

Fairbank
Community
Center
PUBLIC FORUM

March 26, 2015

Hosted by: The Fairbank Community Task Force & Permanent Building Committee

Welcome

- **Fairbank Community Task Force (FBCTF)**

Current Members: Jack Ryan (Chair), Bob Haarde (BOS), Len Simon (BOS), Sarah Troiano, Jim Kelly, Dick Williamson, Greg George, Bob Armour, Joe Sziabowski, Rick Johnson

- **Bargmann, Hendrie + Archetype (bh+a)**

Joel Bargmann, Tom Scarlata

- **Permanent Building Committee (PBC)**

Michael Melnick, Elaine Jones, Craig Blake, Bill Braun, John Porter, Joe Sziabowski

- **Town Staff**

Nancy McShea (Parks & Rec), Debra Galloway (COA)

Forum Agenda

- Welcome and Introductions
- Objectives of tonight's Forum
 - A Word from the Park & Recreation Department and the Senior Center
- Feasibility Study Process Overview
 - Constituent Input
 - Existing Conditions Analysis
- Design Vision and Key Program Elements
 - Program elements included and those not included
- Presentation of 3 Conceptual Designs
 - Market Plan
 - Cost
- Project Dependencies & Timeframe
- Next Steps
 - Questions and Comments

Forum Objectives

- Provide update on the status of the project
 - Program Definition
 - Market Analysis
 - Operational Plans
 - Conceptual Designs
- Start the conversation
 - We need your input and comments
 - Reaction to the program elements presented and general design elements

Sudbury Park and Recreation / Atkinson Pool

- Community Center established in 1983 in the old school building.
- Atkinson Pool was built in 1987.
- Currently over 72,000 individuals utilize the pool in a given year.
- Over 691 programs offered to over 9,700 participants
- Day camp programs sell out in under 10 minutes each year. No opportunity for growth due to building constraints. 40-50 kids on wait list each week.
- Only Nationally Certified Park and Recreation Department in Massachusetts, the 2nd in New England and the 118th in the country.



Parks and Recreation

- Year round programs
- Ages 18 months – senior citizen
- Passive classes such as art and lego engineering.
- Active classes such as sports and line dancing.
- Self directed recreation such as snowshoe and pickleball.
- Oversee ballfields, playgrounds, basketball court, volleyball court, 2 outdoor ice rinks, tennis courts, walking paths, outdoor fitness equipment, Heritage Park, Willis Pond, etc.



Atkinson Pool

- Learn to swim programs
- Diving programs
- Swim teams
- Scuba programs
- Triathlon programs
- Summer camps
- Birthday parties
- Lap swim
- Family swim
- Lifeguard training



Special Events

- Summer concerts
- Teen Centers
- Drop in Gyms
- Youth Triathlons
- Halloween 5K
- Family Fun Day
- Do you want to build a snowman?

Just to name a few.....



Why a new community center?

- Space is too crowded, programs can't grow. COA needs more room, too many times we need same spaces at the same time.
- Summer time programs need room to expand.
- No dedicated art space.
- No dedicated technology space, yet need for technology programs.
- No dedicated adaptive space, growing adaptive programming needs.
- During elections lose our only gym space and 1/3 of our room space for 4 days, loss of programming time and revenue.



Why a new community center?

- Locker rooms are old and barely meet ADA accessibility.
- Need family changing room options for both ADA access and for families with small children.
- Need team locker rooms that could then be utilized by our camp programs in the summer to keep them separate from the patrons in the regular locker rooms.
- Building desperately needs upgrades to heating and roofing. Currently experienced severe leaks this winter making some rooms inoperable for weeks at a time.



Why a new community center?

- Without upgrades to space, including new space we will be limited in our program offerings.
- Need a solution for a building that is aging rapidly before it is completely dysfunctional.
- A new facility we enable expansion of current program offerings, update the facility to make it compliant and in better condition for our users and bring new programs to the residents of Sudbury.



Strengthening Sudbury

- Beautiful town,
Rich history
- Our Elders Have
Provided
Decades of
Service, and
Counting...
- Creating and
Maintaining an
Age-Friendly
Community



Demographic Change

In the United States, Massachusetts and Sudbury



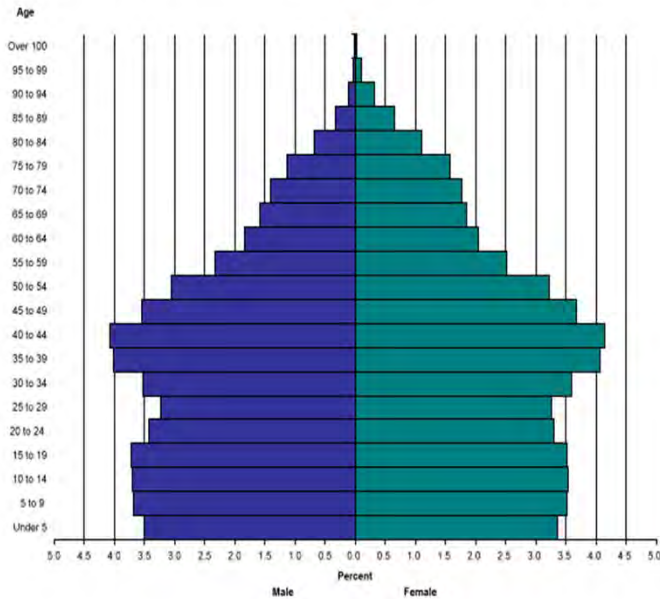
Change is happening because:

- Baby boomers are aging, 8,000 turning 65 every day now (source: AARP)
- We are living longer
- Sudbury's seniors would like to "age in place"
- Sudbury has added age-restricted housing over the last several years

U S Projected Population Growth

Population Pyramid 2000

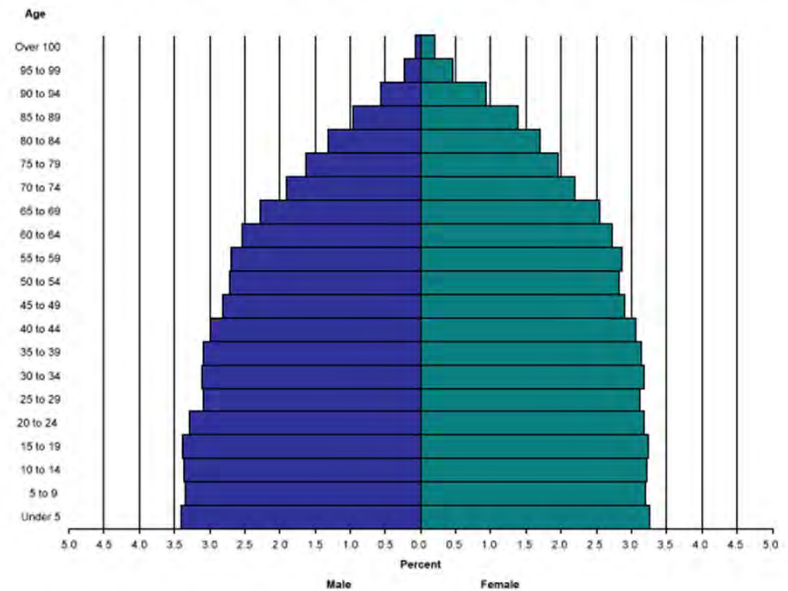
(NP-P2) Projected Resident Population of the United States as of July 1, 2000, Middle Series.



Source: National Projections Program, Population Division, U.S. Census Bureau, Washington, D.C. 20233

Population Pyramid 2050

(NP-P4) Projected Resident Population of the United States as of July 1, 2050, Middle Series.

