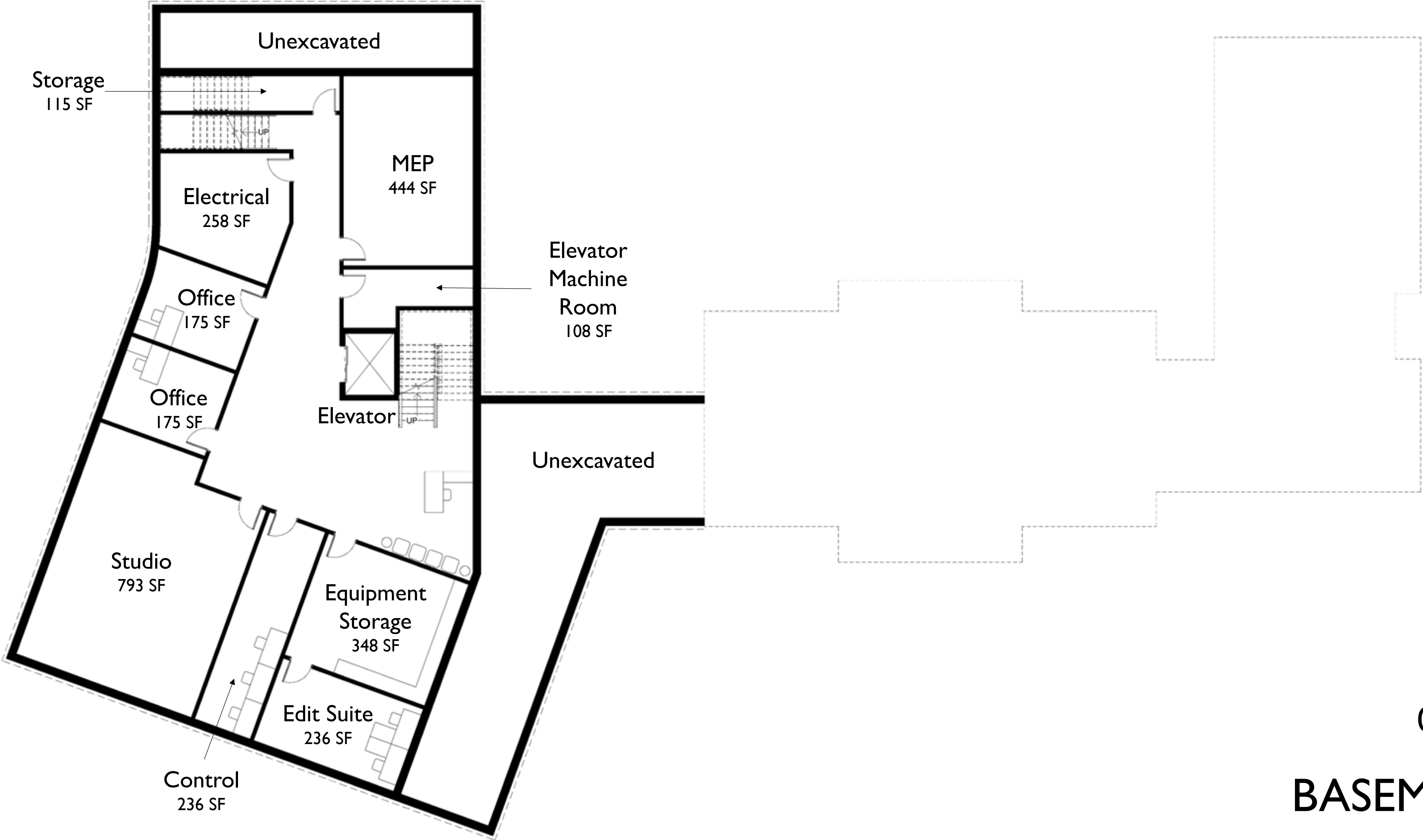


# PLAN – RITTER MEMORIAL AND TOWN HALL

Mass Ave

School St

Lancaster Ave



BASEMENT FLOOR



# TOWN HALL FROM MASS AVE

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# TOWN HALL FROM MASS AVE, 4<sup>TH</sup> OF JULY





# TOWN HALL PORCH

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# TOWN HALL FROM SCHOOL ST

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# INTERIOR PERSPECTIVE – TOWN HALL ENTRY





