

Lincoln School Building Project

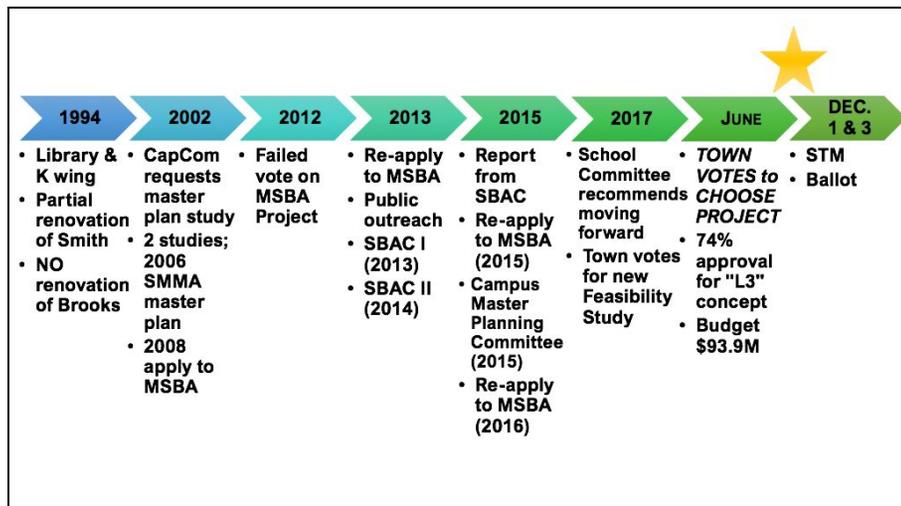
“Honoring our History, Building our Future”

The Lincoln PreK - 8 School project strives to balance 5 core values that have been articulated by the community:

1. Support innovative 21st century education.
2. Maximize sustainability.
3. Respect the history and feel of the campus.
4. Strengthen the school as a community resource.
5. Maximize value for the investment.

In June, the Town voted to move forward with plans for a \$93.9M project concept that aims to meet those values. On December 1st, the Town will consider approving the funding that will allow the project to begin.

A BRIEF HISTORY OF THE LINCOLN SCHOOL PROJECT...



PROJECT FACTS...

- Comprehensive renovation project ~ 75% renovation & ~25% new construction.
- Total Project Budget – \$93.9M
 - o Budget *chosen by the Town at June 9th Town Meeting.*
 - o Budget includes design work, construction, site work, furniture, technology, and contingencies.

- The project will have 3 sources of funding:
 - o \$4.4M from Stabilization Fund (existing funds)
 - o \$1.0M from Free Cash (existing funds)
 - o \$88.5M BOND (new debt; 30-year, fixed payments)
- 2 VOTES NEEDED TO PROCEED:
 - o Special Town Meeting: Saturday, December 1st - 2/3 majority needed.
 - o Ballot Vote: Monday, December 3rd - majority needed.

EDUCATIONAL IMPACT: New schools being built today incorporate learning spaces that support both individualized and collaborative learning. This is happening in school projects throughout the country and in school projects being built around the world by the Department of Defense (which set the requirements for the new Hanscom Schools).

The Lincoln School project provides those kinds of spaces in a renovated building.

- **Independence & Collaboration:** The project intentionally combines distinct classrooms and multi-use spaces that can adapt to changing educational needs over time. The curriculum is based on the ability to flexibly group students to address individual needs, to bring larger groups of students together, and to foster age-appropriate independence. The neighborhood model in grades 3-8, which features classrooms clustered around a shared common space (“hub”), supports this approach to teaching.
- **Centering the School:** The design creates a new “heart” of the school that brings the preK-8 community together. It includes a shared dining commons and kitchen, a flexible-use learning commons, the media center (library), and a shared administrative suite for our K-4 and 5-8 principals.
- **Flexibility:** The project creates a variety of flexible-use spaces that can handle different-sized groups, including a gathering of the whole school. The building has capacity for handling historic enrollment ranges - grades typically range between 60-80 students.
- **PreK:** Integration of preK students into the building to allow access to services and ease transition into Kindergarten.

MODERN INFRASTRUCTURE

- **A Comfortable, Dry School:** The Lincoln School is used year round. The renovation will *replace systems past their useful lives* and will provide a new roof, a new heating/cooling system, and upgraded electrical, plumbing, and technology infrastructure.
- **Safety & Accessibility:** The project will connect the Reed Gym to the school and will have safety features required by code: sprinklers, more secure entries, accessible doors and walkways, and snow-load and seismic upgrades to the structure.

SUSTAINABILITY

- The project will switch from fossil fuels to renewable energy. Goal: A “net-zero” building (one that generates as much electricity as it consumes).
- The heating/cooling system will be electric, the building will be well-insulated, and solar panels will be installed on the building and over parking lots to offset the electricity used. There will be a backup generator for emergency situations.
- Lincoln will be the first community in the Commonwealth to achieve this level of sustainability in a public school renovation project. The school will become a living educational laboratory to learn about sustainable practices.

CONNECTION TO THE CAMPUS

The visual and physical connection to the environment will be enhanced by the new dining and learning commons that connect to the campus open space and conservation land, and by the creation of new outdoor learning spaces.

COMMUNITY USE

The project creates new spaces such as the dining and learning commons, and it refurbishes existing spaces such as the auditorium and the two gyms that will be community resources during non-school hours. There will also be improved pedestrian and cycling access to the site.



WHAT WILL IT ADD TO MY TAXES?

Annual Residential Tax Bill Increase for School Building Project								
Using FY2019 Valuations and Including Stabilization and Free Cash								
Borrowing Amount	Interest Rate	Property Value						Percentage Increase
		\$500,000	\$750,000	\$998,400	\$1,250,000	\$1,500,000	\$2,000,000	
\$ 88,500,000	4%	\$ 1,210	\$ 1,814	\$ 2,415	\$ 3,024	\$ 3,629	\$ 4,838	17.2%
	5%	\$ 1,361	\$ 2,041	\$ 2,717	\$ 3,402	\$ 4,082	\$ 5,442	19.4%

Median Taxpayer: 2019 Tax Bill of \$14,008

If we do this, does Lincoln have funds for other projects?

- As of March 2019, the Town will still have ~ \$20M in additional statutory borrowing capacity.
- \$1.1M will remain in the Stabilization Fund for other uses.

Are there programs to help with my property taxes? Yes. Visit <http://www.lincolntown.org/1001/Property-Tax-Relief-Programs>

Has Lincoln ever taken on this much debt? In terms of the percentage of our operating budget dedicated to debt service, this project is in line with where Lincoln was in the 1990s when voters funded the Library addition, the public safety building, and a school project. In absolute dollars, this will be the largest debt in the Town’s history.

How will our taxes compare to neighboring towns? Lincoln’s average tax bill, tax rate, and the “debt service to Town operating budget ratio” would all continue to be within the range found in our usual cohort of seven neighboring towns.

For answers to more financial FAQs, visit <https://lincolnsbc.org/wp-content/uploads/2018/11/Lincoln-Campus-Projects-QA-V1.52.pdf>

To see more images of the project, visit www.lincolnsbc.org