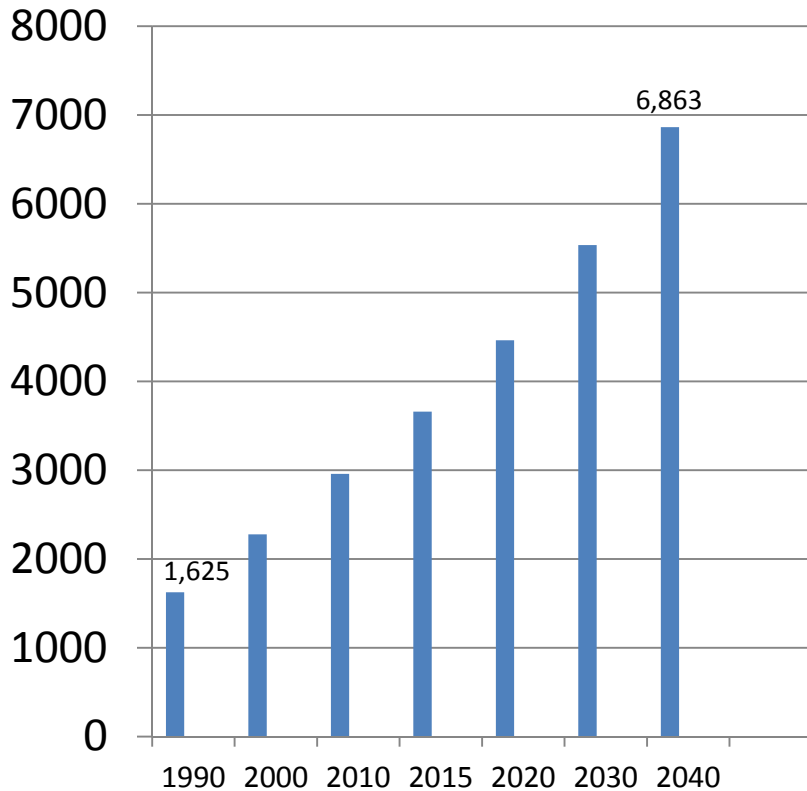


ational Projections Program, Population Division, U.S. Census Bureau, Washington, D.C. 20233

Growth of Older Adults - Sudbury

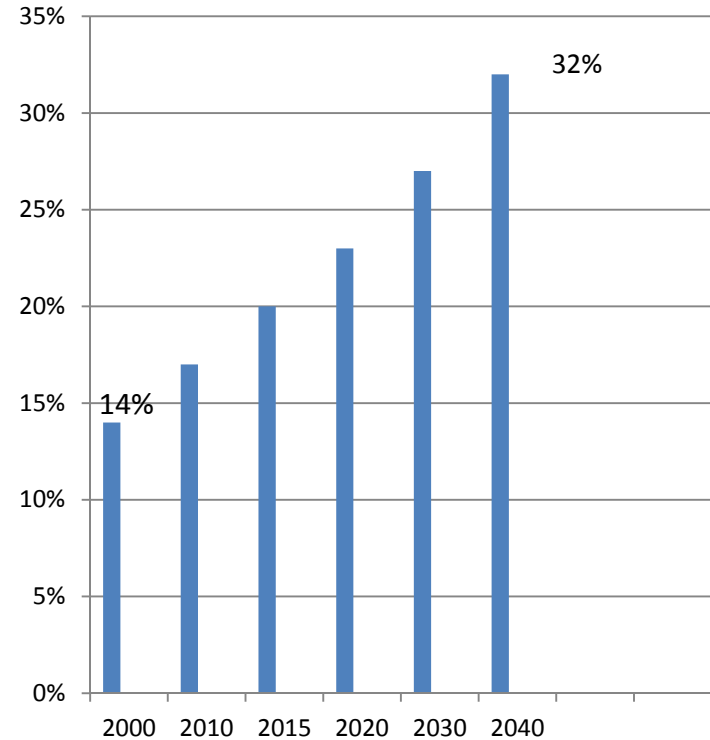
By the Numbers

Growth of 60+ Adult Population in Sudbury



By Percentage

60+ Adults as Percentage Total Sudbury Population



Senior Center Participation

Numbers

- 1,600 different individuals participate in the Senior Center each year
- Includes 150 people under 60 who need help with a parent, or who have a disability
- Approximately 34,000 visits or services provided each year



Programs/Services

- Lifelong learning classes: history, art, science
- Fitness classes: Fit for the Future, Yoga, Tai Chi, Tap Dance, Better Bones
- Arts and Crafts classes
- Information and Assistance
- Rides to employment, doctors, and shopping



Aging in Place in Sudbury

- Benefits everyone to live in age-friendly community
- Staying active
 - Keeping fit
 - Continuing to learn
 - Access to safe transportation
 - Sidewalks and places to walk
- Staying connected
 - Promoting community engagement
 - Support for family caregivers and referral services for frail elders
- Struggling to meet these needs, limited by space.



Annual Veterans Appreciation Luncheon
in Fairbank Gym

Senior Center Space Issues

- Fitness programs need to be moved around to different rooms/some are not appropriate, sometimes classes are cancelled
- Leaking from old roof made some rooms unusable this winter
- Elections close the gym off for a few days and conflict with Senior Center programs
- Not enough space for consultations/counseling
- Meetings often in inadequate rooms



Key Programs for Older Adults

Staying Active/Staying Fit

- Fitness/Wellness
- Education/Lifelong Learning
- Transportation
 - Necessary travel
 - Recreation
- Screening/health counseling services



Staying Connected

- Information/Referral
- Intergenerational programs
- Community outreach
- Referral for supportive home care
- Volunteer opportunities



Comments Regarding Concept Plans

- The Council on Aging supports a plan to meet the growth needs of older adults
- Benefits of such a plan:
 - Based on need/future population trends
 - Need multiple of proposed space
 - Supports need for additional programming
 - Supports need for increased diversity of programs
 - Supports Sudbury's goal to be age-friendly into the future

