

# **Town of Dover Community Center**

Public Forum #3

- Options for Schematic Design

Feb 10, 2021

# Building a vision

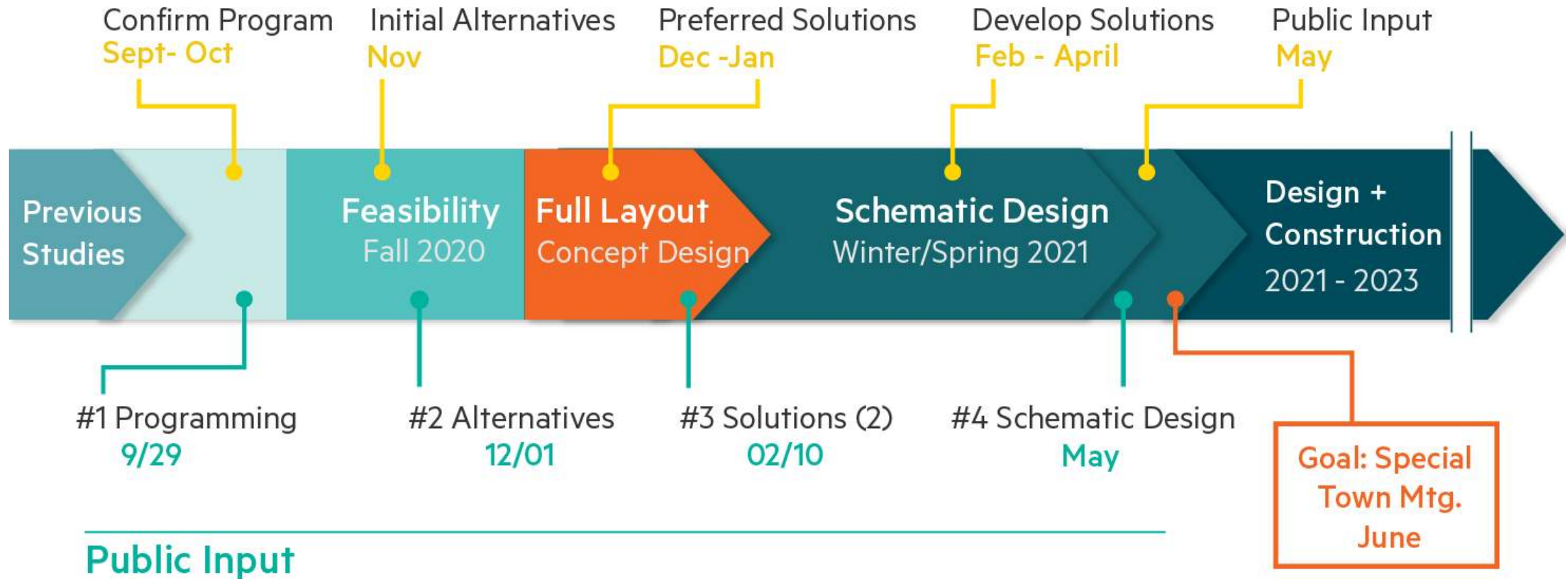
## Building consensus

1. Schedule Update
2. Program Re-cap
3. Criteria for Success
4. Evaluation of Options (4)
5. Selection of Options (2) for Schematic Design



# Schedule Update

## Building Committee Meetings



**October 2019 Town Mtg: \$13M Project budget = \$9.6M Construction Budget (74%)**



# **Program Re-cap**

(Budget Considerations)

