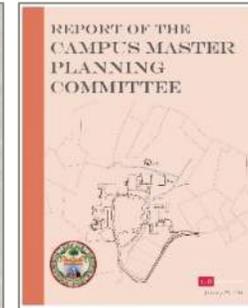
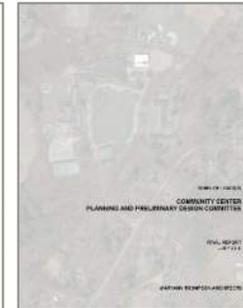




LINCOLN COMMUNITY CENTER

Lincoln State of the Town

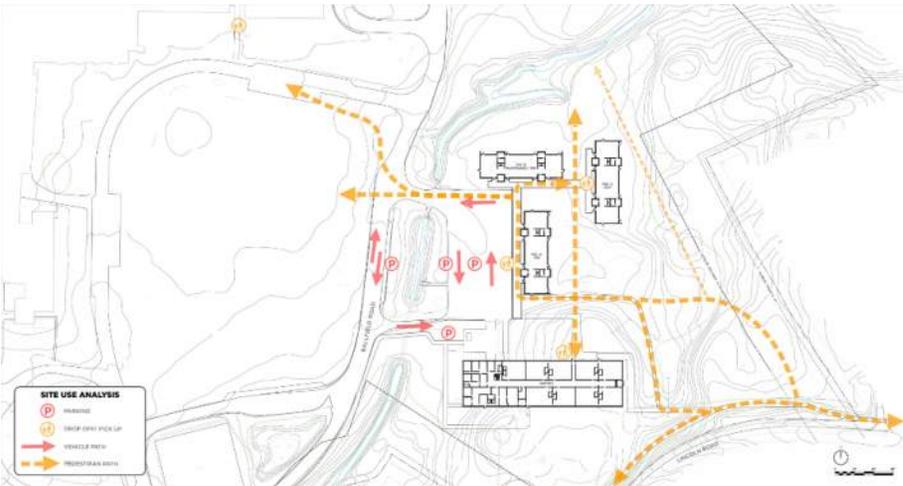
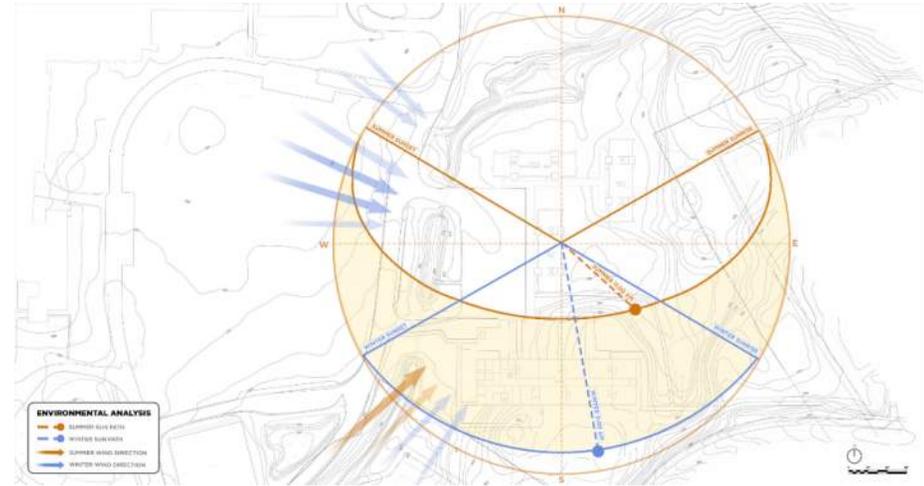
September 30, 2023