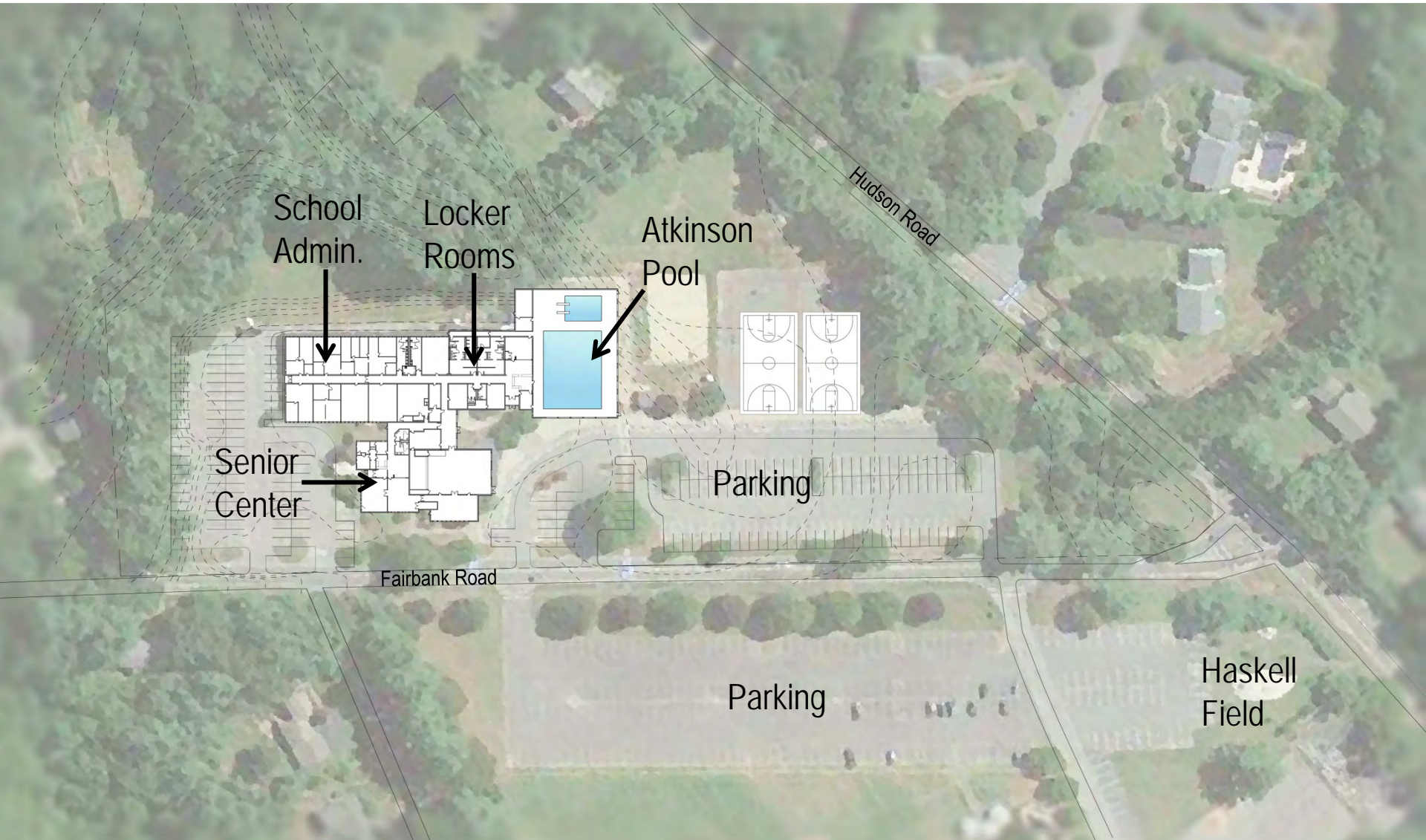
The Future

We're not sure our
Sudbury seniors will be
living to 142, but just in
case... Let's be prepared!

Thank you!



EXISTING SITE PLAN





Atkinson Pool

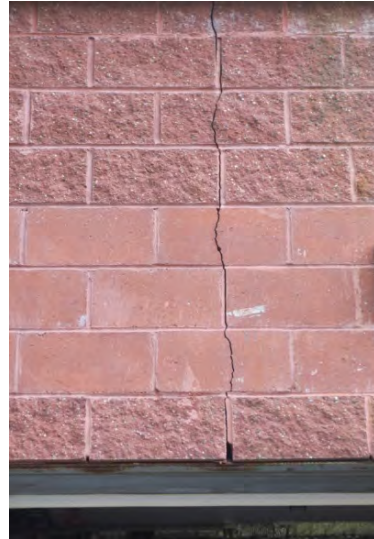
School Administration

Senior Center

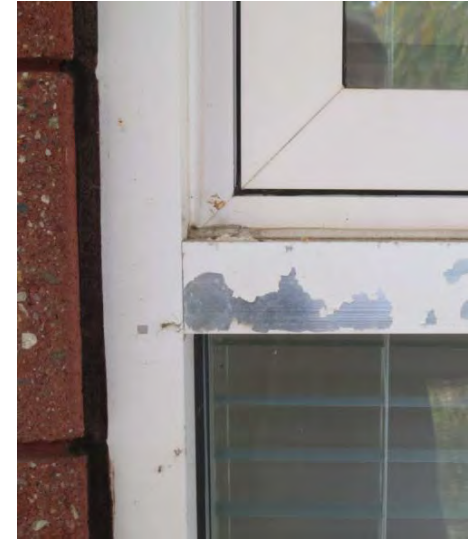
EXISTING CONDITIONS: EXTERIOR



Confirmed Roofing Deficiencies



Masonry at Pool Wing



Senior Center Window Finish



Failed Window Wall of Original School



Moisture Issues at Pool Wing

EXISTING CONDITIONS: INTERIOR SPACE



Lack of Storage (Building Wide)



Locker Rooms/Toilet Rooms Not Meeting Current Needs



Lack of Program Space in Senior Center



No Spectator Seating for Pool Events

EXISTING CONDITIONS: SERVICES

PROBLEMATIC ROOF

- Continual Leaks

FIRE PROTECTION

- Suggest sprinkler system

PLUMBING

- No Family changing rooms
- Needs more fixtures to meet demand and current codes
- Old Piping

HEATING & COOLING

- Window air conditioning units in 1959 wing
- Electrical baseboard heating used.
- Need efficiency controls connected to Town system.

ELECTRICAL

- Needs energy efficient lights and controls
- Out of date emergency lighting
- No addressable fire alarm
- Lots of old equipment past its useful service life.



Original 1959 Plumbing Fixtures



Inefficient Lighting- Lack of Lighting Controls

EXISTING CONDITIONS: 1959 WING



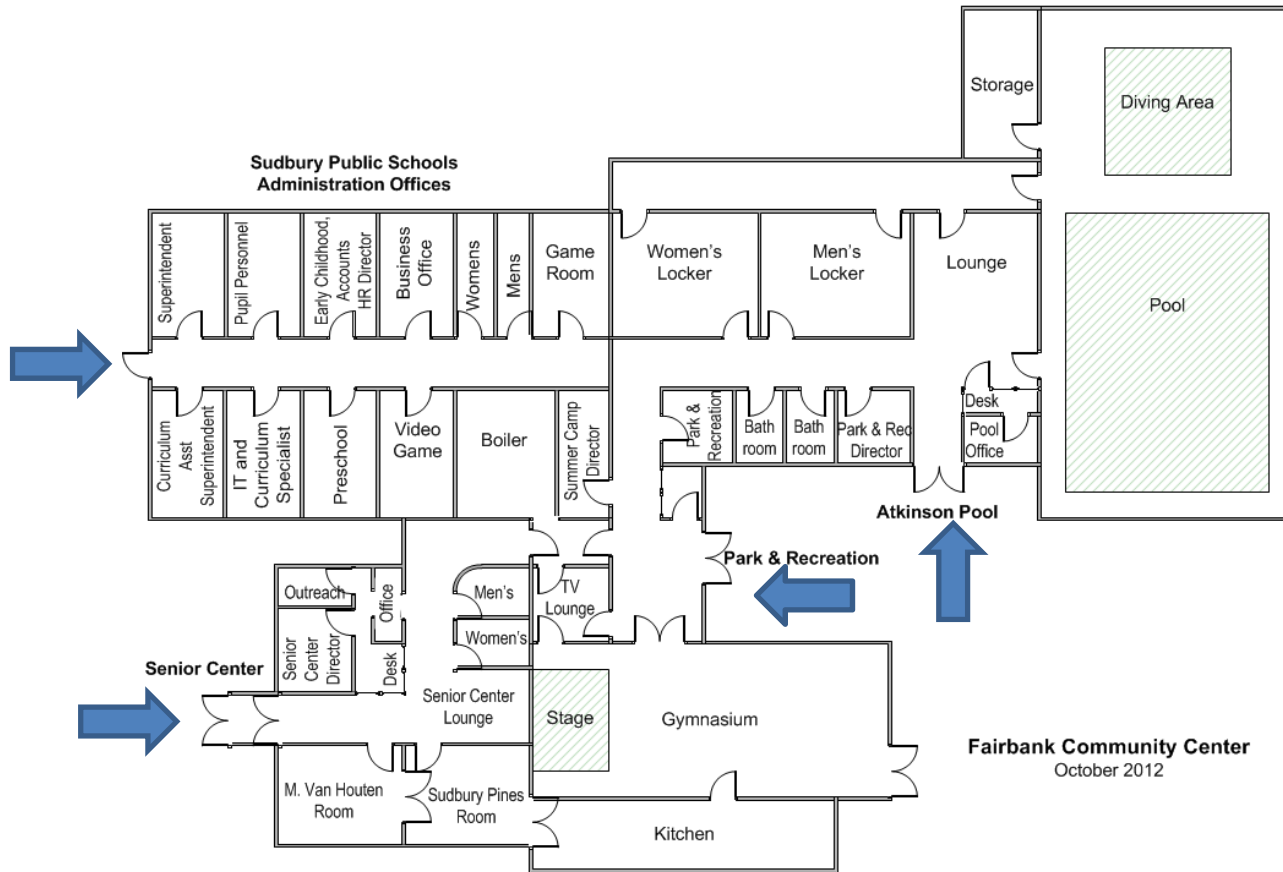
- Existing Roof Structure is under-designed for current building code
- Roof has been patched and patched
- Existing masonry walls require reinforcing to meet structural codes.
- Roof structure would need to be replaced in order to install a sprinkler system, additional ductwork, roof top mechanical equipment and other elements typically required in a renovation project.



