

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)

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 <i>Welcome Desk</i> at main entry for central control
	Prerequisite	Provides efficiency and ease of workflow for the staff
CBA	Programmed outdoor space	Creates programmable exterior space

Cost is applied
at end of CBA
process

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>
<hr/>		
<h2>Community</h2>		
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		
	N1 Single Level	N2 Split Level	N3.1 Two Levels	N3.2 Two Levels	\$13M	R3 1910	\$13M
GOLD	18,000sf	18,000sf	18,000sf	18,000sf		18,800sf	
SILVER		N4 15,000sf		\$11.5M		R2 1910, 1971	\$13M
BRONZE		N5 13,000sf		\$10M		R1 1932, 1910	\$13M
					Code & MEP upgrades only	R4 1910, 1931, 1971	\$13 ⁺ M
						40,000sf	

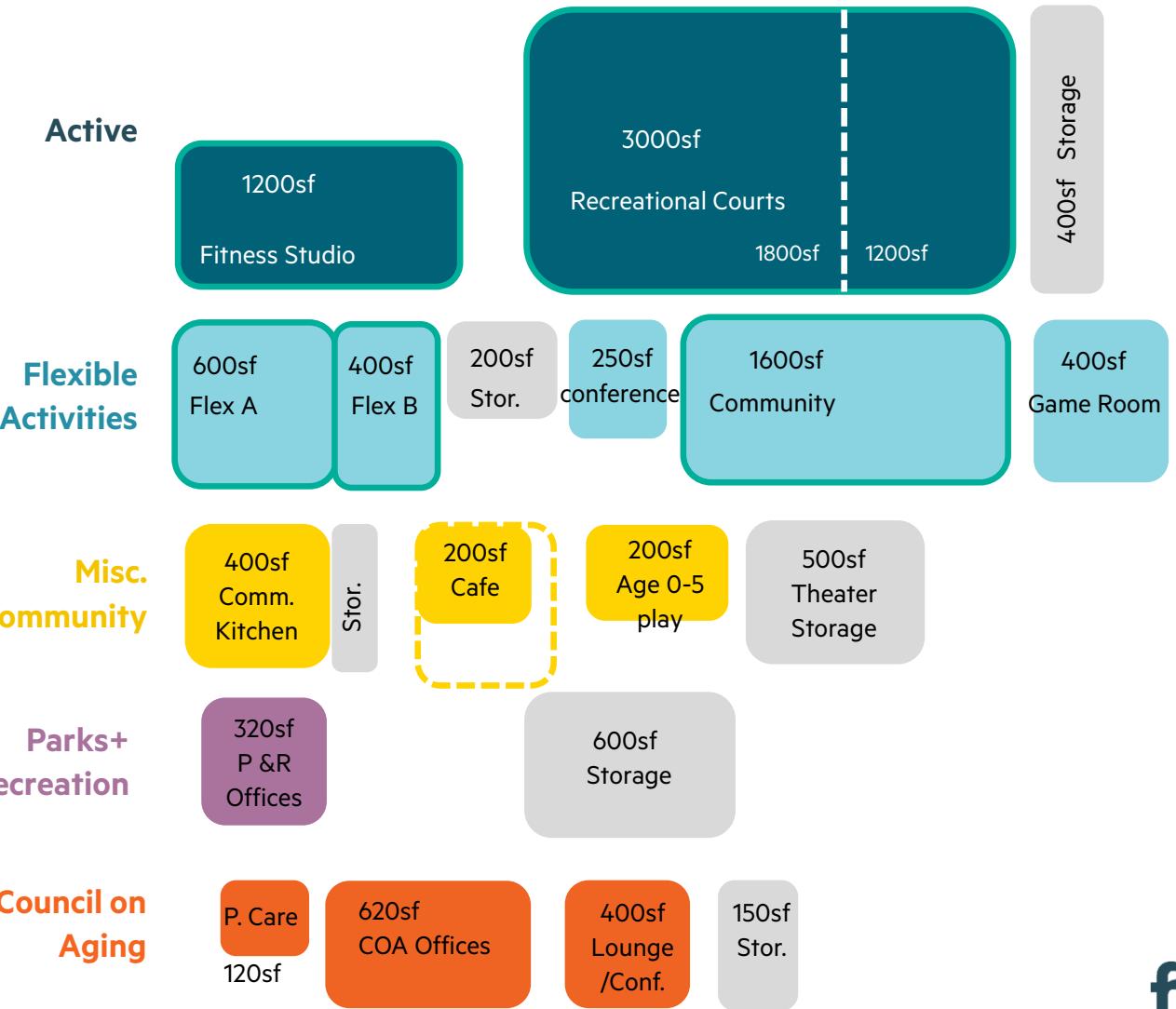
Preferred Program:

