

Town of Lunenburg

Special Town Meeting

November 17, 2020

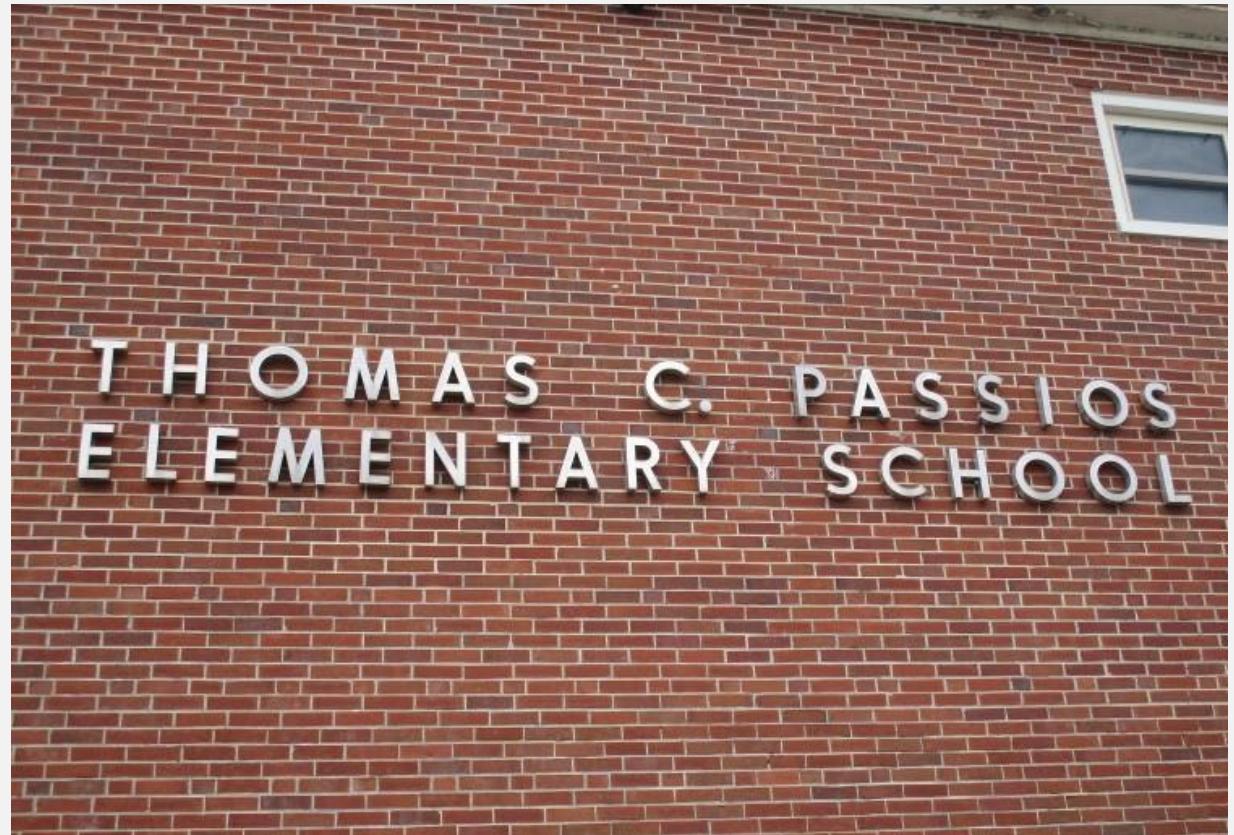


Reuse of TC Passios Building



Acknowledgement

- TCP Building Committee
 - Town Offices
 - Offices of School Superintendent
 - Boys and Girls Club of Lunenburg
 - Council on Aging
 - Veterans Affairs
 - Board of Health
 - Public Access Cable Committee (PACC)



