

# **Town of Dover Community Center**

Building Committee

- Public Meeting Preparation

April 21<sup>st</sup> , 2021

# Building a vision

## Building consensus

1. Schedule Update
2. Plan Updates
3. Draft for Public Forum

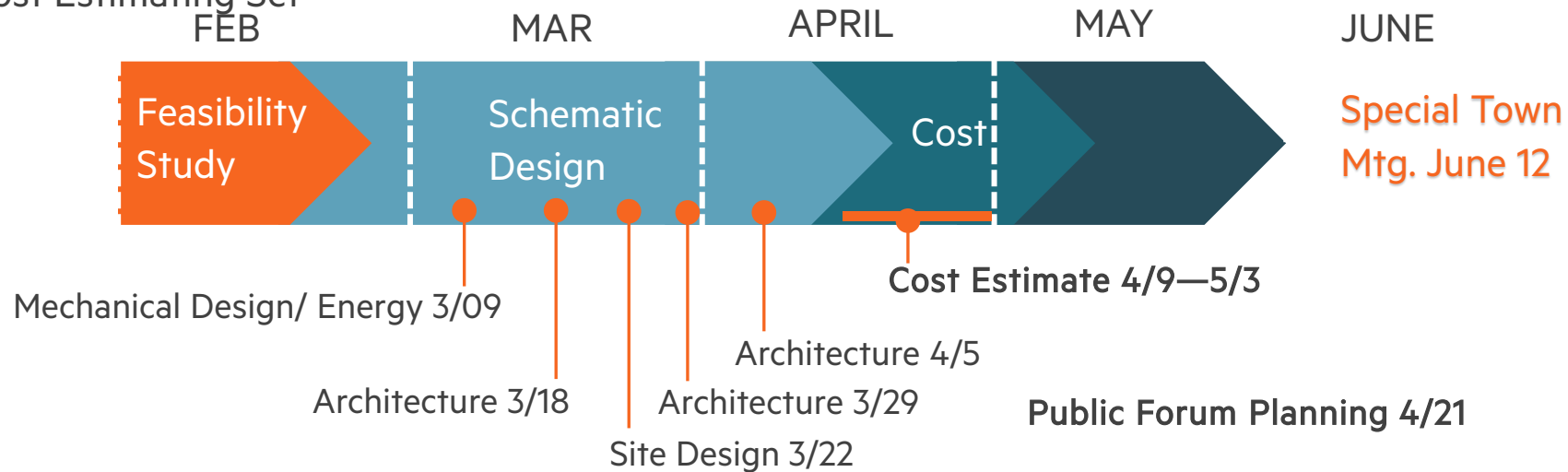
# Schematic Design

## Milestones

- ✓ Feasibility Report
- ✓ Mechanical Design
- ✓ Structural Design
- ✓ Site Design
- ✓ Architectural Design
- ✓ Cost Estimating Set

## Upcoming Meetings

- ✓ Presentation to Seniors – 4/20
- Estimate Reconciliation- 4/28
- Citizen Forum – 5/12
- Pre-Special Town Mtg – 6/2



