



Town of Dover Community Center

July 23, 2020

Building a vision

Building consensus

Building a vision

Building consensus

1. opportunities + challenges

2. programming

3. approach to design

4. community engagement

 **opportunities + challenges**

opportunities

Fire Station



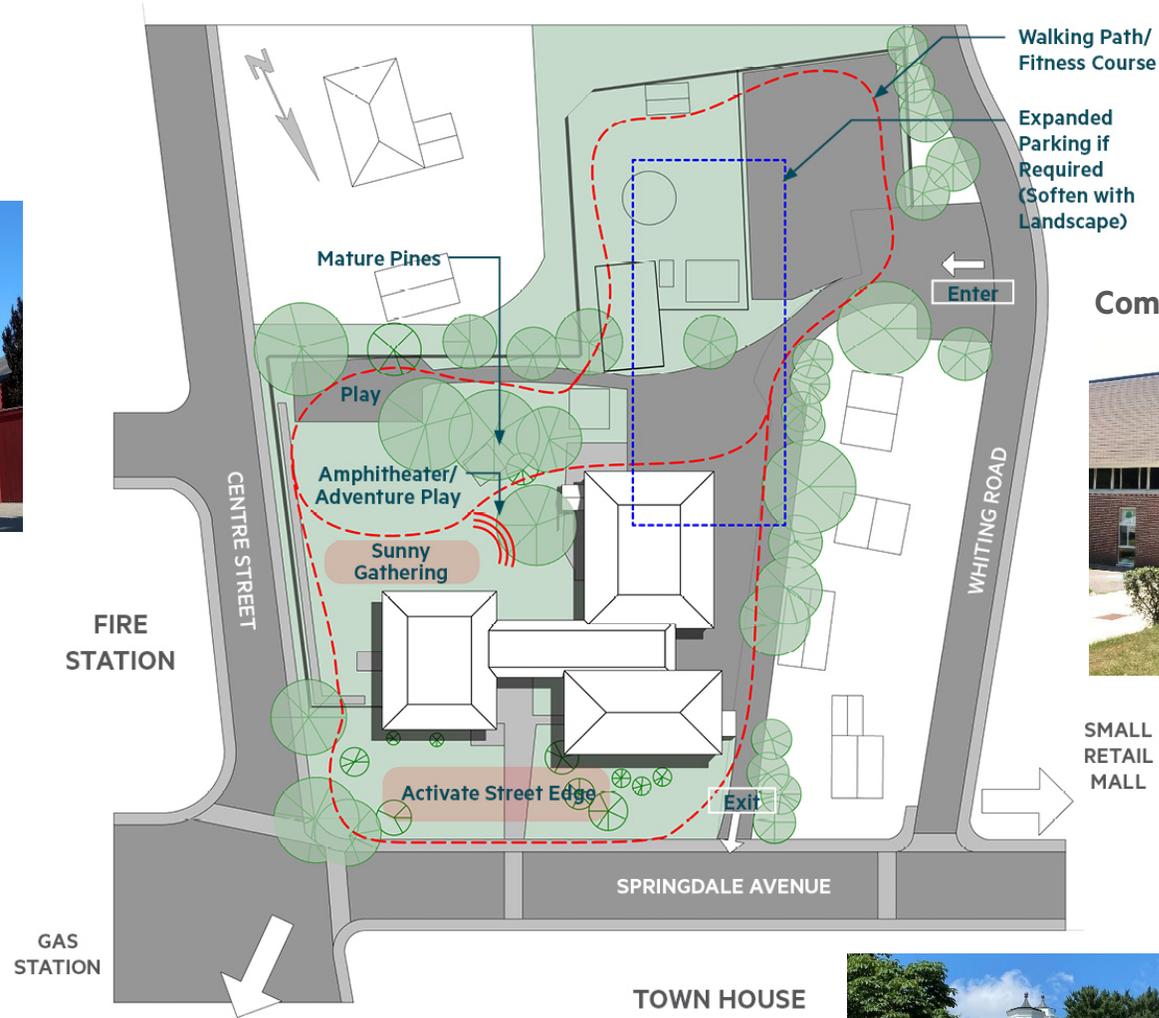
Library



Caryl House



COMMERCIAL/
BAKERY



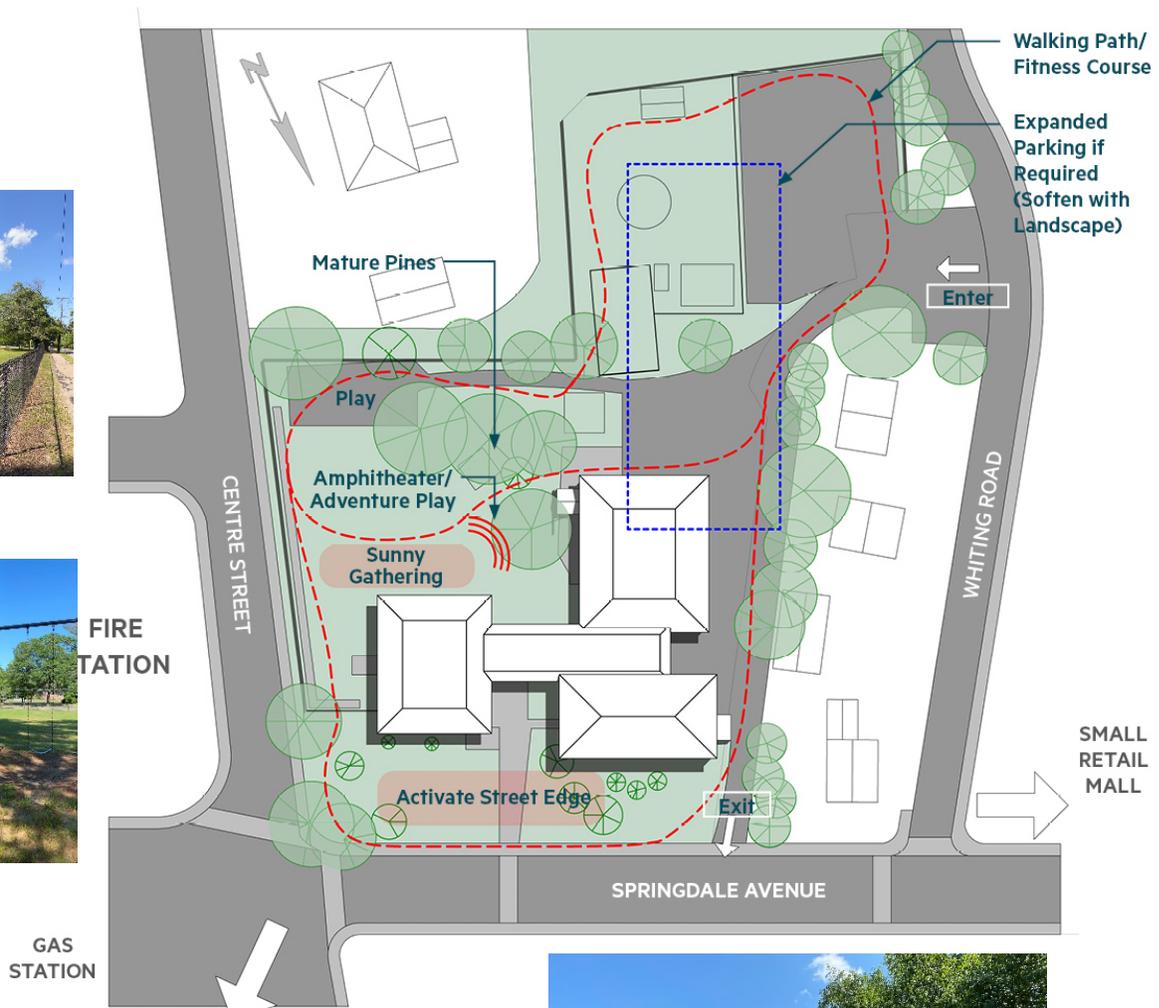