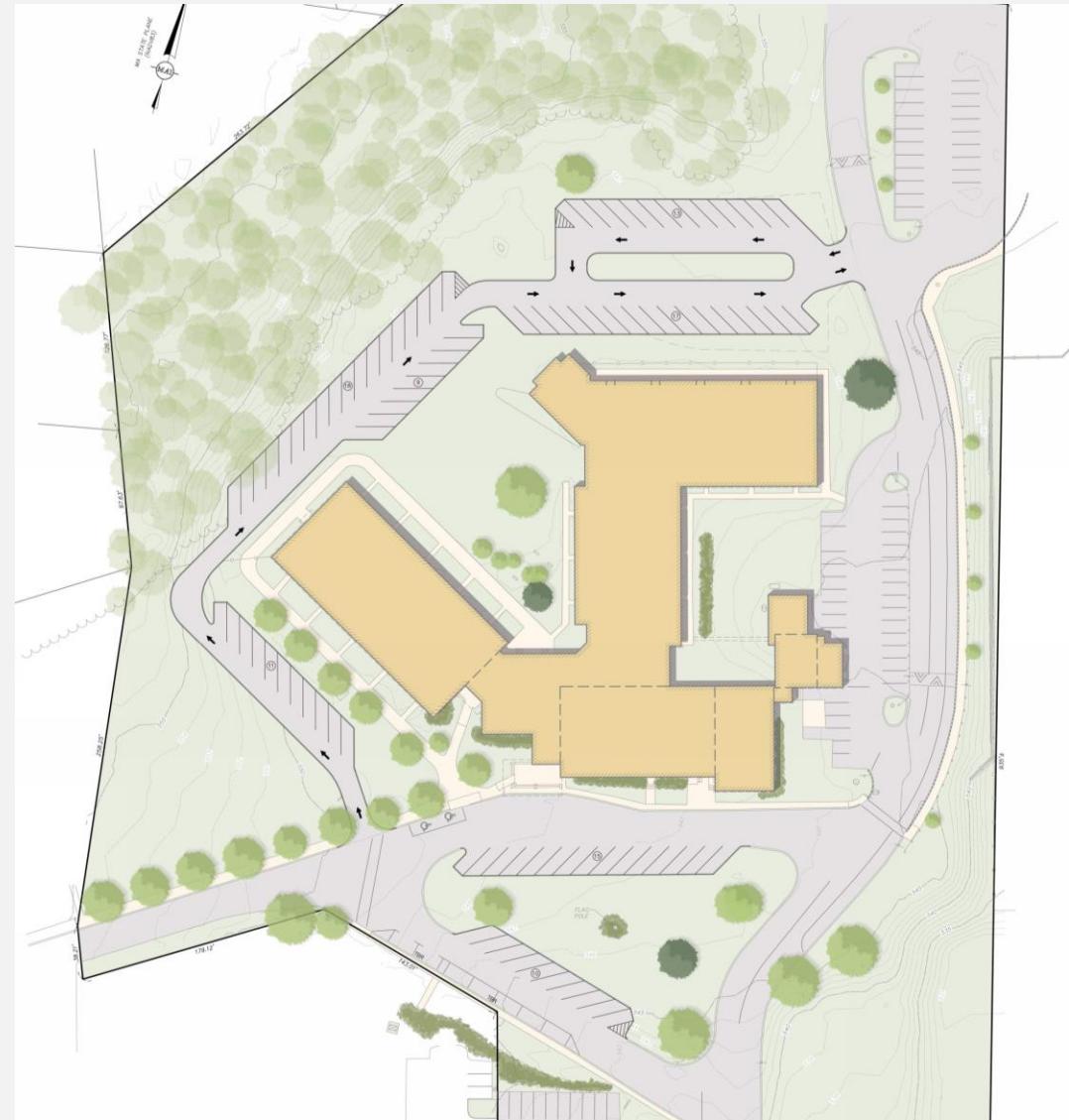
Process and Timeline- Existing Conditions Assessment

- Conducted site survey
- Prepared traffic study
- Scanned building interior and exterior
- Reviewed existing structural, mechanical, electrical, plumbing and fire-protection systems
- Reviewed building envelope- roof, masonry, windows, skylight
- Took samples for hazardous material assessment
- Performed Environmental Phase I Assessment



