

Town of Dover Community Center

Building Committee

- Alternate N3.1
- Alternate R-1

December 14, 2020

Building a vision

Building consensus

1. Recap –Schedule/ Program

2. Alternatives for Evaluation

- Site Update
- Option R-1
- Option N3.1

3. Follow-up items

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

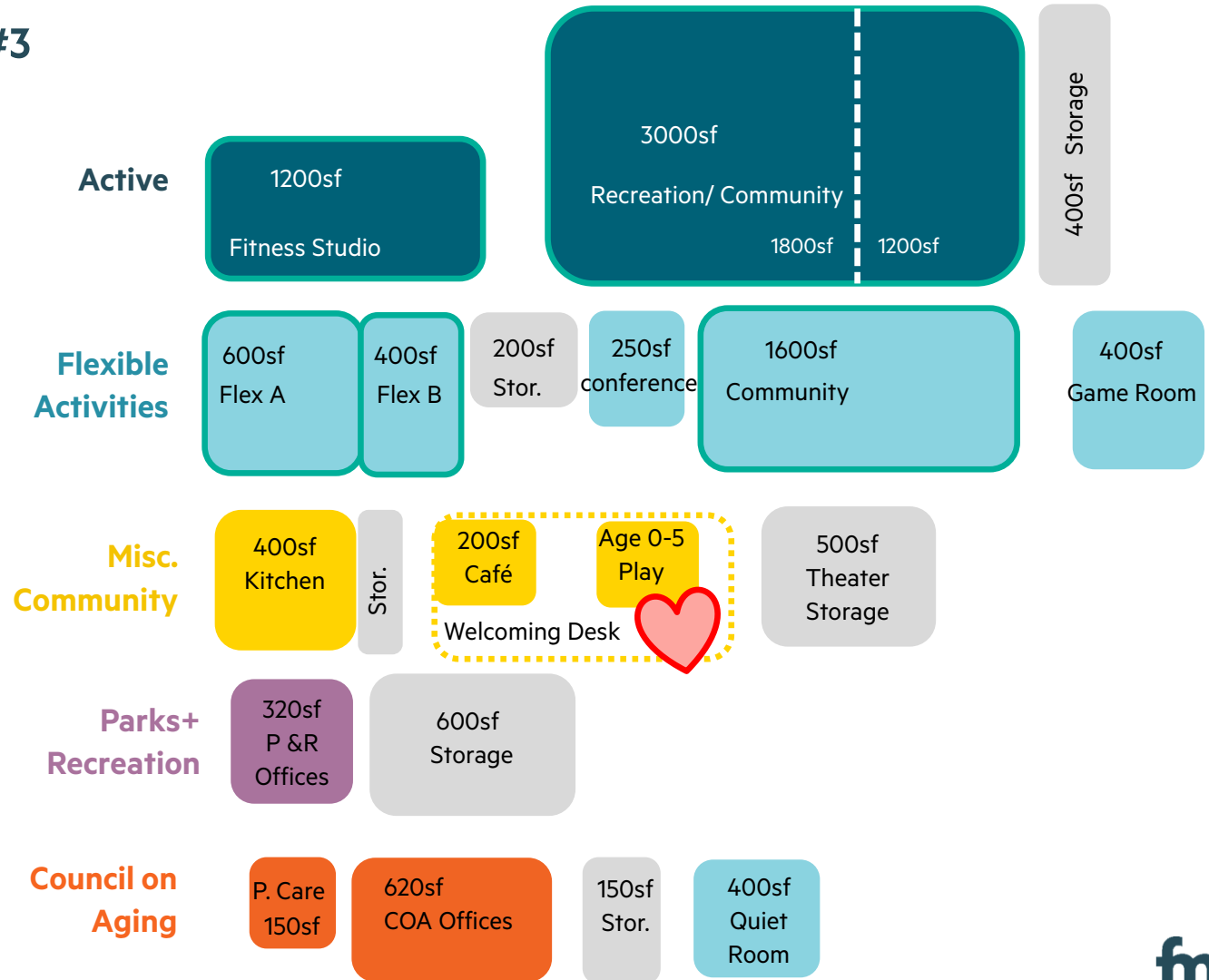
- New Construction (1)
- Renovation/Addition (1)