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

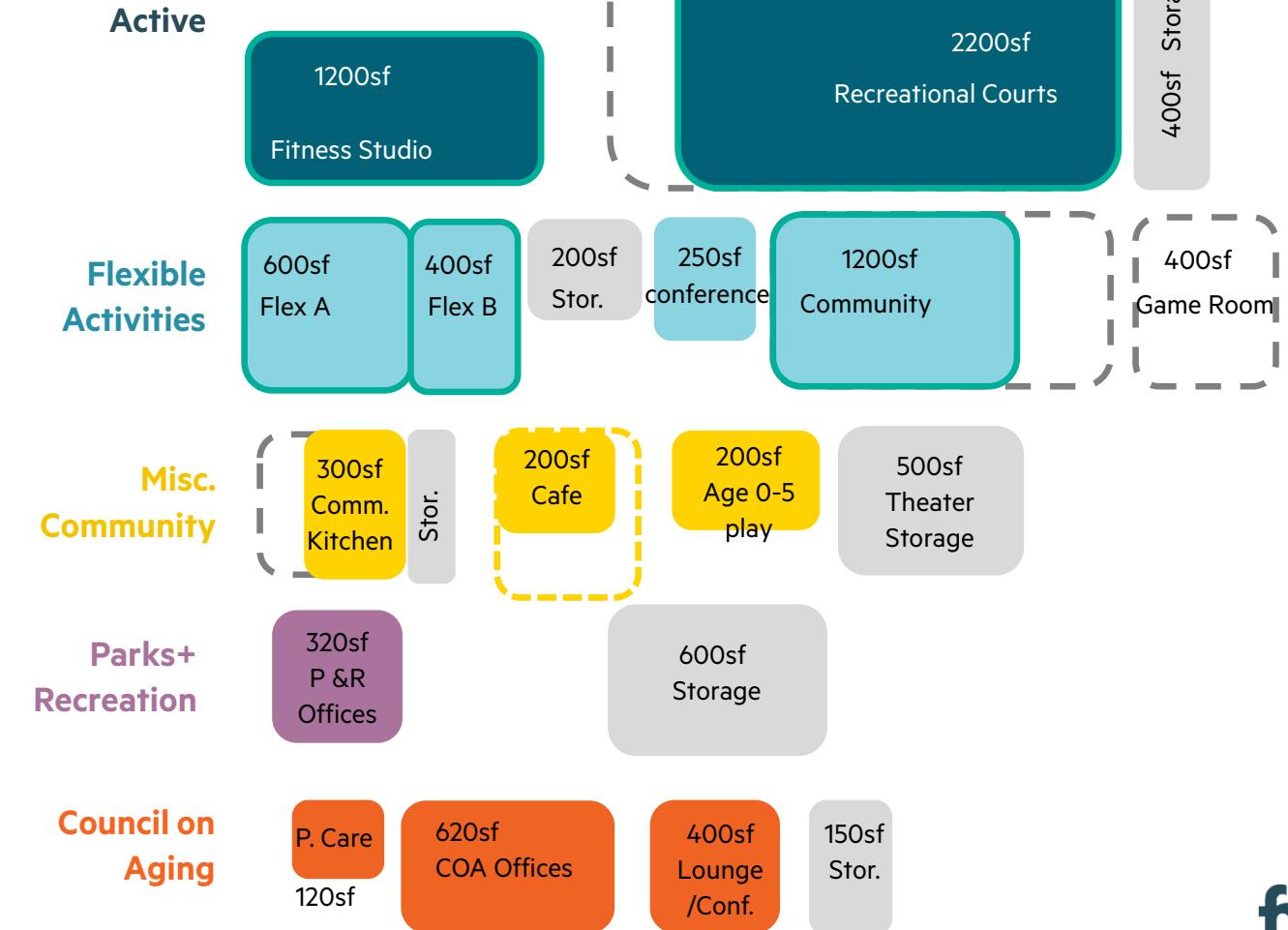
Core Spaces 8,070sf

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

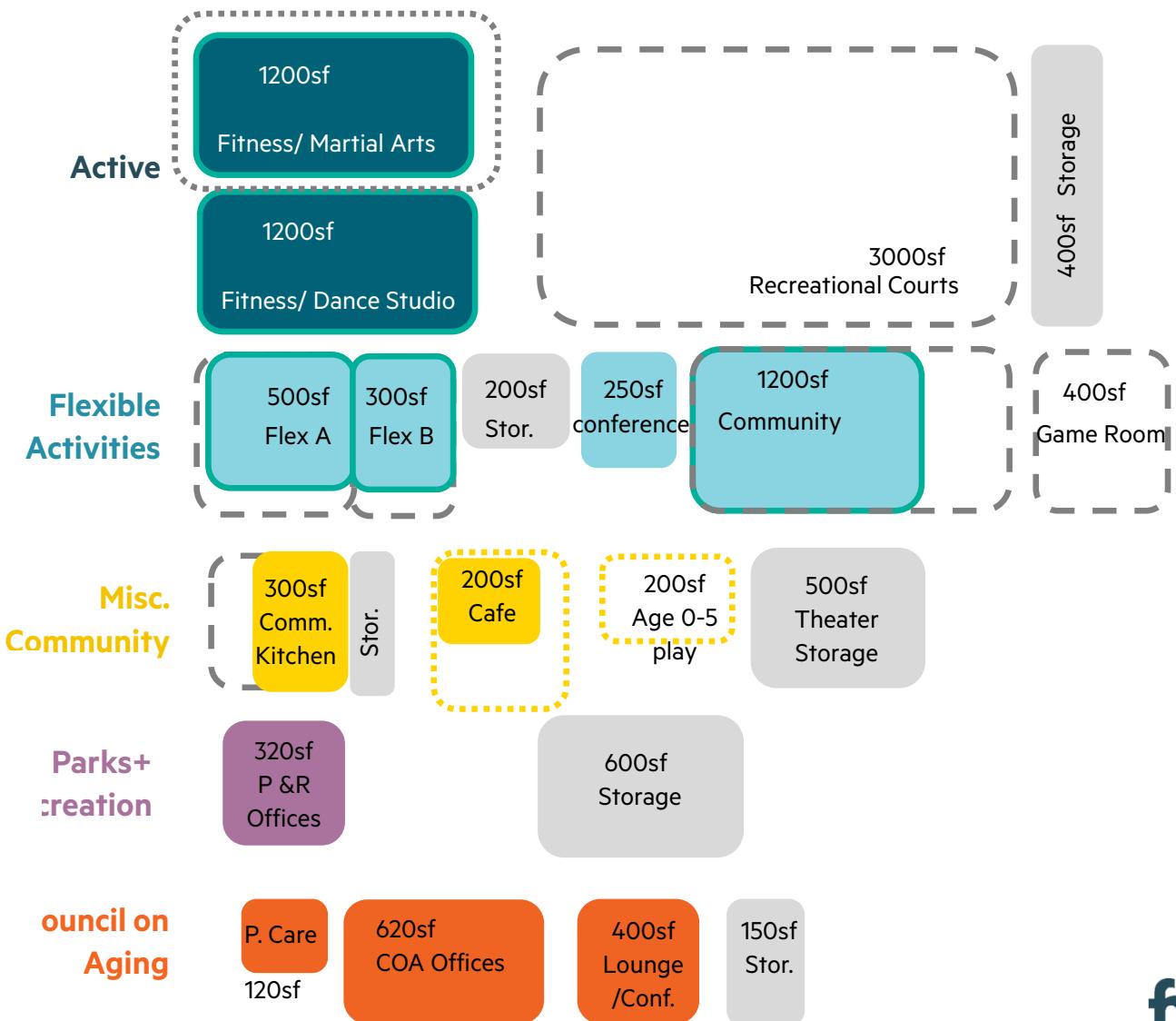
Core Spaces 6,670sf

Storage Area 1,980sf

Net Area 8,650sf

Gross Area 12,975sf

Project Cost \$10 M



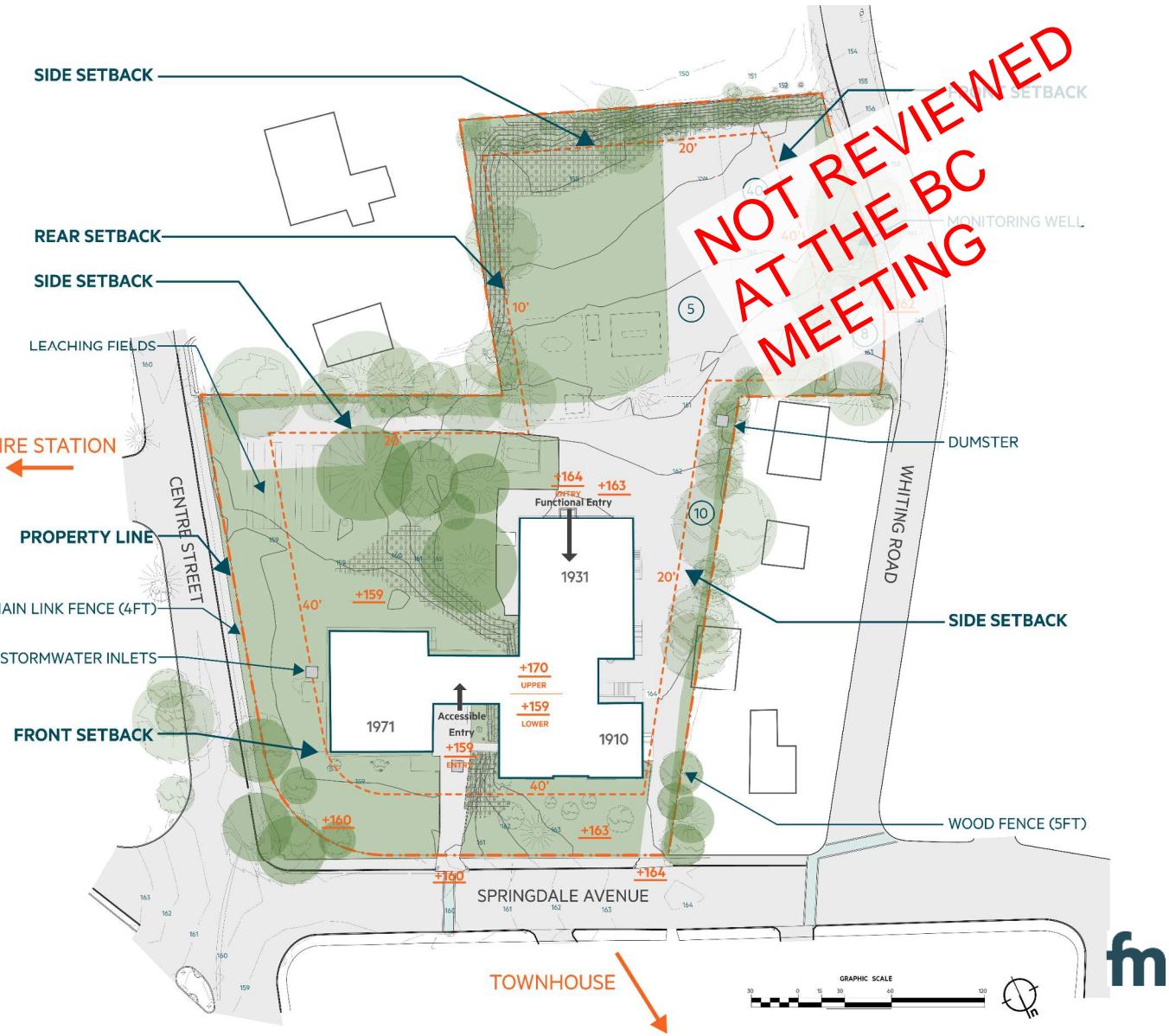


Conceptual Alternatives

