

# **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 2<sup>nd</sup> in New England and the 118<sup>th</sup> 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, often we need same spaces at the same time.
- Summer time programs need room to expand
- No dedicated art space
- No dedicated technology space
- No dedicated adaptive space
- Elections close gym for 4 days, loss of programming time and revenue



# Why a new community center?

- Locker rooms are not ADA accessible
- Need ADA accessible family changing room
- Need team locker rooms for camp programs
- Building needs upgrades to heating and roofing. Severe leaks this winter made some rooms inoperable for weeks





# Why a new community center?

- Limited in our program offerings
- Building is aging rapidly
- New facility enables expansion of current program offerings
- Updating the facility makes it compliant, improves condition and brings new programs



# Strengthening Sudbury

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





# Sudbury's Population is Changing

## In the United States, Massachusetts and Sudbury



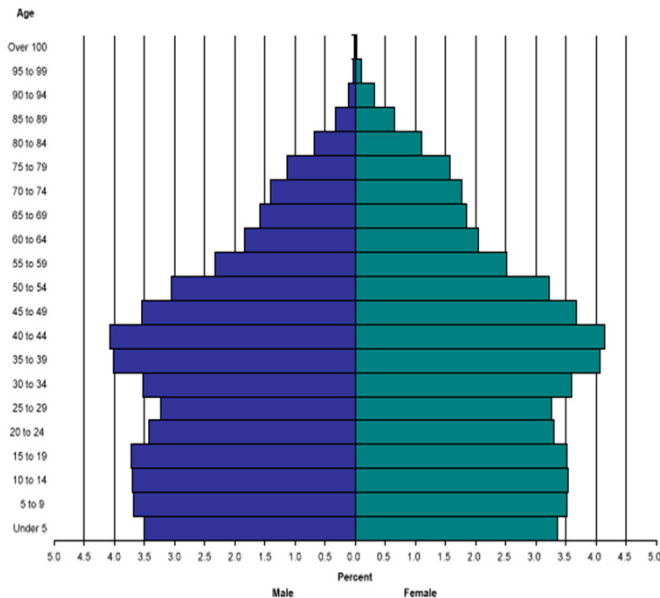
Change is happening because:

- 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

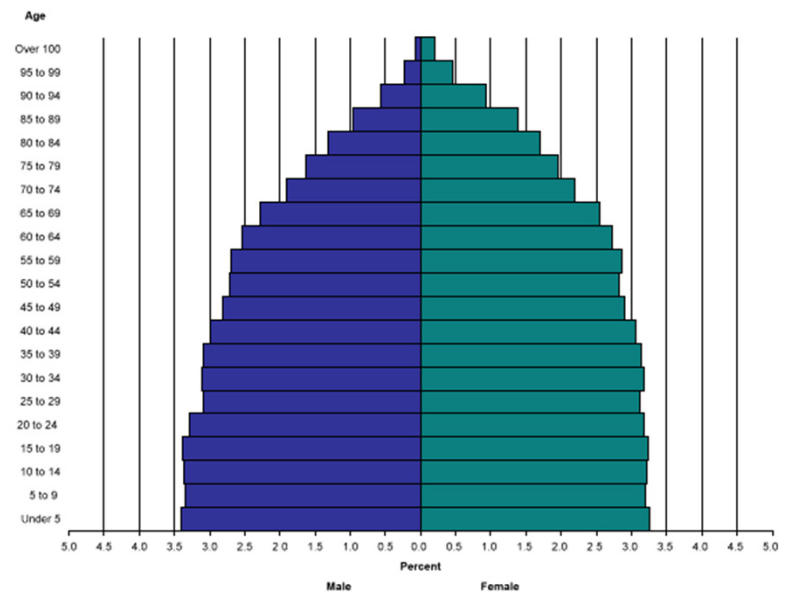
## Population Pyramid 2000

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



## Population Pyramid 2050

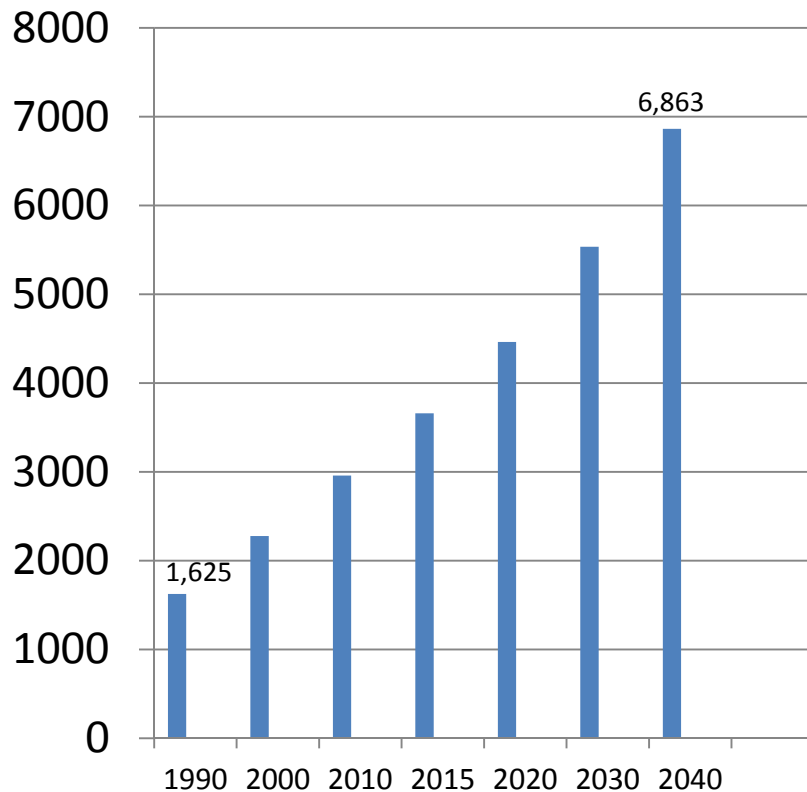
(NP-P4) Projected Resident Population of the United States as of July 1, 2050, Middle Series.



# Growth of 60+ Population - Sudbury

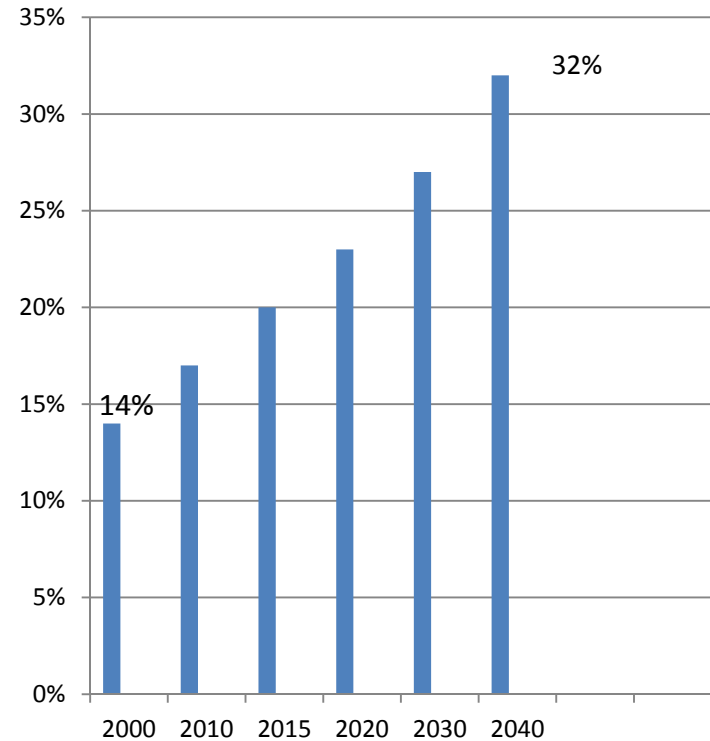
## By the Numbers

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
- And 200 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