BACKGROUND



 SITE

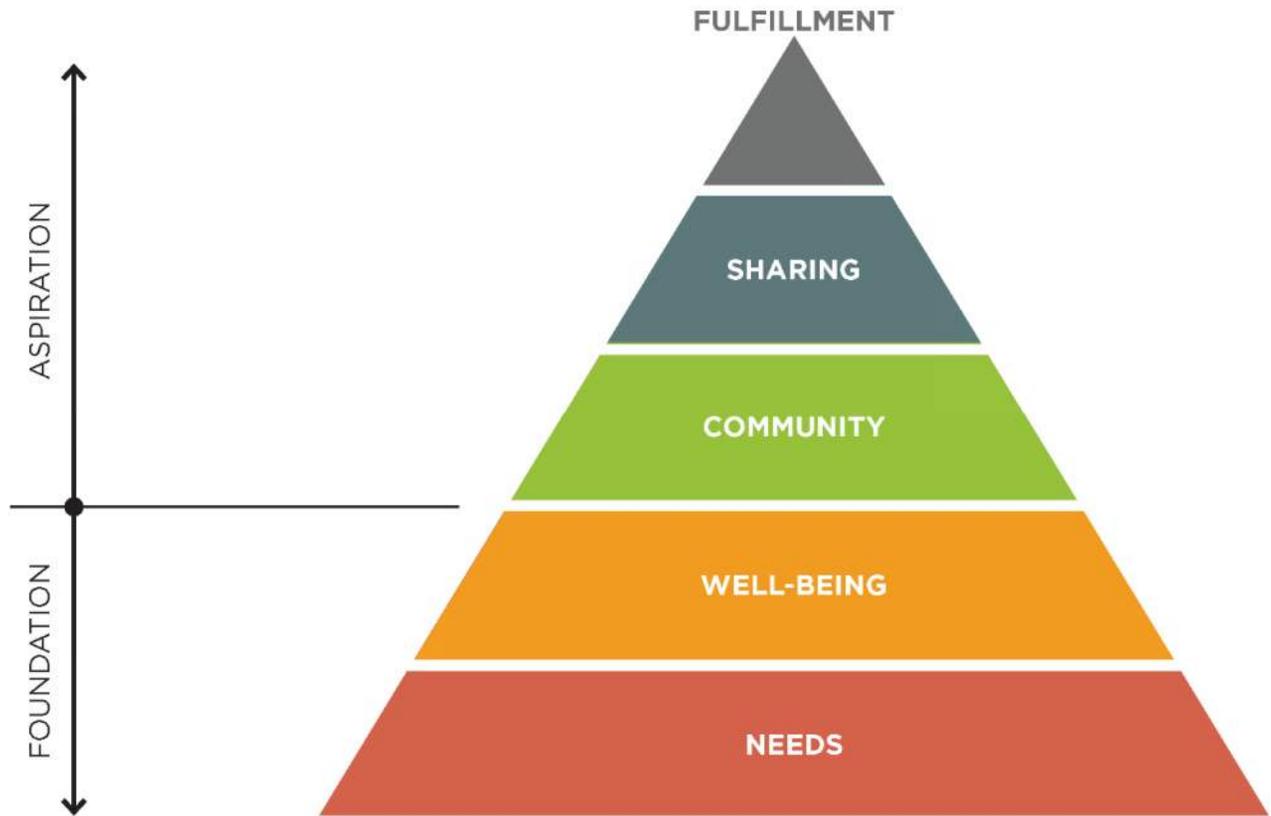


SITE ANALYSIS

END-USER MEETINGS

- LPS
- COA/HS
- PRD
- LEAP
- MAGIC GARDEN
- COMMUNITY CENTER BUILDING COMMITTEE

- Recommended Program: 13,000 GSF
- Reduced Program: 11,400 GSF



BUILDING PROGRAMMING

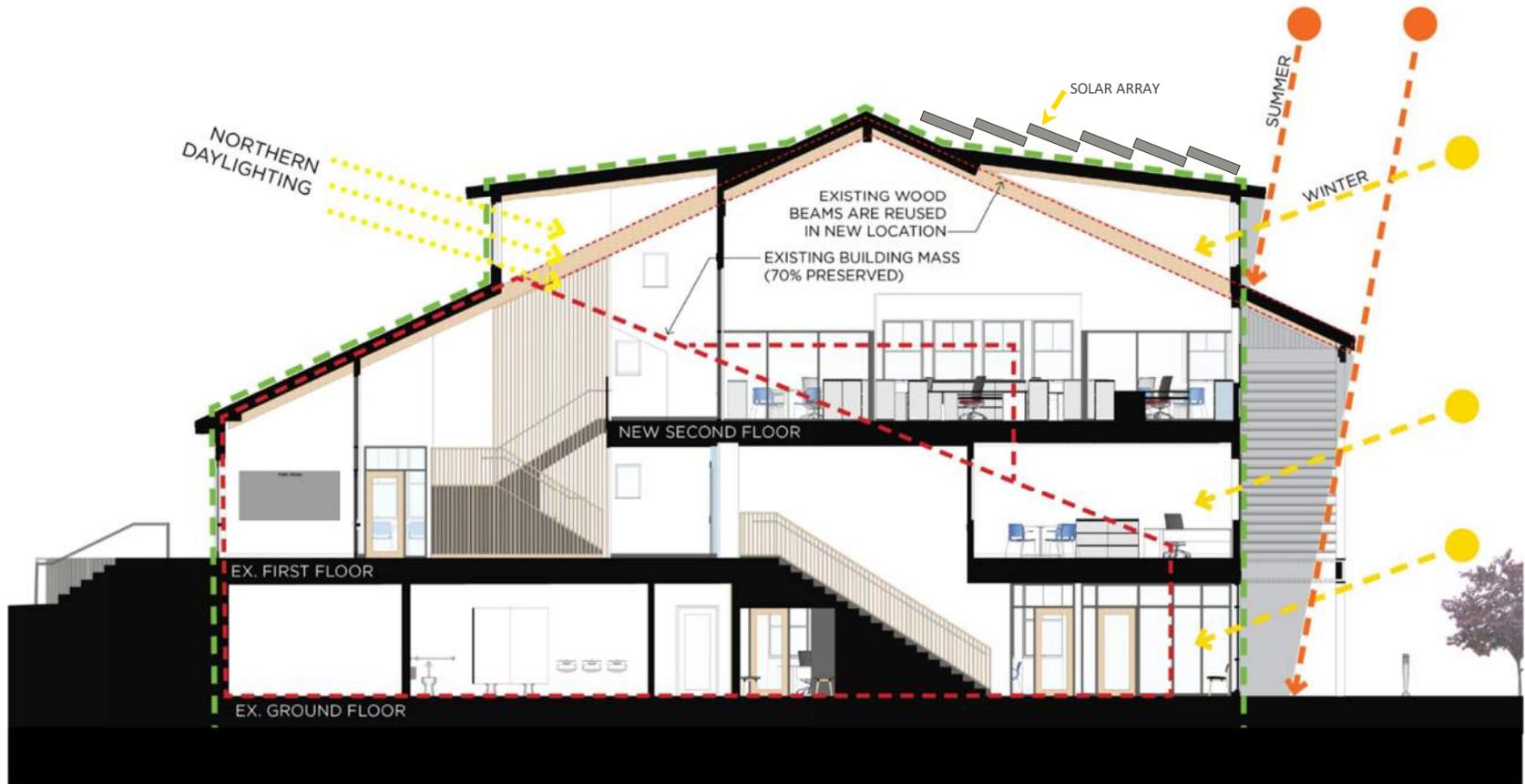
COST MODELING

- ALL COSTS ARE IN 2025 DOLLARS
- 2018 STUDY PROJECT RE-ESTIMATED OVER \$30M
 - BASELINE \$5M HIGHER
- CONSTRUCTION ESCALATION
- CONCEPT ESTIMATES
- ESTIMATES INCLUDE SUSTAINABILITY GOALS
- ESTIMATES VARY BASED ON TYPE OF WORK:
 - 1-STORY vs 2-STORY vs RENOVATION
- ESTIMATES ARE TOTAL PROJECT COST (TPC) AND INCLUDE SOFT COST