Site Analysis

Observations

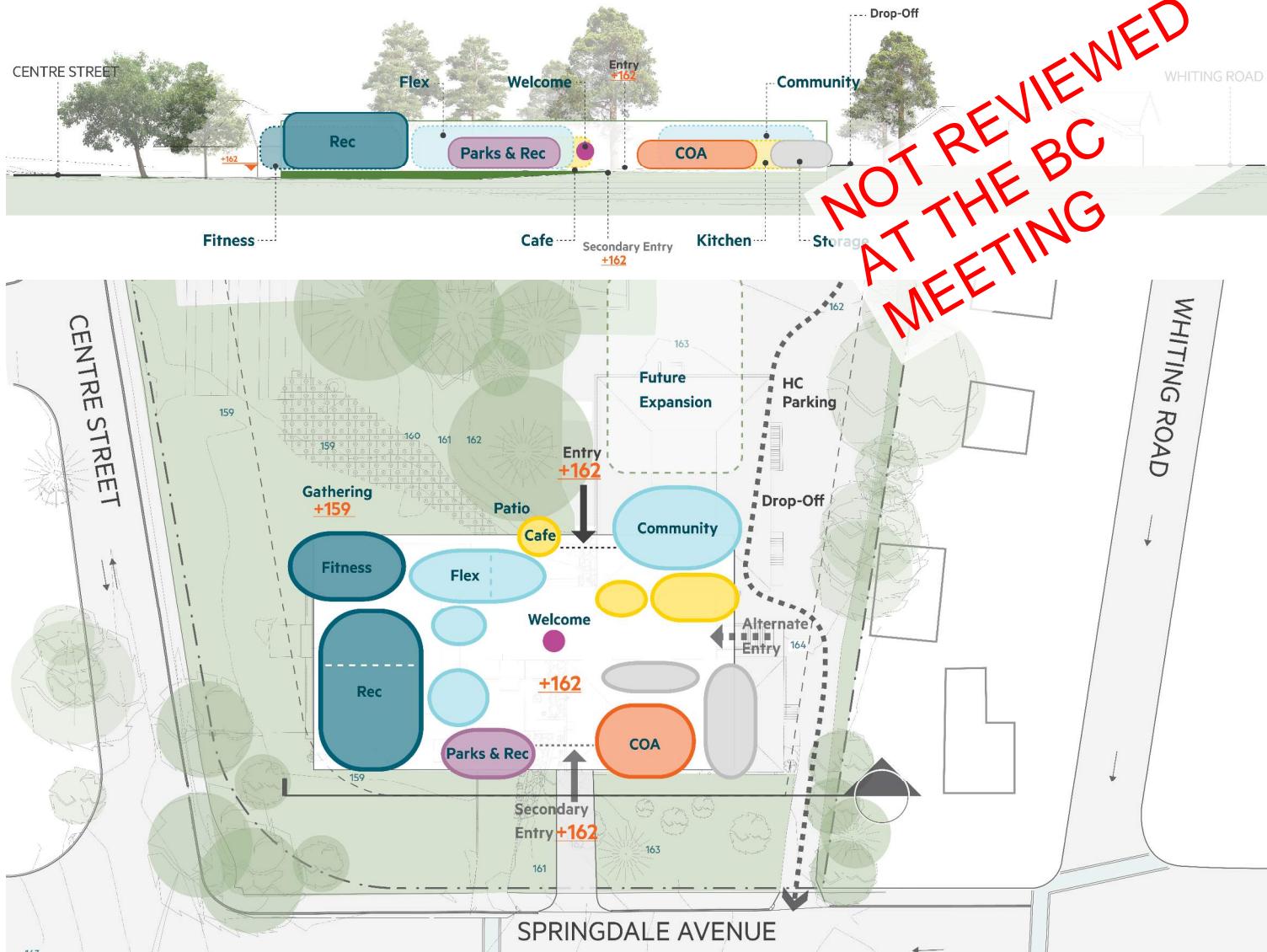
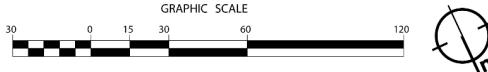
- 40,000sf on two levels
- 1 functional entry, 1 accessible entry
- Entry is split level
- Limited accessibility
- Lacks functional drop-off
- Current parking is 62 space
(Zoning calls for 97 spaces)
- Preservation of mature trees
- Opportunity with site topography