18,000 GSF - Space Option #3

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



Alternates For Evaluation

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

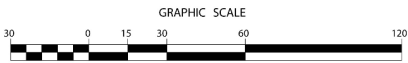
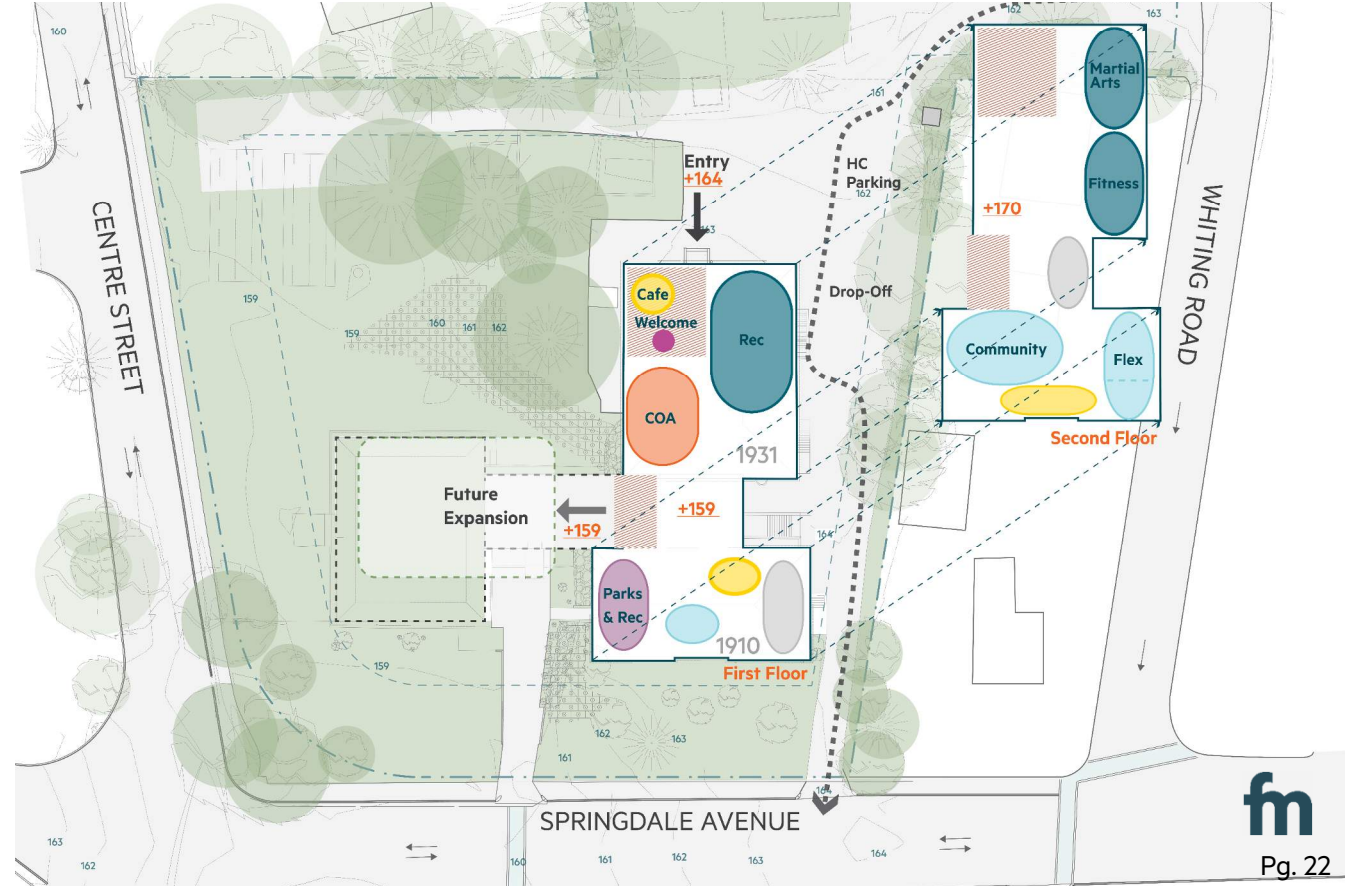
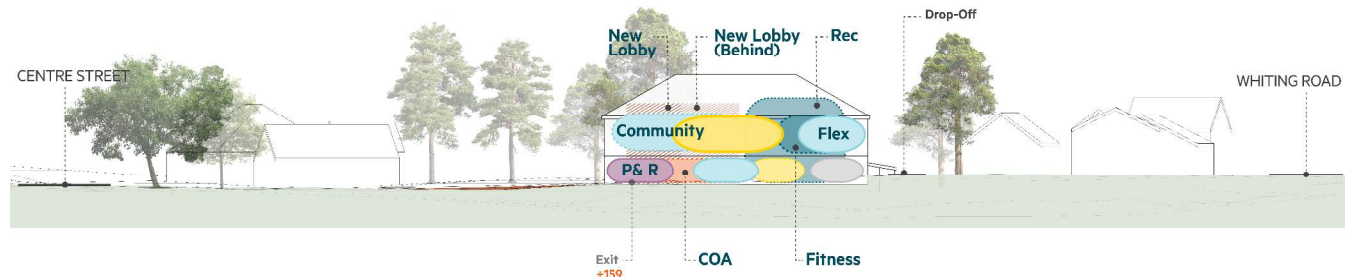
Code & MEP
upgrades only

