

Proposed Community Center

for the

Town of Dennis, MA

February 3, 2026



Town Staff

Elizabeth Sullivan, Town Administrator

Gregory Rounseville, Asst. Town Administrator

Dustin Pineau, Director, Beach and Recreation

Gerrit Murphy, Assistant Beach / Recreation Director

Select Board Liaison

Paul McCormick

Recreation Commission

Henry "Hank" Bowen, Chair

Paul Prue, Member

George Levesque, Member

Linda Burke, Member

Ford Stewart, Member

Gary Nowitz, Member

Marta Cahill, Alternate

Mary Davis, Alternate

Architect

Jacunski Humes Architects, LLC

Project Timeline - March 2025 – January 2026

- March 10, 2025: Contract was awarded to Jacunski Humes Architects, LLC to complete a Feasibility Study.
- May 12, 2025: Started process of identifying “NEEDS” for a new Community Center on the Wixon School property.
- June 2025: DRAFT Space Needs Assessment distributed for review. 39,565 gross square feet proposed
- June 2025: DRAFT Space Needs Assessment distributed for review. 35,750 gross square feet proposed
- July 2025: Schematic Site Plan / Floor Plans presented to Committee for consideration
- August 2025: DRAFT Space Needs Assessment distributed for review. 33,345 gross square feet proposed
- September 15, 2025: Schematic Site Plan / Floor Plans presented to Committee for consideration (35,245 gross s.f.)
- **January 2026: Professional Cost Estimates / Exterior Renderings produced. Slight modifications to Floor Plans (38,164 gross s.f.)**

Space Needs Assessment
for a new
Community Center
Dennis, MA



August 2025

Prepared By:

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ARCHITECTS, LLC
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BERLIN, CONNECTICUT
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Space Needs Assessment
for a new
Community Center
Dennis, MA

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SPACE NEEDS SUMMARY

Summary Sheet

Square Ft.
required

Dennis Community Center	
Public	680
Recreation Department Offices	1,200
Recreation Department Storage	See Gymnasium
Break Room	250
General Purpose Meeting Rooms	1,325
Game Room	800
Music Room	325
Gymnasium /Walking Track	18,000
Fitness Room	1,500
Low Impact Exercise Classroom	720
Golf Simulator Room	400
Toilets and Custodial Services	1,645
Circulation	w/in net to gross
Mechanical	1,190
Total Net Square Footage	28,035
Net to Gross Factor for Gymnasium (x +/-1.10)	1,800
Net to Gross Factor for all other spaces (x +/-1.35)	3,510
Total Gross Square Footage Required	33,345

SQUARE FOOTAGE COMPARISON

Summary Sheet

Space Needs

Schematic

Assessment

Design

8/8/25

1/7/26

Dennis Community Center		
Public	680	754
Recreation Department Offices	1,200	1,579
Recreation Department Storage	See Gymnasium	1,764
Break Room	250	212
General Purpose Meeting Rooms	1,325	1,340
Game Room	800	834
Music Room	325	386
Gymnasium /Walking Track	18,000	17,858
Fitness Room	1,500	1,272
Low Impact Exercise Classroom	720	766
Golf Simulator Room	400	462
Toilets and Custodial Services	1,645	1,416
Circulation	w/in net to gross	w/in net to gross
Mechanical	1,190	618
Total Net Square Footage	28,035	29,261
Town Storage	not included	3,216
Total Net Square Footage	28,035	32,477
Net to Gross Factor	(x1.19) 5,310	(x1.175) 5,687
Total Gross Square Footage	33,345	38,164

