

CCBC MEETING

Lincoln Community Center
Design and Estimating Update

October 9th, 2024



AGENDA

- DESIGN DEVELOPMENT UPDATES
 - UPDATED SITE PLAN
 - UPDATED FLOOR PLAN
 - ANNOTATED RENDERINGS
- CURRENT COST REDUCTIONS - LIST
- PROPOSED COST REDUCTIONS - LIST/SITE PLAN
- NEXT STEPS



PLAYCOURT AND PATH
CARRIED AS ALTERNATE

BOARDWALK TO BRIDGE

SLIDE
BUILDING
NORTH
5'-0"

REDUCED 12
EXTERIOR
CORNERS

RAIN GARDEN CARRIED AS ALTERNATE

BUILDING, CANOPY,
SCREEN WALL
REDUCED 12';
SIMPLIFIED CANOPY
AND STRUCTURE

MINIMIZE MAGIC GARDEN SITE WORK

- REDUCE SITE LIGHTING
- REDUCE PLANTINGS
- REDUCE STORM WATER DETENTION

LINCOLN COMMUNITY CENTER

6 BALLFIELD ROAD
LINCOLN, MA
01773

TOWN OF LINCOLN

ARCHITECT

E-ICON
ARCHITECTURE
101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN

NO.	DATE	DESCRIPTION
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PROJECT NUMBER: 223002.000

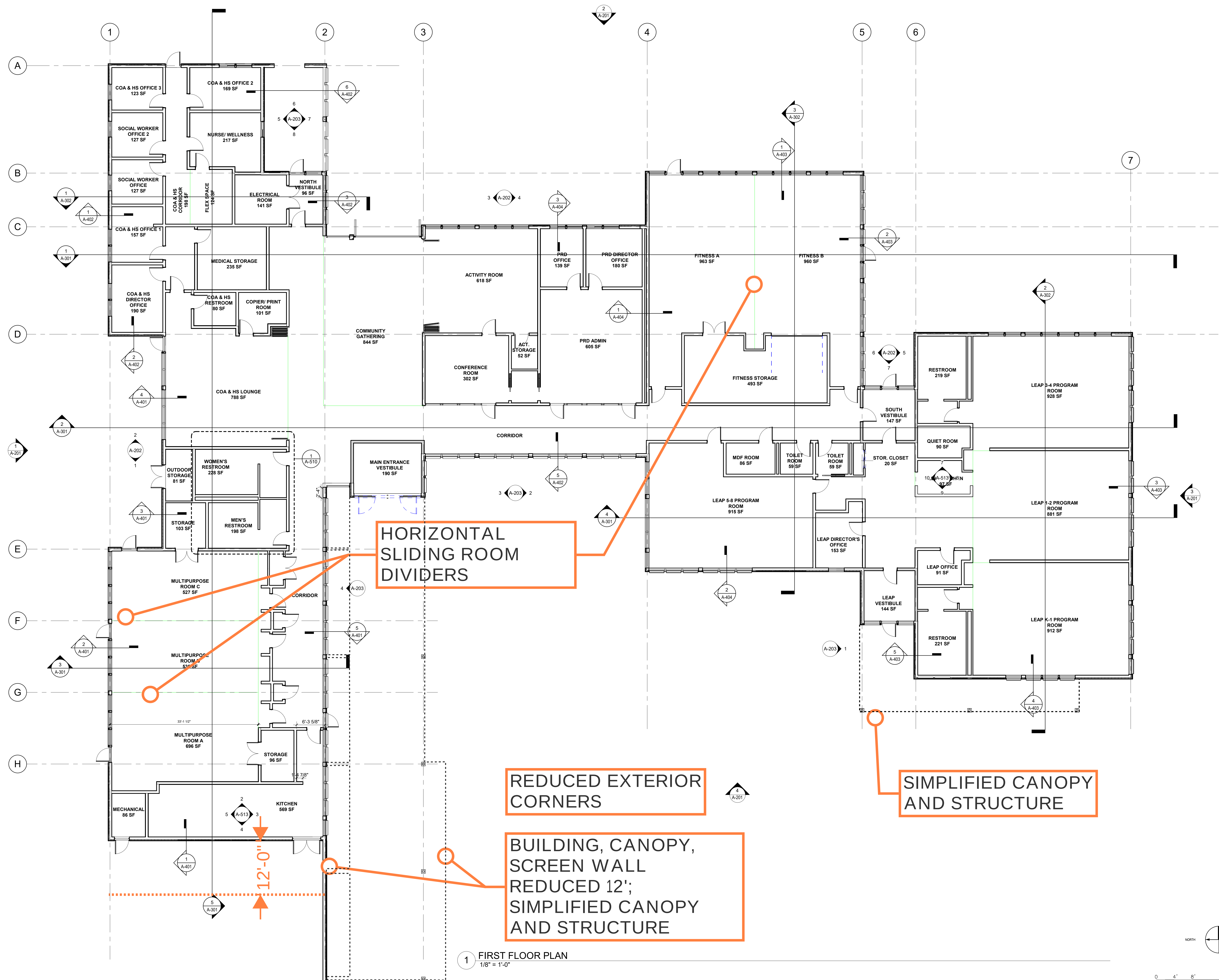
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SHEET TITLE

