

## **Town of Dover Community Center**

Building Committee

- Range of Alternatives

Dec. 7, 2020

# Building a vision

## Building consensus

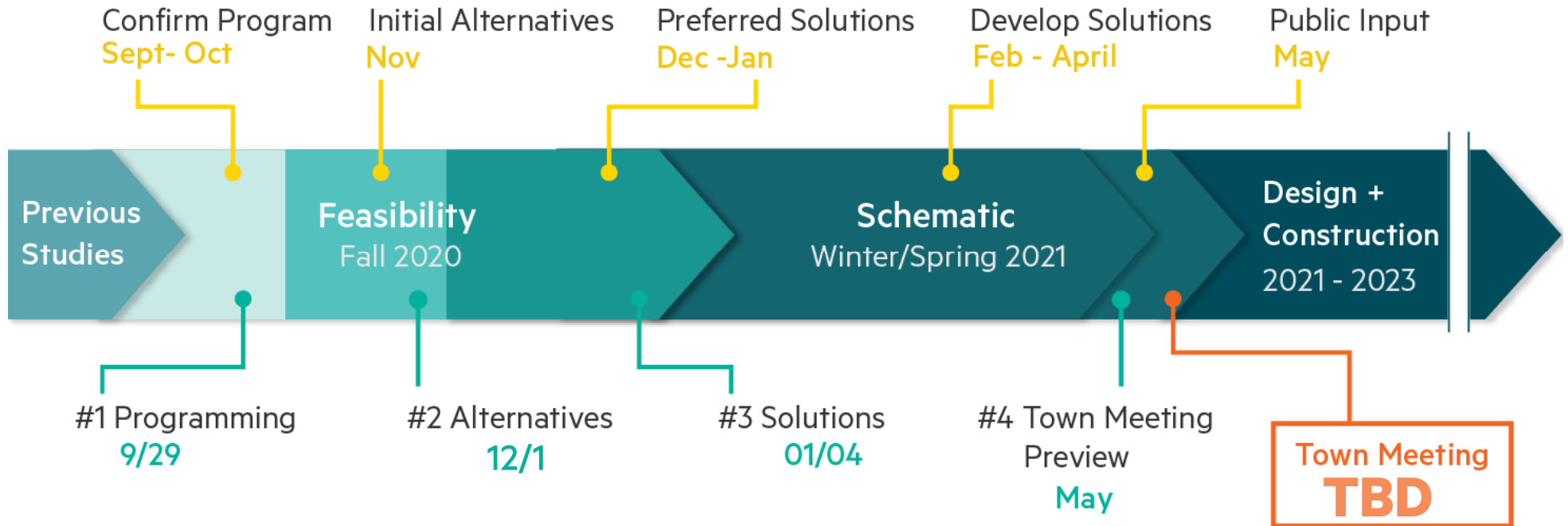
1. Schedule

2. Survey Results (Program Confirmation)

3. Initial Alternatives - Range

# Schedule Update

## Building Committee Meetings



## Public Input

## Schedule Overview: Design Steps

### FEASIBILITY

### SCHEMATIC

#### Program



#### Major Spaces/ Massing



#### Full Layout/ Elevations



#### Schematic Design

##### Evaluation: Program

Flexibility: accommodates #  
and range of desired activities

##### Options

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

##### Evaluation: Range

Confirm full range of options  
for layout/ massing

##### Options

- New Construction (4)
- Renovation/Addition (3)