# Shared Flexible Space for All

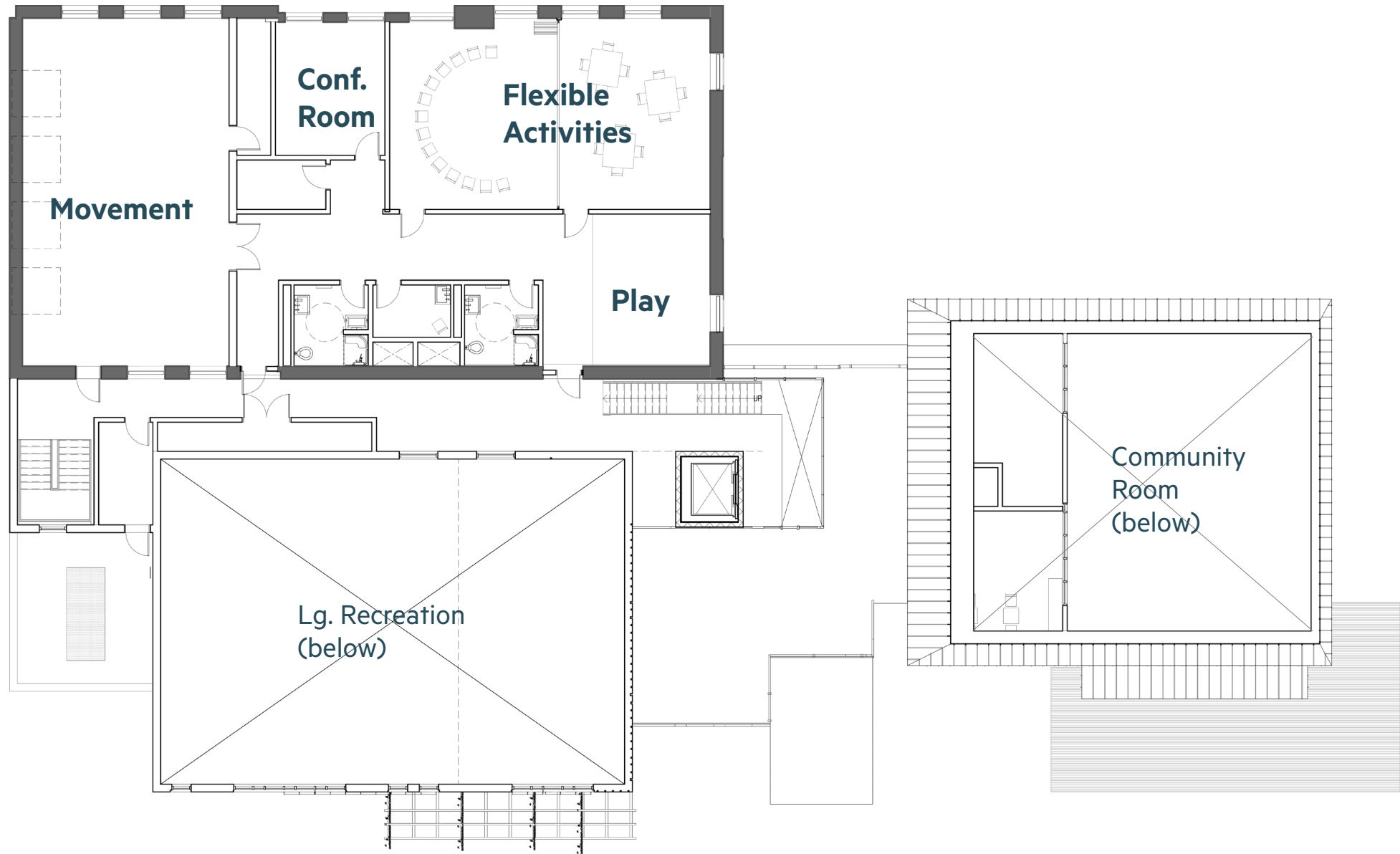
Renovation: 1st floor





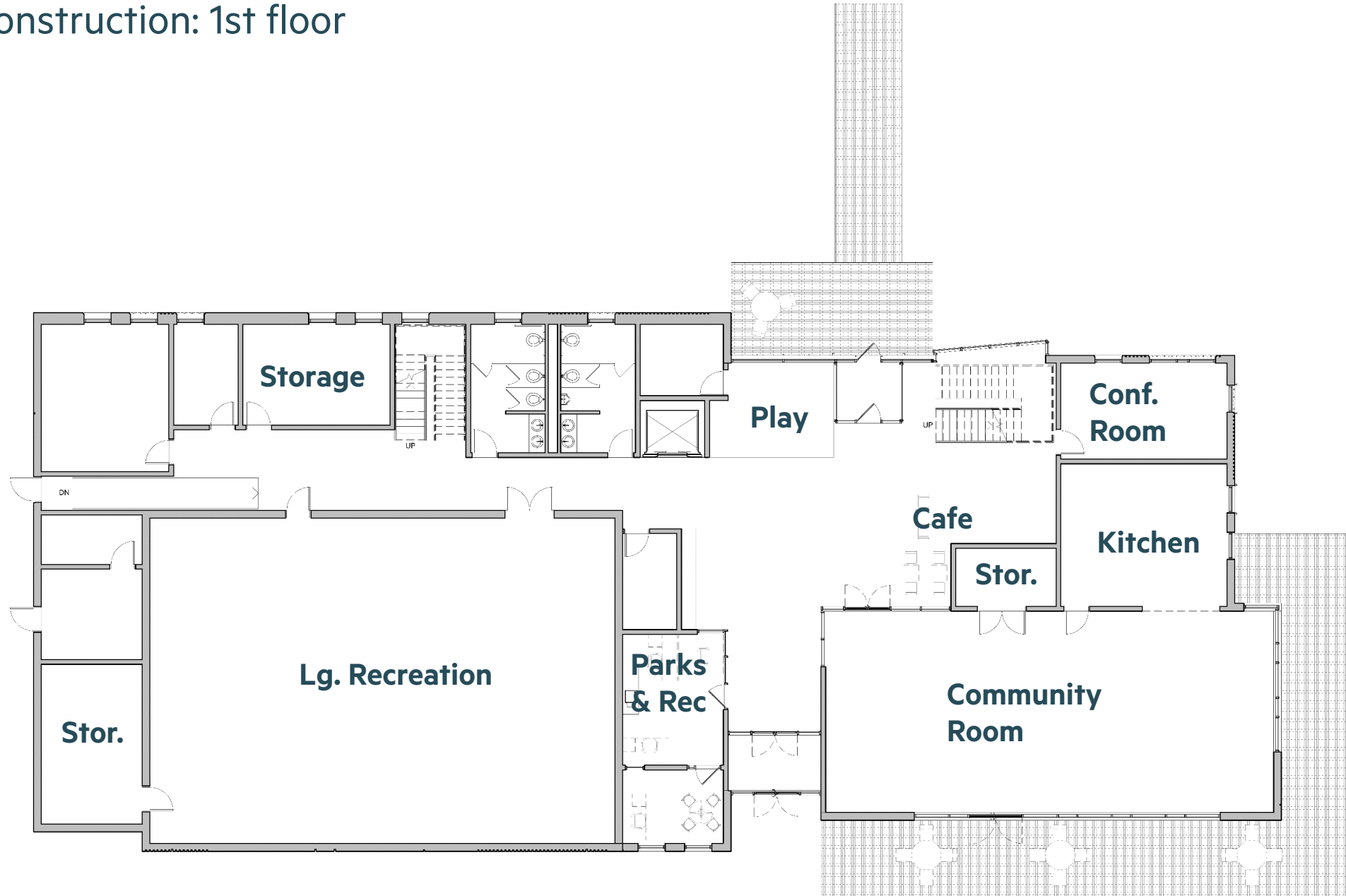
# Shared Flexible Space for All

Renovation: 2nd floor



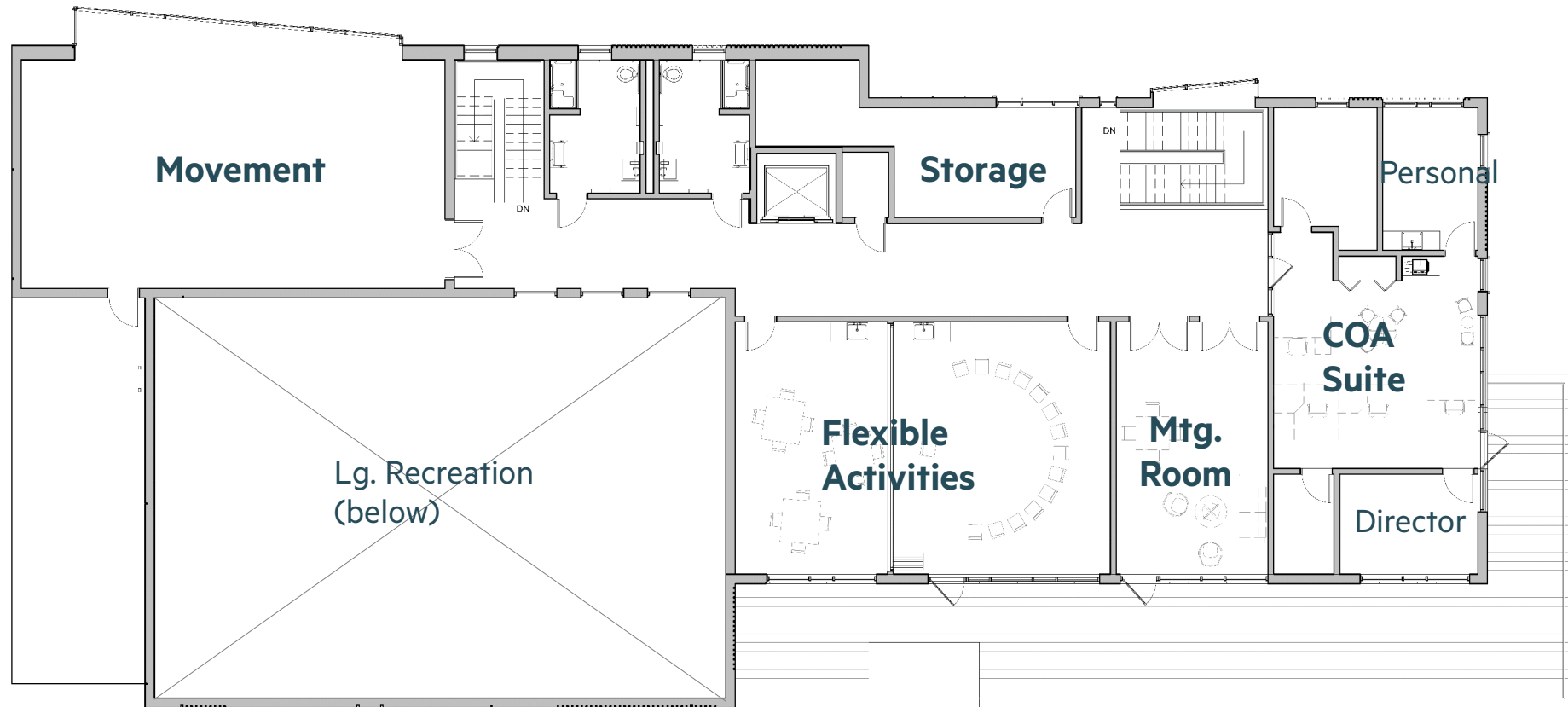
# Shared Flexible Space for All

New Construction: 1st floor



# Shared Flexible Space for All

New Construction: 2nd floor



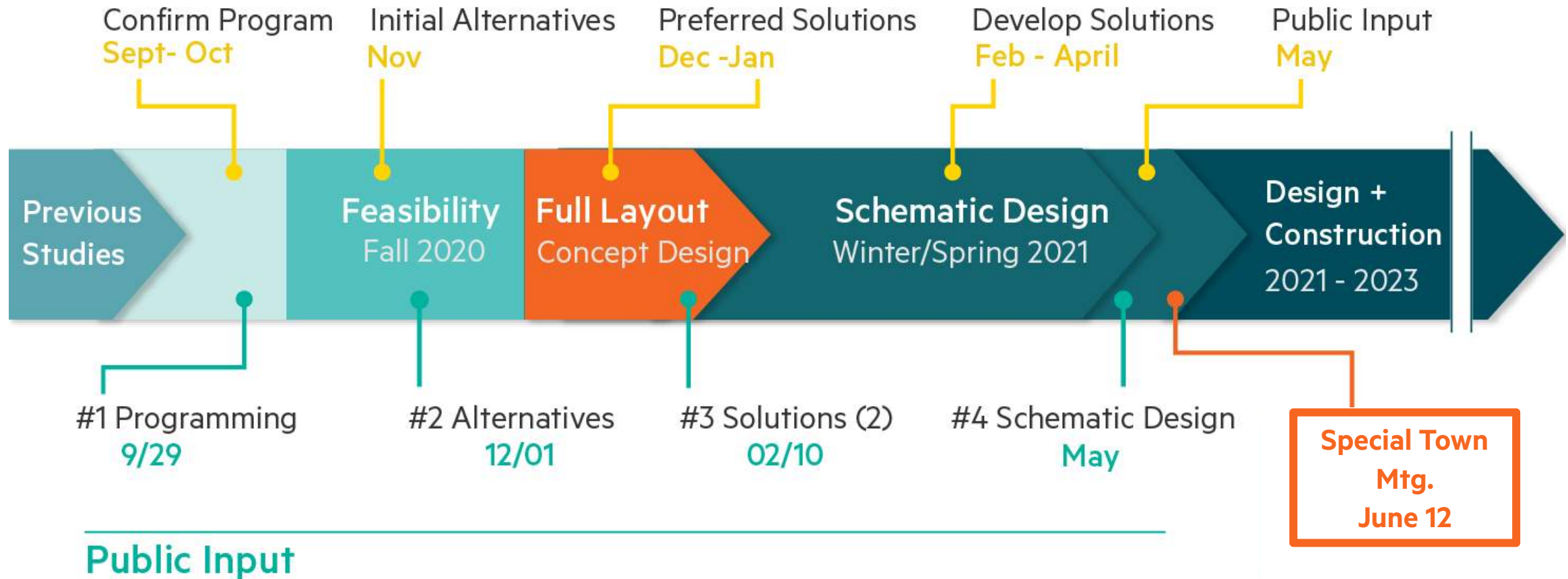


# Draft Public Mtg



# Schedule Update

## Building Committee Meetings



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

# Existing Building Issues

## Issues

- Poor air quality
- Heating system failing
- Lack of cooling
- Need A/V and better WiFi
- Noise from active spaces
- Kitchen not usable
- Lack of accessibility (ADA)
- Multiple entries (lack of access control)
- Purpose-built as school
- No sprinklers
- Renovation requires meeting current Code