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



Annual Veterans Appreciation Luncheon  
in Fairbank Gym

# Senior Center Space Issues

- Building is old, leaking from old roof made some rooms unusable this winter, leaking and other issues ongoing
- Fitness programs are sometimes cancelled or need to be moved to different rooms, some rooms are not appropriate, sometimes off site
- Elections close the gym off for a few days and conflict with Senior Center programs
- Not enough space for consultations and counseling – need to move staff out of their offices
- Park and Recreation programs during school vacations and summer use the gym and other rooms





# Key Programs for the Future

## Staying Active/Staying Fit

- More Fitness programming - need clean, safe, appropriate space available
- Wellness/health counseling services – need clean, private space for nurse, other counseling
- Education/Lifelong Learning
- Transportation



## Staying Connected

- Socialization/Recreation opportunities
- Healthy Aging programs
- Intergenerational programs
- Information/Referral for supportive home care and other needs
- 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
    - Supports need for additional programming
    - Supports need for increased diversity of programs, including more healthy aging and intergenerational programs
    - Supports Sudbury's goal to be age and family friendly into the future



# In Summary

- The senior population has doubled since the Senior Center addition was built, and will continue to grow for 35 more years
- Seniors have been and continue to be contributors to quality of life in Sudbury
- The Senior Center is already having space constraints
- The Council on Aging recognizes the need to plan ahead for the future

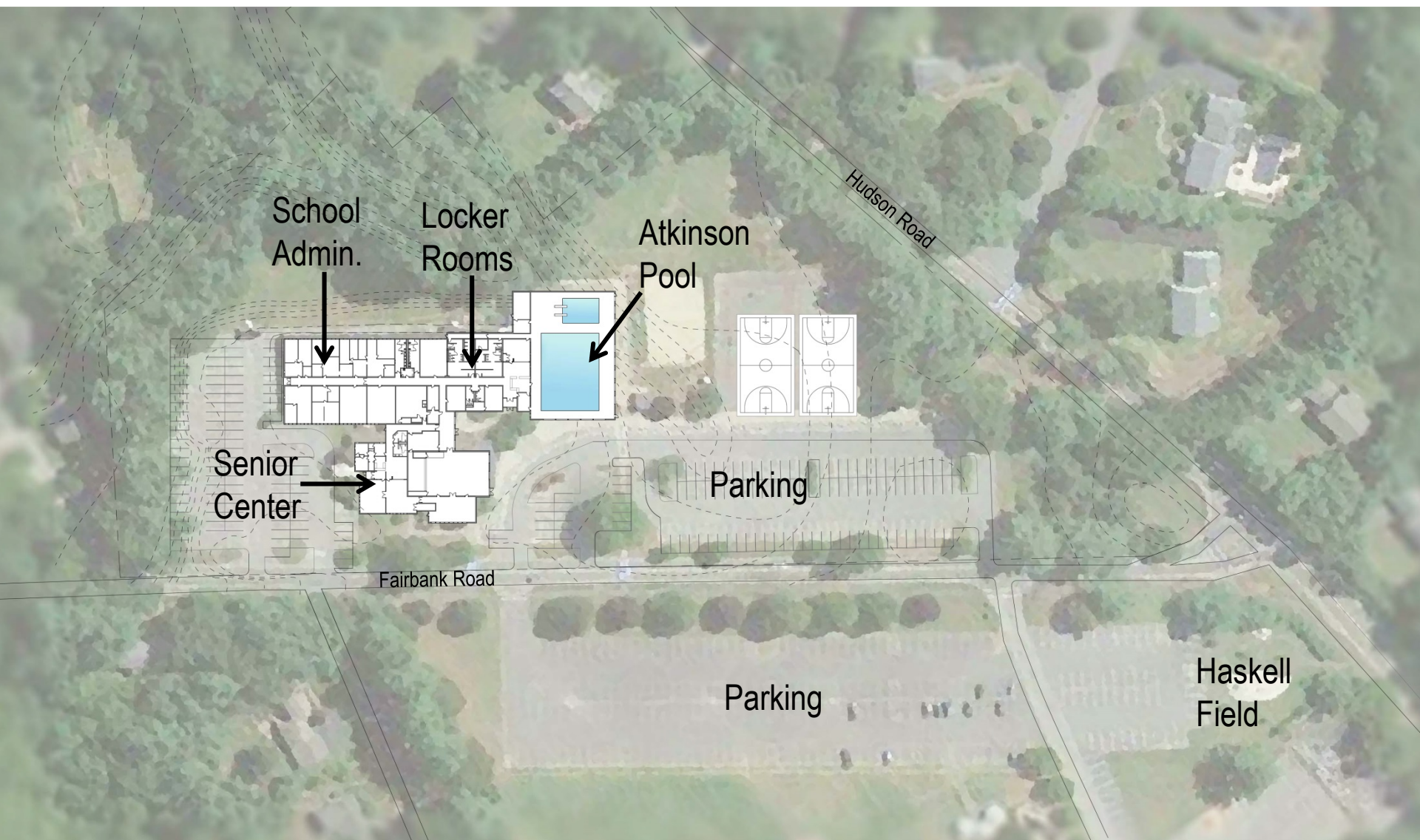
# The Future

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.