# INTERIOR PERSPECTIVE – TOWN HALL UPPER FLR

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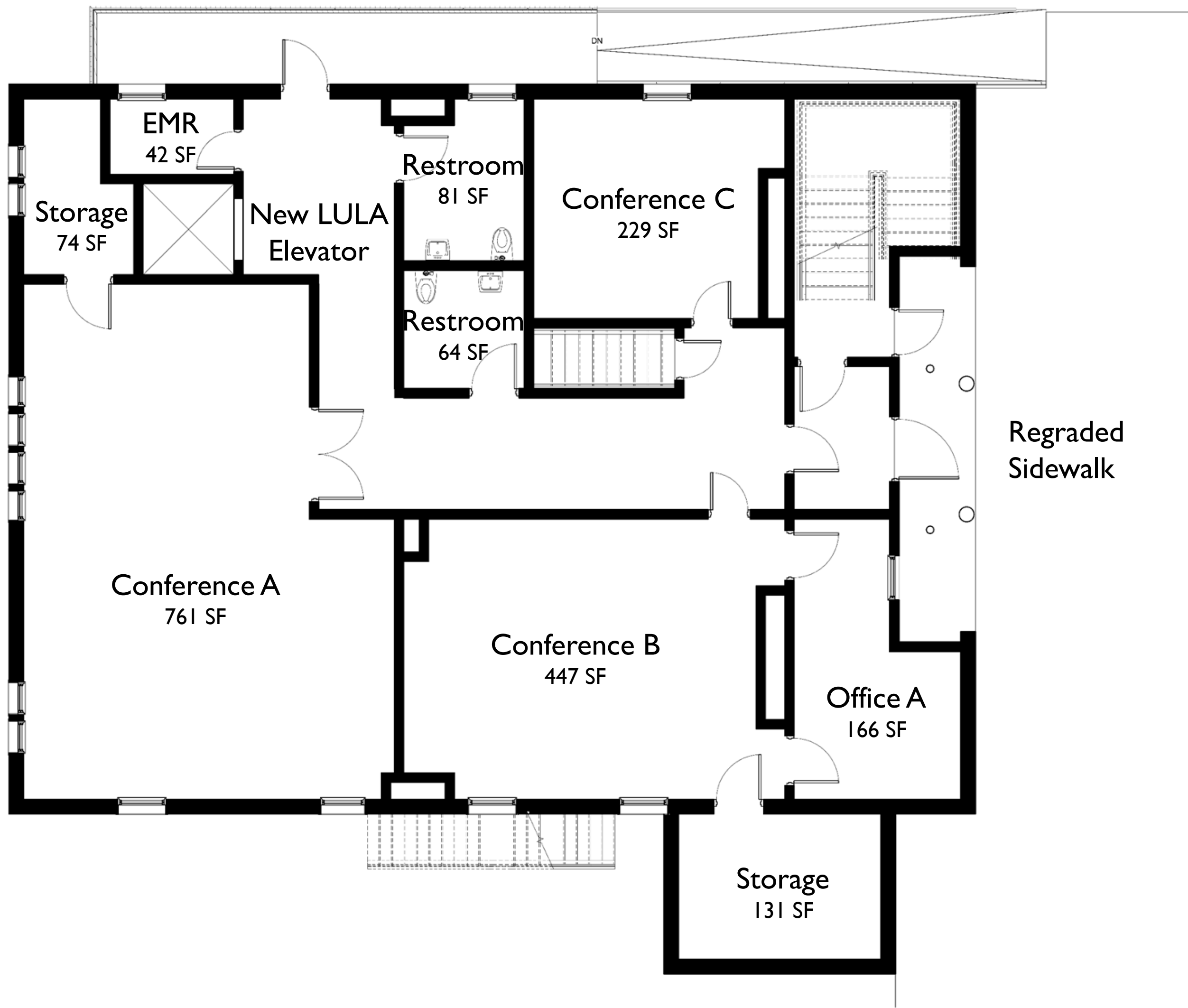
# RITTER MEMORIAL ACCESSIBLE ENTRY

