

LUNENBURG MUNICIPAL BUILDING DESIGN COMMITTEE



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Meeting Minutes November 20, 2024 5:30pm

Members Present: Brian Lehtinen, Michael-Ray Jeffreys, Matthew Allison, Tom Gray, Greg Roy

Members absent: David Blatt, Kristina Masaitis

Town Employees: NA

Community Guests: Community Guests: Anthony Sculimbrene

Meeting called to order at 5:32pm.

The meeting was called to order at 5:32 PM. The agenda for the evening included public comments, introductions, an interview with the Taylor & Burns team, and a post-interview discussion to assess the firm's qualifications.

The committee welcomed the Taylor & Burns team, led by Robert Taylor, an experienced architect who would serve as project designer and bid manager. Accompanying him were Marley Lynch, Ken Beck, and Bruce Gorman, specialists in HVAC, plumbing, fire protection, and electrical design for historic buildings. The team expressed enthusiasm for the opportunity to work on the Town Hall and Ritter building project.

During the interview, Taylor & Burns emphasized their approach to historic preservation, rooted in the Secretary of the Interior's Standards. They highlighted several notable projects, including the Trinity Episcopal Church in Concord, where they successfully balanced the integration of new structures with existing historic buildings. Another example, the Cassidy Fieldhouse in Boston, demonstrated their ability to incorporate cost-effective, modern materials that maintained the appearance of traditional construction.

The discussion also explored how the firm addresses challenges such as ADA compliance and modernization while preserving historic character. They outlined their focus on weatherization, improvements to the building envelope, and the use of minimally invasive systems to enhance energy efficiency. Sustainability was also a priority, with the team highlighting their expertise in designing efficient HVAC systems and utilizing incentives like Inflation Reduction Act grants to offset costs.

Taylor & Burns emphasized the importance of thorough evaluation and planning when working with historic structures. Their approach includes robust contingency planning, investigative demolition, and detailed assessments to address unforeseen structural issues. They also stressed the value of community input, using clear visuals and regular meetings to align their designs with the town's vision.

In terms of budget and schedule, the firm demonstrated a commitment to value design, focusing on cost-effective solutions without compromising quality. They highlighted their ability to monitor market trends and use detailed cost estimates to ensure projects remain on track.

The committee members were impressed with the Taylor & Burns team, noting their expertise and articulate presentation. There was interest in further details about the firm's structural engineer and their experience with wood-frame buildings similar to Town Hall.

The committee planned to reconvene on Monday to review updated space needs assessments and finalize next steps. The meeting adjourned at 6:01 PM, following a motion by Matthew Allison, seconded by Tom Gray, and passed unanimously.