

Town of Dover Community Center

Dover Community Forum #2

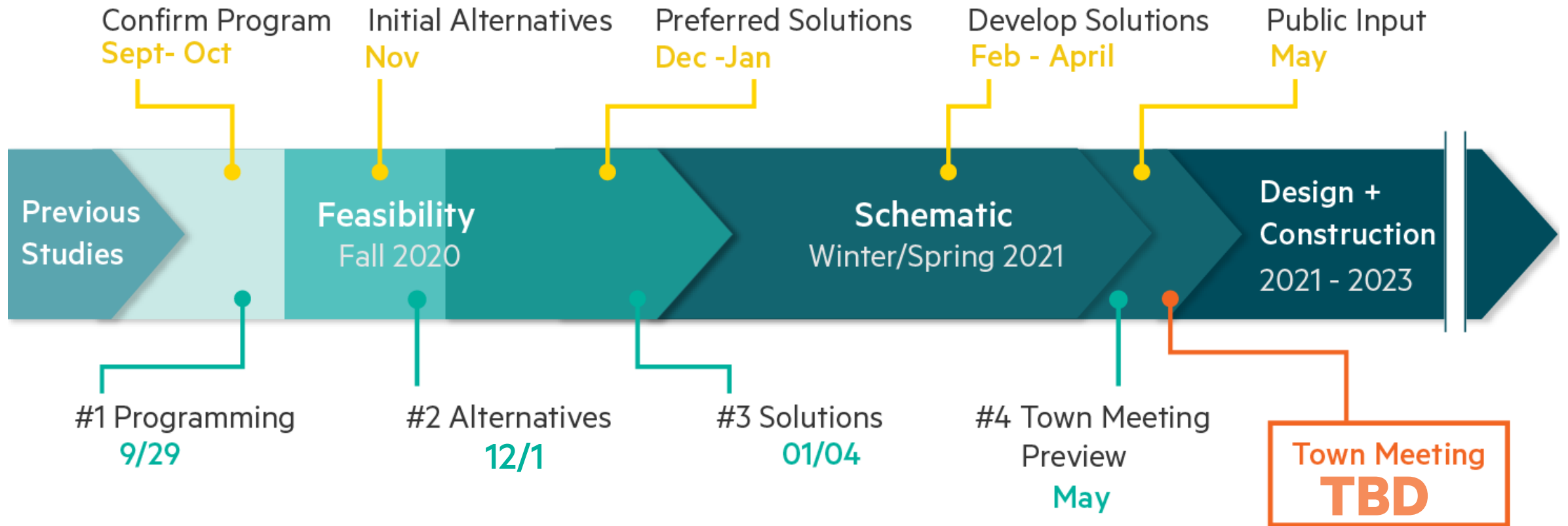
Dec 1, 2020

Building a vision Building consensus

1. Introduction –Schedule
2. Programming Recap
3. Space Options (3)
4. Dover's Preferred Space Option

Schedule Update

Building Committee Meetings



Public Input

Schedule Overview: Design Steps

FEASIBILITY

SCHEMATIC

Program

Evaluation: Program

Flexibility: accommodates # and range of desired activities

Options

- 13,000sf - \$10M
- 15,000sf - \$11.5M
- 18,000sf - \$13M

Major Spaces/ Massing

Evaluation: Range

Confirm full range of options for layout/ massing

Options

- New Construction (3)
- Renovation/Addition (3)

Full Layout/ Elevations

Evaluation: Alternatives

Selection of (2) preferred alternatives using CBA (includes sustainability)

Options

- New Construction (2)
- Renovation/Addition (2)

Schematic Design

Evaluation: Solutions

Schematic Design/ Site Design
Accurate SD Cost Estimates
Recommendation for Town Mtg.

Options

- New Construction (1)
- Renovation/Addition (1)

/ Programming Recap

Comparing Alternatives

<div>Remediate HVAC/ADA 40,000 sq. ft</div>	<div>Base Renovation ~ or ~ New Facility 13,000 sq. ft</div>	<div>Renovate Plus ~ or ~ New Facility 18,000 sq. ft</div>
<div>\$5M*</div>	<div>\$10M</div>	<div>\$13M</div>
<div>\$134/year</div>	<div>\$268/year</div>	<div>\$370/year</div>

