



Town of Dover Community Center

Building Committee

- **Alternate N2**
- **Alternate R-3**

December 22, 2020

Building a vision Building consensus

1. Schedule Look Ahead

2. Site Update

3. Alternatives for Evaluation

- Option N-2
- Option R-3

4. Other Business

Schedule Look Ahead

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



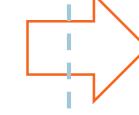
Evaluation: Range

Confirm full range of options for layout/ massing

Options

- New Construction (4)
- 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)

Schedule Overview: Design Steps

Schedule

Dec. 1	Public Forum – Program Size
Dec. 7	BC Selects Alternates (4)
Dec. 14	BC Reviews Alts R-1 & N3.1
Dec. 22	BC Reviews Alts R-3 & N2
Dec. 23	Send Cost Estimate Package
Jan. 11	BC Review Elevations
Jan. 15	Initial Cost Estimates
Jan. 20	BC Review Costs – Public Forum prep.
Jan. 25, 26	Public Forum
Feb 1	BC Selects 2 Alternates for Schematic

FEASIBILITY

Full Layout/ Elevations

Evaluation: Alternatives

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

Options

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

SCHEMATIC

Schematic Design

Evaluation: Solutions

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

Options

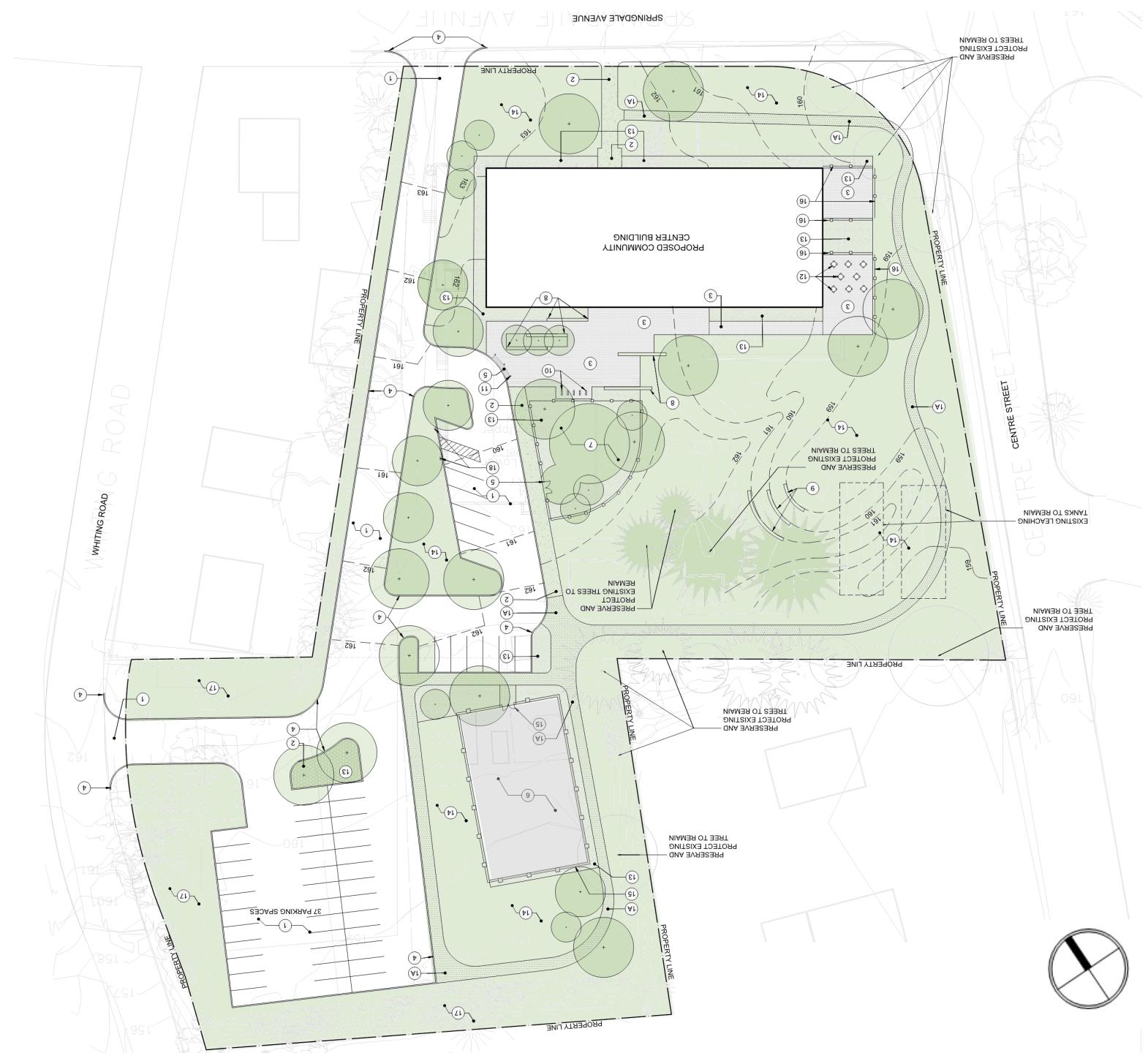
- New Construction (1)
- Renovation/Addition (1)



