

Town of Dover Community Center

Building Committee

- Program /Cost Estimate
- CBA update

Jan 25, 2021

Building a vision Building consensus

1. Schedule Update
2. Budget implications for Program Size
3. Program Options
4. Updates to the CBA Next Steps

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



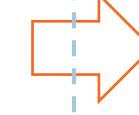
Evaluation: Range

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 Plans / Elevations
Jan. 18	BC Reviews CBA Evaluation Matrix
Jan. 18	Initial Cost Estimates
Jan. 25	BC Revises Program to 15,000sf
Feb 1	BC: CBA committee recommendation
Feb 10 th	Public Mtg based on CBA
Feb 15 th	Based on CBA and Public Feedback, BC Selects 2 Alternates for Schematic

FEASIBILITY

Full Layout/ Elevations

Concept Design (RFP)

The Designer shall prepare and submit concept sketches of various design ideas to determine a workable plan solution in terms of the programs, funds available, and as complete an overall design concept as possible including cost estimates

- No Interior walls
- General massing
- Cost Estimates based on \$/sf

SCHEMATIC

Schematic Design

Schematic

Determine adjacencies and size of spaces to develop initial floor plans and elevations

- Interior walls
- SD Cost Estimates based drawings
- Recommendation for Town Mtg.
- Engineering: single line dwgs, detailing is in Construction Documents



Budget Considerations

(based on Cost Estimate)

Decisions about Building Size = Program

Dover, Ma
Dover Community Center

Feasibility Study (\$000's)

January 18, 2021



	A/E Control Budget	Estimate Analysis							
		Option R1	Difference (Control Budget - R1)	Option R3	Difference (Control Budget - R3)	Option N2	Difference (Control Budget - N2)	Option N3.1	Difference (Control Budget - N3.1)
		1/15/2021		1/15/2021		1/15/2021		1/15/2021	
Renovated Area (GSF)	0	19,767	(19,767)	9,022	(9,022)	0	0	0	0
New Construction Area (GSF)	18,000	6,233	11,767	10,778	7,222	18,200	(200)	19,200	(1,200)
Construction Total Area (GSF)	18,000	26,000	(8,000)	19,800	(1,800)	18,200	(200)	19,200	(1,200)
Building Construction Current \$/GSF	\$ 390.00	\$ 315.48	\$ 76.52	\$ 345.16	\$ 44.84	\$ 406.45	\$ (16.45)	\$ 409.28	\$ (19.78)
Total Construction Current \$/GSF	\$ 530.87	\$ 516.61	\$ 14.26	\$ 590.32	\$ (59.46)	\$ 693.18	\$ (162.31)	\$ 688.87	\$ (158.00)
II. Building Construction (5' beyond perimeter)									
Addition Costs (Separated from Renovation)									
A10 Foundations		\$ 2,649.0	\$ (2,649.0)	\$ 4,041.8	\$ (4,041.8)	\$ -	\$ 0.0	\$ -	\$ 0.0
A1010 Standard Foundations		\$ 137.2	\$ (137.2)	\$ 47.9	\$ (47.9)	\$ 850.8	\$ (850.8)	\$ 635.4	\$ (635.4)
A1030 Slab on Grade		72.4	-72.4	9.0	-9.0	624.8	-624.8	478.4	-478.4
B10 Superstructure		\$ 109.5	\$ (109.5)	\$ 43.0	\$ (43.0)	\$ 510.4	\$ (510.4)	\$ 583.6	\$ (583.6)
B1010 Floor Construction		84.5	-84.5	18.0	-18.0	0.0	0.0	202.6	-202.6
B1020 Roof Construction		25.0	-25.0	25.0	-25.0	510.4	-510.4	381.0	-381.0
B20 Exterior Enclosure		\$ 355.0	\$ (355.0)	\$ 154.2	\$ (154.2)	\$ 1,575.4	\$ (1,575.4)	\$ 1,912.2	\$ (1,912.2)
B2010 Exterior Walls		140.3	-140.3	64.0	-64.0	1165.4	-1165.4	1418.4	-1418.4
B2020 Exterior Windows		197.7	-197.7	90.2	-90.2	388.7	-388.7	472.5	-472.5
B2030 Exterior Doors		17.0	-17.0	0.0	0.0	21.3	-21.3	21.3	-21.3
B30 Roofing		\$ 284.3	\$ (284.3)	\$ 130.6	\$ (130.6)	\$ 415.1	\$ (415.1)	\$ 298.9	\$ (298.9)
B3010 Roof Coverings		284.3	-284.3	130.6	-130.6	415.1	-415.1	298.9	-298.9
C10 Interior Construction		\$ 664.3	\$ (664.3)	\$ 171.6	\$ (171.6)	\$ 741.4	\$ (741.4)	\$ 807.1	\$ (807.1)
C1010 Partitions		422.9	-422.9	57.3	-57.3	424.3	-424.3	478.1	-478.1
C1020 Interior Doors		116.5	-116.5	40.6	-40.6	109.4	-109.4	113.9	-113.9
C1030 Fittings		124.9	-124.9	73.1	-73.1	207.7	-207.7	215.1	-215.1
