

# ANNUAL TOWN MEETING

## ARTICLE 18 - FAIRBANK COMMUNITY CENTER

Saturday, September 12, 2020 at 9AM

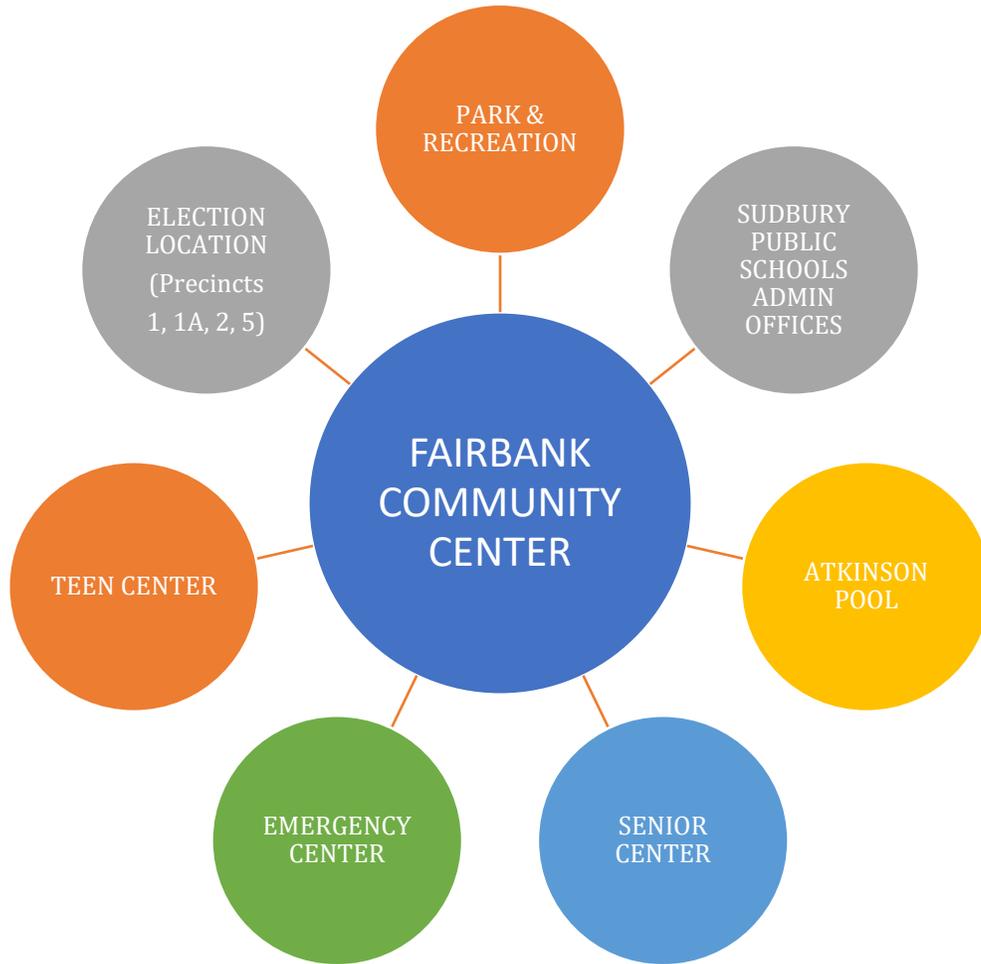
Lincoln Sudbury Regional High School

# WHAT IS THE CURRENT STATE OF THE FAIRBANK COMMUNITY CENTER?



# THE CURRENT FAIRBANK CENTER

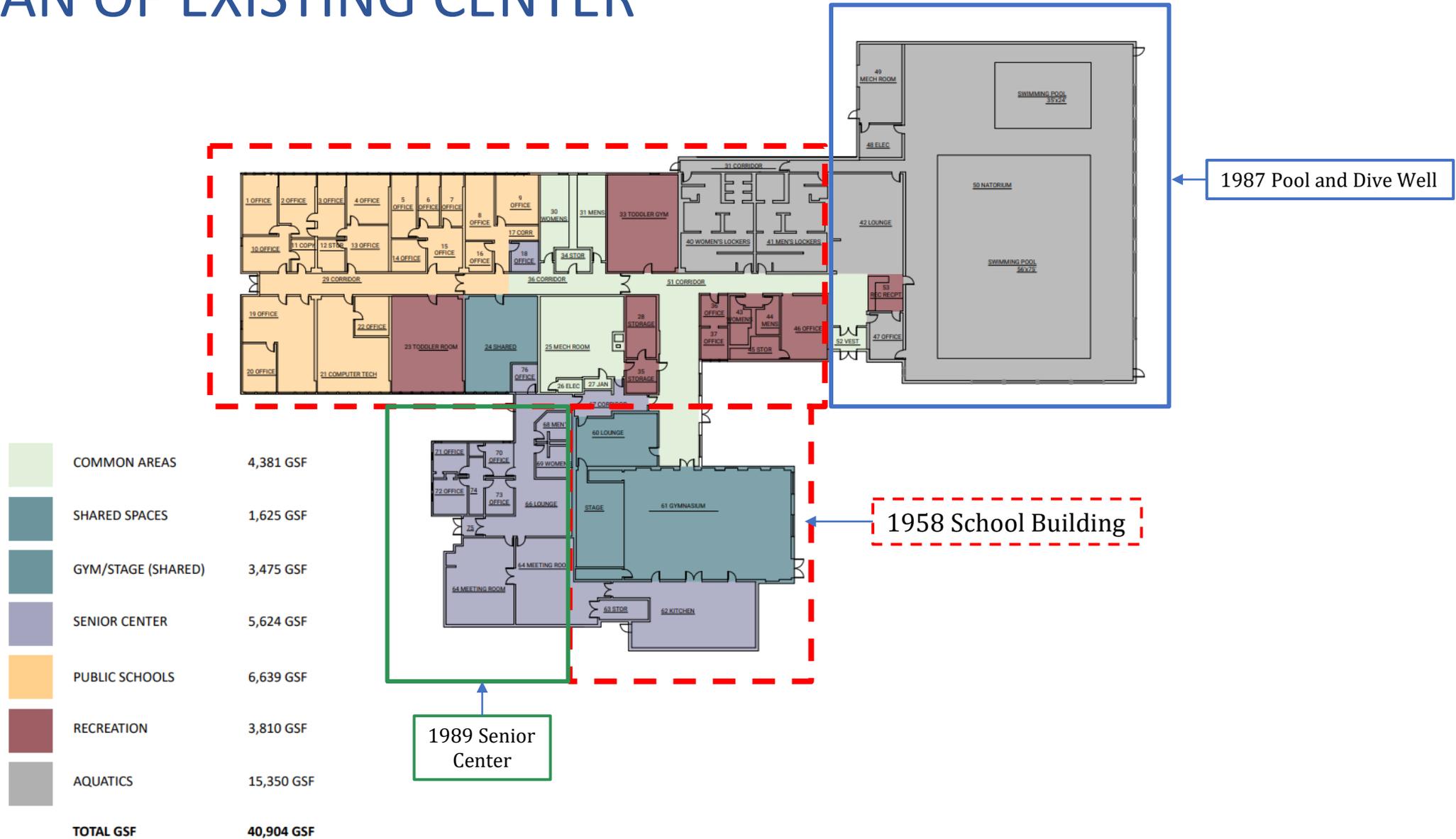
THE FAIRBANK COMMUNITY CENTER SERVES A VARIETY OF USER GROUPS TO MEET KEY NEEDS IN SUDBURY AND TO ENHANCE QUALITY OF LIFE



## HISTORY

- 1958: Built as an elementary school
- 1983: Established as a Community Center
- 1987: Atkinson Pool constructed
- 1989: Senior Center constructed
- **2012: 1<sup>st</sup> Fairbank Community Center Task Force established**

# FLOORPLAN OF EXISTING CENTER



# THE PRIMARY STRUCTURE OF THE FAIRBANK COMMUNITY CENTER WAS BUILT IN 1958 TO SERVE AS THE FAIRBANK ELEMENTARY SCHOOL



# THE PHYSICAL CONDITION OF CURRENT BUILDING

**The existing Fairbank Center is deteriorating with a constant need for repair and maintenance.**

**DATED INTERIOR:** old carpets, tile, walls, and ceilings, many which are original and have extended their useful lives.

