

CCBC Public Forum

Lincoln Community Center
Final Concept Design

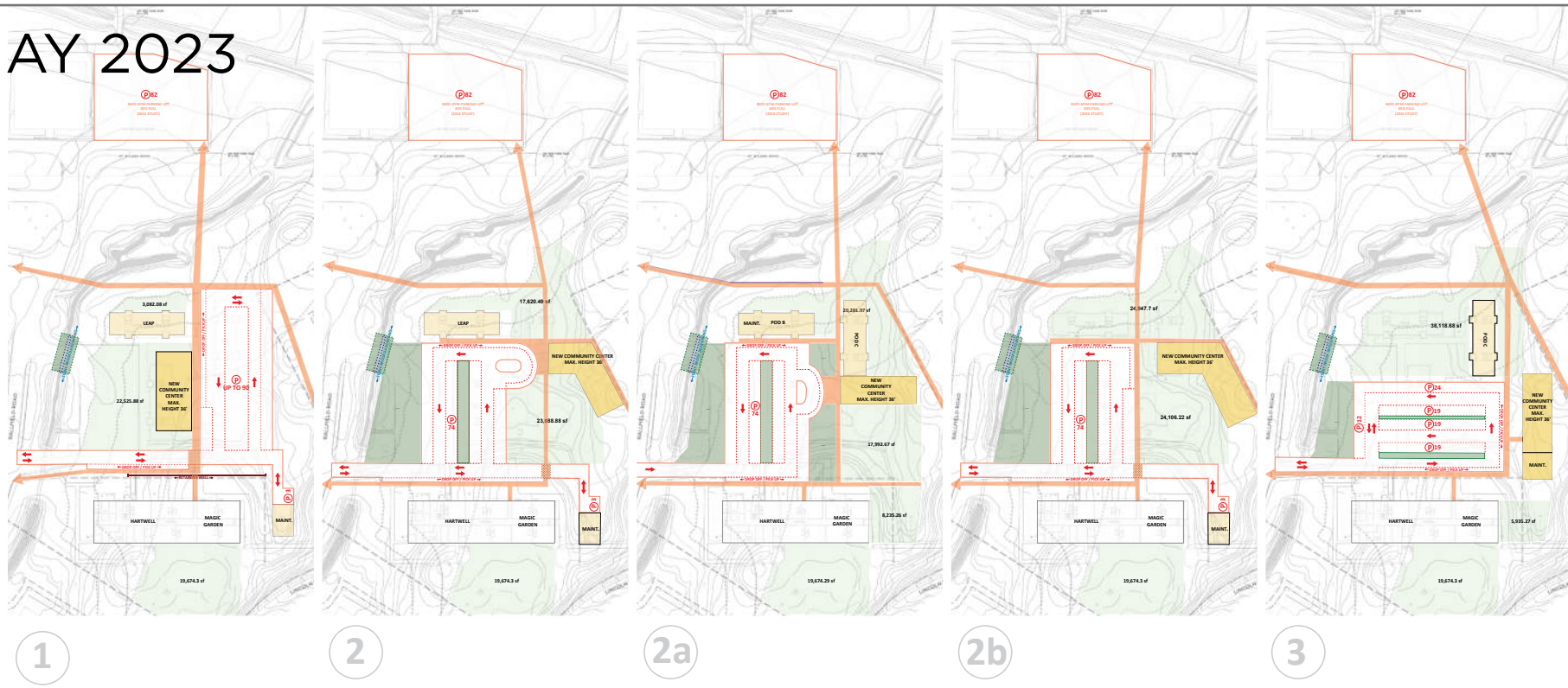
March 13, 2024



APRIL 2023



MAY 2023

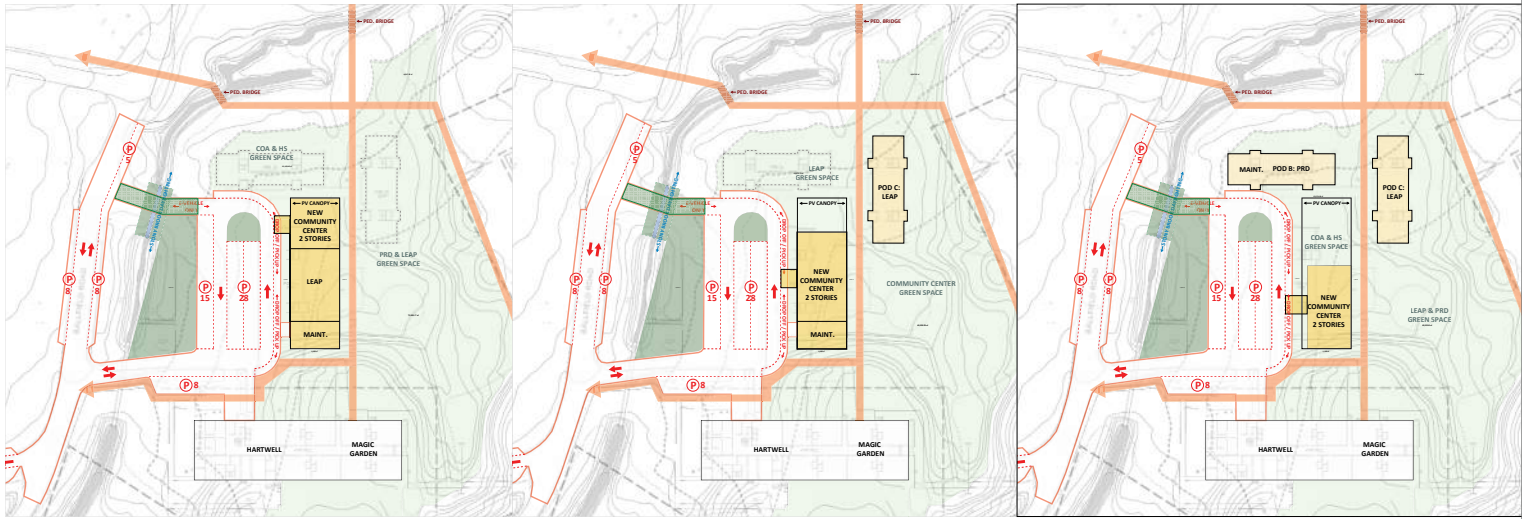


JUNE 28: SITE STRATEGY SCHEMES

UP TO 100%

UP TO 75%

UP TO 50%



- New Community Center 20,048 SF
- PV Canopy 10,000 SF
- Open Space 110,800 SF
- Site Development - up to 89 spaces

- New Community Center 15,048 SF
- Pod C: LEAP 5,000 SF
- PV Canopy 10,000 SF
- Open Space 108,300 SF
- Site Development - up to 89 spaces

- New Community Center 10,048 SF
- Pod B: PRD + Maintenance 5,000 SF
- Pod C: LEAP 5,000 SF
- PV Canopy 10,000 SF
- Open Space 105,800 SF
- Site Development - up to 89 spaces

JULY 2023



OPTION 1
100% SCHEME

OPTION 2
75% SCHEME

OPTION 3
50% SCHEME

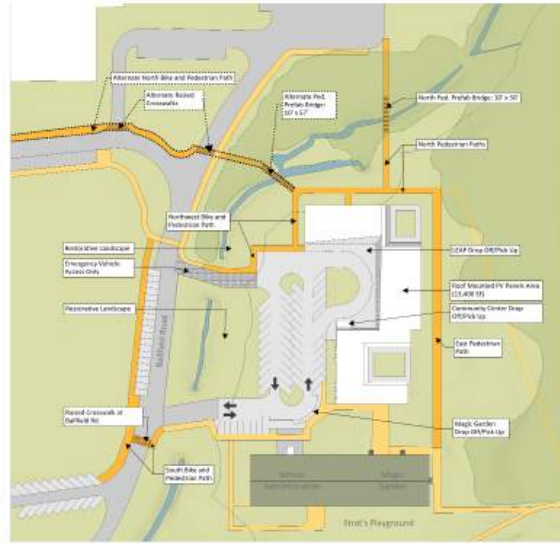
Lot	Parking Spaces
Hartwell Lot	46
Ballfield Rd. Lot	20
South Lot	20