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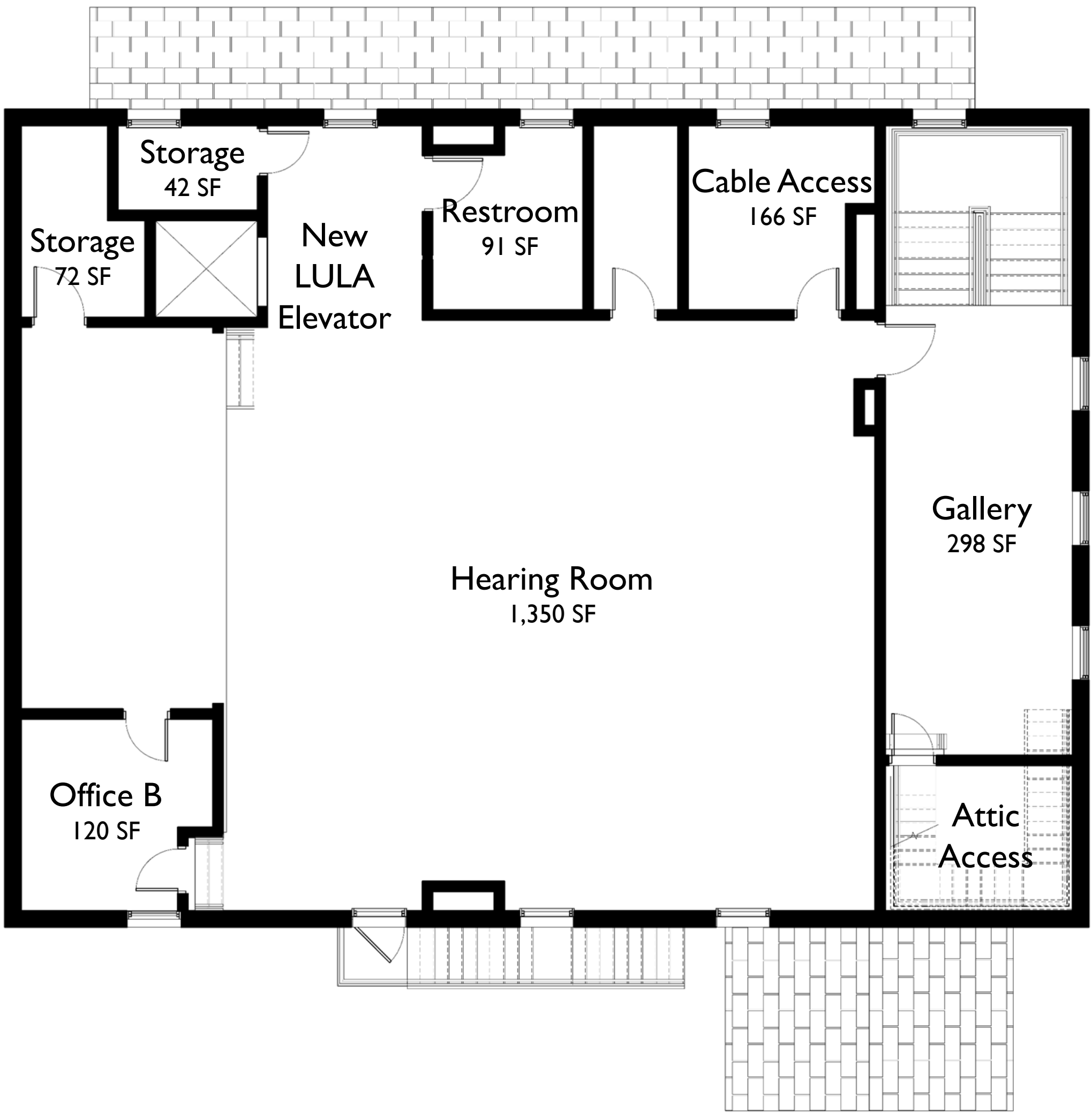




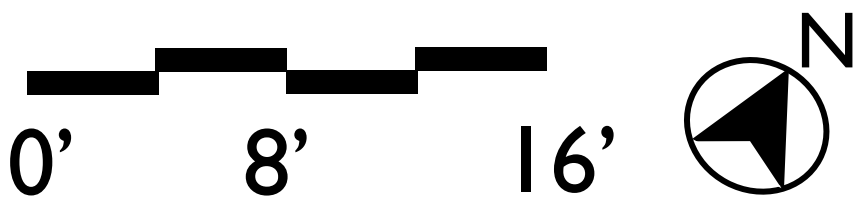
# PLAN – MEETING HOUSE



LOWER FLOOR



UPPER FLOOR





# EXTERIOR PERSPECTIVE – MEETING HOUSE *before*

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# EXTERIOR PERSPECTIVE – MEETING HOUSE *after*

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# LUNENBURG MUNICIPAL BUILDING DESIGN

PRESENTATION TO SELECT BOARD

Dominic Kelly, P.E.  
Senior Principal

Paul Rosenstrauch, P.E.  
Senior Consulting Engineer

3 and 4 February 2025





# STRUCTURAL AGENDA

- Meeting House (Old Town Hall)
- Ritter Memorial Building
- New Town Hall (Ritter Addition)