**SINGLE GLAZED WINDOWS:** Energy inefficient and leaky.

**FAULTY, OLD ROOF:** Multi-level, partially flat, experiencing repeated leaks and interior water damage.

**BOILER AND PUMP ISSUES:** Have required continuous maintenance and repairs.

**REPAIR HEAVY POOL BOILERS AND FILTRATION:** Require regular maintenance and repairs.

**OLD PLUMBING SYSTEM:** Original to building in need of continuous repair, periodically requiring water shut-off.

**OLD, UNDERSIZED GENERATOR:** 30 years old, supports only heating and fire alarms, minimal lighting and power.

## **INEFFICIENT ENERGY MANAGEMENT**

**SYSTEM:** Ineffective temperature control and inefficient energy consumption.

## **NOT AMERICAN WITH DISABILITIES ACT**

**COMPLIANT:** As a multi-generational and inclusive center, Fairbank is not ADA compliant.

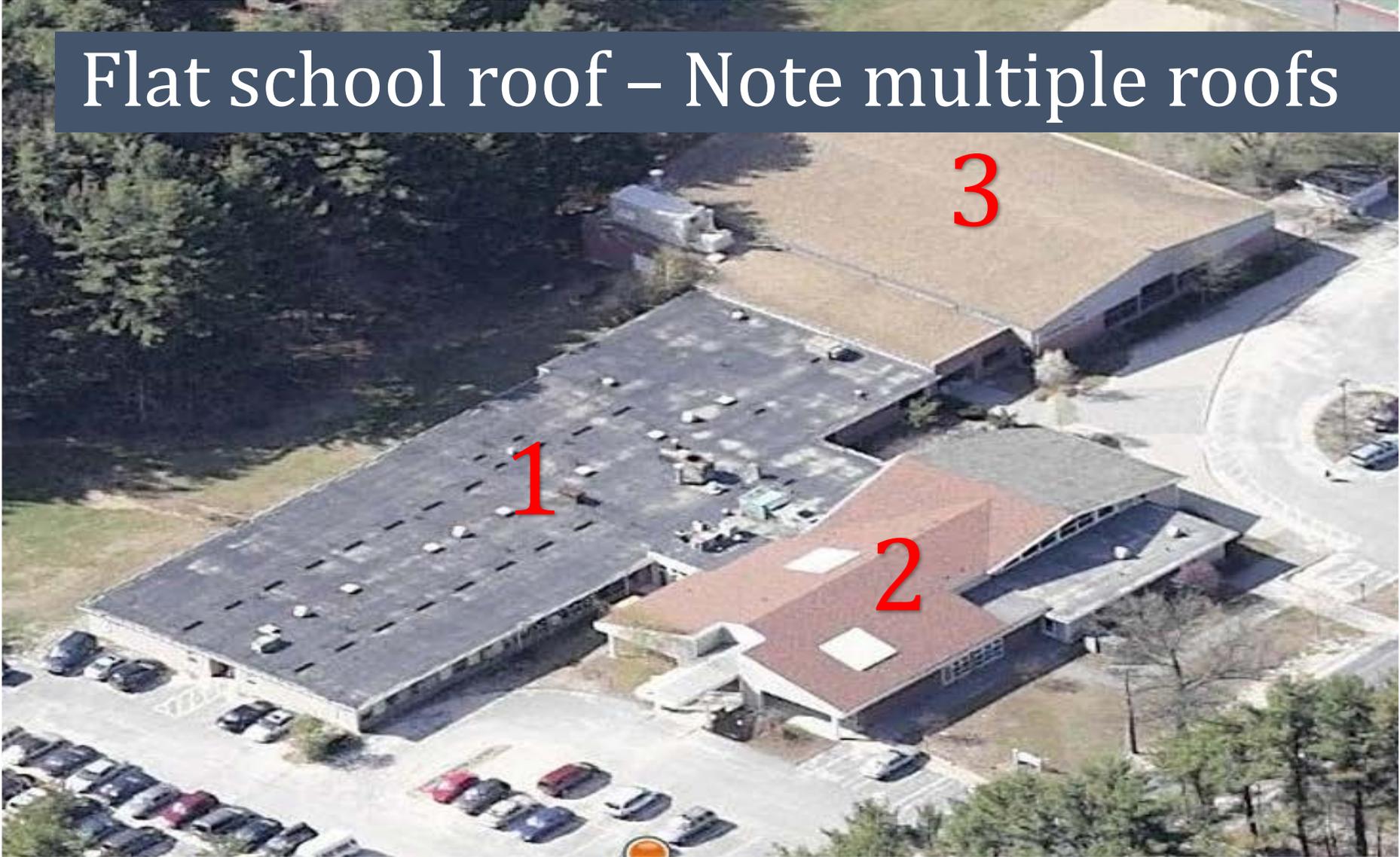
**DEGENERATING LOCKER ROOMS:** Worn, failing finishes, plumbing breaks, inaccessible, no family section.