Gym RM 119 2,200sf



Cafeteria RM 111 2,200sf



Blue Room RM 108 950sf

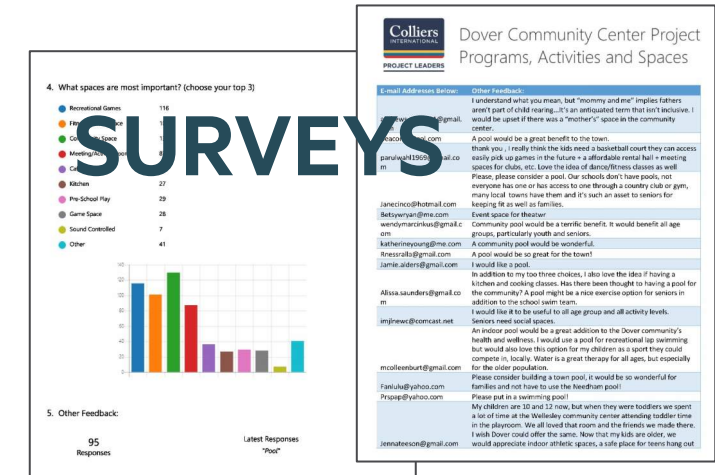
# Activities: Possibilities & Opportunities for Dover

Café	Computer Room (laptop)
Meeting Friends	Arts & Crafts
Book Clubs	Family Gatherings
Birthday Party's	Volleyball
AARP Tax Support	Cornhole toss
Movie Nights	Conference Room
Language Classes	Music Recitals
Bingo	Demo. /Teaching Kitchen
Dance Classes	Aerobic Exercise
Badminton	Ping-Pong
Lounge Space	Bake sales
Recording/Video	Pickleball
Board Games	Lacrosse Practice
Painting Parties	Dances
Billiards	Yoga
Soccer Practice	Coffee Gatherings
Youth Coaches Meetings	Spin Classes
Foosball	Workout Classes
Youth Sleep Overs	Heating & Cooling Shelter
Adult Sports Leagues	

Volunteer space  
 ½ Court Basketball  
 Rehearsals  
 Library/Reading Room  
 Health Room  
 Special Events Dinners  
 Martial Arts  
 Tutoring Rooms  
 Indoor Walking  
 Cooking Classes  
 Flower Arrangements  
 Stage  
 Theme Parties  
 Child Play  
 Workshops & Lectures  
 Group Lunches  
 Socializing  
 Batting Practice  
 Business Meetings

