

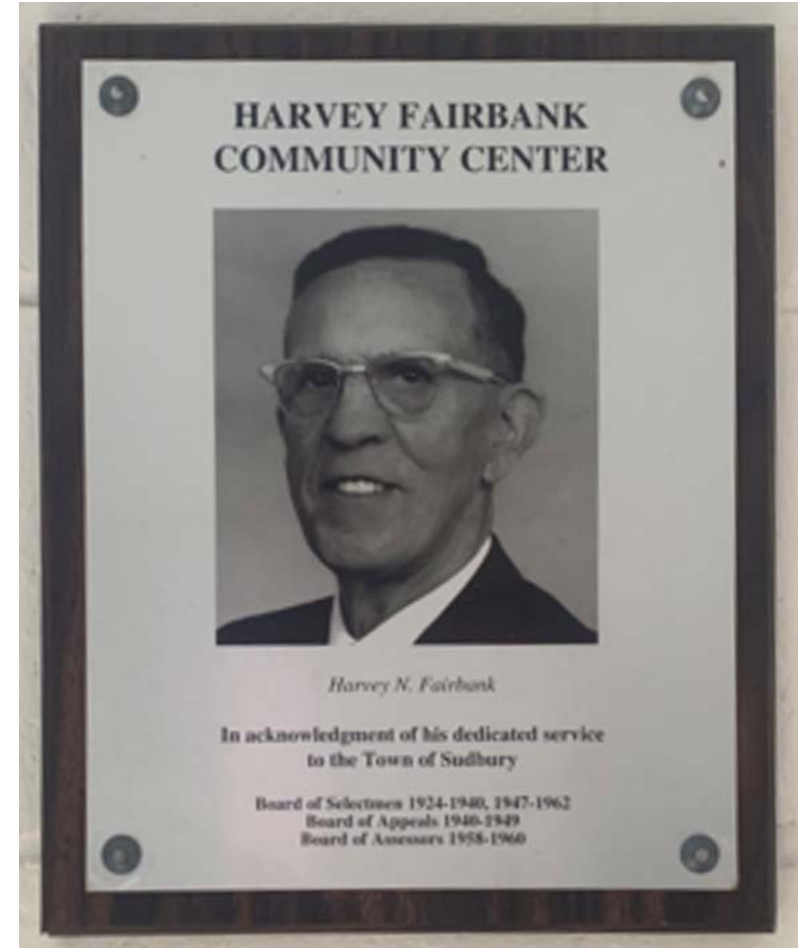


FAIRBANK MULTIGENERATIONAL CENTER

SERVING THE COMMUNITY TODAY AND TOMORROW

AGENDA

- Executive summary
- Who is in the Fairbank Community Center and what do they do there?
- What is the current condition of the Fairbank Community Center?
- What is the future project?
- What are the project costs?
- What is the estimated debt service and estimated tax impact to residents?
- Q&A



FAIRBANK COMMUNITY CENTER PANELISTS

Bill Barletta, Combined Facilities Director

Pat Brown, Select Board member

Brad Crozier, Superintendent of Sudbury Public Schools

Debra Galloway, Senior Center Director

Henry L. Hayes, Jr., Town Manager

Dennis Keohane, Finance Director

Dennis Mannone, Park, Recreation and Aquatics Director

Jennifer Roberts, Select Board member and Fairbank Project Liaison

John Whalen, Sudbury Fire Chief

Ned Collier, Principal, ICON Architecture

Mark McKevez, Project Designer, ICON Architecture

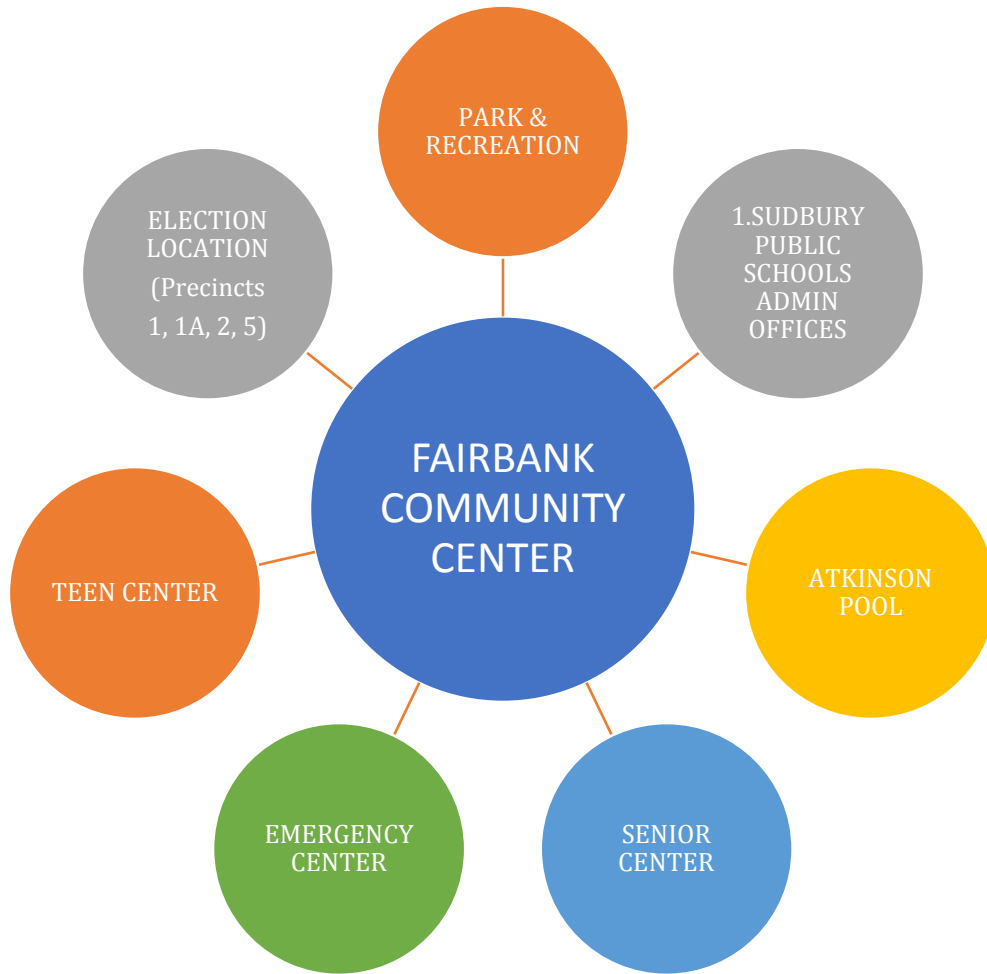
EXECUTIVE SUMMARY

- 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 September Annual Town Meeting – Article 18. The Total Project Cost is \$28,832,000.

WHO IS IN THE FAIRBANK COMMUNITY
CENTER AND WHAT DO THEY DO THERE?

