

Administration Building

Engagement Report

March 5, 2019

Introduction

This report provides a summary of the community engagement process and results.

Engagement purpose

The first phase of our engagement strategy in the Fall of 2017 was designed to involve the public in the municipal decision-making process. The Municipality was seeking resident input to inform Council's decision on whether to build new, or to renovate and lease. The second phase of engagement was about informing the public on the design, and seeking feedback on the design.

Approach

The Municipality held two open houses in mid-November 2017 in Council Chambers. Each event was held from 6 to 8 p.m. and followed the same process. At each of the meetings, attendees heard a short presentation from the Project Manager, then had the opportunity to ask questions of the Project Manager, Council members and the CAO. Additionally, the topic was brought up at each of the six Your Government, Your Ideas meetings, and discussion was encouraged.

An Engagement Report was delivered to Council, along with the Project Manager's report. Council made the decision to award the design of a new building to Catalyst Consulting. A second round of engagement to solicit feedback on the design was planned for February 2019.

In February 2019, an open house was held at the LCLC. The event was held from 7 to 9 p.m. and featured the Project Manager, designers, Council members and the Deputy CAO.

Advertising

The issue and engagement opportunities were promoted through four articles in Municipal Matters, news stories, newspaper advertisements, extensive radio advertisements, the front page of modl.ca, paid advertising on Facebook, in Councillor newsletters, on the modl.ca Calendar of Events, and in a direct email to residents who had signed up to the email list on the topic. At each of the six Your Government, Your Ideas meetings held in 2017, and again at six meetings in 2018, the issue of the Administration Building was brought up and discussed with residents. Local media (Progress Bulletin and CKBW) ran stories about the project.

Summary of Results

The formal engagement opportunities offered included surveys completed at the in-person open house, emails sent to Sarah Kucharski, Communications Officer, and comments made on the Facebook ad and open house event. Informal opportunities included the 12 Your Government, Your Ideas meetings.

Three people attended the open houses in 2017, and 29 people attended in 2019. One hundred and thirty-one residents attended the 12 Your Government, Your Ideas meetings.

At the open houses, residents were predominately opposed to both a new building or renovation and expansion. As residents had the opportunity to ask questions one on one with the Deputy CAO and Project Manager, a good portion of these residents appeared to be more supportive of the new building after having their questions answered. It was clear from the comments of a number of residents in attendance that they did not agree that a new building was required, that they felt a renovation must be significantly less expensive than a new building, and that they feared construction of a new building would raise taxes.

Conversely, when the issue of the new Administration Building was discussed at the Your Government, Your Ideas meetings, attendees were generally supportive of the need for the new building, and engaged in more open dialogue about the issue.

The comments on social media tended to be more critical and confrontational, and distrustful of government in general. Typically, comments on social media are not indicative of the general consensus of the public, as people have “learned” not to post positive comments that might lead to their being berated on the platform by those opposed. It’s clear that many of the people commenting on social media did not read the two Project Manager reports, or attend the open houses.

Appendix A: 2019 Feedback

Email #1

This is a little rant as to the antics of the MODL . I have lived in the MODL all my life and am painfully aware of the antics of this system of piracy.

I have witnessed the Modl remove people from their home and tear down their house ie. Mr. John Feener now the location of the Whynott Settlement dump site.

I have witnessed and spoke openly of the lack of a sound business plan when the proposed golf course became a reality . Cost to the tax payer estimated six million sold for one million . Let us not mention the tens if not hundreds of thousands of tax payer dollars pushed into it to keep it from folding while it was open.

I have witnessed the Exit 12 development site which is a financial disaster brought on by a brain child of MODL . Lets not forget the LCLC built in the town of Bridgewater for the Townees of Bridgewater. What a terrible deal for the residents of MODL all of whom was forced to pay and is still paying, many of whom will never be shaded by its roof.

This financial anchor threatens to drown the MODL tax payers on an hourly bases all so a few privileged can enjoy subsidized play.

Now we are stepping into the pollution/septic business clearly an area of concern for the Dept. of Environment. The MODL has created a two tier resident system for taxpayers which will have long reaching effects.

Now the information provided for the New Palace [that staff and CEO's wishes to fill with friends and family] is so slanted that the taxpayers choice is not about whether we need it or not but about whether it will be majestic enough for the status of the privileged. With the misguided view that we supposedly need this to better serve us. What Crap!.

A very wise individual told me once that being stupid and knowing it, is less dangerous than being stupid and unaware of it. Is the first order of business to leave Common Sense and Financial Skill at the door when decisions are made. Modl has failed miserably in protecting the taxpayer, has squandered millions of dollars on ridiculous ventures which a simple plebiscite would have been condemned by fiscal responsible rate payers . I had to remodel my 100 year old home and live with in my means and I have a feeling the present building your in can be remodel to serve us. Start by clearing out the dead wood and rewarding efficiency.

Regards, M Crouse

Email #2

I saw your ad on facebook asking for the public's feedback on the design of the new administration building. My feedback is this: I am NOT in favour of spending MY hard-earned money that you force me to give you in property taxes to build this ridiculous new building. The building you have is FINE. All our councillors should be ashamed at even thinking about spending our money on this foolishness.

Jane Veinot-Taker

Email #3

I support building a new office on Nathan Cirillo Drive and selling the current building. I strongly believe the MODL building should be in the MODL instead of the Town of Bridgewater.

Good luck,

Michelle Greek

Email #4

Thanks for asking for input, I looked at the 'backgrounder' document on the MODL website.

Not much to comment on, the backgrounder is light on details. Looks nice.

Will the project be pursuing LEED or another building certification standard?

I'd love to see the energy modelling for the design. What is the design heat load and heat gain for the building? What is its rated energy intensity (GJ/year/m²)? Will the building envelope details be shared prior to construction?

I hope the project is designed to be net zero, if not, why?

I believe that MODL can seize this construction opportunity, to build a low carbon, low impact, municipal building.

I urge MODL to consider the embodied energy of the building, and select as much wood structural and insulation material as possible, to lower its embodied energy.

I look forward to learning more about this exciting project!

MH

Email #5

I am completely opposed to MODL building a new office. The solution should be expanding the new building to accommodate staff needs. Government is too large and expensive, regional consolidation better meets needs and affordability. No new palaces. First consider reducing staffing and therefore space needs.

Bryan Palfreyman

Email #6

Here are my views/input:

- 1) I am not in a position to intelligently argue for or against the need for a new building. However, I will say that during the 4 years I spent on Council, I found the work space in back of the customer counter to be a confusing area and extremely crowded. To me, I felt the available work space was never designed to accommodate the number of staff working there.
- 2) The location & the design on the website are fine with me. I can tell you that the folks up this way

that I have talked with are very happy to see the new MODL building in MODL as opposed to Bridgewater. I share that view.

3) Folks up this way I have talked to take it as a given that the \$7.2 million cost estimate will be exceeded and by a large percentage. In some respects I share that view. I remember the initial LCLC cost estimates were not met. At Council I felt too much attention was paid to living within the cost estimate at the expense of the initial building design, in particular the pool area. Consequently, if cost over runs materialize I believe we should deliver to the public the initial building design even if we have to spend considerably more than the \$7.2 million estimate. The building will be to service the public and house staff for the next 50 years. A couple million more to deliver the finished product as recommended on the website will be money well spent, in the long term. If this is the building design we need now, then don't cut it back in order to meet the initial cost estimate.

4) We are only 18 months away from the next election. I believe the new building proposal should be put to the electors as a plebiscite at the time of the October, 2020 election. It is the property tax payers money that will be spent. The electors should be part of the final decision. After all, this is a huge cash outlay for our rural municipality.

Thank you, Terry Dorey

Email #7

Listed below are my comments on the design concept of the proposed MODL Administration Building based on background material received and last night's Open House.

First I would like to thank you, MODL staff, and the design team staff for putting on a very welcoming and informative Open House at the LCLC last night. All of the people at the Open House were very willing and open to answering questions, provide relevant information and elicit feedback.

Second, for full disclosure, my career was in the Oil and Gas Industry involved in Development Planning, Cost and Schedule development, Engineering, Construction and Operations. Also, my wife and I recently built an energy efficient house in First South and are cognisant of some of the trades' issues in Lunenburg County. My comments are coloured by that background.

General Comments

- The concept look of the building is nice. Not too ostentatious and for the most part practical.
- The footprint of the building is huge. The long arm of the hockey stick is almost 200 feet long and the blade of the hockey stick is over a 100 feet long. Folks will get their exercise in that building just going to and from their offices
- Have you seriously considered a two-storey building? I recognize that decision would require the addition of an elevator system and multiple stairwells. I would suggest though, that by shrinking the footprint of the building and going up, the overall cost reduction might be in the order of a million dollars including the incremental cost for the elevator and stairwells. The most cost effective building to build and operate is a cube.