# Previous Options for Community Center Program

Shown at Dec. 1<sup>st</sup> Public Forum

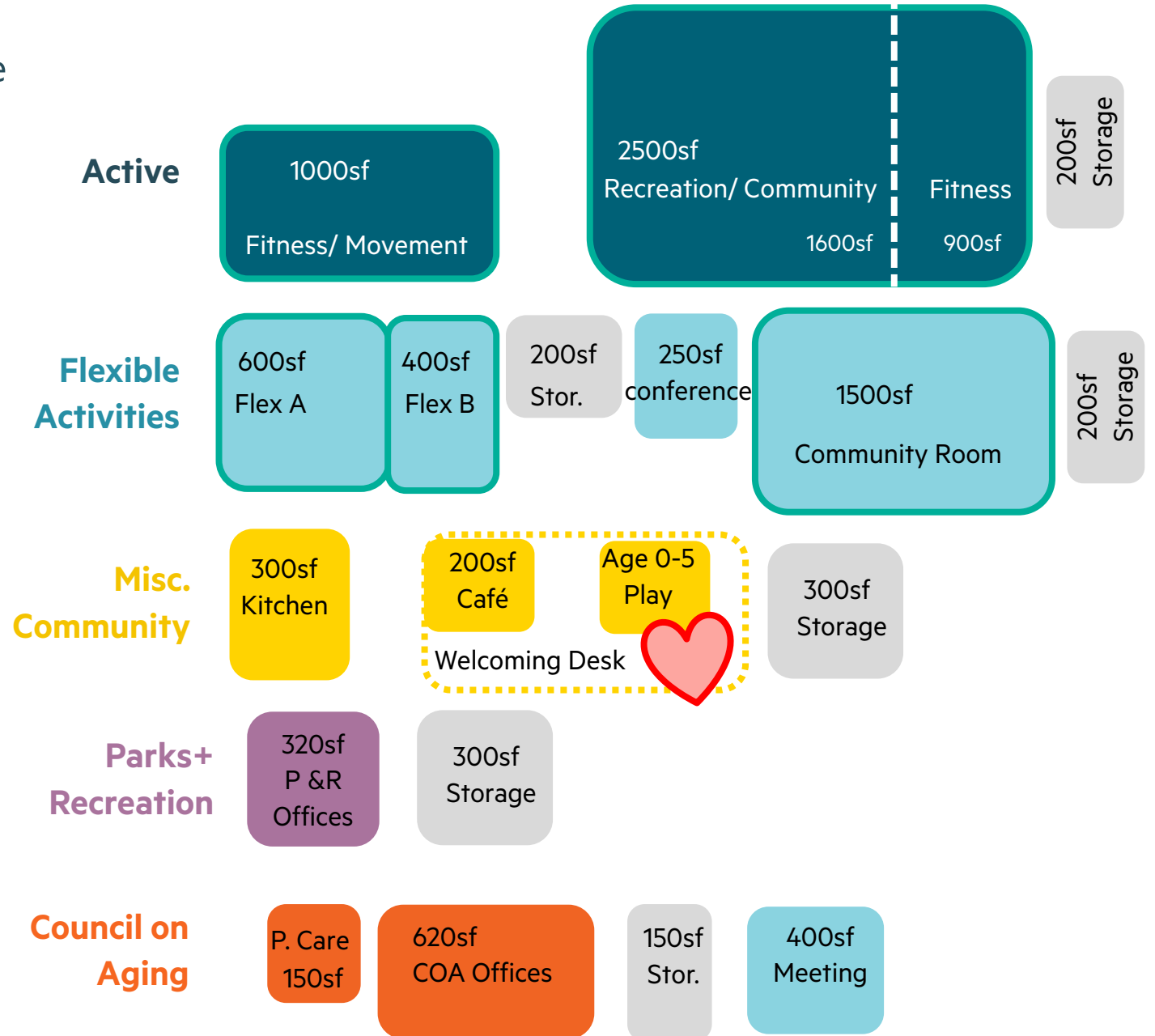
13,000 gsf	<div><div>Recreation</div><div>Fitness/Dance</div><div>Community Space</div></div>	<div><div>included</div><div>1,200 sf</div><div>2,400 sf</div></div>	OPTION #1
15,000 gsf	<div><div>Recreation</div><div>Fitness/Dance</div><div>Community Space</div></div>	<div><div>2,200 sf</div><div>1,200 sf</div><div>1,400 sf</div></div>	OPTION #2
18,000 gsf	<div><div>Recreation + Fitness</div><div>Fitness/Dance</div><div>Community Space</div></div>	<div><div>3,000 sf</div><div>1,200 sf</div><div>1,600 sf</div></div>	OPTION #3

# “Right-Sized” Program

Developed at Feb 1, 2021 Bldg. Committee

## Major Features

- 15,000 GSF
- Full range of flexible activity spaces
- Offices for:
  - Council on Aging
  - Parks & Recreation
- Community Room
- Multi-function Recreation Space
- Conforms to budget guidance



