Caryl Community Center Facilities Upgrade Plan

Town Meeting 2015
Article 11

Background

2002

- Proposal: senior affordable housing + community space – fails at TM
- BOS assumes care + custody of Caryl
- BOS inherits 10+ years of deferred maintenance issues
- BOS charge: Use Caryl “as is”; make minimal repairs only

Background cont'd

2003 — 2007

2003: Deferred Maintenance Study: 10-yr. incremental approach to repairs

2004: Maintenance study updated as single project

2005: Town-wide survey outlines program space needs/demands

2006: 1st DCCBC provides preliminary plans for new facility to meet program

2007: 2nd DCCBC (expanded membership and scope) confirms program + requirements

Background cont'd

2007 — 2011

Town Meeting voters approved major repairs to seal building exterior:

New Roof	$347,567
Extensive masonry repairs & Reinforcement of hip roof rafters	$220,867
Underground oil tanks replaced	$172,515
Total major capital outlays at CCC since 2002	$740,949

Current Usage

Two Town Departments:

Park and Recreation Dept	7,990 sf	28%
Council on Aging	4,084 sf	14%

Three Tenants with dedicated space:

Center for Devel of Children	5,928 sf	21%
Erin's School of Dance	2,040 sf	7%
Parent Talk	1,800 sf	6%

Other community, short term rentals:	7,056 sf	24%
Totals	28,898 sf	100%

CCC Facilties Upgrade Plan

Continues to address long-neglected systems and repairs in three major areas:

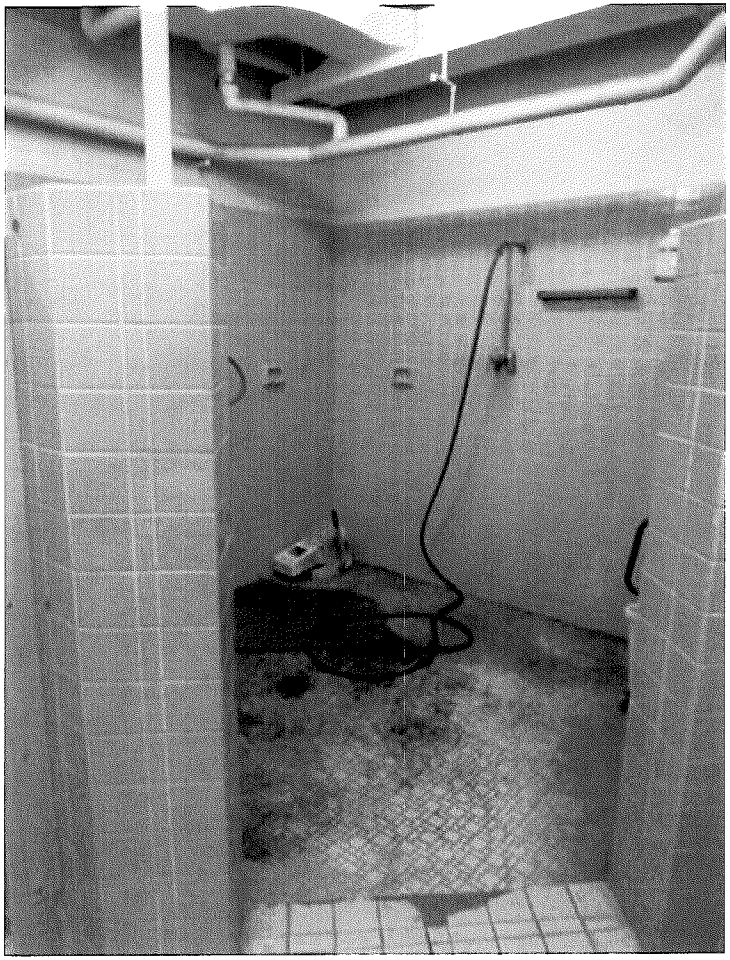
- Renovation of the four 1930's-era public restrooms
- Replacement of the two 1930's-era boilers, to restore reliability and efficiency to the heating system
- Replacement of the HVAC control system and equipment, to eliminate temperature extremes

Renovation of Four Public Restrooms

- Repurpose 1930's-era school-use restrooms
- Replace aging plumbing and non-functional exhaust systems
- Replace ceramic wall/floor tiles; acoustic ceiling tiles; toilets, urinals, & sinks
- Bring restrooms into compliance with currect handicap accessibility and water conservation requirements
- Improve CCC's functionality for all users

Estimated Cost

General requirements: temp. facilities, project mgmt	$ 90,000
Demolition: remove walls, fixtures, ceilings, asbestos	17,540
Materials: concrete, metal, wood, etc.	58,343
Finishes: tile, paint, drywall	83,776
Toilet accessories, partitions, signage	29,400
Plumbing: lavs, faucets, toilets, urinals, piping	51,870
Electrical, heating, exhaust fans, controls	87,867
Subtotal	**$418,796**
Insurance, bonding	$ 37,796
Cost contingencies	125,332
Architectural, engineering	65,000
Subtotal	**$228,128**
Total	**$646,924**
Round to	**$650,000**



Article 11 Financial Summary

Replacement of the four bathrooms:

Construction costs - materials and labor	$418,796
Contingencies, engineering, architectural	$228,128
Total	$646,925
Article 11 Request	**$650,000**

Summary

- CCC a vital Town & community asset
- Space for programs & services valued by hundreds of Dover residents of all ages
- Structurally sound, worth continuing to preserve & maintain
- Proposed improvements essential to providing functionality & comfort for all users, at same standards applied to other Town buildings