##### Evaluation: Alternatives

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

##### Options

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

##### Evaluation: Solutions

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

##### Options

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



# Survey Results

## Program Confirmation

## 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 Town Meeting

**Survey Results**  
Dover Community Center

**Dec. 1 - Forum**

130 participants

**Dec. 6 - Survey**

224 participants

**\$10 M**

13,000 gsf

**11%**

**10%**

22 votes

**\$11.5 M**

15,000 gsf

**8%**

**7%**

16 votes

**\$13 M**

18,000 gsf

**79%**

**83%**

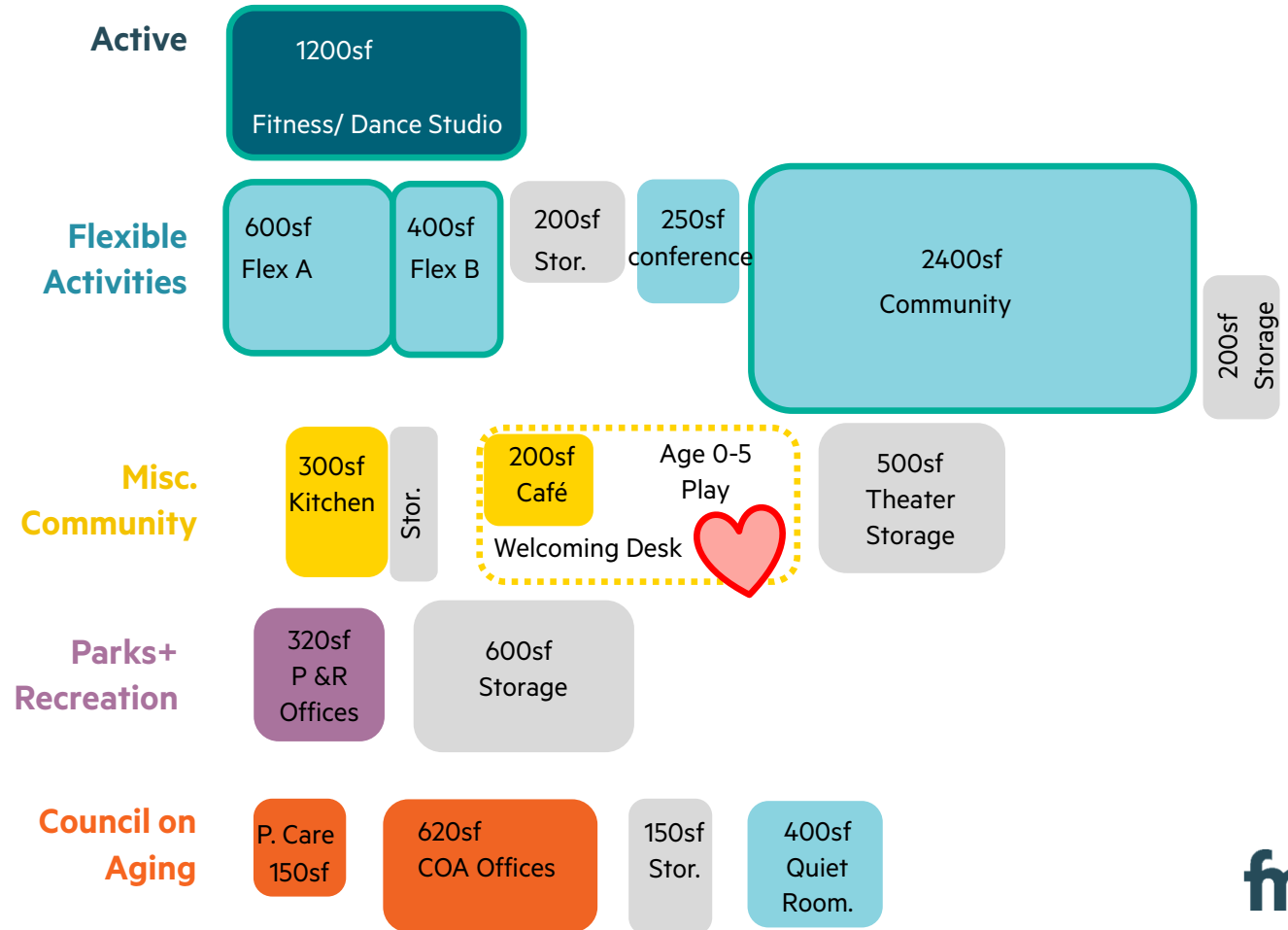
186 votes

# 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



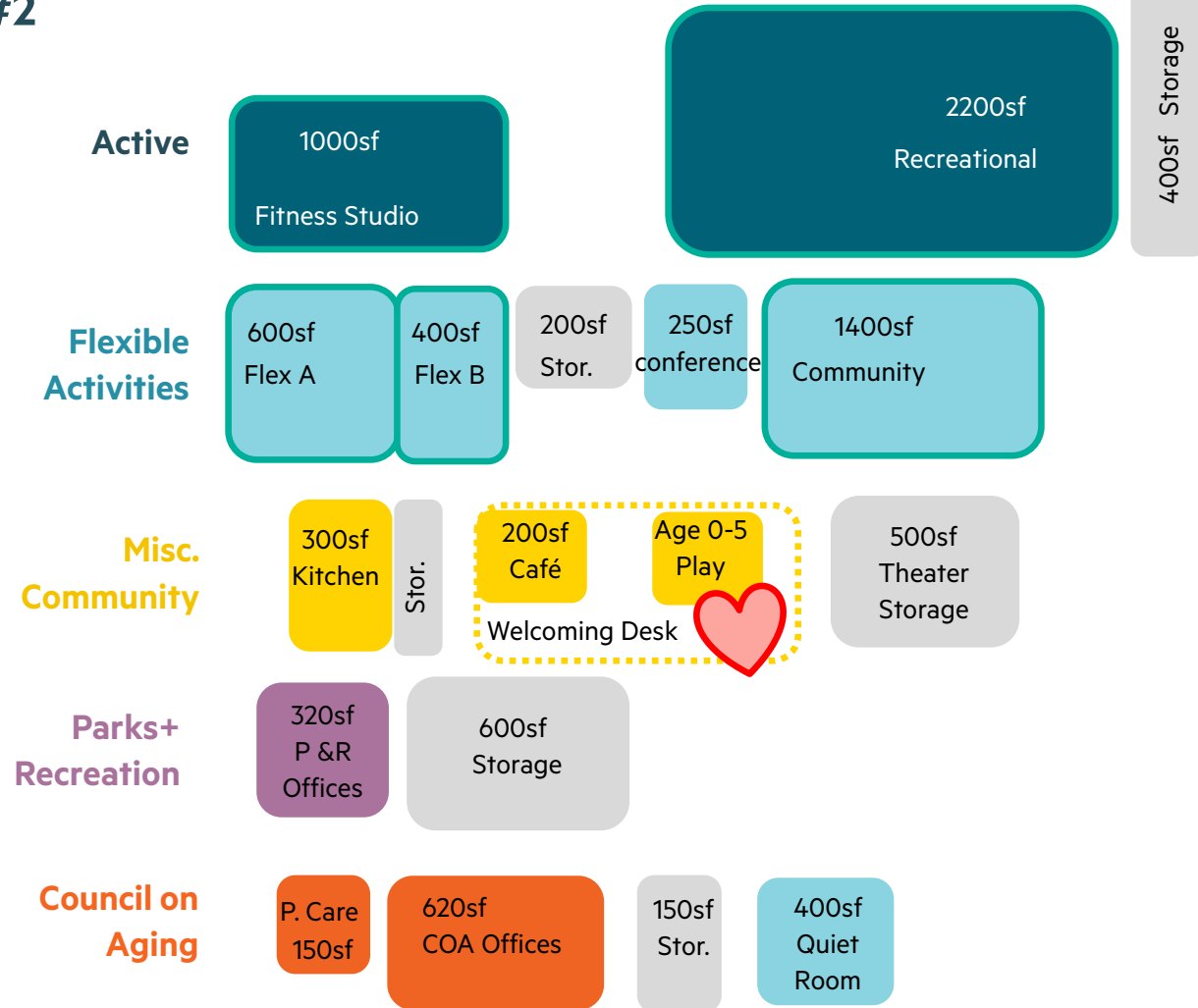


## 15,000 GSF - Space Option #2

### 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

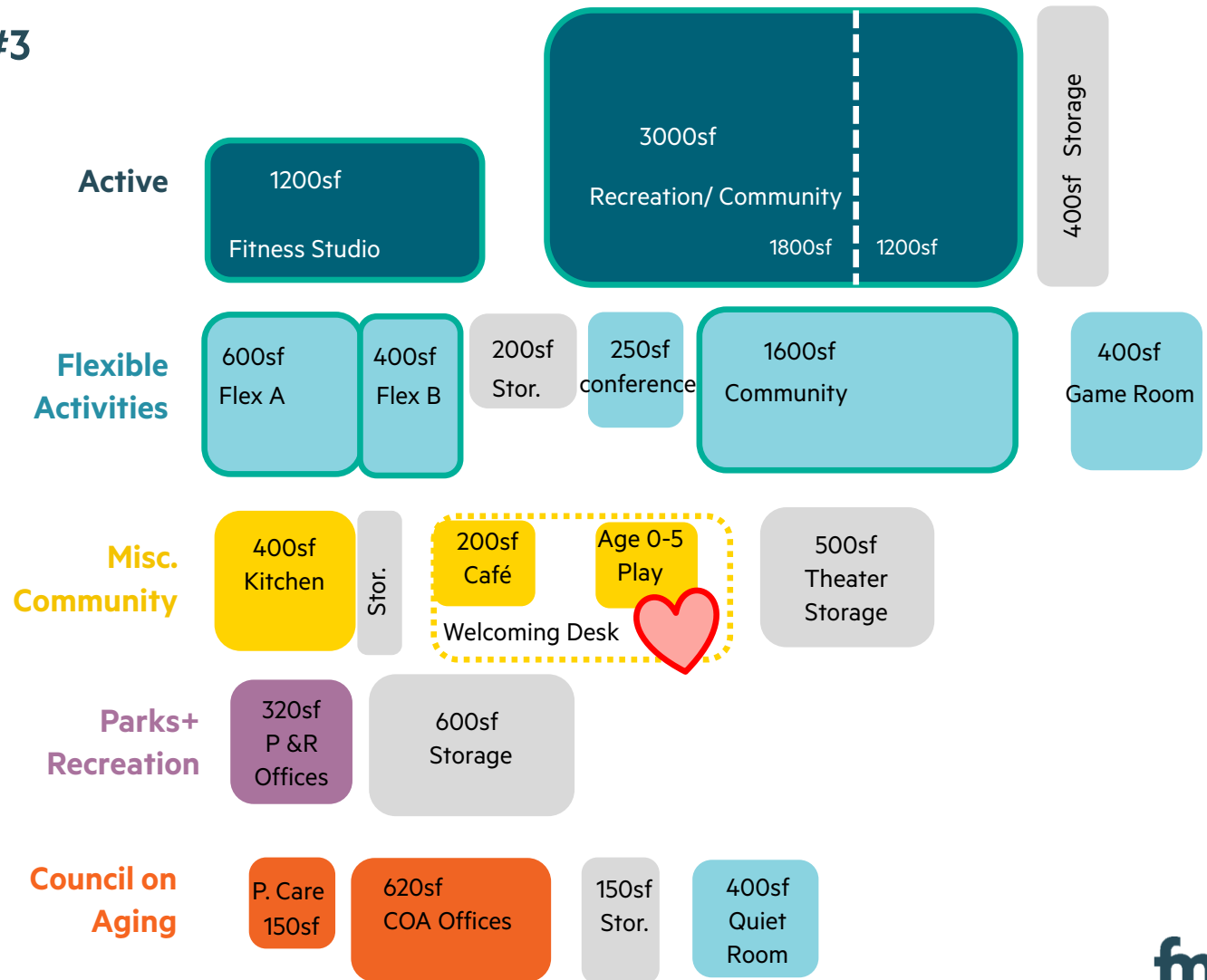
Core Spaces 9,860sf

Storage Area 2,025sf