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



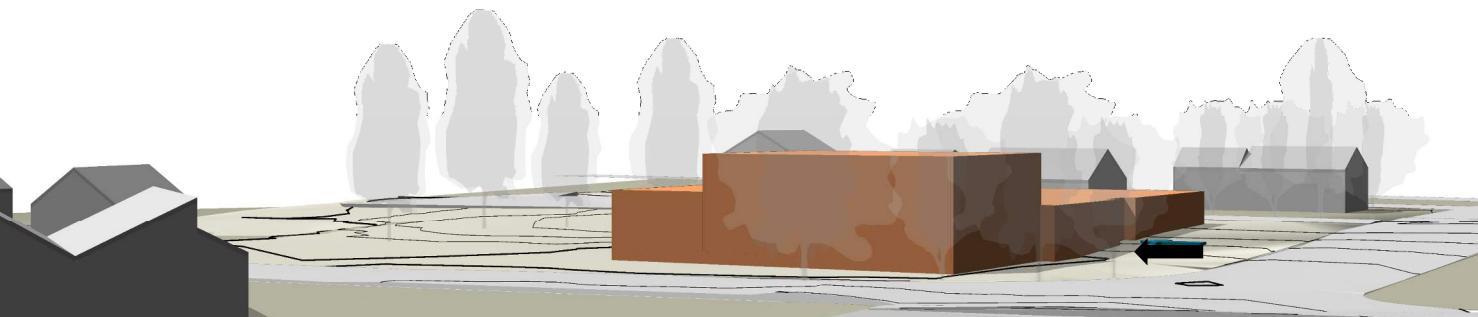
Alternative N1 New - Single Level

Characteristics

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



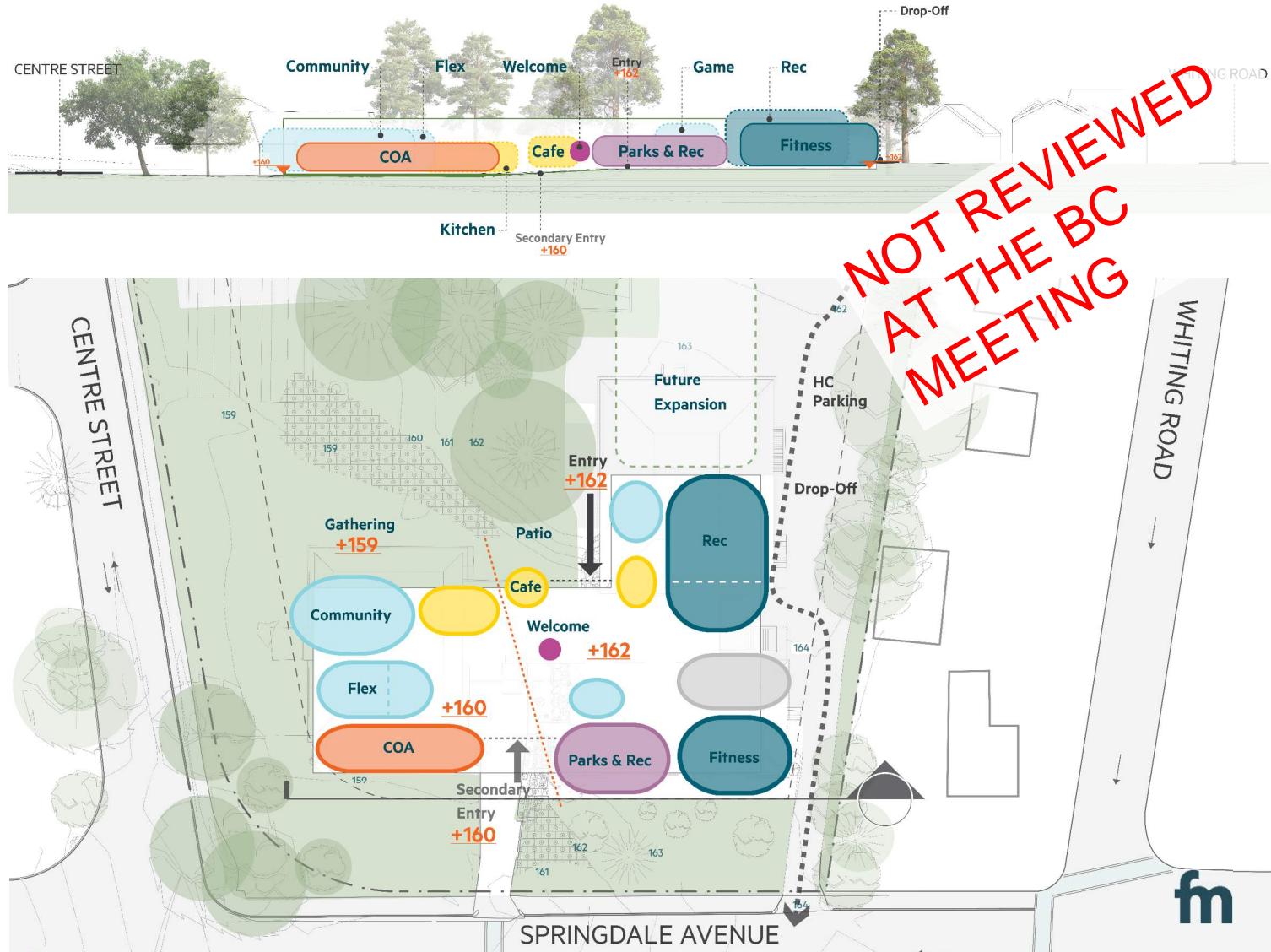
NOT REVIEWED
AT THE BC
MEETING



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



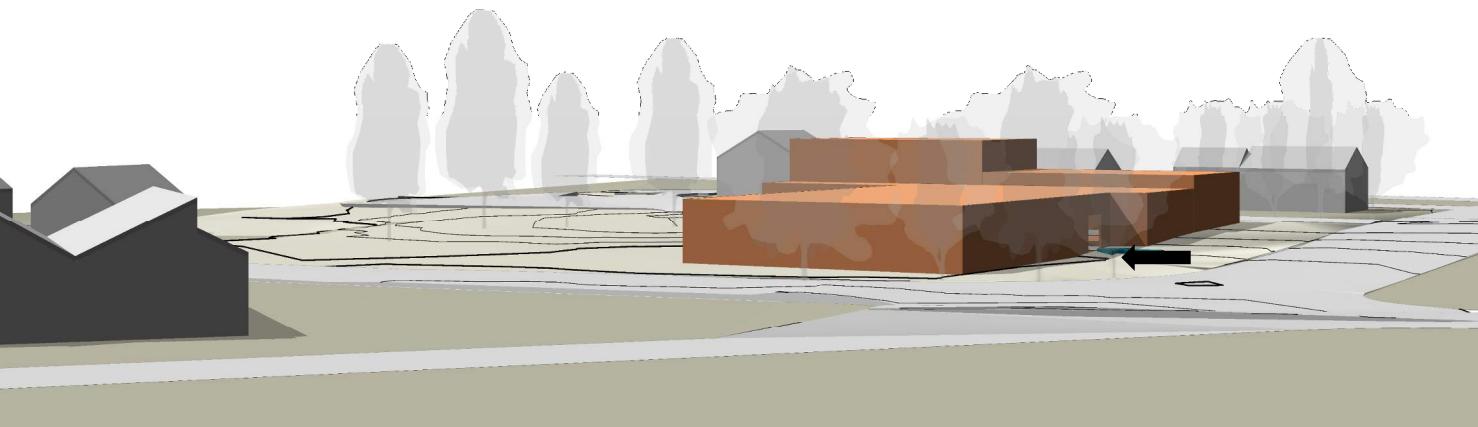
Alternative N2 New - Split Level

Characteristics