INTERNATIONAL
ENERGY CONSERVATION
CODE



SUSTAINABLE DESIGN APPROACHES FOR ALL CONCEPTS

$$1E-2E-3=0$$

THREE STEPS TO NET ZERO OPERATIONAL ENERGY

1 minimize **EUI**

2 eliminate **FOSSIL FUELS**

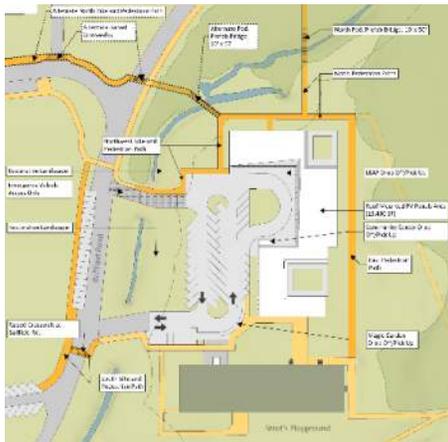
3 add **RENEWABLES**

0 achieve **NET ZERO**

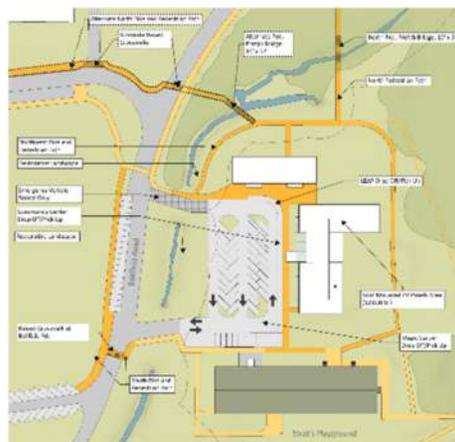
E- SUSTAINABLE DESIGN APPROACHES FOR ALL CONCEPTS



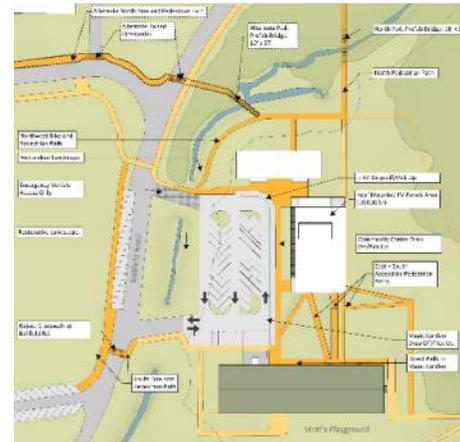
THE OPPORTUNITY



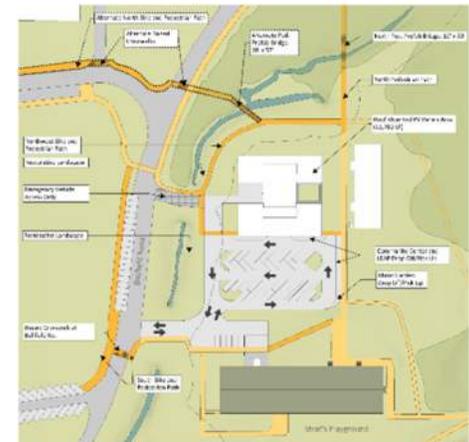