C20 Stairs		\$ 61.6	\$ (61.6)	\$ -	\$ 0.0	\$ 12.4	\$ (12.4)	\$ 105.9	\$ (105.9)
C2010 Stair Construction		57.3	-57.3	0.0	0.0	7.5	-7.5	98.2	-98.2
C2020 Stair Finishes		4.3	-4.3	0.0	0.0	4.9	-4.9	7.7	-7.7
C30 Interior Finishes		\$ 533.4	\$ (533.4)	\$ 294.7	\$ (294.7)	\$ 521.1	\$ (521.1)	\$ 547.7	\$ (547.7)
C3010 Wall Finishes		100.2	-100.2	99.8	-99.8	136.3	-136.3	144.6	-144.6
C3020 Floor Finishes		225.6	-225.6	100.2	-100.2	193.7	-193.7	201.5	-201.5
C3030 Ceiling Finishes		207.6	-207.6	94.7	-94.7	191.1	-191.1	201.6	-201.6
D10 Conveying		\$ 215.8	\$ (215.8)	\$ -	\$ 0.0	\$ -	\$ 0.0	\$ 135.8	\$ (135.8)
D1010 Elevators and Lifts		215.8	-215.8	0.0	0.0	0.0	0.0	135.8	-135.8
D20 Plumbing		\$ 266.9	\$ (266.9)	\$ 121.8	\$ (121.8)	\$ 278.0	\$ (278.0)	\$ 252.7	\$ (252.7)
D30 HVAC		\$ 909.3	\$ (909.3)	\$ 415.0	\$ (415.0)	\$ 837.2	\$ (837.2)	\$ 883.2	\$ (883.2)
D40 Fire Protection		\$ 108.7	\$ (108.7)	\$ 49.6	\$ (49.6)	\$ 100.1	\$ (100.1)	\$ 105.6	\$ (105.6)
D4010 Sprinklers		108.7	-108.7	49.6	-49.6	100.1	-100.1	105.6	-105.6
D50 Electrical		\$ 779.6	\$ (779.6)	\$ 441.2	\$ (441.2)	\$ 730.3	\$ (730.3)	\$ 761.8	\$ (761.8)
D5010 Electrical Service and Distribution		243.7	-243.7	184.6	-184.6	235.1	-235.1	240.6	-240.6
D5020 Lighting and Branch Wiring		204.6	-204.6	93.4	-93.4	188.4	-188.4	198.7	-198.7
D5030 Communications and Security		130.7	-130.7	71.6	-71.6	122.1	-122.1	127.6	-127.6
D5090 Other Electrical Systems		200.6	-200.6	91.6	-91.6	184.7	-184.7	194.9	-194.9
E10 Equipment		\$ 107.4	\$ (107.4)	\$ 75.0	\$ (75.0)	\$ 110.0	\$ (110.0)	\$ 110.0	\$ (110.0)
E1010 Commercial Equipment		75.0	-75.0	75.0	-75.0	75.0	-75.0	75.0	-75.0
E1090 Other Equipment		32.4	-32.4	0.0	0.0	35.0	-35.0	35.0	-35.0
E20 Furnishings		\$ 22.1	\$ (22.1)	\$ 3.8	\$ (3.8)	\$ 18.7	\$ (18.7)	\$ 21.7	\$ (21.7)
E2010 Fixed Furnishings		22.1	-22.1	3.8	-3.8	18.7	-18.7	21.7	-21.7
F20 Selective Building Demolition		\$ 946.4	\$ (946.4)	\$ 842.9	\$ (842.9)	\$ 696.5	\$ (696.5)	\$ 696.6	\$ (696.6)
F2010 Building Elements Demolition		548.3	-548.3	445.8	-445.8	298.4	-298.4	298.5	-298.5
F2020 Hazardous Components Abatement		398.1	-398.1	398.1	-398.1	398.1	-398.1	398.1	-398.1
Total Building Construction	7,020.0	8,150.5	(1,130.5)	6,834.1	185.9	7,397.4	(377.4)	7,858.2	(838.2)
II. Related Construction									
A. Sitework (beyond 5' of building)									
G10 Site Preparation		\$ 270.8	\$ (270.8)	\$ 270.8	\$ (270.8)	\$ 270.8	\$ (270.8)	\$ 270.8	\$ (270.8)
G1010 Site Clearing		138.3	-138.3	138.3	-138.3	138.3	-138.3	138.3	-138.3
G1020 Site Demo and Relocation		40.8	-40.8	40.8	-40.8	40.8	-40.8	40.8	-40.8
G1030 Site Earthwork		91.7	-91.7	91.7	-91.7	91.7	-91.7	91.7	-91.7
G20 Site Improvements		\$ 766.4	\$ (766.4)	\$ 766.5	\$ (766.5)	\$ 903.4	\$ (903.4)	\$ 903.4	\$ (903.4)
G2010 Roadways		171.9	-171.9	171.9	-171.9	219.1	-219.1	219.1	-219.1
G2030 Pedestrian Paving		165.4	-165.4	165.5	-165.5	182.9	-182.9	182.9	-182.9
G2040 Site Development		312.4	-312.4	312.4	-312.4	367.5	-367.5	367.5	-367.5
G2050 Landscaping		116.7	-116.7	116.7	-116.7	133.9	-133.9	133.9	-133.9
G30 Site Mechanical Utilities		\$ 801.9	\$ (801.9)	\$ 801.9	\$ (801.9)	\$ 801.9	\$ (801.9)	\$ 802.0	\$ (802.0)
G3010 Water Supply		347.4	-347.4	347.4	-347.4	347.4	-347.4	347.5	-347.5
G3020 Sanitary Sewer		154.5	-154.5	154.5	-154.5	154.5	-154.5	154.5	-154.5
G3030 Storm Sewer		300.0	-300.0	300.0	-300.0	300.0	-300.0	300.0	-300.0
G40 Site Electrical Utilities		\$ 152.0	\$ (152.0)	\$ 152.0	\$ (152.0)	\$ 152.0	\$ (152.0)	\$ 152.0	\$ (152.0)
G4010 Electrical Distribution		73.3	-73.3	73.3	-73.3	73.3	-73.3	73.3	-73.3
G4020 Site Lighting		78.7	-78.7	78.7	-78.7	78.7	-78.7	78.7	-78.7
Total Related Construction	1,775.0	1,991.1	(216.1)	1,991.2	(216.2)	2,128.1	(353.1)	2,128.2	(353.2)