## Scope of Work

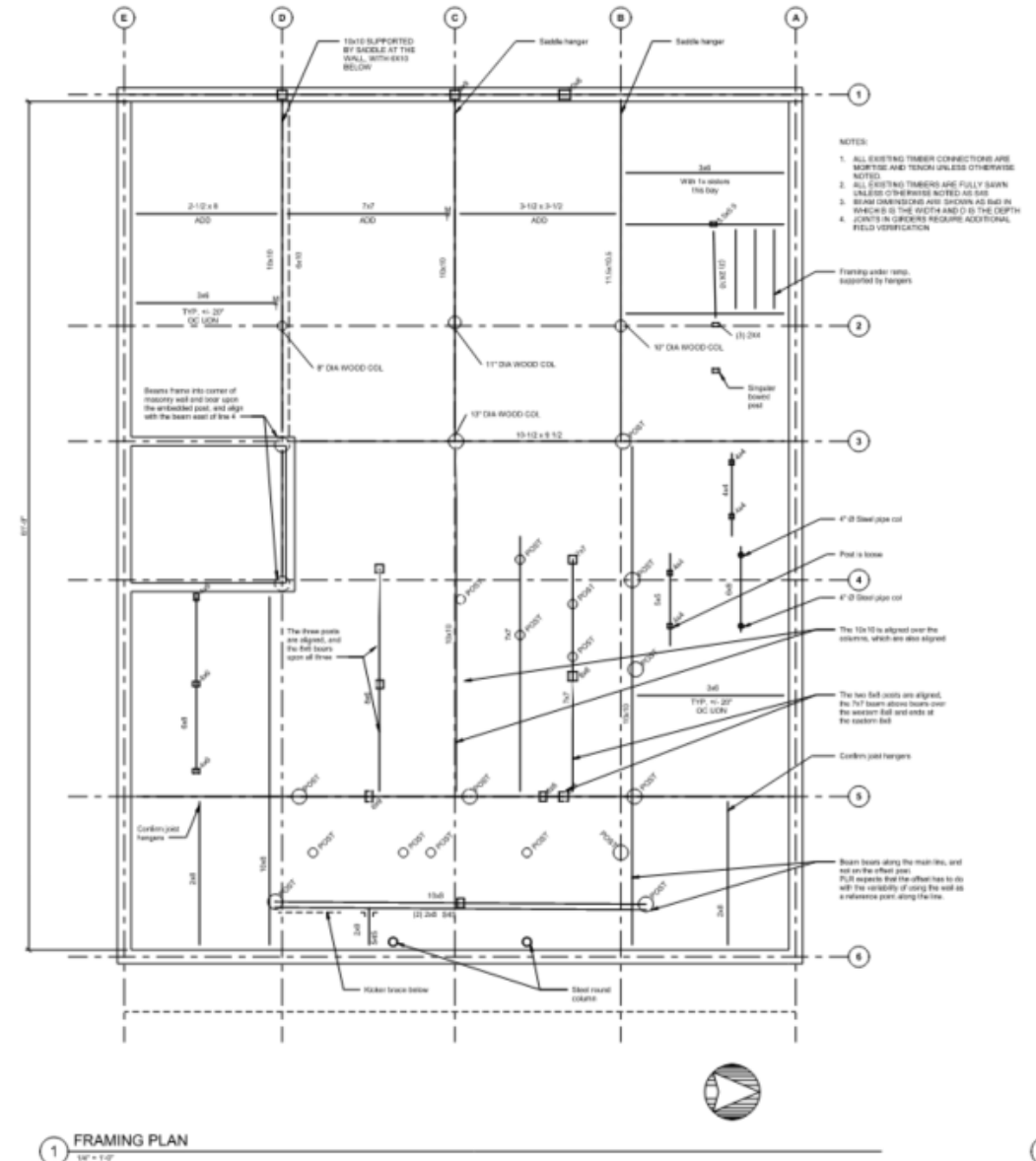
- First floor leveling, excessive deflection & squeaky first floor
- Column end bearing moisture protection
- Front entry accessibility
- Repairs to exterior access ramp
- First floor programmatic improvements
  - Bearing wall removal
  - Increased floor loads
- Attic Repairs





# MEETING HOUSE STRUCTURAL RENOVATIONS

## Floor Leveling and Column End Bearing Protection





## Floor Leveling and Column End Bearing Protection

- Level survey of girder bearings
- Jack girders
- Lift column
- Install moisture protection at column base
- Lower columns
- Install shims on top of columns
- Remove jacks
- Repeat at other columns