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



NOT REVIEWED
AT THE BC
MEETING



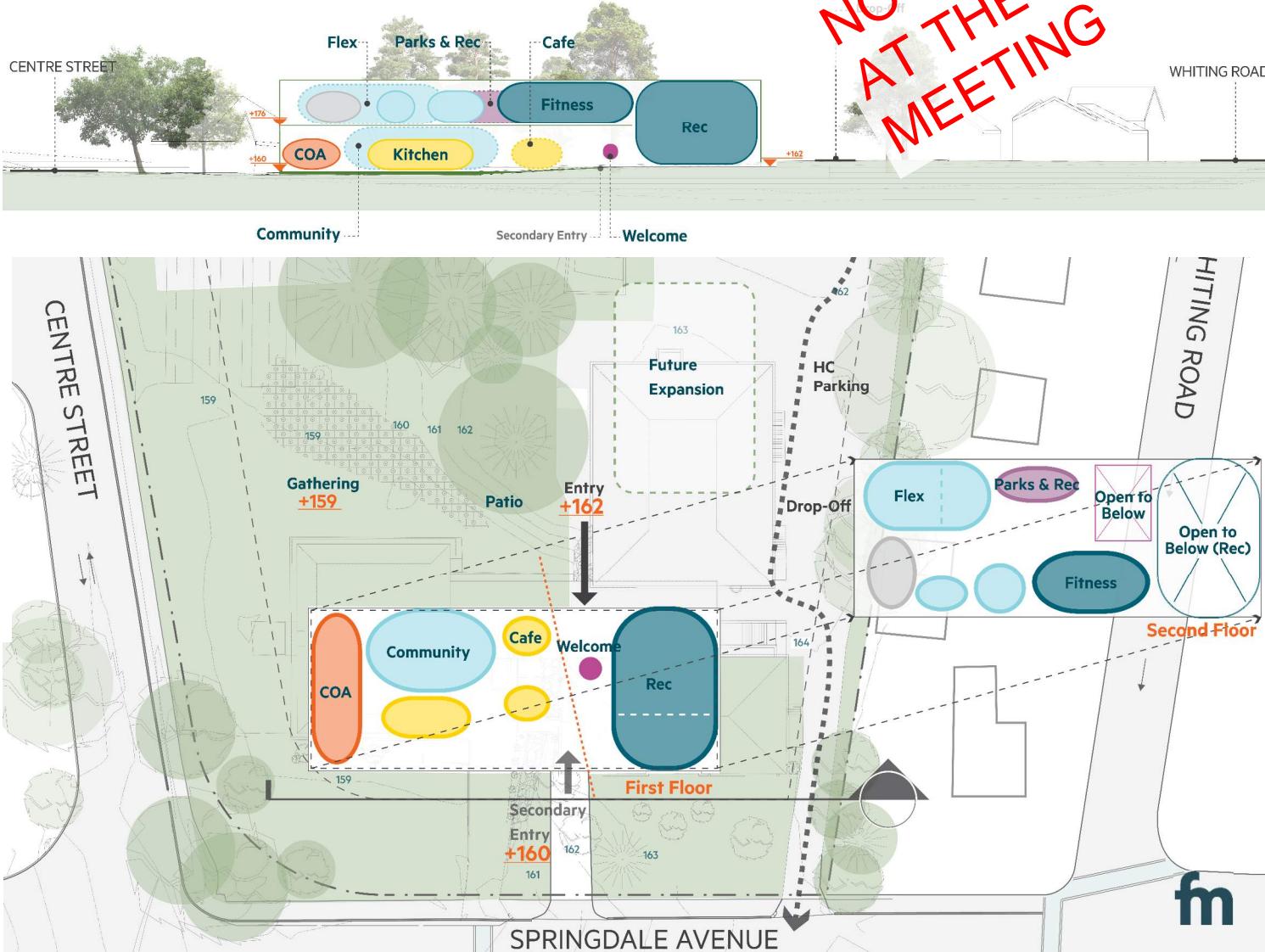
Alternative N3.1 **New - Two Story**

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



GRAPHIC SCALE



Alternative N3.1 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



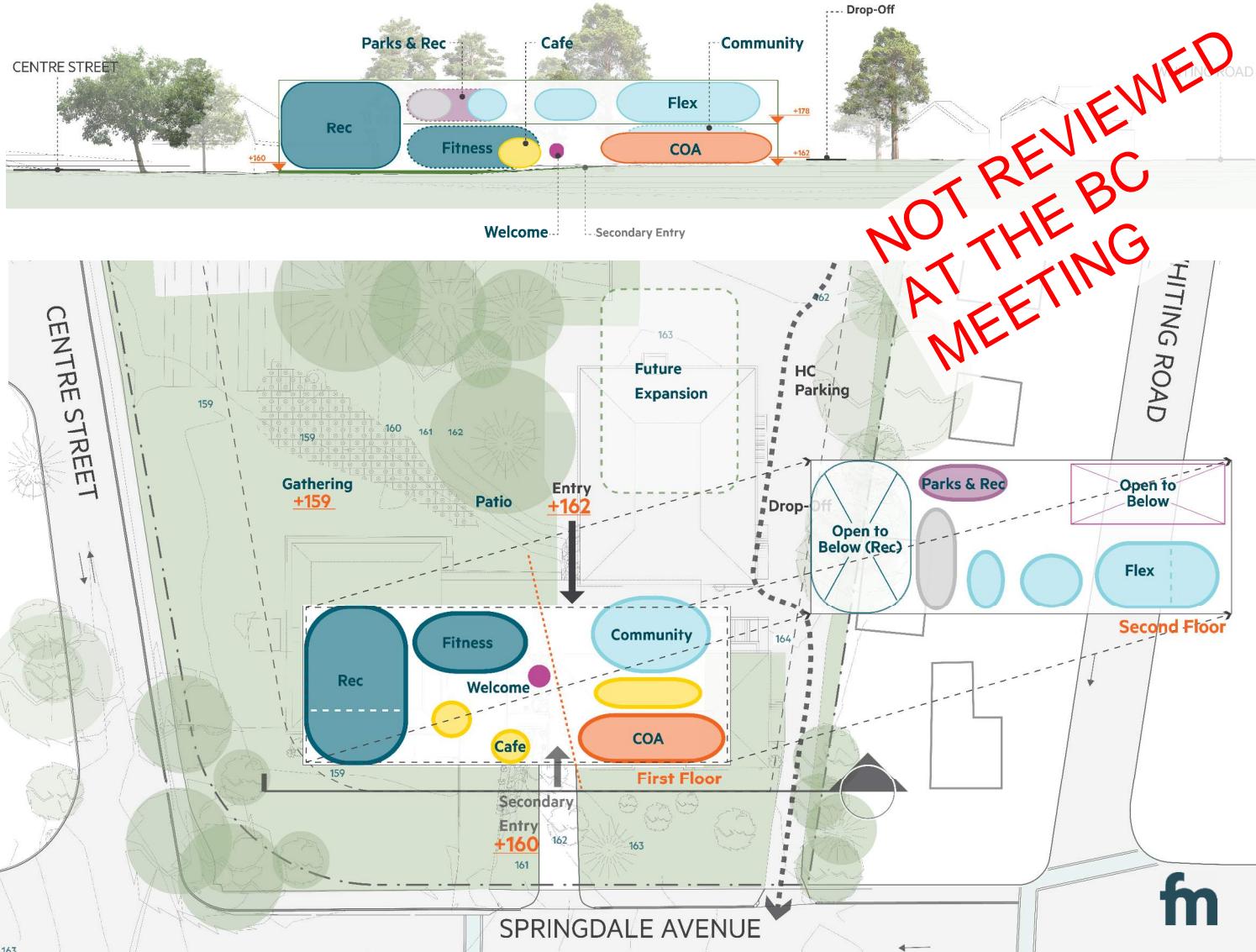
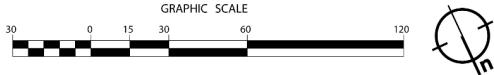
NOT REVIEWED
AT THE BC
MEETING

