

Town of Dover Community Center

Building Committee

- Evaluation Criteria
- Public Mtg Prep. - Alternatives

Nov 16, 2020

Building a vision

Building consensus

1. Evaluation Criteria -30 min
2. Concept Alternates -45 min



Criteria for Success

Evaluating Alternatives

Criteria for Success – For Evaluating Alternatives

CBA = Choosing by Alternatives (Lean Construction terminology)

*Cost is applied
at end of CBA
process*

General

Prerequisite

Project is within the Town’s fixed budget of approximately \$13M, new or renovation

Prerequisite

The building and site comply with all the Town bylaws and Town master plan goals

CBA **Universal Design**

Provides full A.D.A. and MAAB compliance, and pursue universal design principles

Schematic Design

Maximizes grant opportunities

Functionality

CBA **Program Ranking**

Well-designed with efficient layout and maximal percentage of space (area) with **flexible uses**

CBA **Advantageous adjacencies**

Well-designed with **efficient layout** and maximal percentage of space (area) with flexible uses

Prerequisite

Provides for multi-generational programming (babies to seniors)

Prerequisite

Provides offices for Council On Aging and Park & Recreation

CBA **Optimized for expansion**

Project meets the present service needs of the community and those of the next 20 years

CBA **Relation of entry and drop-off / HC parking**

Provides a clearly identifiable and universally accessible entrance

CBA **Visual control of entry(ies)**

Provides a *Welcome Desk* at main entry for central control

Prerequisite

Provides efficiency and ease of workflow for the staff

CBA **Programmed outdoor space**

Creates programmable exterior space



Criteria for Success

Experiential (user experience)

	Prerequisite	Creates a warm, safe, secure, and welcoming atmosphere for residents and staff)
CBA	Creates heart of community	Creates an open environment that encourages residents to meet, network and work
	Schematic Design	Has aesthetically pleasing architecture: rooms feel light; spacious; and connected to the outdoors
CBA	Daylighting, ventilation & connection to outdoors	Healthy interior environment (including foreseeable pandemic conditions) <i>using Well/ LEED framework</i> ; mitigates airborne pollutants; maximizes operable windows (for ventilation); maximizes comfortable daylighting, uses healthy building materials, <i>connections to outdoors</i>

Community

CBA	Addresses Springdale/Town Center	Building and site are architecturally harmonious with the local architecture and will be described as architecturally charming and graceful, vibrant, appealing, and appropriate for Dover
	Schematic Design	Building and site inspires community pride
	Schematic Design	Building and site development encourage community engagement and ongoing involvement, as focal point of community life
	Prerequisite	Serves the whole, multi-generational community
	Prerequisite	Maximize stakeholder participation in study process

Criteria for Success

Sustainability

Feasibility

Energy efficient, environmentally friendly building with sustainable energy systems with an ease to operate

Schematic Design

Minimum 20% energy savings over existing building to support Dover's MA commitment as a Green Community

CBA **Usable area for PV**

Solar ready design, while respecting mature trees

Schematic Design

Utilize durable and easily maintainable building materials

CBA **Zoning of shelter spaces**

Resiliency: robust infrastructure to support the community in weather event such as power-loss or heat-wave. **Clustering of shelter spaces: Community, Kitchen, Flex Spaces, and COA suite**

