

CCBC Meeting

February 28, 2024

Agenda

Community Center Building Committee

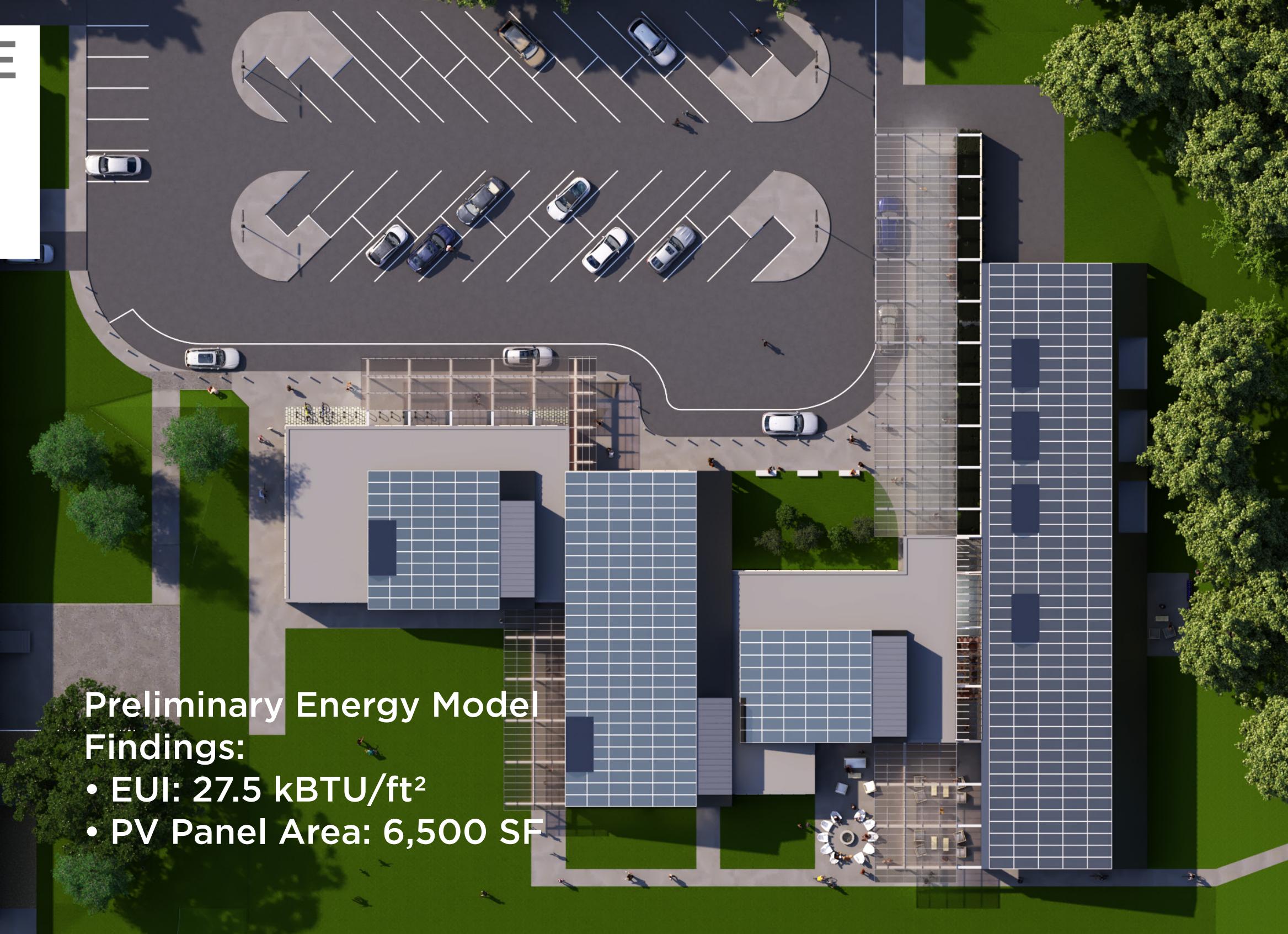
February 28, 2024, 7:00 pm

Hybrid Format: Donaldson Room, Town Hall; Zoom

1. Welcome
2. Status Updates and Planning for March 2024
3. Communications Subcommittee Report
4. Open Comments
5. CCBC Administration
 - A. Decision: Approve minutes for February 7 and 15, 2024, CCBC events
 - B. Reminder of meeting schedule (Wednesdays): March 20, April 3?
 - C. Reminder of forum schedule: March 13 (Wednesday)
 - D. Reminder of Annual Town Meeting (Saturday, March 23), Town Election (Monday, March 25)
6. Adjourn