## **WORN PARKING AND PEDESTRIAN AREAS:**

Uneven and failing with draining, heaving, and settling issues.

FAIRBANK COMMUNITY CENTER – PHOTOS OF EXISTING CONDITIONS

Flat school roof – Note multiple roofs



# FAIRBANK COMMUNITY CENTER – PHOTOS OF EXISTING CONDITIONS



Pooling of water on roof of building. Note there are three levels of roof lines.

# FAIRBANK COMMUNITY CENTER – PHOTOS OF EXISTING CONDITIONS



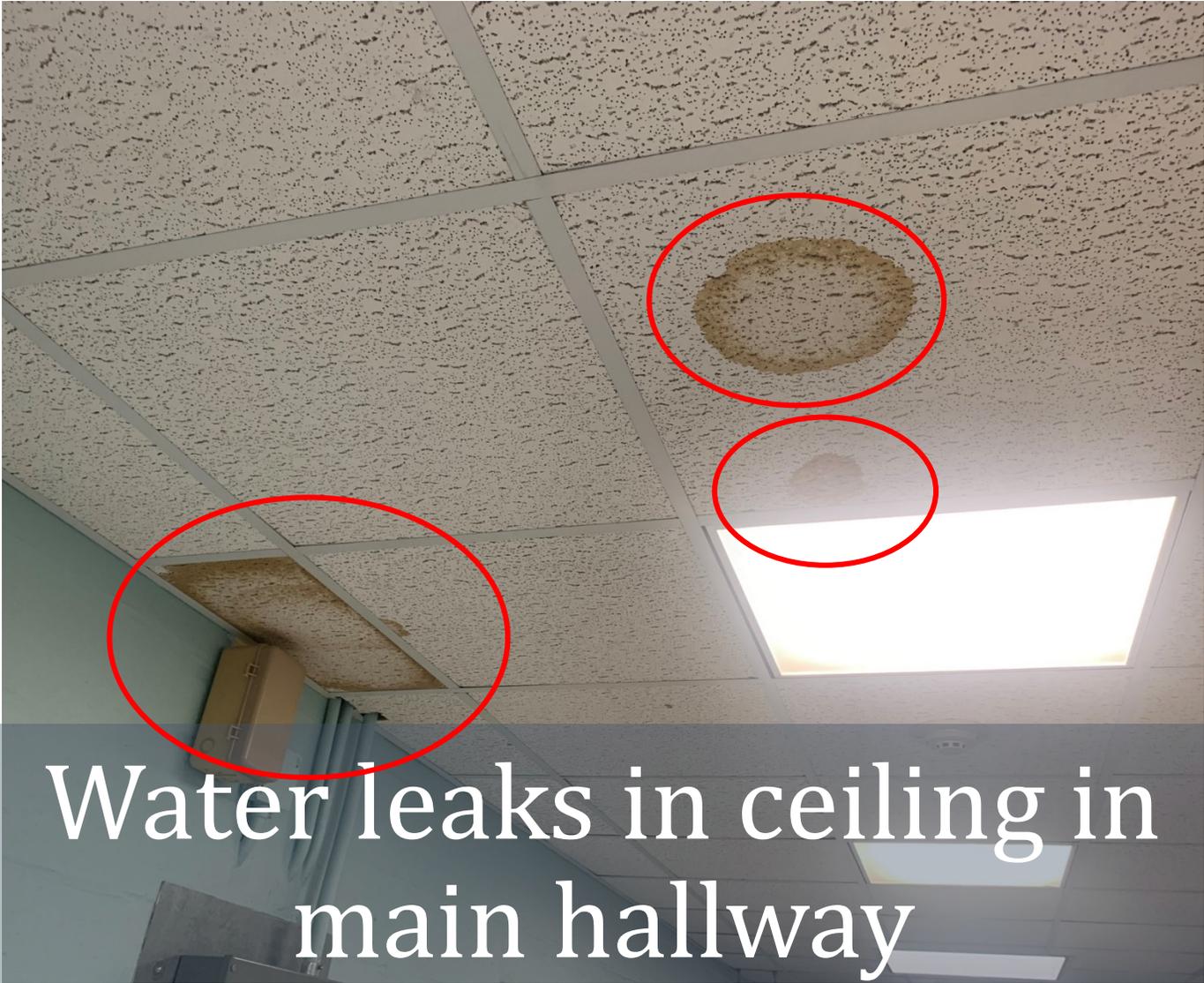
Pooling of water from roof next to building

# FAIRBANK COMMUNITY CENTER – PHOTOS OF EXISTING CONDITIONS



Bucket catching water from leak in main hallway.