Figure 4-Typical Classroom Framing



TOO MANY ENTRY POINTS & CIRCULATION



- Access Control
- Security
- Privacy
- Multiple Occupants
- Secure Spaces
- Noise Transmission
- User Requirements
- Storage
- Access to Toilets
- Scheduling Solutions

VISION FOR A MULTIGENERATIONAL COMMUNITY CENTER

- Common Entrance
- Shared Program Space
- Circulation/ Communal Neighborhood
- Internal Flexibility
- Natural Daylight/ Fresh Air/ Views Outside
- Welcoming Breaks For Socializing

Vision: DIFFERENT AGE GROUPS



Children, Teens, Adults, Seniors

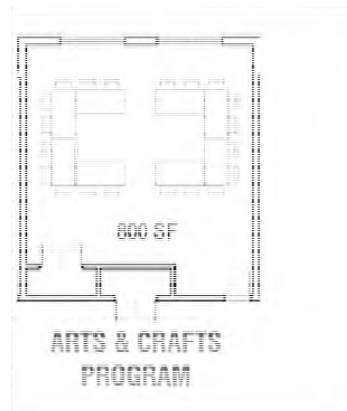
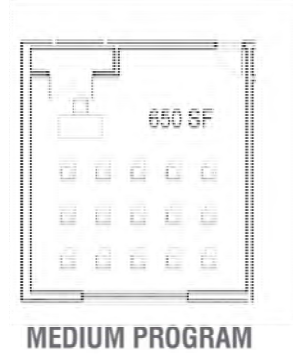
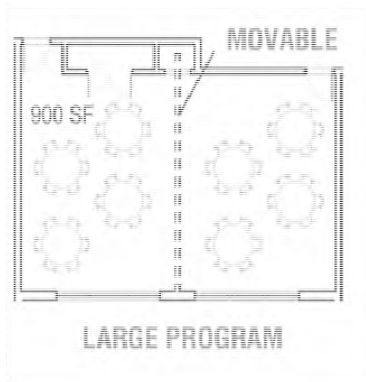
Vision: ENTRY ACCESS CONTROL



- Maximize Visual Control of Facility
- Provide Single Control Point
- Minimize Staffing Requirements

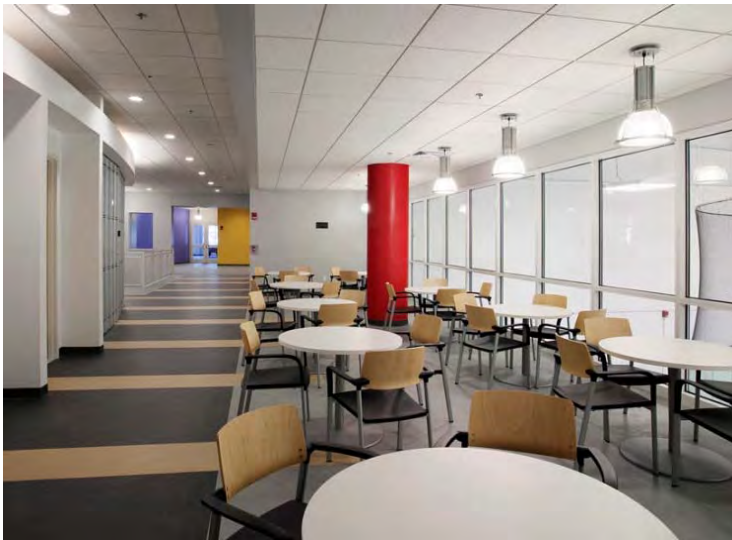


Vision: MULTI-USE SPACES



Different styles in rooms for recreation versus seniors

Vision: DEDICATED USE SPACES



Vision: GATHERING SPACES



Town Staff

Police & Fire Chiefs

Head of DPW

Head of Health Department, Building Inspector

Departments & Groups

Council on Aging

Senior Center Director

Friends of the Sudbury Senior Center

Recreation Commission

Director Parks & Recreation

Sudbury Family Network

Visited the building during events including

Dual County Kick-Off Meet. (All DCL teams)

Veterans Lunch

Senior Center's Harvest Festival

PROGRAMMING WITH TOWN STAFF & ORGANIZATIONS

Scott Nix, Police Chief

William Miles, Fire Chief

William Place, Director of Public Works

William Murphy, Director of Health Department

Mark Herweck, Building Inspector

School Administration (with previous study)

Nancy McShea, Director of Parks and Recreation

Debra Galloway, Council on Aging Director

Council on Aging

Friends of the Sudbury Senior Center

Recreation Commission

Sudbury Family Network

INDIVIDUAL REPORTS FOR DEPARTMENTS

Fairbanks Community Center Complex Masterplan
Sudbury, Massachusetts
SPACE PLANNING QUESTIONNAIRE

bhta

Sudbury
Massachusetts

Fairbanks Community Center Complex Masterplan
Sudbury, Massachusetts

SPACE PLANNING QUESTIONNAIRE FOR THE ATHLISON POOL

This space planning (or "programming") questionnaire is designed to help our design team understand how you work and what you do, how you do it, and whether your space could be redesigned to help you work better. The questionnaire is a critical component of good facility planning and is a collaborative process that would benefit greatly from your careful thought and participation. [Click here](#) to access the form for your time and effort.

The questionnaire is broken into ten categories: Placement Overview, Multi-Purpose Spaces, Restrooms, New Spaces, Shows, Meals, Meeting & Conferencing & Support, Staff Offices, Storage, Film Considerations, Space Impressions, and Other Thoughts.

Your Name and Title: _____
Telephone number(s): _____
Email address: _____

A. DEPARTMENT OVERVIEW:

How many full-time employees (FTEs) currently work within your department?
How many part-time employees (PTEs) currently work within your department?
How does this change seasonally?
What are your hours of operation?
Do you anticipate any changes in staff size and/or staff?
Do you anticipate any changes in your hours of operation?
How many programs are currently being provided by this department?
How many programs are currently being provided by other departments?
What is the typical contractual arrangement with other departments?

