

Town of Dover Community Center

Public Forum #3

- Options for Schematic Design

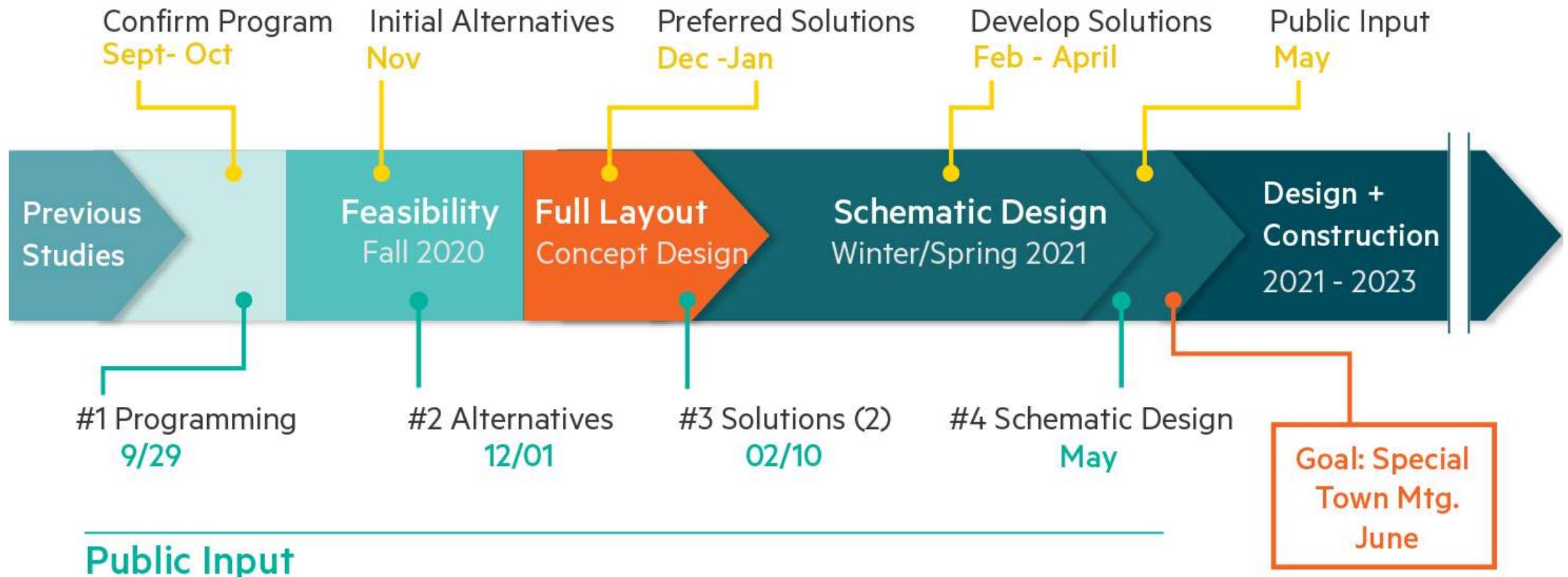
Feb 10, 2021

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. 1st Public Forum

13,000 gsf

Recreation included

Fitness/Dance 1,200 sf

Community Space 2,400 sf

OPTION #1

15,000 gsf

