



TOWN OF LINCOLN

MIDDLESEX COUNTY MASSACHUSETTS

Daniel Pereira
Assistant Town Administrator

TOWN OFFICES
16 Lincoln Road
Lincoln, MA 01773
Phone: 781-259-2603
Fax: 781-259-8735
Pereirad@lincolntown.org

TO: CCBC
FROM: Dan Pereira, Asst. Town Administrator
DATE: May 30, 2025
RE: Community Center Construction Bids

I wanted to provide you all with a very high-level overview of where things stand with our community center building and budget. We received construction bid results on Thursday afternoon.

At the moment, our low bid is \$20,800,000 +/- . As we discussed at the last meeting, the construction budget, including recommended contingency, is \$18,500,000 +/-, which sets us with a \$2,300,000 budget shortfall. Thankfully, this number does seem achievable with stabilization funds (the \$1M placeholder I was using was very, very conservative), so it looks likely that we will avoid needing to go to town ballot... which is good.

The town's leadership team met Friday morning to lay out our funding options, and I'll provide a full explanation and more refined numbers at our meeting on Monday. Below is an outline:

Budget Gap & List of Options:

- \$2.3 million gap
- There are 4 possible levers we can pull to close the gap:
 - Remove some "Deducts" - Remove some or all of the project elements that were included as deduct alternates (total of \$389,000 for blinds, site amenities and kitchen equipment). This could be used to lower the project budget or increase our project contingency within our budget. I'll explain in more detail on Monday.
 - Lower our Contingency Budget – Take a chance and lower the contingency budget (currently \$1.8 million, equivalent of 9.7% of the low bid). BUT, in the current market environment, it would seem critical that we maintain a reasonable contingency budget; reducing from \$1.8 million would seem ill-advised.
 - Ask to use Stabilization, Free Cash, or Some Combination – Subject to further analysis and discussion by the full Finance Committee, and approval at Town Meeting on June 25, it appears that we could utilize as much as \$2.6 million. Doing so would be consistent with how budget challenges were resolved during the School Building process.
 - Debt Exclusion – Since the budget gap can be managed through some combination of the above three options, a debt exclusion appears unnecessary. Among other

considerations, a debt exclusion would be the most impactful to the residential tax burden.

What if Town Meeting does not support additional funds?

- We will need to explain why, given the value engineering that has been ongoing throughout the process, it is not possible to make further reductions without undermining the program or eliminating things that we will regret down the line.
- The Project Team have had some very early discussions of how we might proceed if forced to work with the existing \$24 million budget. None of these early alternative concepts (2 stories, eliminating targeted program spaces, etc.) fulfills the project goals and vision we presented for the March 2024 funding vote.
- Starting over with the existing \$24 million budget would mean that we would have spent \$2 million on a design that we are no longer using; force us to spend another \$1-2 million (very early estimate) on a redesign; and spend one year leading a public process to reach consensus on a new design – with escalation during that period running costing us on the order of \$2 million.

We'll be presenting a recommended course-of-action to you all on Monday for your consideration, but I wanted to provide you with the lay of the land as early as possible.

Enjoy your weekend.