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Fairbanks Community Center Complex Masterplan
Sudbury, Massachusetts
SPACE PLANNING QUESTIONNAIRE

bhta

Sudbury
Massachusetts

Fairbanks Community Center Complex Masterplan
Sudbury, Massachusetts

SPACE PLANNING QUESTIONNAIRE FOR THE TOWN OF SUDBURY COUNCIL ON AGING

This space planning (or "programming") questionnaire is designed to help our design team understand how you work and what you do, how you do it, and whether your space could be redesigned to help you work better. The questionnaire is a critical component of good facility planning and is a collaborative process that would benefit greatly from your careful thought and participation. [Click here](#) to access the form for your time and effort.

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Fairbanks Community Center Complex Masterplan
Sudbury, Massachusetts
SPACE PLANNING QUESTIONNAIRE

bhta

Sudbury
Massachusetts

Fairbanks Community Center Complex Masterplan
Sudbury, Massachusetts

SPACE PLANNING QUESTIONNAIRE FOR THE PARK & RECREATION DEPARTMENT

This space planning (or "programming") questionnaire is designed to help our design team understand how you work and what you do, how you do it, and whether your space could be redesigned to help you work better. The questionnaire is a critical component of good facility planning and is a collaborative process that would benefit greatly from your careful thought and participation. [Click here](#) to access the form for your time and effort.

The questionnaire is broken into ten categories: Placement Overview, Multi-Purpose Spaces, Restrooms, New Spaces, Shows, Meals, Meeting & Conferencing & Support, Staff Offices, Storage, Film Considerations, Space Impressions, and Other Thoughts.

Your Name and Title: _____
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Email address: _____

A. DEPARTMENT OVERVIEW:

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How does this change seasonally?
What are your hours of operation?
Do you anticipate any changes in staff size and/or staff?
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How many programs are currently being provided by this department?
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What is the typical contractual arrangement with other departments?

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Veteran's Luncheon



DCL Swim Relays Meet

Program Questionnaires for Senior Center
Recreation Department Staff

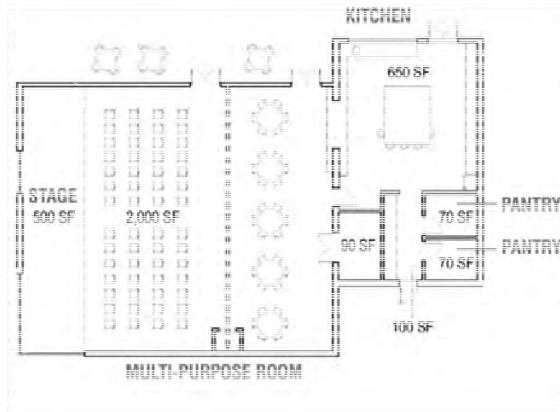
KEY PROGRAM ELEMENTS

1. Multi-use spaces combined with dedicated spaces
2. Gathering spaces to foster community
3. Food Service space for functions AND teaching kitchen
4. Computer lab
5. Library
6. Aquatics: Pool/Therapy
7. Fitness
8. Teen spaces
9. Gymnasium
10. Summer Camp: Multi-use Stage/Platform as part of gym
11. Better Locker rooms to increase patronage

TEACHING KITCHEN



Not a professional kitchen



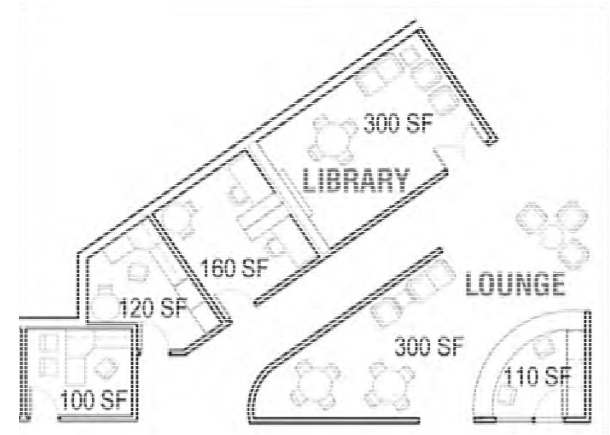
Accessible & useable by senior and recreation users



GAME AND ART ROOMS



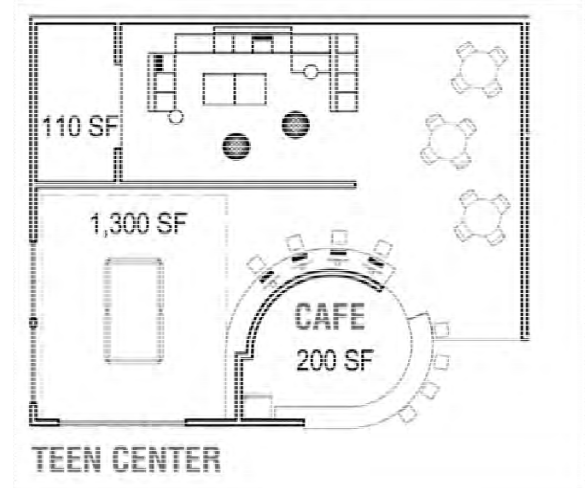
SENIOR CENTER LIBRARY



ACCESS TO TECHNOLOGY



TEEN SPACES

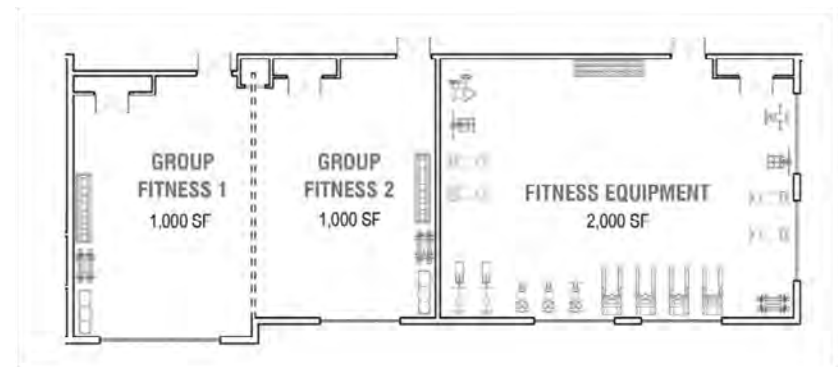


GYM:

Winter Sports & Summer Camp with Stage



FITNESS



ATKINSON POOL



THERAPY POOL



IMPROVED LOCKER ROOMS



PROGRAM COMPARISON

	Actual Existing	40,000 SF PLAN	50,000 SF PLAN	60,000 SF PLAN
COMMON AREAS				
Total Net Square Feet	2,210	2,180	2,390	2,280
Grossing Factor	1.20	1.20	1.20	1.20
Building Common Program Gross Area	2,652	2,616	2,868	2,736
SENIOR CENTER				
Senior Area Lobby / Reception	230	450	620	480
Administrative Offices	920	1,350	2,280	2,440
Program Spaces	6,070	7,290	5,560	7,760
Kitchen @ Multi-purpose Room	1,090	1,050	890	890
Restrooms	160	290	150	150
Total Net Square Feet	8,470	10,430	9,500	11,720
Grossing Factor	1.20	1.20	1.20	1.20
Senior Center Program Gross Area	10,164	12,516	11,400	14,064
RECREATION				
Recreation Offices	1,270	1,070	1,170	1,170
Program Spaces	2,830	7,400	14,270	17,450
Aquatics, Offices and Changing Facilities	13,330	13,000	13,330	17,070
Total Net Square Feet	17,430	21,470	28,940	35,690
Grossing Factor	1.20	1.20	1.20	1.20
Recreation Program Gross Area	20,916	24,868	35,732	43,068
Total Program Gross Area	33,732	40,000	50,000	60,000

