

ANSWERS to QUESTIONS and STICKY NOTES COMMENTS at SOTT November 2, 2023

DRAFT OCTOBER 16 2023

Thank you for attending the State of the Town CCBC presentaion. We appreciate all the the questions and comments that that were made and have endeavored to answer every one. In some cases to give a more detailed response, we have drawn up a series of FAQs that will also be posted on the Community Center web site.

<i>Concepts (Physical)</i>	<i>Question/Comment</i>	<i>Response</i>
Benchmarks	Wayland size looks good for Lincoln	Please see FAQs for descriptions of Wayland, Dover, Harvard CCs on CCBC web
Expansion plans	Have any benchmarks had to expand due to increased usage after CC was built?	We are not aware of any CC needing to expand after it was built.
Expansion plans	How would an increase in senior population affect need for more function space?	See FAQ on expansion plans.
Expansion plans	Should show expansion options, esp. if 50% option is built	See FAQ on expansion plans.
Expansion plans	What opportunities are there?	See FAQ on expansion plans.
Function Spaces Activity Room	What is this function vs Multipurpose room?	Multi purpose spaces are designed for a variety of programs/activities. Function rooms are usually designed for a specific purpose e.g kitchen.
Function Spaces Community Lounge	Necessary?	Please see the FAQ on the planned CC activity and function spaces.
Function Spaces Community Lounge	Want fireplace (x 2)	Please see the FAQ on the planned CC activity and function spaces.
Function Spaces Community Lounge	What furniture? How arranged?	Please see the FAQ on the planned CC activity and function spaces.
Function Spaces Courtyards	What happens in these spaces? Barrier from these to playgrounds?	All options include outdoor spaces for activities for town residents including outdoor exercise classes, discussion groups, and playgrounds.
Function Spaces Food Pantry	Possibility to include Food pantry?	This is not planned at present.
Function Spaces Interior garden	Wants one and a bird sanctuary	Indoor greenery is a good idea, maybe the Garden Club can help. Birds are welcome outside.
Function Spaces Kitchen	Are kitchens for warming or also cooking? Make clear for each option (x 4)	A warming kitchen is needed for Congregate dining and for Meals on Wheels.
Function Spaces Kitchen	Want cooking kitchen	Thanks, but this is not currently planned.
Function Spaces Offices	Why does sf decrease from 100% to 50% options? Assumed it would be reduced also for 75%	The office spaces are under discussion.
Function Spaces Senior lounge	Two options lack a dedicated senior lounge: why?	These are all early concept drawings and not yet complete. We are planning a community lounge in all CC options.
Function Spaces Senior lounge	Why a separate space? (x 2)	Again, these are all early concept designs and are not complete.
Function Spaces Square Footage	How does sf equate to capacity, occupancy?	Space requirements are based on the type of program/activity and expected number of participants. Please see FAQs
Function Spaces Staff breakroom, bathrooms	Can we provide these in 75% options?	These facilities are not currently included.
Function Spaces Storage	How much sf is needed for storage? Is 100% best option for most storage?	Adequate storage spaces are essential and being planned.
HVAC	Recommend ground source vs mini-splits	Our engineers will provide a recommendation.
Option 100%	Can corridor space be reduced?	Under evaluation -- these are early concept drawings.
Option 50%	Not worth doing (inadequate space for needs)	Under evaluation
Option 50%	Prefer this option. Save LEAP for future expansion	Under consideration
Option 50%	What does "reno" include?	Pod renovation entails rebuilding from the ground up, using the existing slab floor and steel structure.
Option 50%	What programming can this option accommodate? Which programs would need to be moved or eliminated?	These are all early concept drawings and are not yet complete.
Option 50%	Would COA prefer this option? How different would it be from just staying in Bemis?	COA needs new facilities that meet its needs. The town will chose which concept to develop further.
Option 50%	Does this option include LEAP?	No, but renovation will be required for Pod C in the near future.
Option 50% +	Need to add an Activity Room to 50% option for a 60% solution	This is an early concept design.
Option 50% + LEAP	Want this expanded option to include LEAP (x 3)	Understood, but only possible with additional funding.
Option 50% Reception	Need reception area near offices for sign-ins, etc.	Being planned
Option 75%	How do the operational costs differ between the two 75% options?	Some slight differences, but not a significant cost differential.
Option 75%	What is preference of COA, PRD, ICON for 1 vs 2	One story is generally easier to manage internally but has a larger footprint.
Option 75%	Scale back; use other buildings	Under evaluation
Option 75% 1 story	Prefer for ease of use by elderly	Understood
Option 75% 1 story	Reduce by 1-2K sf	Under evaluation
Option 75% 1 story	Reduce sf of Community Lounge	Under evaluation
Option 75% 2 story	Does this include renovation of Pod B?	Yes, for LEAP
Option 75% 2 story	Elevator: Is there one?	Yes,
Option 75% 2 story	Elevator: Would be too slow for larger events	Good point
Option 75% 2 story	Favor this option b/c more open space, greater energy efficiency, future expansion options	Understood
Option 75% 2 story	How efficient would this be for HVAC?	We need engineering evaluation.
Option 75% 2 story	How viable would outdoor walkway be in winter?	Our DPW will take great care of the walkways in all options.
Option 75% 2 story	How workable for COA? What is COA	Both 1- and 2-story will work, slight preference for 1-story.
Option 75% 2 story	Noise concern about open space above lounge	Accepted
Option 75% 2 story	Prefer -Reduce space to reduce price?	Yes, space size and cost are directly connected
Option 75% size	Reduce by 2-3K sf	Under evaluation