SQUARE FOOTAGE COMPARISON

Summary Sheet

Space Needs

Schematic

Assessment

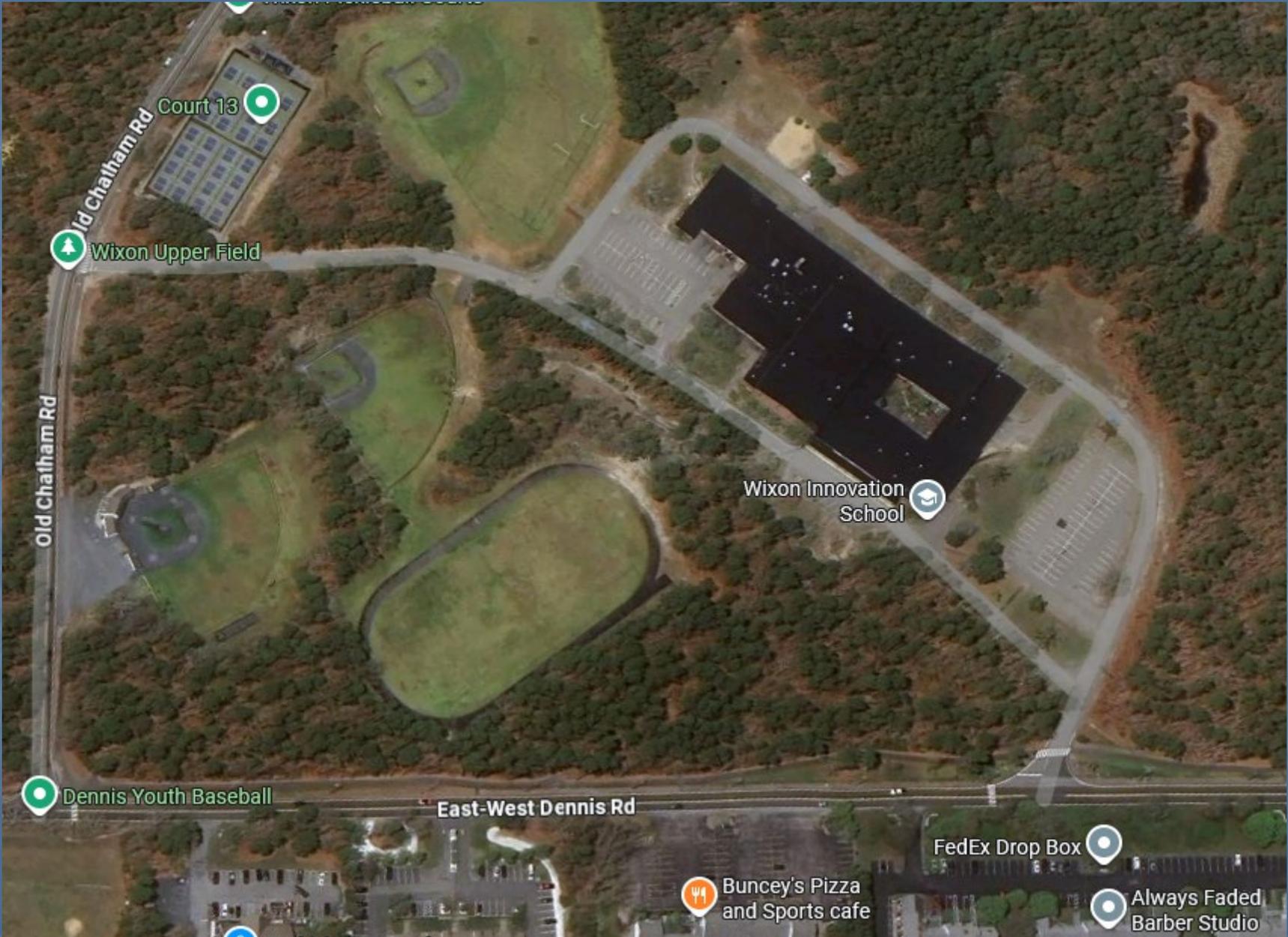
Design

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CURRENT SITE CONDITIONS

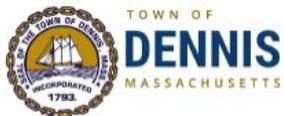


PROPOSED SITE CONDITIONS



January 23, 2026

