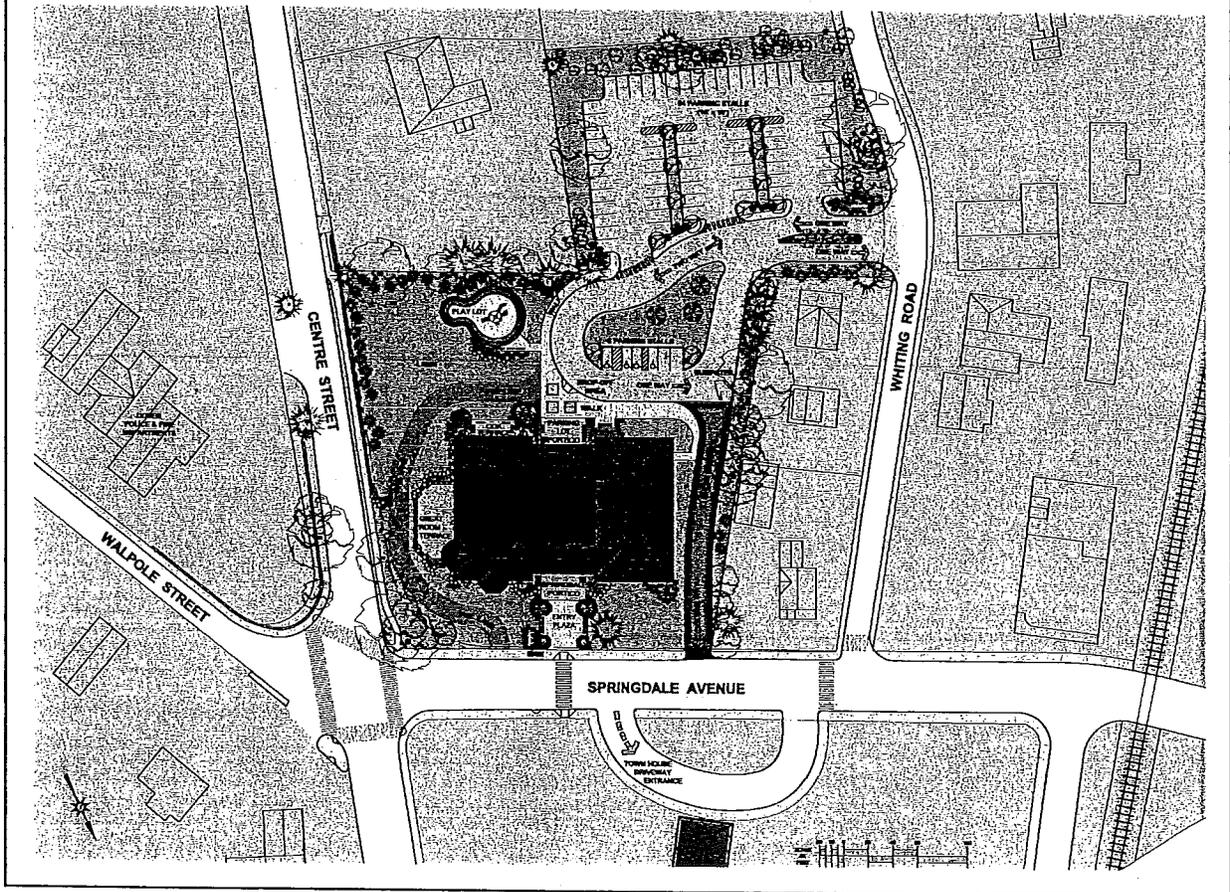


PRELIMINARY DESIGN STUDY
DOVER COMMUNITY CENTER BUILDING
4 Springdale Avenue
Dover, Massachusetts



Mills Whitaker Architects LLC
P.O. Box 75089
Arlington MA 02475

15 Sept 2006

PRELIMINARY DESIGN STUDY

DOVER COMMUNITY CENTER

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Dover Community Center EXECUTIVE SUMMARY

In 1992, Dover's Master Plan raised the possibility of merging the two elementary schools. Nine years later, the two schools were combined on the Chickering School site, leaving Caryl School available but with an uncertain future. Various groups have utilized the building since 2001, including current occupants: the Council on Aging (COA), Child Development Center (CDC), Park & Recreation, Erin's School of Dance and Parent Talk. A variety of other groups, including Community Education, use the building intermittently.

In 1996, a recreation survey indicated a strong interest in establishing a community center. Since 2001, the Caryl School has served as an interim community center of sorts due to its availability in Dover Center. Since 2002, studies have been performed to explore adaptive reuse options and to address significant deferred maintenance issues. Among those studies was a comprehensive real estate analysis, completed in 2005, which included an extensive public opinion survey. As a result of that analysis and opinion survey, the Board of Selectmen commissioned a *Preliminary Design Study* to examine the reuse of the Caryl School property as the Dover Community Center.

When the Selectmen commissioned this study, they gave the Dover Community Center Building Committee the charge to provide "first rate, functional and flexible community center facilities to serve the Town into the 21st Century." The charge included an analysis of the existing building, existing site and existing and future uses followed by the establishment of a building program, preliminary design and preliminary budget. The task included reviewing the options of renovation, new construction or some combination of both in order to meet the programmatic needs of the Community Center.

The existing Caryl School has approximately 40,982 gross square feet consisting of the original 1910 schoolhouse followed by the additions of 1931 and 1971. The facility has not been sufficiently maintained since 1992 when the elementary school merger was first considered. From that point onward, the School Committee made only essential repairs, deferring everything else. After the Caryl School came under the Selectmen's authority in 2001, uncertainty about the building's future continued an understandable reluctance to spend money on the aging building. As a result, the facility continues to decline.

The existing Caryl School site is located on two parcels of land totaling slightly more than three acres. The site is located at the prominent southwest corner of Springdale Avenue and Centre Street in the heart of Dover Center. Review of the existing site during this study included an existing conditions survey, wetlands determination, soil borings, percolation testing, preliminary environmental assessment and site analysis. Vehicular and pedestrian traffic patterns were also reviewed along with site conditions, materials and drainage patterns.

Concurrent with the review of existing conditions at the building and site, the Architect and Building Committee developed a strategy for determining the needs of current and future users of the Community Center. The 2005 *Report of the Committee to Study the Future of the Caryl School* produced at the conclusion of the real estate analysis and public opinion survey served as the springboard for listing the types of uses suitable for the building, giving rise to a "Vision Statement" prepared by the Building Committee.

A process was developed to determine the building program for the Community Center. This process began with interviews of key user groups and town officials. Following the interviews, existing spaces currently utilized in the Caryl School and Town House were analyzed. The building program was developed listing required rooms and activity areas for each user group, determining sizes of spaces, describing the intended use of each space and outlining required adjacencies with other portions of the building. The resultant program for the Community Center described three "signature" spaces: a Great Room, a Gymnasium and a Dance/Movement Studio. It also described facilities for COA, CDC, several multi-use Classrooms and possibilities for future expansion.

In addition to programming space for the Dover Community Center, the Architect and several Building Committee members toured recently completed community centers in Wellesley, Weston and Bedford. These centers serve as examples of how other communities have met their various program requirements utilizing new construction or combinations of renovation and new construction.

Following establishment of the program and its approval by the Selectmen and user groups, the preliminary design phase began by exploring options for renovation and/or new construction. It was determined that the existing building could not be successfully modified to include signature spaces such as a Great Room and Gym. Moreover, it would not adequately support user groups with differing requirements, such as the COA and CDC. Therefore, a renovation concept of restoring the 1910 portion, removing the subsequent 1931 and 1971 additions, and construction of a new addition was pursued. A new construction option of providing a completely new facility was also explored.

Since the existing building could not be renovated for the Community Center without extensive alterations, demolition and an addition, it was recognized that the cost of the project would be far more significant than if the existing building could be renovated as-is. Hence, the concept of funding the design and construction of CDC, a private entity associated with the regional school, using Dover-based public funds, became a concern to the Building Committee. As a result, it was decided, after much discussion, to remove CDC from the program, a decision with which the Board of Selectmen concurred.

As the preliminary design continued with the revised program, it became clear that the benefits of new construction far outweighed those of renovation, partial demolition and addition, due to the significant constraints imposed by the existing building and site. Hence, the recommended preliminary design consists of demolition of the former Caryl School and construction of a new Dover Community Center.

A preliminary cost estimate prepared for the project indicates a construction cost in 2006 dollars of \$13.9 million. If the project were approved by Town Meeting in May 2007, construction would likely commence in July 2008 and be completed by December 2009. Based on that preliminary schedule, the estimated project cost for construction, related expenses and cost escalation from 2006 would be approximately \$18.5 million in 2008. By contrast, if the existing building were renovated to address its deferred maintenance issues, the approximate cost in 2008 would be \$9.3 million, without gaining the benefit of meeting the program for the Community Center.

The proposed new Dover Community Center, as described in this report, would be a fitting multi-use facility for all ages in the heart of Dover Center.

PRELIMINARY DESIGN STUDY
DOVER COMMUNITY CENTER

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Dover Community Center BACKGROUND INFORMATION

Preliminary Design Study

Adaptive reuse of the Caryl School has been the subject of ongoing discussion and review since 1992 when the Master Plan proposed that the Town's two elementary schools be consolidated. The schools were merged into a new building on the Chickering School site in the fall of 2001.

Prior to this current study, Caryl School has been the subject of several studies by Town committees and by outside professionals. In 2002, a proposal to modify the facility for senior housing and community activities failed to pass Town Meeting. In 2003, a study to incrementally address deferred maintenance issues was reviewed. In 2004, the feasibility of performing all maintenance items as a single project was considered. In 2005, a real estate analysis was completed to determine the best possible uses for the site. As a result of the real estate analysis, which included extensive surveys of town residents and staff, the Selectmen formed a building committee to review reuse of the Caryl School as the Dover Community Center.

This current study, commissioned by the Selectmen and executed by the Dover Community Center Building Committee, included the following tasks:

- Review existing conditions of the Caryl School building and site;
- Establish programmatic requirements of the various user groups;
- Explore options for renovation, new construction or a combination thereof;
- Develop an outline description of the proposed Community Center;
- Establish preliminary budget for construction of the project.

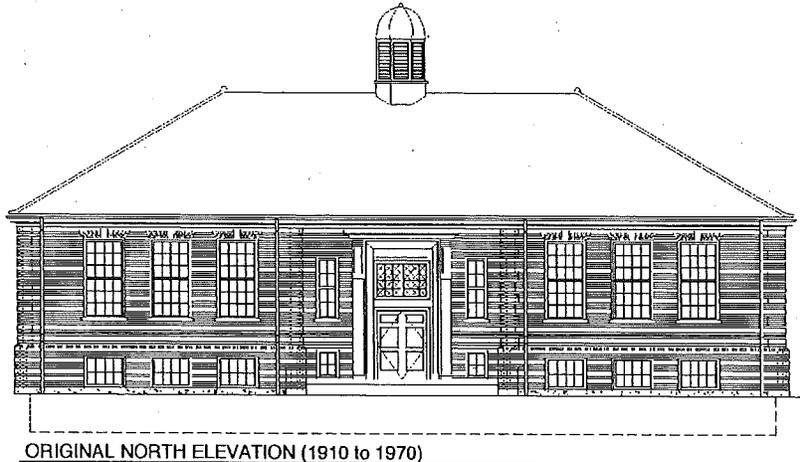
Mills Whitaker Architects LLC was retained by the Town for the *Preliminary Design Study*, selected through an RFP and interview process during the fall of 2005. The professionals involved in the study consisted of the following:

Mills Whitaker Architects LLC – prime consultant and architect;
H. K. Dodge Associates Inc. – landscape architect;
H. W. Moore Associates Inc. – civil engineer;
Structures North Consulting Inc. – structural engineer;
Robert W. Sullivan Inc. – mechanical and electrical engineers;
Daedalus Projects Inc. – professional cost estimators
The Geotechnical Group Inc. – environmental and geotechnical consultants;
Harry R. Feldman Inc. – professional land surveyors

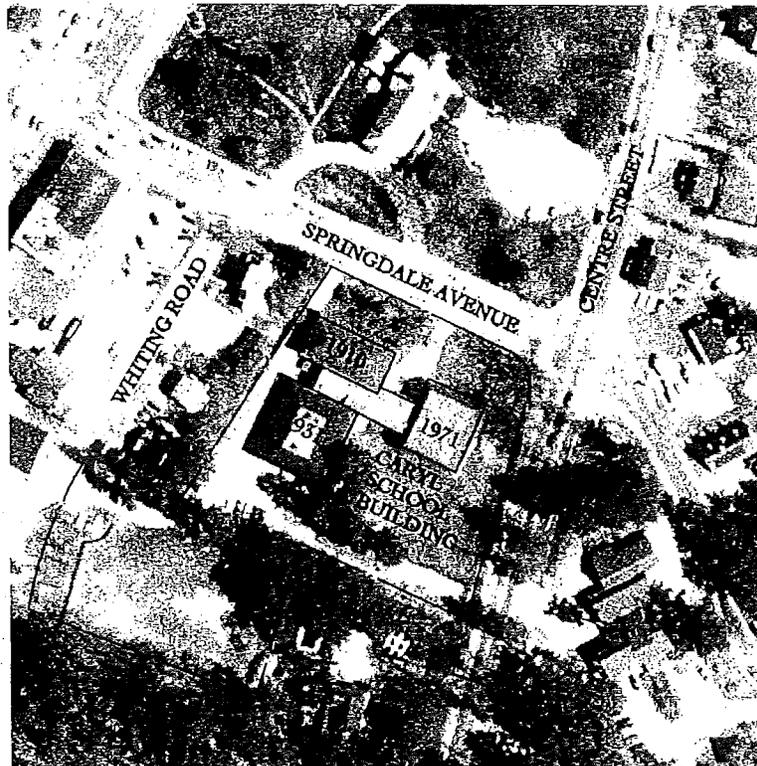
The study commenced in December 2005 and was completed in September 2006. Following completion, the DCC Building Committee will develop funding options and review the project design with Dover residents.

Existing Caryl School Building

The existing Caryl School building is comprised of three generations of construction dating from 1910, 1931 and 1971. The original red brick schoolhouse of 1910 had a central entrance fronting on Springdale Avenue across the street from the circa 1880 Dover Town Hall and circa 1888 Sanger Schoolhouse. (Refer to Appendix C for an illustrated chronology of the various buildings of Dover Center from 1839 to 1971.)



A rear addition to the Caryl School in 1931 extended the building to the south, more than doubling its size. A fire in 1970 partially destroyed the original schoolhouse, leading to its reconstruction and a sizeable addition to the east in 1971. The addition shifted the entrance to a link between the earlier structures and the new 1971 building mass.



The facility served the Town as an elementary school from 1910 until the end of the school year in 2001 when the students and staff relocated to the new Chickering School. Since that time, the facility has been used for a variety of transitional purposes and is currently partially occupied by the Dover-Sherborn Child Development Center, the Council on Aging, Park & Recreation Offices, Parent Talk and various intermittent users of the former Classrooms, Library, Cafeteria and Gym.

The existing building has approximately 40,982 gross square feet on two primary levels. The First Floor entrance is at an elevation roughly one foot lower than the adjacent sidewalks at Springdale Avenue and Centre Street. The Boiler Room and Gymnasium are both lower than the First Floor by approximately three feet and five feet respectively. The Second Floor is all on a single level. A partial Third Floor mezzanine above the former library area in the 1971 addition is somewhat isolated from the rest of the facility.

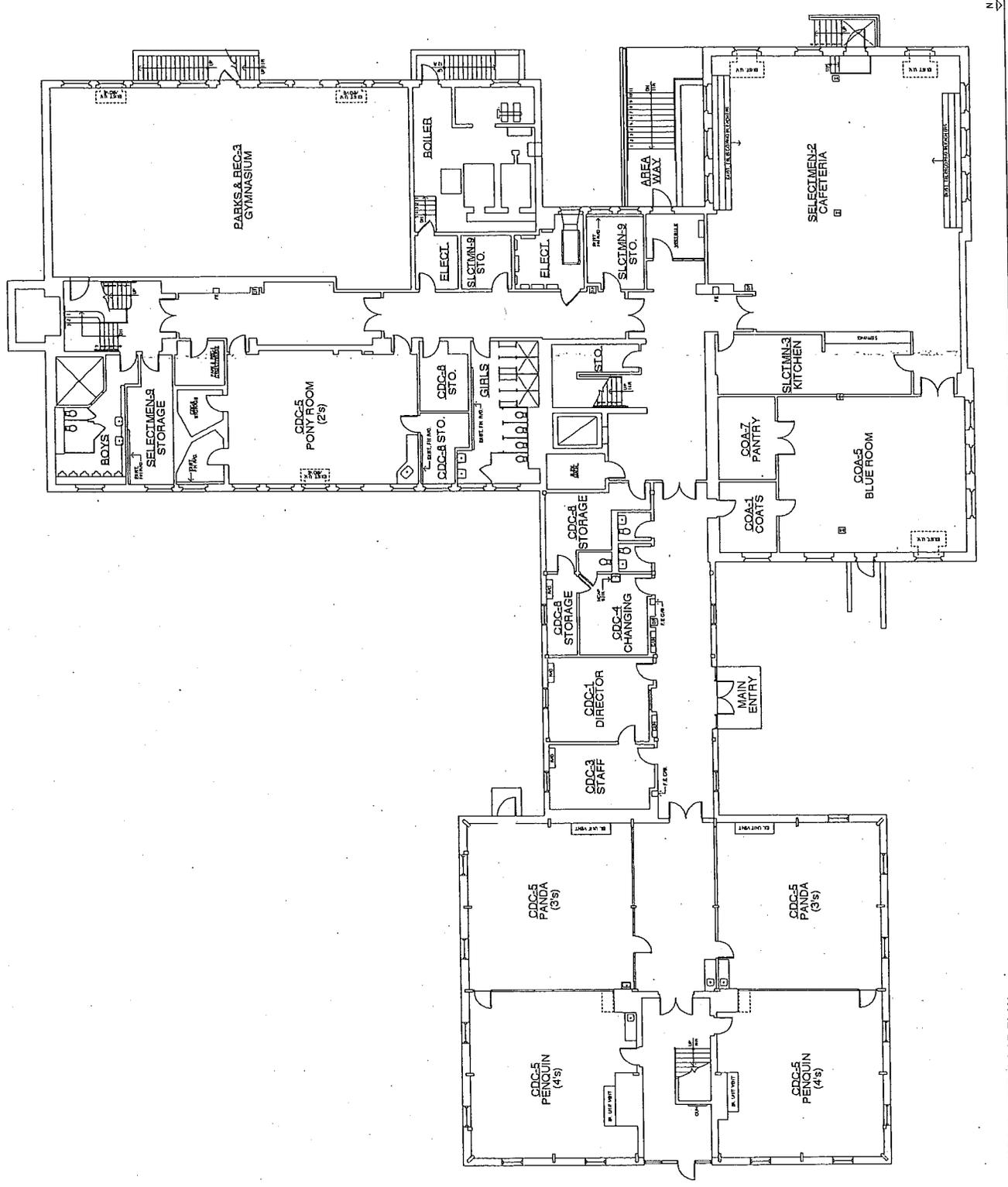
The 2003 *Deferred Maintenance Study* (Mills Whitaker Architects, 4/30/2003) provided a detailed description of the building's condition, including information regarding exterior materials, interior finishes and structural, mechanical and electrical systems. That study prioritized recommended repair work in terms of immediate, short-term and long-term needs and provided budget amounts for incremental repairs. Due to the uncertainty of the future use of the building, very little action has been taken toward execution of the maintenance report's recommendations.

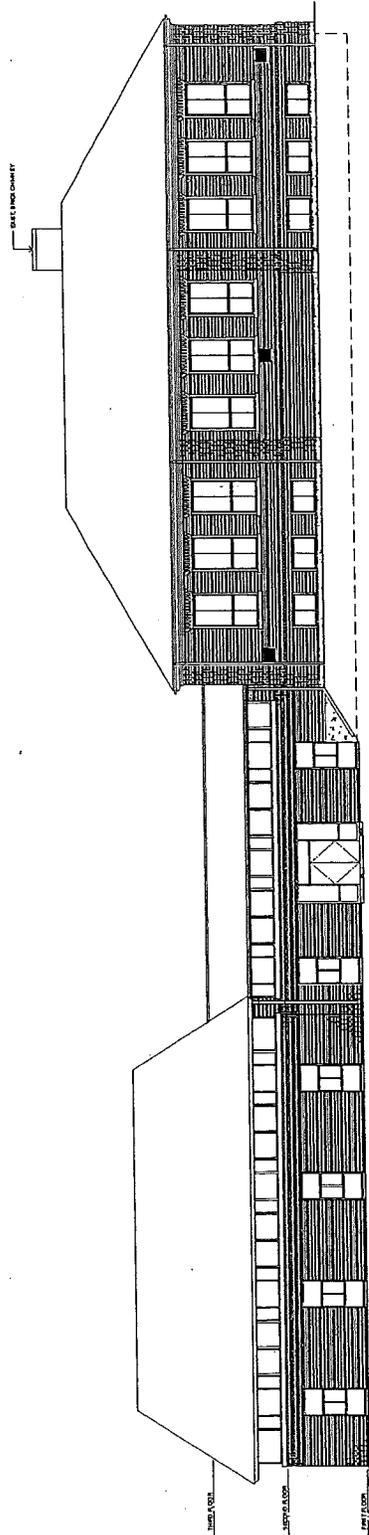
In fact, it is apparent that the existing facility has not been sufficiently maintained and repaired for over a decade. Knowing since 1992 that the two elementary schools were to be consolidated, the school began to perform only essential repairs while other issues were deferred. Following the 2001 transfer of responsibility for the building from the School Committee to the Selectmen, there has been a continuing sense of fiduciary caution and reluctance to maintain aging building systems pending certain knowledge of the facility's ultimate use. As a result, the building's condition has continued to decline.

A case in point is the deteriorated condition of the various roofing systems. Asphalt shingles on the 1910 and 1971 portions of the building are cracking and sliding from the roof surface. On the lawn and walks immediately surrounding the building, fallen shingles are a fairly common sight. The flat roofed area of the 1971 link has been leaking for several years. A system of temporary interior tarps, hoses and buckets have been used to deal with roof leaks in lieu of repairs or replacement while the Town continues to review various options for the site to determine if the building will be renovated for a new use, demolished or replaced.

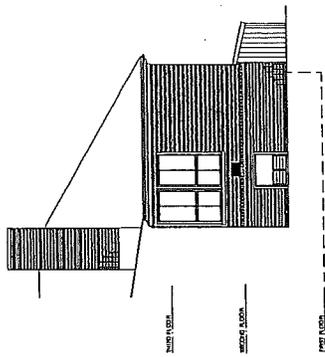
It is anticipated that only minimal maintenance will continue to occur as long as the future of the building remains uncertain. One of the purposes of this study was to determine if the existing building can be renovated for reuse as a Community Center or if it must be replaced, either fully or partially. To determine an appropriate response to this question, the key element of this study focused on determining the needs of the Community Center (the program) in order to gauge the fit with the existing building. The steps taken to determine the Community Center program requirements and resultant design options are described in this report. In addition, an analysis of the existing building in terms of space utilization by various users is also included.

As part of this current study, existing drawings of the former school were prepared.

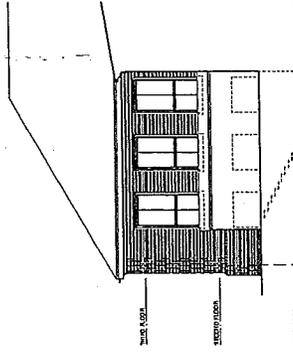




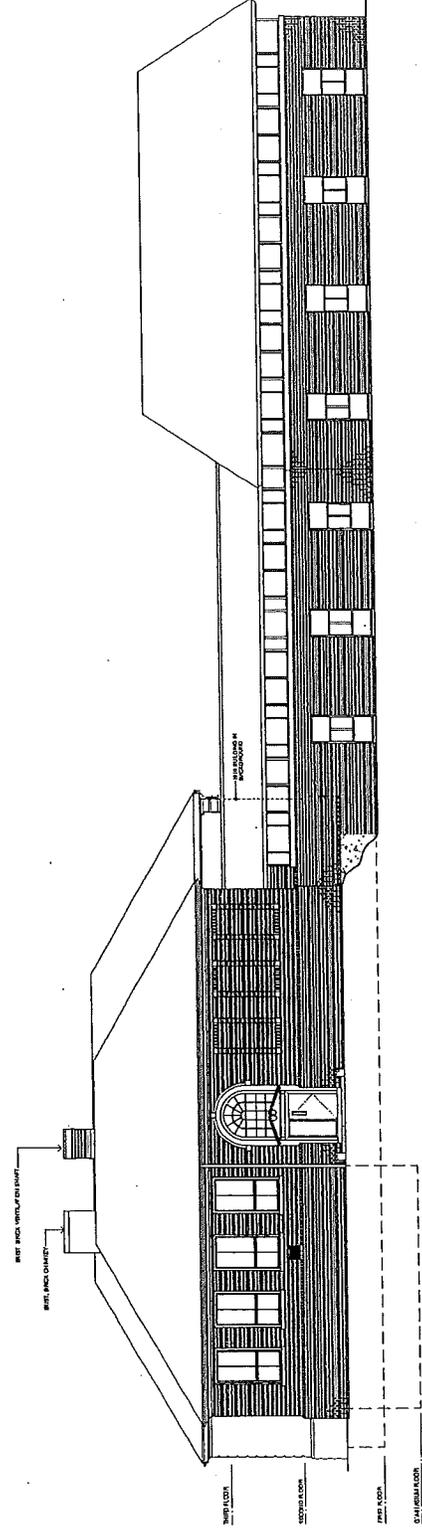
1 EXISTING NORTH ELEVATION
Scale: 1/8" = 1'-0"



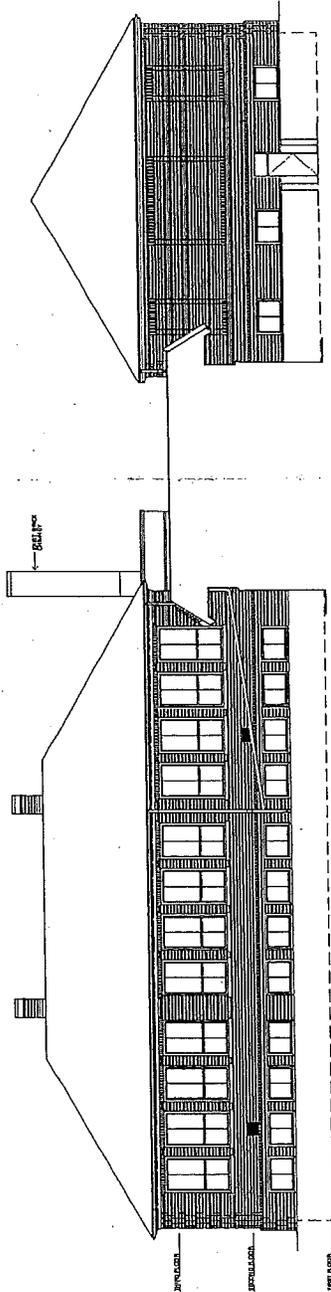
3 EX PARTIAL SOUTH ELEV. @ 1931 BLDG
Scale: 1/8" = 1'-0"



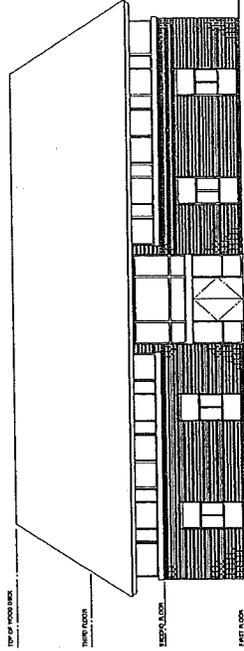
2 EX PARTIAL NORTH ELEV @ 1910 BLDG
Scale: 1/8" = 1'-0"



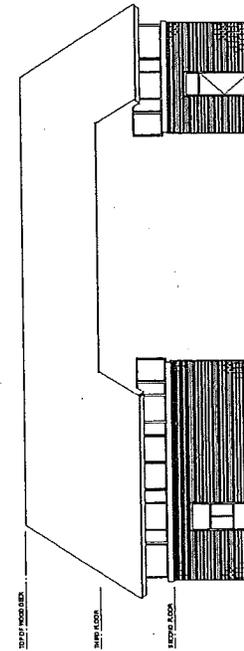
4 EXISTING SOUTH ELEVATION
Scale: 1/8" = 1'-0"



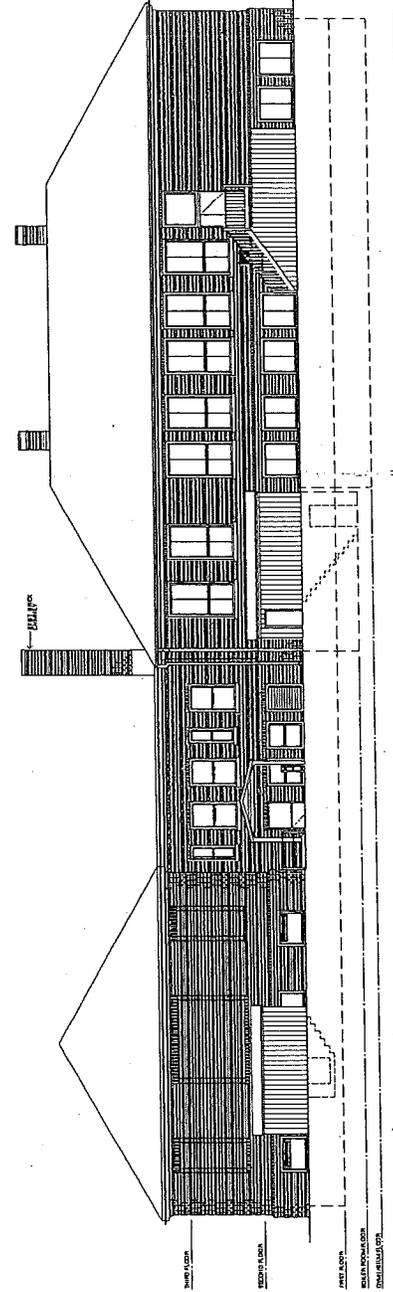
1. EXISTING EAST ELEVATION THRU 1971 LINK
 Scale: 1/8" = 1'-0"



2. EXISTING EAST ELEVATION
 Scale: 1/8" = 1'-0"



3. EXISTING WEST ELEVATION THRU 1971 LINK
 Scale: 1/8" = 1'-0"



4. EXISTING WEST ELEVATION
 Scale: 1/8" = 1'-0"

Existing Caryl School Site

The existing site consists of two parcels totaling 133,224 square feet or 3.058 acres in the heart of Dover Center. The site is bounded by Springdale Avenue to the north and Centre Street to the east. The rear portion of the property abuts Whiting Road to the west. Review of the existing site during this study included the following items:

- Master Plan & Zoning Review: to understand the parameters for the site;
- Wetlands Determination: to delineate any observed features;
- Ground Water: to review issues related to ground water protection;
- Land Survey: showing site features, utilities and topography;
- Environmental Assessment: to determine presence of hazardous materials;
- Soil Borings: preliminary geo-technical engineering parameters;
- Percolation Testing: probable soil permeability for sanitary and storm water;
- Site Analysis: review existing site usage, parking, traffic, accessibility, recreation, drainage patterns, solid waste disposal, fencing, lighting and vegetation.

To review the site conditions and criteria for its redevelopment, the study process included preliminary discussions with various municipal staff, including:

Bob Homer, Town Engineer
Craig Hughes, Superintendent of Streets
Dave MacTavish, Director of Parks & Recreation
David Tiberi, Fire Inspector & Deputy Chief
Karl Warnick, Superintendent of Buildings & Maintenance
Cynthia Amara, Town Planner
Sue Hall, Planning Admin. Assistant

In addition to these individuals, the Board of Health and Conservation Commission were consulted regarding the history of the site. Also, during the programming phase described in the next section of this report, user groups were consulted regarding existing usage of the site.

MASTER PLAN & ZONING REVIEW

The 2004 Master Plan highlights the rural character of Dover and the importance of the Town Center. It also acknowledges the underutilization of the Caryl School and the ongoing effort to determine its best use.

The existing Caryl School site, as noted in the Dover Code, is in Zoning District O – Official / Open Space. Allowed uses in the zone include municipal and educational buildings. Dimensional criteria for the zone include a 40-foot front yard, 20-foot side/rear yard and 35-foot maximum height. Any development within the zone requires Site Plan Approval and building review by the Board of Selectmen.

Relevant excerpts from the Master Plan and a brief summary of the Dover Code are included in Appendix F.

WETLANDS & GROUND WATER

The site and surrounding area were reviewed during this study to determine if there are any wetlands in the vicinity. As noted in the letter of determination in Appendix G, there are no wetlands within three hundred feet of the site. The property is located within a Zone 1 Groundwater Protection District and Zone 2 Wellhead Protection District. As noted in the Dover Master Plan, "Protecting groundwater quality remains the paramount concern for planning and land use (p. I-1)."