Site Update

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
- Basketball, full court – little field (84FT x 50FT)



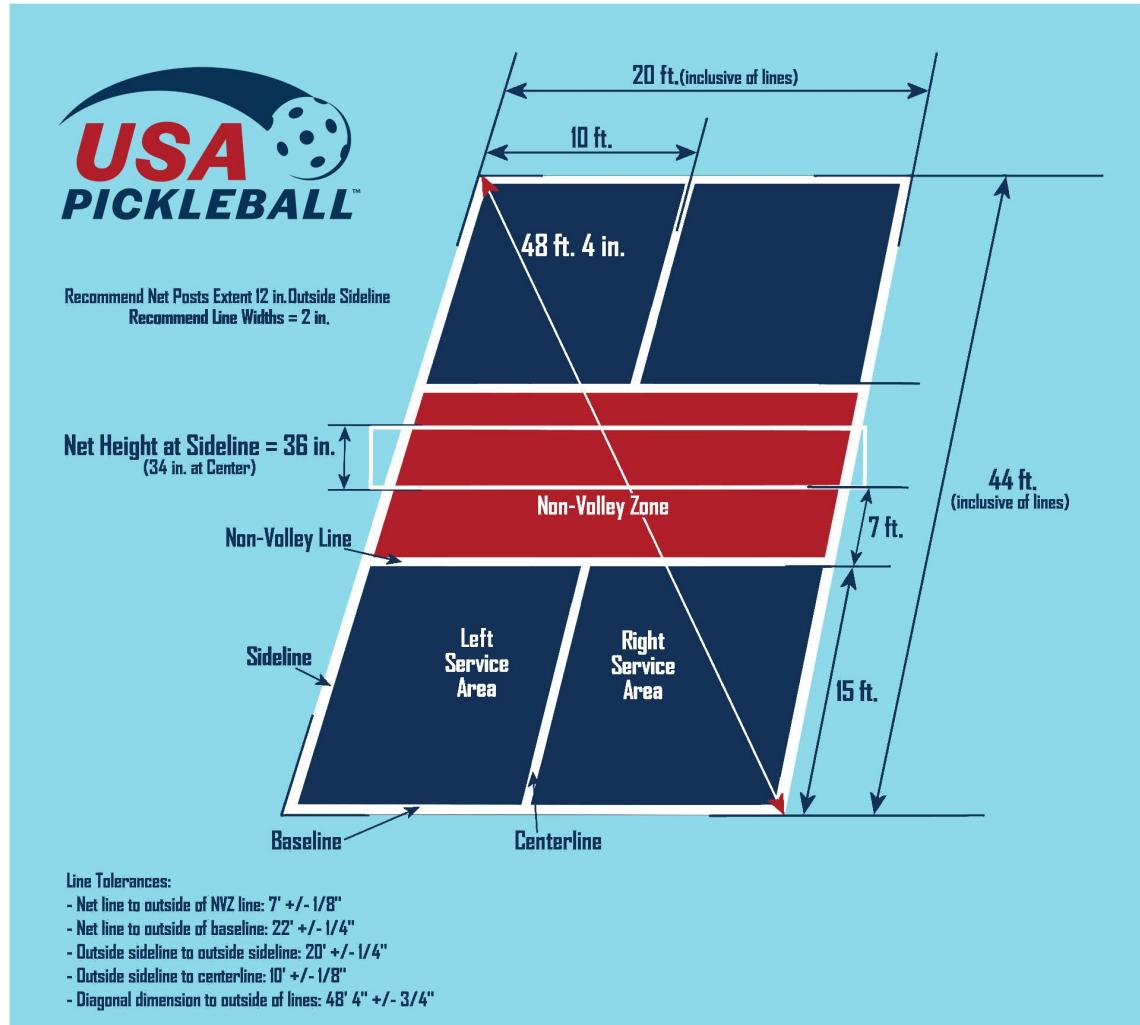
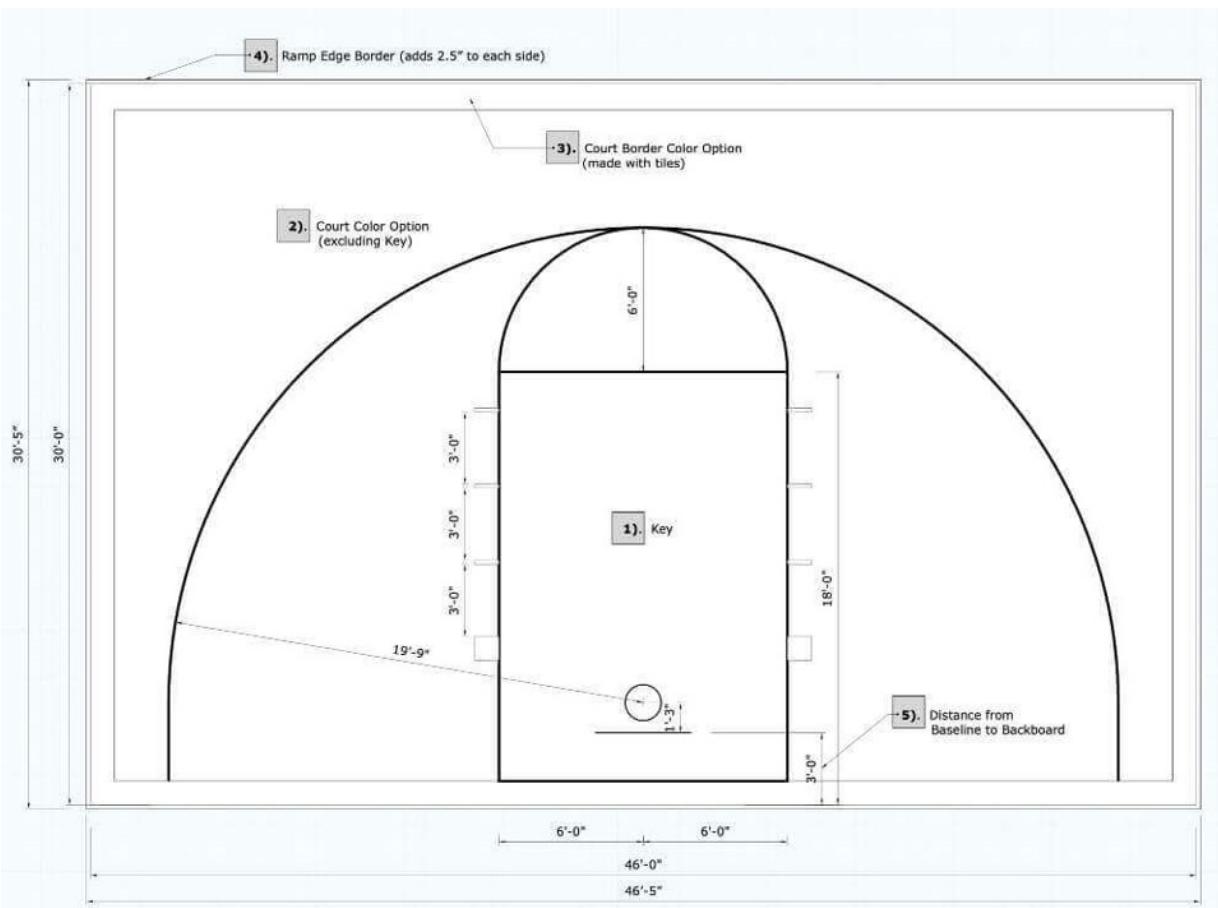
Initial Site Plan – N3.1

