

Community Center Building Committee

Meeting Minutes

January 11, 2021

Remote Participation via Zoom Host Ford Spalding, Chair Community Center Building Committee

Following, guidance issued by Governor Baker regarding the open meeting Law, this public meeting will be held remotely, and individuals wishing to participate may do so by utilizing Zoom conferencing technology. To join the meeting by video conferencing using a computer or tablet, please click the link, and enter the meeting.

<https://zoom.us/j/94911487331?pwd=K2YxQ01laCs3K0g1RTdObDkwd3A3dz09>

Meeting ID: 949 1148 7331. **Password:** 017638 To join by telephone only, please call 1-646-876-9923.

Members Present: Dave Billings, Luciana Burdi, Ford Spalding, Barry Goldman, Ruth Townsend, Sam Cole, Terry Sobolewski

Absent:

Building Team Present: Phil Palumbo, OPM - Colliers Project Leaders (CPL), Teresa Wilson, OPM - CPL, John Bates, OPM – CPL, Deborah Fennick, Principal Architect - Fennick McCredie Architecture (FMA), Jon Richardson, Project Architect – (FMA), and Fatemeh Malekzadeh, Architect – (FMA)

Town Liaisons: Bob Springett, Selectmen, Cam Hudson, Warrant Committee, & Chris Dwelley, Town Administrator

Absent: Karl Warnick, Dover Building Superintendent

Citizens: James Kinneen, Sierra Bright, George Doherty

Call to Order

At 6:02pm Ford Spalding opened the meeting by calling it to order.

Approval of Minutes: December 22, 2020 meeting minutes were approved unanimously by roll call vote at 6:03pm.

Approval of Invoices: No invoices to approve at this meeting.

Updated Plan Presentation Based on December Meetings

Schedule Overview

FMA began by reviewing the following schedule of upcoming meetings with the committee:

Jan. 11 BC Review Plans/ Elevations

Jan. 18 Initial Cost Estimates

Jan. 18 BC Reviews CBA Evaluation Matrix

Jan. 25 BC Confirms CBA, Public Mtg Draft

Feb 3 Public Mtg Based on CBA

Feb 8 Base on CBA and Public Feedback, BC Selects 2 Alternates for Schematic

The committee had no objections to the schedule as proposed.

N 2-Split Level

This split-level scheme is closest to the target 18,000sf. It engages the site at both the main entry at the north along Springdale Avenue and the Patio level at the south of the building. The COA Suite(plan east) is separated from the recreational type spaces on the west side of the building. A utility corridor has been added on the west side servicing Fitness and MEP and would have an access door on the west wall. FMA noted that all restrooms shown in tonight's schemes are smaller than what has been shown in previous iterations based off of further building code research.

The diagrammatic eye level perspective view taken from the corner of Springdale Ave and Centre Street is intended to convey the massing of the new DCC in relation to the neighboring buildings, particularly the Town House across the street.

N 3.1-Lower Level

This is the smallest building footprint of all the schemes, which allows for the most program flexibility on the site. The (2) entries are close together, thus making it easy to observe them both simultaneously from the Lobby. Similar to N 2, the Lower Level of N 3.1 is a split-level plan that readily engages the site on both sides of the building.

FMA noted that grouping Meeting, Kitchen, Reception, COA spaces in close proximity helps in terms of servicing them by generator when needed for use as a shelter.

N 3.1 -Upper Level

FMA stated that care has been taken to stack spaces appropriately so that rooms needing a quieter environment would be located above quiet rooms below, for example, the Game/Conference space is stacked above the COA. Storage areas are intended to create small vestibules into spaces, buffering them from the noise and activity in the corridors. FMA envisions a sitting/waiting area at the top of the stairs where people would gather and connect. The eye level perspective view of this scheme shows that due to its height and massing, it has the most "presence" on Springdale Avenue as compared to the other options.

At this point in the presentation, the committee asked about how practical is the idea of future expansion. FMA acknowledged that it's a challenging topic because with future expansion comes the need to know what that means to the required septic system size, water tank size of the fire suppression system, etc. Besides the utilities, there's still the concern of parking and needing to meet the parking bylaw on a small site (FMA has plans to meet with building officials in the coming week). Furthermore, FMA recommended that if future expansion is a likely possibility, it would be best to identify and plan for it now with some level of detail, prior to the commencement of schematic design.

R 1-Lower Level/Upper Level

This scheme preserves the 1910 and 1931 existing buildings and has a new construction addition that connects them in the middle. Having incorporated (2) existing buildings, this scheme is relatively larger than the others. The south entry is rebuilt with an elevator and stairs. The "Heart" of this scheme is at the mid-height Lobby that connects to the Café and Play area on the Upper Level. With more space available, this option presents more area for storage and Lobby. FMA noted that (3) or (4) existing columns would need to remain(not shown on plans) and would have a slight impact on openness of the space.