Recreation 2,200 sf

Fitness/Dance 1,200 sf

Community Space 1,400 sf

OPTION #2

18,000 gsf

Recreation + Fitness 3,000 sf

Fitness/Dance 1,200 sf

Community Space 1,600 sf

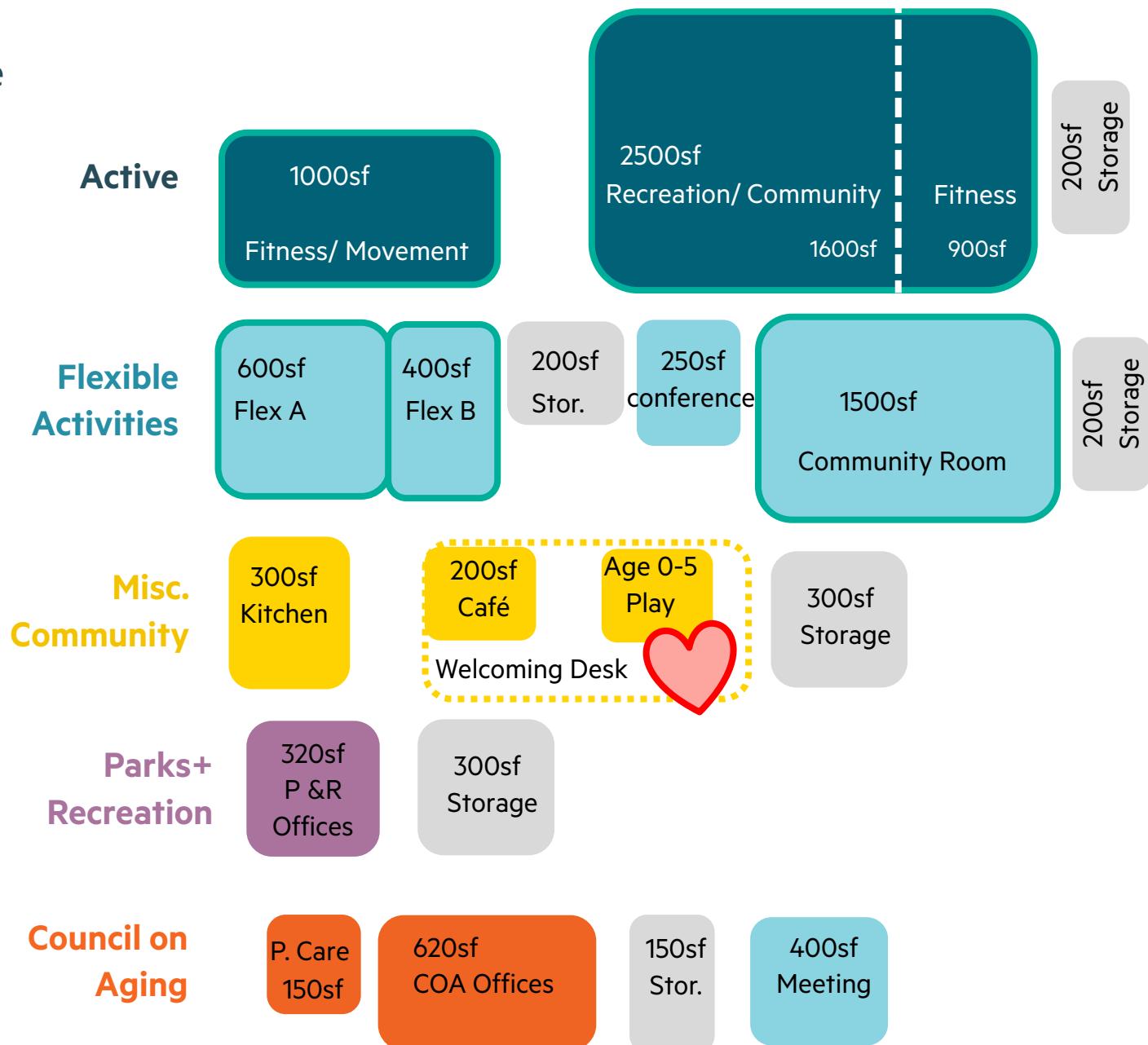
OPTION #3

“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
(2nd workspace during day)