50-Year Life

- If the building is supposed to be functional for a 50-year life, have you taken into consideration in the design the need for flexibility for the future? As we can't predict the future, all we can do is take thoughtful consideration in the design to allow for changes. Examples:
 - The floor plan has a large number of fixed offices. If the offices were built with moveable partition walls instead of fixed walls, the layout can be altered over time as MODL needs and/or staffing requirements change.
 - Interior storage space may become future office space. How in the design do you incorporate natural light getting into the centre of the building so that staff can be more productive? Consider glass wall panels on all of the interior hallway side of the offices. This allows outside light into both the hallway and any future interior office space.
 - Technology changes into the future are a guarantee. How do you incorporate the ability to modify the building interior as these technologies come into play? The ability or space to run new or different or more cabling and electrical throughout the building needs to be considered
- The building mechanical equipment is housed inside on the mezzanine level. Over the life of the building this equipment will need to be maintained and eventually replaced/upgraded. Ensure you have EASY and adequate access to these critical pieces of equipment for maintenance and removal
- Building automation. As technology changes the automation you install today will become obsolete and non-replaceable in not that many years. This is a huge concern in industry as whole systems need to be changed out as spare or replacement parts become unavailable. Both recognize that the system will become obsolete in a short number of years and design in the ability to change them out as they wear out.
- Exterior finishes – Consider the choice of materials for the exterior of the building. The metal roof is a great idea as it should easily last the 50 years. Wood siding will need to be painted and caulked on a regular basis, but if install properly with an adequate ventilation space behind it, you should do well. I would be concerned about the proposed brick portion of the building. First, you need a brick that is capable of standing up to our unique climate of freeze/thaw cycles with a driving wind and rain without spalling. Second, you need people to install and maintain the brick face. Brick masons are in short supply in the County and they are not getting any younger.

Layout

- I was generally surprised at the cloistered layout of the office space with the large number of fixed offices. I was expecting a more open, free flow design. This is a very linear layout on a very long and narrow building.
- Also, the long, straight hallways will give a strong tunnel effect. You may want to consider braking up the hallways to visually limit the long runs.
- While aesthetically pleasing, the bump-outs in the exterior walls will add to the cost of construction. You may wish considering removing some of them. Every component of the construction of the exterior walls and rooflines, from the footings through to the drywall, becomes more complicated and hence then more expensive. And these costs will add up.

- From personal experience I can tell you that curved walls in a building are much more expensive than straight or angled walls to construct. There are curved wall sections in the Council Chambers. You may want to consider replacing them with straight angled sections.
- There are a few rooms off the side of Council Chambers that seemingly can only be accessed through the Chambers. You may want to consider the ability to have interior access to those spaces without the need to disrupt activities in the Chamber.
- The Council Chambers occupy a significant footprint in the building. What are the plans for the use of that space when Council is not using the Chambers? Seems a waste to leave it unused.
- Consider putting the staff room somewhere close to the centre of the building. At the very end of the building, it will be a long way away for a large number of people.
- I counted 4 exits for the building. Given its physical size, is that adequate? In an emergency, mobility impaired individuals may find the distance to the closest exit quite a distance, upwards of 80 feet away.

Design / Construction

- I assume that you want to maximize the number of suppliers and trades from Lunenburg County to construct this new building to keep taxpayer dollars going to County taxpayers. You may want your project team to identify local trade and supplier pinch points before you finish your design or establish construction contracts. It may point to areas in the design that need to change to ensure there are enough qualified trades or suppliers available to do the work.
- There was a roof gutter design sketch presented last night that will leak water into the building structure if built as designed. It is not a detail you want to manage for 50 years.
- Have you considered the potential (future) rooftop solar power for the building? Current building orientation isn't ideal, but future solar panels could reduce operating costs.
- Have you considered installing a cell tower or internet tower in the building light tower?
- Unsure if the building light tower is totally enclosed. If it isn't, the slats in the tower if left open to the atmosphere, may have a propensity to vibrate and make noise in wind events. If the tower is totally enclosed and the slats are surface decoration, noise shouldn't occur.
- Will the building have back-up generator capability? If so, consider using the same fuel for it as used for the supplementary heat system so you don't have two fuel systems to manage.
- Water and sewer. Assume that you will tie-into the Town of Bridgewater systems. Is the connecting infrastructure capable of handling the load presented by this building?
- Electrical power and HVAC. Any office building I have been involved with has had growth demands in both electrical power and heating ventilating and cooling. More staff, more equipment pushes systems beyond design capability. Consider incorporating the potential to add equipment or modify the system design. That may just mean leave space for expansion.

Cost Estimate

- I spent a good period of time discussing the cost estimate with the Project Team. I believe for the level of definition the estimate provided is quite adequate. Caution should be exercised by everyone that as design concepts become design, the details can and will change and the current estimate basis will have changed. Then when contract strategies are finalized the

estimate basis may change again. And finally construction contracts may have a different outcome than estimated. So my point is that the cost for the building today is not necessarily the cost it will be when built.

These are my comments for now given the time I have available and the information that has been presented. I believe you are on your way to a wonderful new administration building. Thank you again for allowing me to present my comments,

Keith Drysdale, P.Eng. Life Member
First South

Email #7

Just a few thoughts on the design of the new building.

Despite personally not being in favour of constructing a new building for a variety of reasons I will not go into here, I would just like to say the new design from an energy efficiency standard is far to low.

Energy efficiency standards will continue to increase and this building in the near future will become sub-standard.

A public building paid for by public taxes should give more consideration to the long term impact on our community. Energy use now and in the future is a critically important consideration.

If the costs for energy efficiency are too great then reduce the size of the building.

The building should be starting with Passive building design standards at a minimum.

It should be a model encouraging the public to consider increasing the energy efficiency of their own buildings.

It should model a variety of renewable energy technologies.

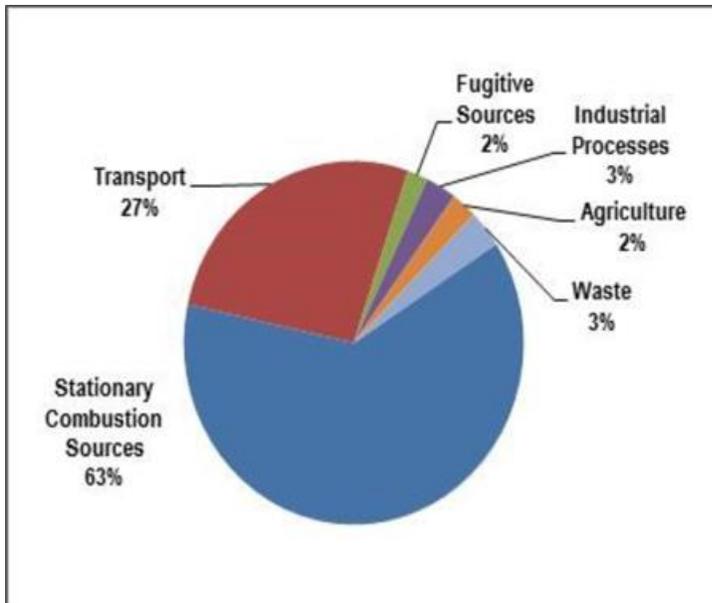
In short, all government buildings should lead the change to lowering our energy consumption while utilizing renewable energy technologies. Especially new builds!

That should be the most important design consideration.