Program Area 11,885sf

Gross Area 17,828sf

Project Cost \$13M





# **Full Range of Alternates**

For Building Comm. review

## Range of Community Alternatives

### New Construction

**N5**  
13,000sf  
\$10M

**N4**  
15,000sf  
\$11.5M

**N1** Single Level  
18,000sf

**N2** Split Level  
18,000sf

**N3.1** Two Levels  
18,000sf

**N3.2** Two Levels  
18,000sf

**\$13M**

### Renovation

**R3**  
1910  
18,800sf  
\$13M

**R2**  
1910, 1971  
20,100sf +/-  
\$13M

**R1**  
1932, 1910  
22,000sf +/-  
\$13M

Code & MEP  
upgrades only →

**R4**  
1910, 1931, 1971  
40,000sf  
\$13<sup>+</sup>M

# Site Analysis

## Observations

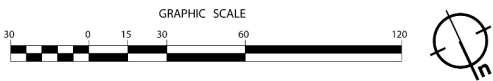
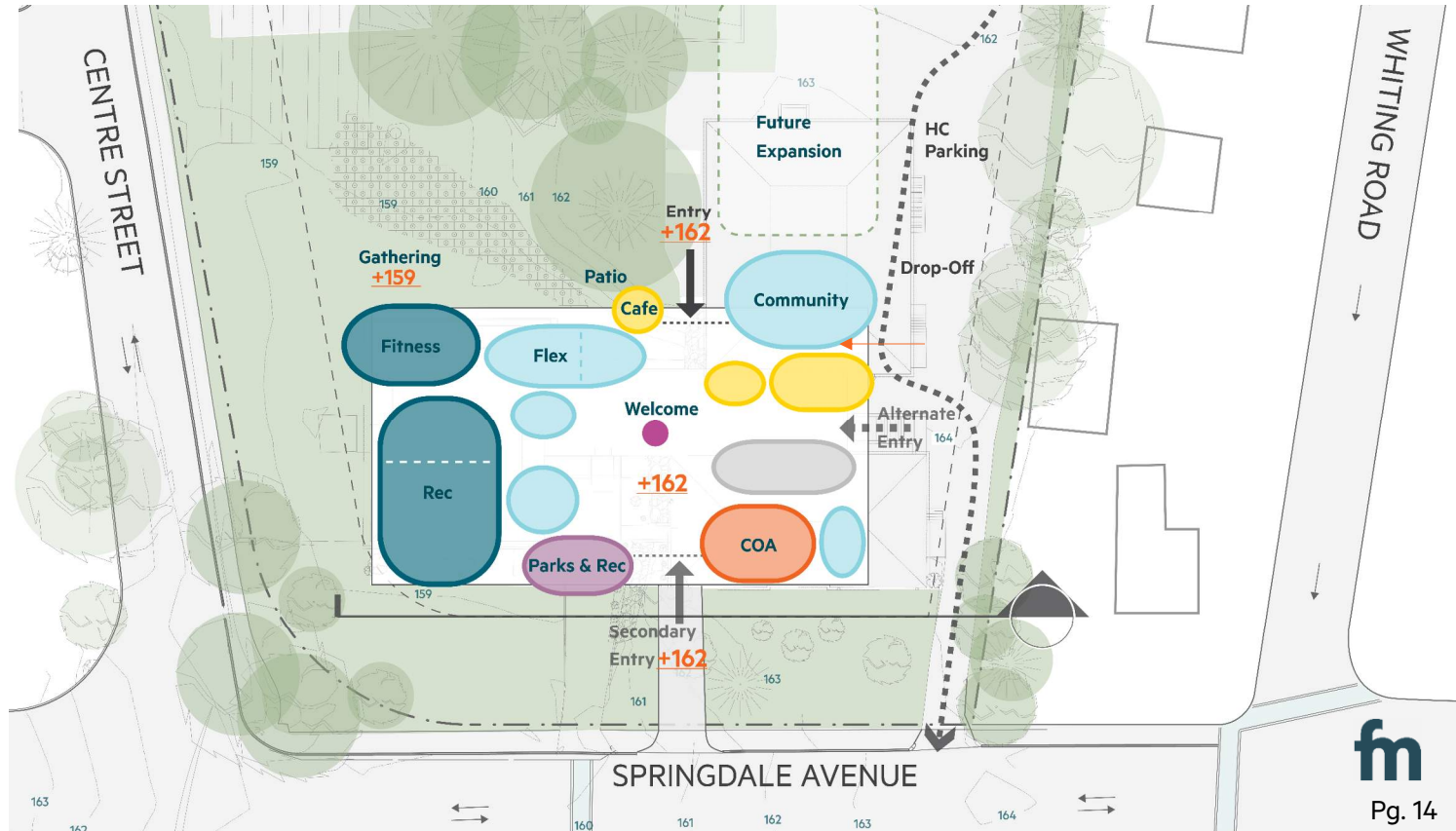
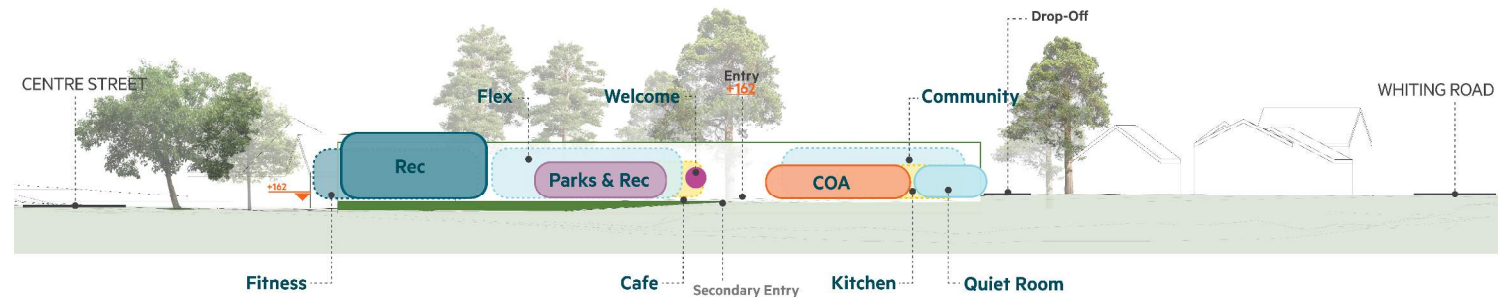
- 40,000sf on two levels
- 1 functional entry, 1 accessible entry
- Entry is split level
- Limited accessibility
- Lacks functional drop-off
- Current parking is 62 space (Zoning calls for 97 spaces)
- Preservation of mature trees
- Opportunity with site topography