Building Reduction Breakdown

Abatement + Bdg Demo = \$900K

Sitework = \$2M

Escalation = \$800K (\$400K if STM / Spring 2022 Bid)

Total Non-Building = \$3.7M

\$9.6M (construction budget) - \$3.7M = \$5.9M

\$5.9M / \$390 (building cost per SF) = 15,130SF

\$6.3M (if STM / Spring 2022 Bid) / \$390 = 16,150SF

Design Adjustments

Decision: Spring Town Mtg or Fall Town Mtg = 1,000gsf

Recommended Actions

- Complete HVAC system Analysis -> VRF saves space and money
- Review gross area spaces (MEP, Restrooms, circulation) for efficiency
- Review storage for efficiency (2,025sf to 1410 sf)
- Reduce program areas
 - Delete Game Room (400sf)
 - Reduce Kitchen (from 400sf to 300sf)
 - Reduce Large Recreation
 - Reduce Fitness slightly
 - Reduce Common Room Slightly



Program Options for 15,000sf

(Follow up from 1/18 BC discussion)

13,000 GSF - Space Option #1

Major Features

- Fitness/ Dance
- Large Community Space (shared for Recreation)
- Basic Kitchen
- Age 0-5 Play as GSF

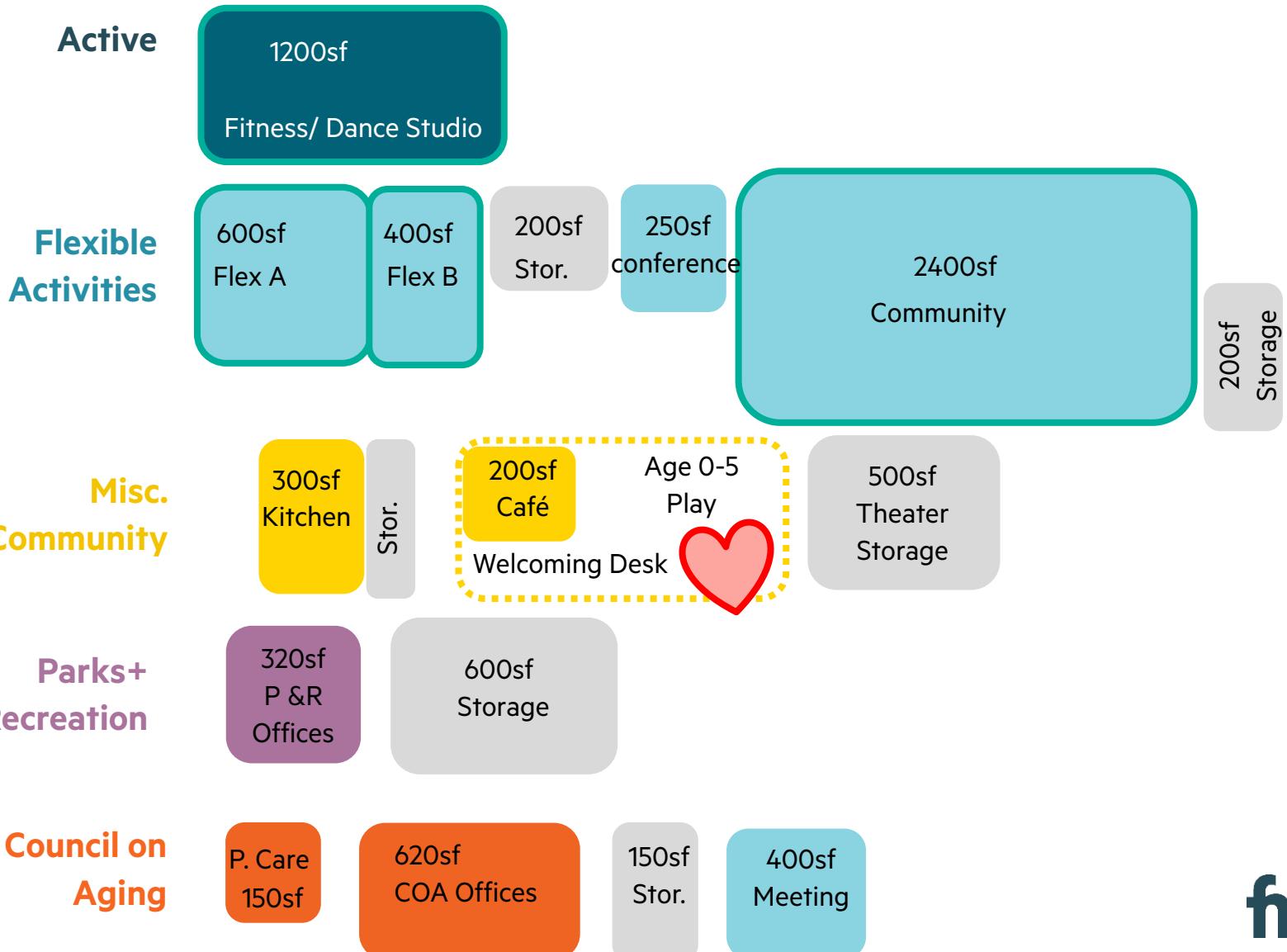
Core Spaces 6,900sf

Storage Area 1,780sf

Program Area 8,680sf

Gross Area 13,020sf

Project Cost \$10 M

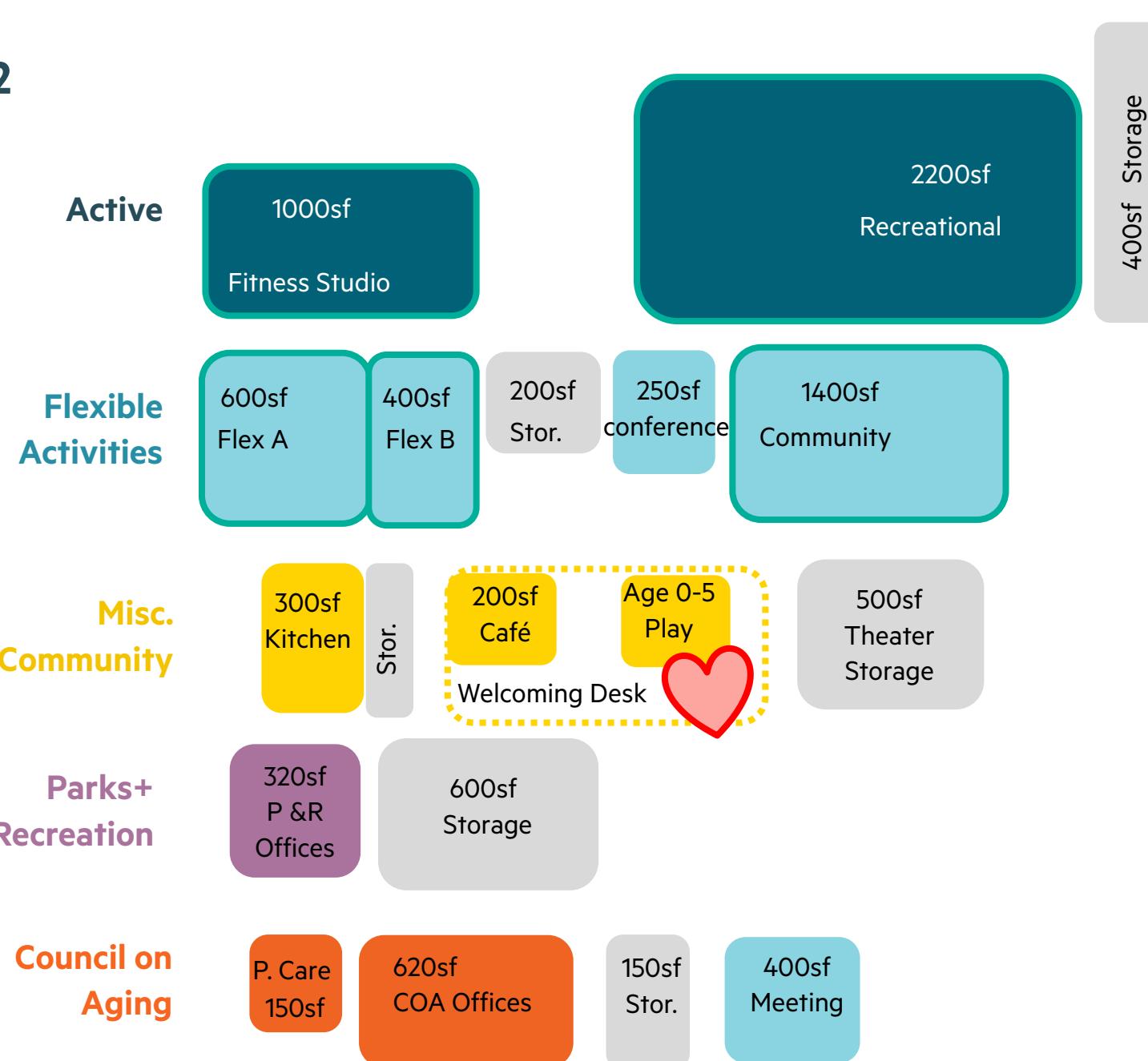


15,000 GSF - Space Option #2

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



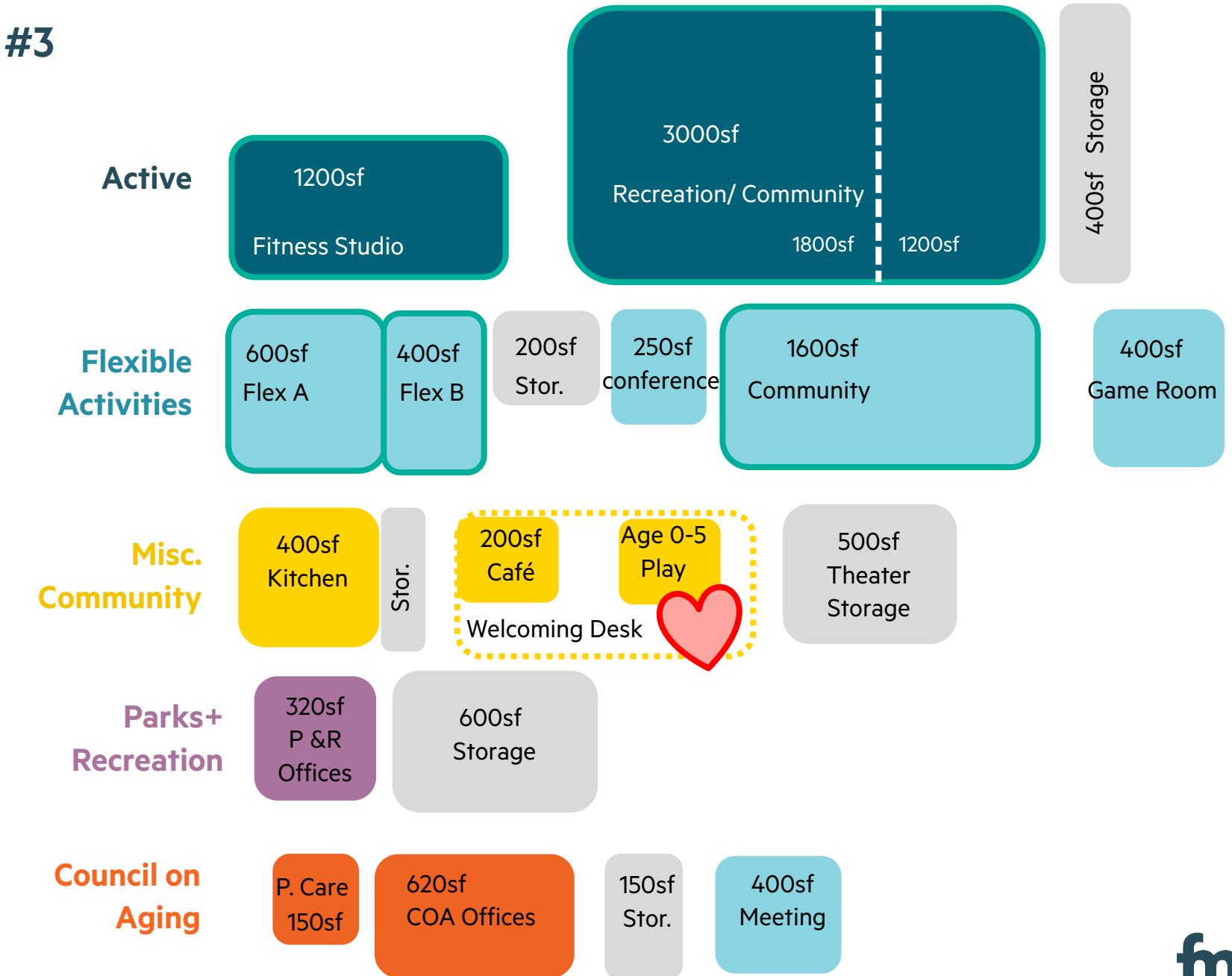
18,000 GSF - Space Option #3

“Recommended”

Major Features

- Flexible: Recreation + Fitness
- Medium Community Space
- Expanded Kitchen
- Fitness/ Dance

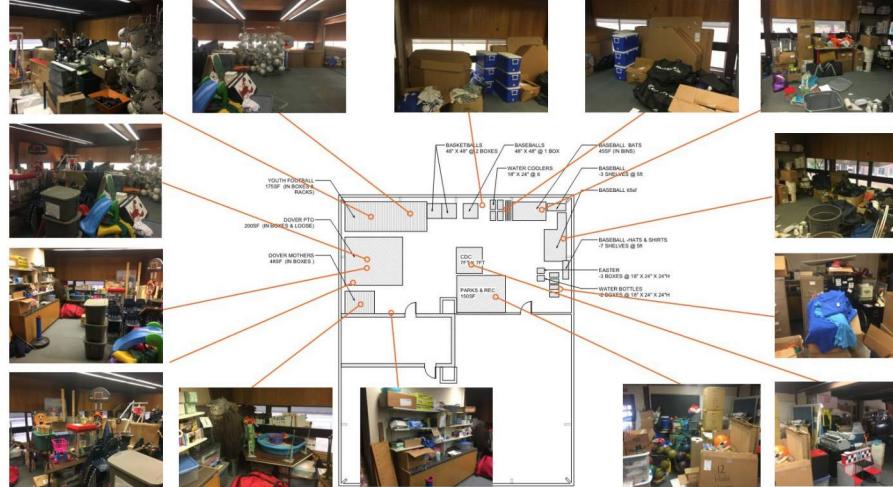
Core Spaces	9,860sf
Storage Area	2,025sf
Program Area	11,885sf
Gross Area	17,828sf
Project Cost	\$17M



Storage Analysis

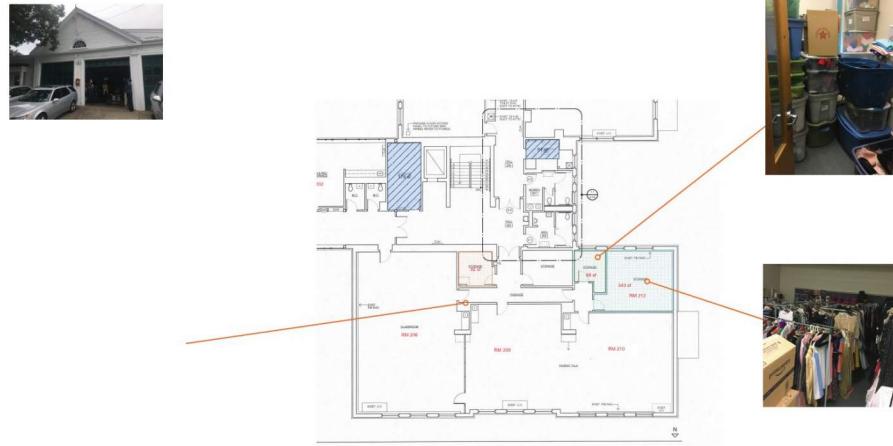
Storage Analysis

-Parks & Rec -2nd Floor



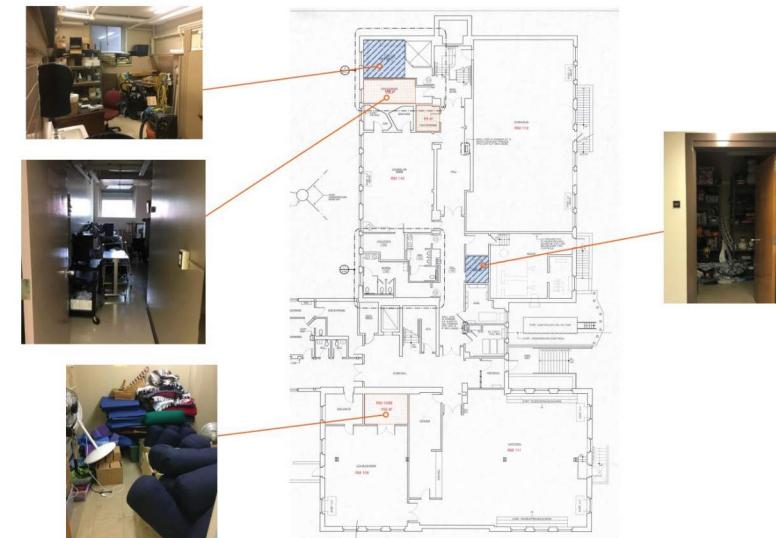
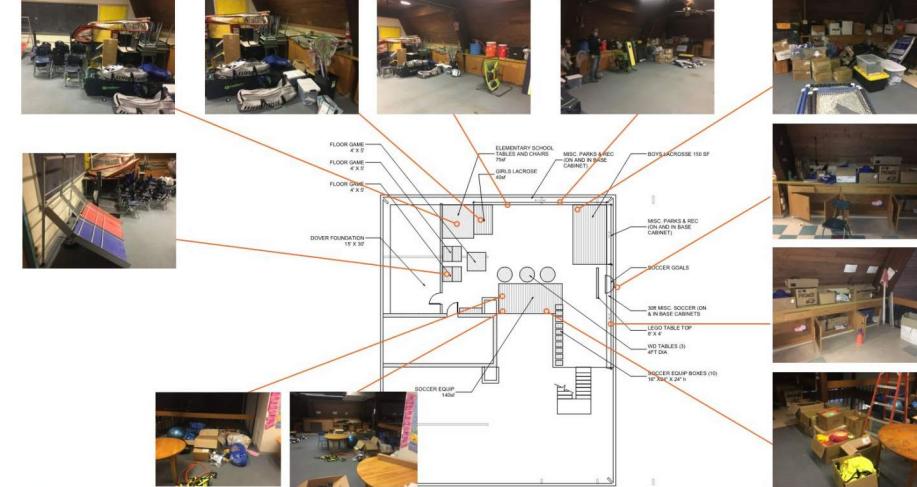
Storage Analysis