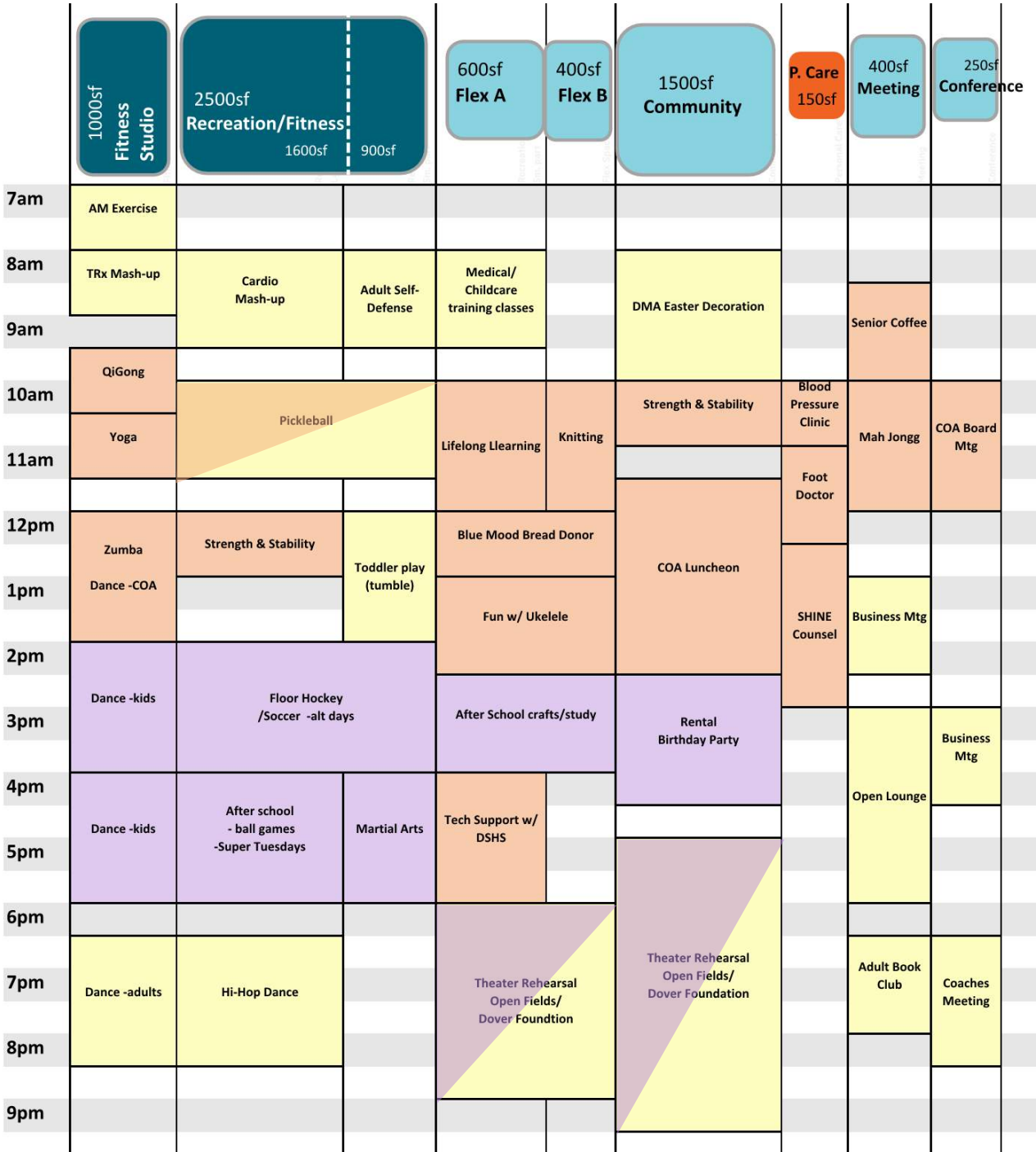
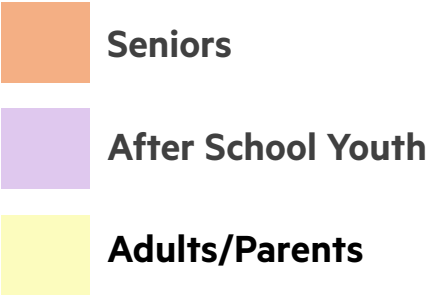
# Space for the Whole Community