Community Center



SMALL
RETAIL
MALL



opportunities



GAS STATION

COMMERCIAL/
BAKERY



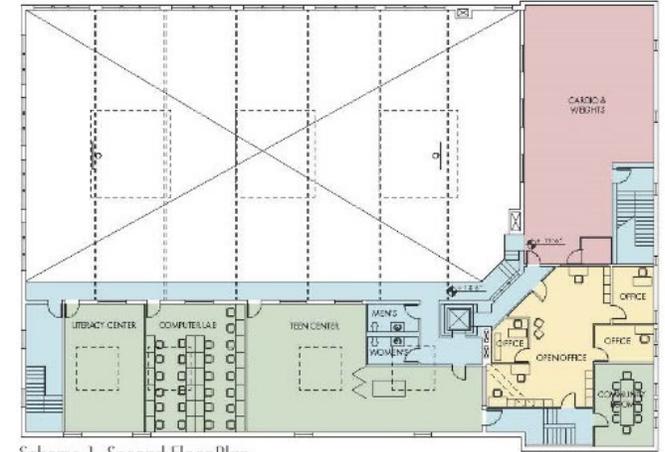
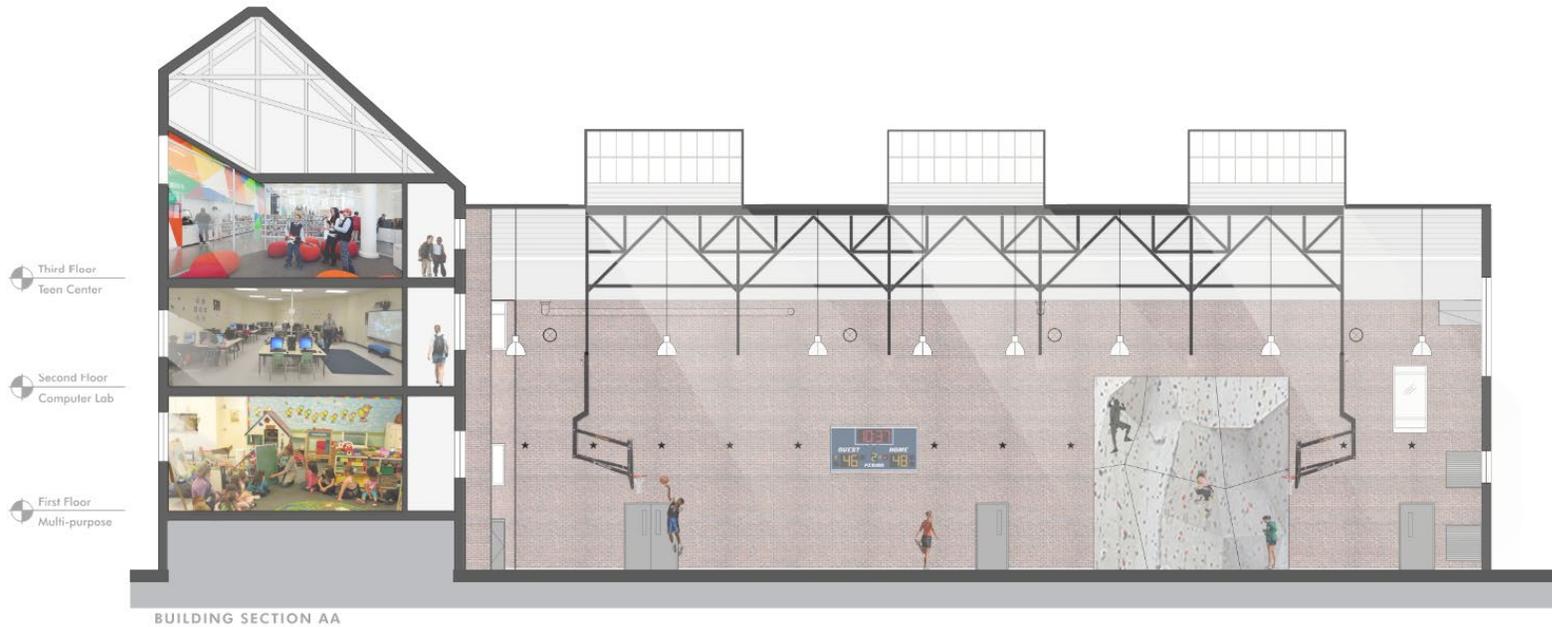
 **programming**