Comparable Centers – 2019 Study

Reference: Dover population = 6,279

Town Name	Building Type	Building Size (SF)	Population	Community Room	Full Gym	Fitness Spaces, Dance, Aerobic, ...	Flex Spaces, Activity Rooms
Stow	Community Center	10,000+	7,102	✓		✓	✓
Weston	Community Center	22,000	12,211	✓		✓	✓
Wellesley	Senior Center	12,400	29,479	✓		✓	✓
Wellesley	Community/Recreation Center	25,000	29,479	✓	✓	✓	✓
Lexington	Community Center	34,000	33,410	✓		✓	✓
Medfield	Senior Center	7900	12,888	✓			✓
Medfield	Community Center	8000	12,888	✓		✓	✓
Natick	Community- Senior Center	21,911	35,282	✓	✓	✓	✓
Sharon	Community Center	37,300	15,000	✓		✓	✓
Sherborn	Community Center	3,300	4,323	✓			✓

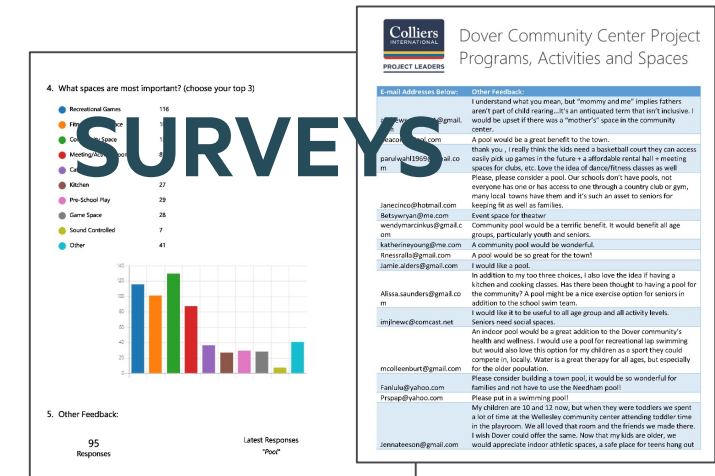
Activities: Possibilities & Opportunities for Dover

Café	Computer Room (laptop)
Meeting Friends	Arts & Crafts
Book Clubs	Family Gatherings
Birthday Party's	Volleyball
AARP Tax Support	Cornhole toss
Movie Nights	Conference Room
Language Classes	Music Recitals
Bingo	Demo. /Teaching Kitchen
Dance Classes	Aerobic Exercise
Badminton	Ping-Pong
Lounge Space	Bake sales
Recording/Video	Pickleball
Board Games	Lacrosse Practice
Painting Parties	Dances
Billiards	Yoga
Soccer Practice	Coffee Gatherings
Youth Coaches Meetings	Spin Classes
Foosball	Workout Classes
Youth Sleep Overs	Heating & Cooling Shelter
Adult Sports Leagues	

Volunteer space
 ½ Court Basketball
 Rehearsals
 Library/Reading Room
 Health Room
 Special Events Dinners
 Martial Arts
 Tutoring Rooms
 Indoor Walking
 Cooking Classes
 Flower Arrangements
 Stage
 Theme Parties
 Child Play
 Workshops & Lectures
 Group Lunches
 Socializing
 Batting Practice
 Business Meetings

Flexible design is the key to success

PAST STUDIES



What we have heard

Criteria for Success



General: On Budget, Universal Access



Functionality: Flexible, Future Needs, Exterior Activities



Experiential: Welcoming, Social, Healthy Interiors



Community: Multi-Generational (ages 2-92), Safety



Sustainability: Energy Efficient, Resilient

/ Space Options (3)

