

Meeting Notes from Fairbank Community Center Task Force Committee

Date: October 7, 2015

Location: DPW Conference Room

Committee Members in Attendance	Others in Attendance
Jack Ryan Jim Kelly Dick Williamson Len Simon Bob Haarde Bryan Semple Rick Johnson Greg George	Bob May John Beeler Nancy McShea Sue Brennan Jim Marata

Meeting Start & Prior Minutes:

- Meeting convened at 7:30pm
- Dick Williamson moves to approve the minutes from 9.2.15 meeting; Bryan Semple seconded and all voted in favor; motion passes

Discussion Items:

- Jim Kelly reported that he submitted initial documents to the town to have the Fairbanks Task Force recommendations presented at town meeting in 2016.
- Jack Ryan led a discussion to summarize the major issues/deficiencies and programs regarding the Fairbanks Center. (Note: The published report contains all of the issues and should be the definitive guide - <https://sudbury.ma.us/psc/wp-content/uploads/sites/290/2015/05/Fairbank-Community-Center-Feasibility-Study-2015March.pdf>):

Existing Structure Issues	Programs
Windows/façade	Not enough space for programs
Roof	Senior space
Locker rooms	Locker rooms
Fire alarm	Currently a single program can take all space for a day (Nancy McShea)
Air conditioning	Aquatics and Aquatics viewing area
Limited sprinkler system	Sudbury Public Schools Administration
Age – school 1959, pool 1987, senior center 1989	Teen Center
Tiles in pool need repair	

- A more detailed discussion around aquatics ensued:
 - Atkinson pool - A reiteration that BH+A says the existing pool should last 20-30 more years and the natatorium is worth saving with repair work needed

- Therapy pool – in current plans
 - A Second pool? – Nancy McShea does not believe requests are high enough to get significant revenue for this
 - Splash park – Nancy McShea believes this will bring in good revenue and most in attendance agreed it would be worth exploring
 - Outdoor pool – Nancy McShea thought this is possibly useful but might be revenue neutral
- Bryan Semple brought up a question about how much the average tax increase might be for existing plans and some of the extra options being discussed. Jim Kelly will attempt to get us a formula by the next meeting on how to calculate this information.
- Bob May passed out some literature explaining why the seniors thought BH+A might have been low on their analysis and sizing for senior space and expected growth of the senior population. He requested approximately 3,000-4,000 square feet more space for seniors than in the current plans.
 - Bob summarized that Sudbury has about 3600 seniors (60 years old and over) plus is expecting about 1,000 more in the next 10 years. For the existing plan, an increase to 10,000 square feet is less than 3 square feet per senior, which he presented as much less than the average in other areas (mentioned in the literature Bob provided). It was mentioned that some of those other areas have a dedicated senior space and do not share space in a multi-generational building like Fairbanks.
- The gym was discussed:
 - Nancy McShea would like a climbing wall since it is a low expense with medium revenue
 - Nancy McShea would also like a double size gym
 - Adds 7,000 square feet
 - Might be better for an emergency center
- Most agreed that more discussion is needed regarding capital costs, operating costs and revenue for the existing structure and programs as well as newly proposed ones. Nancy McShea reported from memory (more accurate numbers to come in subsequent meetings):
 - The pool brings in about \$540,000 per year
 - Camps bring in about \$800,000 per year
 - Regular programs bring in about \$300,000 year
 - We need to ask town finance to give us full, accurate numbers
- Location and phased construction was discussed
 - Nancy McShea says she may be able to move some programs to schools during relocation
 - Jim Kelly will get an estimate from Joel at BH+A on the costs of a completely new site for Fairbanks plus demolition of the old site versus the building costs of the 60,000 square foot option
 - Relocation discussion:

- Can we get Bosse or some other site to help host?
 - Could we possibly use the new police station meeting room?
 - What is the cost of relocation?
 - What is the cost of SPS relocation?
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- The meeting was adjourned at 10:02pm

 - The next meeting has been scheduled for 7:30pm on 10/21/15