

DOVER COMMUNITY CENTER BUILDING COMMITTEE
MEETING OF FEBRUARY 8, 2007
(As amended February 15, 2007) DECEMBER 18, 2006

Present: DCC Building Committee: Dick Malcom, Carol Gregory, Jack Donoghue, and Charlie Helwig, Bob Connors and Peter Davies
Selectmen's Representative: Dave Heinlein (Chairperson), Kathy Weld, Carol Lisbon
DCC Fund Raising Committee: Linda Holiner and Dana White
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 January 5, 2007 and January 22, 2007 as amended were approved.

The meeting opened with a discussion of the DCC Program Reduction Exploration comparison analysis prepared by Don Mills for discussion purposes. Committee members commented on some of the reduction line items. The DCC program reduction plan and line items will be discussed in greater detail at the next meeting with Don in attendance.

Members shared the feedback they have received regarding the project during the "temperature-taking" period: there appears to be little to no support for the \$18.5 million cost and many questions as to the need for all the space. It was reported that recent votes taken by the Warrant and Capital Budget Committees, respectively, showed an overwhelming majority of the members do not support the expenditure of \$18.5 million.

The Committee then discussed how to proceed from here and asked for the Selectmen's input. David Heinlein, chairman of the BOS, responded that while he supported the \$18.5M plan, it was probably time to "let the town catch its breath". He suggested putting the \$18.5M plan on the back burner while we explore a couple of reduced scope options, both new and hybrid.

As to what Caryl article(s) should go to Town Meeting, he suggested two (2): (i) an article requesting funding to cover the cost for the first year of deferred maintenance (Don Mills is working on estimates for this); and (ii) an article requesting funding for Planning Services to continue exploring the reduced program options for the DCC and including Whiting Road in the scope.

The committee also discussed how to stimulate the debate at Town Meeting as to what to do with the Caryl Building. Introducing a "patch the building" article would certainly prompt debate - are we spending good money on a bad building. The fact that Whiting Road will require approximately \$50,000 of repair cost to make it habitable would add another important factor to the debate.

The committee agreed on the following action steps:

(i) focus on PR and get DCC project info up on the website as soon as possible

- (ii) Dana will create an abbreviated version (6-8 slides) of the power point slide show for the Warrant Committee Open Hearing in March
- (iii) Jack Donoghue will prepare a DCC Project Status Memorandum to inform the Warrant and Capital Budget Committees, COA and P&R, as well as the user groups, about the DCCBC's new focus as a result of this meeting
- (iv) Ask Don to provide a cost estimate for further Planning Services

The next The meeting convened at 8:10 A.M. in the Selectmen's Meeting Room in the Town House.

Minutes of November 27, 2006 and December 8, 2006 (as revised) were approved.

meeting was scheduled for Thursday, February 15, 2007 at 8:00 am in the Selectmen's Meeting Room in the Town House.

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