-Misc. Storage -2nd floor



Storage Analysis

-Parks & Rec -Mezzanine



Storage Analysis

Dover Storage

Category	Level	Existing	Proposed flr space	Concentrated				
				total sf	flr area	width	depth	# shelves
Youth Sports			754 sf	0 sf				
Baseball	2nd Flr.	incl'd 48" x 48" boxes	16 sf	0	16 sf	16 sf	4 ft	4 ft
Baseball	2nd Flr.	18" x 24" water coolers (6)	12 sf	0	24 sf	8 sf	4 ft	2 ft
Baseball	2nd Flr.	incl'd 20" x 11" bins (8)	13 sf	0	13 sf	13 sf	8 ft	1.7 ft
Baseball	2nd Flr.	cardboard boxes	32 sf	0	72 sf	18 sf	9 ft	2 ft
Baseball	2nd Flr.	shelving (3) at 24" x 48"	24 sf	0				
Baseball	2nd Flr.	loose boxes	65 sf	0	65 sf	16 sf	8 ft	2 ft
Baseball	2nd Flr.	hats & shirts (7 shelves)	35 sf	0	35 sf	7 sf	4 ft	2 ft
Baseball	2nd Flr.	water bottles (2) boxes 18"x 24"	6 sf	0	8 sf	4 sf	2 ft	2 ft
Youth Football		Boxes, racks of equipment	175 sf	0	175 sf	88 sf	44 ft	2 ft
Soccer	Mezzanine	Goals (10?) 8ft x 4ft	16 sf	0	16 sf	16 sf	8 sf	2 sf
Soccer	Mezzanine	ball bags and boxes	140 sf	0	140 sf	47 sf	23 ft	2 ft
Soccer	Mezzanine	boxes (10) 16"x24"x24	30 sf	0	30 sf	10 sf	5 ft	2 ft
Girls Lacross	Mezzanine	bags, coolers and bin w/ sticks	40 sf	0				
Boys Lacross	Mezzanine	bags and tote boxes	150 sf	0				
Parks & Rec			670 sf	300 sf				
Parks & Rec	2nd Flr.	4 file cabinets (4 drawer) 52"H x	10 sf	10 ft	10 sf	10 sf	5 ft	2 ft
Parks & Rec	2nd Flr.	Easter boxes (3) 18"x 24"x 24"	9 sf	6 ft	12 ft	6 sf	3 ft	2 ft
Parks & Rec	2nd Flr.	miscelanous boxes & bags	255 sf	100 ft	300 sf	100 sf	50 ft	2 ft
Parks & Rec	2nd Flr.	Misc. materials, boxes (5 shelves	40 sf	12 ft	60 sf	12 sf	6 ft	2 ft
Parks & Rec	Mezzanine	Misc. equipment, water coolers,	144 sf	48 ft	144 sf	48 sf	24 ft	2 ft
Parks & Rec	Mezzanine	Misc. materials, boxes	64 sf	21 ft	64 sf	21 sf	11 ft	2 ft
Parks & Rec	Mezzanine	Lego table (4ft x 8ft)	16 sf	16 ft				
Parks & Rec	Mezzanine	Misc. boxes, pinnies, cones, etc.	100 sf	33 ft	100 sf	33 sf	17 ft	2 ft
Basketballs	2nd Flr.	boxes (2) 48" x 48"	32 sf	16 sf	16 sf	16 sf	4 ft	4 ft
		Misc.		37 ft				
Parent Orgs.			310 sf	150 sf				
Dover Mothers	2nd Flr.	loose material + 2 tables	50 sf	50 sf	75 sf	38 sf	19 ft	2 ft
Dover PTO	2nd Flr.	loose material + 4 tables, fair ma	200 sf	100 sf	200 sf	100 sf	50 ft	2 ft
Dover PTO	Mezzanine	Floor games for festivals (3) 4' x 1'	60 sf					

Child Care			172 sf	0 sf					
CDC	2nd Flr.	Play tables, school equip, lamina	49 sf	0					
CDC	Mezzanine	Desks, chairs	75 sf	0					
CDC	Mezzanine	4ft round tables	48 sf	0					
Theater Groups			719 sf	150 sf					
Dover Foundation	2nd Flr. -211	boxes ~35 (18"x24"x16")	88 sf		96 sf	24 sf	12 ft	2 ft	4
Dover Foundation	2nd Flr. -212	clothing on racks, 12 boxes	343 sf	150 sf	300 sf	300 sf			
Open Fields	1971 Mezzanine	boxes on racks	288 sf		300 sf	176 sf	22 ft	8 ft	5
Council on Aging			450 sf	220 sf					
Medical Storage	1st floor		70 sf	70 sf					
General Storage	1st floor -101		150 sf	150 sf					
General Storage	1st floor -108B		150 sf						
Exercise equip	2nd Flr.	cusions, yoga mats, small weight	80 sf						
General Building			428 sf	150 sf					
custodial supplies	1st floor- 101	boxes, bottles, etc on shelves	180 sf	150 sf					
custodial supplies	1st floor- 117'	boxes, bottles, etc on shelves	70 sf						
custodial supplies	2nd flr (by elev)	boxes, bottles, etc on shelves	178 sf						
Recreation			0 sf	200 sf					
		Floor mats, balls, nets, cones, flags etc.		200 sf					
Flex Rooms			0 sf	200 sf					
		chairs, craft materials, sewing machines		200 sf					
Community Room			0 sf	200 sf					
		chairs,tables, small stage		200 sf					
Total Storage			3,503 sf	1,570 sf					

Storage Analysis

Storage Program Analysis

- Developed through design and analysis of existing site
- Recreation needs space for mats, ball, goals, etc
- Flex Activities need storage to be flexible
- **Add:** Community Room storage for chairs, tables and stage
- **Add:** Misc. Community: flexible storage for Dover Mothers, theater groups
- **Reduce:** Parks & Rec. could use 300sf if no youth sports
- Council on Aging medical storage part of 620sf suite
- **Add:** 150sf for Custodial (was in GSF)

Active

200sf
Storage

Next to
Recreation

Flexible Activities

200sf
Stor.

For crafts
and chairs

200sf
Storage
Near to
Community

Misc. Community

300sf
Storage

Shared by
Community
Organizations

Parks+ Recreation

300sf
Storage

P&R only
No youth
sports

Council on Aging

150sf
Stor.