LAND SURVEY

A professional survey was procured during this study denoting all site features and topography. The survey was prepared by Harry R. Feldman, Inc. and served as a base for the preliminary design process. A mylar copy of the site plan has been provided to the Town and a reduced version of the document is included in this report.

ENVIRONMENTAL ASSESSMENT

The Geotechnical Group (TGG) performed a review of possible oil contaminants and site-based hazardous materials. TGG's *Environmental Assessment Report* dated August 24, 2006, documents their findings. This report describes the environmental site history including the presence of underground fuel oil storage tanks and past events such as the gasoline spill at the Mobil Station. The probable impact of contaminants in and around the site is minimal and may be limited to the ongoing monitoring program with some additional testing and future review of soils surrounding the oil tanks when they are removed. TGG recommended three items for further study:

1. Groundwater sampling of the existing monitoring wells for possible VOC's.
2. Soil sample testing when the existing underground fuel tanks are removed.
3. Soil sample testing near 2 Whiting Road's former above ground fuel leak.

Refer to the separate report for a more thorough discussion of this subject.

SOIL BORINGS & PERCOLATION TESTING

The Geotechnical Group (TGG) provided preliminary geotechnical engineering for the site during this study. TGG's *Preliminary Geotechnical Engineering Studies* report, dated August 14, 2006, documents their findings. Their study included a subsurface program of five soil borings and two deep test pits. This exploratory work was intended to make preliminary determinations regarding soil composition, bearing capacity of soil, ground water elevation and percolation rates. Based on the recommendations in the report, preliminary sizing of leaching fields and onsite storm water management systems were developed. Also, some modifications were made to the preliminary design documents in regard to proposed finished floor elevations.

The site soils are generally sandy soils providing good drainage and generally adequate bearing capacity at the level of anticipated footings. Some areas of fill may require compaction or replacement. Percolation rates at the time of testing exceeded one minute per inch. Groundwater was encountered 12 to 30 feet below the surface. Refer to the TGG report for a detailed description of their findings and recommendations.

SITE ANALYSIS:

Site observations of existing site usage, parking, traffic, accessibility, recreation, drainage patterns, solid waste disposal, fencing, lighting and vegetation were performed. A synopsis of existing uses and issues related to the site are listed below. A series of drawings documenting site conditions are included after the written description.

- PARKING
 - On-site:
 - Total site parking - 43 cars, according to Town Study.
 - 42-car parking areas are accessed from Whiting Road driveway:
 - Parcel 11-064 - 23 cars (unpaved, undesignated) and 9 paved cars at Whiting Road entry;
 - Parcel 11-073 - 10 cars (paved; 60°-angled), used as temporary parking.
 - 1 accessible parking space accessed from Springdale via front entry walk (paved, noncompliant; two accessible stall required).
 - Off-Site:
 - Street (Springdale Ave.) parking – 27 cars;
 - Town House Parking – 45 cars;
 - Total Town Center Public Parking – 164 cars.
- TRAFFIC
 - Two-way traffic from Whiting Road driveway intersection to rear of gymnasium, serving all drop-off traffic and parking;
 - One-way driveway on west side of building serving as egress from drop-off traffic and temporary parking area and optionally as egress for gravel-surfaced parking lot;
 - Driveway from Whiting Road entry to driveway exit at Springdale Ave. serves as route for fire department vehicles & delivery/service trucks;
 - Vehicle movement on driveway unsafe as it conflicts with cars backing from stalls onto driveway and pedestrians moving to and from building.
- ACCESSIBILITY
 - Accessible route – To front building entry from handicap parking space;
 - Building entries on south, east and west side are non-accessible;
 - Walkway from Springdale Ave. to front building entry non-accessible (exceeds max. gradient);
 - No designated van-accessible parking;
 - No designated accessible drop-off;
 - Playground not accessible;
 - Accessible curb cuts:
 - Existing at Centre Street & Springdale Ave. intersection;
 - Driveway cuts exist on Springdale Ave. at (1) north end of front entry walk, and (2) exit of driveway on west side of building;
 - Existing curb cut directly across Springdale Ave. from front entry walk.

- RECREATION
 - Playground structures and equipment designated for 2-5 yr. and 5-12 yr. user groups;
 - Swing sets do not comply with ASTM safety guidelines;
 - Access to playground from building is unsafe as it is routed through and around parked cars;
 - Minimal seating for adult supervision/observance (one backless bench);
 - Basketball court appears unused; situated close to abutting residential property; standards need repair and refinish; striping of court is non-existent;
 - Remnants of ball field backstop and soccer goal in east portion of Parcel 11-064; both appear unused; there is not adequate space for these activities, largely due to presence of gravel parking lot and separating post & rail fence.

- DRAINAGE
 - Roof drainage
 - 1910 & 1930 buildings sloped roofs with gutters & downspouts connected to drywells;
 - 1971 building flat portion & areaways piped via 8-in. underground drain from building to 12-in. storm main below Centre Street;
 - 1971 sloped roof portions run off onto flagstone apron adjacent to perimeter building foundation.
 - Site drainage
 - Lawn area & driveway north of 1910 building drain northerly toward Springdale Ave.;
 - Paved area at front entry drains into drywells;
 - Majority of lawn and paved parking areas northeast, east and south of building (Parcel 11-073) drain to on-site drywells;
 - Drywells are used throughout the site to infiltrate stormwater into the subsoils; drywells are not connected to storm system; a majority of the drywells are old and appear to have diminishing capacity to effectively infiltrate stormwater runoff;
 - Basketball court, connecting walkway and adjacent laws (Parcel 11-073) drain southerly toward property boundary as surface runoff;
 - Majority of playground, Whiting Road access driveway and gravel parking lot (Parcel 11-064) drain southerly toward property boundary as surface runoff;
 - Poor surface drainage conditions exist (1) around northeast corner of 1971 building, (2) paved driveway west of building, (3) around drywell located mid-way along Whiting Road access driveway, and (4) in south portion of gravel-surfaced parking lot.

- SOLID WASTE: Dumpster (unenclosed) on concrete pad at southwest corner of Parcel 11-073

- FENCING
 - Chain link fence exists along east boundary (Centre Street frontage) and southerly boundary (abutting residential) of Parcel 11-073;
 - Chain link fence exists along east and southerly boundaries of Parcel 11-064;
 - A combination of chain link fence and wooden fence exists along west boundary of Parcel 11-073;
 - Chain link fence encompasses toddler playground;
 - Wooden post and rail fence bisecting Parcel 11-064 to separate gravel parking lot from play area;
 - Boundary fencing (chain link) is in generally poor condition.
 - Neighbor to south along Centre Street has a low stone boundary wall running parallel to the street adjacent to the sidewalk;
 - Protective Agencies Building site across Centre Street to the east also has a low stone boundary wall parallel with the street.

- LIGHTING: Lighting of walkways, driveways and parking areas is negligible.

- VEGETATION
 - Ornamental trees and a limited quantity of foundation shrubs exist on the north side (Springdale Ave.) of the building;
 - Indigenous trees located along property boundaries and within the property consist largely of pine (pinus) and oak (quercus) with some maple (acer);
 - Approximately six large pine trees, 28 – 44-in trunk caliper, exist south of the building and more internal on the site;
 - Although numerous trees exist along the property boundaries, eye-level screening of abutting properties is limited;
 - Natural vegetated slopes exist on the east, south and west sides of Parcel 11-064 which serve to buffer parking from abutting properties.

The following drawings serve to illustrate existing site conditions:

TOWN CENTER (Zoning – Dover Master Plan)

GROUNDWATER PROTECTION DISTRICTS (Dover Master Plan)

TOWN CENTER PARKING (Dover Master Plan)

EX-1 EXISTING CONDITIONS PLAN (Survey – Harry R. Feldman)

SP.00 SITE ANALYSIS – SITE CONTEXT – EXISTING (H. K. Dodge)

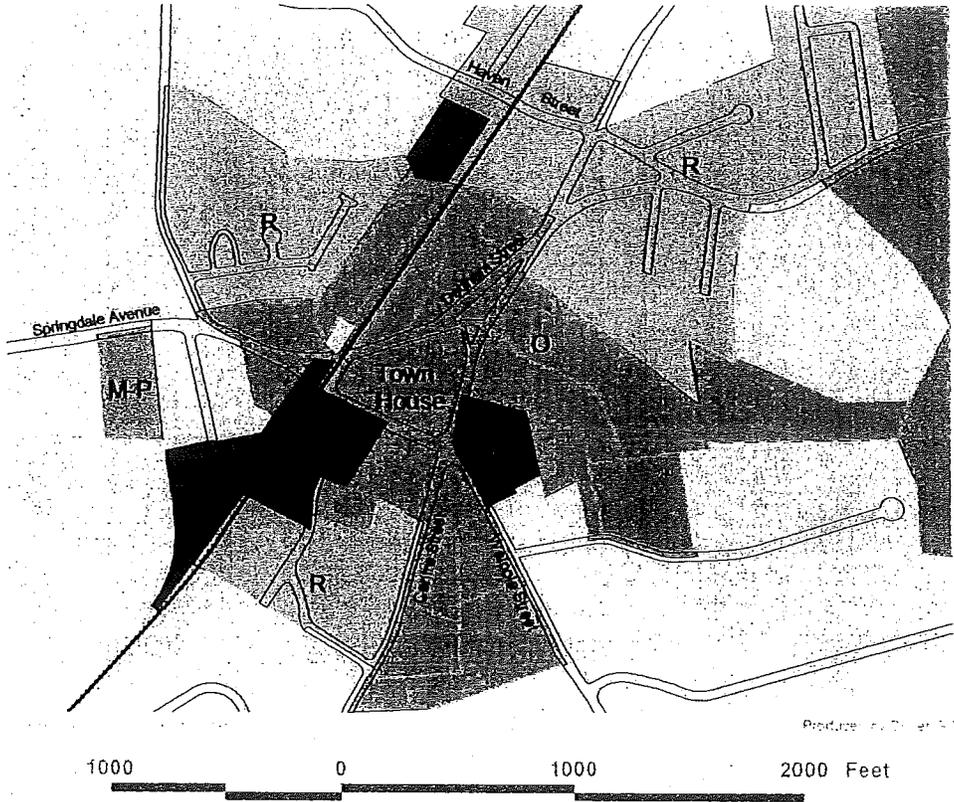
SP.01 SITE ANALYSIS – CIRCULATION & PARKING (H. K. Dodge)

SP.02 SITE ANALYSIS – TOPOGRAPHY (H. K. Dodge)

SP.03 SITE ANALYSIS – ENVIRONMENTAL (H. K. Dodge)

Town Center

Revised as of 2004



Zone

-  R 1/2 acre s.f. residential
-  Official Open Space
-  Business
-  Medical - Professional
-  Manufacturing

TOWN CENTER ZONING INFORMATION – DOVER MASTER PLAN – FIGURE 6

Groundwater Protection Districts

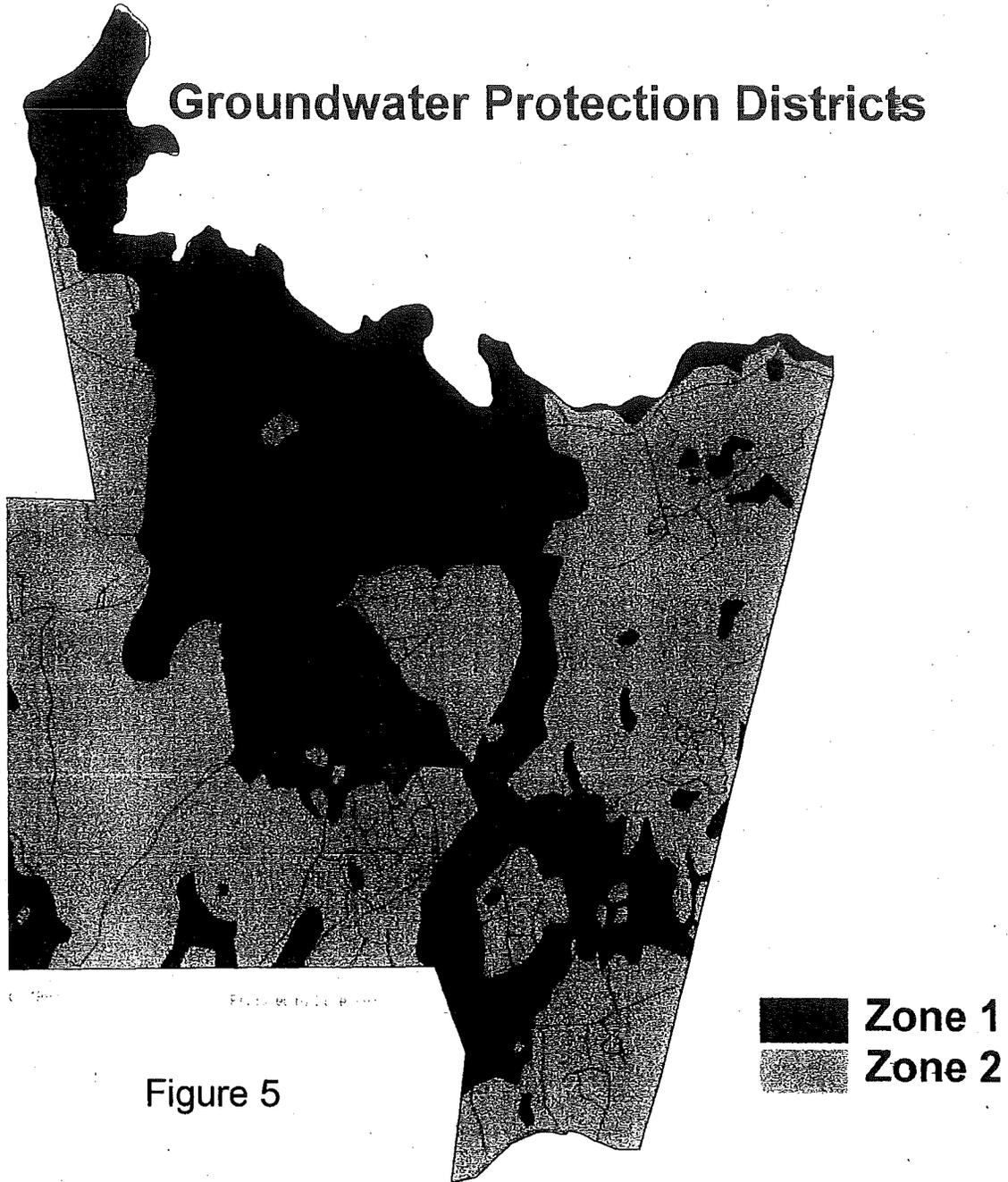


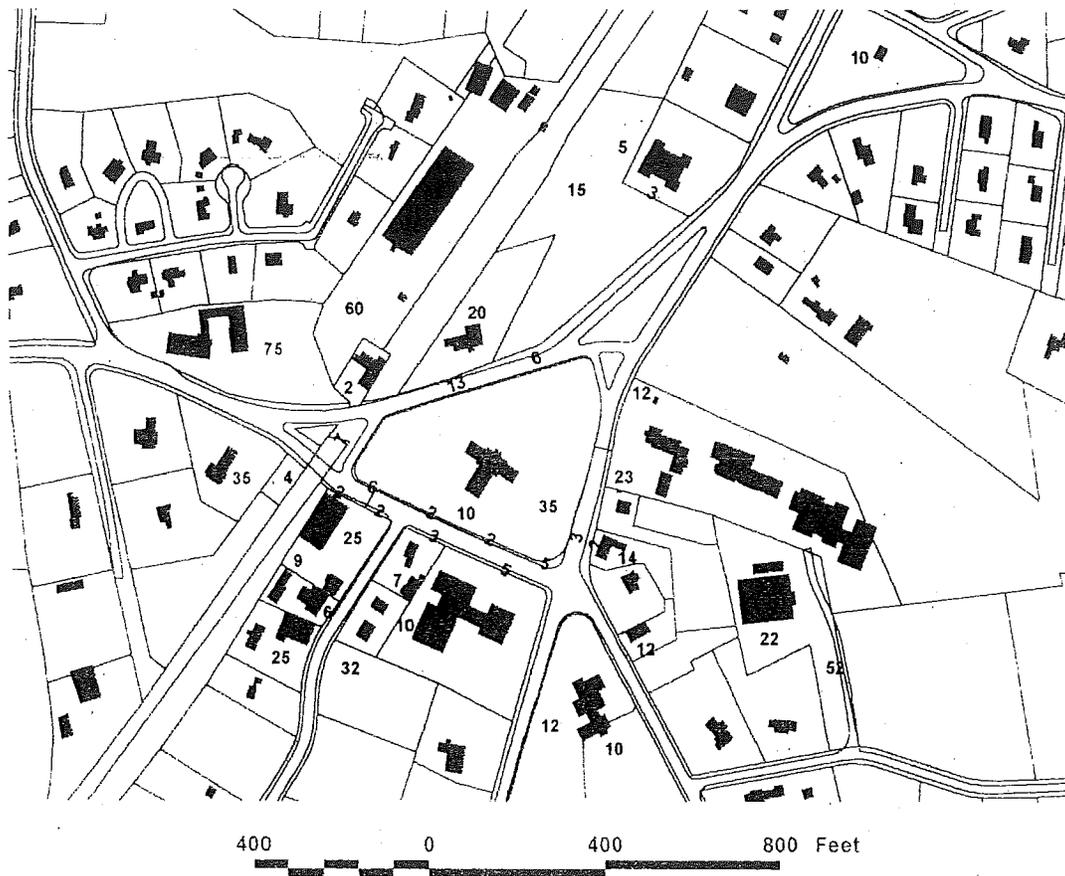
Figure 5

GROUNDWATER PROTECTION DISTRICTS – DOVER MASTER PLAN – FIGURE 5

Town Center Parking

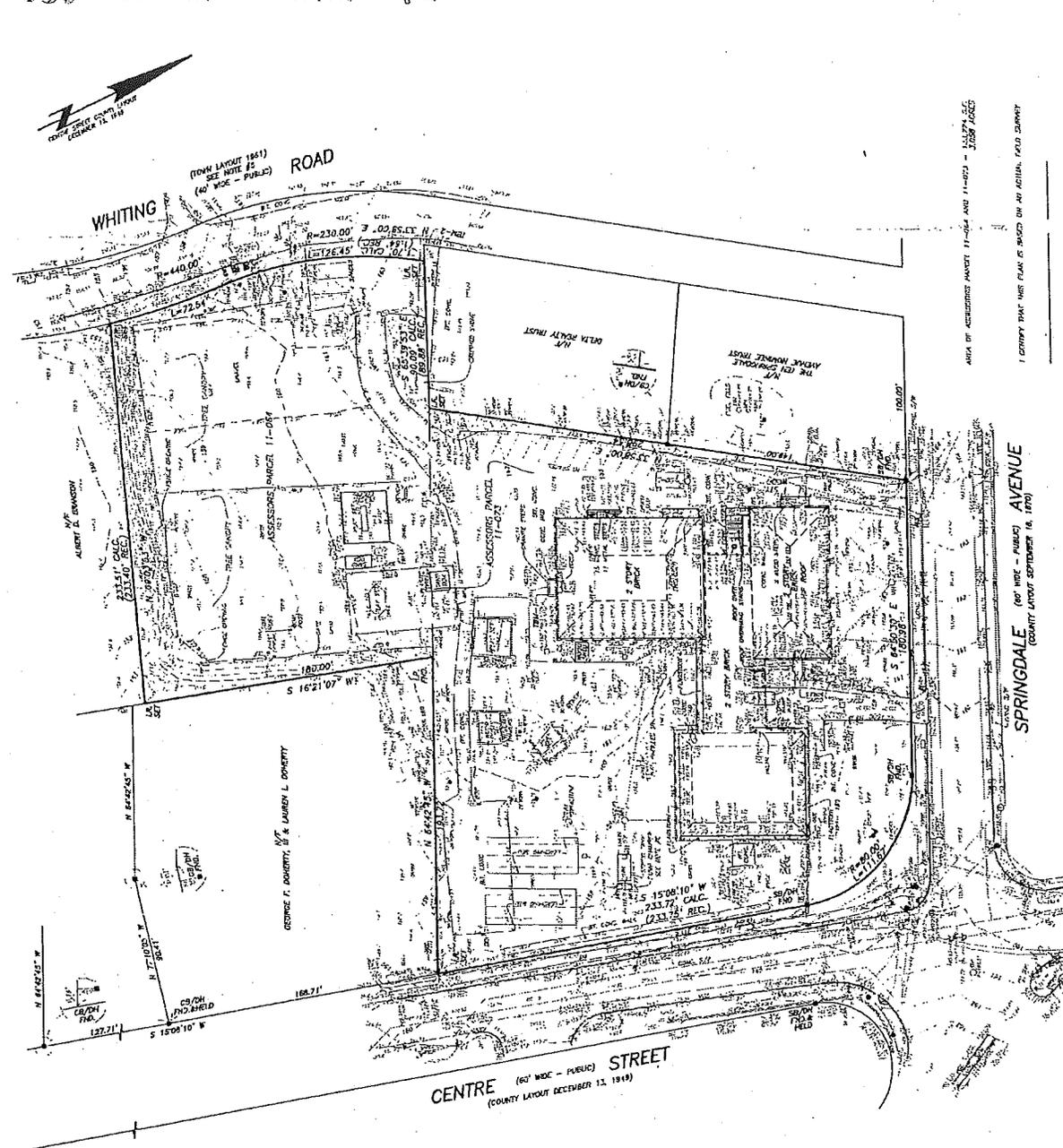
Revised to 2004

Public	164
Employee/Customer	327
Distant Public	200
Churches	110

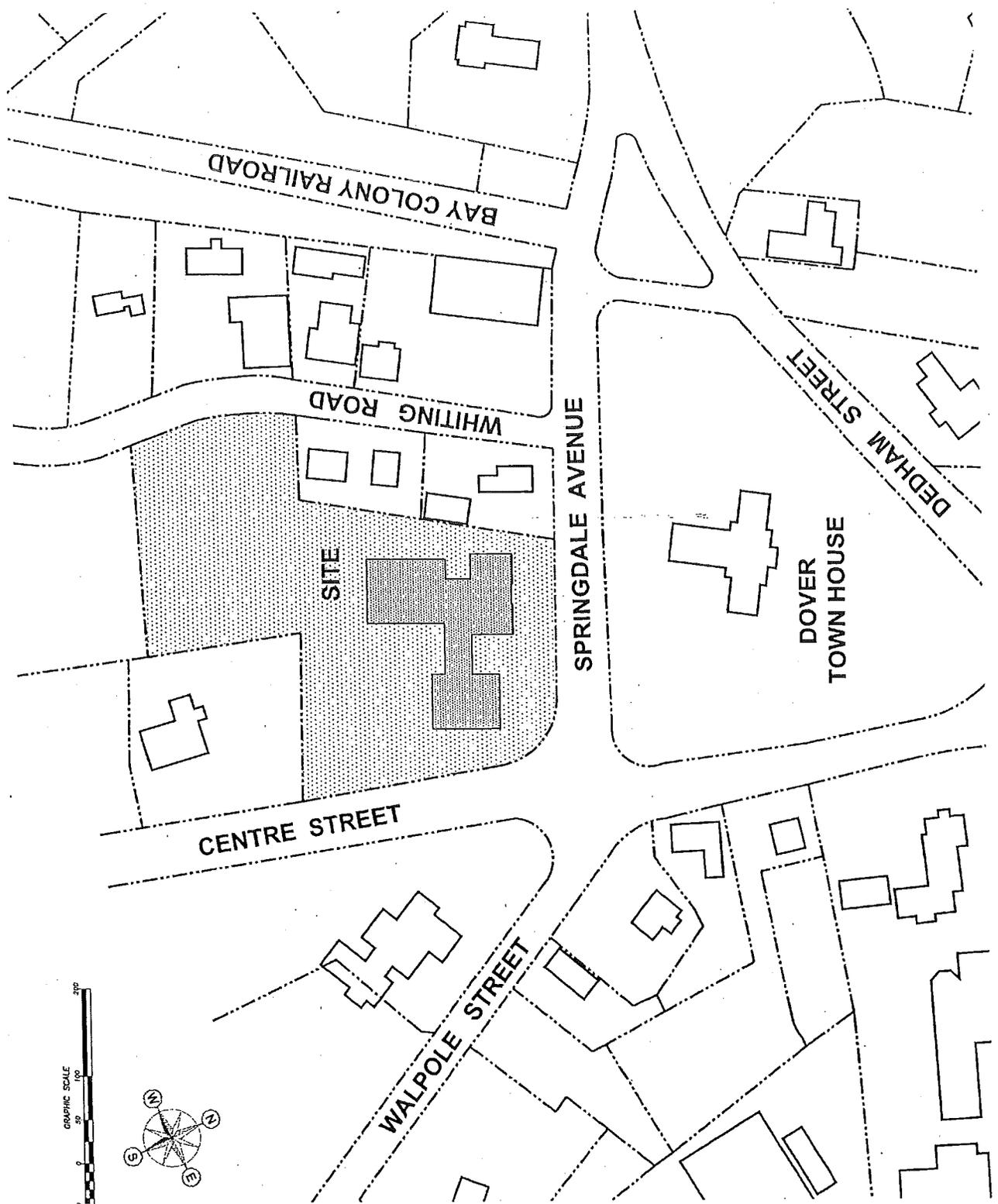


TOWN CENTER PARKING INFORMATION – DOVER MASTER PLAN – FIGURE 20

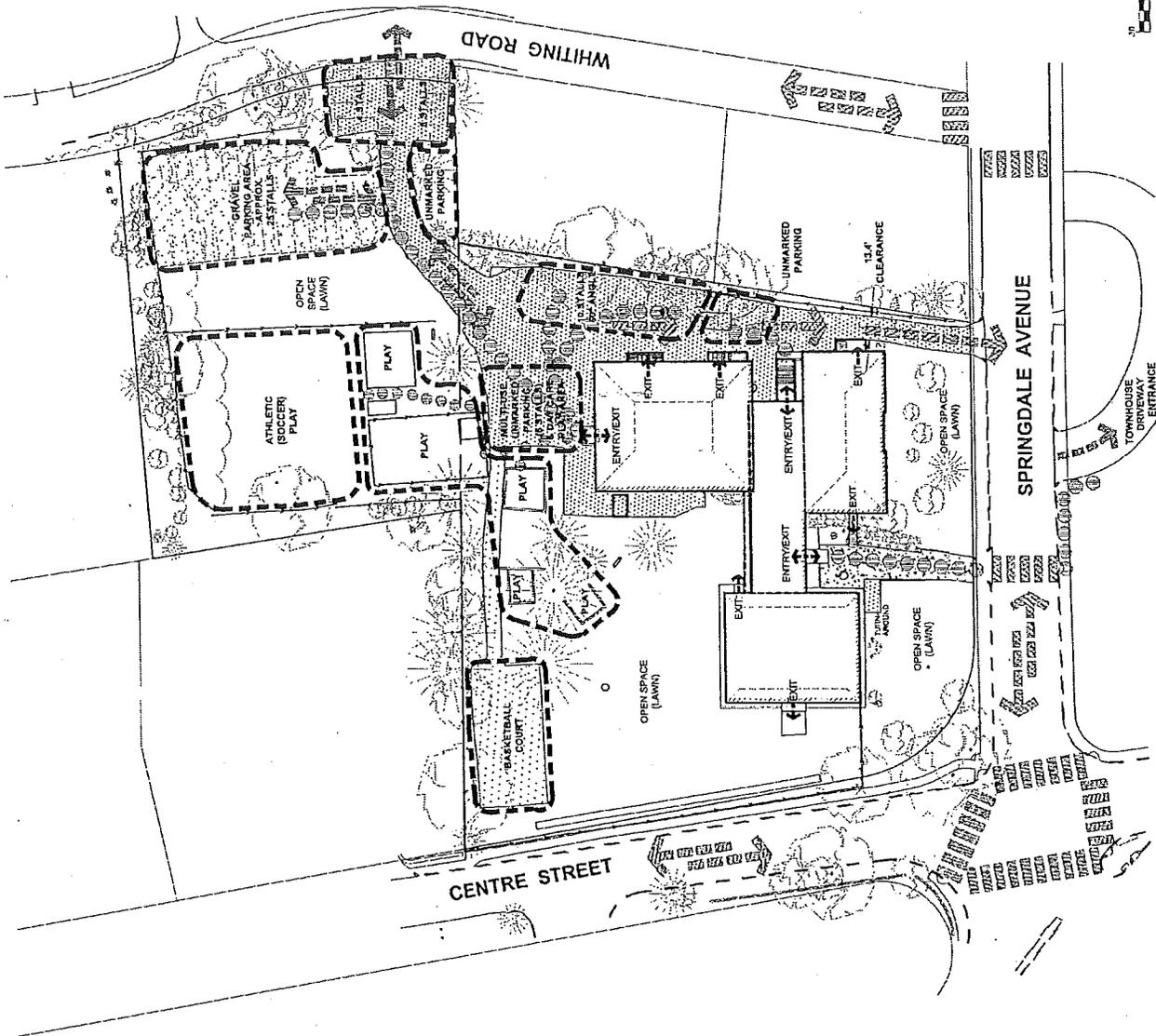
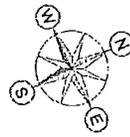
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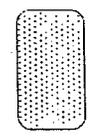
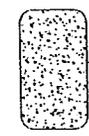
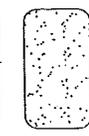
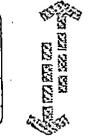


EX-1 EXISTING CONDITIONS PLAN (Survey - 20 December 2006)
 Prepared by Harry R. Feldman, Professional Land Surveyors



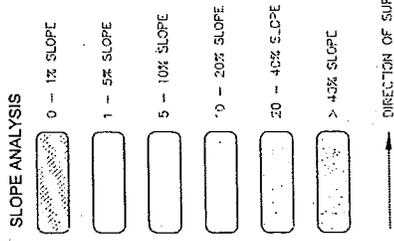
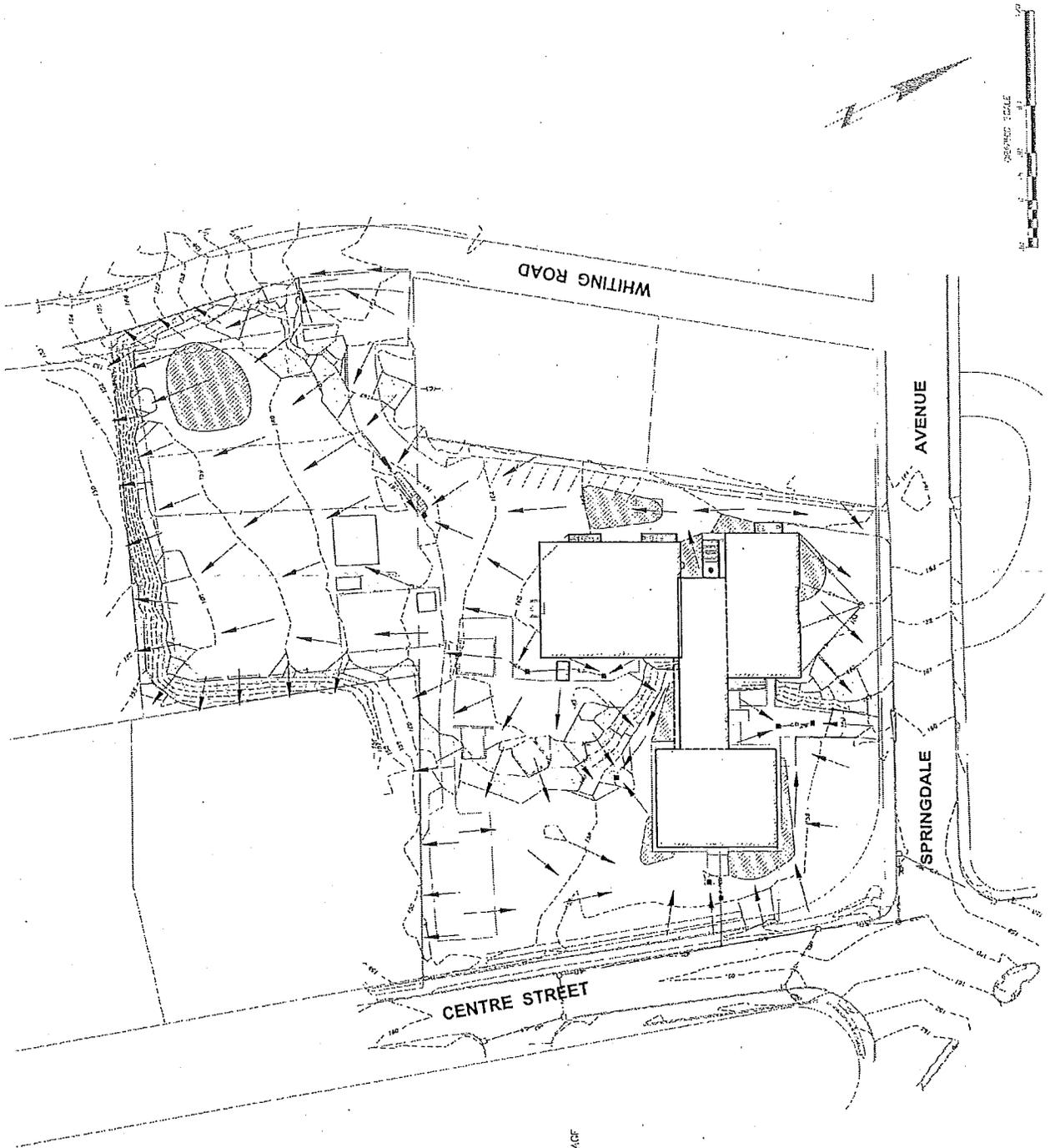
SP.00 SITE ANALYSIS – SITE CONTEXT – EXISTING (20 March 2006)
 Prepared by HK Dodge Associates, Landscape Architects