Email #7

To whom it may concern,

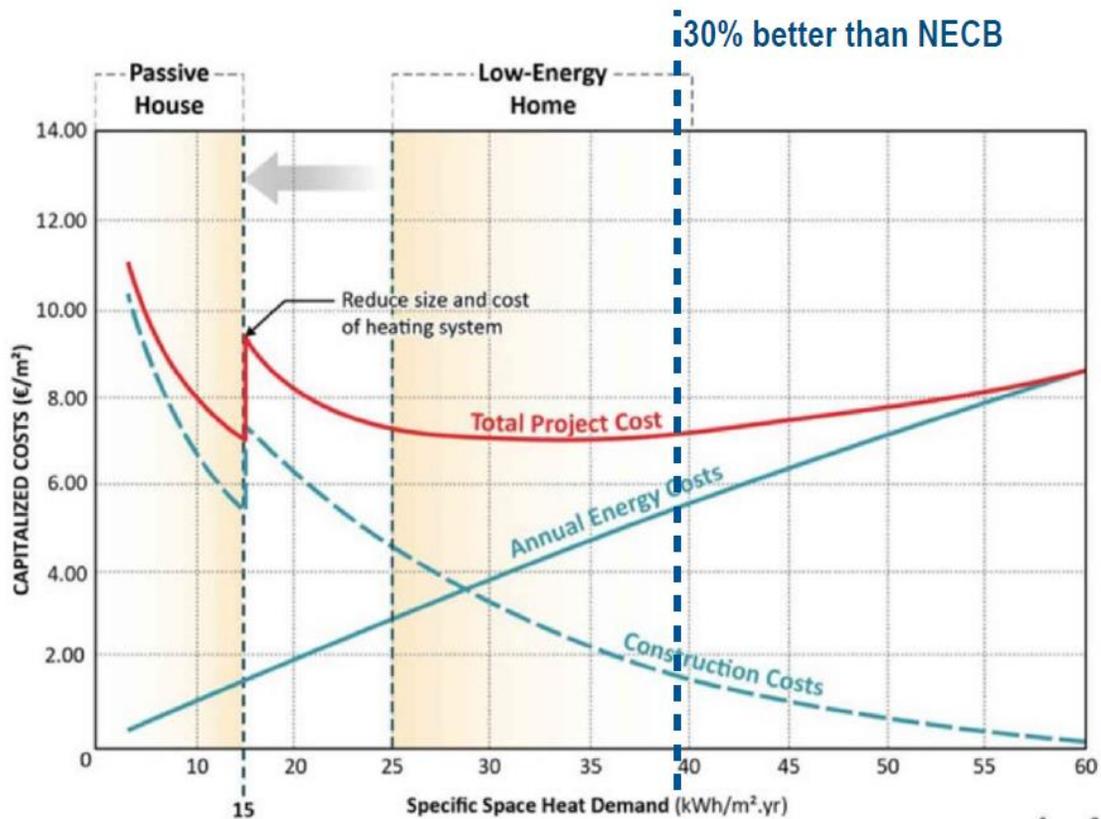
We are writing to share our opinion on the energy efficiency targets proposed for the new Administration Building for the Municipality of the District of Lunenburg. Action on the climate crisis is imperative at all levels of government and to achieve carbon reductions on a scale that will limit global warming, energy use in buildings must be dramatically reduced. The operation and construction of buildings represent 40% of greenhouse gas emissions in Canada and 60% in Nova Scotia. Therefore it is only possible to meet carbon reduction targets by focusing efforts on the built environment. It is irresponsible not to consider the long term impact of a new government building on the environment.



*Image: Nova Scotia sources of GHG emissions
Source: National Inventory Report 2015*

The life of a building envelope can be 60 years or more. That is 60 years of CO₂ emissions that can be prevented by building efficiently. We understand that the proposed new administration building is intended to be 30% more energy efficient than the National Energy Code. Targeting performance that is better than code is commendable, however by aiming for only 30% improvement over NECB you will spend more on the building envelope without seeing economic benefits and reductions in emissions that could be achieved if you build to a higher standard.

This graph demonstrates the effect of investment in building quality versus ongoing operating costs on the total cost of owning a building. A higher investment in building envelope and efficient systems relates to lower operating costs (and vice versa). The spot on the red curve where the costs drop is the balance point, where costs and performance are optimized for maximum overall benefit. The blue dashed line represents the approximate spot correlating to a building constructed 30% better than NECB.



We encourage you to consider building the new Administration Building to the Passive House Standard. Buildings designed and built to the Passive House Standard consume up to 90% less energy than code minimum buildings and provide exceptionally healthy spaces. Higher occupant comfort, natural light and excellent air quality have been proven to boost employee morale and improve productivity, resulting in a return on investment beyond energy savings. As an example of a municipally constructed Passive House building in Nova Scotia, we would invite you to look at the Valley Waste administration facility in Kings County, an 8000sf building that costs 85% less to heat and uses 60% less overall energy compared to a code built structure.

The Passive House Standard is based on advanced building science with the goals of providing the healthiest possible interior conditions and longterm affordability. Affordability analysis is built into the design process, with building assemblies optimized so that expensive heating and ventilation systems can be as small as possible. Minimizing mechanical systems costs substantially less up front and significantly reduces servicing and maintenance costs and replacement in future. The result is a higher quality building that costs dramatically less to own and operate.

There are many misconceptions about the cost of sustainable building. We urge you to consider this option with an open mind. For buildings of this scale, designing and building to

the Passive House Standard need not increase the construction budget. If you can afford this building, you can afford to build it as a Passive House.

Warmly,
Lorrie Rand, CPHD, BEDS
President
Habit Studio Inc.
Halifax, NS
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Architect, Principal
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Open House Feedback Forms

Feedback Form #1

Please provide us with your thoughts on the building design: Beautiful design. But we cannot afford this luxury.

Please rate your overall satisfaction with this event: Somewhat dissatisfied

What did you like most about this event? Was informative and information

What did you like the least about this event? It's all been decided before we attended.

Do you have any other suggestions of comments? Involve all residents young & old when decisions are being made to move forward and a great decision like this. The young people will pay in future.

Feedback Form #2

Please provide us with your thoughts on the building design: Nice design. But we can't decide without more this build.

Please rate your overall satisfaction with this event: Somewhat dissatisfied

What did you like most about this event? Don't understand why

What did you like the least about this event? Too much money for a build

Do you have any other suggestions of comments? If you go ahead with – Good Luck

Feedback Form #3

Please provide us with your thoughts on the building design: Nice looking building with a simple but very functional design. Site design with landscaping and parking looks again simple but smart. Like the individual washrooms for M+F+others

Please rate your overall satisfaction with this event: Very Satisfied

What did you like most about this event? Casual. Project manager and team and municipal staff were informative and positive.

What did you like the least about this event? Nothing

Do you have any other suggestions of comments? None. Thank you for providing opportunity to participate.

Feedback Form #4

Please provide us with your thoughts on the building design: Very good

Please rate your overall satisfaction with this event: Very Satisfied

What did you like most about this event?

What did you like the least about this event? Nothing

Do you have any other suggestions of comments? No

Feedback Form #5

Please provide us with your thoughts on the building design: The design is lovely but more building than we need. A little extravagant.

Please rate your overall satisfaction with this event: Somewhat satisfied

What did you like most about this event? Michael Ernst explained a lot of things to us

What did you like the least about this event? Everybody was talking but nobody was listening

Do you have any other suggestions of comments? I think it should have been discussed more earlier

Facebook Comments



Bubby Hebb what a waste of our municipal tax dollars

Like · Reply · Message · 1d



Bufford Turner Sounds more like it's already a done deal.

Like · Reply · Message · 1d



Municipality of the District of Lunenburg - MODL Hi Bufford Turner - the decision to move forward with the new building or not has not been made yet. That decision will be made in March at an open Council session. You can still submit your feedback until March 1 by emailing Sarah.Kucharski@modl.ca

...

Like · Reply · Commented on by Sarah Deveau [?] · 1d



Jane Veinot-Taker I'm against this project and will not be attending any meeting about it. But I'm sure you'll spend my money on it anyway.

Like · Reply · Message · 2d



Beverlee Brown Jane Veinot-Takerbeing against something but doing nothing about it is wrong. Speak up, make your points, make your argument.

Like · Reply · Message · 2d



Bobby Hebb it's another golf course. and another septic system replacement . the money is being spent like there's no tomorrow while people in the municipality struggle to heat their homes and pay taxes to go into these things

Like · Reply · Message · 2d



Jane Veinot-Taker Beverlee Brown it's pointless. The council does what they want regardless of what the taxpayers want.

Like · Reply · Message · 1d



Municipality of the District of Lunenburg - MODL Hi Jane - even if you couldn't attend last night, you can still submit your feedback until March 1 by emailing Sarah.Kucharski@modl.ca

Like · Reply · Commented on by Sarah Deveau [?] · 1d



Jane Veinot-Taker Hi unnamed MODL person - It wasn't that I couldn't attend - it was that I have better things to do than to waste my time talking to a brick wall. And yes don't worry I already did send my email to Sarah Kucharski.

Like · Reply · Message · 22h



Write a reply...





Beverlee Brown Think of the money that could be saved if ALL of Lunenburg County became one, The Region of Lunenburg.

Like · Reply · Message · 2d



↪ 1 Reply



Joel Lohnes Why exactly do we need an administration building for the LCLC? Sounds like ego stroking with bigger offices?

Like · Reply · Message · 2d



Marci Hirtle [Joel Lohnes](#) It's a new administration building for the MODL, the meeting just happens to be held at the LCLC.

Like · Reply · Message · 2d



Joel Lohnes It looks frivolous instead of being simple and functional to save money. I wish I didn't have to work so I could attend.

Like · Reply · Message · 2d



Bubby Hebb we don't need a new administration building for the modl. it will drive our home taxes up. we can't run a municipal level government on a provincial level budget.

Like · Reply · Message · 2d



Write a reply...





Robert Gabriel This is just the beginning constitutes, I'm sure in a year or two, the MODL will be voting/agreeing on a new municipal building!! Wasn't this the same municipality that got rid of the LCLC tax, and then voted that we share the debt with the town. It's great to see transparency/ democracy go hand in hand 🤔🤔🤔!!

Like · Reply · Message · 2d



Steve Whynot MODL should share the debt of the facility. Why should they not? It's a regional facility used by the town and the county.

Like · Reply · Message · 1d

...



Robert Gabriel Steve Whynot To build a facility on the backs of taxpayers and not generate revenue is just poor economic planning!!

Like · Reply · Message · 1d



Write a reply...