Match existing

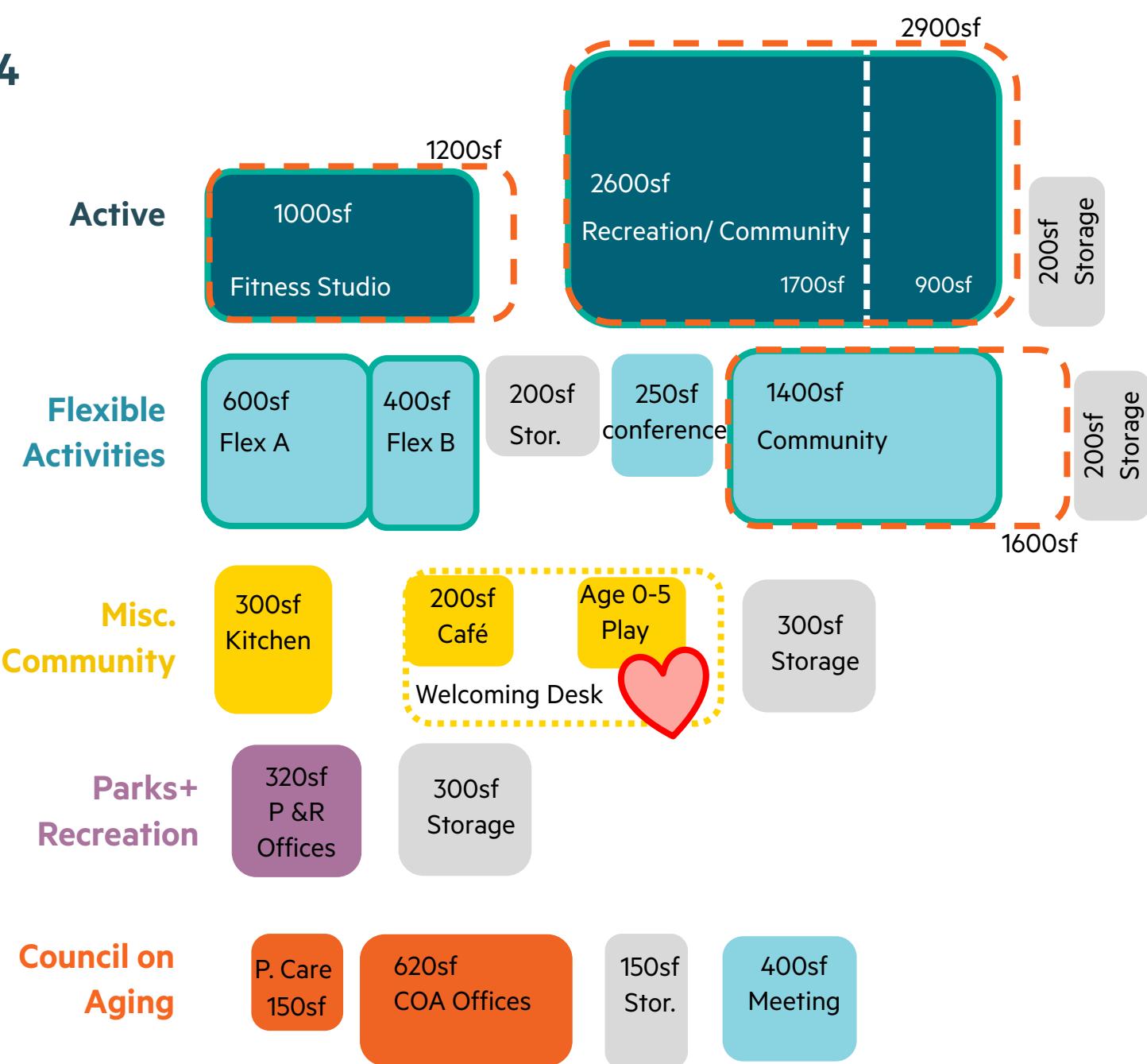
15,000 GSF - Space Option #4

“Recommended”

Major Features

- Flexible: Recreation + Fitness
- Medium Community Space
- Expanded Kitchen
- Fitness/ Dance

Core Spaces	8,515sf
Storage Area	1,410sf
Program Area	9,925sf
Gross Area	14,888sf
Project Cost	\$13M





Updates to CBA (Draft diagrams for review)

Choosing by Advantages – Sub-committee Update

Feasibility Study - Selecting 1 New and 1 Renovation Alternatives		Alternatives: New Construction		Alternatives: Renovation of Existing Building(s)	
		N2 - New Split Level		N3.1 New - Two Story	
				R1 - Renovation Vertical Lobby	
General					
1	Factor Universal Design	Attrib.: 1 stair/1 ramp, no stairwell, no elevator	Attrib.: 1 stair/1 ramp, 2 switchback stairs, 1 elevator	Attrib.: 1 switchback stairwell, 1 triple run stair, 1 elevator	Attrib.: 1 stair/1 ramp, 2 switchback stairs, 1 elevator
	Criterion Fewest level changes with stairs, ramps & elevators	Advant: Best IMP.	Adv.: Better IMP.	Adv.: IMP.	Adv.: Better IMP.
Functionality					
2	Factor Program Adherence to Space Opt 3	Attrib.: New construction allows best match to program area and flexibility	Attrib.: New construction allows best match to program area and flexibility	Attrib.: <u>Meets or exceeds program area, recreation spaces lacks flexibility</u> Least Preferred	Attrib.: Addition/ Renovation construction allows best match to program area and flexibility
	Criterion Maximal percentage of space (area) with flexible uses	Advant: Better IMP.	Adv.: Better IMP.	Adv.: IMP.	Adv.: Better IMP.
3	Factor Advantageous Adjacencies	Attrib.: CoA near Community Room, One level so no overhead noises, Parks & Rec next to entry	Attrib.: CoA near Community Room, Some overhead noise, Parks & Rec away from entries	Attrib.: <u>CoA separate level from Community Room, Some overhead noise, Parks & Rec far from entry</u> Least Preferred	Attrib.: CoA far from Community Room, no overhead noise, Parks & Rec next to entry
	Criterion Most qualities: <u>CoA near Community Room</u> , Good Separation of Noisy Activities, Parks & Rec near entrance	Advant: Best IMP.	Adv.: Good IMP.	Adv.: IMP.	Adv.: Better IMP.
4	Factor Compactness / Optimized for Expansion	Attrib.: Footprint is least compact and community room can expand	Attrib.: Footprint is most compact and community and recreation space can expand	Attrib.: <u>Footprint is compact but neither community or recreation space can expand</u> Least Preferred	Attrib.: Footprint is very compact and community room and recreation space can both expand
	Criterion The most compact building is best, ability to expand a large program space is best	Advant: Good IMP.	Adv.: Best IMP.	Adv.: IMP.	Adv.: Better IMP.
5	Factor Relation of entry and drop-off / Accessible parking	Attrib.: Medium-sized forecourt and limited view of Entry	Attrib.: Large forecourt and clear view of Entry	Attrib.: <u>Smallest forecourt but clear view of Entry</u> Least Preferred	Attrib.: Large Forecourt and good view of Entry
	Criterion Largest forecourt & best view to main entrance	Advant: Good IMP.	Adv.: Best IMP.	Adv.: IMP.	Adv.: Better IMP.
6	Factor Visual Control of entry (ies)	Attrib.: Central Location separate from main parks & rec offices (same level)	Attrib.: Central Location separate from main parks & rec offices (2nd floor)	Attrib.: <u>No Central Location and separate from main parks & rec offices (lower level)</u> Least Preferred	Attrib.: Central Location next to main parks & rec offices
	Criterion Central control point nearest to Parks & Rec Offices	Advant: Better IMP.	Adv.: Good IMP.	Adv.: IMP.	Adv.: Best IMP.
7	Factor Programmed outdoor space	Attrib.: Largest footprint of building, direct access to outdoor spaces from community room and CoA	Attrib.: Smaller footprint of building, direct access to outdoor spaces from community room and CoA	Attrib.: <u>Smaller footprint of building, no direct access to outdoor spaces from community room or CoA</u> Least Preferred	Attrib.: Smaller footprint of building, direct access to outdoor spaces from community room, CoA no direct access to outside
	Criterion Size of building footprint (smaller better) and direct connection to outdoors from CoA & Community Room	Advant: Good IMP.	Adv.: Best IMP.	Adv.: IMP.	Adv.: Better IMP.
Experiential (user experience)					
8	Factor Creates heart of community	Attrib.: one level and one heart	Attrib.: two levels, one heart	Attrib.: <u>three levels and three hearts</u> Least Preferred	Attrib.: two levels and two hearts
	Criterion Visual connection between welcome area (heart) and other public spaces (fewer hearts & fewer levels are better)	Advant: Best IMP.	Adv.: Better IMP.	Adv.: IMP.	Adv.: Good IMP.
9	Factor Daylighting, ventilation & connection to outdoors	Attrib.: Good ratio perimeter to program spaces - all new window openings	Attrib.: Best ratio perimeter to program spaces - all new window openings	Attrib.: <u>Good ratio perimeter to program spaces - more spaces on 2nd floor (good existing window size)</u>	Attrib.: <u>Good ratio perimeter to program spaces - combination exist/new, but CoA has limited windows</u> Least Preferred
	Criterion Largest ratio of perimeter to program space with windows & largest size of windows	Advant: Better IMP.	Adv.: Best IMP.	Adv.: IMP.	Adv.: IMP.
Community					
10	Factor Town Center	Attrib.: Low pancake massing, unlike 2 story construction of other buildings in Town Center, engages Springdale Ave.	Attrib.: 2 Story massing responds to Town House and engages with Springdale Ave.	Attrib.: <u>2 Story responds to Town House and saves 1910 building, does not engage Springdale Ave</u> Least Preferred	Attrib.: 2 story massing and saves historic 1910 building relates well to Town House and Town Center, engages Springdale Ave.
	Criterion Building Massing (height) Consistent with Town Center, Orientation engages Springdale Ave.	Advant: Good IMP.	Adv.: Better IMP.	Adv.: IMP.	Adv.: Better IMP.
Sustainability					
11	Factor Potential SF Roof Area Available for PV's	Attrib.: 16,353 sf	Attrib.: 11,500 sf	Attrib.: <u>2,507 sf</u> Least Preferred	Attrib.: 8,212 sf
	Criterion Largest SF is Better	Advant: Best: 13,846 sf more than least preferred IMP.	Adv.: Better: 8,993 sf more than least preferred IMP.	Adv.: IMP.	Adv.: Good: 5,705 sf more than least preferred IMP.
12	Factor Resiliency: Co-location of shelter spaces	Attrib.: No elevator required, COA/ Kitch/ Comm Room/ Meeting & Flex are contiguous	Attrib.: Elevator optional, COA/ Kitch/ Comm Room/ Meeting & Flex are contiguous (Flex is upstairs)	Attrib.: <u>Elevator required, COA on different level from Kitch/ Comm Room/ Meeting & Flex</u> Least Preferred	Attrib.: Elevator optional, COA next to Meeting, but separate from Kitch/ Comm Room (Flex upstairs)
	Criterion Adjacency of COA suite, Community Room, Kitchen, Meeting and Flex Rooms to run efficiently	Advant: Best IMP.	Adv.: Better IMP.	Adv.: IMP.	Adv.: Good IMP.

