

Lancaster Community Activity Center and Outdoor Pavilion Concept



Presented by The Memorial School Re-Use Committee

February 2023

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Memorial School Re-use Committee

Why a Pavilion?

Maintaining 90 Years of Tradition in Lancaster's Backyard / Aligning Future Needs

The Memorial School is located on Thayer Memorial Park on a 22 acre parcel of town-owned land directly behind the Town Green and Thayer Memorial Library and adjacent to the Thayer Fields in what is quite literally, Lancaster's backyard.

Lancaster is fortunate to have such an unusual asset in the heart of our town, a credit to Pauline R. Thayer who gifted the land in the name of Nathaniel Thayer just prior to her death in 1934 "...for the purpose of providing a proper and adequate recreation and playground center for the inhabitants of the Town of Lancaster".

The Memorial School structure is a building at risk!

- Large building approx. 19,500 SF with no match to present or future town needs
- Not directly linked to the historic Town Green nor is architecturally significant
- Requires substantial and expensive upgrades for future use as building has been unoccupied and unmaintained for 20+ years



A Pavilion on the Memorial School footprint is a flexible space that would support:

- Thayer Memorial Park & create space for community gatherings
- Align with intent of the original gifted land & current Thayer Field Master Plan
- Enable new use cases for community space that would benefit many in the Lancaster community & beyond!



Memorial School Re-use Committee

Why a Pavilion?

A Pavilion Supports New & Expanded Use Cases

- Local recreation space to support Senior Center activities, youth and adult sport gatherings, club activities (Scouts, 4-H, the Gardening Club, etc.)
- Community picnic area
- Open meeting space
- DIY classes, such as crafts and instruction classes on homeowners' projects, or learning a skilled trade
- Over-flow area for the Halloween Walk, Memorial Day Celebration, and other Town Green socials/events.

Low Cost & Revenue Generating Potential

- Re-purposing space as a Pavilion costs less to build and maintain. Renovating the current building is costly.
- Space could be rented out for private parties & functions, thus generating revenue to help maintain the park area, community center gardens, etc.
- Open community space would serve multiple populations and needs across the Lancaster community
- Vinyl sides or curtains extend use during inclement weather.
- Solar power on the pavilion roof can lead to guaranteed annual revenues.

Other Key Considerations Proposal Addresses

- Maintains parking for the Library, playground and town events use
- Avoids new zoning laws that other use cases would bring into play
- Resident support
- Actionable, sustainable



Memorial School Re-use Committee

MRPC Recreation Survey

The Montachusett Regional Planning Commission in collaboration with the Thayer Field Recreation Task Force, conducted an Open Space and Recreation survey for the Town of Lancaster, and collected 309 responses.(MRPC Town Center Recreation Campus Master Plan 2011). They also held a number of community meetings regarding the survey.

Included in the top 10 elements of the future campus were:

- Amphitheater/pavilion
- Ice skating and skateboard park
- Additional Basketball court

The new space proposed would be able to accommodate these items as well as pickleball, shuffleboard, bocci, horseshoe pits, cornhole, Senior activities, etc.

Memorial School Re-use Committee

Input of abutters and Letters of support

The current Memorial School Reuse committee has 4 individuals that are abutters to the property, in addition to the committee members that represent the Recreation Committee, Library Trustees, Council on Aging, and Lancaster Affordable Housing Trust.

A letter of public support is in circulation, and signatures will be submitted to the CPA.

Memorial School Re-use Committee

The Current Building

The Memorial School is a 12-classroom single story brick and steel building built in 1956 located at 39 Harvard Road. It stands adjacent to but DOES NOT include the Tercentenary Building where the Senior Center and Gymnasium is located.

Use of the school was discontinued in 2002 when it was determined too costly to renovate to meet any future needs of the town.




S-1	MUSE Designs Modified Design 43 MAHOGANY RUN LANCASTER, MA 01903 TEL: 978-534-9776 FAX: 978-537-5388	PROJECT NO. 1000
		PROJECT NAME LANCASTER REGIONAL SCHOOL DISTRICT OFFICE LAYOUT MEMORIAL BUILDING TOWN GREEN, LANCASTER, MA

Memorial School Re-use Committee

Recovery of the Memorial School Floor

Compared to renovation, a more cost effective solution would be to recover the Memorial School floor for the pavilion and recreational use.

