

Meeting Notes from Fairbank Community Center Task Force Committee

Date: March 14, 2016

Location: DPW, Conference Room

Committee Members in Attendance	Others in Attendance
Jack Ryan Greg George Jim Kelly Len Simon Christine Hogan Rick Johnson Dick Williamson Sarah Troiano	Bob May, Council on Aging Joel Bargmann, bh+a Kayla McNamara, Park & Recreation Department

Meeting Agenda

- 1) Approval of minutes of 3/2 meeting.
- 2) Discussion with Joel Bargmann regarding further design of option 4 including cost estimates, cost of larger gym and family pool, operating cost analysis, project costs for all options and cost for design of community center.
- 3) Discussion of and vote on percentage and/or number for design costs for Town Meeting article.
- 4) Discussion of report in support of Fairbanks Town Meeting article.
- 5) Discussion regarding publicizing work of Fairbanks Task Force to the Town residents and building tour and Town Forums of April 14th at Fairbanks.
- 6) Discussion of strategy and timing of next steps in presentation of Task Force recommendations to BOS, PBC, CIAC, FinCom and other Town committees and the Town as a whole in preparation for Annual Town Meeting in May.
- 7) Identification of other issues related to completion of Task Force work.

Meeting Start:

- Meeting convened at 7:30 pm

Agenda Related Discussion Items:

Discussion with Joel Bargmann

- Joel Bargmann presentation following his and Ballard Kings' two days of meetings with Park & Recreation, Senior Center and Teen Center representatives.
 - Acknowledged that the addition of new Park and Rec Director, Kayla McNamara has been hugely helpful.
- Reviewed all plans to date (these will soon be shared on Fairbank Task Force webpage)

- Option 3 – the original 60k square foot plan which could be configured into two stories
- Option 3A – 1 Story: adds Family/Therapy pool, new diving pool and maintains smaller gym; allows for addition to the pool area of a waterslide and Aqua Therapy pool at a later date, if desired
- Option 3B – 1 Story: adds all of the above but also enlarges the gym (without walking track); **this is the plan for which we are getting a baseline operating cost estimate.**
 - Both Option 3A and 3B could accommodate a refurbished pool or a new pool
 - Neither Option 3s allow for a phased construction approach; will have to pay for temporary space for all users for two year period
- Option 4 – Two Stories: adds walking track on larger gym, 9K of space for SPS administration offices and balcony stands for spectating swim program
- Option 4B – represents a better configuration of Plan 4, but is effectively the same
 - Both Plan 4s can be done either with or without SPS Admin offices
 - Plan 4s allows for phasing construction. This allows users to remain in building during construction; represents significant savings (note that there will be displacement of pool users for either refurbishment or new pool; approximately 6 months.)
- What's Next:
 - Ballard King report on pros, cons and revenue and expense for bigger gym, therapy pool, newly refurbished pool and diving well
 - Operating Cost plan from Ballard King on Option 3B (which is essentially same as 4B programmatically)
 - Construction Cost Plan from bh+a on Plan 4B without SPS, plus add costs for SPS
- Motion made by Christine Hogan and seconded by Dick Williamson to ask Joel to provide a detailed Project Estimate for Option 4B without the SPS and with SPS.
 - Passed unanimously

Discussion of and vote on percentage and/or number for design costs for Town Meeting article.

- Agreed that asking for 5% of total construction (50% of design costs) is the optimal approach; bh+a shared that this is consistent with other towns' approach
- Dick Williamson made motion that at Town Meeting we ask for 5% of construction cost; Len Simon seconded; 7 voted in favor, 1 against (objection based on preference for asking for total construction costs at Town Meeting)

Discussion of report in support of Fairbanks Town Meeting article

- Reviewed and edited the latest draft (will soon be available on Task Force webpage)
- Len Simon made motion to approve the Draft report for the Town Warrant, subject to minor corrections; Dick Williamson seconded. Voted unanimously.

Discussion regarding publicizing work of Fairbanks Task Force to the Town residents and building tour and Town Forums of April 14th at Fairbanks.

- Reviewed flyer, and Letter to the Editor campaign

Next Meeting:

- April 4th at 7:30pm at the Flynn Building
- Meeting adjourned 10:30pm