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



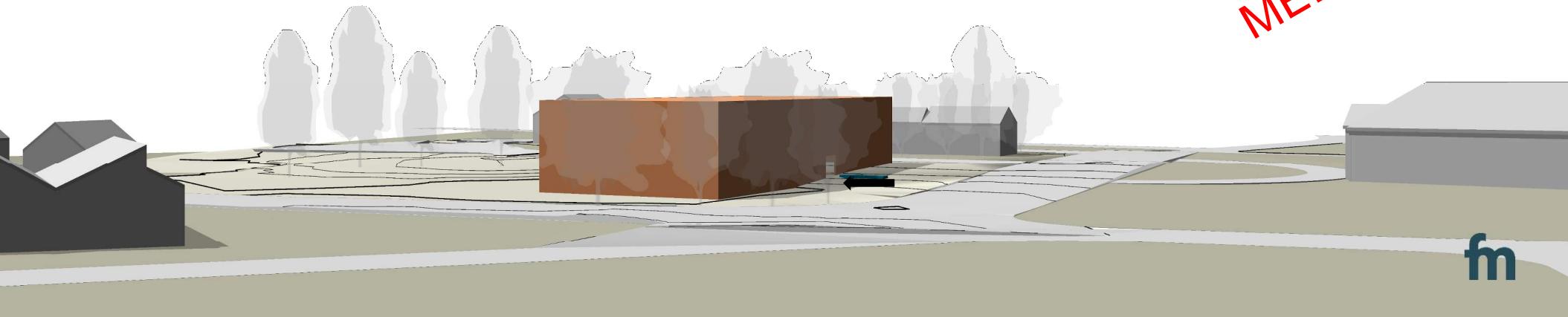
Alternative N3.2 New - Two Story

Characteristics

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



NOT REVIEWED
AT THE BC
MEETING



Alternative R1 Renovation - Vertical Lobby

Characteristics

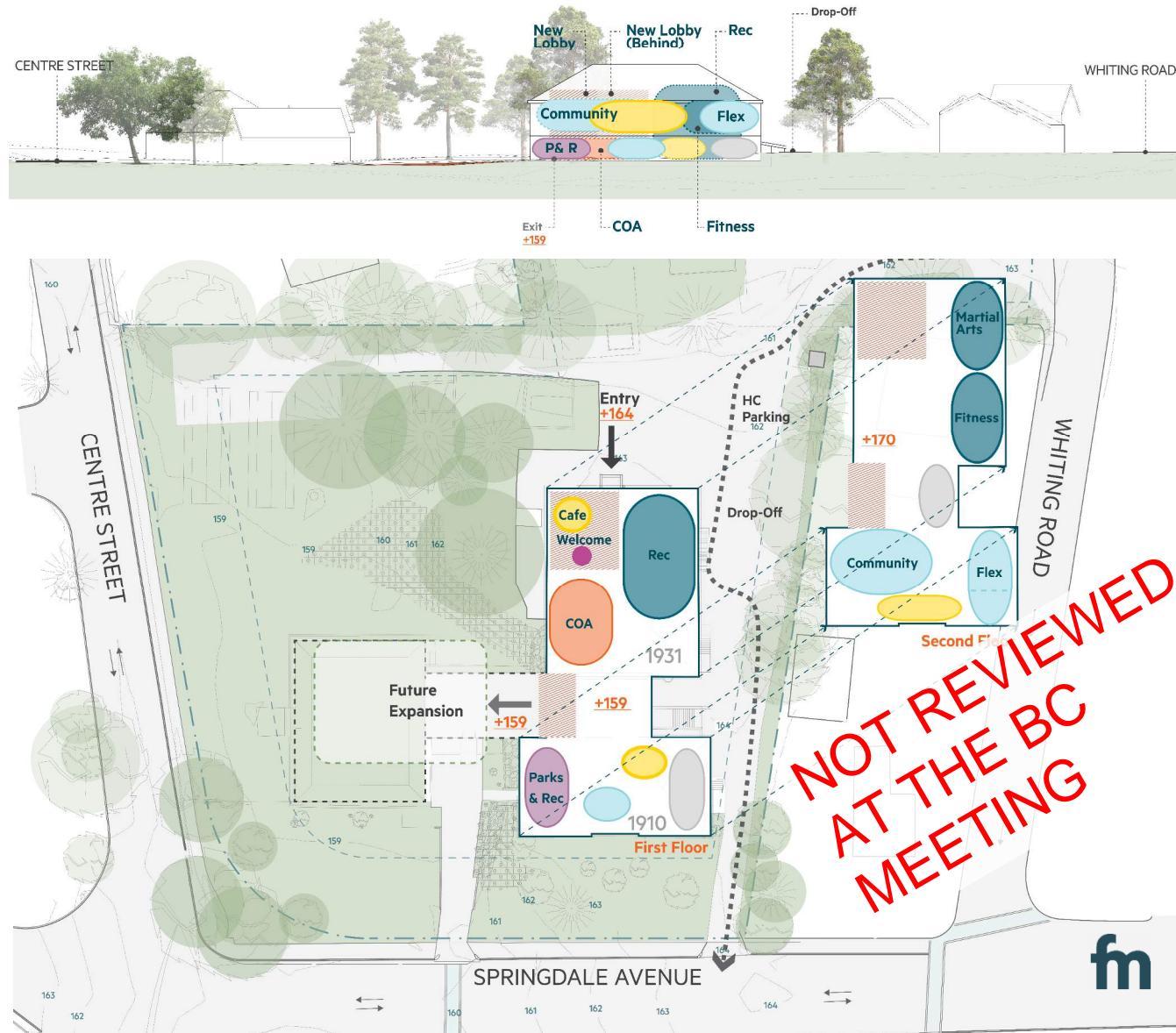
- 22,000sf on two levels
- 1 functional entry at reconstructed lobby
- Rec in existing location
- Community Space in Upper Level of 1910 building
- COA near entry , Lower Level
- Area for expansion

