

# Community Center Building Committee

## Meeting Minutes

February 8, 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/93709487389?pwd=bHhLWWc3aWdTRWR2cGN3RTRPbFJEUT09>

**Meeting ID:** 937 0948 7389 **Password:** 780391 To join by telephone only, please call 1-646-876-9923.

**Members Present:** Dave Billings, Luciana Burdi, Ford Spalding, Barry Goldman, Ruth Townsend, Terry Sobolewski, San Cole (by Phone)

**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, Warrant Committee, Cam Hudson, Warrant Committee, Mark Ghiloni, Director of Dover Parks and Rec. Dept., and Chris Boland, Chair of Dover Parks and Rec. Dept.

**Absent:** Chris Dwelley, Town Administrator, Karl Warnick, Dover Building Superintendent

**Citizens:** Gordon Kinder

**Call to Order**

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

**Approval of Minutes:** February 01, 2021 meeting minutes were approved unanimously by roll call vote at 6:03pm.

**Approval of Invoices:** No invoices to approve this week.

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**Review February 10, 2021 Citizen Forum Presentation**

The focus of tonight's meeting was for FMA and Colliers to review the Citizen Forum Presentation with the Building Committee for feedback prior to Wednesday. Before starting, the chair noted it was discussed during the past week that the CBA process, despite clearly proven as valuable, might be too complicated to describe to the community in one meeting. Thus, FMA has been asked to simplify that aspect of the presentation and not present it using the typical CBA language so as not to overwhelm someone not already familiar with the process.

FMA and Colliers then ran through the presentation in its entirety while the committee chair timed its duration, asking that the group hold its comments until the end. The presentation ran approximately 35 minutes from start to finish.

After finishing the run-through, the committee's discussion began with how the CBA process was represented. There was concern that the effort to simplify it in the presentation understated its role and the level of rigor that was invested in evaluating the proposed options. It was noted that (11) separate sub-committee meetings took place all lasting over an hour and it is important for the community to understand the time that was dedicated to this project for their benefit. Some disagreed, stating that the audience generally is uninterested in the process, and would rather focus on the results.

The discussion landed on the consensus that in order to lend credibility to the process and convey the significant effort that has taken place, the CBA must be explained. However, it should be done in a way that is simple and clear enough for the public to understand. To achieve this balance, the suggestion was to produce a simplified version of tonight's *Choosing-By-Advantages* slide that describes the (5) chosen Evaluation Factors and how they became such. Then include a variation of slides that were presented at last week's meeting that show the program option and how it scored numerically on each of the (5) chosen Evaluation Factors. A final slide could display all (4) options with the final rankings of each.

The next major point of discussion was the *Daily Schedule* slide which shows the hours of the day and what groups (Seniors, Youth, Adults) would occupy what spaces at what times. It was noted that this slide helps to address the frequently heard concerns from the community of not having enough SF for their respective needs. The graphics on the schedule illustrate that certain groups will have access to the entire building during large parts of the day. For example, seniors would be the only building occupants from 9am-2pm. Therefore, from this slide, the architect's intended feature of programmatic flexibility is on full display to the public and makes the advantages clear. The committee and public members present agreed this was an important slide worthy of more highlighting in the presentation. It was also noted that it would more aptly be titled *Daily Life Cycle* as opposed to *Idealized Daily Schedule*.

Some committee members questioned if the presentation spent too much time focusing on the previously recommended 18,000SF option. The concern is that the community may feel that they are losing valuable space and having to settle for something less in going from 18,000SF to the 15,000SF option. After discussion, it was decided that the better approach would be to show all (3) of the programs that were considered (13,000SF, 15,000SF and 18,000SF) and communicate that a range of possibilities have been explored, while trying to include all of the public's ambitions. Construction cost estimates were performed, and ultimately it was concluded that the "middle" option best met all of the program and budgetary criteria.

A few other minor notes on the presentation included: Clarifying that the 3D perspectives are shown for massing only and do not represent what the building would ultimately look like, removing "May" and "June" from the *Schedule Update* slide and changing "Town Meeting" to "Special Town Meeting" while making note to inform the public that it would be advantageous to have the meeting as soon as possible to avoid escalation costs.

**Poll Question:**

In closing, FMA, Colliers and the committee agreed that the survey would consist of (2) a/b choices:

- 1) Choose a Renovation Option
  - a) Save the Most (R1)
  - b) Save the 1910 (R3)
- 2) Choose a New Construction Option
  - a) Single Story (N2)
  - b) Two Story (N3.1)

FMA is going to confirm their final question wording with Colliers before sending the survey. The committee will give the community until end of day Sunday Feb. 14<sup>th</sup> to return responses. Colliers will compile the votes and the group will reconvene on the 16<sup>th</sup> to review the results and confirm the recommendation to move forward.

**Adjournment**

At 7:39pm Ford asked for a motion to adjourn. The motion was approved unanimously by roll call vote.

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**Power Point Presentation link to Town Website:** <https://ma-dover.civicplus.com/DocumentCenter/View/1281/2021-Community-Center-3rd-Citizen-Forum-February-10-2021>

**Next Meeting:** February 10<sup>th</sup>, 2021 @ 7:00pm

Respectfully Submitted,

Ford Spalding  
Chair Community Center Committee

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