R4
1910, 1931, 1971
40,000sf
\$ TBC

Alternative R1 Renovation - Vertical Lobby

Characteristics

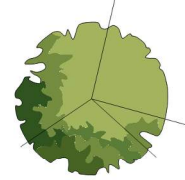
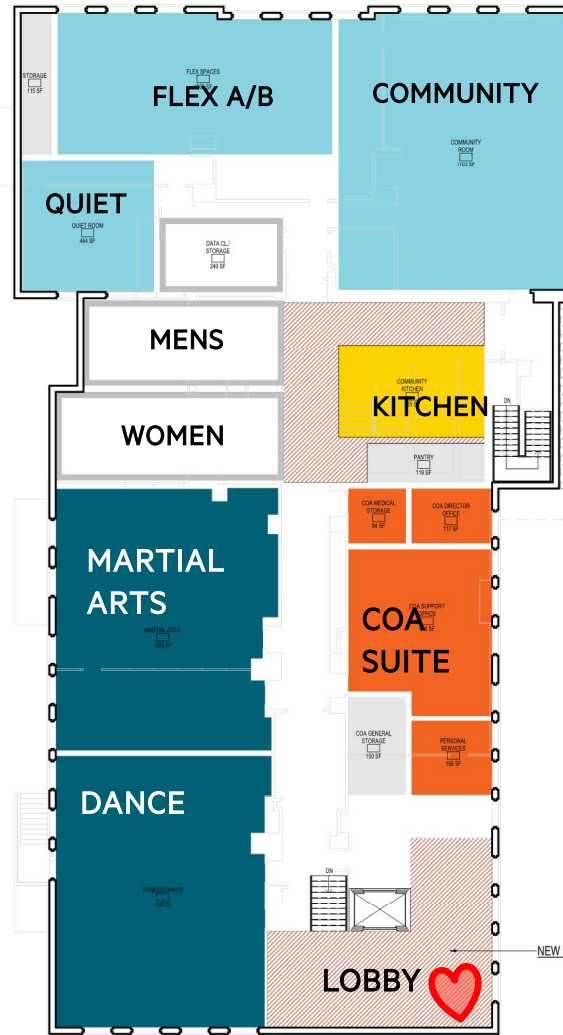
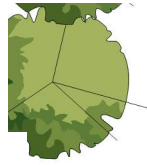
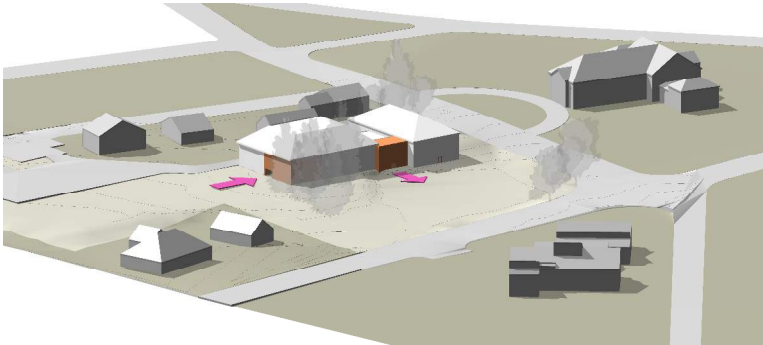
- 22,000sf on two levels
- 1 functional entry at reconstructed lobby
- Rec in existing location
- Community Space in Upper Level of 1910 building
- COA near entry , Lower Level
- Area for expansion