Options for Community Center Program & Cost

\$10 M

13,000 gsf

Recreation	included
Fitness/Dance	1,200 sf
Community Space	2,400 sf

OPTION #1

\$11.5 M

15,000 gsf

Recreation	2,200 sf
Fitness/Dance	1,200 sf
Community Space	1,400 sf

OPTION #2

\$13 M

18,000 gsf

Recreation + Fitness	3,000 sf
Fitness/Dance	1,200 sf
Community Space	1,600 sf

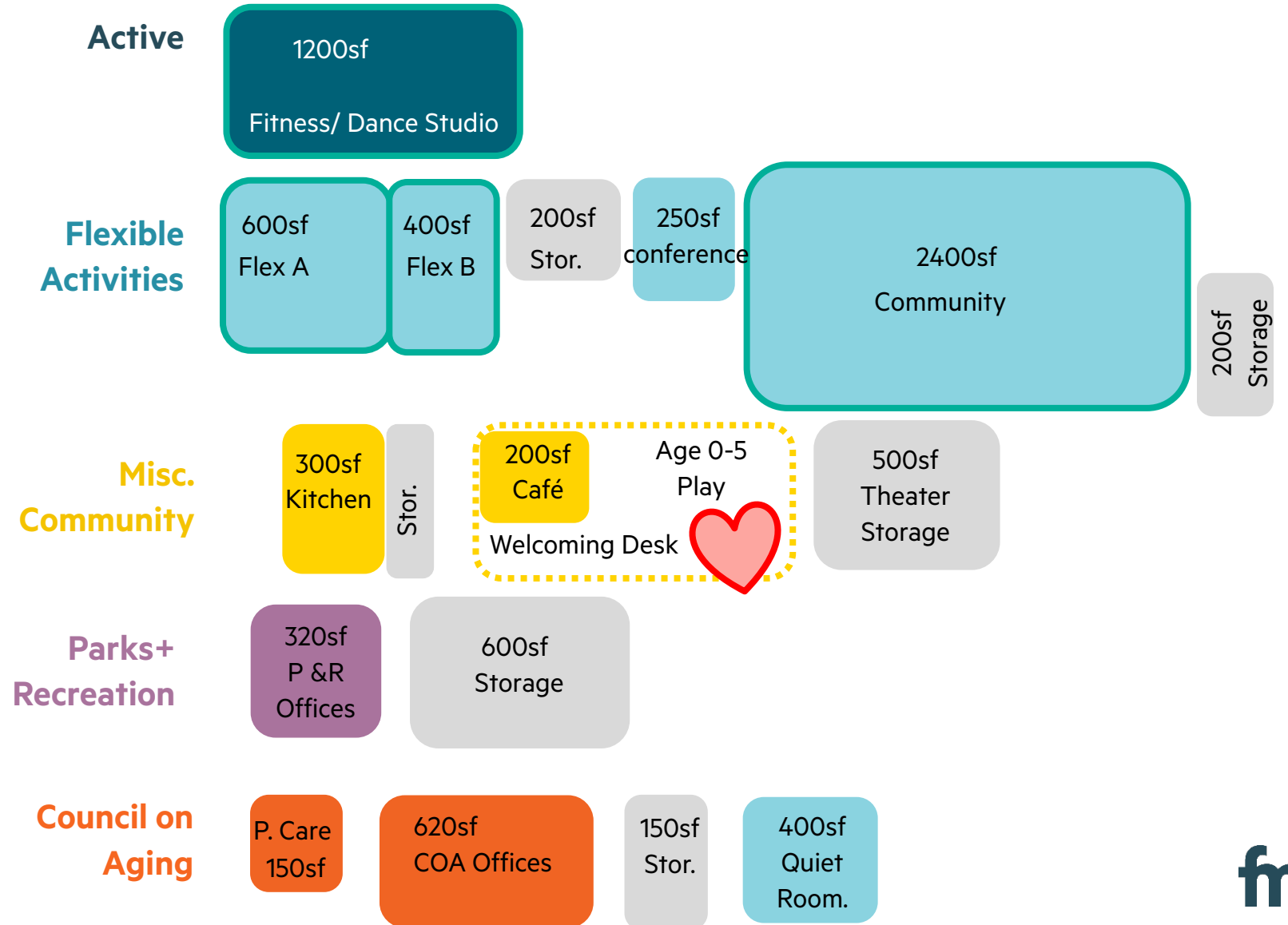
OPTION #3

13,000 GSF - Space Option #1

Major Features

- Fitness/ Dance
- Large Community Space (shared for Recreation)
- Basic Kitchen
- Age 0-5 Play as GSF

Core Spaces	6,900sf
Storage Area	1,780sf
Program Area	8,680sf
Gross Area	13,020sf
Project Cost	\$10 M