New Construction

Existing to Remain

To be Demolished

GRAPHIC SCALE

fm

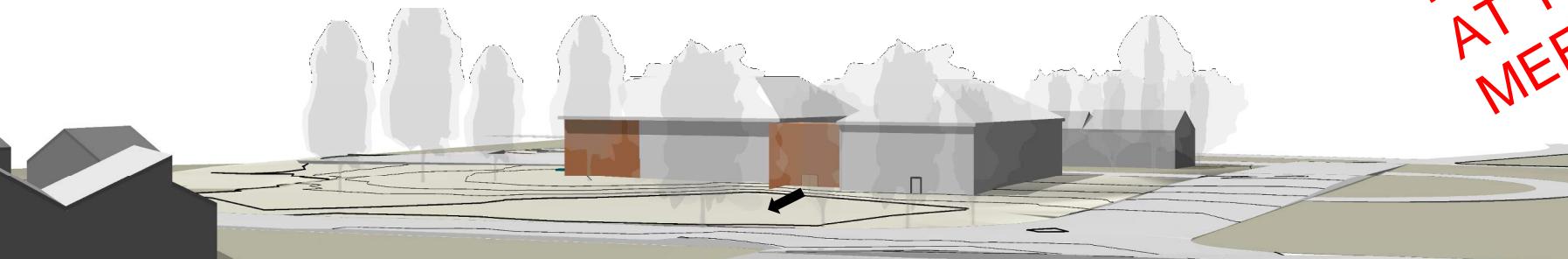
Alternative R1 Renovation - Vertical Lobby

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



NOT REVIEWED
AT THE BC
MEETING



Alternatives R2

Renovation – Lobby Addition

Characteristics

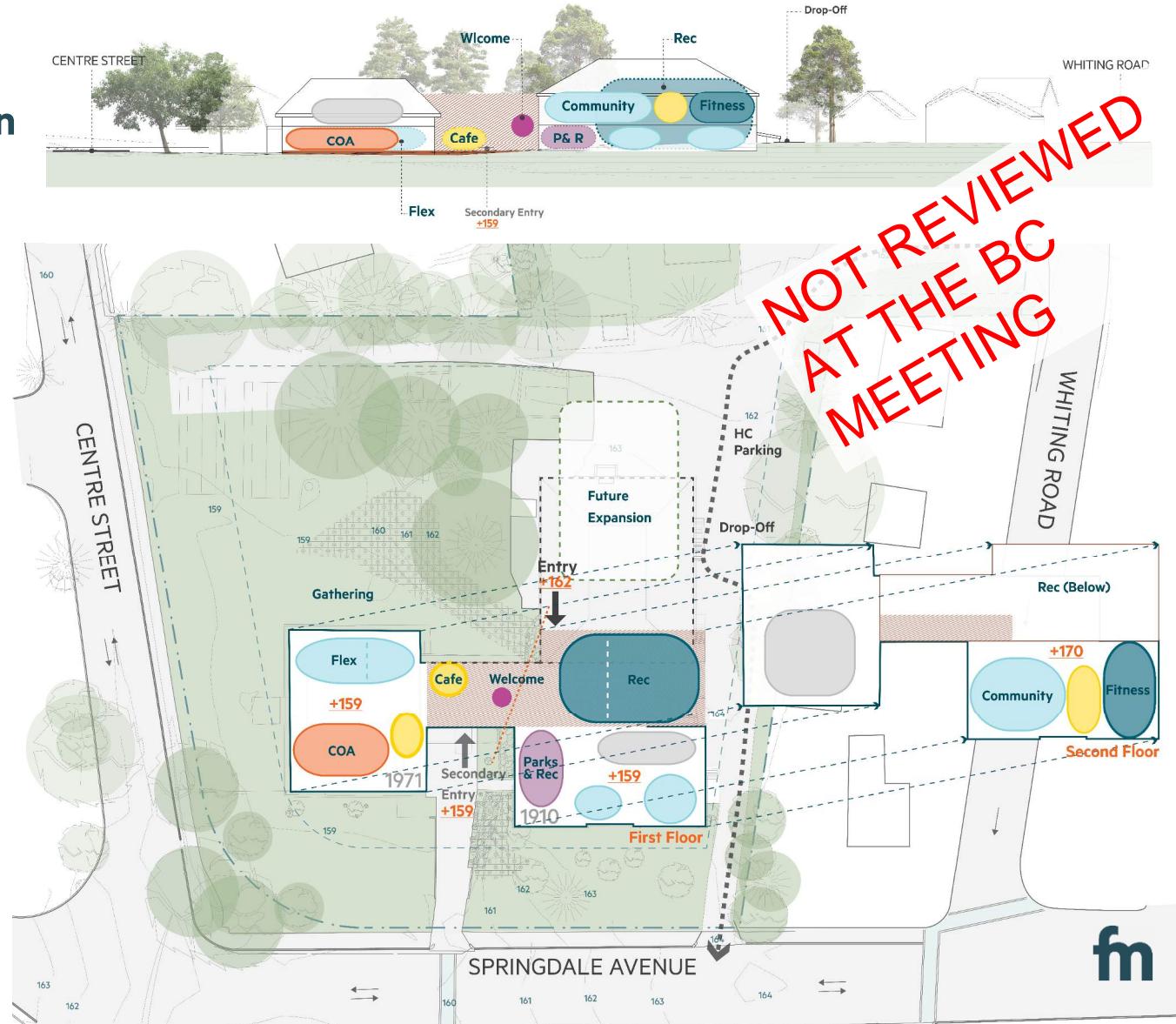
- 20,100sf on three levels
- 2 functional entry in new addition
- Rec. in new construction
- Community Space in Upper Level of 1910 building
- COA near Springdale
- Unprogrammed space in 1971 Bldg
- Area for expansion

New Construction

Existing to Remain

To be Demolished

A horizontal graphic scale with a black background. It features a series of vertical tick marks. Above the scale, the words "GRAPHIC SCALE" are printed in capital letters. Numerical labels are placed above the scale: "30" at the far left, "0" in the middle, "15" to the right of 0, "30" to the right of 15, "60" to the right of 30, and "120" at the far right.