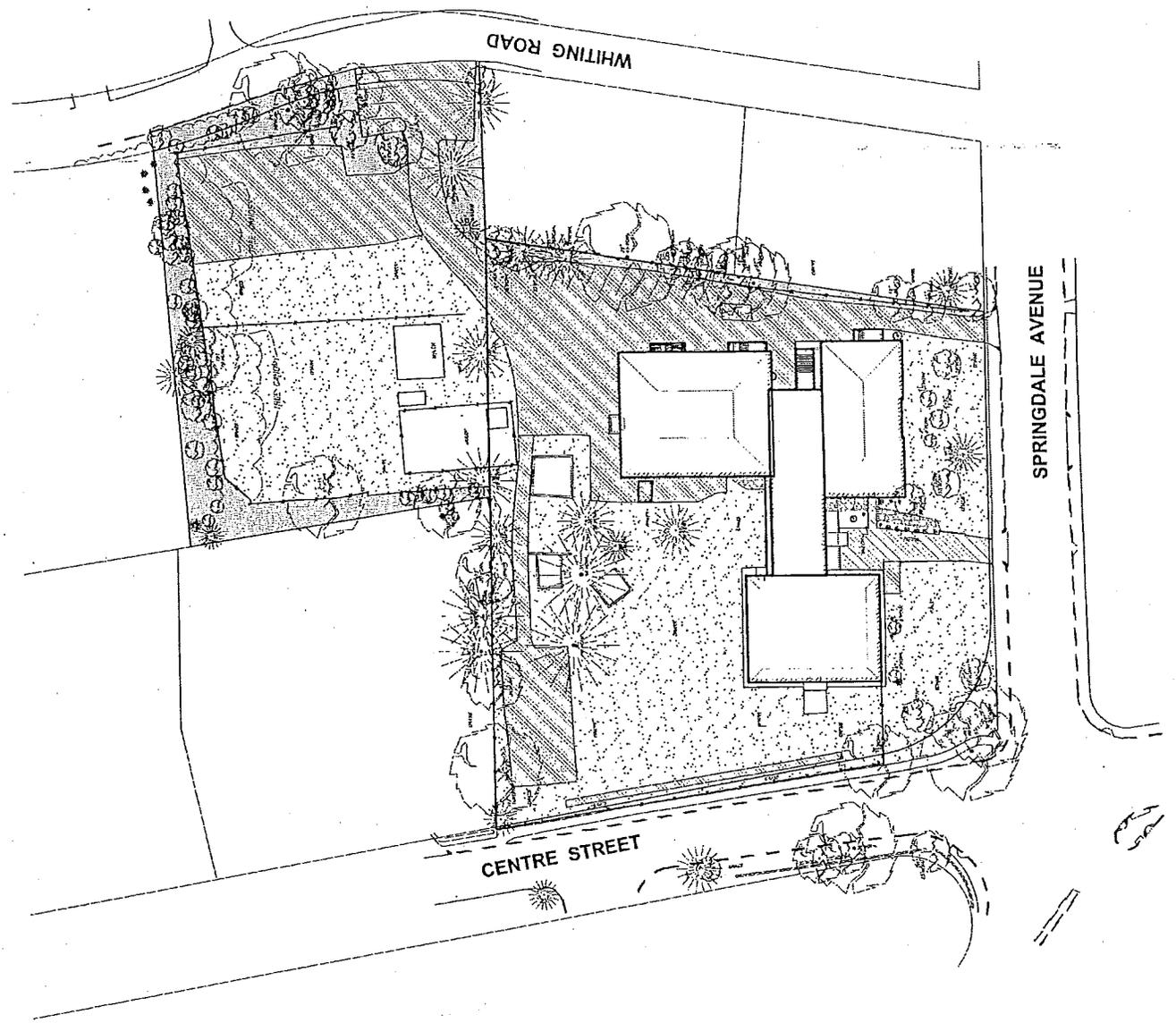
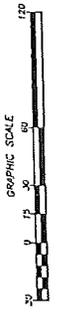
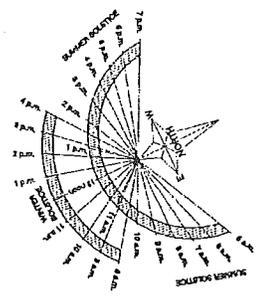
-  PARKING AREA
-  PLAY/RECREATION AREA
-  BITUMINOUS PAVING
-  CONCRETE PAVING
-  GRAVEL SURFACING
-  VEHICULAR TRAFFIC FLOW
-  PEDESTRIAN TRAFFIC FLOW

EXISTING PARKING SUMMARY:
 ON-SITE:
 18 STALLS - ASPHALT PAVED
 11 STALLS - GRAVEL PAVED
 41 STALLS - HANDICAP (CONC. P.V.M.T.)
 45 PARKING STALLS - TOTAL
 5 STALLS - MULTI-USE (P.M. USAGE)
 OFF-SITE:
 27 STALLS - PARALLEL PARKING ON
 SPRINGDALE AVE. BETWEEN
 CENTRE ST. & RAILROAD AVE.

SP.01 SITE ANALYSIS - CIRCULATION & PARKING (20 March 2006)
 Prepared by HK Dodge Associates, Landscape Architects



SP.02 SITE ANALYSIS – TOPOGRAPHY (20 March 2006)
 Prepared by HK Dodge Associates, Landscape Architects



SP.03 SITE ANALYSIS – ENVIRONMENTAL (20 March 2006)
Prepared by HK Dodge Associates, Landscape Architects

PRELIMINARY DESIGN STUDY
DOVER COMMUNITY CENTER

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Dover Community Center PROGRAMMING

One of the springboards for this *Preliminary Design Study* was a yearlong real estate analysis that concluded with *The Report of the Committee to Study the Future of the Caryl School* dated March 16, 2005. The work of that committee included an analysis of existing municipal properties, a review of conceptual options for the reuse of the Caryl School site and an extensive public opinion survey. As a result of the committee's work, the Board of Selectmen formed the "Dover Community Center Building Committee" and charged them with the task of providing "first rate, functional and flexible community center facilities to serve the Town in the 21st Century (Selectmen's Brief, Appendix G)."

The Dover Community Center Building Committee established a "Vision Statement" for the facility (See Appendix G) that described the ambience intended for the building and its potential uses. The uses included a Senior Center, Great Room, Activity areas (for recreation & continuing education of multiple age groups), a Preschool, Dance Studio, Kitchen and room for future expansion.

Dover Community Center User Groups

The programmatic phase of this study commenced with listing the building's uses that had been previously identified followed by determining the user groups that should be consulted in order to establish design criteria for the facility. This resulted in the following list of primary spaces/rooms and user groups:

PRIMARY SPACES / ROOMS

- Council on Aging (Senior Center)
- Early Education Center (Dover-Sherborn CDC)
- Great Room (Meetings – Banquets – Etc.)
- Gymnasium (Indoor Recreation)
- Dance & Movement Studio
- General Use Classrooms (Multi-Age, Continuing Education, After School)
- Park and Recreation Offices
- Kitchen (Great Room & Council on Aging)

PRIMARY USER GROUPS

- Dover Council on Aging
- Dover-Sherborn Child Development Center
- Dover Selectmen (Managing Entity)
- Dover Park & Recreation
- Erin's School of Dance
- Parent Talk (Needham based tenant)
- Dover-Sherborn Community Education

Of these user groups, all of them had been utilizing space in the former Caryl School since it had become available. However, given the condition of the building and its uncertain future, the facility has not yet been fully utilized.

INTERVIEWS, OBSERVATIONS & ANALYSIS

In order to determine the space needs of each user group, a series of five steps were taken. First, a questionnaire was developed and interviews with each of the user groups were conducted. Second, interview responses were reviewed with the user groups to verify their content and accuracy. Third, existing floor plans of the Caryl School and Town House were marked to identify and quantify the areas currently in use by each of the groups. Fourth, an analysis of each group's utilization of existing space was made to describe the pros and cons of current arrangements. Fifth, a written program to describe space needs, sizes, amenities, adjacencies and support areas was established.

The Architect developed the questionnaire. The subsequent interview process of each group was conducted by the Architect and typically included one or more members of the Building Committee. In some cases, the interview process included more than one meeting with a user group. For example, interviews of the Council on Aging began with the Board members, continued with a larger group discussion during a monthly COA luncheon and concluded with reviewing the results with the COA Director.

Interviews with user groups utilized the same questionnaire format for each group in order to be consistent in the type of information that was gathered. The interviews were conducted early in the process of the *Preliminary Design Study* during November and December of 2005. Highlights of key issues related to each group and their needs are summarized below. The full results of each interview are documented in Appendix A.

Council on Aging:

The COA uses space in both the Town House and the former Caryl School. The Town House contains the COA office and the "Fireside Room" for informal gatherings. COA and Town House staff use the Kitchen adjacent to the Fireside Room. Access to the COA area is conveniently accessible from the side parking lot of the Town House. In the Caryl School, COA renovated a former classroom on the First Floor adjacent to the main front entrance. This room, now called the "Blue Room," is used primarily for their monthly luncheons and easily accommodates up to 30 people comfortably. The Blue Room provides more adequate space for their luncheons whereas the Fireside Room is too small and noisy for this activity.

The COA holds larger events on occasion to celebrate certain holiday and to recognize the service of volunteers. These special events require the renting of outside facilities such as banquet halls. Having the ability to use a Great Room in the Community Center instead would be beneficial to the COA.

Having space in two buildings during the past few years has not been ideal for COA. Issues in the Caryl School facility, such as, the uncertainty of its future, distant (& tired, unrenovated) bathrooms, less than convenient parking and difficult handicap access (steep entry walk) have not led them to consider moving permanently from the Town House. Also, pedestrian and acoustical conflicts between COA and the Child Development Center (CDC) within the Caryl School are troublesome. However, if these unresolved issues could be satisfactorily met, COA would gladly consolidate their facilities into one, convenient location.

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Selectmen:

The Selectmen manage the building facilities and scheduling of certain activities, delegating portions of the building to assigned tenants and to Park & Recreation. There are a total of about four spaces that receive somewhat regular requests from outside groups for intermittent use, including the Cafeteria, Library and two of the former classrooms. Having continued access to flexible space is an important feature of the building.

Also, room for future growth of municipal offices and archival storage will be important at some point. Hence, having expansion space in the facility for the possible future relocation of one of the three office groups from the Town House is an important consideration for the facility. The three office groups in the Town House are the Clerk/Selectmen, Financial (assessor, treasurer, accountant) and Land Use (building, planning, health, conservation). Future relocation of office space from the Town House into the Community Center should not displace essential activity areas within the Community Center. Since office expansion is not yet designated to occur at a specific date in the future, programming and layout considerations for this use were not taken into specific account during this *Preliminary Design Study*. Instead, only the conceptual need of having slack space for future expansion has been taken into account.

Park & Recreation:

Park and Recreation offices relocated to Caryl School from Whiting Road when the building became available. Their permanent presence at the Community Center is a more central and logical placement for their offices, reserving Whiting Road for the storage and distribution of seasonal recreation equipment. Their offices are currently on the Second Floor, making their visibility very limited since they should be located adjacent to the entrance. (The fact that the building is riddled with exterior doors makes it all the more difficult for visitors to orient themselves to the facility.)

Park & Recreation has been able to run more activities and classes for the Town due to the building's availability. However, given the continuing uncertainty of the building's future, Park & Recreation has been reluctant to develop more activities than they have to date. They have been using the Gym, Library, Cafeteria and some of the former classrooms. Park & Recreation stresses the need in Town for a non-school-based full-sized gym with adjacent, adequate storage in order to accommodate the many requests for gym space that occur during non-school hours. Members of the Dover Community Center Building Committee confirmed this need for another gym by interviewing the schools and concurring that the demand for gym space far exceeds availability.

Child Development Center:

The Dover-Sherborn Child Development Center (CDC) has the use of five classrooms, four of which are in the 1971 addition and one in the 1931 addition. One classroom is used for two-year-olds (Pony) while two each are used for three-year-olds (Panda) and four-year-olds (Penguin). If given the opportunity, CDC would use one additional classroom for their youngest group for a total of six classrooms. Otherwise, their classrooms are adequately sized for their enrollment and activities. Their activities include the use of indoor recreation

space in the Cafeteria and outdoor recreation space in the playgrounds and adjacent field areas. They do not use the Second Floor due to fire evacuation concerns and they don't use the Gym due to the stairs.

The CDC offices are opposite the main entrance, an awkward placement for them since it makes it seem like their offices are the information center for all activities within the facility. The two former school staff toilet rooms adjacent to the entrance and offices are used for the children during bathroom breaks. This location adjacent to the entrance creates some acoustical and safety concerns for the COA activities in the Blue Room. During toilet breaks, the children line up in the entrance foyer to wait their turn for use of the single fixture toilet rooms. All building users, including COA participants, share the foyer area and these dedicated bathrooms for the children are directly across the hall from the COA Blue Room. Since the elderly and preschoolers move at differing speeds, there have been some understandable safety concerns expressed by COA due to the proximity of these two uses. Similar concerns are related to the CDC use of the Cafeteria and the cross-traffic issues within the foyer. COA has also experienced some acoustical concerns due to noise from the foyer and the Cafeteria. So, design considerations require some acoustical and accessibility separation between CDC and COA so that both uses can be accommodated.

The most challenging aspect of the CDC usage of the facility is related to traffic. During morning drop-off, up to 72 cars arrive and park over a 15-20 minute time period while parents bring their kids into the school. Parents are asked to park in the back lot but many choose to park in front of the building instead, creating significant congestion in the Town Center. The pick-up times are less congested since not all children leave at the same time of day. However, the main pick-up time at midday has been a conflict for COA's luncheons, prompting COA to reschedule their luncheons until after CDC pick-up has been completed.

Erin's School of Dance:

Erin formerly ran her school through the Park and Recreation Department. Since changing her school to a private enterprise, she has been located in a variety of facilities around town, including several churches and the Lower Town House prior to its conversion to office space. She has renovated former classroom space in the Caryl School and provided a portable dance floor, ballet barres and mirrors. She prefers to retain her existing dance studio but understands that her preferences cannot control the whole project. She also understands that she might not have the exclusive use of a new dance studio, but would fully appreciate being able to schedule her afternoon classes in the studio and have the space be used solely for dance and movement activities. Replication of her current space in terms of size and amenities would be acceptable. Having adjacent indoor waiting/play space for parents with siblings would be less disruptive than the current layout where they stay within the studio space during the class time. Also, having locked storage nearby would be important for storage of costumes, props, music and similar program supplies.

Community Education:

The Dover-Sherborn Community Education program uses any and all available space that can serve the needs of its various classes. Approximately ten percent of their classes have been located at the former Caryl School. They will use various types of multi-use activity spaces including a Gym, Great Room, Dance Studio and Classrooms. In the words of their Director, they are "opportunistic" and love the concept of a Community Center with available activity space.

Parent Talk:

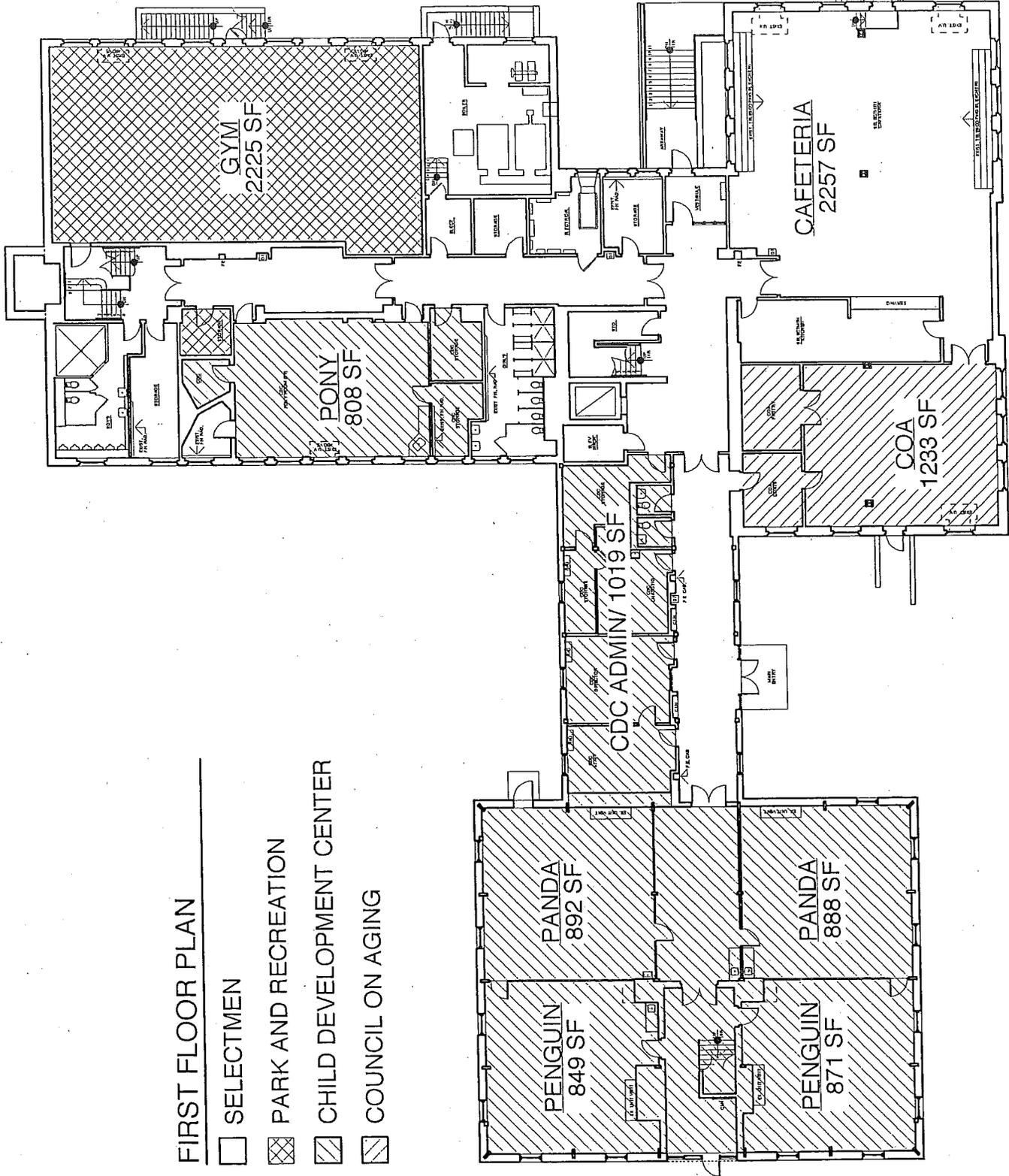
The Needham-based "Parent Talk" is a tenant in the building, using former classroom space on the Second Floor of the 1910 schoolhouse. This group did not respond to a request for an interview, presumably due to the fact that they are a parent's based organization with very few employees. Their current space serves as a drop-in play area for preschool children and their moms. Future needs for Parent Talk in the Community Center are not known. During the programming phase of this project, the Building Committee identified a Dover-based parent-child group known as "Dover Mothers' Association." This local group was recently organized and consists of Dover residents including (as of Spring 2006) 103 moms and 180 preschool children. The Dover Mothers would gladly utilize any tot friendly drop-in areas in the new Community Center, especially if there could be an adjacent storage space for toys and supplies.

As noted previously, results of the Interviews are documented in Appendix A. Graphic illustrations of spaces occupied by the current user groups and analysis of their usage are in the pages that follow, including:

- CURRENT USERS – CARYL SCHOOL: Existing First Floor Plan
- CURRENT USERS – CARYL SCHOOL: Existing Second Floor Plan
- CURRENT USERS – CARYL SCHOOL: Existing Third Floor Plan
- CURRENT USERS – DOVER TOWN HOUSE: Existing Ground Floor Plan
- CURRENT USERS – DOVER TOWN HOUSE: Existing First Floor Plan

- Council on Aging: ANALYSIS OF EXISTING SPACE
- Early Education: ANALYSIS OF EXISTING SPACE
- Park & Recreation: ANALYSIS OF EXISTING SPACE
- Selectmen: ANALYSIS OF EXISTING SPACE

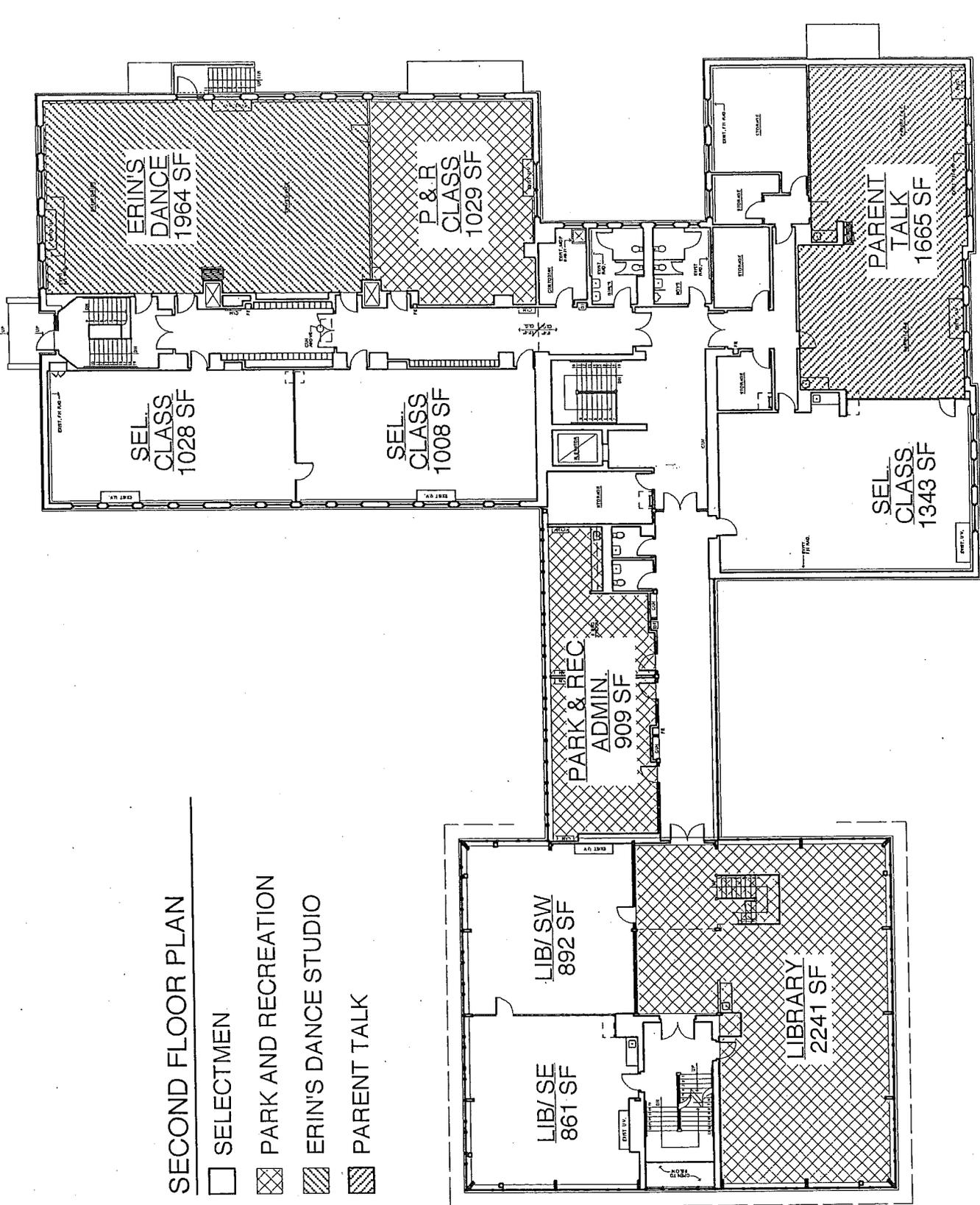
In addition to interviews of the primary user groups, the Architect and Landscape Architect gathered site-based information and criteria during various discussions with the Town Engineer, Town Planner, Superintendent of Streets, Superintendent of Buildings, and Park and Recreation staff. Similarly, building-based programmatic information was gathered by the Architect during discussions with the Town Administrator, Superintendent of Buildings and the Selectman associated with the project.