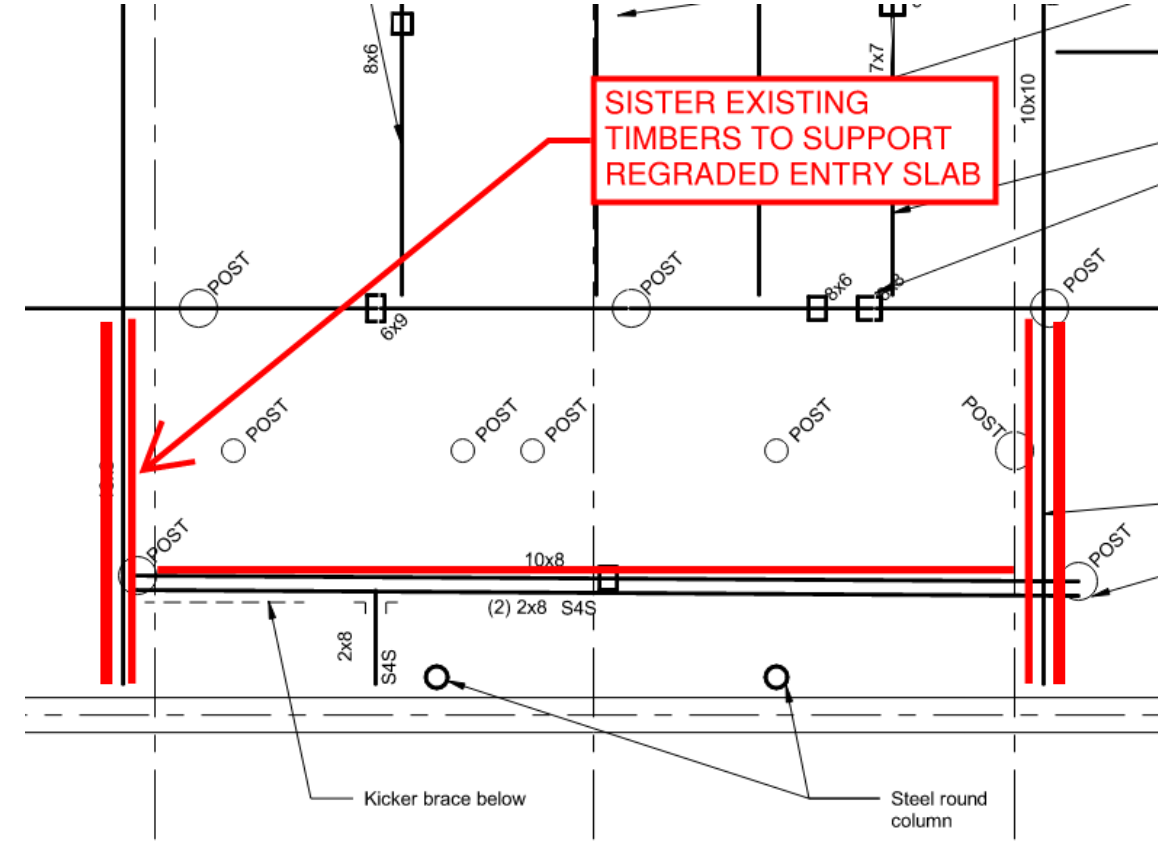


## A photograph of an office interior. A red arrow points to a small gap under a dark wooden desk. In the background, there is a window with blinds, a black jacket hanging on a hook, a yellow storage bin, and a bookshelf filled with papers. A computer monitor is visible on the desk.





## Entry Accessibility



PLAN VIEW



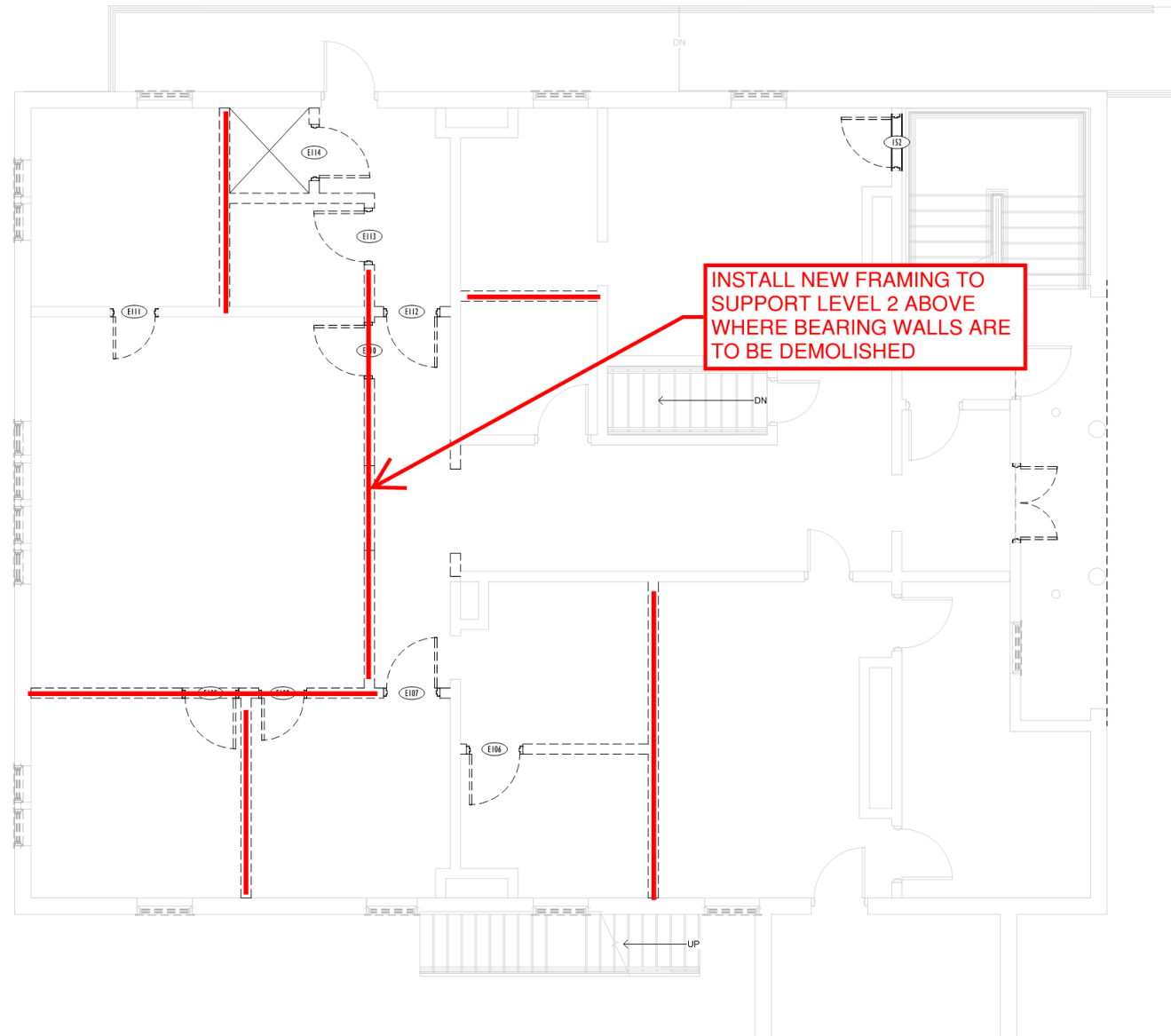
## Repairs to exterior access ramp





## First Floor Programmatic Updates

- Add girders and posts to replace removed bearing walls
- Some first floor framing adjustments may be necessary to support the new posts
- Squeaky floors
  - Remove flooring finish
  - Screw wood floor to the joists





