Building a vision

Building consensus
Building a vision

1. opportunities + challenges
2. programming
3. approach to design
4. community engagement
opportunities + challenges
opportunities

Fire Station

Library

Caryl House

Community Center

Walking Path/Fitness Course

Expanded Parking if Required (Soften with Landscape)
opportunities
/ programming
preliminary space utilization

Paris Street Community Center
East Boston, MA

27,000 SF

$11.4M construction cost
preliminary space utilization

- Survey existing uses
- Perform interviews
- Collect and analyze program data
- Compare alternates for shared spaces

Paris Street Space Utilization

<table>
<thead>
<tr>
<th>Room Name</th>
<th>Program Name/Function</th>
<th>Days/Time</th>
<th>Current Sq Ft</th>
<th>Time of Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Council on Aging - Office</td>
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<tr>
<td>CoA - Storage</td>
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<tr>
<td>CoA - Meeting</td>
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</tr>
<tr>
<td>108</td>
<td>CoA - Program/Activity</td>
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<tr>
<td>Parks &amp; Rec Office</td>
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<tr>
<td>Parks &amp; Rec Storage</td>
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<td></td>
</tr>
<tr>
<td>111</td>
<td>Parks &amp; Rec Meeting Rooms</td>
<td>2700 sf</td>
<td></td>
<td></td>
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<tr>
<td>Parks &amp; Rec Program</td>
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<tr>
<td>Erin's School of Dance</td>
<td></td>
<td></td>
<td>2000 sf</td>
<td></td>
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<tr>
<td>217</td>
<td>Community Cycling</td>
<td>1100 sf</td>
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<tr>
<td>Parent Talk</td>
<td></td>
<td></td>
<td>1800 sf</td>
<td></td>
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<tr>
<td>Dover Mothers' Association</td>
<td></td>
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<tr>
<td>111 (w/Kitchen)</td>
<td>Rental</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>119 Gym</td>
<td>Rental</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>203</td>
<td>Rental</td>
<td></td>
<td></td>
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<tr>
<td>205 Small Mtg</td>
<td></td>
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</tr>
<tr>
<td>214 Multi-use</td>
<td>Rental</td>
<td></td>
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<tr>
<td>215 Multi-Use</td>
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</tbody>
</table>
approach to design
Renovation
39,800 sf
Phased for continuous occupancy

New Construction
18,000 sf
Phased demo for continuous occupancy
approach to design

Renovation
39,800 sf
Phased for continuous occupancy

Addition + Reno
Preserve partial structure / façade
Phased reno / demo / new

New Construction
18,000 sf
Phased demo for continuous occupancy
design tools

**LEAN**

- **Expected Outcomes Agenda**
  More Productive Meetings
- **Conditions of Satisfaction**
  Building Consensus
- **Pull Planning**
  Manage Schedule Risk
- **Target Value Design**
  Cost Prioritization and Certainty
- **Big Room**
  Collaborative Problem Solving
- **Plus/Delta**
  Continuous Improvement

**BIM**
design tools + sustainability

Same model for all our tools

- Revit 2019 (BIM)
- Enscape (visualization)
- Cove.tool (sustainability)
establishing a budget

- Proven track record of MA public construction
- Quality documents are a given
- BIM coordination helpful tool
- Experience estimating renovation at schematic design
- Controlling scope is best way to control costs
- Requires community buy-in on programming
- Designing for flexibility is key to success

<table>
<thead>
<tr>
<th>Renovation</th>
<th>New Construction</th>
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</thead>
<tbody>
<tr>
<td>Light</td>
<td>Light</td>
</tr>
<tr>
<td>Medium</td>
<td>Medium</td>
</tr>
<tr>
<td>Heavy</td>
<td>Heavy</td>
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Building Committee Meetings

- #1 Confirm Program
- #2 Initial Alternatives
- #3 Preferred Solutions
- #4 Process Public Input

Previous Studies
- #1 Programming Input

Feasibility
- Summer/Fall 2020
- #2 Input on Alternatives

Schematic
- Winter/Spring 2021
- #3 Input on Solutions

Design + Construction
- 2021 - 2023
- #4 Town Meeting Preview

Public Meetings
- Town Meeting May 3, 2021
community engagement
We have found that consensus on public projects can be achieved through a public process where the “Why and How” is equally important to the “What and When”

We’ll establish and maintain momentum through the public process.

We’ll provide the community with a sense of ownership, pride and investment through the public process, aiding in a successful town vote.

Public Meeting with East Boston Community

Pre-COVID
February 2020

COVID
May 2020
iterative process

Vision for Dover

- Budget
- Constructability
- Bespoke Program
- Sustainability
- Community Values
- Community Engagement
- Integrated Architecture
- Schedule