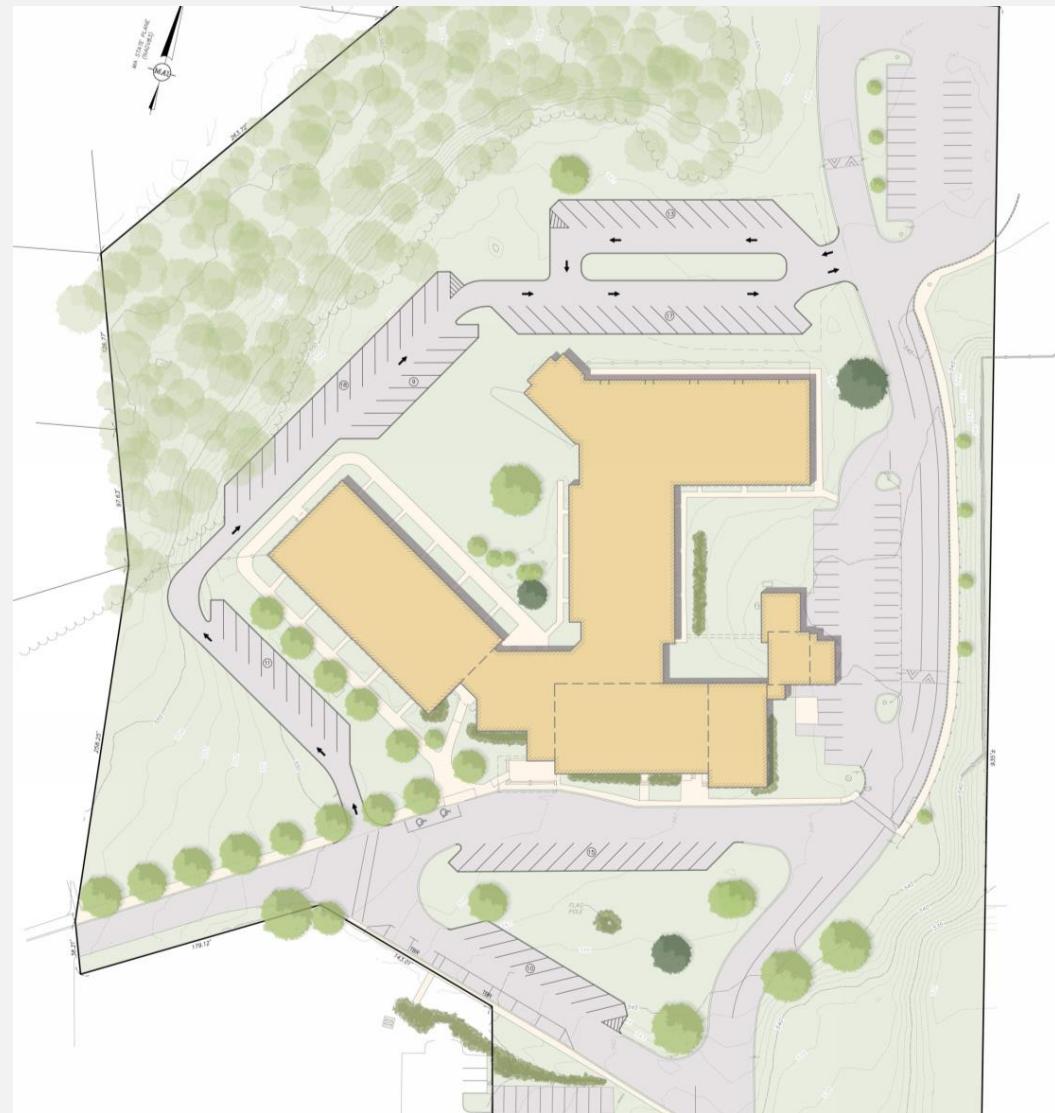
Process and Timeline- Program Verification, Department & Group Interviews

- Interviewed the following departments and groups between July and August:
 - Town Manager
 - Planning Department
 - Conservation
 - Building Department
 - Treasurer/Finance
 - Assessors' Office
 - IT
 - Offices of School Superintendent
 - Boys and Girls Club of Lunenburg
 - Council on Aging
 - Veterans Affairs
 - Board of Health
 - Public Access Cable Committee (PACC)



Process and Timeline- Site Design

- Traffic Flow
- Parking Analysis
 - Existing # of parking spaces designated for TCP: 39 spaces
 - Per Town Parking Requirements, the building would require a total of 56 spaces;
 - Factor of Safety: approximately 65 employees in the building at one time
 - Assumes 1 space per employee or requires 65 more spaces
 - Site provides 125 spaces enough to meet code and extra for each employee

