

# **Town of Dover Community Center**

**Public Forum #4**

**May 12<sup>th</sup>, 2021**

# Building a vision Building consensus

1. Introduction
2. Budget Update
3. Renovation Option Design Update
4. New Option Design Update
5. Discussion & Questions
6. Your Preferred Option – 2 choices – Survey

### **Total Project Budget (October 2019)**

- \$13.5M Approved at Oct. 2019 Town Meeting
- \$9.6M of that is for the Building and Site Construction

### **Feasibility Study Estimate Process (January 2021)**

- Renovation Scheme = \$2.1M over budget
- New Construction Scheme = \$3.7M over budget

### **Schematic Design Estimate Process (April 2021 with Reduced Building Program)**

- Renovation Scheme = \$4M over budget
- New Construction Scheme = \$3.8M over budget

### **Costs Increase**

- Lot of Demand for Building Materials and Supply Chain Issues Due to COVID-19
- Contractors Bidding Less Aggressively

### **Future Look Ahead**

- Unknown as to When Market Will Stabilize
- Need to Plan Accordingly



# Criteria for Success

# Criteria for Success



## General

- Meets Town's construction budget 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



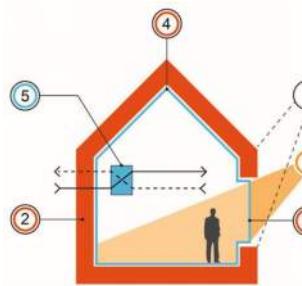
## Experiential

- 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

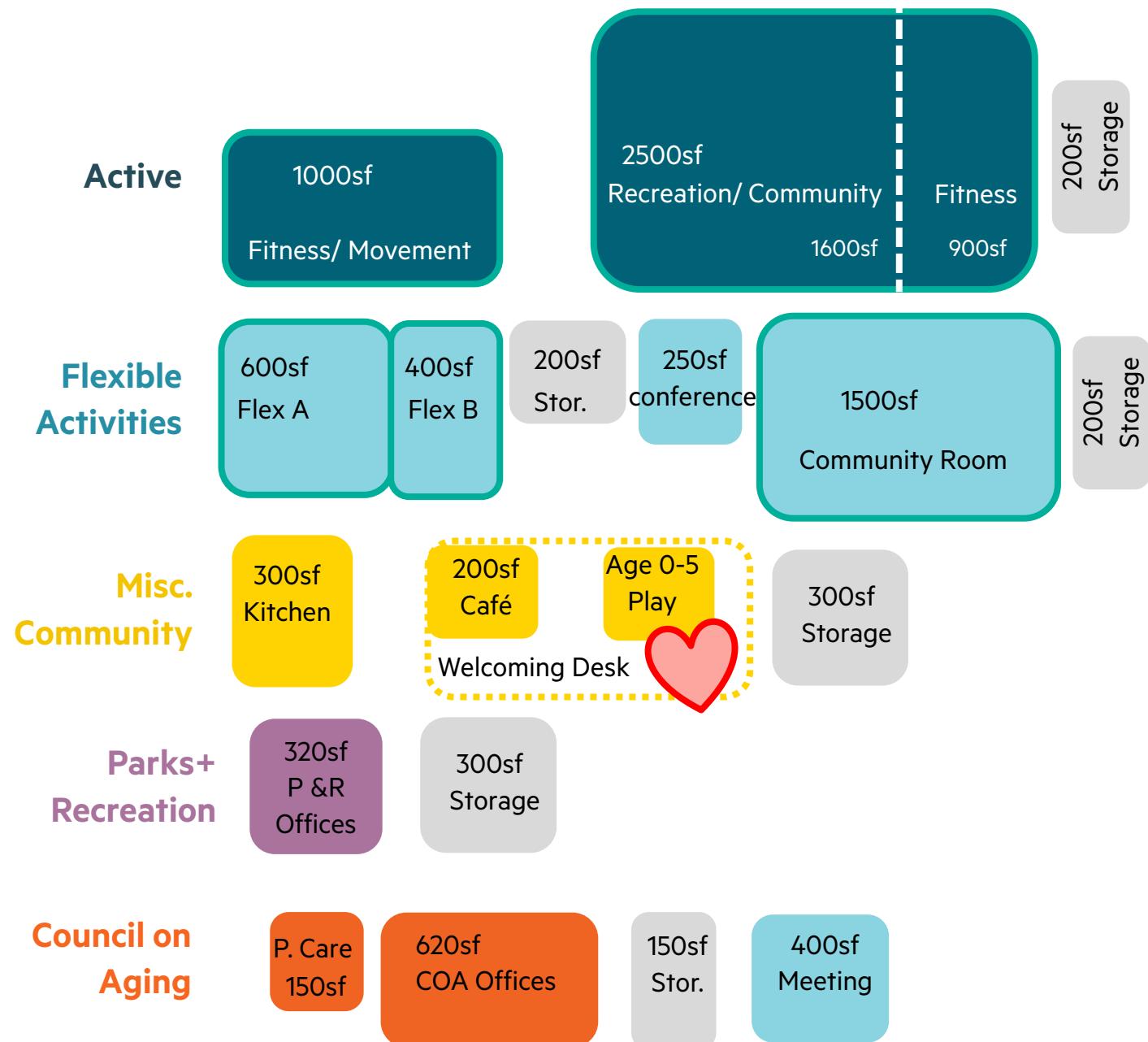
- Energy efficient, evaluate renewable energy options
- Utilizes durable and easily maintainable building materials
- Dark Sky lighting, protects abutters from light spill from DCC site
- Resiliency: provides robust infrastructure to support the community in weather event