Program Range



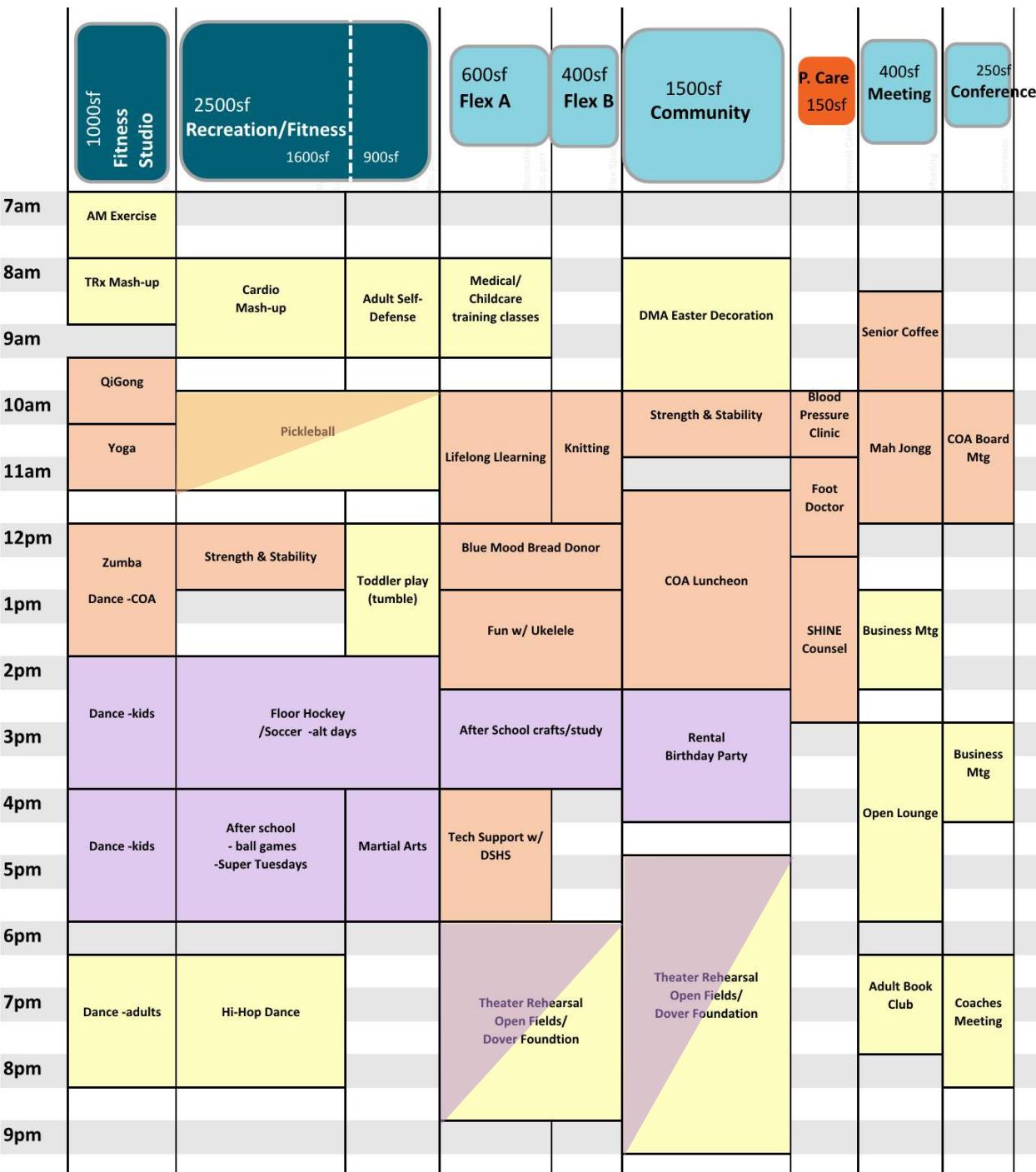
Seniors



After School Youth



Adults/Parents





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)