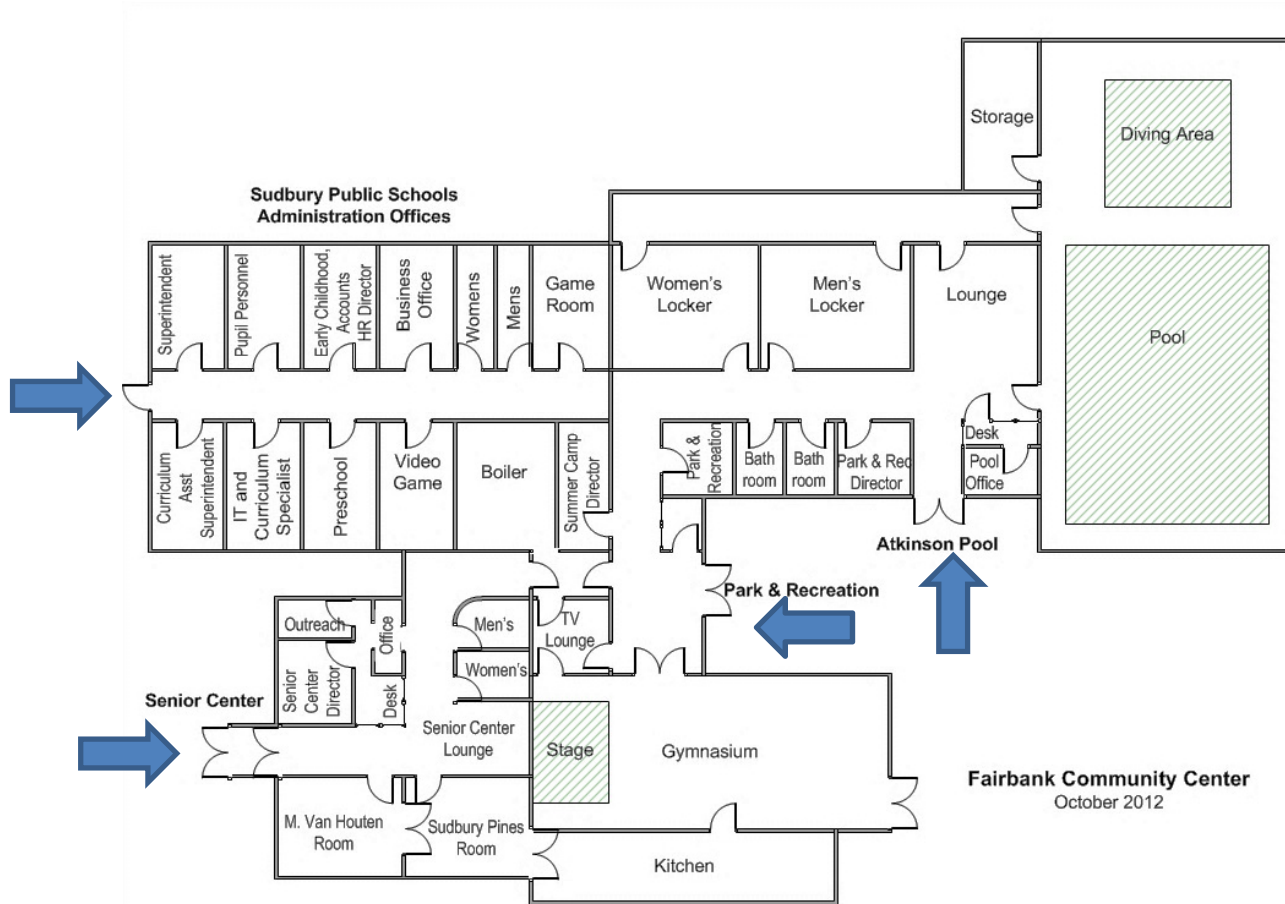


Figure 4-Typical Classroom Framing





# TOO MANY ENTRY POINTS & CIRCULATION



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

Fairbank Community Center  
October 2012

# 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



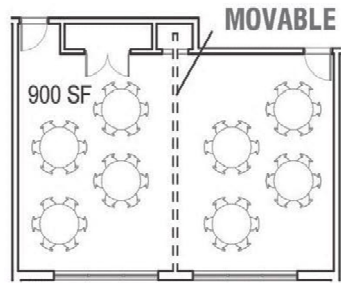
# Vision: ENTRY ACCESS CONTROL



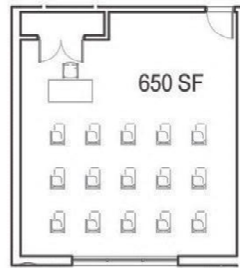
- Maximize Visual Control of Facility
- Provide Single Control Point
- Minimize Staffing Requirements



# Vision: MULTI-USE SPACES



LARGE PROGRAM



MEDIUM PROGRAM



ARTS & CRAFTS  
PROGRAM



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



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 **Sudbury**  
Massachusetts

**Fairbanks Community Center Complex Masterplan**  
Sudbury, Massachusetts

SPACE PLANNING QUESTIONNAIRE FOR THE ATKINSON POOL

The space planning (or "programming") questionnaire what you do, how you do it, and whether your space is a critical component of good facilities planning and if your careful thought and participation. [Click here](#) to get

Your **Name and Title**: \_\_\_\_\_  
 Telephone number: \_\_\_\_\_  
 Email address: \_\_\_\_\_

**A. DEPARTMENT OVERVIEW**

How many full-time employees (FTE's) currently work within your department? \_\_\_\_\_

How many part-time employees (PTE's) 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 type (FTE vs. PTE) in the near future? \_\_\_\_\_


Do you anticipate any changes in your hours of operation in the near future? \_\_\_\_\_

How many programs are provided by outside vendors? \_\_\_\_\_

What is the typical contractual arrangement with outside vendors? \_\_\_\_\_

F1087 Fairbanks Community Center Complex Masterplan

**Fairbanks Community Center Complex Masterplan**  
Sudbury, Massachusetts  
SPACE PLANNING QUESTIONNAIRE

 **Sudbury**  
Massachusetts

**Fairbanks Community Center Complex Masterplan**  
Sudbury, Massachusetts

SPACE PLANNING QUESTIONNAIRE FOR THE TOWN OF SUDBURY COUNCIL ON AGING

The space planning (or "programming") questionnaire is designed to help our design team learn about how you work 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 facilities planning and it initiates an interactive process that would benefit greatly from your careful thought and participation. [Click here](#) to get more information about what we need to know about your space.

The questionnaire is broken into ten categories: Spaces, Aids & Crafts, Fitness, Media, and Other Thoughts.

Your **Name and Title**: \_\_\_\_\_  
 Telephone number: \_\_\_\_\_  
 Email address: \_\_\_\_\_

**A. DEPARTMENT OVERVIEW**

How many full-time employees (FTE's) currently work within your department? \_\_\_\_\_

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F1087 Fairbanks Community Center Complex Masterplan

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**Fairbanks Community Center Complex Masterplan**  
Sudbury, Massachusetts  
SPACE PLANNING QUESTIONNAIRE FOR THE PARK & RECREATION DEPARTMENT

 **Sudbury**  
Massachusetts

**Fairbanks Community Center Complex Masterplan**  
Sudbury, Massachusetts

SPACE PLANNING QUESTIONNAIRE FOR THE PARK & RECREATION DEPARTMENT

The space planning (or "programming") questionnaire is designed to help our design team learn about how you work 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 facilities planning and it initiates an interactive process that would benefit greatly from your careful thought and participation. [Click here](#) to get more information about what we need to know about your space.

The questionnaire is broken into ten categories: Department Overview, Multi-Purpose Spaces, Dedicated Use Spaces, Fitness, Media, Meeting & Counseling & Support, Staff Offices, Storage, Site Considerations, Space Impressions, and Other Thoughts.