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

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



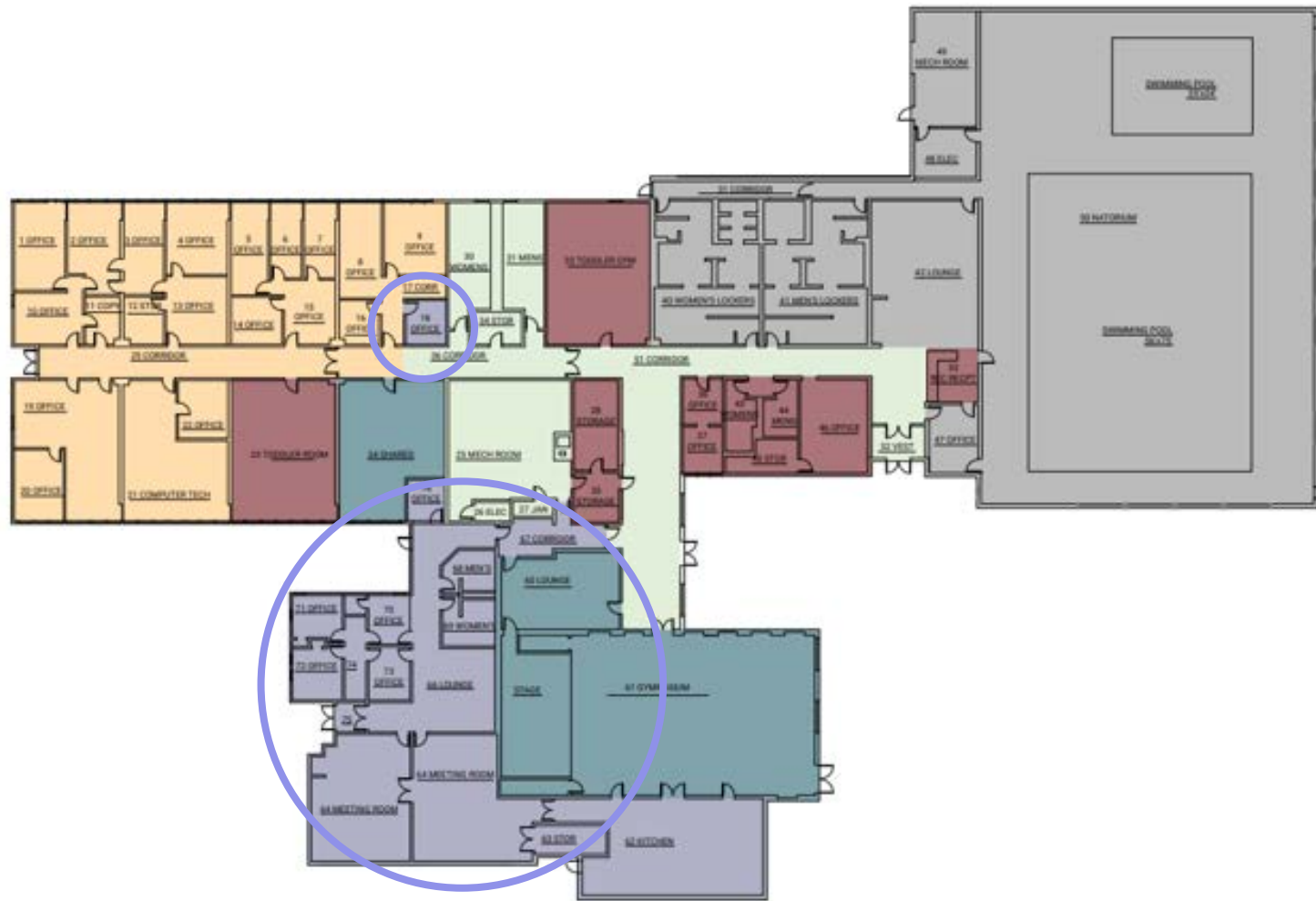
Park & Recreation

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



Sudbury Public Schools

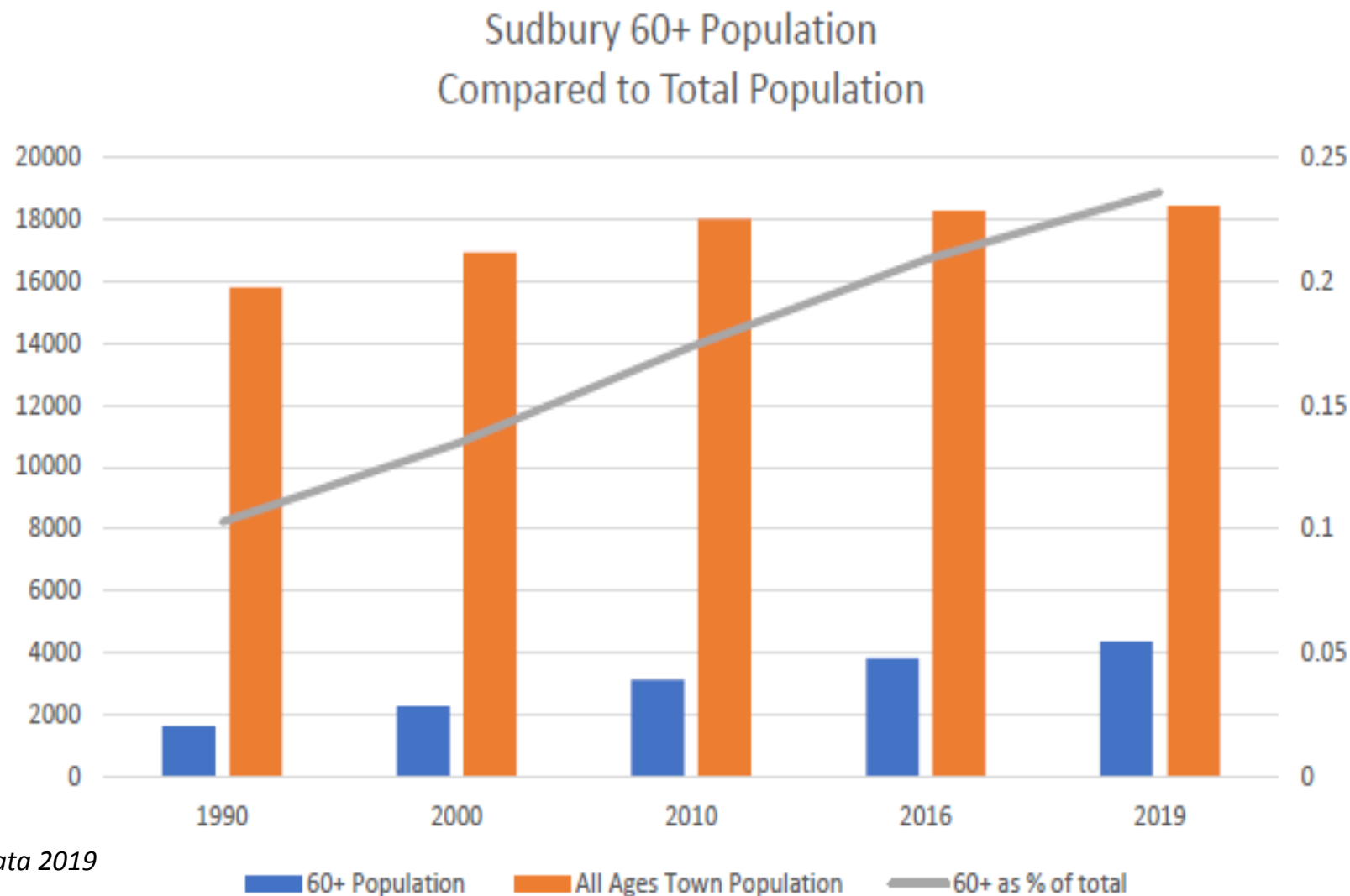
- Superintendent office
- Student Services Office
- Finance
- Business Office
- Human Resources
- Technology
- Professional development



SENIOR CENTER

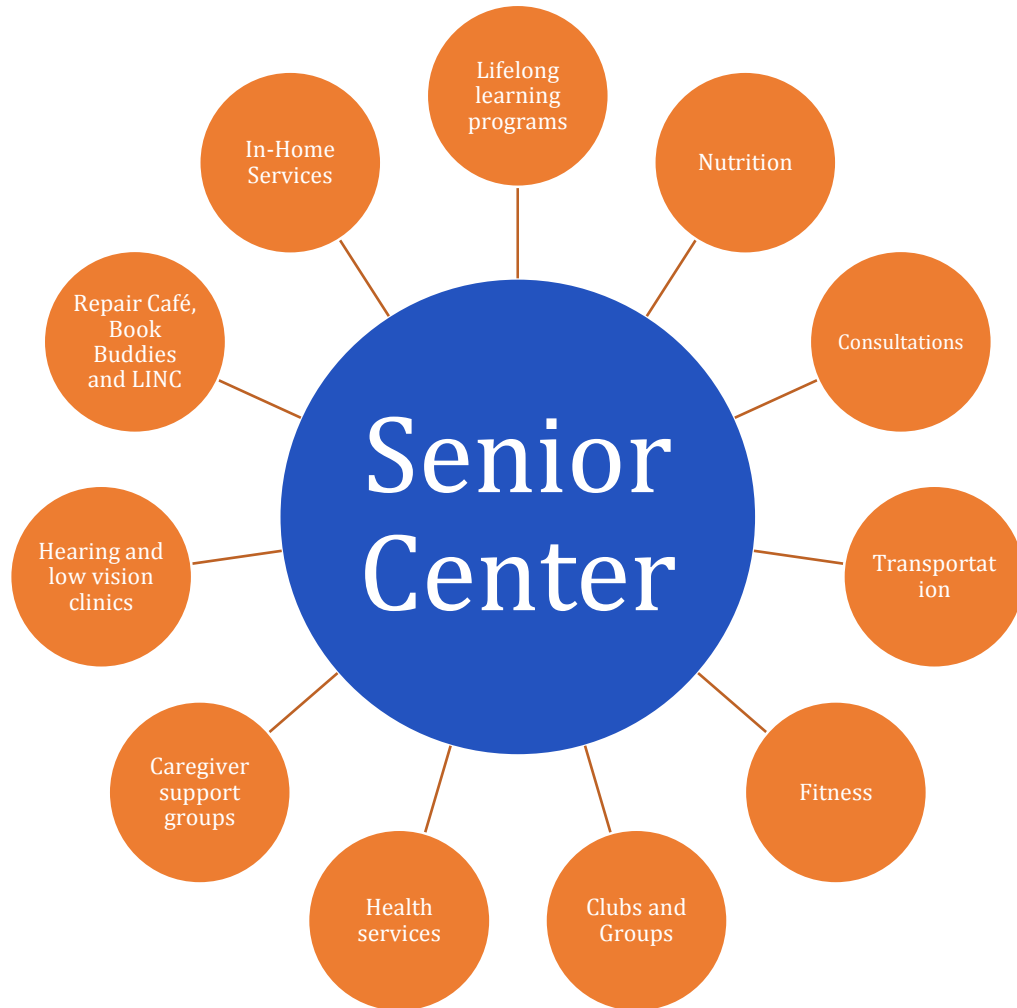
DEMOGRAPHIC TRENDS

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

EXISTING - SENIOR CENTER (BUILT 1989)