# “Right-Sized” Program

Balancing Interests Through Flexibility

## Major Features

- 16,000 GSF New/ 18,400 GSF Reno
- Full range of flexible activity spaces
- Offices for:
  - Council on Aging
  - Parks & Recreation
- Community Room
- Multi-function Recreation Space
- Conforms to budget guidance



# Outdoor Activities

## Renovation/ Addition: Site Plan

### Activities

- Natural Space
- Patios
- Walking Path
- Gardening
- Toddler Play
- Outdoor Court
- Grass Field



## Springdale Ave.



# Outdoor Activities

## New Construction: Site Plan

### Activities

- Natural Space
- Patios
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- Grass Field



Springdale Ave.



# Criteria For Success

## Two excellent choices



### Renovation / Addition

- Meets program
- 18,400 GSF
- Project Cost \$18M
- Saves 1910 Building
- Interior focus is Community Room/Café
- Traditional forms/contemporary materials



### New Construction

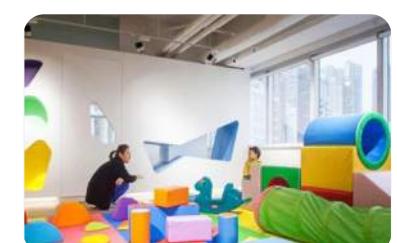
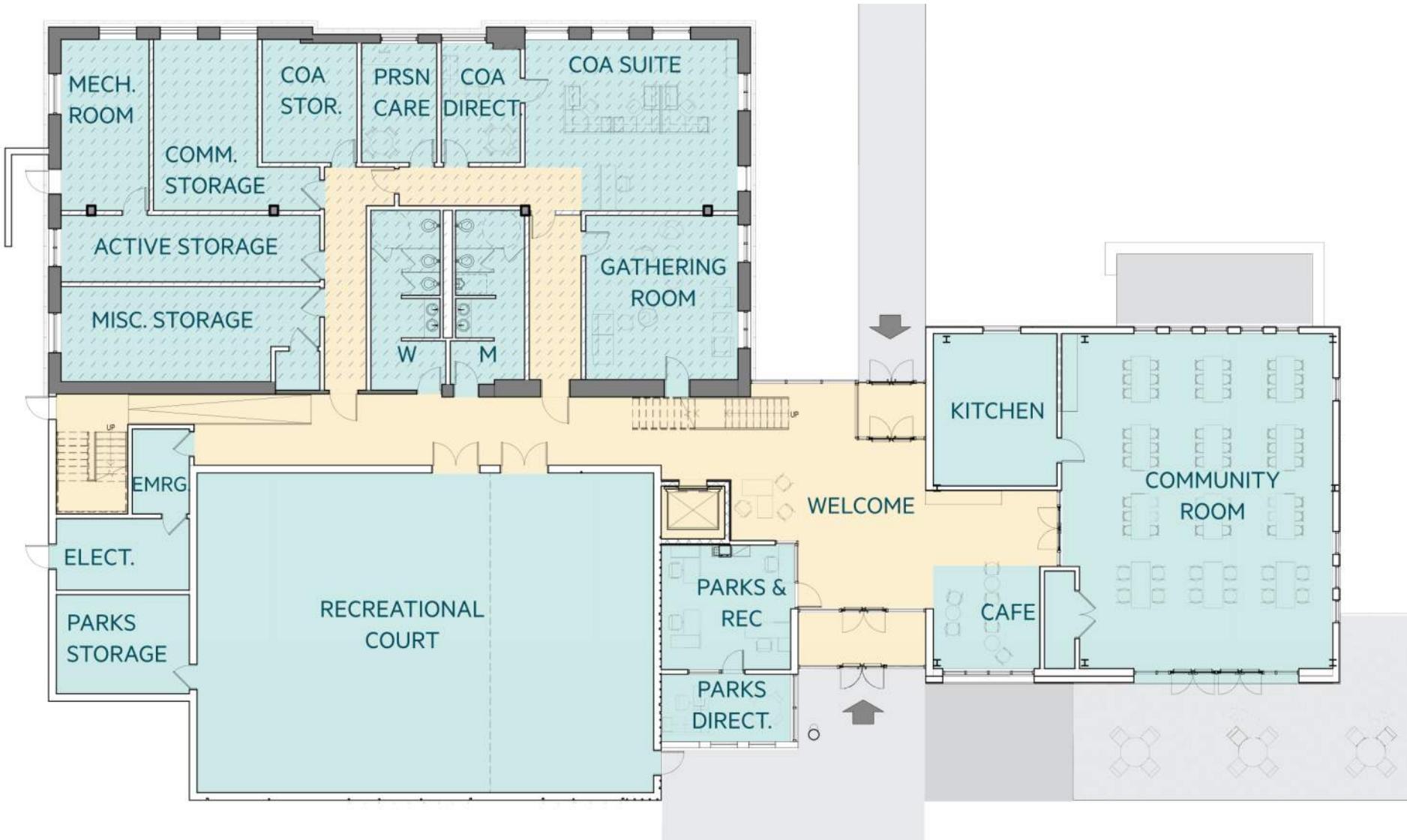
- Meets program
- 16,000 GSF
- Project Cost \$18M
- Brick face On Springdale
- Interior focus is central lobby
- Contemporary form/ traditional materials