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Option 75% size	Reduce size; don't need 2K sf lounge	Under evaluation
Options 50-100%	How does current sf of COA, PRD compare to these options?	We are trying to develop the best option we can at a cost acceptable to the town.

<i>Usage/ Programming</i>	<i>Question/Comment</i>	<i>Response</i>
Activities	A workshop would be great to have, to engage sr men. Would it be open to the community?	A clarification - the School Maintenance Department is responsible for maintenance of the Lincoln school buildings, on both Ballfield Road and Hanscom.
Activities	Chess tables and benches outside	Good idea
Activities	Ping Pong tables!	Good idea
Activities	Where can seniors casually gather and socialize?	In the Community Lounge, on the patio outside the lounge, and in the CC in
Activities after hours	Age 60+ workers want activities after 5 pm	PRD currently runs many programs/activities for all residents of all ages after 5pm. Please see the PRD web site.
Activities COA	How will Meals on Wheels use the CC? Also senior dining?	See FAQs on this program
Activities COA	What new needs and expansion of services have been identified?	When the new CC is open there will be more activities for all age groups. Please see new program FAQs.
Activities COA	What new programs would the COA be able to offer?	See FAQs on possible new programs .
Activities Fitness Room	Will the Fitness Room always be open or reserved only for classes? Can people work out any time within open hours? (x 3)	The Fitness /Activities space is expected to be primarily for classes/ programs (without fitness machines). Please see the PRD website for fitness programs for all ages.
Activities PRD	Where does the PRD hold classes for children and adults?	Today PRD holds classes in Pods A and B. When the CC is open there will be programs for all ages in the new CC.
Activities Teens	Teenagers need a space and activities in the CC so they can use it, too	The CC is for all residents and all ages. Please talk to the PRD staff about new ideas.
Schedules	Look for opportunities to increase utilization of LEAP and school spaces for CC programming	The LEAP space is designed and equiped for the activities of LEAP. The chairs/tables/bathrooms are not really suitable for adults.
Schedules	Provide a sample weekly schedule of CC activities. E.g., how would COA programming work during LEAP hours? (x 4)	Being developed
Usage COA	How accurate are the projected usage numbers. Are Lincoln seniors really expected to need to "meet and mingle"?	The usage numbers are estimates based on current usage of COA&HS and PRD programs and activities. Please see FAQs
Usage COA	How can seniors with health concerns remain safe around younger children?	An important issue. Seniors and children are not usually involved in the same activities/programs.
Usage COA	What are current COA attendance numbers? (x 3)	Please see the CCBC web site for data.
Usage COA	What percentage of seniors use the COA currently? How much space would be needed if ----- attended?	We hope more seniors will attend activities in the new CC. Most activities/programs are not full.
Usage COA and PRD	How many people are realistically projected to use each function space on a daily/weekly basis? (x 3)	We expect that most activity/program spaces in the new CC will be well attended.
Usage COA and PRD	Please provide current median usage numbers, not min-max	Please see FAQs on space need assessments. Many programs are based on instructor limitations.
LEAP / MG	Question/Comment	Response
LEAP availability for CC programs	Renovate LEAP and use it for CC activities during mornings	This is a possibility, however the LEAP space is designed and equipped for the activities of LEAP, with activities and furnishing suitable for school aged children from K-8. Many of the spaces have chairs and tables that are low in height and may not be suitable not for adults. Bathroom facilities are similarly configured with low toilets and sinks.
LEAP in CC options	LEAP should pay for itself	LEAP is a self-supporting non-profit organization. LEAP pays a license fee in exchange for the operation of a licensed, affordable after-school and school year recess period care program for school-aged children, using the Licensed Premises on the Lincoln Campus of the Lincoln Public Schools.
LEAP in CC options	Separate out LEAP reno/build costs from CC costs for clarity (x 2)	When the cost estimates are finalised, the costs for renovation/build will be identified.
LEAP leasing fees	How much does leasing fee to school cover the upkeep of Pod C?	LEAP pays a license fee in exchange for the operation of a licensed, affordable after-school and school year recess period care program for school-aged children, using the Licensed Premises on the Lincoln Campus of the Lincoln Public Schools.
LEAP leasing fees	If the CC builds or renovates LEAP, will LEAP fees cover the increased costs?	Construction / maintenance of town buildings are a town expense. In terms of operating costs, the license fee LEAP pays contributes to the operation of the building they reside in.
LEAP Location	Move LEAP to school? (x 5)	Moving LEAP into the school building would be challenging for the schools and for LEAP. The LEAP staff need time, prior to children arriving, to prepare materials for activities for the day. Ultimately, this is an operational decision between school administration and LEAP.
LEAP Reno	Renovate at same time as CC but separate	When the cost estimates are finalised, the costs for renovation/build will be identified.
LEAP Reno	Why is this included in the CC?	LEAP is part of the Hartwell campus and provides services to the community. All of the PRD are in need of renovating and past the useful life of the buildings. We will do this.
MG drop off/pick up	Please label the parking spaces for MG parents	

