

Special Town Meeting

Nov. 30, 2022

Community Center Building Committee (CCBC)

Request of \$325,000 for Professional Services to Research
and Develop Design Options

Introduction

1. What is, and who are, the CCBC?
2. What is a Community Center?
3. Why does Lincoln need a Community Center, and how do we know?
4. What are the CCBC tasks?
5. What does the Council on Aging & Human Services do, and what does it need?
6. What does the Parks & Recreation Department do, and what does it need?
7. What are the CCBC's next steps?
8. What is the CCBC requesting tonight, and why?
9. How does building a Community Center fit into Lincoln's financial picture?
10. What if the motion is voted down?
11. What questions do you have?

1. What is, and who are, the Community Center Building Committee (CCBC)?



- Authorized at March 2022 Town Meeting; Appointed by Select Board in May 2022
- Composed of 28 residents and staff members, including 15 liaisons from stakeholder boards and committees
- Charge: Move the planning & design process forward
- Develop **multiple lower-cost options and scale back the two higher-cost options** chosen by the town in 2018, with community input throughout

2. What is a Community Center?

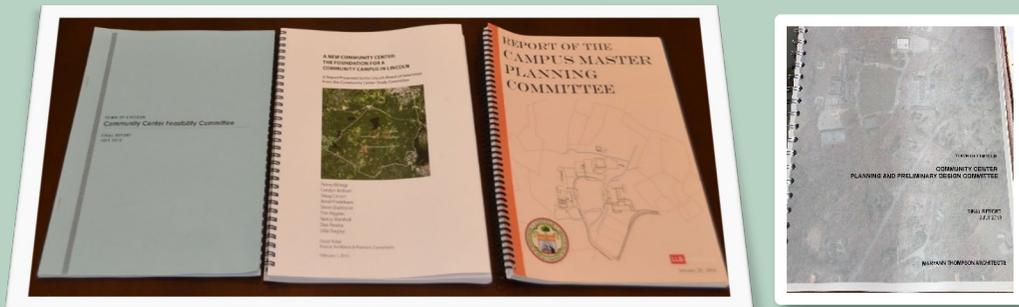
- A warm and inviting place that fosters community
- Brings together residents of all generations
- Provides human services and recreational programs for all ages
- A building that meets the needs of the COA&HS, PRD, and other community organizations
- Located to be safe and accessible to the whole community



3. Why does Lincoln need a Community Center, and how do we know?

Previous Studies

- 2010 Facilities Coordinating Com. (FCC)
- 2012 Community Center Feasibility Com. (CCFC)
- 2015 Community Center Study Com. (CCSC)
- 2016 Campus Master Planning Com. (CMPC)
- 2018 Community Center Preliminary Planning & Design Com. (CCPPDC)



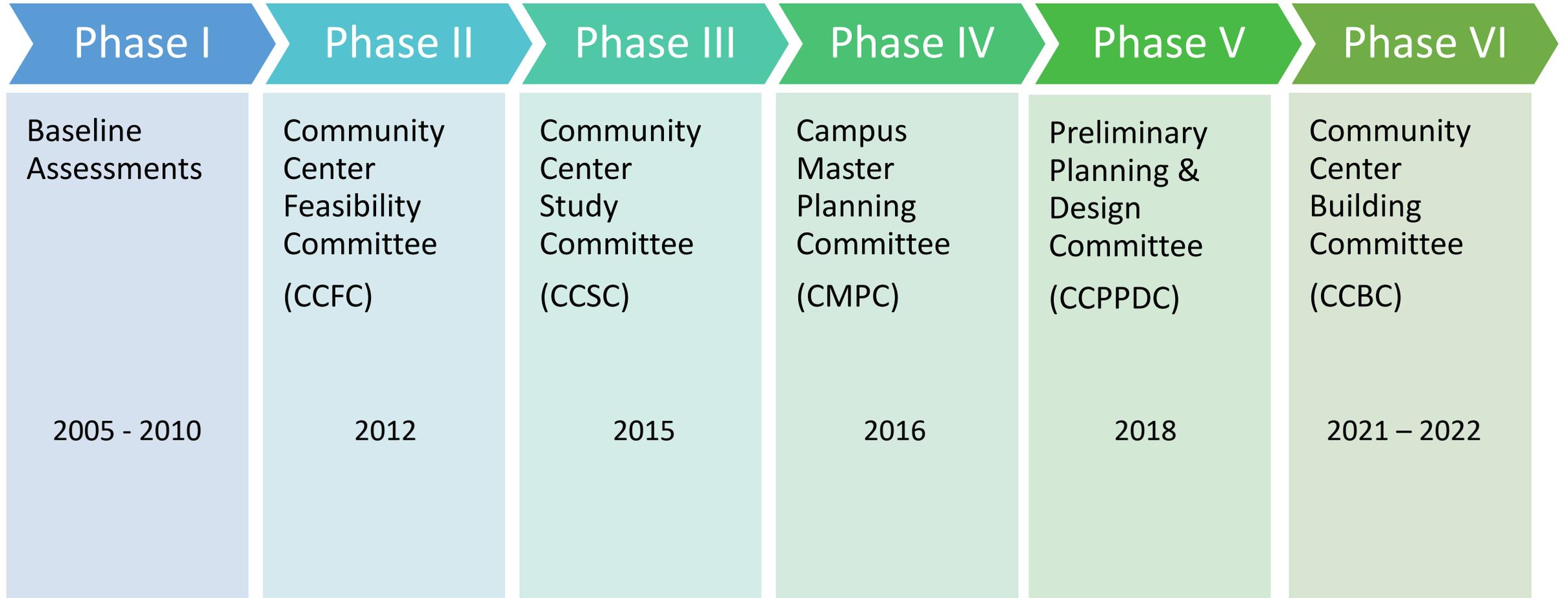
Key Conclusions

- Council on Aging & Human Services' (COA&HS) needs do not match Bemis Hall's design and location.
- COA&HS and Parks & Recreation Department (PRD) missions align
- Opportunity exists to share space & resources, connect generations
- The building should be located on Hartwell campus.
- Facility should accommodate current program, future flexibility

How did we arrive at this point?

Building on the work of prior committees and public engagement activities

Town Facilities Planning History



*Phase I
2005 – 2010*

Baseline Assessments

- Assess condition of all town-owned buildings
- Inventory of spaces and usage
- Prioritized maintenance and improvement plan
 - Bemis Hall: Series of investments (2010 – 2015)
 - Comprehensive renovation of Town Offices (2010)
- Impetus for improving Capital Planning Process and creating Facilities Department

Phase II 2012

Community Center Feasibility Committee (CCFC)

- Bemis Hall and Hartwell PODS become focus.
- Charged with evaluating existing and future needs of COA and PRD
 - Benefits and challenges of moving some or all programming to other town or private facilities
 - Program needs confirmed and initial space needs plan developed
 - Compared space in shared vs. separate buildings
- 9 sites evaluated: *Hartwell area, Smith Building, Pierce House, The Groves, Farrington Memorial, First Parish Church, Wells Road, DeCordova Museum, and DPW Site*
- Public Participation Plan:
 - October 2011 Stakeholder Focus Group
 - October 2011 State of the Town discussion
 - November 2011 Public Forum

Phase II 2012

Conclusions

- Bemis:
 - Not well suited for use as a senior center
 - Lack of space to support core programs and services
 - Lack of confidential counseling space
 - Lack of parking, and unsafe to cross Bedford Road
 - Not fully accessible
 - Expensive to renovate historic structure; renovation would not resolve parking or need for expansion
- PODS:
 - Long past their service life
 - Code deficiencies
 - Leaking roofs
 - Asbestos
 - Designed as classroom space for young students
 - In need of significant investment regardless of future use.
- Co-locating could create efficiencies
- PRD needs to be located on the Ballfield Road campus
- 2008 Town Strategic Plan: Support for multi-generational Community Center
- Of nine sites, “only Smith and Hartwell have enough space to house both departments and the other organizations that use their existing facilities.”

Phase III - 2015
Community Center Study Committee
(CCSC)

- Built on work of the 2012 Committee
- Charge: Assess Town's desire for a Community Center; next level examination of potential sites
- Process included:
 - Updated conditions analysis
 - Updated COA and PRD program & space needs assessment
 - Visits to local Community Centers
 - Detailed assessment of 5 town-owned sites (Bemis, Pierce House, Hartwell, Commuter Lot, & DPW)
 - Cost estimates
 - Extensive public participation

*Phase III – 2015
CCSC Conclusions*

- COA's space needs are "immediate"
- PRD's needs are "significant"
- Public meetings indicate resident support for a multi-generational community center
 - Needs to be at Hartwell to work for PRD
- Develop plan in coordination with School project planning

Phase IV – 2016

Campus Master Planning Committee (CMPC)

- Built on work of the 2015 Committee; appointed by School Committee and Selects to:
 - Assess Ballfield campus capacity for additional uses
 - Consider arrangement of uses on campus
- Process included:
 - Inventory & analysis of natural and built environments, and infrastructure.
 - 3 building and site concepts used to assess tradeoffs
 - Design guidelines
 - Extensive public participation: Forums; stakeholder meetings; State of the Town; mailings, etc.