Ranking by Community Center Program & Cost

New Construction

Renovation

GOLD

N1
Single
Level

18,000sf

N2
Split
Level

18,000sf

N3.1
Two
Levels

18,000sf

N3.2
Two
Levels

18,000sf

\$13M

R3
1910

18,800sf

\$13M

SILVER

N4
15,000sf

\$11.5M

R2
1910,
1971

20,100sf +/-

\$13M

BRONZE

N5
13,000sf

\$10M

R1
1932,
1910

22,000sf +/-

\$13M

Code & MEP
upgrades only



R4
1910, 1931, 1971

40,000sf

\$13+M

Preferred Program: Oct 26th

Major Features

- 1 Fitness/ Dance
- Large Recreational (divisible)
- Storage

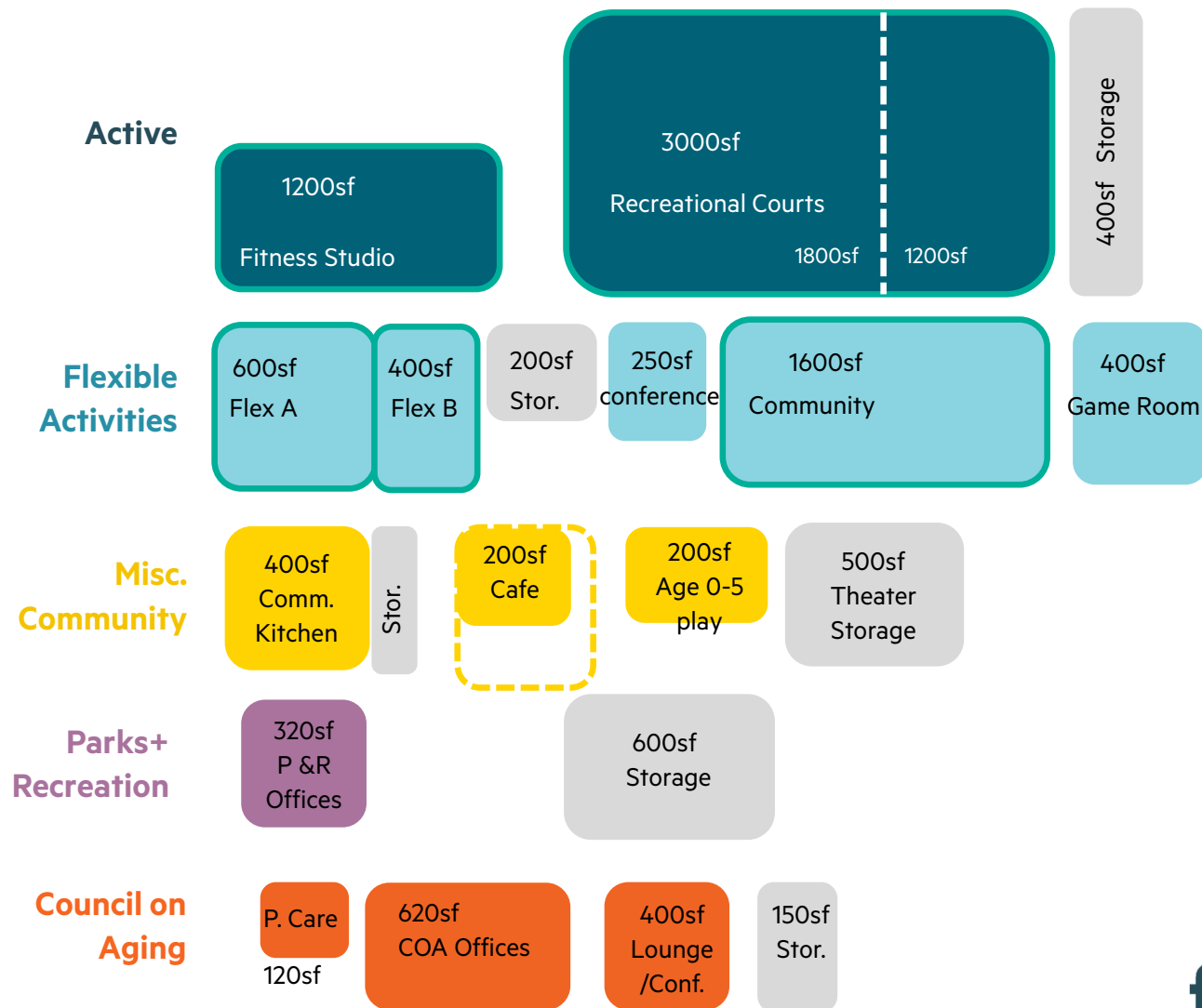
Core Spaces 9,830sf

Storage Area 2,025sf

Net Area 11,855sf

Gross Area 17,785sf

Project Cost \$13M

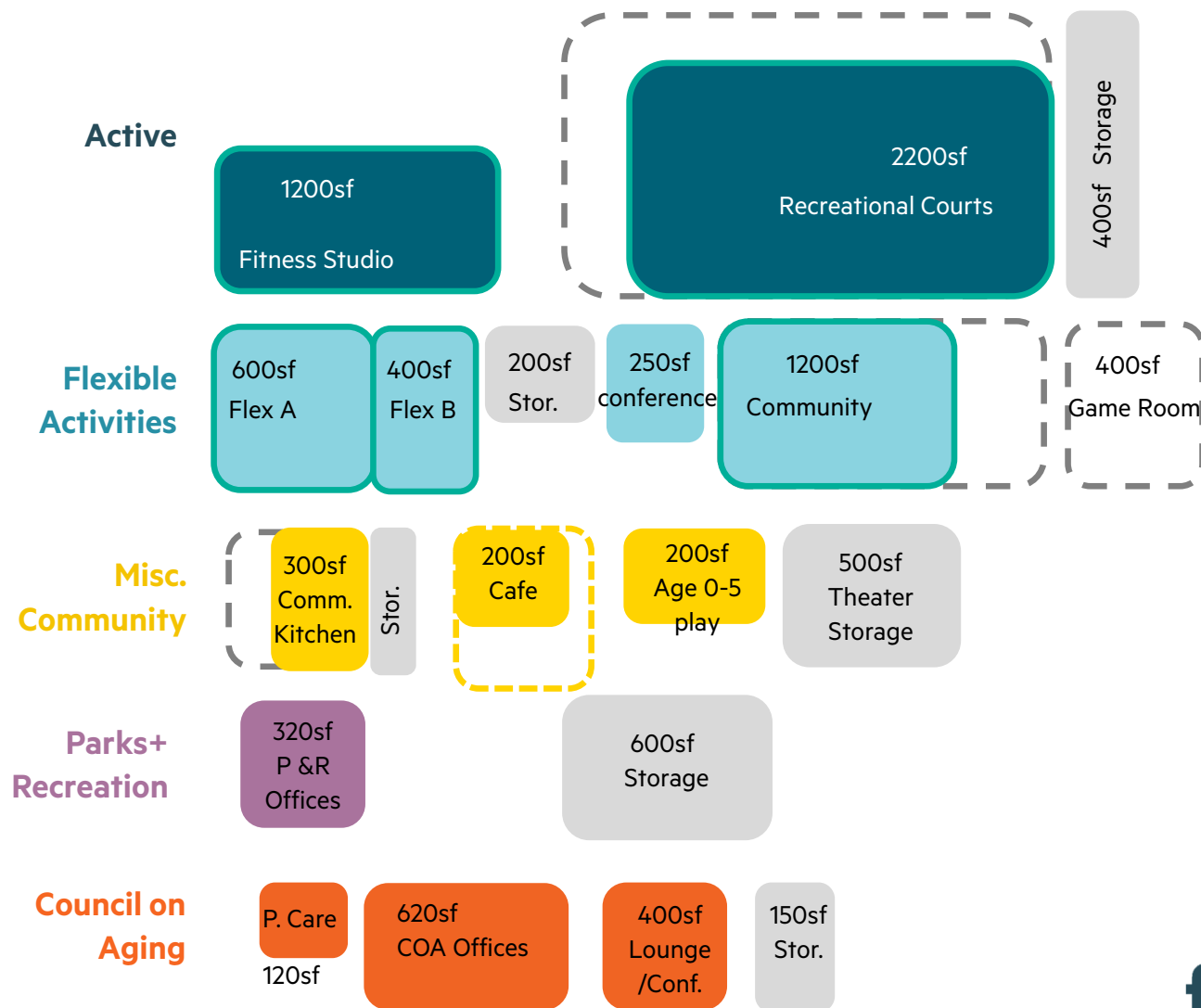


Reduced Program: Silver Option

Major Features

- 1 Fitness/ Dance
- Recreational – existing size
- No Game Room
- Reduced Community Space
- Reduced Kitchen

Core Spaces	8,070sf
Storage Area	1,980sf
Net Area	10,050sf
Gross Area	15,075sf
Project Cost	\$11.5M



Reduced Program: Bronze Option

Major Features

- 1 Dance/ 1 Martial Arts
- No large Recreation
- No Game Room
- Reduced Community Space
- Reduced Kitchen
- Age 0-5 play as GSF

