

# Town of Lunenburg

## Special Town Meeting

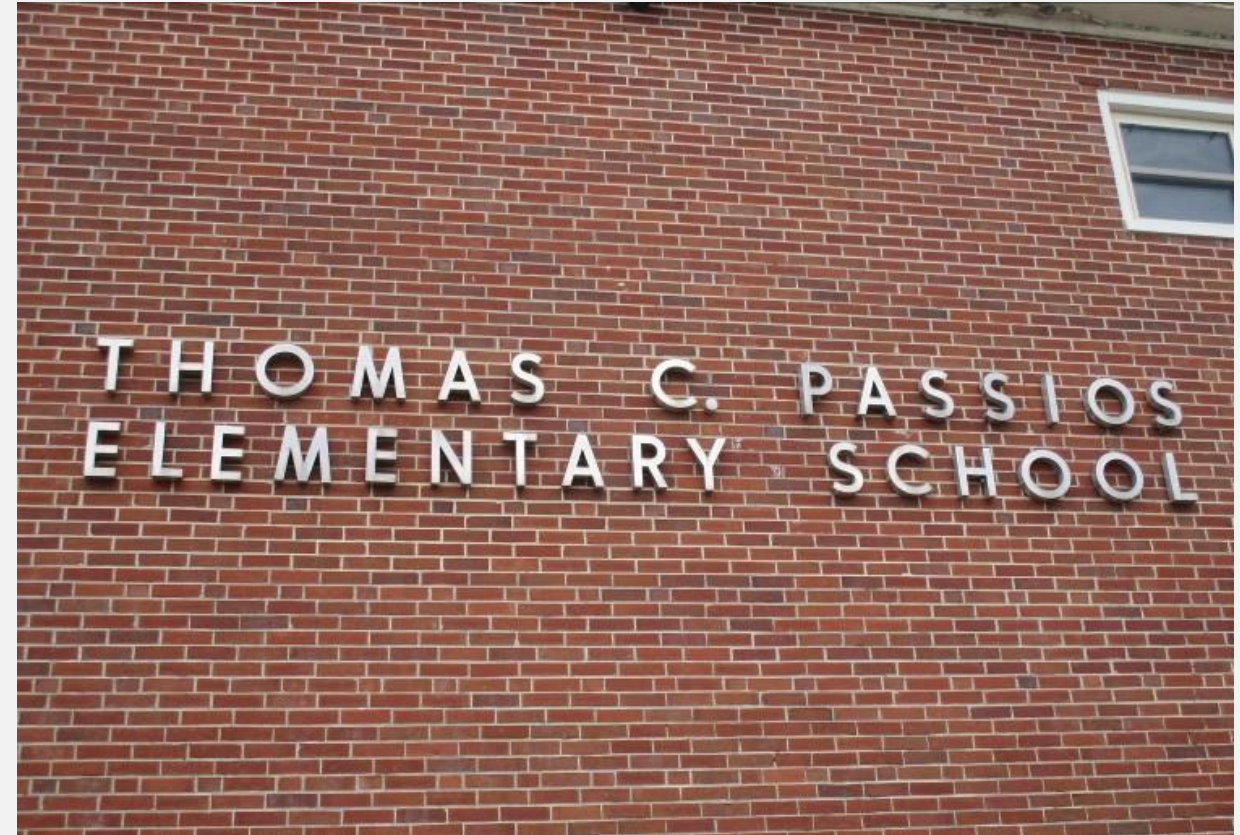
November 17, 2020



## 