Sandra DuMont-daSilva The way it used to be Beverlee Brown All one Lunenburg county major savings

...

Like · Reply · Message · 2d



Jason Bradley Fraser Why can't the modl building be an integrated part of the existing lclc? The obvious office space at its current location on Aberdeen is more than ample as most necessary space has been vastly reduced as technology advances and data storage uses much le... [See More](#)

Like · Reply · Message · 1w



Municipality of the District of Lunenburg - MODL Hi Jason - unfortunately the LCLC does not have space required. The current administration building is 10,828 square feet, while the projected area in a new facility is 15,837 square feet. You can learn more in the initial report: <https://www.modl.ca/.../4715-2017-administration.../file>

Like · Reply · Commented on by Sarah Deveau [?] · 1w



Jason Bradley Fraser Municipality of the District of Lunenburg - MODL the LCLC has an enormous amount of regularly unused space, and as I mentioned earlier, with record and administrative space requirements using much less square foot area due to electronic filing systems, why wAste county tax money in-necessarily?? Government is supposed to work for the people, not the other way around 😞

Like · Reply · Message · 1w



Write a reply...



Bubby Hebb we don't need a new building to raise our taxes. a lot of the people paying home taxes don't have a decent roof over their heads and yet they will have to cover this new building for our municipal workers to hold up in while they do the exact same thing they are doing in the old building up on aberdeen. maybe a new coat of paint on the old structure and lower our home taxes would be more attractive

Like · Reply · Message · 1w · Edited





Carol Cote Why do we consistently tear down and rebuild? Why not invest however many million dollars you are planning to spend building new on revamping the old Centre School or some other large vacant space ? Centre would be a great Multi" repurpose - 1 part MO... [See More](#)

Like · Reply · Message · 2w



David McAdoo Carol they have to waste the tax dollars they already have so they have a reason to take more tax dollars from us later. Do they need it???? NO!!! Are there more important priorities in our community YES!!!! But our Governments don't work for us anymore... [See More](#)

Like · Reply · Message · 2w



Municipality of the District of Lunenburg - MODL Hi Carol - unfortunately Centre School has a number of environmental contamination issues. The cost to properly remediate and renovate Centre School is higher than the cost to build a new facility.

Like · Reply · Commented on by Sarah Deveau [?] · 2w



Carol Cote David McAdoo I have to agree with you. There are so many unmet NEEDS in this area and yet it seems there's always money for a shiny new building. I am not sure how much longer we can all continue on this way. Corporate greed continues to devour our society and the needs of the people are last on the "to do" list.

Like · Reply · Message · 2w



Lloyd Nauss Municipality of the District of Lunenburg - MODL can you provide figures to back this up? Have you investigated this or other properties as an option? As the process presented your present building as not an option... could other buildings/rebuilds be an option?

Like · Reply · Message · 2w



Municipality of the District of Lunenburg - MODL Lloyd Nauss Your questions are answered in our Project Manager's



Municipality of the District of Lunenburg - MODL Lloyd Nauss Your questions are answered in our Project Manager's report, available here: <https://www.modl.ca/.../4715-2017-administration.../file>

Like · Reply · Commented on by Sarah Deveau [?] · 2w



John Joudrey Municipality of the District of Lunenburg - MODL - I assume you didn't read the report as it only deals with the existing building in Bridgewater. Just another example of wasting our money - a report nobody read. Discussted

Like · Reply · Message · 1w



John Joudrey Reusing the Old Center School would make so much more sense than the present plans. This would also allow use of the soccer field and gymnasiums. Yes there are some problems with regard to the old bus garage but that land was OK approx 10 yrs ago so it shouldn't be a big problem now = needs an honest study

Like · Reply · Message · 1w



Write a reply...



Brad Robinson Another grand waste of taxpayers money !!!

Like · Reply · Message · 3w



David McAdoo Well of course we are all wealthy, we all have doctors, we are all healthy, everyone has a job, our roads are all good, The kids are all educated, the food bank has no customers and we all have the same dream....To pay more taxes!!! Whahooo lets do this!!

Like · Reply · Message · 2w



Write a reply...





Terry Nowe My thoughts are, probably need to do something. Not sure if I would build that style of building. Looks old century, to much roof. Also think it should be in the industrial park, that is where a lot of government buildings are now. And think you should have someone else build it and lease the building.

Like · Reply · Message · 1w



Leitha Haysom The only thing that matters: is this a high efficiency building? LEED certified? Any solar power? Geothermal? What impact will this have on the surrounding area and the climate in general? How many resources will be consumed to build and then to run this building? And yes, it looks like a church.

Like · Reply · Message · 2w



Municipality of the District of Lunenburg - MODL Hi Leitha - the decision was made not to pursue LEED certification as it would have added to the cost of the building substantially. We are looking at applying for grants that would allow us to install solar panels, and the building will be constructed in a manner that would allow that after the fact.

Like · Reply · Commented on by Sarah Deveau [?] · 2w



David McAdoo Well now Leitha Haysom if you read between the lines that was a really nice way of saying, HAHA We are not going to do any of those things. But as long as you think we are, you should shutup about how we are going to waste your tax dollars. And get ready cause we are going to take more "after the fact!!" 🙏🙏

Like · Reply · Message · 1w





Tracy Cousins Spend the money on high speed for the tax payers please

Like · Reply · Message · 3w



Municipality of the District of Lunenburg - MODL HI Tracy - the Municipality is working with Develop Nova Scotia is responsible for solving the issue of high speed Internet across Nova Scotia. You can learn more here: <https://my-waterfront.ca/rural-internet/>

Like · Reply · Commented on by Sarah Deveau [?] · 3w



David McAdoo Bahaha!! now that is funny stuff!! Only been working on it for a decade or so. Guess we will have to find another 13 year old or so to shame them into getting something done, like the river clean up. here's a crazy idea. Make the providers give it for ... [See More](#)

Like · Reply · Message · 2w



GoodYear Tire This has been an ongoing reply to internet service we are working on it, in the meantime we can't attract new Doctors or professionals to our communities due to not having basic essential services. Ps: They have been working on internet service since we opened our business in 1994.

Like · Reply · Message · 1w



Emerich Winkler GoodYear Tire what problem do you have with Internet service?

Like · Reply · Message · 1w



Tracy Cousins Emerich Winkler I am quite certain that no progress will be made despite all the public outcry. My test for internet speed were beyond terrible despite what I'm supposed to be getting. All our road requires are a few poles and some wires. It is a populated road with fibre optic a few hundred feet away. What else can I say

Like · Reply · Message · 1w



GoodYear Tire The problem is working from home, just off Pine Grove Road.



Rod Reeves [Elana Wentzell](#), if you're ever in Berwick, let me know. We'll give you the ten cent tour of Berwick's new Town Hall. I've got the ten cents covered.



Like · Reply · Message · 2w



Elana Wentzell Would love that [Rod Reeves](#)

Like · Reply · Message · 2w



Write a reply...



Pam Hebb I know we need a new building but does it have to be that fancy. At first I thought it was a church. Just my opinion.



Like · Reply · Message · 2w



Cheryl Jones [Pam Hebb](#) I thought it was the church on Jubilee also!!



Like · Reply · Message · 2w



Lloyd Nauss Looked like a church to me... how about we celebrate the historic architecture of Lunenburg County with a modern twist. I could see a series of connected Georgians descending in size along a linear path. Each Georgian could contain a department to guid... [See More](#)



Like · Reply · Message · 2w



Write a reply...



Jeff Robar Can't afford it

Like · Reply · Message · 2w



Sandra Pineo Gosling Could you have found a designer who created a beautiful building in some other part of the country for way less than this. Only he would have known the difference. Do you know if this design has been built somewhere else? Just saying.....and it certainly looks like something way more unaffordable than the small cozy homey town of Bridgewater. This does not look efficient and welcoming at all. You asked.....

[Like](#) · [Reply](#) · [Message](#) · 2w



John Joudrey wouldn't using the centre school be a good option. It has water and sewer already , fixing up the building could also allow use by recreation. It's also pretty central a few million should make it viable

[Like](#) · [Reply](#) · [Message](#) · 2w



Municipality of the District of Lunenburg - MODL Hi John, unfortunately Centre School has a number of environmental contamination issues. The cost to properly remediate and renovate Centre School is higher than the cost to build a new facility. This is also why the Municipality has not been able to sell Centre School, and why we must demolish it.

[Like](#) · [Reply](#) · Commented on by Sarah Deveau [?] · 2w



John Joudrey If you do not build where the old bus garage was you should not have to do any remediation. Its a large track of land and why not reuse the old school itself

[Like](#) · [Reply](#) · [Message](#) · 2w



John Joudrey where is the study regarding the non feasibility of the Centre School. Seems like this should be and ideal solution

[Like](#) · [Reply](#) · [Message](#) · 2w · Edited

 **Wayne Whynacht** You should know by now that the politicians are not going to give you a straight answer.. about feasibility because they don't have any studies on the Centre School. They just want a brand new building and don't care about where they spend your tax dollars.