preliminary space utilization

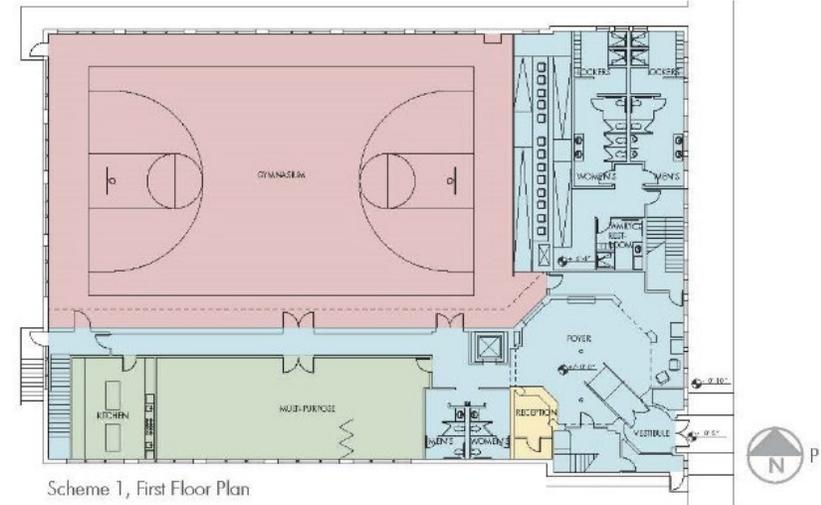
Paris Street Community Center
East Boston, MA

27,000 SF

\$11.4M construction cost



Scheme 1, Second Floor Plan



Scheme 1, First Floor Plan

preliminary space utilization

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

Paris Street Space Utilization

Room Name	Program Name	Days/Time	Area (SF)
EXISTING			
Basement	Basement Total		3000
Basement	Clc. Deck/Storage		330
Basement	Flr 1-Restroom Men's		105
Basement	Flr 1-Restroom Women's		90
Basement	Flr 2-Restroom Men's		65
Basement	Flr 2-Restroom Women's		65
Basement	Family Changing Room		115
Basement	Kitchen		395
SCHEME 1			
Basement	Basement Total		3870
Basement	Clc. Deck/Storage		330
Basement	Flr 1-Restroom Men's		115
Basement	Flr 1-Restroom Women's		115
Basement	Family Changing Room		115
Basement	Flr 2-Restroom Men's		65
Basement	Flr 2-Restroom Women's		65
Basement	Family Changing Room		160
Basement	Flr 2-Restroom Men's		55
Basement	Flr 2-Restroom Women's		130
Basement	Flr 3-Restroom Men's		65
Basement	Flr 3-Restroom Women's		65
Basement	Kitchen		165
SCHEME 3			
Basement	Basement Total		3640
Basement	Clc. Deck/Storage		3000
Basement	Flr 1-Restroom Men's		105
Basement	Flr 1-Restroom Women's		90
Basement	Flr 2-Restroom Men's		65
Basement	Flr 2-Restroom Women's		65
Basement	Family Changing Room		160
Basement	Flr 2-Restroom Men's		55
Basement	Flr 2-Restroom Women's		130
Basement	Flr 3-Restroom Men's		65
Basement	Flr 3-Restroom Women's		65
Basement	Kitchen		165