Your **Name and Title**: \_\_\_\_\_  
 Telephone number: \_\_\_\_\_  
 Email address: \_\_\_\_\_

**A. DEPARTMENT OVERVIEW**

How many full-time employees (FTE's) currently work within your department? \_\_\_\_\_

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F1087 Fairbanks Community Center Complex Masterplan

**Fairbanks Community Center Complex Masterplan**  
Sudbury, Massachusetts  
SPACE PLANNING QUESTIONNAIRE FOR THE PARK & RECREATION DEPARTMENT





## Veteran's Luncheon



# DCL Swim Relays Meet

## Program Questionnaires for Senior Center Recreation Department Staff

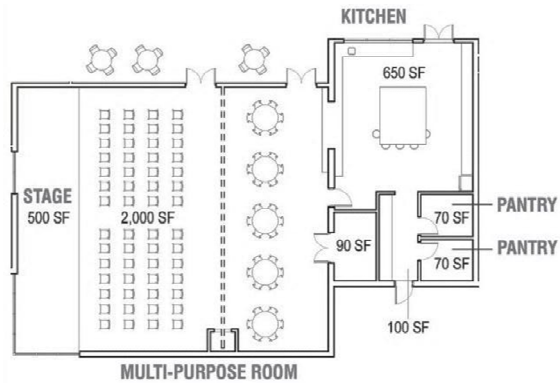
# KEY PROGRAM ELEMENTS

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

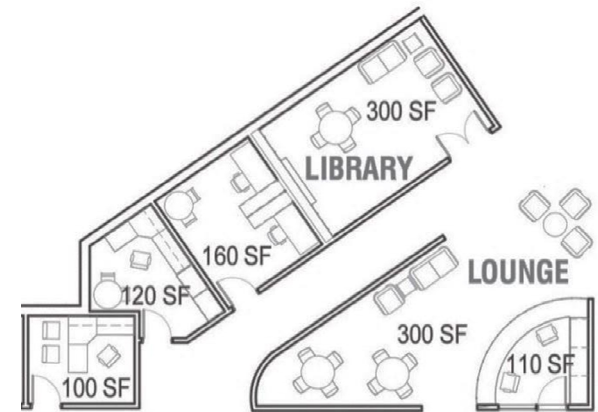




## GAME AND ART ROOMS



# SENIOR CENTER LIBRARY



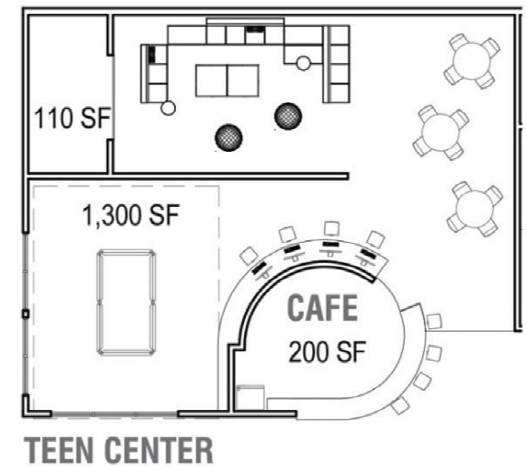


# ACCESS TO TECHNOLOGY





# TEEN SPACES



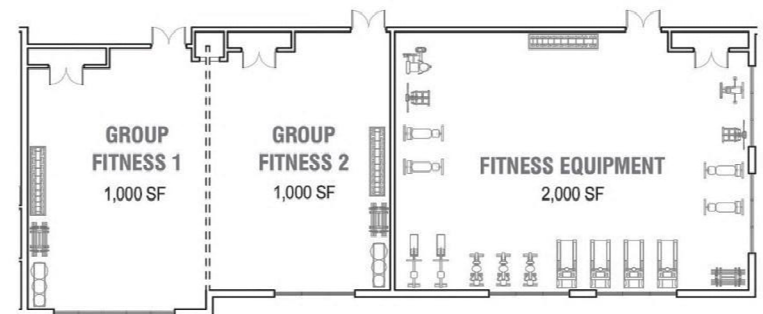
# GYM:

## Winter Sports & Summer Camp with Stage





# FITNESS





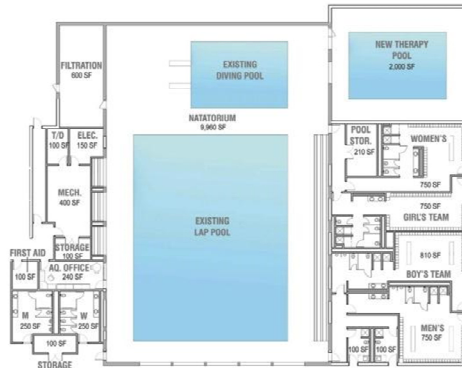
# ATKINSON POOL



# THERAPY POOL



# IMPROVED LOCKER ROOMS





# PROGRAM COMPARISON

	Actual Existing	40,000 SF PLAN	50,000 SF PLAN	60,000 SF PLAN
<b>COMMON AREAS</b>				
Total Net Square Feet	2,210	2,390	2,390	2,280
Grossing Factor	1.20	1.20	1.20	1.20
Building Common Program Gross Area	2,652	2,868	2,868	2,736
<b>SENIOR CENTER</b>				
Senior Area Lobby / Reception	230	620	620	480
Administrative Offices	920	2,280	2,280	2,440
Program Spaces (includes Multi-purpose Room)	6,070	4,890	5,560	7,760
Kitchen	1,090	890	890	890
Restrooms	160	150	150	150
Total Net Square Feet	8,470	8,830	9,500	11,720
Grossing Factor	1.20	1.20	1.20	1.20
Senior Center Program Gross Area	10,164	10,596	11,400	14,064
<b>RECREATION</b>				
Recreation Offices	1,270	1,170	1,170	1,170
Program Spaces (includes Gymnasium)	2,830	6,440	14,440	17,450
Aquatics, Offices and Changing Facilities	13,330	13,400	13,330	17,070
Total Net Square Feet	17,430	21,010	28,940	35,690
Grossing Factor	1.20	1.20	1.20	1.20
Recreation Program Gross Area	20,916	26,536	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