FIRST FLOOR PLAN

-  SELECTMEN
-  PARK AND RECREATION
-  CHILD DEVELOPMENT CENTER
-  COUNCIL ON AGING

CURRENT USERS - CARYL SCHOOL: EXISTING FIRST FLOOR PLAN



SECOND FLOOR PLAN

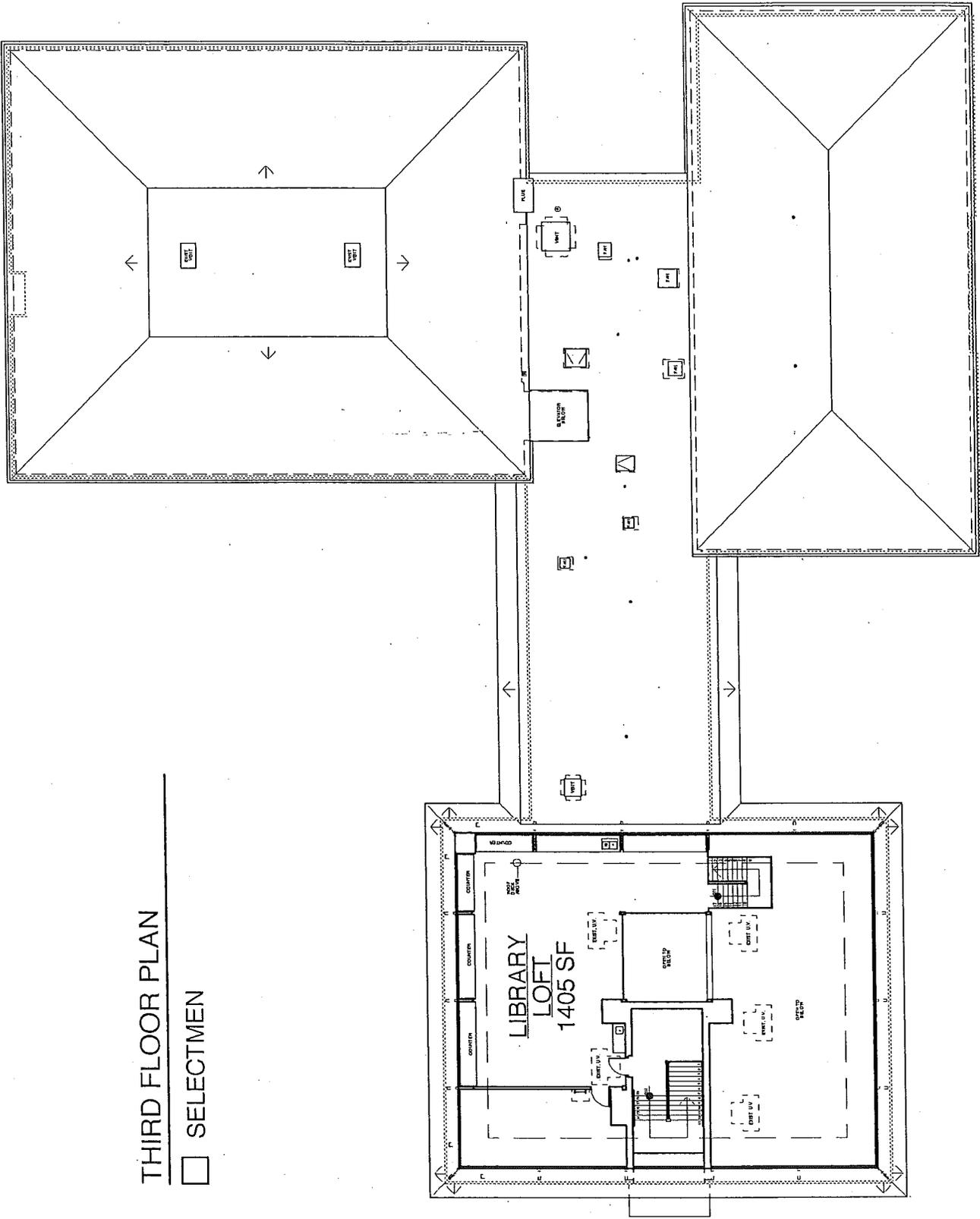
- SELECTMEN
- ▨ PARK AND RECREATION
- ▩ ERIN'S DANCE STUDIO
- ▧ PARENT TALK



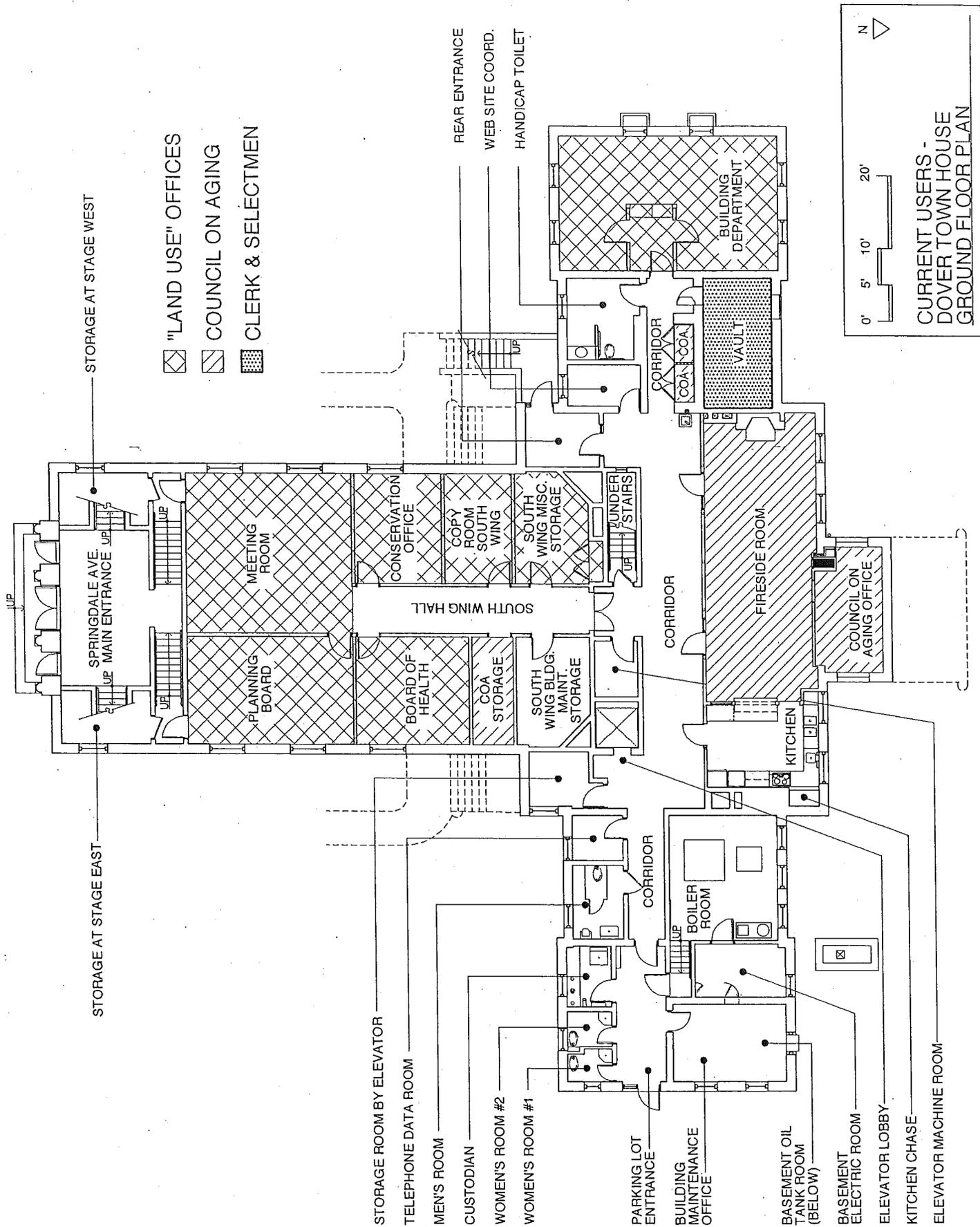
CURRENT USERS - CARYL SCHOOL: EXISTING SECOND FLOOR PLAN

THIRD FLOOR PLAN

□ SELECTMEN

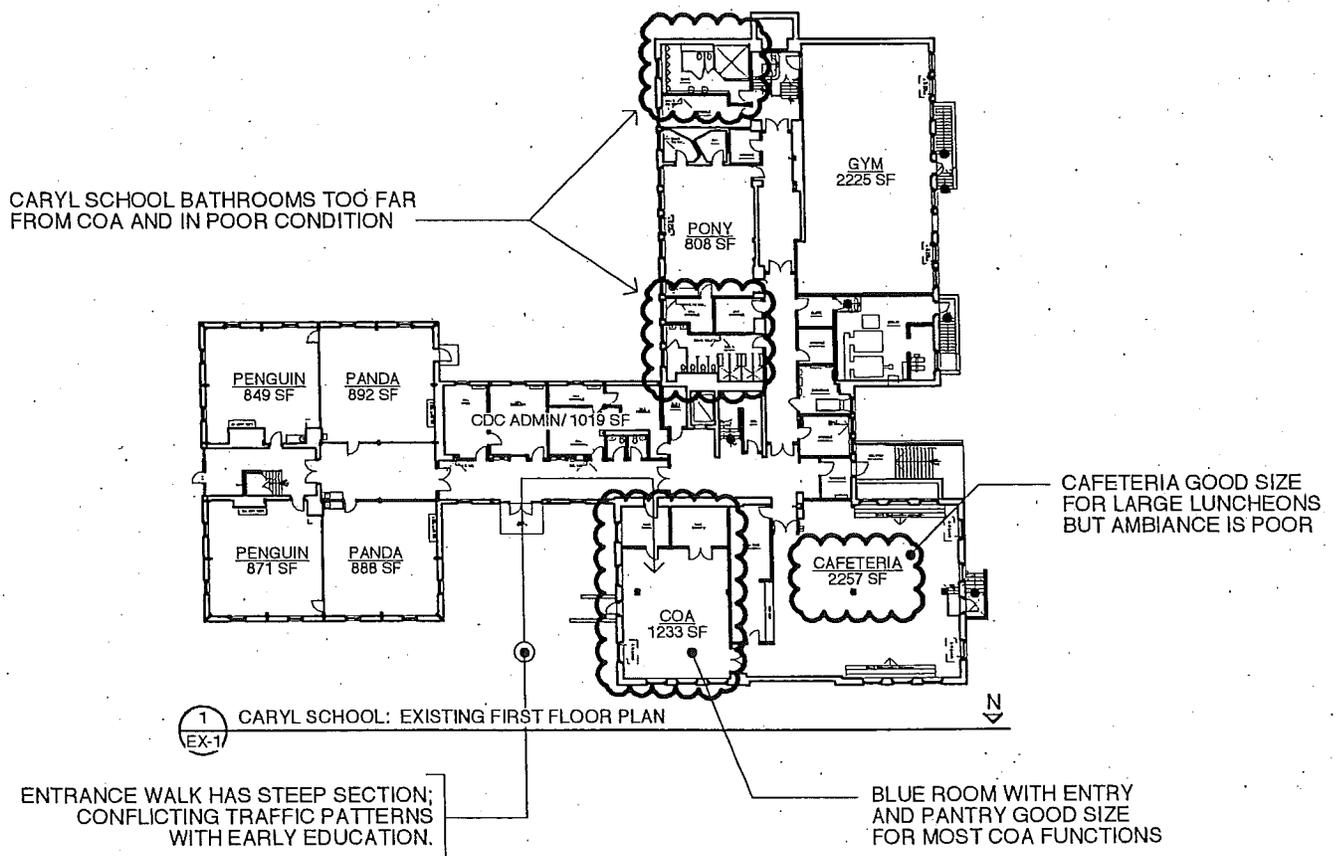
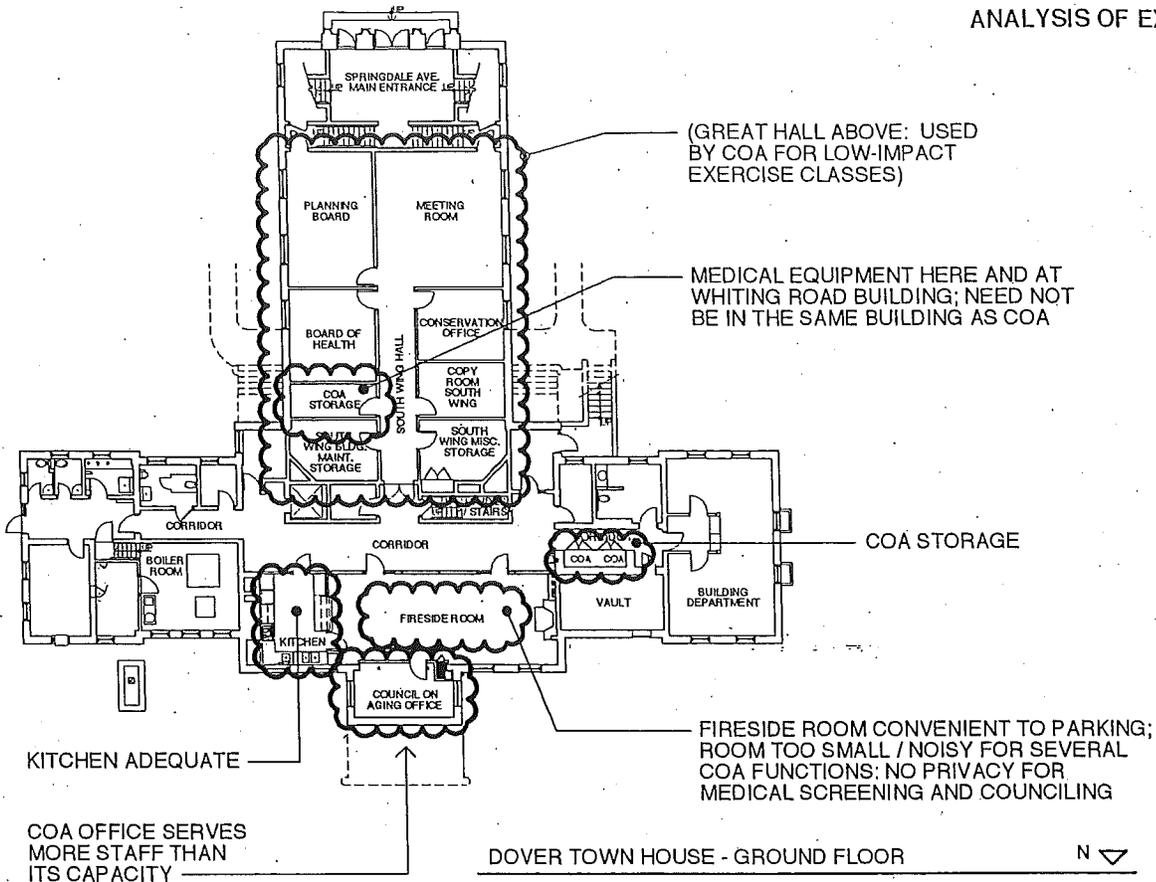


CURRENT USERS - CARYL SCHOOL: EXISTING THIRD FLOOR & ROOF PLAN

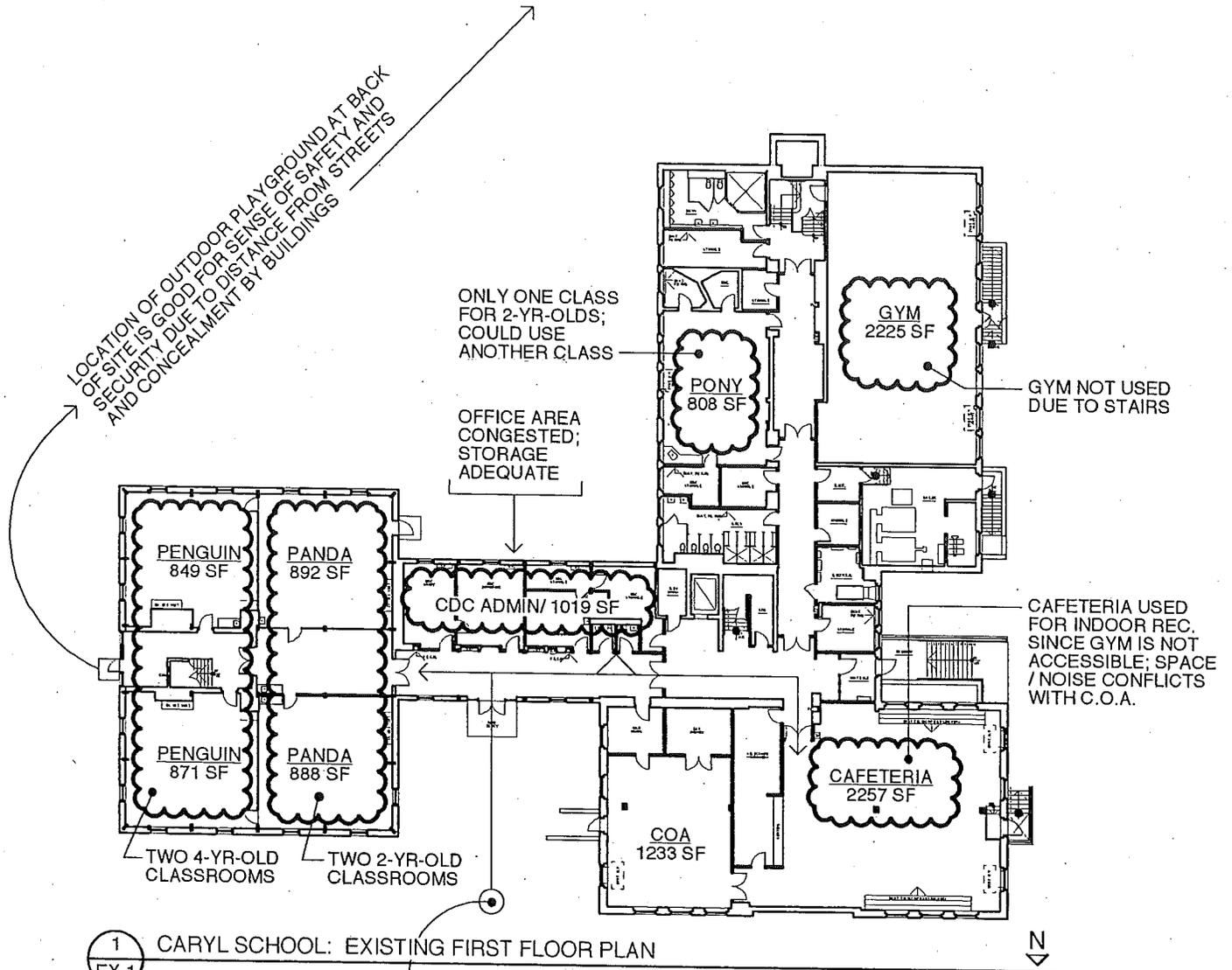


COUNCIL ON AGING

ANALYSIS OF EXISTING SPACE



EARLY EDUCATION
ANALYSIS OF EXISTING SPACE

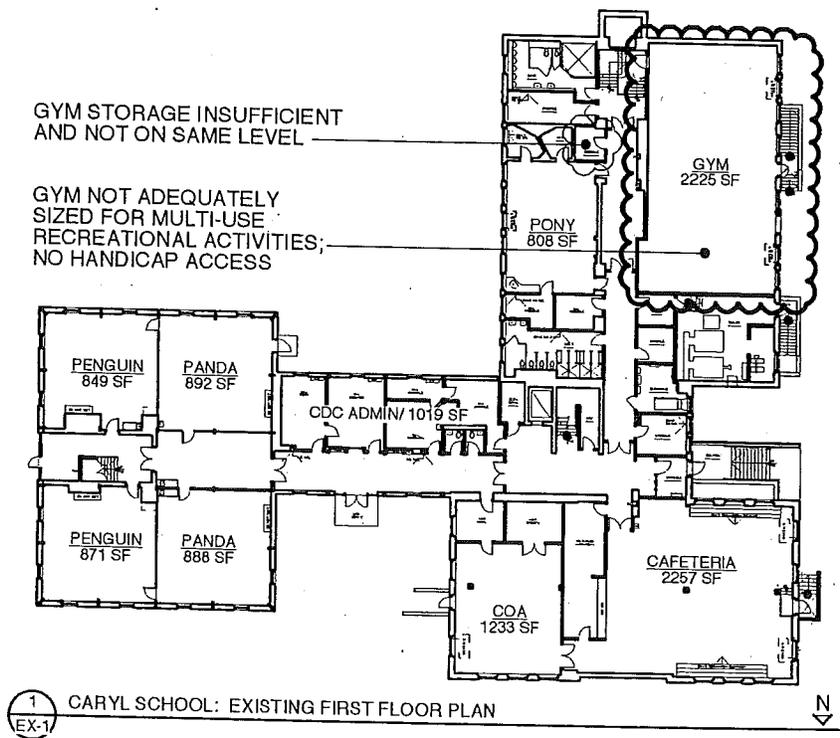
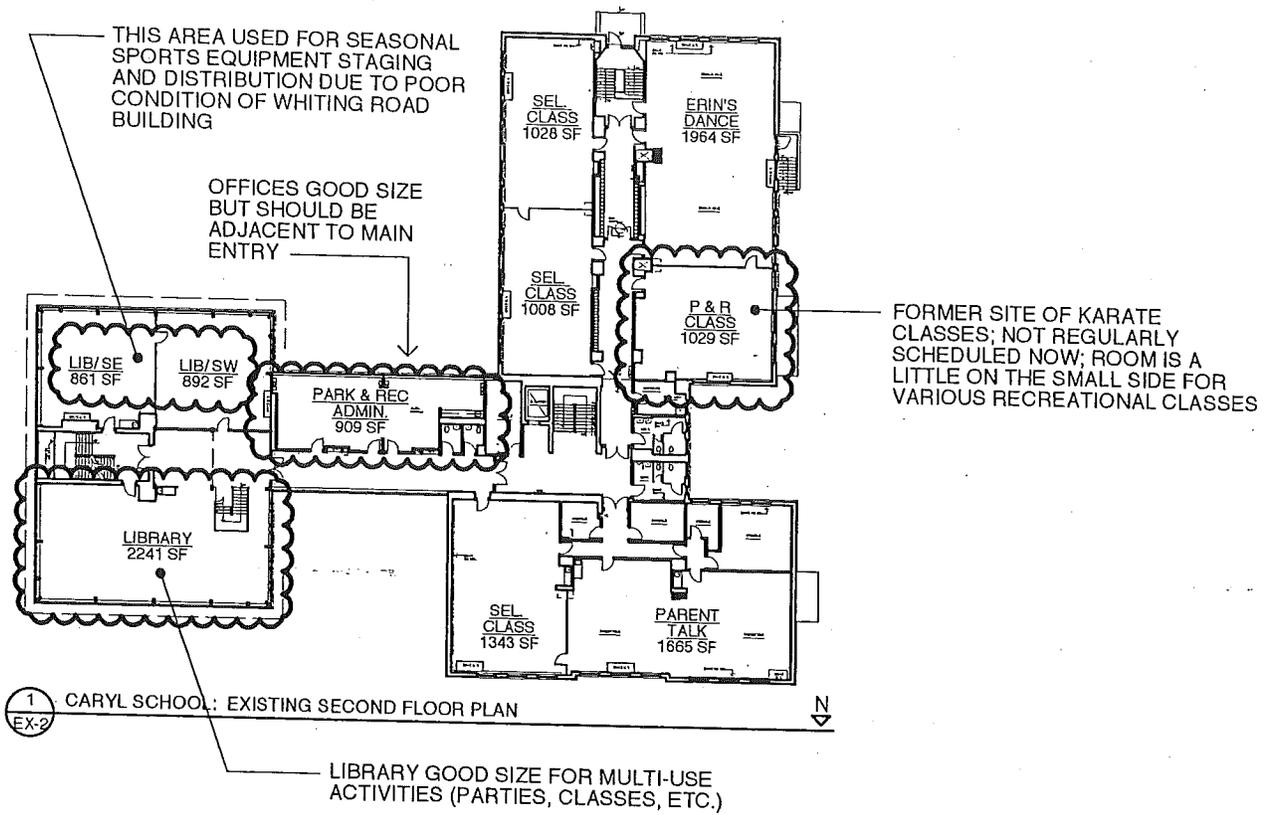


ENTRANCE AREA ISSUES:

- 1) NOT ADJACENT TO SITE PARKING; PARENTS TOLD TO NOT USE STREET PARKING DUE TO SAFETY CONCERNS.
- 2) ADMIN. AREA FRONT AND CENTER; VISITORS TO BUILDING INQUIRE ABOUT EVENTS NOT RELATED TO CDC.
- 3) FOOT TRAFFIC CONFLICTS WITH THE C.O.A. PARTICIPANTS - POTENTIAL SAFETY HAZARD.
- 4) ONLY TWO KID'S TOILETS FOR CDC, CREATING AN ADMINISTRATIVE BURDEN, HALLWAY CONGESTION AND C.O.A CONFLICTS.

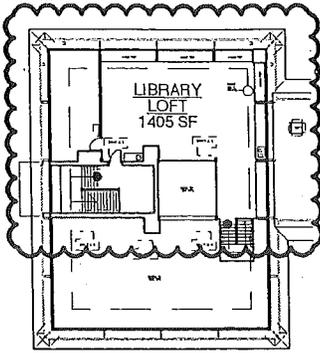
PARK AND RECREATION

ANALYSIS OF EXISTING SPACE



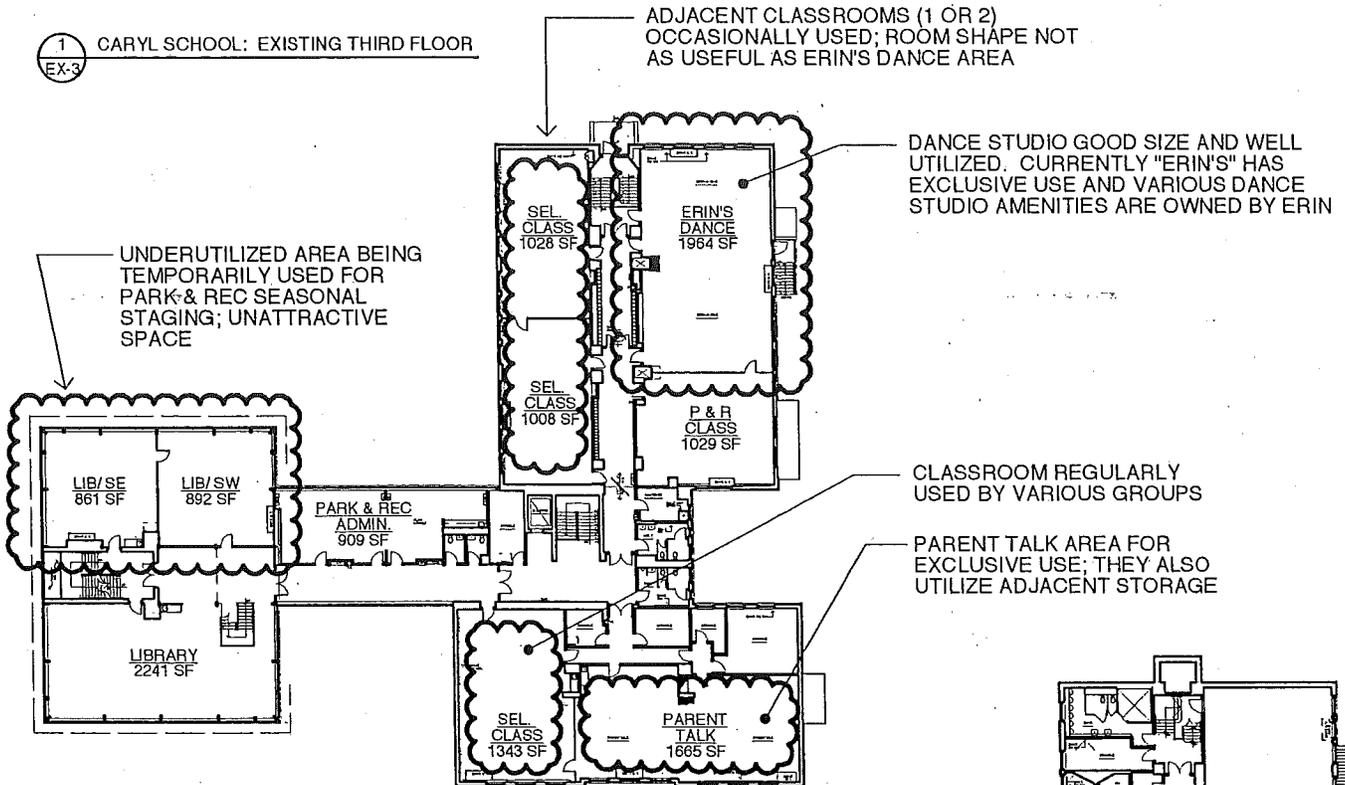
SELECTMEN

ANALYSIS OF EXISTING SPACE

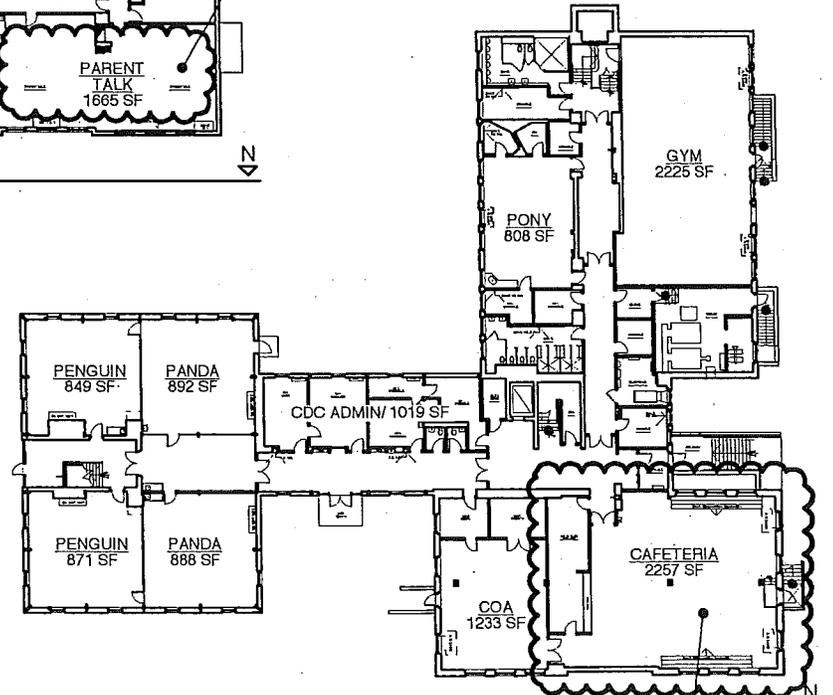


THIRD FLOOR LOFT AND STORAGE AREAS UNDERUTILIZED; NO NATURAL LIGHT OR VIEW; NO HANDICAP ACCESS

1 CARYL SCHOOL: EXISTING THIRD FLOOR
EX-3



1 CARYL SCHOOL: EXISTING SECOND FLOOR PLAN
EX-2



1 CARYL SCHOOL: EXISTING FIRST FLOOR PLAN
EX-1

Neighboring Community Centers

During the previous study for the future of Caryl School, that committee toured four municipal community centers that had been recently completed. During the current study, the Architect and some of the Building Committee members toured three of the four centers. These three centers represented examples of new construction and hybrid combinations of renovation and new construction. Highlights of each center:

WESTON COMMUNITY CENTER

- New building on site of an historic barn; built in the form of a barn.
- Contains the Recreation Department and Council on Aging.
- Grade change at corner allows upper and lower entrances to Recreation & COA.
- Total of three levels with atrium connecting Second & Third floors.
- COA downstairs with offices, meeting room, conference, exam, toilets, kitchen.
- Great Room at main floor with adjacent storage areas and kitchen.
- Recreation offices at main floor adjacent to entrance and Great Room.
- Small classrooms at First and Third Floors with small, dark corridors.
- Perimeter parking part of larger school site (too much traffic to feel safe).

WELLESLEY WARREN BUILDING

- Renovated elementary school with rear addition for a small gym.
- Contains Recreation Department, Board of Health, Dance Studio, Kitchen Class, Children's Room, Arts & Crafts, Computer Class and another small Classroom.
- Undersized Gym was built as a "Great Room" due to resistance in town for another gym. After completion, residents complained that it was not built as a full sized gym. Now it is referred to as the "Gym" instead of "Great Room" since is equipped as a gym primarily. Adjacent storage areas are too small.
- Monumental entrance faces a park and is not the primary entrance; back lower level entrance is not adjacent to occupied office areas.
- Dance Studio is very well used.
- Drop-in Children's Room is attractive and adjacent to outdoor playground.

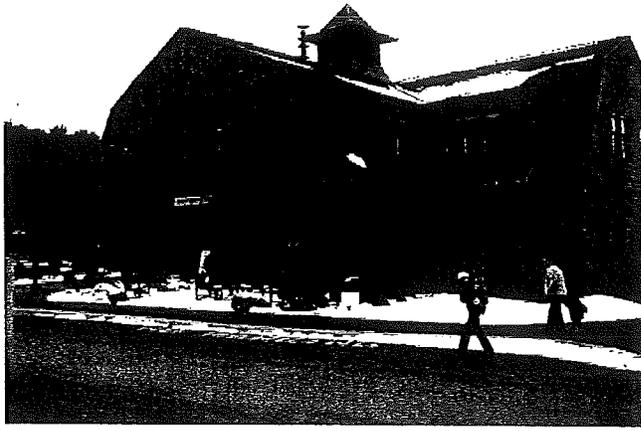
BEDFORD TOWN CENTER

- Renovated elementary school with rear addition and former side addition.
- Contains COA, Board of Health, Administrative Offices and multi-use areas.
- Front entrance to former school is awkward split entry with poor accessibility.
- Rear entrance and addition are more monumental than the original school.
- Council On Aging area is light, bright and functional.
- Other activity spaces seem awkward and confused (e.g., an original school room with original maple flooring and modern, office-like acoustical ceiling & lighting).
- Interior function rooms with no access to outdoor light seem undesirable.
- Rubber sheet flooring in Shawsheen Room not suitable for dance.
- Adjacent former side addition not renovated; used for after school programs.

Selected photographs of these centers are included for reference in the following pages.

WESTON COMMUNITY CENTER

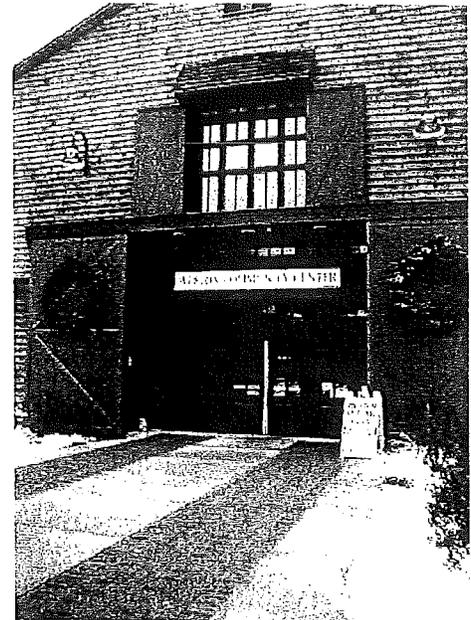
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Primary Facade of Barn-Like Structure

WESTON COMMUNITY CENTER

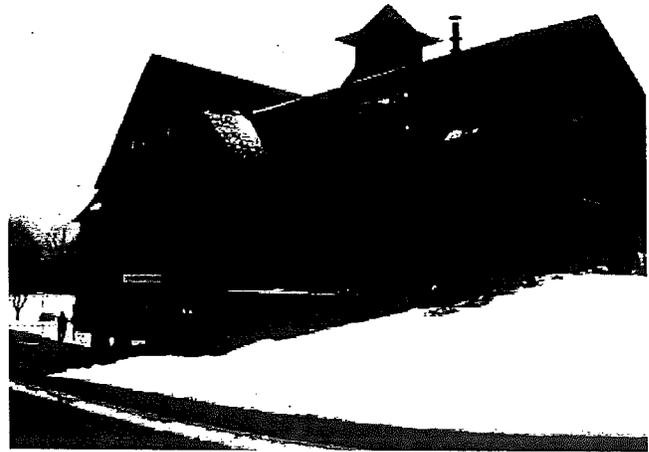
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*Primary Entrance - Leading to Foyer,
Recreation Office & Great Room*

WESTON COMMUNITY CENTER

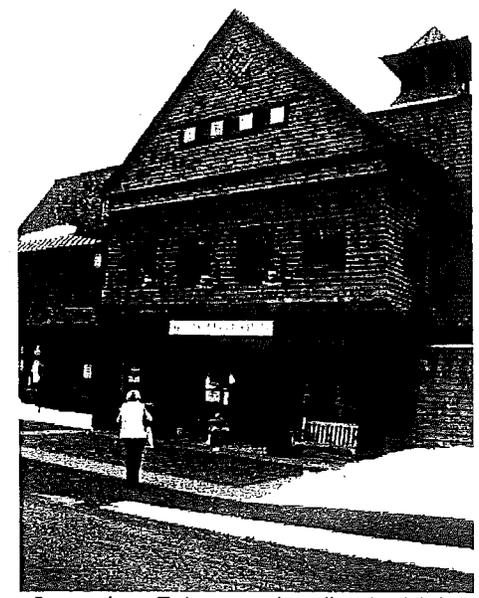
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Secondary Facade of Barn-Like Structure

WESTON COMMUNITY CENTER

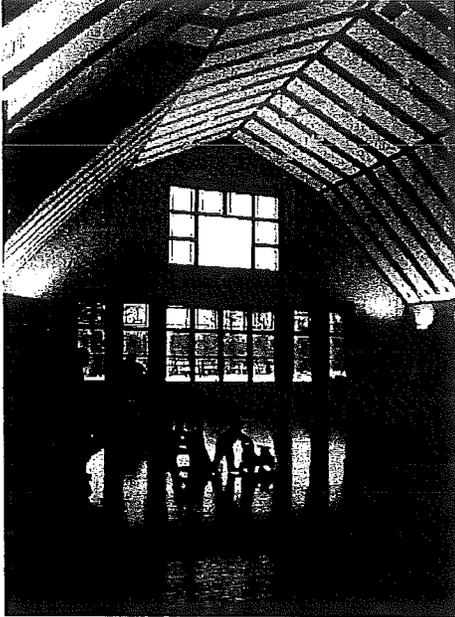
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*Secondary Entrance - Leading to COA,
Small Classrooms & Stair to Upper Floors*

WESTON COMMUNITY CENTER

P1010064 JPG



Great Room at Second Floor

WESTON COMMUNITY CENTER

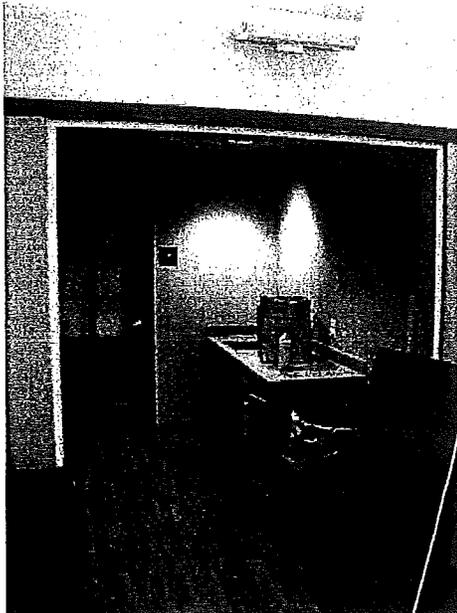
P1010062 JPG



Great Room Storage - 1 of 3 Closets

WESTON COMMUNITY CENTER

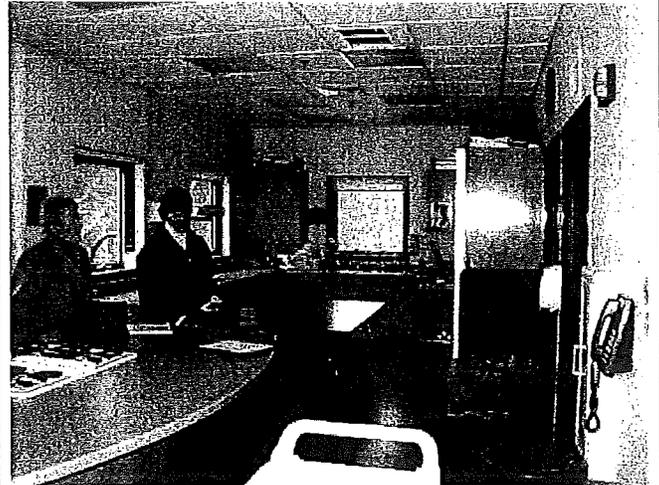
P1010063 JPG



*Sink & Counter at Great Room Alcove;
Door Beyond Leading to Kitchen*

WESTON COMMUNITY CENTER

P1010069 JPG



Kitchen Adjacent to Great Room

WESTON COMMUNITY CENTER

P1010079.JPG



COA Reception Area

WESTON COMMUNITY CENTER

P1010076.JPG



*COA Common Room;
Small Kitchen to Right; Meeting Room Beyond*

WESTON COMMUNITY CENTER

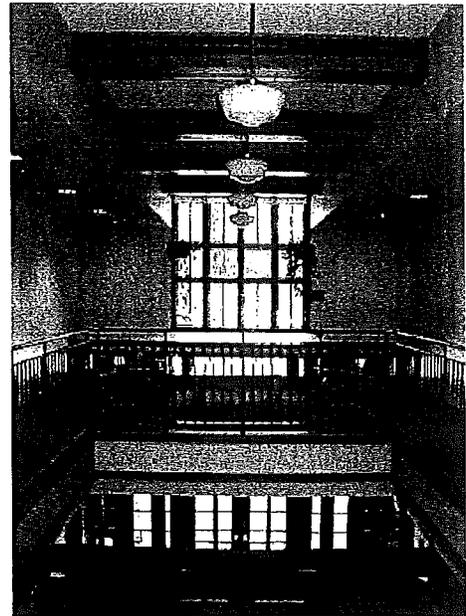
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Exterior Doors from COA to Terrace

