

# Community Center Building Committee

## Meeting Minutes

March 29, 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/97592601293?pwd=Nm1DcS9JZXlhSWVqb2lQYW01Sk52dz09>

Meeting ID: 975 9260 1293 Password: 338811 To join by telephone only, please call 1-646-876-9923.

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

**Absent:**

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

**Town Liaisons:** Bob Springett, Selectmen - Warrant Committee, Mark Ghiloni – Park & Rec. Dept., Cam Hudson - Warrant Committee, Karl Warnick -Dover Building Superintendent

**Absent:** Chris Dwelley - Town Administrator,

**Citizens:** Janit Greenwood, Robert Zockoff, Sierra Bright, Bob Dixon

**Call to Order:**

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

**Approval of Minutes:**

The March 22, 2021 meeting minutes were approved unanimously by roll call vote at 6:03pm.

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### **Project Schedule**

Jon(FMA) began the presentation with updating the Building Committee on the project schedule. The following are the design milestones to be reached prior to the Special Town Meeting, now tentatively scheduled for Saturday, June 12<sup>th</sup>, 2021.

- Feasibility Report – *Final copy with review edits to be submitted*
- Mechanical Design – *Meeting held on March 9<sup>th</sup>*
- Structural Design
- Site Design – *Meeting held on March 22<sup>nd</sup>*
- Architectural Design – *Meeting held on March 18<sup>th</sup>*
- Architectural Design 2 – *Meeting held tonight (March 29<sup>th</sup>); goal will be to select (2) options for the cost estimating set*
- Cost Estimating Set– *Scheduled for delivery to estimators on April 9<sup>th</sup>*

## Architectural Design Presentation

FMA began the design presentation by reviewing the precedents they were using for inspiration as well as the materials they have identified as being appropriate for use in the Dover Community Center, including:

- Textured brick – *Durable, cost effective and blends with the architectural vernacular*
- Thermally treated wood – *Durable and offers a variety of styles*
- Cementitious panels – *Likely used for accents due to cost*

FMA then presented the following options to the Building Committee with the goal of deciding on (1) renovation and (1) new construction option to develop for the Schematic Design Cost Estimating Set (scheduled to be delivered to estimators on April 9<sup>th</sup>).

- **Renovation - Sloped Roof Pavilion**
- **Renovation - Monitor Roof Pavilion**
- **New 2-Story - Flat Roof**
- **New 2-Story - Slope Roof**

After reviewing all of the design options, the discussion with the Building Committee centered around the challenge of creating a contemporary building that appears in character with the town, particularly with the existing buildings nearby, such as the Town House.

The challenge is especially evident when considering the new construction options. It seemed that without the presence of the existing 1910 structure providing a contextual anchor, it was difficult to visualize how these (2) new options would belong with the architectural character of Dover. FMA noted that much of the blending would be accomplished through use of the traditional materials that have been discussed. The renderings at this stage of the process do not effectively communicate the materiality on the facades. Furthermore, there was acknowledgement that more development is needed to make any of these options more appealing to the public. For this reason, FMA was requesting that a decision be made to reduce the number of total options to (2) so that they could better focus their design efforts.

The Building Committee agreed to take a vote based on just preferences on massing and roofs to decide on (1) reno and (1) new construction option to advance to the SD Cost Estimate Set. The results of the voting are as follows:

- The **New 2-Story - Flat Roof** option was chosen unanimously by roll call vote.
- The **Renovation - Monitor Roof Pavilion** option was chosen by a 4-3 roll call vote.

## **Site Plan**

FMA presented (2) site plan options with the only variation between them being the location of the main parking lot and the athletic court. These are a result of the comments received at last week's Site Design Meeting and will serve as the base site plans going forward. The Committee noted that the abutters responded better to the second option that has the parking lot farther west, away from the property line. The inclusion of an athletic court on this project is not confirmed at this point. The architects will continue to have it in their plans until cost estimates prove it to be unfeasible.

## **Photovoltaic Meeting Overview**

FMA, Colliers, Chris Dwelley and members of the Building Committee met last week with Beth Greenblatt from Beacon Integrated Solutions. FMA explained the main takeaway from that meeting was that the DCC project does not have the size to gain interest from a 3<sup>rd</sup> party PV vendor as a lease arrangement. It was agreed that, at this point, PV should be thought of as a potential option for this project, however, it should not be determinative of the current design process. It was suggested that the town should maybe file for subsidies now, as a placeholder, thereby preserving their ability to go forward with solar in the future, as well as potentially making it possible to combine systems / lease arrangements with the DPW building's proposed system.

## **Special Town Meeting - June 12<sup>th</sup>**

Ford reviewed the following subjects to prepare for the Special Town Meeting:

- Voting Procedure
- Process / How we arrived at our two Recommendations.
- Addition / Renovation Plan & Exterior Renderings
- New Building Plan Inside & Exterior Renderings
- Site Plan
- HVAC / Sustainable Energy & Materials
- Storage Plan
- Building & Site Management Considerations
- Estimated Operating Budget
- How Building is Managed / Daily Lifecycle
- Park & Rec / COA Relocation Plan
- Project Schedule from STM to Occupancy
- Project Cost / Budget
- Town Financing - Debt Bonding Projections
- There is NO no cost Options: Select one of the Options / Maintain existing Building / Demolition.
- Re-Show the Two Building Options: Addition / Renovation & New
- Repeat Voting Options

### **Recommended Dover Citizen Forums:**

Wednesday, May 12 - Need as much of the information above as possible.  
Wednesday, June 2 - Pre-STM Presentation  
Saturday, June 12 - Dover Special Town Meeting

## **Communications**

Ruth has meetings scheduled this week with Parks & Rec. and young families' groups. It was recommended that another meeting with seniors be scheduled in the near future.

## **Citizen Comments**

Sierra Bright had the following questions/comments.

-Can the Old Basketball court be saved during construction? *BC to follow up with response.*

-Is it Possible to attend the meetings tomorrow that Ruth had mentioned? *Yes, its on social media or email Ruth.*

-The entrances on all options seem too small.

## **Adjournment**

At 8:05pm 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/1423/2021-Community-Center-Building-Committee-March-29-Meeting>

**Next Meeting:** Monday, April 5<sup>th</sup>, 2021 @ 6:00pm

Respectfully Submitted,

Ford Spalding  
Chair Community Center Committee

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