

TOWN OF LINCOLN

LINCOLN TOWN OFFICES
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Minutes

Community Center Building Committee

June 28, 2023, 7:00 pm

Hybrid Format: Donaldson Room, Town Hall; Zoom

Attendees

Board Representatives (voting members): Jonathan Dwyer (Co-Chair), Susan Taylor, Ellen Meyer Shorb, Rob Stringer, Dilla Tingley

At-large Members (voting members): Sarah Chester (Chair), Krystal Wood, Alison Taunton-Rigby

Ex-Officio Members: Tim Higgins, Abigail Butt, Jessica Downing, Brandon Kelly, Dan Pereira

Liaisons: Dave Levington, Indrani Kharbanda, Wendy Kusik, Owen Beenhouwer, Peter Von Mertens, Andrew Glass, Steve Gladstone, Kim Bodner, Lynn DeLisi, Laura Crosby, Sally Kindleberger, Roy Harvey, Craig Nicholson

ICON Architects: Mark McKevez, Ana Cheng

Minutes Taker: Edwin Tam

Others: Susan Stason, Jacquelin Apsler, Gretchen Covino, Alison Easton, Andy Wang, Virginia Rundell, Gwyn Loud, Chris Andrysiak, Ruth Ann Hendrickson, Carole Kasper, Davida Loewens, Paula Johnson, Lynne Smith, Dennis Picker, Sara Mattes, Lori Leo (Magic Garden), Jeanine Carlson, Buck Creel, Katie P.

The meeting started at 7:02 pm.

I. Welcome & Introductions

Sarah Chester welcomed everyone and reviewed the agenda

- Report from Space Needs Working Group (Jonathan Dwyer)
- Architect's Report / Review of Project Schedule/Site strategy/Cost Models (ICON)
- Communications Subcommittee Report (Krystal Wood)
- CCBC Administration (Sarah Chester)
- Next regular meetings: July, August (Sarah Chester)
- Open comments

II. Report from Space Needs Working Group

Jonathan Dwyer introduced the working group and summarized their task. The working group consisted of Jonathan, Tim, Dan, Peter, Rob, Jessica, and Abby.

- Alison tied all the information and data together
- Data showed minimum, maximum, and actual numbers. Also showed pre-covid, during covid, and post-

covid for each program held by PRD and COA&HS.

Discussion:

Jonathan D: At the bottom, data also showed Magic Garden and Lincoln preschool numbers.

Andy W: Is LEAP information included here?

Jonathan: No. LEAP data is not included.

Jonathan: Next action is for the Committee to approve these data so ICON can use it to move forward.

Sara M: She is concerned about some of the data, and thinks some of them may not be realistic since she attended some of them with only a few people participating. Also, we need to understand what programs stay in their current location and what programs go to the CC.

Alison: These numbers will help ICON to move forward. Activities that happen in Bemis may need to revisit to see whether it needs to move to the new place.

Gwyn L: Have we taken into account the increased population in Lincoln for these numbers?

Alison: There are plenty of ways to find space; we need to start the process and revisit these numbers at the next stage.

Dennis P: This is excellent work. Once this is approved, there is a second step on where these programs are going to be located.

Jonathan: The first step is for ICON to translate the space into 3 different models with constraints, flexibility, and cost. These models will be presented to the Town. These are the data we need to start this work.

Sara M: For clarification, we have these numbers, range of use, mostly COA&HS, and PRD, they may not be on campus, have we distributed them in various locations?

Jonathan: We cannot answer this question directly; some programs may stay in their current locations and others may be moved to the new building. We need to see ICON’s update.

Alison: Senior Dining may move from First Parish to the new location, same for some of the programs currently held in Bemis Hall. ICON will take these numbers into consideration.

Jeanine C: I understand the range of numbers, but people may not show up, so actual numbers are a better gauge.

Alison: These are actual registered attendees.

Susan T: PRD and COA&HS programs do not take into account Lincoln Public School programs and LEAP. There is some overlap that uses the same space, also need to consider Magic Garden and Maintenance at Hartwell, so ICON may not be looking at all things that are also happening on campus.

Jonathan: ICON will take all these into consideration.

