

Fairbank Community Center Task Force
Report to the Board of Selectmen - February 12, 2013

Sudbury is a vibrant community without a true community center that would serve a wide variety of needs. The existing Fairbank facility meets some of these needs with a well regarded pool facility, "cafetorium" (cafeteria, auditorium and gymnasium in one), senior center, and the original school building "classrooms." However, servicing these needs is compromised by limited space and the deteriorating condition of the original school building. Some of the school portion continues to "temporarily" house the SPS administrative offices while the rest is used for various recreational and learning purposes (e.g. pre-school activities, teen center, exercise classes, and changing/locker rooms). While many are glad to have the Fairbank facility and it is well utilized, it is also a disjointed facility in need of repair and modernization.

Our vision for a true community center goes beyond repair and modernization. Using as examples the community centers in nearby towns, we foresee a center that includes expanded recreation and fitness opportunities, health facilities, meeting rooms, senior services and programs for all ages. Added features might include a reading room, mini-museum, art gallery and gift shop.

After numerous meetings and discussions with engineers, a Russo-Barr roof consultant, a facilities director, architects, representatives from the community as well as our own members, the Fairbanks Community Center Task Force was able to agree in majority on some high-level recommendations:

- Any potential safety concerns, especially where children are concerned, should be investigated, addressed and corrected immediately without delay.
- The Fairbanks Roof should be repaired, including but not limited to, the reinforcement of seams, removal of wet insulation and replacement of compromised deck boards, if necessary.
 - Recommended funding for roof repair is \$50,000 to \$75,000 (based on Russo-Barr advice), and will be presented at Town Meeting for consideration. If required, the replacement of compromised deck boards is structural repairs, which may reduce the overall cost of a future roof replacement.
- Planned and professional Preventative Maintenance should continue on all roofs and structures at least two times per year (early spring and late fall) to prolong the lifespan, safety and usability of town buildings and protect the assets of Sudbury's taxpayers.
 - Leaks should not be allowed to continue without repair
 - Wet insulation and structurally compromised deck boards should be investigated and repaired if necessary.
- A Feasibility Study addressing the needs of the community and the future structural options for the Fairbanks Community Center should be conducted before a capital investment is made in the existing building. The committee received a benchmark estimate of \$65,000 for this study. The Town of Sudbury Fairbank Community Center Task Force should continue as a Town Committee, and should be expanded to include members with special expertise. The task force should pursue grants from organizations such as the Sudbury Foundation to fund this study as well as should submit an article at Town Meeting.

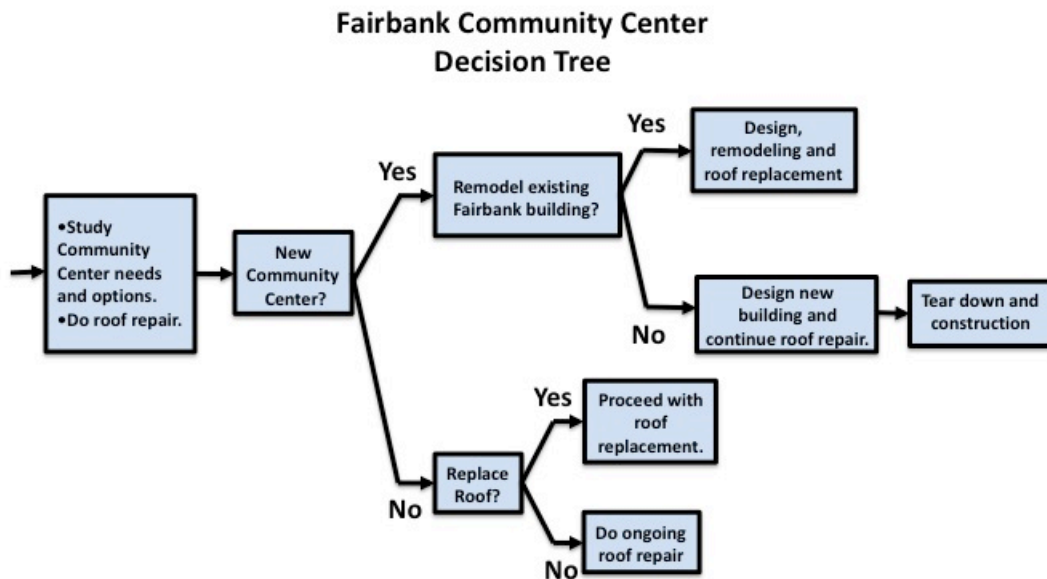
**Addendum to Letter to the Selectmen (Feb 2013) –
Context for Fairbank Community Center Task Force Recommendation**