100% Courtyard



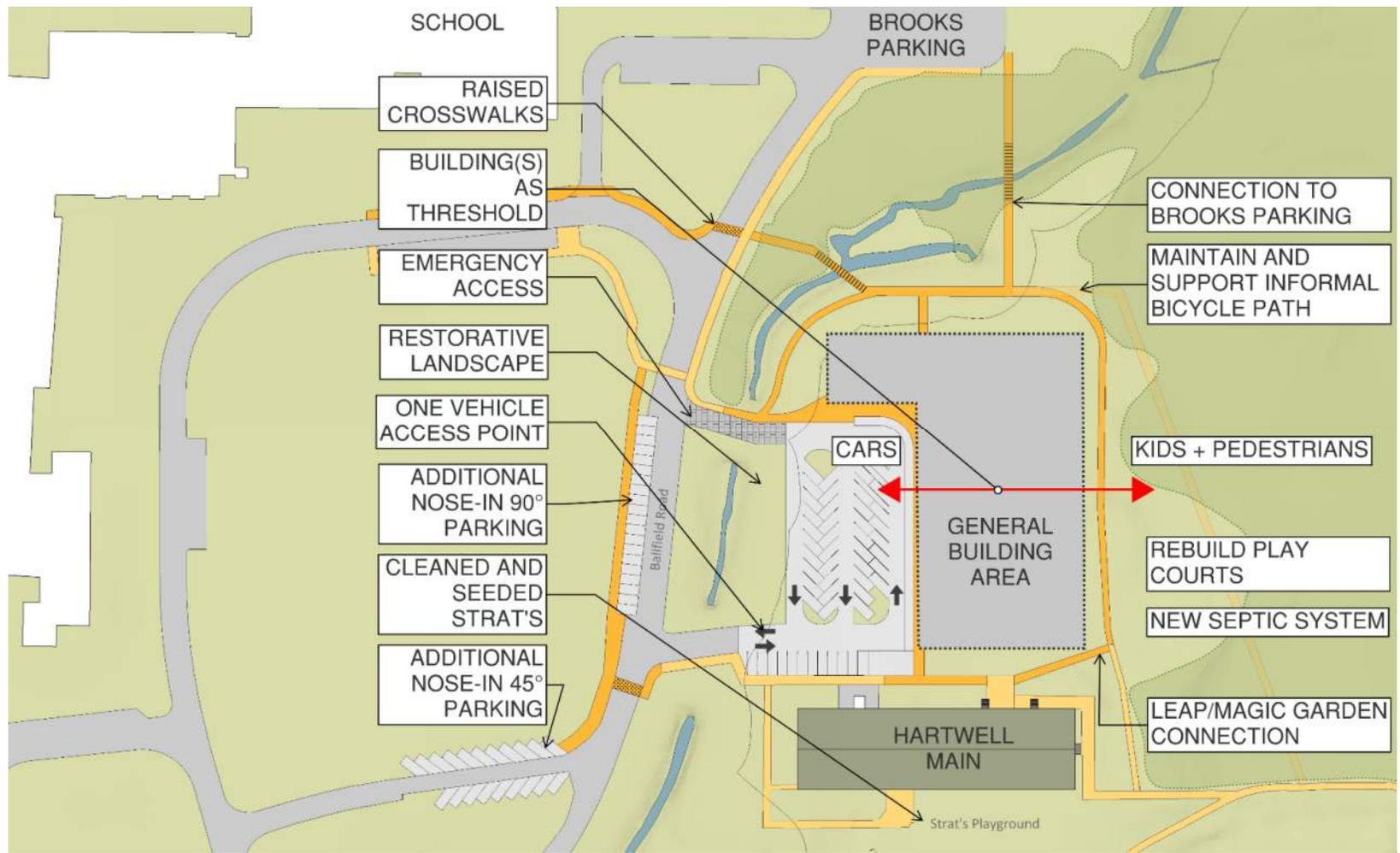
75% 1-Story



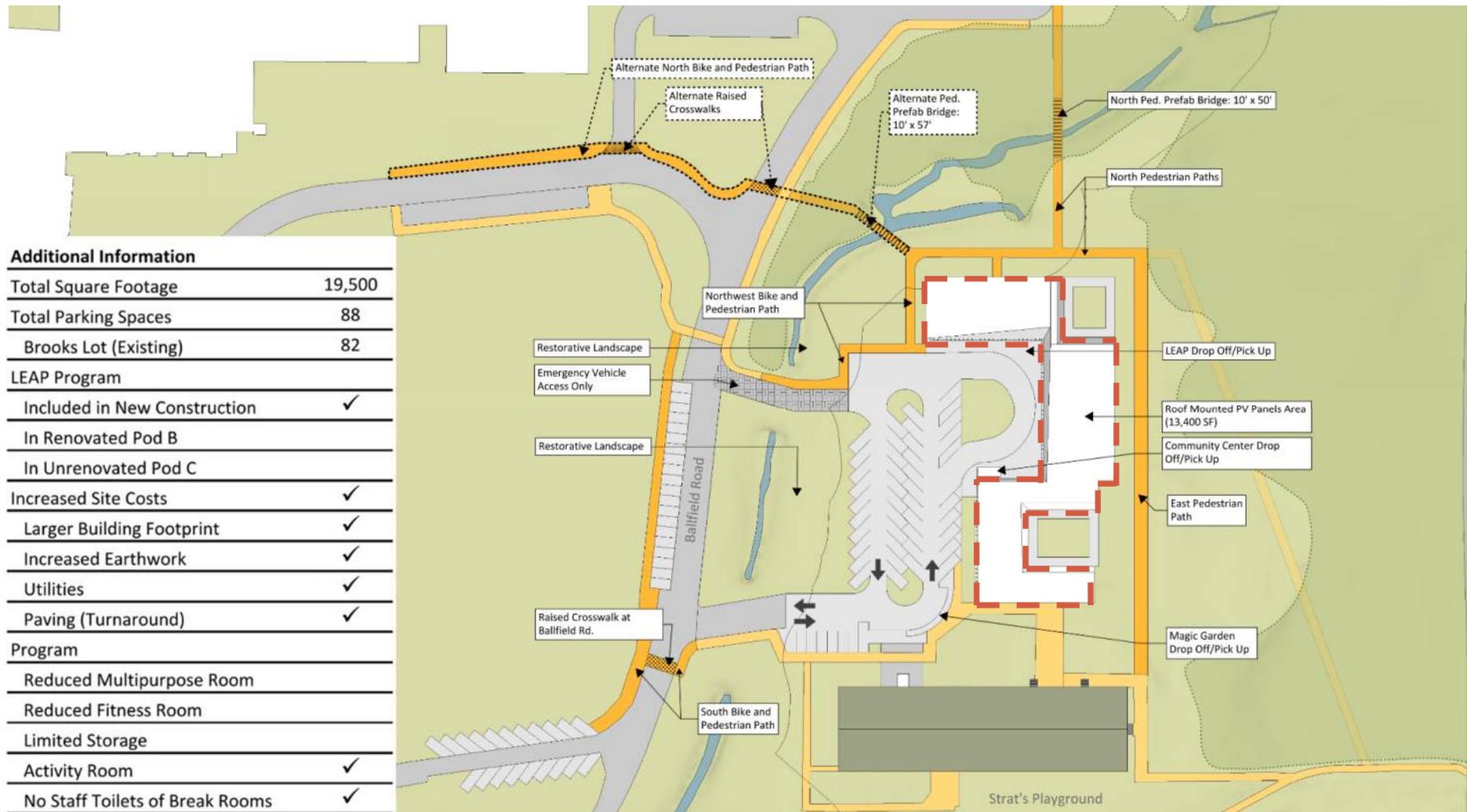
75% 2-Story



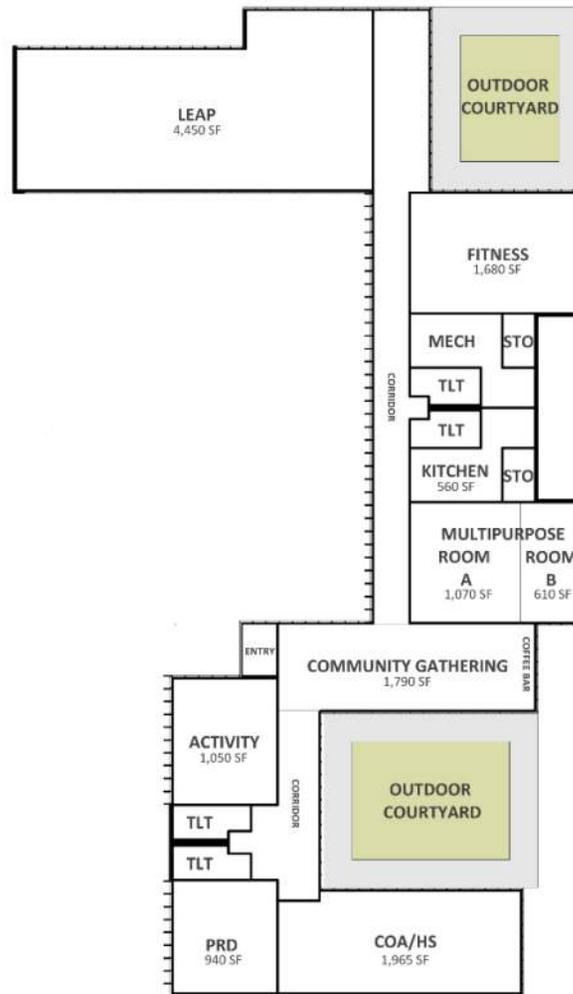
50% Reno + Add



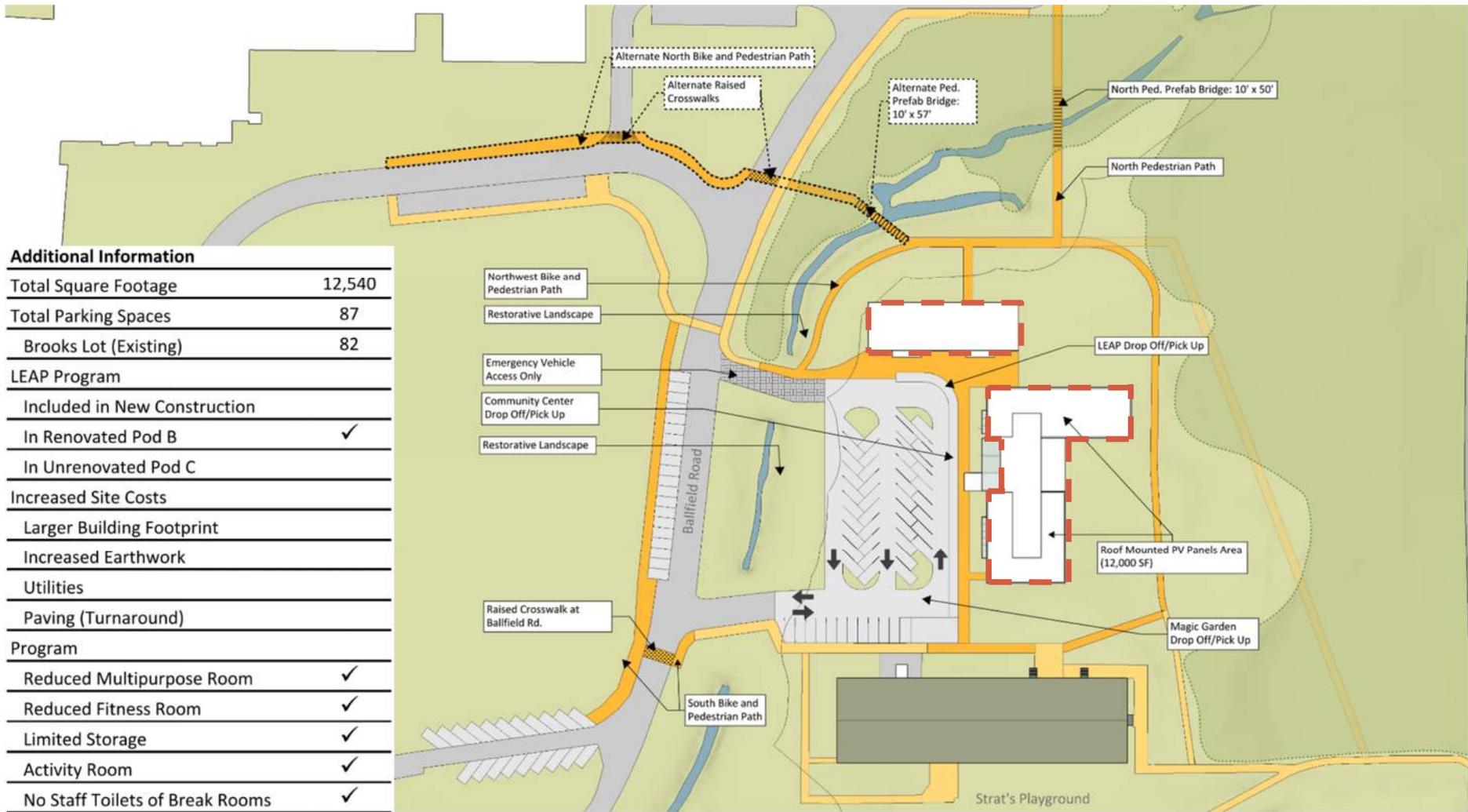
SITE STRATEGIES



