

# Lincoln Community Center



## BASE PALETTE

Walls and Exterior Doors

Amber

Dark Bronze

Ceilings and Millwork

Concrete  
Counter

Maple



Floors

Amber on Grey

Ash

Sage

Tundra

## CCBC Activity Update, January 22, 2025

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

### Construction Documents

At the December committee meeting, the CCBC reviewed and authorized the Maintenance Shop construction documents. In early January these went out to bid, with bids due early February. We currently expect the shop construction to start mid-February and be complete at the end of April. Moving equipment and materials from Pod B and relocation is expected in the May/June time frame.



*New location for School  
Maintenance Shop,*

*SW corner, ground floor  
Hartwell Building*

*Construction Documents are  
posted on our web site*

ICON is very active drafting the full set of Construction documents for the Community Center, with an expectation date for 60% complete documents at the end of February, to allow another cost estimate, and 100% documents completion mid-April 2025.

### Strats Place

Work has begun on the process of tree removal, tree clean up, soil remediation and fence repair in the area known as Strats Place, which is between Lincoln Road and the Hartwell School Building. This will become a children's play area and used by Magic Garden during construction and after.

### Timeline and Schedule

Our OPM (Owners Project Manager) has developed a detailed schedule of activities through to the end of June (see web site) showing document completion, bidding, general contractor selection, permitting, and equipment pre-purchase. Please see <https://lincolncommunitycenter.com>

### Other Discussion Topics

The CCBC reviewed and discussed suggested changes to the East Patio location, the parking areas, and an initial analysis of the solar panel installation to understand the financial benefits of town owned panels vs. third party owned with a PPA contract. The CCBC discussed and then approved the formation of a Finance Subcommittee.

The next CCBC meetings is scheduled for **February 12, 2025** (hybrid meeting). We welcome your comments, suggestions and questions. Please see the CCBC web site for full information <https://lincolncommunitycenter.com>



## 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>

## CCBC Update, March, 2025

The Community Center Building Committee (CCBC) activities have picked up pace with the initiation of construction on the relocated maintenance shop, discussion of signage and color palettes for the interior, and preparations for the bidding process for a General Contractor.

### Hartwell Main Renovation for Maintenance Shop



The construction contract for re-locating the Maintenance shop to the lower level of the School Hartwell Building has been executed, and construction began on March 17, 2025. It is expected to be completed in May/June so that the shop equipment can be moved over in June

The school maintenance shop is currently located in Pod B, and this work will allow site demolition to proceed quickly over the summer.

### ICON Architecture Update

ICON presented draft options to the CCBC for both exterior signage and suggestions for the interior color base palette, and color options to help differentiate specific activity areas of the Community Center. The CCBC committee members and Town officials weigh in with several suggestions for evaluation, prior to a final decision.

Please see the detailed postings with all the draft exterior signage options and the color palettes, on the CCBC web site under Construction Documents <https://lincolncommunitycenter.com>. Construction documents are 60% complete and our construction cost estimating firm, *TCi* has completed an estimate of the projected cost for this design. After a number of cost saving measures, the estimate is within the Town's approved budget. Some of the elements removed from the project are being carried forward as project alternatives, should funding allow.

### OPM Update

The project is on schedule for demolition work on the site to begin early July, after school is out and after the July 4<sup>th</sup> holiday. The pre-qualification of General Contractors and sub bid trade contractors has been very successful, with a strong competitive response.

Please visit the CCBC table at the Annual Town Meeting on Saturday March 29, 2025. The next CCBC meetings are scheduled for **April 2, 2025** (virtual meeting) and **April 16, 2025** (hybrid meeting). We welcome your comments, and questions. Please see the CCBC web site for full information <https://lincolncommunitycenter.com>