WESTON COMMUNITY CENTER

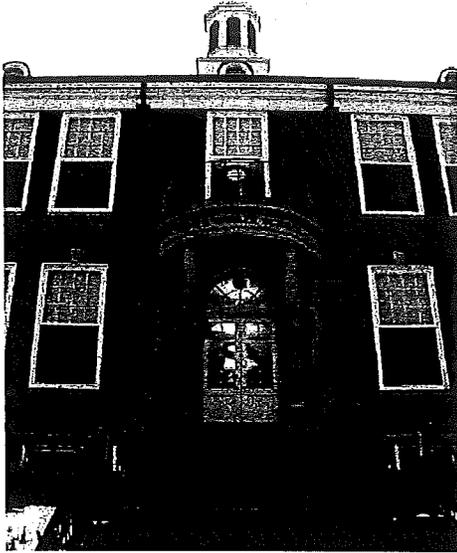
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Atrium at Primary Entrance Foyer

WELLESLEY WARREN BUILDING

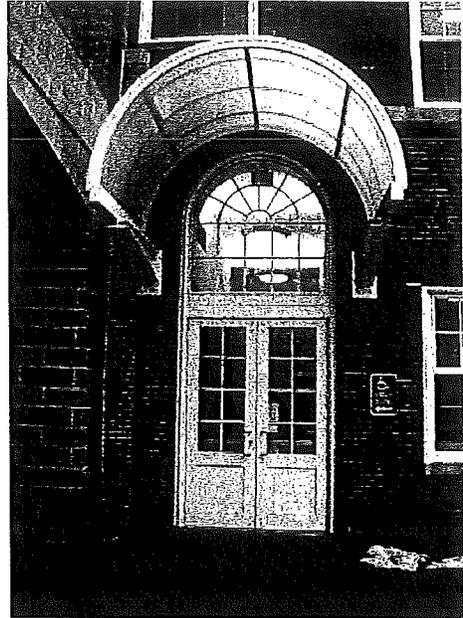
P1010004.JPG



*Formal Entrance to Former Warren School;
Faces Park - Not the Main Functional Entrance*

WELLESLEY WARREN BUILDING

P1010005.JPG



*Back Entrance at Parking Lot;
Main Functional Entrance*

WELLESLEY WARREN BUILDING

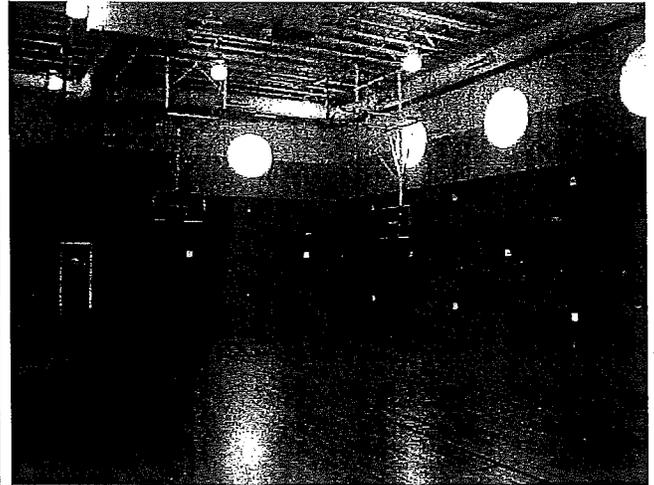
P1010050.JPG



*Back Addition of Great Room (Small Gym)
With Covered Parking Below*

WELLESLEY WARREN BUILDING

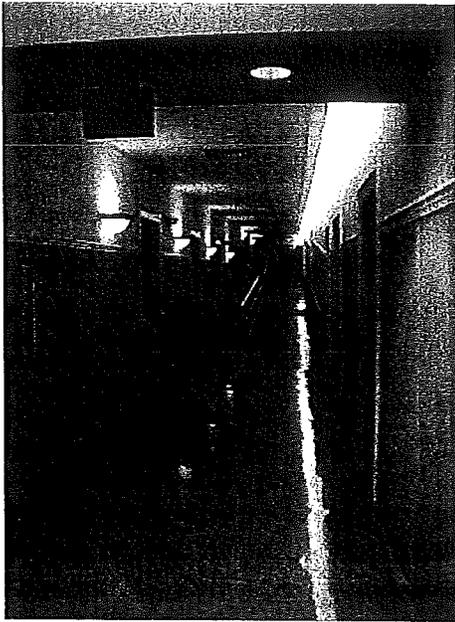
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*Great Room - so called during design phase;
Gym - name used during occupancy phase;
Undersized as a Gym*

WELLESLEY WARREN BUILDING

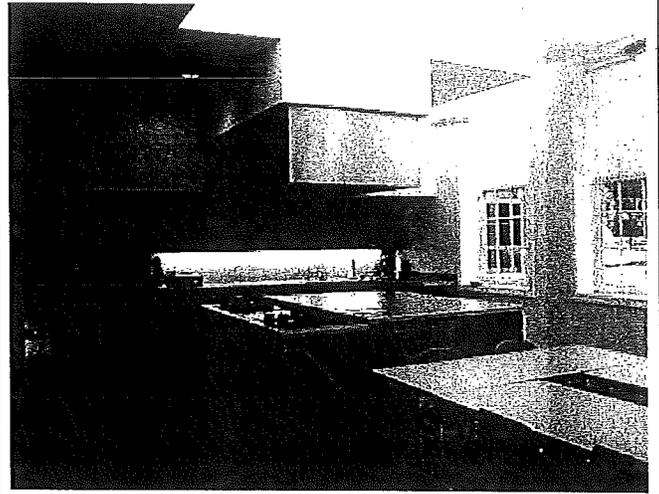
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*Longitudinal Corridor with Gym at Left;
Interior Ramp for Corridor Access*

WELLESLEY WARREN BUILDING

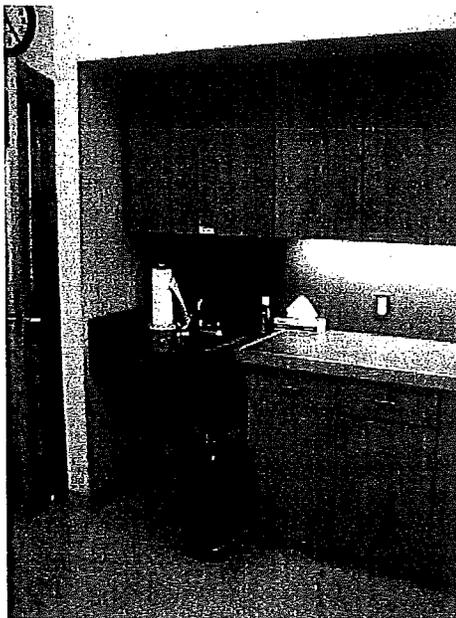
P1010045 JPG



Teaching Kitchen in Former Classroom

WELLESLEY WARREN BUILDING

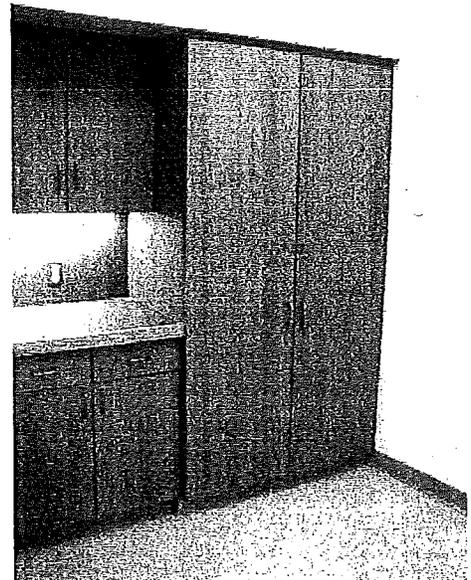
P1010022 JPG



Typical New Casework in Former Classroom

WELLESLEY WARREN BUILDING

P1010021 JPG



Typical New Casework in Former Classroom

WELLESLEY WARREN BUILDING

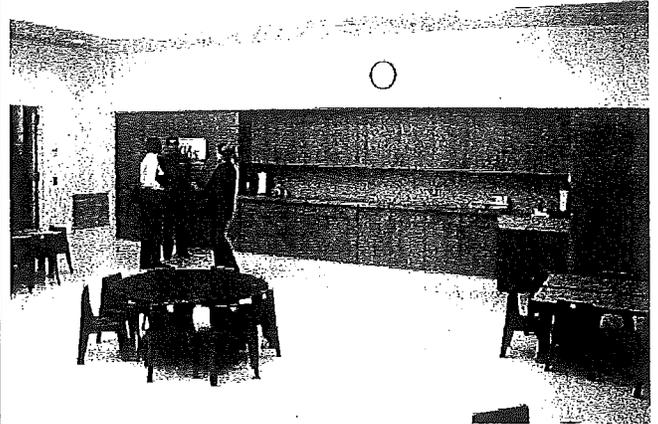
P1010027.JPG



Childrens' Room Area

WELLESLEY WARREN BUILDING

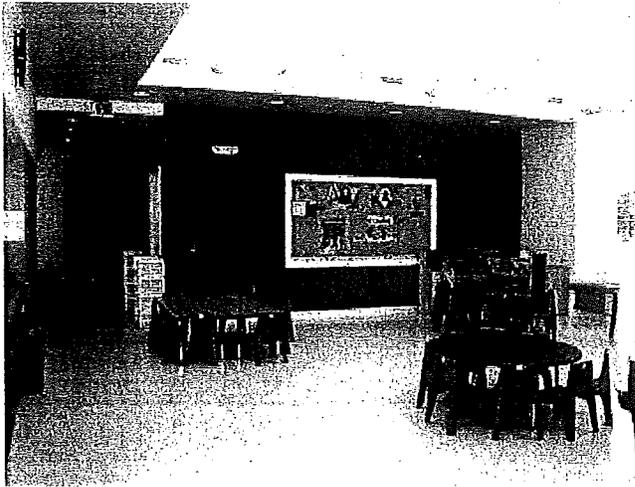
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Childrens' Room Area

WELLESLEY WARREN BUILDING

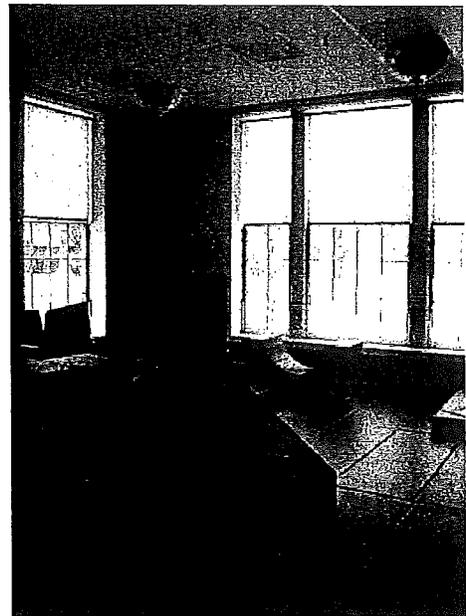
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Childrens' Room Area

WELLESLEY WARREN BUILDING

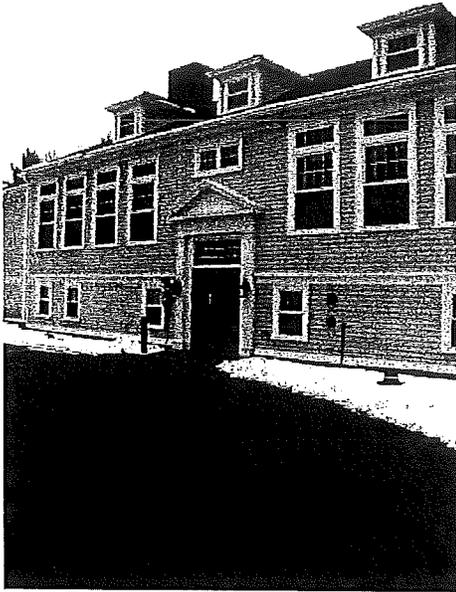
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Childrens' Room Area

BEDFORD TOWN CENTER

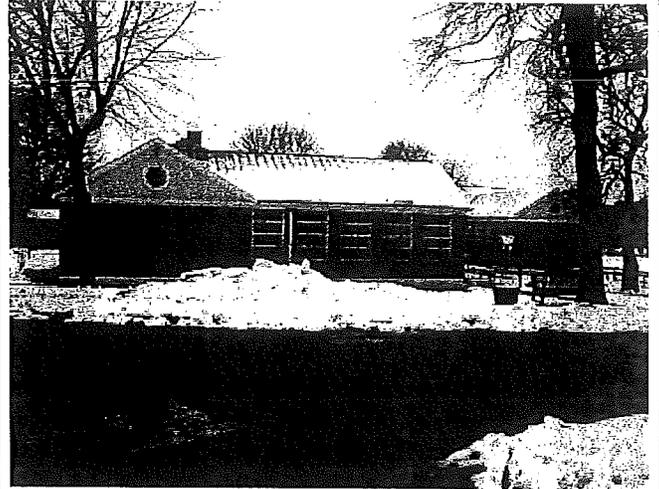
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Central Entrance to Former Circa 1891 School

BEDFORD TOWN CENTER

P1010087.JPG



*Adjacent Circa 1951 Addition - Not Renovated;
Used for After School Programs*

BEDFORD TOWN CENTER

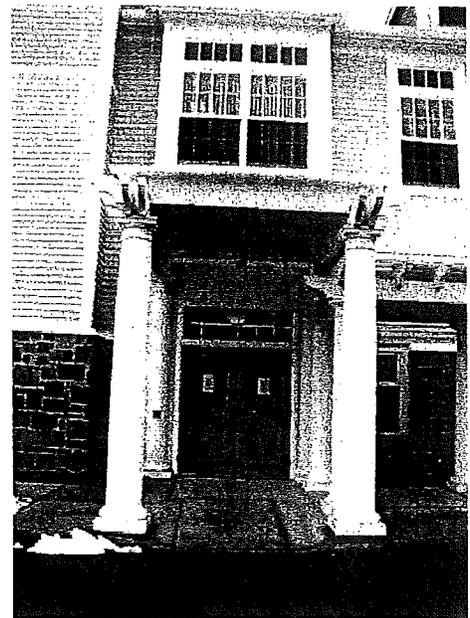
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2005 Rear Addition to Original School

BEDFORD TOWN CENTER

P1010017.JPG



Rear Addition to Original School

BEDFORD TOWN CENTER

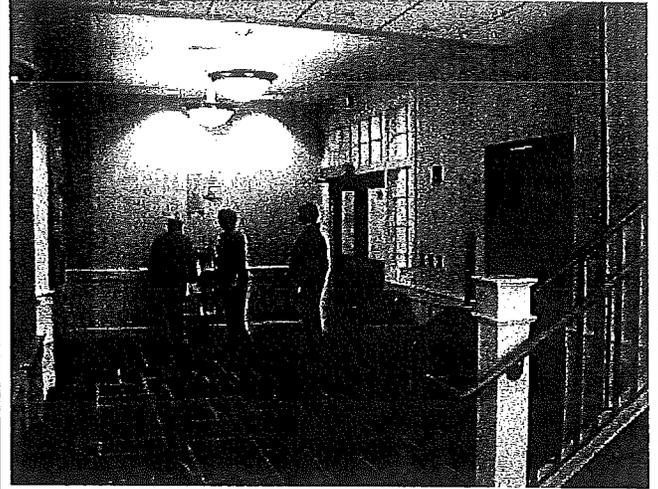
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Central Entrance to Original School

BEDFORD TOWN CENTER

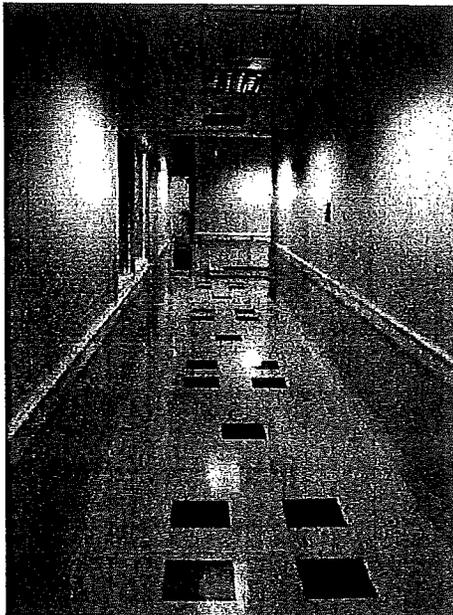
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Entrance Foyer at Rear Addition

BEDFORD TOWN CENTER

P1010103.JPG



Corridor System in Original School

BEDFORD TOWN CENTER

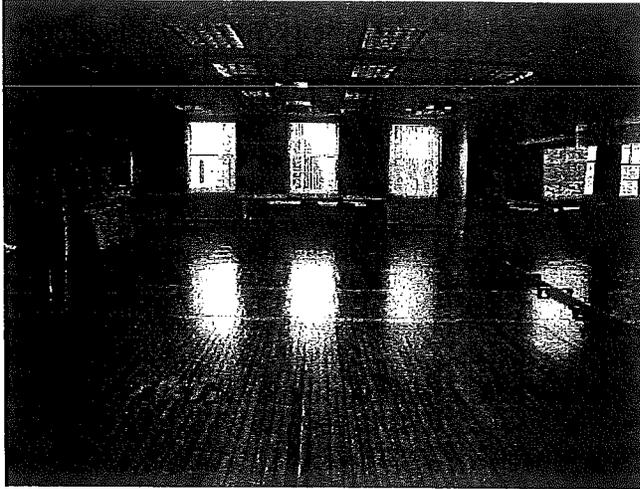
P1010111.JPG



Corridor System in Addition

BEDFORD TOWN CENTER

P1010096 JPG



*"Union School Room" with Original Maple Flooring;
Office-Style Acoustical Ceiling & Parabolic Fixtures*

BEDFORD TOWN CENTER

P1010115 JPG



*Council on Aging Multi-Purpose Area
With Open Reception Counter*

BEDFORD TOWN CENTER

P1010124 JPG



*Commercial Kitchen Adjacent to
First Floor "Shawsheen Room"*

BEDFORD TOWN CENTER

P1010125 JPG



*Commercial Kitchen Serving Area;
First Floor "Shawsheen Room" Beyond*

Community Center Program Development

Upon completion of the interviews, analysis of existing space usage and review of neighboring community centers, establishment of the building program commenced. This was a process involving listing required rooms and activity areas for each user group, determining the net square footage of spaces, describing the intended use of each space and outlining its required adjacencies with other spaces in the building.

The spatial requirements of the user groups who were interviewed and whose spaces were analyzed were summarized into four groups:

- COA – Council on Aging
- SEL – Selectmen (General, Parent Talk, Community Education, Dance)
- PAR – Park and Recreation
- CDC – Child Development Center

A "Program Matrix" was developed for each of the four groups in order to describe the elements of the program. Each space was given an item number in relation to its user group (e.g., COA-1, COA-2, etc.). Each of the four matrices were reviewed with the user groups and refined as needed to fully reflect their anticipated needs within the proposed Community Center.

A summary sheet of combined program information, organized by Activity Areas with proposed and existing, where applicable, net square footages, was also developed as a way to view the facility as a unified whole instead of as the component parts of the four primary user groups. The "Program Summary" listed the following categories:

- Signature Spaces (Great Room, Gymnasium, Dance/Movement)
- Multi-Purpose Activity Areas (General Use Classrooms)
- Early Education Classrooms (Classes and Outdoor Playground)
- Council on Aging (Common Room, Resource, Exam, Terrace)
- Administrative Areas (Park/Rec, CDC & COA Offices)
- Building Support Spaces (Kitchen, Storage, Toilet Rooms, Etc.)

As soon as the first iteration of the draft program, dated March 2, 2006, was accepted by the user groups and building committee, it was presented as a progress report to the Board of Selectmen for their information and review. In accordance with the Board of Selectmen's meeting minutes of March 2nd, the Chairman "... told the Committee that the Board is very pleased with the progress that has been made on this project, and instructed them to move ahead in the same deliberative and thorough fashion."

The "Program Summary" of the March 2nd Draft and its respective matrices then served as the basis for the start of the design phase of the project. The summary page of this basis for the start of the design process is included in the following page. Note that the summary and respective program matrices are located in Appendix B.

PROGRAM SUMMARY

DRAFT 2 March 2006

ROOM / ACTIVITY AREAS (Note 1)	Proposed Net SF	Existing Net SF
Signature Spaces		
Great Room	2,150	2,257
Gymnasium	6,000	2,225
Dance & Movement	1,964	1,964
Multi-Purpose Activity Areas (Note 2)		
General Use Classroom (2 @ 982 ea.)	1,964	2,464
General Use Classroom	1,665	1,665
General Use Classroom	1,343	1,343
Early Education Classrooms		
Two-Year Old Class (2 @ 860 ea.)	1720	808
Three-Year Old Class (2 @ 860 ea.)	1720	1780
Four-Year Old Class (2 @ 860 ea.)	1720	1720
Outdoor Playground Areas	Exterior	Exterior
Council on Aging		
COA Common Room	947	1,525
COA Resource Area	250	0
COA Exam & Counseling	80	0
COA Outdoor Terrace	Exterior	None
Administrative Areas		
Park/Rec. Offices & Support	850	909
Early Educ. Offices & Support	1,555	1,008
COA Offices & Support	752	438
Building Support Spaces		
Kitchen	350	388
Gymnasium Storage	600	70
Building Storage	750	1,610
Public Toilet Rooms	TBD	TBD
Stairs, Halls, Walls, Mech/Elect, Etc.	TBD	TBD

SUBTOTAL - NET Square Footage	26,380	28,174	Existing Net SF
PLANNING FACTOR (Note 3)	x 1.40	1.45	Existing Planning Factor
Total Square Footage	36,932	40,982	Existing Total SF

Notes:

1. Room/Activity needs and sizes were determined through discussions with User Groups and observation of the existing facilities from Nov. 2005 to Feb. 2006. As baseline documentation for the Center, the March 16, 2005 "Report of the Committee to Study the Future of the Caryl School" was utilized.
2. General Use Classrooms will serve various community activities for all age groups.
3. The NET square footage represents the interior dimensions of activity areas. Hence, the "Planning Factor" accounts for entrances, hallways, stairs, elevators, mechanical spaces, toilet rooms, custodial areas, wall thicknesses, etc.

This first approved draft of the building program led to the exploration of conceptual diagrams for the floor plan layouts of a new building and a hybrid of renovation and new construction. These initial conceptual layouts are summarized and illustrated in the next section of this report.

Prior to commencing initial design layouts, it was determined that a renovation concept for the Community Center would not be able to make use of the entire existing facility in an efficient manner. Given the types of spaces required by the building program and the information gained through the interview process and analysis of existing space usage, it was evident that the former Caryl School with its 1910, 1931 and 1971 organization and structure, would not be able to be successfully modified to include such programmatic items as a Great Room and full-sized Gymnasium. Also, the existing building would not be able to provide adequately organized and reasonably separated areas for user groups with differing requirements such as the COA and CDC. Hence, the existing facility would either need to be dramatically altered and reorganized or a large portion would need to be removed and make way for a more efficiently arranged addition. Given the history of the site and the placement of its various building components, it made the most sense to consider retaining the original 1910 schoolhouse while demolishing the subsequent additions of 1931 and 1970. This concept was pursued during the design phase.

The initial design layouts gave rise to significant review of the March 2nd draft of the building program, especially in relation to the Early Childhood Education component of the project (CDC). Since the existing building would not be simply renovated for the Community Center but would rather require extensive alterations, demolition and an addition, the probable cost of the project as a whole would likely be far more significant than if the existing building could be renovated as-is. Hence, the concept of funding the design and construction of CDC, a private entity associated with the regional schools, using Dover-based public funds, became an understandable problematic concern to the Dover Community Center Building Committee. This concern led to review of the CDC component with the CDC Director and with the Board of Selectmen.

As a result of those discussions, the Committee decided to recommend to the Board of Selectmen a revision to the building program that would delete the Early Childhood Education component from the Community Center. Members of the Committee, with representatives of CDC, presented a revised program dated April 26th to the Board of Selectmen who approved of this difficult decision. The revised program highlighted the proposed changes, resulting in a reduction of almost 20% in the anticipated area of the programmed space (approximate 7,000 SF reduction from a 37,000 SF area).

Following the Selectmen's directives, the April 26th revised draft program, with highlighted changes, was followed by a final program dated May 12th. Design work continued based on the final program. Upon completion of the preliminary design on June 12th, an updated summary was prepared to compare the sizes of rooms in the approved floor plan layouts to the final program. A copy of each "Program Summary" from these three dates (4/26, 5/12 & 6/12) is provided in the following pages. The complete program matrix information is located in Appendix B.

PROGRAM SUMMARY

REVISED 26 April 2006

ROOM / ACTIVITY AREAS (Note 1)	Proposed Net SF	Existing Net SF
Signature Spaces		
Great Room	2,150	2,257
Gymnasium	6,000	2,225
Dance & Movement	1,964	1,964
Multi-Purpose Activity Areas (Note 2)		
General Use Classroom (2 @ 982 ea.)	1,964	8,464
General Use Classroom	1,665	1,665
General Use Classroom	1,343	1,343
Early Education Classrooms		
—Two Year Old Class (2 @ 860 ea.)	0	808
—Three Year Old Class (2 @ 860 ea.)	0	1,780
—Four Year Old Class (2 @ 860 ea.)	0	1,720
Outdoor Playground Areas	Exterior	Exterior
Council on Aging		
COA Common Room	947	1,525
COA Resource Area	250	0
COA Exam & Counseling	80	0
COA Outdoor Terrace	Exterior	None
Administrative Areas		
Park/Rec Offices & Support	850	909
—Early Educ. Offices & Support	0	1,008
COA Offices & Support	752	438
Building Support Spaces		
Common Entrance & Lobby Area	1,025	0
Kitchen	350	388
Gymnasium Storage	600	70
Building Storage	750	1,610
Public Toilet Rooms	TBD	TBD
Stairs, Halls, Walls, Mech/Elect, Etc.	TBD	TBD

SUBTOTAL - NET Square Footage	20,690	28,174	Existing Net SF
PLANNING FACTOR (Note 3)	x 1.45	1.45	Existing Planning Factor
Total Square Footage	30,001	40,982	Existing Total SF

Notes:

1. Room/Activity needs and sizes were determined through discussions with User Groups and observation of the existing facilities from Nov. 2005 to Feb. 2006. As baseline documentation for the Center, the March 16, 2005 "Report of the Committee to Study the Future of the Caryl School" was utilized.
2. General Use Classrooms will serve various community activities for all age groups.
3. The NET square footage represents the interior dimensions of activity areas. Hence, the "Planning Factor" accounts for entrances, hallways, stairs, elevators, mechanical spaces, toilet rooms, custodial areas, wall thicknesses, etc.

PROGRAM SUMMARY

FINAL: 12 May 2006

ROOM / ACTIVITY AREAS (Note 1)	Proposed Net SF	Existing Net SF
Signature Spaces		
Great Room	2,150	2,257
Gymnasium	6,000	2,225
Dance & Movement	1,964	1,964
Multi-Purpose Activity Areas (Note 2)		
General Use Classroom (2 @ 982 ea.)	1,964	8,464
General Use Classroom	1,665	1,665
General Use Classroom	1,343	1,343
Outdoor Playground Areas	Exterior	Exterior
Early Education Classrooms (Note 3)		
—Two Year Old Classes	0	808
—Three Year Old Classes	0	1,780
—Four Year Old Classes	0	1,720
Council on Aging		
COA Common Room	947	1,525
COA Resource Area	250	0
COA Exam & Counseling	80	0
COA Outdoor Terrace	Exterior	None
Administrative Areas		
Park/Rec Offices & Support	850	909
—Early Educ. Offices & Support (Note 3)	0	1,008
COA Offices & Support	752	438
Building Support Spaces		
Common Entrance & Lobby Area	1,025	0
Kitchen	350	388
Gymnasium Storage	600	70
Building Storage	750	1,610
Public Toilet Rooms	TBD	Existing
Stairs, Halls, Walls, Mech/Elect, Etc.	TBD	Existing

SUBTOTAL - NET Square Footage	20,690	28,174	Existing Net SF
PLANNING FACTOR (Note 4)	x 1.45	1.45	Existing Planning Factor
Total Square Footage	30,001	40,982	Existing Total SF

Notes:

1. Room/Activity needs and sizes were determined through discussions with User Groups and observation of the existing facilities from Nov. 2005 to Feb. 2006. As baseline documentation for the Center, the March 16, 2005 "Report of the Committee to Study the Future of the Caryl School" was utilized.
2. General Use Classrooms will serve various community activities for all age groups.
3. The Early Education Center (CDC Classrooms & Admin.) was deleted from the Program per the Selectmen as of May 11, 2006.
4. The NET square footage represents the interior dimensions of activity areas. Hence, the "Planning Factor" accounts for entrances, hallways, stairs, elevators, mechanical spaces, toilet rooms, custodial areas, wall thicknesses, etc.

PROGRAM SUMMARY

12 May 2006

12 June 2006

ROOM / ACTIVITY AREAS	Program Net SF	Existing Net SF	Proposed (A-05)
Signature Spaces			
Great Room	2,150	2,257	2,473
Gymnasium	6,000	2,225	6,000
Dance & Movement	1,964	1,964	2,013
Multi-Purpose Activity Areas			
General Use Classroom	1,964	8,464	1,500
General Use Classroom	1,665	1,665	1,311
General Use Classroom	1,343	1,343	1,161
Outdoor Playground Areas	Exterior	Exterior	Exterior
Early Education Classrooms			
—Two Year Old Classes	0	808	
—Three Year Old Classes	0	1,780	
—Four Year Old Classes	0	1,720	
Council on Aging			
COA Common Room	947	1,525	1,286
COA Resource Area	250	0	(In Common Rm)
COA Exam & Counseling	80	0	75
COA Outdoor Terrace	Exterior	None	Exterior
Administrative Areas			
Park/Rec Offices & Support	850	909	991
—Early Educ. Offices & Support	0	1,008	
COA Offices & Support	752	438	653
Building Support Spaces			
Common Entrance & Lobby Area	1,025	0	1,429
Kitchen	350	388	428
Gymnasium Storage	600	70	600
Building Storage	750	1,610	750
Public Toilet Rooms	(In Gross SF)	(In Gross SF)	(In Gross SF)
Stairs, Halls, Walls, Mech/Elect, Etc.	(In Gross SF)	(In Gross SF)	(In Gross SF)
SUBTOTAL - NET Square Footage			
	20,690	28,174	20,670
PLANNING FACTOR			
	× 1.45	1.45	1.44
Total Square Footage			
	30,001	40,982	29,702

Notes:

1. General Use Classrooms are smaller than programmed due to placement of Great Room on First Floor.
2. Existing COA Common Room includes "Blue Room" in Caryl School and "Fireside Room" in Town House.
3. Common Entrance & Lobby are larger than program due to inclusion of Lounge Areas on both levels.
4. Gross Square Footage does not include Basement and Attic areas; sizes to be determined.

PRELIMINARY DESIGN STUDY
DOVER COMMUNITY CENTER

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Dover Community Center PRELIMINARY DESIGN

Upon completion of the first round of programming (Draft Program / 2 March 2006), two conceptual versions of a preliminary design were developed for the building and site. These initial concepts were developed to explore possible scenarios for a renovation/hybrid scheme and a new construction scheme. Neither option was presented to the Building Committee as a proposed design per se, but rather both were intended to be tools for discussion purposes in order to begin the process of translating the written program and analysis into a strategy for reuse of the Caryl School site for a Community Center.

The purpose of this first design round was to stimulate discussion about site and building organizational issues in order to further clarify the goals of the project design.

A-01 Renovation / Hybrid Concept

As previously described during discussion of the building program, the review of programmatic needs relative to the existing building indicated that a renovation of the existing building without dramatic, massive alteration would not be practical. Hence, a renovation concept would require demolition of all but the original 1910 schoolhouse followed by an addition.

CONCEPT PLANS – 1910 RESTORATION & ADDITION DRAWING A-01 (24 March 2006)

Key elements of this building concept plan include:

- The 1910 schoolhouse is restored and used for classroom space, two per level for a total of four classrooms in this portion of the facility.
- The original central entrance and central stair would be re-introduced to the building. An accessible ramp would provide exterior access to the front porch. An elevator within the entry foyer with front/back cab doors would provide full access to both floor levels.
- The addition incorporates the Early Education Center, Council on Aging, Great Room, Dance & Movement Studio and Gymnasium.
- The Early Education Center and Council on Aging are located on the First Floor adjacent to the primary back entrance from the parking lot. Pedestrian separation between these user groups, for safety of the elderly population, occurs through the provision of a direct entrance to COA from the entrance vestibule.
- COA Commons is located on the south wall and incorporates an adjacent covered terrace area adjacent to the back entrance. COA offices and support spaces, including a small kitchenette, are located to the interior side of the Commons.
- Early Education Classrooms are located around the perimeter of the building on three sides. Interior space is used for circulation and for administration.
- Park & Recreation Offices and Conference Room are immediately adjacent to the back entrance and lobby area.