## Daily Lifecycle (schedule)

### Community Building (3-93 yrs)

- Senior Activities mostly in AM
- Youth Activities after school
- Adult activities early AM + PM  
(2<sup>nd</sup> workspace during day)

### Program Range





# Criteria For Success



# CHOOSING-BY-ADVANTAGES –A Structured Process

## Key Criteria for Success



### General

- Meets Town's construction budget of \$9.5M, new or renovation



### Community

- **Harmony with Town Center, civic architecture**



### Functionality

- **Program adherence, with flexibility & key adjacencies**
- **Expandability** (meets future needs for next 20 years)



### Sustainability

- **Daylight and Views to outside: Healthy interior environment**
- Energy efficient, evaluate renewable energy options



### Experiential

- **Heart of the Community: encourages residents to meet, network and be active**

Numerical values were assigned to each option based on these (5) highlighted criteria by the Building Committee. Totals are shown on the last slide.

# / Evaluation of Options (4)

# Save the Most (1910 & 1931) RENOVATION



Total Area: 23,600 GSF

## Evaluation Factors

- **Program:** Poor adherence because of existing space re-use.
- **Expandability:** Challenges due to split level for connection
- **Heart of the Community:** Lacks a single common gathering place
- **Light & Views:** Large windows on 2nd floor only, glare due to East-West orientation.
- **Harmony with Town Center:** Architecture of a school, not a welcoming community center

### Legend

- |     |        |
|-----|--------|
| ○○● | Good   |
| ○●● | Better |
| ●●● | Best   |



# Save the 1910 RENOVATION



Total Area: 17,400 GSF



Second Floor Plan

- ● ● **Program:** Best program adherence
- ● ● **Expandability:** Compact footprint, options for expansion
- ● ● **Heart of the Community:** Connection to all major spaces, with views and light
- ○ ● **Light & Views:** Large windows, less south light and views
- ● ● **Harmony with Town Center:** Combines heritage of 1910, with welcoming community addition



First Floor Plan

# Single Story

## NEW CONSTRUCTION



Total Area: 15,200 GSF

### Evaluation Factors

- ● ● **Program:** Good program adherence
- ○ ● **Expandability:** Largest footprint, reduces expansion opportunity
- ● ● **Heart of the Community:** Good connection to all public spaces, limited interior natural light
- ○ ● **Light & Views:** Large windows with new construction, limited southern exposure
- ○ ● **Harmony with Town Center:** Long and low structure does not relate well to public buildings





## Two Story NEW CONSTRUCTION



Total Area: 15,600 GSF

### Evaluation Factors

- ● ● **Program:** Very good program adherence
- ● ● **Expandability:** Most compact footprint, most options for future expansion
- ● ● **Heart of the Community:** Connection to all public spaces, good views and light
- ● ● **Light & Views:** Large windows with new construction, most southern exposure
- ● ● **Harmony with Town Center:** Two story structure relates well to public buildings