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)





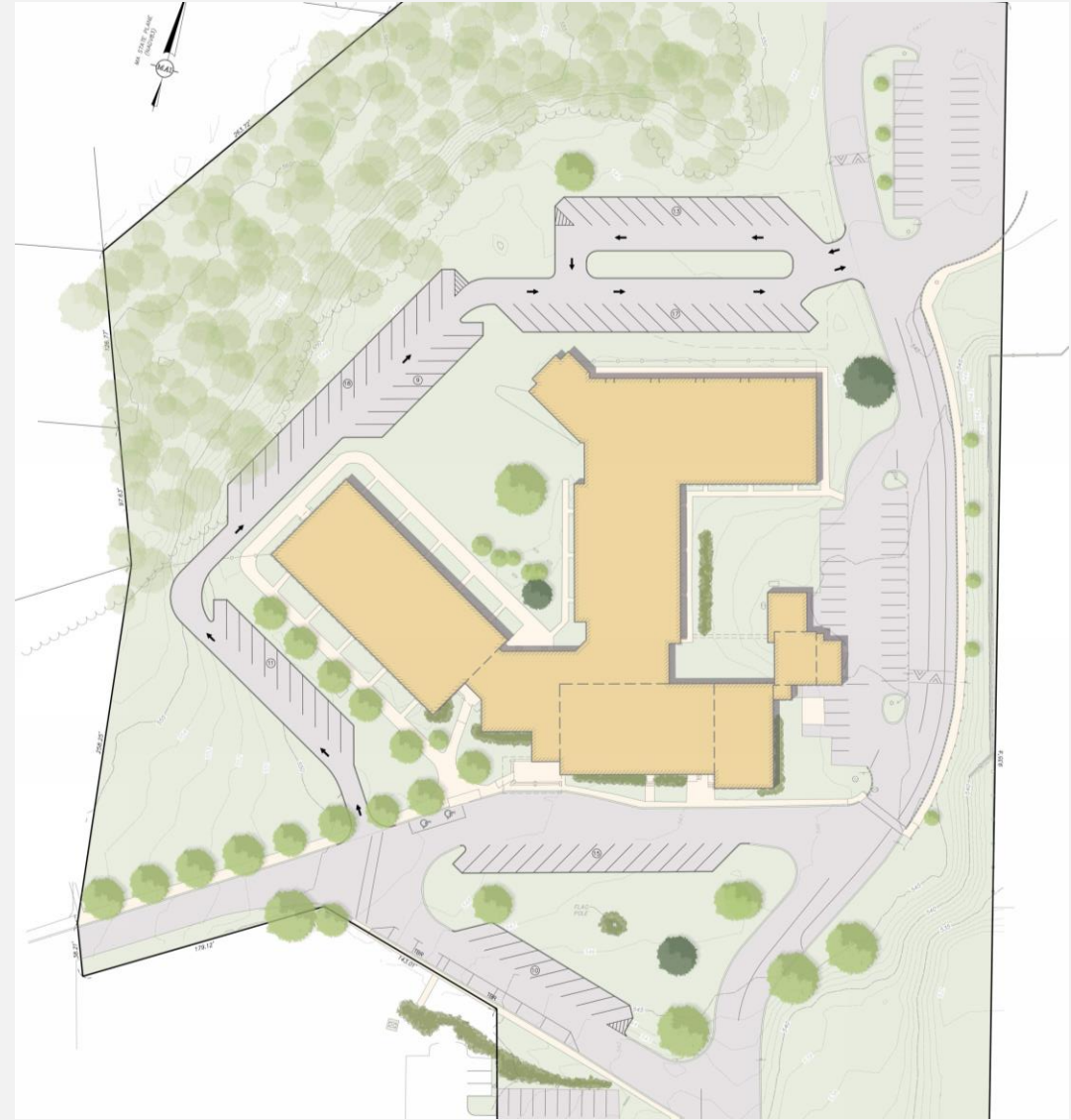
## Process and Timeline- Existing Conditions Assessment