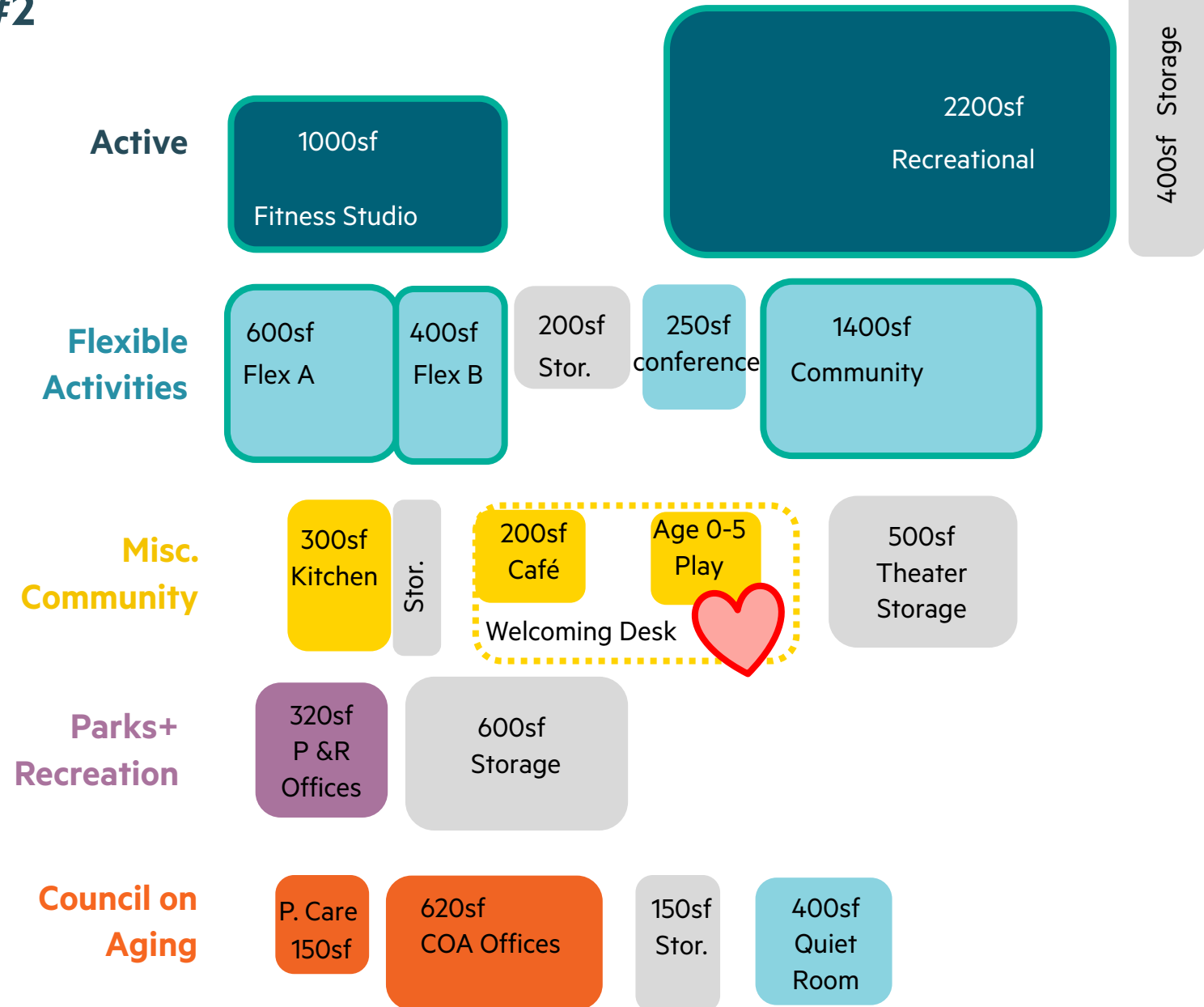


15,000 GSF - Space Option #2

Major Features

- Fitness/ Dance
- Recreational – existing size
- Smaller Community Space
- Basic Kitchen

Core Spaces	8,100sf
Storage Area	1,980sf
Program Area	10,080sf
Gross Area	15,120sf
Project Cost	\$11.5M



18,000 GSF - Space Option #3

"Recommended"

Major Features

- Flexible: Recreation + Fitness
- Medium Community Space
- Expanded Kitchen
- Fitness/ Dance