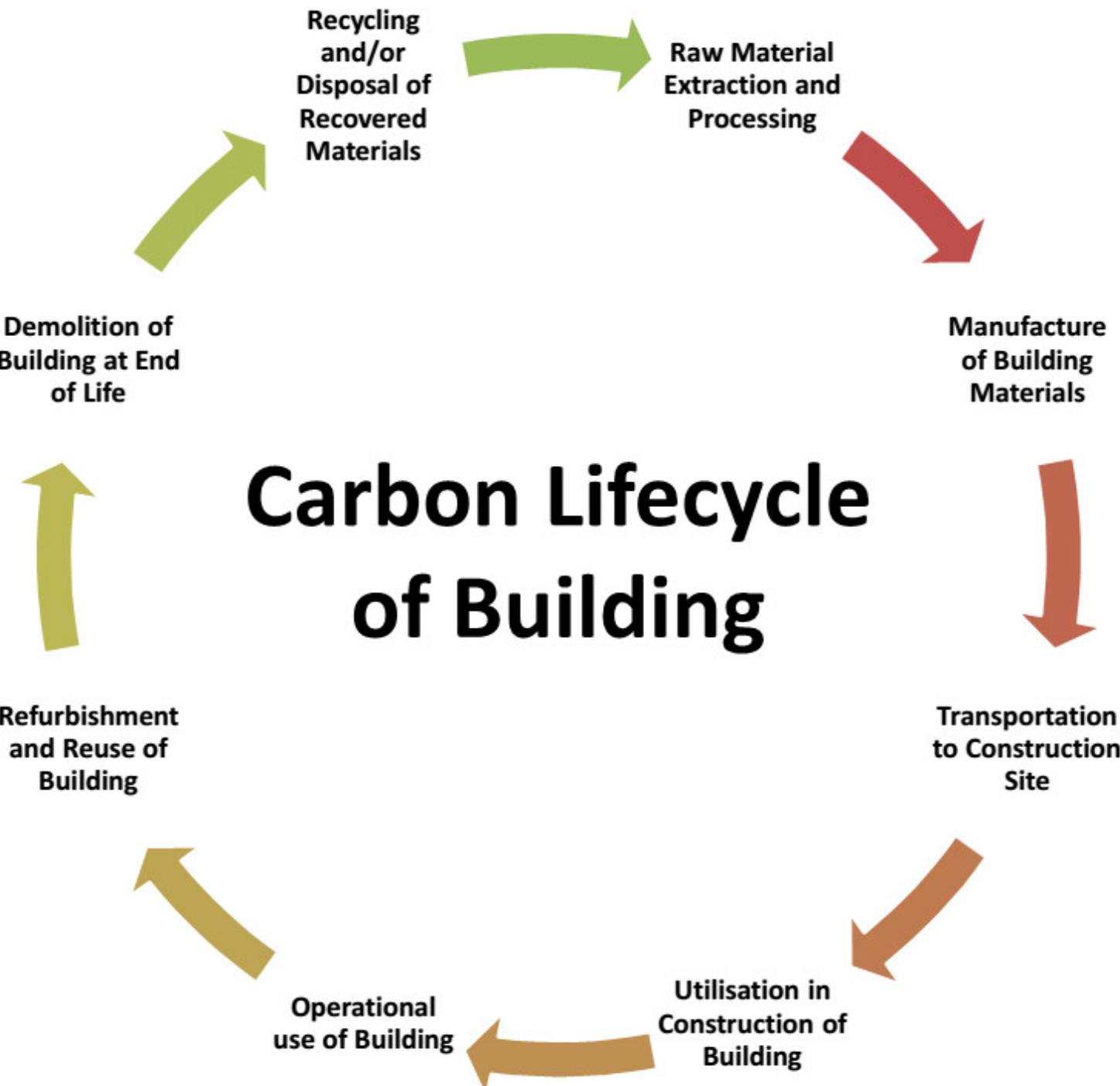
SUSTAINABLE

- NET ZERO READY
- PASSIVE HOUSE ENVELOPE
- ALL ELECTRIC



Preliminary Energy Model
Findings:

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



LINCOLN COMMUNITY CENTER EMBODIED CARBON APPROACH

BUILDING DEMOLITION:

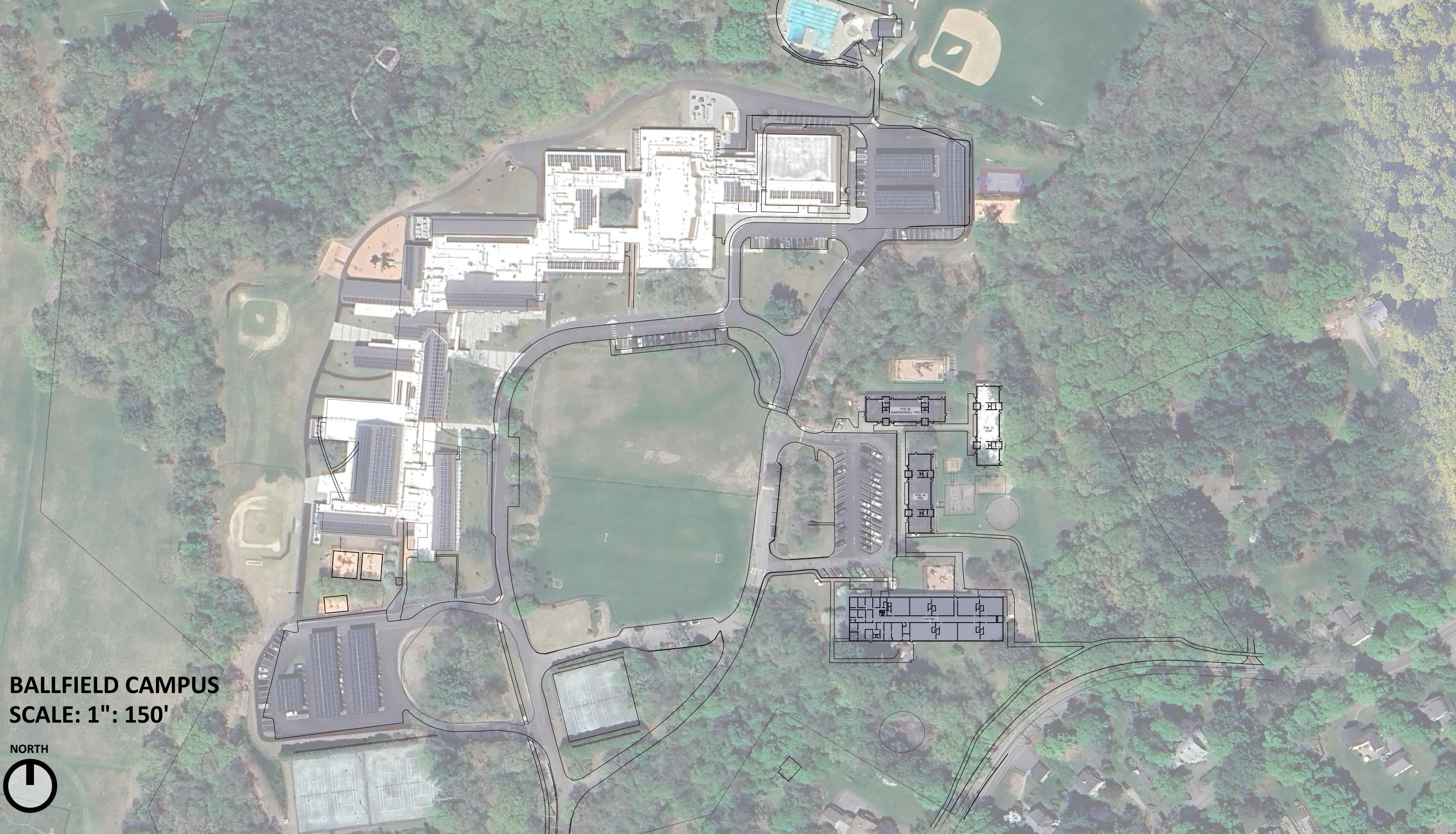
- RECYCLE MATERIALS - GLASS, STEEL, CONCRETE, GYPSUM BOARD
- MATERIAL SALVAGE & REUSE

