

LUNENBURG MUNICIPAL BUILDING DESIGN COMMITTEE



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Meeting Minutes October 21, 2024 5:30pm

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

Members absent: David Blatt, Greg Roy

Town Employees: Chris Ruth

Community Guests: Anthony Sculimbrene

Meeting called to order at 5:30pm.

Michael-Ray Jeffreys received an email regarding the RFP questioning the process. The RFP is framed that everything happens under the supervision of the town manager and that interviews are followed by the decision of the procurement officer which is the interim town manager and select board and we will comply with the process.

Chris Ruth, the facilities manager gave an update on the status of the TC Passios building. The option to use the building for temporary offices is no longer viable; the leaks and heating system are the main concerns. Closing off the back section would be ideal and then abatement process could start. The likely scenario for office space would be to add the addition to the Ritter building first, then renovating town hall and Ritter. Anthony Sculimbrene asked about the approximately \$300,000 for roof repairs. Due to the schools looking to leave the building, the town decided to put the money on hold. The vast majority of the 38 year old roof does not have asbestos. The gymnasium and cafeteria will stay open as long as possible. There were concerns that the cost to renovate TCP will limit the possibility to renovate Ritter, Town Hall, add to the Ritter, and to build a new Turkey Hill School. TCP is also at an operating loss and potentially a rent increase for the schools. The schools will likely leave the building and it will be vacant and at a total loss on operating costs.

APDC article on action on the Brooks house was discussed.

13 companies have requested documents. Questions from firms came in and they asked about whether there could be a site visit. The committee said we should allow for site visits. Some firms asked about previous studies, Michael-Ray Jeffreys stated he would prefer to wait until after a firm was picked due to the amount of material. The ranges of costs of projects were discussed. The committee agreed to keep it the same.

There will be a brief update at fall special town meeting. Michael-Ray Jeffries will reach out to Finance committee on the 24th of October for an update. Other committees will also need to have updates.

Motion to adjourn by Thomas Gray at 6:42pm, seconded by Matthew Allison, unanimously passed.