**Flexible design is the key to success**

## PAST STUDIES

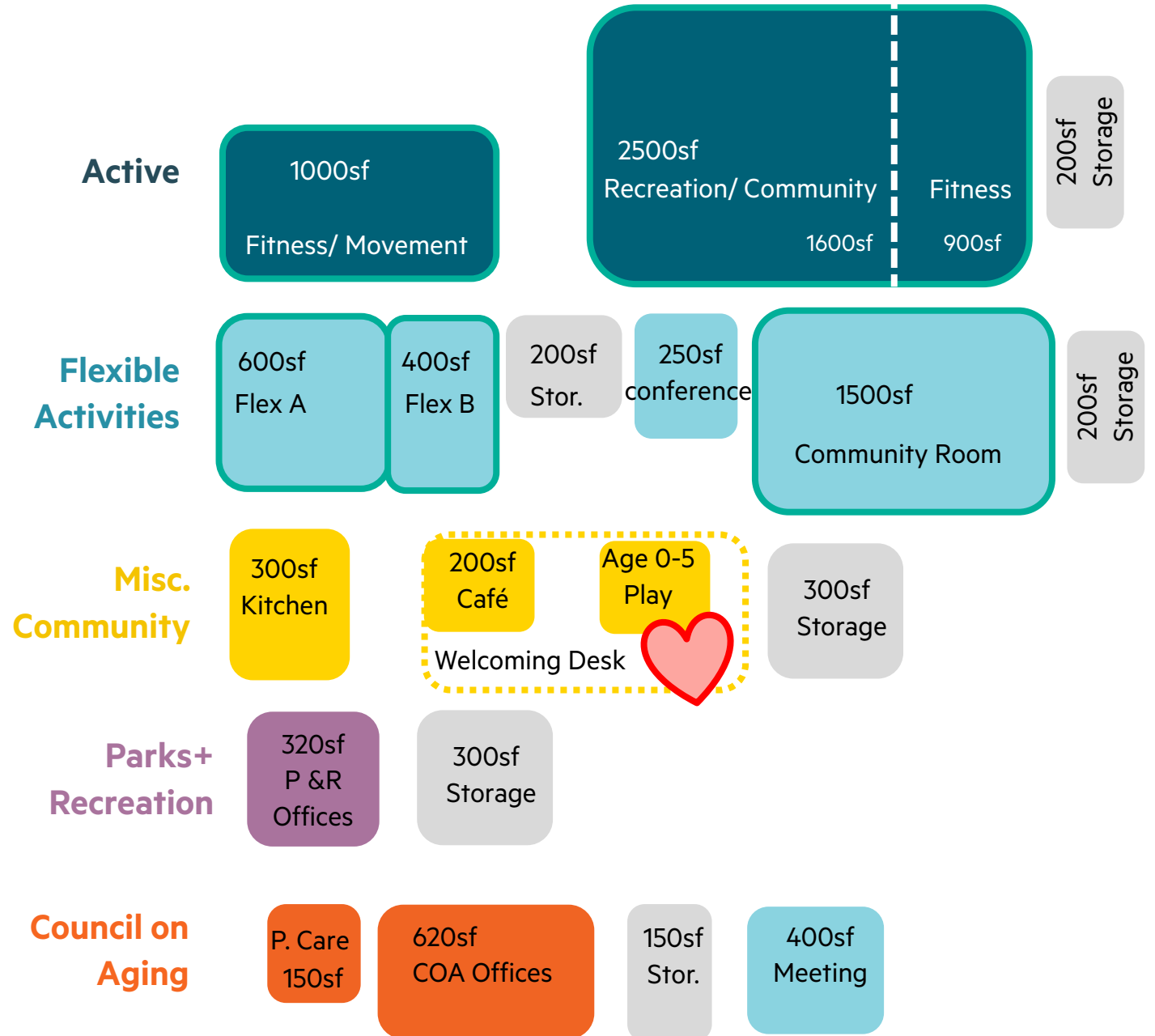


# “Right-Sized” Program

Balancing Interests Through Flexibility

## 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





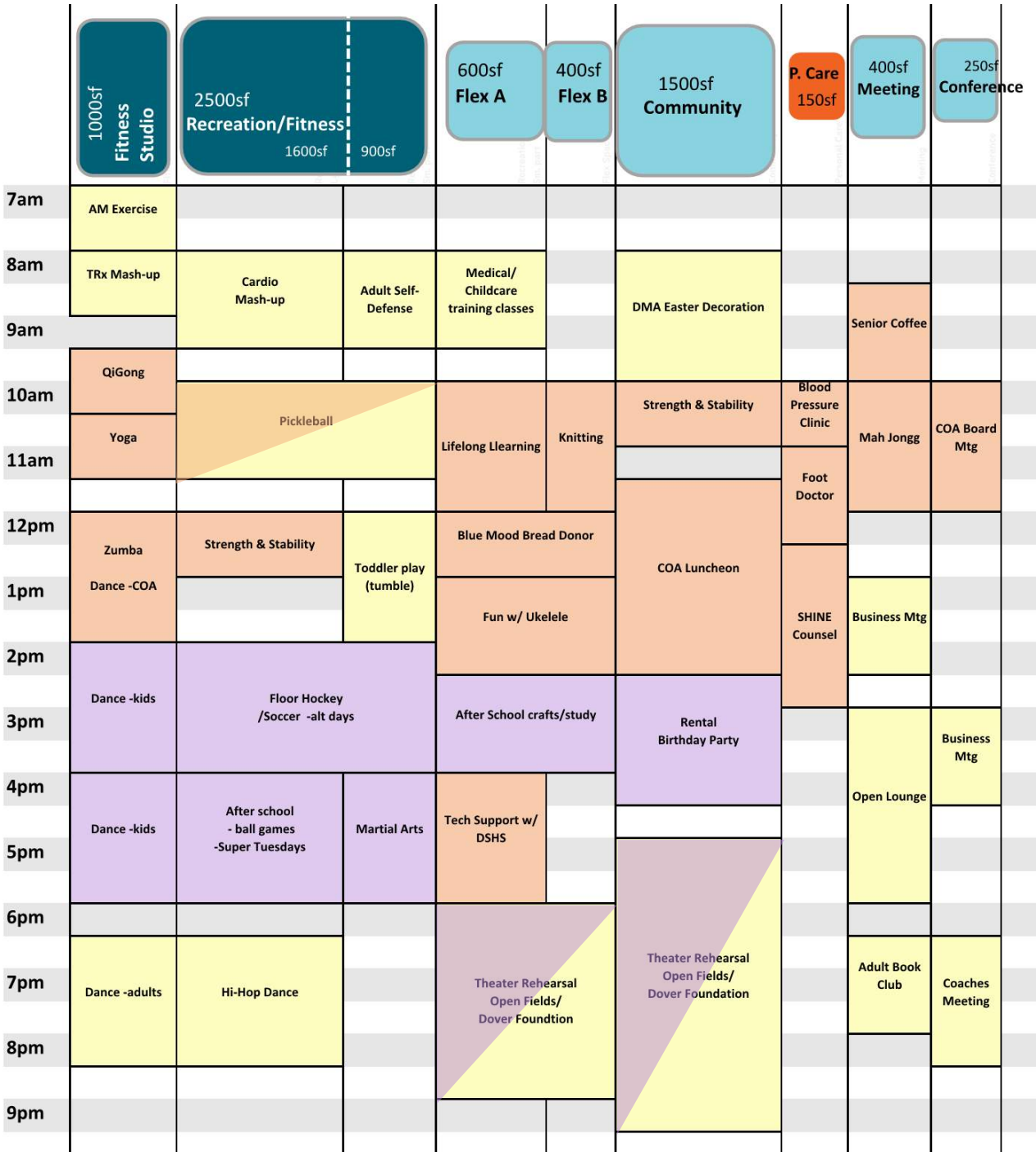
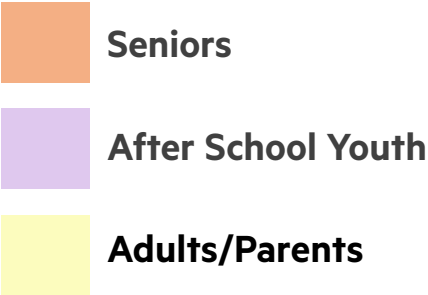
# Space for the Whole Community

## 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



## 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  
\$13<sup>+</sup>M



# Criteria for Success



## General

- Meets Town's construction budget of \$9.5M, new or renovation
- Provides full universal access
- Maximizes grant opportunities



## Functionality

- Maximizes flexible-use space for multi-generational programming
- Provides core program needs of Council On Aging and Park & Recreation
- Meets present and future community needs (next 20 years)
- Program complements other public venues in Town and region
- Provides a main entry with central control
- Creates exterior space for both programmed and informal activities

# Criteria for Success



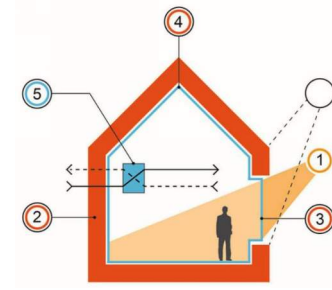
## Experiential

- Creates a welcoming atmosphere
- Encourages residents to meet, network and be active
- Aesthetically pleasing architecture
- Healthy interior environment



## Community

- Building and site are architecturally harmonious with the local built environment
- As a focal point of town life, encourages community engagement
- Serves the entire, multi-generational community
- Maximize stakeholder participation in study process



## Sustainability

- Energy efficient, evaluate renewable energy options
- Utilizes durable and easily maintainable building materials
- Dark Sky lighting, protects abutters from light spill from DCC site
- Resiliency: provides robust infrastructure to support the community in weather event