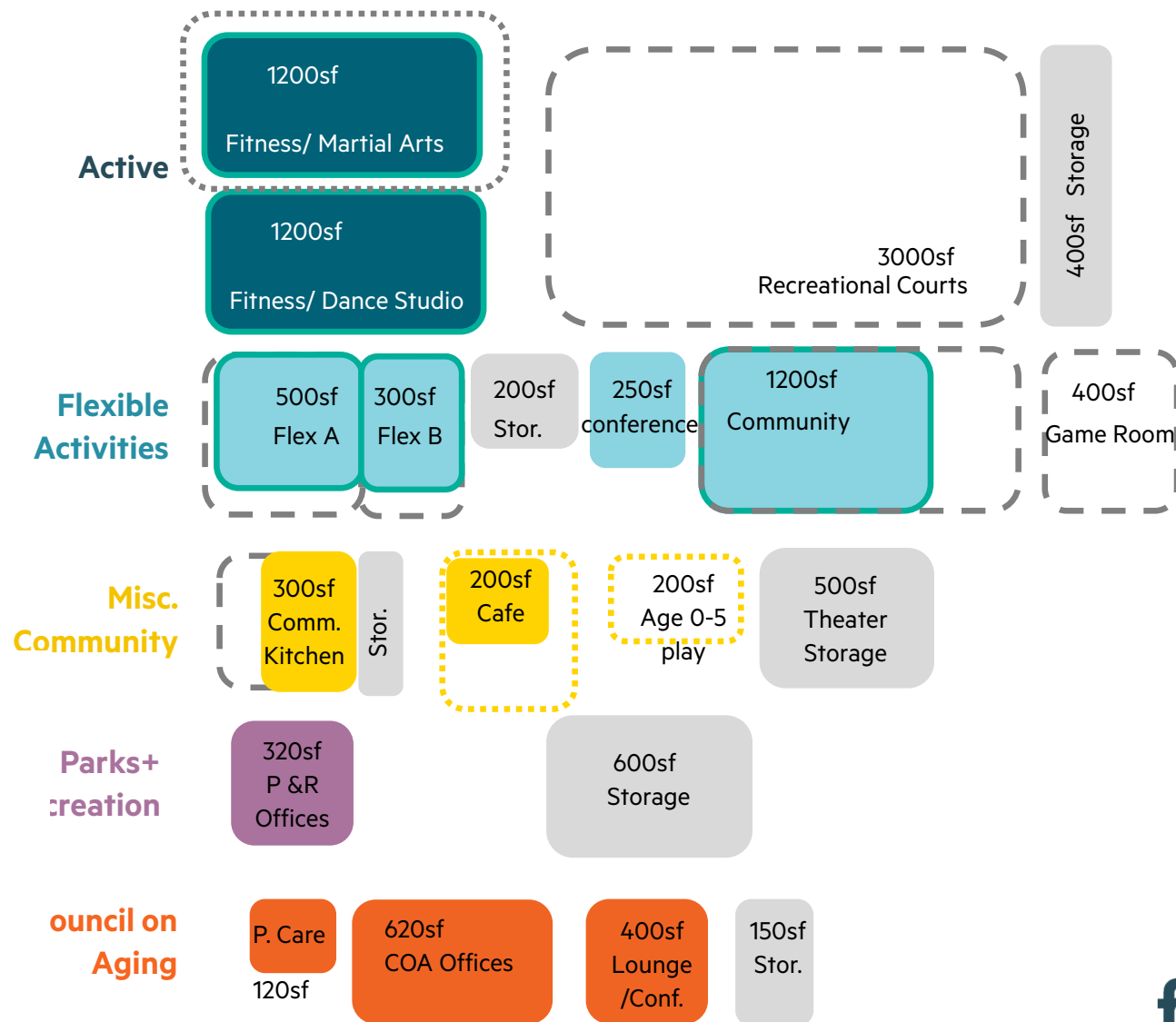
Core Spaces 6,670sf

Storage Area 1,980sf

Net Area 8,650sf

Gross Area 12,975sf

Project Cost \$10 M



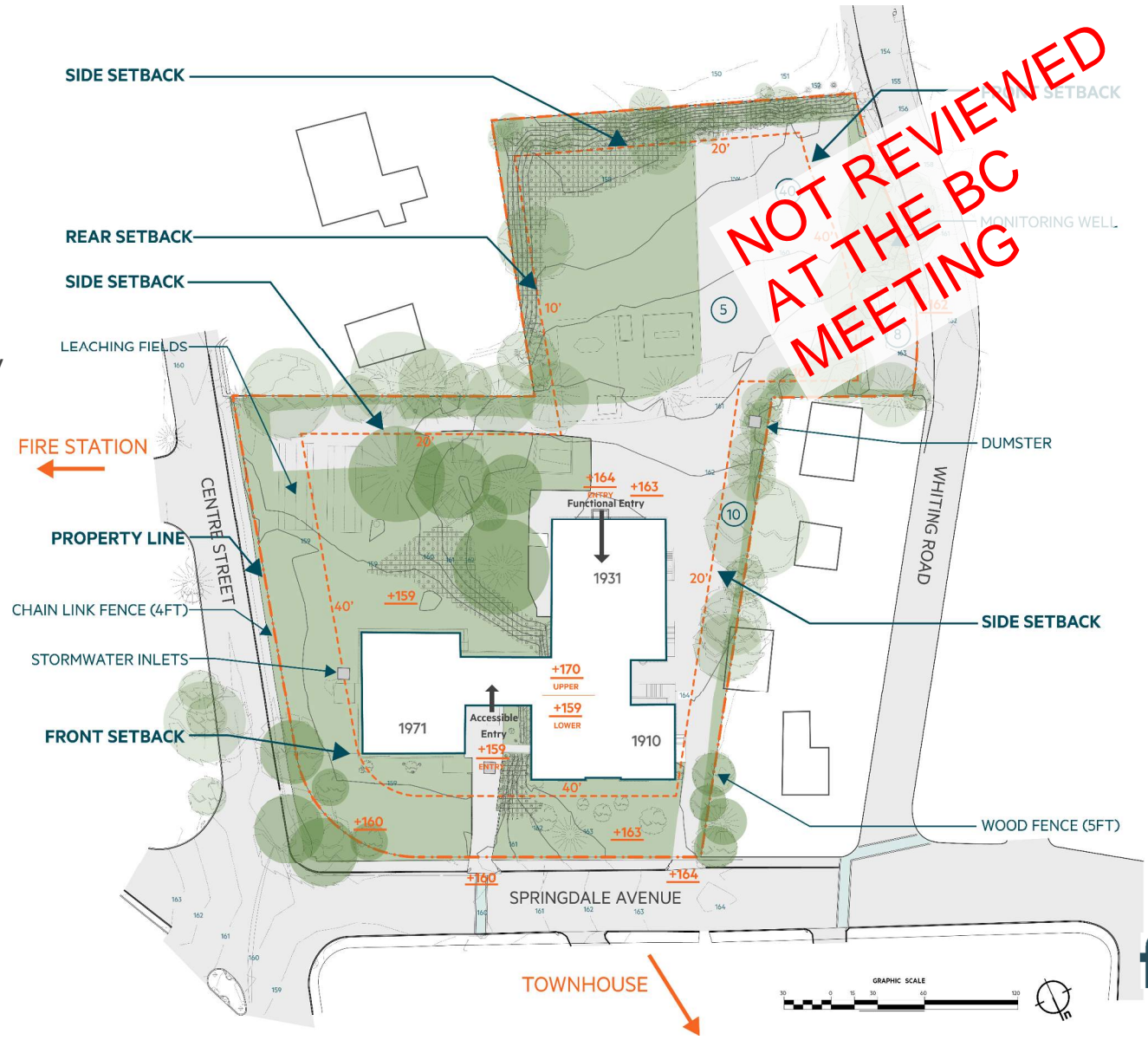


Conceptual Alternatives

Site Analysis

Observations

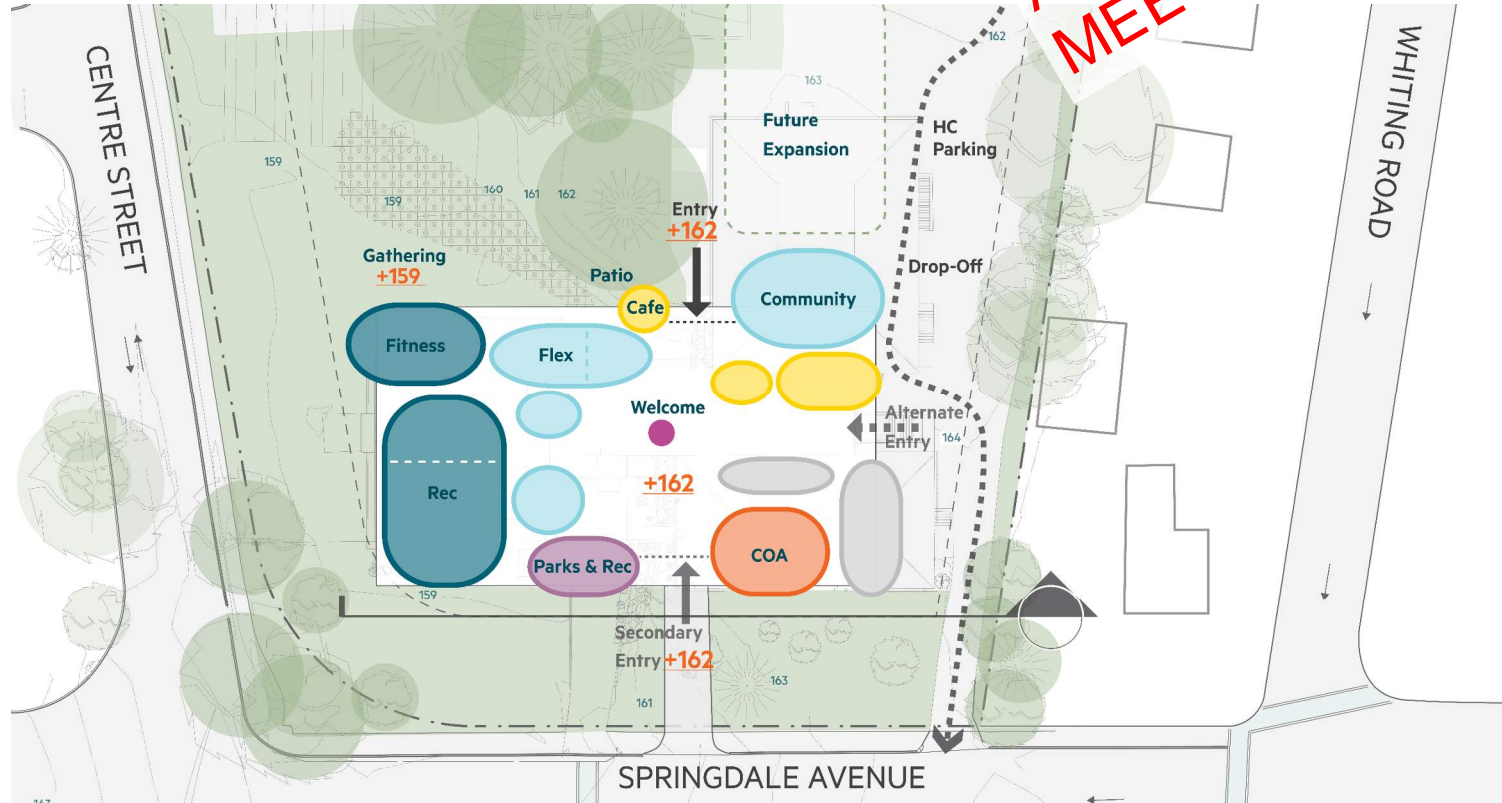
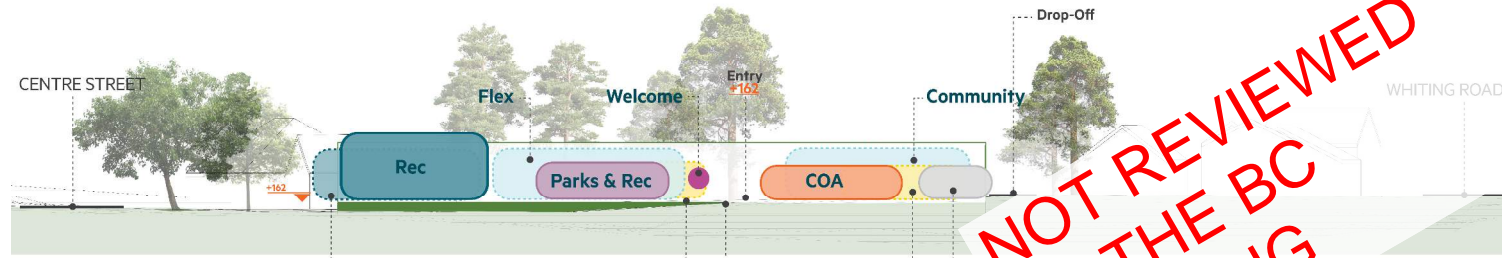
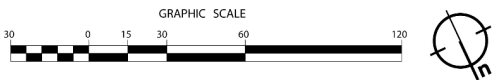
- 40,000sf on two levels
- 1 functional entry, 1 accessible entry
- Entry is split level
- Limited accessibility
- Lacks functional drop-off
- Current parking is 62 space (Zoning calls for 97 spaces)
- Preservation of mature trees
- Opportunity with site topography