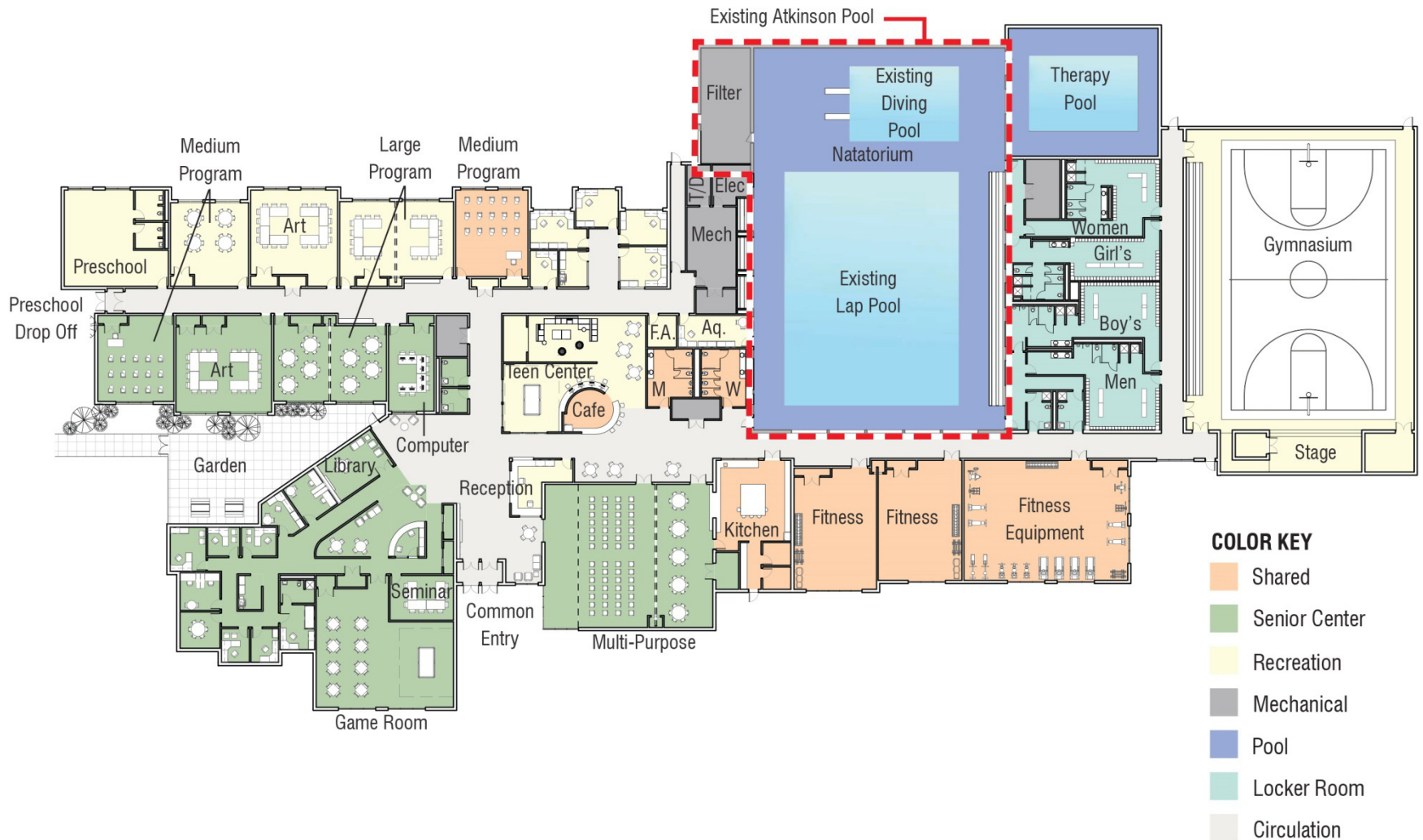
50 meter indoor swimming pool	25,000 sf
Outdoor pool	na
Family Aquatic Center/Leisure Pool	10,000 sf
Ice/Hockey Arena	25,000 sf
Indoor Turf Center	30,000 sf
Black Box/Regular Theatre	8,000 sf
Climbing Wall	5,000 sf
Indoor Playground/Trampoline Center	15,000 sf
Indoor Track Above Gym	2,500 sf (plus elevator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

