



Town of Dover Community Center

Building Committee #11

- Updated Plans
- Views of Springdale Ave.

January 11, 2021

Building a vision Building consensus

1. Schedule Look Ahead
2. Updated Plans
3. Views of Springdale Ave. Elevation
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



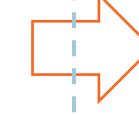
Evaluation: Range

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
<hr/>	
Jan. 11	BC Review Plans / Elevations
Jan. 18	Initial Cost Estimates
Jan. 18	BC Reviews CBA Evaluation Matrix
Jan. 25	BC Confirms CBA, Public Mtg Draft
Feb 3	Public Mtg based on CBA
Feb 8 th	Based on CBA and Public Feedback, 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)



Updated Plans

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

N 2- Split Level

Jan. 11th

Characteristics

- 18,200sf on one split levels
- Two functional entries
- Heart of building is central w/ views of entrances
- Recreation separate from COA
- Kitchen near Community
- Right-sized restrooms
- COA has dedicated corner, near Community Room



N2- Single Story, Split Level

Jan. 11th

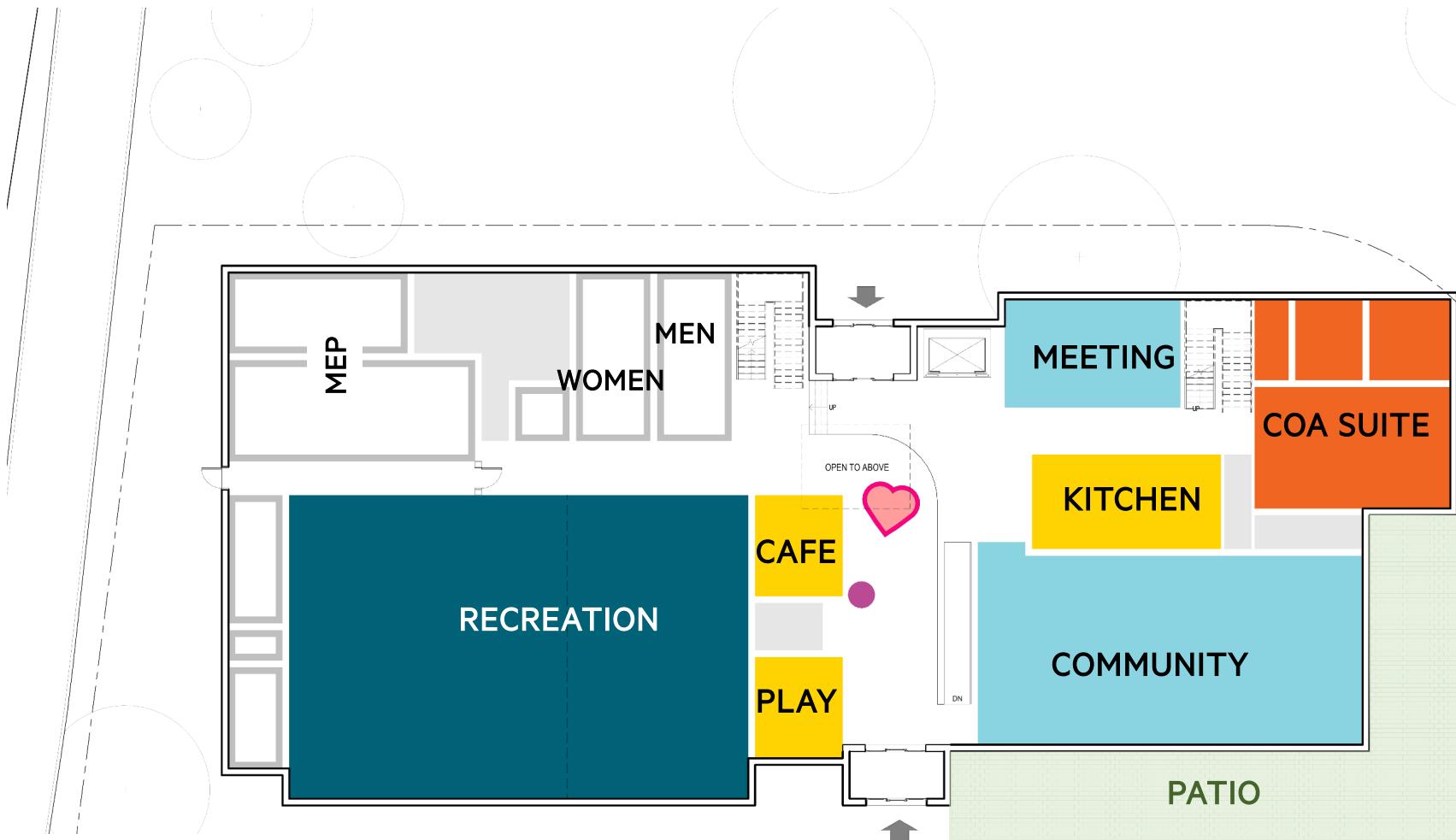


N 3.1 –Lower Level

Jan. 11th

Characteristics

- 19,200sf on two stories
- Footprint 13,000sf
- 2 functional entries
- Community Space near enlarged outdoor gathering
- COA at grade
- Parks & Rec on 2nd floor
- Area for expansion



N 3.1 –Upper Level

Jan. 11th

Characteristics

- 19,000sf on two stories
- 6,200 sf on Upper Level
- Parks & Rec on 2nd floor
- Floor opening in center
(to connect both floors)
- Better circulation (this version)



N3.1- New 2-story Building

Jan. 11th

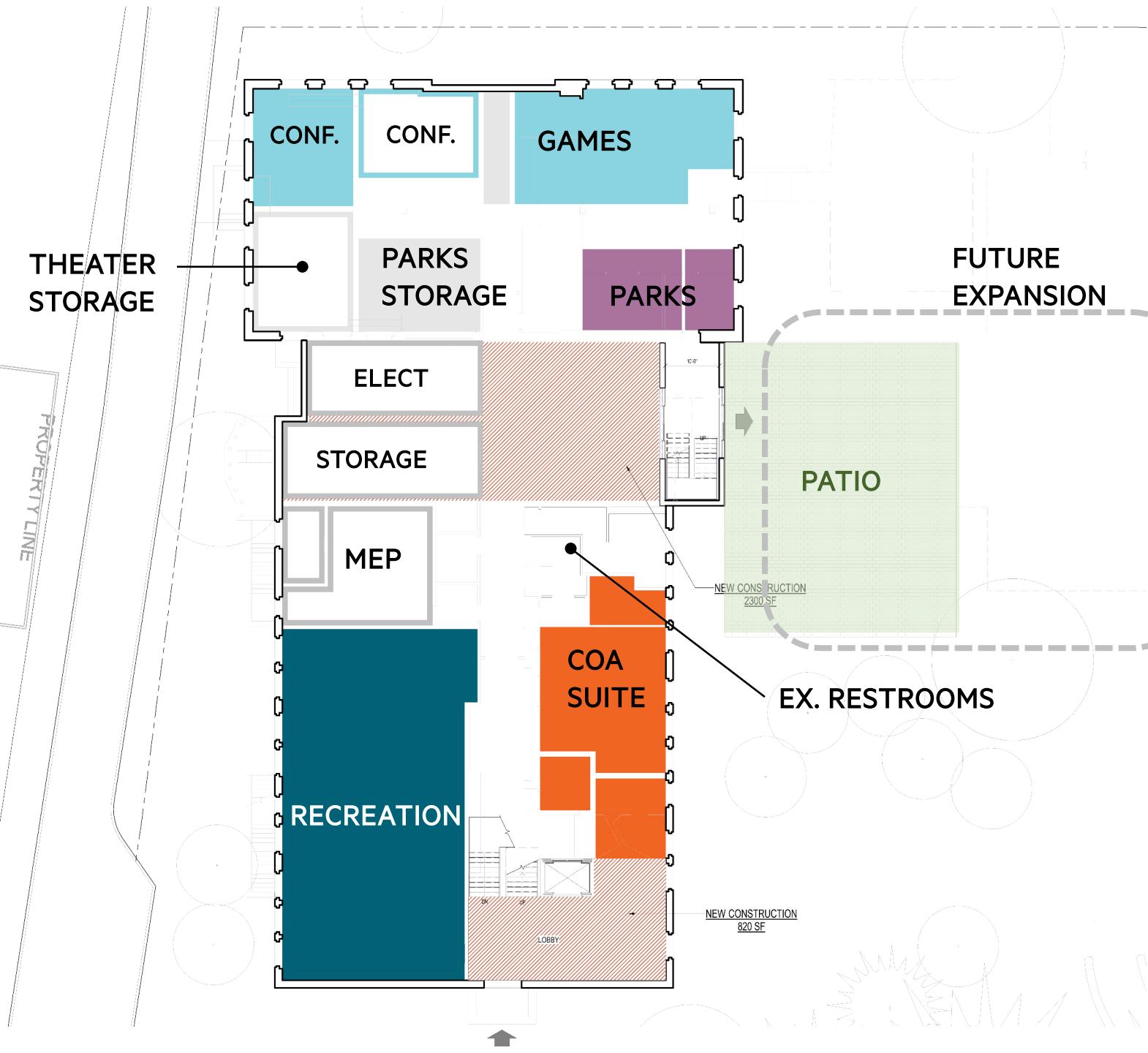
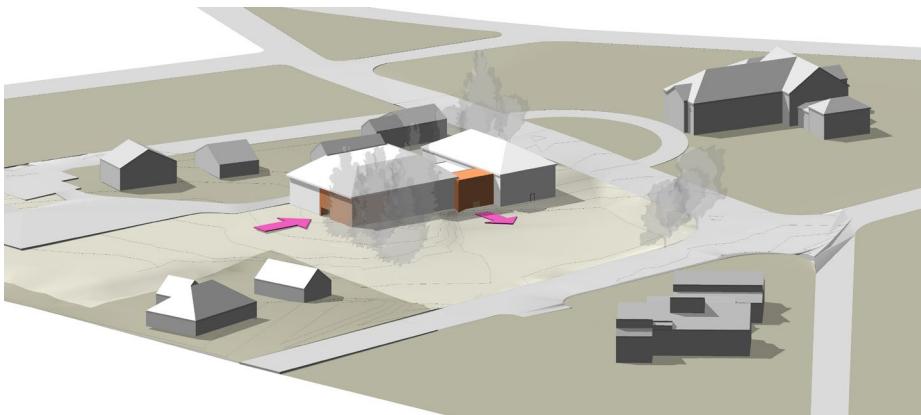