Alternative N1 New - Single Level

Characteristics

- 18,000sf on one level
- 2 functional entries
- Community Space at Entry
- COA & Parks at Entry
- Area for expansion



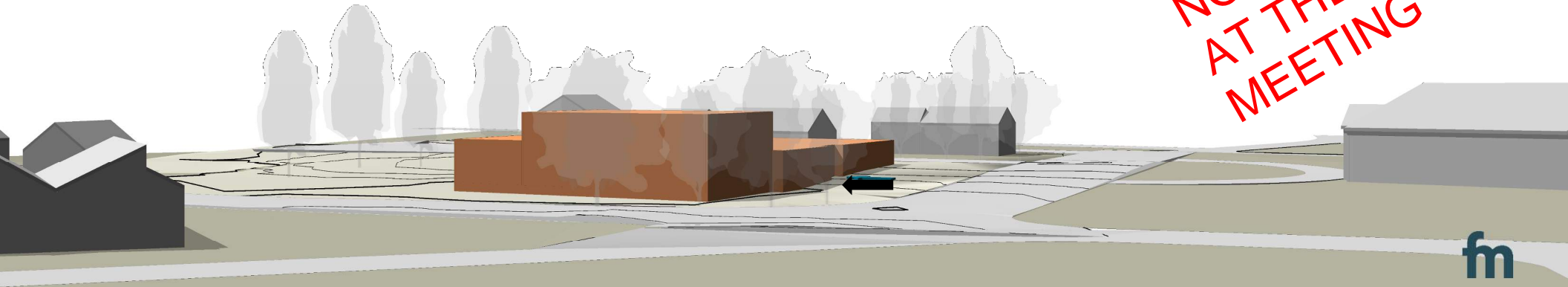
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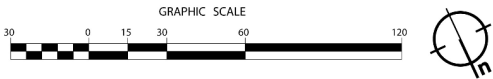
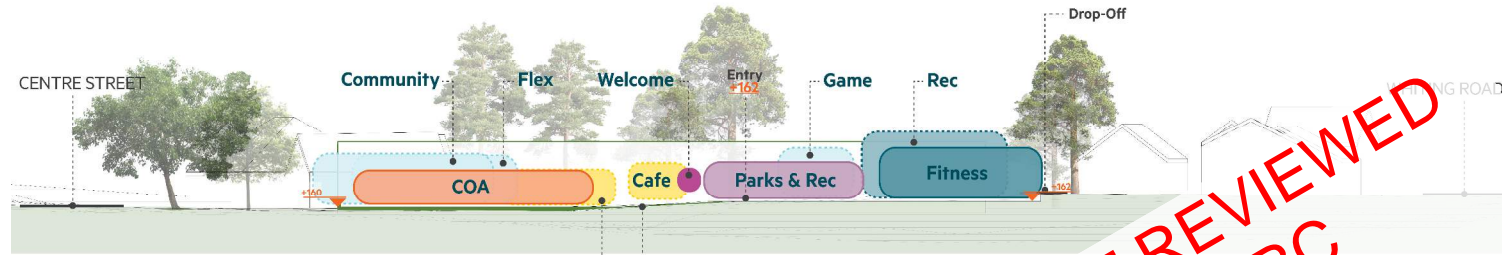
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AT THE BC
MEETING**



Alternative N2 New - Split Level

Characteristics

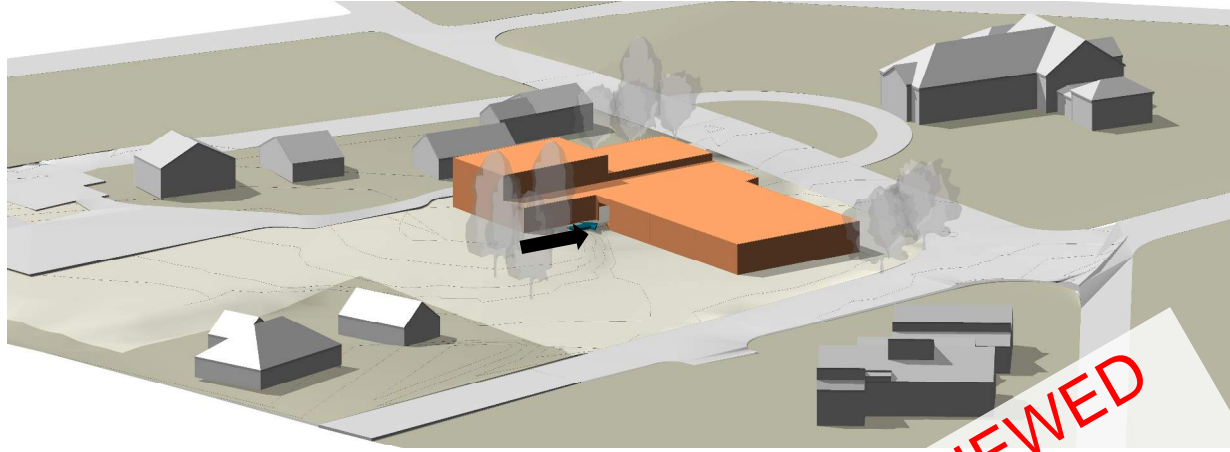
- 18,000sf on split levels
- 2 functional entries
- Community Space at enlarged outdoor gathering
- COA at Entry & at grade
- Area for expansion



