

Town of Dover Community Center

Public Forum #4

May 12th, 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



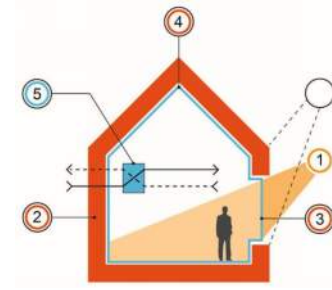
Experiential

- 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

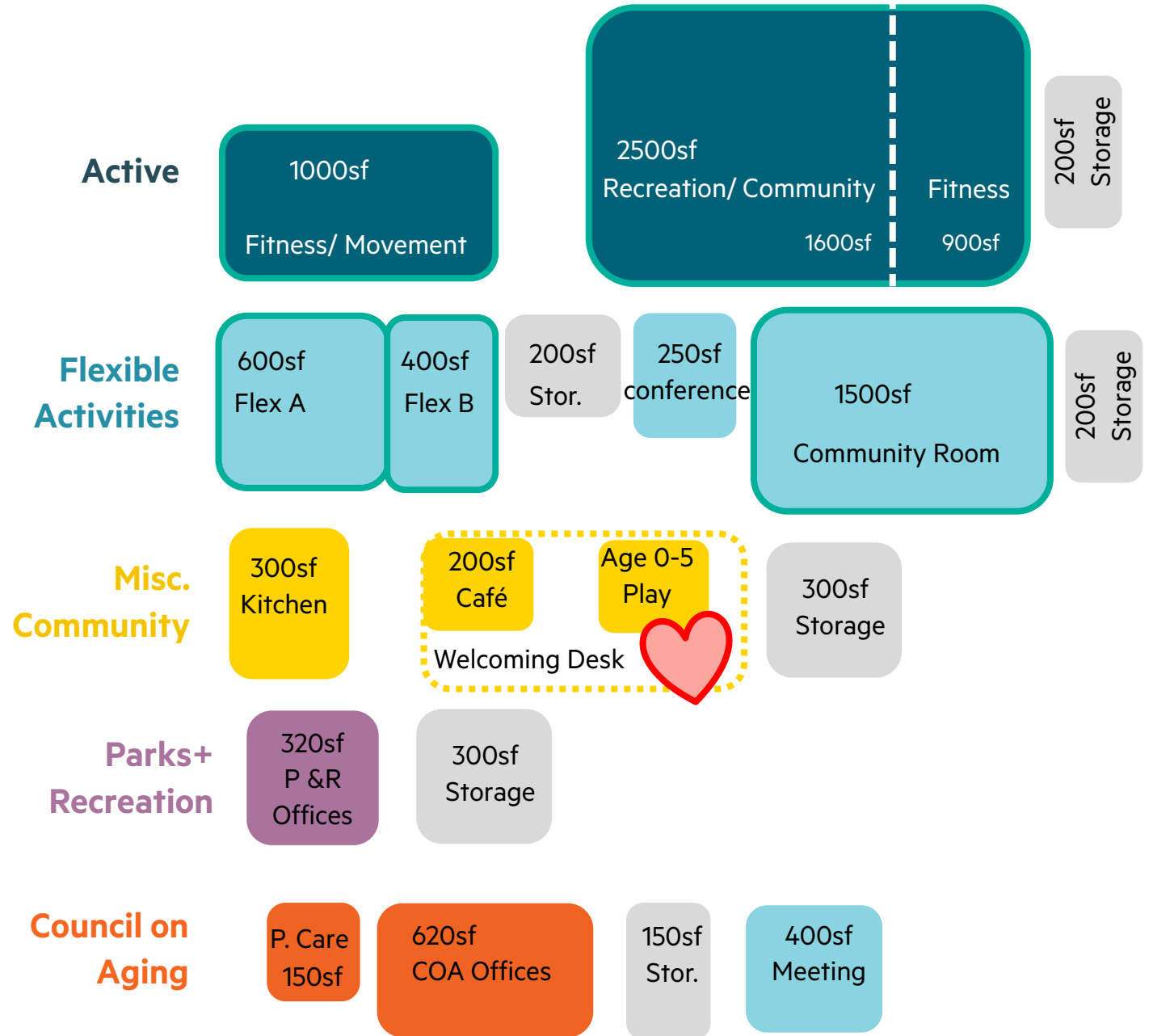
- Energy efficient, evaluate renewable energy options
- Utilizes durable and easily maintainable building materials
- Dark Sky lighting, protects abutters from light spill from DCC site
- Resiliency: provides robust infrastructure to support the community in weather event