# Alternative N1 New - Single Level

## Characteristics

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



## Alternative N1 New - Single Level

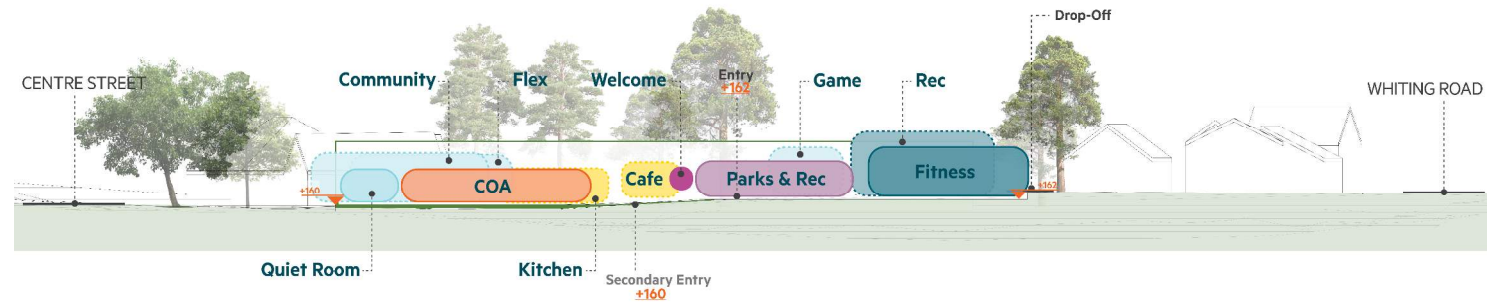
### Characteristics

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





# 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
- 18,000 sf footprint





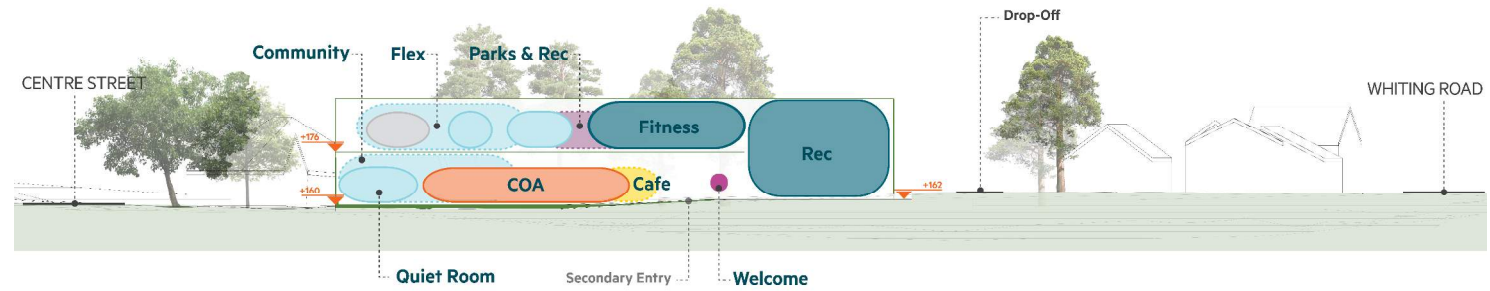
## Alternative N2 New - Split Level

### Characteristics

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

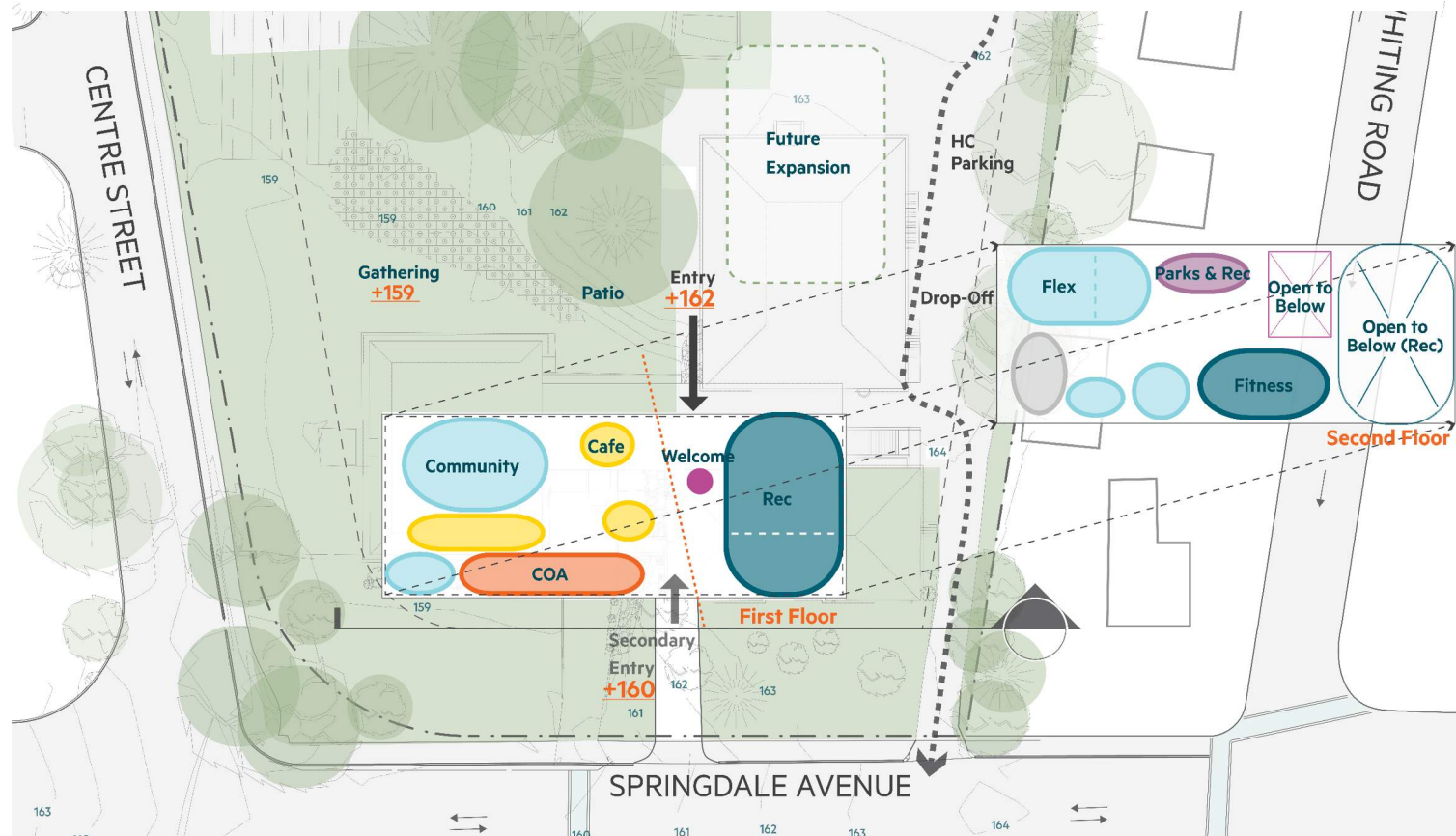
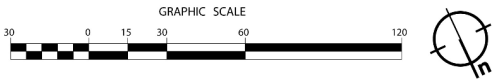