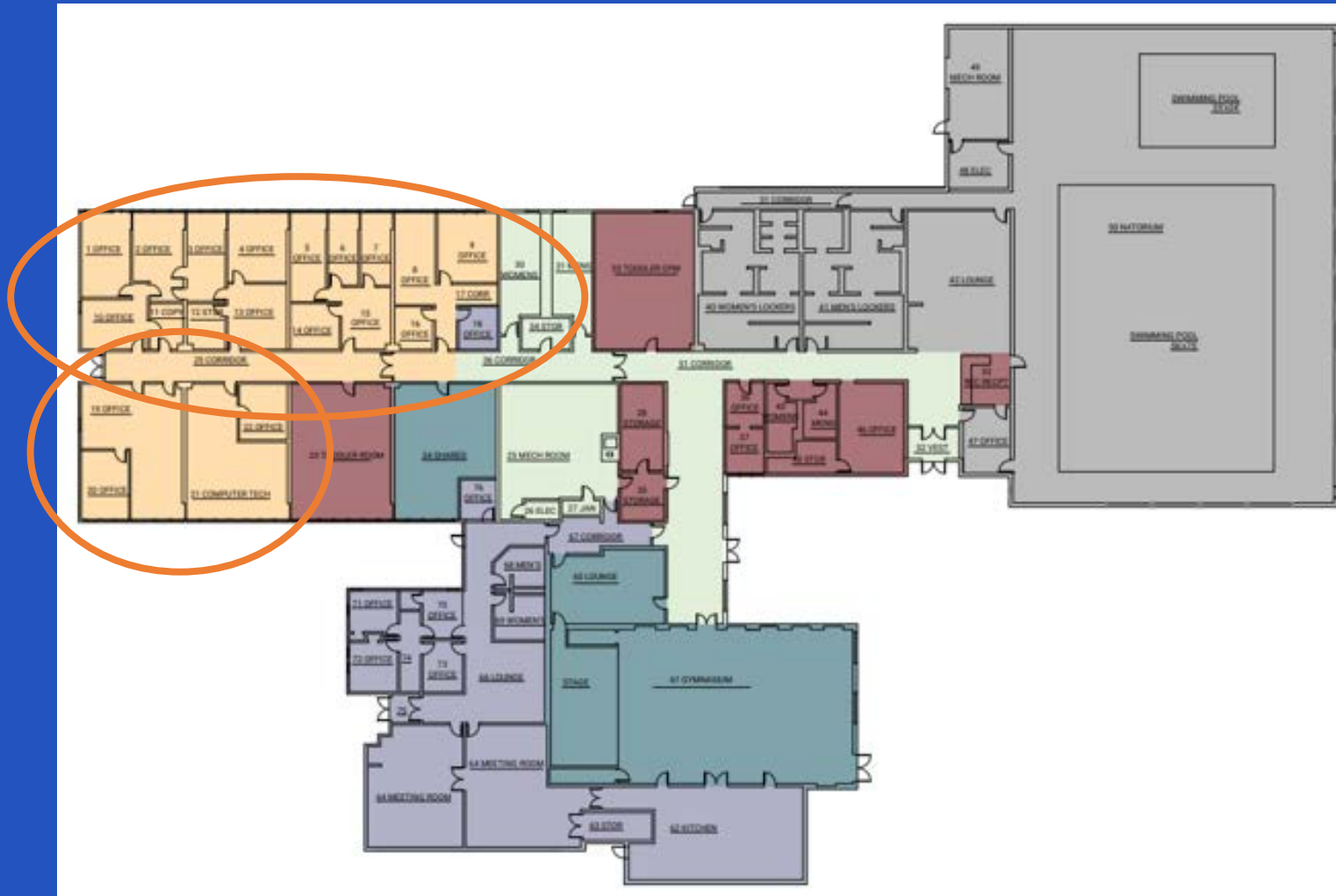


- **Lifelong learning programs:** Educational Courses
- **Nutrition:** Meals on Site, Home Delivered Meals
- **Consultations:** Outreach & Information, Legal, S.H.I.N.E./Medicare Help, Tax Return Help
- **Transportation:** MWRTA Van, Sudbury Shuttle and F.I.S.H.
- **Fitness classes:** Tap Dance, T'ai 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

SENIOR CENTER – BUILDING CHALLENGES

- **Increasing space needs:** Growing participation in programs and services.
- **Lack of private consultation rooms:** SHINE Medicate counseling, Tax Return preparation, Hearing Clinic, Blood Pressure/Wellness Clinic, Legal Clinic, and more.
- **Insufficient space for popular lifelong learning classes:** Overbooked, participants must be turned away.
- **Unable to do other requested programs/services due to space:** i.e. Podiatry services, billiards.
- **Loss of Senior Center program active area:** During P&R vacation camp sessions (school vacations/summer).





SUDBURY PUBLIC SCHOOLS
ADMINISTRATIVE OFFICES

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

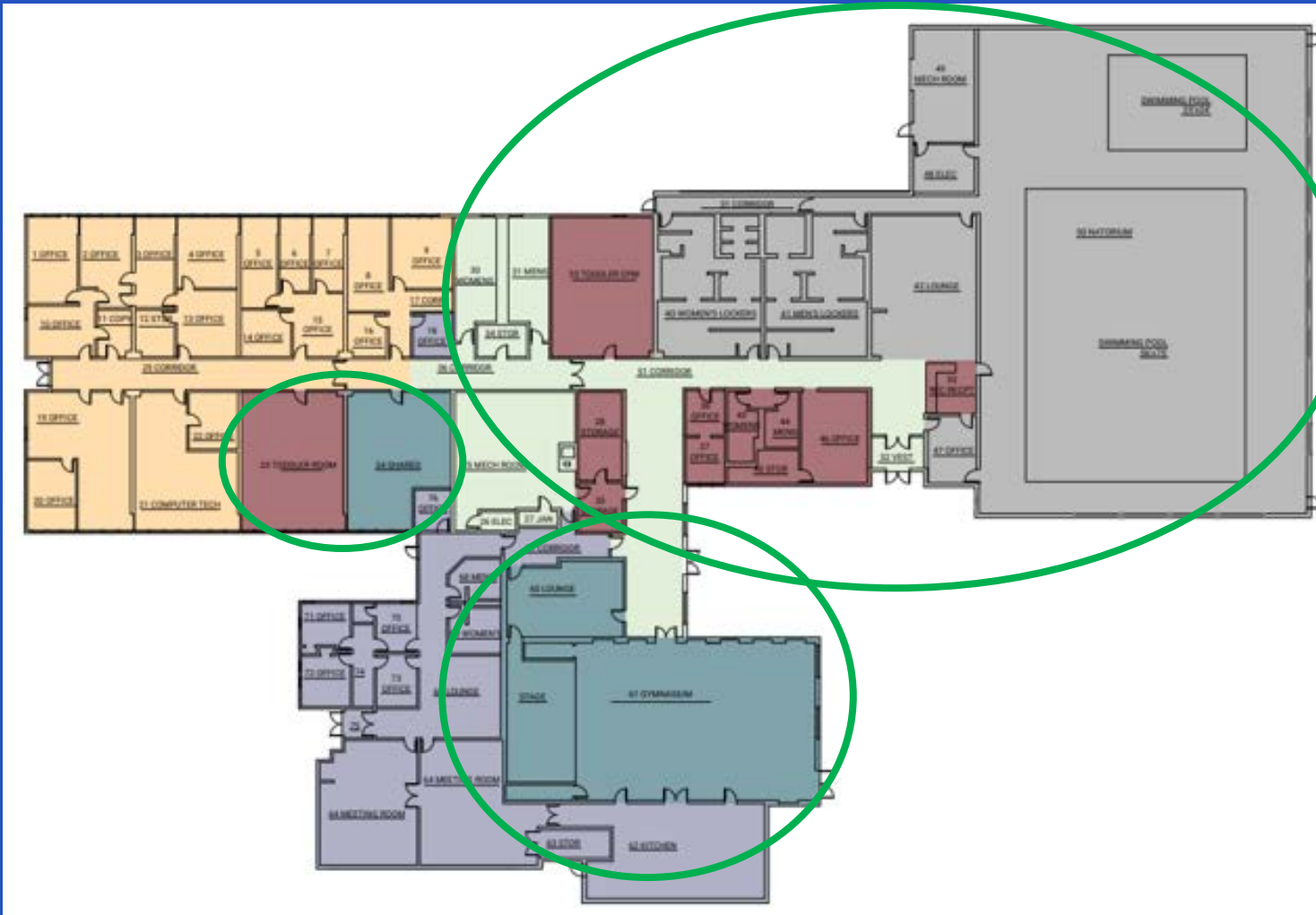


- Superintendent office
- Student Services Office
- Finance
- Business Office
- Human Resources
- Technology
- Professional development

SPS ADMINISTRATIVE OFFICES - CHALLENGES










- **Compartmentalized, inefficient layout:** Difficult to collaborate.
- **Only one conference room:** Periodically staff must meet elsewhere.
- **Difficult space to navigate:** Families and other visitors.
- **Privacy concerns:** For sensitive meetings, student and employee records.
- **Old HVAC system:** Does not meet staff needs in winter.
- **Roof leaks and pest control:** Causes substandard work environment.
- **Dated and worn:** Exterior and interior building.
- **Shared restrooms:** Shared with Park & Rec users and other visitors.





PARK AND RECREATION

EXISTING - SUDBURY PARK AND RECREATION (BUILT 1958)

 <p>Sudbury Summer Camp</p>	 <p>Adult Fitness</p>	 <p>Teen Center</p>
 <p>Preschool Pals</p>	 <p>Wild Wednesdays</p>	 <p>Athletic Programs</p>
 <p>Terrific Twos</p>	 <p>School vacation programs</p>	 <p>Arts, Music and Drama</p>

EXISTING - ATKINSON POOL (BUILT 1987)

Used by town residents and nonresidents, LS Swim and Dive Team, Sudbury Swim Team, and Nashoba Swim Team.