Second Floor Plan



First Floor Plan

# RENOVATION

## Save the Most



75



Second Floor Plan

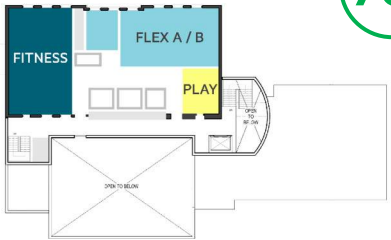


First Floor Plan

## Save the 1910



705

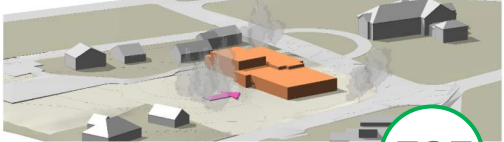


Second Floor Plan

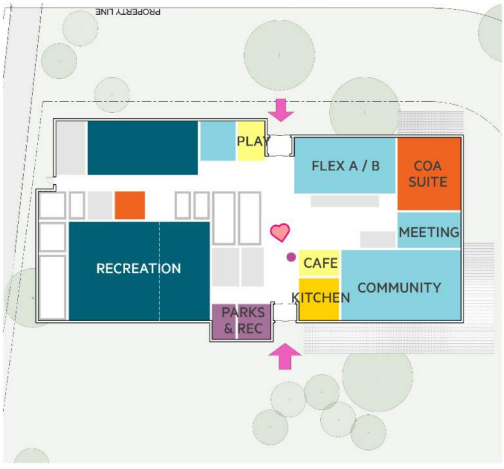


First Floor Plan

## One Story



525



First Floor Plan

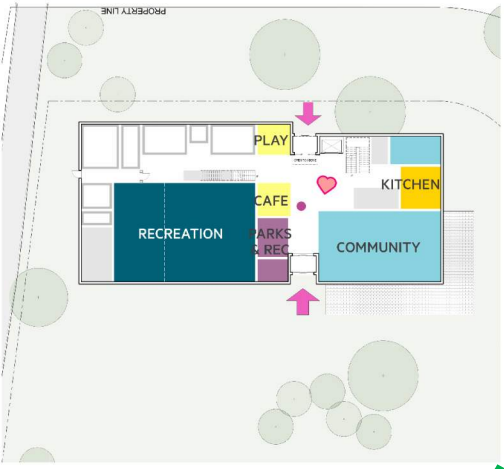
## Two Story




685



Second Floor Plan



First Floor Plan



## **Selection of Options (2)** (For Schematic Design)

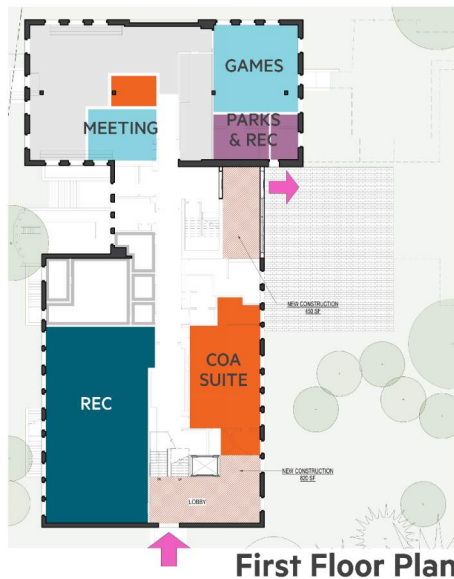
# RENOVATION

**Question:** We need to choose one **renovation option** for development in Schematic Design.

The Building Committee has ranked the **Save the 1910** option as most advantageous.

**Which renovation option do you prefer?**

## Save the Most (1910 & 1931)

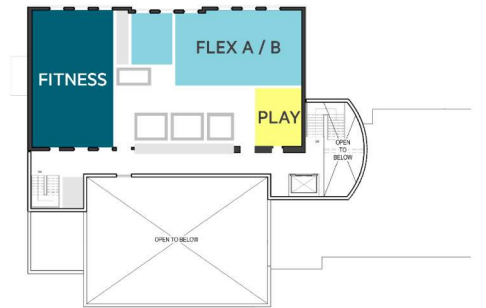


Second Floor Plan

## Save the 1910



First Floor Plan



Second Floor Plan

# NEW CONSTRUCTION

**Question:** We need to choose one **new construction** option for development in Schematic Design.

The Building Committee has ranked the **Two Story** option as most advantageous.

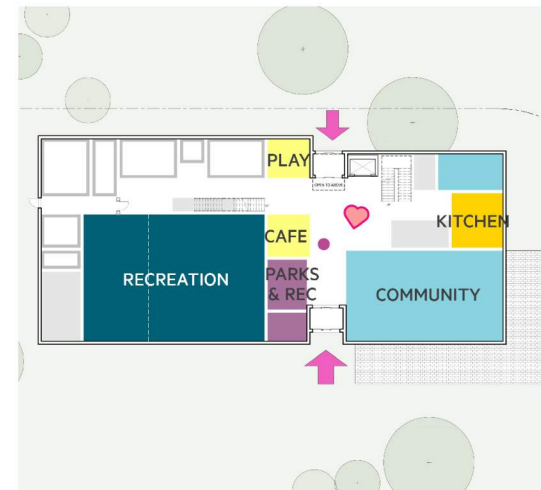
**Which new construction option do you prefer?**

## Single Story



First Floor Plan

## Two Story




First Floor Plan



Second Floor Plan





# Public Questions