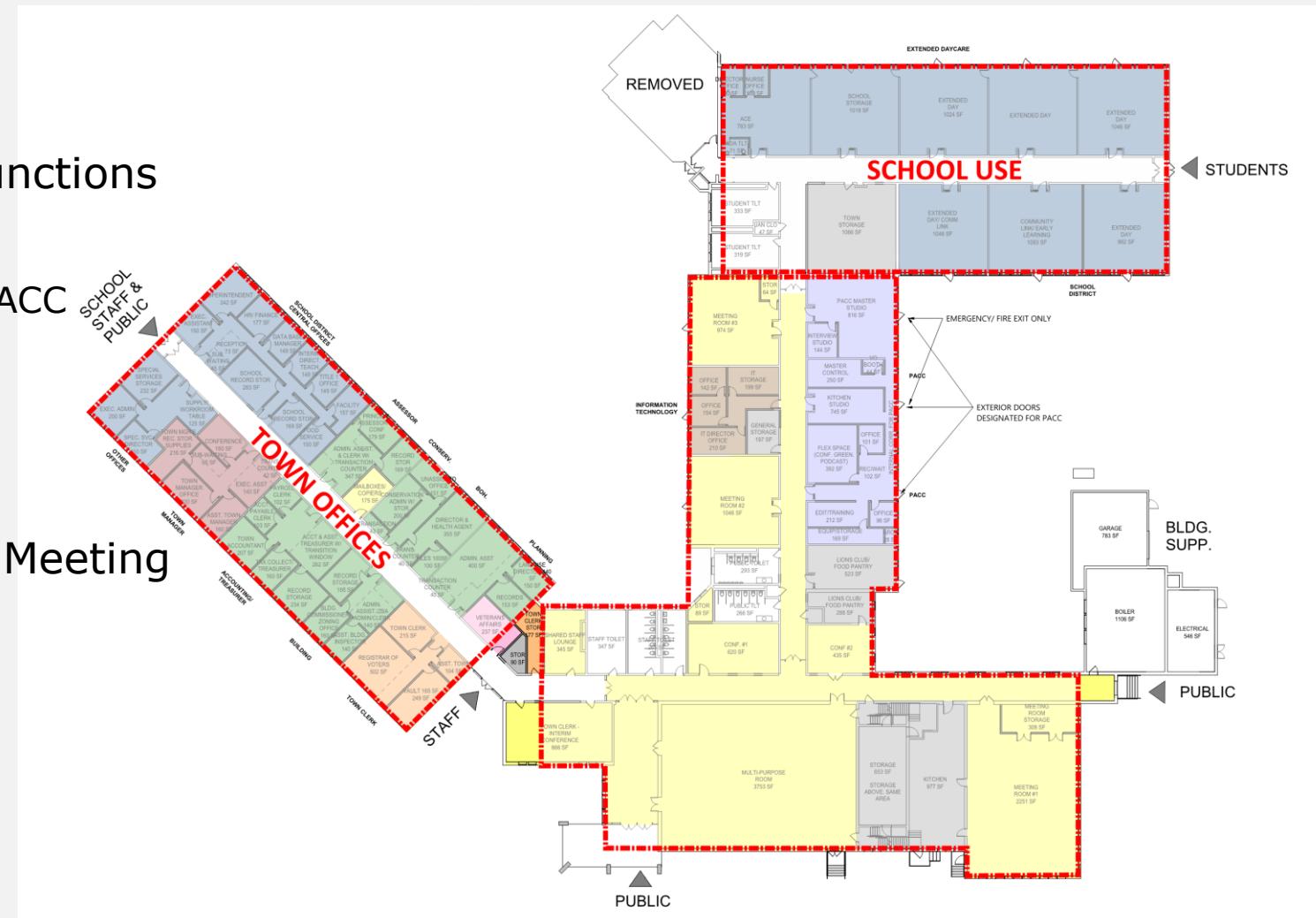


Design Concept- Overall

- Separate and consolidate similar functions
 - North Wing- School Programs
 - Center Wing- Community Use, IT and PACC
 - Front/South Wing- Community Use
 - West Wing- Town Offices
- Separate public and private access
- Consolidate Community functions- Meeting rooms and Conference rooms
- Designate entries:
 - Students (north)
 - Staff (west and southwest)
 - Public (south and southeast)

