

**Dover Community Center Building Committee**  
**Meeting of May 27, 2009**  
**Minutes**

**DCCBC members present:** Jane Hemstreet, Dick Malcom, Geoff Sauter, Alison Piper, Nancy Simms, Ford Spalding, Nancy Weinstein, Kathy Weld, and Dana White.

**Also present:** Park & Rec Commissioners John Budd and Scott Seidman; Selectmen Carol Lisbon, David Heinlein, and Joe Melican; Town Administrator David Ramsay, and Assistant Town Administrator Greer Pugatch.

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

The Minutes of May 13, 2009 were approved as amended.

Ford announced that the Board of Selectmen had voted to re-name the Caryl School, "The Town of Dover Caryl Community Center".

**Review of Draft Request for Proposals/Qualifications**

The Committee discussed the draft presented by the RFP subcommittee: its scope of services; whether to include the gym under Phase 1 Task 1, or keep it separate; whether to state a flat fee or a fee-not-to-exceed; and whether the funds we have available (approximately \$65,000) would be sufficient to cover all of Phase I, or perhaps only Task 1 of Phase 1. It was noted that the cost of both of Don Mills' versions of suggested scope of services are over our budget and do not include a gym. Concern was expressed that not only would our available funds not cover the services requested, but that we also risked not getting top quality services for the funds we have available.

**Discussion: The Process of Getting to "Yes" at Town Meeting**

The Board of Selectmen, the Town Administrator, and the Assistant Town Administrator joined the DCCBC at 7:30 p.m. to discuss the larger issue of what needs to be done in order to ensure the approval by voters at both Town Meeting and the ballot for whatever recommendation we finally put forward, and specifically, what actions need to be taken before an RFP can realistically be drafted and issued.

It was generally agreed that the Committee has a wealth of information to share, and that the questions regarding need and programming have been fully answered through a lengthy and thorough process over several years. The major task for the Committee and the Board of Selectmen now is to educate the citizens on the various options that have been studied, including the cost ramifications of each, and to elicit feedback from a sufficiently large number of citizens to be able to chart a course that will be successful at Town Meeting.

In the past, this has proven to be a difficult task, and there was much discussion as to how best to reach the largest number of voters, what options to present to them, how to find out what they want and how much they would be willing to pay for it. It was finally agreed that a large, well-publicized meeting of citizens should be planned for the fall at which various options and their associated costs could be fully presented and discussed.

**Vote:** Upon a motion made and seconded, it was unanimously voted to hold a Citizens' Meeting, most likely in early November, at which 3 or more options would be presented, a straw vote would be taken, and the results reported to the Selectmen.

**Vote:** Upon a motion made and seconded, it was unanimously voted to present the following options to the Citizens' Meeting:

1. Renovation: upgrading all systems in the existing Caryl building to meet code, including bathrooms; cosmetic improvements such as finishes and tiles.
2. Renovation as above, plus the addition of an athletic facility.
3. Demolition of half the building, renovation of the rest, addition of new athletic facility ("hybrid" of renovated and new).
4. Build all new, including athletic facility.

Also at the Citizens' Meeting, information would be available on the cost of all that would be entailed in the "wildflower option" – demolishing the entire building, removing all systems, grading, and planting grass. Information would also be available on the cost to maintain the building over 20 years, or until the systems fail, if the townspeople choose to do nothing. Don Mills will be asked to give ballpark estimates for each of the four options, as well as these latter two possibilities.

As a result of these decisions, the Committee decided not to move forward with the RFP at this time, until there is a clearer sense of direction for its efforts.

Nancy Simms raised the question of fund-raising for the community center. It was agreed that this should be taken up at a later date.

The next meeting is June 10, 2009. The agenda will focus on the process of developing scenarios and their cost factors in preparation for the Citizens' Meeting.

The meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Kathy Weld