- 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

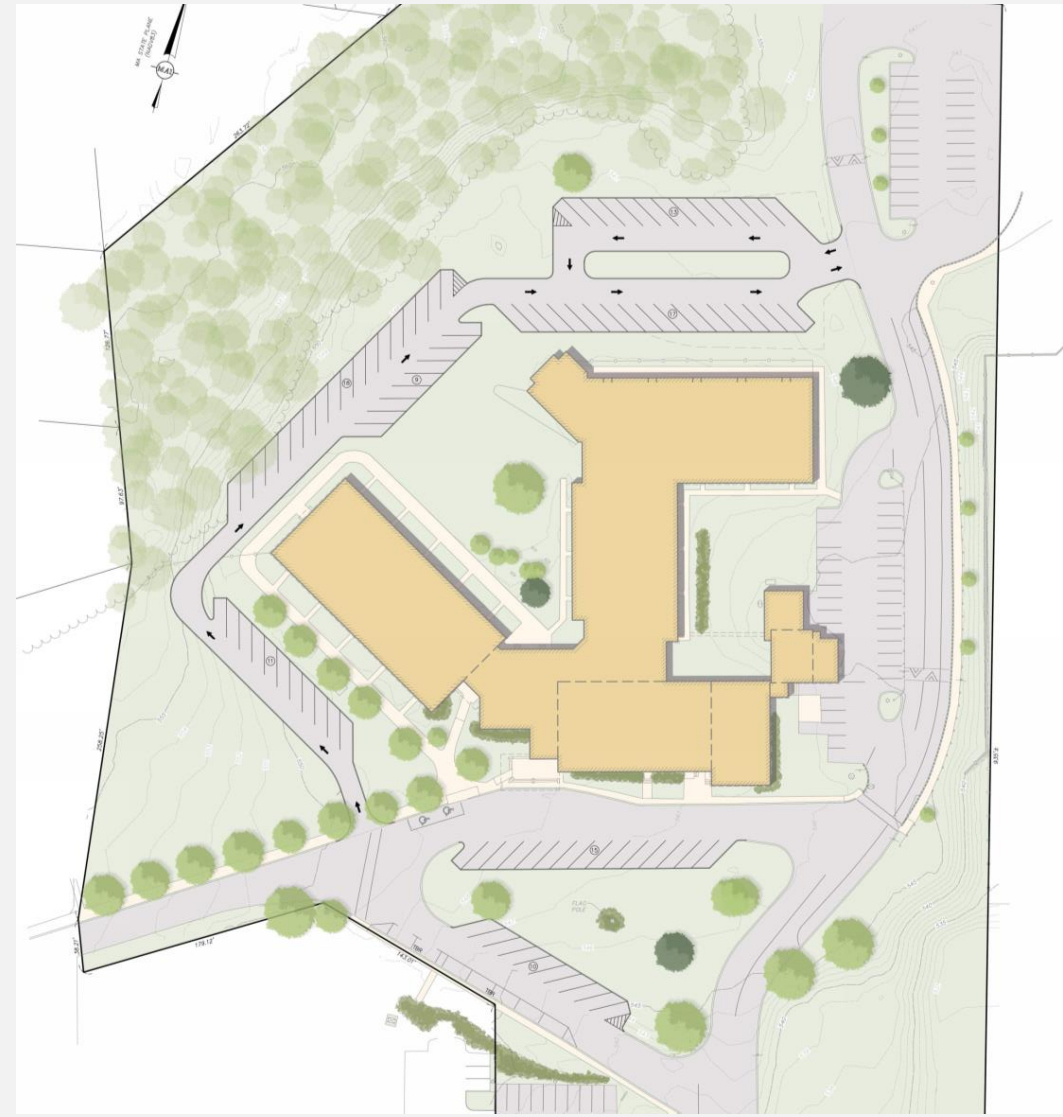
- Interviewed the following departments and groups between July and August:
  - Town Manager
  - Planning Department
  - Conservation
  - Building Department
  - Treasurer/Finance
