

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

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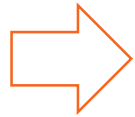
Schedule Look Ahead

Schedule Overview: Design Steps

FEASIBILITY

SCHEMATIC

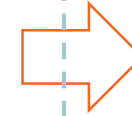
Program



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)

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
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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)

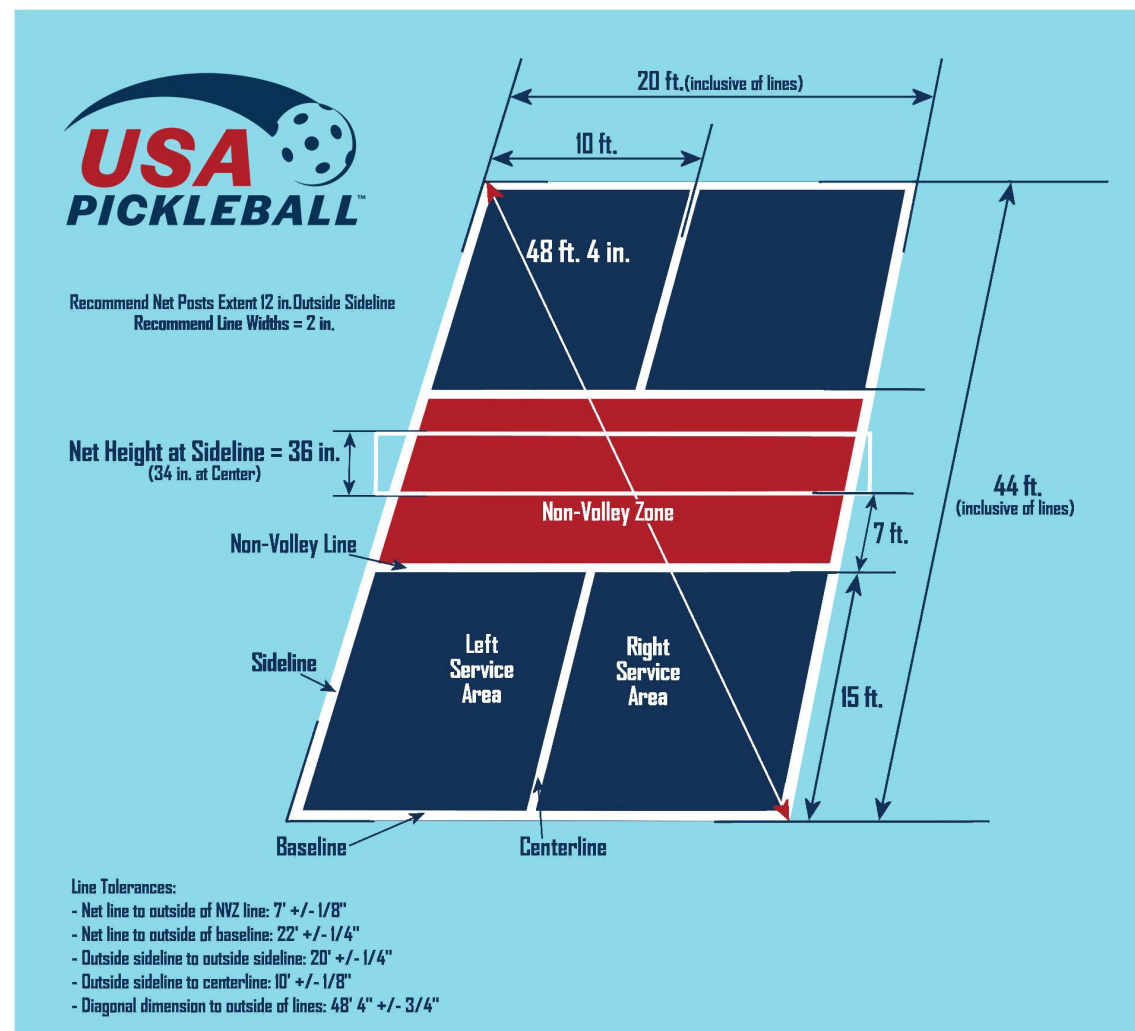




Basketball, half court – more field



- **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

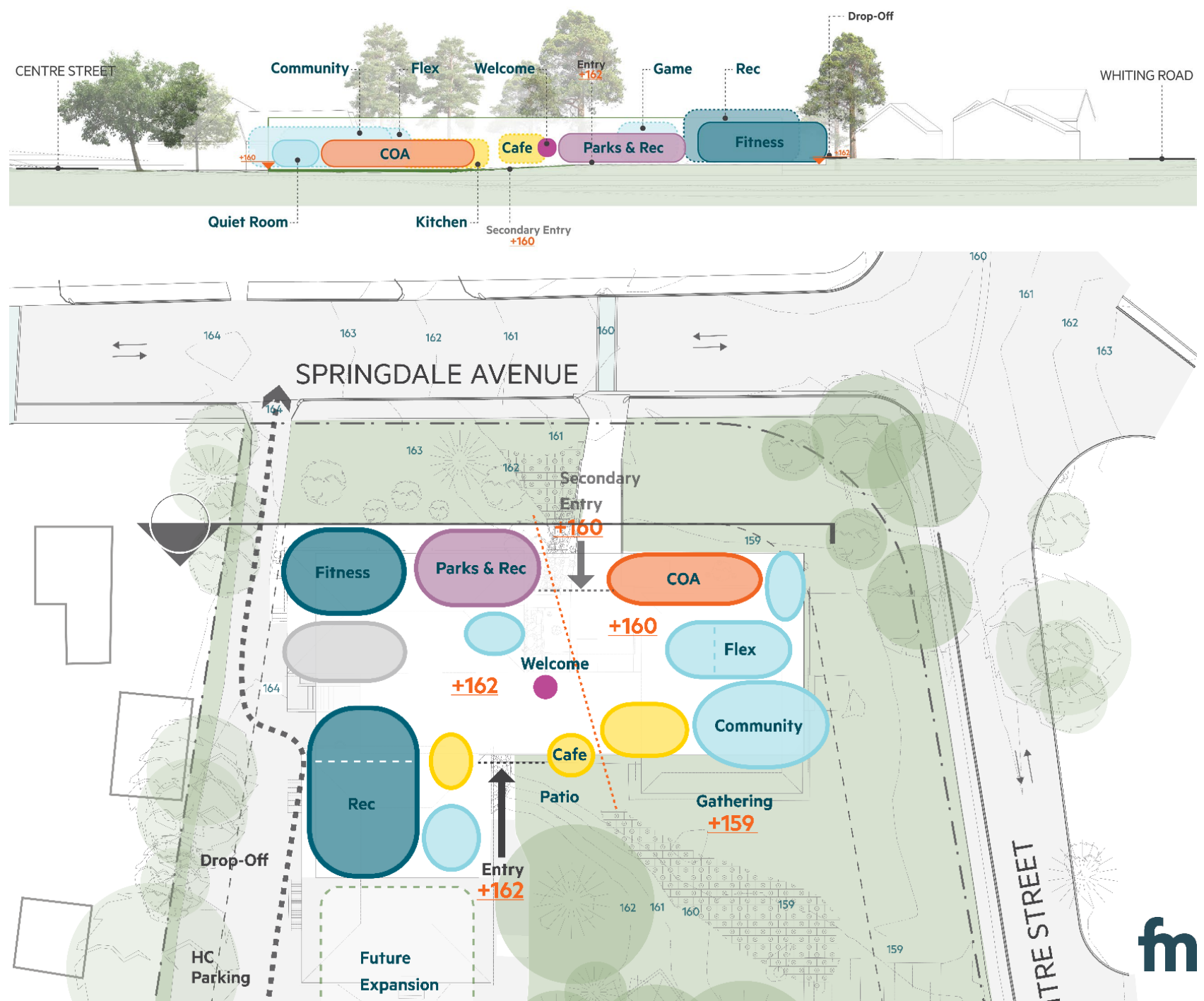
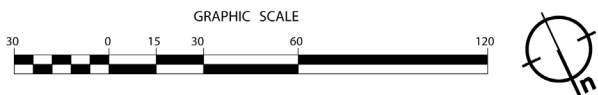
Code & MEP
upgrades only