R 1-Upper Level

Characteristics

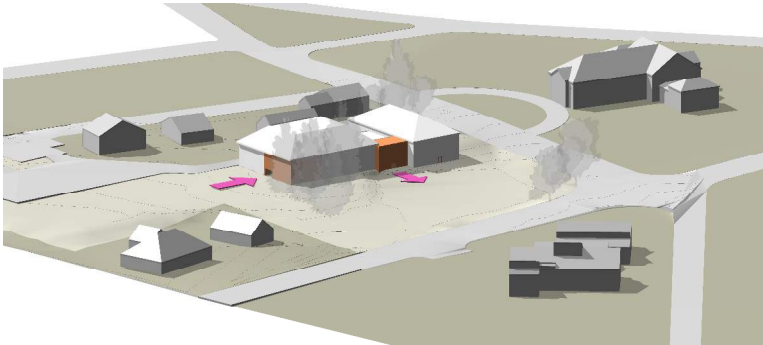
- 22,000sf on two levels
- Dance partial in existing location
- Martial Arts next to Dance
- Community Rm. on Upper Level of 1910
- Kitchen near Community
- New restrooms for Community Room
- COA on Upper Level



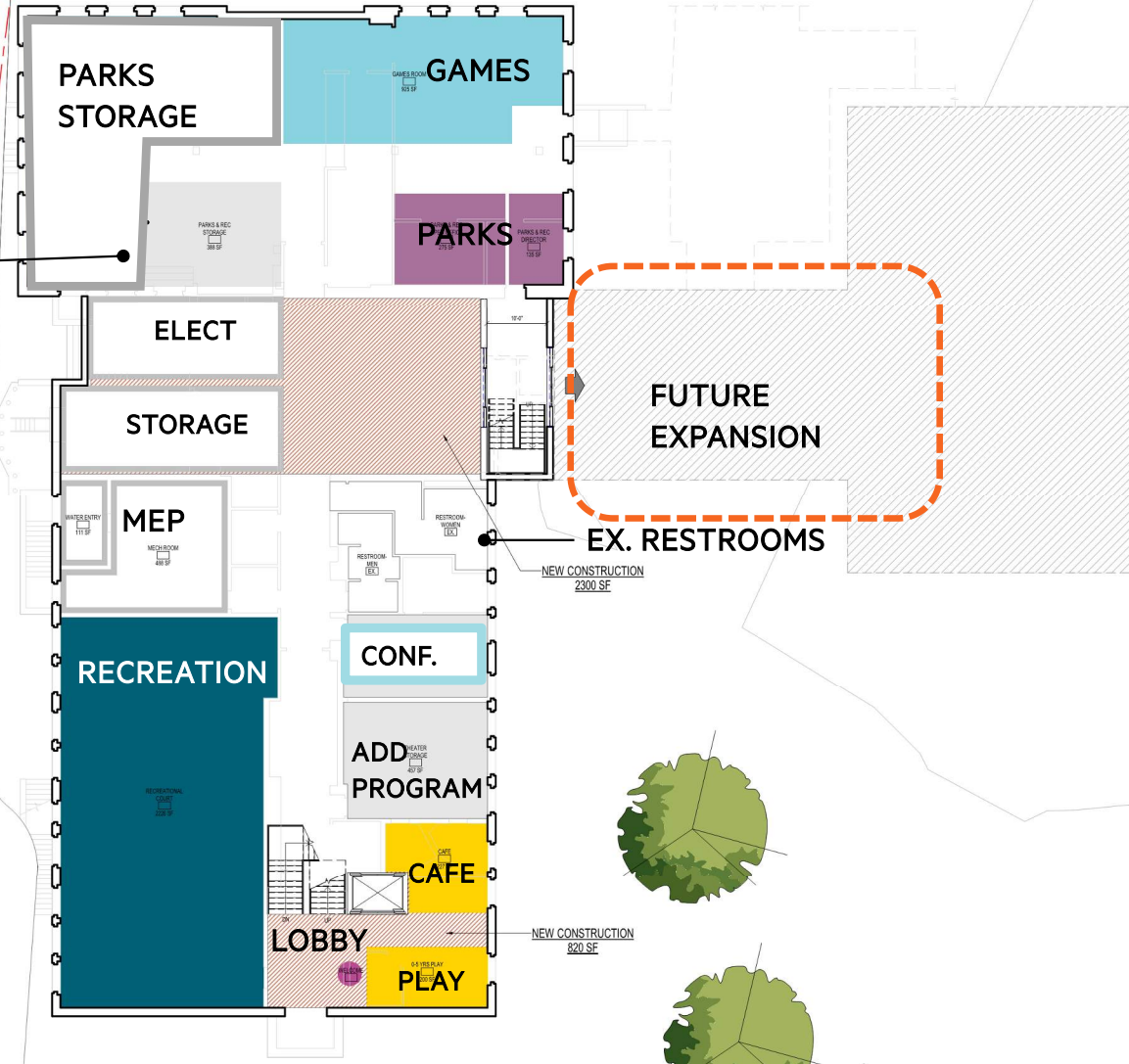
R 1 –Lower Level

Characteristics

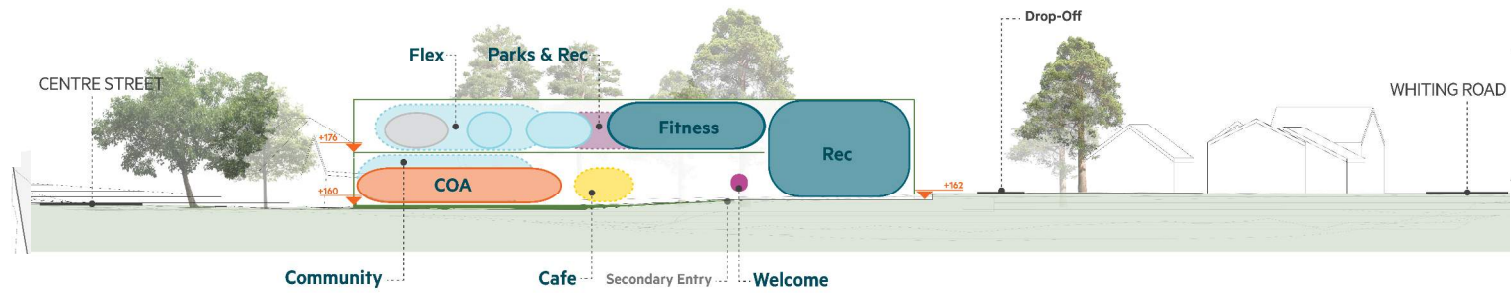
- 22,000sf on two levels
- 1 functional entry at reconstructed lobby
- Recreation in existing location
- Café in Lower Level of 1910
- 2 conference rooms
- Parks & Rec by exit
- Area for expansion



