

CCBC Update, February, 2025

The Community Center Building Committee (CCBC) activities are picking up pace with the development of construction documents, updated time lines and budgeting.

Timeline and Schedule

Our OPM (Owners Project Manager) has updated the detailed schedule of activities through to the end of June showing document completion, bidding, general contractor selection, permitting, and equipment pre-purchase. The Project is on track and on time. Please see Construction Documents Phase on the CCBC web site <https://lincolncommunitycenter.com>.

Hartwell Main Renovation for Maintenance Shop

The General contractor bids for this work were received and reviewed by the CCBC. After discussion, the committee authorized the Town to execute the contract with the lowest bidder. Work is expected to begin late February.

ICON Architecture Update

The community center lighting plans were reviewed by ICON. A number of the previously proposed outdoor lights did not meet the new requirements. These have now been changed to meet Lincoln's regulations, which aim to control light pollution.

In addition, ICON described in detail the interior and exterior light controls. Room controls will include occupancy sensors, manual dimming and plug load controls. Other interior areas will have manual or automatic dimming. Exterior lighting and the parking areas will have zone controls scheduled or by photo cell. The emergency lighting will have a 90-minute backup for power outages.

After ICON's presentation, members of the Lincoln's Dark Skies Subcommittee (as guests) stated their preferences. Their initiatives include approaches to reduce the use of blue rich light, which causes the most glare, and is the most disruptive to sleep and wild life. The Subcommittee recommends the use of lighting that is 2,700 K rather than the 3,000 K currently proposed by ICON. (Color temperature describes the hue of light, and is measured in degrees of Kelvin). ICON and the OPM agreed to investigate options for commercially available 2,700 K lighting, and provide cost comparisons with 3,000 K lights.

Strats Area

Work is in progress to reopen Strats Area, which was shut in 2012. Access to Strats Area affects the public and Magic Garden, and is critical to operations during the community center construction. The town and CCBC will be working with Magic Garden to ensure they have access to some part of the area.

All unsafe tree conditions have been identified. The Town has removed 22 trees and pruned all remaining unsafe branches greater than 2". Work was completed in late December.

Out of concern that playground debris remained in the soil, the town performed a subsurface investigation which determined that there is contamination in some areas. The soil is expected to be replaced in late winter so that grass can begin to grow in the spring.

The next CCBC meetings is scheduled for **March 5, 2025** (hybrid meeting). We welcome your comments, and questions. Please see the CCBC web site for full information <https://lincolncommunitycenter.com>