## Context: Dover & Materials



Textured Brick



Terra Cotta Panels



Wood Accents



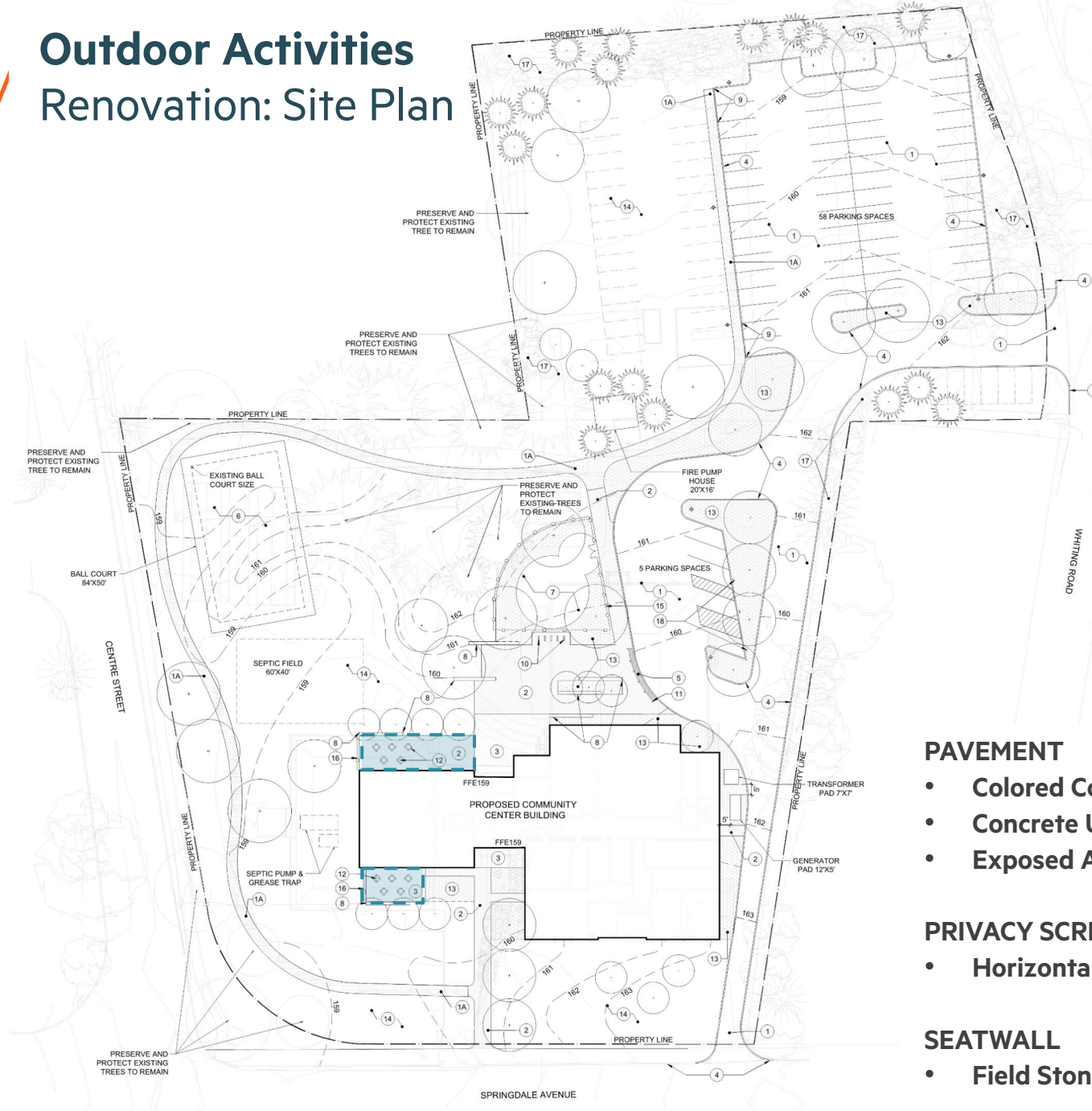
Stone walls



# Renovation: Save the 1910



# Outdoor Activities Renovation: Site Plan



## PAVEMENT

- Colored Concrete
- Concrete Unit Pavers
- Exposed Aggregate Concrete

## PRIVACY SCREEN

- Horizontal Wood Slat

## SEATWALL

- Field Stone Veneer with cap



## SITE FURNISHINGS

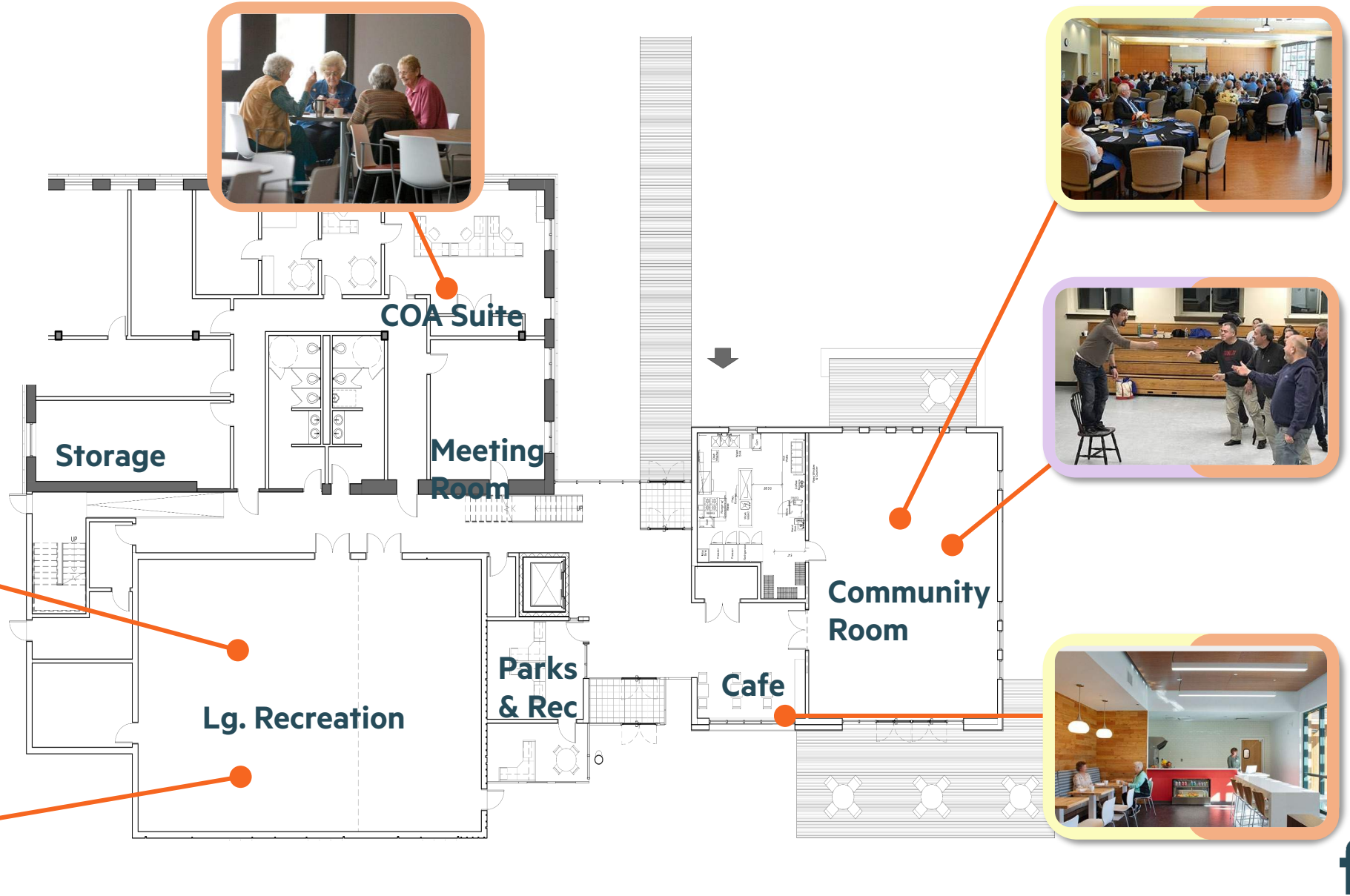
- Bike Rack
- Trash Receptacles
- Benches
- Tables and Chairs

# Shared Flexible Space for All

## Renovation: 1st floor

### Program Range

- Seniors
