AVOID THE LINES
Check in Early – 8:15 a.m.
The gavel will fall at 9:30 a.m.
June 9, 2018
Bring your LUNCH/SNACKS and your reusable WATER BOTTLE.

SCHOOL BUILDING COMMITTEE REPORT and VOTE
COMMUNITY CENTER REPORT

If there has ever been a time when the citizens of Lincoln must pull together this is it! On June 9th, the Town will hear reports from both the School Building Committee (SBC) and the Community Center Preliminary Planning & Design Committee (CCPPDC). On that day, the Town will be asked to choose a Lincoln School project concept, and to provide some feedback about the Community Center. The decision on June 9th involves design and money – both of which are notoriously difficult topics for any group. We will not all agree on our votes but we need to agree that we will listen as we come to our decisions. There will be many questions, and answers when the committees have them.

The SBC and many others have spent virtually every day over the past fourteen months thinking about alternative plans for the schools. This is the meeting when they will present five school concepts, describe what each one accomplishes, and explain the tax impacts to us all – some of us who have been to many meetings and others who have been to none. We will have to be patient if we feel that we have heard it all before; perhaps we will learn something new or hear an aspect of the presentation in a different way. By the end of the meeting the voters will have narrowed the concepts to one – the one that the SBC will take into the Schematic Design Phase to be presented to us at a Special Town Meeting on December 1st with a ballot vote on December 3rd.

Before the discussion and vote on the school building, the CCPPDC will report out on its two schematic designs. This will be an update but there will be no vote – on money or design! The CCPPDC and the SBC believe that it has been, and will continue to be, important to plan for how these two projects will fit together on the Ballfield Road campus. They also agree that the two projects could not be completed at the same time due to disruption of the site and the need for swing space during work at the schools, and they believe that a decision about the Lincoln School must be made before plans for the Community Center can be further developed. The CCPPDC will be distributing a survey, asking you to note which of the two designs you prefer and why. Your input will help the planning move forward.

There is space for everyone either in the Donaldson Auditorium or in the Reed Gym. On the other pages of this document you will find further details on the agenda, the voting and the designs. Please read everything carefully and bring this document to the meeting.
Agenda for June 9th Special Town Meeting*

- 8:15am: Voter Check-in Begins
- 9:30am: Presentations Begin
- 11:00am: Discussion of the 5 Concepts
- ~12:15pm: Vote #1 (paper ballot; top 3 move on) + Break
- ~1:15pm: Discussion of the 3 Remaining Concepts
- ~2:00pm: Vote #2 (standing vote; top 2 move on)
- ~2:30pm: Vote #3 (standing vote to make final choice)

* PLEASE BE ADVISED: This is a Town Meeting – The Committees involved promise to stick to the presentation time, but please know that voting and discussion times will be as long or as short as necessary.

OTHER NOTES:
- To vote, you must be registered in Lincoln. There is no same-day registration!
- It is strongly recommended that voters sign in early, even if they need to come and go!
- Parking will be tight! Carpooling, walking, and biking are all encouraged!
- Both the Auditorium and the Reed/Brooks Gym will be set up for the meeting. Participants in the Gym will be able to view the speakers and presentations but will need to come to a designated microphone in the Auditorium to speak.
- Vote #1 (~12:45pm) will also serve as a break to eat, stretch, etc. Light snacks will be available, please pack your own lunch and bring it with you!

How the Voting Works

Vote #1: Ballot Vote on 5 Concepts
- Voters will get a ballot when they check in.
  - At the start of Vote #1, the Moderator will release non-voters for a break, with a time-certain to return.
  - Procedure:
    - The Ballot Question is: “Lincoln School concept you prefer” (CHOOSE ONE)
    - Voters fill out ballot while seated; Volunteers will collect the ballots by row – please remain in place until ballots are collected.
    - Please completely fill in the bubble next to one concept – Sharpies provided
    - Voters wishing to put their ballot in a tabulator themselves will be directed to a voting location.
  - The three (3) concepts with the most votes will move on for further discussion and Vote #2

Vote #2: Stand and Count
- When the Meeting is ready for the 2nd vote, there will be a 15-minute break to ensure that all the Volunteer Inspectors are ready to conduct the vote.
  - The doors will close! Voters must be in the Auditorium or the Reed/Brooks Gym.
  - The Moderator will start with the concept that received the most votes in Vote #1 and ask all those who support that concept to stand and be counted.
    - This gets repeated with the other two concepts; results from the two locations tabulated.
    - If one of the concepts gets more than 50%, then the voting is done!