Choosing by Advantages – Sub-committee Update

Feasibility Study - Selecting 1 New and 1 Renovation Alternatives		Alternatives: New Construction		Alternatives: Renovation of Existing Building(s)	
		N2 - New Split Level		N3.1 New - Two Story	
		R1 - Renovation Vertical Lobby		R3 - Renovation Save 1910	
General					
1	Factor Universal Design	Attrib.: 1 stair/1 ramp, no stairwell, no elevator	Attrib.: 1 stair/1 ramp, 2 switchback stairs, 1 elevator	Attrib.: 1 switchback stairwell, 1 triple run stair, 1 elevator	Attrib.: 1 stair/1 ramp, 2 switchback stairs, 1 elevator
	Criterion Fewest level changes with stairs, ramps & elevators	Advant: Best	IMP.	Attrib.: Better	IMP.
				Attrib.:	IMP.
Functionality					
2	Factor Program Adherence to Space Opt 3	Attrib.: New construction allows best match to program area and flexibility	Attrib.: New construction allows best match to program area and flexibility	Attrib.: <u>Meets or exceeds program area, recreation spaces lacks flexibility</u> Least Preferred	Attrib.: Addition/ Renovation construction allows best match to program area and flexibility
	Criterion Maximal percentage of space (area) with flexible uses	Advant: Better	IMP.	Advant: Better	IMP.
3	Factor Advantageous Adjacencies	Attrib.: CoA near Community Room, One level so no overhead noises, Parks & Rec next to entry	Attrib.: CoA near Community Room, Some overhead noise, Parks & Rec away from entries	Attrib.: <u>CoA separate level from Community Room, Some overhead noise, Parks & Rec far from entry</u> Least Preferred	Attrib.: CoA far from Community Room, no overhead noise, Parks & Rec next to entry
	Criterion Most qualities: <u>CoA near Community Room</u> , Good Separation of Noisy Activities, Parks & Rec near entrance	Advant: Best	IMP.	Advant: Good	IMP.
4	Factor Compactness / Optimized for Expansion	Attrib.: Footprint is least compact and community room can expand	Attrib.: Footprint is most compact and community and recreation space can expand	Attrib.: <u>Footprint is compact but neither community or recreation space can expand</u> Least Preferred	Attrib.: Footprint is very compact and community room and recreation space can both expand
	Criterion The most compact building is best, ability to expand a large program space is best	Advant: Good	IMP.	Advant: Best	IMP.
5	Factor Relation of entry and drop-off / Accessible parking	Attrib.: Medium-sized forecourt and limited view of Entry	Attrib.: Large forecourt and clear view of Entry	Attrib.: <u>Smallest forecourt but clear view of Entry</u> Least Preferred	Attrib.: Large Forecourt and good view of Entry
	Criterion Largest forecourt & best view to main entrance	Advant: Good	IMP.	Advant: Best	IMP.
6	Factor Visual Control of entry (ies)	Attrib.: Central Location separate from main parks & rec offices (same level)	Attrib.: Central Location separate from main parks & rec offices (2nd floor)	Attrib.: <u>No Central Location and separate from main parks & rec offices (lower level)</u> Least Preferred	Attrib.: Central Location next to main parks & rec offices
	Criterion Central control point nearest to Parks & Rec Offices	Advant: Better	IMP.	Advant: Good	IMP.
7	Factor Programmed outdoor space	Attrib.: Largest footprint of building, direct access to outdoor spaces from community room and CoA	Attrib.: Smaller footprint of building, direct access to outdoor spaces from community room and CoA	Attrib.: <u>Smaller footprint of building, no direct access to outdoor spaces from community room or CoA</u> Least Preferred	Attrib.: Smaller footprint of building, direct access to outdoor spaces from community room, CoA no direct access to outside
	Criterion Size of building footprint (smaller better) and direct connection to outdoors from CoA & Community Room	Advant: Good	IMP.	Advant: Best	IMP.
Experiential (user experience)					
8	Factor Creates heart of community	Attrib.: one level and one heart	Attrib.: two levels, one heart	Attrib.: <u>three levels and three hearts</u> Least Preferred	Attrib.: two levels and two hearts
	Criterion Visual connection between welcome area (heart) and other public spaces (fewer hearts & fewer levels are better)	Advant: Best	IMP.	Advant: Better	IMP.
9	Factor Daylighting, ventilation & connection to outdoors	Attrib.: Good ratio perimeter to program spaces - all new windows on 1st floor	Attrib.: Good ratio perimeter to program spaces - all new windows on 2nd floor	Attrib.: <u>Good ratio perimeter to program spaces - more spaces on 2nd floor (good existing window size)</u> Least Preferred	Attrib.: <u>Good ratio perimeter to program spaces - combination exist/new, but CoA has limited windows</u> Least Preferred
	Criterion Largest ratio of perimeter to program space with windows & largest size of windows	Advant: Better	IMP.	Advant: Best	IMP.
Community					
10	Factor Town Center	Attrib.: Low pancake massing, unlike 2 story construction of other buildings in Town Center, engages Springdale Ave.	Attrib.: 2 Story massing responds to Town House and engages with Springdale Ave.	Attrib.: <u>2 Story responds to Town House and saves 1910 building, does not engage Springdale Ave</u> Least Preferred	Attrib.: 2 story massing and saves historic 1910 building relates well to Town House and Town Center, engages Springdale Ave.
	Criterion Building Massing (height) Consistent with Town Center, Orientation engages Springdale Ave.	Advant: Good	IMP.	Advant: Better	IMP.
Sustainability					
11	Factor Potential SF Roof Area Available for PV's	Attrib.: <u>6,854 sf</u> Least Preferred	Attrib.: <u>11,600 sf</u> Least Preferred	Attrib.: <u>2,507 sf</u> Least Preferred	Attrib.: 8,212 sf
	Criterion Largest SF is Better	Advant: Best: 13,846 sf more than least preferred	IMP.	Advant: Better: 8,993 sf more than least preferred	IMP.
12	Factor Resiliency: Co-location of shelter spaces	Attrib.: No elevator required, CoA/ Kitch/ Comm Room/ Meeting & Flex are contiguous	Attrib.: Elevator optional, CoA/ Kitch/ Comm Room/ Meeting & Flex are contiguous (Flex is upstairs)	Attrib.: <u>Elevator required, CoA on different level from Kitch/ Comm Room/ Meeting & Flex</u> Least Preferred	Attrib.: Elevator optional, CoA next to Meeting, but separate from Kitch/ Comm Room (Flex upstairs)
	Criterion Adjacency of COA suite, Community Room, Kitchen, Meeting and Flex Rooms to run efficiently	Advant: Best	IMP.	Advant: Better	IMP.