# Alternative N3.1 New - Two Story



## Characteristics

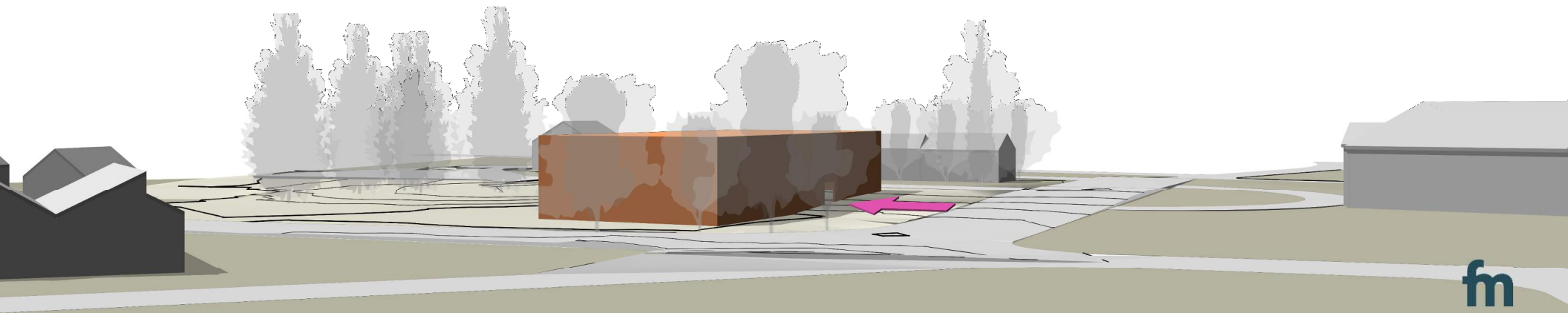
- 18,000sf on two stories
- Footprint 10,800sf
- 2 functional entries
- Community Space at enlarged outdoor gathering
- COA at Entry & at grade
- Parks & Rec on 2<sup>nd</sup> floor
- 12,300 sf footprint



## Alternative N3.1 New - Two Story

### Characteristics

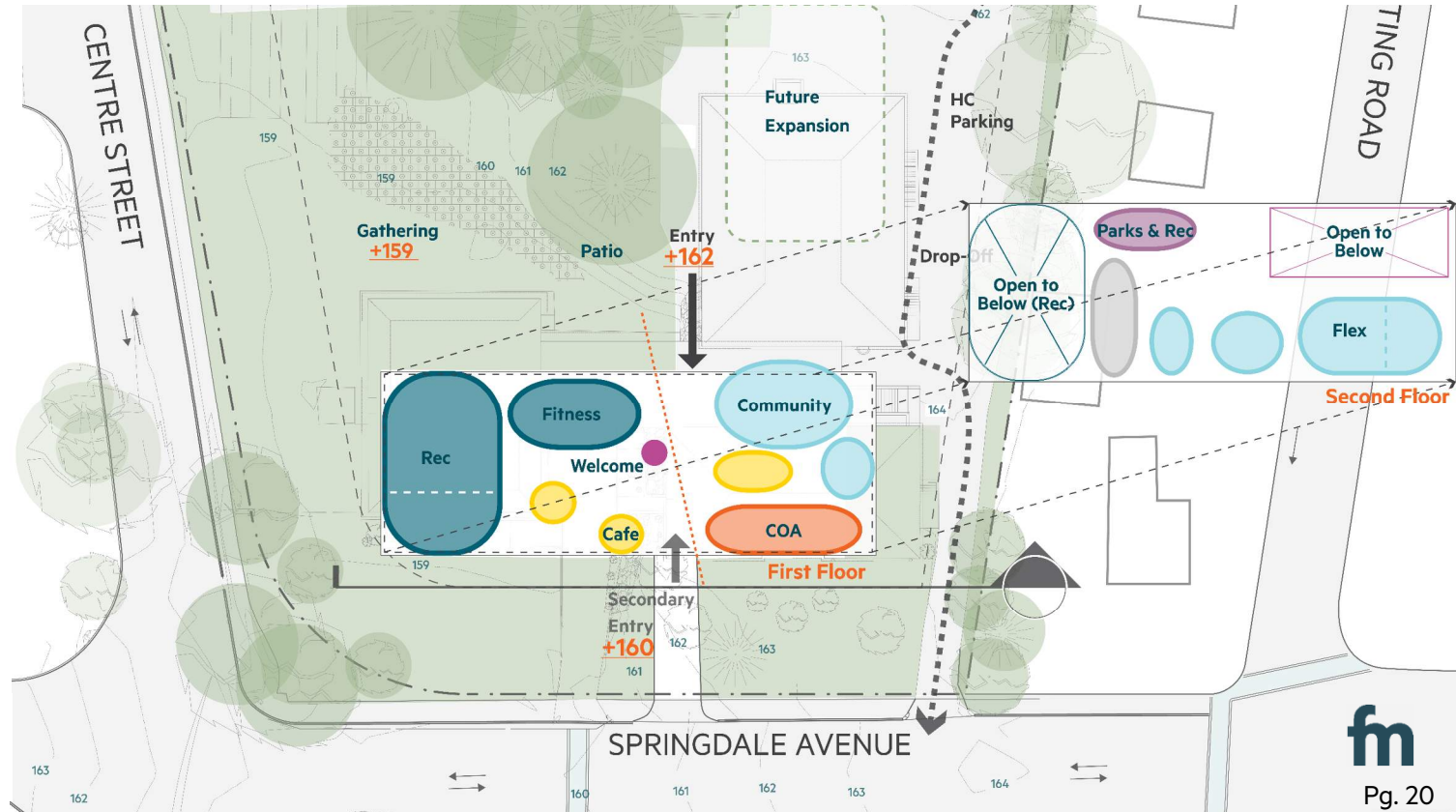
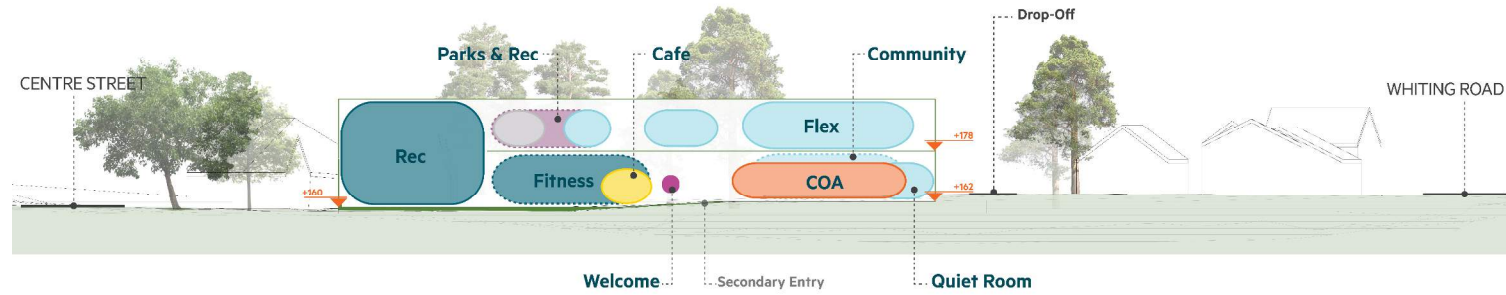
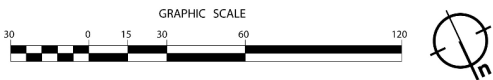
- 18,000sf on two stories
- 2 functional entries
- Community Space at enlarged outdoor gathering
- COA at Entry & at grade
- 12,300 sf footprint