  - Assessors' Office
  - IT
  - Offices of School Superintendent
  - Boys and Girls Club of Lunenburg
  - Council on Aging
  - Veterans Affairs
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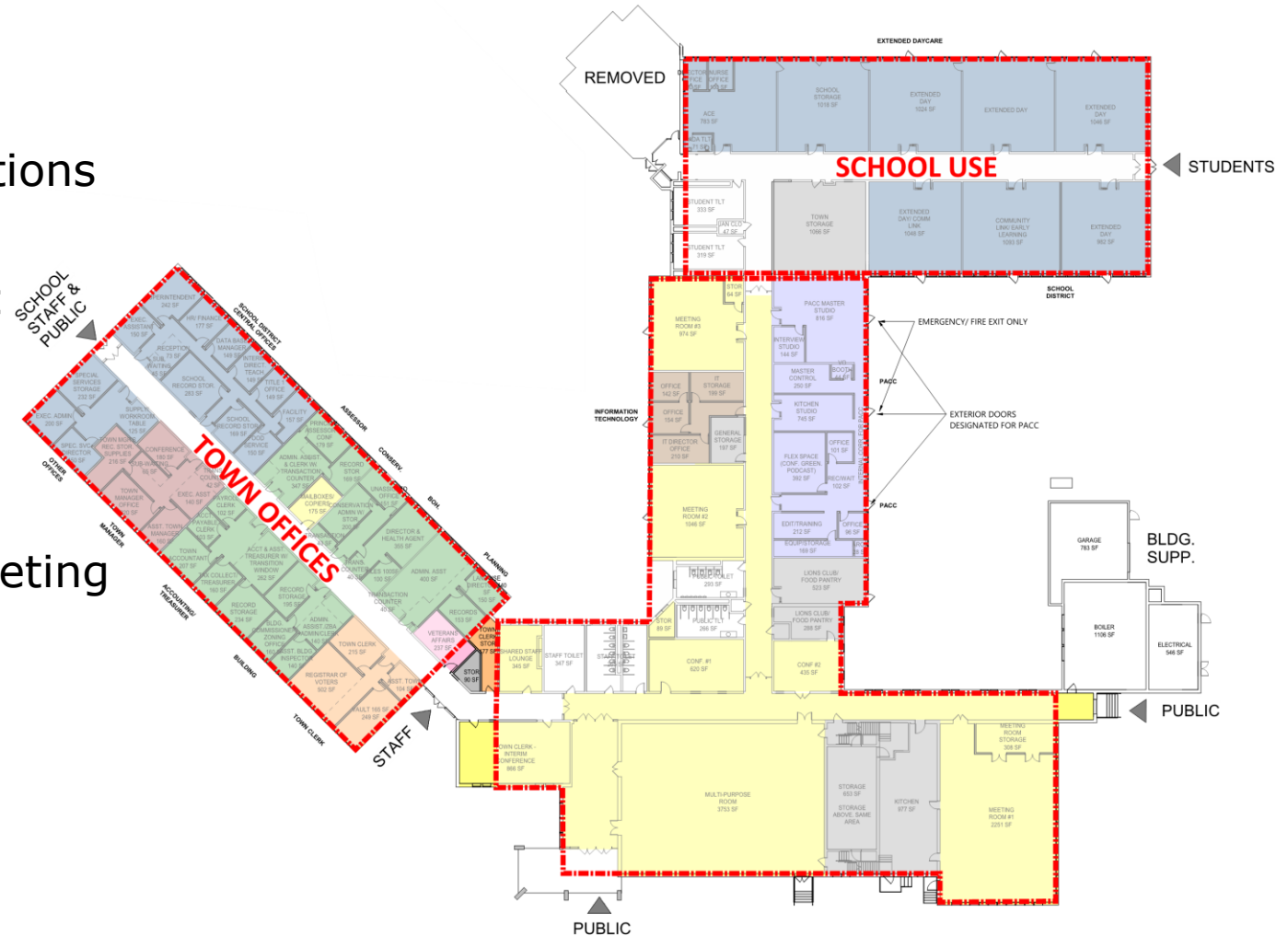
## Process and Timeline- Site Design

