



FAIRBANK MULTIGENERATIONAL CENTER

SERVING THE COMMUNITY TODAY AND TOMORROW

AGENDA

- Executive summary
- What is the current state of the Fairbank Community Center?
- How we got here and why?
- What is the future project?
- What are the user group impacts?
- What are the construction costs?
- What are the revenue and operational costs for the existing building?
- What are the estimated costs for a new building?
- What is the estimated debt service and estimated tax impact to residents?
- Additional information
 - Why locate all user groups at Fairbank?
 - How do other Town recreation spaces fit in with a new Community Center?



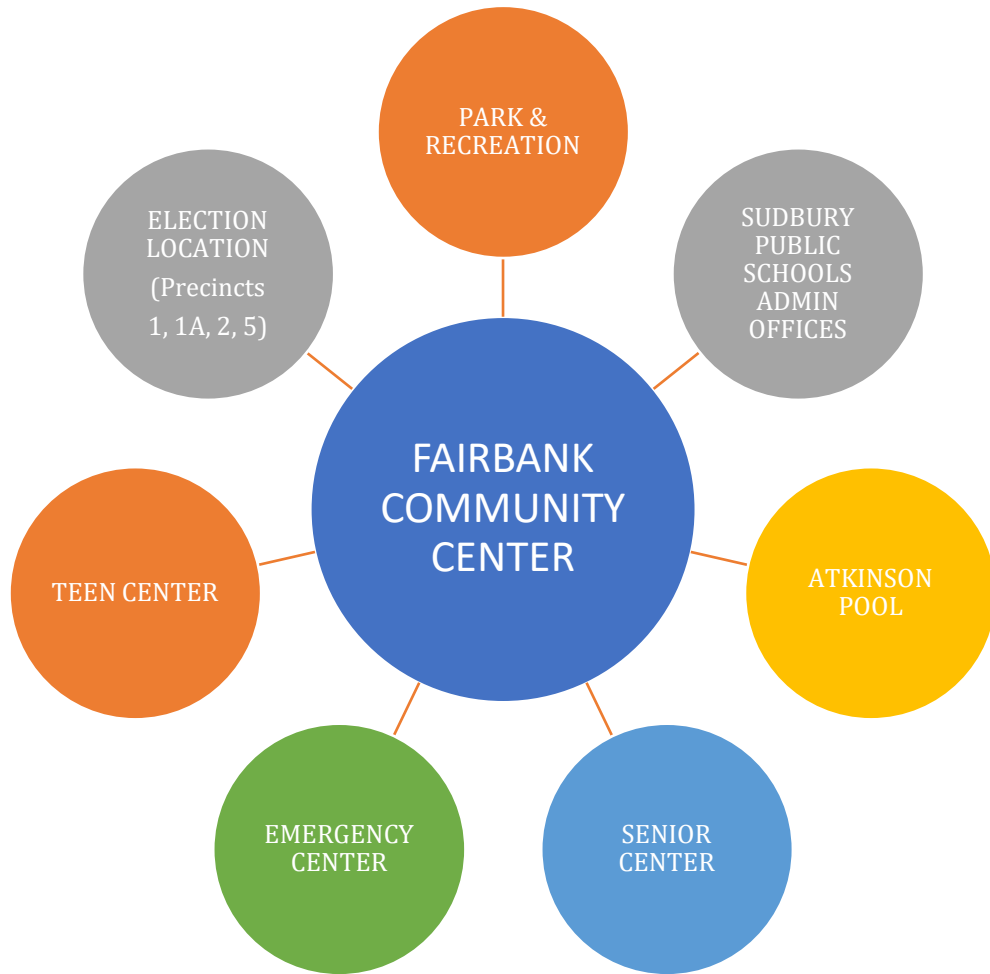
EXECUTIVE SUMMARY

- The Fairbank Community Center is a valuable town resource that is home to the Senior Center, Park & Recreation, and Sudbury Public Schools administration.
- It also serves as a Town Voting site and Emergency Shelter.
- Through the Center, residents of all ages have access to affordable programming for fitness, science, arts, summer and vacation camps as well as other services to enhance overall quality of life.
- Currently much of the aging building is failing, requiring ongoing costly maintenance and repairs.
- There is inadequate space for the user groups to carry out their respective missions.
- For 8 years Town groups have sought a solution to meet the growing needs and address the deteriorating structure.
- In 2019 a new Fairbank Working Group was tasked with finding a new reasonably scoped solution to meet current and future needs.
- This new project will be brought to the Town for a vote at the 2020 May Annual Town Meeting – Article 18. The Total Project Cost is \$28.8M.

WHAT IS THE CURRENT STATE OF THE
FAIRBANK COMMUNITY CENTER?

THE CURRENT FAIRBANK CENTER

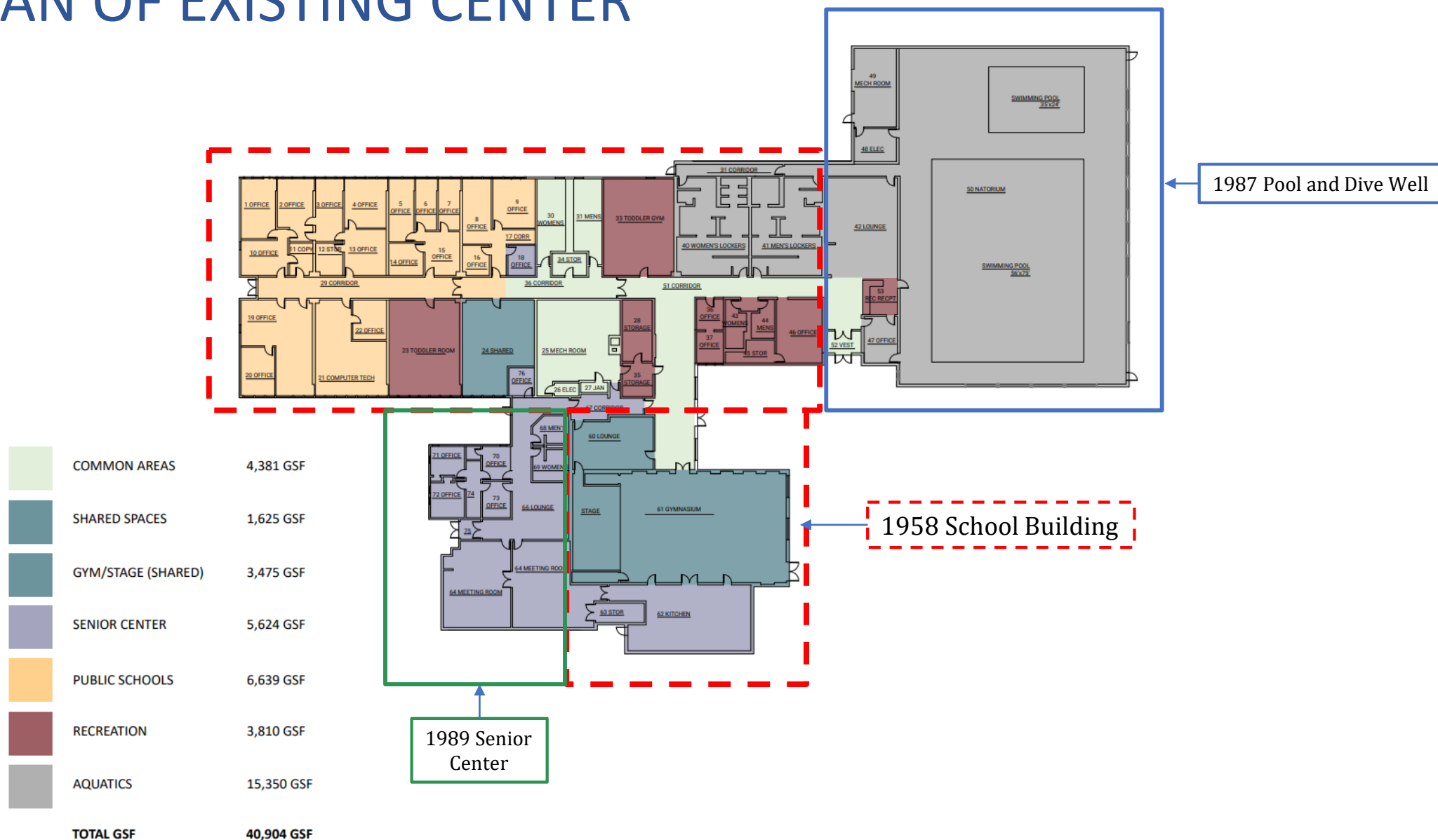
THE FAIRBANK COMMUNITY CENTER SERVES A VARIETY OF USER GROUPS TO MEET KEY NEEDS IN SUDBURY AND TO ENHANCE QUALITY OF LIFE



HISTORY

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

FLOORPLAN OF EXISTING CENTER



THE CORE USER GROUPS



Senior Center

- Lifelong learning
- Health screenings and medical advice
- Tax and legal consultation
- Transportation services
- Meals on Wheels
- Fitness & games
- Social opportunities



Park & Recreation

- Youth summer camps
- Wild Wednesdays
- Sports programs
- Arts & Science
- Atkinson Pool for individuals and local swim/dive teams
- Early childhood programs



Sudbury Public Schools

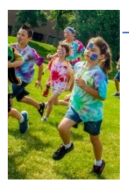
- Superintendent office
- Student Services Office
- Finance
- Business Office
- Human Resources
- Technology
- Professional development

EXISTING - SENIOR CENTER (BUILT 1989)



- **Lifelong learning programs:** Educational Courses
- **Nutrition:** Meals on Site, Home Delivered Meals
- **Consultations:** Outreach & Information, Legal, S.H.I.N.E./Medicare Help, Tax Return Help
- **Transportation:** MWRTA Van, Sudbury Shuttle and F.I.S.H.
- **Fitness classes:** Tap Dance, T'ai Chi, Yoga, FitWalk Group
- **Clubs and Groups:** Book Club, Stamp Club, Bridge Group, Russian and Chinese Clubs, Canasta, Bingo, Quilting, Art, Music, Movies, Trips
- **Health Services:** Blood Pressure Clinic, Hearing Clinic, Medical Equipment Loan Closet
- **Caregiver Support Groups:** Making Memories Café, Sudbury Dementia Family Network
- **Hearing and Low Vision Clinics**
- **Repair Café, Book Buddies and LINC** (Learning Intergenerational Community)
- **In-Home Services:** In-Home Fix-It, Friendly Visitor, Grocery Shopping, Sand Buckets, Lock Boxes, Goodnow-to-Go

EXISTING - SUDBURY PARK AND RECREATION (BUILT 1958)



Sudbury
Summer Camp



Adult Fitness



Teen Center



Preschool Pals



Wild
Wednesdays



Athletic
Programs



Terrific Twos



School vacation
programs



Arts, Music and
Drama

EXISTING - ATKINSON POOL (BUILT 1987)

- Atkinson Pool is utilized by town residents and nonresidents, LS Swim and Dive Team, Sudbury Swim Team, and Nashoba Swim Team.
- 72,000 annual uses of the Pool
 - Indoor Swimming and Diving Well
 - Pool memberships and daily passes
 - Red Cross Swim Lessons
 - Lifeguard Training
 - Water Safety
 - Water Exercise Programs
 - Private Swim Lessons



EXISTING - SPS ADMINISTRATIVE OFFICES (BUILT 1958)

The Sudbury Public School District (SPS) serves the pre-K to grade 8 student population in town. It includes 4 elementary schools (grades pre-K to grade 5), and 1 middle school (grades 6 to 8).



Haynes Elementary School



Loring Elementary School



Nixon Elementary School



Noyes Elementary School



Curtis Middle School

FAIRBANK SPS OFFICES



- Superintendent office
- Student Services Office
- Finance
- Business Office
- Human Resources
- Technology
- Professional development

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

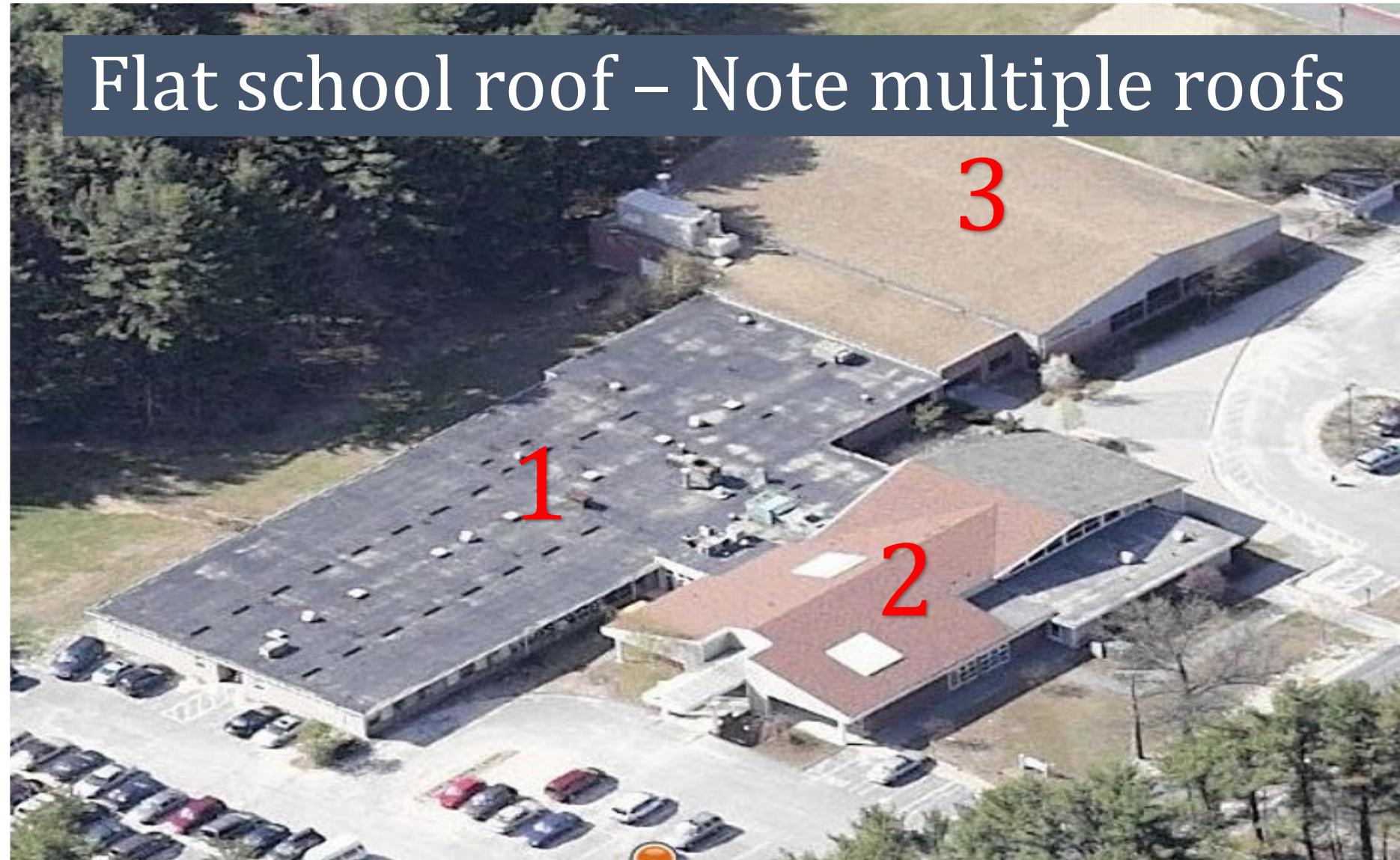
COMPLIANT: As a multi-generational and inclusive center, Fairbank is not ADA compliant.