72,000 Annual Uses

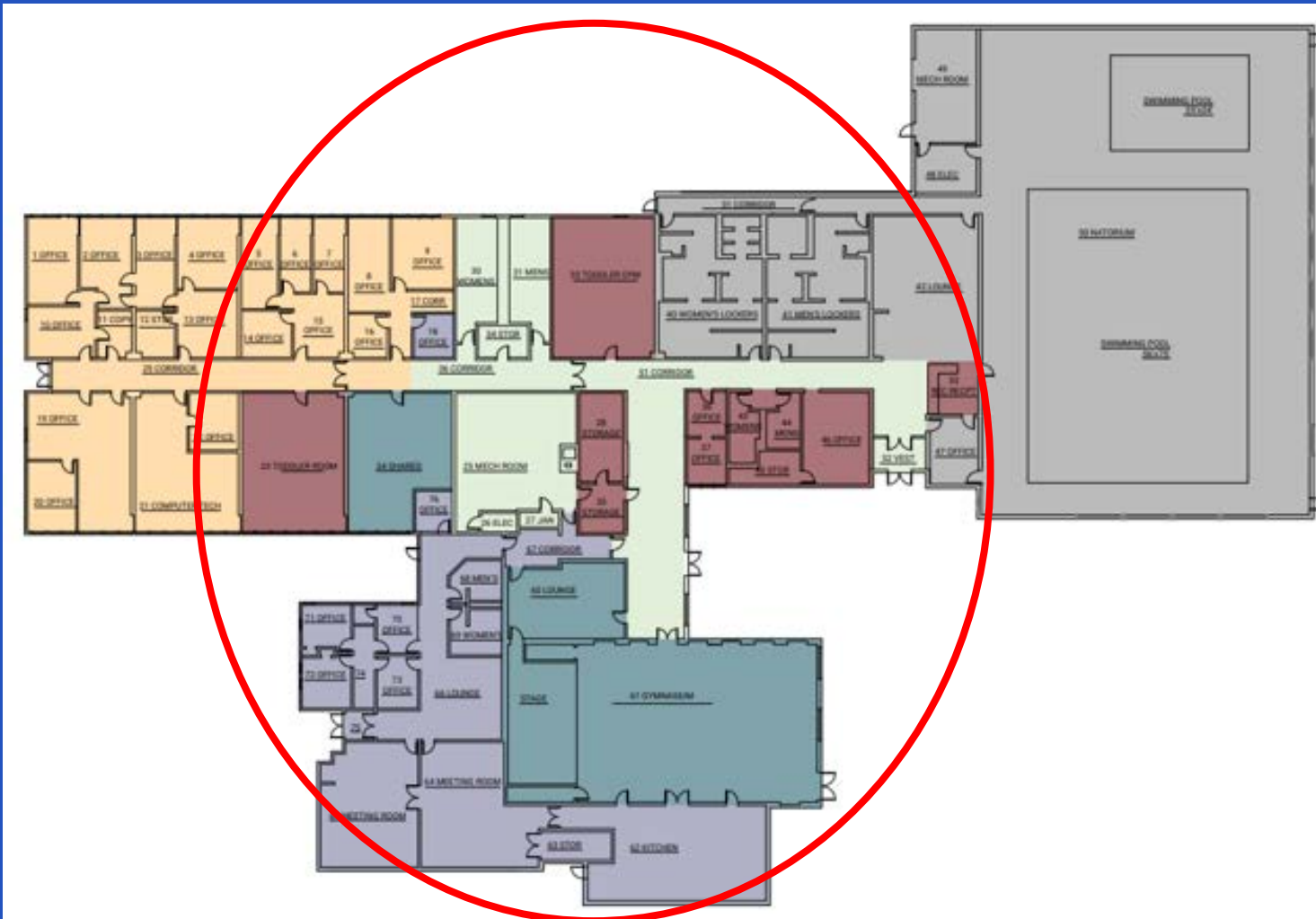
- Indoor Swimming and Diving Well
- Pool memberships and daily passes
- Red Cross Swim Lessons
- Lifeguard Training
- Water Safety
- Water Exercise Programs
- Private Swim Lessons



PARK AND RECREATION – BUILDING CHALLENGES

- **Inefficient layout:** Compartmentalized, non-adjacent rooms; requires more staff to oversee programs.
- **Insufficient space:** Space leased for some programs elsewhere.
- **Dated and worn:** Exterior and interior building.
- **Senior Center programs displaced:** During vacation programs and camps.
- **Old pool lockers rooms:** Extensive renovation needed.
- **No family locker rooms.**
- **Inadequate pool viewing space:** For Atkinson pool meets.
- **Other select updates** Required for pool.





EMERGENCY SHELTER

CURRENT SHELTER SPACE AND CAPABILITIES

- Operations in 1958 elementary school building.
- Overnight sleeping capacity is 75 people.
- Can accommodate additional 20-25 people during daytime in the Senior Center.
- Accommodation for pets limited to one small room next to gym.
- Shelter supplies stored in basement and musty boiler-room.
 - Area prone to water leaks and mechanical failures.
 - Difficult for volunteers to access.
 - Makes setting up shelter operations difficult.
- Necessary resources must be sent to assist.
- Limited backup power for lighting.
- Insufficient power for medical equipment and charging.



DESIRED IMPROVEMENTS IN A NEW SHELTER SPACE

- **Increased capacity:** From 75 to 200 residents in a single location.
 - 1% of the population, as recommended by the Fire Chief.
- **Emergency power:** Complete back-up.
- **Proper storage:** Next to shelter space to allow for rapid setup and breakdown of operations.
- **Additional food storage:** More capacity for dry-goods and refrigerated items.
- **Pet shelter:** Properly sized and designed room, including floor drains for required cleaning and disinfecting.

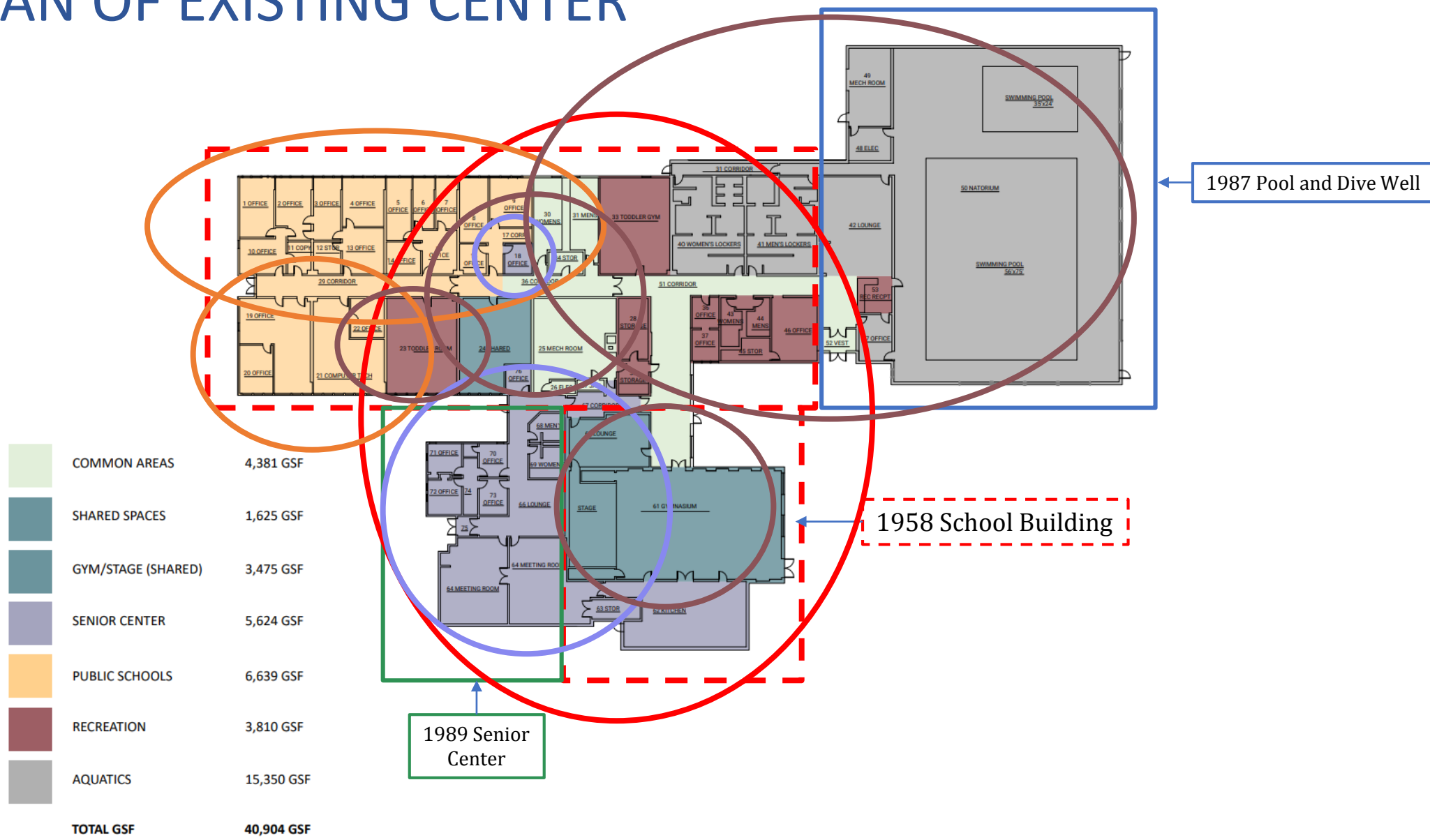
TOWN EMERGENCIES

- **2018 Winter Storm**

- Fairbank Emergency Shelter was open for 4 days.
- Assisted 346 residents, 10 overnight residents, 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 Emergency Shelter.
- 59 people staffed the shelter.



FLOORPLAN OF EXISTING CENTER



WHAT IS THE CURRENT CONDITION OF THE
FAIRBANK COMMUNITY CENTER?

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.

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

OUTDATED, 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 or MAAB compliant.

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

LACK OF ENERGY EFFICIENT LIGHTING: Primarily fluorescent and incandescent (not LED).

