

CCBC Meeting

February 28, 2024

Agenda

Community Center Building Committee

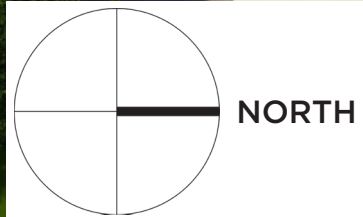
February 28, 2024, 7:00 pm

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

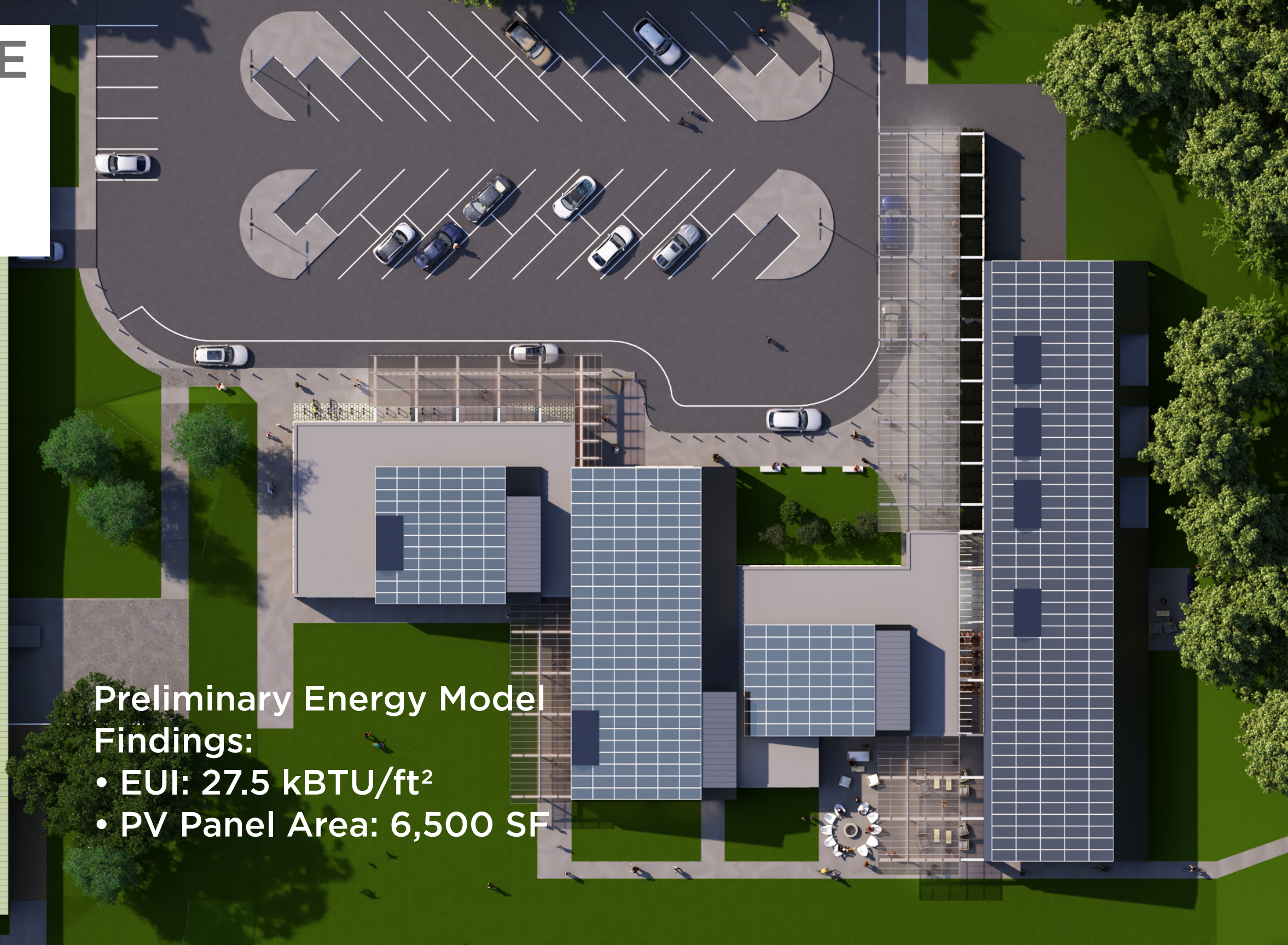
SUSTAINABLE

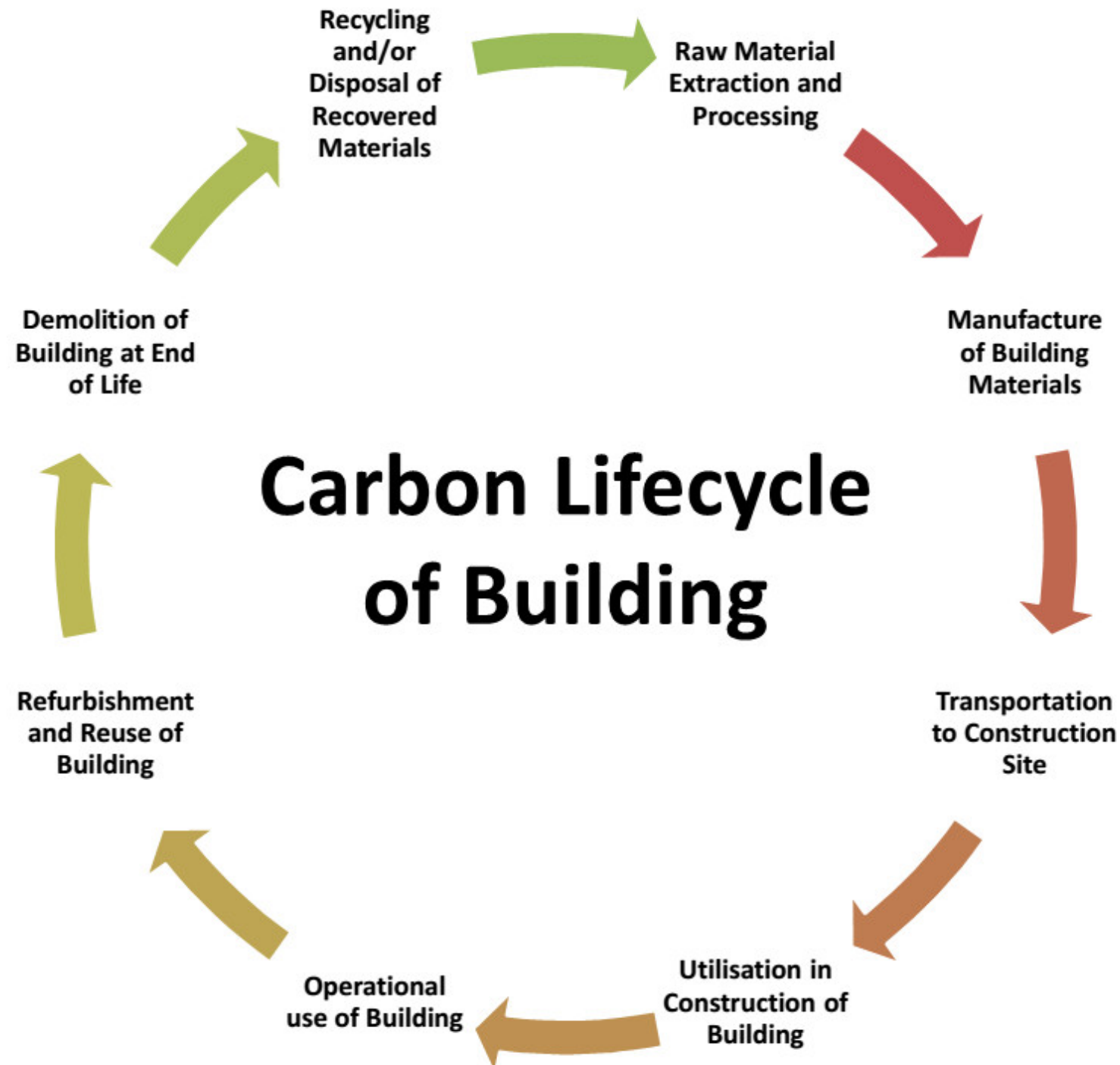
- NET ZERO READY
- PASSIVE HOUSE ENVELOPE
- ALL ELECTRIC



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:

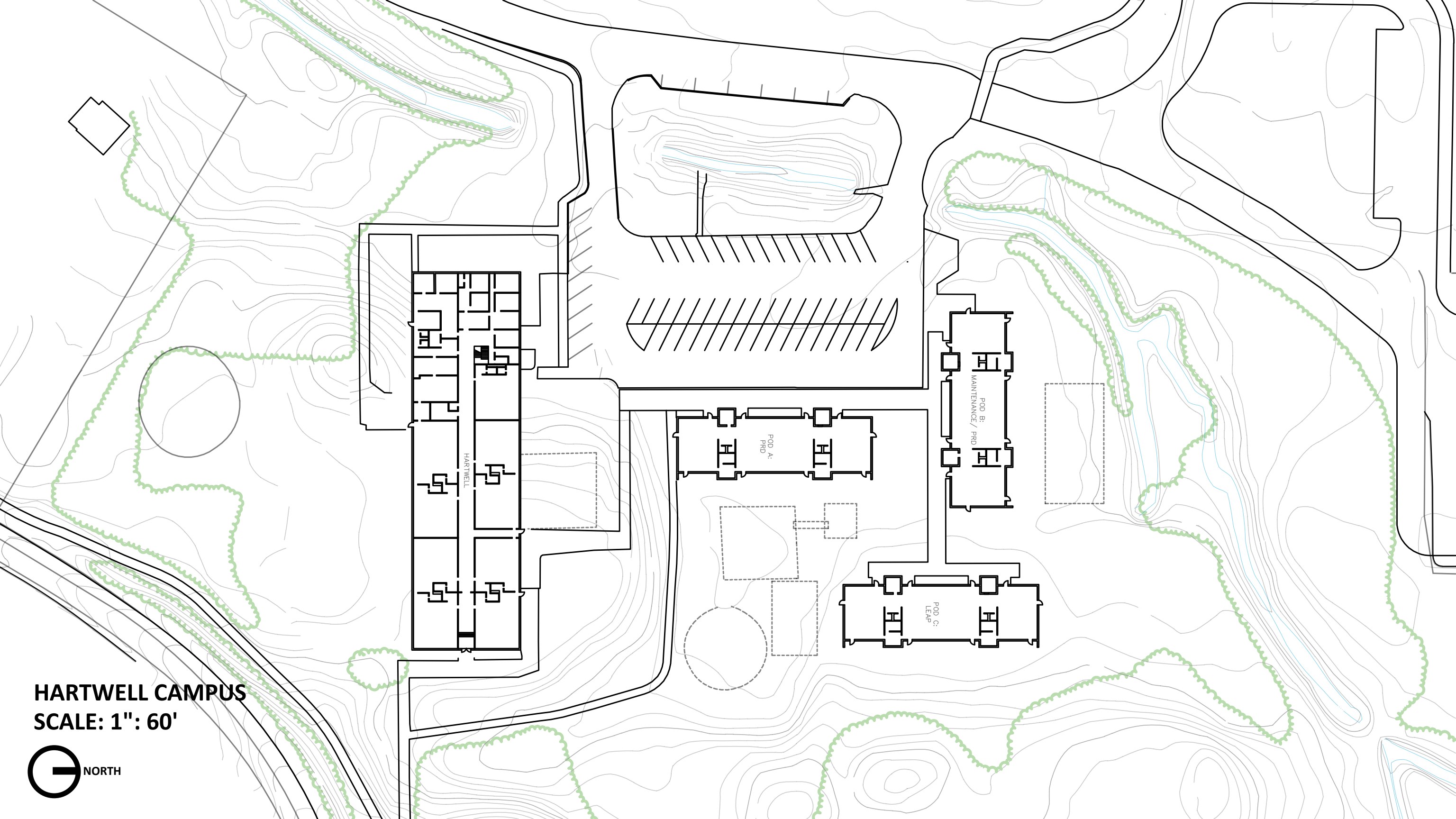
- DESIGN WITH LONGEVITY IN MIND - WHOLE BUILDING LIFE APPROACH
- HIGH RECYCLED MATERIALS USAGE
- LOCAL SOURCING
- SUSTAINABLE MATERIAL SELECTION
 - LUMBER/WOOD FRAME CONSTRUCTION
 - SLATE SHINGLES (LOW WASTE, REUSABLE, LONG LASTING, NATURAL)
- MINIMIZE/RECYCLE CONSTRUCTION WASTE
- LOW EMISSION/HIGHLY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





HARTWELL CAMPUS
SCALE: 1": 60'



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> | <i>\$0.14M</i> |

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 |