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



FAIRBANK COMMUNITY CENTER – PHOTOS OF EXISTING CONDITIONS



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

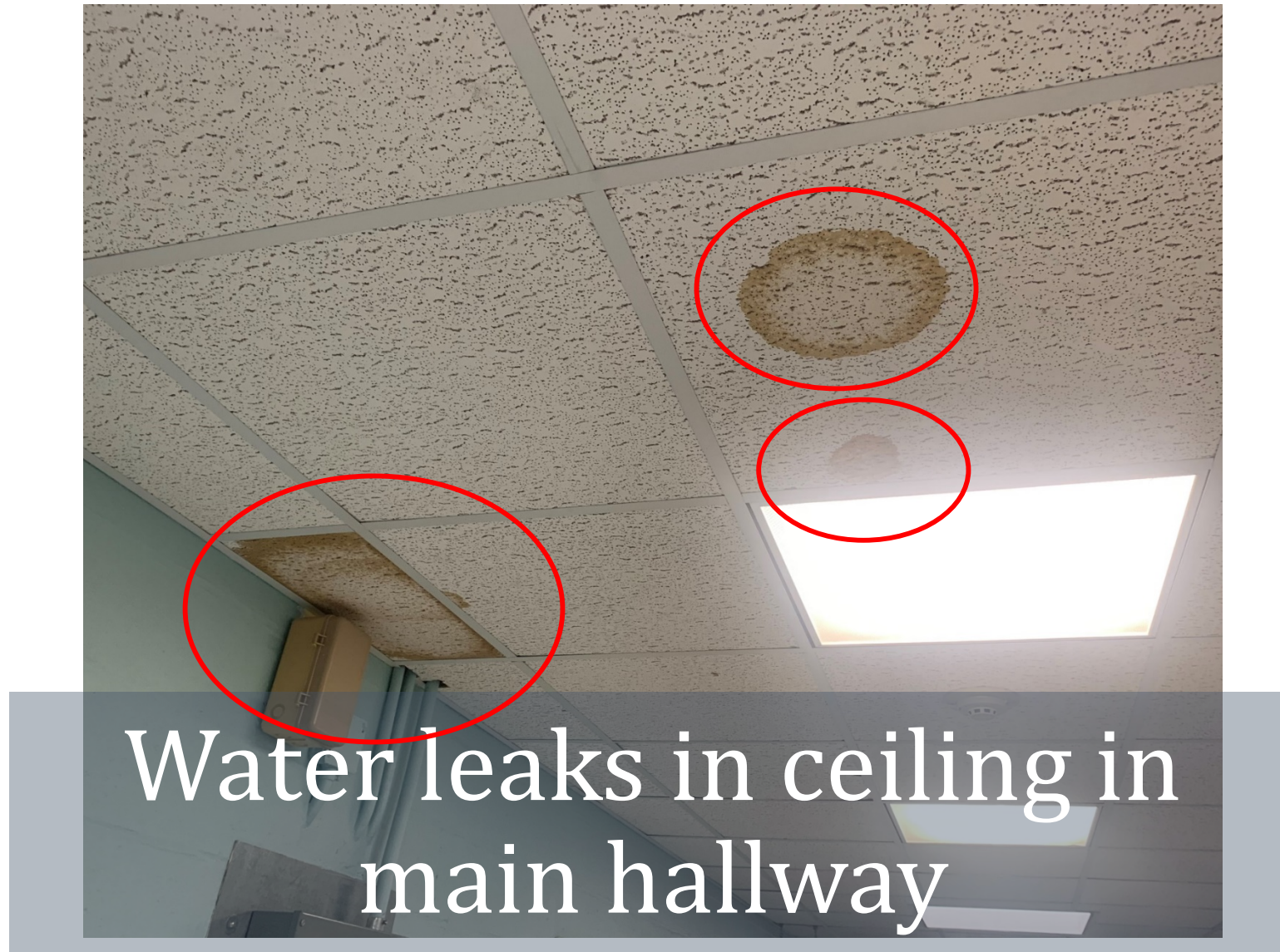
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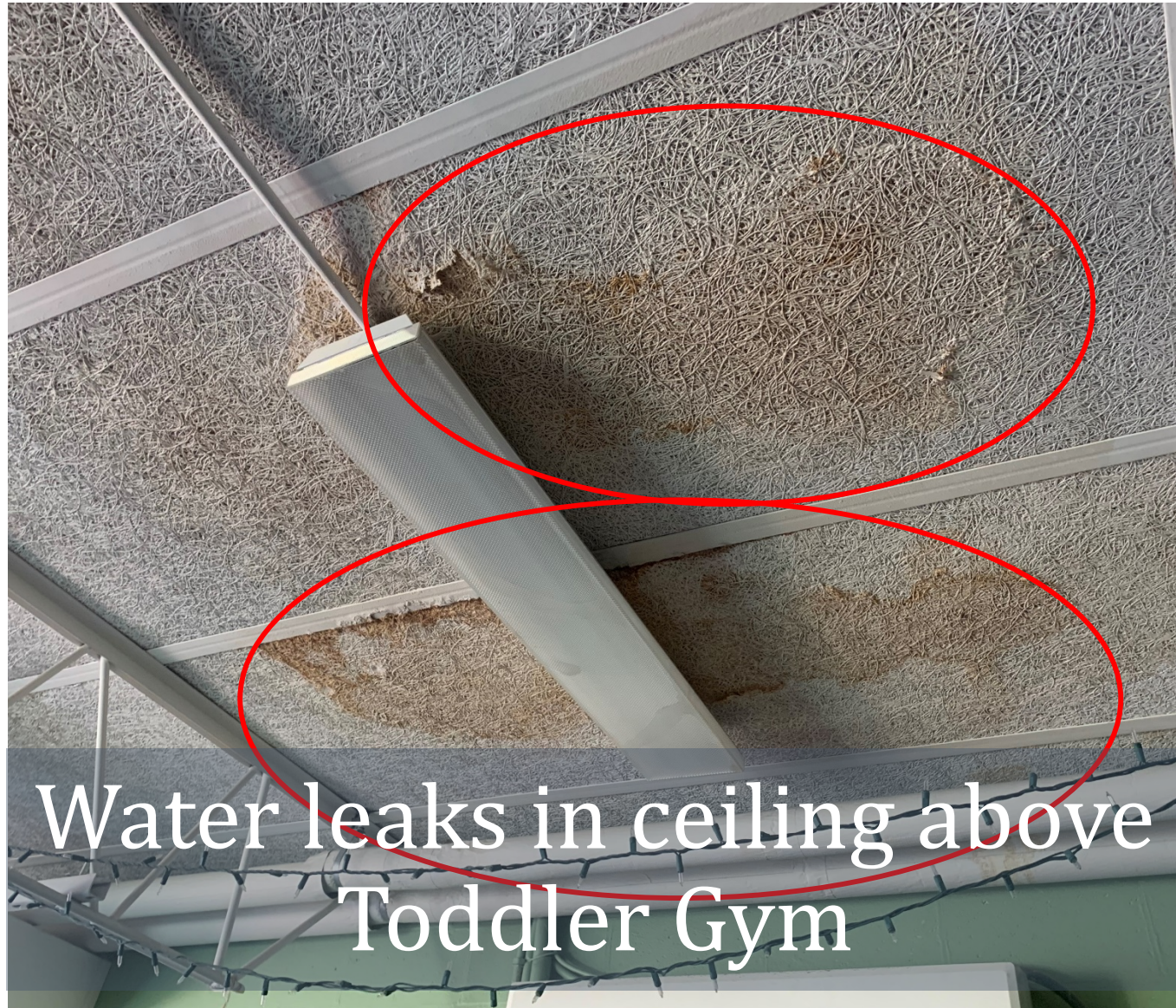


FAIRBANK COMMUNITY CENTER – PHOTOS OF EXISTING CONDITIONS



Shelter Storage – tarp used to protect items from water damage

FAIRBANK COMMUNITY CENTER – PHOTOS OF EXISTING CONDITIONS



FAIRBANK COMMUNITY CENTER – PHOTOS OF EXISTING CONDITIONS



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



Women's Locker Room

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



FAIRBANK COMMUNITY CENTER – PHOTOS OF EXISTING CONDITIONS



FAIRBANK COMMUNITY CENTER – PHOTOS OF EXISTING CONDITIONS



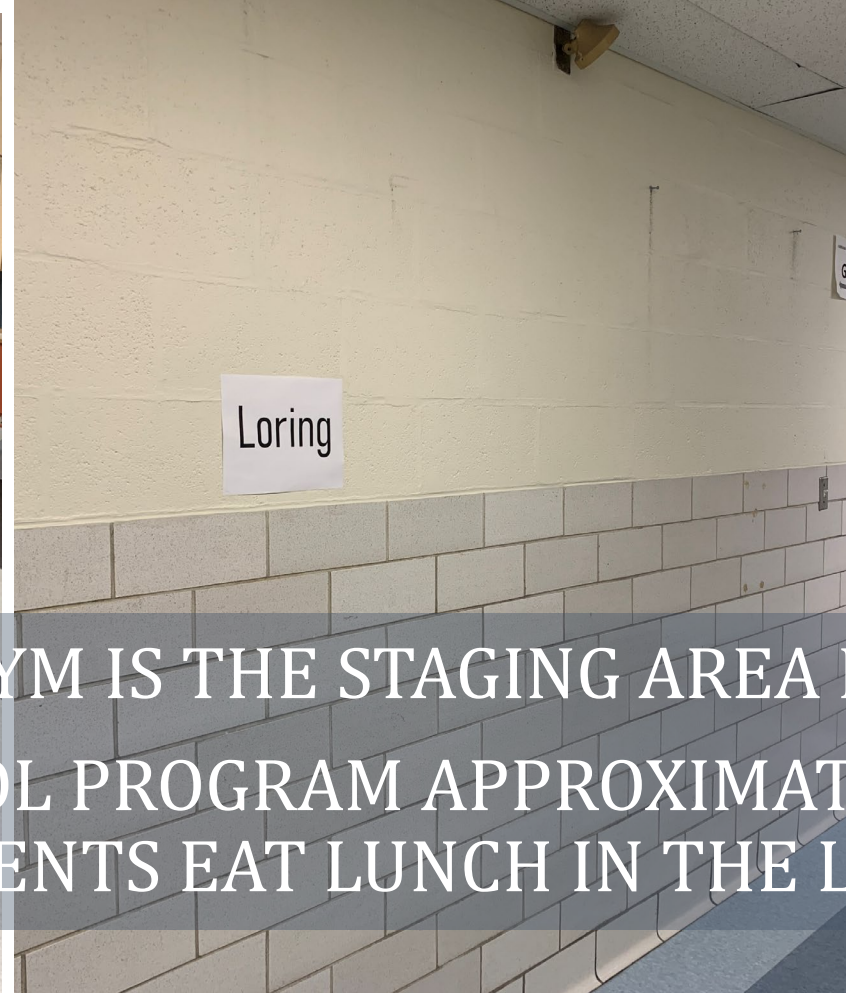
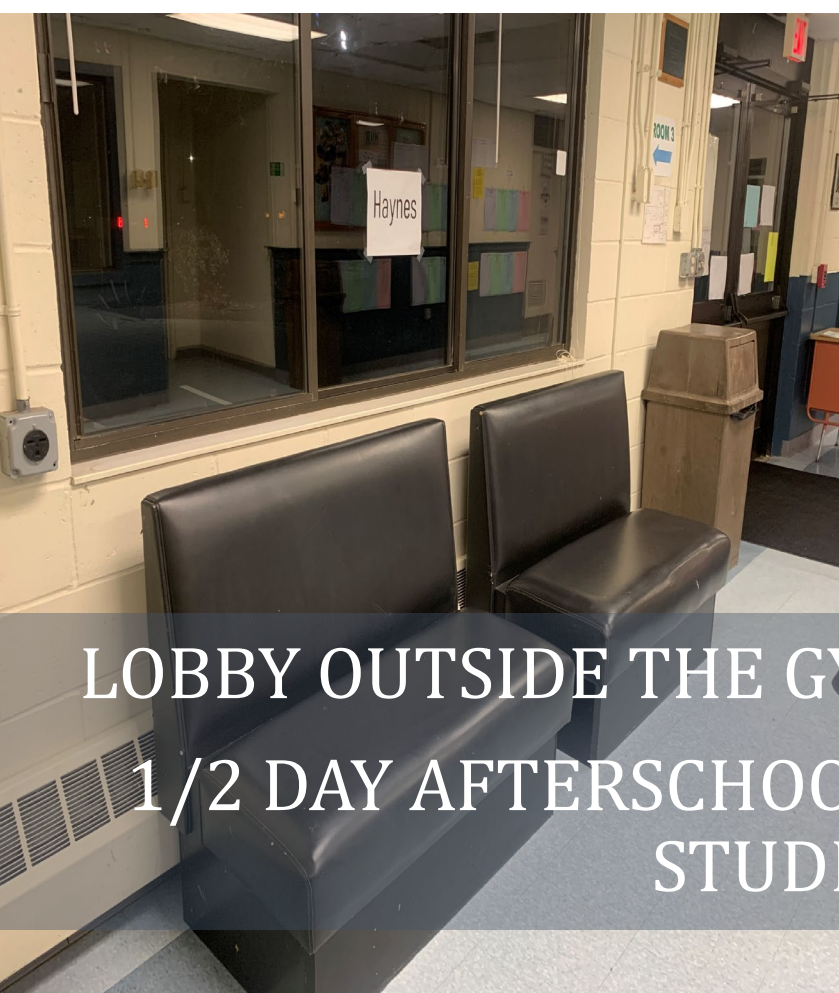
FAIRBANK COMMUNITY CENTER – PHOTOS OF EXISTING CONDITIONS