FIRST FLOOR PLAN

A-101



1 FIRST FLOOR PLAN
1/8" = 1'-0"



DRIVE ENTRY



REDUCED
CLERESTORY

BUILDING, CANOPY,
SCREEN WALL
REDUCED 12';
SIMPLIFIED CANOPY
AND STRUCTURE

REDUCED
GRADE
ASPHALT
SHINGLE

SIMPLIFIED
WALL
ASSEMBLY

REDUCED,
SIMPLIFIED
CANOPY



DRIVE ENTRY



ENTRY CANOPY



POLYCARBONATE
PANEL TO
WOOD/STEEL
FRAMED ENTRY
CANOPY

REDUCED
WINDOWS

REDUCED
CLERESTORY
HEIGHT 1'-0"



ENTRY CANOPY



ENTRY CANOPY VIEW SOUTH



ENTRY CANOPY VIEW TO LEAP



REDUCED
WINDOWS

MINIMIZE
MAGIC GARDEN
SITE WORK

RAIN GARDEN
NOW
ALTERNATE

REVIEW
BOLLARDS
WITH TOWN
LEADERSHIP



ENTRY CANOPY VIEW TO LEAP



NORTH FACADE AT MULTIPURPOSE ROOM



ELIMINATE
MDO PANELS

REDUCED
WINDOWS

LIMITED PATIO
PAVING

REDUCED
EXTERIOR
CORNERS



NORTH FACADE AT MULTIPURPOSE ROOM



EAST PORCH



SIMPLIFIED
WALL
ASSEMBLY

ELIMINATE
CANOPY

GAS FIRE PIT
MOVED TO
FF+E



EAST PORCH



EAST FACADE FROM GRADE



SIMPLIFIED
WALL
ASSEMBLY

REDUCED
GRADE
ASPHALT
SHINGLE

ELIMINATE
CANOPY

NEW HVAC
EQUIPMENT
WELL



EAST FACADE FROM GRADE



COMMUNITY GATHERING



LONG-SPANS
MOVED TO
STEEL

REDUCED
WOOD
PANEL



COMMUNITY GATHERING



COMMUNITY GATHERING LOOKING WEST



Council on Aging & Human Services



COA+HS ENTRY



LONG-SPANS
MOVED TO
STEEL

LINEAR LED
LIGHT
FIXTURES
FROM POINT

ACOUSTIC
WOOD
CEILING TO
ACT PLANK

REDUCED
WOOD
PANEL

PORCELAIN
TO
LINOLEUM



COA+HS ENTRY



MULTIPURPOSE ROOM LOOKING WEST



DRYWALL
CEILING TO
WOOD ACT

SLIDING
HORIZONTAL
ROOM DIVIDER

REDUCED
WOOD
PANEL

RECONFIGURED
GALLEY
KITCHEN



MULTIPURPOSE ROOM LOOKING WEST



MULTIPURPOSE ROOM LOOKING EAST



SLIDING
HORIZONTAL
ROOM DIVIDER

REDUCED
WOOD
PANEL



MULTIPURPOSE ROOM LOOKING EAST



MAIN CORRIDOR | LAPTOP ALLEY | LOOKING NORTH





FITNESS ROOM LOOKING EAST



SLIDING
HORIZONTAL
ROOM
DIVIDER

RETAIN
MIRROR
SYSTEM

RETAIN
MARLEY
FLOOR



FITNESS ROOM LOOKING EAST



LEAP ENTRY LOOKING SOUTH



LEAP ENTRY LOOKING SOUTH

CURRENT COST REDUCTIONS = \$1.3M

SITE

- Reduced Building Footprint/Canopy
- Relocate Building to Eliminate Grading/Retaining Wall at Magic Garden; No Additional Work on Hartwell Main Septic
- Rain Garden Carried as Alternate
- Reduce Site Lighting
- Reduced Stormwater Detention System
- Reduced Plantings
- Boardwalk to Bridge
- Alternates:
 - Playcourt
 - Paving Path to Playcourt
 - Plantings



BUILDING - EXTERIOR

- Reduced Footprint
- Reduced Twelve (12) Exterior Corners
- Simplified Entry Canopies
- Altered Exterior Wall Assembly
 - Base to Concrete-Faced Insulation
 - Simplified Wall Construction
 - Slate Wall Tile to Terracotta Tile
 - Reduced Quantity of Windows
- Roof to Asphalt Shingle
- Reduced Clerestories Throughout



BUILDING - INTERIOR

- Reduced Interior Millwork/Paneling
- Long-Spans now Steel
- Switched to Horizontal Acoustic Partition
- Limited Drywall Ceilings
- Switched Porcelain Tile to Linoleum
- Reduced Acoustic Wood Ceiling
- Reduced Acoustic Blades
- Reconfigured Kitchen/Multi-Purpose Room