“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



Outdoor Activities

New Construction: Site Plan

Activities

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



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

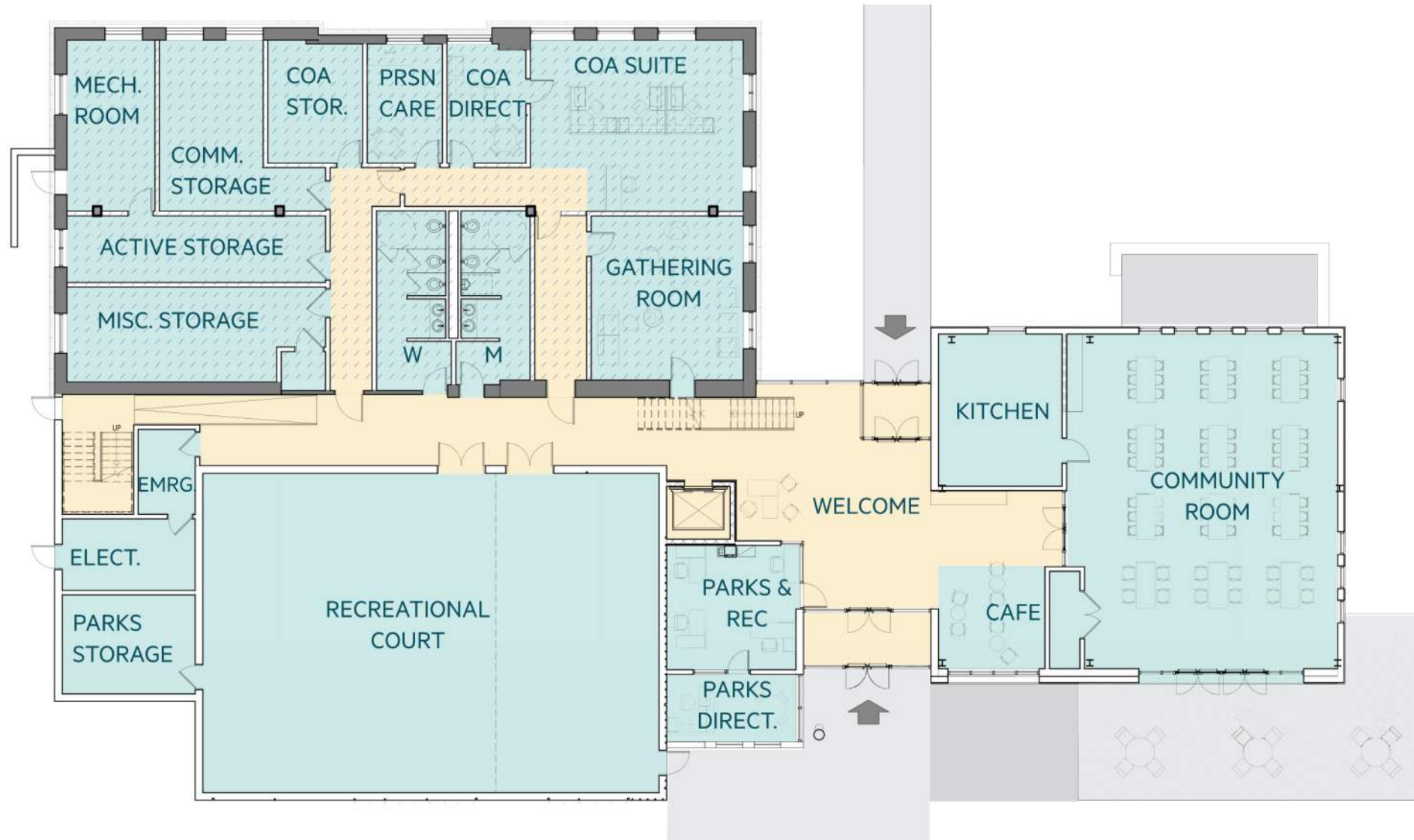
- Meets program
- 16,000 GSF
- Project Cost \$18M
- Brick face On Springdale
- Interior focus is central lobby
- Contemporary form/ traditional materials