Vote #3: (if necessary) Stand and Count (no 15-min break)
- Conducted the same way as Vote #2
- The concept that gets the majority is the one that moves forward into the Schematic Design phase.
  - The vote to bond the project will be in December:
    - Special Town Meeting – Saturday, December 1st
    - Ballot Vote – Monday, December 3rd
On June 9th, we will consider and vote on 5 Lincoln School concepts:

- **R**: Upgrades the major systems, meets current code; ~$49M. The extent of necessary repair/replacement means the entire building must be brought up to current life/safety, handicapped accessibility, and structural codes. This cannot be done slowly over time. At a minimum, all the concepts include this basic level of repair/code compliance.
- **L1**: All of the above + brings the Smith boiler room (prone to flooding) above ground; adds 2 small dining commons; improves the kitchen facilities; connects the Reed/Brooks Gym to the building; ~$73M.
- **L2**: All of the above + adds 2 flexible education spaces (shared by multiple grades); 1 centralized dining commons/kitchen (instead of the 2 as in L1); meets Lincoln’s “Town Facilities Energy Performance Standard,” passed at Town Meeting in 2008; ~$84M
- **L3**: All of the above + adds hub spaces for each grade in grades 3 through 8; ~$93.9M.
- **C**: All of the above + room for an additional playing field. Note: the dining commons in this concept is adjacent to the Auditorium, providing additional flexibility for school & community use; ~$97.8M.

To see the concept drawings, please visit [www.lincolnsbc.org](http://www.lincolnsbc.org) – there is a link on the home page.
Annual Tax Increase for Median Taxpayer *

$1329 @ 4% Bond Rate

$1494 @ 5% Bond Rate

Features:

Replaces Major Systems

Meets Safety, Accessibility, Structural Codes

* The median home value in Lincoln is $997,500; median tax bill is $13,566

This concept does not meet Lincoln’s Energy By-Law
Annual Tax Increase for Median Taxpayer *

$1980 @ 4% Bond Rate
Increase over R $651

$2226 @ 5% Bond Rate
Increase over R $732

Features:
- Replaces Major Systems
- Meets Safety, Accessibility, Structural Codes
- Connects Reed Gym to School
- 2 Dining Areas & 1 Full Kitchen/1 Warming Kitchen

_This concept does not meet Lincoln’s Energy By-Law_

Items in blue represent the first time that feature is part of a concept.

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Annual Tax Increase for Median Taxpayer *

$2278 @ 4% Bond Rate
Increase over L1 $298

$2562 @ 5% Bond Rate
Increase over L1 $335

Features:
Replaces Major Systems
Meets Safety,
Accessibility, Structural Codes
Connects Reed Gym to School
PreK Joins the School
Central Kitchen/Dining
2 Flexible Teaching Spaces
Meets Lincoln’s Energy By-Law

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Items in blue represent the first time that feature is part of a concept.
Annual Tax Increase for Median Taxpayer *

$2546 @ 4% Bond Rate
Increase over L2 $268

$2864 @ 5% Bond Rate
Increase over L2 $302

Features:
Replaces Major Systems
Meets Safety, Accessibility, Structural Codes
Connects Reed Gym to School
PreK Joins the School
Central Kitchen/Dining
Teaching Hubs for Grades 3-8
Meets Lincoln’s Energy By-Law

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Items in blue represent the first time that feature is part of a concept.
Annual Tax Increase for Median Taxpayer *

$2652 @ 4% Bond Rate
Increase over L3 $106

$2983 @ 5% Bond Rate
Increase over L3 $119

Features:
Replaces Major Systems
Meets Safety, Accessibility, Structural Codes
Connects Reed Gym to School
PreK Joins the School
Central Kitchen/Dining Adjacent to Auditorium
Teaching Hubs for Grades 3-8
Additional Play Field/Green Space
Meets Lincoln’s Energy By-Law

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