BUILDING - SYSTEMS

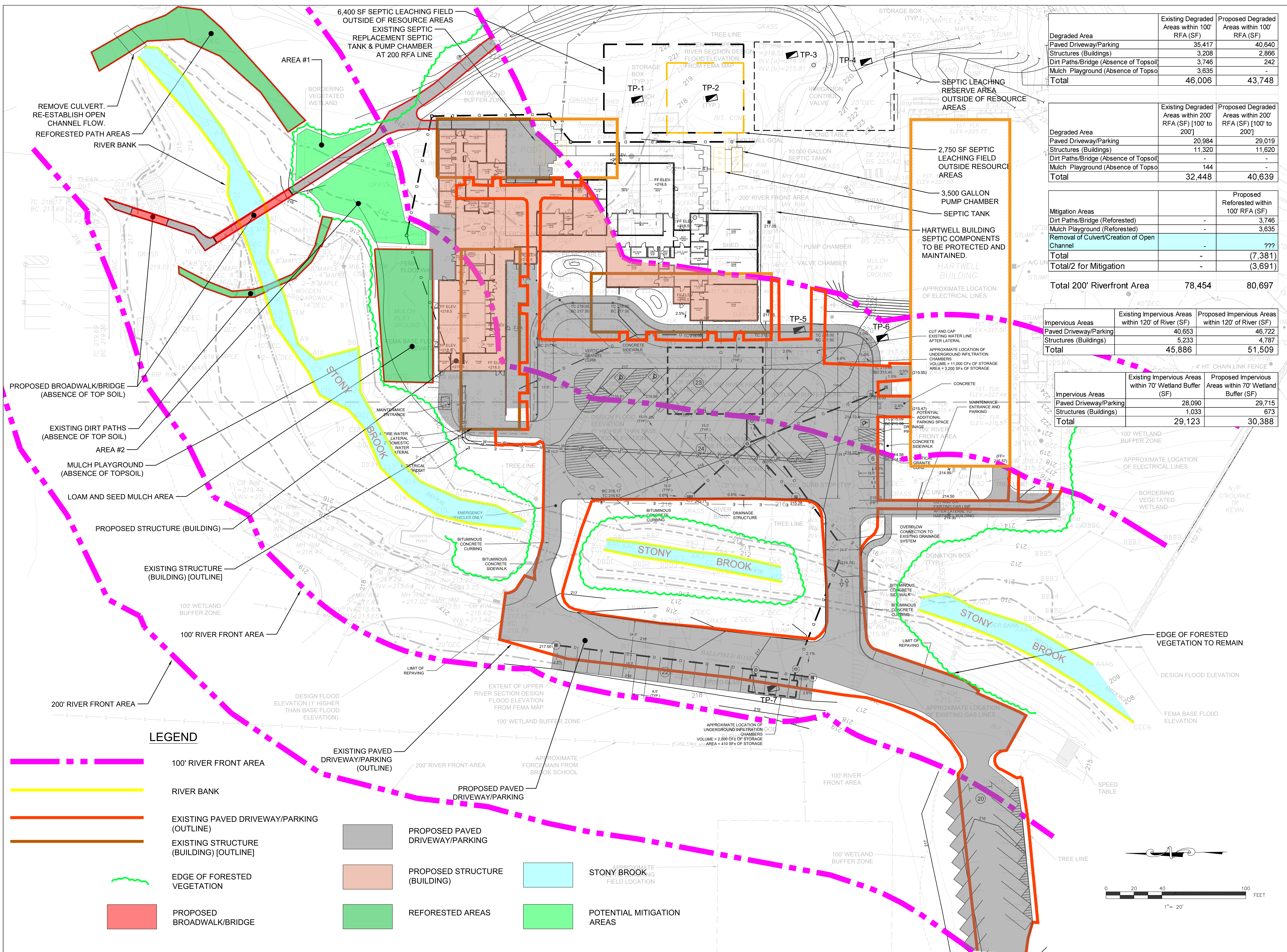
- HVAC - Moved from Water-Source Heat-Pump (WSHP) to Variable Refrigerant Flow (VRF) Heating and Cooling
- Electrical - Removed Generator from Scope
- Electrical - Copper to Aluminum Wiring