An estimate for the recovery of the Memorial School floor by removing the walls and roof was provided by Vinagro Corp. for \$189,500


Specializing in Demolition and Recycling

September 16th, 2022

Project: Memorial School Re-Use 39 Harvard Rd Lancaster, MA

Quote to: Memorial School Re-Use Committee
Attn: Daniel Lapen daniel.lapen@comcast.net
RE: JR Vinagro Demolition Proposal #P2209-0323

The below listed prices have been prepared for the above referenced project along with a list of conditions. If we were to enter into a subcontract agreement with your firm, these conditions would become part of that agreement.

Demolition: \$145,000
Misc. Support: \$44,500

Specific Scope:

1. Demolition includes the demolition and removal of 1 story school building (exterior walls, interior walls, and roof) down to slab.
2. Required building separation where 1 story meets 2 story building.
3. JRV assumes handwork demolition at separation location
4. Misc. Support includes Wheel wash, silt fence, temporary fence, cuts and caps on property, and demolition permit.


Inclusions:

1. All work performed by JRV will be done in strict accordance with all Local, State, and Federal Safety Regulations. Standard insurance certificate to be provided.
2. All work will be performed in accordance with the Contract Documents, Specifications, and Contract Special Provisions.
3. We assume continuous access/egress for equipment required to perform our work.
4. Proposal is based on working standard 8hr weekday shifts
5. Proposal is based on One (1) mobilization.
6. Procurement of Demolition Permit (fees are excluded)
7. Wheel wash, silt fence, temp. fence, cuts and caps on property.
8. Excavation to perform our scope of work. Excavated material to be cast adjacent to the work or loaded directly into trucks supplied by others.
9. All Dust control. Water consumption costs/fees by others.
10. All salvageable materials will become the property of JRV.
11. Demolition debris, including masonry and concrete, will be legally disposed/recycled at approved facilities.
12. Demolition Plan showing means, methods, equipment, and locations for your review

Exclusions:


1. We exclude any and all costs associated with all testing, handling, processing, removal and disposal of hazardous materials including but not limited to asbestos, PCB's, regulated wastes, bird guano, soil, fluids, oils, etc. to the extent that same are not quantified and expressly included in our proposal.
2. Premium Time, Bonds, Permits sidewalk, street opening, etc.)
3. Backfilling/Import of material(s), support of excavation, cofferdams, control of water, dewatering, rock excavation, Double handling or disposal of excavated material.
4. Any items to be removed and stacked/stacked/packaged/reused/stored/transported offsite.
5. Structural load limitations of existing structures. PE Survey, Temp shoring/bracing
6. Elevator Decommissioning (if applicable)
7. Removal & Disposal of loose furniture & equipment
8. Relocation/Abandonment and make safe of any/all utilities.
9. Disconnection of any MEP's (mechanical, electrical, plumbing) if they are connected to the building that is remaining.
10. Police/Fire Details, Security, State Personnel (DOT, etc.) Flagmen, Escorts; Road Closures.
11. Equipment Access to work zones.
12. Any maintenance, protection devices, vehicular or pedestrian traffic control; shutdowns/stoppages and/or cancellations of work beyond our control.

2208 Plainfield Pike, Johnston, RI 02919 tel (401)-943-7100 fax (401) 847-5041


Specializing in Demolition and Recycling

13. Disposal of any water runoff generated by dust control, wheel washing operations, demolition equipment, and other demolition activities.
14. Rodent control, Tree protection, Dust/Noise barriers, Temporary partitions
15. Hardscape removals (walks, curb, paving, etc.) beyond building footprint not identified in scope above
16. Patching, Waterproofing, Weatherproofing (ie at separation)
17. Removal of Deep Foundation elements (piles, caissons, etc.)
18. Selective demolition for bracing, utility relocations, etc.
19. Winter Conditions/Snow Removal.
20. Site Restoration (paving, sidewalks, fencing, landscaping, etc.)
21. Noise barriers/sound attenuated equipment. Low vibration/low impact equipment
22. Survey/Layout. Pre/Post surveys/video/photos. Independent Testing or Monitoring (noise, dust, vibration, soils, compaction, welding, etc.) or any Inspection by Independent Consultants.