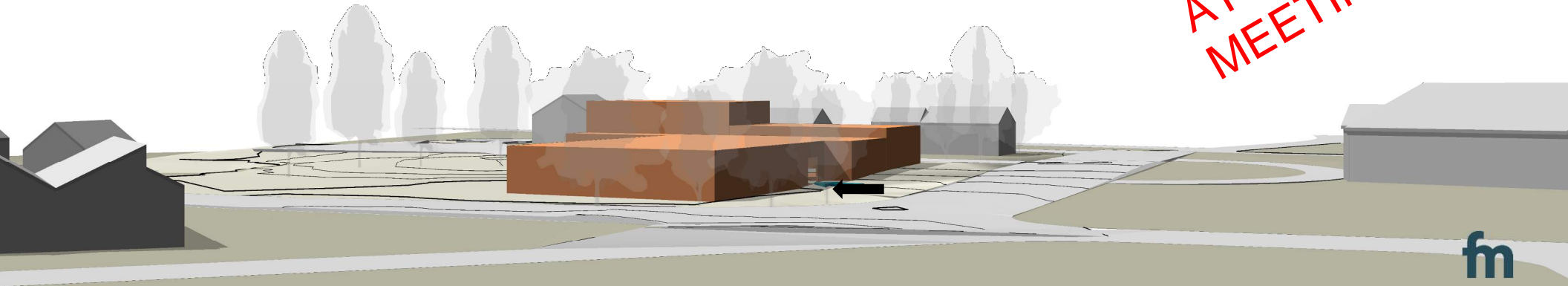
Alternative N2 New - Split Level

Characteristics

- 18,000sf on split levels
- 2 functional entries
- Community Space at enlarged outdoor gathering
- COA at Entry & at grade
- Area for expansion



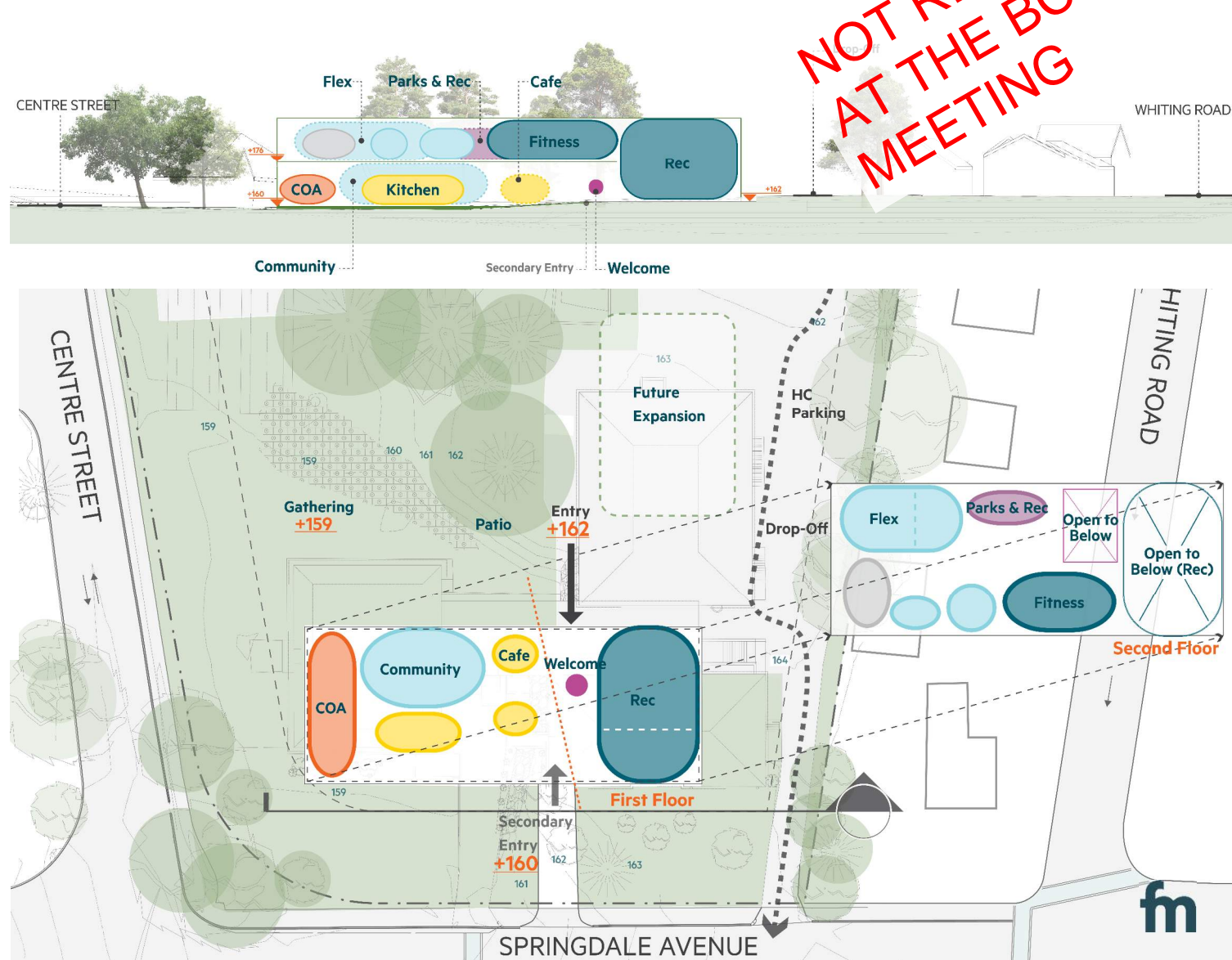
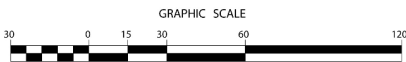
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Alternative N3.1 New - Two Story

Characteristics

- 18,000sf on two stories
- Footprint 10,800sf
- 2 functional entries
- Community Space at enlarged outdoor gathering
- COA at Entry & at grade
- Parks & Rec on 2nd floor
- Area for expansion



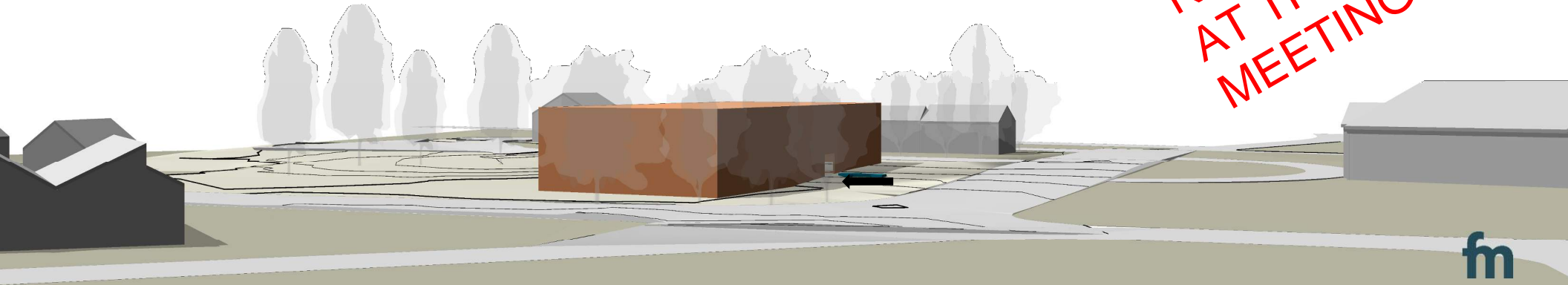
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- Area for expansion