THEATER STORAGE

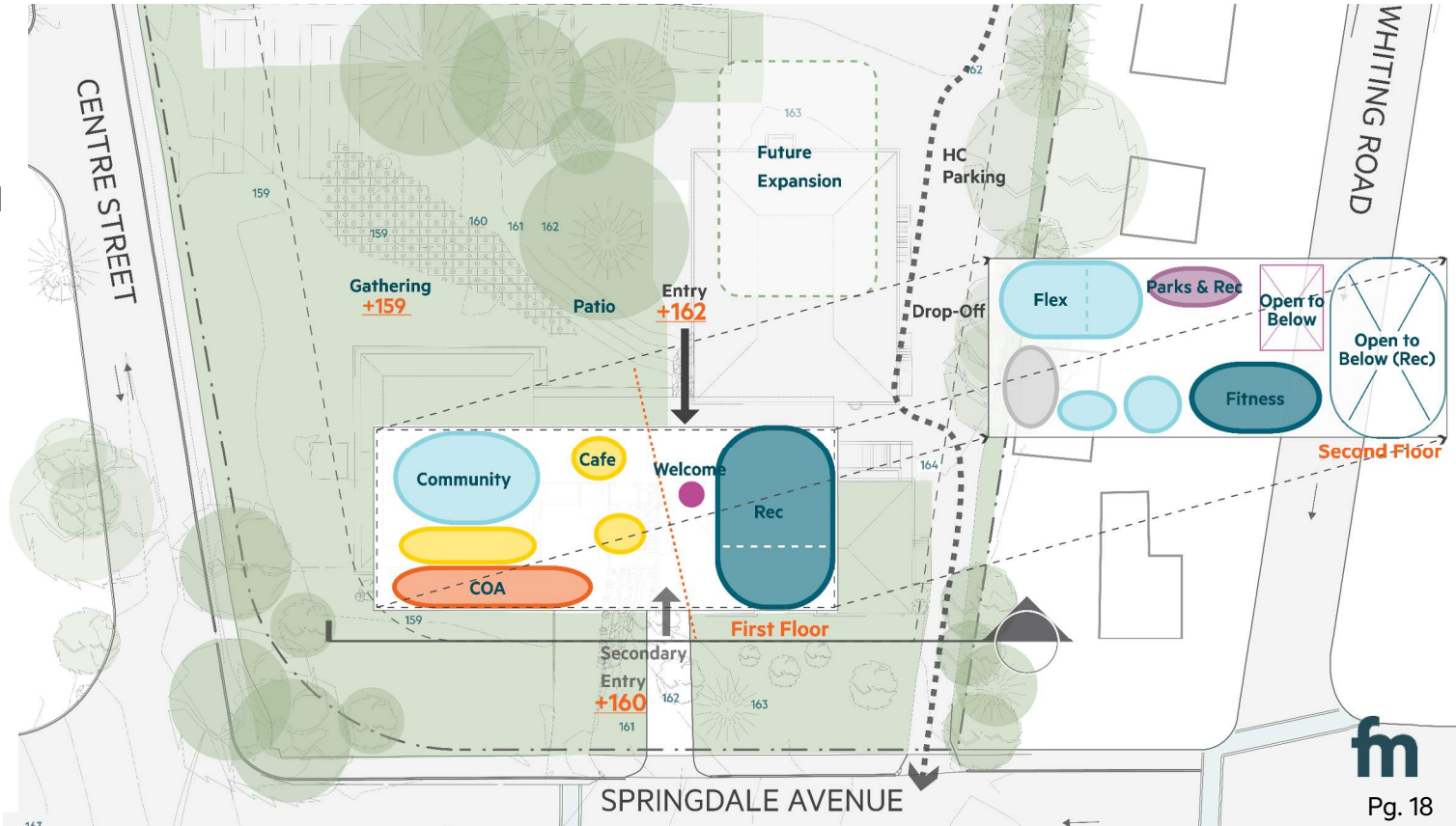
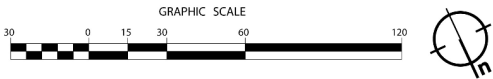