- The Great Room is on the Second Floor directly above the COA. Adjacent to the Great Room is a kitchen, lobby area and outdoor roof deck.
- The Gymnasium is on the Second Floor directly above a portion of the Early Education Center. Gym Storage is immediately adjacent to the Gym. A back stair would provide direct access from Early Education to the Gym.
- The Dance & Movement Studio is on the Second Floor adjacent to the Gym.
- Interior expansion space for future needs, such as municipal offices, could be provided at a later date within high attic spaces.
- A partial basement in the addition could be provided for utility space.

*CONCEPTUAL SITE PLAN – BUILDING RENOVATION
DRAWING SP.04 (20 March 2006)*

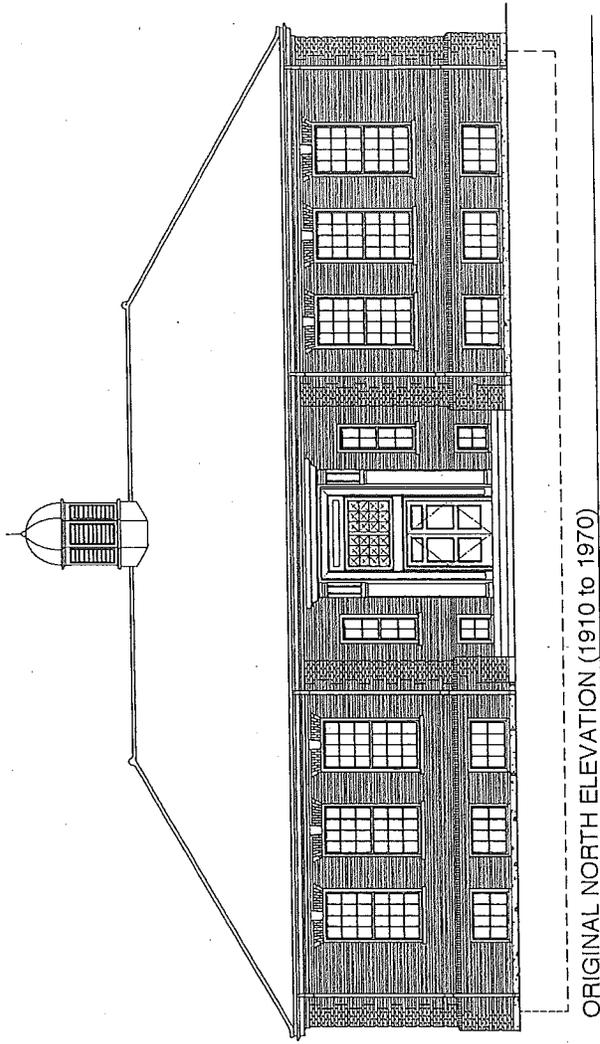
The general site organization for this first pass at a renovation design utilized the existing vehicular patterns while improving their definition and accessibility. Also, pedestrian paths were better integrated with the building and surroundings, including the relationship between the Community Center and the Dover Town House.

- Traffic & Parking
 - Plan provides parking for total parking of 83 cars;
 - Majority of parking (68 cars) provided in back portion of site;
 - Parking for 15 temporary/drop-off and handicap provided in closer proximity to rear building entry;
 - Two-way traffic from Whiting Rd. to parking at rear of building;
 - One-way loop circulation for drop off;
 - One-way traffic on exit driveway west of building;
 - Walkways provided for pedestrian flow from rear building entry to parking areas and from front building entry to Springdale Ave.
- Accessibility:
 - Accessible routes (on-grade) and parking provided;
 - Handicap ramp provided at building front entry from Springdale Ave.
- Recreation
 - Play lot situated directly south of and in close proximity to building;
 - Play structures designated for 2-5 yr. and 5-12 yr. user groups provided;
 - Access to play lot via walkway from rear building;
 - Field athletic area provided in southeast portion of site.
- Vegetation
 - Indigenous trees located along property boundaries preserved;
 - Screening along the property boundaries with evergreen plantings provided;
 - Natural vegetated existing slopes on all three sides of parking area preserved.

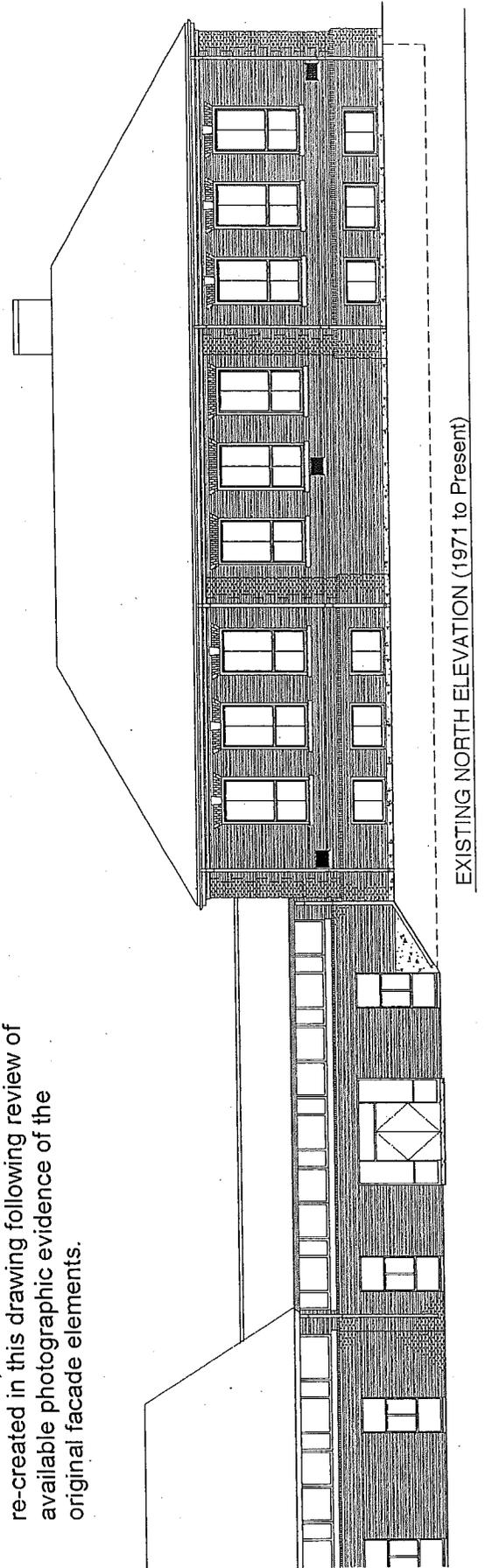
The original schoolhouse had a central entrance on Springdale Avenue that was trimmed in limestone. A ventilation cupola crowned the ridge. The entrance incorporated a few risers onto a porch area, entering the building at about the midpoint in elevation between the two floor levels. Upon entering, occupants arrived at a wide stair landing with a half flight down to the First Floor and half flight up to the Second Floor.

In 1971, following the 1970 fire that destroyed the building's interior and cupola, an addition was constructed to the east. As part of that project, the main entrance moved east into the addition and down to the First Floor level. The original front steps and entrance were removed and the central portion of the front facade was infilled with brick at the First Floor and windows at the Second Floor. This change, together with not restoring the cupola, eliminated the primary character-defining elements of the building.

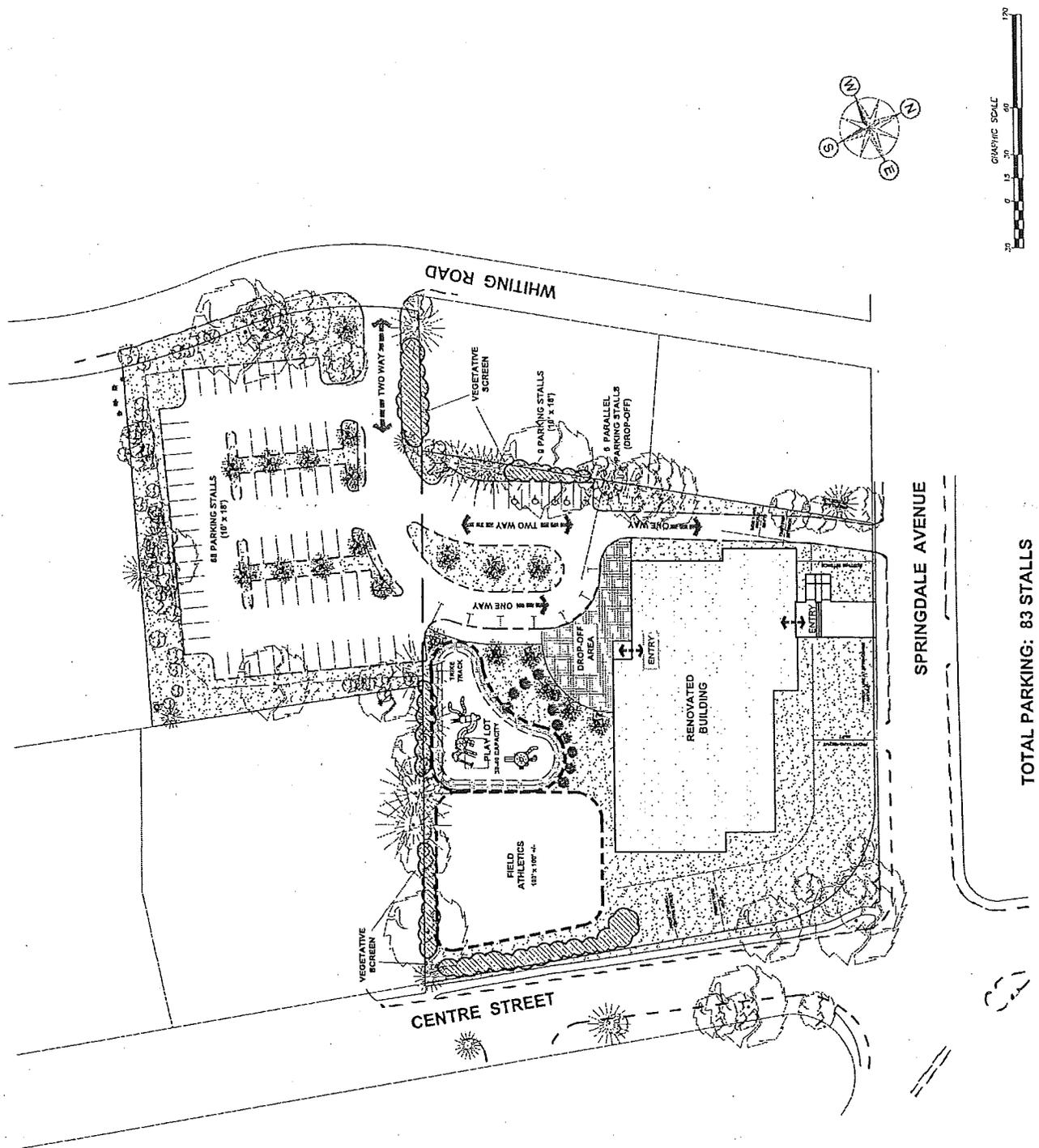
NOTE: The pre-1970 elevation was re-created in this drawing following review of available photographic evidence of the original facade elements.



ORIGINAL NORTH ELEVATION (1910 to 1970)



EXISTING NORTH ELEVATION (1971 to Present)



SP.04 CONCEPTUAL SITE PLAN – BLDG. RENOVATION (20 March 2006)
 Prepared by HK Dodge Associates, Landscape Architects

COMMENTS ON CONCEPT PLANS
1910 RESTORATION AND ADDITION
DRAWINGS A-01 & SP.04

Comments from the Committee and the Architect included:

- The idea of restoring the 1910 schoolhouse had appeal in concept with the exception of two elements reflected in the layout. First, a split-level entrance to the building was seen as being disruptive to the feeling of welcome and unity within the building. Second, the central front entrance was offset and visually blocked from the back entrance, creating a separation between entries that seemed to bisect the interior. If these two objections could be addressed, then the 1910 restoration concept would be more successful.
- The historical aspect of preserving the 1910 building was of interest in order to maintain continuity of place at the Town Center.
- The southern exposure of the COA and Great Room were both appealing as were providing access to outdoor spaces for both.
- Having the Great Room on the Second Floor had pros and cons. The pros included increasing the opportunity for light/views and for higher ceilings. Also, increasing the interior travel distance provides more opportunities for informal interaction among those using the Great Room, much like the organization of assembly spaces such as churches and theatres where the meeting room or auditorium is on the upper level.
- There was concern about the separation of the Great Room from the entrance and COA level and the fact that it would not be as easily accessible for COA. However, given that the COA Commons area would serve the majority of their function needs, the lack of immediate adjacency was not seen as being an insurmountable inconvenience.
- The basic organization of the site was perceived as being very functional and logical. Having the majority of the parking in the rear parcel was appealing while providing some parking spaces closer in.
- Maintaining the existing site circulation patterns for vehicles was acceptable. However, there was some discussion about the one-way exit alongside the western edge of the property. Some preferred that this not be re-utilized while others saw its benefits.
- The location of play areas and fields for children adjacent to the Early Education Center was appropriate. Also, the sizes replicated the existing needs well. Having these areas closer to the building and thereby not requiring children to travel near the roadway created a safer environment than the existing arrangement.

A-02 New Construction Concept

The second of two conceptual designs following the first round of programming involved the complete demolition of the existing structure and construction of a new facility.

CONCEPT PLANS – NEW CONSTRUCTION DRAWING A-02 (24 March 2006)

Key elements of this building concept plan include:

- The building is organized on two levels with a central front/back entrance and lobby. Two building wings are built parallel to Springdale Avenue and Centre Streets.
- The First Floor level contains the Gym, Council on Aging and Early Education Center.
- The Early Education Center has a direct entrance from the back vestibule to minimize pedestrian conflicts with COA. Early Education Classrooms are located around the perimeter of the building on three sides. Interior space is used for circulation and administration.
- COA Commons is located on the north wall and incorporates an open terrace area adjacent to the front entrance. COA offices and support spaces, including a small kitchenette, are on the east side of the COA Commons.
- Park & Recreation Offices and Conference Room are positioned adjacent to the central lobby and gym storage areas.
- The Great Room is on the Second Floor directly above the COA. Adjacent to the Great Room is a kitchen, lobby and seating/games alcove.
- Two large classrooms with operable partitions to create four classrooms are located on the Second Floor adjacent to the Great Room and above the Early Education Center.
- The Dance & Movement Studio is on the Second Floor adjacent to the lobby and overlooking the Gym.
- Interior expansion space for future needs, such as municipal offices, could be provided at a later date within high attic spaces.
- A partial basement in the addition could be provided for utility space.

*CONCEPTUAL SITE PLAN – NEW BUILDING
DRAWING SP.05 (20 March 2006)*

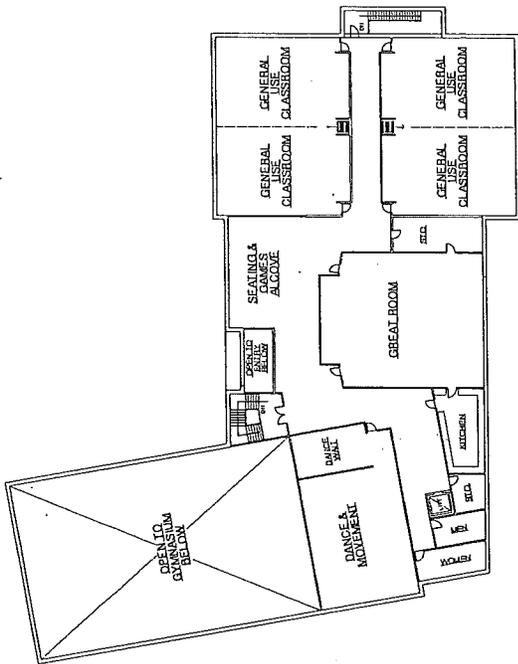
The general site organization for this first pass at a new building design utilized the existing vehicular patterns while placing the majority of parking immediately adjacent to the facility. Play areas for children were increased in size as compared to the existing site layout. Pedestrian paths to the Community Center front entrance related to both the main intersection of the Town Center and the Dover Town House.

- Traffic & Parking
 - Plan provides parking for total parking of 67 cars;
 - Majority of parking (46 cars) provided immediately south of building;
 - Parking for handicap and temporary/drop-off provided in close proximity to rear building entry;
 - Parking for 21 cars (staff) provided in west portion of rear parcel;
 - Two-way traffic from Whiting Rd. to and throughout parking area at rear of building;
 - One-way traffic on exit driveway west of building;
 - Walkways provided for pedestrian flow from rear building entry to parking areas and from front building entry to Springdale Ave.

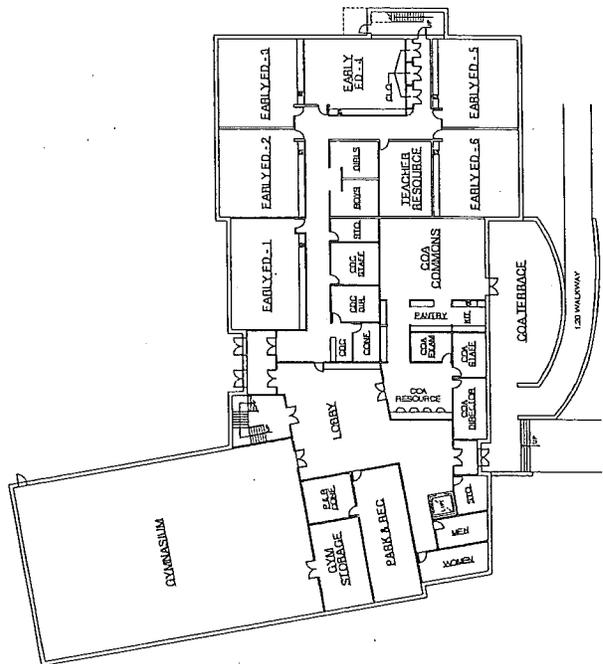
- Accessibility:
 - Accessible routes (on-grade) and parking provided;
 - Handicap ramp provided from Springdale Ave. to front terrace.

- Recreation
 - Two play lots provided for each of two user groups, 2-5 yr. and 5-12-yr.;
 - 2-5 yr. play lot is situated directly south of building;
 - 5-12 yr. play lot is situated south of the large parking lot;
 - Play structures designated for 2-5 yr. and 5-12 yr. user groups provided;
 - Access to play lots via walkways from rear building;
 - Field athletic area provided in east portion of rear parcel.

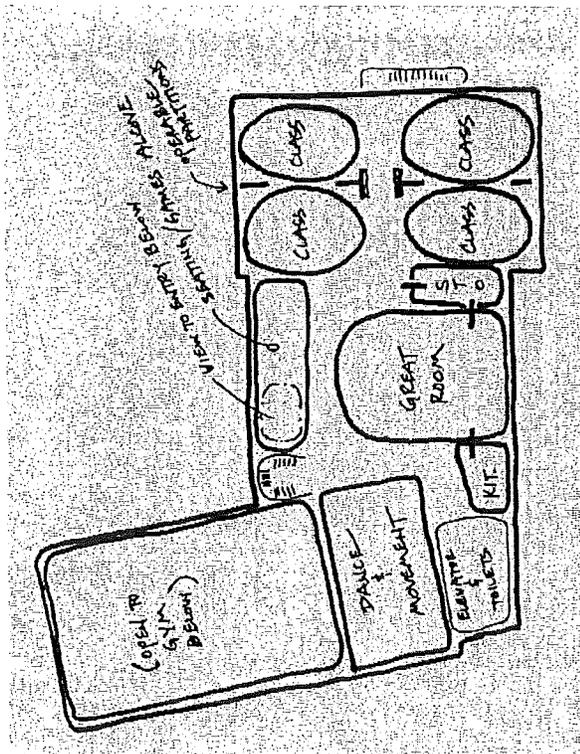
- Vegetation
 - Indigenous trees located along property boundaries preserved;
 - Screening along the property boundaries with evergreen plantings provided;
 - Natural existing vegetated slopes on all sides of rear parcel preserved.



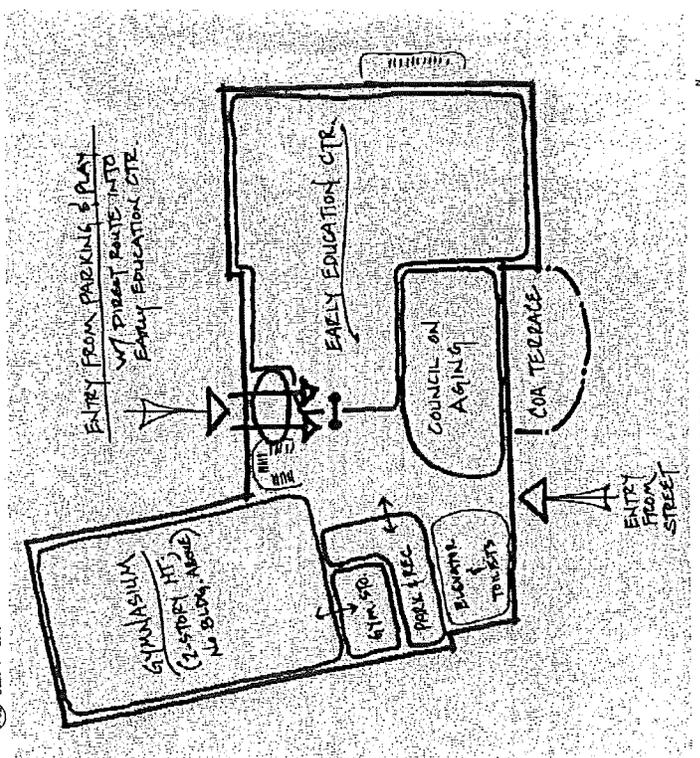
27. NEW CONSTRUCTION - SECOND FLOOR LAYOUT
Scale 1" = 20'



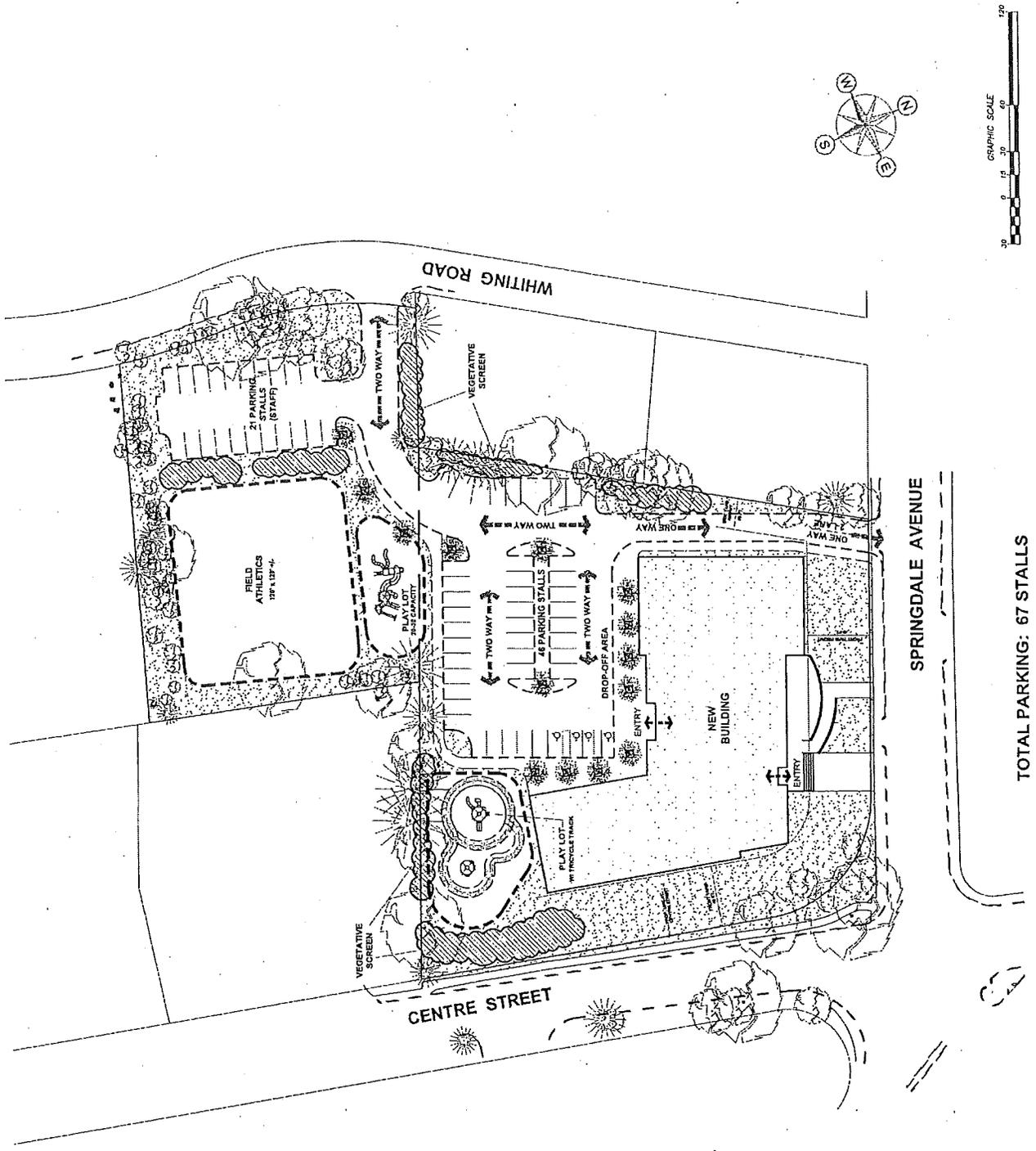
28. NEW CONSTRUCTION - FIRST FLOOR LAYOUT
Scale 1" = 20'



29. NEW CONSTRUCTION - SECOND FLOOR DIAGRAM
Scale 1" = 20'



30. NEW CONSTRUCTION - FIRST FLOOR DIAGRAM
Scale 1" = 20'



SP.05 CONCEPTUAL SITE PLAN – NEW BLDG. (20 March 2006)
 Prepared by HK Dodge Associates, Landscape Architects

*COMMENTS ON CONCEPT PLANS
NEW CONSTRUCTION
DRAWINGS A-02 & SP.05*

Comments from the Committee and the Architect included:

- Placement of the Gymnasium at the First Floor level, as opposed to the Second Floor in the first scheme, is appealing in terms of access for this portion of the facility.
- Placement of COA on the north side of the facility may not be as good as on the south side – for sunlight especially. There was discussion about the placement of COA relative to the street side activity or the back, primary entrance activity – both of which could be workable for views and interest.
- As in the first scheme, there was concern about the separation of the Great Room from the entrance and COA level. Thoughts about the Great Room on the north side instead of the south side were mixed. Making the Great Room into a visible signature space for the facility on one of the street facades, while also maximizing its southern exposure was voiced as a possibility to consider in the next round.
- Placement of the classrooms on the Second Floor was seen as more appealing than having them on the more public First Floor.
- This version of new construction seems to get very large as compared to the first scheme (renovation / hybrid on A-01). This is partly due to having the Gym, Early Education and COA all on the First Floor. Also, there was some concern about having the mass of the Gym along Centre Street and how this might look.
- Having the majority of parking spaces close in to the building is not as attractive as in the first scheme with the majority of spaces in the back parcel.

FOLLOW-UP ON FIRST ROUND OF CONCEPT PLANS

Following the development of these first two concept drawings for the site and building, there was significant discussion about the relevance of having a privately funded Early Education Center located within a publicly funded Community Center. The existing landlord-tenant relationship between the Town and CDC (Dover-Sherborn Childhood Development Center) is based upon the availability of existing, inexpensive rentable space. The existing relationship will change significantly if the Town endeavors to build new space for the CDC as part of either a renovation/hybrid or new construction scheme for the Community Center.

After much discussion, it was determined by the Selectmen to eliminate the Early Childhood Education component from the building program for the Community Center. This decision led to a revised program (Final Program / 12 May 2006). The subsequent designs worked with the revised program.

A-03 Renovation / Hybrid Concept

This second round of development for a renovation/hybrid concept plan incorporated the revised program and comments from the first round.

CONCEPT PLANS – RENOVATION / HYBRID DRAWING A-03 (19 May 2006)

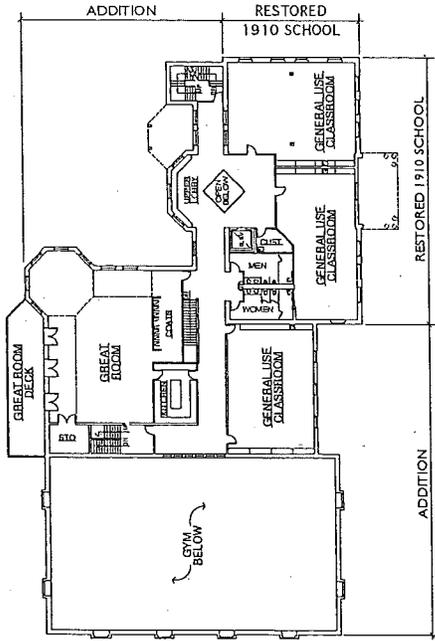
Key elements of this building concept plan include:

- The 1910 schoolhouse is restored. The First Floor is used for Park/Rec offices and the Dance/Movement Studio. The Second Floor of the 1910 portion of the facility incorporates two general classrooms.
- A central entrance to the First Floor is provided on the front of the schoolhouse. This requires a ramp and exterior stairs down to the entrance level.
- An addition at the back of the 1910 schoolhouse incorporates a lobby and back entrance that visually and spatially connects with the front entrance.
- The addition to the west incorporates the Great Room, a Parent/Child Classroom and the Gym at the First Floor. The Second Floor of the addition incorporates the Great Room, a fourth Classroom and the upper level of the Gym.
- Attic space for future expansion and partial basement for utilities could be provided. There were no site plans developed as part of this concept study.

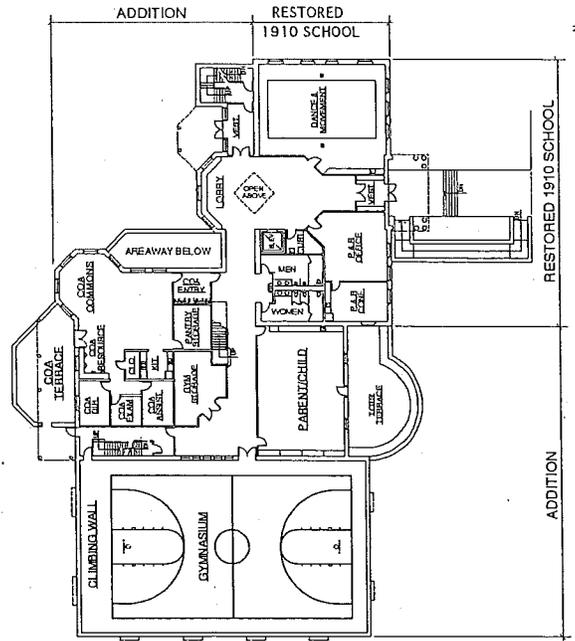
COMMENTS ON CONCEPT PLANS RENOVATION / HYBRID DRAWING A-03

Comments from the Committee and the Architect included:

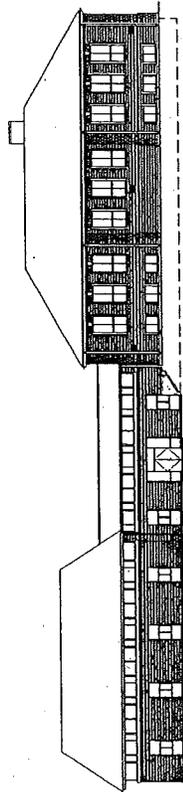
- The front entrance to the 1910 schoolhouse seems “forced” due to the elevation of the First Floor relative to existing grades, requiring a ramp down to the entry.
- On the other hand, the juxtaposition of the front and back entrances is much more successful than in Drawing A-01 where they were not visually connected.
- The Gym location at the prominent Centre Street side of the facility makes sense due to the constraints of working with the 1910 schoolhouse. However, its mass and location are not particularly appealing since it conceals the more interesting massing of the Great Room from either of the street facades.
- There was concern about designating a classroom for “Parent/Child” activities.
- Due to the geometry and placement of the existing building in terms of its mass and floor elevations relative to existing grades, the adaptive reuse of the 1910 schoolhouse is not particularly conducive to meeting the program requirements of the Community Center.