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 and pooling of water



FAIRBANK COMMUNITY CENTER – PHOTOS OF EXISTING CONDITIONS

Water leak in main building hallway and damage to ceiling



FAIRBANK COMMUNITY CENTER – PHOTOS OF EXISTING CONDITIONS

Shelter storage – Tarp used to protect items from water damage



FAIRBANK COMMUNITY CENTER – PHOTOS OF EXISTING CONDITIONS

Pool locker rooms



FAIRBANK COMMUNITY CENTER – PHOTOS OF EXISTING CONDITIONS

Lobby overflow from swim meets extends into hallway



FAIRBANK COMMUNITY CENTER – PHOTOS OF EXISTING CONDITIONS

Program room utilized by Park and Recreation, Senior Center and Town Clerk



FAIRBANK COMMUNITY CENTER – PHOTOS OF EXISTING CONDITIONS

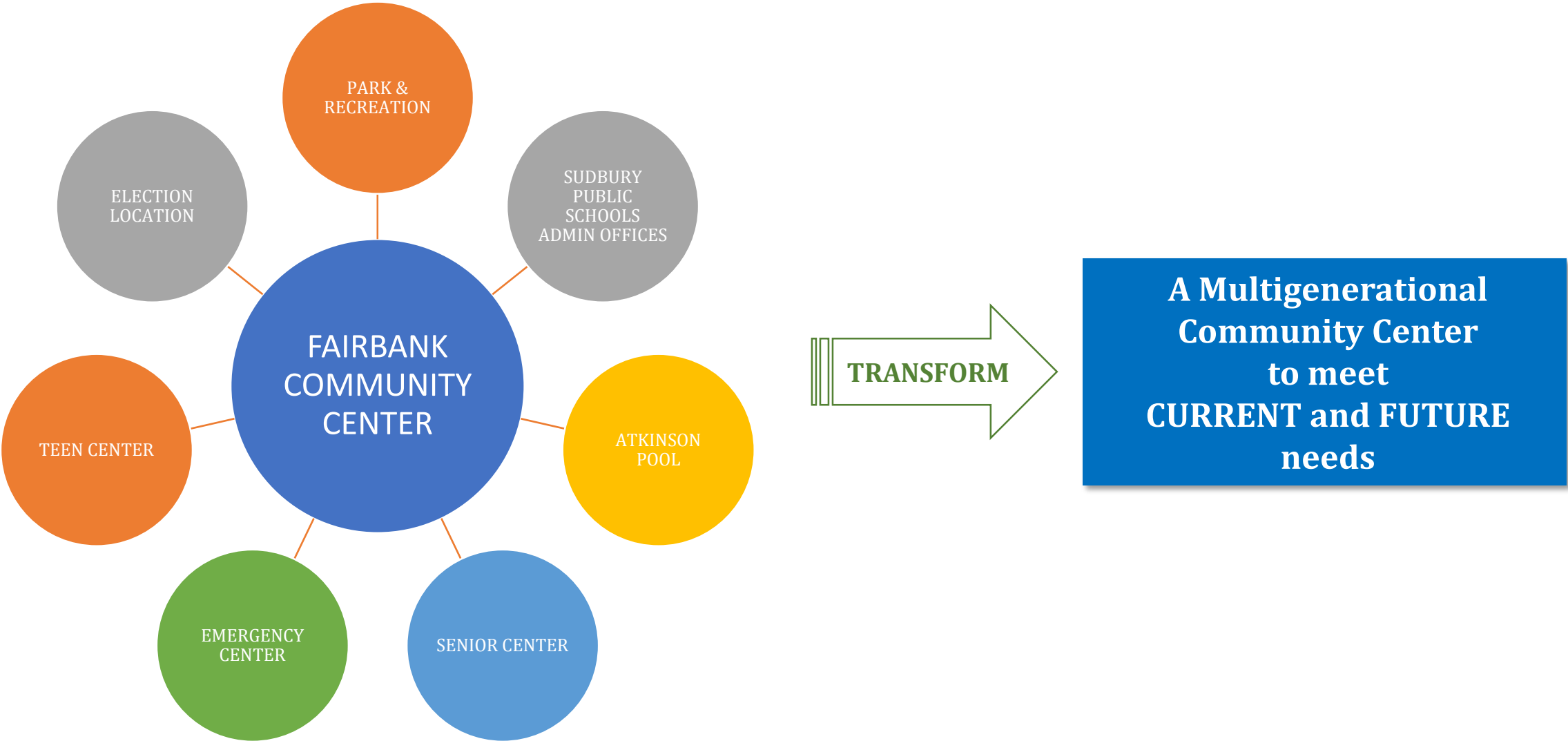
Space heaters in Sudbury Public School Administrative offices



WHAT IS THE FUTURE PROJECT?

CONSENSUS CONCEPT

THE FUTURE PROJECT



CONSENSUS SOLUTION

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.

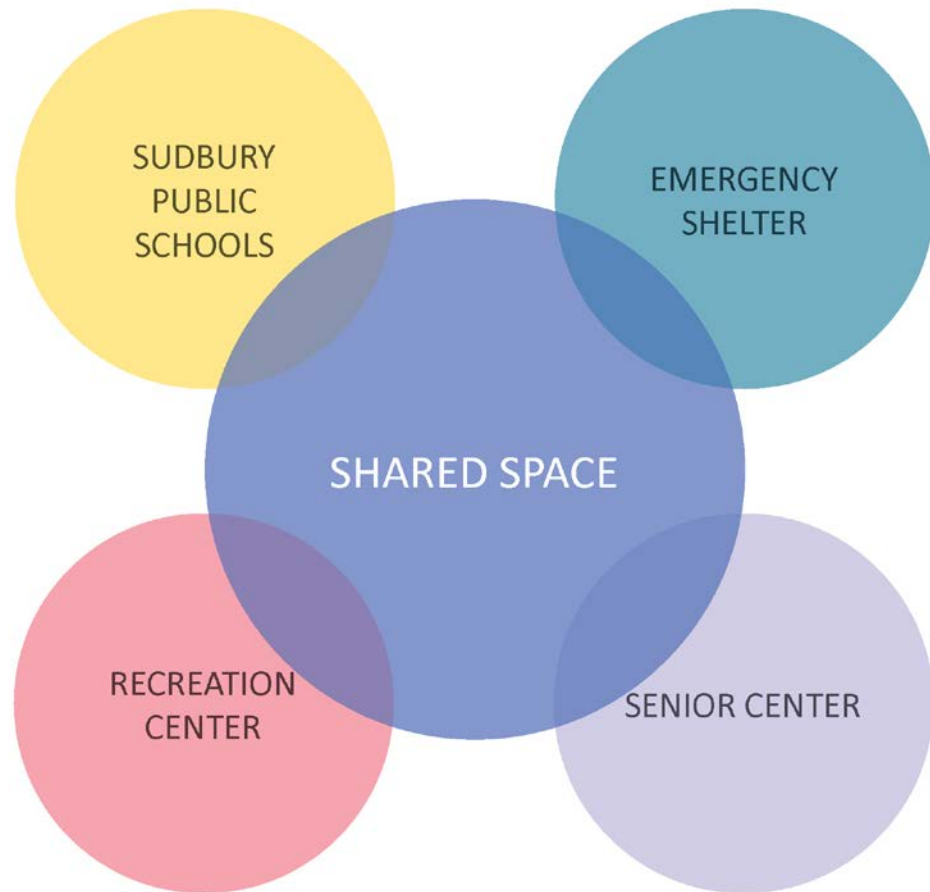
ORIENTATION: The newly constructed building would be built on the south side of the existing pool.

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.

CONSENSUS PROGRAM

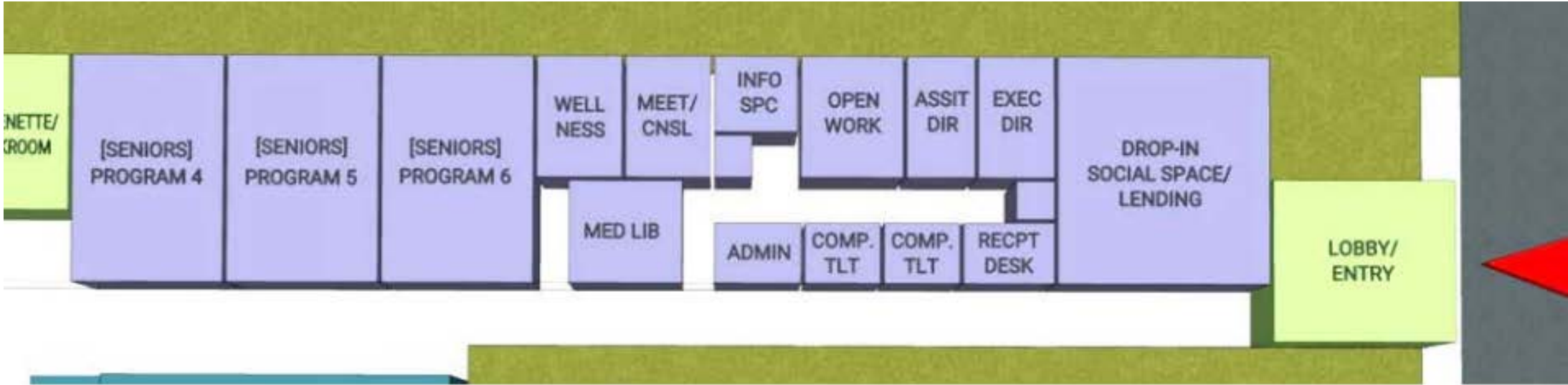


- Meet Mission-Critical Needs First
- Next Focus on Shared Space Opportunities
- Support Program Flexibility
- Design for Long Term Adaptability