# FAIRBANK COMMUNITY CENTER – PHOTOS OF EXISTING CONDITIONS

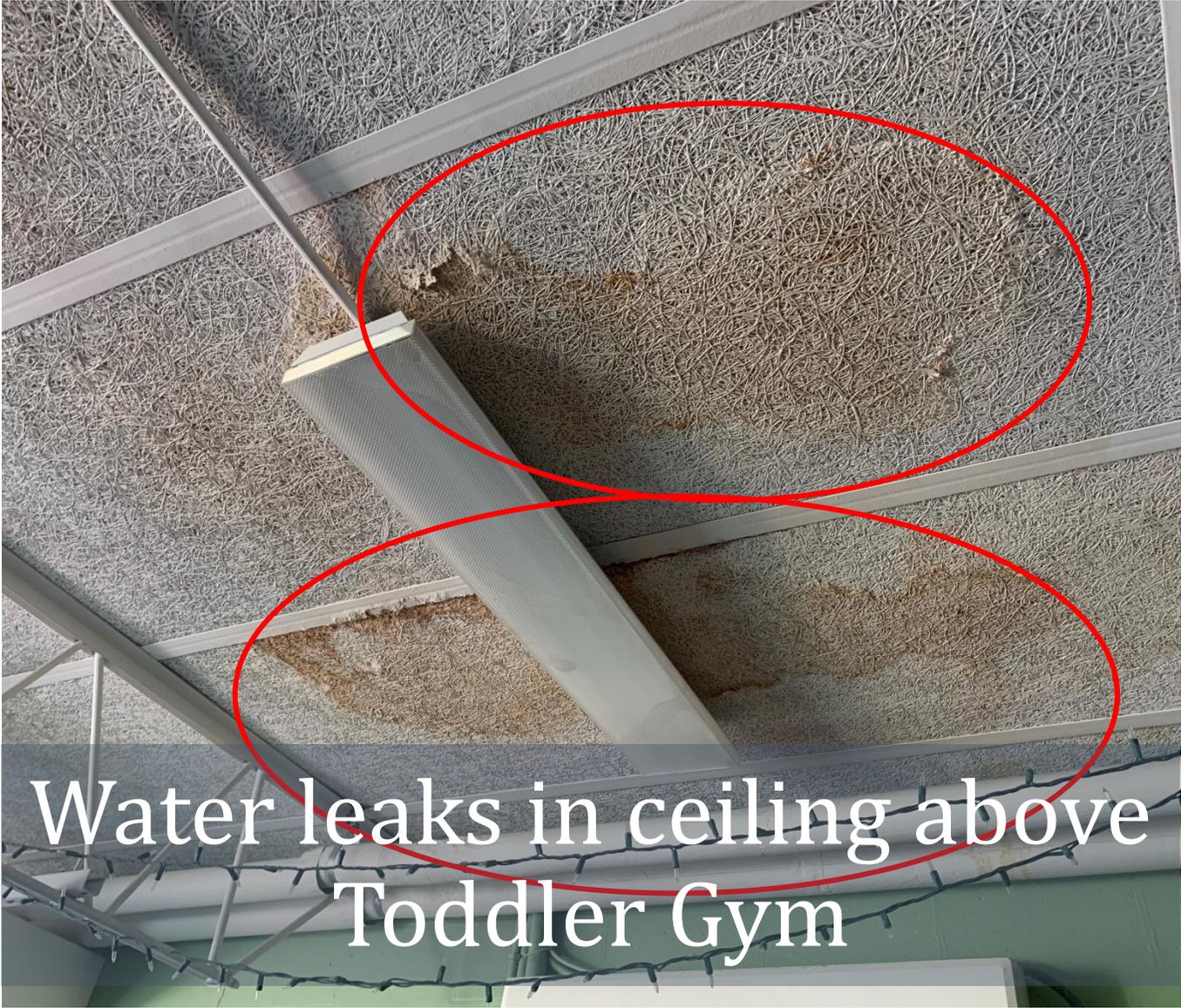


Water leaks in ceiling in main hallway

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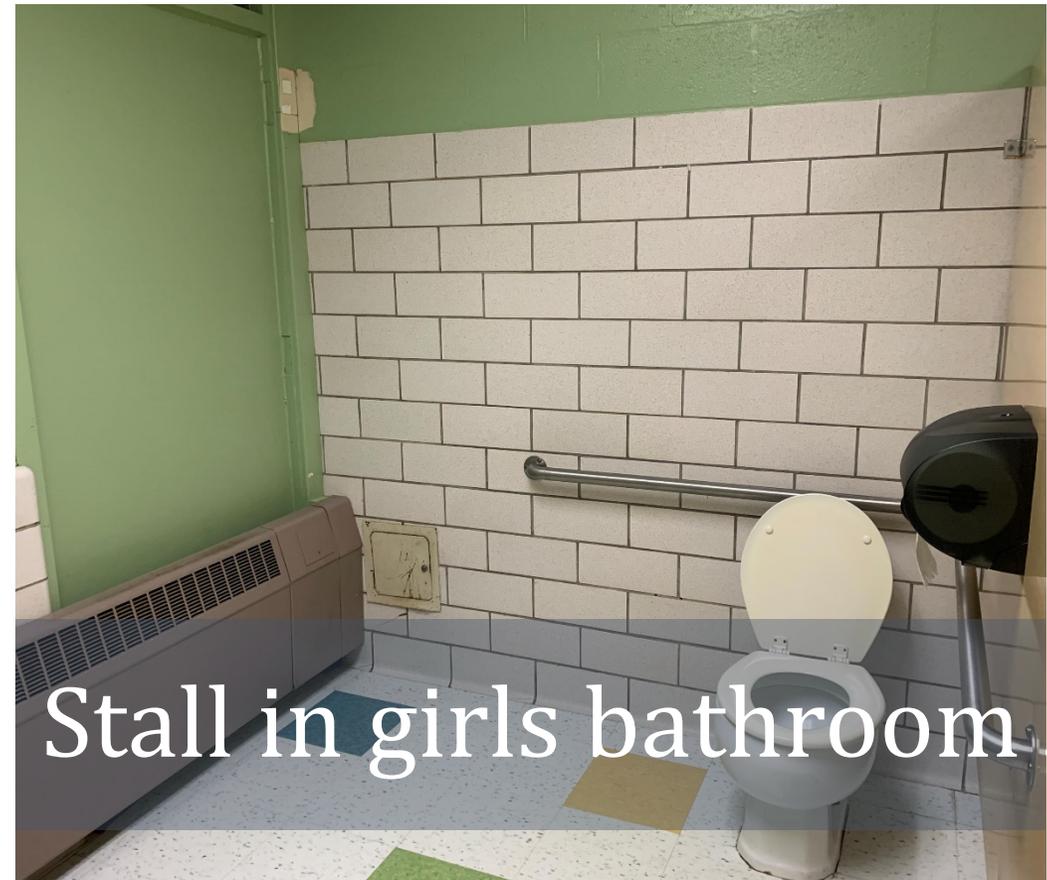


Water damage in girls bathroom stall



Sink area in girls bathroom

# FAIRBANK COMMUNITY CENTER – PHOTOS OF EXISTING CONDITIONS



# FAIRBANK COMMUNITY CENTER – PHOTOS OF EXISTING CONDITIONS



Women's locker room



FAIRBANK COMMUNITY CENTER – PHOTOS OF EXISTING CONDITIONS



# FAIRBANK COMMUNITY CENTER – PHOTOS OF EXISTING CONDITIONS



Uneven floor in Women's Locker Room

# FAIRBANK COMMUNITY CENTER – PHOTOS OF EXISTING CONDITIONS



Boys locker room



# FAIRBANK COMMUNITY CENTER – PHOTOS OF EXISTING CONDITIONS



Boys bathroom in school hallway

# FAIRBANK COMMUNITY CENTER – PHOTOS OF EXISTING CONDITIONS



Men's locker room

# FAIRBANK COMMUNITY CENTER – PHOTOS OF EXISTING CONDITIONS



Gym and Stage

# FAIRBANK COMMUNITY CENTER – PHOTOS OF EXISTING CONDITIONS



Lobby Overflow from Swim Meet



Overflow from Swim Meet Extends into Hallway

# FAIRBANK COMMUNITY CENTER – PHOTOS OF EXISTING CONDITIONS



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Wild Wednesday 1/2 Day  
Afterschool Program