EXISTING		SCHEME 1 (Conservative Approach)		SCHEME 3 (Preferred Scheme)	
Program	Area (SF)	Program	Area (SF)	Program	Area (SF)
BUILDING SUPPORT	3525	BUILDING SUPPORT	3870	BUILDING SUPPORT	3640
Basement Total	3000	Basement Total	3000	Basement Total	3000
Clc. Deck/Storage	330	Clc. Deck/Storage	330	Clc. Deck/Storage	330
Flr 1-Restroom Men's	105	Flr 1-Restroom Men's	115	Flr 1-Restroom Men's	105
Flr 1-Restroom Women's	90	Flr 1-Restroom Women's	115	Flr 1-Restroom Women's	90
Flr 2-Restroom Men's	65	Flr 2-Restroom Men's	65	Flr 2-Restroom Men's	65
Flr 2-Restroom Women's	65	Flr 2-Restroom Women's	65	Flr 2-Restroom Women's	65
Family Changing Room	115	Family Changing Room	115	Family Changing Room	160
Kitchen	395	Kitchen	395	Kitchen	165
COMMUNITY	1875	COMMUNITY	3735	COMMUNITY	3670
Multi-Purpose Room	1215	Multi-Purpose Room	1300	Multi-Purpose Room	950
Computer Area	300	Computer Lab	600	Computer Lab	940
Literacy Center	360	Literacy Center	485	Literacy Center	500
Teen Center	1090	Teen Center	1090	Teen Center	745
Community Rooms	260	Community Rooms	260	Community Rooms	535
EXERCISE	11926	EXERCISE	9905	EXERCISE	11225
Cardio Room	1096	Cardio & Weights Rm	1435	Cardio & Weights Rm	2580
Weight Room	654	Gymnasium	6855	Gymnasium	6855
Gymnasium	6855				
Racquetball Court 1	820				
Racquetball Court 2	820				
Men's Locker Rooms	922	Men's Locker Rooms	370	Men's Locker Rooms	390
Women's Locker Rooms	459	Women's Locker Rooms	370	Women's Locker Rooms	540
Exercise Studio	820	Exercise Studio	875	Exercise Studio	860
OFFICES & ADMIN.	545	OFFICE & ADMIN.	1095	OFFICE & ADMIN.	875
Director's Office	185	Director's Office	185	Director's Office	185
Other Closed Office (2)	260	Other Closed Office (2)	360	Other Closed Office (2)	290
Other Open Office (4)	100	Other Open Office (4)	550	Other Open Office (4)	400
ENTRY/LOBBY	940	ENTRY/LOBBY	940	ENTRY/LOBBY	940
TOTAL (Programmed Space)	18811	TOTAL (Programmed Space)	19545	TOTAL (Programmed Space)	20350

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Basement	Kitchen		165

Dover Community Space Utilization - Sample

Room Name	Program Name/Function	Days/Time	Current Sq Ft	Time of Year
	Council on Aging - Office			
	CoA - Storage			
	CoA - Meeting			
108	CoA - Program/Activity			
	Parks & Rec Office			
	Parks & Rec Storage			
111	Parks & Rec Meeting Rooms	2700 sf		
	Parks & Rec Program			
	Erin's School of Dance	2000 sf		
	Community Cycling	1100 sf		
217	Parent Talk	1800 sf		
	Dover Mothers' Association			
111 (w/Kitchen)	Rental			
119 Gym	Rental			
203	Rental			
205 Small Mtg				
214 Multi-use	Rental			
215 Multi-Use				