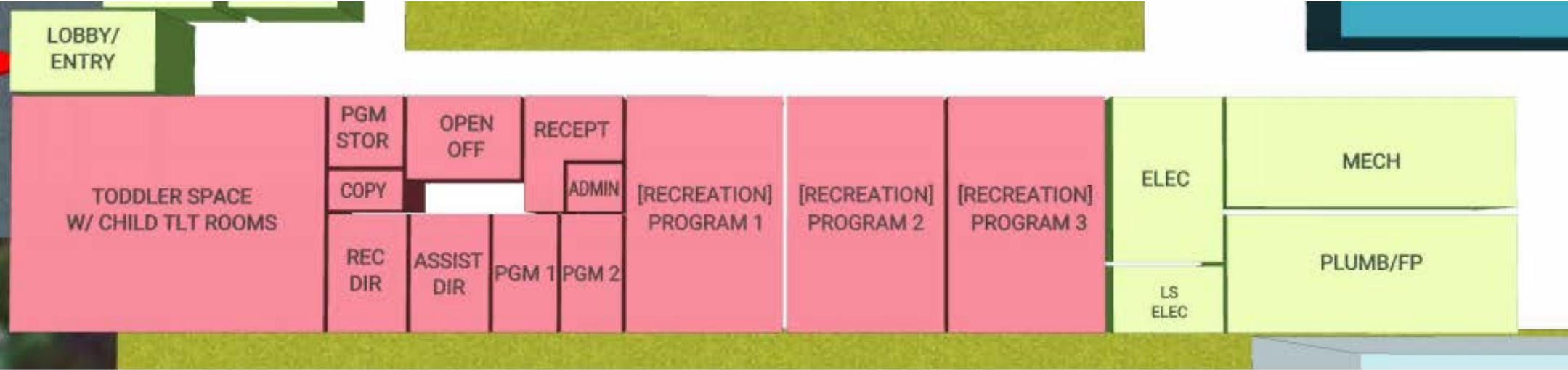
OVERHEAD VIEW OF CONCEPTUAL DESIGN



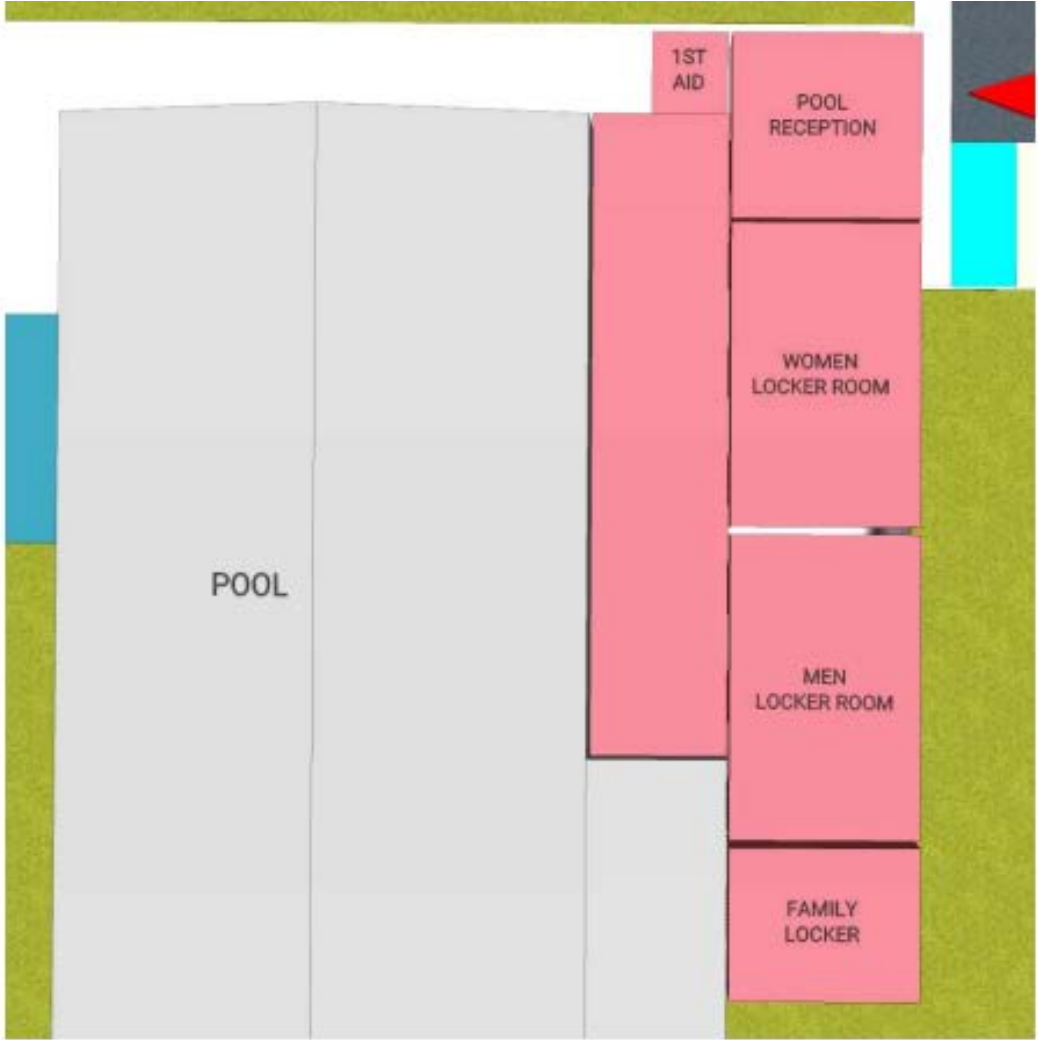
SENIOR CENTER PROGRAM BLOCK DIAGRAM



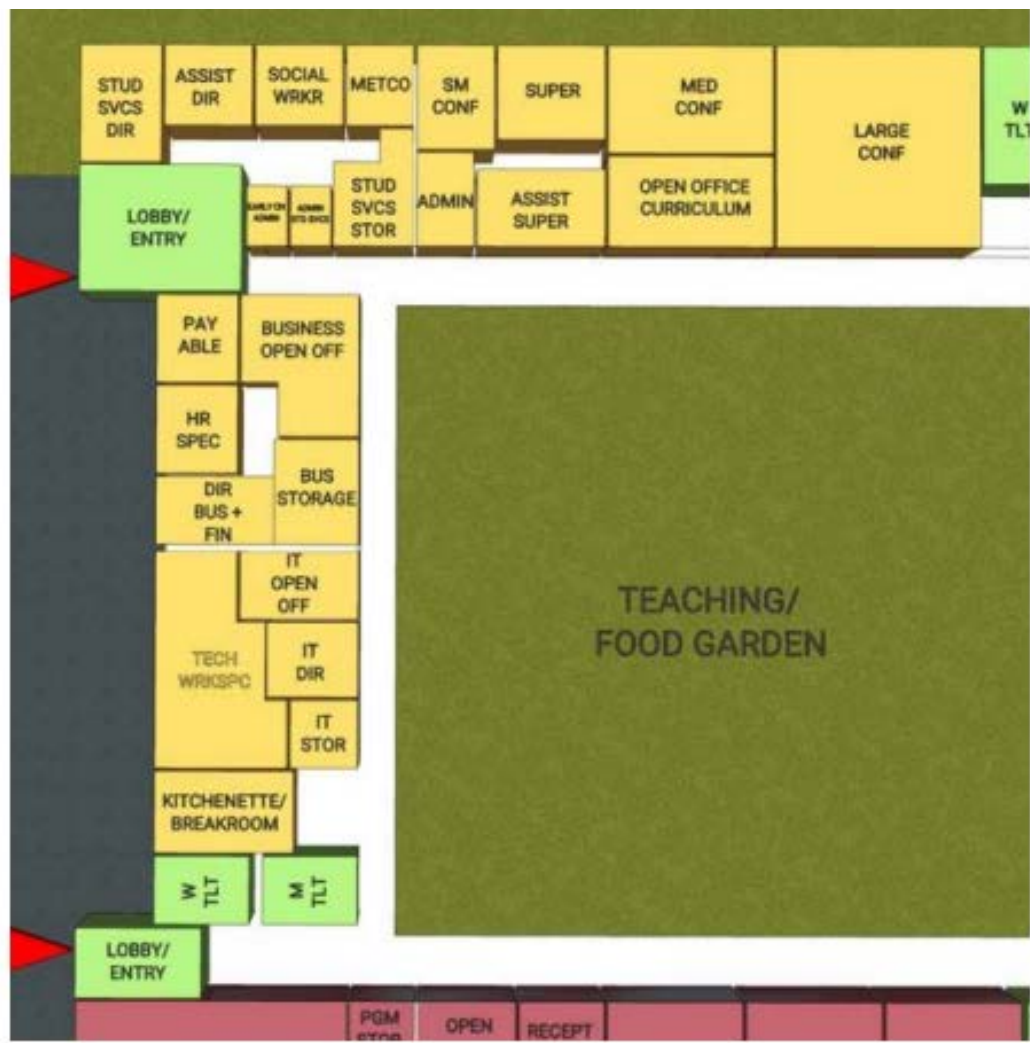
RECREATION CENTER PROGRAM BLOCK DIAGRAM



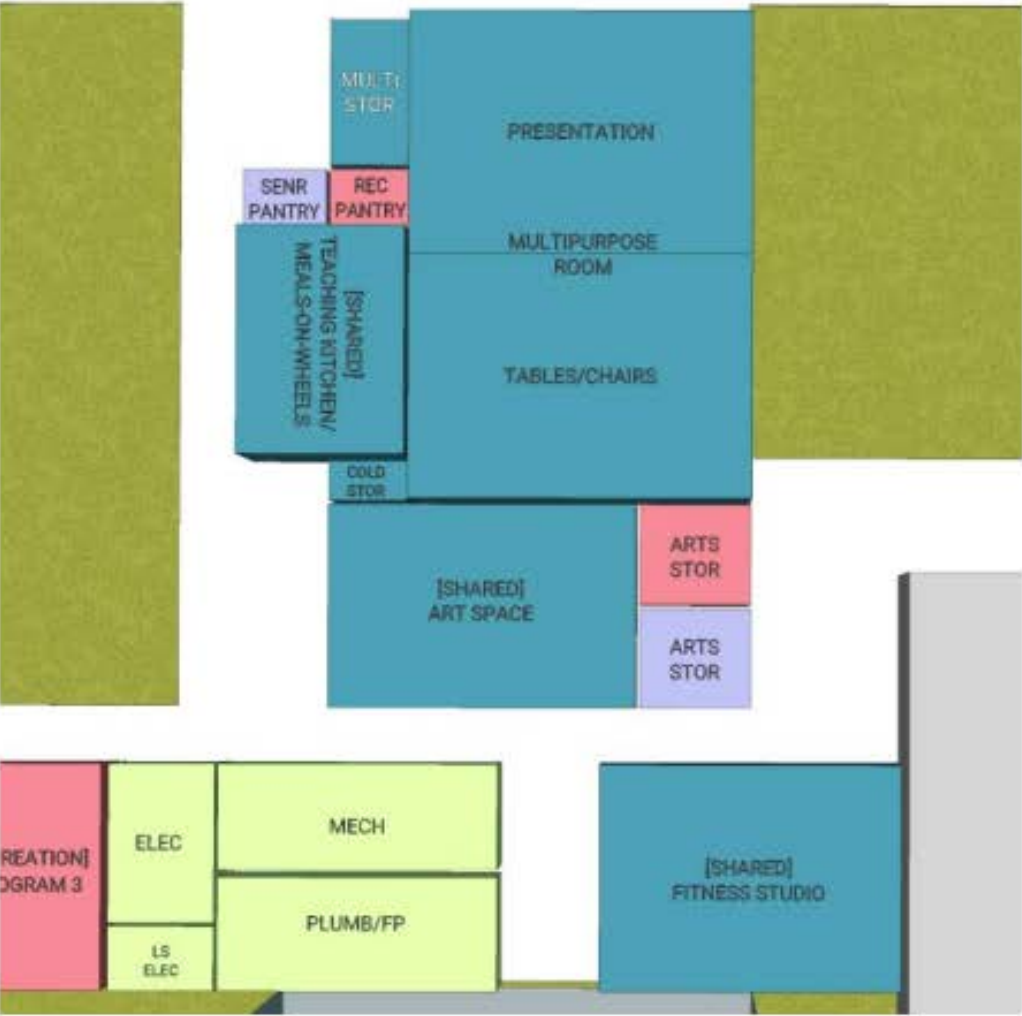
POOL PROGRAM BLOCK DIAGRAM



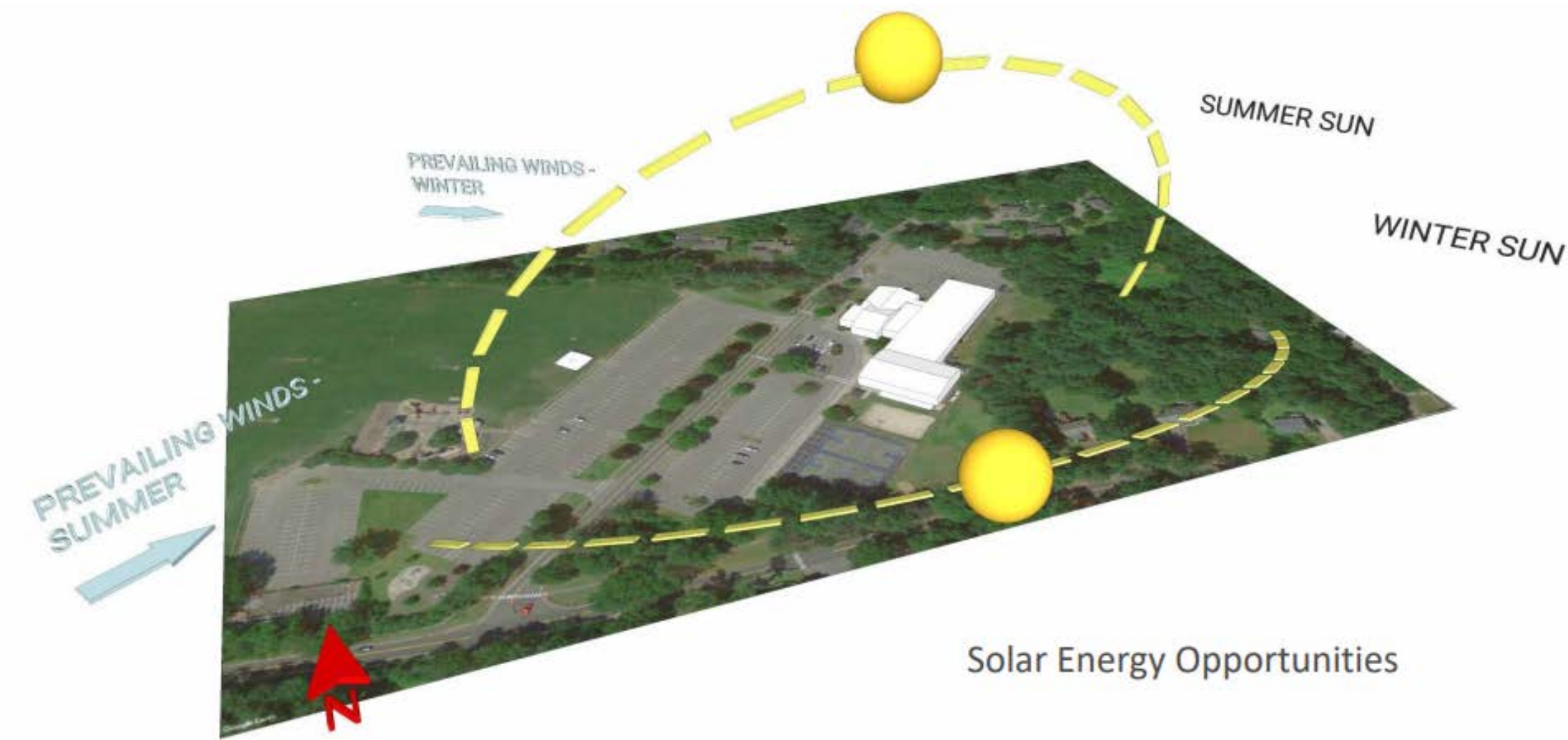
SUDBURY PUBLIC SCHOOLS BLOCK DIAGRAM



SHARED SPACE BLOCK DIAGRAM



SITE ENVIRONMENTAL ANALYSIS



