

# ARTICLE 2 - COMMUNITY CENTER BUILDING COMMITTEE

## OPTION 1: 100%



**COST:** \$24.01M Total Project Cost

**TAX IMPACT:** Up to \$773 Increase

**SIZE:** 19,500 SF

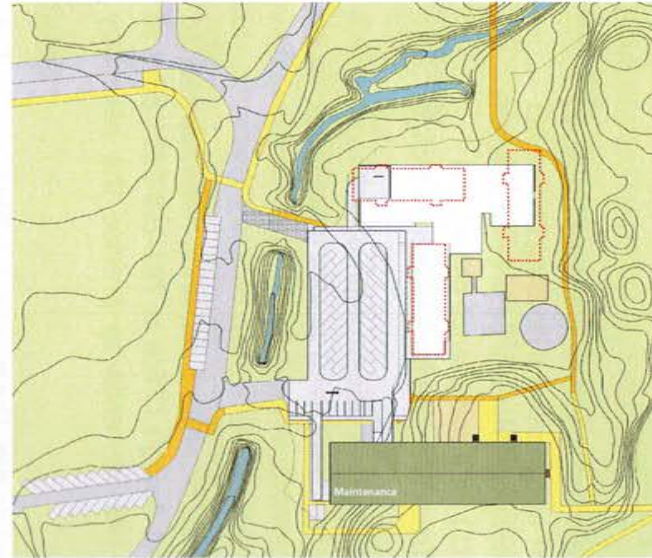
**NEW CONSTRUCTION/RENOVATION:**  
100% New Construction

**LEAP:** New Construction

**PROS:** Single-story building shapes courtyards throughout the site; Single-loaded corridor creates strong inside/outside connections; Dedicated drop-off/pick-up area

**CONS:** Building covers a lot of the site

## OPTION 2: 75%



**COST:** \$18.75M Total Project Cost

**TAX IMPACT:** Up to \$541 Increase

**SIZE:** 17,500 SF

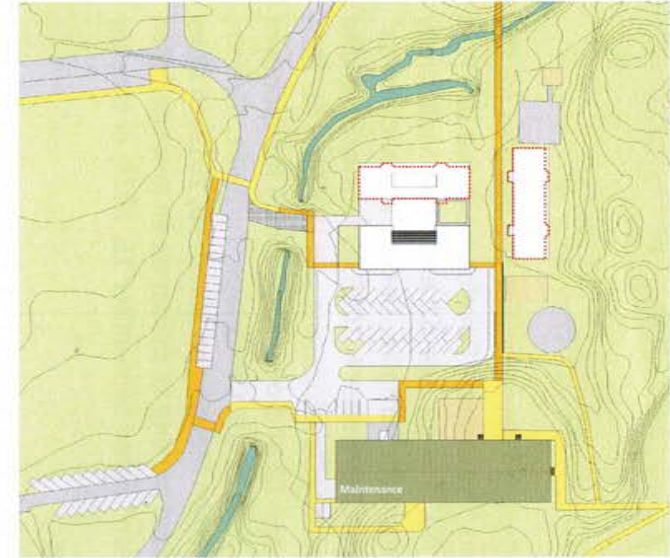
**NEW CONSTRUCTION/RENOVATION:**  
70% New Construction/ 30% Renovation

**LEAP:** In Renovated A-Pod

**PROS:** Largest open, contiguous play space; dedicated exterior service and mechanical area; renovated A-Pod; can expand community gather space with moving partitions

**CONS:** Thicker building, more difficult daylighting; renovated A-Pod less energy efficient

## OPTION 3: 50%



**COST:** \$12.5M Total Project Cost

**TAX IMPACT:** Up to \$387 Increase

**SIZE:** 10,800 SF

**NEW CONSTRUCTION/RENOVATION:**  
55% New Construction/ 45% Renovation

**LEAP:** Remains in unrenovated C-Pod

**PROS:** Exterior service court and courtyard; good orientation for daylighting; Drop-off close to entry for COA users; compact plan

**CONS:** Does not meet recommended building program; no Activity room; reduced program spaces throughout; may not function well for users; large mechanical room/no attic space



# LINCOLN COMMUNITY CENTER DESIGN CONCEPTS

## SPECIAL TOWN MEETING, DECEMBER 2, 2023

TOWN MTG THRESHOLD	OPTION 1: 100% Up to \$25M	OPTION 2: 75% Up to \$18.75M	OPTION 3: 50% Up to \$12.5M
ESTIMATED TAX IMPACT	App. \$773 increase on median tax bill (\$17,488)	App. \$541 increase on median tax bill (\$17,488)	App. \$387 increase on median tax bill (\$17,488)
ESTIMATED PROJECT COST	<b>\$24.01M</b>	<b>18.75M</b>	<b>\$12.5M</b>
NOTEABLE DIFFERENCES	19,500 total sqft	17,500 total sqft	10,790 total sqft
	14,535 sqft for CC	12,535 sqft for CC	5,825 new / 4,965 reno sqft for CC
	4,965 sqft for LEAP in both the 100% and 75% options		0 sqft for LEAP
	Target program size	Acceptable program Size	No Activity Room, no renovation of LEAP
BUILDING DESIGN	All new construction	New construction for CC	Renovation and new construction for CC
	All Pods demolished	B/C Pods demo, reno A Pod for LEAP	A Pod demo / B Pod reno, no C Pod LEAP reno
	1-Story design for all options		
LEAP PROGRAM	Included in new construction	In renovated A Pod	In unrenovated C Pod
SCHOOL MAINTENANCE SHOP	Moved into Hartwell Main (included in project budget) across all options		
SITE SAFETY FEATURES	Diverts traffic away from pedestrian crossing across all options		
	Raised crosswalks across all options		
	CC door drop off / Curbside access for all	Curbside access for all	Curbside access to CC only
	Building separates cars from play spaces in all but 50% option		Some play spaces adjacent to parking
SITE DEVELOPMENT	Parking lot renovated in all options.		
	Stormwater management improvements across all options		
	New septic system across all options		
	Renovated outdoor spaces for all programs in all but the 50% option		Renovated outdoor spaces around CC only
	48 parking spaces in Hartwell lot	47 parking spaces in Hartwell lot	
	40 parking spaces on Ballfield Road across all options		
Additional parking spaces in Brooks lot across all options			
SUSTAINABLE DESIGN	All electric / photovoltaic panels across all options		
	Passive House / Universal Design on all buildings		Passive House / Universal Design CC, not LEAP
	Daylight harvesting across all options		
	Self-shading facades across all options		
	Healthy materials across all options		
	Increased ventilation and filtration across all options		
	No building re-use	Building re-use	