# MEETING HOUSE STRUCTURAL RENOVATIONS

## Attic Repairs



Rotted spandrel beam



Rotted post





## Renovations

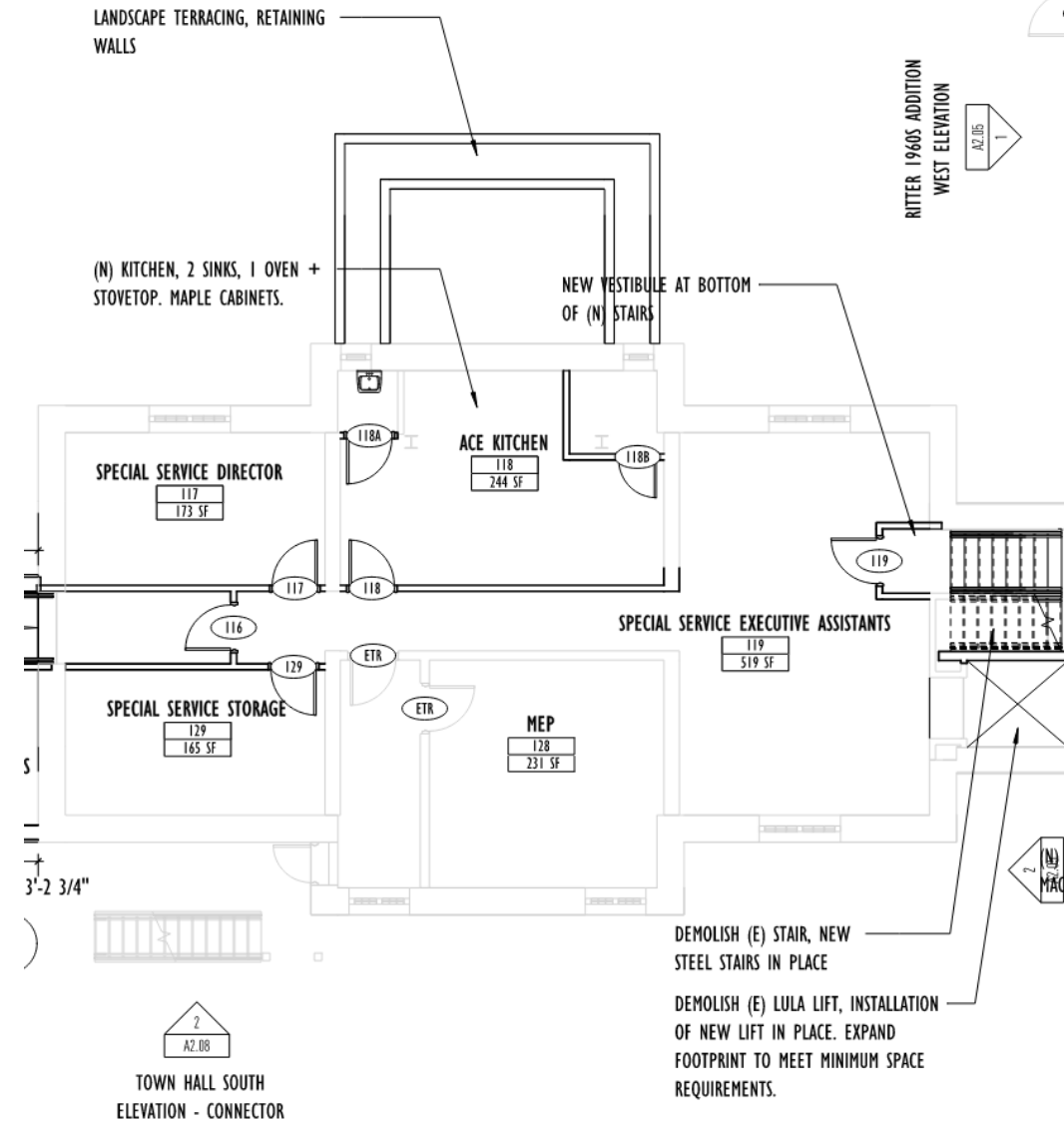
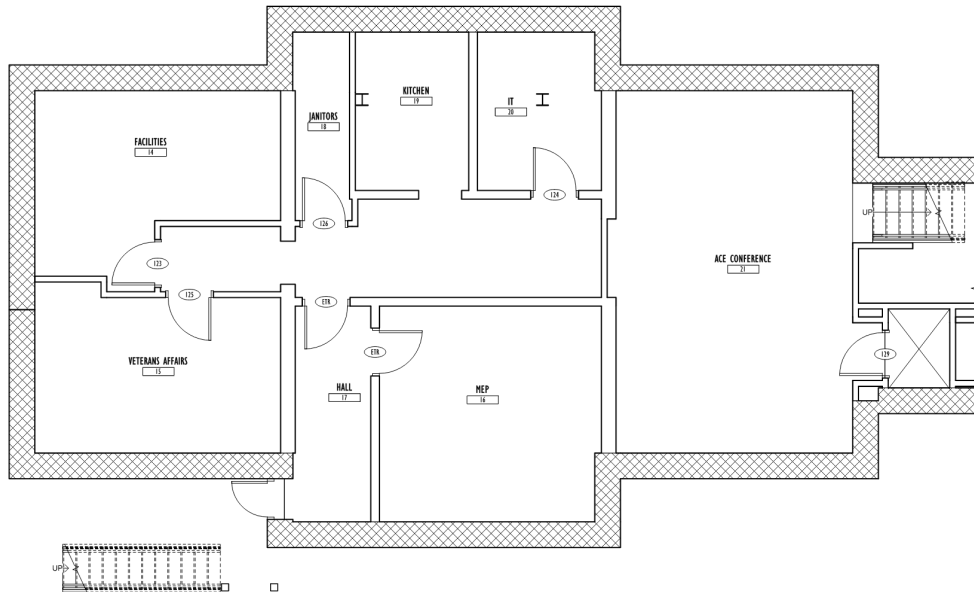
- Wall removal
- Attic protection