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<i>Site</i>	<i>Question/Comment</i>	<i>Response</i>
Campus Parking	Has a parking study determined the whether the proposed number of spaces is adequate?	The plans aim to maximise possible parking options.
Campus Parking	Will there be suitable parking for COA participants?	Plans include suitable parking for all ages.
Campus Traffic Pedestrians	Are the walkways and bridges included in the cost estimates?	Yes.
Campus Traffic Pedestrians	Provide clear walkway to tennis courts	Yes.
Campus Traffic Vehicles	Has a traffic study looked at the CC programming schedule? How will the programming work around the school traffic?	Yes. The traffic from CC program schedules is not expected to coincide with school drop-off and pick-up traffic.
Construction	How will PRD and LEAP programming be affected during construction? What costs will be incurred?	This is under discussion.
Landscaping	How will the site be landscaped to help offset climate change?	This is an important topic and will be well considered as plans move forwards.
Materials	Is permeable asphalt part of the site work for all options?	We are not at the stage of decisions such as this, but will forward this question when we are.
Playgrounds	What happens to Strat's Place?	Current plans include reopening Strat's Place at some point as a new playground for use by Magic Garden and others.
Playgrounds	Will the new site include the playgrounds the same/similar to where they are today?	We expect to retain/expand the green space and playgrounds.
Safety	Has a second curb cut on Lincoln Road been considered? (x 2)	This is not currently under consideration.
<i>Costs</i>	<i>Question/Comment</i>	<i>Response</i>
Cost 2018 Building Estimate	Make clear that the \$25M projected cost from 2018 was in 2025 dollars as late as November 2022.	Yes, this is correct.
Cost per sf	Why is new build (including soft costs) \$1,100 / sf?	Construction costs have increased significantly over the last few years due to supply constraints and inflation.
Costs Construction	Itemize the construction costs in the estimates	The estimates are the construction costs in 2025 dollars.
Costs for Net Zero	Provide the cost premium for Net Zero vs state energy code for each option	We will be evaluating this at a later stage, after the Town has selected its preferred option.
Costs of NO CC	What will it cost the town if the CC is voted down?	The current facilities are well beyond their useful life and need replacement/renovation. If this is delayed, the costs will simply increase.
Costs Operational	What would be the operational costs of the CC compared with the current costs of the Pods?	We are not able to estimate this yet, but the new/renovated building will be significantly greener and more efficient.
Costs Operational	What would be the operational costs of the CC for each option? (x2)	We are not able to really estimate this at this time, but will do this later.
Costs Soft	What do these include? Furnishings?	Generally yes - tables, chairs etc.
Costs Soft	Find furniture on LincolnTalk!	We will try this.
Finances Bonding	How long would the CC be financed?	That depends on what is recommended by the Lincoln Finance Committee.
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?	Lincoln has a program where residents can volunteer their time in lieu of taxes under certain circumstances.
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 renovation costs?	LEAP is a self-supporting non-profit organization. It operates in PodC under a contract with the Lincoln Schools.
<i>Market/Community</i>	<i>Question/Comment</i>	<i>Response</i>
Appearance/Attraction	Attractive spaces attract people (x 2)	We agree, however, people differ in their opinions as to what is attractive.
Benchmarks	Please provide apples to apples comparisons to other towns' CCs (cost, utilization, program types and uses)	Please see the FAQs for information that is available.
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."	We agree with your suggestions.
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	Lincoln is a diverse community with diverse living styles.
Definition of CC	"Resignation vs Enthusiasm": "Community Building is for town center not this project to compete"	The center of Lincoln's commercial activity is the Lincoln Station area. We need to support the retail organisations in this area.
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?"	We expect that the CC will allow increased activities of interest to town residents.
Definition of CC	How is this a "community center"?	The CC will include many different programs and activities for all ages that will foster community interactions.
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."	The CCBC was tasked with developing options at specific price point - upto 100%, 75% and 50% of \$25 M (\$25 M, \$18.75 M and \$12.5 M). It is impossible to include LEAP costs in the lowest option (\$12.5 M). We are very aware of the "right thing to do".