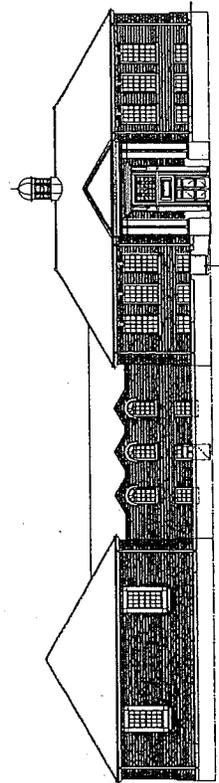
20 RENOVATION / HYBRID: SECOND FLOOR LAYOUT
Scale: 1/4" = 2'-0"



21 RENOVATION / HYBRID: FIRST FLOOR LAYOUT
Scale: 1/4" = 2'-0"



22 EXISTING SPRINGDALE ELEVATION (NORTH)
Scale: 1/80



23 RENOVATION / HYBRID: SPRINGDALE ELEVATION (NORTH)
Scale: 1/80

A-04 New Construction Concept

This second round of development for a new construction concept plan incorporated the revised program and comments from the first round.

CONCEPT PLANS – NEW CONSTRUCTION DRAWING A-04 (19 May 2006; Revised 1 June 2006)

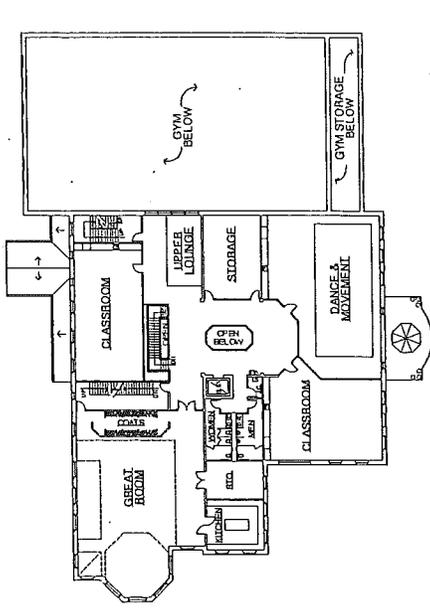
- The footprint of the building is more compact than the first round. A central mass fronting on Springdale Avenue is sized reminiscent of the 1910 schoolhouse. The First Floor includes the Gym, COA and two Classrooms. The Gym is placed to the west, away from Centre Street while the Great Room is placed to the southeast corner, visible from Centre Street.
- The Lobby area incorporates a grand staircase and open floor area to better connect the two floor levels of the building.
- The Great Room at the Second Floor becomes a signature space with an octagonal bay at a visible southeast corner. Its massing extends over the First Floor space below, providing a covered terrace for the COA.
- Classroom space is split between the First and Second Floors. Park/Rec is adjacent to the Lobby and Gym. Dance/Movement is on the Second Floor.
- Attic space for future expansion and partial basement for utilities could be provided. There were no site plans developed as part of this concept study.

COMMENTS ON CONCEPT PLANS NEW CONSTRUCTION DRAWING A-04

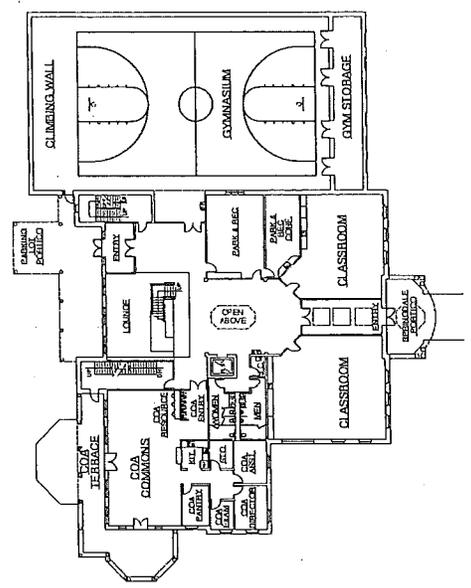
- This layout, although more successful than first round Drawing A-02, was still troublesome to some due to placement of the Great Room on the Second Floor. The Architect noted that the COA and Great Room could not be both on the First Floor and south façade simultaneously, given the size of the Gym and the fact that it should not be on a prominent façade. The Architect also noted that having the Great Room and Gym on the same level (both double-height spaces) would create a more expensive building and would require the elimination of one classroom from the program. Upon discussion, the Committee agreed to consider this modification so that the signature space of the Community Center, the Great Room, could be at the northeast, prominent corner of the site.

FOLLOW-UP ON SECOND ROUND OF CONCEPT PLANS

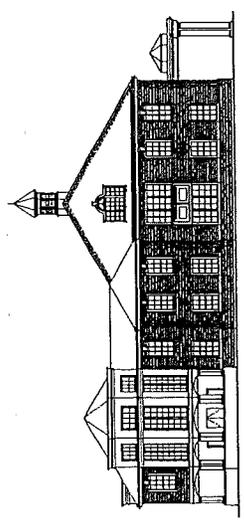
Following the development of the second set of two concept drawings for the building, there was agreement that the constraints imposed by the existing building were too great compared to benefits gained. The floor levels of the existing building force certain site decisions that are not conducive to a well-integrated building with smooth pedestrian flow. Also, the existing placement required that the Gym be located on a prominent façade. It was therefore agreed to pursue the option of new construction more fully.



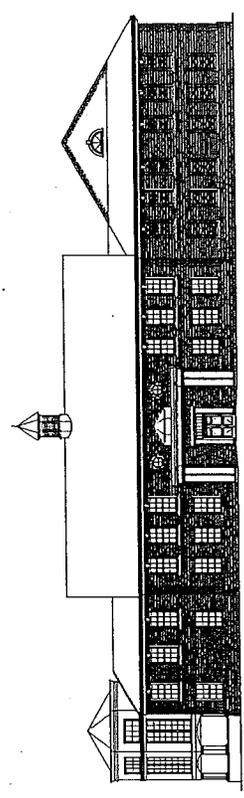
2. NEW CONSTRUCTION: SECOND FLOOR PLAN
Scale: 1" = 20' 0"



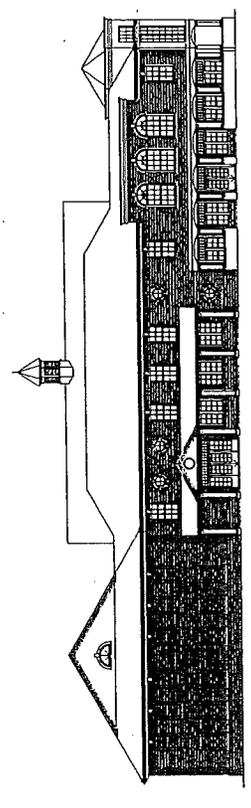
NEW CONSTRUCTION: FIRST FLOOR PLAN
Scale: 1" = 20' 0"



3. NEW CONSTRUCTION: CENTRE STREET ELEVATION
Scale: 1/8" = 1' 0"



4. NEW CONSTRUCTION: SPRINGDALE ELEVATION
Scale: 1/8" = 1' 0"



5. NEW CONSTRUCTION: SOUTH ELEVATION
Scale: 1/8" = 1' 0"

A-05 New Construction Concept

This third round of development for a new construction concept plan for the building and site incorporated the revised program and comments from the first and second rounds.

CONCEPT PLANS – NEW CONSTRUCTION

DRAWING A-05 (1 June 2006; Revised 7 June 2006; Revised 12 June 2006)

Key elements of this building concept plan include:

- Symmetrical massing of the building's organization to complement massing of other significant Town Center buildings (Town House and Library). The design incorporates two identical 63' x 114.5' two-story hip-roofed rectangles with a 50' wide x 102.5' deep link positioned between them.
- The central link contains the lobby, front/back entrances, front/back stairs, bathrooms and elevator. Entrance porticos at the front and rear protect the entrances from inclement weather while providing clarity of entrance.
- Park and Recreation offices are located adjacent to the back entrance and lobby.
- The Gymnasium is located to the west of the link, accessible from the First Floor.
- The Great Room and Council on Aging are on the First Floor east of the link.
- The Great Room is located at the prominent northeast corner of the building, addressing the main intersection of Town. Twin double-height bay windows are located on the Springdale Avenue and Centre Street facades at this corner, creating a signature space that underscores the public nature of the facility. An outdoor terrace along Centre Street adjacent to the Great Room connects this assembly area to the site lawn.
- The Council on Aging is located at the southeast corner of the building. The COA Commons area is adjacent to the south and east facades. The COA Terrace, partially enclosed by an adjacent seating alcove and the COA Director's Office, faces south and is roofed over with a portico. The COA contains private, accessible bathrooms, storage and administrative areas.
- The Kitchen and Coats areas are located between the COA and Great Room, allowing access from both primary use areas to these two support spaces.
- The Second Floor has three classrooms, the Dance/Movement Studio and Lobby. The classroom adjacent to the Studio could be used for Parent/Child activities if desired due to its proximity to the studio and its designated closet.
- A basement below all but the Gym provides utility space and room for future interior expansion. An attic space above also provides utility space. The stairs and elevator provide access to the Basement and Attic.

CONCEPTUAL SITE PLAN

DRAWING CP.01 (7 June 2006; Revised 14 June 2006)

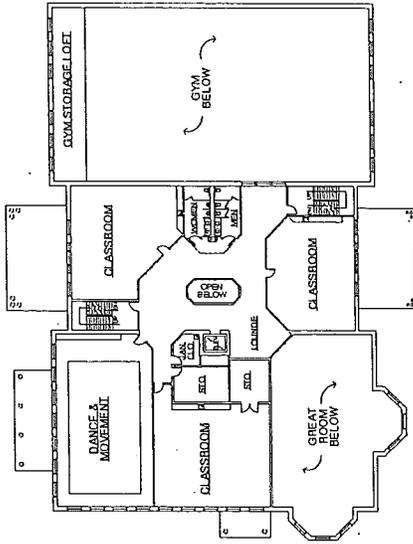
The general site organization for this version of a new building design is a modification of the first round to incorporate comments from that discussion.

- Traffic & Parking
 - Plan provides parking for total parking of 70 cars on paved surface;
 - Majority of parking (64 cars) provided in paved parking lot at rear parcel;
 - Parking lot includes center islands for aesthetics (plantings) and snow storage;
 - 3 handicap stalls and 1 van-accessible stall are provided in close proximity to building with accessible route including curb cut to rear building entry;
 - Parking for 2 temporary/drop-off stalls is provided in close proximity to rear building entry;
 - Edges of parking lots and driveways include curbing and berm edging to control drainage and to contain vehicle movement;
 - Two-way traffic from Whiting Rd. to 64-car parking lot points of entry and to dumpster location;
 - Traffic island at Whiting Road entry provided to better define traffic movement and improve traffic safety;
 - Driveway designed with minimal sight conflicts throughout; flanked with green space;
 - Driveway designed to minimize cars backing into traveled way;
 - Driveway provides suitable turning radii for fire department vehicles, commercial buses and service/delivery trucks to the rear building entrance;
 - One-way loop circulation is designated for safety in drop off area;
 - Loop circulation allows for easier police surveillance;
 - One-way traffic designated for exit driveway west of building; removable bollards at both ends provided to control the use of this driveway; imprinted and colored paving with no curbing are intended to give driveway a pedestrian ambience;
 - 15-ft. wide fire lane provided around the east side of building consists of a stabilized, load-bearing base with grass surfacing;
 - Walkways provided for pedestrian traffic from rear building entry to all parking areas and from front building entry to Springdale Ave.;
 - Painted crosswalks provided to connect parking lot walks;
 - Crosswalk with handicap curb cuts provided on Springdale Ave. to link the Community Center with the Town House.

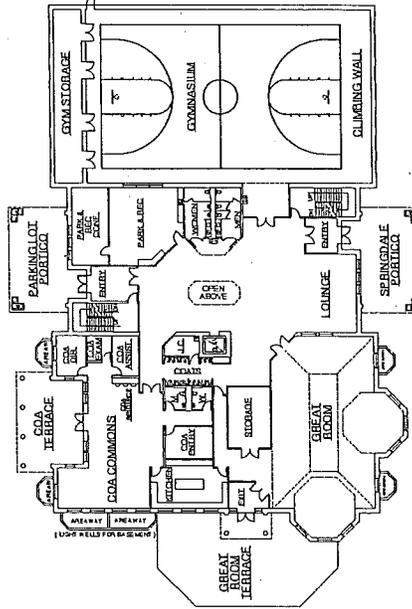
- Accessibility:
 - All building entries and exits are accessible;
 - Parking lots and walkways are graded within (less than) the maximum gradients for handicap accessibility;
 - Accessible route (on-grade) provided from handicap parking area to rear building entry;
 - 3 handicap stalls and 1 van-accessible stall provided in close proximity to building with accessible route including curb cut to rear building entry;

- Walkway with gradient of less than 5% provided at front building entry from Springdale Ave.;
 - Play lot consists of flush surfaces and resilient safety surfacing for accessibility throughout;
 - Play equipment shall be accessible with transfer platform;
 - Accessible curb cuts are provided on opposite sides of Springdale Ave. aligned with the front entry walk.
- Recreation
 - Play structure provided for 2-5 yr. user group, with an approximate capacity of 20 children;
 - Play lot is situated directly south of building;
 - Play lot is set back safe distance from public streets;
 - Play lot is separated by a safe distance from designated parking areas;
 - Play lot is in open area for parent surveillance;
 - Safety surfacing is provided throughout play lot;
 - Color-coated and striped mini track is provided around the perimeter of play lot;
 - Accessible walkways provided to play lot from parking areas and from rear building ;
 - Bench seating for adult supervision/observance is provided.
- Drainage
 - Roof drainage collected and conveyed via subsurface piping;
 - Storm water runoff from lawn and walk surfaces that are north and east of the building will be directed to new drywells to infiltrate the storm water;
 - Storm water runoff from paved driveways, parking lots and walkways will be collected through inlets and piped to a subsurface storm water recharge system located under the parking lot;
 - All pavement surfaces are graded to provide for positive surface flow;
 - No increase of current storm water runoff under proposed conditions.
- Solid Waste
 - A single dumpster for solid waste provided west of the rear building;
 - Dumpster enclosure consists of a flush concrete pad with perimeter wood fencing and double gate;
- Fencing
 - Chain link fence along southerly boundary (abutting residential) of Parcel 11-073 and along east and southerly boundaries of Parcel 11-064 will be removed and replaced with new 6-ft. ht., black vinyl-coated chain link fencing;
 - Chain link fence along westerly boundary (abutting commercial) of Parcel 11-073 will be removed and replaced with new 6-ft. ht., black vinyl-coated chain link fencing;
 - Wood fence along westerly boundary (abutting commercial) of Parcel 11-073 will be removed and relocated to the property boundary;
 - Fieldstone wall provided along Centre St. frontage as continuation of neighbor's fieldstone wall.

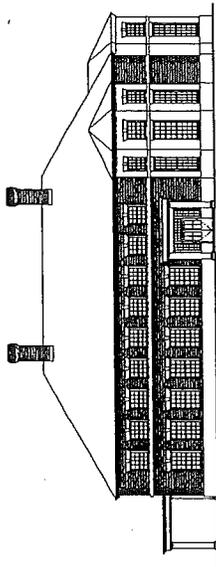
- Walls
 - A fieldstone wall provided along the Centre Street frontage; wall is 3-ft. in height with cap;
 - A low wall provided around the perimeter of the Great Room Terrace; wall is 18-in. in height on terrace-side with cap.
- Furnishings
 - Benches provided at building's front and rear entries and at play lot;
 - Trash receptacles provided at the building's front and rear entries;
 - Bicycle racks provided at the building's rear entry;
 - Furnishings shall be in character with the building, vandal-resistant, and with durable finish surfaces.
- Lighting
 - Pole-mounted, cut-off lighting provided for extents of driveways and parking areas;
 - Pedestrian-scale, post-mounted lighting provided for walkways and building entry areas;
 - Wall-mounted and/or bollard lighting provided at Great Room Terrace and C.O.A. Terrace;
 - Ground (up) lighting provided to accent architecture and the landscape.
- Signage
 - Community Center identification signs provided in two locations, one at the front building entry and the second at the Whiting Road entry;
 - A directional sign provided at the intersection of Springdale Avenue and Whiting Road, directing vehicle traffic to the Whiting Road entry;
 - Traffic signage will be provided according to code.
- Vegetation
 - Indigenous trees located along property boundaries preserved;
 - Natural vegetated slopes exist on the east, south and west sides of Parcel 11-064 preserved.
- Landscaping
 - Plantings include evergreen (trees) to improve screening of the Community Center from abutting properties;
 - Plantings are proposed to define spaces, create shade and cool (pedestrian) pavement surfaces;
 - Plantings are proposed to accentuate the building architecture;
 - Proposed plant materials will be indigenous to the Dover area and be considered as low maintenance;
 - Proposed plant materials will offer variety in seasonal colors & textures.
- Site Drawings Prepared
 - SP.01 CONCEPTUAL SITE PLAN
 - CP.04 CONCEPTUAL GRADING PLAN
 - S-1 UTILITY SYSTEMS CONCEPT PLAN (by HW Moore / Civil)
 - SP.00 SITE ANALYSIS – SITE CONTEXT – PROPOSED



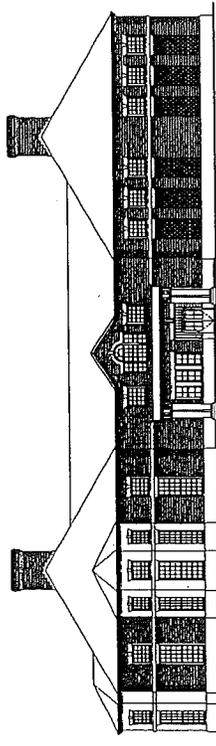
2. NEW CONSTRUCTION: SECOND FLOOR PLAN
 A-05 Scale: 1/8" = 1'-0"



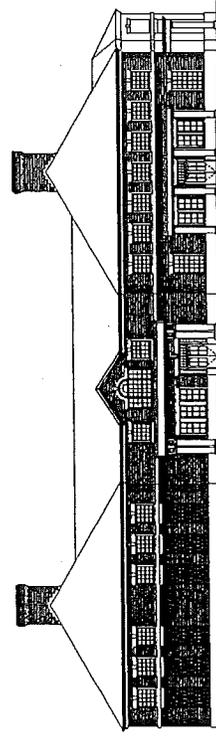
1. NEW CONSTRUCTION: FIRST FLOOR PLAN
 A-05 Scale: 1/8" = 1'-0"



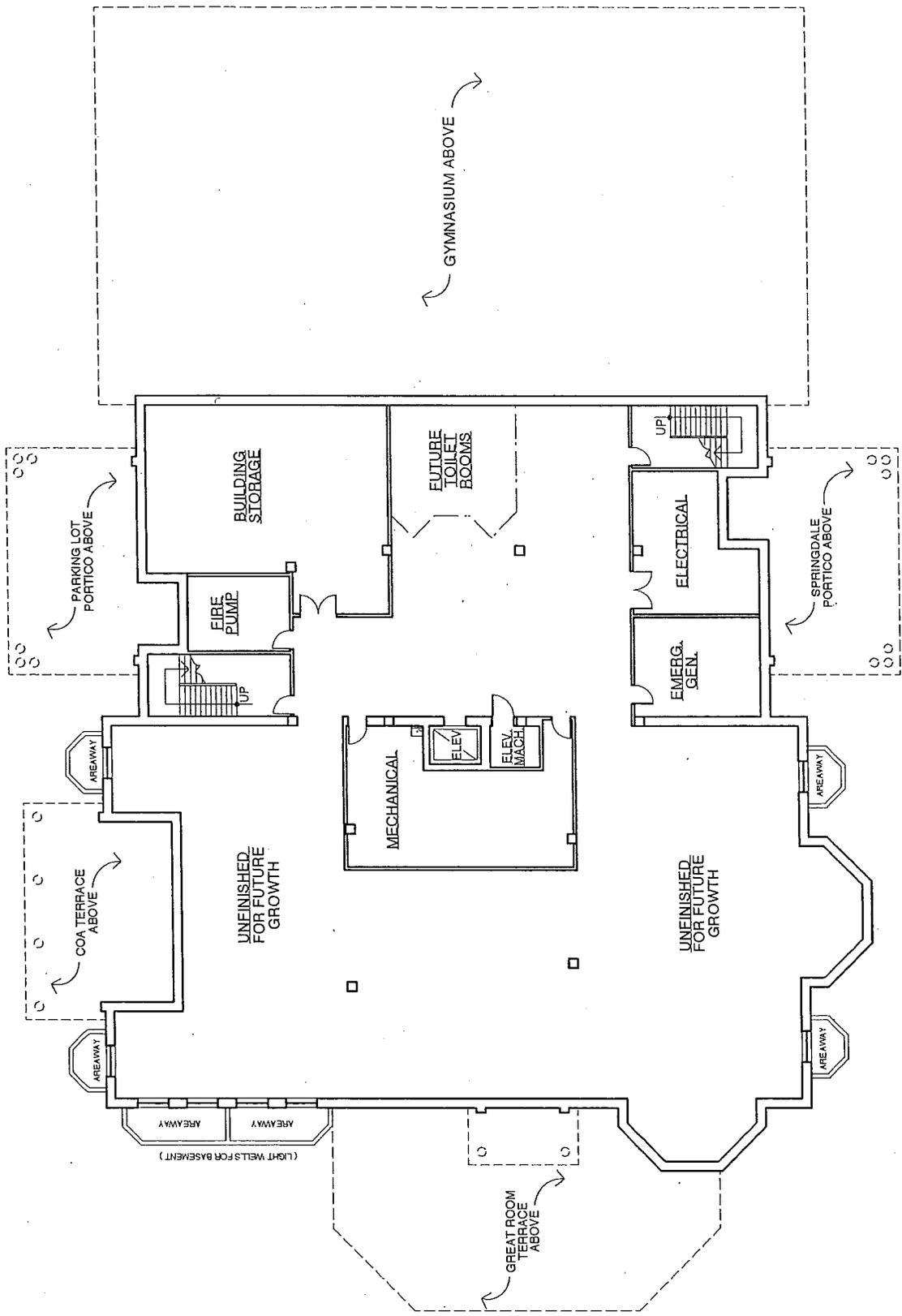
30. NEW CONSTRUCTION: CENTRE STREET ELEVATION
 A-05 Scale: 1/80