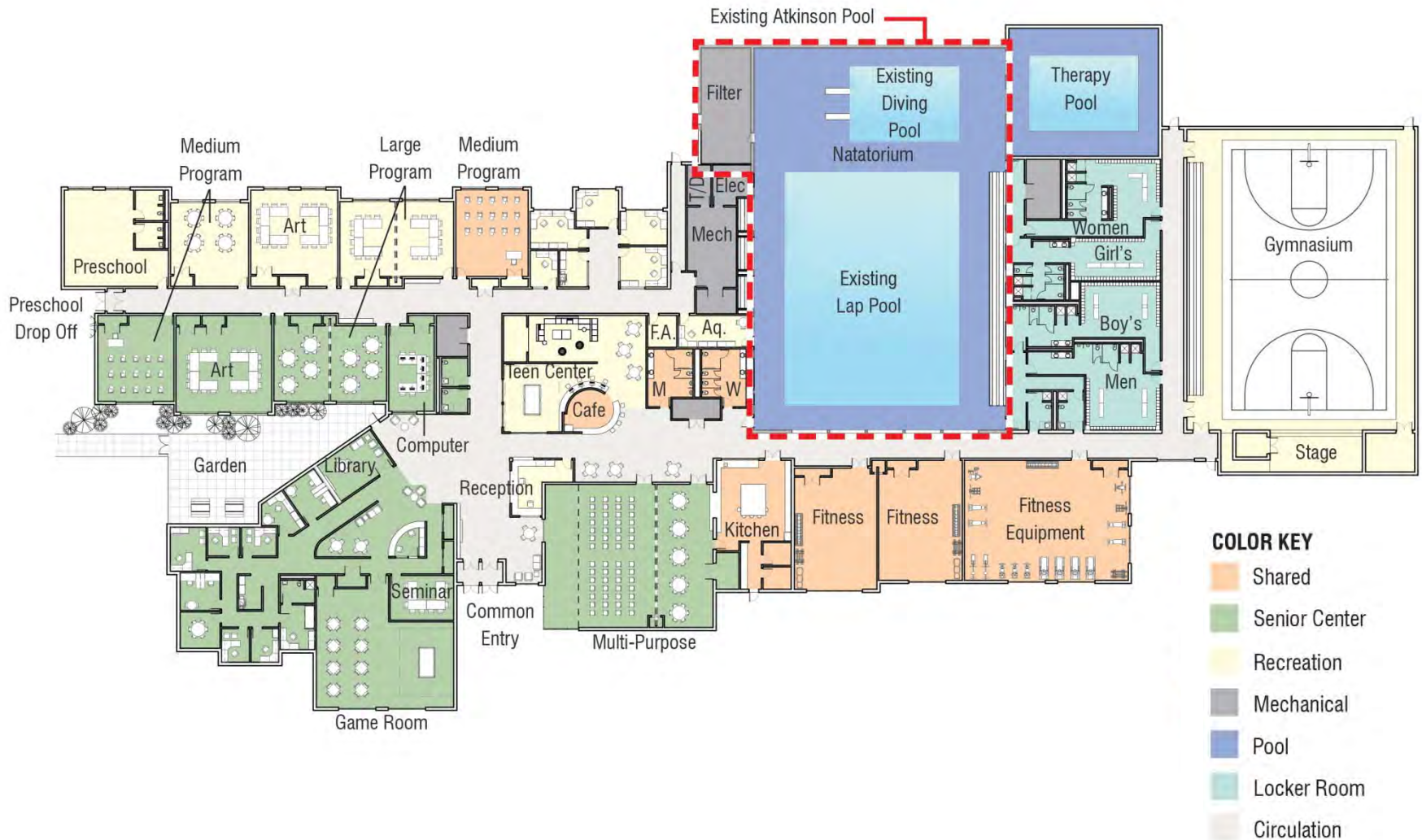
Grouping related departments in a community center saves up to 40% of space by sharing underused spaces and avoiding duplication of stairs, circulation, mechanical rooms and other spaces.

PROGRAMS DISCUSSED BUT NOT INCLUDED

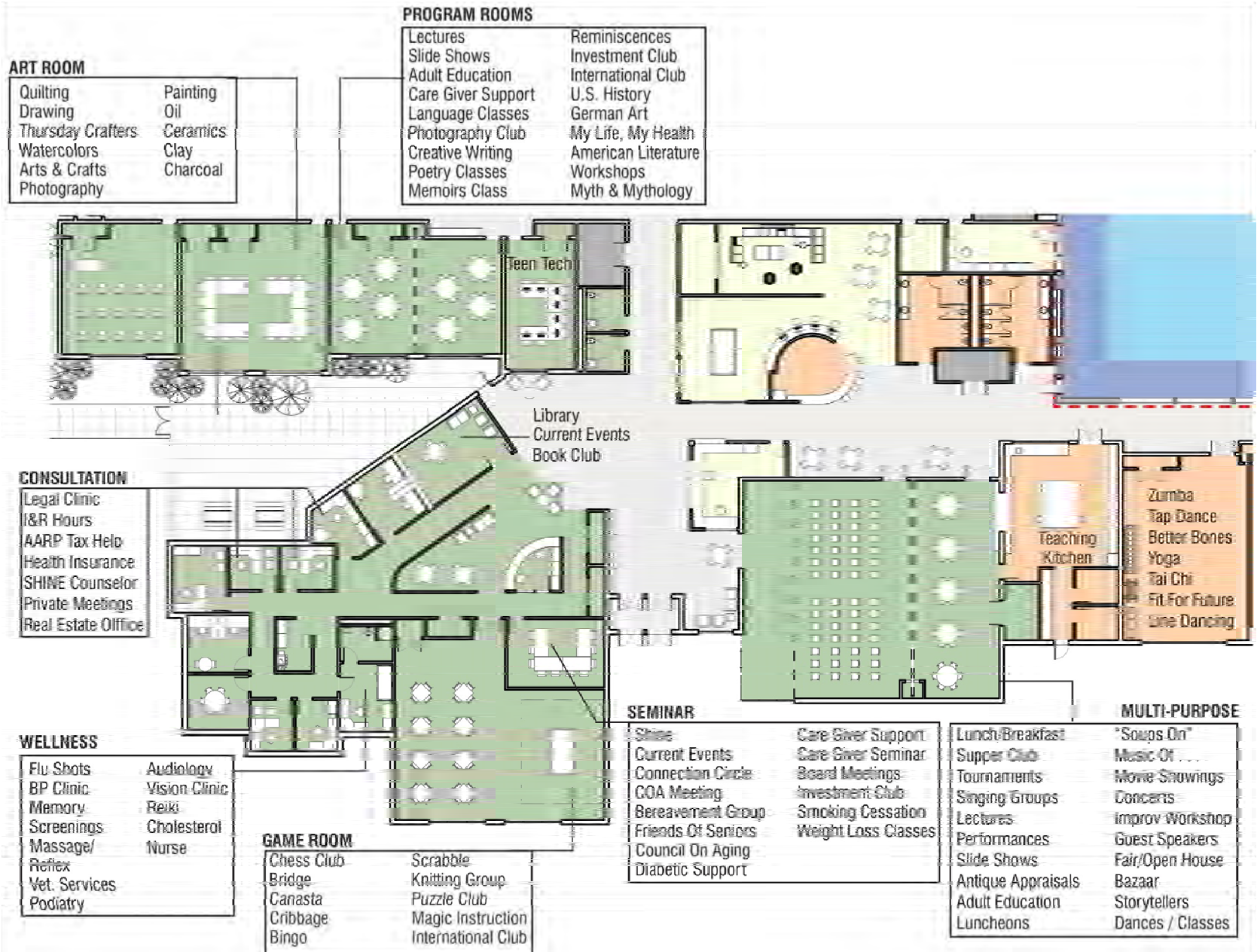
50 meter indoor swimming pool	25,000 sf
Outdoor pool	na
Family Aquatic Center/Leisure Pool	10,000 sf
Ice/Hockey Arena	25,000 sf
Indoor Turf Center	30,000 sf
Black Box/Regular Theatre	8,000 sf
Climbing Wall	5,000 sf
Indoor Playground/Trampoline Center	15,000 sf
Indoor Track Above Gym	2,500 sf (plus elevator & stairs)