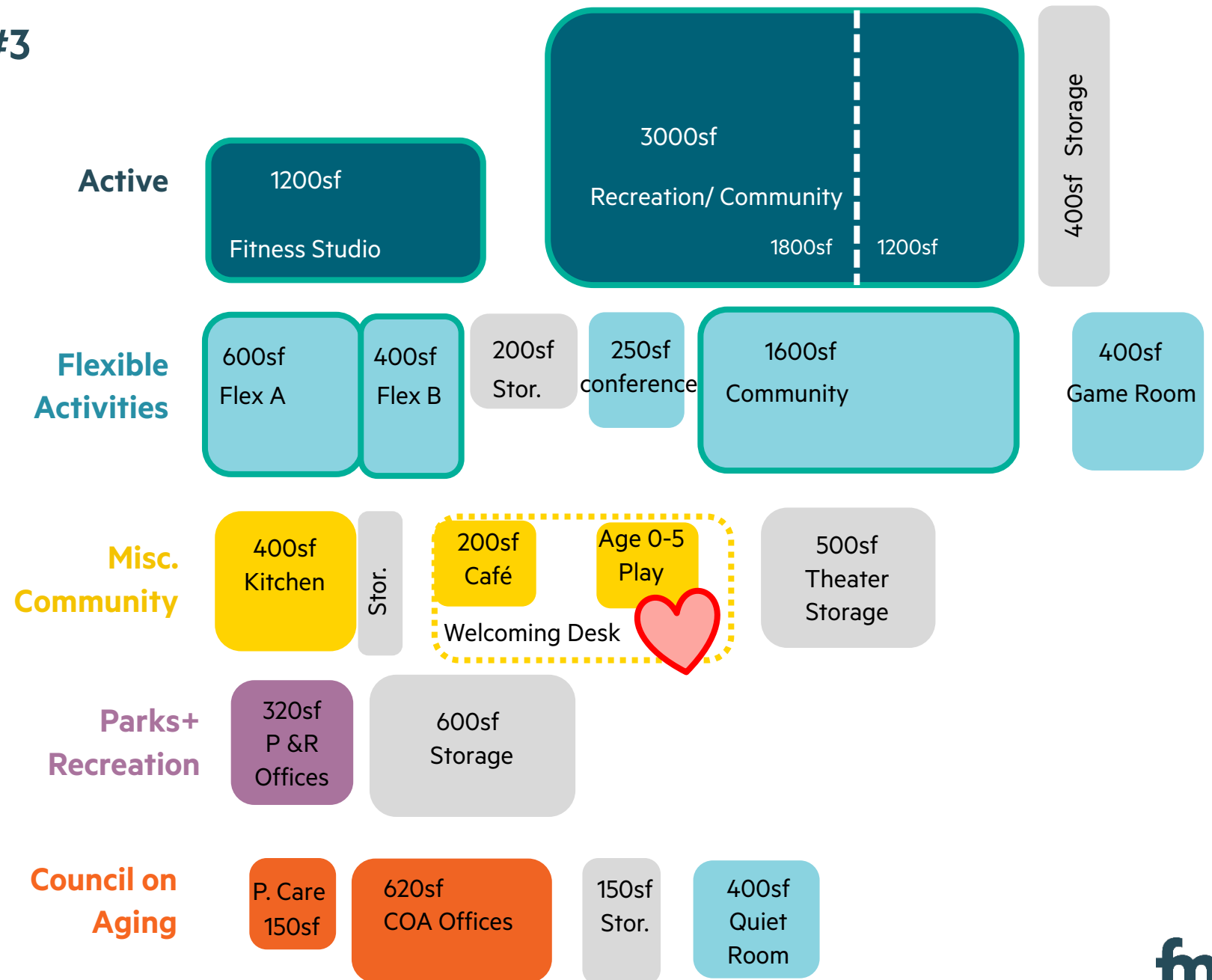
Core Spaces 9,860sf

Storage Area 2,025sf

Program Area 11,885sf

Gross Area 17,828sf

Project Cost \$13M



Major Spaces

Programming Summary

1600sf
Community

300sf
Kitchen



Community Activities

- Congregate dining
- Performances
- Theatrical rehearsal
- Lectures/ presentations
- Fitness activities
- Events/ dances

Useable Cafeteria Space ~ 1700sf

Heart of Community

200sf
Cafe

Age 0-5
play

Welcoming Desk



400sf
Quiet
Room



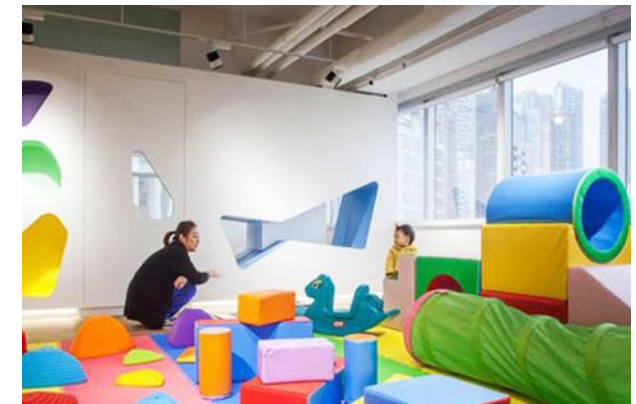
Welcome Activities

- Welcome Desk
- Cafe
- 0-5 Children's Play
- Community Space
- Quiet Room

No equivalent space at the Caryl



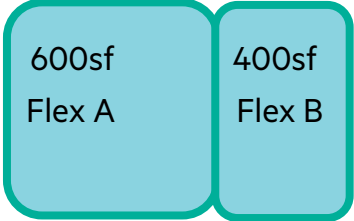
Example Quiet Room



Example Children's Play Area

Major Spaces

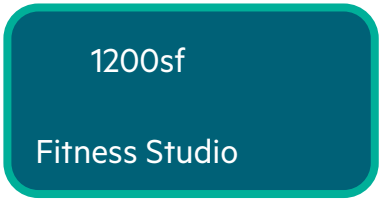
Programming Summary



Flex Activity Spaces

- Arts & Crafts
- Group meetings
- Book Clubs
- Computer Skills
- Workshops & Lectures
- Tutoring

