

Meeting Notes from *Fairbank Community Center Task Force Committee*

Date: **July 15, 2015**

Location: DPW Conference Room

Committee Members in Attendance	Others in Attendance
Jack Ryan (Chair of Task Force, Sudbury Council on Aging) Sarah Troiano (Vice Chair) Jim Kelly (Sudbury Facilities Director) Dick Williamson (Park & Recreation Commission) Christine Hogan (SPS School Committee) Len Simon (BOS)	Debra Galloway (Senior Center) Pat Brown (BOS) Jim Marotta (Park & Rec Commission) Paul Griffin (Park & Rec Commission)

Discussion Items

Meeting convened at 7:00pm

Provided Summary Recap

- Origin of Committee
 - Failing roof
 - Seniors clear that building does not meet current needs or future needs; Park and Rec needs also not met
 - Initial assumption at project origin was to keep existing pool
 - \$60,000 spent so far: donations from Sudbury Foundation, Friends of Seniors and Friends of Park and Rec., Sudbury Swimming and Sudbury Basketball
- Current State of the Project
 - bh+a completed comprehensive report and presented 3 conceptual designs reflecting 40, 50, and 60K sq ft.
- Committee job to now make recommendation to BOS for next steps and determine optimal committee configuration moving forward
 - Requested the Committee be added to the BOS Agenda for August 20 BOS meeting

Discussion of Possible Next Steps:

- Take steps necessary to request funds for design at May 2016 TM. Amount likely upwards of \$1M, but it is unclear at this time what exact amount would be
 - Advantage: momentum and keeps project moving forward.
 - Disadvantage: many unanswered questions...some can answer on own but others require professional assistance
- Take interim steps to address unanswered questions prior to town meeting
 - Some questions can be answered partly by Committee's own work

- More information on Teen Center needs (they were not included in the feasibility phase)
 - More information on aquatic needs (L-S Swimming, revenue opportunities, outdoor pool/splash park)
 - Ice rink
- Some questions require professional help to answer. Would need to find the funding from the town for this lesser amount (possibly \$50K)
 - Displacement
 - Location
 - Ongoing Operating Costs & Financial Design
 - Expansion horizontal vs. vertical (2nd floor?)
- Timing of next steps
 - Need to move quickly. Set deadline of November 15th to decide whether to go for design funds OR go for additional funds due to unanswered questions remaining.
 - CIAC: for any capitals project on TM needs to be in outline form on their radar by Sept 1
 - Article for Town Meeting must be submitted by end of January

Discussion of the Unanswered Questions

- Location
 - Options mentioned: existing site as outlined in 3 conceptual designs, Haskell, Raytheon
 - If not on existing site, what is impact on the pool?
 - Significant concerns were expressed by Park & Rec Commission regarding consideration of Haskell as a location due to field needs
 - Noted that location should take user groups impact into consideration as well as maximizing building usage with regard to costs; a balance of user impact and financial impact is required in the ultimate decision making
 - Raytheon has legal obstacles to be explored
- Displacement
 - bh+a estimated minimum disruption of 18-24 months for programs impacted by construction (note that P&R Commission attendees expressed concern that disruption to their programs may be closer to 3-4 years if Haskell is chosen site)
- Relocation of Sudbury Public Schools (SPS)
 - Need for both temporary and permanent relocation for SPS
 - How about renting space for the 25 SPS employees?
- Ongoing Operating Costs & Financial Design
 - Need more detailed financial design and understanding of operating cost recovery model prior to Town Meeting
 - Will need help from a professional firm on this: can build on the Ballard King (sub for bh+a) plans, but need to validate and/or update
 - Staffing impacts

- Revenue opportunities
- Operating deficit understood at deeper level

Discussion of Town Hall Blue Ribbon Committee (THBRC)

- Mission statement of THBRC is very demanding and has a very large scope
 - Plan for TH, but also to evaluate all buildings including Loring Parsonage, Flynn, Town Hall and Fairbank (starting point is 2001 plan for town buildings)
- Conversation about factors to consider when deciding timing
 - Physical state of the building
 - Building utilization
 - Noted that Fairbanks is in rougher shape and is open 20 hours per day vs. Town Hall which is also in disrepair but is only open for shorter periods
- Recommended that Fairbank Task Force meet with THBRC to share information and ensure all moving parts are coordinated

Motions and Adjourning:

- Motion made by Len Simon to approve July 8 Meeting Minutes; 5 yes votes and 2 abstains; motion passes
- Meeting Adjourned at 9:30pm.

Decisions / Follow-up Items

- Fairbank Committee members to attend July 30 THBRC meeting
- Sarah Troiano to meet with Sue Brennan, President of Teen Center and report back at next Fairbank Committee meeting
- Christine Hogan to further research aquatic programs, needs, revenue opportunities, etc. and report back at next Fairbank Committee Meeting
- Bryan Semple, with assistance from Jim Marotta, to look into possible vendors for short term help with Financial Design
- BOS will confirm if Fairbank Committee will be on the August 20 BOS Meeting Agenda
- Next meeting set for August 4 at 7pm at DPW
 - Dick Williamson to facilitate representation from the Park and Recreation Department is at the meeting