- 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



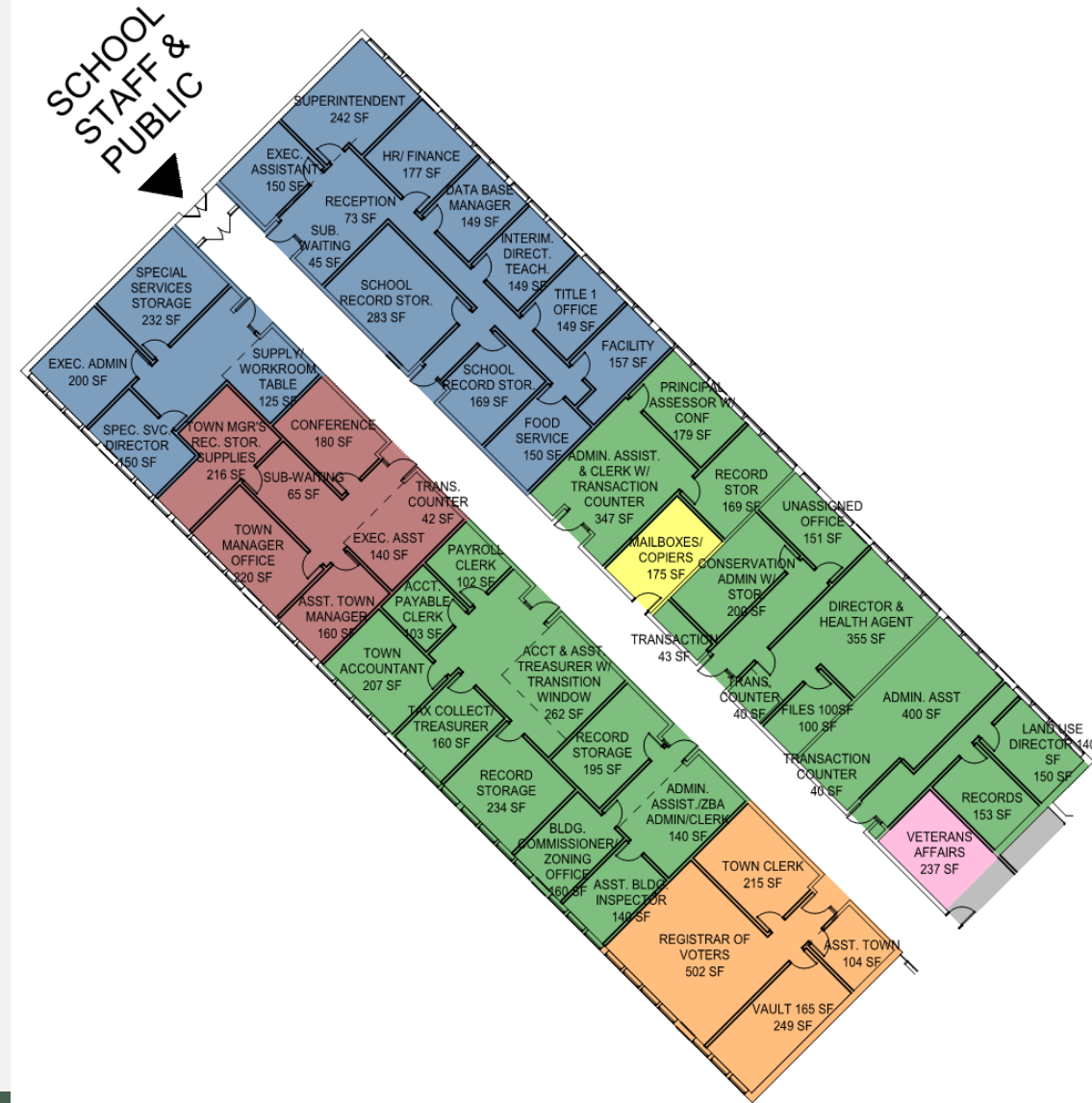
# Design Concept- Overall

- 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)