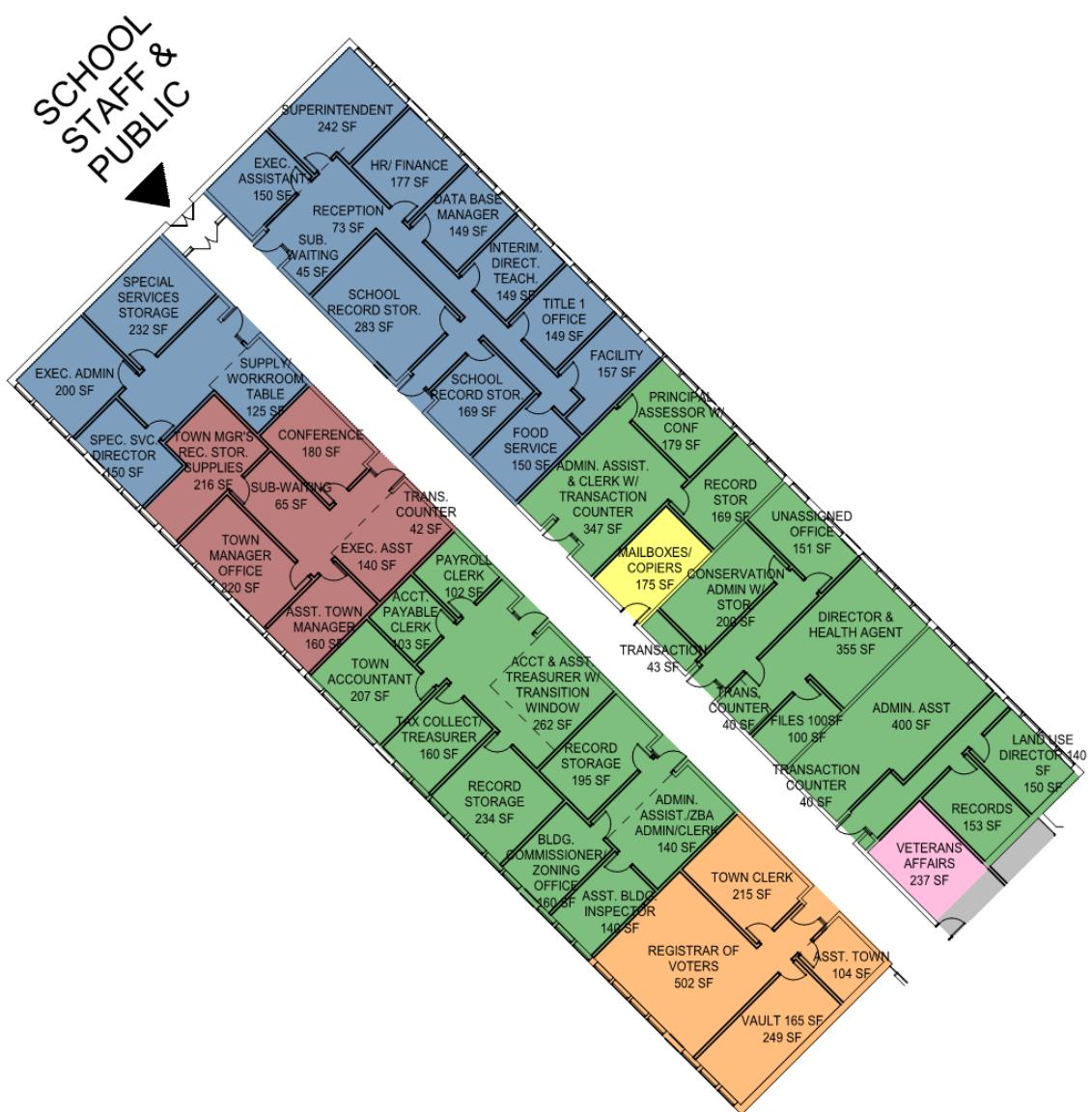


The site plan diagram illustrates the building layout and access points. A large grey building is shown with various rooms labeled: 'SCHOOL STAFF & PUBLIC' (at the top right), 'SCHOOL OFFICES' (top left), 'TECH. SERVICES' (middle left), 'TECH. DIRECTOR' (bottom left), 'SEC. ADMIN.' (middle right), 'SEC. OFFICE' (bottom right), and 'OTHER OFFICES' (far bottom right). A red dashed line outlines the main entrance area, which is labeled 'STUDENTS' (north), 'STAFF' (west and southwest), and 'PUBLIC' (south and southeast). A legend at the bottom right indicates 'MAP' and 'SCHOOL STAFF & PUBLIC'.



