



**Dover Special Town Meeting
October 7, 2019**

Tonight's Voting Options

Article 1	Article 2
	
	
	
	

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



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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



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October 7, 2019**









Erin's School of Dance

MARCH 27, 2018

4











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

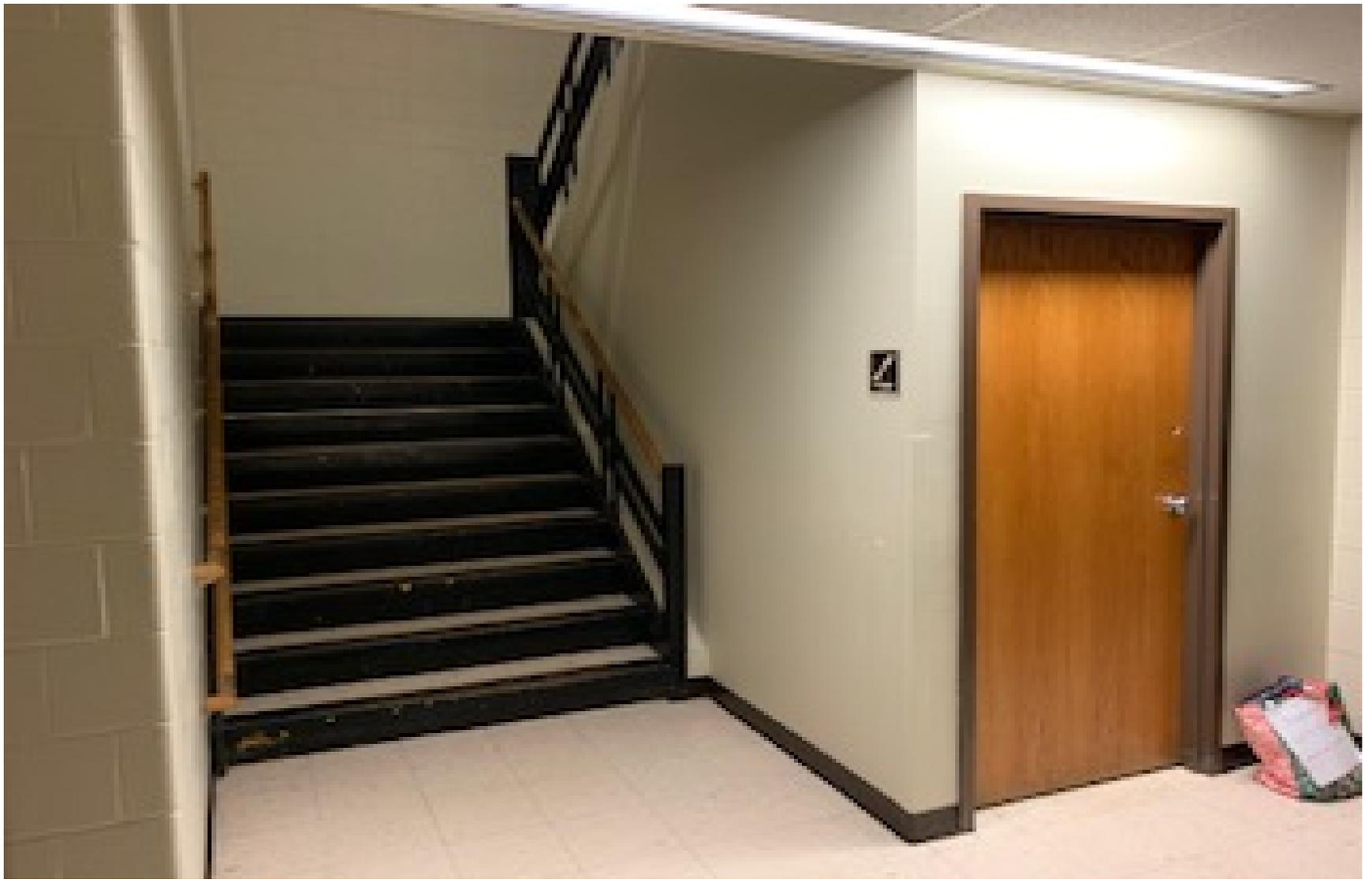


Our Caryl Community Center August 2019

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



Jones Parsons Center





Connect Entrance to a Community Gathering Area



Game Room



Conference Room



COMMUNITY CENTER





Large Activity Room



Activity Rooms



Kitchens



Large Activity Room





Outside Patio

AERIALS



Comparison
Current Caryl 40,000 Sq Ft



Comparison

New Caryl 18,000 Sq Ft

Renovation

Advantages

- More Sq.ft. for the money
- Less Disruption
- Space for future town needs

Disadvantages

- Large footprint
- Significantly oversized for need
- Age of the building raises concerns about unknown conditions