Phase IV – (2016)

CMPC Conclusions

- Public desires to:
 - preserve the character of the campus
 - enhance the community aspects of the campus
 - improve pedestrian and cycling connections
 - enhance and increase space for playing fields
- There is capacity on Campus to add uses
 - “...no engineering or regulatory reason that a community center cannot be located on the Campus.”
 - “A second entrance to the Campus is not required.”
 - “...strong support for the creation of a Campus for the future, with athletic fields, appropriate educational spaces, and a community center, all of which are intended to support learning, recreation, and community for residents of the Town and visitors to the Campus.”

Phase V 2018

*Community Center
Planning &
Preliminary Design
Committee
(CCPPDC)*

- Built on work of earlier Committees
- ***March of 2017: Town Meeting and ballot approval of budget to fund feasibility study and preliminary design plans for a community center to be located in the Hartwell complex.***
- Charged by the Selects to organize and manage the process
 - Careful reviews of all previous studies
 - Updated existing conditions, program, and space needs analysis
 - Program and space needs benchmarking with comparable towns
 - Architectural design preference survey
 - 5 design schemes on sites on the campus
 - Public process: 5 choices narrowed to 2
 - New building
 - Renovation and infill of PODS
 - Three notional building and site concepts used to assess tradeoffs
 - Extensive public participation

Phase V 2018

CCPPDC Conclusions

- 2 design alternatives considered equally worthy of further consideration.
- Town leadership halts further planning until completion of the school building project.
- Town Meeting should be consulted regarding the timing of resuming the study.

Phase VI 2021 - 2022

Community Center Building Committee (CCBC)

- Fall 2021: State of the Town Meeting
 - Selects brief Town on status of Community Center and resume discussions

- March 2022:

Annual Town Meeting Vote **under ARTICLE 12**

***Moved:** That the Town provide the Select Board with a sense of the meeting as to restarting the Community Center planning and design process, and, if such sense of the meeting is in the affirmative, to request that the Board appoint a building committee, by whatever title, to review the results of previous planning efforts and to present its findings in an expedited manner so that a request for funds for planning and design services could appear on the warrant for a fall 2022 Special Town Meeting.*

- Motion approved overwhelmingly
- Select Board votes to form the Community Center Building Committee in May of 2022

Location Assessment Summary (CCFC 2012)

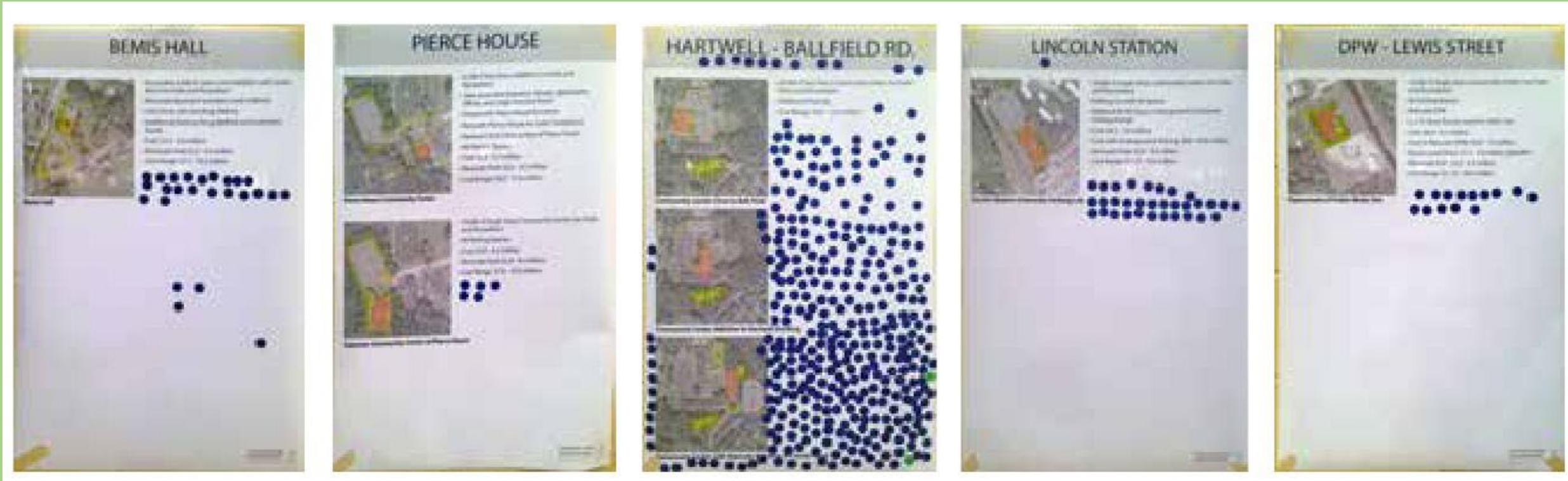
| Site | Use | Location | Adaptability of Existing Structures | Financial Costs | Access, Circulation, Parking |
|--------------|-----------|----------|-------------------------------------|-----------------|------------------------------|
| Hartwell | COA | ● | ● | ● | ● |
| | PRD | ★ | ● | ● | ● |
| | Co-Locate | ● | ● | ● | ● |
| Pierce House | COA | ● | ○ | ○ | ○ |
| | PRD | ○ | ○ | ○ | ○ |
| | Co-Locate | ○ | ○ | ○ | ○ |
| The Groves | COA | ○ | ● | ? | ● |
| | PRD | N/A | N/A | N/A | N/A |
| | Co-Locate | N/A | N/A | N/A | N/A |
| First Parish | COA | ★ | ● | ? | ● |
| | PRD | ○ | ○ | ? | ● |
| | Co-Locate | ○ | ○ | ? | ● |
| Farrington | COA | ○ | ● | ? | ○ |
| | PRD | ○ | ● | ? | ○ |
| | Co-Locate | ○ | ● | ? | ○ |
| Wells Road | COA | ● | ○ | ? | ○ |
| | PRD | ○ | ○ | ? | ○ |
| | Co-Locate | ○ | ○ | ? | ○ |

Key: ★ Excellent; ● Good; ○ Poor; ? Needs Further Study

Community Center Cost Comparison of Preliminary Concepts (CCSC 2015)

| | Bemis Hall Expansion | Pierce House Addition | Pierce House Separate | Hartwell Combined Facilities | Lincoln Station | DPW - Lewis Street |
|---------------------------|--------------------------|--------------------------|--------------------------|------------------------------|---------------------------|---------------------------|
| Base Cost (COA&HS) | \$5.5 - 6.0 | \$6.0 - 6.5 | \$5.0 - 5.5 | \$9.5 - 13.5 | \$4.5 - 5.0 | \$6.0 - 6.5 |
| Renovate Pods (PRD) | \$2.0 - 4.5 | \$2.0 - 4.5 | \$2.0 - 4.5 | | \$2.0 - 4.5 | \$2.0 - 4.5 |
| Underground Parking | | | | | \$4.5 - 5.0 | |
| Relocate DPW | | | | | | \$5.0 - 7.0 |
| Residual Land Value | | | | | | (\$1.5 - 2.0) |
| Total Project Cost | \$7.5 - 10.5 mil. | \$8.0 - 11.0 mil. | \$7.0 - 10.0 mil. | \$9.5 - 13.5 mil. | \$11.0 - 14.5 mil. | \$11.0 - 16.5 mil. |

Preferences of Residents by Location, Nov. 2014 State of the Town Meeting (CCSC 2015)



| | Bemis Hall | Pierce House | Hartwell/Ballfield Road | Commuter Lot/ Lincoln Station | DPW/Lewis Street |
|---------------------|------------|--------------|-------------------------|-------------------------------|------------------|
| Preference Stickers | 25 | 5 | 354 | 33 | 14 |

4. What are the CCBC tasks?

- Visit and learn from Centers in other communities
- Review & refine Program Requirements – COVID lessons learned
- Building on prior studies – lessons learned from School building process
- LincolnCommunityCenter.com
- Hire an architect, engineers, and when needed, a project manager
- Update program needs vs. wants
- Develop multiple lower-cost designs, with community input

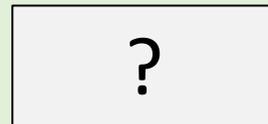


Develop Multiple Design and Pricing Options

Lower-Cost
Option(s)

Medium-Cost
Option(s)

Higher-Cost
Option(s)



VIEW OF ENTRY

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 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

5. What does the Council on Aging & Human Services do, and what does it need?

Abigail Butt, Director

Who we are: The COA&HS is a welcoming organization that...

- Embraces diversity, equity, and inclusion.
- Strives to enrich the lives of residents aged 60+ (approx. 1/3 of the pop.) and assist older residents to remain safely and independently in our community.
- Provides services to Lincoln residents *of all ages* who are in serious financial crisis or need help in caring for elders.
- Develops new social services resources for residents *of all ages* in collaboration with other Town departments and organizations.
- Most of our educational, social, and recreational activities are open to people *of all ages*. **We provide services to the entire community!**
- 3 Full Time Staff: Director, Assistant Director, & Transportation Coordinator.

Staff

| | |
|---|--|
| Director Abigail Butt, PhD | Public Health Nurse Tricia McGean, RN |
| Assistant Director Amy Rettig | Transport/Social Worker Carlee Castetter, MSW |
| Bemis Hall Coordinator Barbara Low | Town Social Worker Natalia Dedkov |
| Group Support Claire Gerstein, LICSW | Veterans Services Officer Peter Harvell |
| Property Tax Work Off Terry Green | |

Who we are: The COA&HS Provides...