OPTION 3: 50% SCHEME
SITE PLAN
SCALE 1" = 40'

SEPT 2023: SOTT

100% OPTION: UP TO \$25M
COURTYARD CONCEPT

- Estimated Project Cost: \$24.012M
- New Construction | 1-Story
- All Pods Demolished



Site Plan

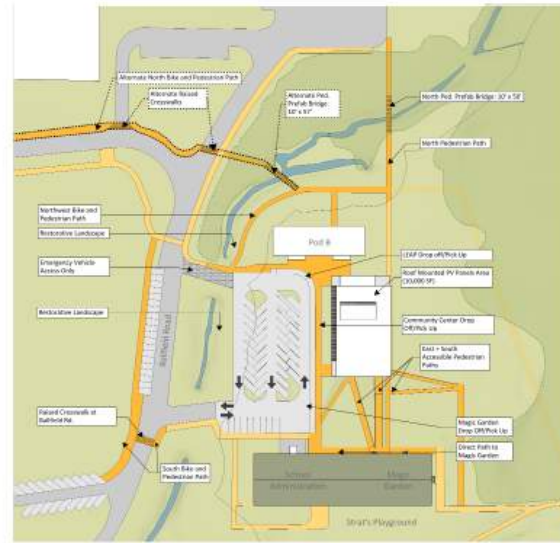
Total Square Footage	19,500
Total Parking Spaces	88
LEAP Program	
Included in New Const.	✓
In Renovated Pod B	
In Unrenovated Pod C	
Increased Site Costs	✓
Larger Bldg. Footprint	✓
Increased Earthwork	✓
Utilities & Paving	✓
Renewed Play Courts	✓
Program	
Reduced MultiP. Room	
Reduced Fitness Room	
Limited Storage	
Activity Room	✓
No Staff Break Room/Toilets	✓



Floor Plan

75% OPTION: UP TO \$18.75M
2-STORY CONCEPT

- Estimated Project Cost: \$18.72M
- New Construction | 2-Story
- Pod B Renovated | Pods A & C Demolished



Site Plan

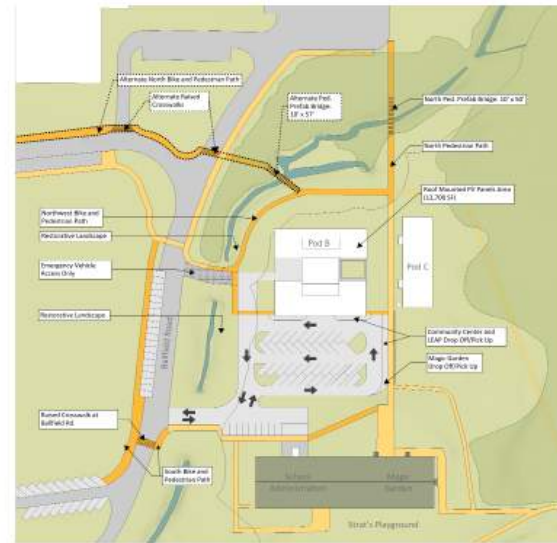
Total Square Footage	12,890
Total Parking Spaces	87
LEAP Program	
Included in New Const.	
In Renovated Pod B	✓
In Unrenovated Pod C	
Increased Site Costs	
Larger Bldg. Footprint	
Increased Earthwork	
Utilities & Paving	
Renewed Play Courts	✓
Program	
Reduced MultiP. Room	✓
Reduced Fitness Room	✓
Limited Storage	✓
Activity Room	✓
No Staff Break Room/Toilets	✓