31. NEW CONSTRUCTION: SPRINGDALE ELEVATION
 A-05 Scale: 1/80

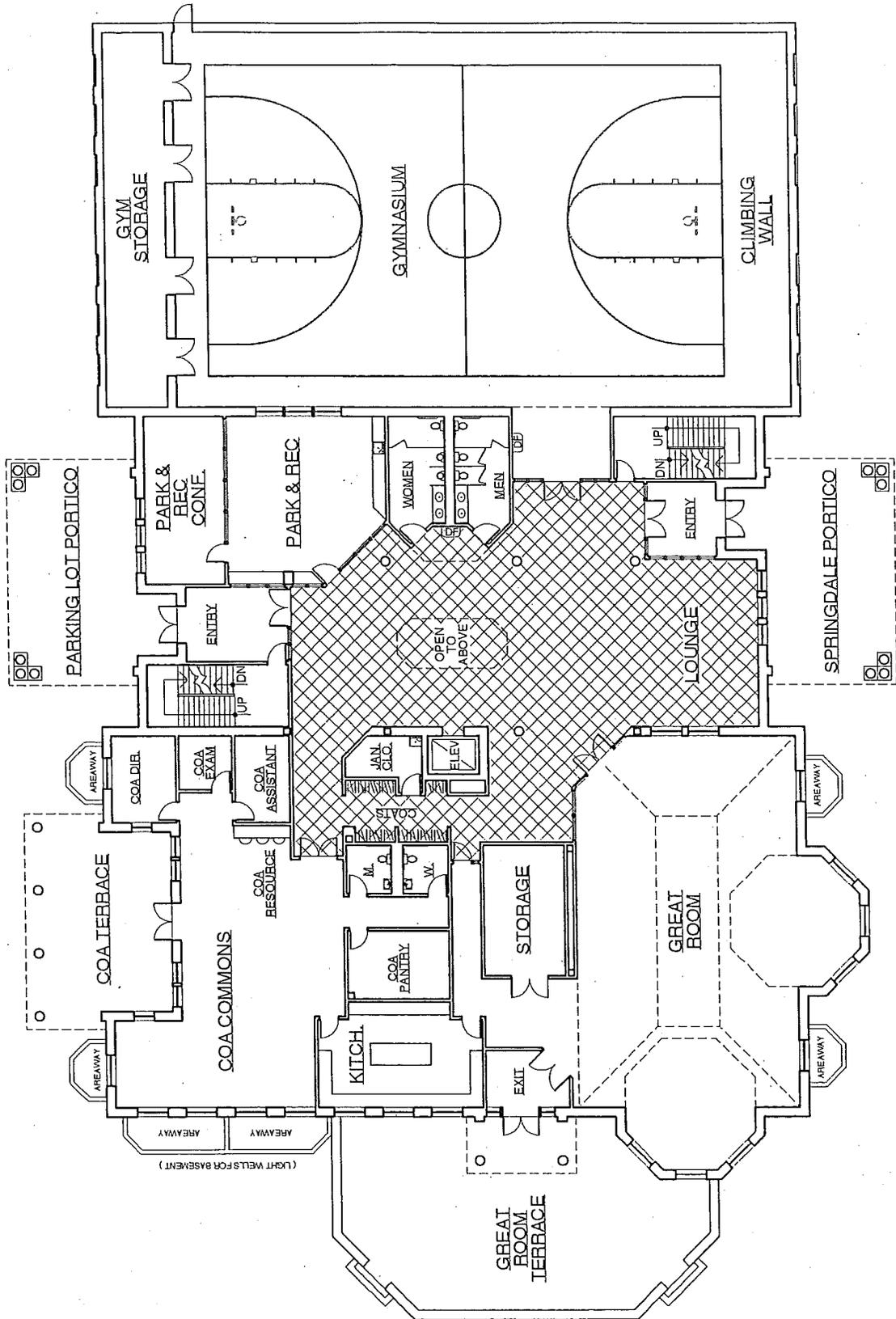


32. NEW CONSTRUCTION: SOUTH ELEVATION
 A-05 Scale: 1/80



PRELIMINARY DESIGN: BASEMENT PLAN

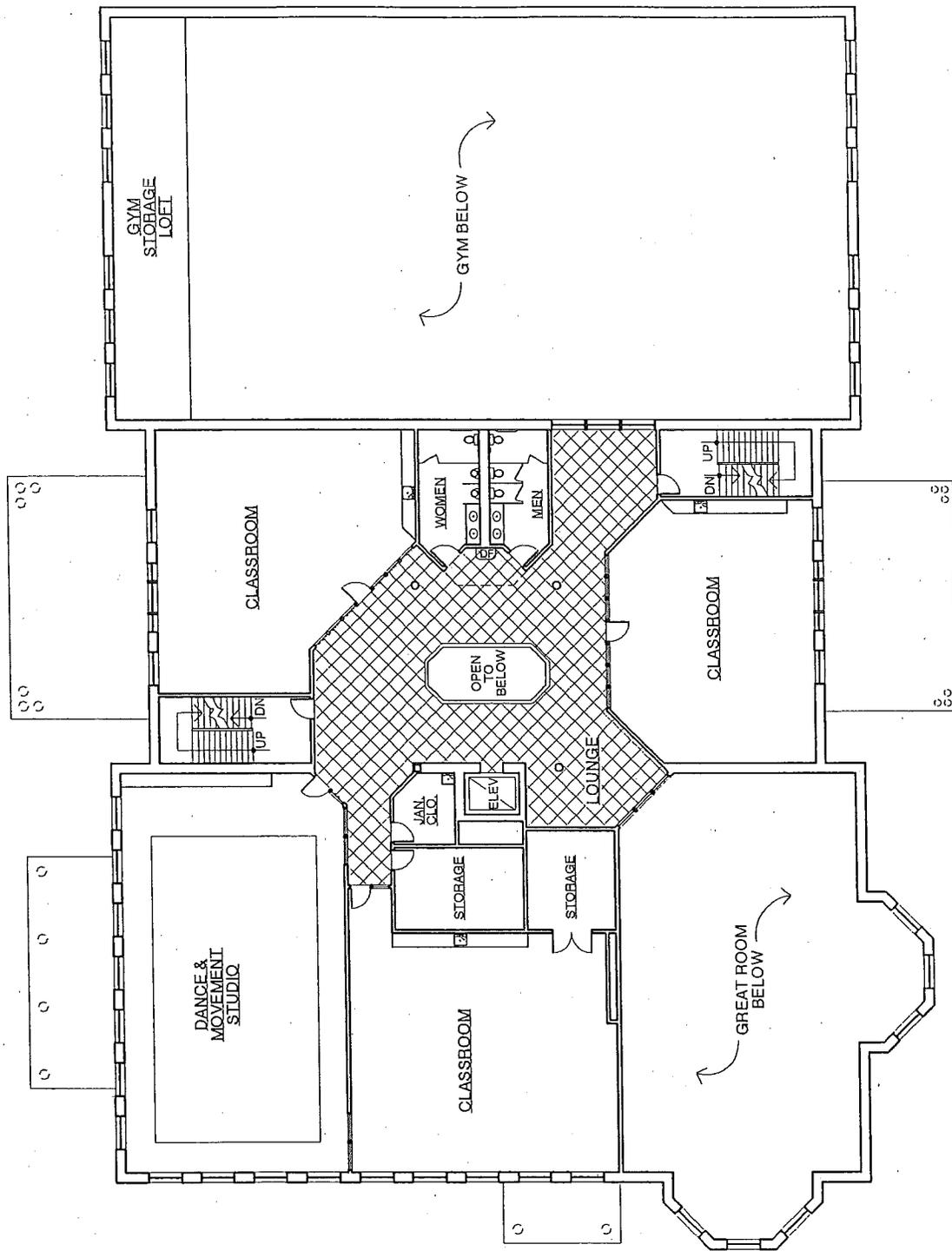
0 A-05 Scale: 1:300



1 PRELIMINARY DESIGN: FIRST FLOOR PLAN

A-05

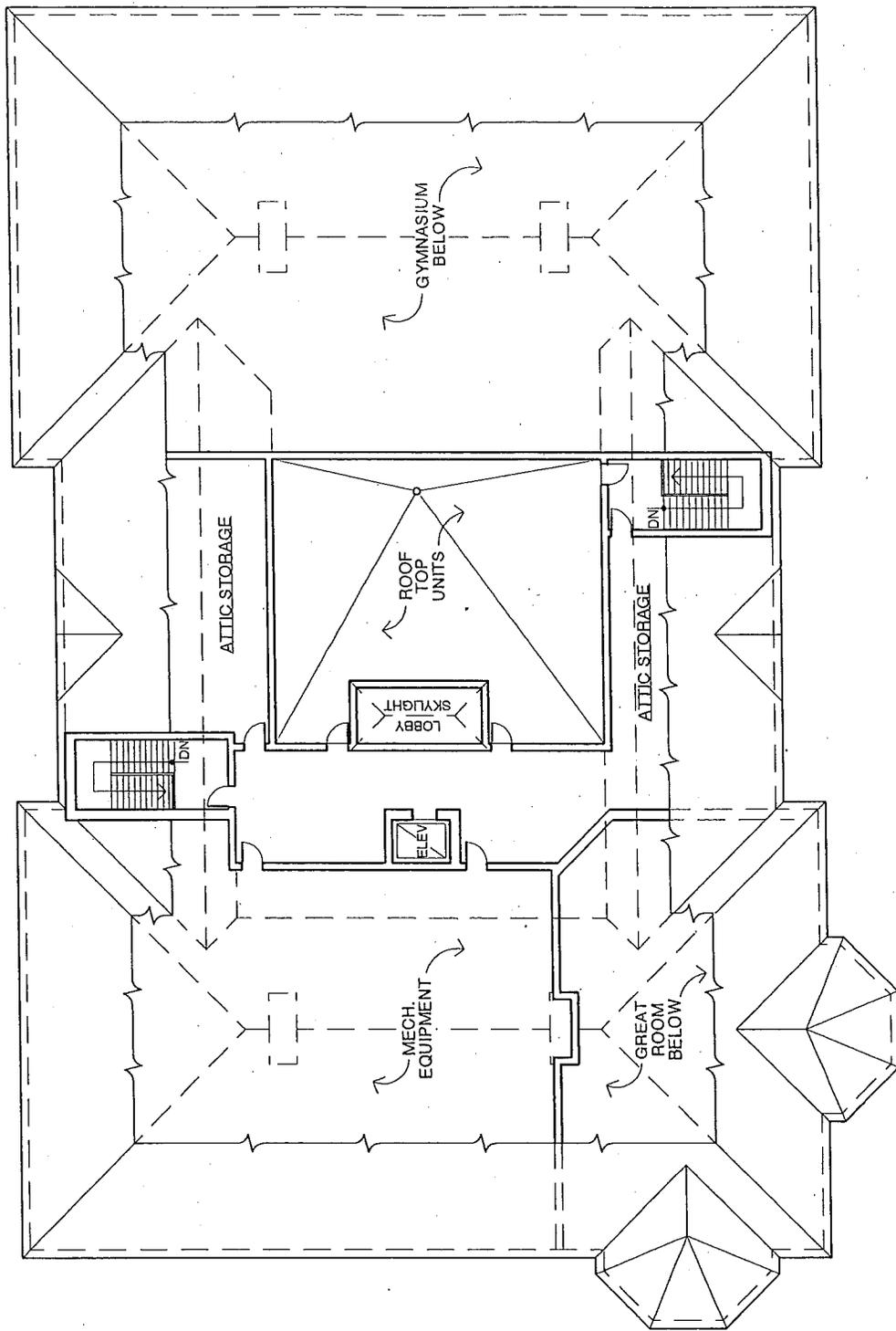
Scale: 1:300



2 PRELIMINARY DESIGN: SECOND FLOOR PLAN

A-05

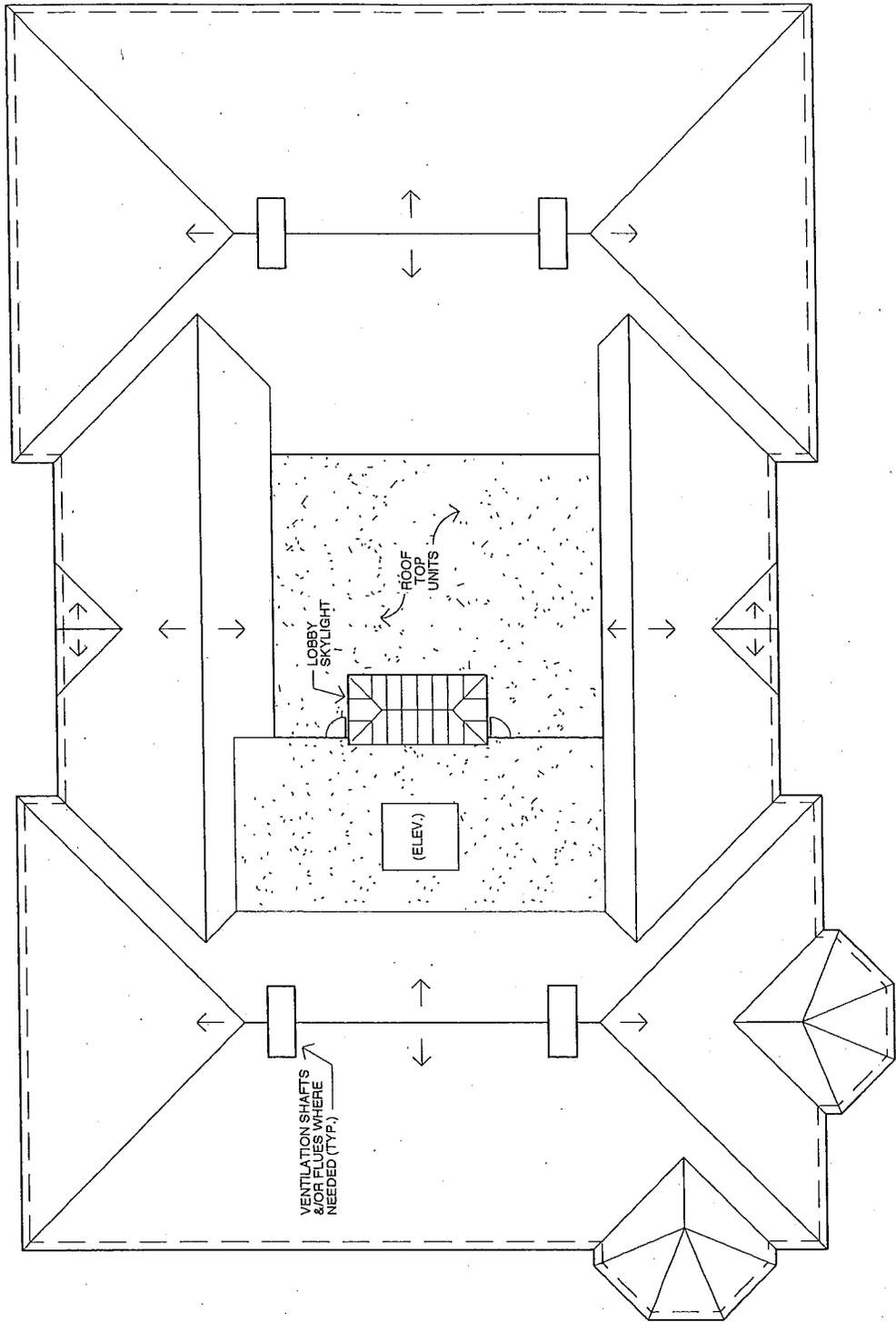
Scale: 1:300



PRELIMINARY DESIGN: ATTIC PLAN

3
A-05

Scale: 1:300



N

4 PRELIMINARY DESIGN: ROOF PLAN

A-05

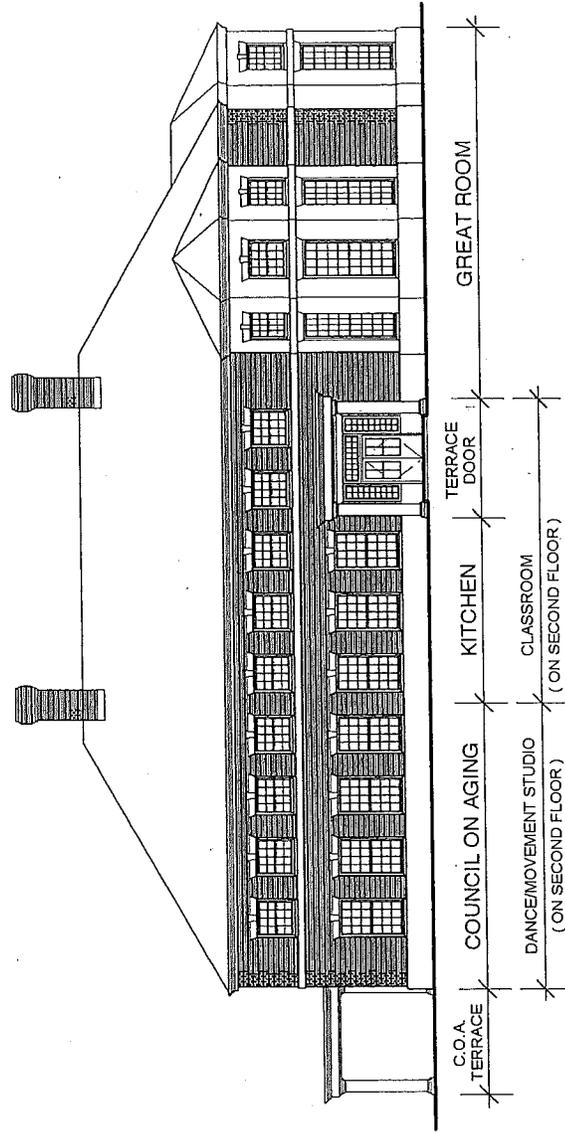
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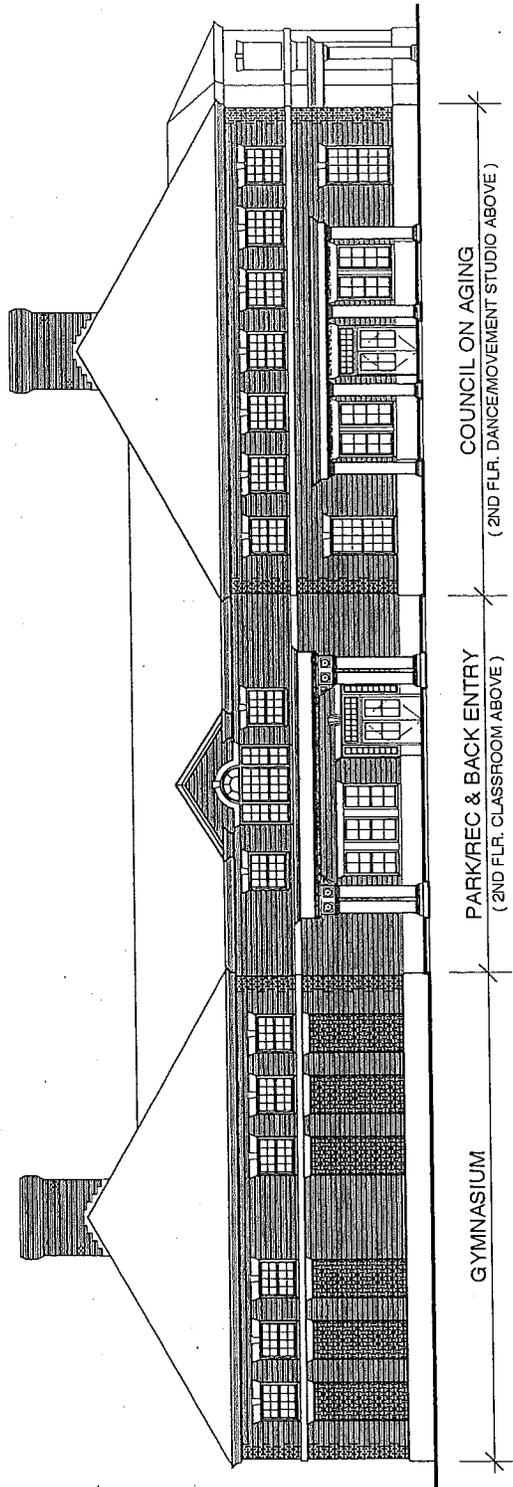
PRELIMINARY DESIGN: SPRINGDALE ELEVATION / NORTH

5.1
A-05

Scale: 1:300



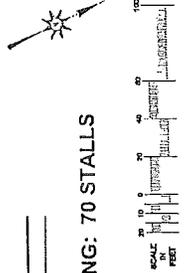
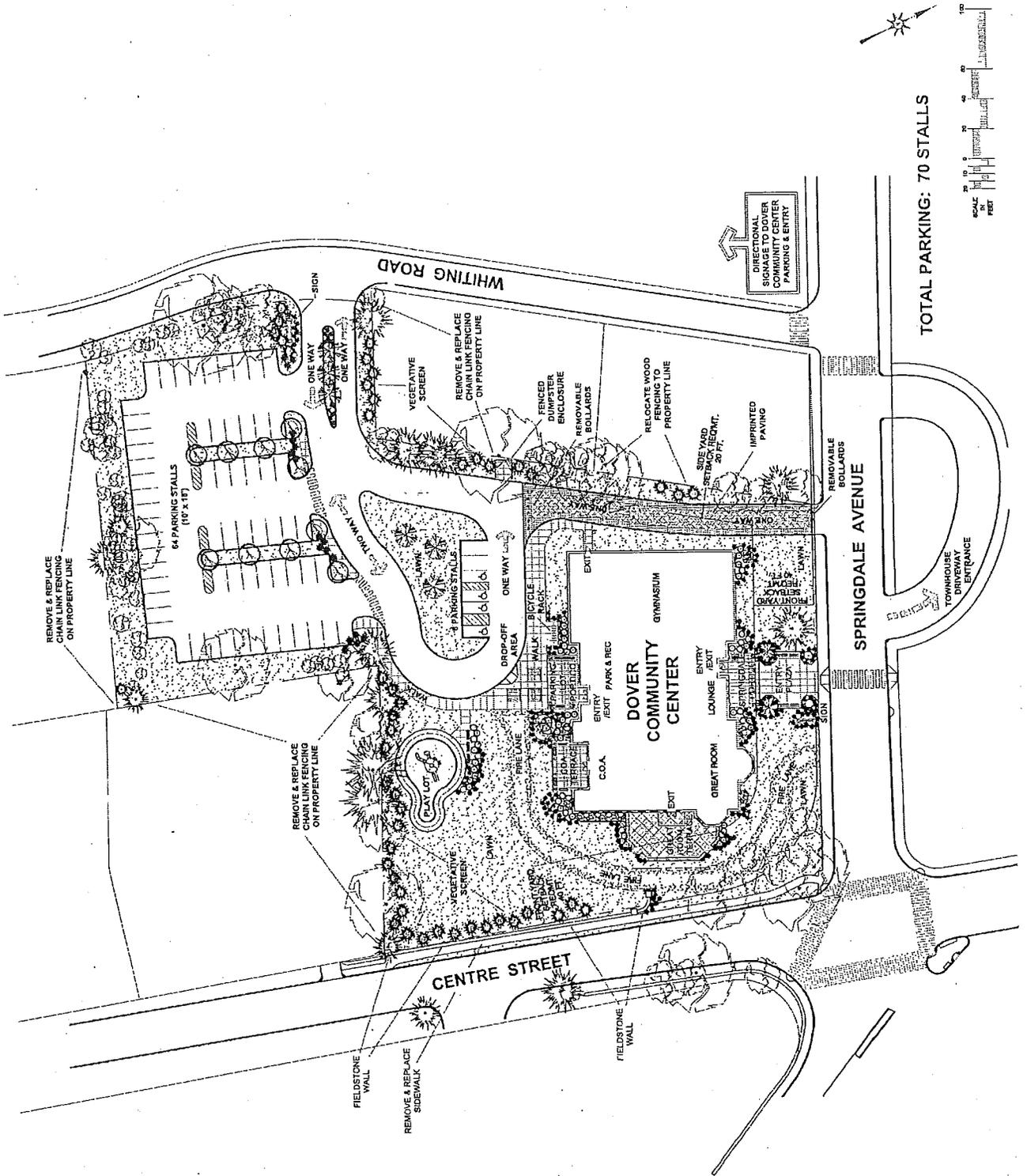
5.2 PRELIMINARY DESIGN: CENTRE STREET ELEVATION / EAST
A-05 Scale: 1:300



5.3 PRELIMINARY DESIGN: PARKING LOT ELEVATION / SOUTH

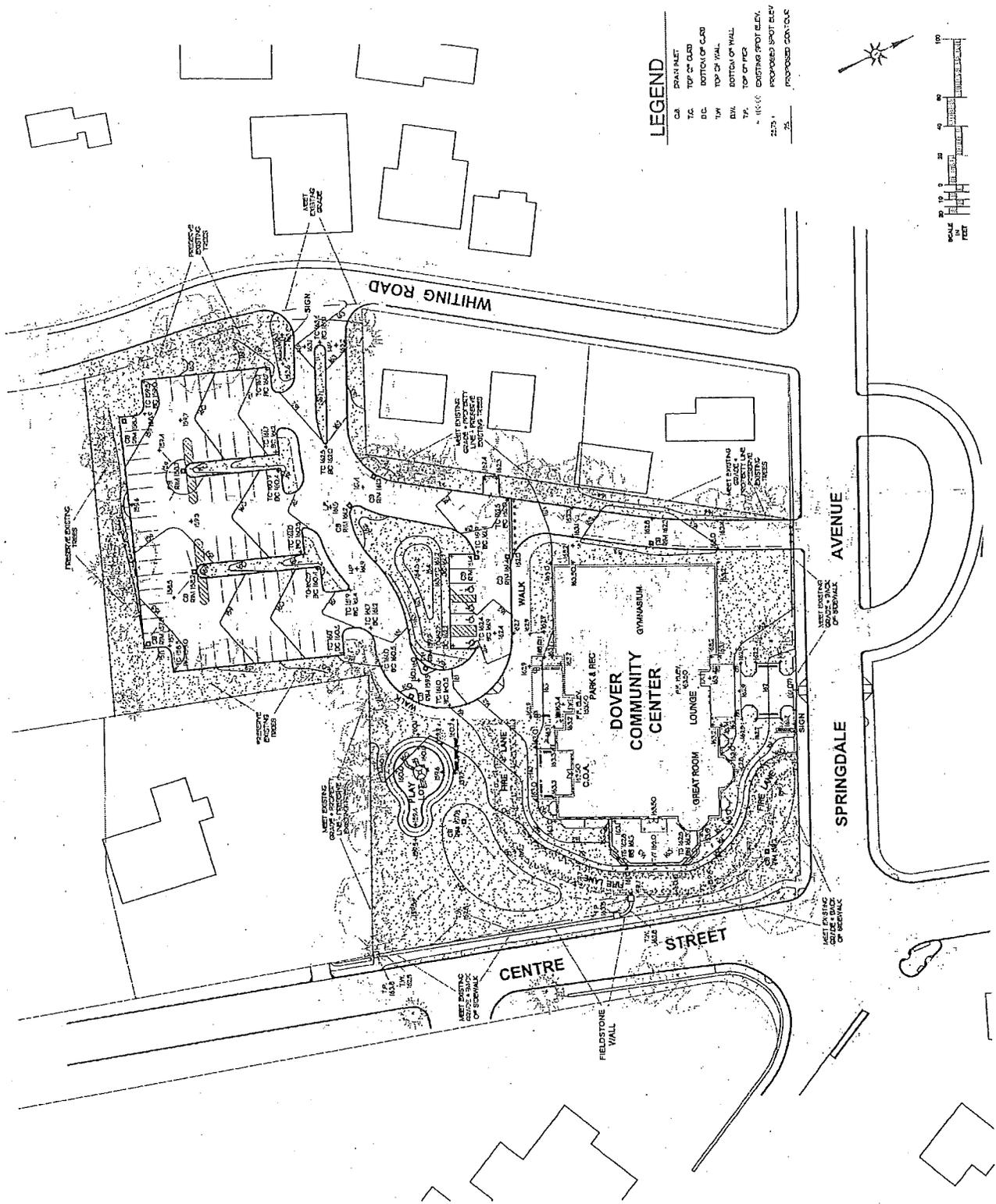
Scale: 1:300

5.3
A-05

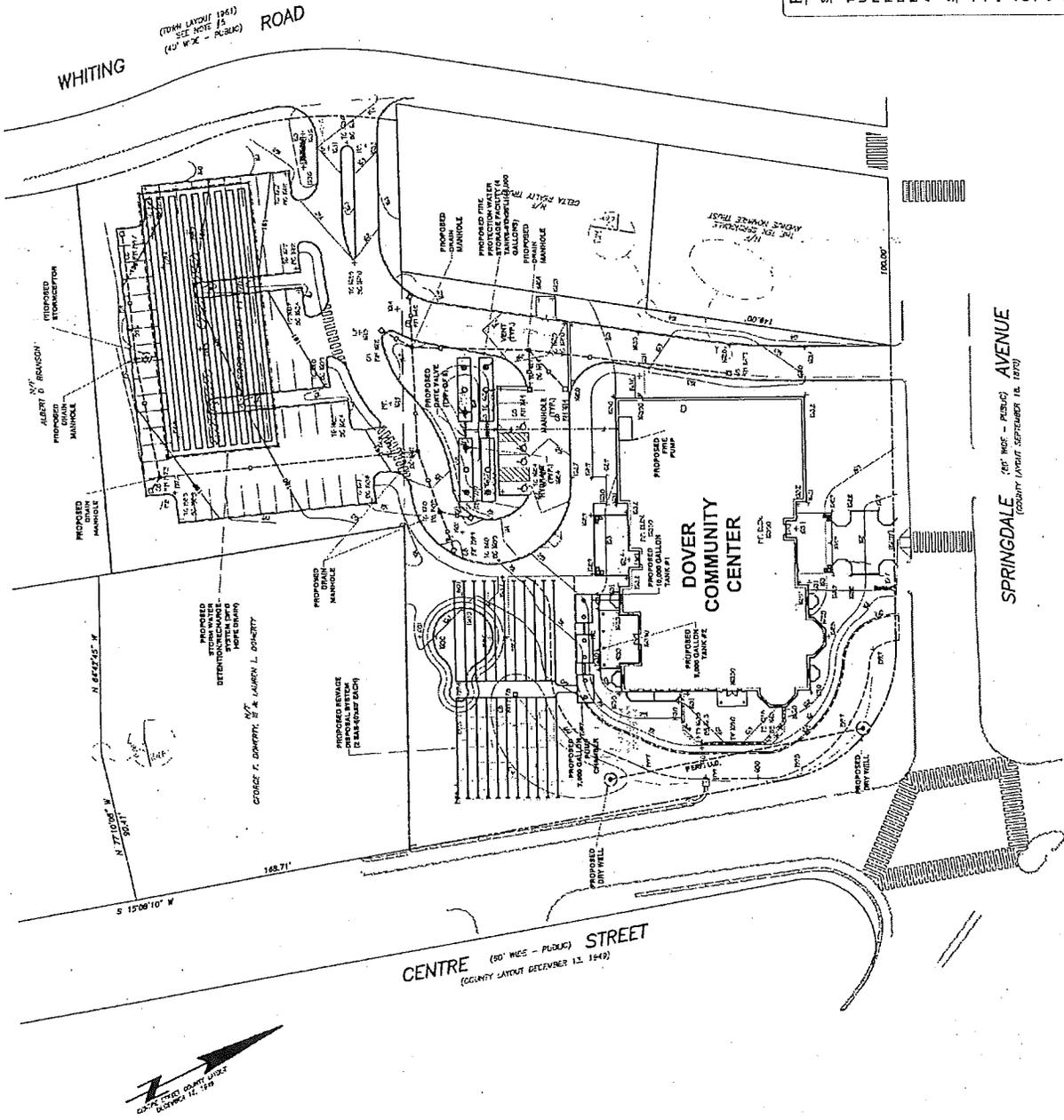


TOTAL PARKING: 70 STALLS

CP.01 CONCEPTUAL SITE PLAN (7 June 2006; Rev. 14 June 2006)
 Prepared by HK Dodge Associates, Landscape Architects



CP.04 CONCEPTUAL GRADING PLAN (23 August 2006; Rev. 25 August 2006)
 Prepared by HK Dodge Associates, Landscape Architects



REFERENCES:

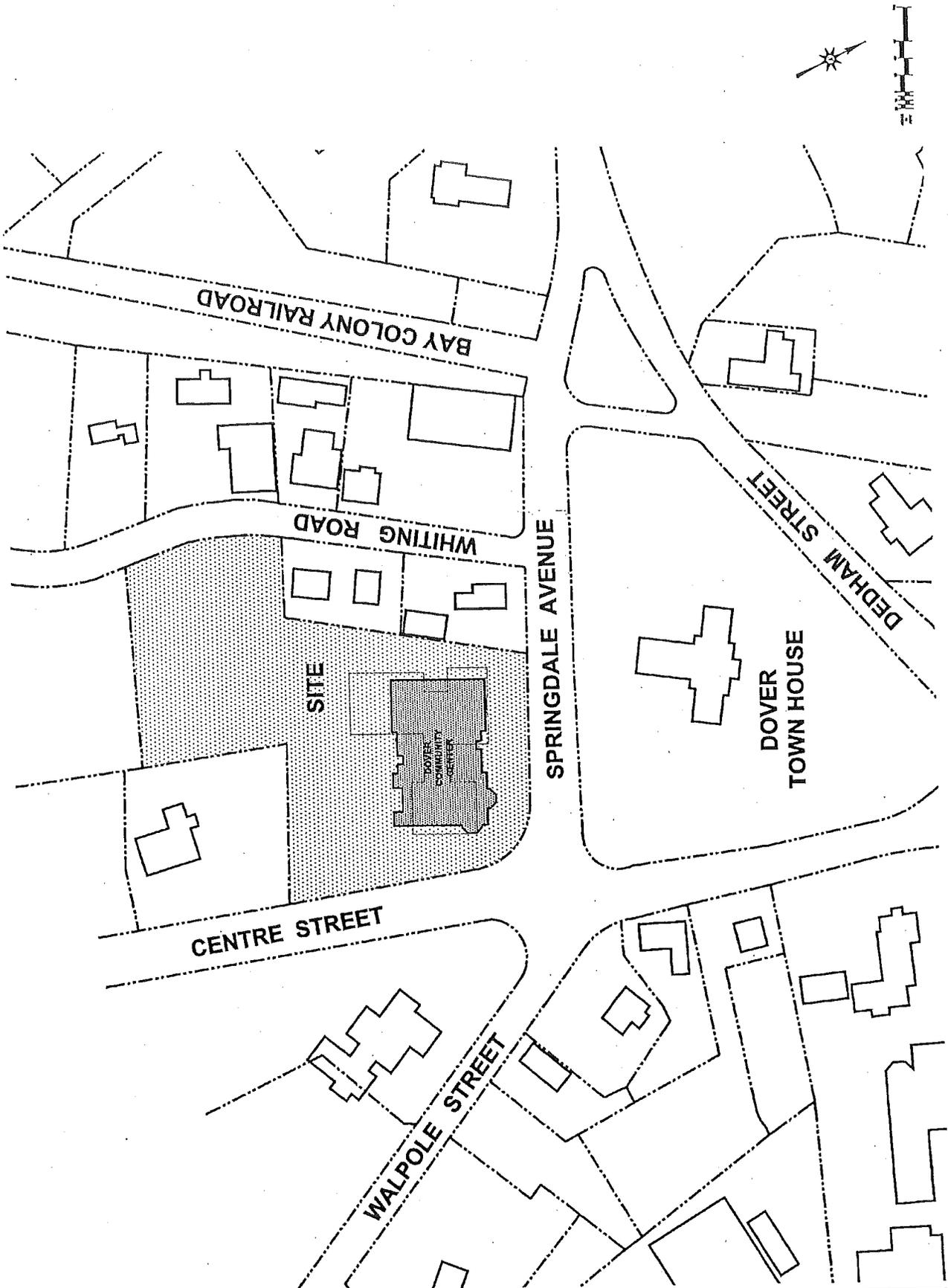
SURVEY:

1.) EXISTING PROPERTY LINE, TOPOGRAPHIC AND UTILITY INFORMATION IS TAKEN FROM A DIGITAL FILE NAMED "11487.dwg" RECEIVED ON JUNE 20, 2006 OF A PLAN ENTITLED "EXISTING CONDITIONS PLAN" DATED DECEMBER 20, 2005. PLAN PREPARED BY HARRY R. FELDMAN, INC., LAND SURVEYORS, 112 SHAWMUT AVENUE, BOSTON, MASS 02110.

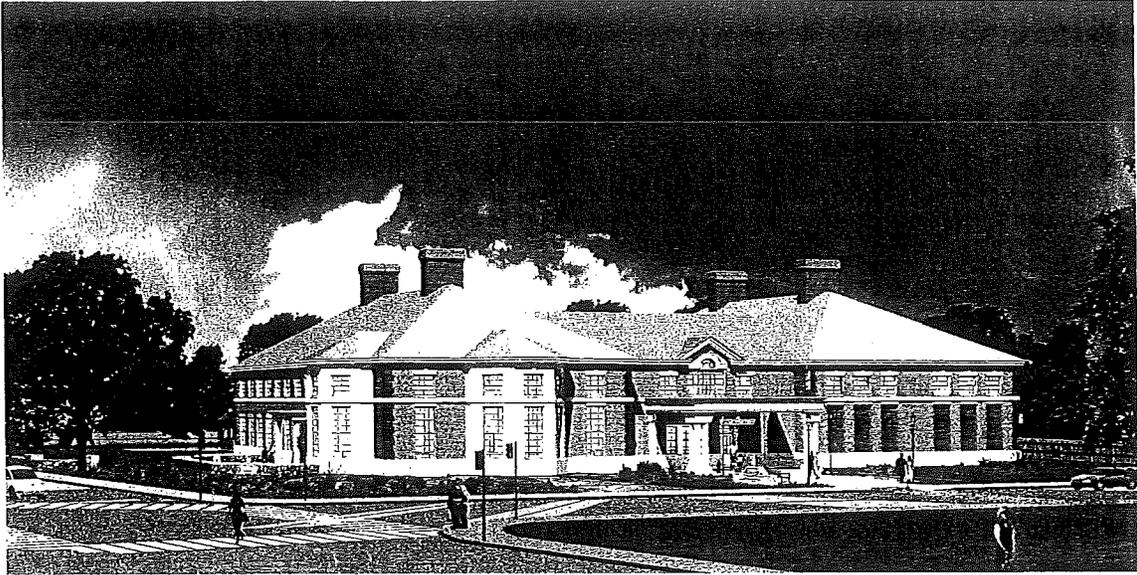
SITE PLAN:

1.) PROPOSED SITE LAYOUT, GRADING AND UTILITIES IS TAKEN FROM A DIGITAL FILE NAMED "S1P1R10CP-04_060825-Grading.dwg" RECEIVED ON AUGUST 29, 2006 OF A PLAN ENTITLED "CONCEPTUAL GRADING PLAN" DATED AUGUST 23, 2006 AND REVISED THROUGH AUGUST 25, 2006. PLAN PREPARED BY MILLS WHITAKER ARCHITECTS LLC, P.O. BOX 750089, ARLINGTON, MA 02475.

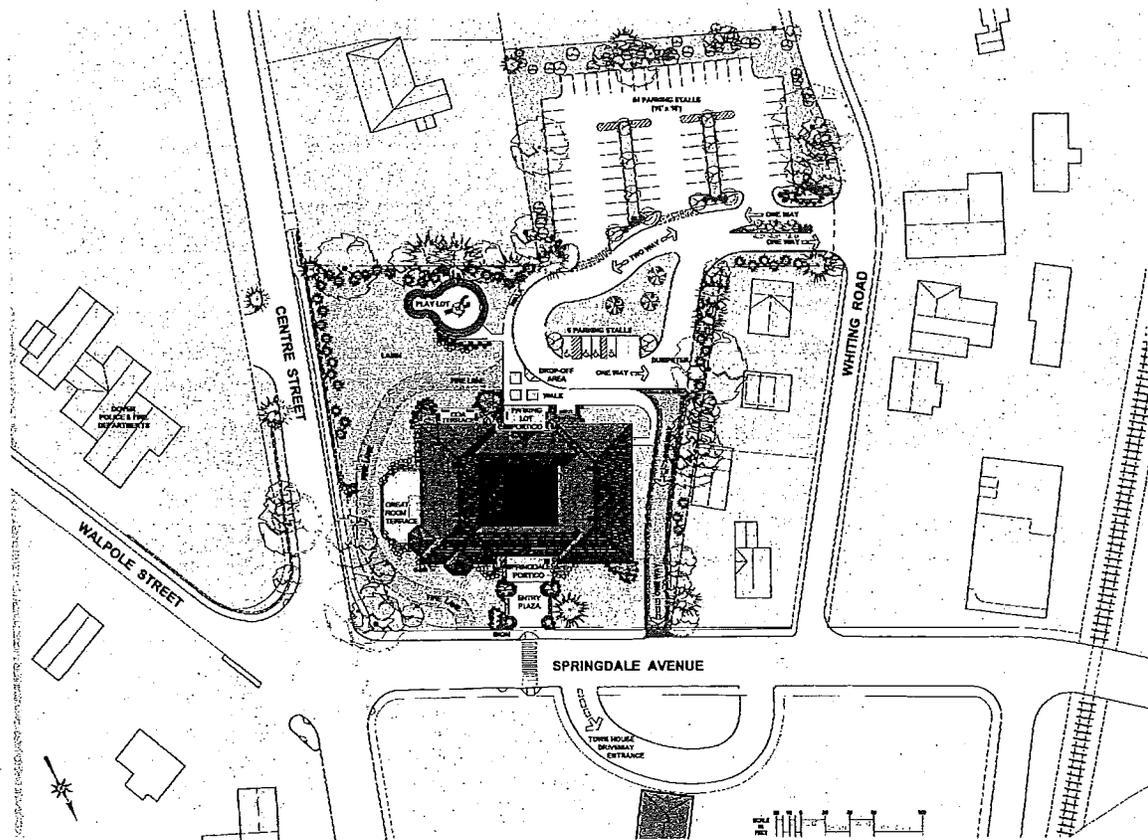
S-1 UTILITY SYSTEMS CONCEPT PLAN (31 August 2006)
 Prepared by HW Moore, Civil Engineers



SP.00 SITE ANALYSIS – SITE CONTEXT – PROPOSED (7 June 2006)
 Prepared by HK Dodge Associates, Landscape Architects



RENDERING OF PRELIMINARY DESIGN



PROPOSED SITE PLAN FOR COMMUNITY CENTER

COMMENTS ON CONCEPT PLANS
NEW CONSTRUCTION
DRAWINGS A-05 & CP.01.

Comments from the Committee and the Architect included:

- There were a total of three meetings to review the building design (Drawing A-05) for this option, two of which included review of the site design (Drawing CP.01). During the final meeting, it was unanimously agreed that this version of the design fully satisfies the revised program criteria for the Community Center.

FOLLOW-UP ON FINAL ROUND OF CONCEPT PLANS

During the design meetings, the conceptual plans focused on layouts for the primary programmatic spaces on the First and Second Floors along with the exterior elevations of primary facades (Springdale Avenue, Centre Street and Parking Lot). Once these significant elements were established, the Architect prepared the preliminary Basement, Attic and Roof Plans along with an exterior rendering of the proposed building. A summary of the overall size of the building, after the basement and attic were added, is as follows:

19,489 SF	First Floor Total
10,213 SF	Second Floor Total
29,702 SF	Subtotal Per Final Program (12 June 2006)
12,430 SF	Basement (Unfinished Area + Utilities)
42,132 SF	Total Area Including Basement
8,860 SF	Approximate Attic Area (Accessible)
50,992 SF	Gross Square Footage with Attic

After the review and completion of the Preliminary Design for the building and site, the design team developed an outline description of building systems for estimating purposes. The list of Building Components described the materials and systems for the following items:

- General Demolition & Construction
- Building Shell & Exterior
- Building Interior
- Fixtures, Furniture & Equipment
- Site Materials
- Site Utility Systems
- Structural Systems
- Heating, Ventilating & Air Conditioning Systems
- Plumbing & Fire Protection Systems Description
- Electrical Systems Description

PRELIMINARY DESIGN STUDY
DOVER COMMUNITY CENTER

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