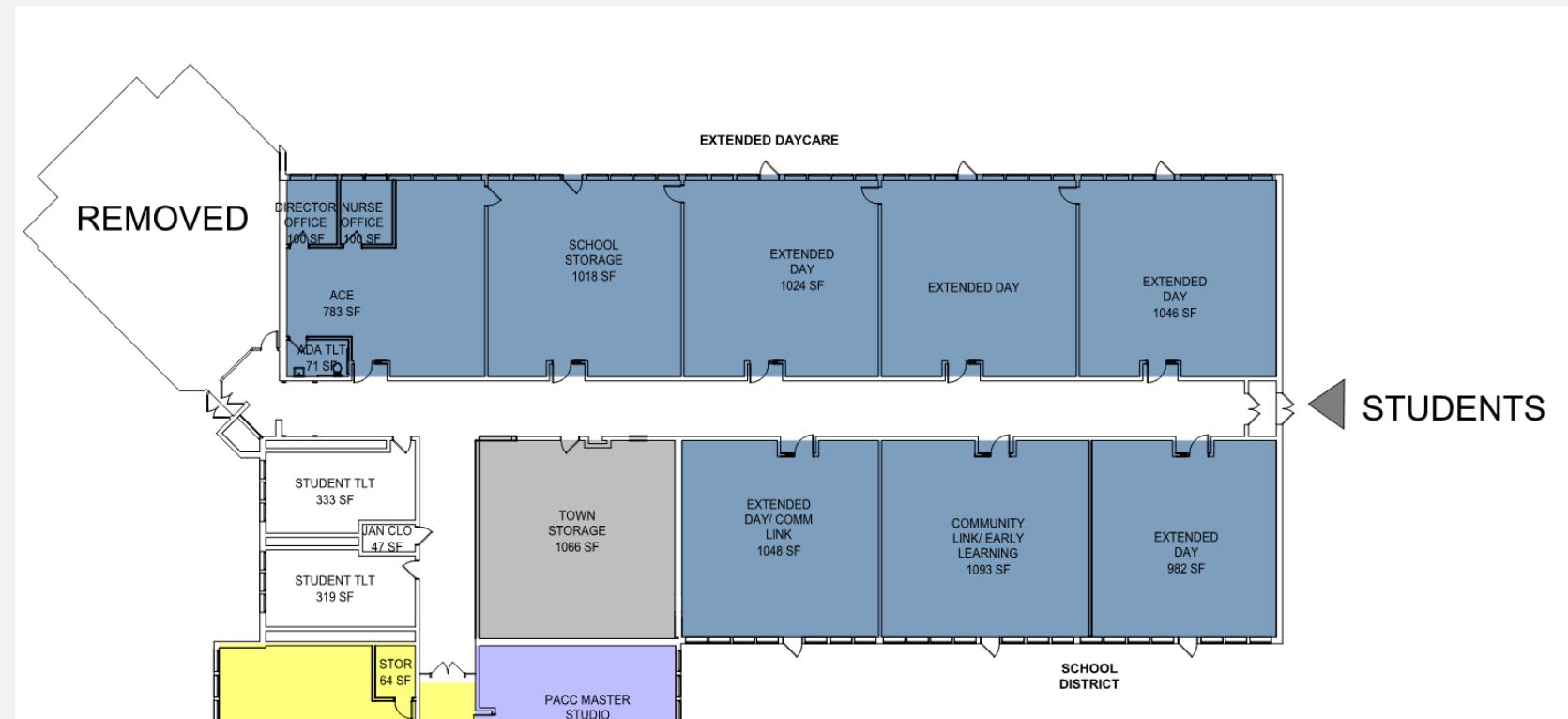
Design Concept- West Wing

- School Offices
- Town Manager's Office
- Assessor
- Conservation
- Board of Health
- Planning
- Building Department
- Accounting/Finance
- Treasurer
- Town Clerk
- Veteran's Affairs