While reviewing this scheme, the committee asked how the Parks & Rec. location relates to the building entrances, specifically noting that Parks & Rec. is shown on the opposite end from the Main Entrance/Lobby. FMA suggested that, in this case, one way to assist monitoring could be to direct the entrancing/exiting through south Lobby door only. Although there would be an exterior door at the east patio, perhaps a masonry wall, or some type of site feature would

obscure it enough to discourage its use as an entrance. Thus, making the south door the single, primary entrance/exit for the building.

R 3-Lower Level

This scheme preserves the 1910 building and makes its historic character a focal point of the overall design. In this case, Parks & Rec. is centrally located in the Lobby and has clear visibility of both the north and south entrances. FMA noted that this scheme features (2) “Hearts”, at the Lobby and just outside the COA Suite. As suggested during the previous meeting, FMA has moved the restrooms into the 1910 building, swapping with Parks & Rec. As shown in the other schemes, storage spaces are being used to buffer the noise/activity from the corridors.

The committee asked FMA to clarify what the (4) different blocks of the COA space represent. FMA explained the following:

Large block – Reception

Block along exterior wall – (2) Offices

Smaller square block - Personal Services

Smaller rectangular block - Storage

R 3-Upper Level

The Upper Level has a smaller (6,000sf) footprint as compared the Lower Level. It contains the Fitness, Flex, Conference and Games spaces. FMA noted that the area just east of the stair landing is open to below and provides a visual connection to the Lobby/“Heart” of the building on the Lower Level.

While reviewing this 1910 renovation scheme, the committee asked how the architects would approach blending the physical character of the historic building with the new construction portion. They also discussed the possibility that, rather than simply blending, this project might present an opportunity to introduce a new architectural character that could help set a precedent for future projects in the town. All agreed that the Town House across the street presents an attractive, historic charm that this project might want to echo. However, it was also noted that there are precedents of more modern design in the area as well. FMA and the committee agreed that there are several aesthetic directions this project could go, and this will be a topic of much discussion in the next phase of design, after the program is resolved.

The topic of massing was briefly discussed as it pertains to the importance of this project not having an overbearing presence on the street. FMA noted that they are very conscious of this need to balance the mass of the building. Throughout the process they have been considering ways to trim out volume on the Upper Floors, while maintaining sufficient flat roof surface to accommodate PV panels.

Review and Vote to Release BC Interim Report & FAQs December 2020

Sam Cole began the discussion by questioning how the additional costs for Pool, CDC, and Full-Sized Gymnasium were produced. Colliers explained that they began with \$390/SF for strictly building costs, taken from comparative studies of similar projects. Then added soft costs bringing them to \$555/SF. This is considered the lower end of the range, while \$722/SF is considered the high end of the range as it’s the current total project budget SF cost. Colliers noted that their estimator (PM&C) has done a preliminary review and approval of these cost/SF numbers on an informal basis as their contract does not officially commence until schematic design.

Sam then expressed concern that if these numbers turn out to be inaccurate it risks eroding the group’s credibility with the community. Furthermore, there is concern that the tone of the report

suggests the committee is neglecting its duty in the sense that despite recently receiving feedback showing an interest in additional scope, they are not going to pursue it.

Other committee members responding noted that the current project scope and budget had already been determined by a thorough analysis from 2019 and voted on at a Special Town Meeting. Adding scope at this point would require new study, new Warrant Article(s), and a 2/3 town approval at a future 2021 meeting. This would entail redirection of the designer's efforts and have substantial impact on the schedule by a year+. It was also noted that the inclusion of a privately owned CDC presents potential conflicts within a public funded project. Additionally, the limited site area would make the inclusion of a Pool, CDC or Gym very difficult when considering parking requirements, etc.

After discussion, the committee agreed to revise the Q&A document to remove the added cost/SF information and rewrite the summary on page 4 to emphasize that the committee wants to listen to and address all interests, but new scope at this point will not be fundable under this project. Also important is to keep the information on page 4 regarding the approval process for borrowing new funds. Ford Spalding asked the committee to send him their comments/suggestions for editing by Tuesday (1.12). Ford also noted that he will reach out to the constituency advocating for new scope directly after this Q&A document is completed and distributed.

Other Business

Ford polled the committee to approve the Community Center 2020 Town Report. The committee unanimously approved. Ford to submit the report Tuesday (1.12)

Citizen Comments

Sierra Bright commented on the R3 scheme stating the architect should take care to locate the COA in a bright, airy space with windows.

She also commented that the historic character of the 1910 building should be accentuated while the Town House across the street should be the overall architectural focal point of the neighborhood.

Adjournment

7:52pm Ford asked for a motion to adjourn. The motion was approved unanimously by roll call vote.

Power Point Presentation link to Town Website: <https://ma-dover.civicplus.com/DocumentCenter/View/1218/2021-Community-Center-Building-Committee-January-11-Committee-Meeting>

Next Meeting: Monday, January 18, 2021 @ 6:00pm

Respectfully Submitted,

Ford Spalding
Chair Community Center Committee