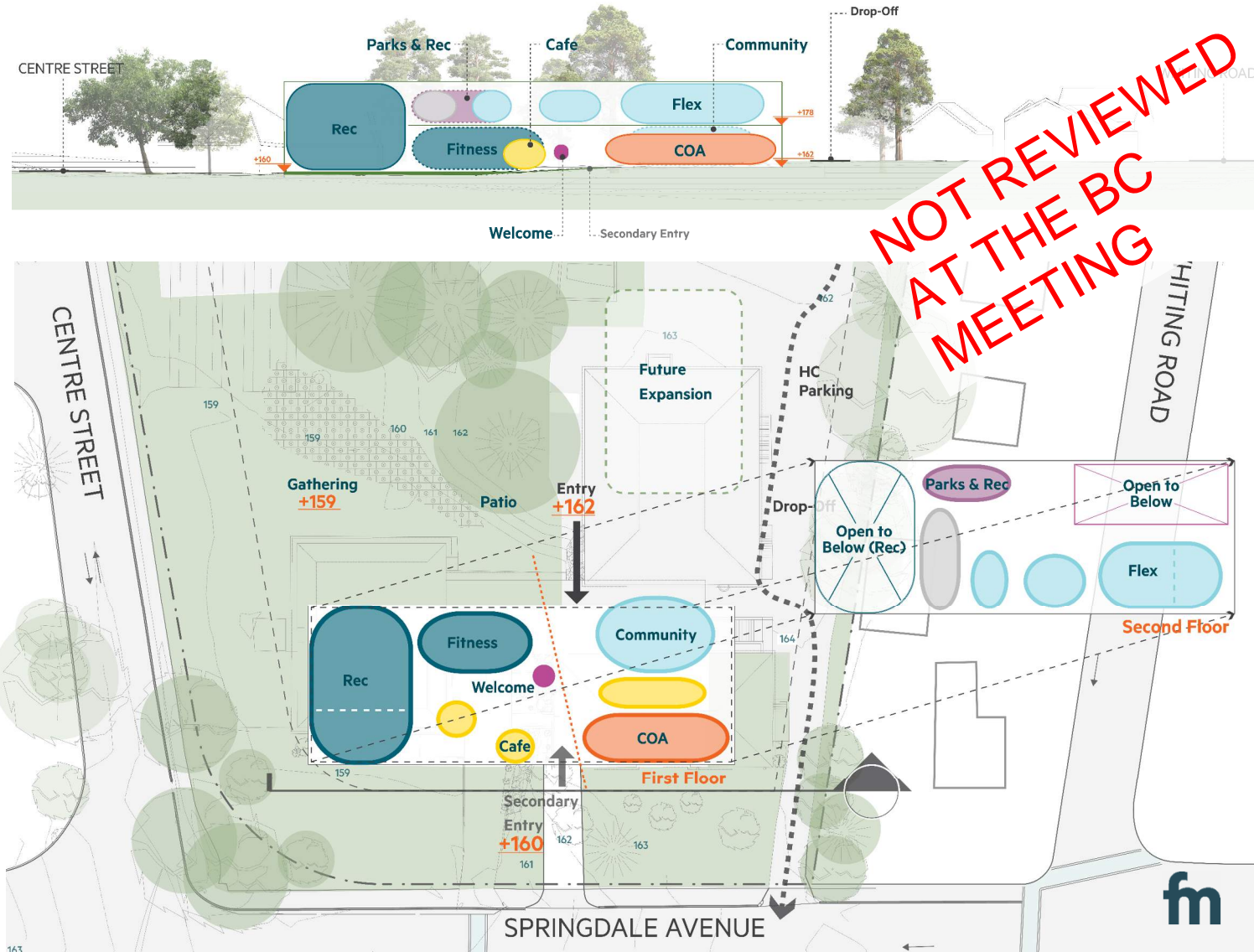
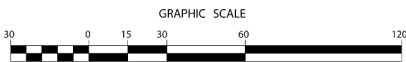
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Alternative N3.2 New - Two Story

Characteristics

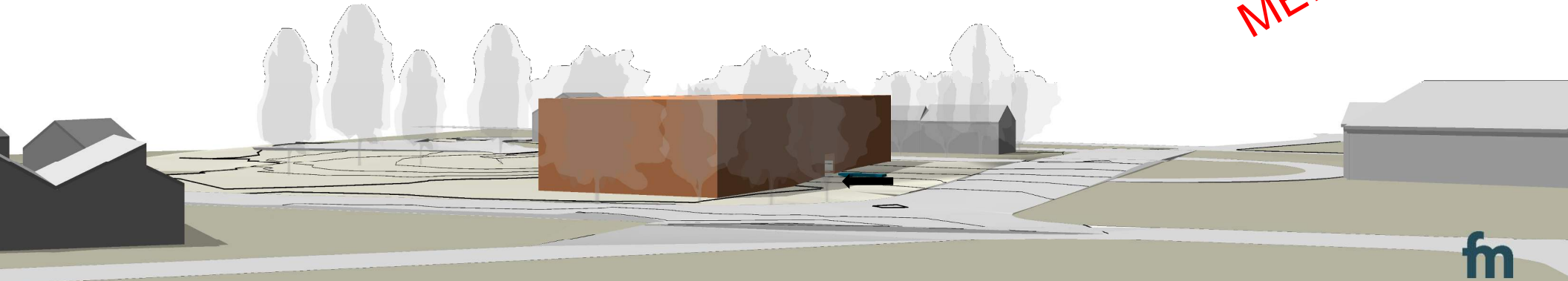
- 18,000sf on two stories
- Footprint 12,250sf
- 2 functional entries
- Community Space by entry
- COA at Entry & at grade
- Parks & Rec on 2nd floor
- Area for expansion



Alternative N3.2 New - Two Story

Characteristics

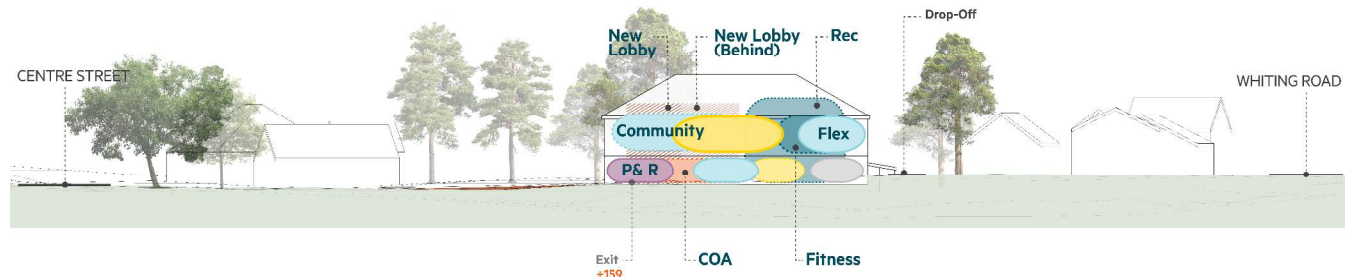
- 18,000sf on two stories
- 2 functional entries
- Community Space at enlarged outdoor gathering
- COA at Entry & at grade
- Area for expansion



Alternative R1 Renovation - Vertical Lobby

Characteristics

- 22,000sf on two levels
- 1 functional entry at reconstructed lobby
- Rec in existing location
- Community Space in Upper Level of 1910 building
- COA near entry , Lower Level
- Area for expansion



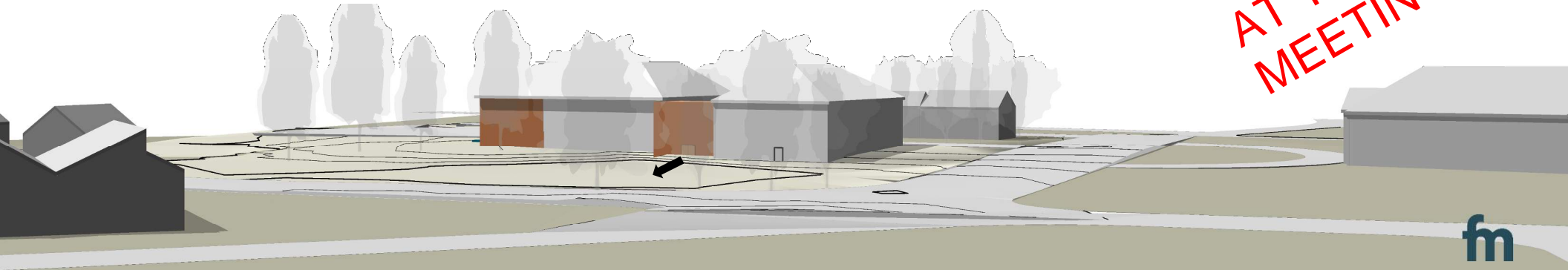
Alternative R1 Renovation - Vertical Lobby