OPTION 3 PROGRAM

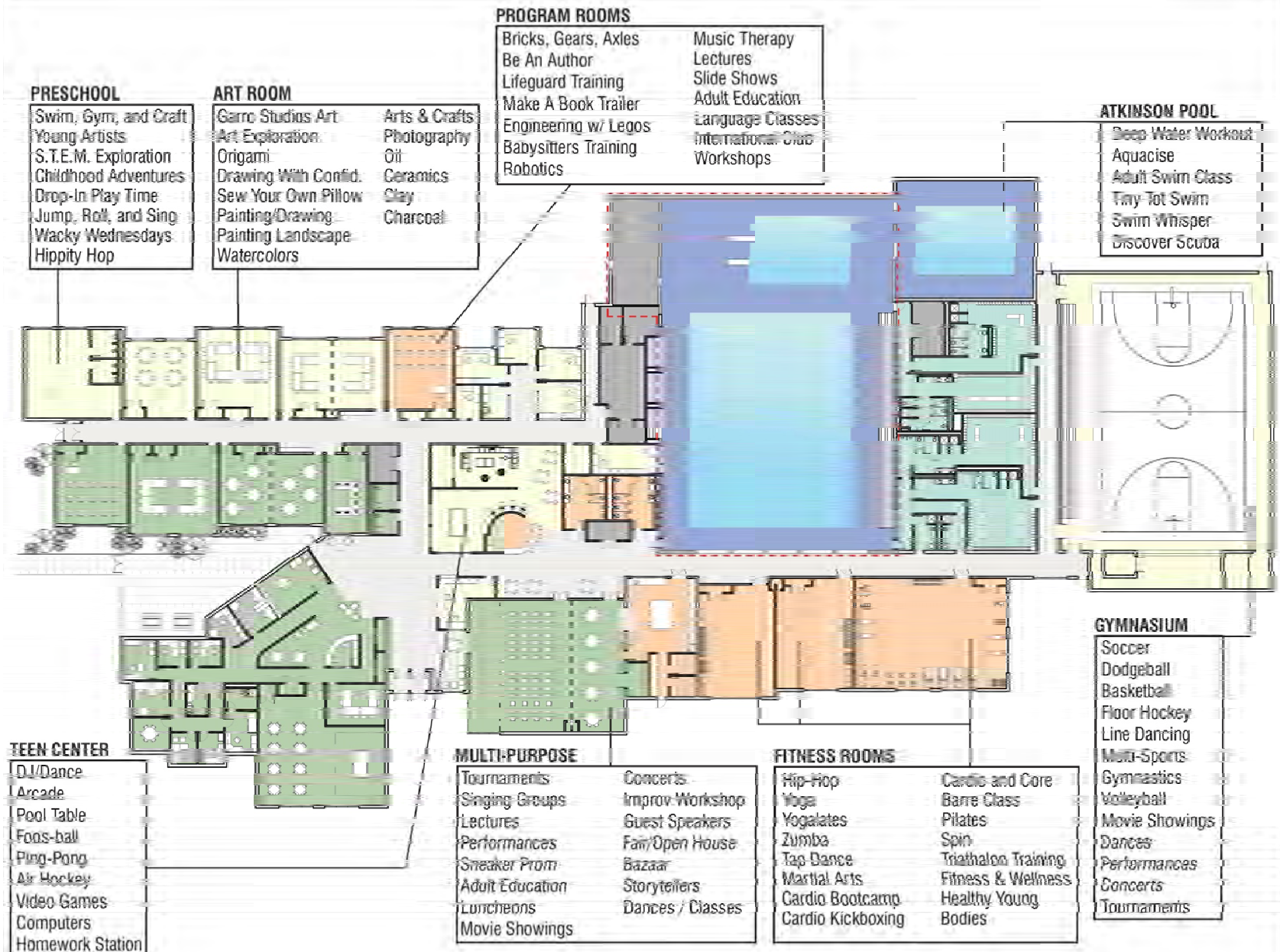
11,000 sf	Existing
49,000 sf	New
60,000 sf	Total



SENIOR CENTER PROGRAMS



PARK & REC. PROGRAMS



OPTION 2 PROGRAM

PROGRAM DOES NOT INCLUDE:

Recreation Department

- Gymnasium Stage
- Therapy Pool
- Team Locker Room
- Family/Companion Changing

Senior Center

- Multi-Purpose Room Stage
- Game Room
- Medium Program Room

11,000 sf	Existing
39,000 sf	New
50,000 sf	Total



OPTION 1 PROGRAM

11,000 sf	Existing
<u>29,000 sf</u>	<u>New</u>
40,000 sf	Total

Plan being adjusted slightly per Mike Melnick comments

COMMUNITY CENTER COST

OPTION 1: 40,000 sf

Construction Cost	\$12 m
Total Project	\$15.5 m

OPTION 2: 50,000 sf

Construction Cost	\$15 m
Total Project	\$19 m

Option 3: 60,000 sf

Construction Cost	\$18 m
Total Project	\$23 m

TOTAL PROJECT COST

Items that add 30% to the Construction Cost

Furniture & Equipment

Permitting & Approvals

Hazardous Materials Testing

Architectural & Engineering Fees

Owner's Project Manager

Equipment Commissioning

Testing & Inspection

Moving of Departments

Advertising

Utility Costs

Contingencies

OTHER RELATED COSTS

OTHER PROJECT COSTS

Relocate School Administration	\$ 3,900,000
site relocation study and design	\$400,000
construction 10,000 sf	\$3,000,000
move & other soft costs	\$500,000
Rental of Temporary Space	\$ unknown
for Recreation & Senior Center	
18-24 months	
Summer Camp relocation	\$ unknown
2 summers	

These costs are incurred for a new center or to renovate the existing

What if a new Community Center is not Constructed?

You will have to renovate the existing building within ten years

40,500 sf Total

PROGRAM DOES NOT INCLUDE:

Senior Center

- Administrative Assistant
- Information Specialist
- Workspace for Four
- Small Meeting Room
- Game Room
- Storage

Recreation Department

- Administrative Assistant
- First Aid
- Gymnasium
- Therapy Pool
- Bleachers
- Team Locker Room
- Family/Companion Changing
- Cafe
- Storage



FUTURE COST TO MAINTAIN THE EXISTING BUILDING

An incurred cost within the next ten years expressed in today's dollars

Renovate existing building

renovate the Senior Center:	10,000 sf
renovate Atkinson Pool:	11,000 sf
<u>redo the 1960's wing:</u>	<u>19,000 sf</u>
Total	40,000 sf

Construction Cost	\$9 M
Total Project Cost	\$12 m

Temporary Space Rental same as options 1 - 3

Relocate School Administration same as options 1 - 3

Operational Performance Indicator Analysis

Town of Sudbury

Fairbanks Community Center Feasibility Study



Full-Time Staffing Levels:

Full-Time Positions	Recommended Levels	New Facility Additions
Park, Rec. Aquatics Dir.	\$96,000	-
Assistant Rec. Dir. Adaptive Specialist	\$54,000	-
Assistant Aquatics Director	\$60,000	-
Aquatics Supervisor (2)	\$99,000	\$43,000
Head Lifeguard	\$41,000	-
Youth Coord. / Teen Center Director	\$46,000	-
Program Coordinator	\$43,000	-
Administrative Assistant (2)	\$92,000	\$39,000
Recreation Coordinator Fitness	\$39,000	\$39,000
Preschool Coordinator	\$46,000	-
Maintenance Worker	\$34,000	\$34,000
Custodian (4)	\$135,000	\$135,000
Positions	17	8
TOTAL	\$785,000	\$290,000

The rates above include benefits.