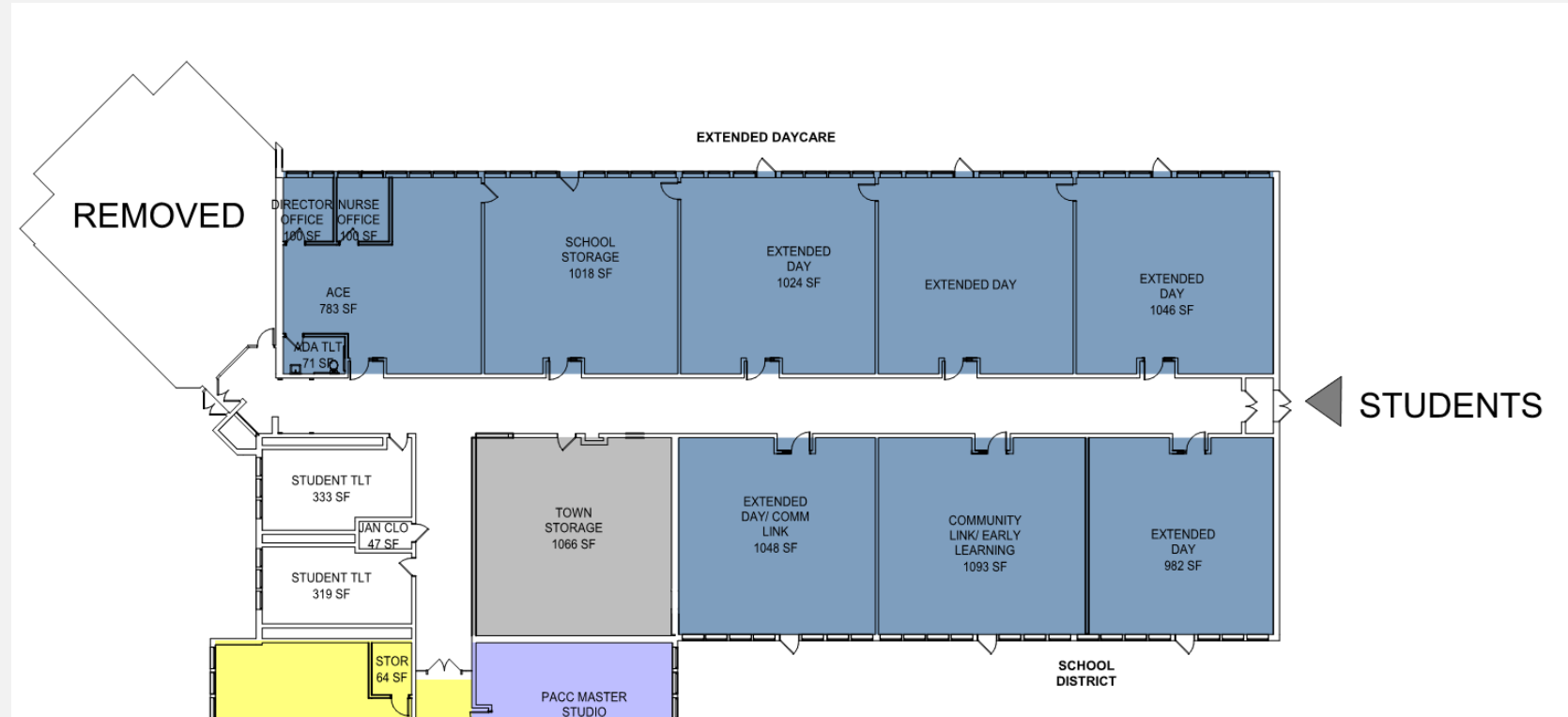
## Design Concept- West Wing

- 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