FAIRBANK COMMUNITY CENTER – PHOTOS OF EXISTING CONDITIONS



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



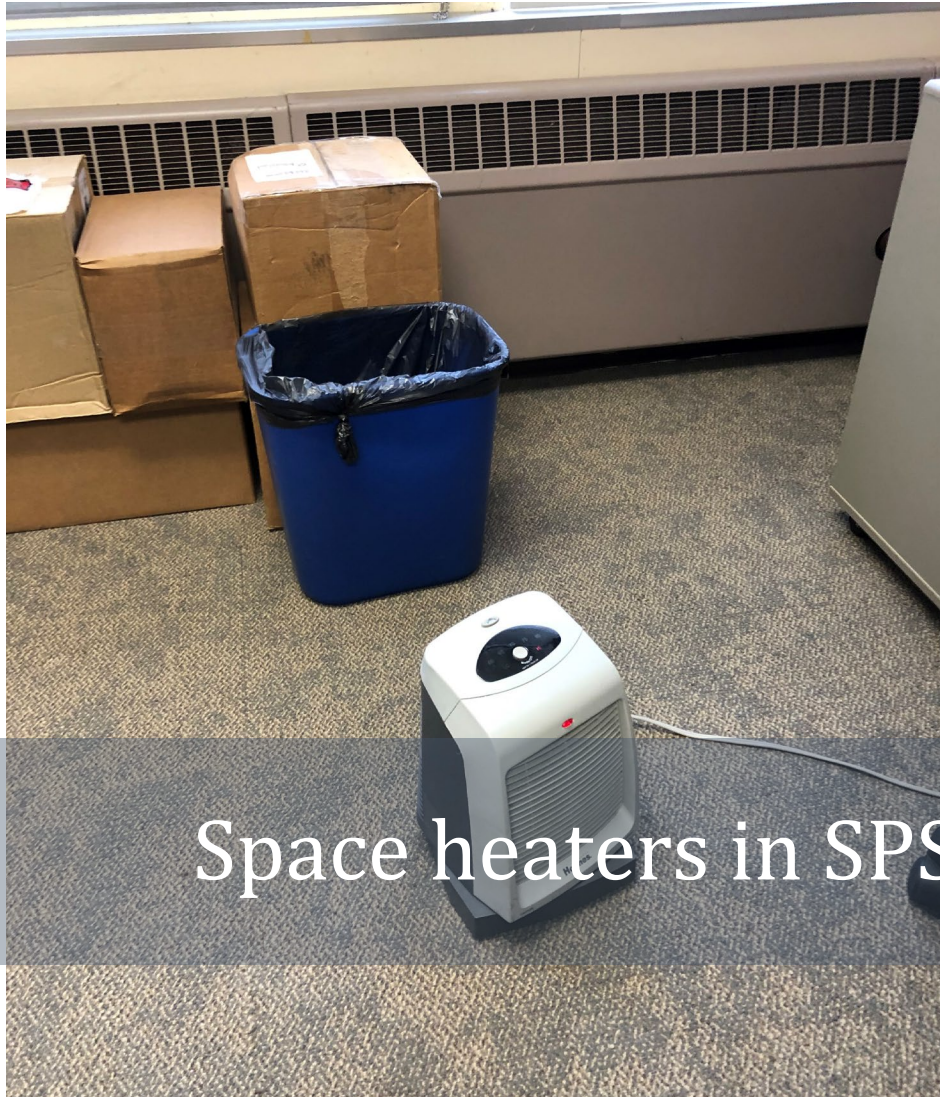
LOBBY OUTSIDE THE GYM IS ALSO THE LOCATION FOR VOTING FOR
PRECINCTS 1, 1A, 2 AND 5

FAIRBANK COMMUNITY CENTER – PHOTOS OF EXISTING CONDITIONS



Attic storage above Senior Center

FAIRBANK COMMUNITY CENTER – PHOTOS OF EXISTING CONDITIONS

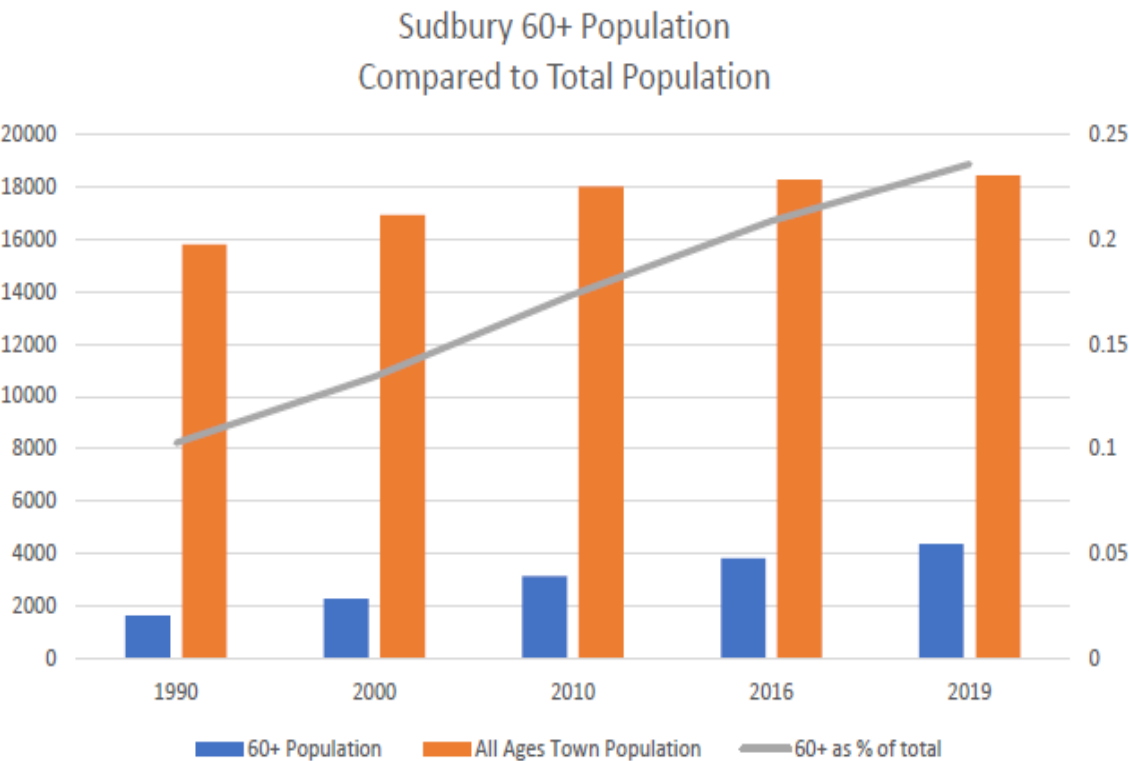


Space heaters in SPS Administrative Offices



DEMOGRAPHIC TRENDS

Older adults make up 23% of the population in Sudbury through an ongoing growth trend that is expected to continue.

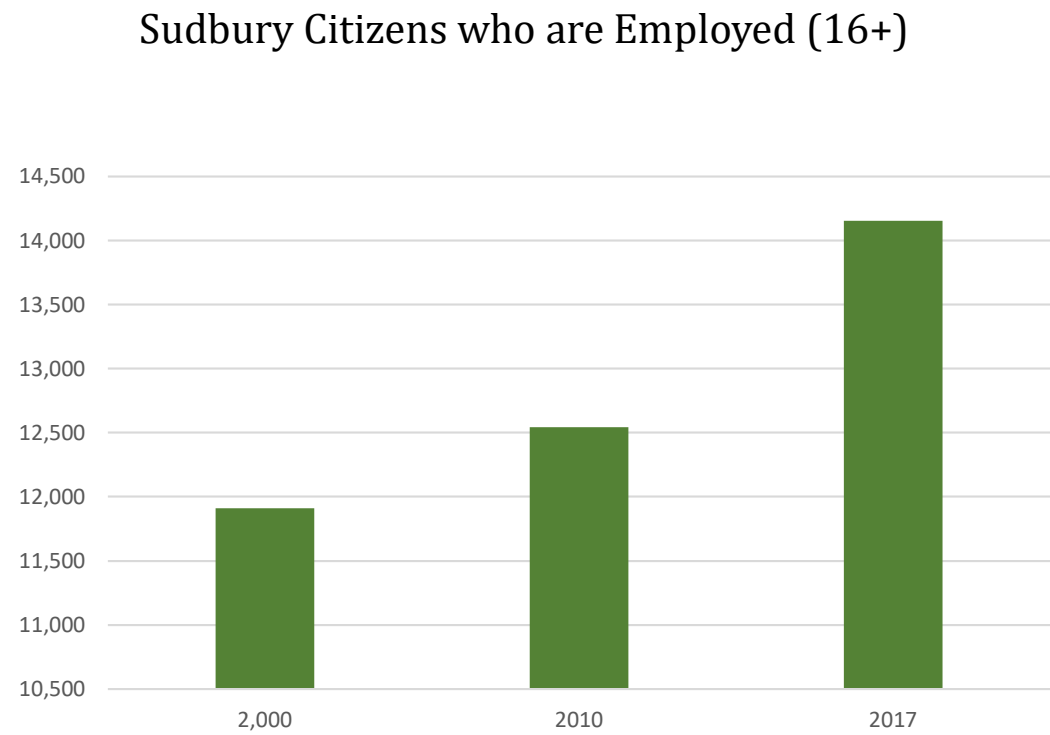
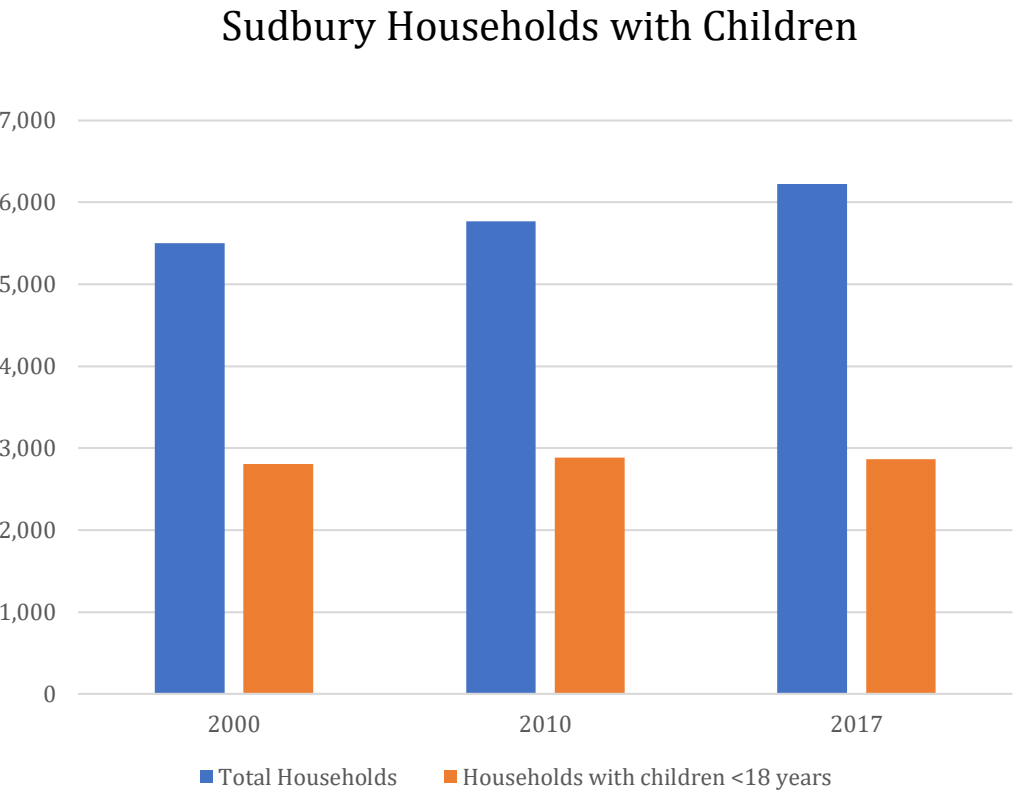


Source: Sudbury Census Data 2019

Older Adult Population in Sudbury					
	2000	2010	2017	Change 2000-2017	% Change 2000-2017
65-84 years	1,439	1,860	2,569	1,130	79%
85 years and older	214	295	284	70	33%
Source: US Census 2000 and 2010, 2017 ACS 5-Year Estimates (2013-2017)					
Future	2010	2020 (Projected)	2030 (Projected)	Change 2010-2030	% Change 2010-2030
65-84 years	1,860	2,761	3,707	1,847	99%
85 years and older	295	594	835	540	183%
Source: UMDI, Long-term Population Projections for Massachusetts Regions and Municipalities, 2015					

FAMILIES WITH CHILDREN AND EMPLOYMENT

There is a strong need for affordable early childhood and youth programming for working families.



Important to note: The Fall 2020 change in SPS start times is expected to put even more strain on working families.