- Sited close to Springdale
- Plaza/ Forecourt @ entry
- Drop-off lane (bus or cars)
- New plantings at entry
- 71 parking spaces (existing @ 64)**
- Walking path at perimeter
- Patios for exterior/interior flow
- Basketball, half court – more field**



Court Data

- Basketball, half-court = 30ft x 46ft
- Basketball, full court = 84ft x 46ft
- Pickleball court = 20ft x 44ft
- Existing court = 80ft x 38ft





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

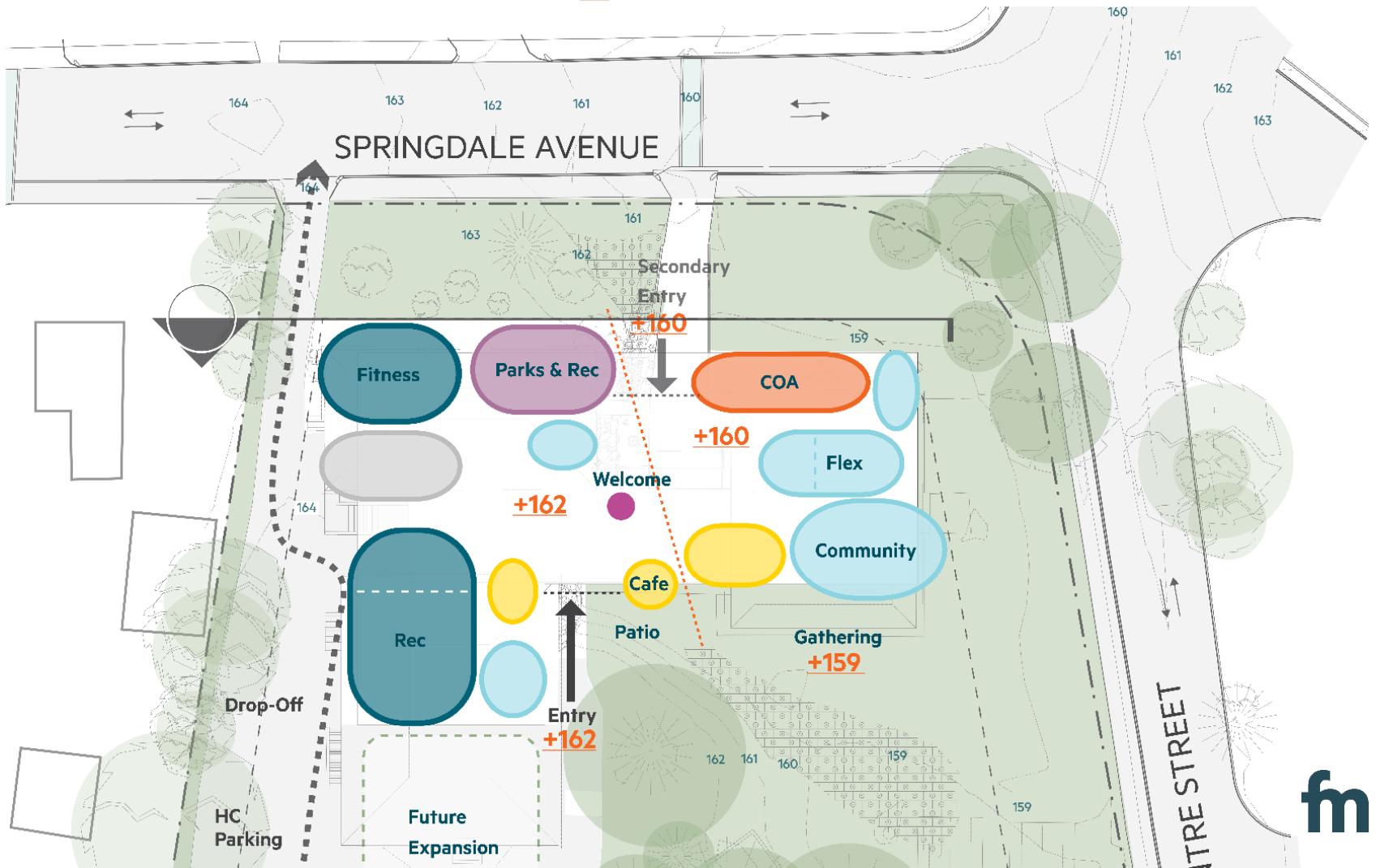
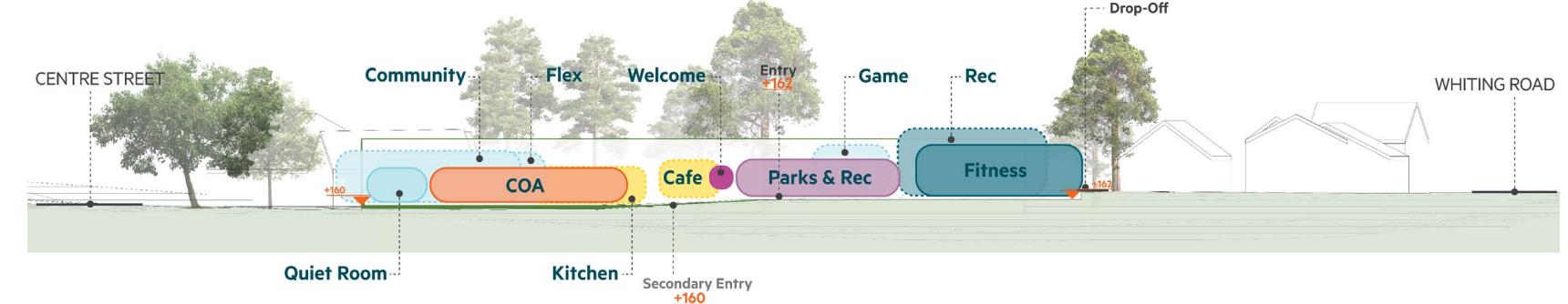
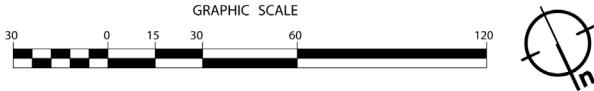
\$ TBC

Alternative 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



N 2- Split Level

Characteristics

- 18,400sf on one split levels
- Recreation at edge (expansion)
- Community Rm. on Upper Level of 1910
- Kitchen near Community
- New restrooms for Community Room
- COA on Upper Level