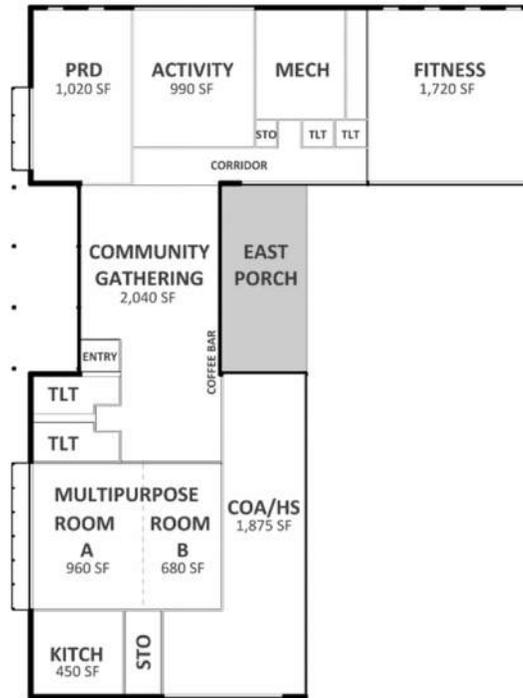
100% OPTION [UP TO \$25M]: COURTYARD CONCEPT – CONCEPT ESTIMATE: \$24.012M



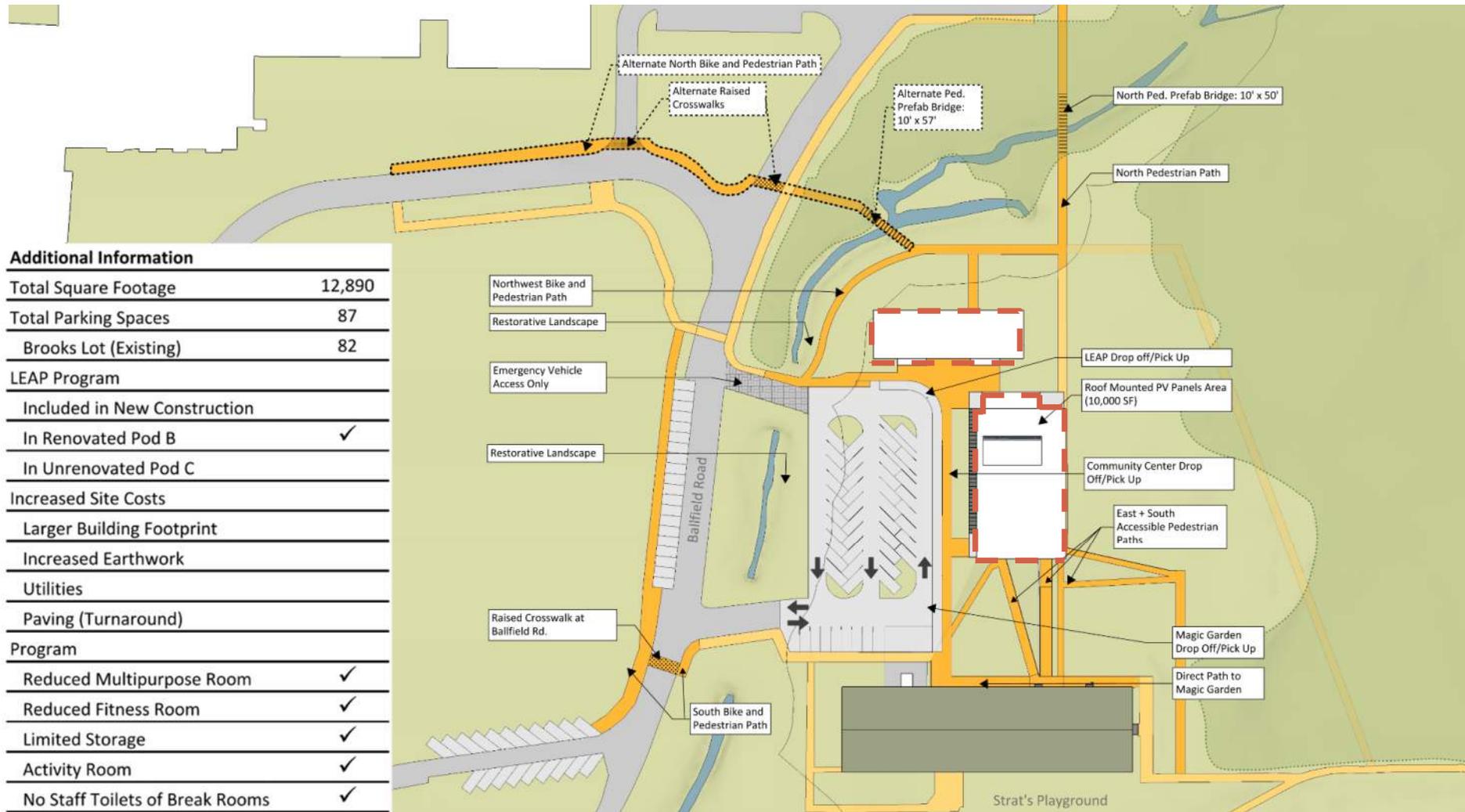
100% OPTION [UP TO \$25M]: COURTYARD CONCEPT – CONCEPT ESTIMATE: \$24.012M



