

Community Center Building Committee Update

State of the Town



December 7, 2024

The Community Center Building Committee (CCBC) has been very active over the summer and fall with hiring Anser Advisory as our Owner's Project Manager and completing the Schematic Design and Design Development stages. We are excited about the progress and the improvements that have been incorporated into the design plans.

We are on plan to meet the \$24.02M budget approved at our March 2024 Town Meeting. We are on schedule to start construction this coming July 2025 – once school is out – and to complete construction and to occupy the Community Center in late Fall 2026.



Through two rounds of cost estimation and reconciliation, the Community Center's design has evolved. ICON Architecture has helped us to improve the usability, the structure, and the energy efficiency of the original concept; to ensure that we meet the needs of the three organizations that will call the Community Center home (Council on Aging & Human Services [COA&HS], Parks & Recreation Dept [PRD], and LEAP); and to stay on budget.

The building location Has been moved slightly north to reduce the site work required and preserve the green open space.

In addition, both the Northern and southern ends of the building have been redesigned to reduce sitework and to simplify construction without losing programming space.

ICON also reduced the amount of canopy space adjacent to the building, converted materials to more cost-effective finishes, and created a landscaping plan that leaves opportunity for future enhancements. None of these changes will impact the programs of the COA&HS, PRD, or LEAP.



Additional revisions include the following:

- Reducing the overall height of the building by 24", which reduces construction costs, as well as heating and air-conditioning operating expenses. This development will ensure that the interior will be energy-efficient and feel more intimate.
- Changing the metal roof to asphalt shingle, exterior slate cladding to terracotta tile, and porcelain tile flooring to linoleum.
- Redesigning the movable partitions within the program spaces.



Entrance to Community Center looking east

Community Gathering Room looking east



The outdoor green space used by PRD, LEAP, and Magic Garden has been designed to maintain open space while replicating their current play areas and basketball court.

Concurrently, the Town Administration is working to remove dead trees, assess the soil, and repair the fence in Strats Place to reopen this area for public use. This will ensure campus stakeholders have ample play space during and after building construction.

The Hartwell parking lot will be improved by modestly increasing the number of parking spaces while also better handling stormwater runoff. Parking spaces will also be added on Ballfield Road.



Overview of Site Plan

The CCBC will be renovating the Hartwell Administration Building this winter to house the school maintenance shop that is currently in the B Pod. The maintenance shop and Strats rehabilitation are both expected to be completed before building construction begins.

In November the CCBC and stakeholders revised the site and landscaping plan to ensure that day-one needs of the stakeholders are being met while still meeting wetland setbacks and budget requirements. We expect the next round of cost estimation and reconciliation in December.



Landscaping Plan



East Patio

The future tenants of the Community Center are moving forward with furniture and fixture selection. In addition, interim programming plans for stakeholders impacted by the construction are being developed.

With the design close to completion, and the initial work on construction documents underway, the Community Center project is well on the way – on time and on budget!

Project Timeline

DESIGN DEVELOPMENT - DEC 2024

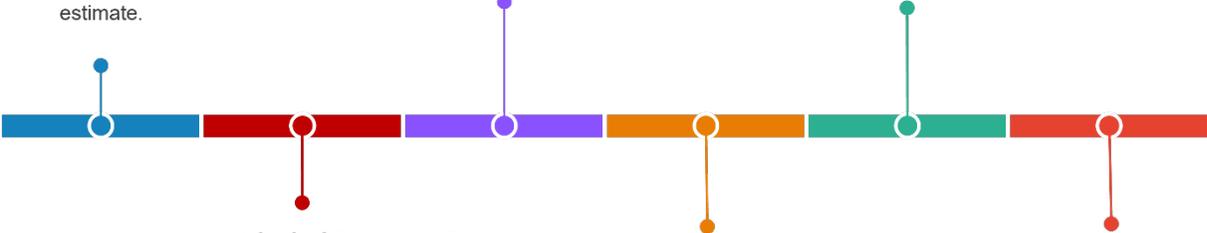
Design Development plans presented at SOTT. These are more detailed than the Conceptual Designs used to approve the project and provide a more accurate cost estimate.

SOLAR ANALYSIS - MAR 2025

The current plan is to "rent" solar panels to power the building, but a cost/benefit analysis may determine that ownership is more advantageous. TBD.

CONSTRUCTION - JUL 2025

Much more detail to come about this phase, but it's all happening!



MAINTENANCE SHOP - JAN 2025

The first project will be the renovation of the Hartwell Main to hold the school maintenance shop. This will move it out of B Pod well before demolition and ensure continuity of services.

PROCUREMENT - APR 2025

We finalize our Construction documents, go out to bid and award the project to a general contractor.

OPENING BY DEC 2026!!

It's too early to give exact dates, but our goal is to open before the end of 2026!



Northeast façade with North Patio

Entryway to LEAP



The next CCBC meeting is scheduled for **December 18, 2024**, and will be held in the **Hartwell Multipurpose Room at 7 pm.**

We welcome your comments, suggestions, and questions. Please see the CCBC website for full information:

LincolnCommunityCenter.com