

FAIRBANKS STUDY TASK FORCE

Wednesday, March 1, 2018

DPW Conference Room

275 Old Lancaster Road, Sudbury MA

Minutes

Called to order by Pat Brown at 7:02

Present: John Beeler, Pat Brown, Jose Garcia-Meitin, Julie Harrington, Susan Iuliano, Carolyn Markuson, Jim Marotta, Melissa Murphy-Rodrigues (via technology), and Bob May,

Absent: Michael Ensley, Lisa Kouchakdjian, Jack Ryan, Bryan Semple, Richard Tinsley.

Minutes: Not available. Will be presented at the next meeting.

New Business: The committee needs to categorize their 46 questions, removed redundancies, and resolve with appropriate individuals/groups. The \$1.9 Million request for design is scheduled for May Town Meeting. Town Manager will be calling in to the meeting and if she has questions they need to be answered. One question is whether the \$1.9 is a viable estimate of design costs. Building committee should review.

COA has three emotions: looking for validation of the consultant/architects' fees, what efforts (budget) are being planned by the Town to inform/educate residents as to the need prior to the May Town Meeting, and a request that the Board of Selectmen develop a management structure for the envisioned new community center. It was noted that the Task Force has limited responsibility other than making a recommendation to the Board of Selectmen. The COA noted the lack of detailed drawings, whether the kitchen and lobby are included in the senior center's square footage (substantially reducing the space for programs), and recommendations for alternate sites during substantial construction time.

They request a relabeled drawing to reflect specifics. Concern about how to phase in the expenditure including loss of income during the 2-year construction was expressed

Melissa expressed a request of interest in more defined uses for the space in the facility. Pat will clarify. A question re why all sports clubs aren't included (as partners). Currently about 50% of field maintenance is covered by fees. What if something happens and it is under? How would that break down? Sponsors would need more detail in order to make decisions to become involved or not. The job will go out to multiple bids. Bonding choices are yet to be made.

Responding to current questions will conclude current contract with Leon.

Cost analysis is not included in current consultant. Green building reduces ongoing but it was noted that construction costs could escalate.

Demographics are our decision not consultants.

Future survey to determine what the community is willing to pay would be the Town's decision. The list of 46 questions are groups as follows:

Competition. Questions 1, 2-6, 28, 33-40.

Partners. Questions 2-6, 9.

Demographics 8, 10, 20, 38-40.

Renovation concerns. Question 21

Financial. Questions 5, 7, 11-19, 23-29, 32-34, 36-37, 41-46

Usage. Question 18, 30, 35

Scope of Renovation. Question 7, 21

Consultant. Question. 31

Ask Leon to clarify once starting renovation what and how code requirements would be met. Comments were made that it is less costly to tear down and then build. Than renovate to meet current codes. Could architects put that in a paragraph or two to explain the scope of renovations vs. a do-nothing option. Areas are not salvageable.

Question for Leon re 23

Melissa will take second look at costs/revenues issues. Question 26

Committee discussion/questions:

What is the process for scaling up new revenues? How are expenses offset? Are we going to proceed with expenditures before revenues? Should staffing be in place before revenue starts? Revenues go into a general pot that do not involve many facets of managing a combined facility. How to handle a gap year where expenses outweigh revenues? Year 2 is a catchup year – how to handle? The proposed facility is management intensive. Is the Town willing to accept the ongoing costs?

Melissa noted that if we build we will manage. Is there an estimate of the cost of the interruption during internal construction that would/could cover the loss of revenue or having to lease space?

It was noted that two consultant proposals (originally) came in independently recommending roughly the same size facility. Is sufficient parking being made available? Has the question of costs for separate facilities been analyzed with a combined vs. separate facilities?

Discussion ensued re the source of Leon's demographics and to what extent they drove the forecast for the combined facility.

A correction was noted on p 111 re the number of hours a week the center would be available.

Pat wants a date certain as to when SPS will be moving out of current building. Current facility conditions of chronic issues could produce health issues for staff and transients.

There are two months to Town Meeting. What needs to be done? Concern was expressed that the time is short to get the information out to the community. Town survey is planned for Flashvote.com. They write the questions that are posted for 48 hours online. Have to identify yourself therefore only one vote per resident. Everyone gets results. The previous survey had a huge response. Need to know: What do people want in the community? How much am I willing to pay for it? Also need to use Facebook and social media to get the word out.

Is this the scope of the Task Force or Town? How do we help to educate the public as to what the proposal is and then have a vote at Town Meeting? What and when will survey information kick in?

Fire station defeat was a complete failure of turnout. We don't want that to happen re this proposal.

The Task Force Committee consensus makes this recommendation to the Board of Selectmen. Ideas for education include: social media, press releases, tours of current facility, conditions of code violations, etc.

Next step is to develop an Agenda time to consult together. Pat will get on Selectman agenda.

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The COA supports going to TM if \$1.9 million is vetted by town. Construction cost is 18+ mil. Leon is using high projections. Where does the \$1.9 million come from.

Details of future financing were discussed and more clarification is needed.

Pat will get on the Selectman's agenda and address questions before the meeting.

Meeting was adjourned at 8:55 pm

Respectfully submitted,
Carolyn Markuson, Secretary

Carolyn