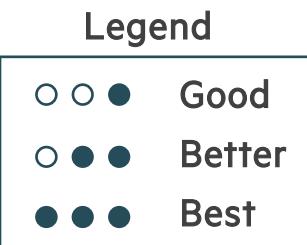
Save the Most (1910 & 1931) RENOVATION



Total Area: 23,600 GSF

Evaluation Factors

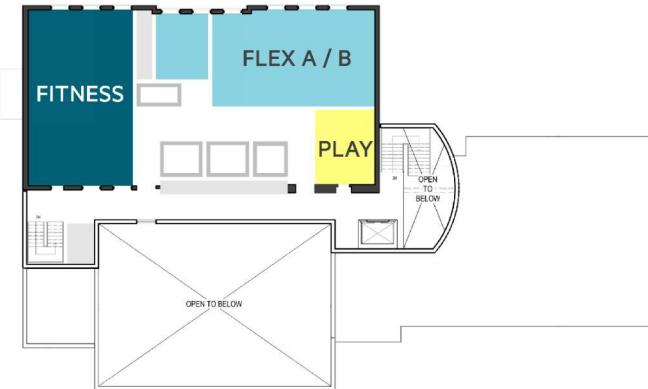
- ○ ○ **Program:** Poor adherence because of existing space re-use.
- ○ ○ **Expandability:** Challenges due to split level for connection
- ○ ○ **Heart of the Community:** Lacks a single common gathering place
- ○ ● **Light & Views:** Large windows on 2nd floor only, glare due to East-West orientation.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



Save the 1910 RENOVATION



Total Area: 17,400 GSF



Second Floor Plan



First Floor Plan

Evaluation Factors

- ● ● **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

Single Story NEW CONSTRUCTION



Total Area: 15,200 GSF

Evaluation Factors

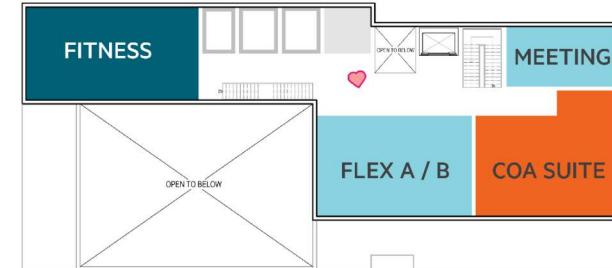
- ● ● **Program:** Good program adherence
- ○ ● **Expandability:** Largest footprint, reduces expansion opportunity
- ● ● **Heart of the Community:** Good connection to all public spaces, limited interior natural light
- ○ ● **Light & Views:** Large windows with new construction, limited southern exposure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