# 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 2<sup>nd</sup> floor
- 13,500 sf footprint

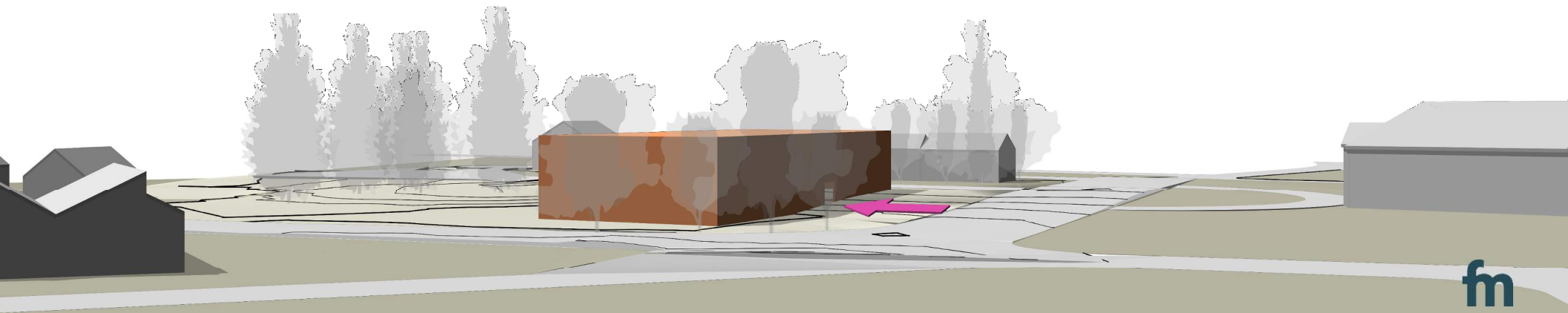




## Alternative N3.2 New - Two Story

### Characteristics

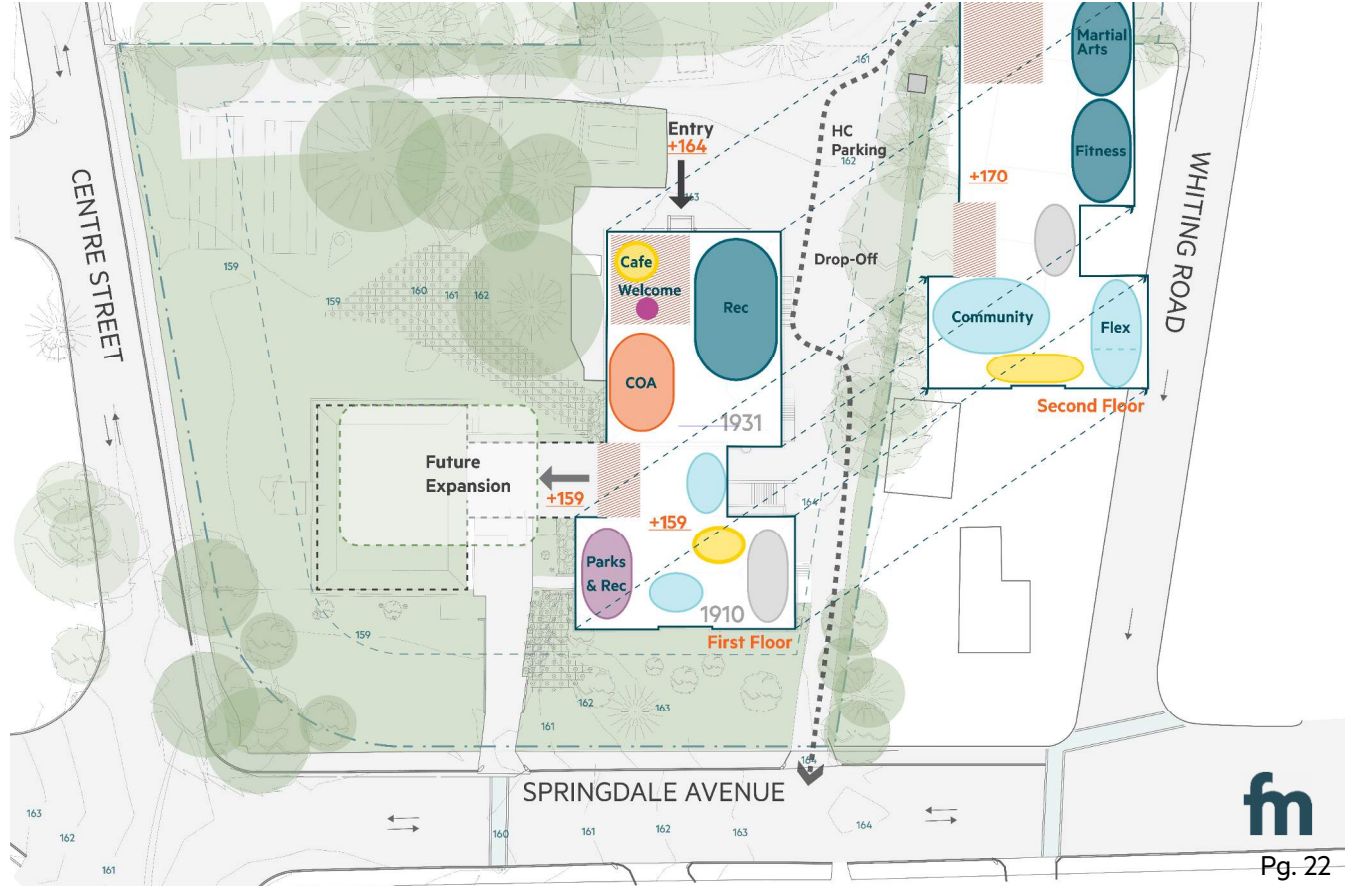
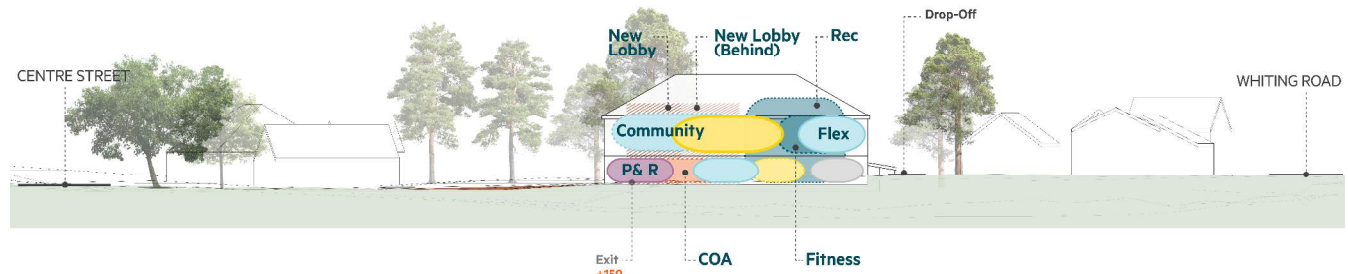
- 18,000sf on two stories
- 2 functional entries
- Community Space at enlarged outdoor gathering
- COA at Entry & at grade
- 13,500 sf footprint




# Alternative R1 Renovation - Vertical Lobby

## Characteristics

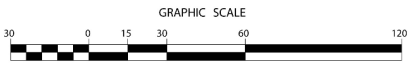
- 22,000sf on two levels
- 1 functional entry at reconstructed lobby
- Rec in existing location
- Community Space in Upper Level of 1910 building
- COA near entry , Lower Level
- 11,000 sf footprint