R 1 –Lower Level

Jan. 11th

Characteristics

- 26,000sf on two levels
- 13,400 sf footprint
- 1 functional entry at reconstructed lobby
- South entry rebuilt with elevator/ stairs
- Large recreation in existing space
- COA on Lower Level
- 2 conference rooms
- Parks & Rec by exit
- Extra space (storage/ conference room)



R 1–Upper Level

Jan. 11th

Characteristics

- 26,000sf on two levels
- Dance partial in existing location
- Active Fitness next to Dance/ aerobics
- Community Rm. on Upper Level of 1910
- Small lobby between Kitchen and Community
- New restrooms near Community Room
- Play and Café create enlarged welcoming area (overlook to lobby)



R 1 – Re-use 1910 and 1934 Buildings

Jan. 11th

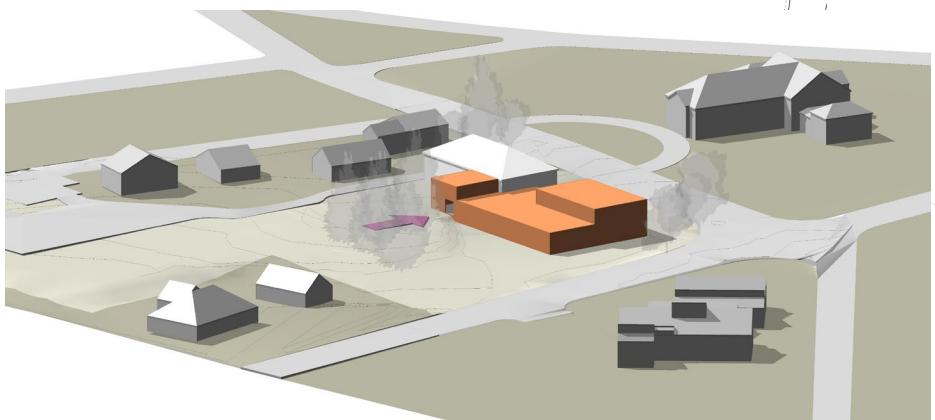


R 3-Lower Level

Jan. 11th

Characteristics

- 19,800sf on two levels
- 2 functional entries in new addition
- Recreation in new construction
- Community Room in new construction
- COA has own area w/ sm. lobby
- Shelter spaces on lower level
- 13,800 sf footprint