## Renovations

- Partition removal
- Confirm that bearing walls and posts are not affected.





# RITTER MEMORIAL BUILDING RENOVATIONS

## Renovations.

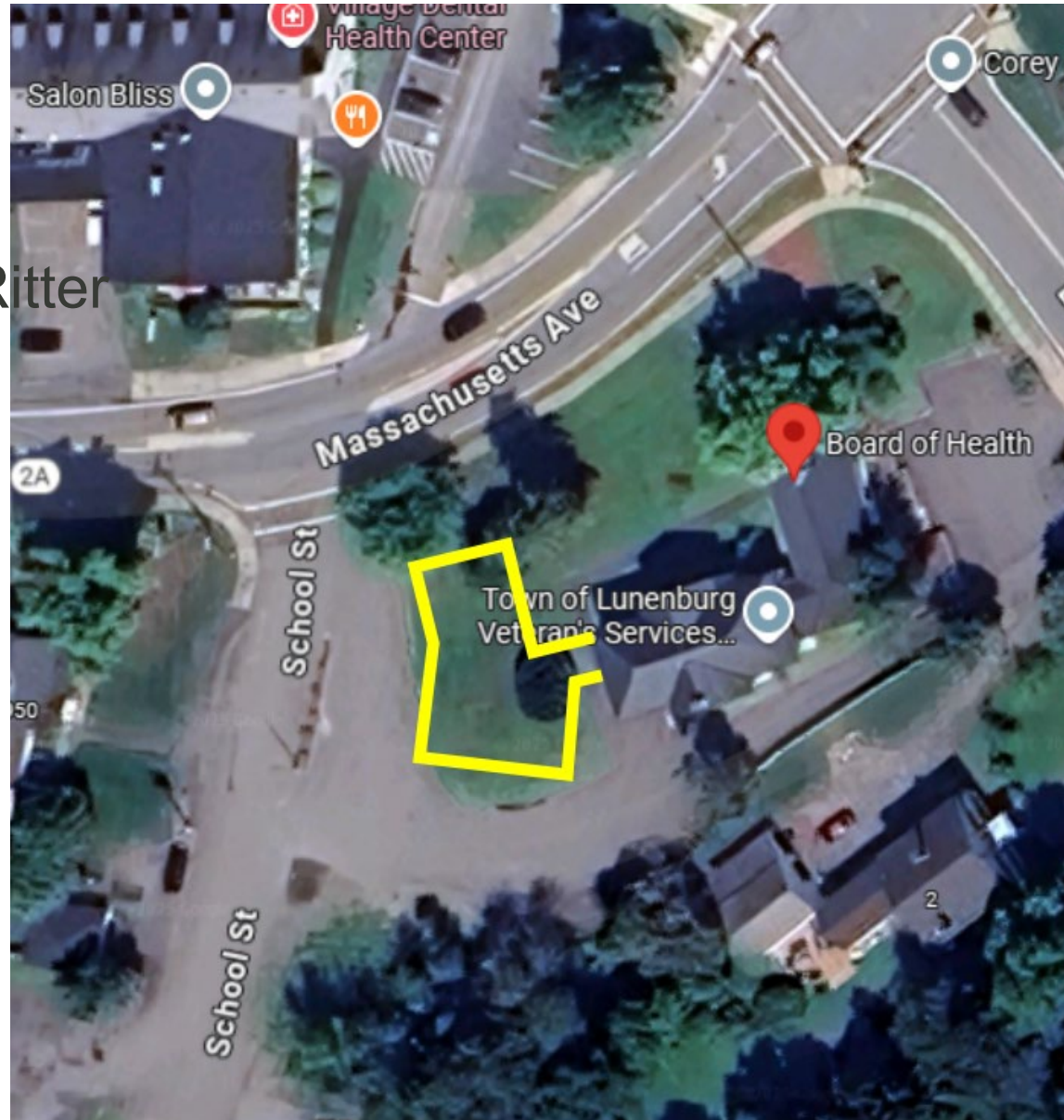
- Some end of member deterioration  
Coat ends with Bora-Care