 New Construction

 Existing to Remain

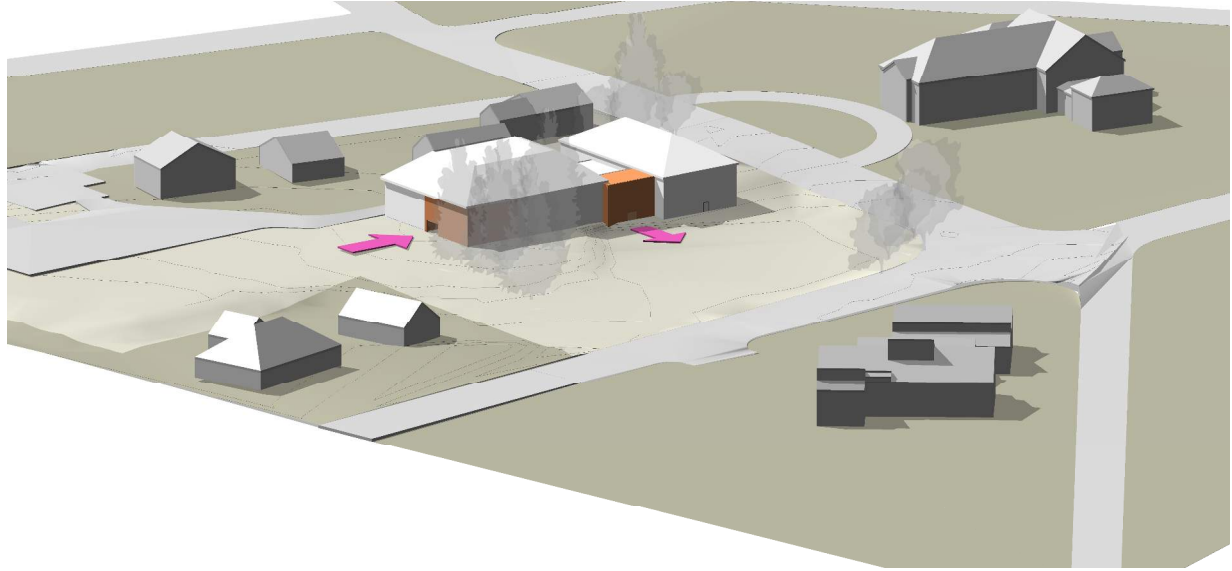
 To be Demolished



## 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
- 11,000 sf footprint




# Alternatives R2 Renovation – Lobby Addition

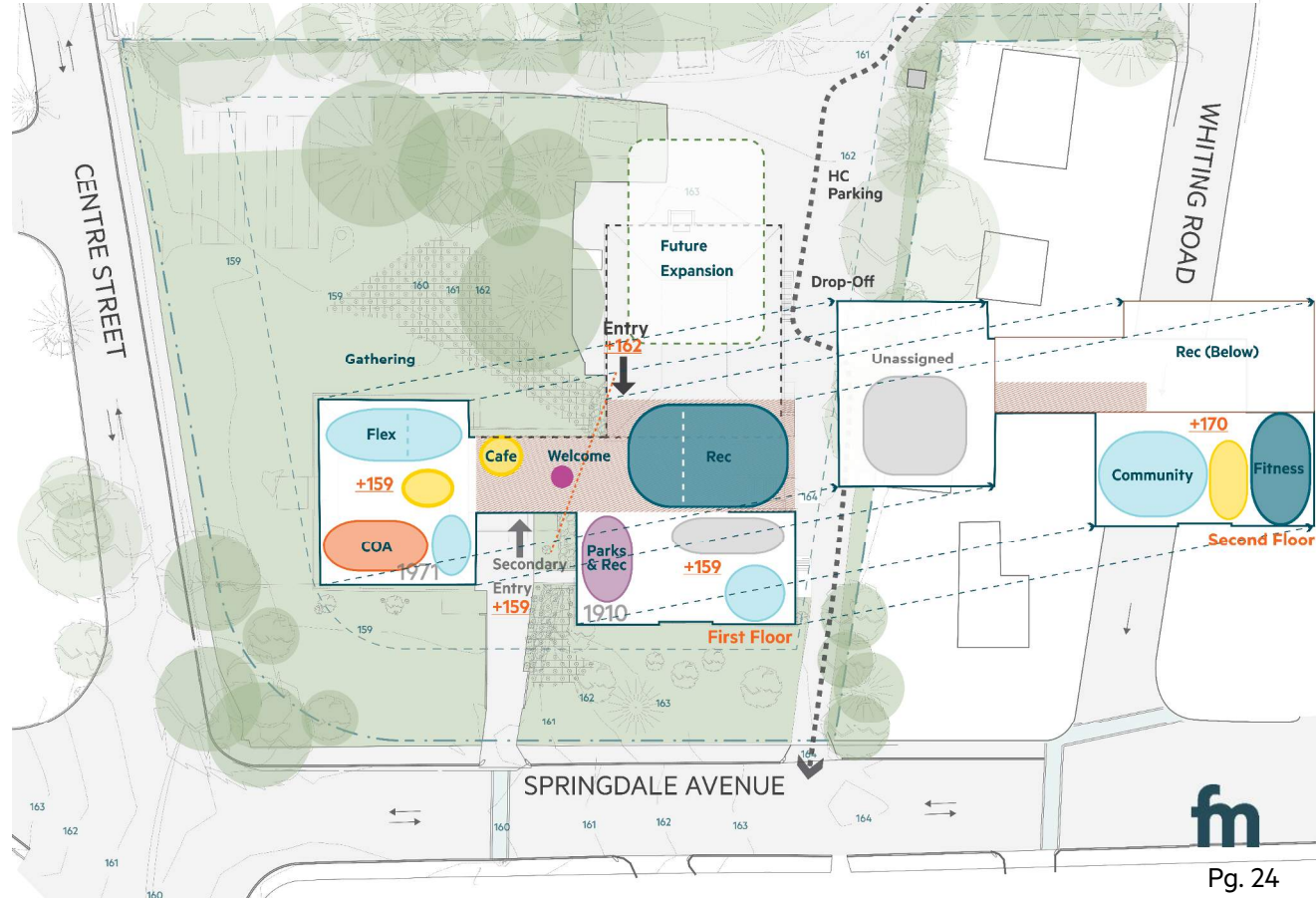
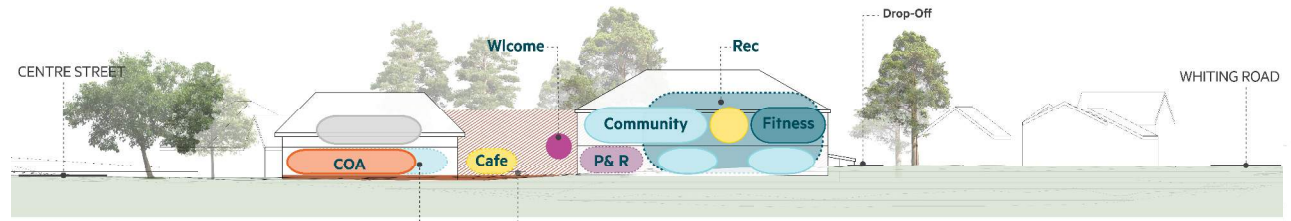
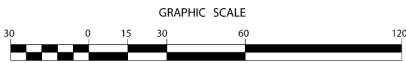
## Characteristics