Second Floor Plan

50% OPTION: UP TO \$12.5M
RENO + ADD CONCEPT

- Estimated Project Cost: \$12.5M
- Addition to Renovated Pod B

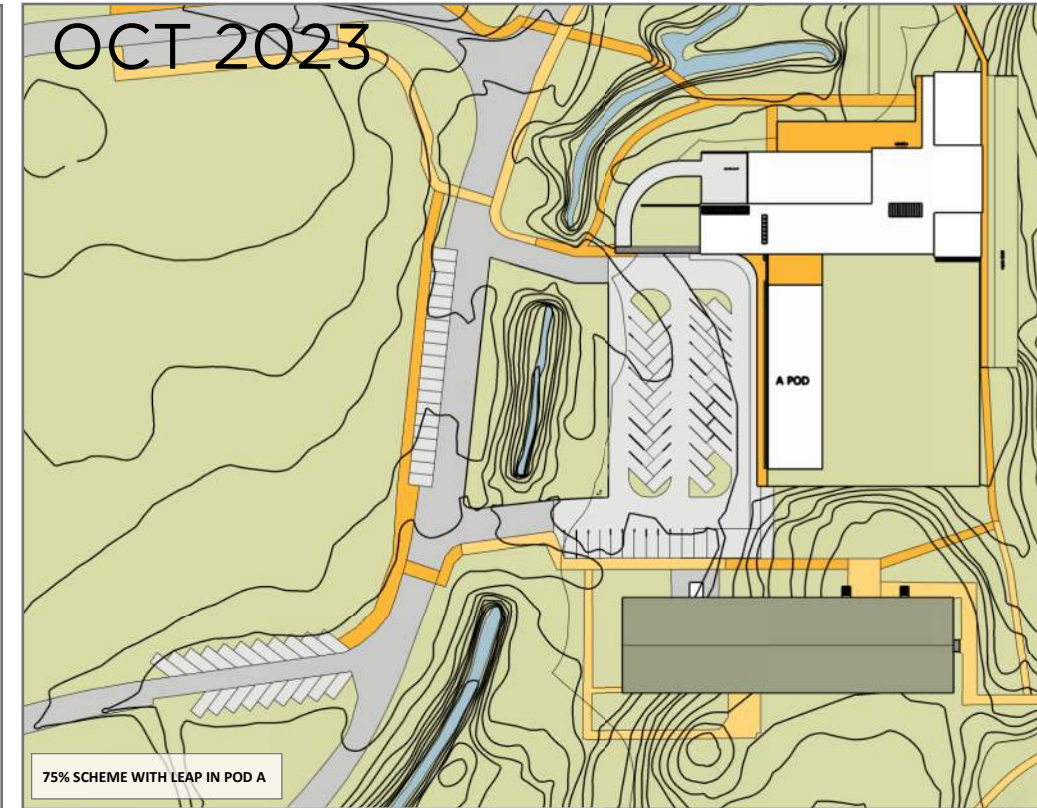


Site Plan

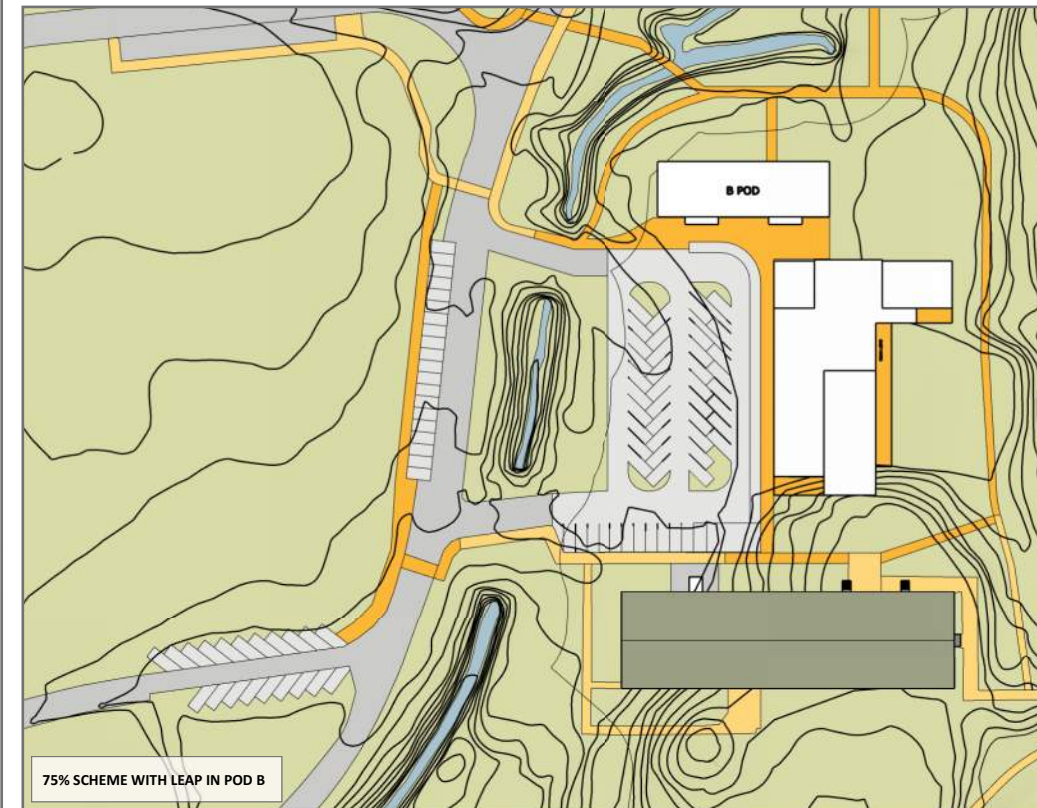
Total Square Footage	10,790
Total Parking Spaces	87
LEAP Program	
Included in New Const.	
In Renovated Pod B	
In Unrenovated Pod C	✓
Increased Site Costs	
Larger Bldg. Footprint	
Increased Earthwork	
Utilities & Paving	
Renewed Play Courts	✓
Program	
Reduced MultiP. Room	✓
Reduced Fitness Room	✓
Limited Storage	✓
Activity Room	
No Staff Break Room/Toilets	✓