- After School Youth
- Adults/Parents








# Shared Flexible Space for All

## Renovation: 2nd floor



### Program Range

-  Seniors
-  After School Youth
-  Adults/Parents

# Shared Flexible Space for All Renovation



Community Room

Cafe

Lobby

Parks & Rec



# Renovation Alternative

Corner of Springdale Ave.



Terra Cotta/ Brick



Glowing Pavilion



Roof Monitor



View from Center Street



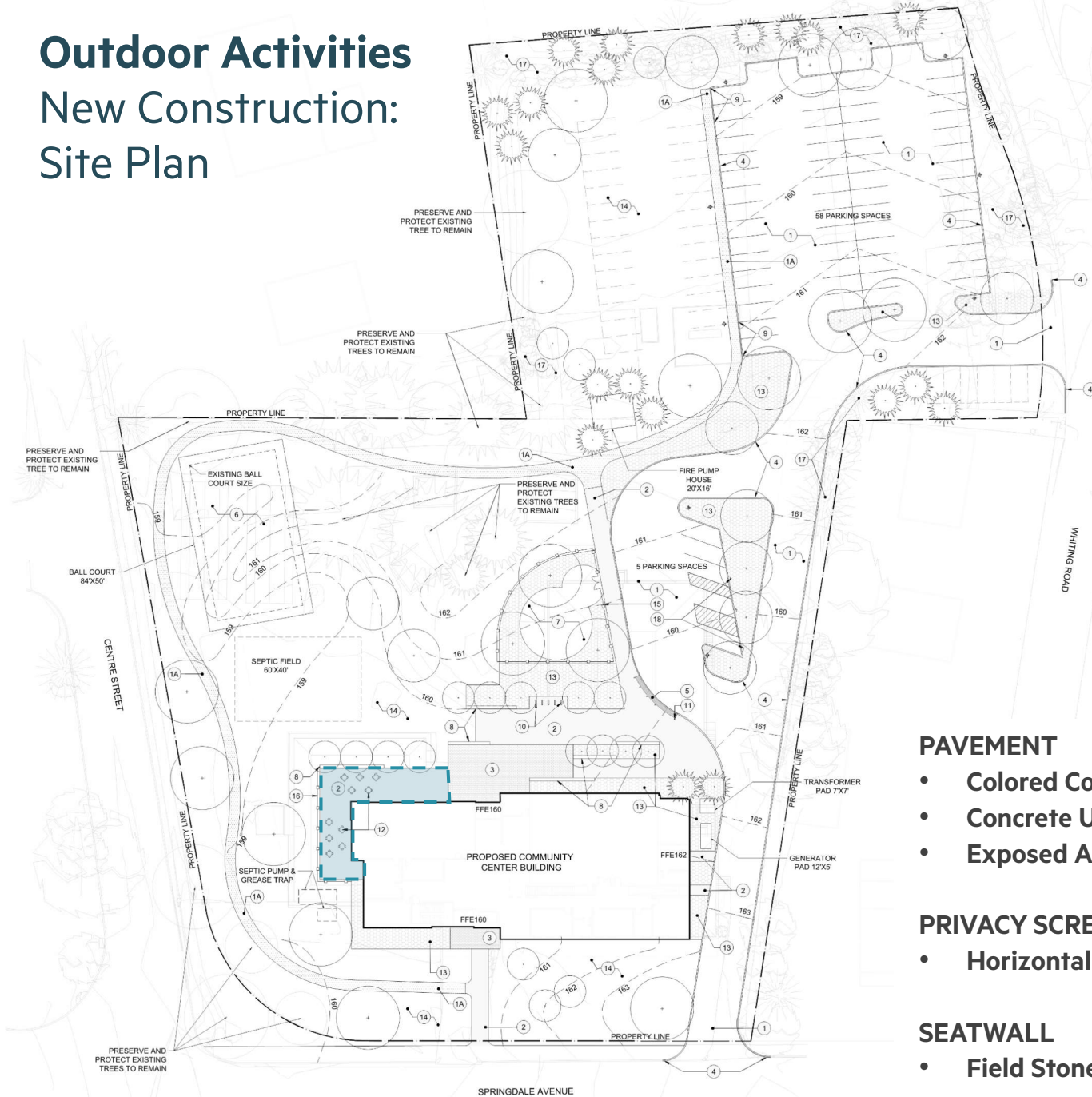
# New Construction: 2-Story



# Outdoor Activities

## New Construction:

### Site Plan



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# Shared Flexible Space for All