75% OPTION [UP TO \$18.75M]: 1-STORY CONCEPT – CONCEPT ESTIMATE \$18.75M



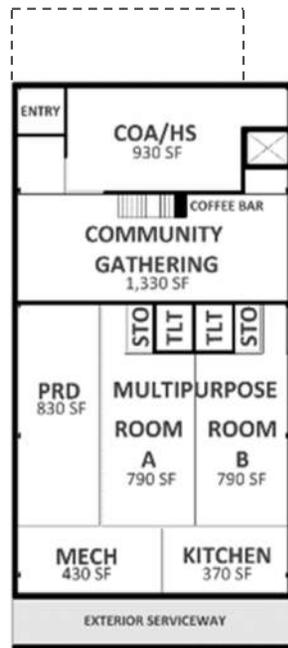
75% OPTION [UP TO \$18.75M]: 1-STORY CONCEPT – CONCEPT ESTIMATE \$18.75M



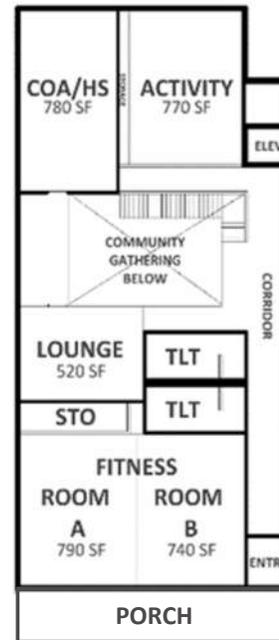
Additional Information	
Total Square Footage	12,890
Total Parking Spaces	87
Brooks Lot (Existing)	82
LEAP Program	
Included in New Construction	
In Renovated Pod B	✓
In Unrenovated Pod C	
Increased Site Costs	
Larger Building Footprint	
Increased Earthwork	
Utilities	
Paving (Turnaround)	
Program	
Reduced Multipurpose Room	✓
Reduced Fitness Room	✓
Limited Storage	✓
Activity Room	✓
No Staff Toilets or Break Rooms	✓