Operational Performance Indicator Analysis

Town of Sudbury

Fairbanks Community Center Feasibility Study

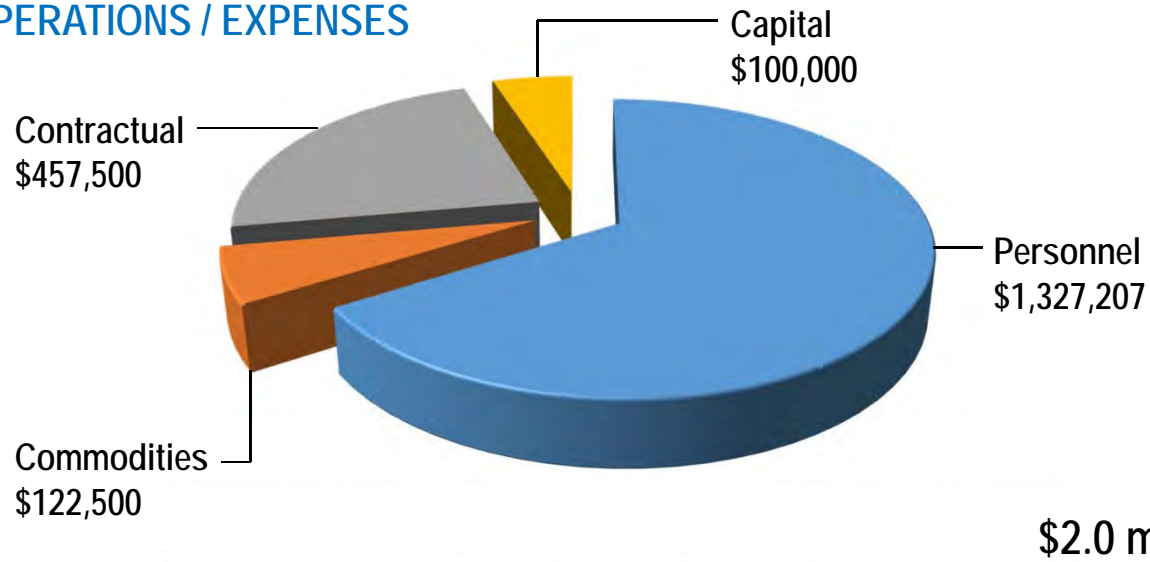


Current & Future Part-Time Staffing Hours:

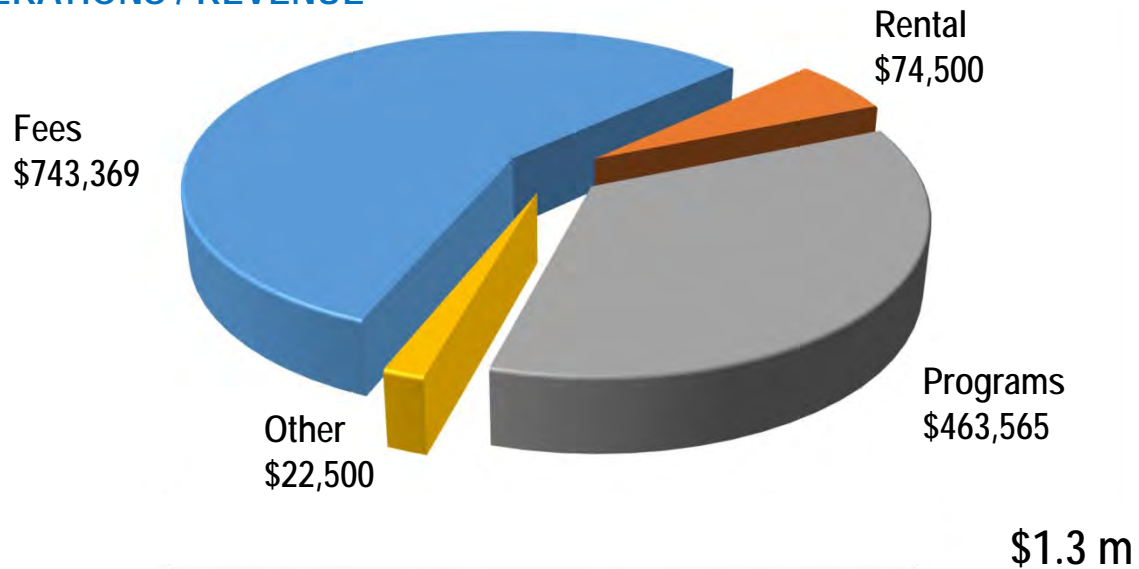
Part-Time Positions	Rate/Hour	Hours/Week	Weeks	Total	New Facility Additions
Front desk supervisor	\$12.00	95.5	52	\$60,000.00	\$60,000
Front desk receptionist	\$10.00	79	52	\$41,000.00	\$12,000
Building supervisor	\$12.00	79	52	\$49,000.00	\$49,000
Head lifeguard	\$12.00	95.5	50	\$57,000.00	\$57,000
Lifeguard	\$10.00	174.5	50	\$87,000.00	\$29,000
Water Safety Instructor (WSI)	\$11.00	60	50	\$33,000.00	\$17,000
Swim Aide in Training	\$9.00	30	50	\$13,000.00	\$6,000
Water Exercise Instructor	\$25.00	11	50	\$14,000.00	\$7,000
Private swim lesson instructor	\$30.00	6	50	\$9,000.00	\$4,000
Semi private swim lesson instructor	\$55.00	6	50	\$16,000.00	\$8,000
Therapeutic swim instructor	\$30.00	10	50	\$15,000.00	\$15,000
Diving Instructor	\$23.00	4	50	\$5,000.00	\$2,000
Group Exercise Instructor	\$30.00	10	52	\$16,000.00	\$16,000
Total				\$415,000	\$282,000

The rates above include benefits.

OPERATIONS / EXPENSES



OPERATIONS / REVENUE



PROJECT DEPENDENCIES & TIMEFRAME

- Sudbury Public Schools Administration Move
- Locating Flex Space during construction
- Timeframe dependent on timing of other capital projects, dependencies and town support

SCENARIO IMPLEMENTATION PLAN

SCENARIO IMPLEMENTATION	2015		2016		2017		2018		2019		2020	
Determine Course of Action for School Administration & Community Center		■	■									
Town Meeting to Approve Design & Construction Funds for School Administration			➤									
Design & Build New School Administration Offices			■	■	■							
Town Meeting to Approve Design of Community Center					➤							
Design Community Center					■	■						
Town Vote to Fund Construction of Community Center Phase I							➤					
Build Community Center							■	■	■			
Temporary Location for Recreation and Senior Center								■	■	■		
Move In and Occupancy											■	

← The Minimum timeframe is 5 ½ years →

NEXT STEPS

- We have a need. What do we do next?
- Gather and incorporate feedback
- Obtain final report on Community Center
- Work with Board of Selectmen to determine next steps