



Dover Sports Complex

Update for Dover City Council

09Nov2022

Dover Sports Complex Committee

Dover Sports Complex – Recent Activity

Since last update to City Council on June 22, 2022:

- Posted RFP – **Aug. 31 – COMPLETE**
- Answered respondents' questions – **Early September 2022 - COMPLETE**
- Presentation to Cochecho Waterfront Committee – **Sept 20 - COMPLETE**
- Site visit* to EDGE Sports Group in Wellesley, MA – **Sept 21 - COMPLETE**
- Site visit* to Executive in Manchester/Bedford, NH – **Sept. 27 – COMPLETE**
- RFP rescinded; respondents informed – **Early October 2022 - COMPLETE**
- Follow-up meeting with City Manager & Mayor – **Oct. 5 – COMPLETE**
- Update City Council – **Nov. 9 - tonight**

** - Visitation team: Rec Director Gary Bannon, Deputy City Manager Christopher Parker, Ernie Clark, Tim Paiva and Mike Casimiro (Mike visited Manchester only)*

Dover Sports Complex – Site visit take-aways

EDGE

Boston Sports Institute - Wellesley Mass - mid-afternoon visit

- Initially stated the need for a feasibility study. Later expressed the lack of return of investment & questioned the benefit of a 50-meter pool. Is a 50-meter pool financially viable?
- Well positioned with investors and building contractors
- Prefers to outsource management to best monetize space to meet construction and operating costs, produce profit
- Wellesley location regrets not building bigger field house



Dover Sports Complex – Site visit take-aways

Executive

Executive Health and Sports Center – Manchester - late morning visit

NH Sportsplex – Bedford – late morning visit

- Did not express a need for a feasibility study; believes it has a handle on the Northern New England market
- Seeks to have City or third-party finance construction
- Touts its strength is programming and program flexibility with changing trends
- Interested in 3rd party pool operator
- Current Bedford and Manchester sites expressed desire for more courts



Dover Sports Complex – Site visit take-aways

General

- Growing city like Dover needs first-class schools and recreational facilities
- Is a feasibility study advantageous to the city?
 - Previous study provided data that supported a regional aquatic center in Dover with 50-meter pool
 - Is there a need for a follow-up limited focused analysis to re-analyze the aquatic scope; re-evaluate the overall impact on community programming?
- Both developers are ready to begin discussions with the city to lay the groundwork for a Memorandum of Agreement strictly outlining parameters and expectations of all parties toward negotiating a possible contract.
 - Negotiations are expected to be confidential until an agreement can be reached and presented to the City Council for approval.
- Both developers acknowledge they have “chatted” with each other and potential renters
- DSCC sees benefits of combining both developers with defined roles, responsibilities and benefits

Dover Sports Complex – Recommendations

1. DSCC recommends City enter into Memorandum of Agreement confidential discussions with both entities with an eye toward using each respondent's admitted strengths:
 - EDGE's model is to finance and build facilities but contract with a third-party to run facilities
 - Executive has minimal interest in financing a facility but knows the region quite well and has strong experience in programming and running athletic complexes
2. Update previous aquatics needs analysis to confirm region can support such a facility.



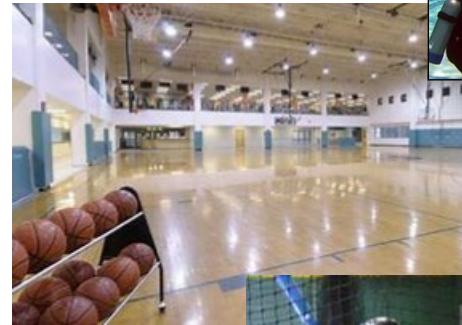
Dover Sports Complex – Historical Information

Dover Sports Complex – General Location



Dover Sports Complex – Potential Features

- Olympic-size competition pool
- Teaching pool
- Multi-Sport Hardcourts
- Portable turf surfaces
- Multi-purpose space
- Walking/jogging track
- Storage rooms
- Locker rooms
- Offices
- Spectator Seating
- Related retail space for lease



Dover Sports Complex – Core Team

City of Dover

- Robert Carrier
Mayor
- Christopher Parker
Deputy City Manager
- Gary Bannon
Recreation Director

DSC Committee

Primary

- Ernie Clark (*Team Lead*), Mike Casimiro, Tim Paiva

Community Team Building

- Scott Dubben, Brian Murphy, Mike Murphy, David Nargy, Angie Peck, Kirt Schuman, Sue Vitko, Tom Vitko

