~ call for feedback & action ~

CHOOSING COMMUNITY SPACE FOR DOVER’S FUTURE

CARYL COMMUNITY CENTER PROJECT COMMITTEE

a working committee of the Dover MA Board of Selectmen
One Large Room w/Divider
As a Dover voter, it is up to you.

Should the heart of our town continue to host community space?

And, if so, how?

Renovate Caryl?

Build New?
EMAIL
FEEDBACK@CARYLPROJECT.INFO
CARYL COMMUNITY CENTER PROJECT COMMITTEE

OUR CHARGE

In anticipation of a town meeting in 2019, produce options for voters to choose whether to fully renovate and continue to provide community programs at Caryl or to build a new community center facility for that purpose.

Our committee will not advocate for a particular option.

The decision whether to proceed—and how—rests with Dover’s residents.

We will provide information and host conversations to help our community make a decision about what it wants, needs, and is willing to pay for.
As we make progress toward a special town meeting, we are still actively exploring...

Until Town Meeting authorizes, there are no monies to hire professionals to study a potential new building. To avoid significant delay, we developed new build proxies by researching similar projects in 15 communities.

We incorporated four sources in our cost estimates and investment levels. (The capital needs studies—conducted independently—all came to similar conclusions.)

An update of all available, known information from prior Town studies

A 2018 independent assessment of Caryl’s capital needs by On-Site Insight

2018 consultations with Mills Whitaker (architect)

Median home value and cost to borrow provided by Dover’s treasurer

Build New

Until Town Meeting authorizes, there are no monies to hire professionals to study a potential new building. To avoid significant delay, we developed new build proxies by researching similar projects in 15 communities.

Nine “like” towns to Dover using population and tax base as criteria

Eight community buildings in six larger, neighboring towns with diverse tax bases

Benchmark numbers reflect the most recent, comparable projects

We’re Still Learning

As we make progress toward a special town meeting, we are still actively exploring...

Resident feedback

Town trends or needs that may impact the building’s use or size

Confirmation that walls can move within Caryl (and other potential barriers to adaptability)

Full range of funding options

Status of licensees
Annual tax impact based on a median household ($1.04M), averaged over 20 years, including initial capital costs only.

Cost of borrowing calculated in February 2019.

These are initial capital costs only. The Caryl will require an estimated $1-2M in additional maintenance over 20 years. Until we enter a more detailed design phase, we cannot produce long-range maintenance schedules nor compare operational costs.

Community center-like building(s) estimated at $700/SF + $1M estimated demolition costs. For a gymnasium, we can use the DSMS gymnasium as a benchmark; floor size 7.1KSF or building size 9.6KSF x $700/SF = $5-6.7M

* Annual tax impact based on a median household ($1.04M), averaged over 20 years, including initial capital costs only. Cost of borrowing calculated in February 2019.

These are initial capital costs only. The Caryl will require an estimated $1-2M in additional maintenance over 20 years. Until we enter a more detailed design phase, we cannot produce long-range maintenance schedules nor compare operational costs.
## BASELINE: WHAT’S IN A $13.5M COMMUNITY CENTER?

<table>
<thead>
<tr>
<th></th>
<th>RENOVATION 40K SF</th>
<th>NEW BUILDING 18K SF</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Community “hub” entry &amp; welcome center</strong></td>
<td>✔ Add a defined entry, including reception center and drop-in lounge/’cafe’</td>
<td>✔ Design for a reception center and drop-in lounge/’cafe’</td>
</tr>
<tr>
<td><strong>Flexible, shared activity spaces</strong></td>
<td>✔ Redistribute spaces as currently used, including 6 shared activity spaces</td>
<td>✔ Design for at least 5-7 activity spaces</td>
</tr>
<tr>
<td>Akin to other towns, multi-functional</td>
<td>Current distribution: 9K flexible space, 4K town office, 3K storage, 11K leased</td>
<td></td>
</tr>
<tr>
<td>town program and rec space, serving all generations, and available for rent</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Large function space</strong></td>
<td>✔ Upgrades to library, cafeteria, and gym</td>
<td>✔ Design for at least 1 large functional hall/pace</td>
</tr>
<tr>
<td><strong>Conference/meeting room(s)</strong></td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td><strong>Town offices, including room to provide services</strong></td>
<td>✔ for P&amp;R</td>
<td>✔ for P&amp;R</td>
</tr>
<tr>
<td></td>
<td>✔ for COA (including counseling space)</td>
<td>✔ for COA (including counseling space)</td>
</tr>
<tr>
<td><strong>HVAC upgrades</strong></td>
<td>✔</td>
<td>✔ TBD modern utility/energy design</td>
</tr>
<tr>
<td><strong>ADA compliance</strong></td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td><strong>Room to grow or play with in the design phase</strong></td>
<td>✔ Excess capacity reflected in current town use, as well as space leased to private organizations (unlike any other town).</td>
<td>✔ Towns up to 4X as large have similarly sized buildings, with nearly identical programming. Design phase will determine any tradeoffs between expansion space and high-SF demands, e.g., gymnasium, kitchen, performance space</td>
</tr>
</tbody>
</table>