Characteristics

- 22,000sf on two levels
- 1 functional entry at reconstructed lobby
- Rec in existing location
- Community Space in Upper Level of 1910 building
- COA near entry , Lower Level
- Area for expansion



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Alternatives R2

Renovation – Lobby Addition

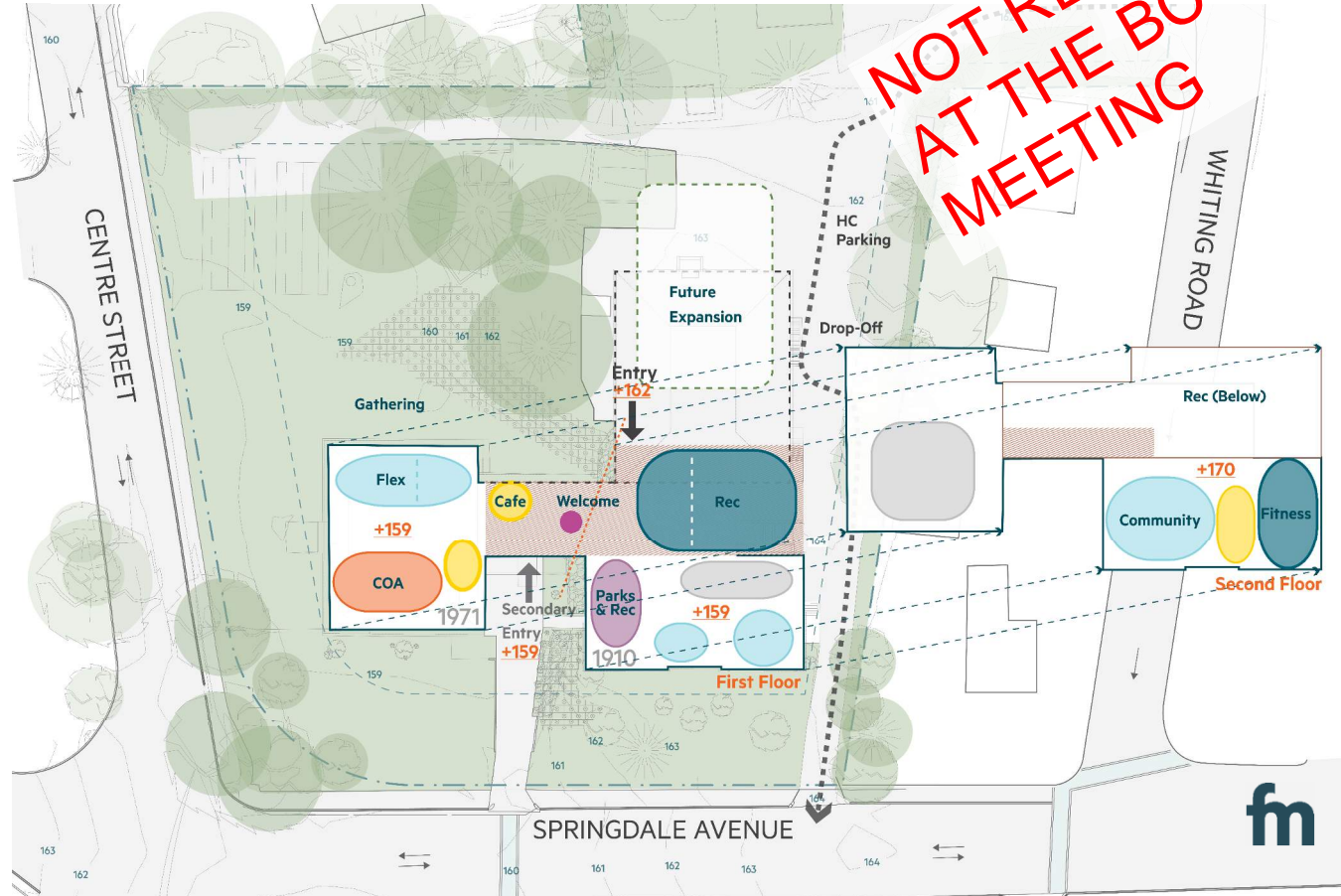
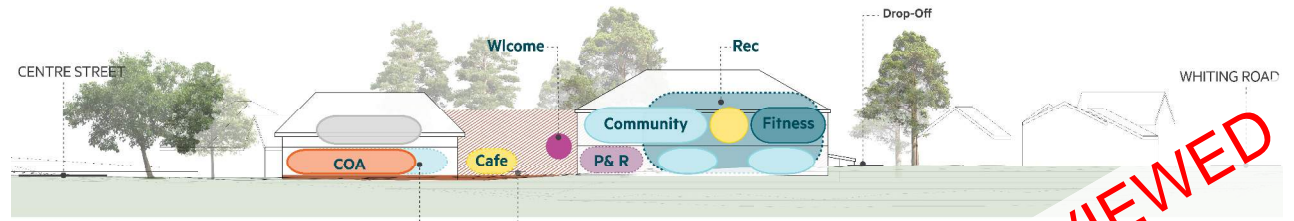
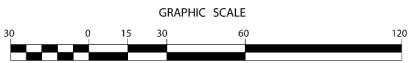
Characteristics

- 20,100sf on three levels
- 2 functional entry in new addition
- Rec. in new construction
- Community Space in Upper Level of 1910 building
- COA near Springdale
- Unprogrammed space in 1971 Bldg
- Area for expansion

 New Construction

 Existing to Remain

 To be Demolished



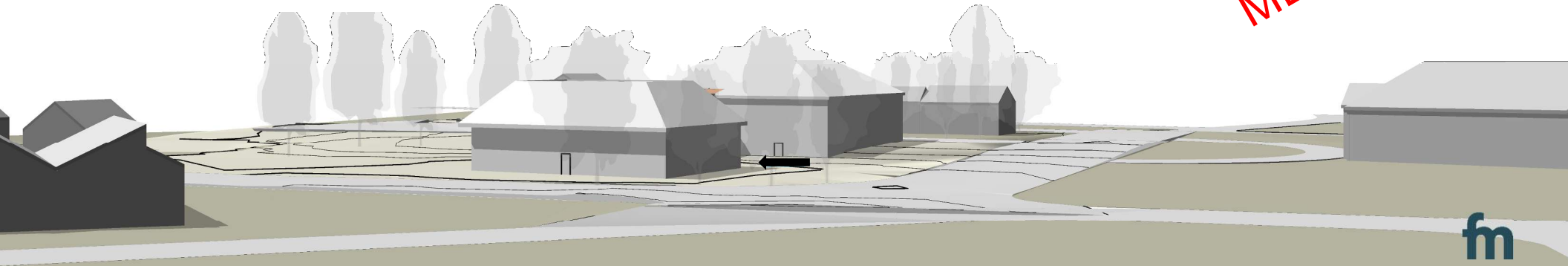
Alternatives R2 Renovation – Lobby Addition

Characteristics

- 20,100sf on three levels
- 2 functional entry in new addition
- Rec. in new construction
- Community Space in Upper Level of 1910 building
- COA near Springdale
- Unprogrammed space in 1971 Bldg
- Area for expansion