NEW CONSTRUCTION:

- DESIGN WITH LONGEVITY IN MIND - WHOLE BUILDING LIFE APPROACH
- HIGH RECYCLED MATERIALS USAGE
- LOCAL SOURCING
- SUSTAINABLE MATERIAL SELECTION
 - LUMBER/WOOD FRAME CONSTRUCTION
 - SLATE SHINGLES (LOW WASTE, REUSABLE, LONG LASTING, NATURAL)
- MINIMIZE/RECYCLE CONSTRUCTION WASTE
- LOW EMISSION/HIGHLY EFFICIENT

EPA DEFINITION

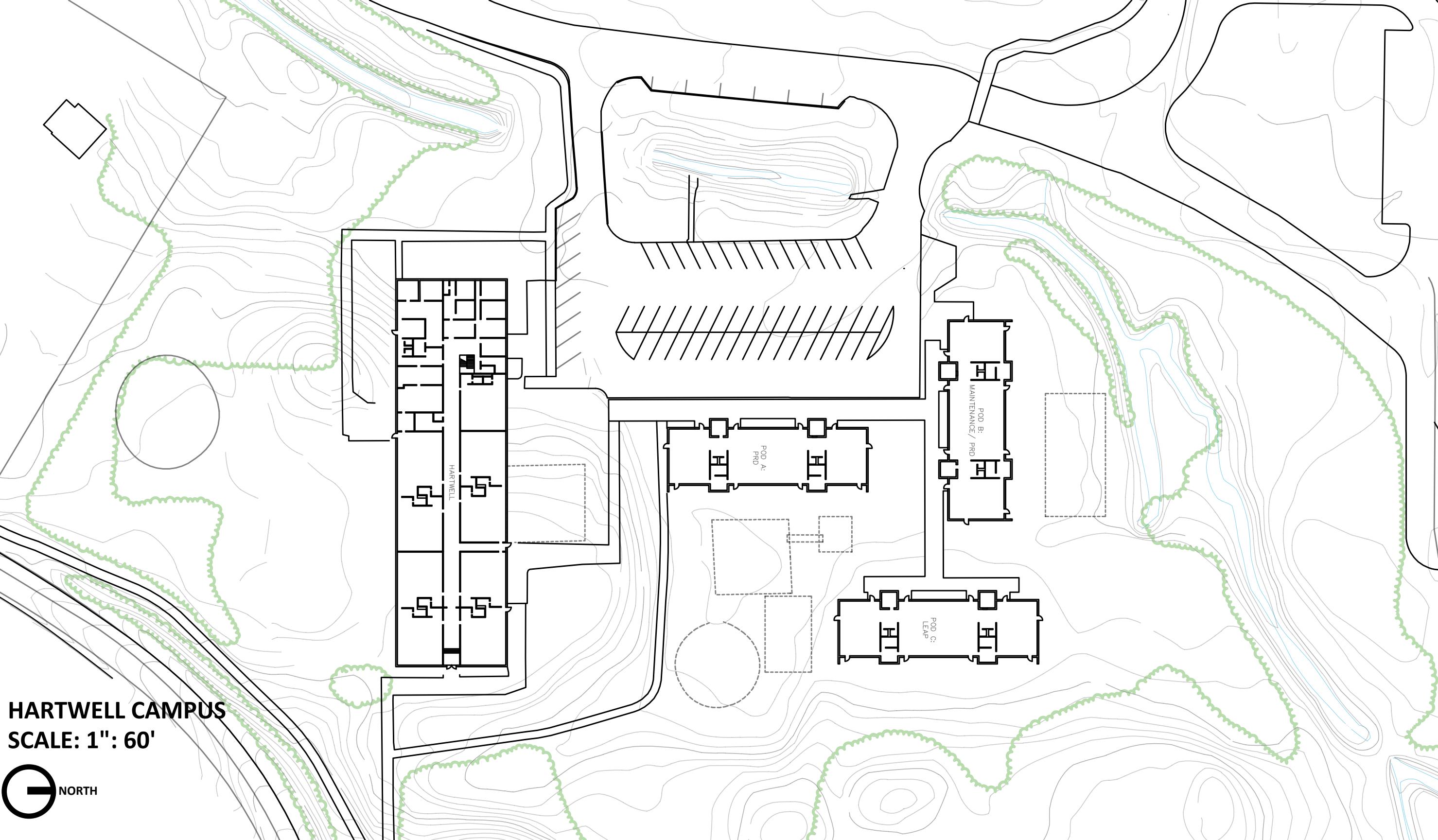
Embodied carbon — also known as embodied greenhouse gas (GHG) emissions—refers to the amount of GHG emissions associated with upstream — extraction, production, transport, and manufacturing — stages of a product's life.