# FAIRBANK COMMUNITY CENTER – PHOTOS OF EXISTING CONDITIONS



LOBBY OUTSIDE THE GYM IS THE STAGING AREA FOR WILD WEDNESDAY  
1/2 DAY AFTERSCHOOL PROGRAM APPROXIMATELY 17 WEEKS P/YR -  
STUDENTS EAT LUNCH IN THE LOBBY

# FAIRBANK COMMUNITY CENTER – PHOTOS OF EXISTING CONDITIONS



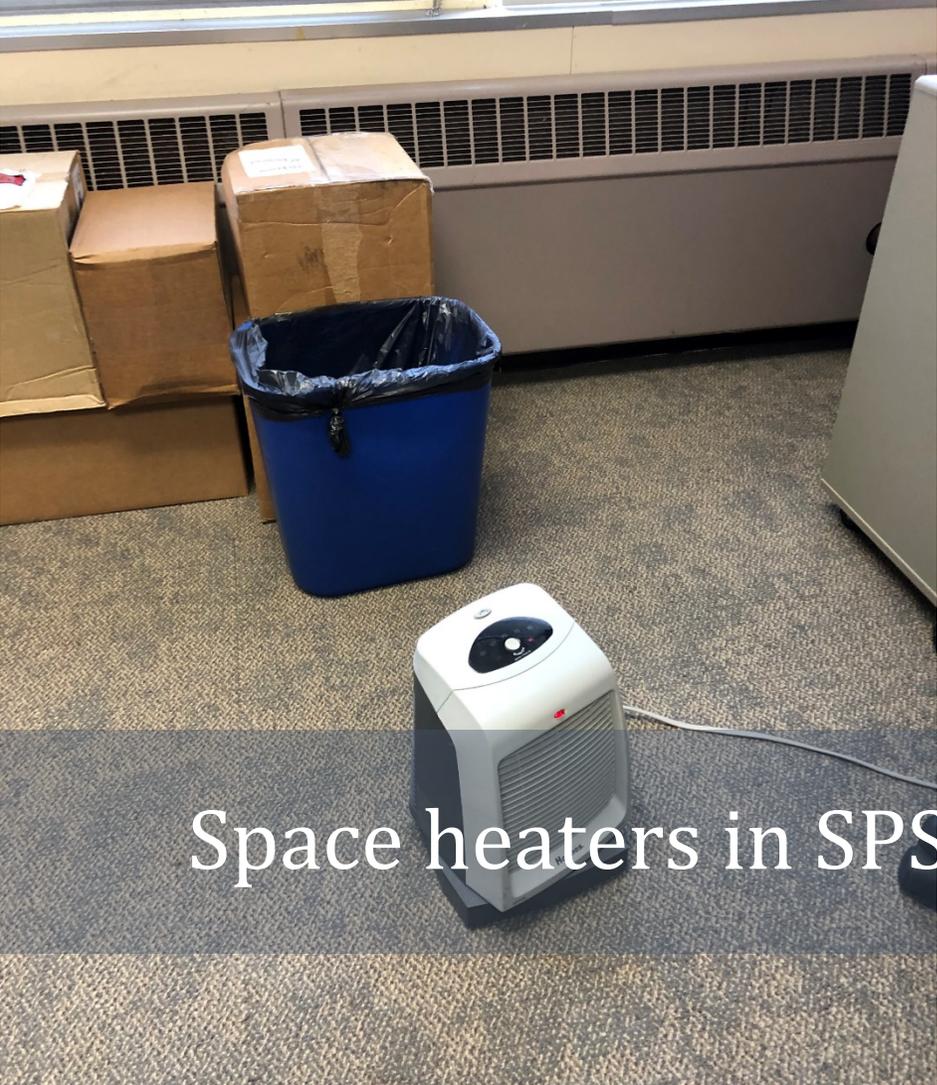
LOBBY OUTSIDE THE GYM IS ALSO THE LOCATION FOR VOTING FOR PRECINCTS 1, 1A, 2 AND 5

# FAIRBANK COMMUNITY CENTER – PHOTOS OF EXISTING CONDITIONS



Attic storage above Senior Center

# FAIRBANK COMMUNITY CENTER – PHOTOS OF EXISTING CONDITIONS



Space heaters in SPS Administrative Offices

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