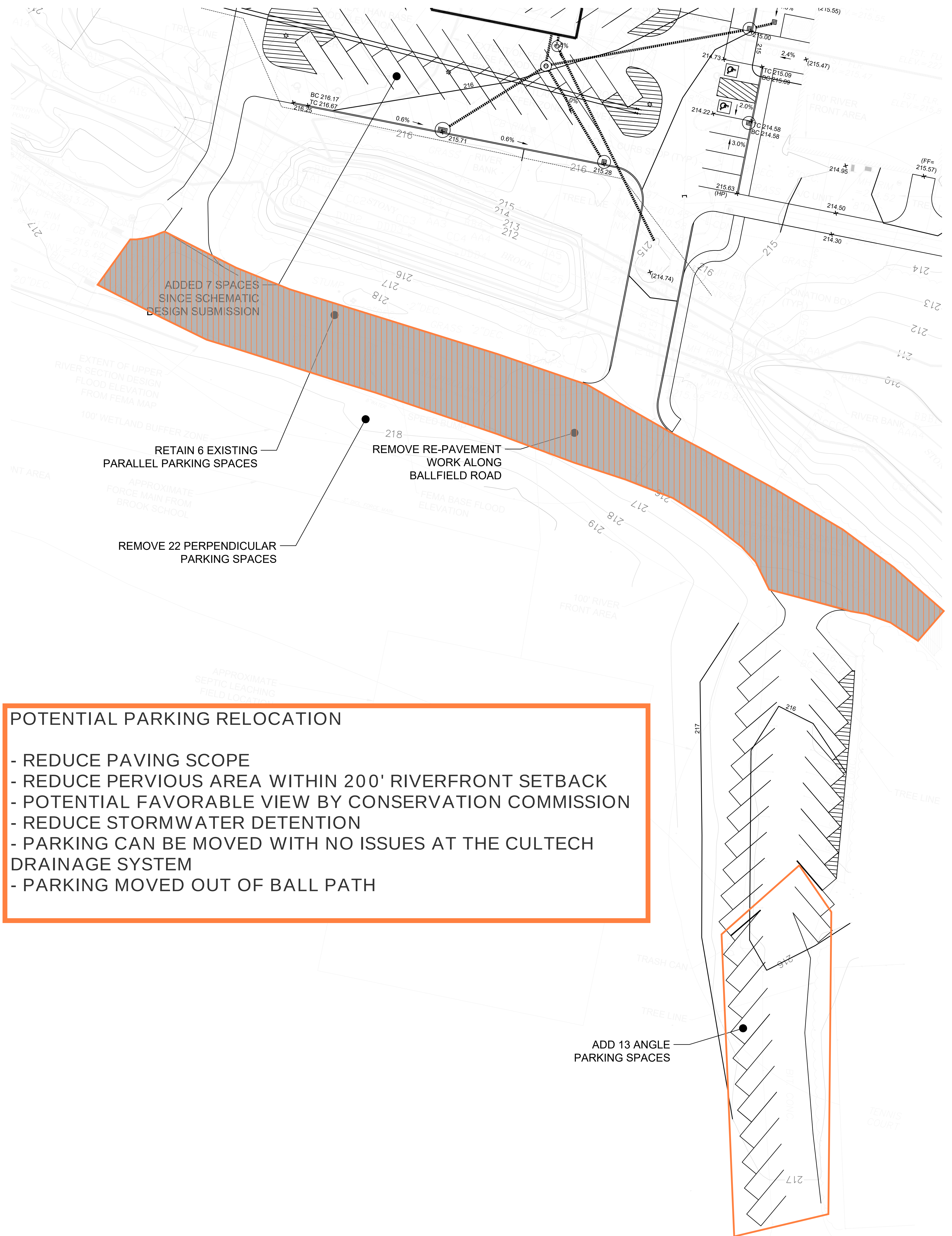


ANTICIPATED COST REDUCTIONS = \$700K

- Reduced Additional Site Lighting Poles/Lights
- Reduced Scope - Strat's Place
- Reduced Exterior Wood Panels from MDO to Shiplap
- Reduced Grade Asphalt Shingles - From Premium to Architectural
- Fiberglass Windows
- Rectilinear Main Parking Lot - Under Study
- Relocation of Ballfield Road Parking to Tennis Court
- Area Reduction Window Louvers







- POTENTIAL PARKING RELOCATION**
- REDUCE PAVING SCOPE
 - REDUCE PERVIOUS AREA WITHIN 200' RIVERFRONT SETBACK
 - POTENTIAL FAVORABLE VIEW BY CONSERVATION COMMISSION
 - REDUCE STORMWATER DETENTION
 - PARKING CAN BE MOVED WITH NO ISSUES AT THE CULTECH DRAINAGE SYSTEM
 - PARKING MOVED OUT OF BALL PATH

NEXT STEPS

- Continued Coordination Meetings
- Further Development of Maintenance Documents
- Further Geotech Test Pits (10/14)
- Percolation Tests (Upcoming)
- Design Development Energy Model (10/21)
- Design Development Documents - November 15th
- Design Development Cost Estimate - December 13th-ish
- Informal Conservation Commission Meetings November and December
- Formal Permitting January - March 2025
- Furniture Selection Process - MASSCOR, Other Vendors