- 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
- 14,800 sf footprint

 New Construction

 Existing to Remain

 To be Demolished

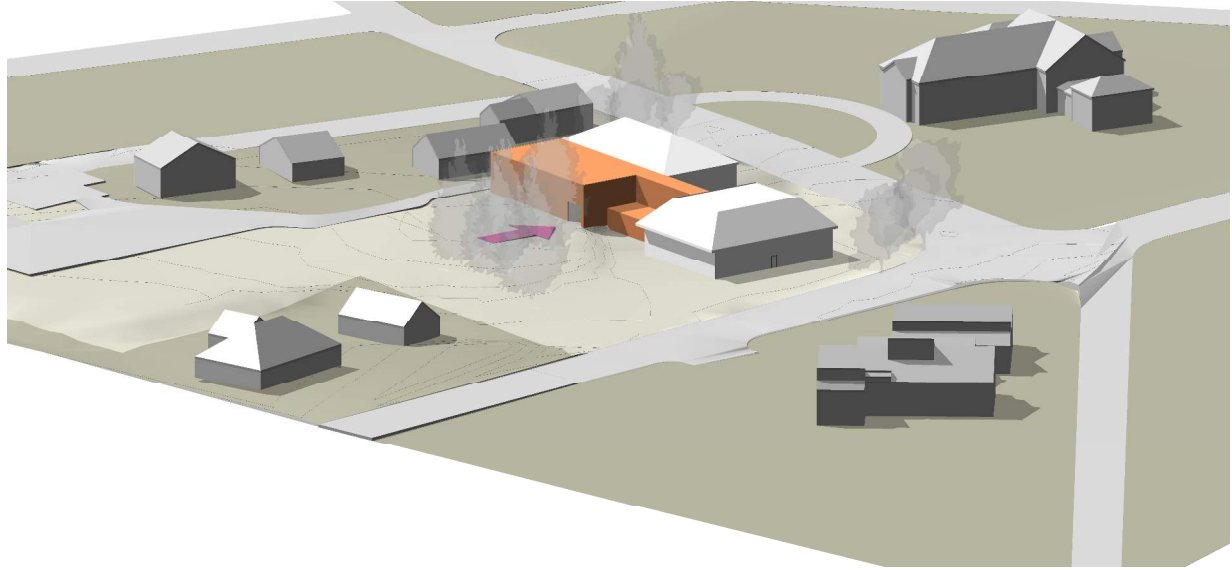




## Alternatives R2 Renovation – Lobby Addition

### Characteristics

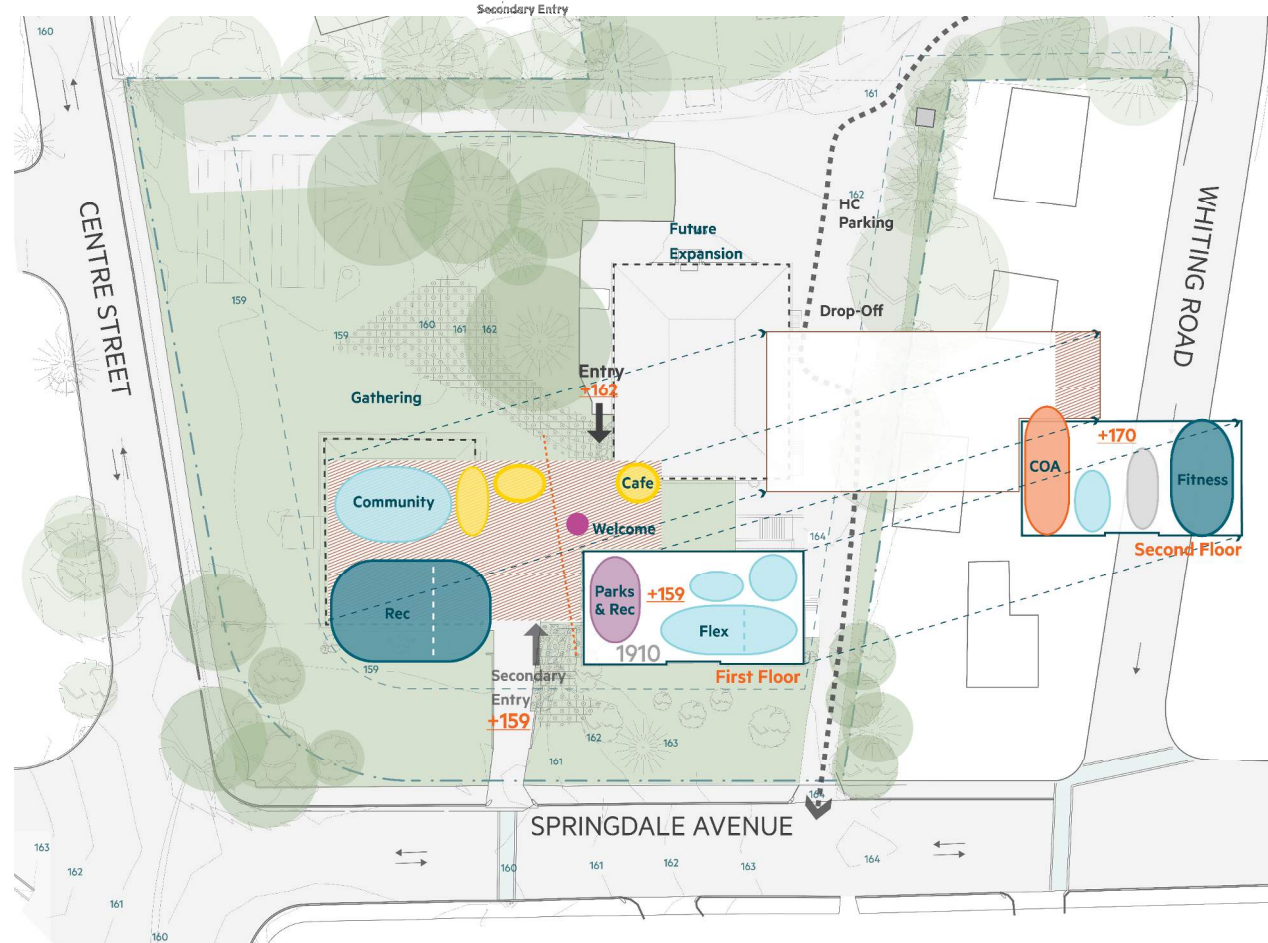
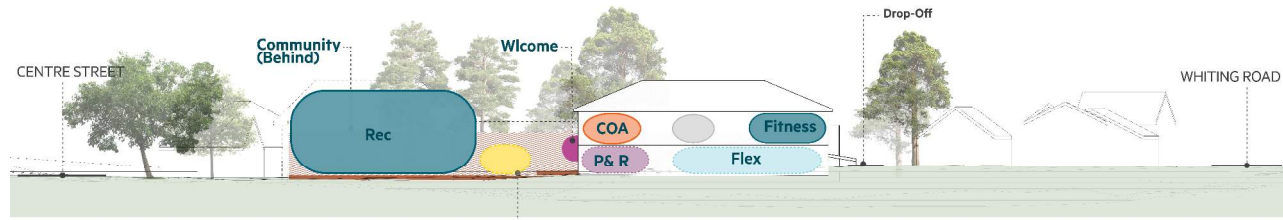
- 20,100sf on three levels
- 2 functional entry in new addition
- Rec. in new construction
- Community Space in Upper Level of 1910 building
- COA near Springdale
- Unprogrammed space in 1971 Bldg
- 14,800 sf footprint




# Alternatives R3 Renovation – Save 1910

## Characteristics

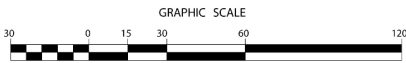
- 18,400sf on three levels
- 2 functional entries in new addition
- Rec in new construction
- Community Space in new construction
- COA overlooking entry, Upper Level
- 13,900 sf footprint



 New Construction

 Existing to Remain

 To be Demolished



## 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
- 13,900 sf footprint



# Comments & Questions