# OPTION 3 PROGRAM

11,000 sf Existing

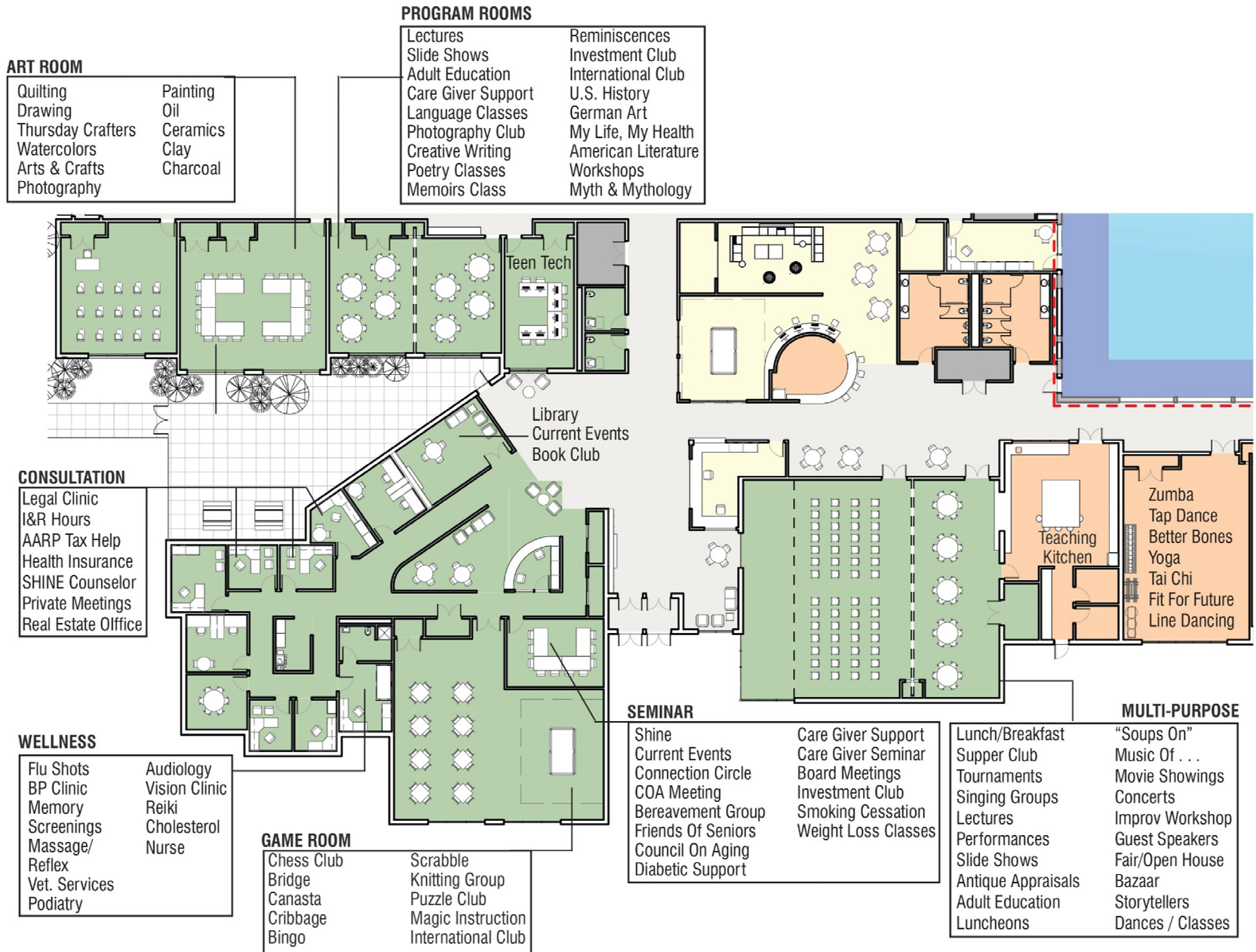
49,000 sf New

60,000 sf Total

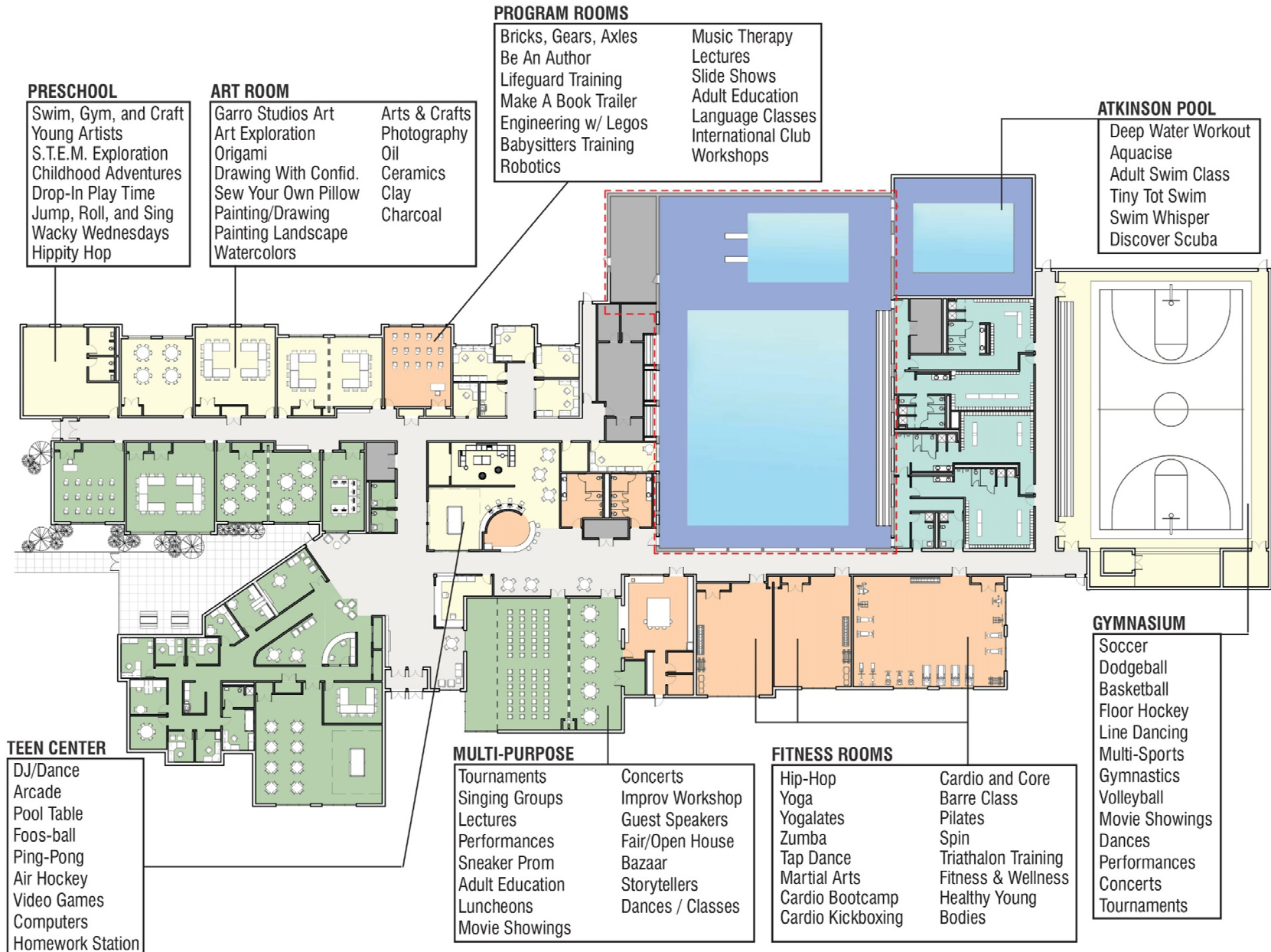




# SENIOR CENTER PROGRAMS



# PARK & REC. PROGRAMS



# OPTION 2 PROGRAM

## PROGRAM DOES NOT INCLUDE:

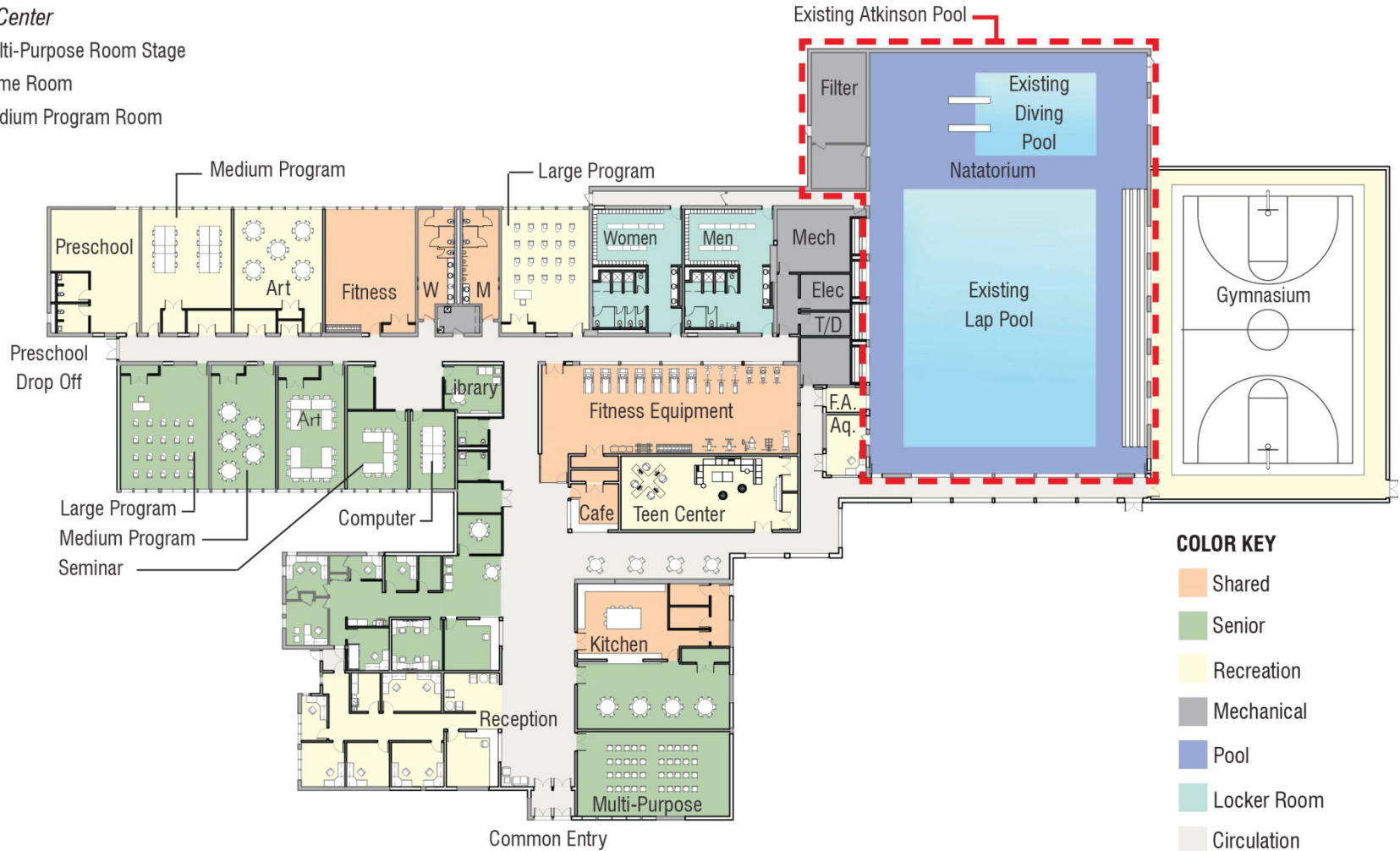
### Recreation Department

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

### 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

## PROGRAM DOES NOT INCLUDE:

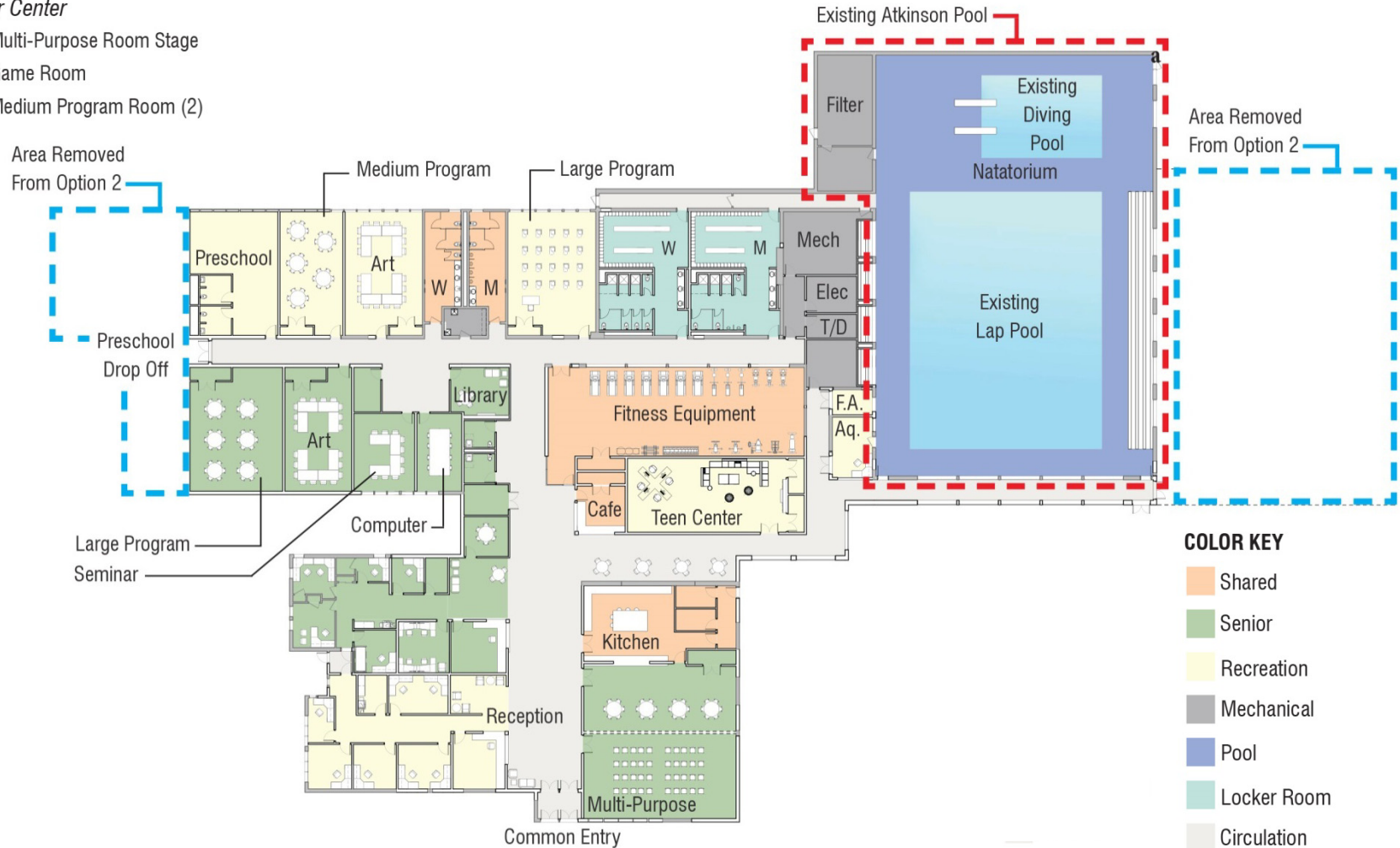