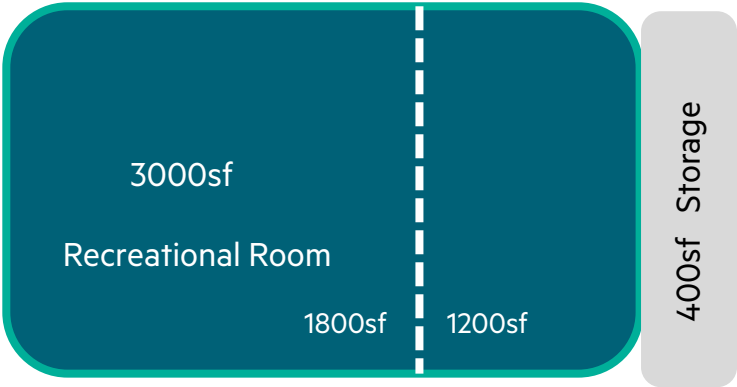
Caryl Blue Room - 900sf



Fitness Activities

- Dance
- Aerobics
- Yoga
- Meditation
- Other fitness activities

Miss Erin's Dance Floor- 1200sf



Recreational Activities

- Pickleball
- Basketball
- Indoor Soccer
- Martial Arts (1200sf)
- Dances, Large Events

Caryl Gym - 2250sf

What is Dover's Preferred Option?

Why Space Option#3

The Building Committee recommended this as their preferred option

- **Listened:**
Meets the **desired activities of Dover** as learned through public outreach and staff interviews
- **Flexibility:**
Allows for **more than one Activity** in the same space at the same time due to divisible large spaces
- **Multi-generational:**
Supports for the **greatest range** of Recreational, Social Activities & Public Meetings

Options for Community Center Program & Cost

\$10 M

13,000 gsf

Recreation

(uses Community Space)

Fitness/Dance

1,200 sf

(specialized sprung floor)

Community Space

2,400 sf

(dual use: recreation + events)

(Est. tax impact \$270/year)*

\$11.5 M

15,000 gsf

Recreation

2,200 sf

(same size as existing)

Fitness/Dance

1,200 sf

(specialized sprung floor)

Community Space

1,400 sf

(separate from recreation)

(Est. tax impact \$320/year)*

\$13 M

18,000 gsf

Recreation + Fitness

3,000 sf

(divisible into 2 spaces)

Fitness/Dance

1,200 sf

(specialized sprung floor)

Community Space

1,600 sf

(separate from recreation)

(Est. tax impact \$370/year)*

*Based on median Dover home value of \$1M for Fall 2019 Special Town Meeting

Survey Question

What is your preferred space option?

\$10 M

13,000 gsf

Option #1

\$11.5 M

15,000 gsf

Option #2

\$13 M

18,000 gsf

Option #3



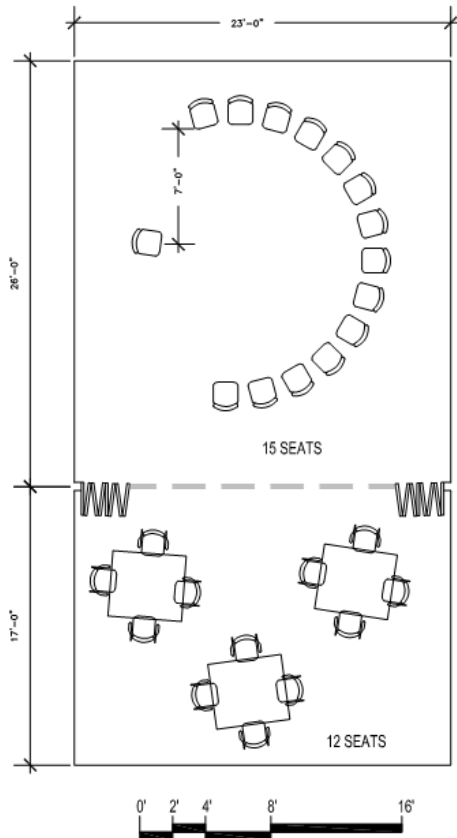
Major Spaces

More Details

Flex Spaces

Activity Analysis

Foldable partition
Sinks for projects
Support for A/V



600sf
Flex A

400sf
Flex B

250sf
conference

400sf
Quiet
Room.