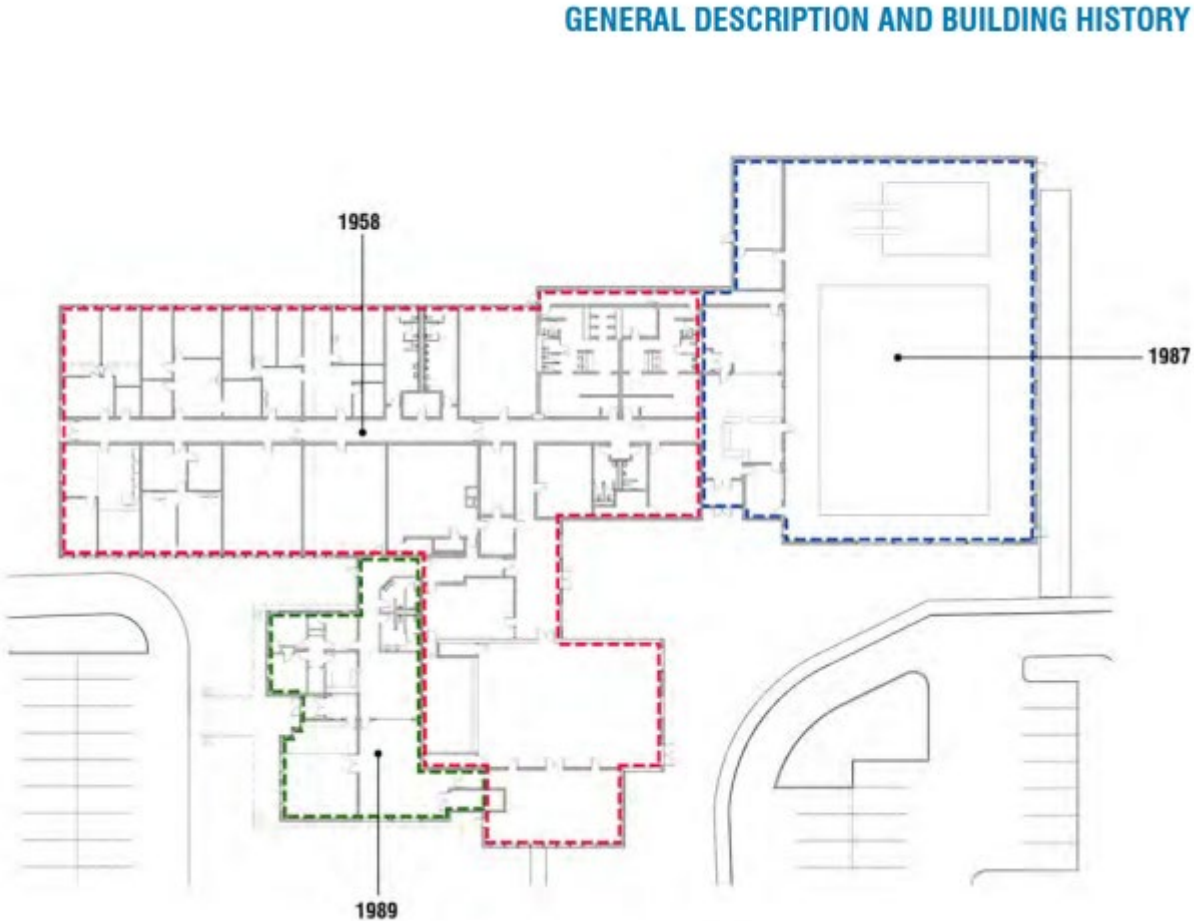
Source: US Census 2000, 2010, and 2013-2017 ACS 5-Year Estimates

HOW WE GOT HERE AND WHY?

GENERAL DESCRIPTION AND BUILDING HISTORY

FROM BH+A FEASIBILITY STUDY

The Fairbank Elementary School was constructed on the current site in 1958. The original school included the double loaded corridor wing that currently houses program spaces, the Sudbury School Department Offices, as well as the kitchen and gymnasium (formerly referred to as a cafetorium). In 1987, the Atkinson Pool was added to the complex. Prior to the pool construction, the building was no longer used as a school and housed miscellaneous Town offices. The pool addition included an 8-lane, 25 yard swimming pool, diving tank, lobby, locker rooms within the original school footprint, and modifications to the connector between the school wing and the gymnasium. In 1989, the Senior Center was added to the north side of the gymnasium space. The addition included administrative offices, two multi-purpose rooms, a drop-in area and physical connections to the main Fairbank Complex and kitchen space adjacent to the gymnasium.



It should be noted that in 1973, the approximately 28 acres of land across Fairbank Road was deeded to the Town for the creation of Haskell Field. Funding for the purchase was partially funded by the Federal Land and Water Conservation Fund. With this funding, the land was developed and must be maintained as an outdoor recreation facility. Haskell Field, with its multiple playing fields, accessible playground, and parking enhances the Fairbank Community Center as anchor to this large, very active sports and recreation area.

EVOLUTION OF THE FAIRBANK COMMUNITY CENTER PROJECT

4 STUDIES, 3 SURVEYS, 3 TASK FORCES/WORKING GROUPS, 2 TOWN MEETING VOTES DEFEATED...8 YEARS!

1. [1958 Opened as school](#)
2. 1980 School declared surplus for town use
3. 1983 Community Center established
4. [1987 Atkinson Pool](#)
5. 1989 Senior Center - [1987 Town Report](#) stated need for 10,000 sq. ft. - [built 5,624 sq. ft](#)
6. [1990 SPS Administrative Offices relocate to Fairbank](#)
7. 2012 Roof study of town buildings, including Fairbank - [Russo Barr Associates](#)
8. 2012 Special Town Meeting ([Article 2 presentation](#)) request for \$600,000 to repair roof - [defeated](#)
9. 2012 Fairbank Community Task Force formed
10. [2014 Fairbank Feasibility Study Public Forum](#)
11. [2015 1st Fairbank Feasibility study \(BH+A\)](#)
12. 2016 Fairbank Community Task Force re-formed
11. [2017 2nd Fairbank Feasibility findings](#)
12. 2017 Community-wide surveys (3)
13. 2017 Recommendation to Board of Selectmen
14. 2017 Indefinitely postponed Town Meeting request for design
15. 2018 Recommendation to Board of Selectmen
 - [Feb 2018 Final Report](#)
 - [Pros Consulting Feasibility Presentation](#)
16. 2018 Fall Town Meeting ([Article 3 presentation](#)) \$1.9M Design Funds – [defeated](#)
17. 2019 Indefinitely postponed Town Meeting request for funding
18. 2019 Fairbank Working Group formed
19. [2019 3rd Fairbank Feasibility study](#)
20. 2019 Recommendation to Board of Selectmen
21. **2020 Annual Town Meeting - Article 18**

<https://sudbury.ma.us/fairbankstudy/feasibility/>
<https://sudbury.ma.us/fairbankstudy/documents/>

THE 2019 FAIRBANK WORKING GROUP DREW UPON WORK THAT WAS DONE PREVIOUSLY BY PRIOR FAIRBANK TASK FORCE MEMBERS

2013

- Maureen G. Valente, Ex-Officio member
- Robert CG. Armour, Member
- Robert C. Haarde, Member
- James Kelly, Member
- John J. Ryan, Jr., Member
- Robert G. Stein, Member
- Richard C. Williamson, Member

2015

- Patricia Brown, Task Force Chair
- Debra Galloway, Senior Center Member
- James Kelly, Member
- Kayla McNamara, Member
- John Beeler, Member
- Michael Ensley, Member
- Jose Garcia-Meitin, Member
- Lisa V. Kouchakdjian, Member
- Jack J. Ryan, Jr., Member
- Bryan Semple, Member
- Richard J. Tinsley, Member
- Julie Harrington, Member
- Melissa Rodrigues, Member
- Jim Marotta, Member
- Christopher Morely, Member

PRIOR TOWN MEETING ARTICLES RELATED TO FAIRBANK

Meeting	Article	Vote
1989 Annual Town Meeting	Art. 8 – Renovation/Addition – Senior Center	Passed
	Art. 9 – Roof	Passed
	Art. 10 – Asbestos Removal	Passed
	Art. 11 – Renovate Gym	Indefinitely Postponed
2005 Annual Town Meeting	Art. 11 – Boiler	Passed
2012 Annual Town Meeting	Art. 18 – Natatorium Roof and HVAC	Passed
	Art. 19 – Town and School Roofs	Indefinitely Postponed
2012 Special Town Meeting	Art. 2 - Roof	Defeated
2014 Annual Town Meeting	Art. 21 – Roof repairs	Passed
2015 Annual Town Meeting	Art. 21 – Natatorium Roof	Indefinitely Postponed
	Art. 31 – Repurpose non-CPA capital articles (Fairbank roof ATM 1989)	Indefinitely Postponed
2016 Special Town Meeting	Art. 5 – Fairbank design services	Indefinitely Postponed
2016 Annual Town Meeting	Art. 33 – Fairbank design funds	Indefinitely Postponed
2018 Annual Town Meeting	Art. 30 - Fairbank design funds	Indefinitely Postponed
2018 Special Town Meeting	Art. 3 - Fairbank design funds	Defeated
2020 Special Town Meeting	Art. 3 – Fairbank design, construction and furnishing	Indefinitely Postponed
2020 Annual Town Meeting	Art. 18 – Fairbank design and construction (Total Project Cost)	?

THE PROCESS OF THE TOWN MANAGER'S WORKING GROUP

- The Town Manager created the Fairbank Working Group to work together to produce a reasonable recommendation that would serve the needs of the Senior Center, Park and Recreation, SPS Administration within the Fairbank building and continue to serve as our Emergency Shelter.
- The Fairbank Working Group met numerous times over the past year **to identify the needs of the various user groups** as well as **to identify ways to share space**.
- The Working Group also worked closely with the Senior Center Director, the Park and Recreation Director, and the SPS Superintendent.
- On **November 7, 2019**, ICON Architecture presented the project to the user groups including the Park & Recreation Commission, the Council on Aging and the Sudbury Public School Committee.
- On **November 19, 2019**, ICON Architecture presented the proposed project to the Select Board along with Park & Recreation Commission, the Council on Aging and the Sudbury Public School Committee.
- On **December 17, 2019**, the **Select Board voted unanimously** to include on the 2020 May Town Meeting Warrant an article (**Article 18**) to support raising appropriate funding (Total Project Cost is \$28,832,000) to build the Working Group Plan, as recommended to the Town Manager.

ICON ARCHITECTURE & THE NEEDS-BASED FEASIBILITY STUDY

- [ICON Architecture](#) was hired in August 2019 to work with the group to formulate a needs-based feasibility study incorporating shared spaces among building user groups. The study was reviewed and supported by the user group's respective committees.
- As a result of this study, it is proposed that the Fairbank Community Center will continue to house:
 - Park and Recreation
 - Senior Center
 - Sudbury Public School Administrative Offices
- Fairbank will also continue as the home for:
 - Atkinson Pool
 - Town's Emergency Shelter
 - Sudbury Summer Camp and Preschool Pals
 - Wild Wednesdays, Terrific Twos
 - Teen Center
 - Location for public elections for Precincts 1, 1A, 2 and 5



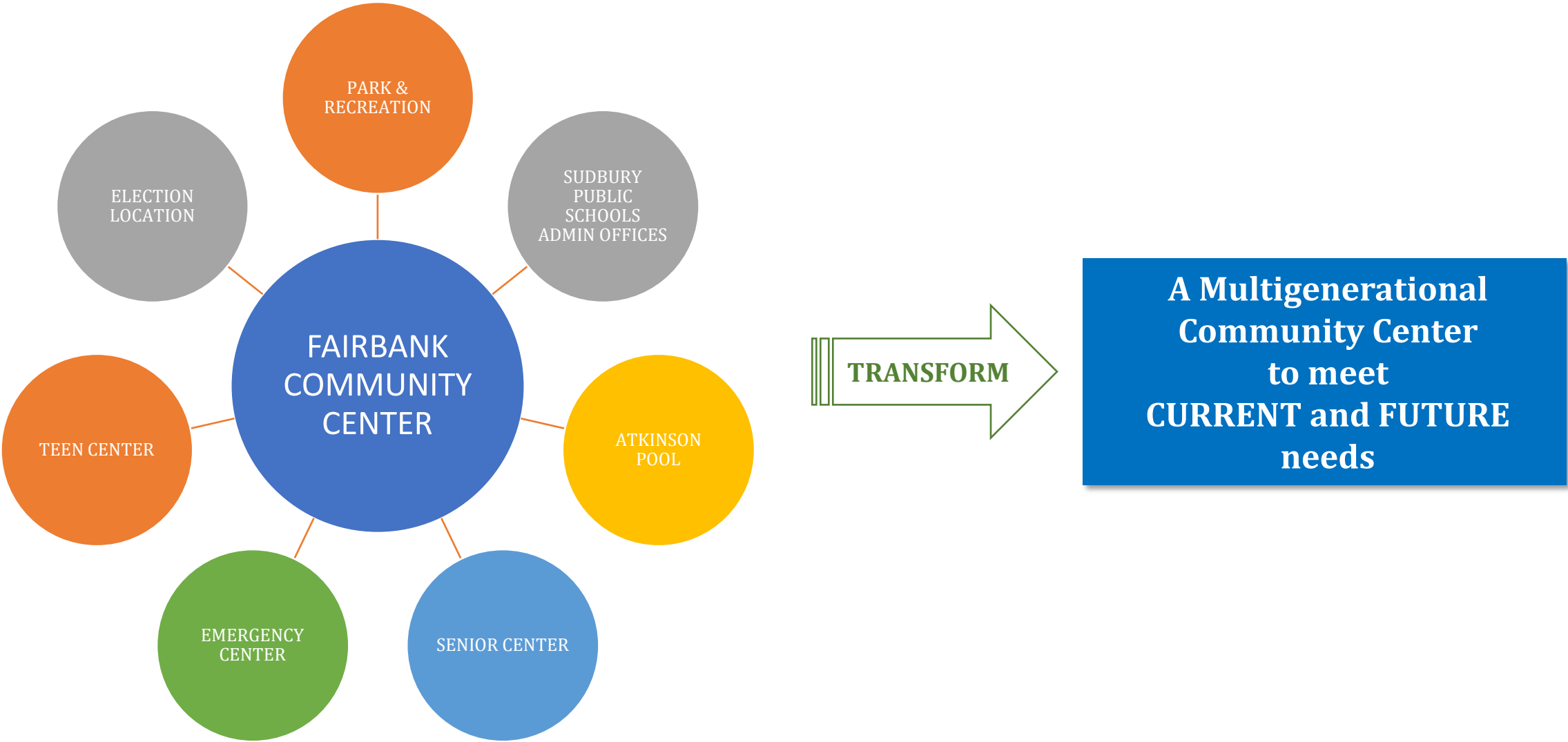
2019-2020 FAIRBANK WORKING GROUP MEMBERS AND PROJECT LIAISON

- Maryanne Bilodeau, Interim Town Manager
- William Barletta, Facilities Director
- Janie Dretler, Select Board member, Working Group Member
- Mara Huston, Park and Recreation Commissioner, Working Group Member
- Jeffrey Levine, Council on Aging member, Working Group Member
- Silvia Nerssessian, Sudbury Public School Committee member, Working Group Member
- Jennifer Roberts, Select Board member and Fairbank Project Liaison

WHAT IS THE FUTURE PROJECT?