Payment Terms: Payment to be made as follows: Monthly requisitions – net 30; final payment due 30 days after completion of our scope of work described above/herein. This proposal may be withdrawn by JRV if not accepted within 15 days. Thank you for the opportunity to bid on this project; and we look forward to working with you in the future.

Respectfully,
JR Vinagro Corporation

Peter Beal
Vice President, Demolition

2208 Plainfield Pike, Johnston, RI 02919 tel (401)-943-7100 fax (401) 847-5041

Memorial School Re-use Committee

Pavilion Estimate – Circle B

The concrete floor could be re-used for the pavilion. Circle B has estimated that a 70’ x 200’ pavilion would cost \$476,000

Circle B LLC
Barn Depot Supply LP

489 Neck Road
Lancaster, MA 01523
(978) 368-8400 Tel
(978) 368-9130 FAX

Proposal To: Town of Lancaster Massachusetts
Attn: Dan Lapen
95 Packard St. Lancaster MA 01523

Date: 1/5/2023
Telephone: 978-660-1635
Distance:
Job #: 14000-34
E-Mail: daniel.lapen@boomcast.net

PAVILION PROPOSAL

We hereby submit specifications and estimates for labor and materials to build a 70' x 200' x 10' Wood-Framed Pavilion with Truss Roof Design on 24" pre-engineered footings as follows:

Items	Qty.	Size	Description
Footings:			Pre-engineered concrete footings
Frame:	1	70' x 200' x 10'	Wood frame building with truss roof design (solar ready)
Siding:			Standard kiln-dried shingle pine siding (rough side out, upper gable ends only)
Roofing:			Standard architectural shingle roofing over 5/8" OSB underlayment
Doors:			4" Roof Pitch (Arena) trusses 4' on center
Windows:			None
Venting:			None
Flooring:			None
Plans:			Allowance of 10 hours design/drawing time for plans

We hereby propose to furnish specifications and estimates for labor and materials in accordance with the above information and attached contract specifications excluding options below) for the total sum of:

Total Pavilion at **\$476,000.00** (excludes options)

Four-hundred seventy-six thousand and 00/100 dollars (excludes options)

~ Options (Installed) - Additional Charges Apply ~

			Add to Proposal Price Below
			Add to Proposal Price Below
			Add to Proposal Price Below
			Add to Proposal Price Below

~ Price Does Not Include ~

Plot Plan	Electrical/Lighting/HVAC	Floor Prep/Arena Footing	Excavation/Site Drainage
Power to Site	Plumbing/PF Hydrants	Painting/Staining	Permit Fee
Flooring	Plywood Allowance	Sales Tax on Materials	Options above

Any alteration or deviation from above specifications involving extra costs will be executed only upon written change orders and will become an extra charge over and above this proposal. Payments are to be made per a "Payment Schedule" and due upon receipt of invoice. All agreements are contingent upon wholesale price changes, strikes or delays beyond our control. As price is a monthly based on Canadian currency, price is subject to change without notice subject to currency exchange rates.

Total Pavilion Price (including options selected above, if any):

Owner's Initials: _____


Circle B Initials: _____

Acceptance of Proposal:

Upon acceptance, proposal becomes a legal and binding contract.
This proposal may be withdrawn by us if not accepted within 10 days.

Customer Signature/Date _____ President's Signature/Date _____

At acceptance, please sign proposal & contract specification sheet and return both with 25% deposit of \$119,000.00
Deposits non-refundable unless otherwise specified; materials payment required upon delivery of each load



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Memorial School Re-use Committee