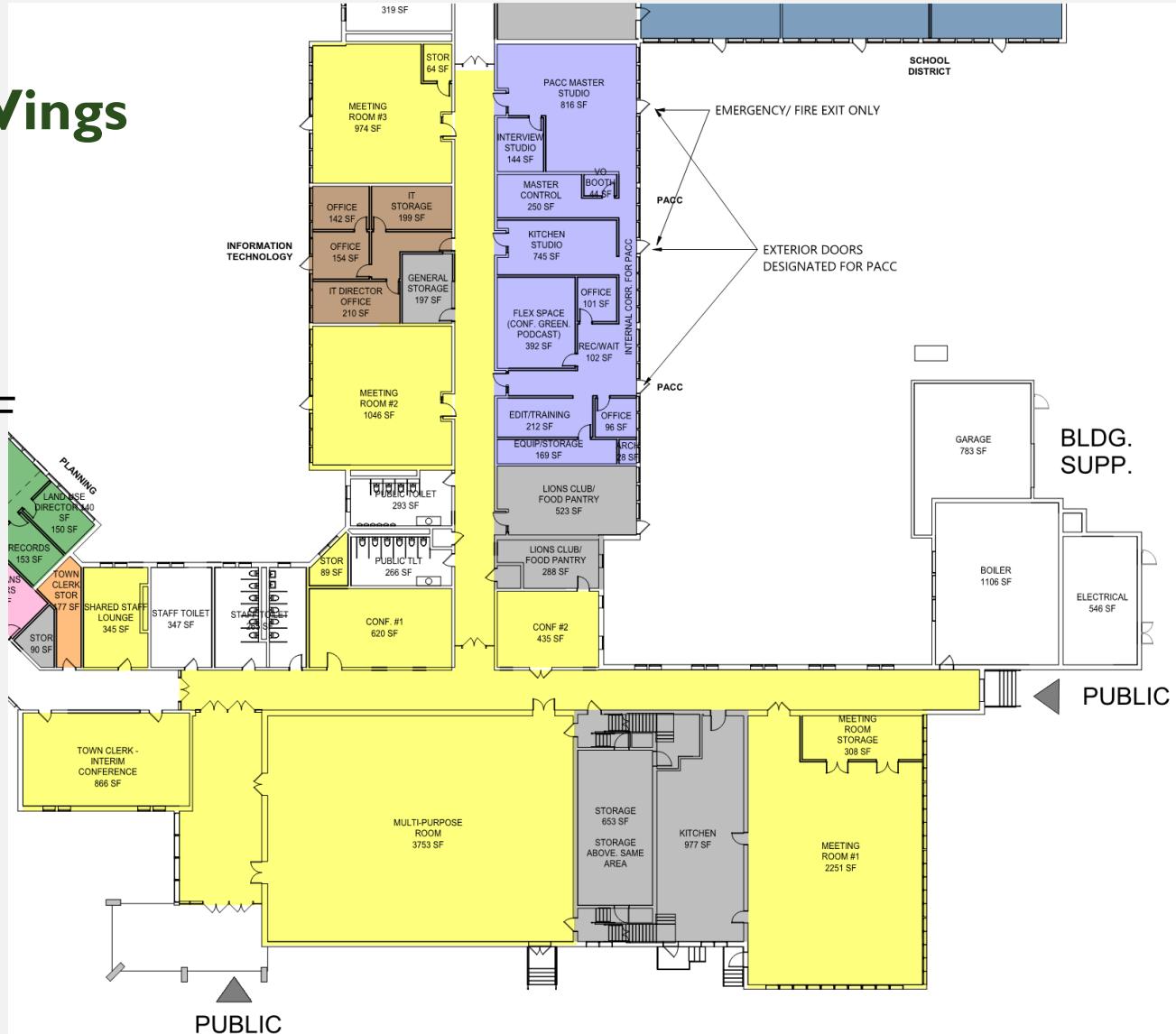
Design Concept- North Wing

- Extended Day
- ACE
- Community Link
- Early Learning
- School storage
- Town records storage