CONCEPTUAL DESIGN

THE FUTURE PROJECT



THE NEW BUILDING

SIZE: The existing building inclusive of the aquatics area is 40,904 GSF (gross square feet), and the proposed total building program with aquatics would be 53,959 GSF. New construction would be 42,575 GSF.

ORIENTATION: The newly constructed building would be built on the south side of the existing pool.

DEDICATED SPACE: Both park and Recreation and the Senior Center will have *dedicated* program rooms, storage, and office space. SPS Administration will have dedicated office space, storage, and meeting rooms.

SHARED SPACE: Additionally, Park and Recreation and Senior Center will have new *shared* multi-purpose rooms with removable partitions to allow for maximum use of the center and expanded programming for the community.

NO RELOCATION: The proposed plan does NOT require costly and disruptive relocation during construction.

EXISTING VS PROPOSED

	Existing GSF	Proposed GSF	Increase/Decrease GSF
Common Areas	4,381	4,069	(312)
Shared Spaces	1,625	8,179	6,554
Senior Center	5,624	5,754	130
Sudbury Public Schools	6,639	7,713	1,074
Recreation	3,810	5,507	1,697
Aquatics & Pool	15,350	17,576*	2,226
Gymnasium	3,475	5,160	1,685
Total Building	40,904	53,959**	13,055
New Construction		42,575	

*Proposed: 11,384 GSF existing pool to remain. 6,192 GSF new aquatic space.