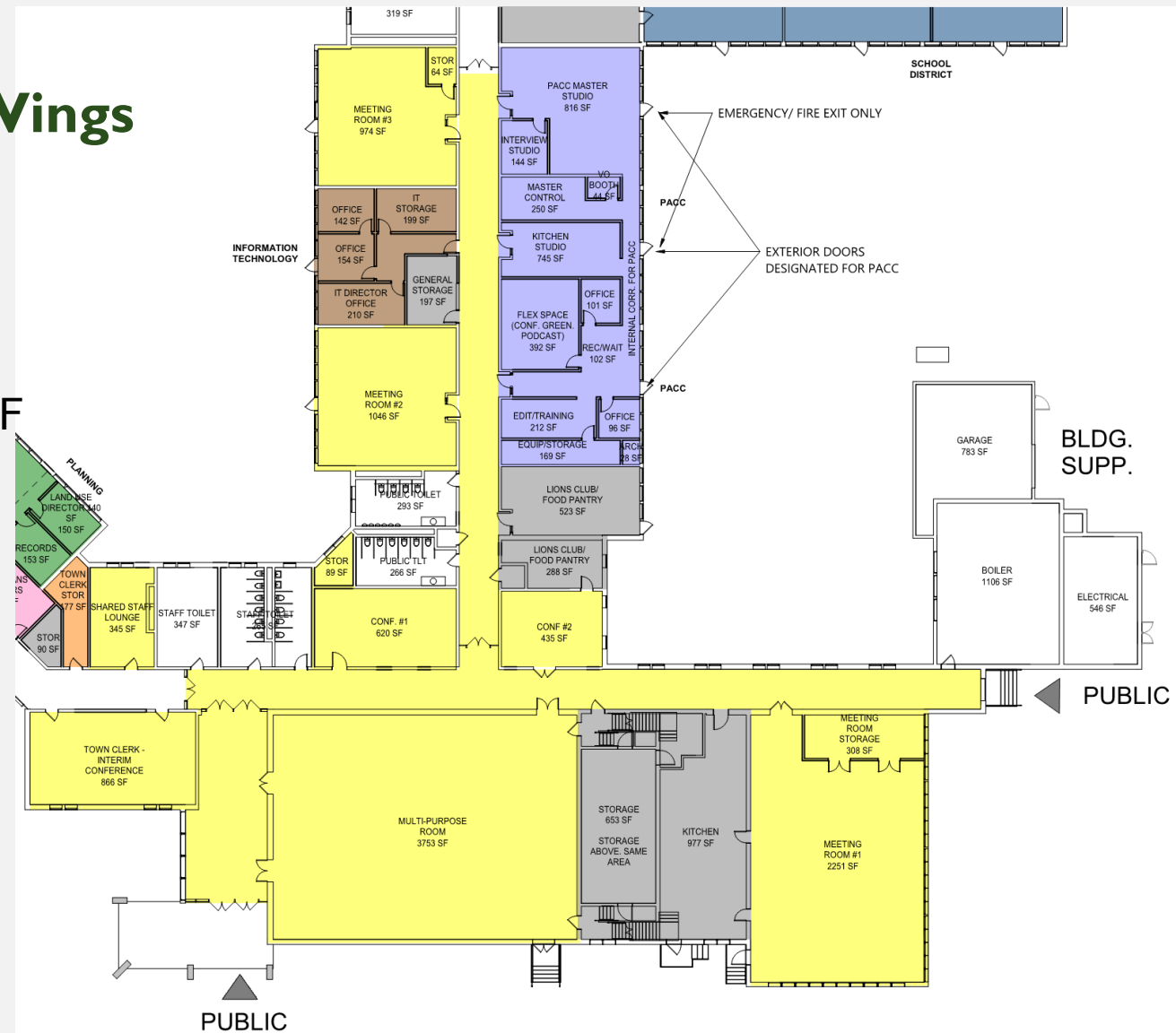
- Extended Day
- ACE
- Community Link
- Early Learning
- School storage
- Town records storage