Activity Spaces

- Arts & Crafts
- Group meetings
- Book Clubs
- Computer Skills
- Board Games
- Painting Parties
- Workshops & Lectures
- Tutoring

Flex Spaces – Max Occupancy (Code)

600sf	400sf	1000sf	
86	57	143	Concentrated seating
27	18	45	Tables and chairs
30	14		Conference RM
		48	Yoga



Arts & Crafts



Caryl Blue Room - 900sf

Existing classrooms 215 & 217 = 1,000sf

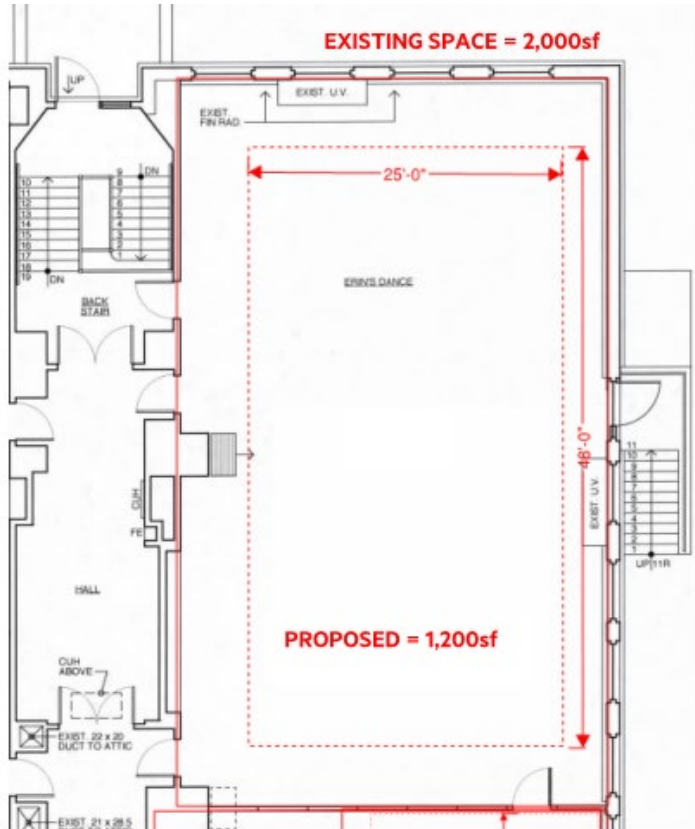
Fitness Studio

Activity Analysis

1200sf

Fitness Studio

Sprung floor, for resilience
Calm space, natural lighting
Tall ceiling, 12ft -14ft



Same size as existing dance mat

Fitness Activities

- Dance
- Aerobics
- Yoga
- Meditation
- Other fitness activities



Example Fitness Studio

Fitness Space –Max Occupancy (Code)

1200 sf	-200sf storage/ equip.
20	Dance ballet
80	Aerobics
50	Yoga



Caryl Room – Fitness

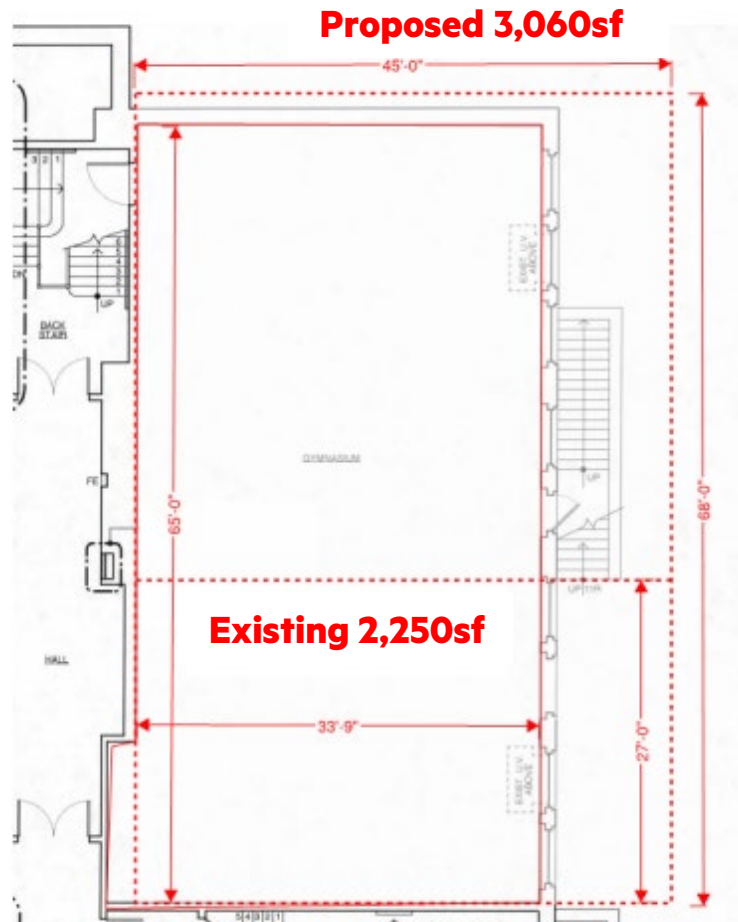
Recreation Room

Activity Analysis

Flexible, combining two spaces

Athletic floor, high ceiling- 20ft+

Recreation + large group activities



Wider than existing (better for courts)