OCT 2023

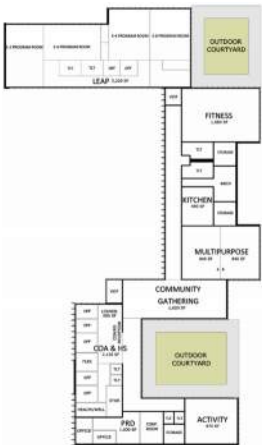


75% SCHEME WITH LEAP IN POD A

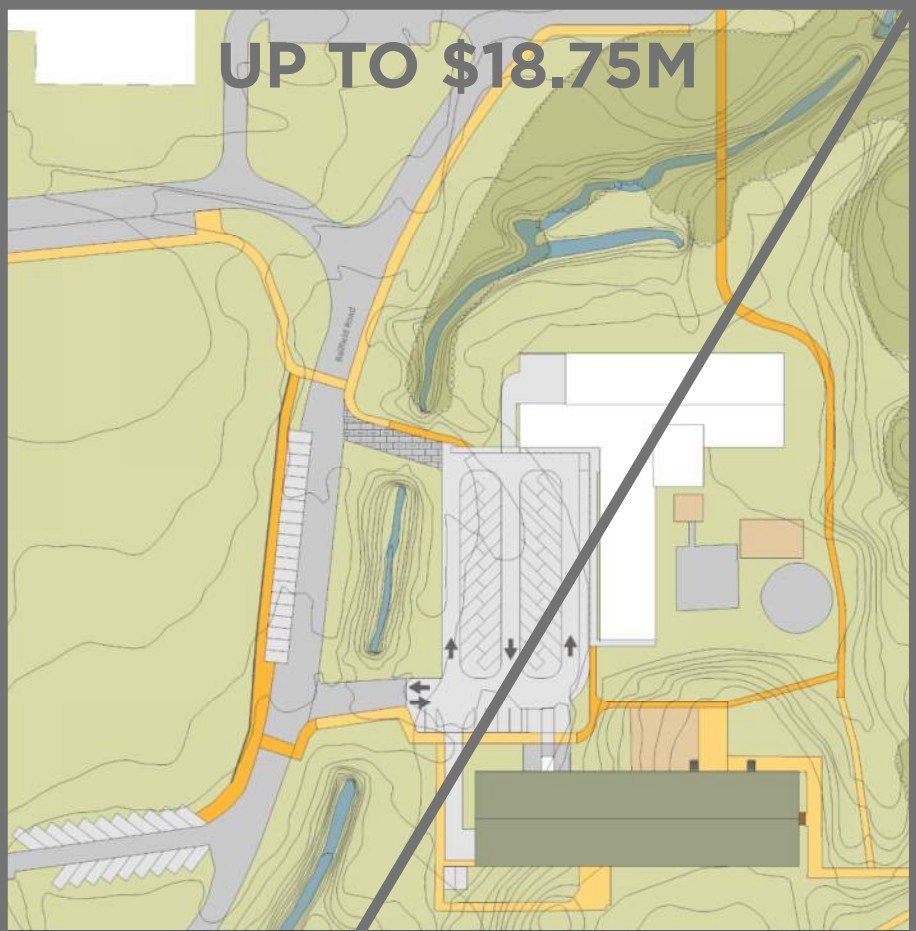


75% SCHEME WITH LEAP IN POD B

TAKE-AWAYS: INCLUDE LEAP, ONE-STORY, ONE BUILDING



100% OPTION COURTYARD CONCEPT

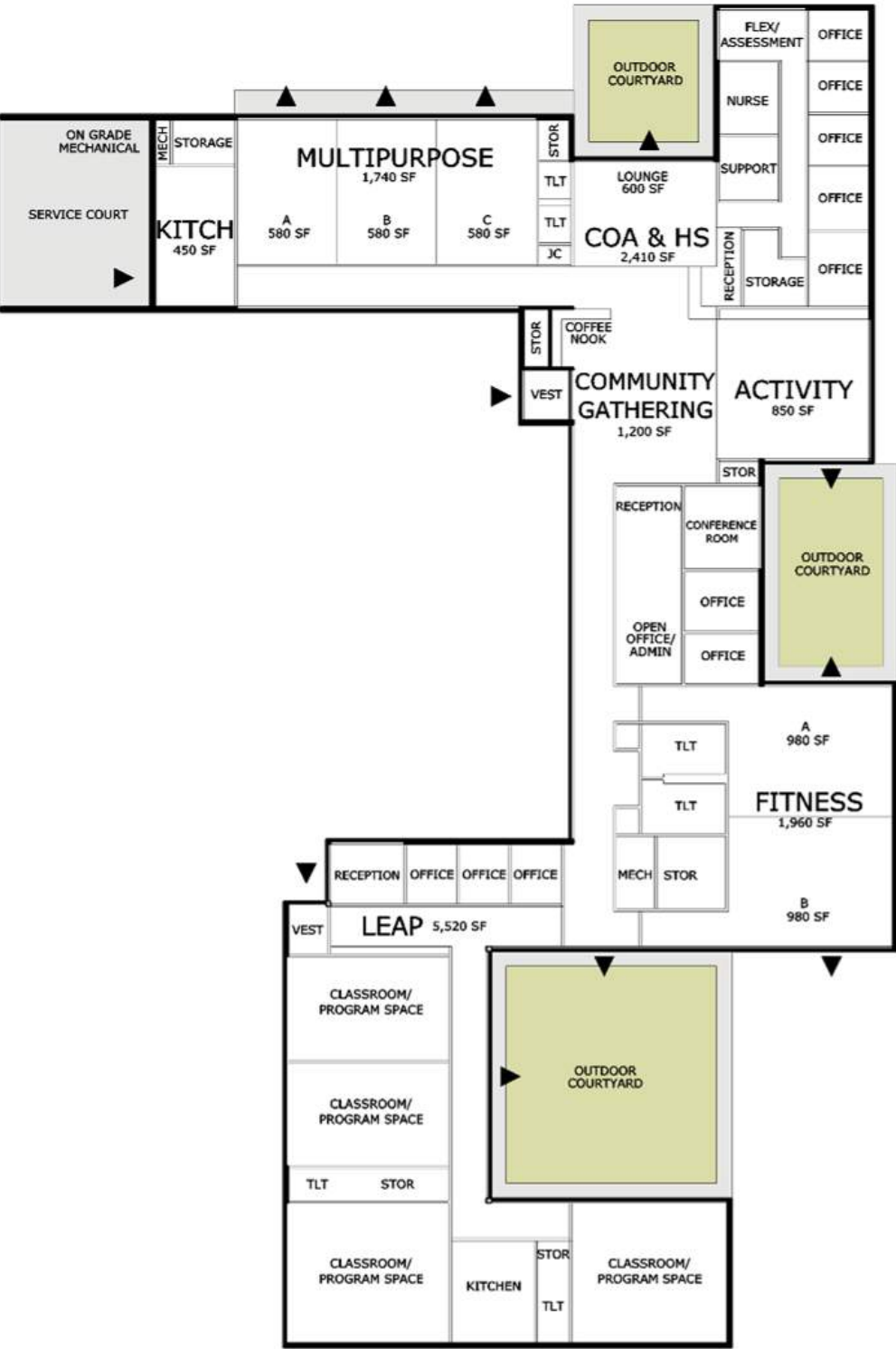


75% OPTION "L" CONCEPT



50% OPTION "I" CONCEPT

JAN 2024



Lincoln Community Center
Concept Design Cost Estimate
Lincoln, Ma



February 1, 2024

MAIN SUMMARY & QUALIFICATIONS

Preferred Option	SF	\$/SF	Estimated Cost (2025)
Final Design Concept	19,750	\$832	\$16,424,960
Sitework			\$3,024,688
Demolish 3 Pods			\$366,272
Allowance for 1,000 sf Maintenance Renovation in Harwell Main			\$200,000
Total Construction Costs	19,750	\$1,013	\$20,015,920

20% soft costs (design, technology, testing, OPM & FF&E) \$4,003,184

Total Project Costs	19,750	\$1,216	\$24,019,104
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Alternates

1. Birch Plywood walls and soffits in lieu of drywall at public spaces	add	\$150,000
2. Skyfold partition at community gathering	add	\$100,000
3. Membrane roofing in lieu of metal roofing	deduct	(\$150,000)
4. Site low walls	add	\$175,000