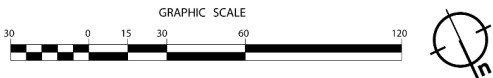
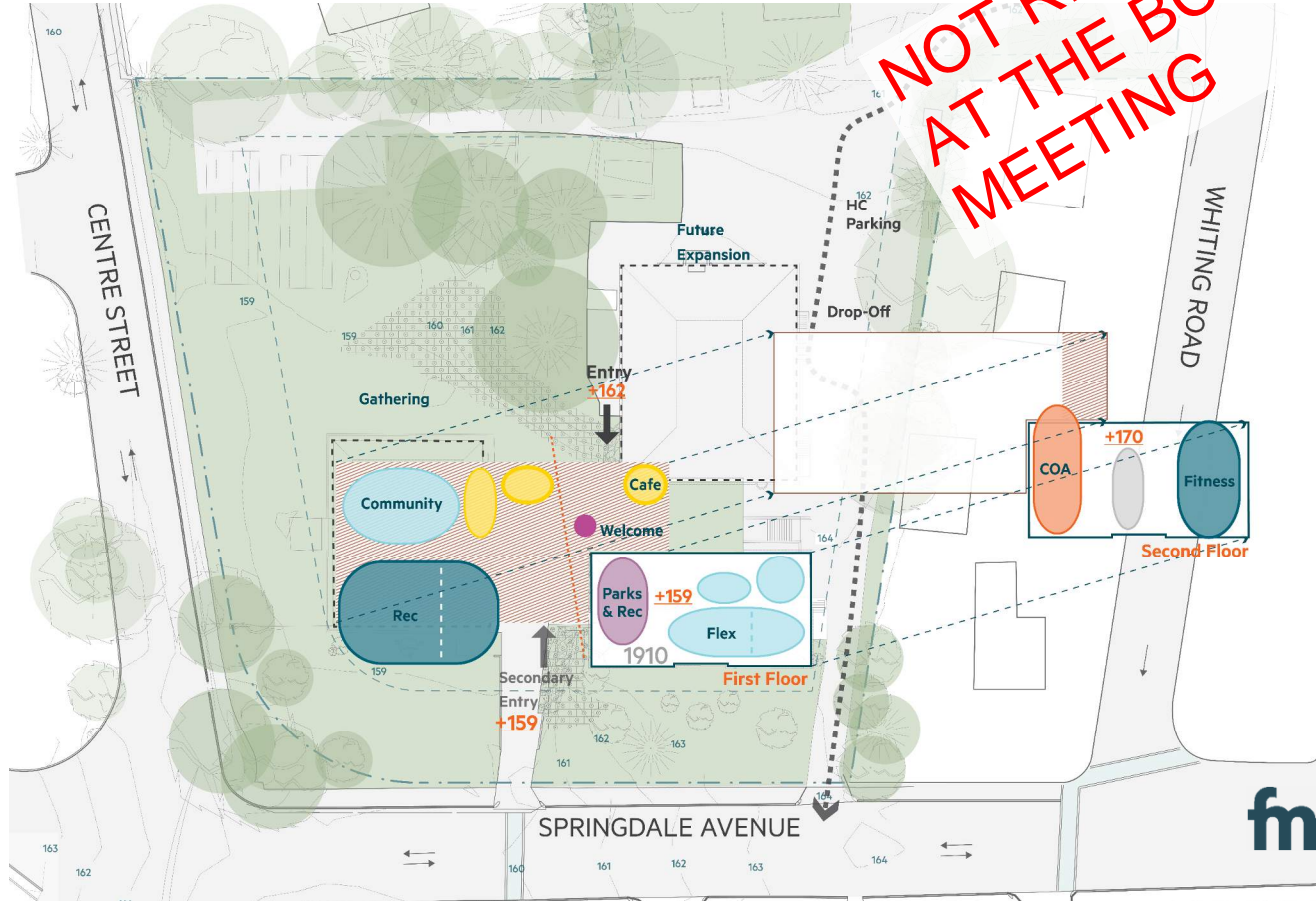
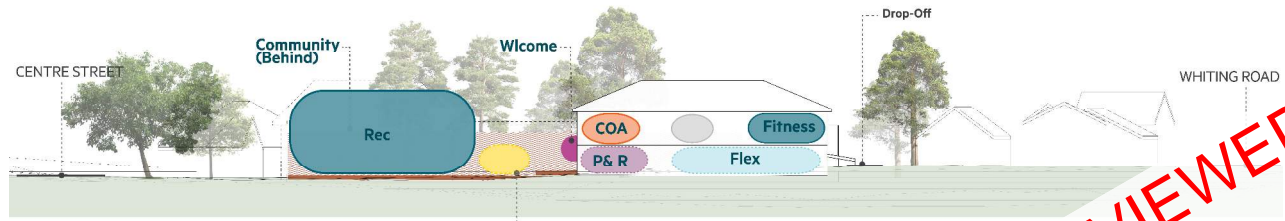
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Alternatives R3 Renovation – Save 1910

Characteristics

- 18,800sf on three levels
- 2 functional entries in new addition
- Rec in new construction
- Community Space in new construction
- COA overlooking entry, Upper Level
- Area for expansion



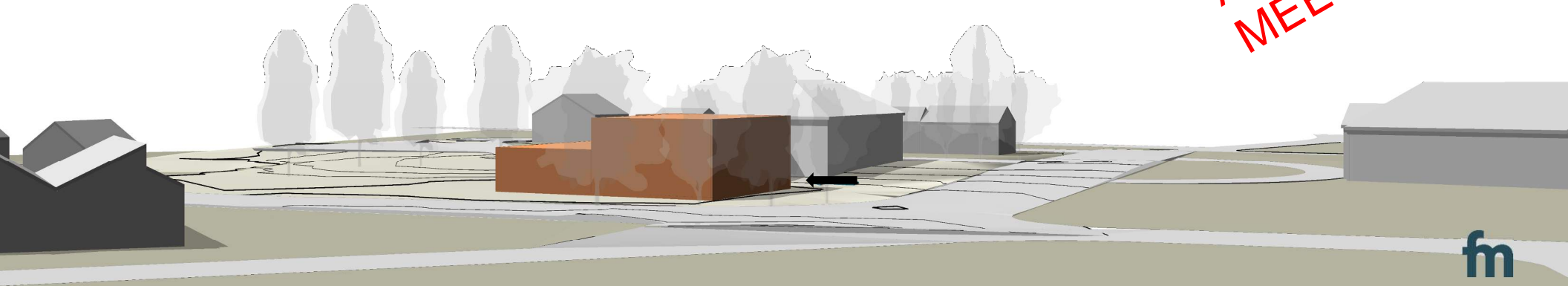
Alternatives R3 Renovation – Save 1910

Characteristics

- 18,500sf on three levels
- 2 functional entries in new addition
- Rec in new construction
- Community Space in new construction
- COA overlooking entry, Upper Level
- Area for expansion



**NOT REVIEWED
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MEETING**



Public Presentation DRAFT

NOT REVIEWED
AT THE BC
MEETING

/ Outline for discussion

Public Presentation Outline

Draft – for Discussion w/ Bldg. Comm.

**NOT REVIEWED
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MEETING**

- a) **Schedule Update – 3 mins**
- b) **Evaluation Criteria - 7 mins**
- c) **Program Options: Gold, Silver, Bronze – 5 mins**
 - Survey/Feedback –questions -10 mins
- d) **Major Program Elements -10mins**
- e) **Concept Alternates – 15 mins**
 - Input on range of alternatives -questions -20 mins

Ranking by Community Center Program & Cost

New Construction

Renovation

GOLD

N1
Single
Level

18,000sf

N2
Split
Level

18,000sf

N3.1
Two
Levels

18,000sf

N3.2
Two
Levels

18,000sf

\$13M

R1
1910

18,800sf

NOT REVIEWED
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SILVER

N4
15,000sf

\$11.5M

R2
1910,
1971

20,100sf +/-

\$13M

BRONZE

N5
13,000sf

\$10M

R1
1932,
1910

22,000sf +/-

\$13M

Code & MEP
upgrades only



R4
1910, 1931, 1971

40,000sf

\$13+M