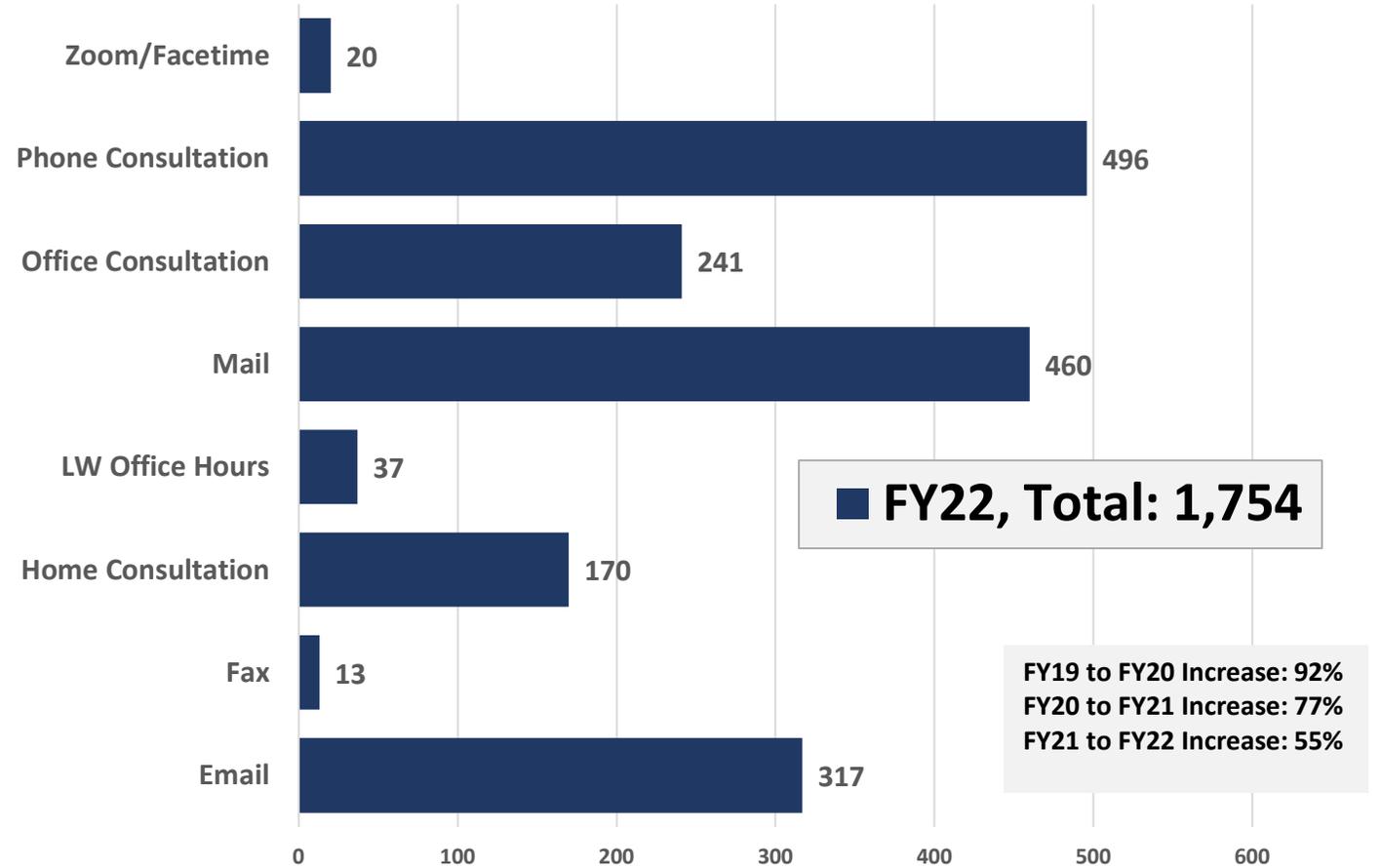
- **Mental Health**
 - Weekly Adolescent Mental Health Clinics at Hartwell
 - Weekly Adult Mental Health Clinics at Lincoln Woods
 - Weekly Support Groups (caregiver, bereavement, COVID, and “Change & Resilience”)
- **Public Health & Wellness**
 - COVID & High Dose Flu Vaccination Clinics
 - Bi-monthly blood pressure/wellness clinics at LincolnWoods & Bemis
 - Bi-monthly podiatry clinics
 - Hearing screening clinics
 - Home Safety Evaluations & Medical equipment loan program
- **Nutrition**
 - Weekly congregate dining
 - Home delivered meal referral
- **Transportation**
 - Free local transportation to medical appointments and activities
 - Free medical transportation into Boston
 - “RMV Near Me” & comprehensive transportation counseling
- **Social Services**
 - Free legal clinics, Veterans services, AARP tax preparation, notary services, SHINE medical insurance counseling, & English language learner services
 - Financial crisis assistance: Property tax relief, Emergency Assistance Fund, Low-income energy assistance, Rental Assistance Program, Water Discount Program
- **Programming**
 - Physical Wellness: Fitness & Exercise, Guided trail walks, community education
 - Social Wellness: Trips, Lincoln Academy, Foreign language conversation groups, etc.



WHO WE ARE: THE COA&HS SERVES...

- Seniors aged 60+, **35% of Lincoln's total population/n=1,697** (source: census ACS 2020 5yr)
- Residents of any age who are caregiving for a senior
- Veterans of any age in need of benefits assistance
- Children of any age in need of mental health counseling
- Renters and homeowners of any age in need of assistance with housing costs
- Hanscom residents of any age in need of social services, mental health assistance, and crisis intervention

Fig. 1: COA&HS Town of Lincoln Social Worker Units of Service, FY22



WHO WE ARE: THE COA&HS DELIVERS...

In FY22 the COA&HS delivered:

✓ **9,906** programming opportunities to **1,182** unduplicated individuals including:

→ Congregate meals to 161 individuals

→ Health services to 643 individuals

→ Fitness and exercise to 195 individuals

Additionally, the COA&HS provided **4,161** units of social service support to **901** unduplicated individuals

Event Statistics from 07/01/2021 to 06/30/2022

Filters:

Age: >=0

Site(s): All

| Category | Duplicated | Unduplicated | 60 and Over Guests | Under 60 Guests |
|----------------------------|-------------|--------------|--------------------|-----------------|
| Community Education | 198 | 127 | 3 | 0 |
| Congregate Meals | 481 | 161 | 3 | 7 |
| Cultural Events | 332 | 117 | 27 | 0 |
| Fitness/Exercise | 3866 | 195 | 25 | 3 |
| Group Support | 497 | 32 | 0 | 0 |
| Health benefits counseling | 154 | 102 | 0 | 0 |
| Health Education | 132 | 76 | 0 | 0 |
| Health Screening | 218 | 149 | 0 | 0 |
| Health Services | 1108 | 643 | 7 | 173 |
| Intergenerational | 22 | 20 | 0 | 4 |
| Legal Assistance | 14 | 14 | 0 | 0 |
| Professional Services | 241 | 153 | 5 | 7 |
| Recreation/Socialization | 2643 | 592 | 11 | 22 |
| Total Event Signins | 9906 | 1182 | 81 | 216 |

THE COA&HS AND BEMIS HALL

SAFE ADEQUATE SPACE TO RUN PROGRAMS

Bemis Hall is a beautiful, historic building *but* it was never meant to house senior programming.

Bemis lacks accessibility.

- Insufficient parking and too far from building, entrances to building difficult to navigate, no handicap bathrooms on the first floor

Bemis is only partially usable.

- Poor air quality in the basement and no air conditioning in the auditorium
- No “serve safe” kitchen for congregate meals
- Lack of private space to provide private assistance, counseling services, or benefits assistance

But what will happen to Bemis Hall?

- We anticipate that the upstairs hall will continue to be used for performances, classes, dances, lectures, meetings, and private functions just as it is now.
- Bemis Hall is utilized by an array of community groups who operate within the space at different levels of intensity, including basic storage to regular meeting space.
- The space vacated by the COA&HS needing to be filled includes the 450 square foot program room and two small offices in the basement, and the first-floor space. Two ideas for using this for municipal space that have been discussed include programming space for the Library and potential expansion space for various existing town departments and organizations.
- If space is left over, Lincoln could follow the lead of other cities and towns that have buildings much like Bemis Hall and rent it to non-profit organizations, small professional firms, and others or use it for arts or other purposes.