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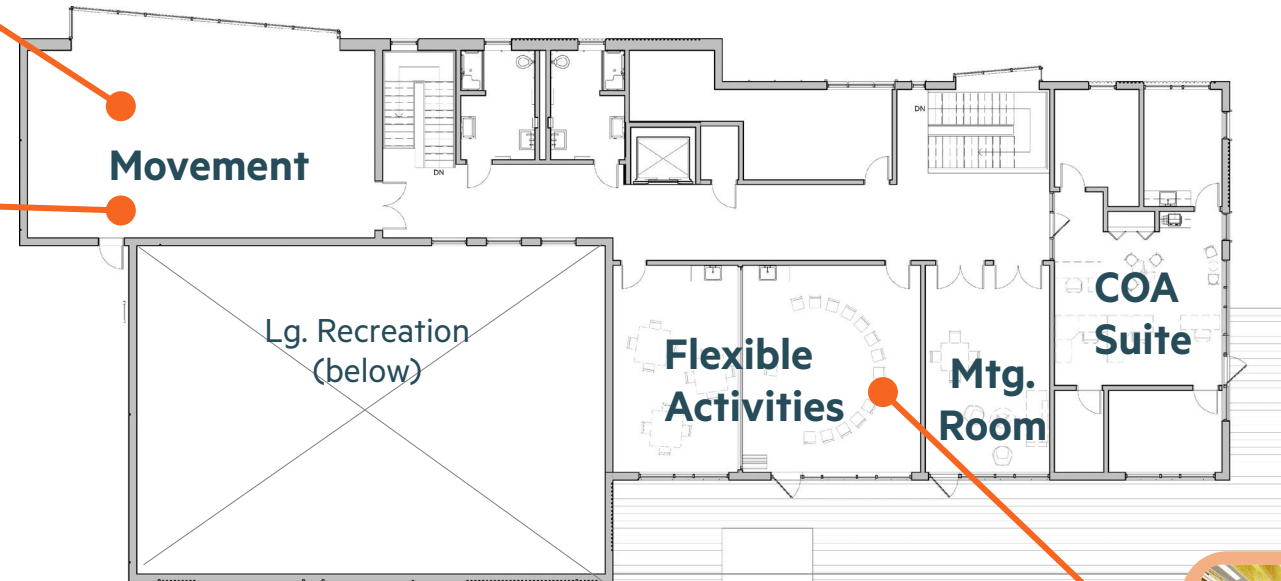
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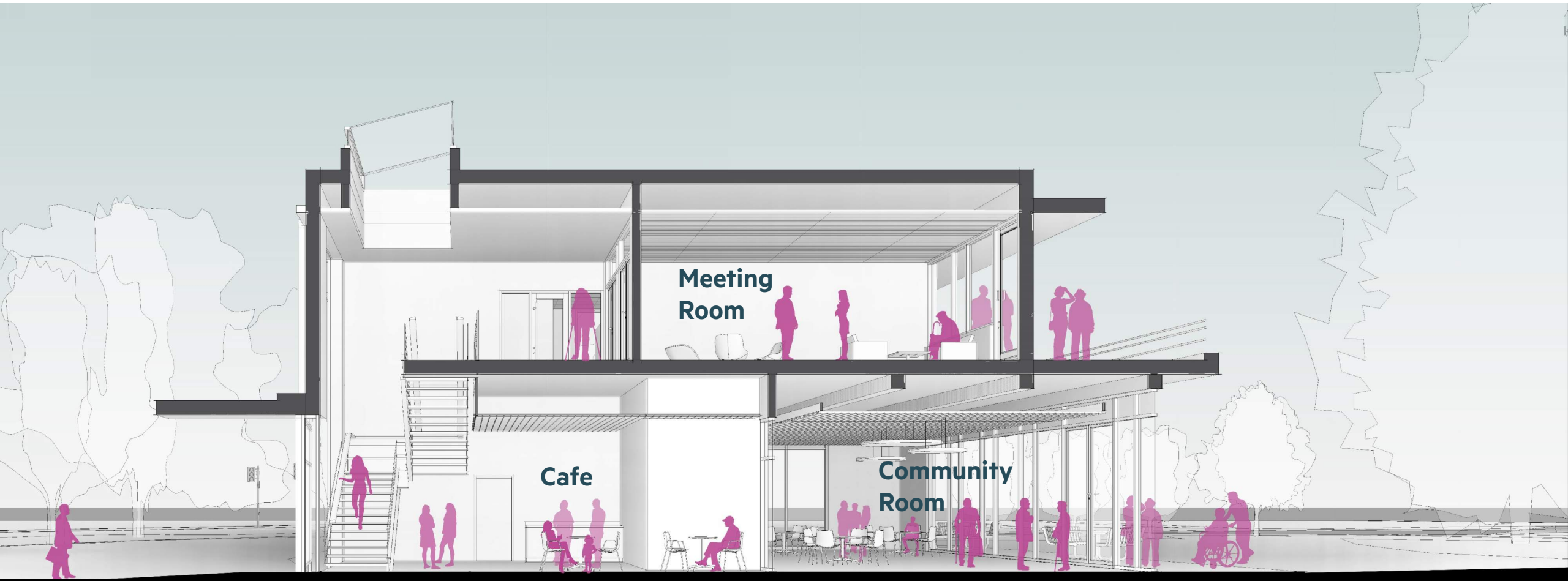


### Program Range

-  Seniors
-  After School Youth
-  Adults/Parents



**Shared Flexible Space for All**  
New Construction





# New Construction

Corner of Springdale Ave.



Brick Texture



Glass Stair



Movement Studio



View from Center Street