COMMUNITY PRIORITIES

+ Sustainable / Net Zero

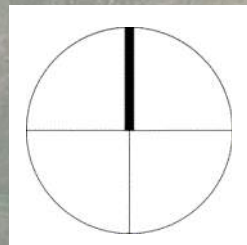
+ Planned for Safety

+ Flexible / Equitable Programming

+ Multi-Generational Uses

= CONNECTED Landscape, Community, Campus

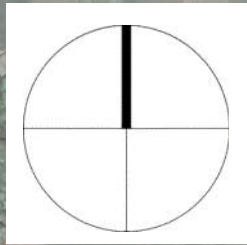




NORTH

EXISTING CAMPUS PLAN





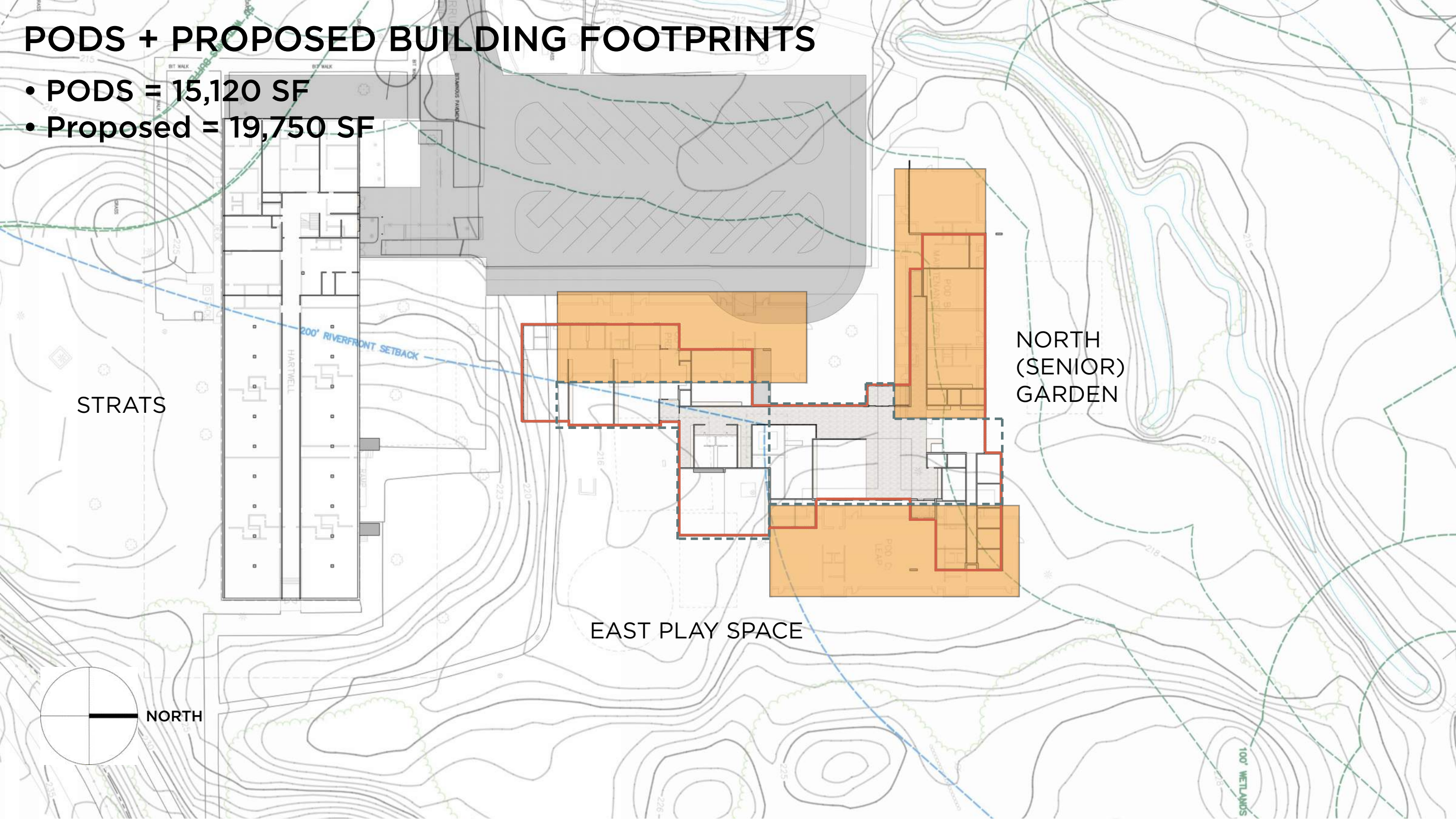
NORTH

PROPOSED CAMPUS PLAN



PODS + PROPOSED BUILDING FOOTPRINTS

- PODS = 15,120 SF
- Proposed = 19,750 SF

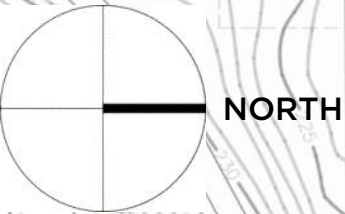


STRATS

200' RIVERFRONT SETBACK

NORTH
(SENIOR)
GARDEN

EAST PLAY SPACE



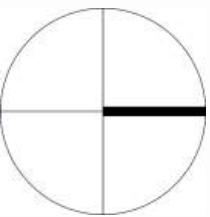
HISTORICAL COMMISSION CONVERSATIONS



EXISTING WEST ELEVATION



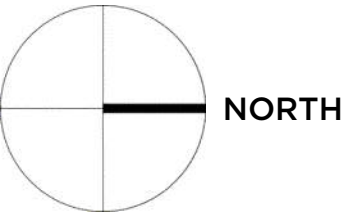
PROPOSED WEST ELEVATION



NORTH

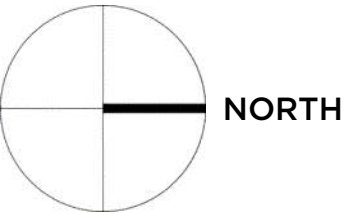
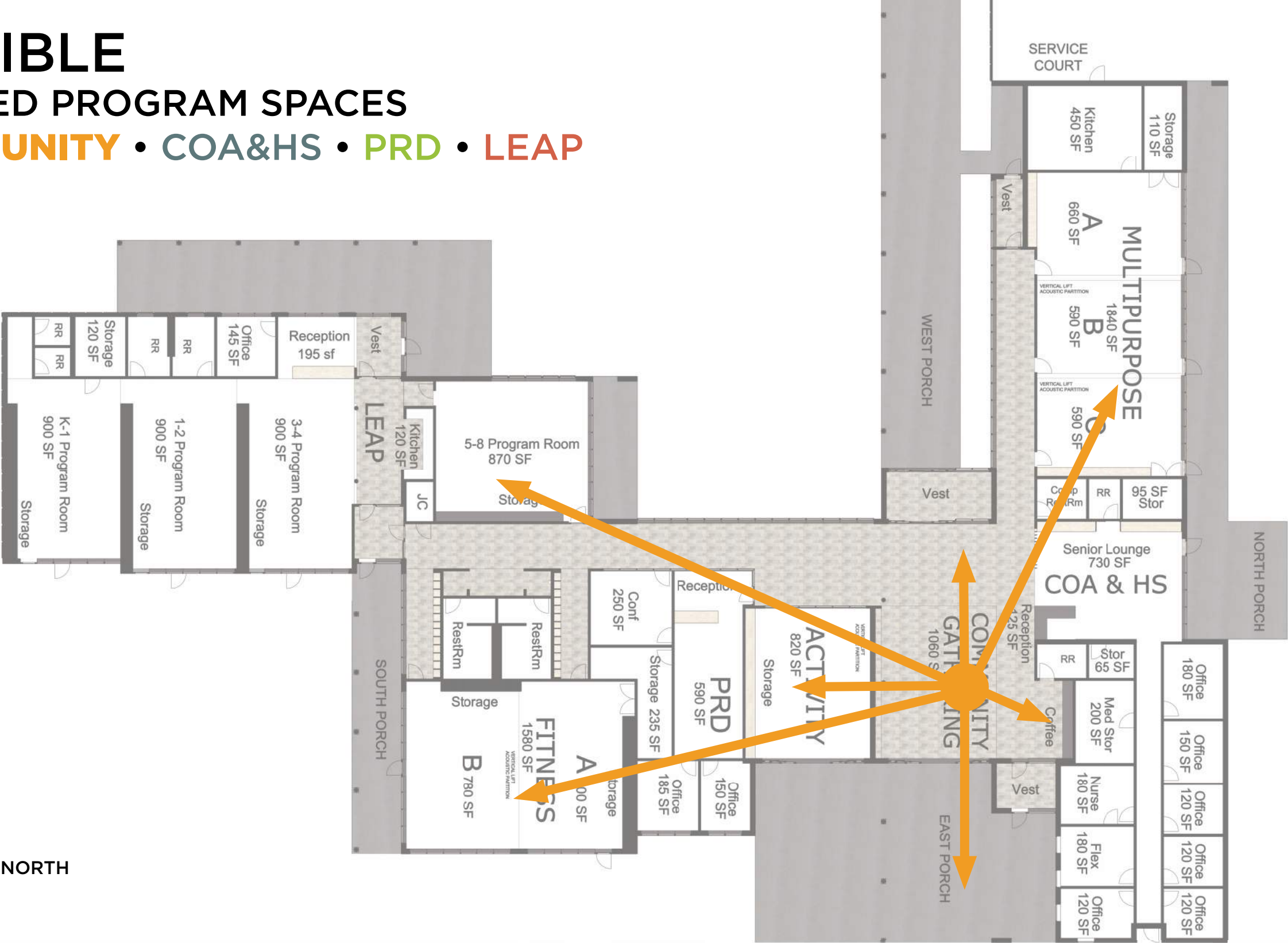
MULTI-GENERATIONAL

- SPACES/PROGRAMS FOR ALL AGES
- COMMUNITY • COA&HS • PRD • LEAP



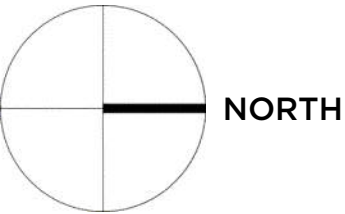
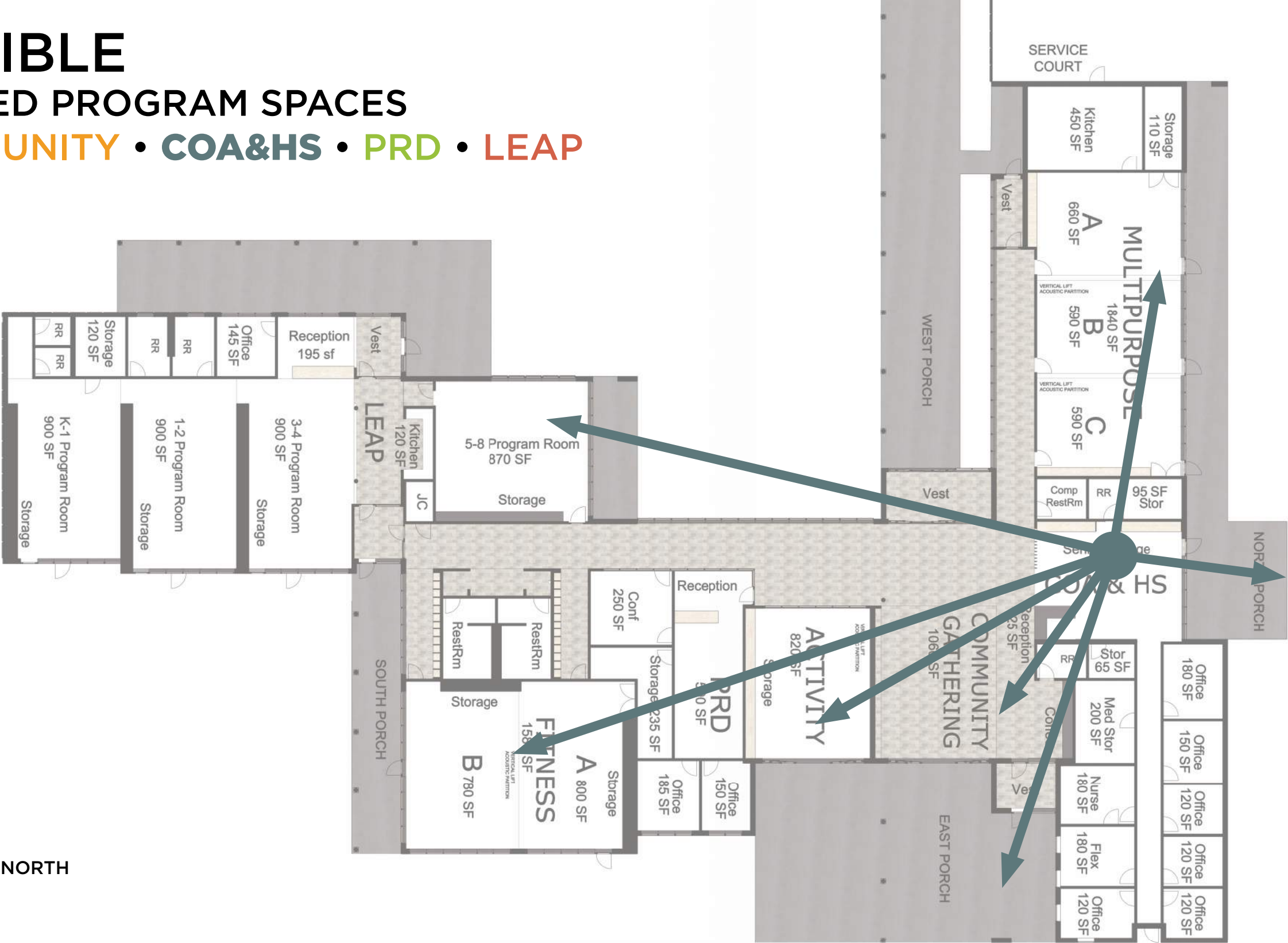
FLEXIBLE