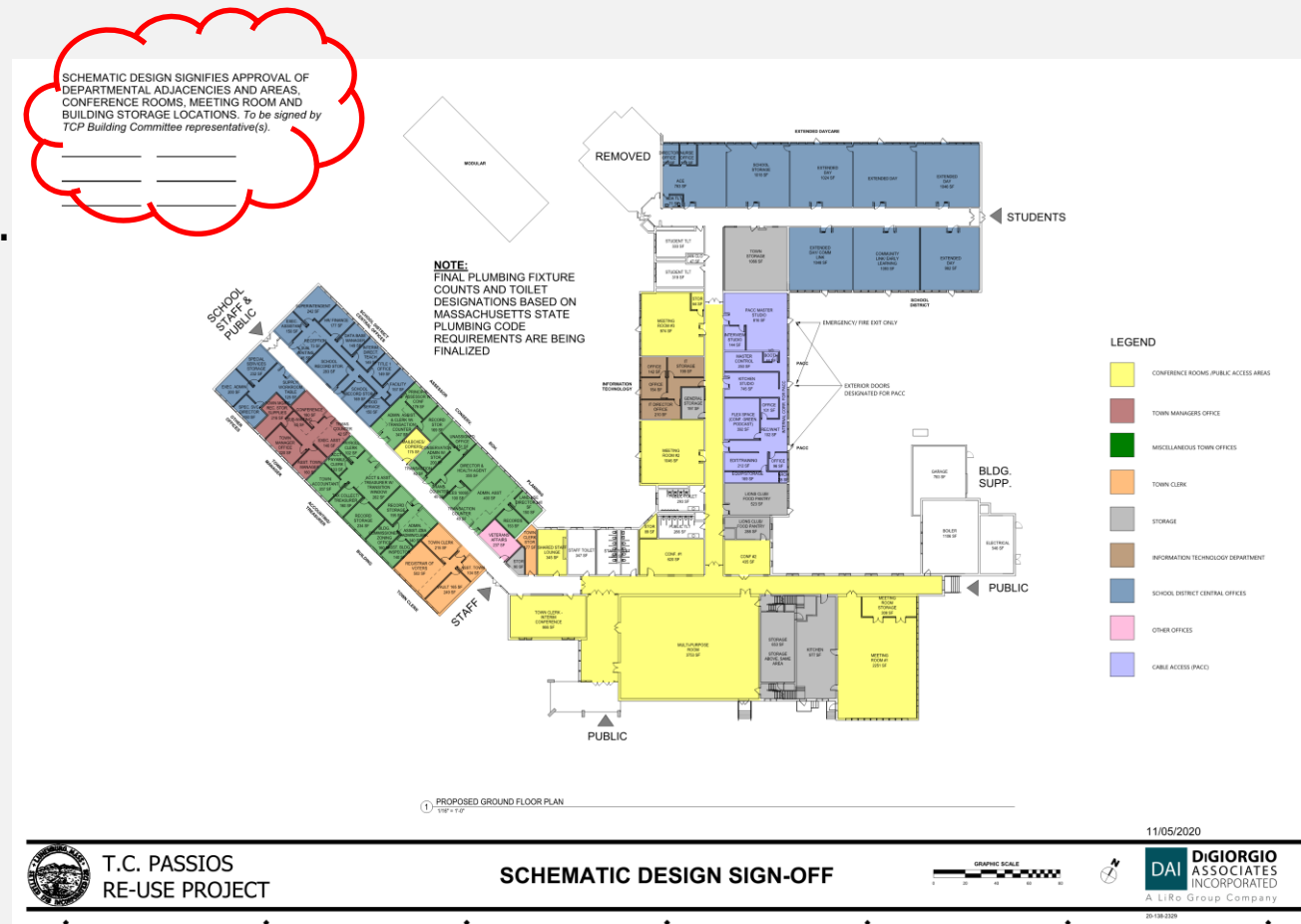
## Design Concept- Center and South Wings

- 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.