Recreational Activities

- Pickleball
- Basketball
- Floor Hockey
- Indoor Soccer
- Martial Arts (1200sf)
- Large Event Room

Recreation Room – Max Occupancy (Code)

3060sf	2200 sf	20% circulation
110	80	Tables and chairs
160	115	Athletics



Multi-use, multi-generational space



Caryl Recreational Room
80% Parks & Recreation

Community Room

Activity Analysis

Multi-purpose floor

Tall ceiling- 14ft+

Desired: near Welcome Area and Kitchen

1600sf
Community

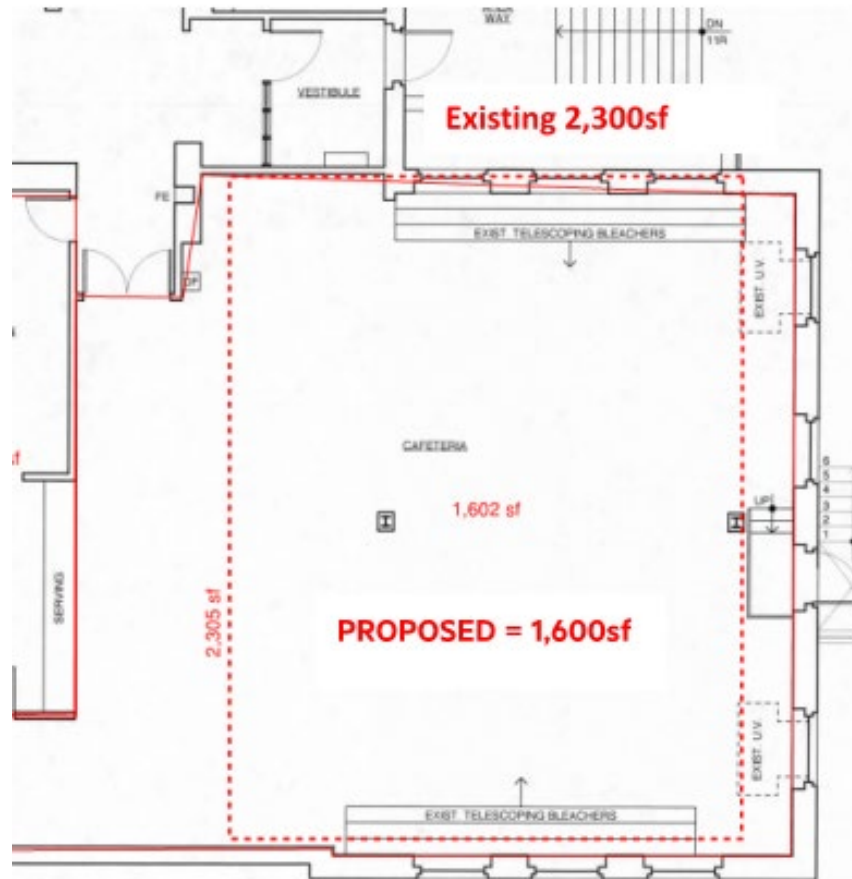
300sf
Kitchen

Community Activities

- Congregate dining
- Performances
- Theatrical rehearsal
- Lectures/ presentations
- Fitness activities
- Special event dinners
- Events/ dances



Example Community Space



Based on DSHS Stage

Community Space – Max Occupancy (Code)

1200sf	1600sf	2200sf	
100	150	230	Performance/ lecture
32	48	72	Congregate dining
75	110	160	Community Dance



Existing Cafeteria

Welcome Area

Activity Analysis



Heart of Community

Open space, tall ceiling (double height?)

Community space+ COA nearby

Visual connection to activity rooms

Clear sightlines to entries

Existing Caryl lacks this type of space



Quiet Room

Welcome Desk

- Central point for check-in
- Managing office space near-by

Café

- Snacks and coffee
- Near entry, casual drop-in
- Touchdown seating (laptops)

0-5 Children Play area

- Near Café
- Place for parents to connect

Quiet Room

- Reading, study, Private meetings
- Touchdown seating (laptops)
- Comfortable chairs, small meeting table



Example Welcome/Café



Example Children's Play Area