- SHARED PROGRAM SPACES
- **COMMUNITY** • COA&HS • **PRD** • **LEAP**



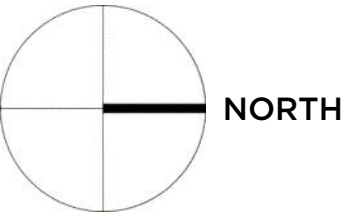
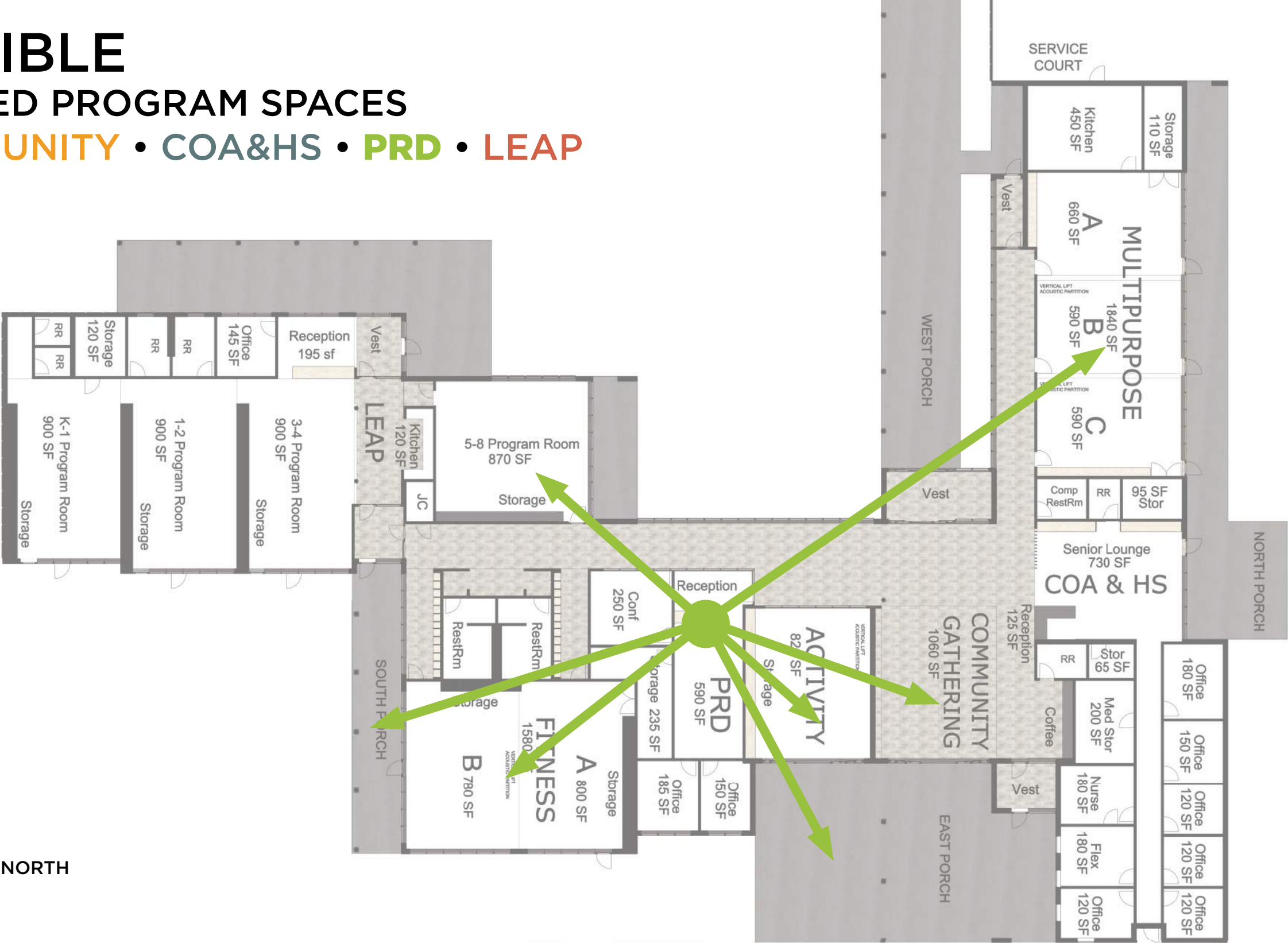
FLEXIBLE

- SHARED PROGRAM SPACES
- COMMUNITY • COA&HS • PRD • LEAP



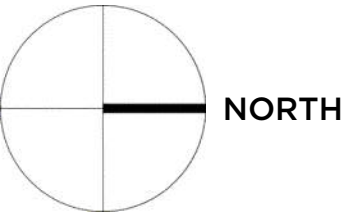
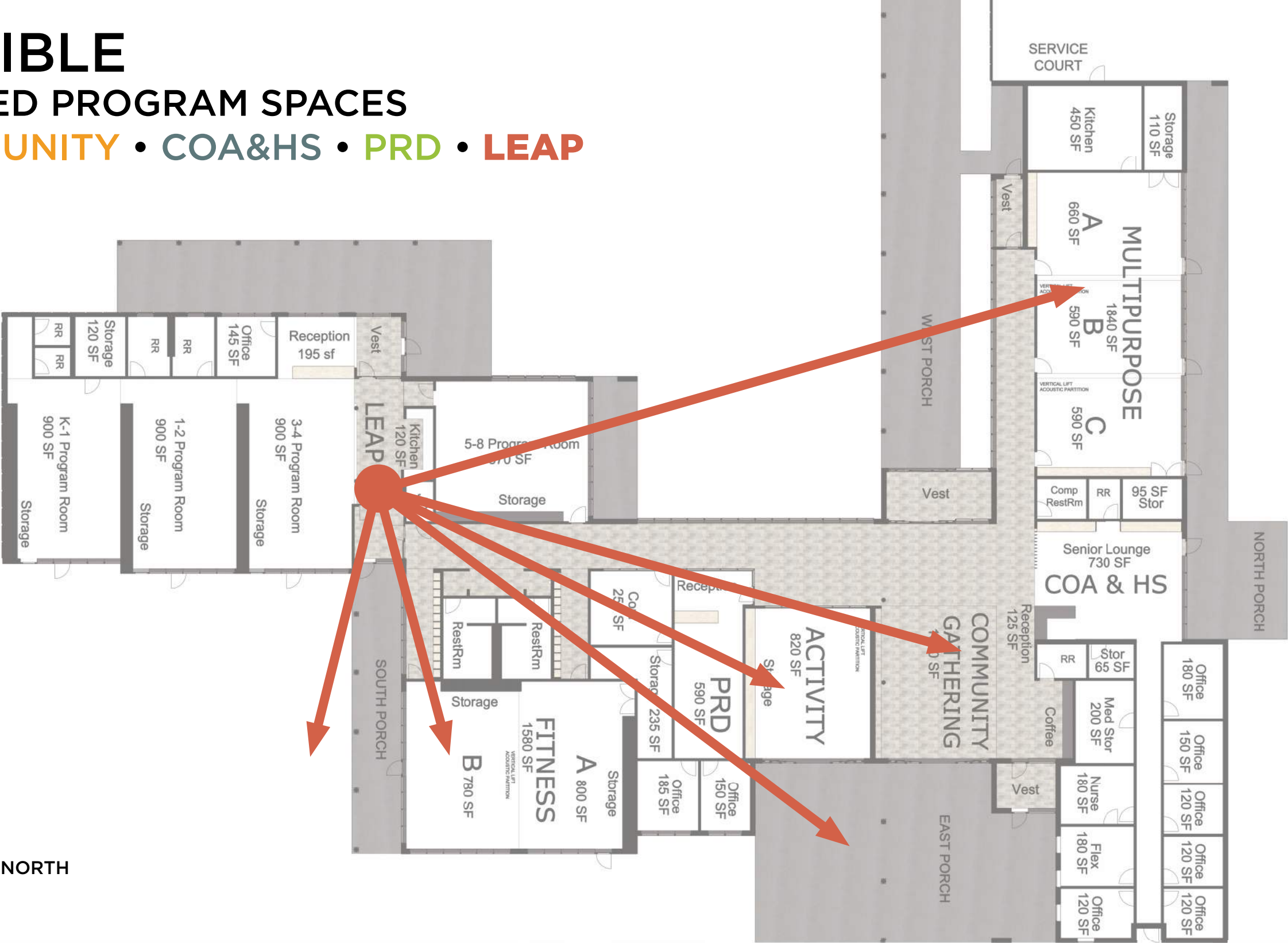
FLEXIBLE