# Renovation: Save the 1910

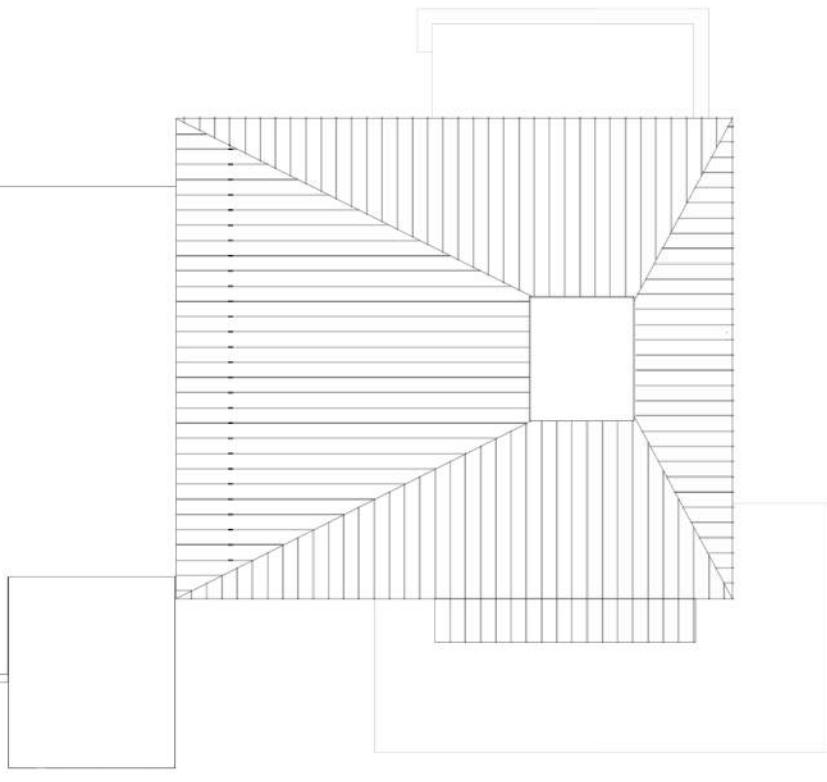
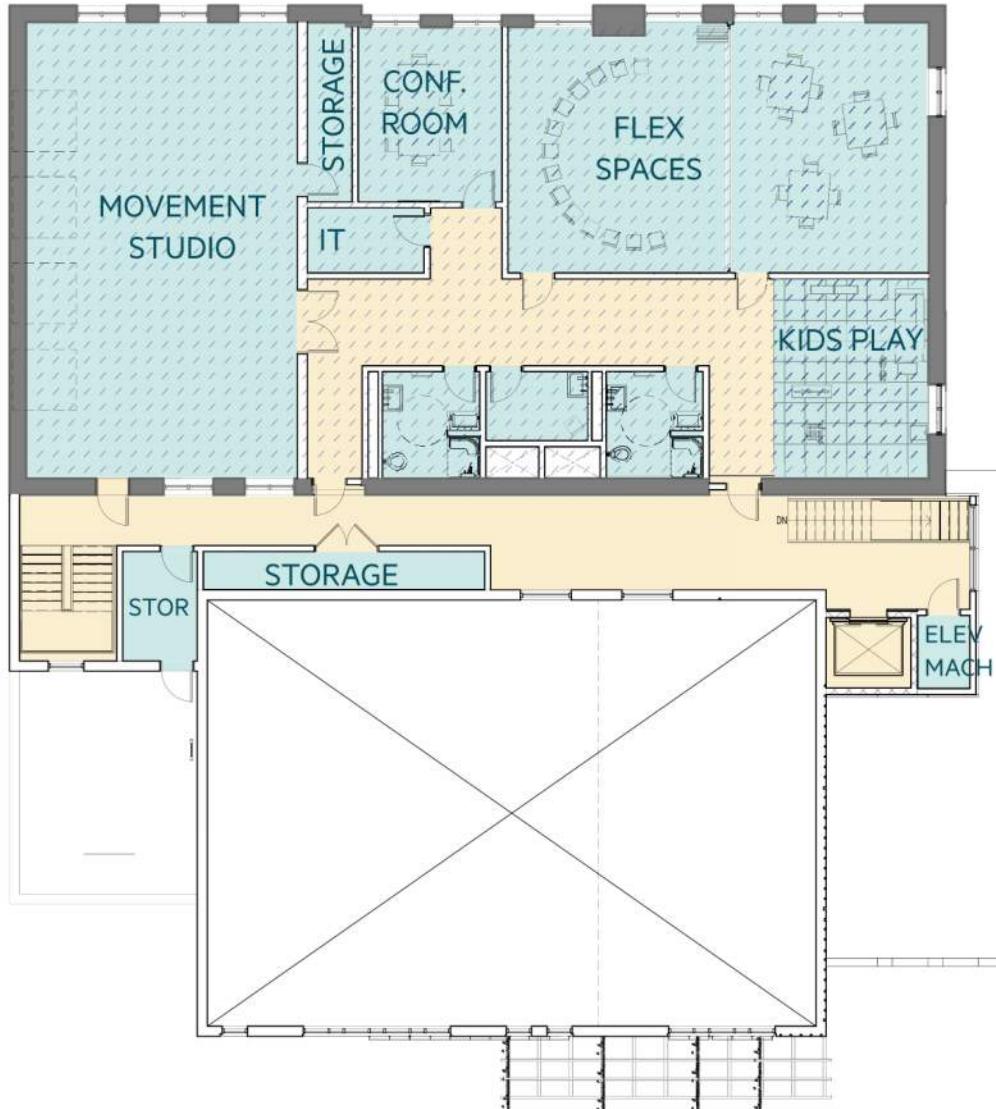
# Shared Flexible Space for All

## Renovation/Addition: 1st floor



# Shared Flexible Space for All

## Renovation/Addition: 2nd floor



# Shared Flexible Space for All

## Renovation



Community Room

Cafe

Lobby

Parks & Rec

# Major Interior Spaces Renovation/Addition



**Community Room**



**Cafe**



**Congregate Dining**



**Theater Rehearsal**



**Meeting with Friends**



**Connection to Outside**

# Renovation Alternative

Corner of Springdale Ave.