Like · Reply · Message · 1w



 **John Joudrey** Wayne - Yes I suspect you are right. A shame that they are unwilling to sell these buildings on the cheap with some requirement that they be used for something and kept from being unsightly instead of wasting more money removing them. Could never understand why someone wasn't able to buy the old jail and turn it into something - home - (home + kennel). Instead they waste money tearing it down. Make no Sense to me

Like · Reply · Message · 1w



 **Wayne Whynacht** John Joudrey I know what you mean. I was thinking about the same as you tearing down jailhouse when it could have made a home or just given it to someone that would like to fix it up sometime. Could have saved a lot of taxes we paid. As far as the old ... [See More](#)

Like · Reply · Message · 1w

 **John Joudrey** for some reason they would rather spend money to remove it and then not sell the land

Like · Reply · Message · 1w

 **Wayne Whynacht** It sure would be a great spot.to turn it into Bachelor apartments
We sure do need some. And would be more room for the people in a living area!! I say this as I have seen afew of these dumps. Not sure why they don't shut them down always thought you ha... [See More](#)

Like · Reply · Message · 1w



Derrick Langille Church of ???  1

Like · Reply · Message · 2w



Jamie Myra Where is this going?

Like · Reply · Message · 2w



Steve-Sandy Patterson Jamie Myra. Across from Best Western Plus.

Like · Reply · Message · 1w



Jamie Myra Steve-Sandy Patterson thanks  1

Like · Reply · Message · 1w



Write a reply...



Pam Hebb Is this still happening tonight?

Like · Reply · Message · 6d



Municipality of the District of Lunenburg - MODL Hi Pam - the date has been changed to Tuesday, February 26.

Like · Reply · Commented on by Sarah Deveau [?] · 6d



Siobhan Doyle The proposed location; Where is Nathan Cirillo Drive ?

Like · Reply · Message · 2w · Edited



Municipality of the District of Lunenburg - MODL Hi Siobhan Doyle - Nathan Cirillo Drive is by the Walmart, in the Municipality's boundaries.

Like · Reply · Commented on by Sarah Deveau [?] · 2w



Katherine Lee Hirtle where nothing fancys is located

Like · Reply · Message · 1w



Bubby Hebb i thought the municipal boundaries over there were down by bucks . when did the town limits move?

Like · Reply · Message · 1w



Write a reply...



Darrell R. Dorey I think this is a good idea I never did understand why the MODL office was in Bridgewater It should be centrally located in the Municipality... [See More](#)

Like · Reply · Message · 2w



Heidi Whelan Looks like a 1970s or 80s church.

Like · Reply · Message · 1w



Chris Evans Queens County will want one next 🤔 ...

Like · Reply · Message · 2w



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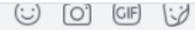
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Ryan Mosher Another waste of tax payers money, just the poor design of the LCLC



Like · Reply · 19h



Kerrie Meisner Ryan Mosher what's wrong with the lclc. I think it's a great thing to have in town.



Like · Reply · 19h



Ryan Mosher great thing to have yes, but if you compare it to the Emera center in Liverpool...the LCLC has a pool okay, the walking track sucks compared to theirs, the LCLC rink is cold, no hospitality room like at the Emera. I've been to hockey tournaments in both. Emera has a room for people to have a break, sit and eat, the LCLC the kids had to sit on the floor in hallways to eat because there was no room for them to go in to do so.

Don't get me wrong, it's a good asset to have in Bridgewater, but for the cost of the building the layout and priorities could have been much better in my opinion, and would have left more room for venues at the LCLC. The Emera just hosted the world junior curling championships. Had the LCLC been layed out and designed better Bridgewater might have been chosen over the smaller town of Liverpool.



Like · Reply · 18h



Kerrie Meisner Ok. I get you

Like · Reply · 18h



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laid out and designed better Bridgewater might have been chosen over the smaller town of Liverpool.

Like · Reply · 16h



Kerrie Meisner Ok. I get you

Like · Reply · 18h



Joe Weagle Ryan Mosher over priced is what you mean right?
Tbh they work in a basement of a 70 year old building now, why not just build a normal office for them. Cost half the price and be all they need. ... See More

Like · Reply · 16h



★ Top Fan
Paul Risser Put them in the "old dmv" building

Like · Reply · 3h



Steve Whynot Ryan Mosher The LCLC was never meant to have a walking track so it's not a "real one".. It's only used by people for that because it is free vs the fieldhouse where you have to pay. It's a question I asked a staff person a couple of years ago

Like · Reply · 2h · Edited



Write a reply...

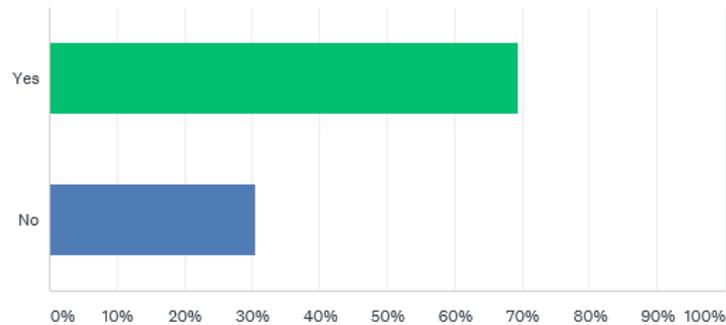


Appendix B: 2017 Feedback

Survey Results

Have you read the Consultant's Report?

Answered: 85 Skipped: 1



ANSWER CHOICES	RESPONSES
Yes	69.41% 59
No	30.59% 26

Survey Results

Coding

NB: New Building

R: Renovate

O: Other

1. I have read the full report and cannot imagine how costs could be this high. Could they not re-use some of the furniture? Do they really need such a large facility with a private office almost the size of my house? It looks like they have made the new build look better by making the renovations/addition look like a poor choice. If we were a million person population, I could see spending this kind of money, but we're not. We are a small rural area with many other needs. Let's live within our means and be realistic. Yes, the current building is not working, but there have to be ways of cutting costs to make it more affordable. It's a building for offices, not a tourist attraction or shopping mall. We're not trying to draw people to the building, especially now with so many online options. We now pay our taxes online so have no need to go to the building for this reason. Also, when has a build like this been done on budget? Look at the LCLC,

Bluenose, etc. Will the final cost be built for \$6,700,000 or will there be over-runs? I expect so. Let's be fiscally responsible and look for ways to do this without breaking the bank. **[coded: O]**

2. As a taxpayer I would think it prudent to follow through with the recommendation of a new building. Most of my interaction with MODL staff is via email or phone so the location of the office really doesn't affect me. I would like council to consider updating to a more user friendly website however. A busy site doesn't always support the end user....delineate areas with a pictorial hyperlink to separate sites for different areas of municipal councils mandate. Keep and improve upon social media modes of communication. I get tons of information that way from TOB. Let's keep up with the times. Invest in communication. **[coded: NB]**
3. I think that we have so any other things that we don't have money for (Internet, infrastructure, roads) that our money would be better spent on things that would benefit more of the population. I'm quite sure that either upgrading the building or finding a more suitable location in a already existing place would be quite a bit cheaper, despite what the consultant's report claims. **[coded: O]**
4. It seems if building is the most fiscally responsible that is the way to go, provided that the you look at an energy efficient and sustainable design. **[coded: NB]**
5. I believe a new building should be built **[coded: NB]**
6. Definitely agree a new building is required **[coded: NB]**
7. There is a part of me that agrees with the alternative of building a completely new building because we all know how way too often bad initial decisions regarding renovation end up costing as much, if not more, as building from scratch. However, human beings are known not be greedy, to like new shiny things; a new office may need new desks, new lamps, and computers, even new wastebaskets. So whatever money you think you may be saving, by building a completely new building, it will end up costing taxpayers much much more because there will be no one willing to really police the excess expenditure that we all know will happen. So, I vote for #1, to renovate adding to the building and living/working with the nuisance of construction just like any other mortal would when the money is tight and it must be spent wisely. There are way too many more important matters to spend taxpayers money on than building you a nice new office: dirt roads need paving, a better electrical network for rural communities, more money in education, more signage and traffic lights, fixing/maintenance of roads, more winter equipment to deal with snowstorms, etc. **[coded: O]**
8. You should have suitable facilities. The current building is outdated and insufficient for current needs **[coded: NB]**
9. Knowing that your current building is quite aged it is understandable that your current building may not be adequate.....items to consider 1. Is the building big enough to hold offices even though so much more is being done online and there may be future layoffs or positions that would be blended. 2. The annual cost of where you are currently and the cost of a new building. 3. How long would this take. 4. How would this affect out taxes? Sorry I missed earlier meeting....if you have some material I would like to look it over. **[coded: O]**

