

Count	Category	Subcategory	Question/Comment
	<b>Concepts (Physical)</b>	50% option + Benchmarks	Need to add an Activity Room to 50% option for a 60% solution Wayland size looks good for Lincoln
		Expansion plans	Have any benchmarks had to expand due to increased usage after CC was built?
		Expansion plans	How would an increase in senior population affect need for more function space? Should show expansion options, esp. if 50% option is built
		Expansion plans	What opportunities are there?
		Function Spaces Activity Room	What is this function vs Multipurpose room?
		Function Spaces Community Lounge	Necessary?
		Function Spaces Community Lounge	Want fireplace (x 2)
		Function Spaces Community Lounge	What furniture? How arranged? What happens in these spaces? Barrier from these to playgrounds?
		Function Spaces Courtyards	Possibility to include Food pantry?
		Function Spaces Food Pantry	Wants one and a bird sanctuary
		Function Spaces Interior garden	Are kitchens for warming or also cooking? Make clear for each option (x 4)
		Function Spaces Kitchen	Want cooking kitchen
		Function Spaces Kitchen	
		Function Spaces Offices	Why does sf decrease from 100% to 50% options? Assumed it would be reduced also for 75%
		Function Spaces Senior lounge	Two options lack a dedicated senior lounge: why?
		Function Spaces Senior lounge	Why a separate space? (x 2)
		Function Spaces Square Footage	How does sf equate to capacity, occupancy?
		Function Spaces Staff breakroom, bathrooms	Can we provide these in 75% options? How much sf is needed for storage? Is 100% best option for most storage?
		Function Spaces Storage	Recommend ground source vs mini-splits
		HVAC	Can corridor space be reduced?
		Option 100%	Not worth doing (inadequate space for needs)
		Option 50%	
		Option 50%	Prefer this option. Save LEAP for future expansion What does "reno" include? What programming can this option accommodate? Which programs would need to be moved or eliminated?
		Option 50%	Would COA prefer this option? How different would it be from just staying in Bemis?
		Option 50%	Does this option include LEAP?
		Option 50% + LEAP	Want this expanded option to include LEAP (x 3)
		Option 50% Reception	Need reception area near offices for sign-ins, etc. How do the operational costs differ between the two 75% options?
		Option 75%	
		Option 75%	What is preference of COA, PRD, ICON for 1 vs 2 story?
		Option 75%	Scale back; use other buildings
		Option 75% 1 story	Prefer for ease of use by elderly
		Option 75% 1 story	Reduce by 1-2K sf

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		Option 75% 1 story	Reduce sf of Community Lounge
		Option 75% 2 story	Does this include renovation of Pod B?
		Option 75% 2 story	Elevator: Is there one?
		Option 75% 2 story	Elevator: Would be too slow for larger events
		Option 75% 2 story	Favor this option b/c more open space, greater energy efficiency, future expansion options
		Option 75% 2 story	How efficient would this be for HVAC?
		Option 75% 2 story	How viable would outdoor walkway be in winter?
		Option 75% 2 story	How workable for COA? What is COA preference?
		Option 75% 2 story	Noise concern about open space above lounge
		Option 75% 2 story	Prefer -Reduce space to reduce price?
		Option 75% size	Reduce by 2-3K sf
		Option 75% size	Reduce size; don't need 2K sf lounge
		Options 50-100%	How does current sf of COA, PRD compare to these options?
			A workshop would be great to have, to engage sr men. Would it be open to the community? [Refers to the <a href="#">School Maintenance workshop</a> ]
	<b>Usage/ Programming</b>	Activities	Chess tables and benches outside
		Activities	Ping Pong tables!
		Activities	Where can seniors casually gather and socialize? [now or in cc?]
		Activities after hours	Age 60+ workers want activities after 5 pm
		Activities COA	How will Meals on Wheels use the CC? Also senior dining?
		Activities COA	What new needs and expansion of services have been identified?
		Activities COA	What new programs would the COA be able to offer? Will the Fitness Room always be open or reserved only for classes? Can people work out any time within open hours? (x 3)
		Activities Fitness Room	Where does the PRD hold classes for children and adults?
		Activities PRD	Teenagers need a space and activities in the CC so they can use it, too
		Activities Teens	Look for opportunities to increase utilization of LEAP and school spaces for CC programming
		Schedules	Provide a sample weekly schedule of CC activities. E.g., how would COA programming work during LEAP hours? (x 4)
		Schedules	How accurate are the projected usage numbers. Are Lincoln seniors really expected to need to "meet and mingle"?
		Usage COA	How can seniors with health concerns remain safe around younger children?
		Usage COA	What are current COA attendance numbers? (x 3)
		Usage COA	What percentage of seniors use the COA currently?
		Usage COA	How much space would be needed if more attended?