Motion: Sarah C asked for a motion to accept the data. Sarah C moved the following: **CCBC accepts PRD and COA&HS program data for ICON Architects to use for developing Community Center project alternatives, as amended with LEAP data.** Krystal seconded.

Sarah C called for an individual voice vote. *Aye votes:* Jonathan Dwyer, Susan Taylor, Ellen Meyer Shorb, Sarah Chester, Dilla Tingley, Rob Stringer, Krystal Wood, Alison Taunton-Rigby. *Concurs Votes:* Tim Higgins, Abigail Butt, Jessica Downing, Brandon Kelly, Dan Pereira, Dave Levington, Indrani Kharbanda, Roy Harvey, Craig Nicholson, Wendy Kusik, Owen Beenhouwer, Peter Von Mertens, Katie P.

Motion passed.

III. Architect’s Report / Review of Project Schedule/Site Strategies

Mark McKevez and Ana Cheng showed the updated site strategies (posted to the CCBC website: <https://lincolncommunitycenter.com/wp-content/uploads/2023/06/2023-06-23-Site-Strategies-Presentation.pdf>)

<u>Option</u>	<u>CC SF</u>	<u>Pod SF</u>	<u>PV canopy SF</u>	<u>Open space SF</u>	<u>Parking on-site</u>	<u>Parking off-site</u>	<u>Parking Total</u>
1	20,000		10,000	110,000	51	38	89
2	15,048	5,000 (C)	10,000	108,300	51	38	89
3	10,048	5,000 (C + Maint)	10,000	105,800	51	38	89

ICON: We will update the information based on the latest program usage data. Today, 3 options are presented here showing the community center square footage, PV canopy square footage, open space sq ft, and total parking spaces, both on and off-site. We are putting the setback 50 to 100 feet at the back. PV canopy will be 10,000 square feet, and open space will be between 110,000 to 105,800 sq ft.

Discussion:

Dilla: What is the cost of these 3 models?

ICON: We have not priced it yet. We need at least 3 weeks to price it out.

Kim B: Is site 1 13,000 Sq ft for CC?

ICON: We are keeping LEAP and Maintenance for a total of 7,000 Sq ft. LEAP is 5,000 sq ft and maintenance is 2,000 sq ft.

Kim B: Any preference from COA&HS on LEAP?

ICON: Have not heard any preference yet.

Kim B: Most site cost is \$3-5M, similar to the current laid out.

ICON: This may be a cost-intensity plan, but there is potential saving.

Kim B: Saving may go into the building.

ICON: Not necessary, cost is separate from the building. Keep building as is cost-wise, but site works may be cost-saving.

Jonathan: LEAP's preference is to stay in Pod B. This will work well for them.

Andy W: LEAP prefers to have its own building, OK to include in CC

Dilla: Is that mean we cannot use LEAP space because of CORI?

Andy W: CORI is separate, and only applies to people who work with kids.

ICON: These are conceptual designs, programs will be separated, and they are not in the design yet.

Andy W: Is it an evolution site plan?

ICON: These plans are based on the last 2 meetings, we pair them down, and we will keep the general idea as is; unless there are outstanding issues we need to address and we need to hear them now.

Buck: Suggest changing the graphics and showing walkways connecting to Pods, Hartwell, and Lincoln School. Also, western edge and north of the parking lot, the sidewalk is out of commission. Although northern parking lots have 82 spaces, 60-75 are used by staff. Kids walk from Old Townhall to School via the woods, and may need a pathway; safer for winter. Little kids, second and third grades, they should not use it.

Krystal: Is the pathway to MG stay the same?

ICON: Yes., it stays the same.

Krystal: Small sidewalk on the northern parking pots, is there enough space there?

ICON: Yes.

ICON: appreciate Buck's comments. Currently, we may not have looked through the west side and Ballfield Roads.

Buck: Let me figure out a way to get you this information.

Lynne S: ICON showed the third design, it appears to be the lower end of the proposal.

ICON: We are not there yet; we still need a cost estimate.

Lynne S: Many assumptions, and a lot for us to focus on. 20,000 sq ft is for PRD and COA&HS for share space, some designs have Pod B and Pod C for usable space.