10. Build a new one with room for expansion. **[coded: NB]**
11. 4th option: Take over the Bridgewater High School building and renovate it. 5th option. Build a new building outside the town limits. (presumably land and taxes would be lower) 6th option: Build a new building somewhere in Hebbville. It's a growing community. **[coded: O]**
12. Absent from the discussion is how we are going to replenish the reserves which will be tapped to fund this new construction. I don't have a problem with recapitalizing but I do have a problem with the lack of a public explanation on how we are going to pay for it. Further, there is no clear indication of the accuracy of the estimates provided by the contractor. Based on the information, it appears to be an indicative estimate which could be significantly different from the actual cost. The consultant should have taken a few lines in the report to explain this. **[coded: O]**
13. This is further to my previous survey submitted. Council or Administrative staff should consider approaching Nothing Fancy Store and see if they are interested in selling their store if it met the needs of MODL. This building already exists and should have up to date building code requirements. I have only seen a few cars there at a time every since it has been built. Parking is already established and yardwork Done. I can't imagine that the store does not lose money every day it is open which means they should be anxious to sell at a discounted price. If a piece needs to be built on, that should easily be accommodated on the end or on the side. Basically the building would be the shell so it could be renovated inside to suit the needs of MODL. If the present building can accommodate then it would allow an expansion for the future on the side or the end without disrupting operations in the main unit....much like Bicks Building Supplies did when they expanded their store recently. Secondly, council should move fast in listing the municipal building to sell to see if there is any interest out there in anyone purchasing it. A contingency could be placed on the sale to say that the sale is contingent on MODL moving to a new location. HOPEFULLY SOMEONE WILL HAVE \$500,000 :). Respectfully submitted, [contact info redacted] **[coded: O]**
14. The existing building can be upgraded to an acceptable condition for far less than the proposed new building. MODL needs to use the Municipal Joint Service Board model to create greater efficiencies in municipal services to reduce costs to rate payers. MODL needs to avoid taking on responsibilities that lie with other levels of government. Example - straight pipe issue in LaHave River. This issue should be dealt with by NS Department of Environment not MODL. Given the millions of dollars that are at stake I feel broader public input should be sought through community town hall meetings or a plebiscite. This proposal needs to be thoroughly explained and clearly understood before a reasonable decision can be made. **[coded: R]**
15. My opinion would to be rebuild a new facility in the municipality. **[coded: NB]**
16. I agree that the old building should not be renovated and since the location is not in the Municipality it should not be rebuilt on that site. Did the consultant look at renovating or adding to a school that is not used. For example, the Pentz School is being closed. It has good access from Highway 331 and some infrastructure that could be used. In addition, it would inject some life into the community that is losing a school. **[coded: O]**

17. I feel the money put aside for repairs should be used for repairs. 47 years is not old for a building. We do not need a new building plus another abandoned one. IF the council DO decide on a new building due to the poor condition of the old one someone should be held accountable for neglecting their duty over the years. There shouldn't be \$millions in reserve when routine maintenance was necessary for the welfare of the workers. There is so much need in our municipality that unnecessary spending would be an insult to your constituents. If you are unaware of the need you can call me at [contact info redacted] **[coded: R]**
18. In my opinion, a new building is the best long term option. Hopefully, the design will be such that, over the life of the building, newer & more useful/efficient technology can be easily & cost efficiently incorporated. And that the building will be people-friendly for all ages & capabilities. Note that as we age, hearing can be compromised & a noisy/echoing environment interferes with hearing & understanding. Also more & better lighting is required for good sight. Thanks for the opportunity to comment. **[coded: NB]**
19. Go with the most cost effective and environmentally sound option. **[coded: NB]**
20. Renovations should be considered **[coded: R]**
21. The town has out grown the old facility I feel like the town should sell the old building and build a new facility that meets the needs of people today **[coded: NB]**
22. A new building is the best way forward **[coded: NB]**
23. tear it down...lot's of available affordable space in town..i/e the old manpower building on Dufferin st...the old registry motor vehicles building on logan rd...good buildings ...years of life left...be a moral and public injustice to build and leave these empty..smarten up **[coded: O]**
24. It would be best to invest in a new building. **[coded: NB]**
25. Both options very expensive and it seems that whenever public money is being spent that cost overages, over runs in general or whatever sounds good when it occurs always get out of hand, more so than when it is a private venture, as from my point of view no one seems to care or to be held responsible when this happens. **[coded: O]**
26. I agree that the new construction seems like the best decision. However, 1% of the costs, in this case 50K for art is ridiculous. Do not spend our money so frivolously. I'm sure local artists would be honored to display their work at the new facility for free. :) **[coded: NB]**
27. I think it should stay well within the Tiwn of Bridgewater. I can never get to DNR anymore since it was stuck in Lunenburg! In fact have never been there **[coded: O]**
28. I think a fresh new building would add many new aspects for your staff and possibly features to draw residents in as well like a browsing area of artwork or quiet corners for relaxation and reading. An unhealthy building not only affects work capacity, but also the health of individuals. **[coded: NB]**

29. Although I have not seen the figures it appears that the most fiscally and functionally responsible option is to build new. Have all options in existing building been explored? **[coded: NB]**
30. Build new in the municipality **[coded: NB]**
31. Building a new building is the best approach. **[coded: NB]**
32. Any attempt to renovate/expand the existing premises would in my opinion not be a satisfactory long term solution. **[coded: NB]**
33. The cost of government is much too high. To move forward with a new or renovated building takes away from what should be the main focus of Council ... a consolidated governance model (also referred to as amalgamation). We can save millions annually in decreased staff costs alone if we can consolidate governance of the 3 towns and MODL. We were well on the road to doing this only a few years ago. Senior staff in MODL were fixated on not seeing any job losses instead of being fixated on lessening taxpayer costs. If we move ahead with either a mega renovation or a new building, that will be the end of any genuine effort on consolidation of municipal governance in Lunenburg County. It will also mean the beginning of the next army of staff hiring in MODL. That will lead to a never ending increase in costs, all passed on to an aging taxpayer base. I say, live with what we have now building wise, turn our focus on developing a consolidated governance model, and put the interests of the taxpayer FIRST for a change. **[coded: O]**
34. See my reply to councillor Hustvedt's email [Included here] Was any consideration given to renovating one of the closed schools for the offices? **[coded: O]**
35. It's time for more space, better tailored to the work the staff do. a more public-friendly Council chamber would also be an great asset, with better sound system, better screens for both Council and the public, as well as better options for displaying digital data. **[coded: NB]**
36. I believe in the end the most cost effective would be to construct a new building. I also think it would be the best solution for providing services to Municipal residents **[coded: NB]**
37. Where do amalgamation talks stand? If there is any real likelihood for amalgamation to occur, the current situation, as undesirable as it is, should be maintained. If as I suspect, there is no likelihood of amalgamation in the foreseeable future, a new facility with at least community recreation and possibly some community cultural components should be put at municipal lands at Osprey Village. Sell the existing municipal building and let new owner modify building and repurpose it. **[coded: NB]**
38. I go for building a new building on the site at exit 12 primarily because it is easier to access for most residents of the municipality. Not only that it's cheaper. **[coded: NB]**
39. A new building is better than trying to renovate. Nice to have the building actually located in the municipality and central to residents. **[coded: NB]**

40. What will the cost be on my property Tax at home in Baker Settlement and my business in Wileville **[coded: O]**
41. Add on or rent only ! We are on course to be out of debt soon and I want to keep it that way. Start planning now to save the money to build with no debt!!! **[coded: O]**
42. There appears to be a vacant building for sale in the town of B'water, one level, you could make renovations to this building suitable for use more economically than building a new one. I think this would be appropriate. **[coded: O]**
43. Go new, go long term, ask your 5 whys and then ask again. **[coded: NB]**
44. I believe that to best suit the needs that a new building should be put into place instead of renovating. Not only is this more fiscally responsible it just makes sense that it is not in the town of Bridgewater. I would love to see it slightly bigger than needed in consideration that one day even more may be needed to be added on. Best of luck. **[coded: NB]**
45. It is my thought that in this modern age and technology we should be reducing staff instead of increasing. A new building seems ridiculous considering MODL already has former schools with adequate space and parking that could be repaired for much less cost. I suspect my time here is being wasted as the decision has already been made much like the LCLC. **[coded: O]**
46. I believe it is time to have a new building on municipal land. Access and efficiency are very much needed. **[coded: NB]**
47. Building new or renovating with an addition are both a very reckless use of taxpayers dollars. The options all falsely presume growth of MODL services and staff. MODL should be preparing for what could be a necessary reduction in services and staff. With property assessments declining property tax revenue will fall as well. The revenue shortfalls will have to be covered by higher taxes, spending reserves, or borrowing. Reductions should be made now so the existing building, fully renovated, will be all the space required. Services and staff should be reduced by all means including shared services through the Joint Services Board, agreements with other municipal units for shared services, not automatically replacing staff when they leave, and critically assessing the need for all services. The cost of shared services would be more than offset by the operating savings and savings of not building/renovating a larger building. **[coded: R]**
48. Renovate **[coded: R]**
49. No financial numbers. Hard to give a true opinion when dollars and cents aren't provided. **[coded: O]**
50. A new building is needed to better serve the needs of the community. Consideration should be given to locating it within the municipal boundaries as suggested in the report. **[coded: NB]**
51. I think that it should be new build. Be bold in the design and features! Use Pictou County and Valley Waste Resources as examples of sustainable made in Nova Scotia design. Make it a place

that's great for staff, great for the public, and shouts to the world that Lunenburg County is the place to be. **[coded: NB]**