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

Alternative N2 New - Split Level

Characteristics

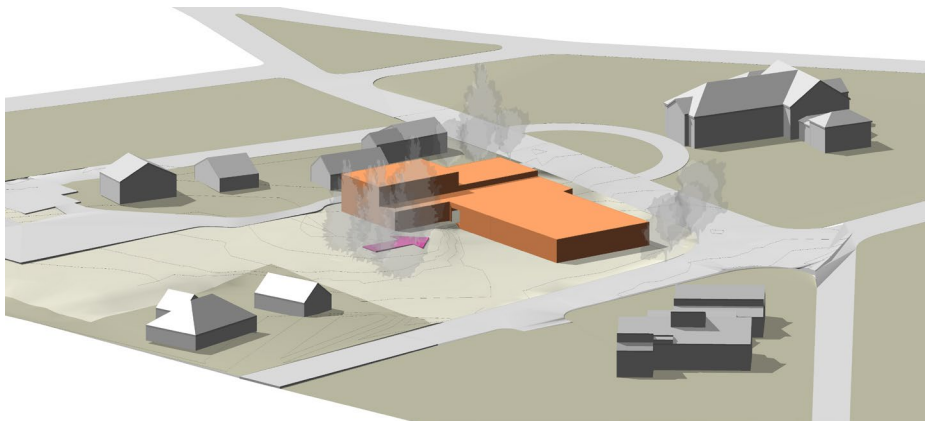
- 18,000sf on split levels
- 2 functional entries
- Community Space at enlarged outdoor gathering
- COA at Entry & at grade
- 18,000 sf footprint



N 2- Split Level

Characteristics

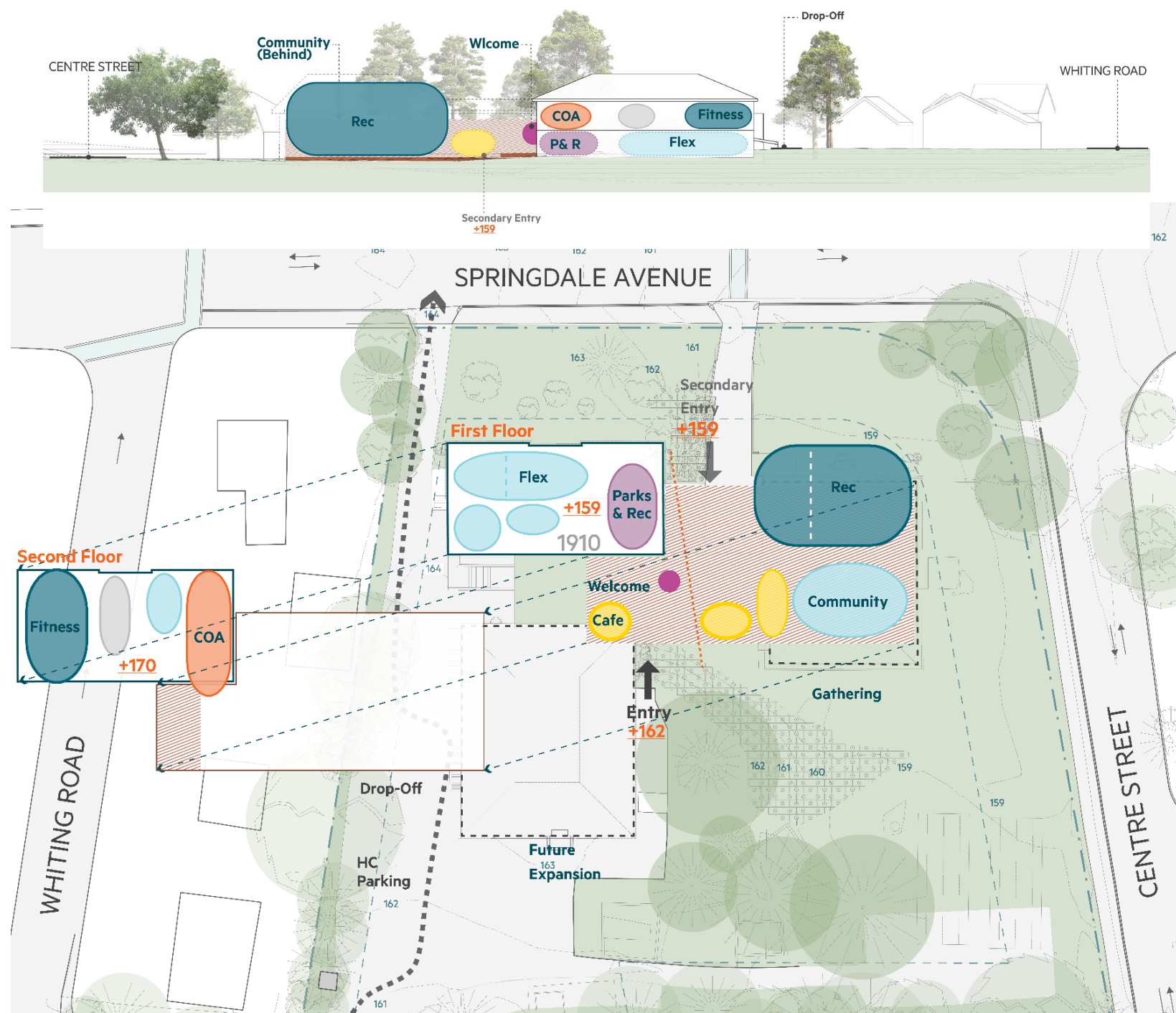
- 18,400sf on one split levels
- Recreation at edge (expansion)
- Community Rm. on Upper Level of 1910
- Kitchen near Community
- New restrooms for Community Room
- COA on Upper Level