FUTURE
EXPANSION

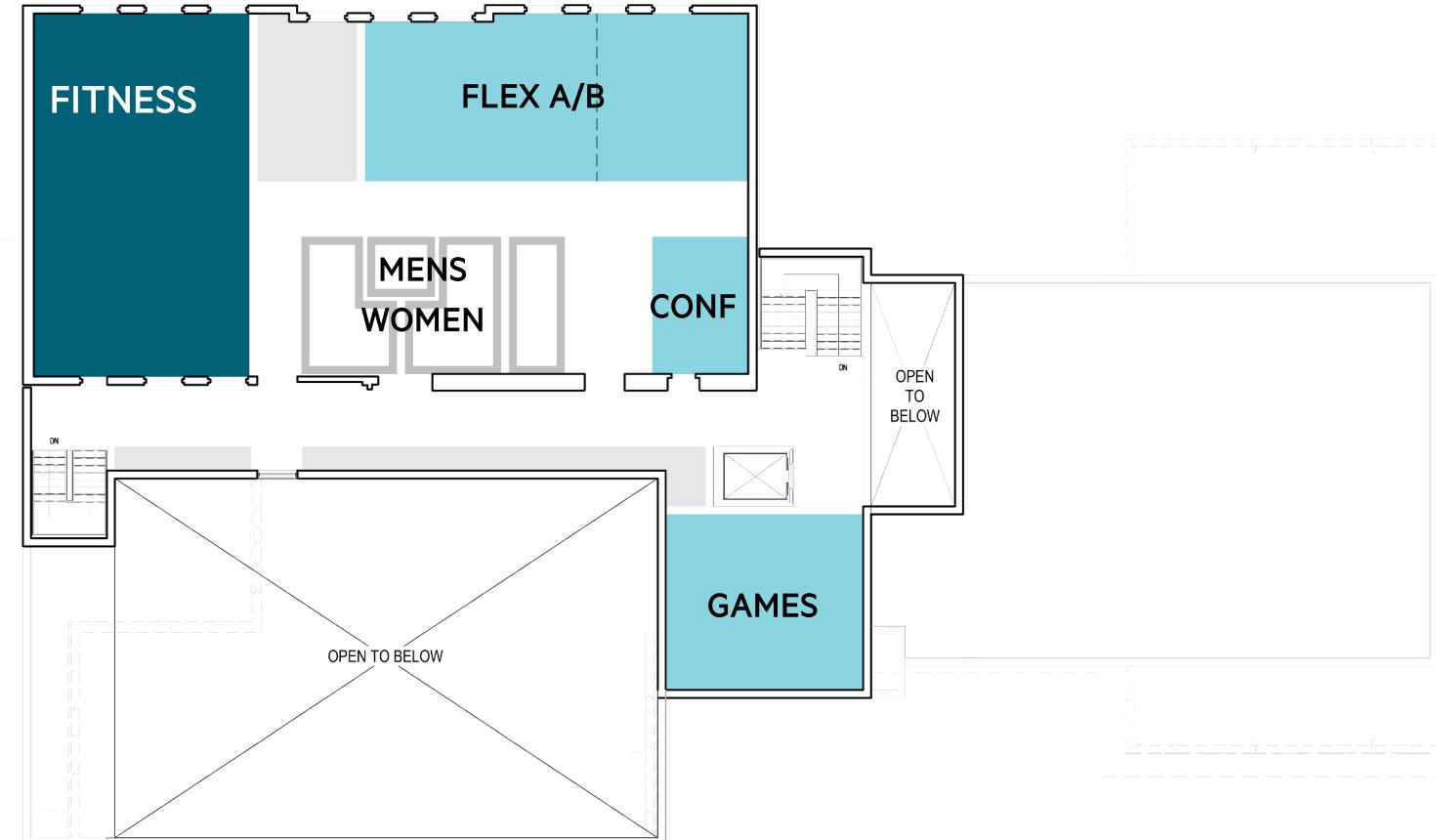


R 3-Lower Level

Jan. 11th

Characteristics

- 19,800sf on two levels
- Fitness and Flex have taller ceilings
- Open to below to connect levels
- Community Room in new construction
- COA has own area w/ sm. lobby
- Shelter spaces on lower level
- 6,000 sf footprint Upper Level



R 3 – Re-use 1910 Only

Jan. 11th



Summary





Other Business