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



NOT REVIEWED
AT THE BC
MEETING



Alternatives R3 Renovation – Save 1910

Characteristics

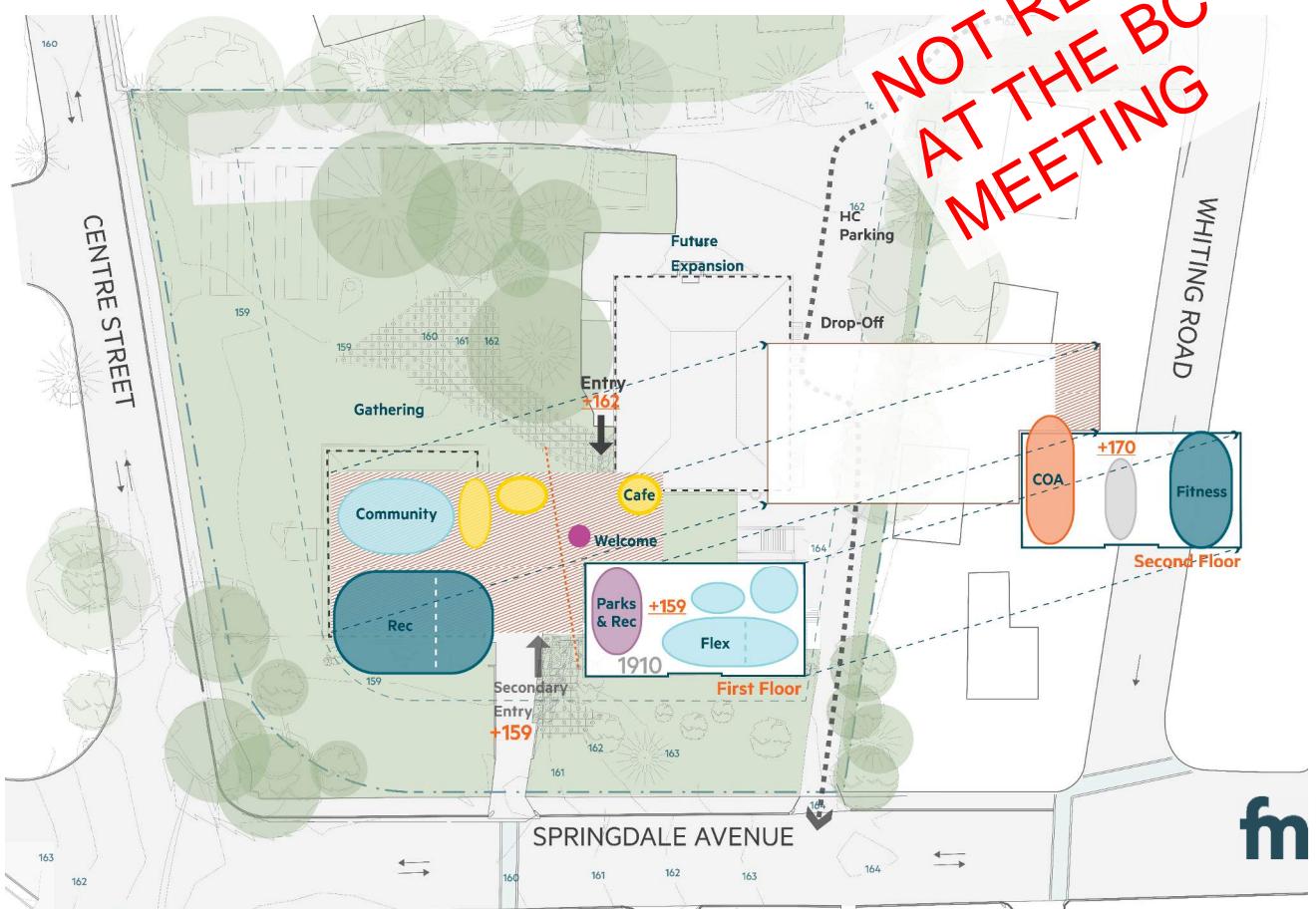
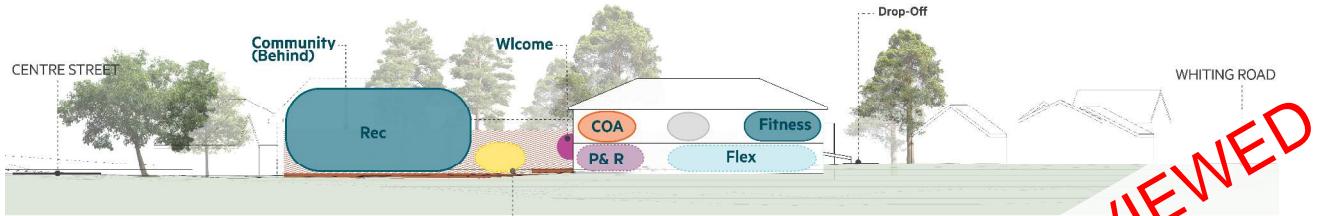
- 18,800sf on three levels
- 2 functional entries in new addition
- Rec in new construction
- Community Space in new construction
- COA overlooking entry, Upper Level
- Area for expansion

New Construction

Existing to Remain

To be Demolished

GRAPHIC SCALE

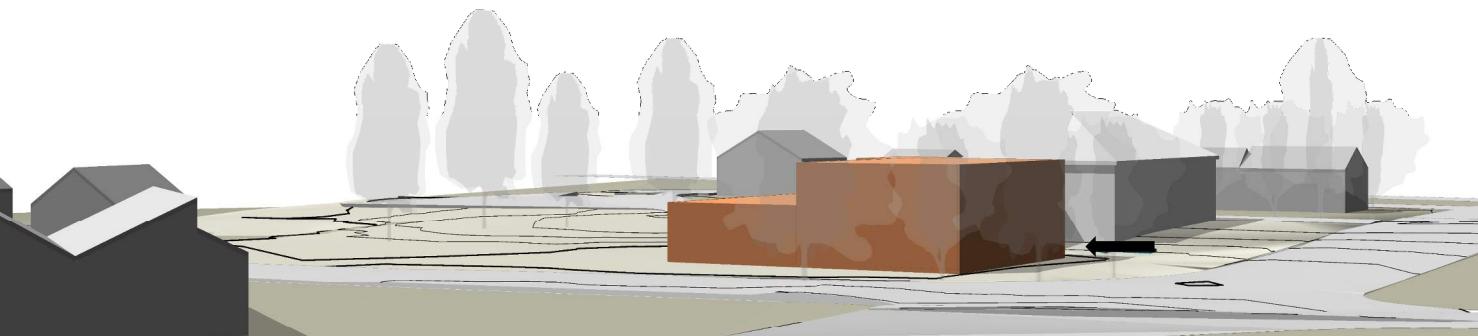
Alternatives R3 Renovation – Save 1910

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
AT THE BC
MEETING



Public Presentation DRAFT

NOT REVIEWED
AT THE BC
MEETING

Outline for discussion

Public Presentation Outline

Draft – for Discussion w/ Bldg. Comm.

NOT REVIEWED
AT THE BC
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

GOLD

N1
Single Level

18,000sf

N2
Split Level

18,000sf

N3.1
Two Levels

18,000sf

N3.2
Two Levels

18,000sf

\$13M

Renovation

R1
1910, 1931, 1971

18,800sf

\$17M

NOT REVIEWED
AT THE BC
MEETING

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

\$13+M

40,000sf