Alternatives R3

Renovation – Save 1910

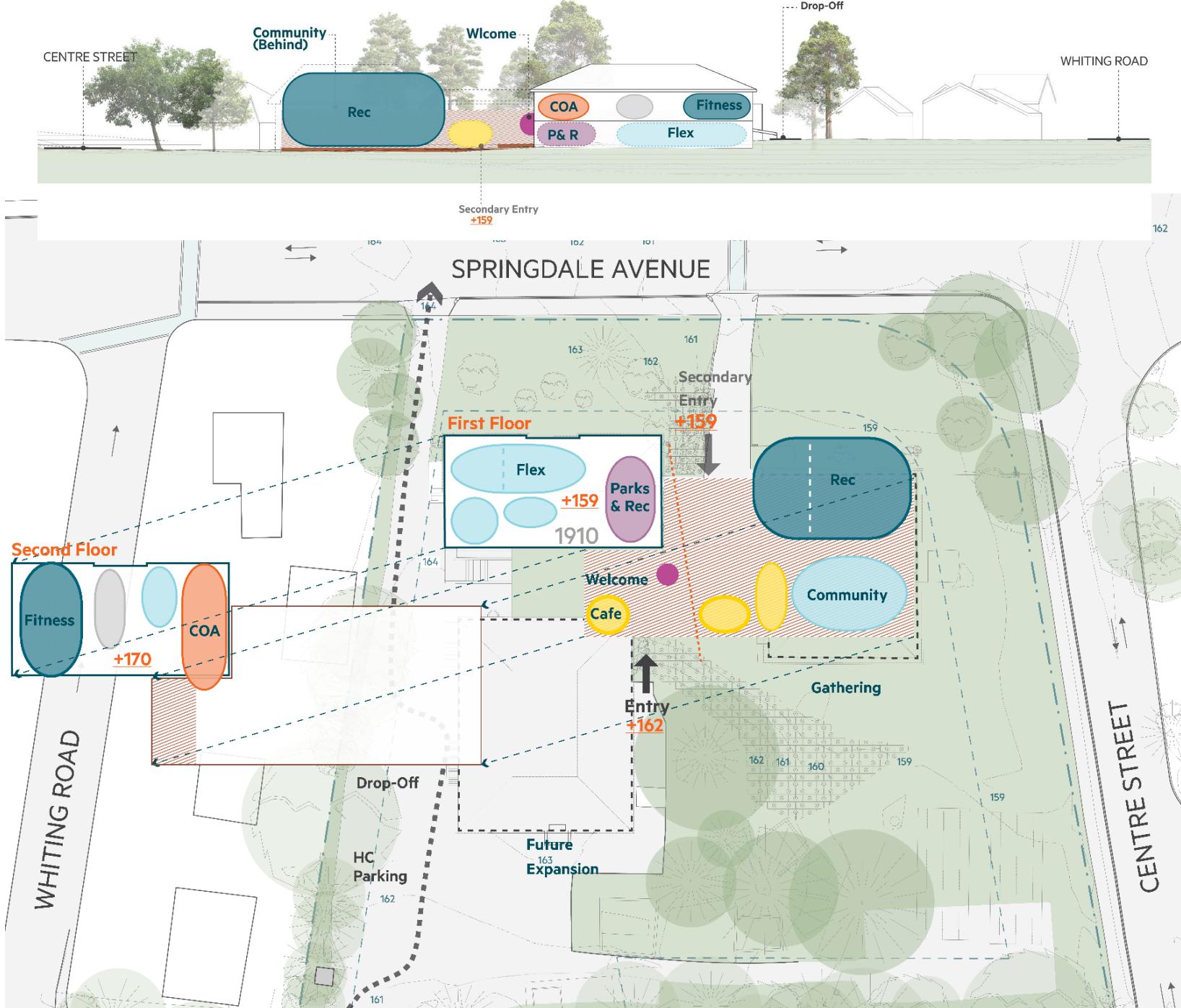
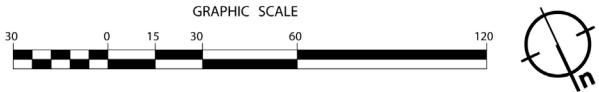
Characteristics