Not Applicable at this stage

Replace with EUI?

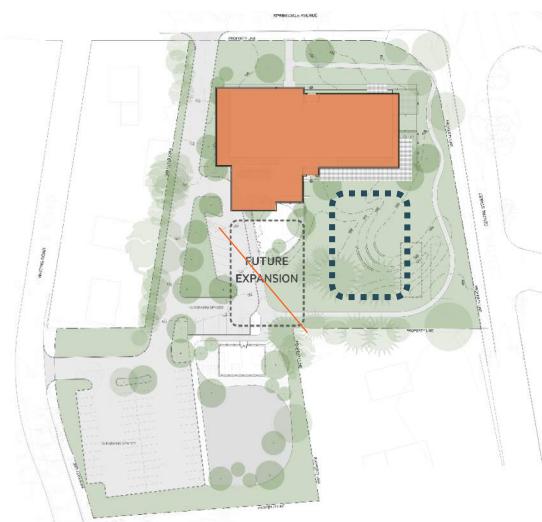
#4 Compactness/ Expansion

Single Story (N2)



COMPACTNESS / OPTIMIZED FOR EXPANSION

Footprint is least compact and Community Room has space for expansion



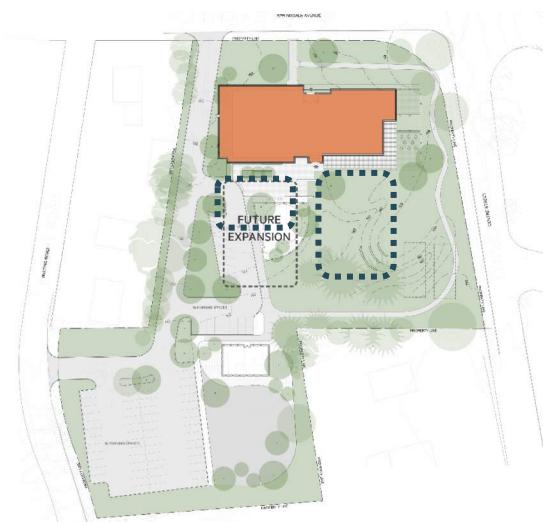
Footprint: 18,200 SF

Two Story (N3.1)



COMPACTNESS / OPTIMIZED FOR EXPANSION

Footprint is most compact Both Community Room and Recreation have space for expansion



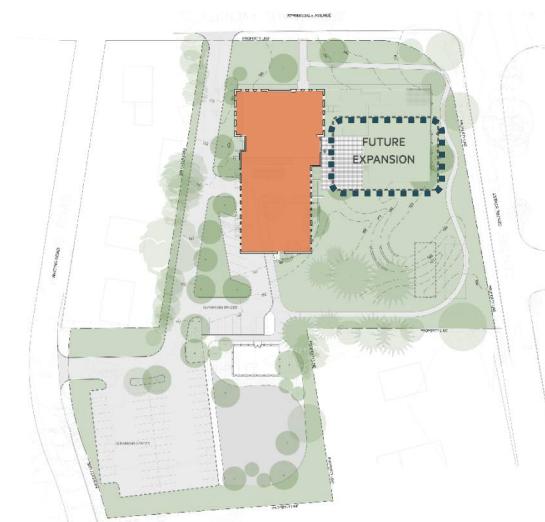
Footprint: 13,000 SF

Save the Most (R1)



COMPACTNESS / OPTIMIZED FOR EXPANSION

Footprint is very compact Neither Community Room nor Recreation have space for expansion



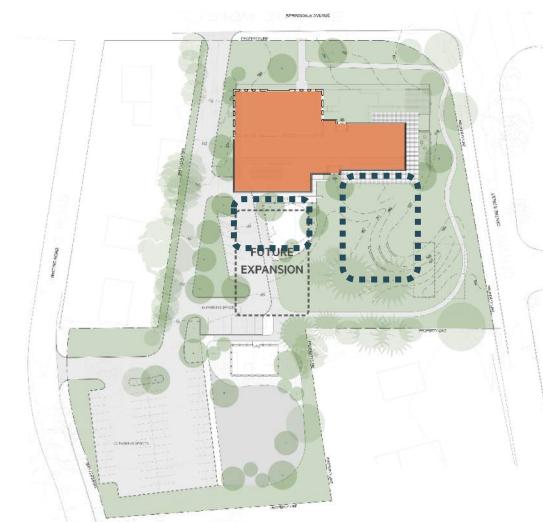
Footprint: 13,400 SF

Save the 1910 (R3)



COMPACTNESS / OPTIMIZED FOR EXPANSION

Footprint is very compact Both Community Room and Recreation have space for expansion



Footprint: 13,800 SF

Choosing by Advantages

#1 Universal Design

Fewest level changes with stairs, ramps & elevators

Single Story (N2)	Two Story (N3.1)	Save the Most (R1)	Save the 1910 (R3)
0 Elevators	1 Elevator (optional)	1 Elevator (required)	1 Elevator (optional)
0 Stairways	2 Stairways	2 Stairways	2 Stairways
1 Ramp/ sm. stair	1 Ramp/ sm. stair	0 Ramp/ sm. stair	0 Ramp/ sm. stair

#2 Program Adherence

Matches desired program requirements & flexibility

Single Story (N2)	Two Story (N3.1)	Save the Most (R1)	Save the 1910 (R3)
<input checked="" type="checkbox"/> Size	<input checked="" type="checkbox"/> Size	<input type="checkbox"/> Size (too big)	<input checked="" type="checkbox"/> Size
<input checked="" type="checkbox"/> Flexibility	<input checked="" type="checkbox"/> Flexibility	<input type="checkbox"/> Flexibility	<input checked="" type="checkbox"/> Flexibility