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Definition of CC Housing	Can new housing be added above a 1-story CC?	There is no housing on the Hartwell Campus. Perhaps you are thinking of the the plan to add housing at Lincoln Station.
Definition of CC Housing	Want housing on first floor of building for people with needs	There is no housing on the Hartwell Campus. Perhaps you are thinking of the the plan to add housing at Lincoln Station.
Function Spaces Community Lounge	Explain practical as well as social uses of the gathering space	Please see the FAQs concerning the CC facility spaces.
Function Spaces Community Lounge	Is this space necessary?	Please see the FAQs concerning the CC facility spaces.
Function Spaces Kitchen	Describe the uses and features/community functions of the kitchen for each option	Please see the FAQs concerning congregate dining and Meals on Wheels.
Fund Raising	What fund raising is taking place? How would those funds be used?	This is under development.
Multigenerational	How would COA programming be multigenerational while kids are in school? (x 2)	PRD has programs for pre-school children and their families, and adults of all ages. COA&HS has programs for seniors who are over 60.
Revenue	How much revenue might the CC generate?	The programs are expected to be revenue-neutral overall.
Shared Spaces	Describe how the shared use of spaces will work	The CC is designed to be shared spaces. This will need collaboration between the COA&HS and PRD staff.
Social Health	How will each of these designs enhance the social determinants of health?	<u>All options support the five key areas: healthcare access and quality, education access and quality, social and community context, economic stability, and neighborhood and built environment.</u>
Transportation	Have a van run along Lincoln Road to enable access between housing, MBTA, Community	This suggestion will be evaluated.

Bemis, Pierce

	<i>Question/Comment</i>	<i>Response</i>
Usage	How has CCBC considered these buildings for offsite use?	All programs and activities are evaluated to determine the best location. Please see FAQs for a description of the programs that are expected to take place at other locations around town.
Usage	What happens to Bemis? (x 2)	Bemis Hall will continue to be a location for some programs and activities, and also as a location for organisation and private use.
Usage	What investment will Bemis need after the COA moves to the new CC?	An evaluation will be carried out after COA&HS has relocated.
Usage	Why do we need a community gathering space when we have Bemis, Pierce, and the Learning Commons?	Lincoln has several excellent community spaces. There best uses and limitaions in each of them .
Usage	Will Bemis and Pierce House continue to be used for COA activities?	Yes - certain COA&HS and PRD activities will continue at Bemis.
Usage, Cost	We will still have to pay to maintain these buildings, so we should continue to use them and scale back the CC	Some activities will continue at Bemis and Pierce house. The new buildings are expected to be green, energy-efficient and to produce solar energy to meet their needs