**Rounding

NEW CENTER – OVERHEAD VIEW OF CONCEPTUAL DESIGN



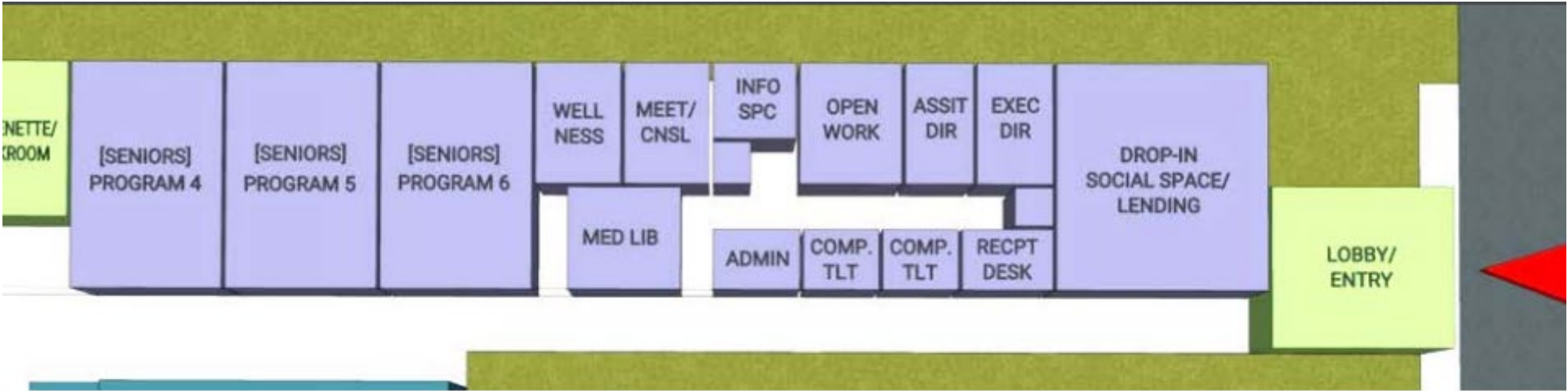
CONSENSUS SOLUTION OVERHEAD

OVERHEAD VIEW – FROM NORTH

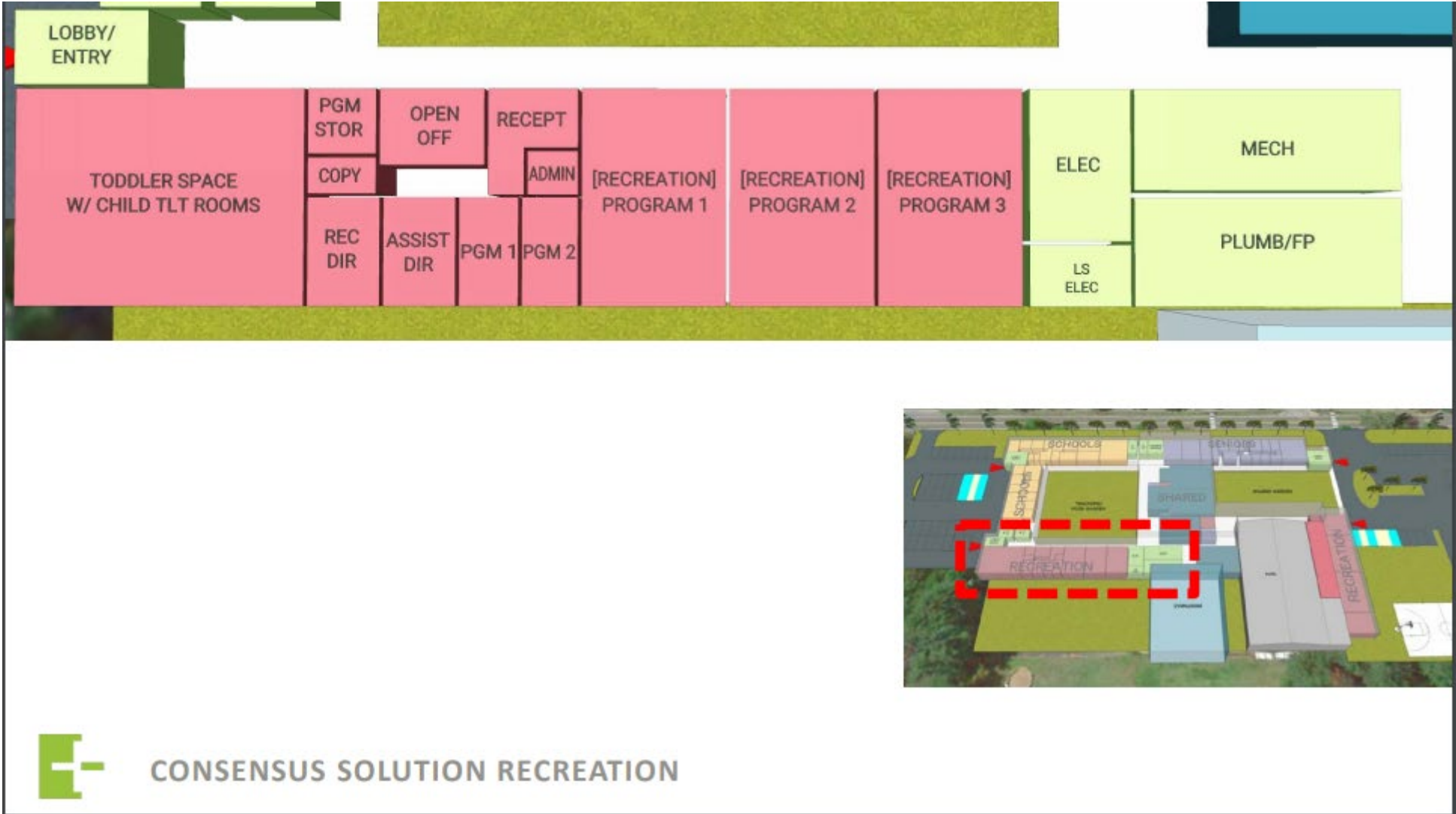


CONSENSUS SOLUTION OVERHEAD – FROM NORTH

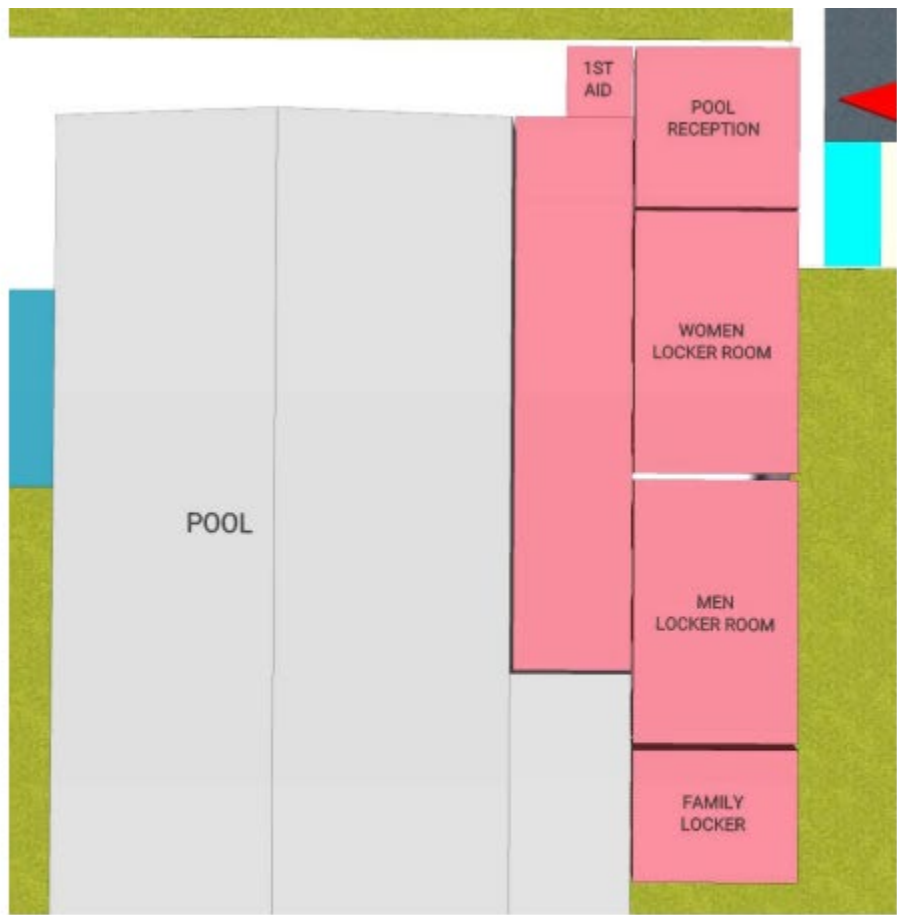
NEW CENTER – SENIOR CENTER



NEW CENTER- RECREATION

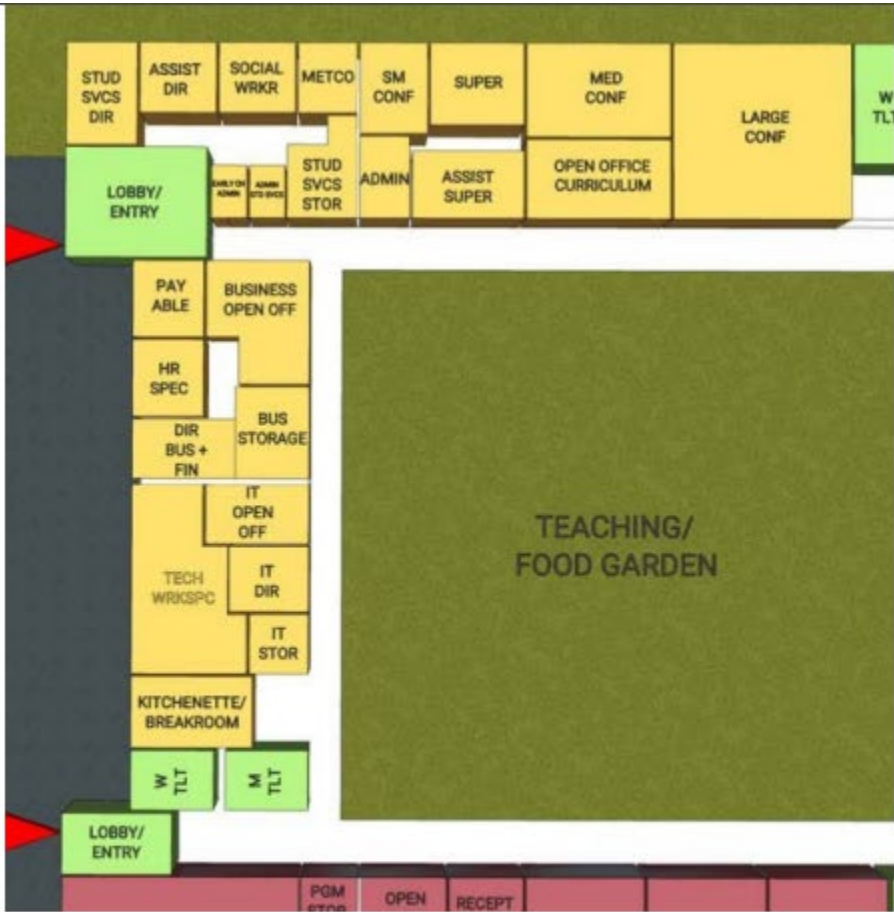


NEW CENTER— RECREATION WITH POOL



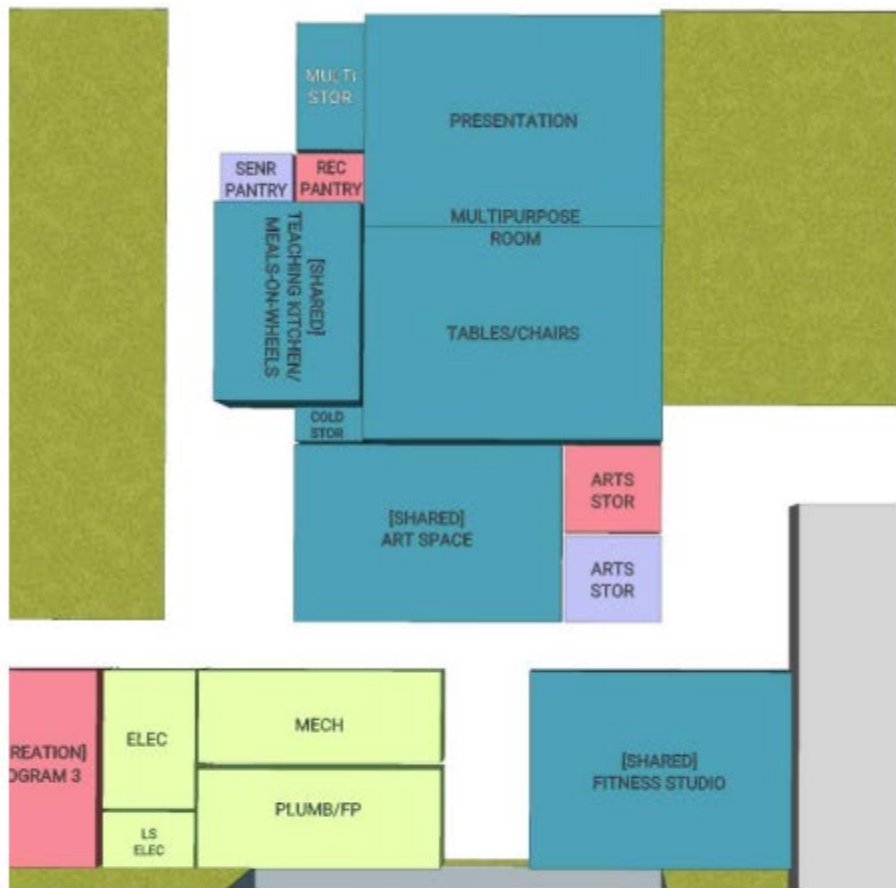
CONSENSUS SOLUTION RECREATION

NEW CENTER— SUDBURY PUBLIC SCHOOLS

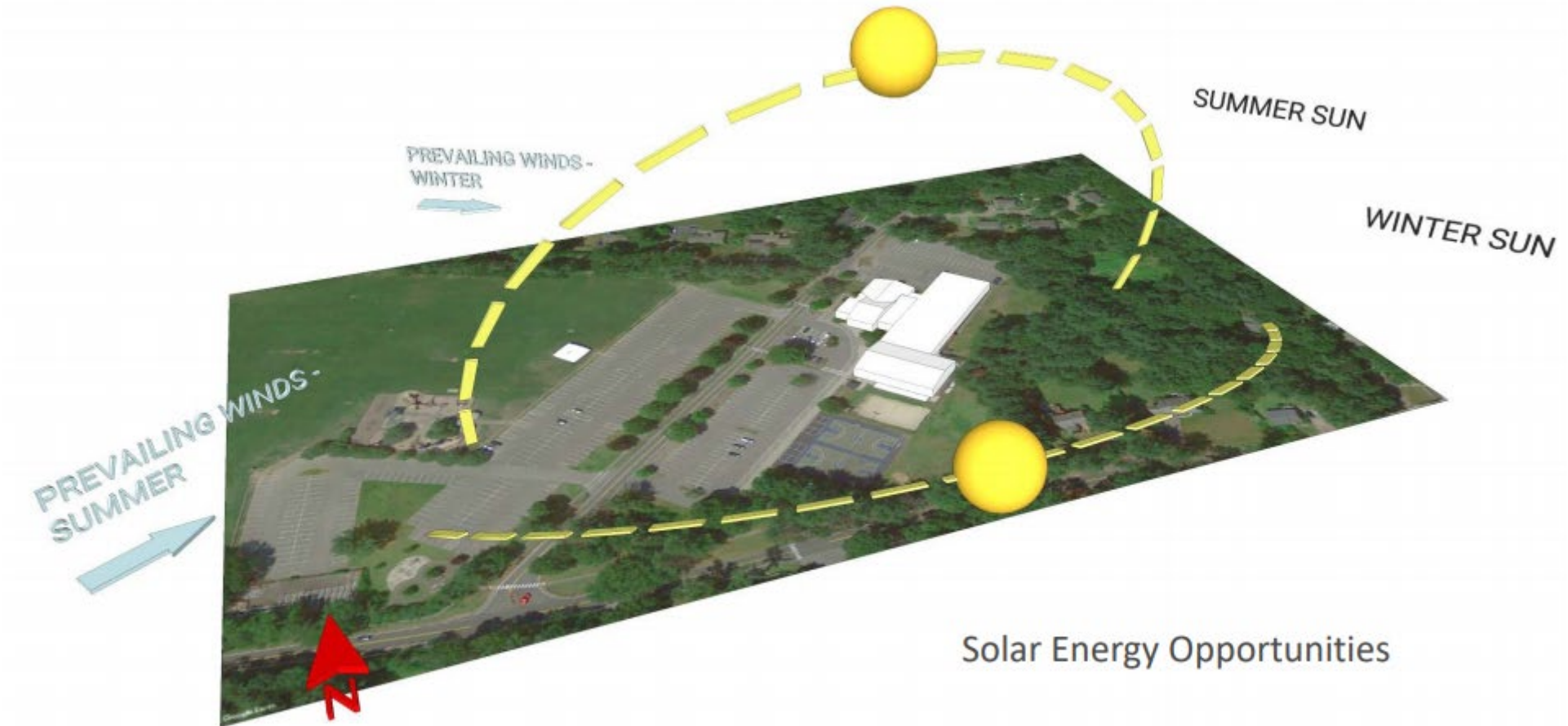


CONSENSUS SOLUTION SUDBURY PUBLIC SCHOOLS

NEW CENTER— SHARED SPACES



SITE ENVIRONMENTAL ANALYSIS



SITE ENVIRONMENTAL ANALYSIS

WHAT ARE THE USER GROUP IMPACTS?

A CENTER TO SUPPORT SUDBURY'S GROWING OLDER POPULATION

- **SERVICES FOR OLDER ADULT COMMUNITY:** The enhanced Fairbank Community Center will provide better infrastructure, programming, and advocacy to support the growing older population of Sudbury.
 - A better Senior Center space will improve and expand opportunities for local older adults to exercise, get meals, and other important services to help in their day-to-day lives.
- **PREVENT SOCIAL ISOLATION:** Sudbury's 2019 Livable Sudbury Report highlighted the social isolation that many older adults feel, made even more difficult by the town's rural nature and limited public transportation options if unable to drive.
- **ADDITIONAL PROGRAMMING SPACE:** It will provide additional space so that popular programs such as the Lifelong learning series can accept more interested participants.
- **BENEFICIAL COUNSELING PROGRAMS:** Individual financial, legal, and health counseling services that currently displace staff members from offices will be held in proper private conference areas.
- **MORE CAPACITY FOR OTHER SERVICES:** Other commonly requested health and recreational services that cannot be provided due to insufficient space will be made possible.

SUDBURY PARK AND RECREATION

YOUTH AFTER-SCHOOL PROGRAMMING: The new Fairbank Community Center will continue to offer important youth after-school programming.

- Sudbury Extended Day (SED) is experiencing a higher demand in future needs of working families and others due to the planned change in school start times in Fall 2020. Recreation provides programs that may be further expanded to support this demand from the community.
- Wild Wednesdays offers half-day afterschool programming for approximately 17 half-day Wednesdays for elementary and middle school students throughout the school year.
- Opportunities in the new space to create a drop-in teen space for afterschool hours.

YOUTH VACATION AND SUMMER PROGRAMS: Youth vacation and summer programs will continue in the new facility through Park and Recreation.

- Sudbury Summer Camp
- Preschool Pals
- Sudbury Summer Inclusion Program
- Holiday and vacation programs throughout the academic year include sports, science, and art activities.

SUDBURY PARK AND RECREATION (CONTINUED)

ADULT 18+ PROGRAMMING: Tap dance, pickle ball, archery, parent and child swim.

EARLY CHILDHOOD PROGRAMS: These valued programs will continue in the new space.

- Terrific Twos, a daily toddler program, provides a strong introduction to a preschool-like setting. The new building will also incorporate child appropriate restrooms inside the classroom.
- Parent/child programs include drop-in play and exercise sessions.

ATKINSON POOL UPDATES: The Aquatics area will receive critical renovation with the new community center.

- There will be new pool locker rooms and the addition of much needed family locker rooms.
- The Atkinson Pool will receive much needed updates.

CENTER-WIDE SHARED SPACE & A FULL-SIZE GYM

SHARED SPACES: The new building will include shared spaces for both the Senior Center and Park and Recreation including:

- Arts & Crafts room with separate storage for older adults and youth
- Fitness studio for yoga, tai chi, tap dance, and other low impact fitness programs.

GYMNASIUM: A new full-size gym will be built with dividable partitions to permit various activities by multiple users at one time.

COMMUNITY RENTALS: These program rooms and gym will be available for community rentals by groups above and beyond the core user groups.

TOWN-WIDE EMERGENCY SHELTER

- A new Fairbank Community Center will improve Sudbury's Emergency Shelter, an important need as weather becomes more volatile and extreme.
- The proposed new building will allow for increased capacity in a single location. It will have complete backup emergency power and will facilitate rapid setup and breakdown for shelter operations.
- Dedicated pet shelter
- Sufficient storage for all shelter materials

March 9, 2018
Winter Storm



- The Fairbank Shelter was open for 4 days.
- Assisted 346 residents, had 10 overnight residents, and served 250 snacks and 127 meals.
- Free WIFI, charging stations, 3 meals a day plus snacks, bathrooms, and a warm place to stay.
- Rides provided to the shelter for homebound residents via the senior van.
- Staffed by Medical Reserve Corps (MRC) and Citizens Emergency Response Team (CERT) members.
- Town employees were also used to staff the shelter. There were 59 people staffing the shelter.

ADDITIONAL BENEFITS

ACCESSIBILITY, ENERGY CONSUMPTION, AND EFFICIENCIES OF SCALE

ADA COMPLIANCE: The new building will be American with Disabilities Act (ADA) compliant.

ENERGY EFFICIENT BUILDING: There will be reduced energy usage.

It is estimated that the proposed facility could decrease the current utility expenses by as much as 40%.

EFFICIENCIES OF SCALE: Additionally, maintaining the three main user groups in one location allows for efficiency of scale related to both utilities and maintenance.



PASSIVE HOUSE

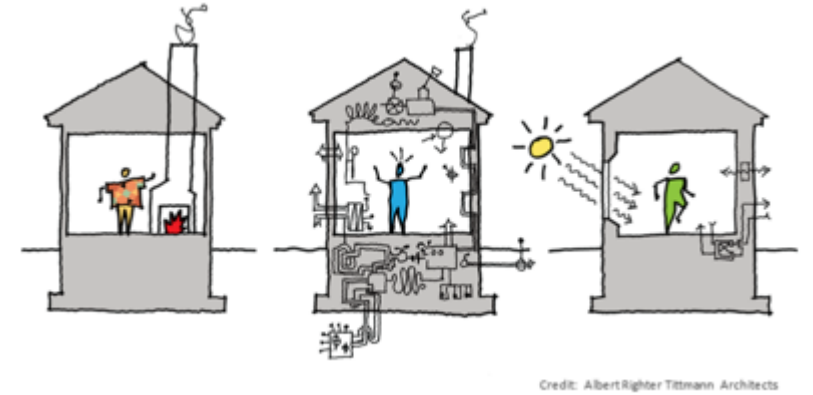
The World's Most Energy Efficient Performance Standard

Goal: Lower consumption

- Radically reduce energy demand

Benefits:

- Reduced carbon footprint: radically low energy
- Comfortable: No drafts or temperature swings
- Healthy: High quality, continuously filtered air
- Resilient: Extreme thermal stability
- Affordable to operate: Low utility bills for life



Distillery Building - Largest Passive House Building in New England

WHAT ARE THE CONSTRUCTION COSTS?

CONSTRUCTIONS COSTS

ESTIMATED COST OF CONSTRUCTION

For Sudbury Community Center:

- Range \$515 - \$525/GSF
- Gymnasia \$385/GSF

Cost/GSF includes:

- Site demolition
- Robust wall assemblies (durability)
- Commercial or catering kitchen
- Audio/Visual integration within (some) program rooms
- Multiple cladding options – brick, curtain wall, etc.
- Site work (playing courts, gardens, parking, etc.)
- VRF HVAC system - individual control/comfort

This is a medium-sized building, and there are limited economies of scale; smaller buildings cost more.



CONSTRUCTION COSTS (ESTIMATED COST OF CONSTRUCTION)

TOTAL PROJECT COST

Add 30% to the Estimated Cost of Construction (ECC) for Total Project Cost (TPC).