6. What does the Parks & Recreation Department do, and what does it need?

Jessica Downing, Director



LINCOLN
PARKS & RECREATION

COMMUNITY CENTER & PRD NEEDS

WHO WE ARE AND WHAT WE OFFER

- The Parks & Recreation Department (PRD) promotes the benefits of parks and recreation and builds community in Lincoln by providing quality opportunities for residents of all ages to socialize and develop interests, skills and healthy lifestyles.
- PRD offers: A wide range of recreational programs for adults, school-age children, and preschoolers. **We provide services to the entire community!**
- PRD manages: The Town's athletic fields, three parks (including Pierce Park), Codman Pool, and six clay tennis courts.
- 3 Full Time Staff
 - Director – Jessica Downing, M.S, CPRP
 - Assistant Director – David Sequeira
 - Office Manager – Laurie Dumont

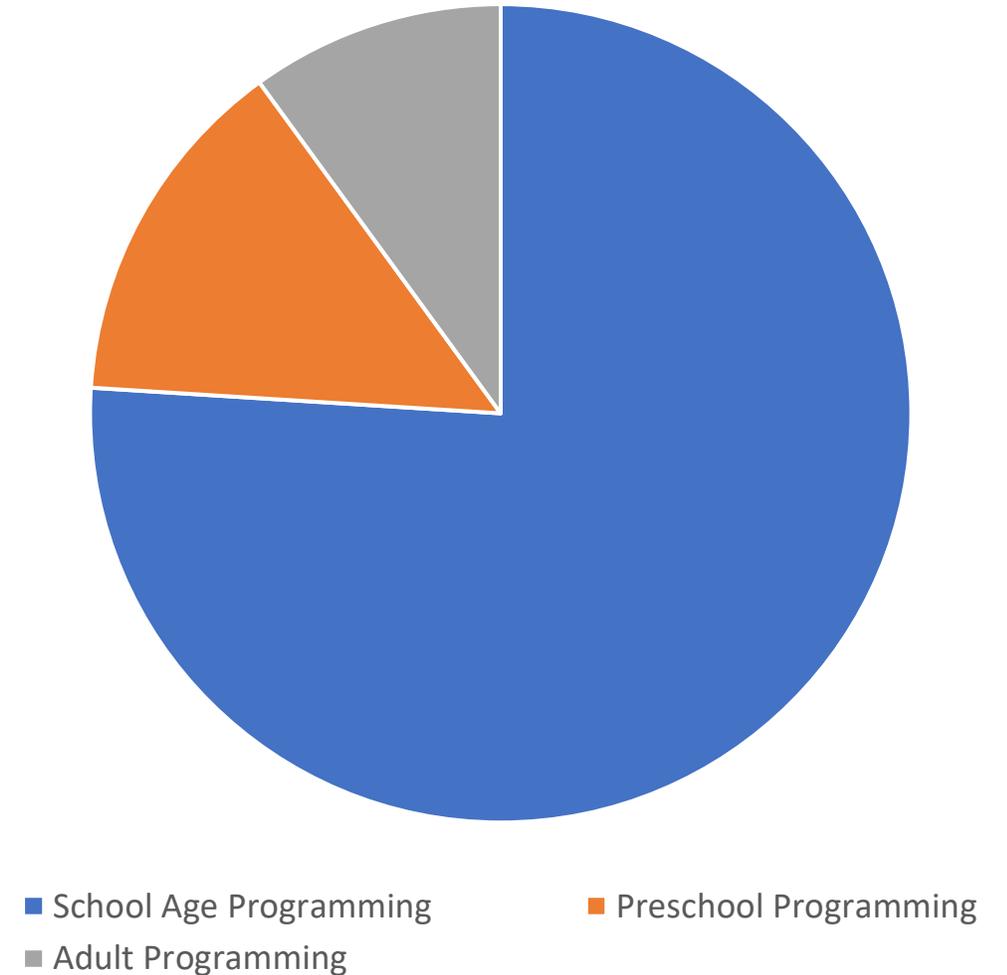


PROGRAM STATISTICS

2021

- Offered **140 programs**
 - 1,300 different individuals (ranging in age 12 months to 82 years)
- Over **3,607 registrations** in our activities with many additional residents being served through our public events.
- Programming
 - **School Age Programming: 76%**
 - Preschool Programming: 14%
 - Adult Programming: 10%.
- **Enrollment numbers continue to rise** as we come out of the pandemic.

Programming by Category



TYPICAL PRD PROGRAM SCHEDULE

| | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY | SUNDAY |
|------|---|---|---|---|---|---|---|
| 8am | Adult Programming | Adult Programming | Preschool Programming | Combination of Programs & Events Seasonally | Adult Programming | Combination of Programs & Events Seasonally | Combination of Programs & Events Seasonally |
| 9am | Preschool Programming | Adult Programming | Preschool Programming | Adult Programming | Adult Programming | Combination of Programs & Events Seasonally | Combination of Programs & Events Seasonally |
| 10am | Preschool Programming | Adult Programming | Adult Programming | Adult Programming | Adult Programming | Combination of Programs & Events Seasonally | Combination of Programs & Events Seasonally |
| 11am | Combination of Programs & Events Seasonally | Preschool Programming | Adult Programming | Adult Programming | Combination of Programs & Events Seasonally | Combination of Programs & Events Seasonally | Combination of Programs & Events Seasonally |
| 12pm | Combination of Programs & Events Seasonally | Combination of Programs & Events Seasonally | Combination of Programs & Events Seasonally | Adult Programming | Combination of Programs & Events Seasonally | Combination of Programs & Events Seasonally | Combination of Programs & Events Seasonally |
| 1pm | Combination of Programs & Events Seasonally | Combination of Programs & Events Seasonally | School Age Programming | Adult Programming | Combination of Programs & Events Seasonally | Combination of Programs & Events Seasonally | Combination of Programs & Events Seasonally |
| 2pm | Combination of Programs & Events Seasonally | Combination of Programs & Events Seasonally | School Age Programming | School Age Programming | Combination of Programs & Events Seasonally | Combination of Programs & Events Seasonally | Combination of Programs & Events Seasonally |
| 3pm | School Age Programming | School Age Programming | Preschool Programming | School Age Programming | School Age Programming | Combination of Programs & Events Seasonally | Combination of Programs & Events Seasonally |
| 4pm | School Age Programming | School Age Programming | Preschool Programming | School Age Programming | School Age Programming | Combination of Programs & Events Seasonally | Combination of Programs & Events Seasonally |
| 5pm | Adult Programming | School Age Programming | School Age Programming | School Age Programming | School Age Programming | Combination of Programs & Events Seasonally | Combination of Programs & Events Seasonally |
| 6pm | Adult Programming | School Age Programming | School Age Programming | School Age Programming | School Age Programming | Combination of Programs & Events Seasonally | Combination of Programs & Events Seasonally |
| 7pm | Adult Programming | Adult Programming | School Age Programming | School Age Programming | School Age Programming | Combination of Programs & Events Seasonally | Combination of Programs & Events Seasonally |
| 8pm | Adult Programming | Adult Programming | School Age Programming | School Age Programming | School Age Programming | Combination of Programs & Events Seasonally | Combination of Programs & Events Seasonally |

 School Age Programming

 Adult Programming

 Preschool Programming

 Combination of Programs & Events *Seasonally*

PRD NEEDS

SAFE ADEQUATE SPACE TO RUN PROGRAMS

- Current Facility
 - Hartwell – Pods
 - Former temporary classrooms on the Lincoln School Campus
 - Buildings need significant capital upgrading and repair
 - Buildings are maintained at a minimum level
 - Lincoln Schools control the space
 - Minimal storage
 - Rooms are not adequate for safe multi-use programming (ball playing, gymnastics, meeting space, class spaces).

7. What are the CCBC's next steps?

MARCH
2022

- TOWN MEETING
- **VOTE** to Establish CCBC

Nov 30TH
2022

- SPECIAL TOWN MEETING
- **VOTE** \$325K for Professional Services (2/3 vote)



DECEMBER
2022-
MARCH
2023

- Issue Reqs for Proposals (RFPs), Select:
- Architect
 - Owner's Project Manager

NOVEMBER
2023

- SPECIAL TOWN MEETING
- **VOTE** to choose project & budget, authorize Professional Services

MARCH
2024

- Town Meeting **VOTE** to **BOND \$** (2/3 vote)
- Ballot **VOTE** to **BOND \$** (majority vote)

DECEMBER
2026

- ESTIMATED PROJECT COMPLETION!

8. What is the CCBC requesting tonight, and why?

Special Town Meeting Funding Proposal

| | | |
|-------------------------|---------------------|---|
| Architect | \$150,000 | <ul style="list-style-type: none"> • Develop lower-cost design options & site plans, and refine existing (2018) design concepts • Provide cost estimates • Town Meeting (Fall 2023) to choose preferred option and budget • Town Meeting & Ballot Vote (March 2024) to fund the project |
| Owner's Project Manager | \$50,000 - \$75,000 | <ul style="list-style-type: none"> • Consistent with industry norm (1/3 architect's fee) • Required by state law for this size public project |
| Additional Services | \$50,000 - \$75,000 | <ul style="list-style-type: none"> • Subsurface conditions analysis • Wetlands mapping • Septic analysis • Traffic/circulation |
| Contingency | \$25,000 | |
| TOTAL | \$325,000 | Vote from Stabilization Fund requires a 2/3 vote at Town Meeting |

9. How does building a Community Center fit into Lincoln's financial picture?

Andy Payne, Finance Committee

Town Capital Capacity

November-2022

Lincoln Finance Committee

Estimated Tax Impact

| | |
|---|---------------------|
| | |
| FY23 Median Home Value | \$1,259,900 |
| FY23 Median Tax Bill | \$17,488 |
| Estimated tax impact <i>per \$10 mil borrowed</i> | + \$309/year |

Bond assumptions:

- 30 year term
- 4.5% rate (current: 4.08%)
- Level debt

| Principal | Town Debt Service | Tax Impact (Median) | % Tax increase |
|-----------|-------------------|---------------------|----------------|
| \$10 mil | \$614,000 | \$309 | 1.8% |
| \$15 mil | \$921,000 | \$464 | 2.7% |
| \$20 mil | \$1,228,000 | \$618 | 3.5% |
| \$30 mil | \$1,842,000 | \$927 | 5.3% |
| \$40 mil | \$2,456,000 | \$1,236 | 7.1% |

Stabilization balance: **\$3.9 million**

Town Debt Limits

| | |
|--|--------------------|
| | |
| Town Debt Limit* | \$123.8 mil |
| Current debt (>90% school building) | \$85.1 mil |
| Remaining under limit | \$38.7 mil |

