

Proponent Pathway for Voter Consideration of Additional Space Requests for the Community Center Project

- The Building Committee's scope of work reflects and is bound by a vote at a Special Town Meeting in October 2019 to pursue further development of two options: build a new facility 13,000 sq.ft. to 18,000 sq.ft. at an estimated cost of \$10mm to \$13mm; and/or renovate the existing Caryl building, also at a cost of \$10mm to \$13mm. These options did not include space or funding for a full-size gymnasium, a pre-school or a pool.
- The Board of Selectmen and the Committees' working on Caryl have consistently stated that proponents of activities that require additional space (e.g., full-size gym, pre-school, pool), could obtain a Citizen's Warrant Article containing their request for additional space and funding for voter consideration at a future Town Meeting.
- Since this request is outside the scope of the project approved by voters at the October 2019 special Town Meeting and the Board of Selectmen's charge to the Community Center Building Committee, your request would have to be considered for approval and funding as a citizen's warrant article at a future Town Meeting. To be approved the following are required:
 - Passage of the Community Center Building Committee warrant by a 2/3rd vote first.
 - Passage of your citizens' warrant article by 2/3rd vote
 - Approval by 51% of the voters at a town wide election. If approved, it will be incorporated in the next Design and Construction phase.
- Proponents should be prepared to present and discuss the following:
 - Programs to be included in a full-size gym (8,000 sq ft) that cannot be satisfactorily included in the 3,000 sq ft Recreation space as defined by the Community Center Building Committee.

- Define the need to include them in the Community Center Building Project.
- Will the Full-size gym be an addition to the current scope of the Community Center, i.e. 3,000 sq ft Recreation area + 8,000 sq ft full-size gym? Or is the preferred solution to add to the Recreation size an additional 5.000 sq ft.?
- What are the design ramifications?

➤ In addition, I think it would be helpful to the voters for proponents to:

- Determine the conceptual design.
- Estimate the not-to-exceed cost.
- Determine through Community forums, surveys & communication with citizens the size of the community support and that they are willing to show up at a fall Town Meeting and agree to pay for the additional cost.
- Meet with and obtain approval of the Capital & Warrant Committee.
- Meet with and obtain approval of the Board of Selectmen.

➤ There are four existing Gyms located in Dover: High School, Middle School, Chickering School & Charles River School. The High & Middle School gyms are controlled by one governing body. Chickering another. CRS is owned by a private entity. Questions: **1)** What is their availability? **2)** What days and times are they available to outside groups? **3)** Is there a cost to use/rent the facility? What notice do they need to allow outside groups to use the facility? **4)** Are there other obligations that need to be met by the outside user? **5)** Does their use negate the need for a full-size gym at Caryl?

The Community Center Building Committee will assist and support in the process to the extent that we are able within the scope of our own project as defined by the Selectmen's Charge of November 6, 2019. Other relevant information can be found at, <https://www.doverma.org/452/Community-Center-Building-Committee>.

On that page listed under Project Resources you will find the following:

- 2019 Caryl Project Committee Forum Information June 2019
- 2019 Caryl Community Center Combined Town Visits Report February 2019
- 2019 Caryl OnSite Insight Report Property Condition Assessment August 21 2019
- Caryl Project Summary & 20 FAQs September 2019
- Caryl Project STM PowerPoint 9.20.19 September 2019

We are planning for a spring and possible fall 2021 special Town Meeting and hoping for a yes from voters. We suggest a late spring target date for your effort.

Ford Spalding, Chair Community Center Building Committee Date 01/23/2021