The TPC includes:

- Owner's contingency
- Furniture, Fixtures and Equipment (FF+E)
- Design team fees
- Utility fees
 - However, there are typically some rebates
- Specialty consultants
 - Hazmat
 - Geotech
 - Survey



TOTAL PROJECT COST

TOTAL PROJECT COST – NEW CONSTRUCTION

OVERALL PROJECT BUDGET WORKSHEET		
Fairbank Community Center Sudbury, MA 2-Mar-20		
1	BUILDER'S RISK INSURANCE	In Construction Cost
		\$0.00
2	ARCHITECTURAL & ENGINEERING FEES	Feasibility Study + 8% of Construction
		\$1,873,059.00
3	ADDITIONAL DESIGN & PROFESSIONAL SERVICES	Commissioning
		\$50,000.00
4	CONSTRUCTION COST	
	Demolition	\$184,500.00
	Site	\$3,717,191.00
	Trade Costs	\$14,168,584.00
	Constructions Management Fees and Costs	\$2,577,629.00
	Estimating Contingency	12%
		\$2,168,433.00
	SUBTOTAL	\$22,816,337.00
5	TESTING OF SOILS, MASONRY, STEEL, MATERIALS, ETC.	In Owner's Contingency
		\$0.00
6	AUDIO / VISUAL EQUIPMENT	Allowance
		\$50,000.00
7	FF&E / MISCELLANEOUS	Allowance
		\$375,000.00
8	SIGNAGE - EXTERIOR	Allowance
		\$5,000.00
9	UTILITY COMPANY CHARGES	
		\$0.00
	SUBTOTAL	\$25,169,396.00
10	OWNER'S CONTINGENCY	10% of Construction
		\$2,315,800.00
Total Project Cost (TPC)		TOTAL
		\$27,485,196.00
ESCALATION		Mid-point of 2021
		\$596,902.00
OWNER'S PROJECT MANAGER (OPM)		3%-5% of Construction
		\$702,400 - \$1,170,660

Note: This project would have cost \$23.5MM 2 ½ years ago. (Escalation)



TOTAL PROJECT COST – NEW CONSTRUCTION

TOTAL PROJECT COST - RENOVATION

Existing Building Program Summary	Existing GSF	Typical Renovation Cost \$450/SF
Common Areas	4381	\$ 1,971,450.00
Shared Spaces	1625	\$ 731,250.00
Senior Center	5624	\$ 2,530,800.00
Sudbury Public Schools	6639	\$ 2,987,550.00
Recreation Center (Less Aquatics)	3810	\$ 1,714,500.00
Aquatics Support - Locker Rooms, Lobby, Office	3966	\$ 1,784,700.00
Aquatics - Pool, Deck, Mech, Elec*	11384	\$ 398,440.00
Gymnasium **	3475	\$ 1,337,875.00
Existing Building	40904	
Trade Cost Subtotal		\$ 13,456,565.00

* Aquatics renovation is being carried at \$35/SF
 ** Gymnasium is being carried at \$385/SF

RENOVATION — OVERALL PROJECT BUDGET WORKSHEET		
Fairbank Community Center Sudbury, MA 2-Mar-20		
1	BUILDER'S RISK INSURANCE	In Construction Cost \$0.00
2	ARCHITECTURAL & ENGINEERING FEES	Feasibility Study + 8% of Construction \$1,076,525.20
3	ADDITIONAL DESIGN & PROFESSIONAL SERVICES	Commissioning \$50,000.00
4	CONSTRUCTION COST	
	Selective Demolition	\$184,500.00
	Site	\$1,233,750.00
	Trade Costs	\$13,456,565.00
	Constructions Management Fees and Costs	\$2,238,284.14
	Estimating Contingency	\$2,018,484.75
	SUBTOTAL	\$19,131,583.89
5	TESTING OF SOILS, MASONRY, STEEL, MATERIALS, ETC.	In Owner's Contingency \$0.00
6	AUDIO / VISUAL EQUIPMENT	Allowance \$50,000.00
7	FF&E / MISCELLANEOUS	Allowance \$375,000.00
8	SIGNAGE - EXTERIOR	Allowance \$5,000.00
9	UTILITY COMPANY CHARGES	\$0.00
	SUBTOTAL	\$20,688,109.09
10	OWNER'S CONTINGENCY	13% of Construction \$1,749,353.45
Total Project Cost (TPC)		TOTAL \$22,437,462.54
ESCALATION		Mid-point of 2021 \$518,319.85
OWNER'S PROJECT MANAGER (OPM)		3% - 5% of Construction \$369,100 - \$615,200



TOTAL PROJECT COST – RENOVATION

WHAT IS THE ESTIMATED DEBT SERVICE AND
ESTIMATED TAX IMPACT TO RESIDENTS?

DEBT SERVICE ESTIMATE

ASSUMPTIONS

Proposed Project Cost: \$28,800,000

Estimated Interest Rate: 30 Yr Bonds at 3%

Estimated Interest Rate: 20 Yr Bonds at 2.5%

Average Single-Family Home Value (2020): \$746,260

	30 Years		20 Years	
	30-Year	30-Year	20-Year	20-Year
Fiscal Year	Level Debt	Level Principal	Level Debt	Level Principal
2023	1,469,355	1,824,000	1,847,437	2,160,000
2024	1,469,355	1,795,200	1,847,437	2,124,000
2025	1,469,355	1,766,400	1,847,437	2,088,000
2026	1,469,355	1,737,600	1,847,437	2,052,000
2027	1,469,355	1,708,800	1,847,437	2,016,000
2028	1,469,355	1,680,000	1,847,437	1,980,000
2029	1,469,355	1,651,200	1,847,437	1,944,000
2030	1,469,355	1,622,400	1,847,437	1,908,000
2031	1,469,355	1,593,600	1,847,437	1,872,000
2032	1,469,355	1,564,800	1,847,437	1,836,000
2033	1,469,355	1,536,000	1,847,437	1,800,000
2034	1,469,355	1,507,200	1,847,437	1,764,000
2035	1,469,355	1,478,400	1,847,437	1,728,000
2036	1,469,355	1,449,600	1,847,437	1,692,000
2037	1,469,355	1,420,800	1,847,437	1,656,000
2038	1,469,355	1,392,000	1,847,437	1,620,000
2039	1,469,355	1,363,200	1,847,437	1,584,000
2040	1,469,355	1,334,400	1,847,437	1,548,000
2041	1,469,355	1,305,600	1,847,437	1,512,000
2042	1,469,355	1,276,800	1,847,437	1,476,000
2043	1,469,355	1,248,000	-	-
2044	1,469,355	1,219,200	-	-
2045	1,469,355	1,190,400	-	-
2046	1,469,355	1,161,600	-	-
2047	1,469,355	1,132,800	-	-
2048	1,469,355	1,104,000	-	-
2049	1,469,355	1,075,200	-	-
2050	1,469,355	1,046,400	-	-
2051	1,469,355	1,017,600	-	-
2052	1,469,355	988,800	-	-
Total	44,080,640	42,192,000	36,948,746	36,360,000

TAX IMPACT ESTIMATE

ASSUMPTIONS

Proposed Project Cost: \$28,800,000

Estimated Interest Rate: 30 Yr Bonds at 3%

Estimated Interest Rate: 20 Yr Bonds at 2.5%

Average Single-Family Home Value (2020): \$746,260

	30 Years		20 Years	
	30-Year	30-Year	20-Year	20-Year
Fiscal Year	Level Debt	Level Principal	Level Debt	Level Principal
2023	\$ 230	\$ 286	\$ 290	\$ 338
2024	\$ 230	\$ 281	\$ 290	\$ 333
2025	\$ 230	\$ 277	\$ 290	\$ 327
2026	\$ 230	\$ 272	\$ 290	\$ 322
2027	\$ 230	\$ 268	\$ 290	\$ 316
2028	\$ 230	\$ 263	\$ 290	\$ 310
2029	\$ 230	\$ 259	\$ 290	\$ 305
2030	\$ 230	\$ 254	\$ 290	\$ 299
2031	\$ 230	\$ 250	\$ 290	\$ 293
2032	\$ 230	\$ 245	\$ 290	\$ 288
2033	\$ 230	\$ 241	\$ 290	\$ 282
2034	\$ 230	\$ 236	\$ 290	\$ 276
2035	\$ 230	\$ 232	\$ 290	\$ 271
2036	\$ 230	\$ 227	\$ 290	\$ 265
2037	\$ 230	\$ 223	\$ 290	\$ 260
2038	\$ 230	\$ 218	\$ 290	\$ 254
2039	\$ 230	\$ 214	\$ 290	\$ 248
2040	\$ 230	\$ 209	\$ 290	\$ 243
2041	\$ 230	\$ 205	\$ 290	\$ 237
2042	\$ 230	\$ 200	\$ 290	\$ 231
2043	\$ 230	\$ 196		
2044	\$ 230	\$ 191		
2045	\$ 230	\$ 187		
2046	\$ 230	\$ 182		
2047	\$ 230	\$ 178		
2048	\$ 230	\$ 173		
2049	\$ 230	\$ 168		
2050	\$ 230	\$ 164		
2051	\$ 230	\$ 159		
2052	\$ 230	\$ 155		
Total	\$ 6,908	\$ 6,612	\$ 5,790	\$ 5,698

FAIRBANK MULTIGENERATIONAL CENTER

In summary, an improved multi-generational Fairbank Community Center can be an affordable and convenient place for people to come to improve their health and wellbeing.

It will be a location where community members can enhance their quality of life. Citizens of all ages can gather to learn, play, exercise.

***SERVING THE COMMUNITY
TODAY AND TOMORROW***



NEXT STEPS

- 2/25: Fairbank Project Leads and Working Group presented project to Finance Committee
- 2/26: Fairbank Project Leads and Working Group presented to Capital Improvement Advisory Committee
- TBD: Fairbank Project Leads and Working Group to meet with Energy Committee
- 3/28: Town Forum on Fairbank
- 5/4: Annual Town Meeting
- TBD: Special Town Election

- If the project passes at Town Meeting and the ballot, the process will be as follows:
 - Owners Project Manager process
 - Designer Selection process
 - Design phase
 - Design Review process, committees and depts.
 - Bidding process
 - Construction process

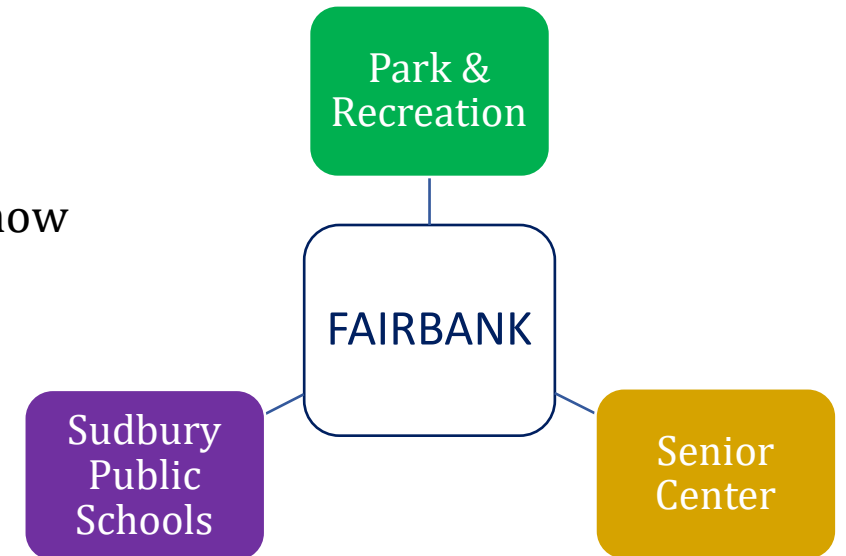
THANK YOU

ADDITIONAL SLIDES FOR FURTHER QUESTIONS

WHY LOCATE ALL USER GROUPS AT
FAIRBANK?

WHY FAIRBANK FOR THE *THREE* USER GROUPS?

- In 2019, former Town Manager Melissa Murphy Rodrigues and the Select Board tasked the Fairbank Working Group with seeking **a combined solution** for all three user groups.
- Citizen feedback after the 2018 Town Meeting defeat of Article 3 (\$1.9M Design Funds) was that **no solution for SPS** reduced support.
- Park & Recreation, Senior Center, and Aquatics have overlap for **similar space** related to fitness and wellness.
- **Economies of scale** are created by three users groups in one building: shared maintenance, utilities, insurance, custodial work, landscaping, snow plowing, parking.
- Fairbank is located next to Haskell athletic fields and Smile Playground creating a vast “**recreational area**.”
- Extensive amount of **convenient, flat parking**.
- Proximity to **public safety headquarters**.
- **Centralized location** for access of citizens throughout town.



WHY NOT RENT SPACE FOR SUDBURY PUBLIC SCHOOLS?

It is our belief that renting space for Sudbury Public Schools is *not* an optimal solution.

More Expensive Over Time: Initial analysis suggest that leasing *may* be less expensive over an initial period of 20 years but is more expensive over the lifespan of the building (~50 years).

- Debt payments end after bond has been paid but lease payments would continue beyond the term of the bond for an undetermined time.
- Renovation, ADA compliance, and rent increases would make breakpoint sooner.

Renovation Needed: Leased space would likely require renovation and transformation to make suitable for SPS needs.

ADA Compliance: Leased space may not be ADA compliant to municipal standards.

Rent Increase: Lease costs could increase overtime.

Triple Net Lease: Many long-term commercial leases are triple net (tenant pays for all operating costs, insurance, and taxes).

Loss in Tax Revenue: Town loses tax revenue from the commercial space it takes over (either directly or through incorporation into lease cost).

Higher Risk: Increased risk and less control – building could be sold (i.e. Framingham Public Schools Administration – see next slide)

No Ideal Space Available: A review of existing available commercial properties suggests there is no ideal space available to meet SPS needs.

Subpar Precedent: Overall, not an attractive precedent to set for Town Departments in the future.

FRAMINGHAM PUBLIC SCHOOL LEASE – AN EXAMPLE OF RISK



patch.com/massachusetts/framingham/framinghams-perini-building-hits-market

Politics & Government

Framingham's Perini Building To Hit The Market

The city is now left to explore new options to house the School Department.

By Samantha Mercado, Patch Staff ✓

May 9, 2019 12:16 pm ET | Updated May 9, 2019 12:17 pm ET



Like 11

Share



Reply



- Framingham's School Department's administrative staff moved to the Perini Building 4 years and started a 5 year lease.
- 20,000 sq feet at reportedly \$338,000/yr for 60 employees.
- *In May 2019 it was announced that the owner of the Perini Building in Framingham was planning to sell.*
- Framingham is currently considering purchasing the building assessed at \$10.98 million.

Patch.com. "Mayor to lead talk Monday on possible Perini building purchase, Dec. 4, 2019.

<https://www.metrowestdailynews.com/news/20191204/mayor-to-lead-talk-monday-on-possible-perini-building-purchase>

TOWN MANAGER POSITION ON LEASING OPTION

From our perspective Leasing would be an option if this was a temporary need; however long term it does not make sense. Space for SPS Administration is not temporary and the school department is an important part of the Town as well as the community.

Leasing long term does not make good financial sense since it would be risky and we would always carry that expense. By including the School Department in the Community Center, once that debt is paid off, that expense ends.

The Town Manager and Select Board invited Sudbury Public Schools to participate in an overall plan for Fairbank to address the needs of all 3 user groups to keep all 3 user groups in Fairbank. The three user groups have spent months working on a proposal that meets the needs of these 3 cost centers.

SPS Administration, the Senior Center, and Parks, Recreation & Aquatics are all an integral part of the Community.

Maryanne Bilodeau, Sudbury Interim Town Manager

HOW DO OTHER TOWN RECREATION SPACES
FIT IN WITH A NEW COMMUNITY CENTER?