BALLFIELD CAMPUS
SCALE: 1": 150'

NORTH





HARTWELL CAMPUS

SCALE: 1": 60'



NORTH

Updates and Planning for March, Town Meeting

- Town Meeting details
- Design: updates, broader site plan/perspective
- Regulatory committee mtgs for CCBC, liaison concerns
 - FinCom: Mar 18 presentation on cost, *FinCom statement for TM*
 - Historical: March 5 meeting, CCBC will begin design discussion demo; *LHC statement for TM*
 - Conservation: after TM approval, permitting process will begin
 - Planning: after TM approval, e.g., landscape architect will address bike trails/access to CC, campus
 - Green Energy Comm: embodied carbon, stretch code
- Nonregulatory committee concerns
 - BPAC: bike and pedestrian paths (as above with Planning Committee)
 - LPTO: Security of LEAP kids
 - MG and Hartwell Main Staging: after TM approval, OPM to detail staging process (Strat's, Maintenance rooms, Hartwell and MG access/noise abatement)
- *Additional liaison questions?*
- Operating costs, longevity of buildings
- Bemis Hall next use: Continued resource for community
- Stay-in-Place option pros, cons
 - For stakeholders
 - Parking lot: Conservation permitting will be required
 - Operational costs

Stay in Place Costs (ICON, 21Feb2024): Pods

Construction Cost of Pod Renovation (FY25)	
Includes	<ul style="list-style-type: none">• Gut demolition to structure, wall substrates• Structural and seismic upgrades of roof, walls• PV-ready reinforced roof structure• Upgraded envelope, incl. insulation of walls and roof [not existing slabs]• New windows• New HVAC, plumbing, electrical to meet stretch code• New finishes• Soft costs
Does not include	<ul style="list-style-type: none">• Sitework: landscaping, parking lot <u>with drainage mitigation</u>• Ballfield Rd improvements
Per Pod	\$3.40M
Total (x3 Pods)	\$10.20M
<i>CapCom: Parking lot resurface</i>	\$0.14M

Stay in Place Costs (ICON, 21Feb2024): Bemis Hall

Construction Cost of Bemis Hall Renovation (FY25)	
Includes	<ul style="list-style-type: none">• Site: Widen entrance ramp/landing at main entry• First Floor: front door accessibility, toilet rooms, cosmetic improvements to Map and Parlor Rooms• First Floor: New kitchen (partial commercial/majority residential grade), incl. upgraded refrigeration, steam tray, dishwasher, pass-through to Map Room• Second Floor Hall: HVAC, acoustics, lighting, AV/IT upgrades, accessible stage lift• Second Floor Hall: floor replacement• Basement: Fix water infiltration and pest control, replace carpet• Soft costs
Does not include	<ul style="list-style-type: none">• Full programmatic renovation• Exterior envelope upgrades• Additional parking• Programmatic improvements to landscape• Costs to temporarily relocate COA during construction
Total	\$4.2M

Stay in Place Construction Costs (ICON, 21Feb2024): Comparison with Community Center

Combined Costs for Pods and Bemis Hall, Escalated	
FY25	\$14.40M (<i>excluding CapCom \$</i>)
FY26 (7.5% esc)	\$15.48M
FY27 (7.0% esc)	\$16.56M
FY28 (7.0% esc)	\$17.72M
FY29 (6.5% esc)	\$18.87M
FY30 (6.5% esc)	\$20.10M

Costs for Community Center (FY25)	
Construction, incl soft costs	\$19.70M
Demolition of Pods	\$ 0.367M
Sitework	\$ 3.025M
Maintenance Room	\$ 0.200M
Additional soft costs	\$ 0.728M
Total	\$24.02M