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		Usage COA and PRD	How many people are realistically projected to use each function space on a daily/weekly basis? (x 3)
		Usage COA and PRD	Please provide current median usage numbers, not min-max
	<b>LEAP / MG</b>	LEAP availability for CC programs	Renovate LEAP and use it for CC activities during mornings
		LEAP in CC options	LEAP should pay for itself
		LEAP in CC options	Separate out LEAP reno/build costs from CC costs for clarity (x 2)
		LEAP leasing fees	How much does leasing fee to school cover the upkeep of Pod C?
		LEAP leasing fees	If the CC builds or renovates LEAP, will LEAP fees cover the increased costs?
		LEAP Location	Move LEAP to school? (x 5)
		LEAP Reno	Renovate at same time as CC but separate budget
		LEAP Reno	Why is this included in the CC?
		MG drop off/pick up	Please label the parking spaces for MG parents
	<b>Site</b>	Campus Parking	Has a parking study determined the whether the proposed number of spaces is adequate?
		Campus Parking	Will there be suitable parking for COA participants?
		Campus Traffic Pedestrians	Are the walkways and bridges included in the cost estimates?
		Campus Traffic Pedestrians	Provide clear walkway to tennis courts
		Campus Traffic Vehicles	Has a traffic study looked at the CC programming schedule? How will the programming work around the school traffic?
		Construction	How will PRD and LEAP programming be affected during construction? What costs will be incurred? (x 2)
		Landscaping	How will the site be landscaped to help offset climate change?
		Materials	Is permeable asphalt part of the site work for all options?
		Playgrounds	What happens to Strat's Place?
		Playgrounds	Will the new site include the playgrounds the same/similar to where they are today?
		Safety	Has a second curb cut on Lincoln Road been considered? (x 2)
	<b>Costs</b>	Cost 2018 Building Estimate	Make clear that the \$25M projected cost from 2018 was in 2025 dollars as late as November 2022.
		Cost per sf	Why is new build (including soft costs) \$1,100 / sf?
		Costs Construction	Itemize the construction costs in the estimates

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		Costs for Net Zero	Provide the cost premium for Net Zero vs state energy code for each option
		Costs of NO CC	What will it cost the town if the CC is voted down?
		Costs Operational	What would be the operational costs of the CC compared with the current costs of the Pods?
		Costs Operational	What would be the operational costs of the CC for each option? (x2)
		Costs Soft	What do these include? Furnishings?
		Costs Soft	Find furniture on LincolnTalk!
		Finances Bonding	How long would the CC be financed?
		Finances Taxes	How can increased tax from CC be offset for retirees, especially so they'd be able to vote for the larger building options for more features?
		LEAP leasing fees	Will the CC own LEAP if the CC pays for its renovation? If so, can the leasing fees help offset the CC operating costs?
	<b>Marketing, Community</b>	Appearance/Attraction	Attractive spaces attract people (x 2)
		Benchmarks	Please provide apples to apples comparisons to other towns' CCs (cost, utilization, program types and uses)
		Definition of CC	"Let's think about the Generational Compact [and] about those of us wanting to 'age in place.' And the epidemic of loneliness even here in Lincoln."
		Definition of CC	"Not buying the whole CC thing." We aren't going to the CC to connect with friends; we invite them to our homes.
		Definition of CC	"Resignation vs Enthusiasm": "Community Building is for town center not this project to compete"
		Definition of CC	JD: Goal of CC to offer increased programs and services. "When and how did the voters weigh in on whether they support this goal?"
		Definition of CC	How is this a "community center"?
		Definition of CC	What are the "added cost implications of doing the right thing?" "Including LEAP and MG in this CC project is the right thing to do."
		Definition of CC Housing	Can new housing be added above a 1-story CC? [Confuses COA as assisted living? Confuses CC with the Mall?]
		Definition of CC Housing	Want housing on first floor of building for people with needs [confuses COA with assisted living]
		Function Spaces Community Lounge	Explain practical as well as social uses of the gathering space
		Function Spaces Community Lounge	Is this space necessary?
		Function Spaces Kitchen	Describe the uses and features/community functions of the kitchen for each option
		Fund Raising	What fund raising is taking place? How would those funds be used?

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		Multigenerational	How would COA programming be multigenerational while kids are in school? (x 2)
		Program Description Revenue	Explain how programming would be affected per 50-75-100% option How much revenue might the CC generate?
		Shared Spaces	Describe how the shared use of spaces will work
		Social Health	How will each of these designs enhance the social determinants of health?
		Taxes	Provide the tax impact on the median house value for each option
		Transportation	Have a van run along Lincoln Road to enable access between housing, MBTA, Community Center, Donelans, etc.
	<b>Bemis, Pierce</b>	Usage	How has CCBC considered these buildings for offsite use?
		Usage	What happens to Bemis? (x 2)
		Usage	What investment will Bemis need after the COA moves to the new CC?
		Usage	Why do we need a community gathering space when we have Bemis, Pierce, and the Learning Commons?
		Usage	Will Bemis and Pierce House continue to be used for COA activities?
		Usage, Cost	We will still have to pay to maintain these buildings, so we should continue to use them and scale back the CC