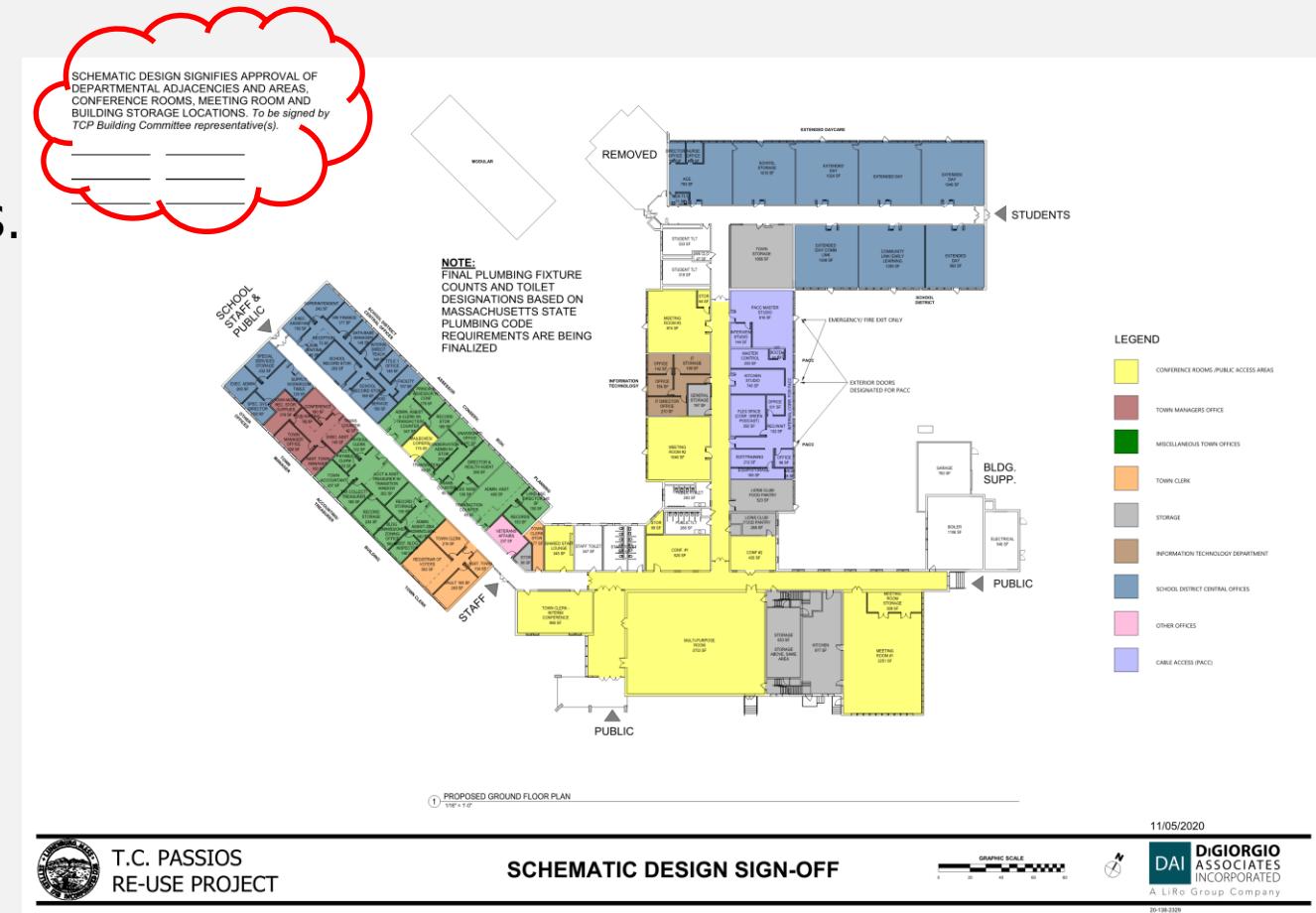
Design Concept- Center and South Wings

- Multi-purpose Room (former Gymnasium)
- (3) Meeting Rooms at 970SF, 1,050SF and 2,050SF.
- (2) Conference Rooms at 430SF and 700SF
- Meeting Rooms and Conference rooms are equipped with recording capabilities.
- IT Department
- Community Food Pantry
- Public Access Cable Committee (PACC)



Process and Timeline- Schematic Design Sign-off

- SCHEMATIC DESIGN SIGNIFIES APPROVAL OF DEPARTMENTAL ADJACENCIES AND AREAS, CONFERENCE ROOMS, MEETING ROOM AND BUILDING STORAGE LOCATIONS.
- Signed-off by:
 - TCP Building Committee
 - Offices of School Superintendent
 - Planning Department
 - Building Department
 - Treasurer/Finance
 - Town Manager
 - Veterans Affairs
 - Assessors' Office
 - Board of Health
 - IT
 - Public Access Cable Committee (PACC)



Process and Timeline- Next Steps

- Design Development
 - Site
 - Exterior and interior design
 - Room design
 - Typical details
 - Analysis and upgrade of central plant
- Budgeting



Thank You!

- DiGiorgio Associates Inc./The LiRo Group
 - Architecture
 - Structural Engineering
 - Mechanical/Electrical/Plumbing/Fire Protection Engineering
 - Environmental Engineering
- Monitor Builders Inc./The LiRo Group
- Meridian Associates Inc.

