## Tonight’s Voting Options

<table>
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<tr>
<th>Article 1</th>
<th>Article 2</th>
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Funding Requests

• If either Article 1 or Article 2 is approved, the Town will request $5,000

• If both Article 1 and Article 2 are approved, the Town will request $205,000

• If neither article gets approved, the Town will use the previously approved $195,000 to develop detail specifications for remediation
Dover Special Town Meeting
October 7, 2019
We Are at a Tipping Point

• Caryl is in need of major infrastructure repairs
• Will require an investment of $4-5M
• Opportunity for voters to choose a different path
Dover Special Town Meeting
October 7, 2019
Option 1 – Renovate Existing Building

• Basic: $10M
  – Primarily Infrastructure Repair
  – Improvements to interior

• Enhanced: $13M (all of the above plus)
  – Energy Retrofit – (including air conditioning)
  – Entryway & Reception Area
  – Renovation of the 2nd floor Library Room
  – Money to move interior walls if required
Our Caryl Community Center August 2019

Entrance
Entrance Lobby
Stairway to 2nd Floor
Large Activity Room
Average Size Activity Room
Kitchen
Large Activity Room
Option 2 – Build a New Facility

- Developed a building model based on research of other “like” and “neighboring” towns
- Selected three towns similar to Dover in population, tax base, town character
- All have common features, programs and multi-generational participation
Connect Entrance to a Community Gathering Area
Large Activity Room
Kitchens
Large Activity Room
AERIALS
Comparison

Current Caryl 40,000 Sq Ft
Comparison

New Caryl 18,000 Sq Ft
## Renovation

<table>
<thead>
<tr>
<th>Advantages</th>
<th>Disadvantages</th>
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<tbody>
<tr>
<td>• More Sq.ft. for the money</td>
<td>• Large footprint</td>
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<tr>
<td>• Less Disruption</td>
<td>• Significantly oversized for need</td>
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<tr>
<td>• Space for future town needs</td>
<td>• Age of the building raises concerns about unknown conditions</td>
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## New Facility

### Advantages

- Designed to meet requirements
- Maximize the use of Green Technology
- More available space
  - For parking
  - In Town Center
- Maximize Adaptability

### Disadvantages

- More disruption to current users
- May not include space for licensees
Comparing Alternatives

<table>
<thead>
<tr>
<th>Remediate HVAC/ADA</th>
<th>Base Renovation</th>
<th>Renovate Plus</th>
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<tbody>
<tr>
<td>~ or ~</td>
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<tr>
<td>New Facility 13,000 sq. ft</td>
<td>~ or ~</td>
<td>New Facility 18,000 sq. ft</td>
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<tr>
<td>$5M</td>
<td>$10M</td>
<td>$13M</td>
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<tr>
<td>$134/year</td>
<td>+ $134/year</td>
<td>+ $236/year</td>
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<td>(Total $268/year)</td>
<td>(Total $370/year)</td>
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We have a rare opportunity to invest in the character and heart of our town, providing welcoming public space in Dover’s center.