52. Build new outside Town of Bridgewater **[coded: NB]**
53. In reading the report....it is a no brainer to build new and have a more efficient building with better access. **[coded: NB]**
54. I think that renovations and additions should be made to the existing building. I will now read the consultant's report. **[coded: R]**
55. Our thoughts are to sell the old building, and build new OUTSIDE of Bridgewater. **[coded: NB]**
56. Renovate. I don't think this town needs another vacant building. **[coded: R]**
57. Having the municipal admin building in the municipality makes sense, and Cookville is an appropriate location accessible and close to retail locations most people frequent (if having to get taxis or arrange transportation it is not out of the way, as is the case of the current building). Also as the most fiscally responsible option, it would allow resources to be allocated elsewhere. **[coded: NB]**
58. Construct a new building on Municipal land over by Walmart. Sell the old building after staff move out to a developer. **[coded: NB]**
59. I am in favor of expanding and retrofitting the existing space. If it was done to near passive house standards this would be an example of how you can take an older building and make it more efficient. If a new one is chosen I would suggest a passive house certified space. Annapolis waste management has a passive house built site and it's fantastic and very very efficient. **[coded: R]**
60. Do not build a new building **[coded: O]**
61. Overdo **[coded: O]**
62. You need a new building **[coded: NB]**
63. Seems like a no brainer with the respect to cost. The cost of new building is less. However, the report does not identify the cost of the new land. **[coded: NB]**
64. Move it outside Bridgewater into the county. The idea of continually building schools and offices in a town that is NOT the capitol of the county is upsetting. Yes, I realize it's convenient to have it in there, but not any more. For the majority of the county, a location off the 103 is much more convenient and allows for some expansion. **[coded: NB]**
65. A new building appears to be the best option based on the financials and practicality. I appreciate the energy efficiency goals of the building. **[coded: NB]**
66. A new building appears to be the best option. **[coded: NB]**

67. We as tax payers hate to spend money but it comes a time when you just need to do just that in order to do business. I don't like buying a new car but sooner or later the fix-up bills equal a car payment. Guess this is where we are now with an old building needing repairs. Build a new one and build it to meet our needs now and for the next decade or more. Why not build it up by exit 12 where you already own land or build it on the old jail site which I believe you own. Not everything needs to be built in Bridgewater unless they are helping to pay for it. **[coded: NB]**
68. Definitely third option; to build a new building out in the municipality. That way it can be configured to exactly what is needed for this municipality. **[coded: NB]**
69. The report has presented two viable suggestions for 210 Aberdeen replacement but the report results would appear to be very narrow. I realize that it was considered to look at other options like a Provincial Building in Dayspring. There are a few other options that appear that were not addressed. Centre School is a closed property owned by the Municipality. Was this researched? In July of 2018, assuming everything remains the same As of today, the Municipality will get two schools back that are owned. Petite and Pentz Elementary---Since the Municipality own the properties. The most logical site to examine is Pentz elementary which is closer to Municipal residents. This building is approx. 12 to 13,000 square feet. What would it cost to renovate this to office, etc. as this property has many pluses such as vacant land on the property for parking, etc. or negative things like HVAC missing, etc At least due diligence has been done for this project. Right now, it appears that the choices are very limited in the Consultants report. Secondly, the report has not addressed the number of staff who will actually be housed or visiting the property. I am from the school board days of when the first phase was built, it was 6,000 square feet originally, then a few years later another piece was built to accommodate more people and then a third piece with a board room was finally built on. The facility, that is rented, has very limited storage so that has to be housed in a school. Who has evaluated how many staff the facilities will accommodate and an allowance for expansion but is it not better to ensure this is addressed now. Perhaps, the proposed new building is too large and that 10,000 square feet might accommodate present and future needs. The consultants report assumes that the old building at 210 Aberdeen can be sold for \$500,000. Well that is great but you have to remember that you need a buyer willing to buy it for that in writing as a buyers agreement. I am sure no one in the Municipality has forgotten that a golf course owned by the Municipality for a time did not bring in the true market value. One should look at what the Dawson Memorial Hospital sold for or the old Baptist Church or the old town hall in Miramichi, NB that set for many years as vacant or other municipal building that still set empty, etc. I do not believe that \$500,000 is realistic. We could all put it \$1 million dollars and this reduces the cost of the new one to look better, of course. Has the consultant company and eventually the Has the consultants and the Municipality contacted other Municipal units about their approaches and the challenges they experienced? For example, the town of Berwick has a recent new building on Commercial street Why is their a hurry for a new Municipal building considering this has bounced around for years? Yes, I realize staff need a decent working environment but having to convert a washroom to a handicapped washroom for a staff member should have been done long ago and not when it is forced to have this because it is needed. Can not renovations be done to the present building be done as a band aid to ensure that this process is not reactive and is proactive instead. Due diligence must be done with our tax payers money. This consultants report is only a partial step as it certainly, in my view, does not cover all the financial issues. Respectfully submitted, [Contact info redacted] **[coded: O]**

70. should be a new green energy building, built in Cookville, for the residence of the municipality. **[coded: NB]**
71. Replace the old barn and built a new energy efficient building IN THE MUNICIPALITY with some parking. **[coded: NB]**
72. My thoughts are to build a new building. **[coded: NB]**
73. If you had been making repairs, updates and needed renovations over the years then this would not be a issue. I realize that now the building needs major work or a rebuild but this is taxpayers money NOT well spent. **[coded: O]**
74. A new building definitely seems like the better option. **[coded: NB]**
75. Seems like the only logical thing to do would be to sell and build new. This would be less labour intensive and therefore less expensive. I like the idea of it being outside of Bridgewater also. **[coded: NB]**
76. I prefer the 'new build' option that would result in a better building in a better location at a better cost. **[coded: NB]**
77. I feel the option to build new makes the most sense due to projected costs and the fact that it would be within the municipality, not Bridgewater **[coded: NB]**
78. Build a new one and sell the old one **[coded: NB]**
79. I feel building a new building is the best option. **[coded: NB]**
80. Build a new one. The old cramped building has outlived its usefulness. **[coded: NB]**
81. A new building appears to be the best choice of the 3 proposals. Accessibility will be the main driver and, although the location is not as central as one in the Town, it makes sense for a municipal building to be within the municipality - it is as close as can be without being in town. Some consideration should be given to a set of lights at the intersection with highway 10 (near the RCMP station) so one can turn right when leaving. **[coded: NB]**
82. I think building a new building and selling the current building is the wise choice. **[coded: NB]**
83. New building **[coded: NB]**
84. Build new, outside TOB. This seems like the only realistic option on the table. **[coded: NB]**
85. I don't understand the need for more space, but I do feel fed up with the use of taxpayer money on new buildings in general. I don't know if it's because builders in mid and late last century were incompetent or if people these days have higher standards, but it feels like buildings should last longer than they do. I get a burning frustration when I drive on Logan rd. and see the relatively new Service NS building, not that old, which was recently replaced with an even

newer, slightly larger building that we taxpayers have to pay for. Are office buildings basically disposable? My house is 200 years old, and it's still perfectly usable! Meanwhile, kids with special needs are struggling to access vital recreation activities due to fewer donations to Prokids. There are also alternatives to office space popping up - places like The Hub in Mahone bay, and there's one on Bridgewater, but I forget the name - perhaps a fourth option could be added for alternative options such as this (keeping n mind the importance of privacy, of course). In the end, my main point is that as a taxpayer, I get fed up with what feels like a constant need for newer, nicer offices by those in government. I don't think it should be priority, to pad your thrones, rather than use OUR money to benefit US. **[coded: O]**

86. Come on, your building is 40+ years old. It's time to upgrade. Don't choose ugly colours or brown and [expletive deleted] blue on new building. If we are the District then put the new building in the District not in the town of Bridgewater. Time to spend a little money my Councillors. **[coded: NB]**

Big Tancook – Comment Card

1. “I support a new municipal building – purpose built.”

