

Meeting Notes from Fairbank Task Force

Date: **January 17, 2013**

Location: Senior Center at Fairbank

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)	John Porter (resident, structural engineer) Todj Gozdeck (Park & Rec Comm.)

Agenda / Discussion Items

- Confirmed OK to report out to Board of Selectmen on Feb 12th as long as any appropriate warrants submitted prior to January 31st.
- Discussed affordability and debt capacity of priority capital projects. \$1 million worth of debt costs each average tax payer \$11/year assuming 20 year duration (typical for new construction). Repairs would normally use of a 10 year duration approximately doubling the annual tax impact.
- Discussed that Police Station at \$7 million estimated cost would therefore cost approximately \$77 annually per taxpayer; Town Hall at \$8 million \$88 (\$175 if treated as repair); Community center at \$10 million \$110; Sewer at \$15 million \$165. This totals about \$40 million in capital project or about \$420 to \$520 annually per tax payer (approximately 5% of current tax assessment – some/most of which would be offset by the retirement of debt related to the high school and other building projects of the past 10+ years).
- Committee discussed whether the roof could last another year to permit the study to take place and know with more certainty the likely use of the current building. Agreed that the roof could last another year, but also discussed impact on current tenants including SPS and Park And Rec employees who can face significant leaks during the winter/spring and whether delay of the repairs was appropriate that impact.
- Discussed scope of study to include:
 - Review prioritization of needs / requirements
 - Assessment of Conceptual building design options to meet those needs (expansions, renovations, entrance way, new, etc.).
 - Evaluation of condition of current building and suitability to meet the needs including the impact on roof repair, outer walls, HVAC and interior modifications
 - Develop estimates (costs, timeline) for primary options
 - Provide input on approach to building/phasing including impact on current occupants
 - Involvement of Task Force and appropriate town employees with Jim as the overall leader of the group and primary point of contact.
- Discussed that shorter term repairs should be made in any case to stop the leaks as best as possible. The sense was that shorter term or full roof replacement could be done in a

matter of weeks with limited impact on the use of the building during that time. Wall or HVAC changes would likely have more impact, but could be managed.

- Discussed options including proceeding with roof replacement prior to having study results given short-term needs and probability that building would have longer-term value. Also discussed the benefit of a study giving more certainty on that use. It was clear to all that study has value and while some members would prefer to see the roof repair happen sooner rather than later, a consensus formed as below:

Decisions / Follow-up Items

- **Unanimously agreed that we would recommend a study (about \$75,000) to fully assess community center (park and rec and council on aging) needs and options to best meet those needs.** Preference is to seek funding from Sudbury Foundation to accelerate timeline of this study, but would seek town funding (all or partial) if needed.
- **Unanimously agreed that we would recommend repair or replacement of the Fairbank roof as information dictates by as early as this summer** to at a minimum “stop the leaks” to the extent possible prior to the next winter. Decision tree as follows:
 - If study or other factors were to reveal clear direction on longer use in the next 4 months (unlikely case), the full replacement (approximately \$600,000) would be recommended at town meeting and executed as quickly as possible.
 - If study is not completed and direction remains unclear (most likely case), repairs (estimated not to exceed \$100,000) would be recommended at the town meeting.
 - If the repairs were made, once the study is completed and it confirms a longer-term role for the current Fairbank building, a recommendation on timely replacement of the roof alone or together with other modifications (walls, HVAC, etc.) would be made to the town.
 - If study reveals no longer-term use for the building, we would recommend only limited repairs continue until the building is no longer in use and demolished. This last outcome assumes timely completion of Town Hall expansion to allow SPS to move out of Fairbank (to Flynn) and a clear plan and support for building the community center within a reasonable time frame to meet the priority needs of Park and Rec, as well as the Council On Aging (e.g. long term uncertainty would eventually compel additional investments in the current Fairbank facility to maintain its safe use)
- Distribute the RFP associated with the Town Hall Study to help task force members get a sense for the scope. (Jim)
- Contact the Sudbury Foundation to determine next steps with regards to study funding request (Bob H.) (Bob A. offered to help write the grant request)
- Agreed that Task Force would likely continue in some form after January 31st. Jim K will help plan next steps with regards to study and roof repair assessment in lead up to town meeting. Need to determine Task Force plans at next meeting.
- Confirm direction with Selectmen and town manager to ensure any possible needed warrants (under any scenario above) are in place by January 31 deadline (Jim)
- Bob Stein offered to provide his barn as refuge to facilitate meeting any and all of the above needs as required