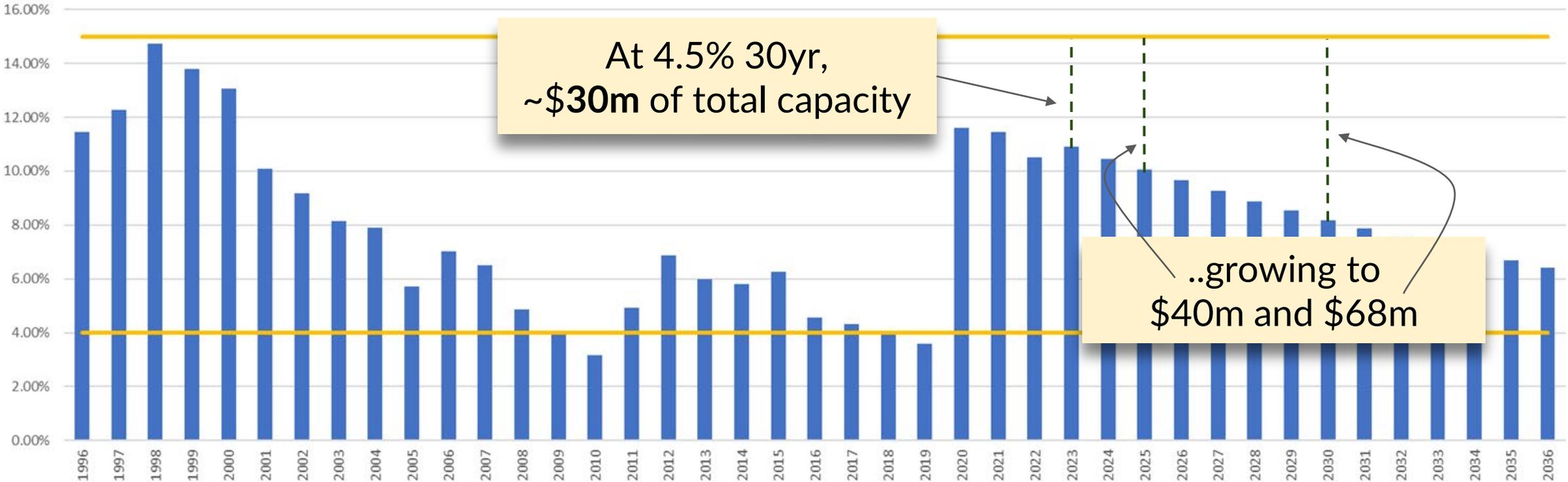
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|----------------------------------|------------------|
| | |
| Guideline maximum debt service % | ~15% |
| Current % of budget | 10.9% |
| Debt service budget available | \$1.8 mil |

**Estimated, based on preliminary EQV data.*

Town of Lincoln

Debt as a % of Operating Expenditures

(general fund budget projected to grow at 4%)



At 4.5% 30yr,
~\$30m of total capacity

..growing to
\$40m and \$68m

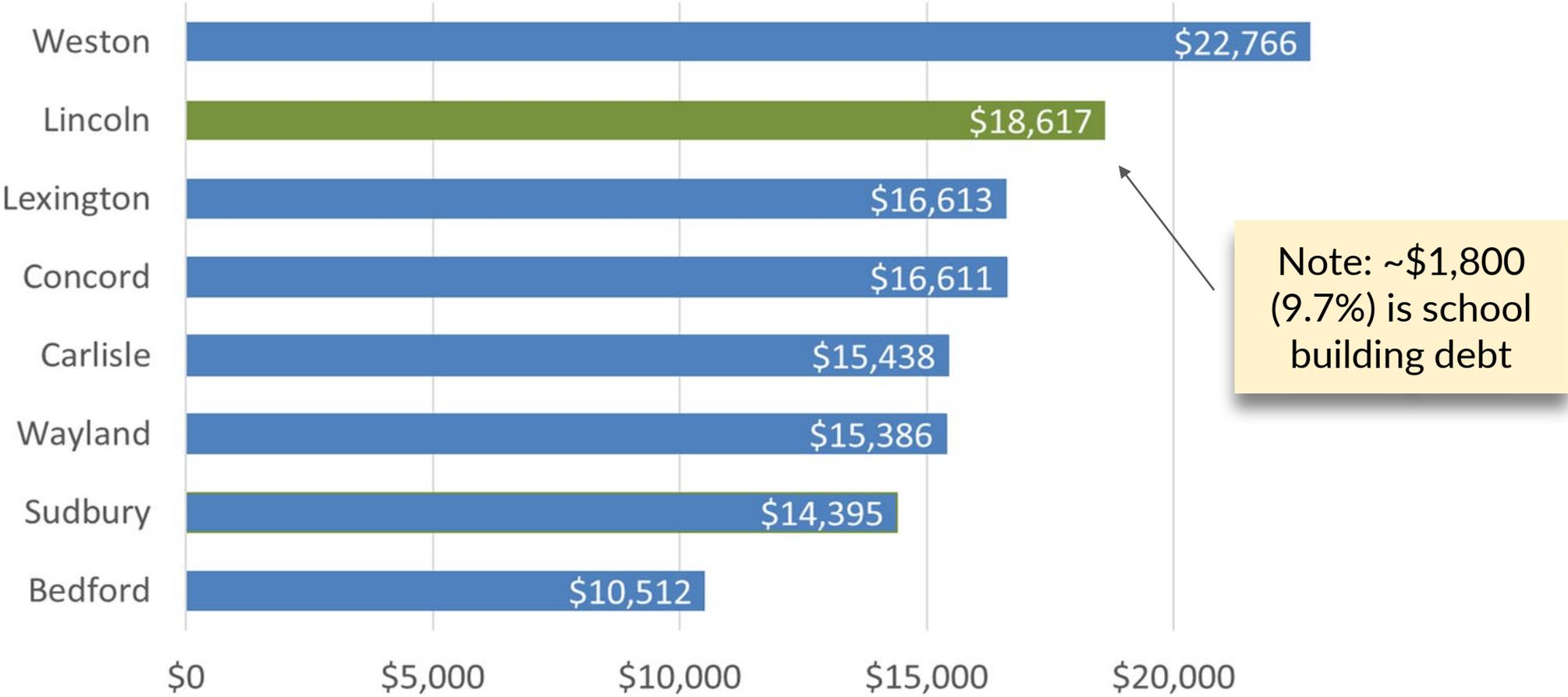
- Existing Debt Service as a % of General Fund Expenditures
- S&P's Minimum Recommended Range for Debt Service as a % of Expenditures (4%)
- S&P's Maximum Recommended Range for Debt Service as a % of Expenditures (15%)

Select Possible Capital Projects

| Project | Est. Cost | Timeframe |
|--------------------------------|-----------------------------|-----------|
| Roadway improvement | \$10 million | 5-7 yrs |
| Cemetery land acquisition | "7 figures" | 10 yrs |
| Replace fire ladder truck | \$1.5 million | ~10 yrs |
| New DPW facility? | \$15-20 million | 10-15 yrs |
| Conservation land acquisition? | "7 figures" CPA eligible | TBD |

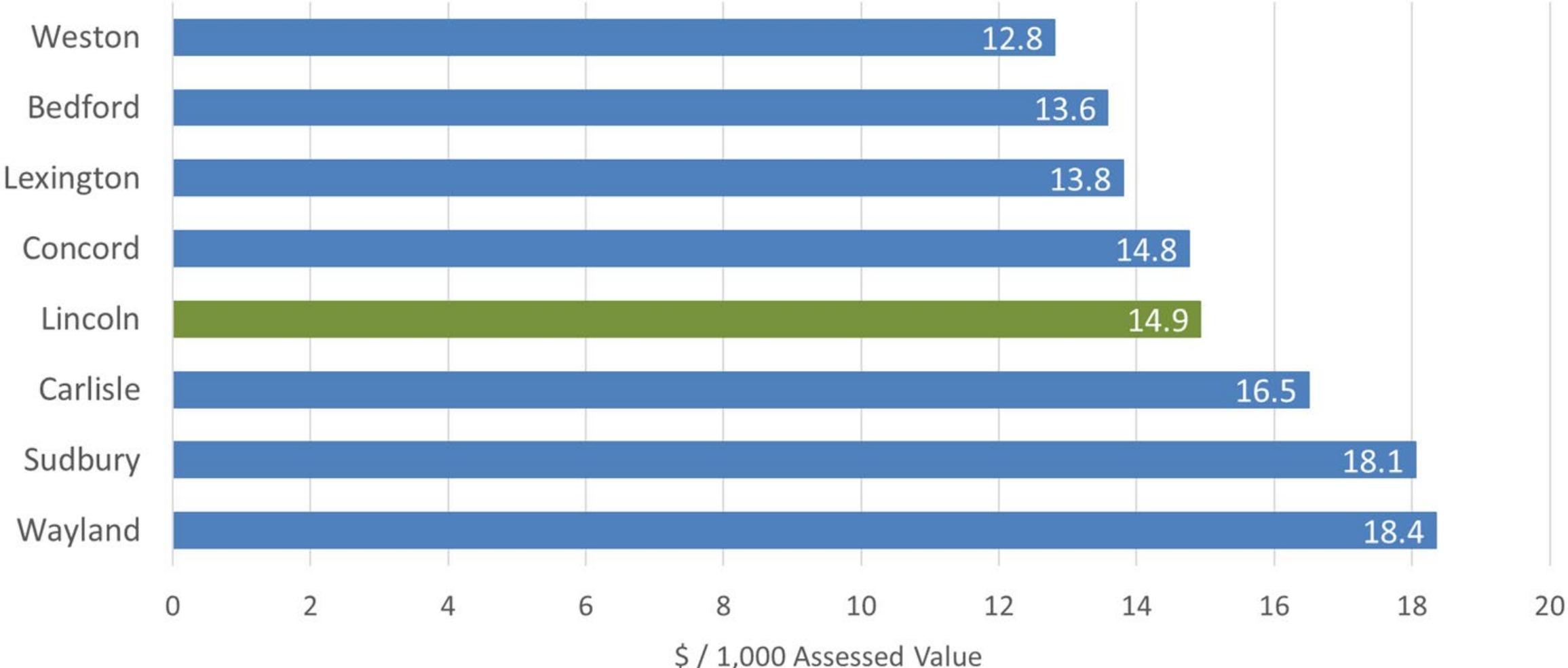
Peer Towns

Average Single Family Tax Bill - FY2022



Peer Towns (con't)