Resident walk in comments

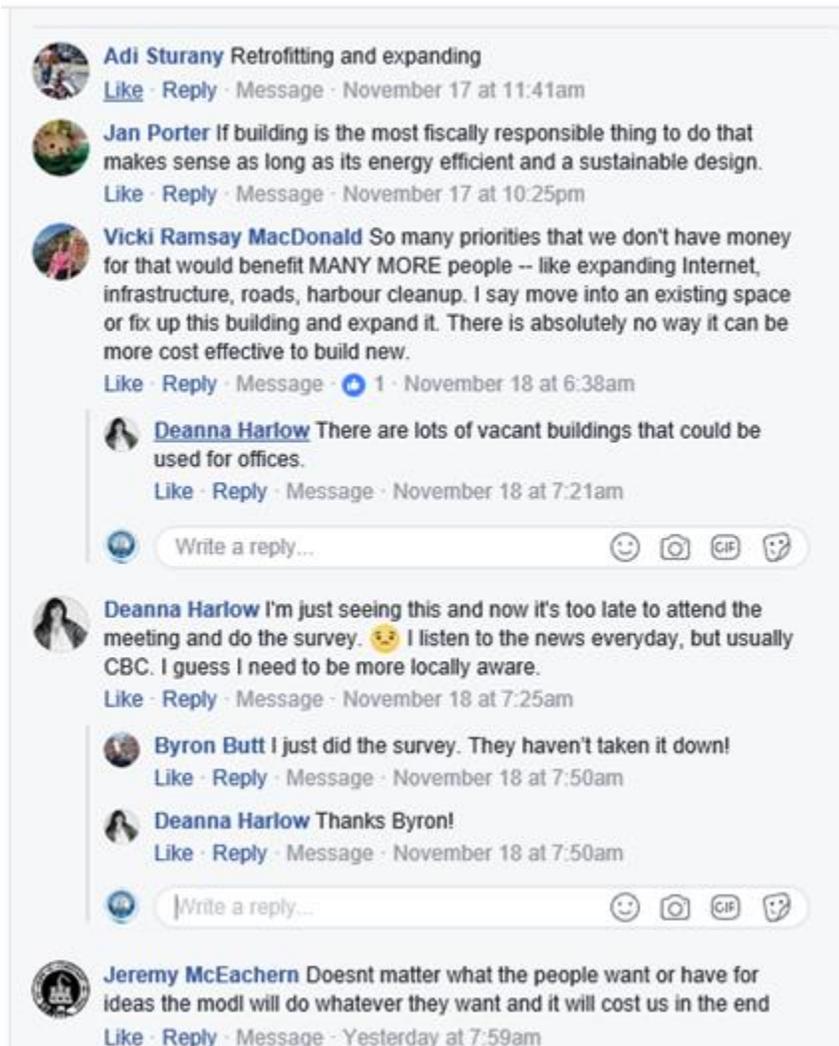
- Understands Bridgewater and MODL are separate entities. But amalgamation might come.
- I support a new building. Where the building should be located should make a statement and support a vision. Should be on the river in downtown Bridgewater.
- Could be used to beautify Bridgewater and encourage environmentally-friendly transportation.
- Could be a hub building with a number of things there accessible to all that encourages active transportation (walking, cycling).

Emails from resident

1. Further to my submissions below, I have checked out Pentz and Centre schools and I don't believe my suggestion of using one of them is realistic and would cost taxpayers and regular full-time staff inconvenience and more costs. It took me 14 minutes to drive from Pentz school to the old bridge in town which was approximately 14 km. the roof of the building is flat and although I am certainly a layman in terms of renovations, I would think renovations would be extremely costly and not prudent to use as a replacement for 210 Aberdeen. This being said, Pentz Elementary will be coming back to MODL in late 2018. This is a large enough building that has offices in the front that could be used for term staff such as the Straight pipe coordinator who is working down that area anyway. The building has plenty of room that could be used for storage. Perhaps also the current trailer that is in back of 210Aberdeen can be Eliminated and everything moved to Pentz Elementary or do you have a maintenance or grounds dept that could be moved there or could part of Pentz Elementary be

rented as well. All these options could decrease the “Ask” size on the new building which could save upwards of \$1 million or more dollars on that new building on Nathan Cirillo drive. I believe that it had to be considered though so that all options are covered and either accepted or dismissed thereby fulfilling the due diligence. I also give you permission to share this entire email or any parts thereof with council and anyone else as I am willing to talk about any of my points to any one whether or not they agree. I would also like it noted that many of my comments/questions/ concerns were addressed at the Open House on Tuesday, Nov 16/17 at MODL council chambers.

Facebook Comments



The image shows a screenshot of a Facebook post with several comments. The comments are as follows:

- Adi Sturany** Retrofitting and expanding
Like · Reply · Message · November 17 at 11:41am
- Jan Porter** If building is the most fiscally responsible thing to do that makes sense as long as its energy efficient and a sustainable design.
Like · Reply · Message · November 17 at 10:25pm
- Vicki Ramsay MacDonald** So many priorities that we don't have money for that would benefit MANY MORE people -- like expanding Internet, infrastructure, roads, harbour cleanup. I say move into an existing space or fix up this building and expand it. There is absolutely no way it can be more cost effective to build new.
Like · Reply · Message · 1 · November 18 at 6:38am
- Deanna Harlow** There are lots of vacant buildings that could be used for offices.
Like · Reply · Message · November 18 at 7:21am
- Deanna Harlow** I'm just seeing this and now it's too late to attend the meeting and do the survey. 😞 I listen to the news everyday, but usually CBC. I guess I need to be more locally aware.
Like · Reply · Message · November 18 at 7:25am
- Byron Butt** I just did the survey. They haven't taken it down!
Like · Reply · Message · November 18 at 7:50am
- Deanna Harlow** Thanks Byron!
Like · Reply · Message · November 18 at 7:50am
- Jeremy McEachern** Doesnt matter what the people want or have for ideas the modi will do whatever they want and it will cost us in the end
Like · Reply · Message · Yesterday at 7:59am



Insights Publishing Tools Promotions

Like · Following · Share · ...

Sharon Maureen Fraser, Carolyn Connes and 12 others Chronological

2 Shares



Ron Shaw Maybe that's on the agenda here! If you ever heard anything!

Like · Reply · Message · November 7 at 7:29pm



Bubby Hebb we don't need a palace to serve the municipality of lunenburg. we can't run our municipal budget on a federal level.

Like · Reply · Message · 4 · November 8 at 4:41pm



Michael Levy Could spend the money twining the 103 Hwy through the municipality area

Like · Reply · Message · 2 · November 9 at 9:01am

2 Replies



Michael Levy It seems when the government gets tired of something they discard it sell it to a private organization or give it away because they don't want to assume responsibility . Eg . Government wharfs , the new / now old access Nova Scotia building , our onc... [See More](#)

Like · Reply · Message · 4 · November 9 at 9:35am



Bubby Hebb people out in the municipality of lunenburg are living in houses that are in miserable shape . and our municipal government can't do business in the building up on aberdeen?

Like · Reply · Message · 2 · November 9 at 3:21pm



Joanne Mosher Buy one of [FarleyBlackman's](#) buildings and move it there... 🙌

Like · Reply · Message · November 10 at 11:10am



Charles Gavel What is cost to property tax payers?

Like · Reply · Message · 3 · November 10 at 8:37pm · Edited

View 4 more replies



Municipality of the District of Lunenburg - MODL The Municipality has roughly 17 million in reserves. We'd encourage you to come out on Thursday evening to talk to our Project Manager, as he has excellent information on the issue of potential budget overruns. The projected financials do include contingencies.

Like · Reply · Commented on by Sarah Deveau [?] · November 14 at 9:18am



Bill Sarty Great to see the tax payers being included in this decision. Always good to get the view of the electorate. But my concern is that when making purchases of land etc. there is no electorate opinion requested. Some of these things could be on the ballot at election time which might bring folks out to the polls.

Like · Reply · Message · November 12 at 6:24am



Sharon Maureen Fraser It could be converted to a seniors home with an exercise room, social room

Like · Reply · Message · November 15 at 6:11pm



Write a comment...





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Micheal Whynot Since when you break your leg that you need to remove doors off of bathroom stalls? The building is wheel chair accessible if it is good enough for the public to get there permits and other stuff it should be good enough for them to work there ... i had my legs broke a few times in my life and never had to use a wheelchair can't they come up with a better excuse then that LMAO

Like · Reply · 1 · November 3 at 1:27pm · Edited



Chris Johnson Well How much is in the MODL reserve fund ?

Like · Reply · 1 · November 3 at 2:01pm



Joe Bolivar You know the answer to that, it will be 100% tax dollars. Any Reserve money will be held back.

Like · Reply · November 4 at 9:53am



Write a reply...



Chris Price I think the only way to the basement for a building permit, is down a set of steps.

Like · Reply · 1 · November 3 at 7:07pm



Joe Bolivar Yet they have no problem forcing others to become accessible.

Like · Reply · 1 · November 4 at 9:55am



Write a reply...



Matthew Rockwell Why don't they move to the old youth home on Leary Fraser rd.

Like · Reply · 1 · November 4 at 9:39am



Greg Welsh should be built in the municipality and not the town.

Like · Reply · 1 · November 3 at 2:11pm



Madeline Rhodenizer Saw that coming lol

Like · Reply · November 3 at 12:42pm

Write a comment...