

Meeting Notes from Fairbank Task Force

Date: **January 29, 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)	Joe Sziabowski Todj Gozdeck (Park & Rec Comm.) Sarah Troiano Rick Johnson Mike Flaherty (Russo-Barr)

Agenda / Discussion Items

- Confirmed that Jim had completed and submitted warrant articles needed for the both the study and roof repair (with sufficient flexibility to handle any contingency).
- Bob A had drafted a grant request for the study that the group generally felt was a good start, but we also discussed that the cycle may not allow for a decision prior to June on our request. We agreed to see if we could get the study funding sooner if possible. If not possible, there was some discussion of the pros / cons of asking the town to fund per the warrant in May and/or the foundation. We tabled discussion before reaching any firm conclusion.
- Russo Barr advisor provided input on the state of the Fairbank roof (based on prior study and general knowledge) indicating that a 23 year old roof will start to deteriorate and that it was hard to know the extent of the deterioration or any risk that may arise as a result. However, there was general agreement that there was not any significant safety risk in continued use of the building, and should any such risks be discovered they would be dealt with immediately.
 - Compromised to deck boards should be replaced to alleviate potential for safety issue arising
 - Agreed that a study for the building's use would be a prudent step
- There was some discussion of the need for more effective preventive maintenance programs to preserve town assets. It was also noted by Rick Johnson who has facilities experience that the quality of the roofer can be the most important factor in both installation and maintenance of a roof.
- A discussion followed about the level of investment that would be required to repair and maintain the roof addressing any issues discovered and quickly fixing any leaks. Russo-Barr advisor indicated that \$50,000 would be a realistic estimate to make those repairs over the next couple years and recommended the following be undertaken:
 - Infrared scans to better assess any damage (estimated as \$2 to \$4 thousand)
 - Take repair actions to address any risks deemed to be of safety or other critical nature
 - Aggressively fix leaks as they occur and conduct other maintenance (seams, flashing, etc.) as warranted
- The group generally agreed that that level of expenditure was a suitable trade-off to address the leaks and buy time for the study. Bob H. compared \$600,000 / 20 years to

\$50 to \$60,000 / 2 years as both being roughly \$30,000 / year in cost. Jack did raise the question if anyone felt the money would be wasted and Jim responded with his concern that it would be if subsequently the roof was replaced.

- Joe S. presented his rough diagram of what a new Fairbank Community Center could look like both utilizing the current building and expansions / modifications around it to meet many of the needs surfaced in the past 2 months. Everyone agreed it was a good depiction of that option while several noted the need to study others as well.

Decisions / Follow-up Items

- Notes from the prior meeting including the specific language around the recommendations for study and roof repair was read to confirm it was captured properly. There was general agreement it was close, but there was some concern about the clarity or editorial nature of some elements of the statement and no vote was taken. (Note: no changes have been made to the notes of 1/17 as of 2/2/13)
- Dick offered to construct the “decision tree” to try to make the roof scenarios clearer.
- Task force agreed we would vote the notes and anything outstanding at a meeting prior to the selectmen’s meeting on the 12th when we are scheduled to report. (Note: Bob H. subsequently scheduled that meeting for 6PM)
- Bob A. offered to draft a 1 page report to the selectman and that all who could attend could chime in on the recommendations of the task force (Note: Bob H. subsequently said he would take lead in drafting the report)
- Taskforce agreed that it would recommend maintaining the task force for the foreseeable future to help take the recommendations forward (Frequency of meetings would be reduced (to monthly), and Bob A. requested that someone else take a turn as note taker)
- Dick offered to edit the Sudbury grant request. Later in the meeting, it was agreed that Jack and Jim would take the grant request forward including the effort to establish if it could be considered sooner than June. (Note: Todj G. sent some edits to Bob A. who forwarded on to Jim / Jack asking them to ensure they manage versions and bring the various edits together.