

Dover Community Center Building Committee
Meeting of July 9, 2008
Minutes

Building Committee Members Attending: David Billings, Samantha Burman, Jane Hemstreet, Linda Holiner, Carol Lisbon, Dick Malcom, Alison Piper, Ford Spalding, & Dana White

Other Attendees: Rick Henken, Dave Ramsay & Greer Pugatch

Meeting was called to order at 7:00PM in the Town Hall Selectmen's meeting room.

Minutes of June 25, 2008 were accepted.

The Committee discussed with Rick Henken, Dave Ramsay & Greer Pugatch the options of preparing an RFP to be used to see if any private developers would be interested in developing the building and property for private use. The Committee discussed the alternative of bringing to the Town a request to change the zoning use of the property in advance of an RFP to see what the citizens would allow at the site for private use.

It was decided to form a subcommittee to develop an Advertisement to be submitted to a variety of sources to see if we can entice private developers to contact the Town with proposals that they might be interested in pursuing for the Caryl School site. The subcommittee will also prepare a Request for Information which will provide guidelines for acceptable uses for the property and terms for that use including long term lease options. The subcommittee is: Dave Billings, Chair, Rick Henken & Alison Piper. The Subcommittee will report back to the committee at the August 12 regular meeting.

Ford Spalding will contact the Dover Sherborn Community Education Director to have an initial discussion as to the potential for a long term lease for the building which may include them upgrading the space to meet code requirements for their continued use as a Child Development Center.

The two subcommittees met separately to initiate their separate studies:

- 1) Study the current building as to what are the options to maintain and update the building for its continued use for a minimum of ten years. The sub-Committee is to use the "Deferred Maintenance Study of 2003" as a guideline. It is to look at the replacement of the current heating system and addition of central air conditioning. It is to also look at a possible addition of an Athletic Center and Café. The Committee is to include the Caryl Management Advisory Committee. Members of the sub-Committee: Dick Malcom', Scott Seidman, Samantha Burman, David Billings, Ford Spalding & Carol Lisbon.

Minutes 07/09/2008 (Attending were: Dick Malcom, Samantha Burman, Dave Billings, Ford Spalding & Carol Lisbon):

The subcommittee reviewed and discussed the "Deferred Maintenance Study, 30 April 2003" and decided to use that as a guideline for our discussion. We decided to work on the following:

Develop a cost scenario for a ten year maintenance program for the existing building which will not bring the building up to code but allow it to be maintained and safe for current use.

Develop a cost scenario for a major renovation within (and/or in part) of the existing structure which will bring the building up to current building codes which may include updating the current heating system, adding air conditioning, a café and athletic center.

Dick Malcom is going to contact Don Mills of Mills Whitaker Architect to see if he can estimate the costs to bring the building up to code and a list of what those improvements would be.

Carol Lisbon and Ford Spalding will meet at the Charles River School on the morning of July 18 to see their Athletic Center and to look in to the possibility of getting an estimate of what it would cost to build one at the Caryl School site.

- 2) Study the current and future potential program use of a Community Center including the input of the Board of Selectmen, Park & Recreation Commission, Library Trustees, and Council on Aging, Mothers & Fathers Community Association, Scouting organizations, and any other potential users groups. Members of the sub-Committee: Kathy Weld, Alison Piper, Jane Hemstreet, Dana White, Linda Holiner & Nancy Simms.

Building Committee Programs Subgroup: Attending: Jane Hemstreet, Linda Holiner, Allison Piper & Dana White. Minutes taken by Linda Holiner.

Our task was to identify the programs that could be served by the Caryl School in its current configuration. We reviewed Council of Aging, Parks & Recreation, and Community Education. We will continue at our next meeting to identify other programs that could use the existing site.

Requirements for Council of Aging include:

- Catering kitchen
- Use of 4 classrooms
- Nurse's room
- Two offices for directors
- Inviting entrance area
- Buffer for door
- Lounge area
- Terrace/ outdoor space
- Storage space
- Space for a Wii and movie viewing that could be shared with other groups.

We are not sure whether Dover Sherborn Community Education or Parks & Rec require a presence at the site.

Future Meeting Dates:

July 22

August 12

August 27

September 19 – From then on the 2nd * & 4th Wednesday through 2008

The meeting adjourned at 8:55PM

Respectfully Submitted:

Ford Spalding, Chair