

Meeting Notes from Fairbank Task Force

Date: **December 20, 2012**

Location: Fairbank Senior Center

Task Force Members in Attendance	Others in Attendance
Bob Armour (SPS School Committee) Bob Haarde (Sudbury Board of Selectmen) Jim Kelly (Sudbury Facilities Director) Jack Ryan (Sudbury Council on Aging) Bob Stein (Sudbury Finance Committee) Dick Williamson (Sudbury Park and Rec Commission)	Joe Sziabowski (resident, architect) John Porter (resident, structural engineer) Sarah Troiano (resident)

Agenda / Discussion Items

- Agreed to discuss possibilities to continue use of existing building (section with “flat” roof) including the addition of a second floor, opening up walls, etc.
- John Porter provided specific input around load bearing capacity of elements of the existing facility (roof, walls, foundation, etc.) designed for 30 Lbs/sqft and that building a second floor would likely require at least 65 Lbs/sqft meaning current roof structure (including girders) would have to be replaced, walls reinforced, and footings upgraded. While John said he could not be sure, it was very likely that building a second floor would not be tenable given the high cost and other limitations of the existing building. He indicated that opening up the existing walls in a one story facility to some extent was possible but if it increased loads by more than 10% some upgrades would likely be triggered.
- Overall John’s perspective (generally accepted by the task force) was that we would either need to live the existing building structure more or less “as is” or start over.
- Members discussed that existing classroom spaces were well suited to meet many of the needs expressed by Park and Rec and the Council on Aging. Also discussed was the idea of building adjacent to the current facility (for example a large gym where the parking lot on the north (SPS/Senior center) side currently exists and a main entrance / lounge area on the west (Fairbank Rd.) side of building with an open connector between the two. The possibility of an aquatic center on the south side (adjacent to current pool) as a 3rd phase of Community Center could free up existing pool for more casual use (warmer water, etc.) eventually.
- Generally agreed that there are 2 long term options for Community Center:
 - (1) Expanding around the adjacent building maintaining a mostly ground floor facility with improved flow via main entrance and connectors
 - (2) Demolish old school building portion of Fairbank and build new in and around that space including the possibility of a multilevel facility.
- Generally agreed there was some benefit to option (1) being able to build incrementally around the existing facility, but some debate as to whether the roof should be rebuilt first or whether it should be done together with other modifications to the existing facility (exterior walls, HVAC, desired interior modifications to open flow, etc.).

- Attendees also discussed other town needs and possible sequencing of major capital projects (police station, town hall, Fairbank community center, sewer, etc.). While overall capital required is large (\$30-40 million), it was also discussed that timing to proceed with such projects was good given town's debt capacity freeing up, low interest rates, etc. There was a discussion that developing consensus on such an overall plan and educating residents on that plan would be helpful to building support for individual projects.

Decisions / Follow-up Items

- Agreed to reconnect in second week of January. (Now planned as Wed. January 9th; with several further dates under consideration based on Doodle.com schedule request to include the 15th, 24th, and 29th)
- Joe S. offered (time permitting) to review needs (Fairbank Needs Summary 2013-01) and map to existing "classrooms" at Fairbank to confirm good fit / utilization of that existing space assuming only limited changes to the structure.
- A factor in any recommendation on Fairbank roof repair is the timing of when a significant community center investment can be made. For this reason the taskforce will further discuss general sense of timing of major projects from a priority, funding and readiness perspective as context. The task force had discussed a baseline scenario that would have the police station move ahead in 2013/14/15, town hall in 2014/15/16 and community center (phase 1) in 2015/16/17. Consideration would also be given to timing/priority of the proposed sewer project and unanticipated needs that could arise (e.g. additional safety/security investments in schools/public buildings).
- Bob Stein planned to bring information on debt capacity to the next meeting.
- Task force ideally should reach consensus on recommendation with regard to timing and approach to Fairbank roof repair. Some members believe moving forward with maintenance of the roof is urgent with little risk of damage/change to the roof when limited modifications are made to the facility in the future. Others are not sure, and would prefer to do a study to get a better sense for the overall approach and cost to achieve longer term plans and confirm the roof proposal should go ahead as planned. This study would likely cost about \$50,000 and require a vote at town meeting. Roof repair (approximately \$600,000 as proposed) also requires vote at town meeting. Either or both would need to go on the warrant by January 31, 2013 to move forward which is also the deadline set in our charter for a recommendation by the board of selectmen.