Alternatives R3 Renovation – Save 1910

Characteristics

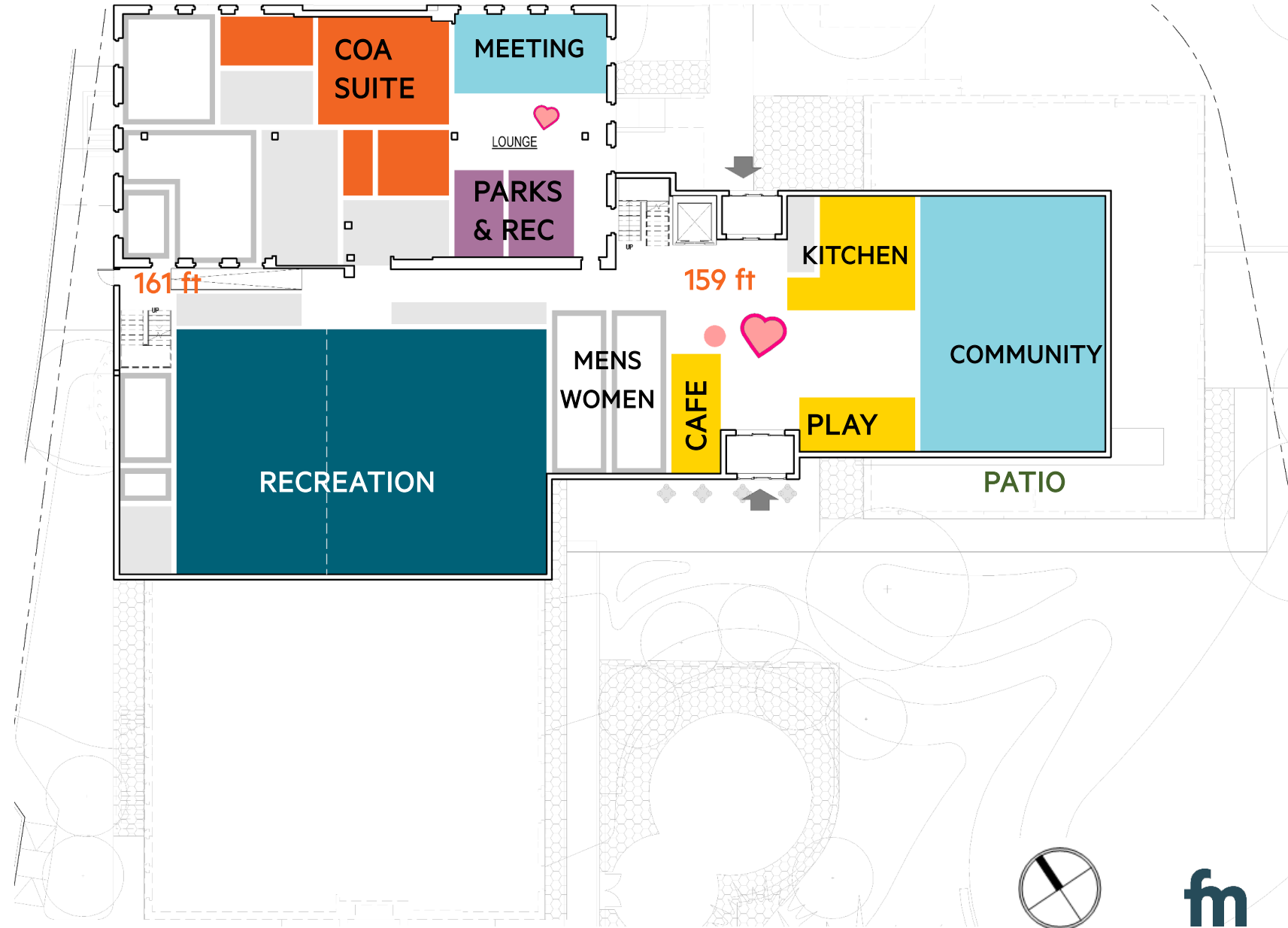
- 18,400sf on three levels
- 2 functional entries in new addition
- Rec in new construction
- Community Space in new construction
- COA overlooking entry, Upper Level
- 13,900 sf footprint



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