Residential Tax Rate - FY2022

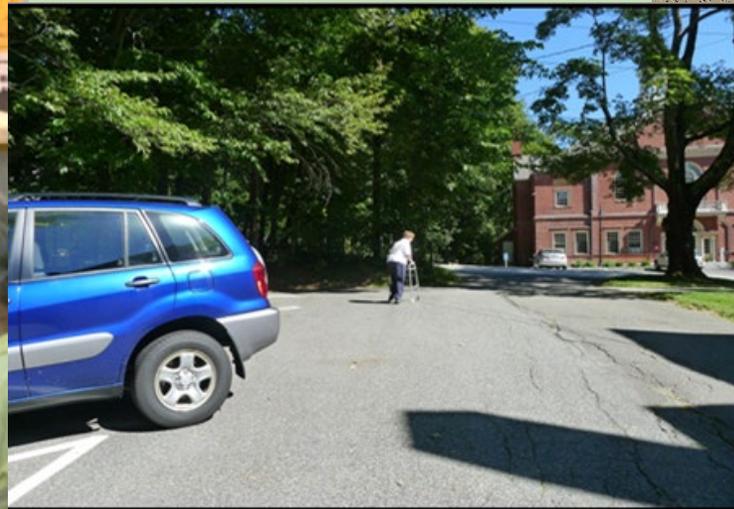


Questions?

andy@payne.org

10. What if the motion is voted down?

- COA&HS would still desperately need more and updated space.
- PRD would still need more and updated space.
- The opportunity for activities and spaces to blend seniors with younger generations at the same location would be lost.
- Delaying a decision about building a Community Center would just increase costs.



Cost of Renovating Pods A, B, C

| Project | 2018 Original Estimate | 2022 Updated Estimate |
|--|------------------------|-----------------------|
| Renovate Pods A, B, C from CCPPDC report | \$3 - 3.9 million | \$4.8M - \$6.2M |

- 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.
- Addresses **only PRD** needs and **excludes COA&HS** needs

Cost of Expanding Bemis (2015)

| | Bemis Hall Expansion |
|---------------------------|--------------------------|
| Base Cost | \$5.5 - 6.0 |
| Renovate Pods | \$2.0 - 4.5 |
| Underground Parking | |
| Relocate DPW | |
| Residual Land Value | |
| Total Project Cost | \$7.5 - 10.5 mil. |

2022 estimate: \$8.8 – 9.6 M

11. What questions do you have?

Design Options 2018 Study

- **Scheme #1**
 - New Construction
 - “Secondary Central Green”
- **Scheme #2**
 - Part New and Part Renovation
 - “Infill of Pods”





VIEW OF ENTRY

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 FROM HARTWELL GREEN

LINCOLN COMMUNITY CENTER

COMMUNITY CENTER PLANNING AND PRELIMINARY DESIGN COMMITTEE AND MARYANN THOMPSON ARCHITECTS

INFILL OF PODS - SCHEME 2

JUNE 9, 2018 TOWN MEETING

Construction Cost Estimates for 2018 Concepts

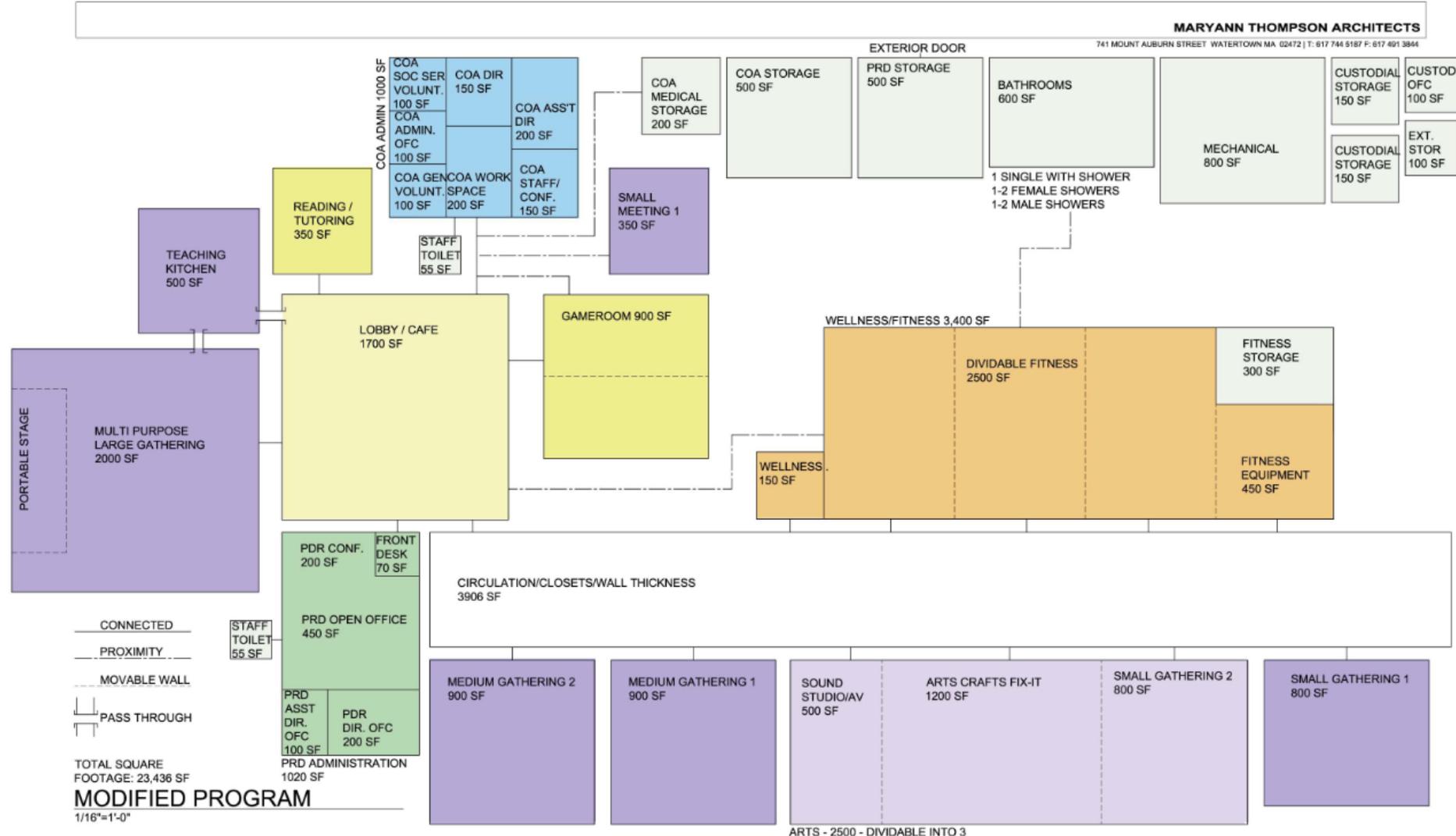
| Design Concept | 2018 Original Estimate | 2022 Updated Estimate |
|--|------------------------|-----------------------|
| Concept #1: Infill of Pods | \$15.3 million | \$24.6 million |
| Concept #2: Secondary Central Green | \$16.2 million | \$26.0 million |

Escalation Assumptions:

- 5% 2018 – 2020
- 20% 2021 (pandemic factor)
- 5% 2022 – 2024 (anticipated contract award early-2025)

Space Needs for Each Department

APPENDIX C



A DAY IN THE LIFE OF THE LINCOLN COMMUNITY CENTER ...

| | | | | | | | |
|---|---|---|--|---|---|--|--|
| | | | | | | | |
| <p>ALL DAY EVERY DAY</p> <ul style="list-style-type: none"> Coffee Conversation Reading Games Fitness Equipment | <p>8 AM</p> <ul style="list-style-type: none"> Men's Coffee Tai Chi French Conversation Podiatry Knitting Hand Drumming Wellness Clinic Ultimate Fitness | <p>10 AM</p> <ul style="list-style-type: none"> Spanish Conversation Play reading Stretch and flex Lecture Support/Discussion Group Line dancing German Conversation Zumba Art Class Open Studio Gymnastics Music Together Puddlestompers | <p>12 PM</p> <ul style="list-style-type: none"> Senior dining Lincoln Academy Active Aging Fitness Support/Discussion Group Computer Tutoring Jazz Concert Bridge, Pool, Games Lecture Gardening Tax Help Tumbling Magic Garden | <p>2 PM</p> <ul style="list-style-type: none"> Tai Chi Legal Clinic Group Meetings Movie Ukulele Sing-along Concert Pilates Video Game Design Scratch Animation | <p>4 PM</p> <ul style="list-style-type: none"> Intergenerational Activities Mad Science Keno Karate Chess Club Preschool Soccer Child Yoga Math Club Art Class Cooking Class Cardio Kickboxing Hands-on Electronics | <p>6 PM</p> <ul style="list-style-type: none"> Turbo Kick Lego Robotics Cooking Class African Dance Ballroom Dancing Renew and Restore Yoga Babysitter Training Woman's self Defense | <p>8PM</p> <ul style="list-style-type: none"> Fitness Equipment Group Meetings Presentation/Lecture Art Exhibit Book Club Concert |

All Ages.