New Facility

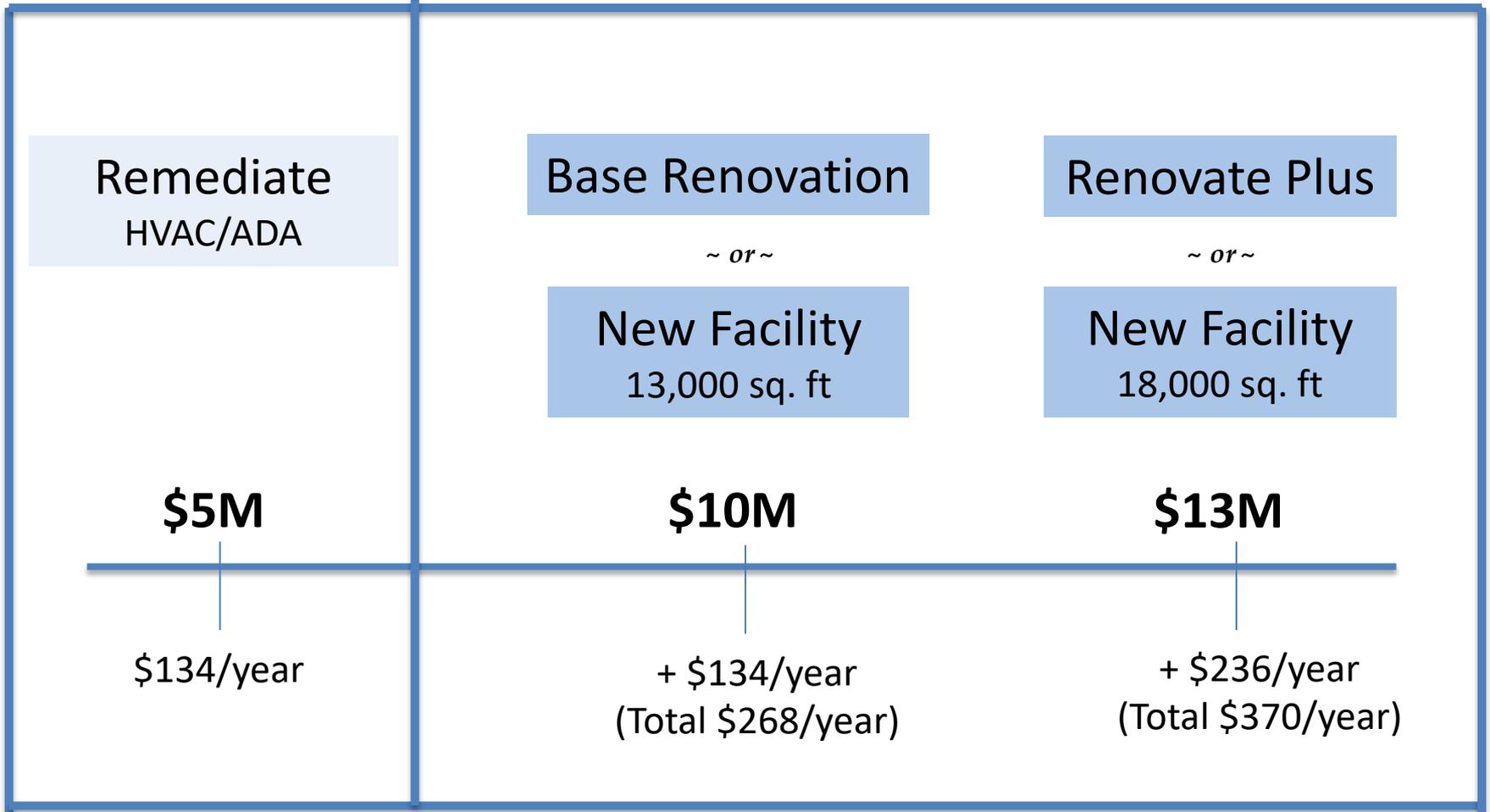
Advantages

- 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





We have a rare opportunity to invest in the character and heart of our town, providing welcoming public space in Dover's center