

General Questions and Costs

March 2024



Total project Costs: \$24.02M (in FY 2025 dollars)

Direct construction costs	\$16,420,000
Sitework	\$3,020,000
Pod demolition	\$375,000
Maintenance shop renovation in Hartwell	\$200,000
Soft costs incl. (furniture, fixtures and equipment)	\$4,000,000

NOT INCLUDED

Standard construction exceptions e.g. rock excavation, unsuitable soils etc. Costs associated with temporary facilities, photo voltaic (PV) panels and generator

Total Project Scope:

Project Size:	19,750 gross SF
	13,805 net SF
PRD:	3,810 NSF
COA&HS:	4,785 NSF
LEAP:	4,150 NSF
Community Gathering:	1,060 NSF
Construction Start:	Spring 2025
Opening Fall:	Fall 2026

Green Space (approx.):

East Play Space:	50,000 SF
Strats Space:	2,000 SF
North Senior Garden:	9,000 SF
Parking Spaces Target:	10
Shared Parking, Hartwell:	50
Ballfield Road:	40
Brooks Lot:	70

1. What does the Finance Committee recommend for funding the project?

The Finance Committee is planning to recommend the use of \$4.75M from the Stabilization Fund, and \$2.0M from Free Cash to reduce the amount that the town will need to borrow. In addition, the Codman Trust has pledged \$500,000 of support, and a private fundraising group is anticipating contributing more than \$1.0M. As a result, the Finance committee is anticipating that \$15.77M will be borrowed for the project.

2. How will this affect my taxes. What will my tax increase be?

The Finance Committee anticipates that this will result in the annual tax bill increase of \$472 - \$500 for a median (\$1.4M) home.



3. If the Community Center is not built, what are the costs to renovate the pods?

The estimated costs are \$3.4M per pod (\$10.2 M total for 3 pods). The project budget will also need to include \$350,000 for repaving the Hartwell parking lot and portions of Ballfield Road that were not repaved as part of the school project, and \$833,600 for site utilities, and \$752,00 for soft costs (total \$12.14M).

4. If we renovate the pods, what would be included?

The renovation would involve gutting down to the structure, upgrades to the roof and walls, upgrades including insulation of walls and roof (with exception of the slab), new windows, doors, HVAC, electrical and plumbing to meet stretch codes. The new structures would be close to net zero, with the exception of the slab, and PV ready.

5. What would be the result of the renovation?

Significant renovation would need to meet the town's stretch energy code, which requires the buildings become fossil fuel free. The current structures (including the recent C pod roof repair) will not support PV panels, and require reinforcement in order to be PV ready.

6. If the Community Center is not built, what are the costs to renovate Bemis Hall?

The estimated costs are \$4.2M. This does not include full interior renovation, or upgrades to the exterior envelope, parking, programmatic improvements to landscape, costs to temporarily relocate COA&HS during construction.



7. What is included in this Bemis Hall renovation?

Widening the entrance ramp for accessibility. First floor, new kitchen, toilets, cosmetic improvements. Second floor, HVAC, acoustics, AV/IT upgrades, floor replacement, accessible stage lift. Basement, address water infiltration, and pest control.

8. Why is the LEAP pod included?

The pods were built over 50 years ago as temporary classrooms. The buildings are significantly passed their useful lives. If we are replacing the COA&HS and PRD spaces, it is logical to address the needs of LEAP at the same time.

9. Will there be enough parking?

The parking target is 110 spaces. Available shared parking lots will include Hartwell 50 spaces, Ballfield Road 40, and the Brooks lot 70.

10. What will happen with LEAP during construction? What will be the cost of relocation?

Discussions are ongoing with the Lincoln School Administration. We do not expect any reduction in services during construction and expect further clarity when plans are in place.

11. What will be the operating costs of the new Community Center?

A projection of the operating costs for a new Community Center is under development. The plan involves the replacement of the pods (15,000 square feet) and an additional 4,750 square feet. The building is expected to be net zero, all electric and more energy-efficient, in compliance with the town's recently adopted stretch energy code. Anticipated energy usage and costs will be shared, as soon as all the relevant information is collected.



12. Will the building have solar panels on the roof? Or parking area?

The building is designed to be solar ready, and it is anticipated that up to 19,000 sf of solar panels can be roof mounted. At present, it is not anticipated that there will be solar panels over the Hartwell parking area.

13. Will the building be truly net zero?

The building will be net zero ready with a passive house envelope and fully electric.

14. How will Magic Garden be affected by this project?

Magic Garden is located in the East end of the Hartwell Building and its location and activities are not expected to change.

15. What is happening to Strats Place?

Strats place will be reactivated as a play space for children. The land will be cleaned up to remove debris left in the ground from previous activities. In addition, new fencing will be added.

16. What will happen to Bemis Hall if COA &HS moves out?

Bemis Hall is Town property and will continue to be available for use by town organizations. In addition, the administrative space will be available for town or rental use.

17. What happens if we do nothing?

While the town has continually repaired both Bemis Hall and the pods, the time for more repair is over. These buildings are not sustainable and are expensive to operate. The Town will need to invest significant funds in all of these buildings in order to meet current and future needs, and current building codes.

