

Community Center Closest Benchmarks

Town	Depts	Total Population*	Age 60+ Pop* / %	Rec Facility SF	COA Facility SF	Gross Sq Ft	Year Built	Cost	Total Project Cost / Sq Ft	Comments
Lincoln	COA&HS, PRD [and LEAP]	6,524	2,181 / 33%	Currently in Pods (est 8,000 net sf)	Currently in Bemis Hall (est. 11,000 net sf; 5.04 sf/sr)	19,500† gsf (13,805 nsf)	est 2024-2026	\$24.02M‡	\$1,231	Up to 100% of \$25M version, per STM Dec 2023. † Includes 5,000sf for LEAP. ‡ Includes LEAP and 1,000 sf reno for LPS Maintenance space. Total Project Cost in 2025 \$
Dover	PRD, COA	6,180	1,489 / 24%	Admin + shared program est. 7K nsf activity space	Admin + shared program est. 7K nsf activity space (4.7 sf/sr)	19,000+ gsf (14,000 nsf)	est 2023-2024	\$25.4M	\$1,340	Caryl CC Jun 2023 STM approved addl funds (\$19.4M 2021 + \$6M 2023). Heavily renovate 1910 Caryl Bldg + new space. Incl kitchen, café, indoor rec court, community room; partial regrading of site
Wayland	COA, PRD activities; PRD admin elsewhere	14,325	4,323 / 30%	5,500 sf shared spaces	2,100 gsf admin; share 5,500 sf program spaces (1.76 sf/sr)	12,900	est. 2023-2024	\$11M	\$853	Adaptive reuse of an existing building; build out interior, site work. Does not include PRD Admin; 2 small kitchens. Commercial gym in same shopping center. [NB: Dates and SF vary by source]
Harvard	COA only	6,829**	1,435** / 21%	n/a	5,400 (3.76 sf/sr)	5,400	2023	\$4M	\$741	Adapting former medical building, moving from large house
Sudbury	COA, PRD	18,709	4,722 / 25%	11,600	11,900	23,500	est. 2024	\$28M	\$1,192	Fairbank CC: Total GSF is for COA and PRD only; Renovation of part of an existing CC. Totals include 1/2 of shared spaces each; full kitchen

* Per town clerks, as of mid-2023.

**Per 2021 ACS 5-yr US Census: censusreporter.org
[NB: 2020 US census for MA may differ]