### Recreation Department

- Fitness Studio (2)
- Gymnasium - Stage
- Therapy Pool
- Team Locker Room
- Family/Companion Changing

### Senior Center

- Multi-Purpose Room Stage
- Game Room
- Medium Program Room (2)

11,000 sf	Existing
29,000 sf	New
40,000 sf	Total



# 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

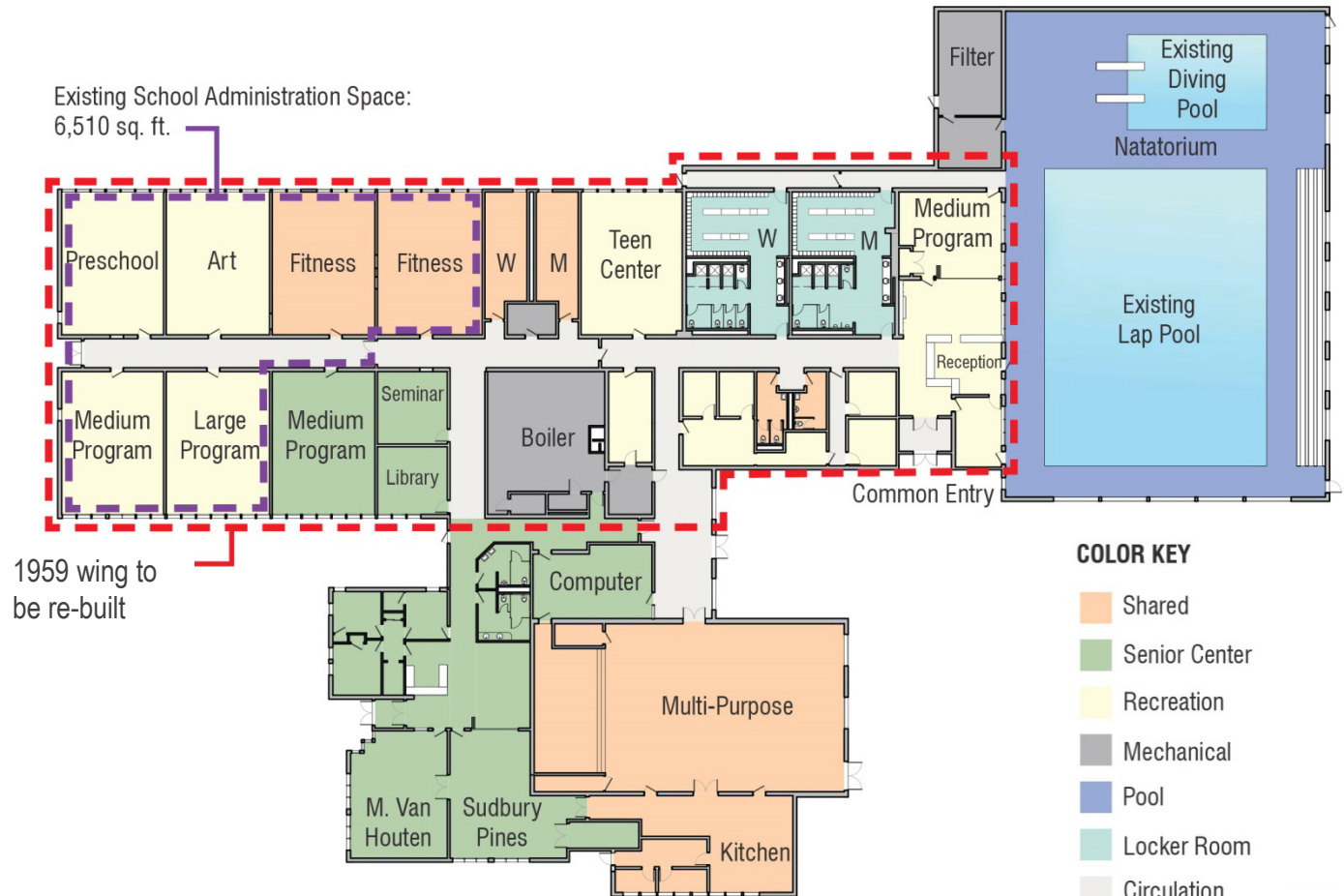
## PROGRAM DOES NOT INCLUDE:

### *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
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Relocate School Administration	same as options 1 - 3
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\* Pool would likely have to be closed during some of the complex demolition and reconstruction due to rebuilding of utilities and safety concerns



# 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
<b>TOTAL</b>	<b>\$785,000</b>	<b>\$290,000</b>

The rates above include benefits.

# Operational Performance Indicator Analysis

## Town of Sudbury

### Fairbanks Community Center Feasibility Study

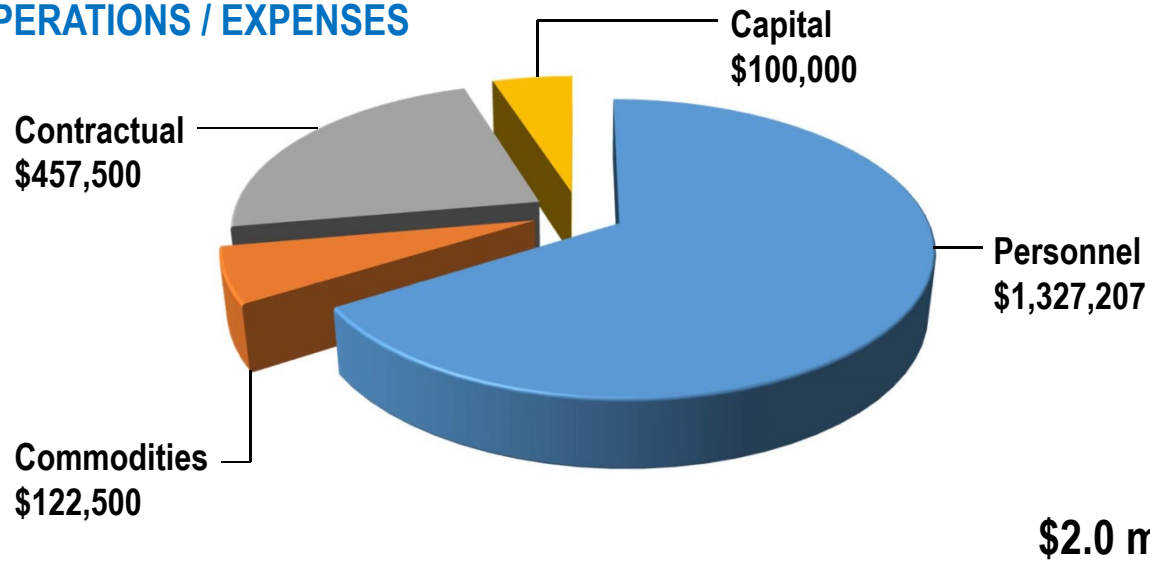


*Current & Future Part-Time Staffing Hours:*

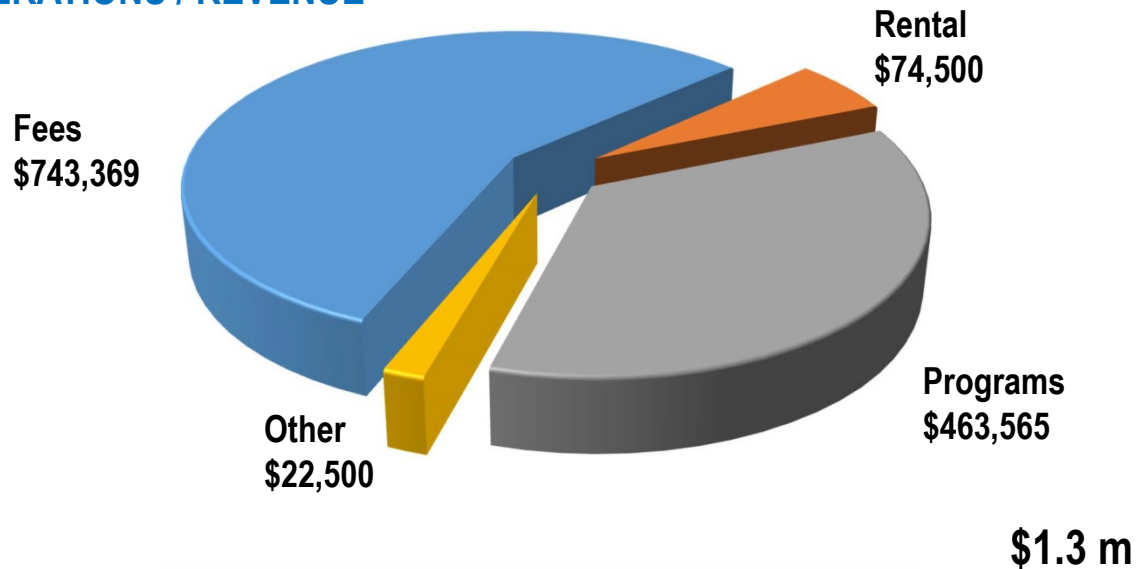
Part-Time Positions	Rate/Hour	Hours/Week	Weeks	Total	New Facility Additions
Front desk supervisor	\$12.00	95.5	52	\$60,000	\$60,000
Front desk receptionist	\$10.00	79	52	\$41,000	\$12,000
Building supervisor	\$12.00	79	52	\$49,000	\$49,000
Head lifeguard	\$12.00	95.5	50	\$57,000	\$57,000
Lifeguard	\$10.00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

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

	2015		2016		2017		2018		2019		2020	
<b>SCENARIO IMPLEMENTATION</b>												
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