## New Construction

- Foundation impact on Ritter Building and the roads
- New Town Hall Structural System





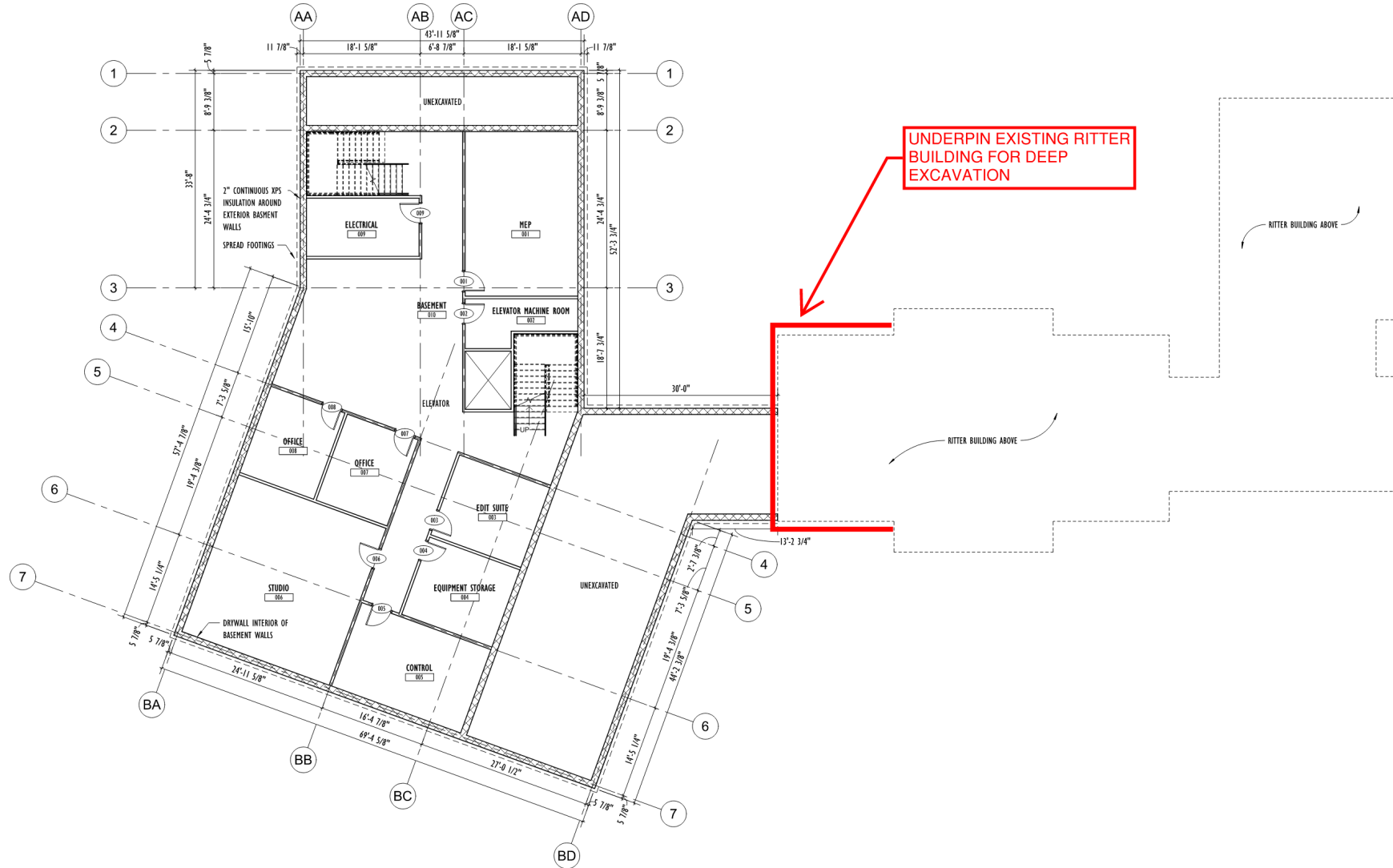
## Support of Excavation

SUPPORT OF  
EXCAVATION ALONG  
ROADS





## Underpinning





## Steel Composite Frame Construction

- Concrete foundation
- Steel building frame
- Steel braced frame for stability
- Concrete slab on composite steel deck
- Concrete elevator pit with masonry shaft wall
- Steel joist roof with steel girders and untopped steel deck





THANK YOU





# COST ESTIMATE

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## Trade Costs

Meeting House Renovation:	\$2,624,842
Ritter Memorial Renovation:	\$2,068,279
Town Hall:	\$6,937,445
Sitework:	\$1,657,520

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<b>Subtotal Trade Costs:</b>	<b>\$13,288,086</b>
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Subtotal w/ Contingencies & Escalation:	\$15,281,299
Total Construction Cost w/ GC OH&P:	\$17,840,917

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<b>Total Project Cost w/ OPM &amp; Design Fees:</b>	<b>\$21,409,100 - \$22,301,145</b>
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## Alternates

Alt 1 – PV Canopy:	\$1,768,800
Alt 2 – Meeting House Basement Slab:	\$97,279
Alt 3 – EV Chargers (21 units):	\$281,400