- SHARED PROGRAM SPACES
- COMMUNITY • COA&HS • PRD • LEAP



FLEXIBLE

- SHARED PROGRAM SPACES
- COMMUNITY • COA&HS • PRD • LEAP



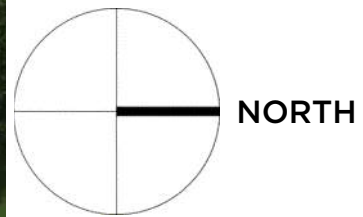
SAFE

- SEPARATION OF PEDESTRIANS AND VEHICLES



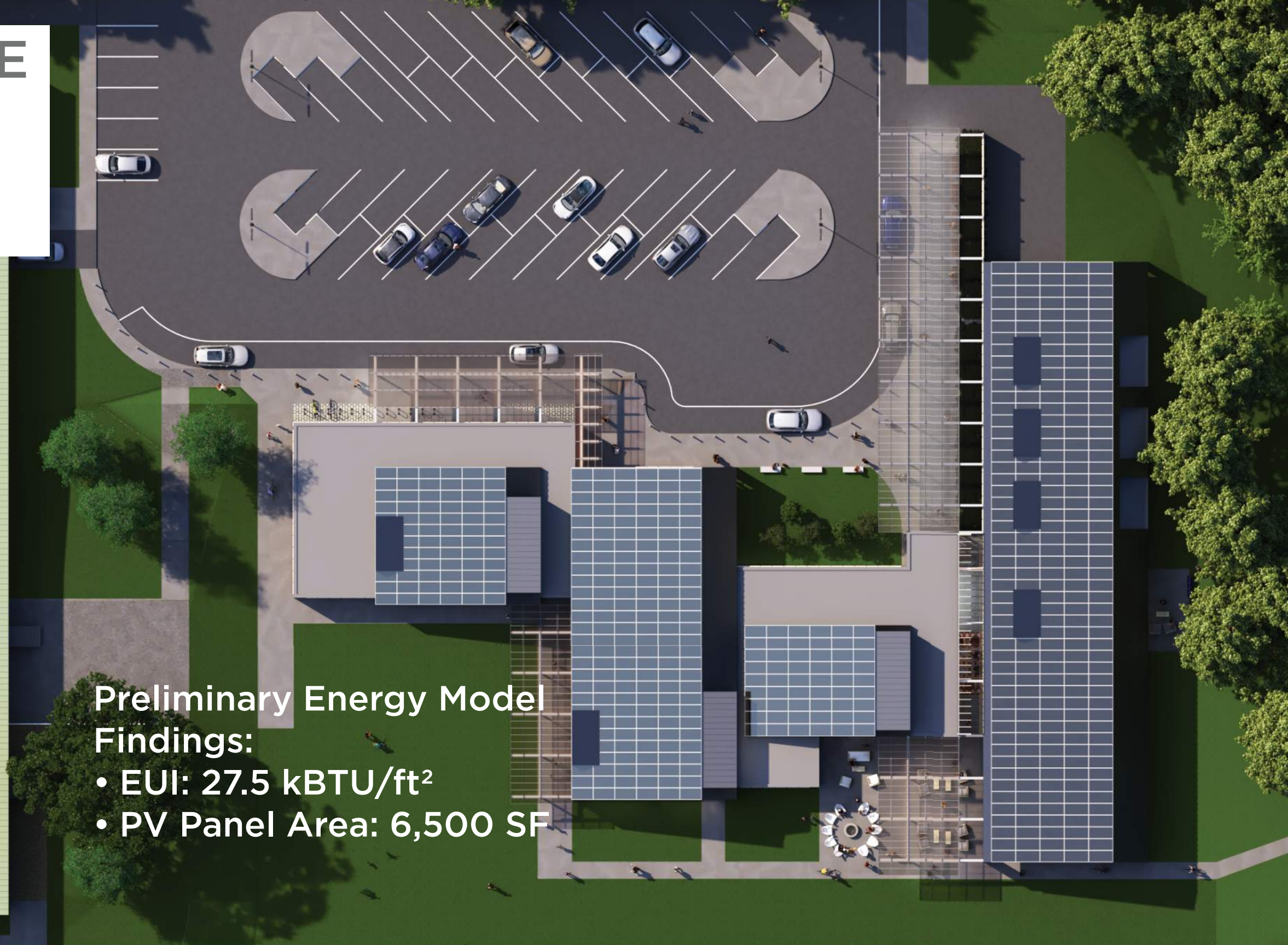
SUSTAINABLE

- NET ZERO READY
- PASSIVE HOUSE ENVELOPE
- ALL ELECTRIC



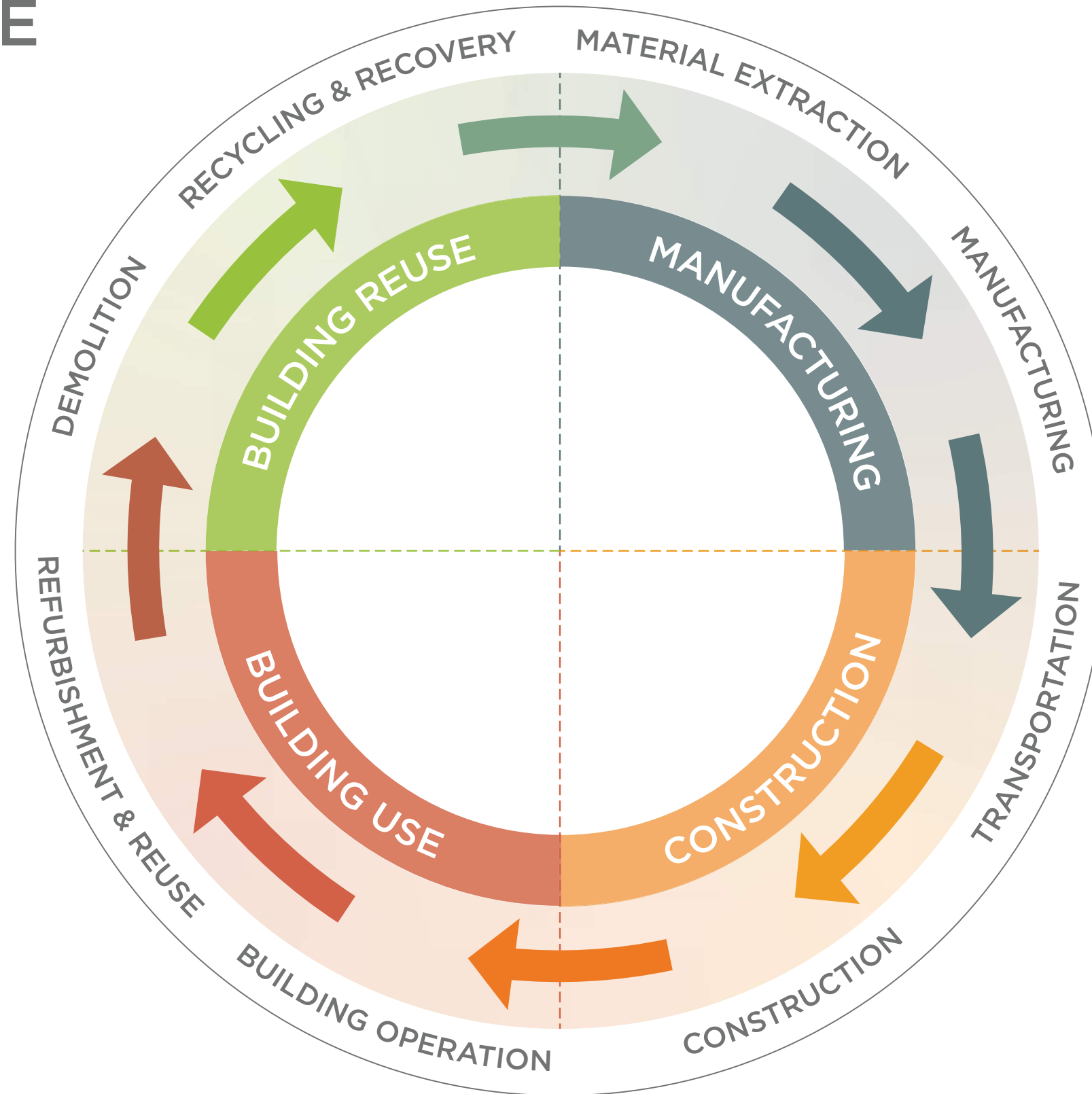
Preliminary Energy Model Findings:

- EUI: 27.5 kBtu/ft²
- PV Panel Area: 6,500 SF



SUSTAINABLE

- DESIGNING FOR EMBODIED AND OPERATIONAL CARBON



CONNECTED

- Landscape
- Community
- Campus



PROJECT STATISTICS

- Total Project Cost: \$24.019M
- 19,750 Gross Square Feet | 13,805 Net Square Feet
 - PRD 3,810 NSF
 - COA&HS 4,785 NSF
 - LEAP 4,150 NSF
 - Community Gathering 1,060 NSF
- Green Space (approx.):
 - East Play Space 50,000 SF

- Strats 32,000 SF
- North (Senior) Garden 9,000 SF
- LCC Parking Spaces: Target 110
 - Available Shared Parking Lots:
 - Hartwell 50
 - Ballfield Road 40
 - Brooks Lot 70
- Construction Start: Spring 2025
- Opening: Fall 2026



VEHICULAR ENTRY



Lincoln Community Center

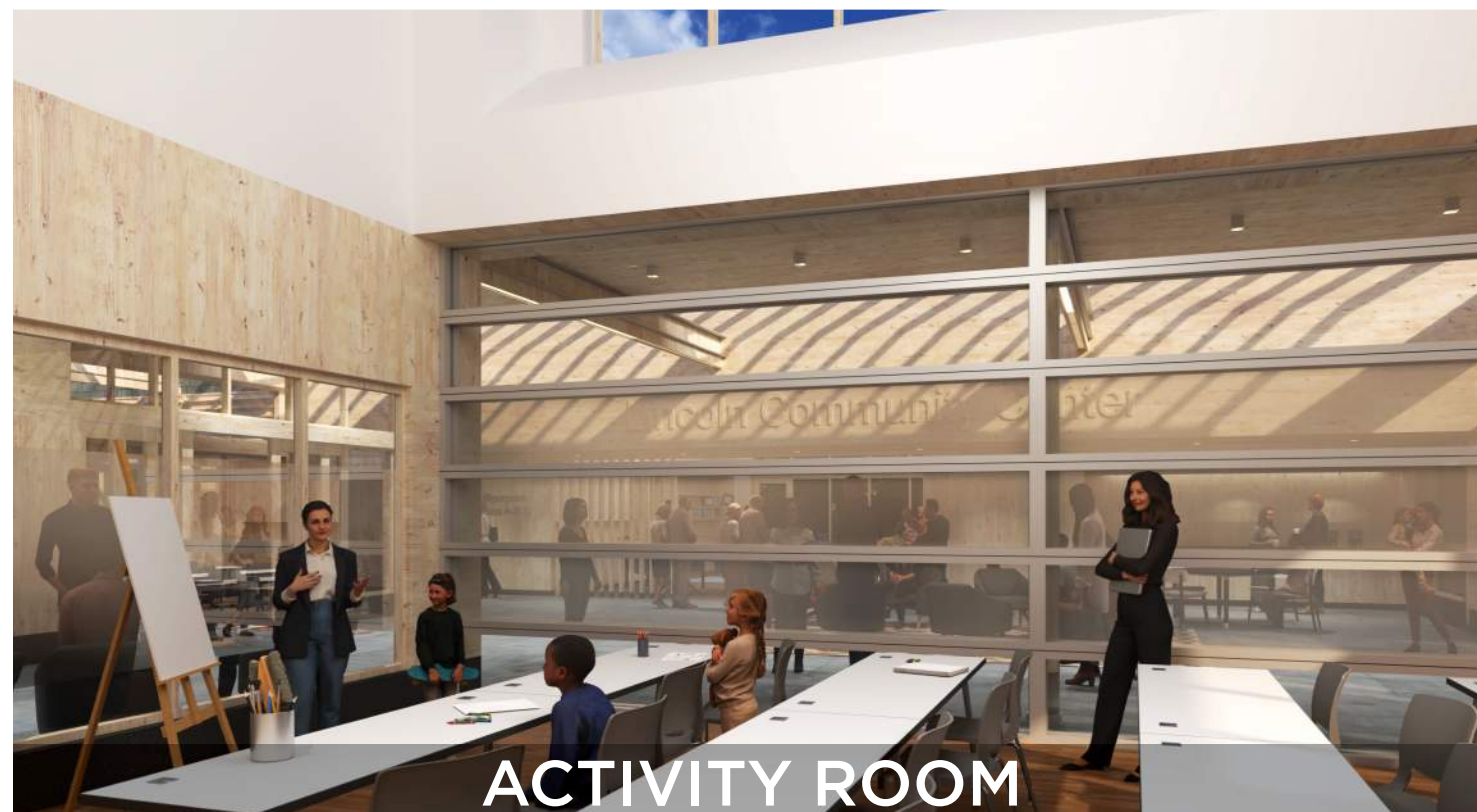
ENTRANCE



COMMUNITY GATHERING ROOM LOOKING EAST



COMMUNITY GATHERING ROOM LOOKING WEST





MULTIPURPOSE ROOM



LEAP 5TH-8TH GRADES PROGRAM ROOM



NORTH PORCH

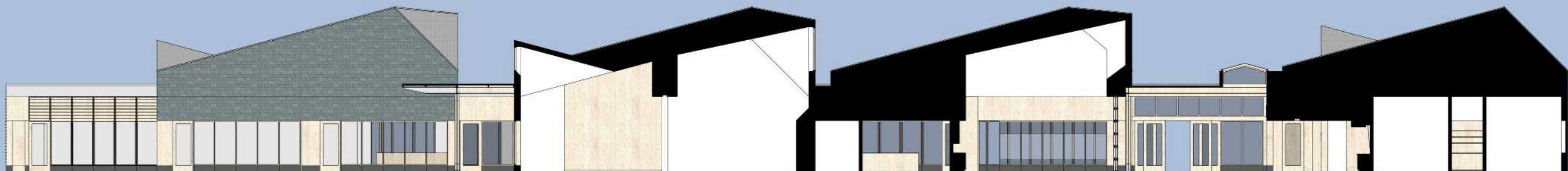


LEAP EAST ENTRANCE





EAST PLAY SPACE



SOUTH COURTYARD

FITNESS A & B

PRD

ACTIVITY

COMMUNITY
GATHERING

COA & HS OFFICES

BUILDING SECTION LOOKING WEST



MULTIPURPOSE

ENTRY COURT

LEAP 5-8 PROGRAM ROOM

LEAP K-4 PROGRAM ROOMS

BUILDING SECTION LOOKING EAST

CONNECTED

- Landscape
- Community
- Campus



BUILDING CODE AND ENERGY CODE TRIGGERS