Glowing Pavilion



Terra Cotta/ Brick



Standing Seam Metal



Stone walls

# Renovation Alternative

Corner of Springdale Ave.



Dover Library



Active Patio



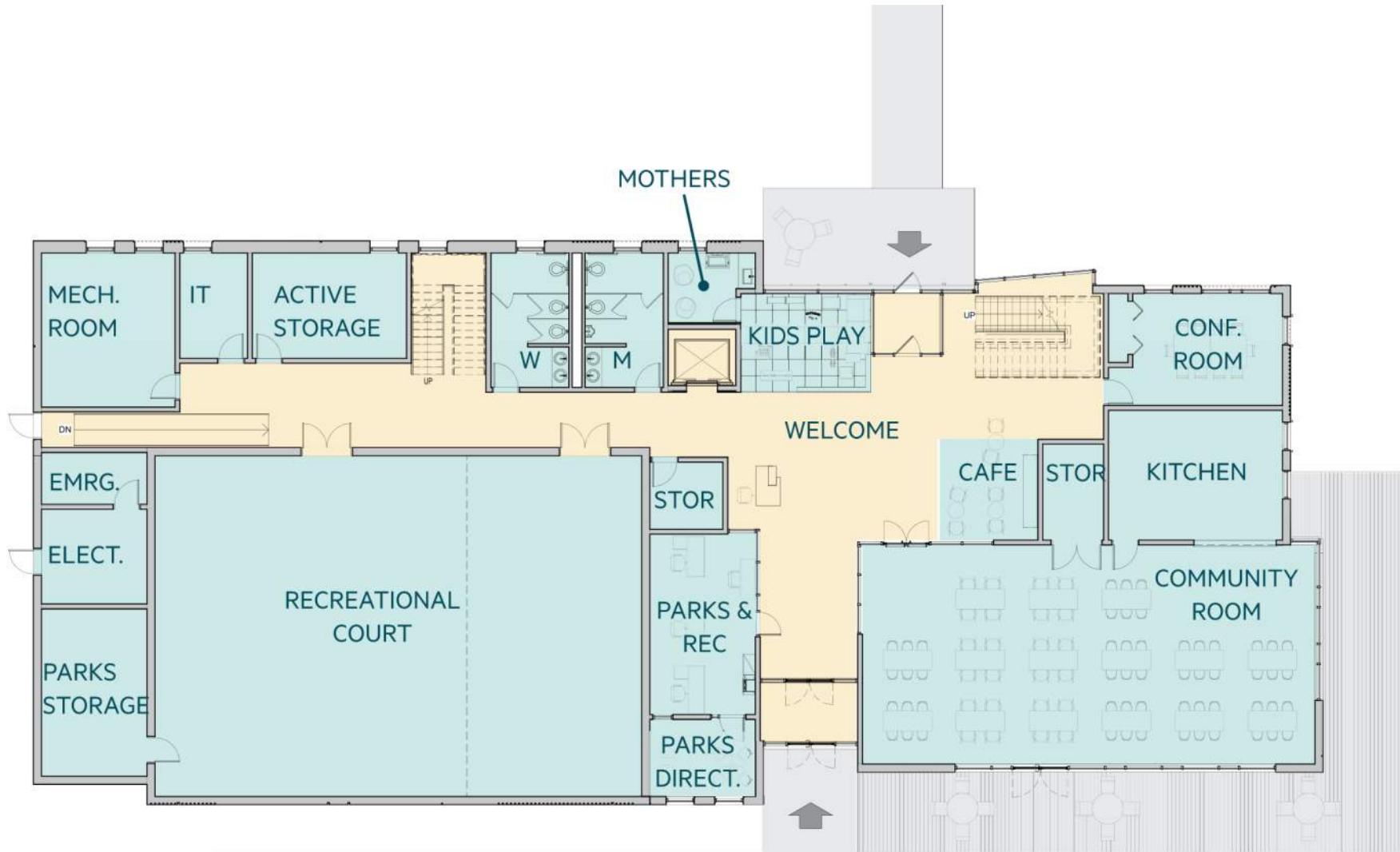
Outdoor Activities

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# New Construction: 2-Story

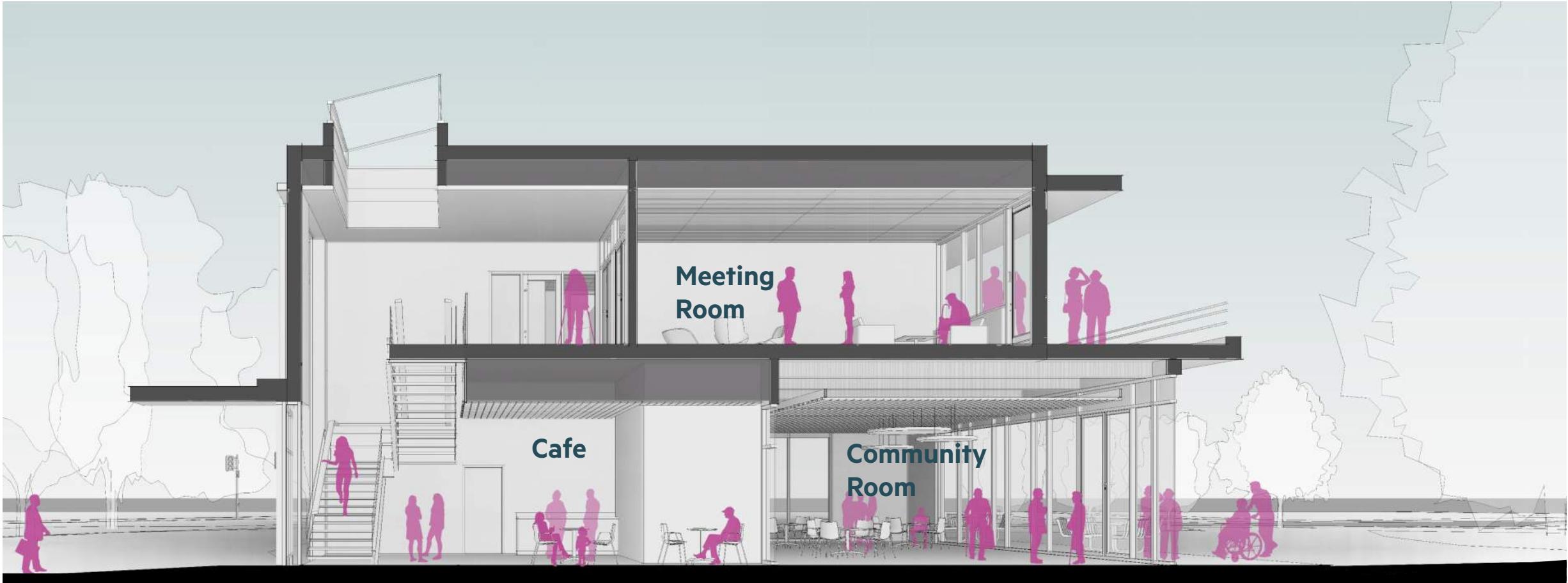
# Shared Flexible Space for All New Construction: 1st floor



# Shared Flexible Space for All New Construction: 2nd floor



# Shared Flexible Space for All New Construction: Building Section



# Major Interior Spaces New Construction



**Welcome Area**



**Café / View into Community Room**



**Play Area**



**Welcome Desk**



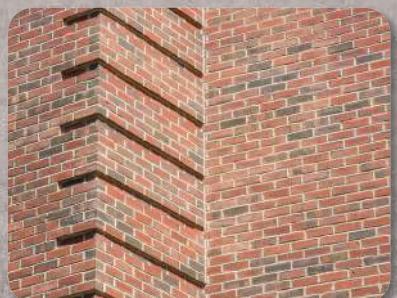
**Meeting with Friends**



**Congregate Dining**



**New Construction**  
Corner of Springdale Ave.



Color like Town House



Brick Texture



Glass Stair



Movement Studio

# New Construction

## South Façade from Center Street



Patio Seating



Overhang for Shade



Raised Beds



Seating by Walking Path

# Questions?



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## New Construction

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# Which is Your Preference for Dover? **Two excellent choices**



## **Renovation / Addition**

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## **New Construction**

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# Storage Calcs

	Program	Save the 1910	2-Story NEW
Active Storage	200	300	250
Flex Storage	200	270 *	in room
Community Rm			
Storage	200	335 `	182
Misc. Group			
Storage	300	430	330
Parks & Rec			
Storage	300	280	270
COA Medical			
Storage	60	60	60
COA General			
Storage	150	115	145
total storage	1410	1790	1237



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