During the past 2 months, the Fairbank Task Force met 7 times focusing on a variety of topics to include the condition of the current Fairbank roof/building, vision and needs for a community center, and broader town facilities priorities that might impact our recommendation. The following is a summary of some of those key discussion items:

- Preference for an open, integrated facility meeting broad town needs including those of the Council on Aging. The current facility is disjointed with no common entrance.
- Recognized that current Fairbank facilities including the pool, cafeteria, and senior center are in good shape, and that the original school building portion is structurally sound. Discovered that in addition to a new roof, the outer walls and HVAC also require significant attention in that portion of the building.
- Discussed a large list of community center requirements generated from key stakeholders (Park and Rec. and Council on Aging) and that a facility meeting many of these needs would be an attractive asset for the town.
- Discussed the needs of SPS administration both with a short- and long-term focus.
 - Short term needs include fixing leaks and other environmental concerns (heat, etc.) affecting both SPS and Park and Rec employees and visitors/users.
 - Longer term that SPS needs best met elsewhere than at Fairbank (Flynn).
- Discussed on several occasions both the viability and pros/cons of reusing existing school building to meet longer-term community center needs.
 - Determined space currently being used by SPS could be quickly used up.
 - Use of the “school building” would be with limited changes as significant modifications (e.g. 2nd floor or extensive renovations) would likely be cost prohibitive and constrained by the original structure.
 - Variety of configurations with and without the “school building” possible
- Comments and considerations expressed by members of the Task Force include:
 - No funds should be allocated to roof repairs, because the facility is not going to be replaced or significantly renovated in the near future and the entire roof should be replaced now.
 - A \$75,000 repair investment to prolong the life of the roof for three years has a per-year cost of \$25,000, while a \$600,000 investment in a new 20 year replacement roof has a comparable per-year cost of \$30,000. A new roof will come with a warranty and would be less likely to leak.
- Enough factors at play that we felt we could not make a clear determination of path forward for community center without a study meaning long-term need for roof unclear.
- Discussed broader town facilities priorities both to determine capacity of the town to fund/service capital investment in a community center in the next 5 years, as well as the town hall renovation needed to move SPS out of Fairbank to Flynn. Conclusions:
 - Town has significant debt capacity coming available over the next few years (due to bonds on prior school projects maturing) which along with low interest rates does make a number of capital projects feasible and attractive at this time
 - Discussed the importance of educating the town on the opportunity for the community center and the benefits of an overall facilities plan with broad support
 - Discussed: The police station was most ready to move forward and could do so immediately (2013-15) to avoid further investment in current station

- Discussed: The town hall renovation could move forward next (2014-16) to make room for SPS at Flynn and facilitate plans for Fairbank
- Discussed: The community center could move forward once the study is completed (2015-17)
- Recognized sewer and other town needs could impact plans and timing, but felt the above assumptions were both reasonable and in the town's best interests
- Discussed approach and budget for shorter term roof repairs to address immediate issues
- Discussed the scope of the community center study including the need to assess programming, conceptual design options, current building assessment, costs, etc.

Decision Tree (below) shows how our recommendation would drive future decision making and actions - assumes both short term repairs and the community center study move forward in a timely fashion.



The Task Force also would like to recognize and thank the following people who have lent their time and expertise to the process over the past 2 months.

<u>Name</u>	<u>Description</u>
Mike Flaherty	Architect / Consultant (Russo-Barr)
Todj Gozdeck	Resident (Park and Rec)
Rick Johnson	Resident and Facilities Manager
Dave Levington	Resident (Council on Aging)
Nancy McShea	Park and Rec Director
John Porter	Resident and Structural Engineer
Tom Scarlata	Resident and Architect
Joe Sziabowski	Resident and Architect
Sarah Troiano	Resident

Current Members

Name	Position	Address	Term	End Date
Maureen G. Valente	Ex-Officio member	Flynn Building	1	05/31/2013
Robert CG. Armour	Member	21 Brookside Farm Ln	1	05/31/2013
Robert C. Haarde	Member	37 Belcher Dr	1	05/31/2013
James Kelly	Member	275 Old Lancaster Road	1	05/31/2013
John J. Ryan, Jr.	Member	155 Ford Road	1	05/31/2013
Robert G. Stein	Member	7 Thompson Dr	1	05/31/2013
Richard C. Williamson	Member	21 Pendleton Road	1	05/31/2013