Alternative N3.1 New - Two Story



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



Initial Site Plan – N3.1

Sited close to Springdale Plaza/ Forecourt @ entry

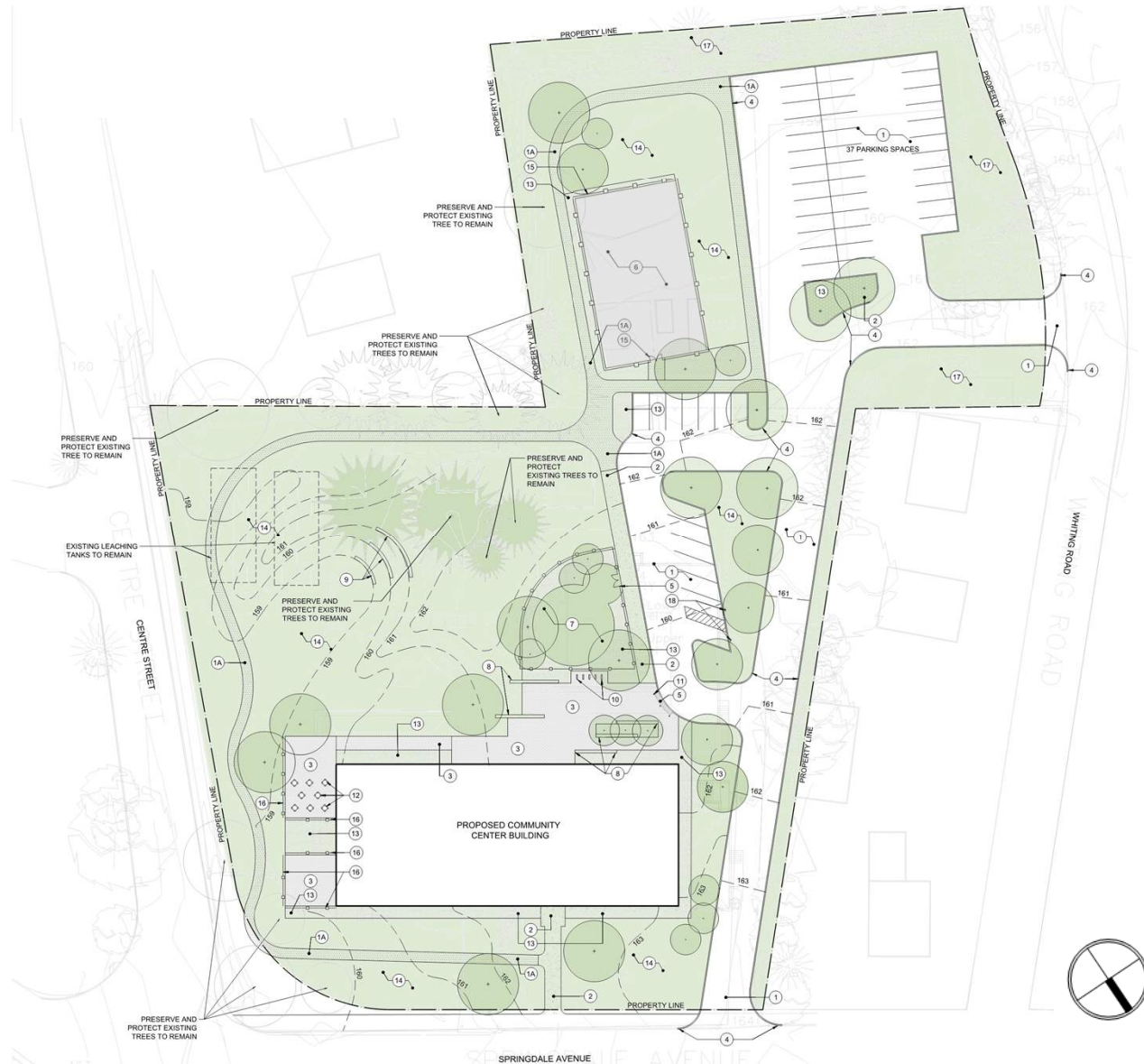
Drop-off lane (bus or cars)

