DOVER COMMUNITY CENTER BUILDING COMMITTEE
MEETING OF APRIL 11, 2007

Selectmen: Carol Lisbon, Kathy Weld, David Heinlein
DCC Fundraising Committee: Dana White, Linda Holiner
DCCBC Architect: Don Mills

The meeting convened at 8:10 a.m. in the Selectmen’s Meeting Room in the Town House.

No action was taken on the Minutes of March 15, 2007.

Carol Gregory opened the meeting by stating the purpose: (i) work with Selectmen to strategize for Town Meeting, and (ii) discuss and establish DCCBC next steps.

Carol Lisbon provided the committee with preview of the Selectmen power point presentation relating to Articles 11 and 12 applicable to the DCCBC project. After a brief introduction of the background of the project, David Heinlein will present Article 11 (request for funding in the amount of $270,000 for roof repairs) and Carol Lisbon will present Article 12 (request funding of $75,000 to continue the planning effort with the scope to conceptually design a smaller building and provide the town with an estimated cost. With respect to Article 11 (the roof repair article), the committee discussed a letter received by the Selectmen from Barry Cullen, a member of the Park and Recreation Commission, and resident of Saddle Ridge Road recommending a total roof replacement.

The committee discussed the Warrant Committee’s interest in exploring options for the Caryl site. The concept of a public private partnership was discussed whereby the Caryl site might be developed by the town in concert with a private developer for residential and or commercial uses. The committee discussed the pros and cons of such a development arrangement. Charlie Helwig agreed to provide Carol Lisbon a back up slide addressing the public private development challenges.

Don Mills provided a clarification of the three (3) demolition estimates. According to Don, option 1, the “Wildflower Option” is estimated to cost $1.6 million (no park, no walkways, and no playground). Option 2, the “Site Work Option”, is estimated to cost $2.1 million and includes demolition, replacing among other items the septic system and new site drainage. Option 3, the “Land Development Option” is estimated to cost $4.0 million and includes all necessary site work required to construct a new building. Don agreed to provide a back up slide with this information for Town Meeting.
Don Mills also briefed the committee on the issues involved to decommission the building (boarding it up) and the actual costs to perform the work as well as annual expenses. Don estimated it would cost $30,000 to board up the building and another $25,000 to $30,000 in operating costs (minimal heat at 48 degrees, insurance, fire alarm inspections) plus other costs would total nearly $100,000 in year 1.

The next committee meeting was tentatively scheduled for Friday, May 4th to be confirmed at a later date.

The meeting was adjourned at 10:00 a.m.

Respectfully submitted,

Charlie Helwig