Category	Response to Questions/Comments
Concepts (Physical)	<p>New options: request (x 7) for option between 50% and 75% (+ LEAP, + program space, reduce lounge area)</p> <p><u>Functions</u> of spaces, s/f capacity of each, need for each: define/explain</p> <p>S/f of halls, bathrooms for each option: describe/explain</p> <p>Renovation of Pod: describe/explain</p> <p>Per option for COA&HS, PRD: provide current sf; explain program differences; provide</p> <p>Offsite programming: describe/explain</p> <p>Option 75%: Describe differences in energy use</p> <p>Option 75% 2 story: explain viability of walkway in winter</p> <p>Option 75% 2 story: describe noise level of open space above lounge</p> <p>Option 75% 2 story: explain time needed for elevator during winter events/ when walkway would not be as usable</p>
Usage/ Programming	<p>Health, safety for vulnerable persons: explain how exposure will be limited</p> <p>Programs for teens: describe current, potential</p> <p>Programs for working adults in evenings: describe current, potential</p> <p>Programs, Meals on Wheels, Sr dining: describe how will work, use kitchen</p> <p>Programs, new: describe potential</p> <p>Requests for new function spaces, features: walk-in fitness space/free time in Fitness Room (x 3); workshop/fix-it; table tennis; chess tables (outside?); benches outside</p> <p>Schedule: describe how <u>programs</u> work around LEAP hrs (x4)</p> <p>Schedule: explain how will it work around <u>traffic</u> for school, MG, LEAP</p> <p>Schedule: program matrix for COA&HS, PRD (x 4): update for programs, attendance numbers (use median nos., % of srs); per concept</p> <p>Schedule: provide weekday, weekend, seasonal hours (daytime, evening)</p> <p>Usage increase?: describe expectations</p>
LEAP / MG	<p>MG drop-off, pick up: label spaces in site plans</p> <p>LEAP in school: explain why in separate building (x 5)</p> <p>LEAP lease: provide fees paid to school; does the town subsidize LEAP?</p> <p>LEAP, reno or new build: explain role/authority of CC [who holds lease; legal arrangement for private entity leasing facility built with muni bonds]</p>
Site	<p>Parking: explain availability of spaces for COA participants</p> <p>Parking: explain how number of spaces has been derived [parking study still to come?]</p> <p>Traffic: explain traffic study, volume and timing</p> <p>Traffic patterns: explain any changes to traffic patterns of Ballfield campus</p> <p>Site, climate change: explain how siting, landscaping address climate change</p> <p>Site, paving: describe paving composition (permeable asphalt?)</p> <p>Site, green space: describe plans for playgrounds, contiguity</p> <p>Traffic: explain no second curb cut to Lincoln Road</p>
Costs	<p>Cost, operational: describe current costs per Pod, costs per concept</p> <p>Costs, operational: describe potential income from rentals, LEAP lease</p>

Costs, financing and taxes: Explain how long the bond would be, potential tax offsets for srs
 Costs: Itemize categories of costs (construction, soft) and what they include

Marketing, Community

Benchmarks: compare apples to apples, cite source(s) for population numbers
 Definition of CC, benefits of function spaces: explain practical and social uses of the gathering space/lounge and the kitchen
 Definition of CC, multigenerational: explain how generations could interact during, after school hours, during summer
 Definition of CC, shared spaces: describe how PRD, COA&HS will coordinate to share spaces and some programming
 Definition of CC, social benefits for town: define a community center; describe cost implications of doing the "right thing," social compact
 Definition of CC, social need for adults: describe how supports aging in place, addresses
 Definition of CC, what it is not: explain that it is not an assisted living space
 Fundraising: describe fund raising efforts, how funds would be used
 Location of CC: explain why at Hartwell and not South Lincoln
 Transportation: Have a van run along Lincoln Road to enable access between Codman/community gardens, South Lincoln housing, MBTA, Donelans/Mall, Community Center, Town Hall, Library, Pierce House, and Bemis

Bemis, Pierce

Bemis: describe how it will be used when COA&HS moves out, potential for increased rental fees
 Bemis, Pierce House: describe how these buildings will be used for offsite CC programming
 Bemis, Pierce House: describe what investment each building will need in near future