New plantings at entry

51 parking spaces

Walking path at perimeter

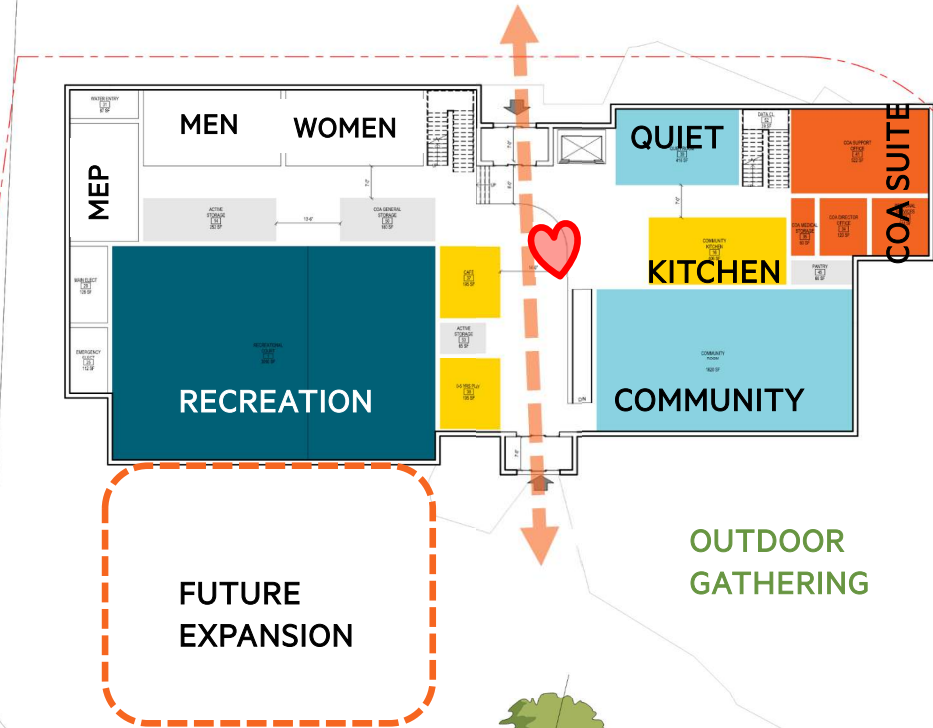
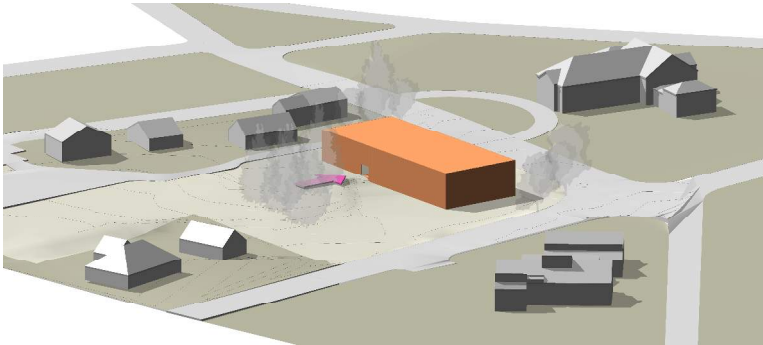
Patios for exterior/interior flow



N 3.1 –Lower Level

Characteristics

- 19,000sf on two stories
- Footprint 12,600sf
- 2 functional entries
- Community Space at enlarged outdoor gathering
- COA at grade
- Parks & Rec on 2nd floor
- Area for expansion



N 3.1 –Upper Level

Characteristics

- 19,000sf on two stories
- Footprint 12,600sf
- 2 functional entries
- Community Space at enlarged outdoor gathering
- Parks & Rec on 2nd floor
- Area for expansion