PASSIVE HOUSE

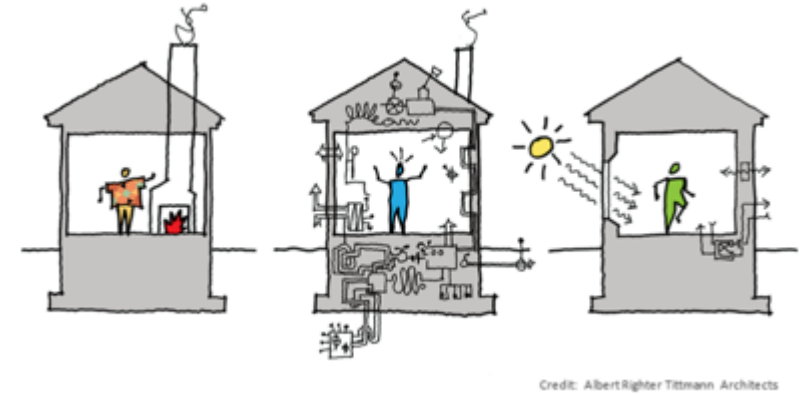
The World's Most Energy Efficient Performance Standard

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

ADDITIONAL BENEFITS

ACCESSIBILITY, ENERGY CONSUMPTION, AND EFFICIENCIES OF SCALE

ADA AND MAAB COMPLIANCE: The new building will be American with Disabilities Act (ADA) and Massachusetts Architectural Access Board (MAAB).

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.