Renovation: Save the 1910

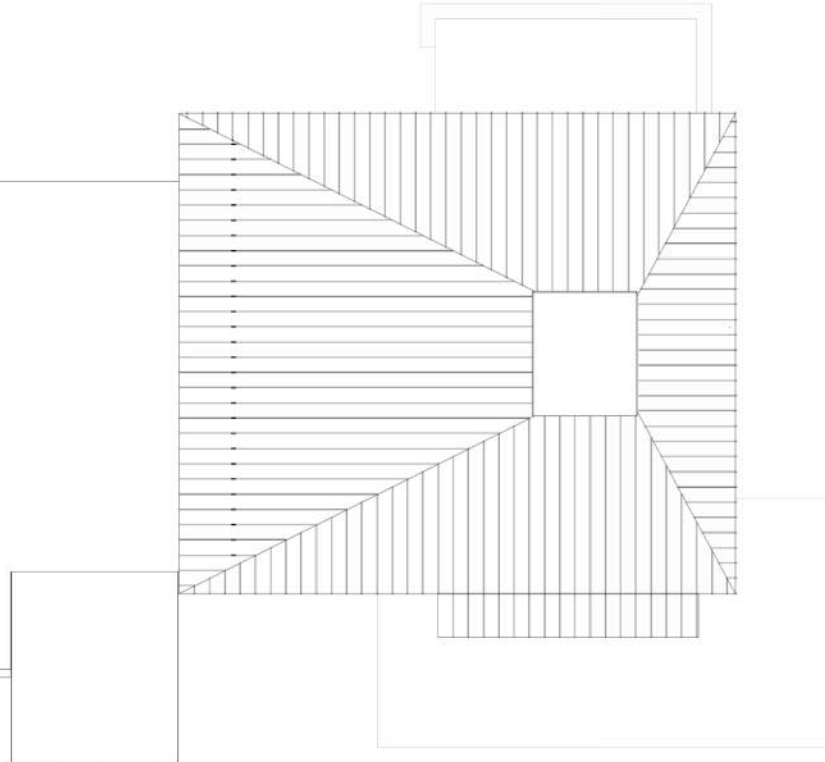
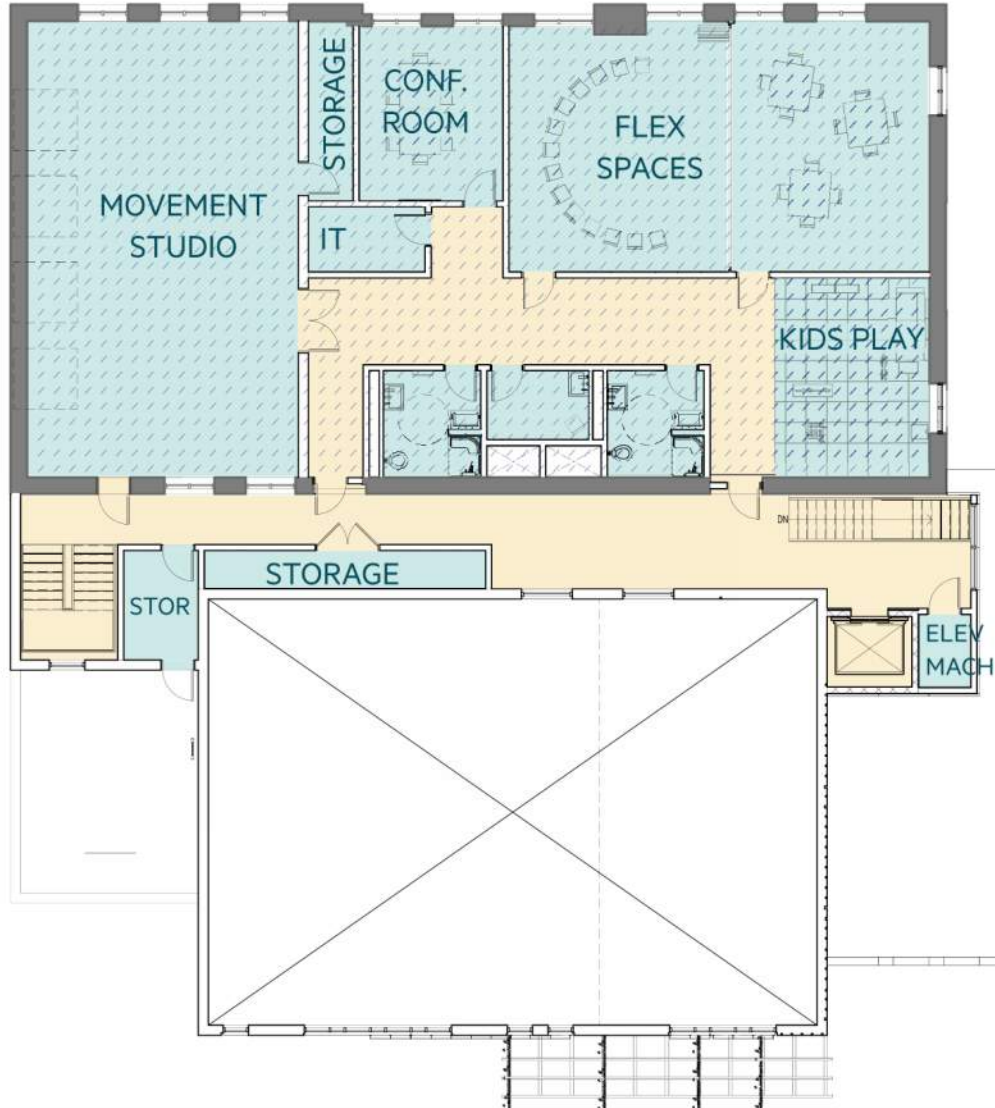
Shared Flexible Space for All