All abilities.

All in one place.

Maximum impact.

Minimum cost.

WWW.LINCOLNCCPPDC.ORG

Cost of Renovating Pods A, B, C

| Project | 2018 Original Estimate | 2022 Updated Estimate |
|--|------------------------------|-----------------------------|
| Renovate Pods A, B, C from CCPPDC report | \$3 - 3.9 million | \$4.8M - \$6.2M |

- 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.
- Addresses **only PRD** needs and **excludes COA&HS** needs

Who we are: The COA&HS is a welcoming organization that...

- Embraces diversity, equity, and inclusion.
- Strives to enrich the lives of residents aged 60+ (approx. 1/3 of the pop.) and assist older residents to remain safely and independently in our community.
- Provides services to Lincoln residents *of all ages* who are in serious financial crisis or need help in caring for elders.
- Develops new social services resources for residents *of all ages* in collaboration with other Town departments and organizations.
- Most of our educational, social, and recreational activities are open to people *of all ages*. **We provide services to the entire community!**
- 3 Full Time Staff: Director, Assistant Director, & Transportation Coordinator.

Staff

| | |
|---|---|
| Director Abigail Butt, PhD | Public Health Nurse Tricia McGean, RN |
| Assistant Director Amy Rettig | Transport/Social Worker Carlee Castetter, MSW |
| Bemis Hall Coordinator Barbara Low | Town Social Worker Natalia Dedkov |
| Group Support Claire Gerstein, LICSW | Veterans Services Officer Peter Harvell |
| Property Tax Work Off Terry Green | |

Who we are: The COA&HS Provides...

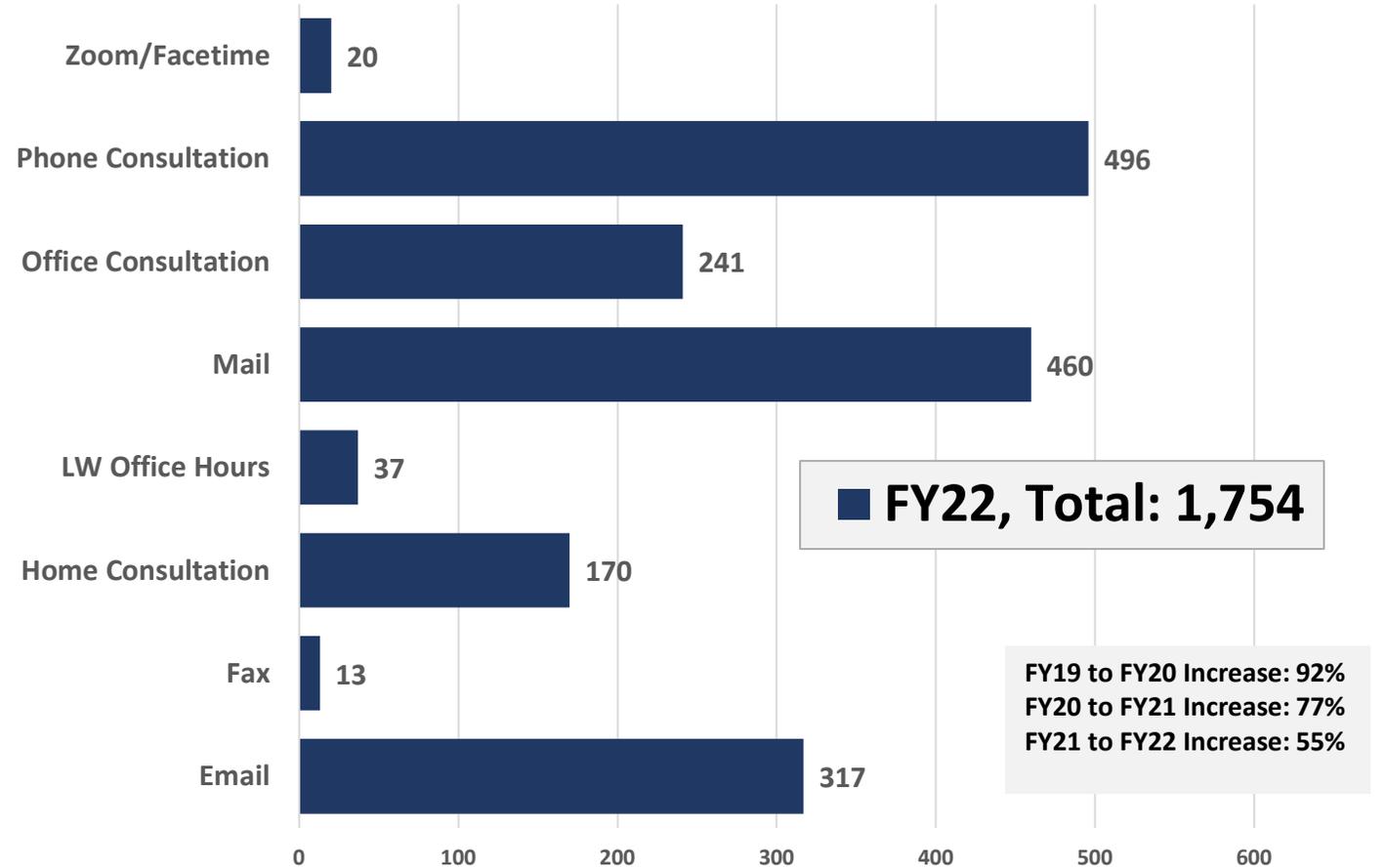
- **Mental Health**
 - Weekly Adolescent Mental Health Clinics at Hartwell
 - Weekly Adult Mental Health Clinics at Lincoln Woods
 - Weekly Support Groups (caregiver, bereavement, COVID, and “Change & Resilience”)
- **Public Health & Wellness**
 - COVID & High Dose Flu Vaccination Clinics
 - Bi-monthly blood pressure/wellness clinics at LincolnWoods & Bemis
 - Bi-monthly podiatry clinics
 - Hearing screening clinics
 - Home Safety Evaluations & Medical equipment loan program
- **Nutrition**
 - Weekly congregate dining
 - Home delivered meal referral
- **Transportation**
 - Free local transportation to medical appointments and activities
 - Free medical transportation into Boston
 - “RMV Near Me” & comprehensive transportation counseling
- **Social Services**
 - Free legal clinics, Veterans services, AARP tax preparation, notary services, SHINE medical insurance counseling, & English language learner services
 - Financial crisis assistance: Property tax relief, Emergency Assistance Fund, Low-income energy assistance, Rental Assistance Program, Water Discount Program
- **Programming**
 - Physical Wellness: Fitness & Exercise, Guided trail walks, community education
 - Social Wellness: Trips, Lincoln Academy, Foreign language conversation groups, etc.



WHO WE ARE: THE COA&HS SERVES...

- Seniors aged 60+, **35% of Lincoln's total population/n=1,697** (source: census ACS 2020 5yr)
- Residents of any age who are caregiving for a senior
- Veterans of any age in need of benefits assistance
- Children of any age in need of mental health counseling
- Renters and homeowners of any age in need of assistance with housing costs
- Hanscom residents of any age in need of social services, mental health assistance, and crisis intervention

Fig. 1: COA&HS Town of Lincoln Social Worker Units of Service, FY22



WHO WE ARE: THE COA&HS DELIVERS...

In FY22 the COA&HS delivered:

✓ **9,906** programming opportunities to **1,182** unduplicated individuals including:

- Congregate meals to 161 individuals
- Health services to 643 individuals
- Fitness and exercise to 195 individuals

Additionally, the COA&HS provided **4,161** units of social service support to **901** unduplicated individuals

Event Statistics from 07/01/2021 to 06/30/2022

Filters:

Age: >=0

Site(s): All

| Category | Duplicated | Unduplicated | 60 and Over Guests | Under 60 Guests |
|----------------------------|-------------|--------------|--------------------|-----------------|
| Community Education | 198 | 127 | 3 | 0 |
| Congregate Meals | 481 | 161 | 3 | 7 |
| Cultural Events | 332 | 117 | 27 | 0 |
| Fitness/Exercise | 3866 | 195 | 25 | 3 |
| Group Support | 497 | 32 | 0 | 0 |
| Health benefits counseling | 154 | 102 | 0 | 0 |
| Health Education | 132 | 76 | 0 | 0 |
| Health Screening | 218 | 149 | 0 | 0 |
| Health Services | 1108 | 643 | 7 | 173 |
| Intergenerational | 22 | 20 | 0 | 4 |
| Legal Assistance | 14 | 14 | 0 | 0 |
| Professional Services | 241 | 153 | 5 | 7 |
| Recreation/Socialization | 2643 | 592 | 11 | 22 |
| Total Event Signins | 9906 | 1182 | 81 | 216 |

THE COA&HS AND Bemis Hall

SAFE ADEQUATE SPACE TO RUN PROGRAMS

Bemis Hall is a beautiful, historic building *but* it was never meant to house senior programming.

