



Community Center Warrant Article 12

Town Meeting, March 26, 2022



VIEW FROM HARTWELL GREEN

LINCOLN COMMUNITY CENTER

INFILL OF PODS - SCHEME 2

COMMUNITY CENTER PLANNING AND PRELIMINARY DESIGN COMMITTEE AND MARYANN THOMPSON ARCHITECTS

JUNE 9, 2018 TOWN MEETING



INTERIOR VIEW

LINCOLN COMMUNITY CENTER

CENTRAL SECONDARY GREEN - SCHEME 1

COMMUNITY CENTER PLANNING AND PRELIMINARY DESIGN COMMITTEE AND MARYANN THOMPSON ARCHITECTS

JUNE 9, 2018 TOWN MEETING



VIEW OF ENTRY

LINCOLN COMMUNITY CENTER

CENTRAL SECONDARY GREEN - SCHEME 1

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Financial Considerations: Construction and Borrowing Capacity

Design Concept	2018 Original Estimate	2021 Updated Estimate	2025 Projected Construction Mid-Point
Infill of Pods	\$15.3 million	\$19.5M - \$20.7M	\$23M - \$24M
Secondary Central Green	\$16.2 million	\$20.6M - \$22M	\$24.3M - \$25.4M

Remaining Borrowing Capacity — **\$29 million (FY 2020)**

Tax Bill Impact Projection

FY 2022

Annual median property tax impact

**\$245 per \$10 million borrowed
~\$625 per median property**

- FY2022 valuation information:
 - Median House Value \$1,131,000
 - Median Tax Bill \$16,886
- Bond Assumptions:
 - 30-year term
 - 3% rate
 - Level debt

Financial Considerations: Future Capital Needs (excluding Water Department)

Project	Estimated Cost	Timeline
Series of DPW and Fire Department Fleet Purchases	Avg of \$500,000 per Year Primarily Cash Outlays	annually or semi-annually
Cemetery Land Acquisition	TBD 7 figures	3 to 5-year horizon
Roadway Improvement Bond	\$5 - \$7 Million	5 to 10-year horizon
Replace Fire Ladder Truck	\$1.2 Million	10-year horizon
New DPW Facility	\$15 Million	10 to 15-year horizon
Conservation Land Acquisition	TBD - 7 figures CPA Eligible	TBD

Cost of Renovating Pods A, B, C

Project	2018 Original Estimate	2021 Updated Estimate	2025 Projected Construction Mid-Point
Renovate Pods A, B, C from CCPPDC report	\$3 - 3.9 million	\$3.8M - \$5.3M	\$4.5 - \$6.1M

- Pods A, B, and C are in dire need of renovation
 - Roofs are 10 years beyond their expected lifespan
 - Recently repaired to get us ~3 more years.

Proposed Timeline



Proposed Timeline





Questions

Remember:

- A 'Yes' vote will authorize the Select Board to appoint a Community Center Building Committee with a mission of pursuing the project, using the proposed timeline as a guide
 - You are not voting to spend money on this project today
- A 'No' vote indicates that now is not the right time to proceed