- 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

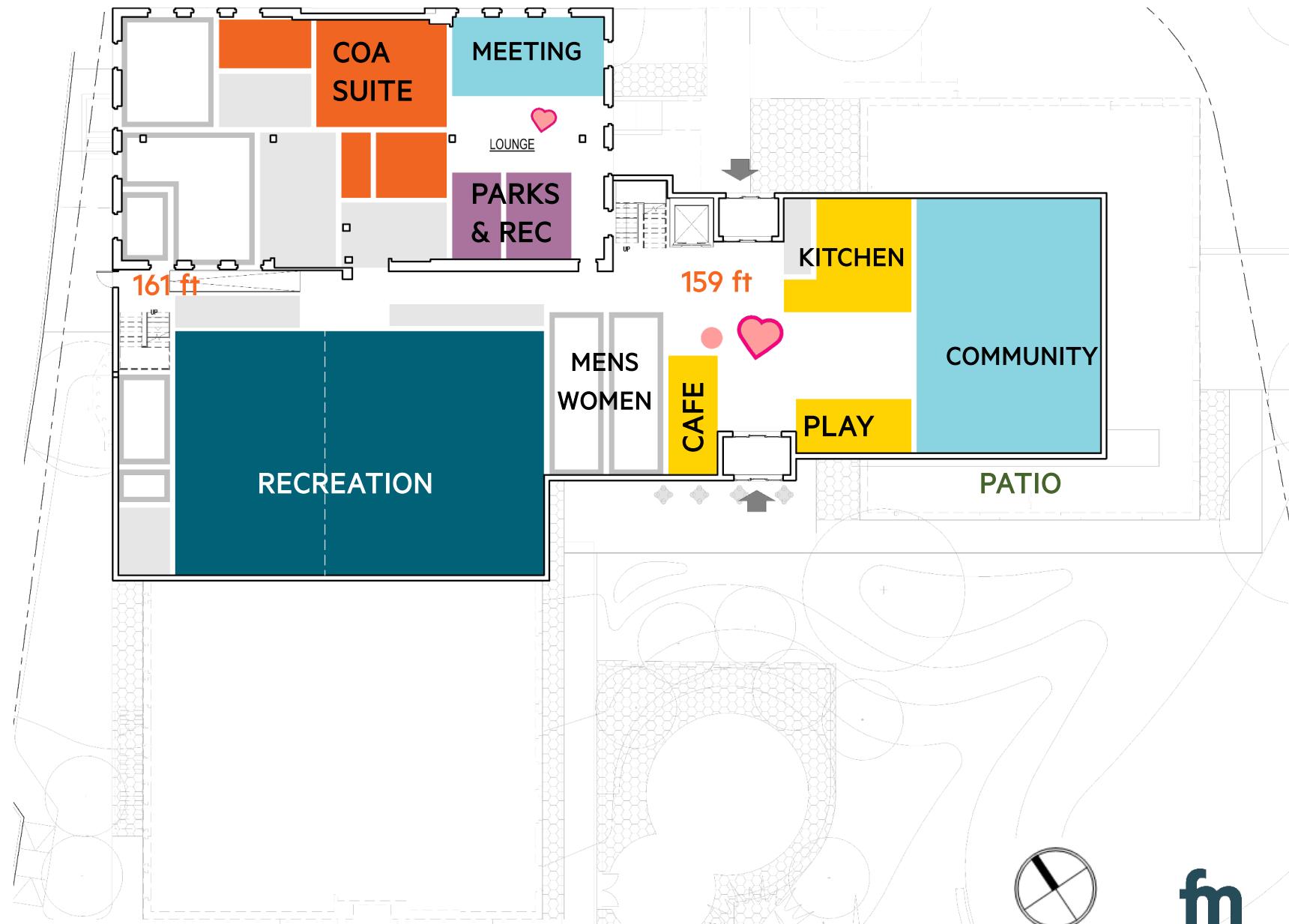
 To be Demolished



Alternative R3 –Level 1 Renovation – Save 1910

Characteristics

- 19,800sf on two levels
- 2 functional entries in new addition
- Rec in new construction
- Community Space in new construction
- Shelter spaces on lower level
- 13,800 sf footprint



Alternative R3 –Level 2 Renovation – Save 1910

Characteristics

- 19,800sf on two levels
- 2 functional entries in new addition
- Rec in new construction, behind
- Community Space in new construction
- Shelter spaces on lower level
- 6,000 sf footprint-upper level