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

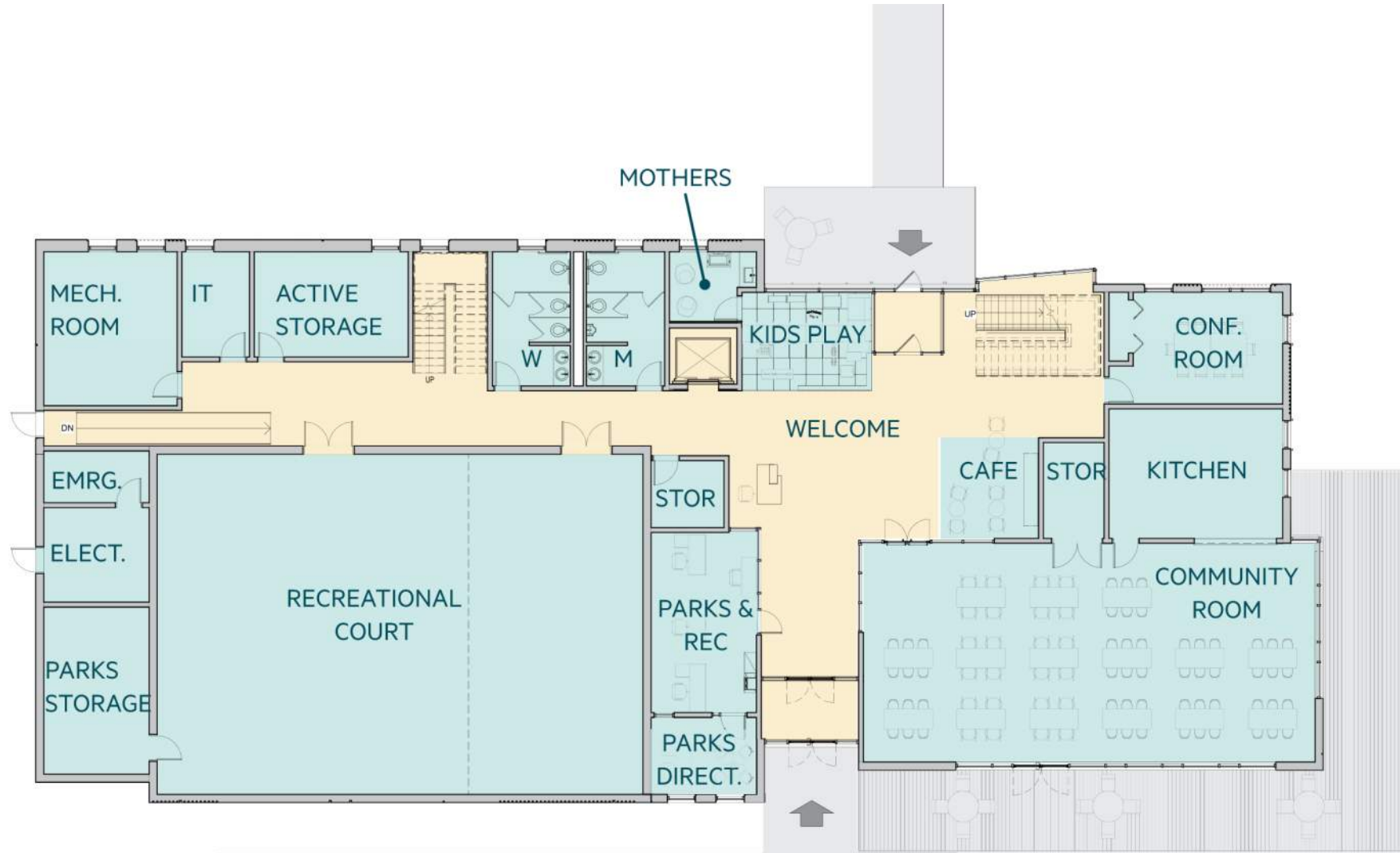


Outdoor Activities

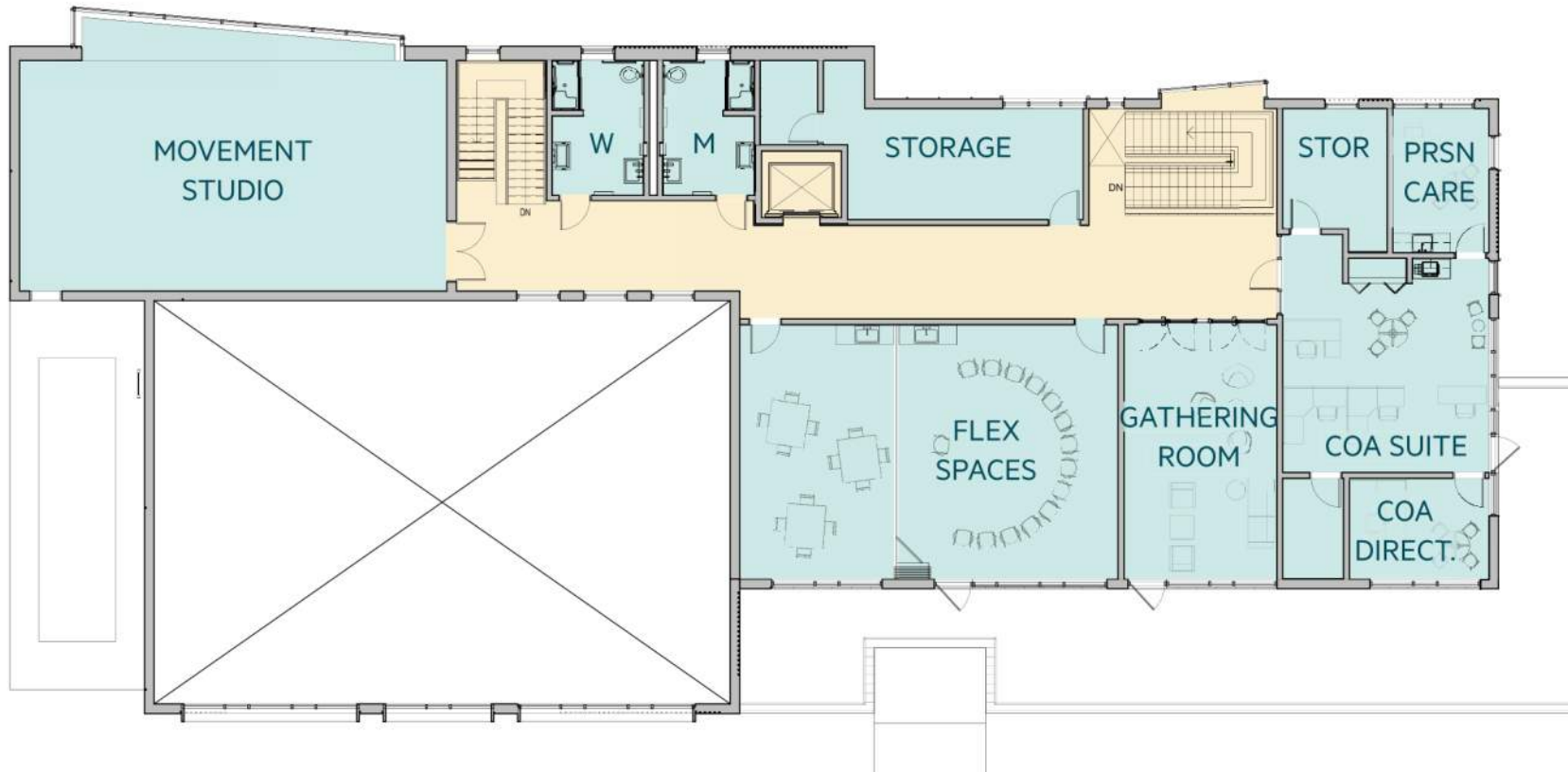


New Construction: 2-Story

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

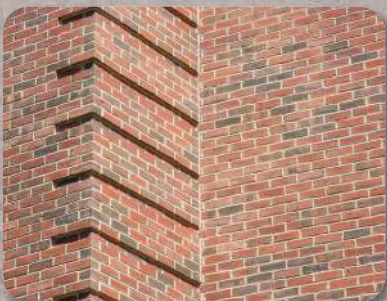


Meeting with Friends



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



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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	

