

PERMANENT BUILDING COMMITTEE  
MINUTES – March 2, 2016

Present: Elaine Jones, Co-Chair, William Braun, Craig Blake, Joseph Ziabowski. Also present: Facilities Director James Kelly.

The Committee joined with the Fairbank Community Center Task Force in listening to a presentation by BHA Architect Joel Bargmann and Ken Ballard of Ballard-King relative to the plan options for an enlarged and enhanced Community Center available for Task Force consideration and the financial implications inherent in such a project. It was noted that Mr. Ballard has been meeting with the users. It was also noted that the Task Force has submitted an Article for design funding with the amount yet to be established for Annual Town Meeting consideration.

Task Force Chair Jack Ryan noted that a public presentation would take place at the Goodnow Library on Thursday, April 14 at 10 a.m, followed by tours at 5 p.m., and a second presentation at 7:30 p.m.

Various questions were raised by the Task Force and PBC members, pertaining to costs and benefits. It was established that renovation of the wing now occupied by the Schools, if desired, could not be accomplished without having to adhere to current building code if the cost of such renovation exceeded 20% of the assessed value in a two-year period or a change of use was intended. Information as to the assessed value will be requested from the Assessors. It was determined that there would be no relocation cost if the construction took place on the pool side of the building and that a second story (Option 4) would be cost neutral at approximately 40,000 s.f. The Schools would require about 9,000 s.f. and the remainder of such a second floor would be utilized for Park and Recreation and Sr. Center program elements which would include a walking track.

It appeared from discussion that the program aspects of Option 4 which included a second floor were desirable, in particular a double gymnasium. However, for the purposes of Mr. Ballard's analysis of proposed facility operation and maintenance costs it was voted by the Task Force to base the analysis on Option 3 with a double gymnasium.

As for setting a design fee for the purposes of the Town Meeting vote, the square foot cost would need to be calculated. Mr. Bargmann informed the group that another Town had based its Town Meeting request on a portion of the design fee (preliminary, schematic and design development). The Task Force will discuss this further when the square foot area has been determined for the selected Option.

The joint meeting was adjourned at 9:30 p.m. with no further business discussed.

Meeting Schedule: The next Permanent Building Committee will be called by the Chair as necessary.

Respectfully submitted,

Elaine Jones