

Dover Community Center Building Committee
Meeting of May 13, 2009
Minutes

DCCBC members present: Dave Billings, Samantha Burman, Jane Hemstreet, Geoff Sauter, Ford Spalding, Nancy Weinstein, Kathy Weld, and Dana White.

Also present: Carol Lisbon, Selectman; Scott Seidman, Warrant Committee.

Chairman Ford Spalding called the meeting to order at 7:05 p.m.

The Minutes of April 22, 2009 were approved as presented.

Town Meeting debrief

The Committee discussed responses to the DCCBC presentation at Town Meeting. There were three citizen comments in particular that raised issues that must be addressed by the Committee in its work and in future presentations:

- concern about the condition and longevity of the building, so tear down and build new
- concern that renovation will cost too much for what we will end up with, so tear down and build new
- anything costs too much, so tear down and leave open space

Discussion of Request for Proposals

The Committee discussed the content of the RFP for professional services for the next phase of work. The renovations would focus on upgrading of mechanical systems, as well as paint finishes and tile. Dave Billings pointed out that the building code for each possible use and different types of assembly will define many of the issues and requirements that will need to be addressed. The Committee agreed on the following:

- use current Caryl building uses as the basis for code analysis
- re CDC: separate it out as an add/alternate in terms of program; the question is, if it remains in the program, will it be able to pay for renovations to its area?
- re gym: separate out the cost of a gym with walk-around track and office & storage space

The RFP will follow Renovation Plan - Version Two for the types of services required, submitted by Don Mills, and dated 3-4-09. Respondents will be asked to analyze and cost out three scenarios:

1. Renovations based on Don Mills' document dated January 22, 2009, to include detailed analysis, more detailed cost estimates, and prioritization of the work;
2. Remove 1971 left wing, renovate 1910 & 1931 right portions, and add an athletic facility;

3. Redesign/renovate left side; remove part of right side and put gym in there;
All scenarios should include site work – fire suppression, septic, and parking.

The RFP committee of Geoff Sauter, Dave Billings, Dick Malcom, and Samantha Burman was asked to have a draft prepared for the next DCCBC meeting on May 27, 2009.

Other

Ford Spalding and Carol Lisbon will continue their dialogue with the Dover-Sherborn Regional Schools regarding Community Ed and the CDC.

The Program Committee will review and recommend minimum square footage required for each program group in the Community Center, looking at both occasional space and regular dedicated space, using the previous report as a guide and starting point.

It was also agreed that Park & Rec should go ahead with its research on space, materials and cost for an athletic facility.

The meeting was adjourned at 9:05 p.m.

Respectfully submitted,

Kathy Weld