ICON: Option 2 and 3, LEAP remains in Pod C.

Lynne S: Parking in front with green space have a nice flow.

Sara M: A reminder that at the Special Town Meeting, the charge is 50% of the original cost, it seems we are breaking away from this promise.

ICON: We are on the way to do that; we have to provide space for all programs, some programs may have to locate elsewhere.

Sara M : May be elsewhere to get 50%

Susan T: Except for school functions?

Sara M: We already spent \$110M on the new school.

Dilla: As we understand, new construction is generally cheaper than renovation. Option 3 showed we renovate

Pod B and C.

ICON: Renovation may not always be less expensive than building new, but there are some cost savings, new building is normally less to operate over the lifetime of the building.

Peter V: 10,000 sq ft for canopy, is it enough for solar energy?

ICON: We will look into an integrated system if needed.

Buck: One thought is to discuss this with our solar developer for the school building.

Doug Crosby: 1. Site planning on outdoor space on the green, face of the building needs to engage with campus, so we like to see green space rather than the parking lot. 2. Renovation has the best intention but doesn't save more money.

ICON: We will take all these into consideration.

Susan T: 1. Need to take into account that LEAP may need expansion in the future. Is there a way to have an add-on? Maintenance for option 2 may not be the best location, it is close to the dumpster.

ICON: We will take into account the dumpster.

Dilla: As we look into expansion for LEAP, we also need to look at the expansion of COA&HS programs.

Sara M: Lincoln's population is not increasing but decreasing. If we changed the zoning law, we may attract more people to move here, but that is speculative.

Ruth Ann: Solar panels are beautiful, save energy, and keep current parking spaces.

Buck: As for renovation vs new construction, we renovated a portion of the school, but some portion of the school needed additional insulation, new bricks, and so on. We need to determine the true cost of renovation of the pods. Pod design is intended for temporary; we have gotten our money back a long time ago.

IV. Communications Subcommittee Report

Krystal: No specific report. The subcommittee is posting the weekly updates and other work products quickly on the website.

V. CCBC Administration

Sarah C asked for a motion to approve the minutes pending edits. Dilla moved **to approve minutes for June 13 and June 14 CCBC meetings pending edits sent to Sarah Chester by June 30, 5 pm**. Alison seconded. All approved.

Motion passed.

Dilla: Recommended for future meetings, limit the votes casting to voting members to save time.

VI. Schedule

- Summer meetings will be July 26 and August 16, 7:30 pm, probably both remote (TBD).
- September 30, Town Meeting
- December 2, Special Town Meeting.

VII. Open Comments

Dennis P: Encouraged the reduction in square footage but wanted the committee and Architect to reconsider space used in the lobby, private bathroom for staff, reception area, and conference room space. His calculation showed this occupied 21% of the total space.

ICON: Programs represented what is currently required from the inputs of various groups, and what is typically used as standards, but they will continue to look into this matter.

Dennis P: He respected the professional opinion, but the Committee also needs to agree with the opinion.

Susan T: September 30 will be here soon, and we need to have a serious analysis of traffic and pedestrian safety, especially since we are adding more traffic to Ballfield Road.

Lynne S: What is ICON going to do next?

ICON: Based on the suggestions and acceptance of the 3 options, they will move forward with them.

Jonathan: It is useful to get feedback from previous designs and educate the committee on this.

Lynne S: We need to listen to the feedback.

Alison: We need to learn from what other towns are doing, we can be creative and there are plenty of ways to refine things.

Tom C: The last meeting at Hartwell had lots of polarized comments, we need to move forward on the positives and stay on this narrative.

Sara M: We need to hash it out, maybe this process is uncomfortable for some people. Remember what ICON has said at the beginning of this process; Reuse, repurpose, and be "green". All plans and programs do not need to be at the same site, we need to maximize the space available in Town with the consideration of economics and the "green" approach.

Dennis P: How are we going to decide on a site layout?

ICON: With Buck's comments, keep parking in front and green space at the back on the site strategy.

VIII. Adjourn

Sarah Chester asked for a motion to adjourn the meeting by a show of hands for all in favor. Alison moved and Dilla seconded. The vote was unanimously passed.

The meeting adjourned at 8:56 pm.