

*~ call for feedback & action ~*

# **CHOOSING COMMUNITY SPACE FOR DOVER'S FUTURE**

**CARYL COMMUNITY CENTER PROJECT COMMITTEE**

*a working committee of the Dover MA Board of Selectmen*



















**One Large  
Room  
w/Divider**



















**As a Dover voter,  
it is up to you.**

**Should the heart of  
our town continue  
to host community  
space?**

**And, if so, how?**

**Renovate Caryl?**

**Build New?**

**EMAIL**

**FEEDBACK@CARYLPROJECT.INFO**

CARYL COMMUNITY CENTER PROJECT COMMITTEE

# OUR CHARGE

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*In anticipation of a town meeting in 2019, produce options for voters to choose whether to fully renovate and continue to provide community programs at Caryl or to build a new community center facility for that purpose.*

**Our committee will not advocate for a particular option.**

**The decision whether to proceed—and how—rests with Dover's residents.**

**We will provide information and host conversations to help our community make a decision about what it wants, needs, and is willing to pay for.**

# HOW WE'VE DEVELOPED THE FACTS TO DATE

## RENOVATE

We incorporated four sources in our cost estimates and investment levels. (The capital needs studies—conducted independently—all came to similar conclusions.)

An update of all available, known information from prior Town studies

A 2018 independent assessment of Caryl's capital needs by [On-Site Insight](#).

2018 consultations with Mills Whitaker (architect)

Median home value and cost to borrow provided by Dover's treasurer

## BUILD NEW

Until Town Meeting authorizes, there are no monies to hire professionals to study a potential new building. To avoid significant delay, we developed new build proxies by researching similar projects in 15 communities.

Nine "like" towns to Dover using population and tax base as criteria

Eight community buildings in six larger, neighboring towns with diverse tax bases

Benchmark numbers reflect the most recent, comparable projects

## WE'RE STILL LEARNING

*As we make progress toward a special town meeting, we are still actively exploring...*

Resident feedback

Town trends or needs that may impact the building's use or size

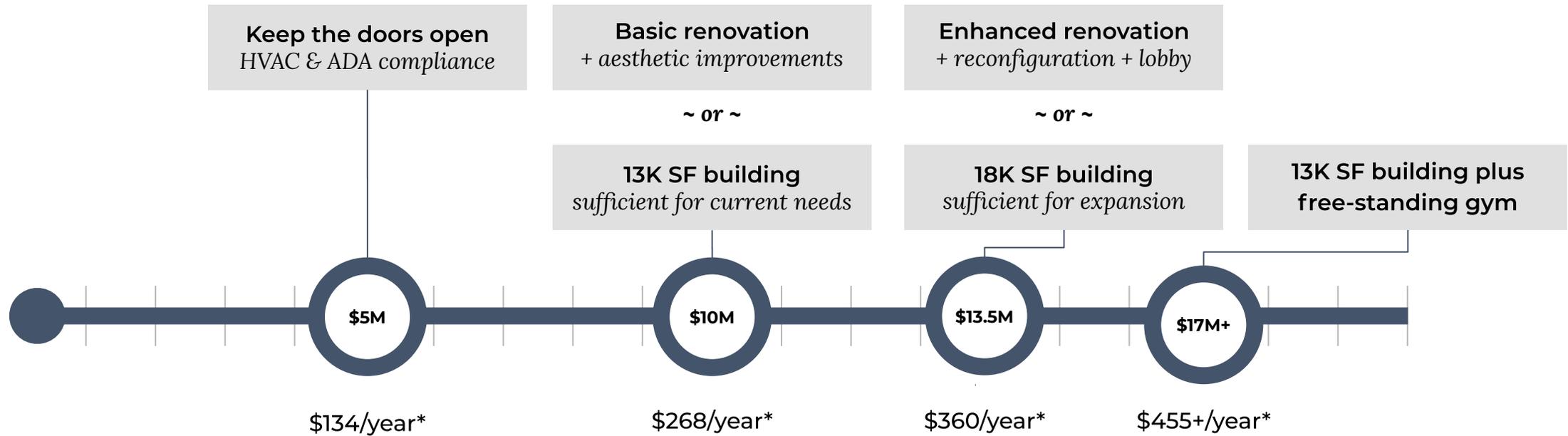
Confirmation that walls can move within Caryl (and other potential barriers to adaptability)

Full range of funding options

Status of licensees

**SUBJECT TO CHANGE**

# COMPARING POTENTIAL INVESTMENT LEVELS



\* Annual tax impact based on a median household (\$1.04M), averaged over 20 years, including initial capital costs only. Cost of borrowing calculated in February 2019.

These are initial capital costs only. The Caryl will require an estimated \$1-2M in additional maintenance over 20 years. Until we enter a more detailed design phase, we cannot produce long-range maintenance schedules nor compare operational costs.

Community center-like building(s) estimated at  $\approx$  \$700/SF + \$1M estimated demolition costs.  
For a gymnasium, we can use the DSMS gymnasium as a benchmark; floor size 7.1KSF or building size 9.6KSF x \$700/SF  $\approx$  \$5-6.7M

**SUBJECT TO CHANGE**

# **BASELINE: WHAT'S IN A \$13.5M COMMUNITY CENTER?**

## **RENOVATION 40K SF**

## **NEW BUILDING 18K SF**

### **Community “hub” entry & welcome center**

✓ Add a defined entry, including reception center and drop-in lounge/’cafe’

✓ Design for a reception center and drop-in lounge/’cafe’

### **Flexible, shared activity spaces** akin to other towns, multi-functional town program and rec space, serving all generations, and available for rent

✓ Redistribute spaces as currently used, including 6 shared activity spaces

✓ Design for at least 5-7 activity spaces

Current distribution: 9K flexible space, 4K town office, 3K storage, 11K leased

### **Large function space**

✓ Upgrades to library, cafeteria, and gym

✓ Design for at least 1 large functional hall/space

### **Conference/meeting room(s)**

✓

✓

### **Town offices, including room to provide services**

✓ for P&R  
✓ for COA (including counseling space)

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✓ for COA (including counseling space)

### **HVAC upgrades**

✓

✓ TBD modern utility/energy design

### **ADA compliance**

✓

✓

### **Room to grow or play with in the design phase**

✓ Excess capacity reflected in current town use, as well as space leased to private organizations (unlike any other town).

✓ Towns up to 4X as large have similarly sized buildings, with nearly identical programming.

Design phase will determine any tradeoffs between expansion space and high-SF demands, e.g., gymnasium, kitchen, performance space