

## Meeting Notes from Fairbank Community Center Task Force Committee

Date: April 4, 2016

Location: Police Station Meeting Room

Committee Members in Attendance	Others in Attendance
Jack Ryan Jim Kelly Dick Williamson Len Simon Greg George Bryan Semple Rick Johnson	Joel Zebowski - PBC Bob May Joel Bargmann – from BH+A Debra Galloway

### Meeting Start & Minutes:

- Meeting convened at 7:33 pm
- Dick Williamson motion to approve minutes from 3/2/2016. Jim Kelly seconded.  
Approved
- Dick Williamson motion to approve minutes from 3/14/2016. Jim Kelly seconded.  
Approved

### Agenda Related Discussion Items:

- Jack Ryan gave some updates on discussions with other groups:
  - SPS was very interested in the design that includes administrative offices
  - The Senior Center was very supportive of option 4
  - Park & Rec was uncommitted to a design
- There was an overview of a draft powerpoint presentation to present this committee's current status
- Joel Bargmann confirmed that Option 3 could be reconfigured to be a 2-story structure on the south side, similar to Option 4, if we wanted to select Option 3 and still save relocation costs
- The committee went over Option 4 construction estimates:
  - This estimate does not include ffe (fixtures, etc) or fitness equipment
  - This estimate does include gym equipment
  - Fitness equipment could be done as a purchase, possibly around \$500k. But we might lease these monthly.
  - A very rough estimate for Option 4 total costs was approximately \$36 million
    - ~\$29 million construction costs
    - minus \$359k (fees town will refund)
    - plus ~\$2.9 million for soft costs (permit fees, architectural fees, site survey, wetland test, furnishings, etc)
    - plus ~\$500k fitness equipment

- plus ~\$2.9 million for 10% construction costs
    - plus ~\$300k for onus project manager (1% construction costs)
  - 50% Design of Option 4 will be approximately \$1.2 million
  - Note: The reference to tennis courts in Option 4 documents is really referring to the existing outside basketball courts, which would be moving
- Bryan Semple pointed out that, given a very rough estimate, to support a \$36 million capital cost over 20 years, might be an increase in taxes of approximately \$400/household for the average family.
- There was general agreement that the Option 3 construction costs of \$23 million might be low because they were done over a year ago, and did not include all expenses, like escalation costs, etc.
- There was discussion of the Ballard King document on Revenue vs Expenses, which suggests an approximate doubling of revenues and expenses, to support the new center.
  - There was much discussion about whether the doubling of revenue and expenses was realistic, and the risks to the town associated with this.
  - There was also much discussion about what was a realistic number to expect tax payers to pay for capital costs as well as fees to use the new center.
  - In trying to determine risk, Bryan Semple guessed, if the town selected Option 4 and got no new revenue, we might still have approximately \$300k in extra expenses per year for this facility
  - Bryan also pointed out that the town should add a realistic replacement fund for the new center when determining yearly costs
- Len Simon made a motion to “move for design fees of \$1.2 million for article 33”. Seconded by Bryan Semple.
  - There was general discussion and some disagreement over which option this request refers to.
  - There was discussion over whether the town finance director, Park&Rec, and all parties involved should “sign up” to hit these expense and revenue increases
  - The motion passes with four voting in favor (Jack, Jim, Len and Dick) to three against (Greg, Bryan, and Rick)
- Committee members will send Greg revisions to the summary presentation
- Motion to adjourn by Dick at 10pm. Seconded Jack. Passed.