approach to design

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

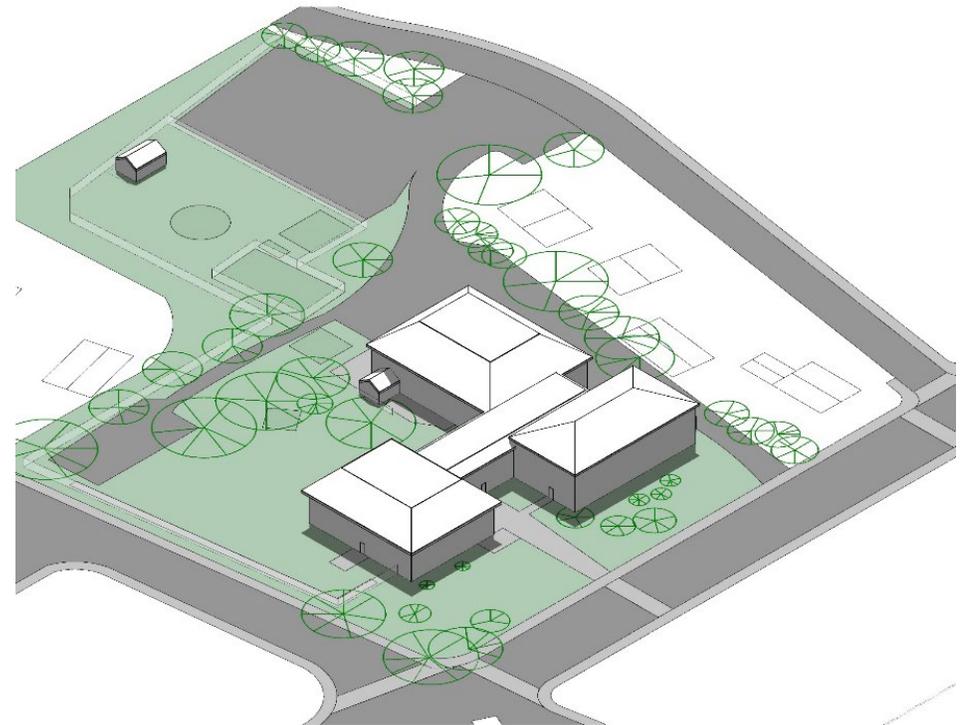
18,000 sf

Phased demo for continuous occupancy

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

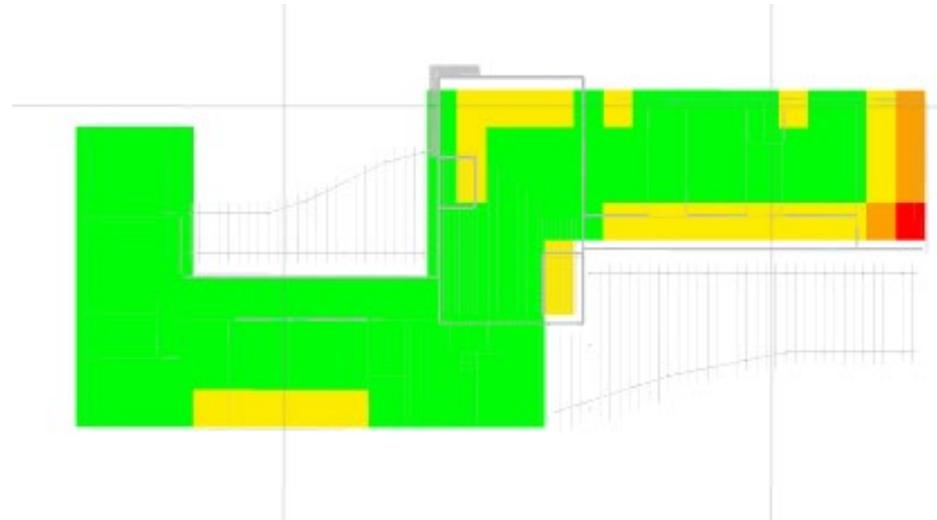
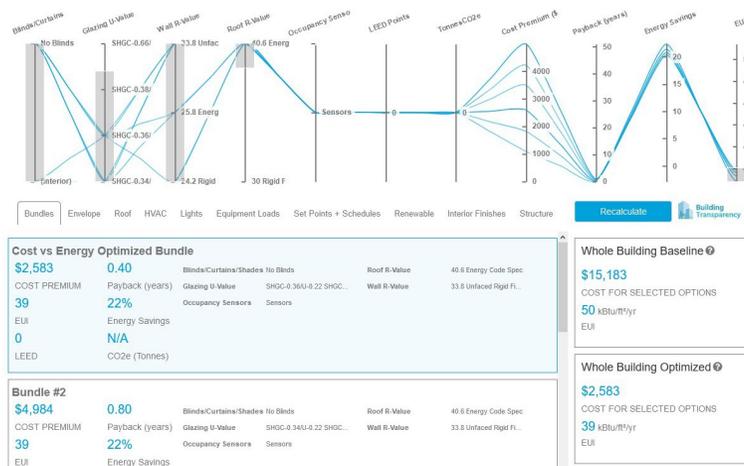