Sustainability

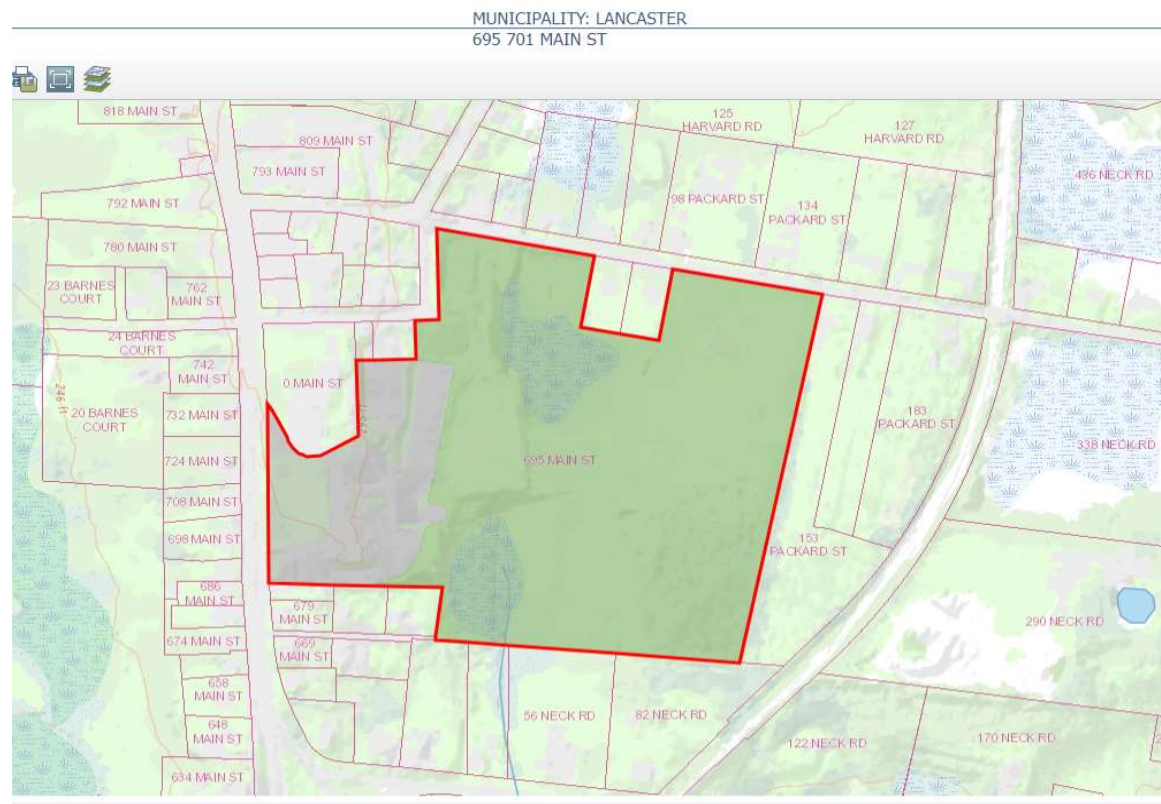
The utilities that are envisioned for the current plan are for lighting only. These would be normally turned off, except for special events. Fees for each event would cover any lighting costs that are required for the event.

The pavilion roof facing east (toward the ballfields) could have a solar panel installation, that could generate guaranteed annual revenue for the town, on the order of \$10,000 per year.

Memorial School Re-use Committee

The Land – Parcel Map

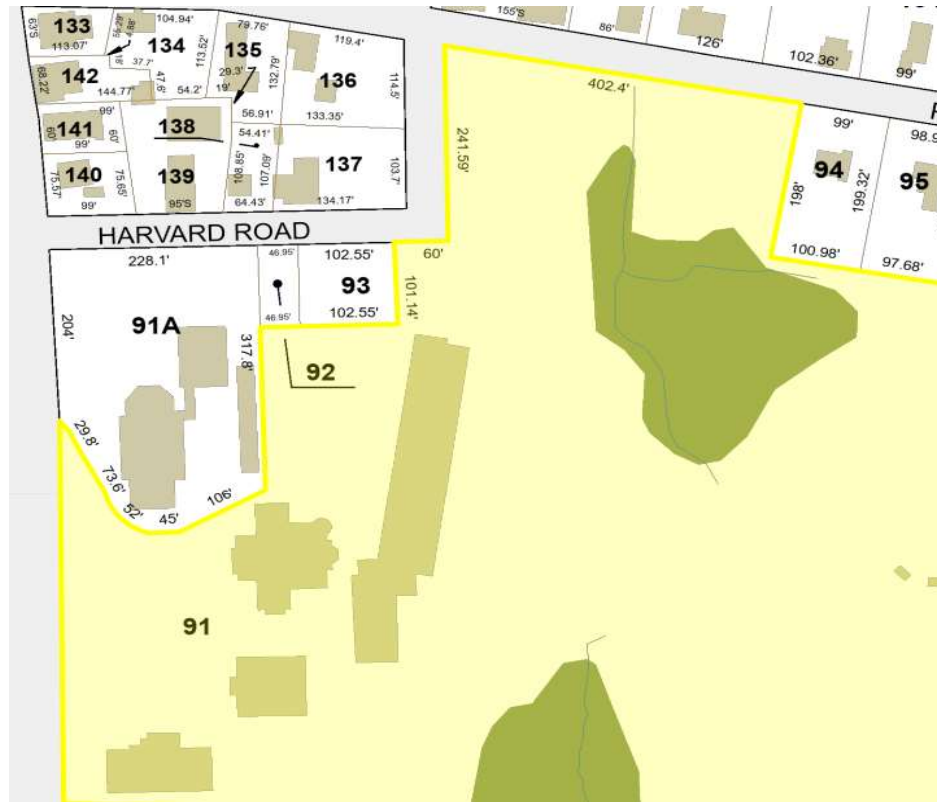
The Memorial School is located on the Thayer Memorial Park land which has been incorporated into the Town Green property, going back at least to 8/23/2011. The parcel map is below:



Memorial School Re-use Committee

Wetlands/Conservation Considerations

The Memorial School is located next to a seasonal stream (Blue Lines) and wetland (Green Areas). The edge of the building may or may not be within the 200 ft buffer zone of the seasonal stream.



An Engineering/Design study will be able to determine what conservation restrictions apply.

Memorial School Re-use Committee

Land Use Restrictions – Thayer Will

Thayer Memorial Park land is restricted to recreational use by the bequest of Pauline Thayer, which donated the land to the town in 1934.

It has been suggested that restrictions could be removed, however a legal opinion was rendered to the Board of Selectman in 2004 by Jonathan Dennehy. This opinion indicates that the attempt to remove the restrictions by The House of the Good Samaritan fails to remove the restrictions, and that restrictions could only be removed by a 2/3 vote at town meeting AND a 2/3 vote by the state legislature.

TELEPHONE:
(978) 534-4875

Jonathan M. Dennehy, Esquire
Daniel R. Perkins, Esquire
Andrew R. Freedman, Esquire

THE LAW OFFICE OF
JONATHAN M. DENNEHY
6 GROVE AVENUE
LEOMINSTER, MASSACHUSETTS 01453

RECEIVED
MAR 31 2004
TOWN OF LANCASTER
BOARD OF SELECTMEN

FAX:
(978) 534-4852

Jonathan.M.Dennehy@townoflanaster.com
dperkins@townoflanaster.com
afreedman@townoflanaster.com

March 23, 2004

Board of Selectmen
TOWN OF LANCASTER
Municipal Building
695 Main Street
Lancaster, MA 01523

Dear Lancaster Selectmen:

Our office has been asked by James Piermarini to research the possibility of the Town selling property it owns on the Town Common. The Estate of Pauline R. Thayer left the property to the inhabitants of the Town of Lancaster. Mrs. Thayer's will in 1934 left 15.9 acres to be used by the Town "to be used by the said town for the purposes of providing a proper and adequate recreation and play ground center for the inhabitants of the Town of Lancaster" (a copy of Mrs. Thayer's will, in its pertinent parts, are attached hereto as **Exhibit A**). This parcel is referred to herein as the "Gymnasium Property." The "Old Inn" land (as shown on a plan recorded with the Worcester District Registry of Deeds in Plan Book 22, Plan 38, a copy of which is attached hereto as **Exhibit B**) was excepted from this devise, and therefore excepted from the restrictions imposed by Mrs. Thayer in her will (see Article 2 of said will in **Exhibit A**). That property was left to Lancaster Social Service Association. The LSSA deeded this property to the Town in two separate deeds recorded in Book 3775, Page 457 and Book 5363, Page 466 (copies of said deeds are attached hereto as **Exhibit C**).

In 1956, the residual beneficiaries of Mrs. Thayer's will, Massachusetts General Hospital and House of the Good Samaritan attempted to release the Gymnasium Property from the restriction that the property be used as a playground. It is my opinion, however, that this attempt fails to remove the restriction imposed by Mrs. Thayer's will, and that the Town can neither convey the property nor change the use of the property from a "playground use" without a vote of the Massachusetts legislature.

