

**DOVER COMMUNITY CENTER BUILDING COMMITTEE**  
**MEETING OF FEBRUARY 15, 2007**  
**(Amended February 16, 2007)**

Present: DCC Building Committee: Carol Gregory, Jack Donoghue, and Charlie Helwig, Bob Connors. Absent: Dick Malcom and Peter Davies  
Selectmen's Representative: Dave Heinlein, Kathy Weld  
Warrant Committee: Scott Seidman  
DCC Fund Raising Committee: Linda Holiner and No representatives present  
Warrant Committee Representative: Scott Seidman

The meeting convened at 8:00 a.m. in the Selectmen's Meeting Room in the Town House.

Minutes of February 8, 2007 (as amended February 15, 2007) were approved.

The meeting opened with a discussion of the Memorandum, Current Status of the Dover Community Center Building Committee prepared by Jack Donoghue. After a brief discussion, a motion was made to approve the memorandum, seconded and unanimously approved.

Carol reported that Kathy, Dana, Linda and Carol have been working on a list of Frequently Asked Questions (FAQs) with corresponding answers. The committee members received copies of the 7 page FAQ draft with over 21 question and answers.

In response to a request by Town Administrator Dave Ramsey, Don Mills reported that he has prepared a preliminary budget estimate of \$350,000 to perform Caryl building repairs deemed necessary by Karl Warnick and Don during the upcoming fiscal year July 2007 - June 2008. As Don outlined in his letter to Dave Ramsey dated February 13, 2007, copies of which were shared with the committee, the estimate is for "some" roofing, drainage, electrical, structural, as well as preliminary planning for 2008 - 2009 work.

Additionally, in response to a request by Town Administrator Dave Ramsey, Don Mills submitted a proposal to the town dated February 12, 2007 in the form of a second amendment to the original professional services contract. The scope of services would not include design plans. The additional services related to the project "will involve an assessment of the existing building at Whiting Road." The proposed fee for Additional Services is \$24,000.

The committee agreed that a meeting with the Park and Recreation Commissioners should be scheduled to discuss Park & Recreation's position with respect to the DCC project.

Carol agreed to contact Wade Kennedy, Chairman of the Park & Rec Commission, to request a special meeting between DCCBC, BOS and the Park & Rec Commissioners to take place early in the week of February 26th, well before Park & Rec's next scheduled meeting on March 7, 2007. The committee wishes to pose among other issues the

following question. Do you (the commissioners of Park & Recreation) support the DCC project with or without a gym?

Dave Ramsay has asked Don Mills to prepare a proposal to provide design services for (i) a reduced scope new building and (ii) a hybrid (renovation and new addition).

No date and time was set for our next meeting - to be announced.

The meeting was adjourned at 10:05 a.m.

Kathy Weld invited the DCC committee members to the Selectmen's Meeting scheduled for January 4, 2007., to discuss whether there are viable alternatives to the community center as currently proposed that might be presented as "fallbacks" at Town Meeting, the pros and cons of each option, and also possible funding options. Discussion ensued. One of the agenda items would be to discuss options for the Caryl site (i.e.: wildflower option [demo and land bank], phased development option, or full development of DCCBC recommended project option), the pros and cons of each option and possible funding options. The committee discussed various options for the site. Bob Connors suggested a phase incremental approach to lower the initial cost. Dick Malcom interjected that we as a committee should not be so hasty to consider other options. He reiterated that the current program and project represents our recommendation of what should be done with the Caryl site. Dick stated we need to present a better case for this project.

Jack Donoghue reported that he spoke with a Westwood town official concerning how the town financed its recent 5,000 sf Senior Center. The \$1.2 million project included a \$600,000 grant from the State Dept of Housing and Community Development. Also, Carol Gregory contacted her contact at Corby Capital who has offered to assist the town in identifying alternate funding sources.

Jack Donoghue also asked the question, haven't we whether the DCCBC has completed its charge from completed our charge to the Selectmen. Dick responded by reading the three (3) phase Selectmen's charge for our committee. Dick suggested that we have the Committee has completed Phase I (Strategic Plan) and hasve nearly completed Phase II (Conceptual Plan). Phase III (Final Design and Construction) has not commenced. Also Jack suggested that the Committee basically has three (3) options going forward; (i) cancel the project, (ii) revised the plan, or (iii) figure out how to pay for the \$18.5 million cost.

Jack also asked the question, if we as a committee were to vote today based on the community feedback we've gotten to date, how many committee members would vote to take this project to Town Meeting? No formal vote was taken but there was not a consensus to withhold the project from Town Meeting.

Peter Davies updated the committee on gym space demand. According to Peter, the only times that school gyms are available are from 6:30 pm to 9:00 pm. No time is available from 3:30 pm to 6:30 pm. Gym space demand is peak from November 1st to April 1st.

The Caryl gym is used for fencing classes, birthday parties and baseball and softball batting practices (batting cages). Chickering gym was designed for 7th and 8th graders and not suitable for high school athletics, and is not available before 6:00 pm. Summer gym usage is minimal since the resident population thins out considerably. Peter agreed to provide Dana and Linda with a slide showing gym usage and demand.

Dana walked the committee through her idea of the new abridged slide presentation. Her vision included (i) we have a serious problem with the condition of this building, (ii) there are no "no-cost" options, (iii) there is a need for more space, (iv) we prepared a design, (v) it costs \$18.5 million, (vi) here are projected operating revenues and expenses, (vii) why can't it be cheaper, and (viii) how the annual cost fits into the overall town budget - \$.07 of \$1.00 spent. Linda and Dana will email the revised slide presentation to committee members for comment by Friday, December 29th.

Two (2) presentations have been scheduled. On Tuesday, January 9, 2007, at 12:00 noon, DCCBC have been invited to the COA luncheon in the Caryl Building "Blue Room" to present the Dover Community Center project following the luncheon. On Wednesday, January 10, 2007 at (?time) 7:00pm at the "Meadows" model home, DCCBC has been invited by the Dover Foundation to present the Dover Community Center project to its board.

The next meeting was scheduled for Friday, January 5, 2007 at 11:00 A.M. in the Selectmen's Meeting Room at the Town House.

The meeting was adjourned at 10:15 A.M.

Respectfully submitted,

Charlie Helwig