75% OPTION [UP TO \$18.75M]: 2-STORY CONCEPT – CONCEPT ESTIMATE: \$18.72M



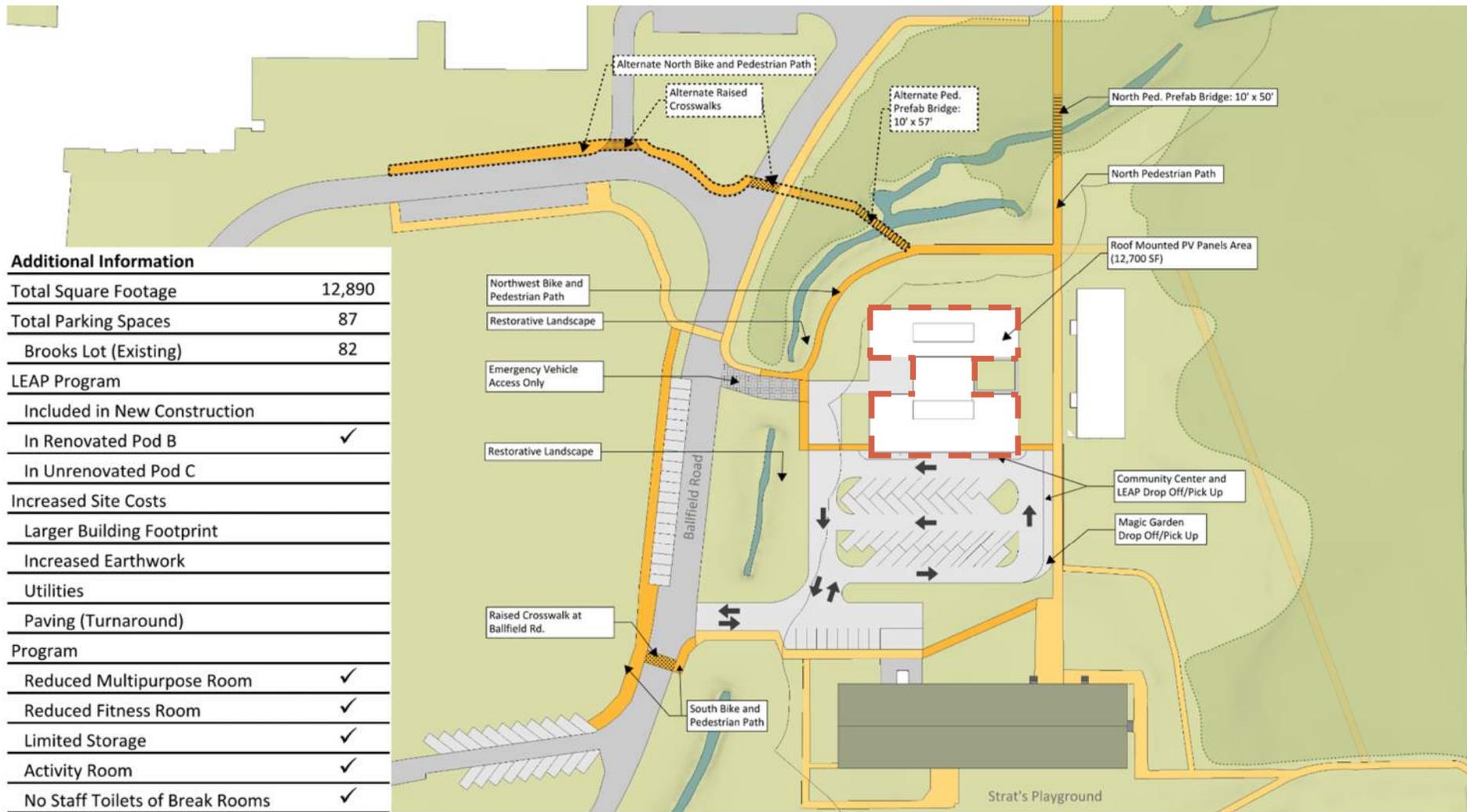
FIRST FLOOR PLAN



SECOND FLOOR PLAN



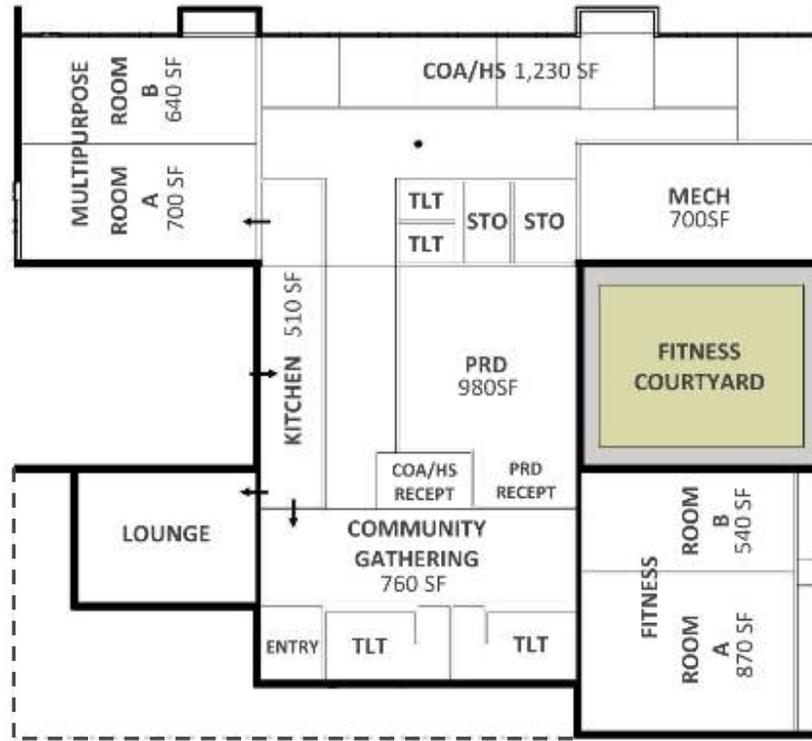
75% OPTION [UP TO \$18.75M]: 2-STORY CONCEPT – CONCEPT ESTIMATE: \$18.72M



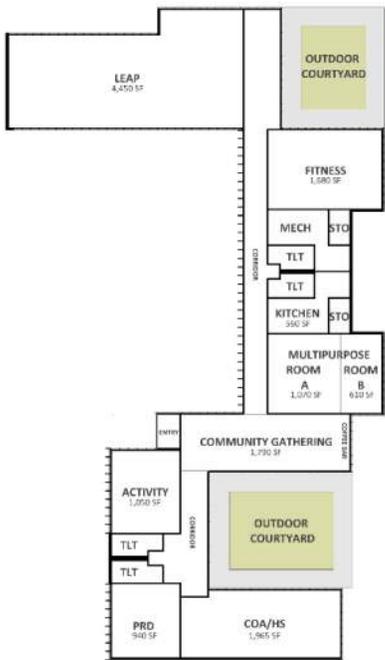
Additional Information	
Total Square Footage	12,890
Total Parking Spaces	87
Brooks Lot (Existing)	82
LEAP Program	
Included in New Construction	
In Renovated Pod B	✓
In Unrenovated Pod C	
Increased Site Costs	
Larger Building Footprint	
Increased Earthwork	
Utilities	
Paving (Turnaround)	
Program	
Reduced Multipurpose Room	✓
Reduced Fitness Room	✓
Limited Storage	✓
Activity Room	✓
No Staff Toilets or Break Rooms	✓



50% OPTION [UP TO \$12.5M]: RENOVATION + ADDITION – CONCEPT ESTIMATE: \$12.5M



50% OPTION [UP TO \$12.5M]: RENOVATION + ADDITION – CONCEPT ESTIMATE: \$12.5M



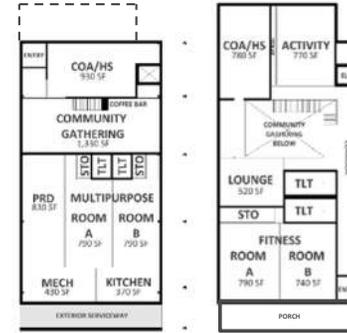
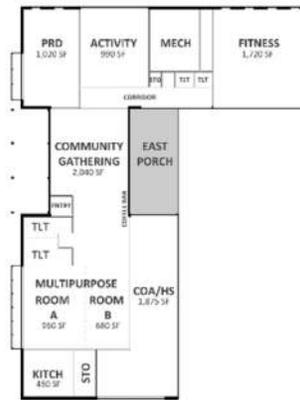
100% CONCEPT



75% CONCEPT – 1-Story



75% CONCEPT – 2-Story



50% CONCEPT



CONCEPT SIZE COMPARISON

QUESTIONS?



E-ICON
ARCHITECTURE