As I am sure you are aware, the town need a two-thirds vote at town meeting under Mass. Gen. Laws, ch. 40, sec. 15 (a) in order to convey town owned real property. In addition to this requirement, in order for the town to convey the Gymnasium Property without running afoul of the restriction, the town would first need to comply with Article 49 of the Massachusetts Constitution. Article 49 guarantees the citizens of the

JONATHAN M. DENNEHY, ESQ

Town of Lancaster
Board of Selectmen
March 23, 2004
Page 2

Commonwealth the right to enjoyment of what we would call open space. Because Thayer's will restricted the property to use as a playground, Article 49 would apply to this property, disavowing any attempt to change the use of the property without a two-thirds vote by both the State Senate and State House of Representatives.

If the town endeavored change the use of the Gymnasium Property or to sell it without having the restriction successfully removed, title to the Gymnasium Property would revert by operation of law to the Estate of Pauline R. Thayer. Therefore, I would highly recommend preserving the property as Mrs. Thayer's will provided or gain permission from the Legislature to change the use prior to any attempt to convey the Gymnasium Property or change its use.

If you have any questions, please do not hesitate to call me. Thank you for your attention to this matter.

Very truly yours,


Daniel R. Perkins, Esq.

Memorial School Re-use Committee

Restrictions Voted at Annual Town Meeting

Additional recreational restrictions were placed on the land when the town unanimously voted that the 695 Main Street land parcel (see page 12) would be restricted to recreational use per GL c 45 section 14, at an Annual Town Meeting held May 2, 2016.

GL c 45 section 14 allows for municipal and educational facilities.

There are 2 scrivener errors in the warrant: 1.)the acreage stated should be 22 acres, not 17 acres, and 2.) the CABCO map date should be 8/23 not 8/25.

If the recreational restrictions were removed from the land parcel, then the \$300,000 grant money accepted by the vote, would need to be returned to the grantor agency.

<div>ARTICLE 18 Board of Selectmen Finance Committee</div> <div><p>To see if the Town will vote to raise and appropriate, transfer from available funds, and/or borrow the sum of Three Hundred Thousand and 00/100 Dollars (\$300,000.00) for the purpose of designing, developing, constructing, and renovating new and existing outdoor recreational facilities for public use on the Town-owned land located at 695 Main Street, shown as Assessor's Map 34, Parcel 91, consisting of seventeen acres, more or less, and shown on a plan entitled "Plan of Land in Lancaster, made by CABCO, dated 8/25/11", which recreational facilities may include, but are not limited to, park facilities, playground equipment, athletic fields, and any manner of buildings and structures to support and carry out such purpose;</p><p>and further to transfer the care, custody, management and control of the said land from the Board of Selectmen for the purpose for which it is currently held to the Recreation Committee for active and passive outdoor recreation purposes in accordance with the provisions of G.L. c. 45, Section 14, as amended, and any other enabling authority with respect to recreation property; and further to dedicate the said property to public recreation and playground purposes forever;</p><p>and further to authorize the Recreation Committee and/or its designees to file on behalf of the Town any and all applications for grants and/or reimbursements from the Commonwealth of Massachusetts under the Land and Water Conservation Fund Act (P.L. 88-578, 78 Stat 897) or other sources in any way connected with the scope of this article, and to accept funds therefrom and any other gifts and/or grants therefor;</p><p>and to enter into any and all agreements and execute any and all instruments as may be necessary or convenient on behalf of the Town to undertake the purposes of the article, and that to meet this appropriation, the Treasurer-Collector with the approval of the Board of Selectmen, is hereby authorized to borrow said sum pursuant to the provisions of G.L. c. 44, Section 7, or any other enabling authority, and to issue bonds or notes of the Town therefor, said funds to be expended under the direction of the Board of Selectmen;</p><p>or act in any manner relating thereto. <i>The Finance Committee recommends passage of this article.</i></p></div>

Memorial School Re-use Committee

Summary

The recreational concepts and options presented here will allow the highest utilization of the property by the largest numbers of Lancaster residents of all ages.

The pavilion and recreational area by recovering the Memorial School floor, offers a cost effective solution for the utilization of the Memorial School Property.

The Activity Center and Pavilion concept also appreciates and conforms to the existing recreational use restrictions.

An Engineering and Design study will further define the concept and move the town forward toward a facility that is sustainable and meet the needs of the all Lancastrians for the decades to come.