

Lincoln Community Center							
	Est. Site Cost Const. Cost Only	Option 1 - 100%	Notes	Option 2 - 75%	Notes	Option 3 - 50%	Notes
<b>Site Development</b>							
<b>Earthwork, Paving, Curbing</b>	\$492 - \$844K						
Hartwell Campus Parking (Target 50)		✓	49 Spaces Total	✓	48 Spaces Total	✓	48 Spaces Total
Ballfield Road Parking (13 New Spaces + 25 Existing Spaces)		✓	38 Spaces Total	✓	38 Spaces Total	✓	38 Spaces Total
Drop Off/Pick Up Lanes		✓		✓		✓	
<b>Utilities</b>	\$632 - \$859K						
Stormwater Management		✓		✓		✓	
New Septic System		✓		✓		✓	
<b>Site Improvements</b>	\$210 - \$260K						
North Pedestrian Paths		✓		✓		✓	
Northwest Bike and Pedestrian Path		✓		✓		✓	
East Pedestrian Path		✓		✓		✓	
South Bike and Pedestrian Path		✓		✓		✓	
Raised Crosswalk at Ballfield Road		✓		✓		✓	
North Pedestrian Bridge		✓		✓		✓	
Strat's Playground Clean Up		✓		✓		✓	
<b>Landscaping/Site Conservation/Restorative Landscape</b>	\$150 - \$325K	✓		✓		✓	
<b>Alternate Bike, Pedestrian Paths, Bridge and Crosswalks</b>							
Alternate North Bike and Pedestrian Path	\$150K						
Alternate Pedestrian Bridge							
Alternate Raised Crosswalks							
Site Development Subtotal		\$3.586M		\$2.334M		\$2.325M	
<b>New Community Building Programming</b>							
Stories		1		2		1	
New Construction GSF		20,500		13,400		6,185	Corridor Additions at Lower Cost/SF
Renovation GSF				4,965	Pod C	9,885	Pods A and B
Total Scheme GSF		20,500		18,365		16,000	Based on Reduced Program SF
<b>Facilities Maintenance</b>							
1,000 SF New Construction		✓		✓	Could be Activity Space	✓	Could be Activity Space
In Hartwell Main			See Below		See Below		See Below
<b>LEAP Renovation or Demolition</b>							
Pod C Demolition + New Construction		✓					
Pod C Renovation				✓			
<b>Pod Renovation or Demolition</b>							
Pod A Demolition		✓		✓			
Pod B Demolition		✓		✓			
Pod A Renovation						✓	
Pod B Renovation						✓	
<b>Sustainable Design Strategies</b>							
PV Ready		✓		✓		✓	
Photovoltaic System (Panels by Other)		✓	Roof-mounted	✓	Canopy and Roof-mounted	✓	Structurally Reconstruct Existing Roofs of A+B Pod
All Electric		✓		✓		✓	
Passive House Envelope		✓		✓		✓	Excluding Foundation
Daylight Harvesting		✓		✓		✓	
Self-Shading Facades		✓		✓		✓	
Building Re-Use				✓		✓	
Healthy Material Choices		✓		✓		✓	
Increased Ventilation and Filtration		✓		✓		✓	
Universal Design		✓		✓		✓	
<b>Total Project Cost Projection</b>							
New Construction at \$1,150/GSF TPC		\$23.6M		\$15.4M		\$5.75	Assume \$900/GSF TPC
Renovation at \$725/GSF TPC				\$3.0M		\$6.0M	
Total (excluding Hartwell Main reno.)		\$23.6M		\$18.40		\$11.75M	
Maintenance in Hartwell Main 1000 GSF		\$-850K		\$0.30M		\$0.30M	
Total (including Hartwell Main reno.)		\$22.75M		\$18.7M		\$12.05M	
<b>Up to Cost</b>		<b>\$25.0M</b>		<b>\$18.75</b>		<b>\$12.5M</b>	

# COMMUNITY CENTER “TOP-DOWN”\* ANALYSIS REVISED FOR 9/13/023 MEETING

LINCOLN COMMUNITY CENTER  
 OPTIONS 1 – 3 TOP-DOWN COST ANALYSIS, REV2  
 ICON Architecture  
 9/13/2023

	OPTION 3	OPTION 3 +	OPTION 2			OPTION 1
	50%	50% +	75%	75% Option 2A 50% Option 3 + Pod C	75% Option 2B 1-Story New + C Reno	100%
“Up to” TPC	\$12.5M	\$12.5M + \$.714 + \$3.424 = \$16.637	\$18.75M	\$18.75M	\$18.75M	\$25.0M
Less Soft Costs	-\$2.3	-\$3.185	-\$3.2	-\$3.2	-\$3.2	-\$4.0
Subtotal ECC with Site	\$10.2	\$12.74	\$15.55	\$15.55	\$15.55	\$21.0
Less Site Cost	-\$2.325	-\$2.325	-\$2.334	-\$2.334	-\$2.334	-\$4.6
Subtotal ECC	\$7.875	\$10.413	\$13.216	\$13.216	\$13.216	\$16.4
Less Pod A Reno Cost	-	-	-	-\$2.853	-	-
Less Pod A Demo Cost	-\$0.157	-\$0.157	-\$0.157	-	-0.157	-0.157
Less Pod B Reno Cost	-\$2.853	-\$2.853	-	-\$2.853	-	-
Less Pod B Demo Cost	-	-	-\$0.157	-	-0.157	-0.157
Less Pod C Reno Cost	-	-\$2.853	-\$2.853	-\$2.853	-\$2.853	-
Less Pod C Demo Cost	-	-	-	-	-	-0.157
Subtotal for New Construction	\$4.865	\$4.55	\$10.05	\$4.657	\$10.05	\$15.93
New Construction @ \$818/SF (1-story construction)	5,485 GSF	6,435 GSF	-	-	12,285 GSF	19,474 GSF
New Construction @ \$793/SF (2-story construction)	-	-	12,672 GSF	-	-	-
New Construction @ \$760/SF (Primarily circulation)	-	-	-	6,128 GSF	-	-
Reno Pod A GSF (\$575/SF)	-	-	-	4,965 GSF	-	-
Reno Pod B GSF (\$575/SF)	4,965 GSF	4,965 GSF	-	4,965 GSF	-	-
<b>Total LCC GSF</b>	<b>10,500 GSF*</b>	<b>11,400 GSF</b>	<b>12,672 GSF</b>	<b>16,058*</b>	<b>12,285 GSF</b>	<b>14,509 GSF</b>
Reno Pod C (\$575/SF)	(4,965 GSF unrenov)	4,965 GSF Reno	4,965 GSF Reno	4,965 GSF Reno	4,965 GSF Reno	4,965 GSF New
Total New/Reno GSF	10,500 GSF	15,465 GSF	17,637 GSF	21,023 GSF	17,250 GSF	19,474 GSF
Notes	*Falls short of target SF			*Falls short of target SF		

*\*Using updated cost estimates, this model is not intended to determine how much new construction, renovation and site development can be afforded at the various price points.*