Two Story NEW CONSTRUCTION



Total Area: 15,600 GSF



Second Floor Plan



First Floor Plan

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

RENOVATION

Save the Most



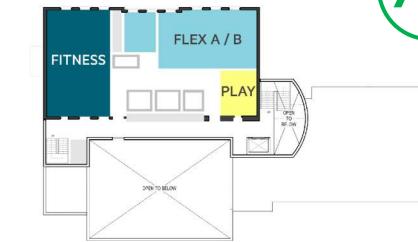
75



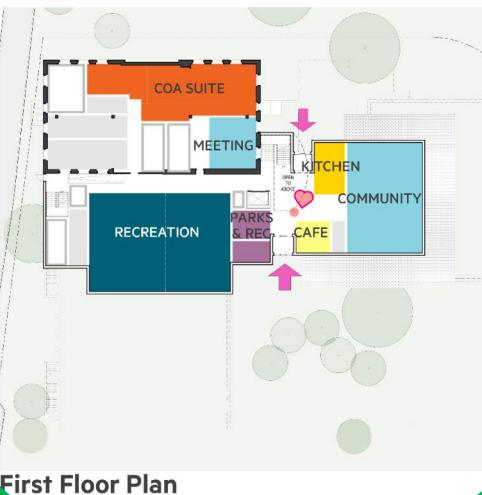
Save the 1910



705



First Floor Plan



NEW CONSTRUCTION

One Story



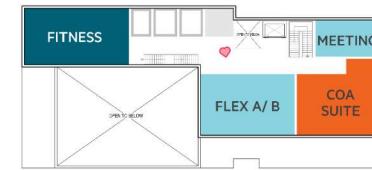
525



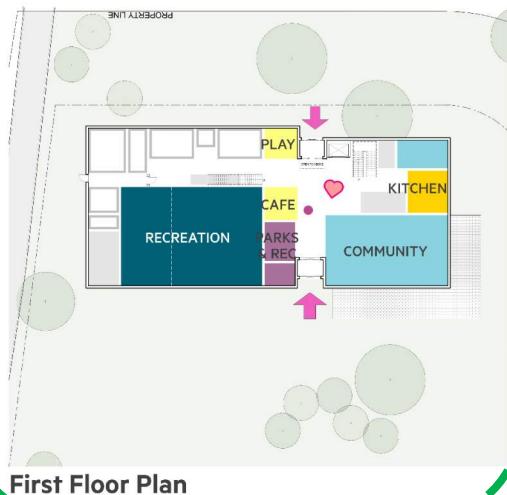
Two Story



685



First Floor Plan





Selection of Options (2) (For Schematic Design)

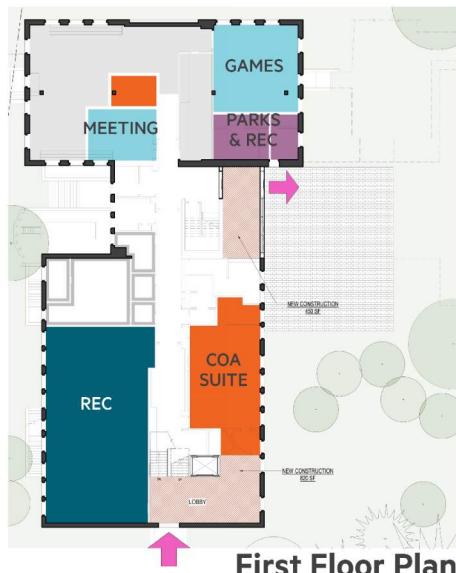
RENOVATION

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

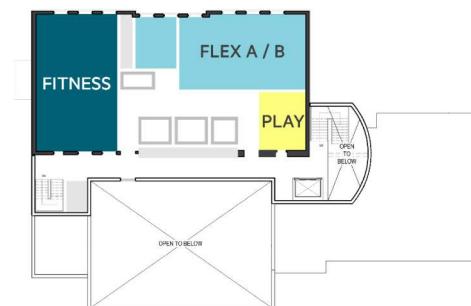
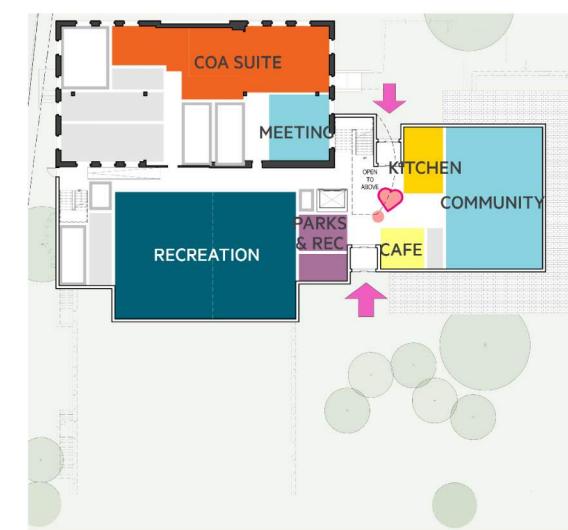
The Building Committee has ranked the **Save the 1910** option as most advantageous.

Which renovation option do you prefer?

Save the Most (1910 & 1931)



Save the 1910



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

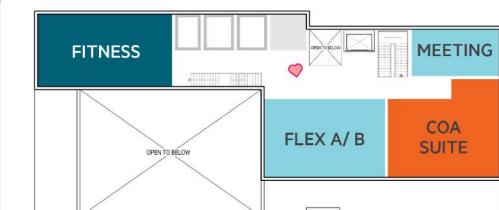


First Floor Plan

Two Story



First Floor Plan



Second Floor Plan



Public Questions