TOWN OF SUDBURY RECREATION FIELDS

Fairbank is the hub of the wheel of various recreational areas throughout Sudbury



- Baseball / T-Ball
- Basketball
- Football / Flag Football
- Lacrosse
- Pickleball
- Rugby
- Soccer
- Tennis
- Ultimate Frisbee

HOW IS SEWATARO BEING CONSIDERED IN THE FAIRBANK PLAN?

- Similar to other town-owned outdoor properties, **Sewataro represents a potential extension of recreational programming.**
- Constructing a new community center or senior center would be difficult to fit **without displacing the camp and affecting the current state of the property.**
- **All infrastructure would need to be upgraded including water, gas, septic.** The outdoor restrooms are composting toilets.
- **Public accessibility is an issue.** The houses, outdoor structures, walking paths and recreation areas are not ADA compliant.
- There is currently **very limited parking**, none of which is paved.
- Unlike Fairbank, Sewataro **is not centrally located.** Sewataro is located in a neighborhood, only accessible from a narrow and windy road. Topography doesn't support older adults.
- Currently Sewataro is contracted to be **run by a private camp operator for three years**, with two possible 5-year extensions.

SEWATARO - ACCORDING TO THE BUILDING INSPECTOR

- The buildings are **not code compliant** with CMR 521 Architectural Access Board*. Most of the buildings on the property are **older single-family homes**. There are some open buildings (pavilions) and some maintenance buildings. The buildings are scattered about the property.
- All ingress and egress would require accessible ramps and handrails. **All levels open to the public would require accessible routes** (thresholds, floor surfaces, doorway widths, lifts to upper and lower levels, signage with braille) doors, door hardware and accessible toilet rooms. It would **require accessible parking, curb cuts and walkways** to and from all buildings open to the public. To the best of my knowledge none of these buildings meet any accessibility requirements, but I have not done this type of assessment. We did go through and look at life safety last fall but that was only for residential purposes, not public access.
- It would require an Architect and/or Engineer to design the buildings for public use which may **require fire suppression systems**. This could require water mains and fire hydrants. Per the Board of Health, it would **require buildings served by well water to connect with town water or register through DEP as a Public Water Supply**. There may be a **need for septic upgrades**.

<https://www.mass.gov/law-library/521-cmr>

SEWATARO - CONTRACT FOR DAY CAMP OPERATOR AND MANAGEMENT OF REAL PROPERTY

- **3-year contract** beginning September 1, 2019; term may be extended for up to two (2) additional terms of five (5) years
- **Annual Fee Payment:** Each year of the initial Term to be paid in equal installments of \$60,000 each due and payable on or before May 1, 2020, December 1, 2020, May 1, 2021, December 1, 2021, May 1, 2022, and December 1, 2022
- **Revenue Share Payment:**
 - 20% of the first \$500,000 of Manager's Net Revenue
 - 25% of the next \$500,000 of Manager's Net Revenue
 - 33.33% of all of Manager's Net Revenue in excess of \$1,000,000
- In the event that the cost and expense of a **Capital Improvement is estimated to cost more than \$20,000**, then, in each instance, the Parties shall negotiate in good faith a cost allocation

SEWATARO



SEWATARO PUBLIC ACCESS AND PROPERTY RULES

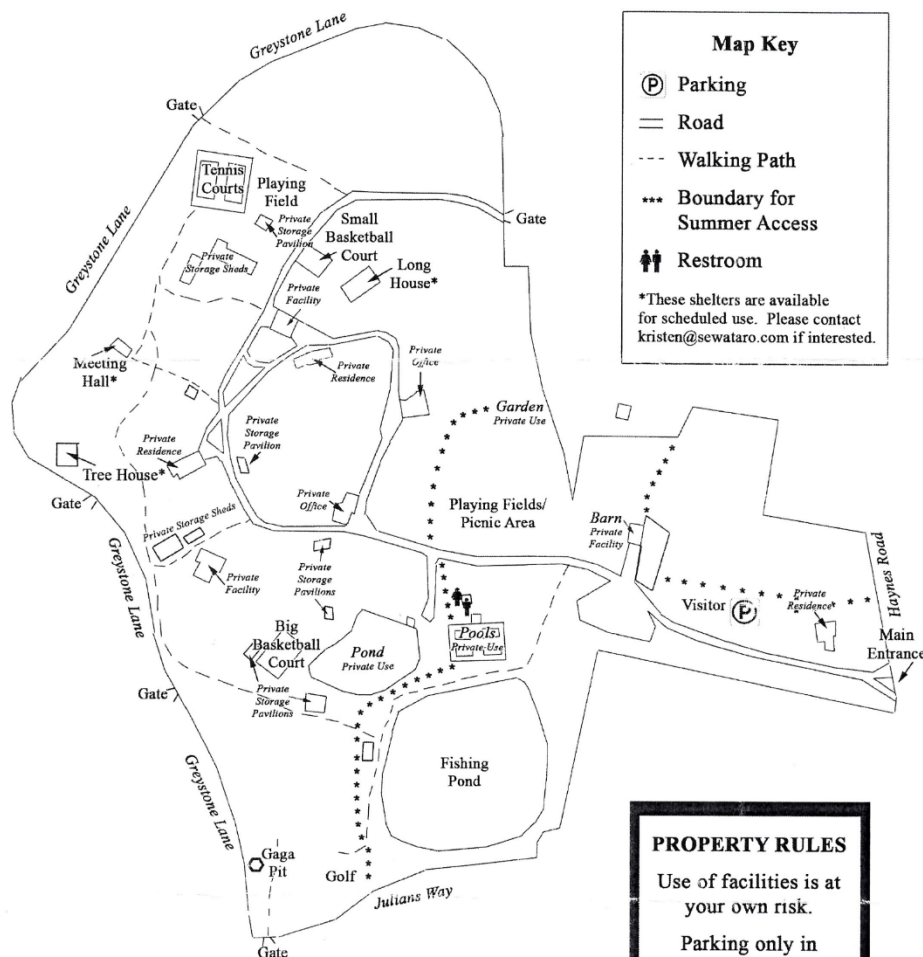
Designated Public Access

- June 1-August 31
 - Monday-Friday: 6pm-Dusk
 - Saturdays, Sundays and Federal holidays: 9am-Dusk
- September 1-May 31
 - Monday-Sunday: 9am - Dusk

Property Rules

- Use of facilities is at your own risk
- Parking only in designated area
- No Pets
- This is a carry in/carry out facility
- No alcohol, drugs, smoking or vaping

Map of Sewataro Property



TOURS

Tours will depart every 15 minutes from the Barn. The first tour will depart at 1:15 and the last tour will depart at 2:30.

PROPERTY RULES

Use of facilities is at your own risk.

Parking only in designated area.

No Pets.

This is a carry in/ carry out facility.

No alcohol, drugs, smoking or vaping.

MAP OF SEWATARO PROPERTY

Provided by Camp Sewataro staff on November 16, 2019

SEWATARO - 1 LIBERTY LEDGE



Front



Sunroom



Living Room



Front Room



Office



Bunks



Kitchen



Bathroom

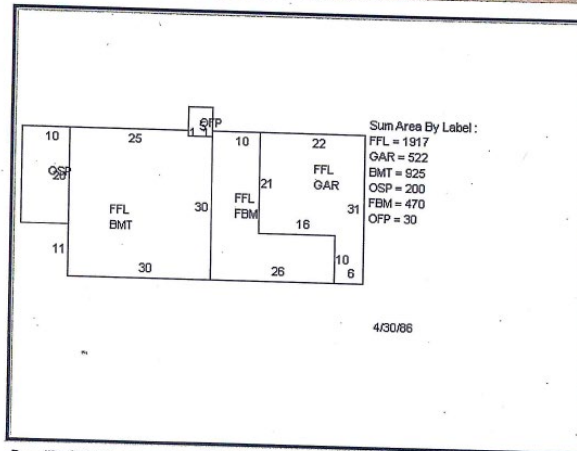
SEWATARO - 3 LIBERTY LEDGE

OCCUPIED BY CARETAKER & FAMILY



#3 Liberty Ledge

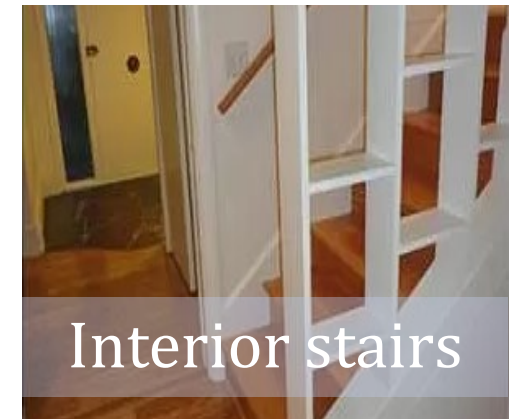
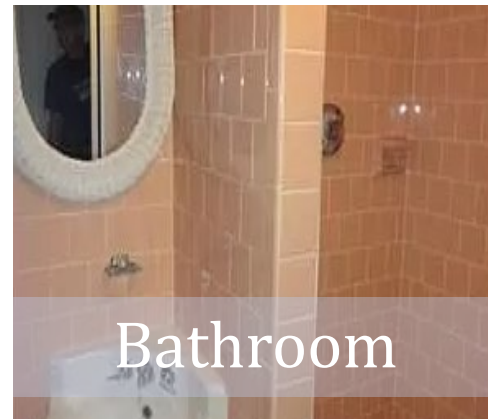
- Multi level style one family building built about ?
- 1,917 SQ FT FFL
- Brick exterior
- 7 total rooms, 4 bedrooms, 2 bath



Sum Area By Label:
FFL = 1917
GAR = 522
BMT = 525
OSP = 200
FBM = 470
OFP = 30

ParcelID: C08-0118 Card: 1 of 1 Location: 3 LIBERTY LEDGE SUDBURY

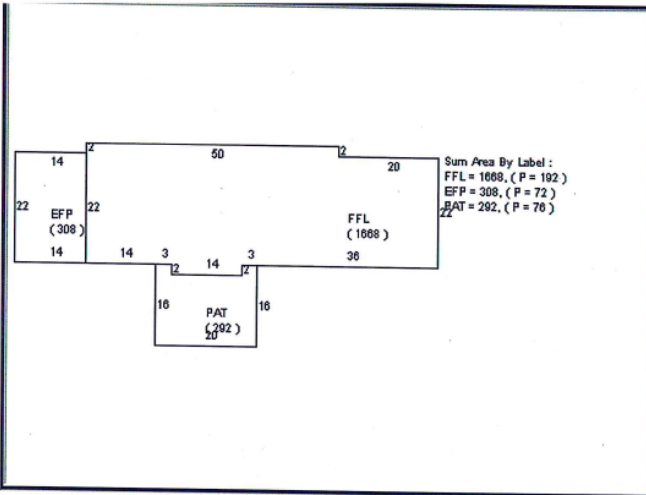
SEWATARO - 3 LIBERTY LEDGE



SEWATARO - 4 LIBERTY LEDGE



- Ranch style one family building built about 1948
- 1,668 SQ FT FFL
- Brick exterior, asphalt shingle roof
- 5 total rooms, 1 bedrooms, 1 bath



#4 Liberty Ledge

ParcelID: C08-0141 Card: 1 of 1 Location: 4 LIBERTY LEDGE SUDBURY

SEWATARO - 4 LIBERTY LEDGE



Side of house



Kitchen



Utility Area



Bedroom



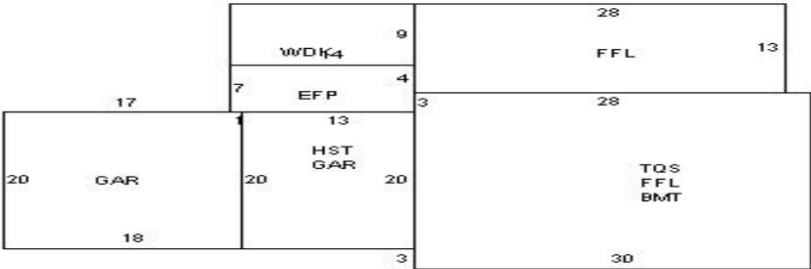
Living Room



Fireplace

SEWATARO - SUMMER CAMP OFFICE

- 1,144 SQ FT FFL



Sum Area By Label :
FFL = 1144
W/DK = 126
EFP = 93
TQS = 780
BMT = 780
HST = 260
GAR = 620

SEWATARO - SUMMER CAMP OFFICE

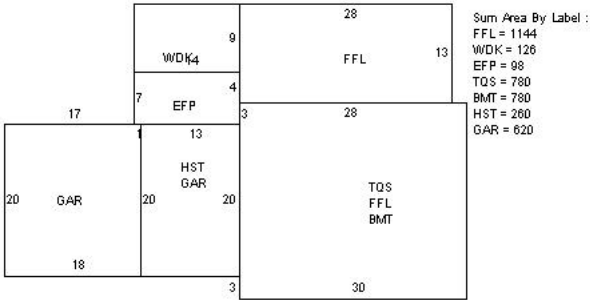


SEWATARO - 213 HAYNES ROAD

OCCUPIED BY CAMP EMPLOYEE



- Cape-style one family house built about 1938
- 1,144 SQ FT FFL
- Wood Shingle exterior, asphalt shingle roof
- 5 total rooms, 3 bedrooms, 1 bath, 1 ¾ bath



SEWATARO - 213 HAYNES ROAD

OCCUPIED BY CAMP EMPLOYEE



Front



Side



Living Room



Kitchen



Dining Room



Bedroom



Bathroom



Basement

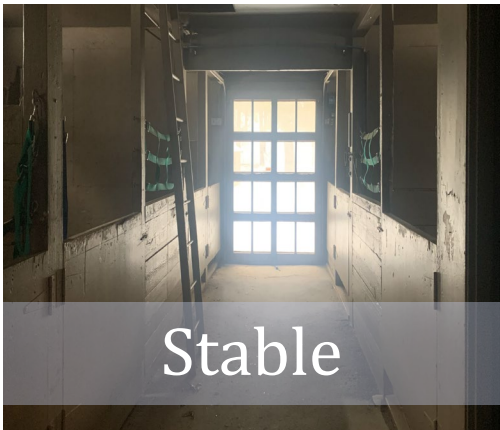


Basement

SEWATARO - BARN W/ LOFT



SEWATARO - BARN W/ LOFT



SEWATARO - MAINTENANCE BUILDINGS AND SHEDS



THANK YOU