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	

New shared space is 50% of **NEW** GSF

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

**Rounding

WHAT ARE THE PROJECT 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

24-Aug-20

Estimated Construction Cost	BUILDER'S RISK INSURANCE	In Construction Cost	\$0.00
	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
	Escalation	End of 2021	\$596,902.00
	SUBTOTAL		\$23,413,239.00
Total Project Cost	ARCHITECTURAL & ENGINEERING FEES	Feasibility Study + 8% of Construction	\$1,873,059.00
	ADDITIONAL DESIGN & PROFESSIONAL SERVICES	Commissioning	\$50,000.00
	TESTING OF SOILS, MASONRY, STEEL, MATERIALS, ETC.	In Owner's Contingency	\$0.00
	AUDIO / VISUAL EQUIPMENT	Allowance	\$50,000.00
	FF&E / MISCELLANEOUS	Allowance	\$375,000.00
	SIGNAGE - EXTERIOR	Allowance	\$5,000.00
	UTILITY COMPANY CHARGES		\$0.00
	SUBTOTAL		\$25,766,298.00
	OWNER'S CONTINGENCY	10.15% of Construction	\$2,315,800.00
	OWNER'S PROJECT MANAGER (OPM)		\$750,000.00
TOTAL PROJECT COST (TPC)			TOTAL
			\$28,832,000.00



TOTAL PROJECT COST – NEW CONSTRUCTION Note: This project would have cost \$23.5MM 2 ½ years ago. (Escalation)

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
 24-Aug-20

Estimated Construction Cost	BUILDER'S RISK INSURANCE	In Construction Cost	\$0.00
	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	15%	\$2,018,484.75
	Escalation	End of 2021	\$518,319.85
	SUBTOTAL		\$19,649,903.74

Total Project Cost	ARCHITECTURAL & ENGINEERING FEES	Feasibility Study + 8% of Construction	\$1,076,525.20
	ADDITIONAL DESIGN & PROFESSIONAL SERVICES	Commissioning	\$50,000.00
	TESTING OF SOILS, MASONRY, STEEL, MATERIALS, ETC.	In Owner's Contingency	\$0.00
	AUDIO / VISUAL EQUIPMENT	Allowance	\$50,000.00
	FF&E / MISCELLANEOUS	Allowance	\$375,000.00
	SIGNAGE - EXTERIOR	Allowance	\$5,000.00
	UTILITY COMPANY CHARGES		\$0.00
	SUBTOTAL		\$21,206,428.94
	OWNER'S CONTINGENCY	13% of Construction	\$1,749,353.45
	OWNER'S PROJECT MANAGER (OPM)		\$612,210.00

TOTAL PROJECT COST (TPC)	TOTAL	\$23,567,992.39
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TOTAL PROJECT COST – RENOVATION

WHAT IS THE DEBT AND TAX IMPACT?

DEBT SERVICE ESTIMATE

ASSUMPTIONS

Proposed Project Cost: \$28,832,000

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-Year	30-Year	20-Year	20-Year
Fiscal Year	Level Debt	Level Principal	Level Debt	Level Principal
2024	\$ 1,470,987	\$ 1,826,027	\$ 1,849,490	\$ 2,162,400
2025	\$ 1,470,987	\$ 1,797,195	\$ 1,849,490	\$ 2,126,360
2026	\$ 1,470,987	\$ 1,768,363	\$ 1,849,490	\$ 2,090,320
2027	\$ 1,470,987	\$ 1,739,531	\$ 1,849,490	\$ 2,054,280
2028	\$ 1,470,987	\$ 1,710,699	\$ 1,849,490	\$ 2,018,240
2029	\$ 1,470,987	\$ 1,681,867	\$ 1,849,490	\$ 1,982,200
2030	\$ 1,470,987	\$ 1,653,035	\$ 1,849,490	\$ 1,946,160
2031	\$ 1,470,987	\$ 1,624,203	\$ 1,849,490	\$ 1,910,120
2032	\$ 1,470,987	\$ 1,595,371	\$ 1,849,490	\$ 1,874,080
2033	\$ 1,470,987	\$ 1,566,539	\$ 1,849,490	\$ 1,838,040
2034	\$ 1,470,987	\$ 1,537,707	\$ 1,849,490	\$ 1,802,000
2035	\$ 1,470,987	\$ 1,508,875	\$ 1,849,490	\$ 1,765,960
2036	\$ 1,470,987	\$ 1,480,043	\$ 1,849,490	\$ 1,729,920
2037	\$ 1,470,987	\$ 1,451,211	\$ 1,849,490	\$ 1,693,880
2038	\$ 1,470,987	\$ 1,422,379	\$ 1,849,490	\$ 1,657,840
2039	\$ 1,470,987	\$ 1,393,547	\$ 1,849,490	\$ 1,621,800
2040	\$ 1,470,987	\$ 1,364,715	\$ 1,849,490	\$ 1,585,760
2041	\$ 1,470,987	\$ 1,335,883	\$ 1,849,490	\$ 1,549,720
2042	\$ 1,470,987	\$ 1,307,051	\$ 1,849,490	\$ 1,513,680
2043	\$ 1,470,987	\$ 1,278,219	\$ 1,849,490	\$ 1,477,640
2044	\$ 1,470,987	\$ 1,249,387	-	-
2045	\$ 1,470,987	\$ 1,220,555	-	-
2046	\$ 1,470,987	\$ 1,191,723	-	-
2047	\$ 1,470,987	\$ 1,162,891	-	-
2048	\$ 1,470,987	\$ 1,134,059	-	-
2049	\$ 1,470,987	\$ 1,105,227	-	-
2050	\$ 1,470,987	\$ 1,076,395	-	-
2051	\$ 1,470,987	\$ 1,047,563	-	-
2052	\$ 1,470,987	\$ 1,018,731	-	-
2053	\$ 1,470,987	\$ 989,899	-	-
Total	\$ 44,129,619	\$ 42,238,880	\$ 36,989,800	\$ 36,400,400

TAX IMPACT ESTIMATE

ASSUMPTIONS

Proposed Project Cost: \$28,832,000

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

TIMING OF TAX IMPACT

FY2022-2023: Interest on Short Term Notes

FY2024-2053: Principal + Interest on Bonds

	30-Year		20-Year	
Fiscal Year	Level Debt	Level Principal	Level Debt	Level Principal
2024	\$ 231	\$ 286	\$ 290	\$ 339
2025	\$ 231	\$ 282	\$ 290	\$ 333
2026	\$ 231	\$ 277	\$ 290	\$ 328
2027	\$ 231	\$ 273	\$ 290	\$ 322
2028	\$ 231	\$ 268	\$ 290	\$ 316
2029	\$ 231	\$ 264	\$ 290	\$ 311
2030	\$ 231	\$ 259	\$ 290	\$ 305
2031	\$ 231	\$ 255	\$ 290	\$ 299
2032	\$ 231	\$ 250	\$ 290	\$ 294
2033	\$ 231	\$ 245	\$ 290	\$ 288
2034	\$ 231	\$ 241	\$ 290	\$ 282
2035	\$ 231	\$ 236	\$ 290	\$ 277
2036	\$ 231	\$ 232	\$ 290	\$ 271
2037	\$ 231	\$ 227	\$ 290	\$ 265
2038	\$ 231	\$ 223	\$ 290	\$ 260
2039	\$ 231	\$ 218	\$ 290	\$ 254
2040	\$ 231	\$ 214	\$ 290	\$ 249
2041	\$ 231	\$ 209	\$ 290	\$ 243
2042	\$ 231	\$ 205	\$ 290	\$ 237
2043	\$ 231	\$ 200	\$ 290	\$ 232
2044	\$ 231	\$ 196	-	-
2045	\$ 231	\$ 191	-	-
2046	\$ 231	\$ 187	-	-
2047	\$ 231	\$ 182	-	-
2048	\$ 231	\$ 178	-	-
2049	\$ 231	\$ 173	-	-
2050	\$ 231	\$ 169	-	-
2051	\$ 231	\$ 164	-	-
2052	\$ 231	\$ 160	-	-
2053	\$ 231	\$ 155	-	-
Total	\$ 6,916	\$ 6,619	\$ 5,797	\$ 5,704

SUMMARY

NEXT STEPS

9/12: Fairbank Project presented to and voted on at Annual Town Meeting

11/3: Project voted on ballot at November election

- If the project passes at Town Meeting and the ballot, the process and estimated timeline will be as follows:
 - Owners Project Manager process (4-6 weeks)
 - Designer Selection process (4-6 weeks)
 - Design phase (9-12 months)
 - Design Review process, committees and departments
 - Bidding process (6-8 weeks)
 - Construction process (16 months)
 - Demolition of old building (2 months)
 - Exterior spaces – parking lots and courts (10-12 weeks)

Total estimate: 2 years 9 months – 3 years 2 months

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.

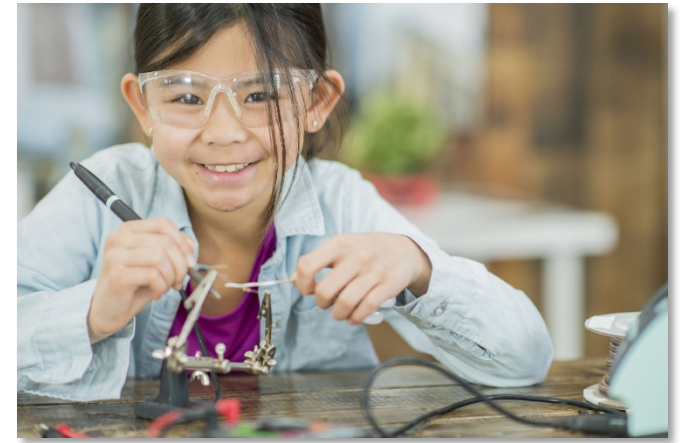
It will be a location where community members can enhance their quality of life. Citizens of all ages can gather to learn, play, exercise.

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





THANK YOU
QUESTIONS?



ANNUAL TOWN MEETING

SATURDAY, SEPTEMBER 12, 2020 AT 9:00AM

LINCOLN-SUDBURY REGIONAL HIGH SCHOOL

ARTICLE 18 - FAIRBANK COMMUNITY CENTER DESIGN
AND CONSTRUCTION FUNDS

FAIRBANK COMMUNITY CENTER VIRTUAL TOUR

[HTTPS://SUDBURY.MA.US/TOWNFORUM](https://sudbury.ma.us/townforum)





