

**CIAC - Capital Improvement Advisory Committee**  
**Meeting Minutes**  
**February 26, 2020 7:00 PM – 10:05 PM**  
**DPW Meeting Room**

Present: Jamie Gossels , Susan Abrams, Tom Travers, Susan Asbedian-Ciaffi,

Absent: Michael Cooper, Matt Dallas, Joe Scanga

Also Present: William Barletta (Sudbury Combined Facilities Director), Janie Dretler (Sudbury Select Board), Jennifer Roberts (Sudbury Select Board), Scott Smigler (Finance Committee), Maryanne Bilodeau (Assistant Town Manager), Brad Crozier (Superintendent SPS), Sylvia Nerssessian (SPS School Committee), Mara Huston (Sudbury Park and Rec), Ralph Tyler (Citizen), Charles Russo (Citizen)

Chairman Gossels, following acknowledgement of a quorum, called the meeting to order at 7:05PM.

**Item 1: Approval of minutes from February 20 meeting**

Motion to accept the minutes of the May 6, 2019 meeting as presented was seconded.

Aye: Tom Travers, Sue Abrams, Jamie Gossels

Abstain: Susan Asbedian-Ciaffi

**Item 2: Fairbank Community Center Project**

**Presenter: Jennifer Roberts, Janie Dretler, Bill Barletta**

**Estimated cost: \$ 28,800,000**

The working group has developed a plan that represents collaboration from all user groups: SPS, Park & Rec, Senior Center, Emergency Shelter.

- The programs of the user groups were identified.
- An itemized list of the physical condition, repairs and maintenance needs was presented.
- The history of the project's several iterations was shared, including Town Meeting decisions.
- The process of developing the requirements for each user group was presented, including the independent space study done by SPS and the need for the building to be ADA compliant.

Some details of the plan:

- It is a combination of designated space and shared space, agreed upon by the user groups.
- There are no relocation costs in this plan because the new construction will occur on the south side of the building while the current building remains in place, to be demolished when the new building is completed.
- It will also eliminate some costs for Park & Rec such as renting tents in the summer to provide shade for their programs.
- As a Passive House building, It will use solar effectively, cutting down on utility costs.
- Construction costs are estimated at \$515-\$525GSF for the building and \$385 GSF for the gymnasium.

The presentation included a breakdown of costs in each cost area.

- Funding costs were explained, including costs for both 30 year bonding and 20 year bonding. With interest rates low the timing for the project is cost effective.

- The rationale for including SPS in the plan was shared...the working group was tasked with finding a solution for all the current user groups, including SPS; it is a community building and SPS is an integral part of the community; it has a shared mission with other users; it is a less expensive option than others proposed; the location is central.

Discussion:

- The emergency center will have an independent generator that will run the building in the event of an emergency and power outage.
- Renovation costs were reviewed and it was determined that the savings would be small and there was a question as to whether some of the building would actually be able to be renovated given the current seismic and energy codes.
- The plan is predicated on needs, not specifically on square footage. The architects figured out space based on program needs. There is a considerable amount of flexibility in the spaces to accommodate those needs.
- Management of the building will be shared between the Park & Rec Director and the Senior Center Director. It was suggested that there be a formal agreement to take care of potential conflicts around space etc.
- The large outdoor spaces maximize light and cut utility costs. If the building were deeper (and didn't have the courtyard space) this benefit would be lost.
- Although the space does not necessarily provide additional space for Park & Rec programs, it significantly improves the delivery of the existing programs and the flexible use of space provides more options.
- There was discussion about the resident v non-resident membership for the pool. Given that there are more non-residents who have memberships, is Sudbury's cost for the pool inequitable? Non-residents do pay a higher fee and currently membership fees cover most of the operating cost of the pool.
- There will be 165 parking spots on site and 300 more across the street at the fields. Bill will get an answer to the question of the difference in parking spots between the current parking and the proposed plan.
- There are various funding options that have been explored. Some pros and cons for each were presented.
- Some questions from the FinCom meeting regarding whether the plan provides for anticipated growth of needs for the increasing senior population and whether shared space will be sufficient in the future were discussed. This plan does provide potential for expansion.

*Although there was no formal vote taken at the meeting, a straw vote of the 4 CIAC members resulted in support for the proposal.*

Next Meeting: SPS/Police presentation for interior cameras, date TBD

Meeting adjourned at 10:05pm

Respectfully submitted,  
Sue Abrams, Clerk