design tools + sustainability



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



Renovation

New Construction

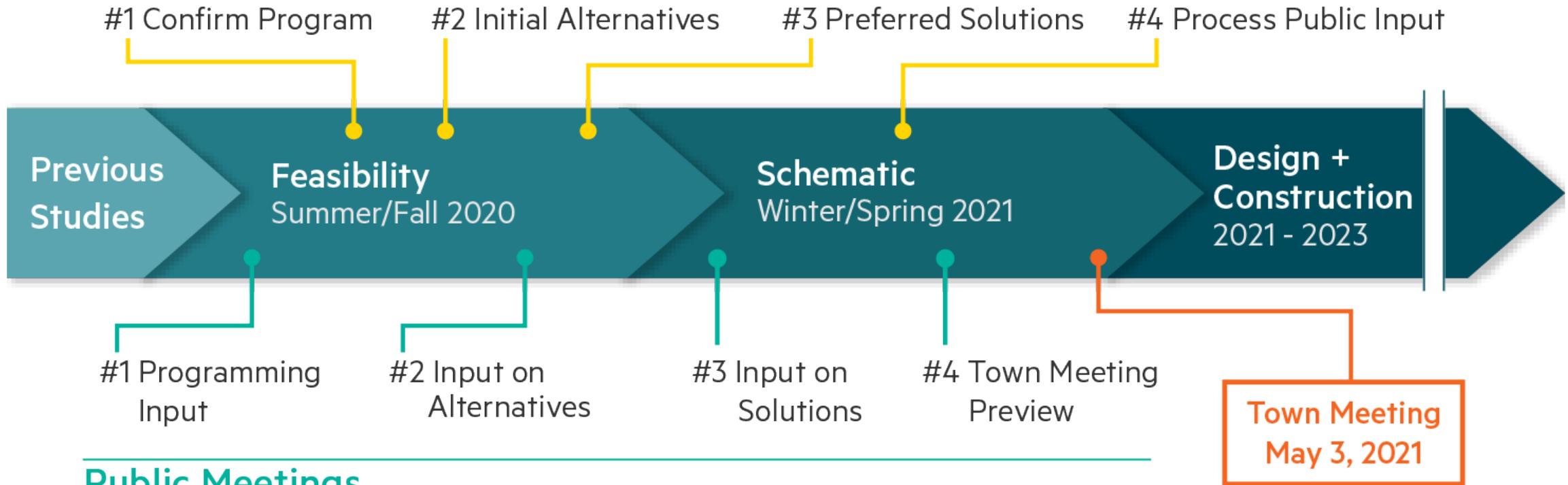
Light

Medium

Heavy

approach to design

Building Committee Meetings



Public Meetings



community engagement

public 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”

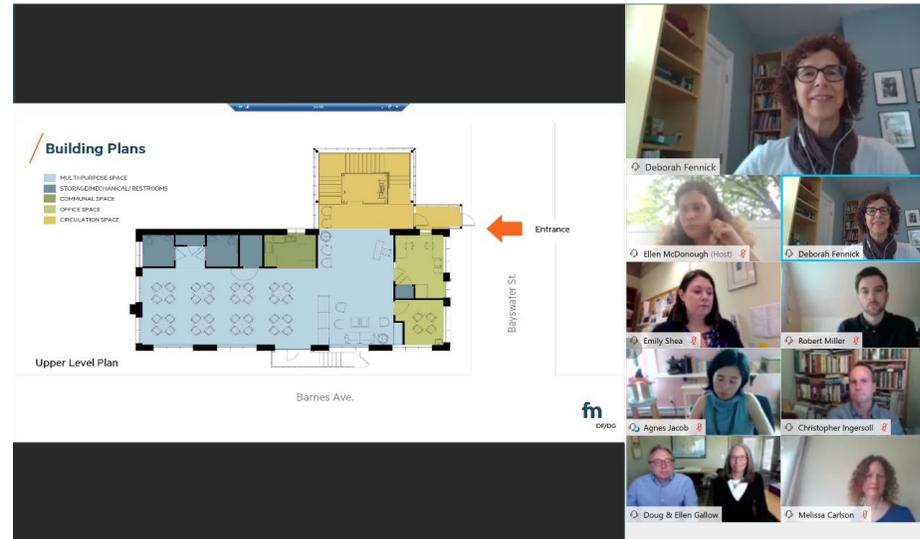
We’ll establish and maintain momentum through the public process.

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