Bemis lacks accessibility.

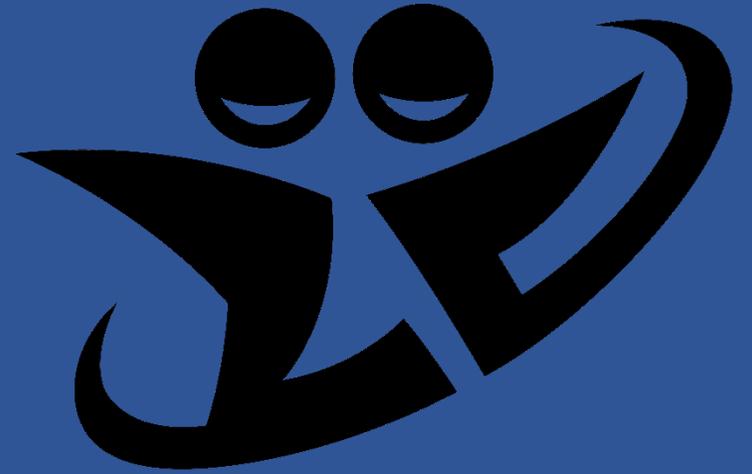
- Insufficient parking and too far from building, entrances to building difficult to navigate, no handicap bathrooms on the first floor

Bemis is only partially usable.

- Poor air quality in the basement and no air conditioning in the auditorium
- No “serve safe” kitchen for congregate meals
- Lack of private space to provide private assistance, counseling services, or benefits assistance

But what will happen to Bemis Hall?

- We anticipate that the upstairs hall will continue to be used for performances, classes, dances, lectures, meetings, and private functions just as it is now.
- The basement is currently occupied by the Lincoln Girl Scouts, the Lincoln Minute Men, the Library Book Sale, and the Lincoln Historical Society.
- The space vacated by the COA&HS needing to be filled includes the 450 square foot program room and two small offices in the basement, and the first-floor space. Two ideas for using this for municipal space that have been discussed include programming space for the Library and space for all the Town's land use offices and organizations.
- If space is left over, Lincoln could follow the lead of other cities and towns that have buildings much like Bemis Hall and rent it to non-profit organizations, small professional firms, and others or use it for arts or other purposes.



LINCOLN
PARKS & RECREATION

COMMUNITY CENTER & PRD NEEDS

Who we are and what we offer

- The Parks & Recreation Department (PRD) promotes the benefits of parks and recreation and builds community in Lincoln by providing quality opportunities for residents of all ages to socialize and develop interests, skills and healthy lifestyles.
- PRD offers a wide range of programs for adults, school-age children, and preschoolers. **We provide services to the entire community!**
- 3 Full Time Staff
 - Director – Jessica Downing
 - Assistant Director – David Sequeira
 - Office Manager – Laurie Dumont

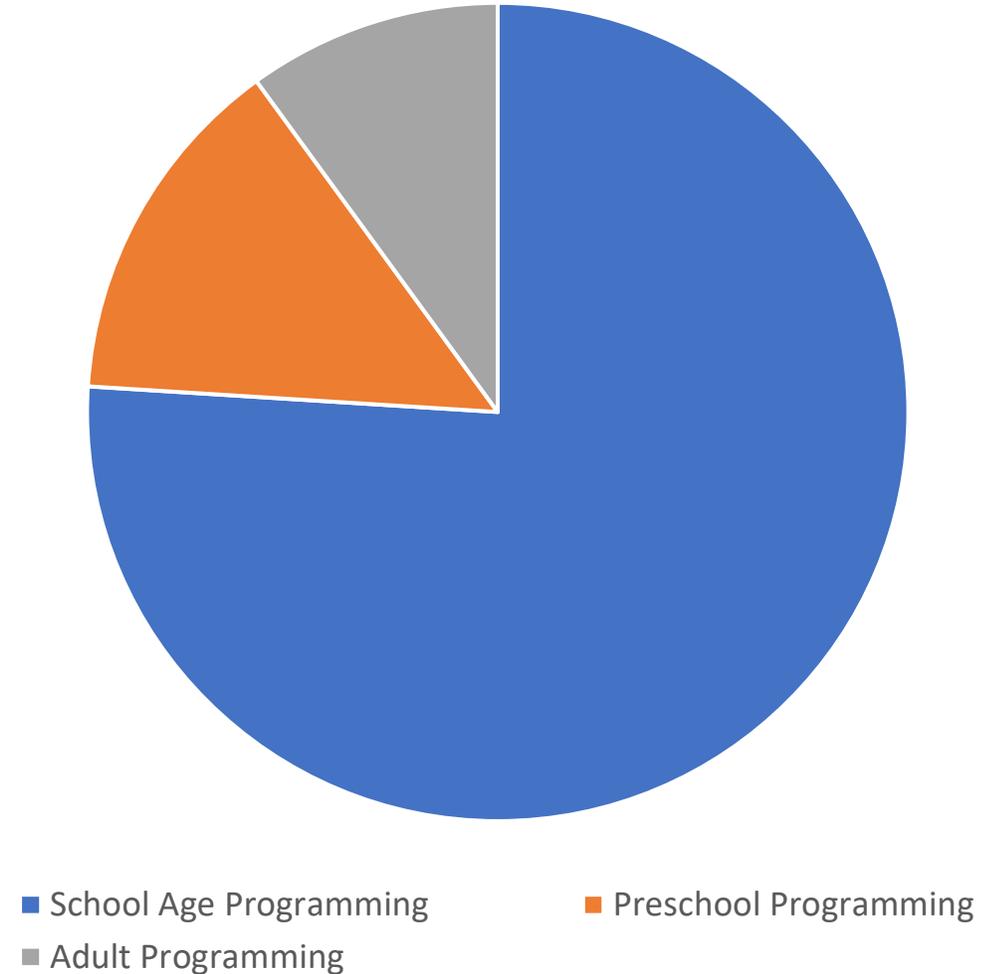


PROGRAM STATISTICS

2021

- Offered **140 programs**
 - 1,300 different individuals (ranging in age 12 months to 82 years)
- Over **3,607 registrations** in our activities with many additional residents being served through our public events.
- Programming
 - **School Age Programming: 76%**
 - Preschool Programming: 14%
 - Adult programming accounted for 10%.
- **Enrollment numbers continue to rise** as we come out of the pandemic.

Programming by Category



TYPICAL PRD PROGRAM SCHEDULE

| | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY | SUNDAY |
|------|------------------------|------------------------|------------------------|------------------------|------------------------|-----------------------|-------------------|
| 8am | Adult Programming | Adult Programming | Preschool Programming | Adult Programming | Adult Programming | Adult Programming | Adult Programming |
| 9am | Preschool Programming | Adult Programming | Preschool Programming | Adult Programming | Adult Programming | Preschool Programming | Adult Programming |
| 10am | Preschool Programming | Adult Programming | Adult Programming | Adult Programming | Adult Programming | Preschool Programming | Adult Programming |
| 11am | Adult Programming | Preschool Programming | Adult Programming | Adult Programming | Adult Programming | Preschool Programming | Adult Programming |
| 12pm | Adult Programming | Adult Programming | Adult Programming |
| 1pm | Adult Programming | Adult Programming | School Age Programming | Adult Programming | Adult Programming | Adult Programming | Adult Programming |
| 2pm | Adult Programming | Adult Programming | School Age Programming | School Age Programming | Adult Programming | Adult Programming | Adult Programming |
| 3pm | School Age Programming | School Age Programming | Preschool Programming | School Age Programming | School Age Programming | Adult Programming | Adult Programming |
| 4pm | School Age Programming | School Age Programming | Preschool Programming | School Age Programming | School Age Programming | Adult Programming | Adult Programming |
| 5pm | Adult Programming | School Age Programming | School Age Programming | School Age Programming | School Age Programming | Adult Programming | Adult Programming |
| 6pm | Adult Programming | School Age Programming | School Age Programming | School Age Programming | School Age Programming | Adult Programming | Adult Programming |
| 7pm | Adult Programming | Adult Programming | School Age Programming | School Age Programming | School Age Programming | Adult Programming | Adult Programming |
| 8pm | Adult Programming | Adult Programming | School Age Programming | School Age Programming | School Age Programming | Adult Programming | Adult Programming |

 School Age Programming

 Adult Programming

 Preschool Programming

PRD NEEDS

SAFE ADEQUATE SPACE TO RUN PROGRAMS

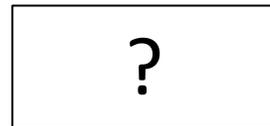
- Current Facility
 - Hartwell – Pods
 - Former temporary classrooms on the Lincoln School Campus
 - Buildings need significant capital upgrading and repair
 - Buildings are maintained at a minimum level
 - Lincoln Schools control the space
 - Minimal storage
 - Rooms are not adequate for safe multi-use programming (ball playing, gymnastics, meeting space, class spaces).

Proposed Design and Pricing Options: Lower, Medium, Higher

Lower-Cost
Option(s)

Medium-Cost
Option(s)

Higher-Cost
Option(s)



VIEW OF ENTRY

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 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

(Est. \$4.8-\$10M)

(Est. \$10-\$20M)

(Est. \$20-25M)