

**Campus Coordinating Group  
Meeting Minutes  
April 12, 2018**

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Attendees:

Chris Fasciano, School Building Committee Chair  
Ellen Meyer Shorb, Community Center PPDC Chair  
Owen Beenhouwer, At-Large PPDC Member  
Craig Nicholson, At-Large School Building Committee Member  
Becky McFall, School Superintendent  
Tim Higgins, Town Administrator

Public:

Jennifer Glass, Select, School Building Committee  
Tim Christenfeld, School Committee Chair, School Building Committee  
Kim Bodnar, Vice Chair, School Building Committee

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Convened in the Superintendent's Offices in the Hartwell Building at approximately 7:35 a.m. The committee debriefed the April 10 Workshops for the School and the Community Center, the proposed timing for the two projects, and the design of the June 9 Special Town Meeting.

**Tuesday, April 10 Workshops (8-10 am and 7-9 pm, School and CC)**

The committee agreed that attendance was strong and that there was insufficient time to discuss both projects together. In the morning session, the two school designs that won the majority of votes were the compact design and L3; in the evening session, there was more of a range across the L options (mostly L2 and L3) and compact.

Chris Klem wrote an email making the case that the two buildings must meet net zero for legal reasons; Tim Higgins reached out to Town Counsel to get his thoughts.

**Timing of projects**

There was a discussion of how the two projects could be timed if the Town votes for Option C (Compact Design) at \$95m. There was general agreement that:

- The committees are committed to real solutions for both projects;
- The \$100 million borrowing cap is the right number (without a state waiver, any MA municipality can not borrow more than 5% of the total assessed value of real estate, Lincoln is currently \$2b, resulting in a borrowing limit of \$100 million);
- The school should go first and be done well;
- The community is not focusing on the Community Center now, we should give the Center the attention it deserves during the construction of the school.
- The PPDC has done the work it was tasked to do – identify a location and offer options on the campus for the Town to consider as it votes on a school.

It was suggested that ideally on June 9<sup>th</sup>, the Town should pick the best solution for each project, independently of each other. Discussion ensued on whether this was possible and if so how it might be accomplished. There will be more design work for each. If, in fact, the school comes in at even \$3-4 m. less – that would have a big impact on the financing timing for the Center. June-November will provide additional site planning.

Aside from finances, there are two main reasons for delaying the construction of the Community Center until the completion of the school project: The school may need to use portions of the Hartwell campus for swing space during the construction and the campus is not large enough to support two simultaneous construction projects and an active school.

The question was asked, if we pick the best Community Center design, how do we know this is the best design for in 3 years (or 5, or whenever there is room in the bond financing cap)? There was a question of what the escalation factor should be in estimating the timing for the Community Center; Ellen and Tim agreed to ask Maryann to propose a reasonable cost escalation.

It was confirmed that the PPDC will submit a report to the Selects on May 21.

### **June 9<sup>th</sup> Special Town Meeting**

There was an ensuing discussion on how to stage the voting for the school options.

The Minutes from the March 29<sup>th</sup> meeting were approved unanimously. The next meeting is scheduled for April 26<sup>th</sup>. The meeting was adjourned at 8:50.

Respectfully submitted, by Ellen Meyer Shorb