OVERALL PLAN



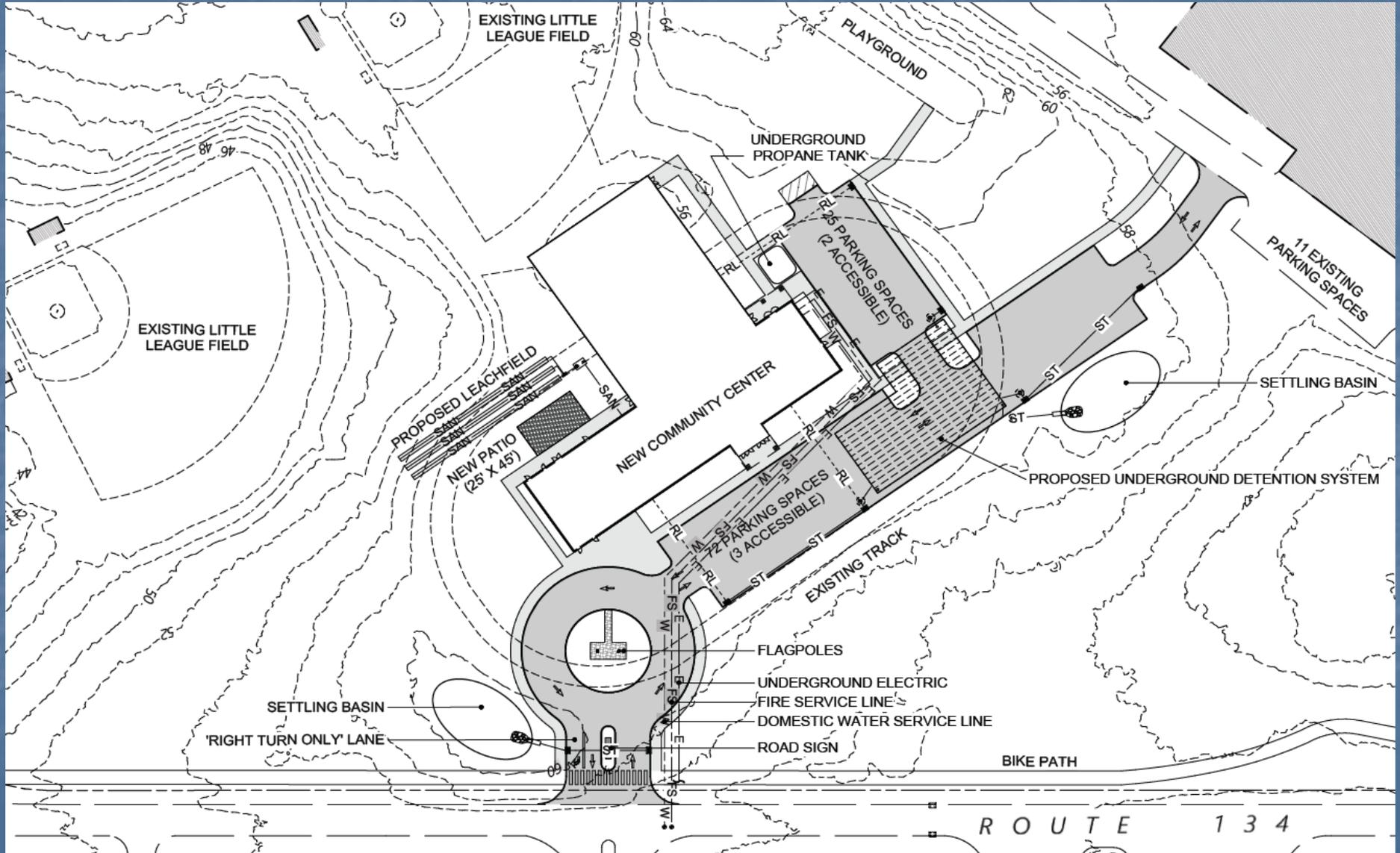
NEW COMMUNITY CENTER & SITE IMPROVEMENTS
FOR THE
TOWN OF DENNIS, MA



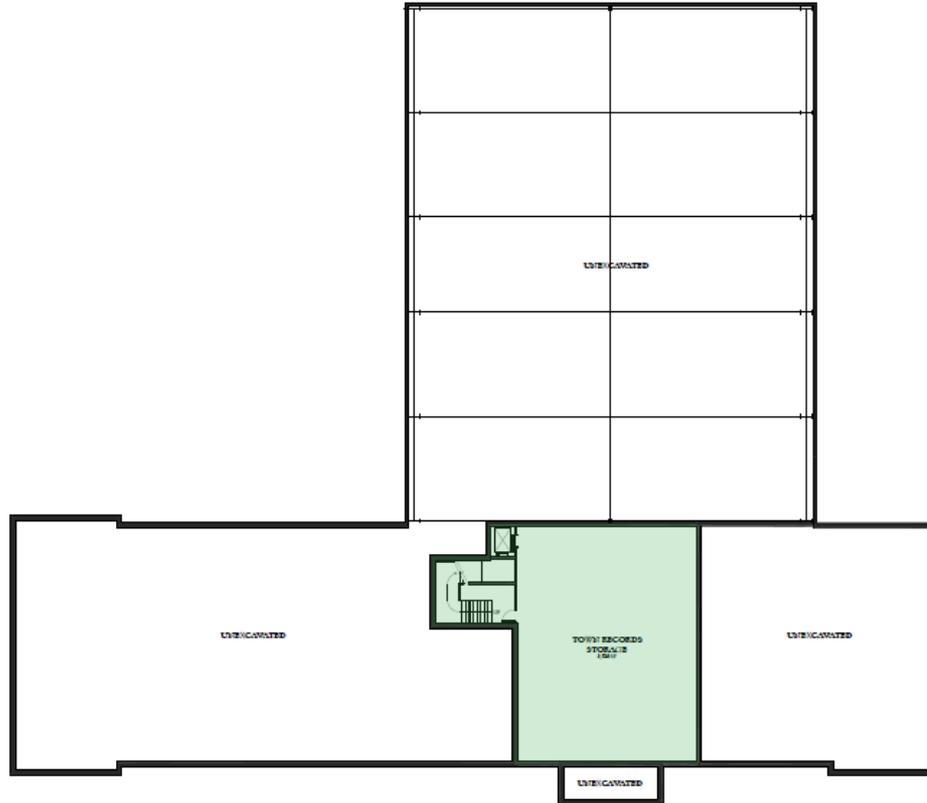
PROPOSED SITE CONDITIONS



PROPOSED SITE CONDITIONS



LOWER FLOOR PLAN - PROPOSED



January 7, 2026

Proposed Lower Floor Plan

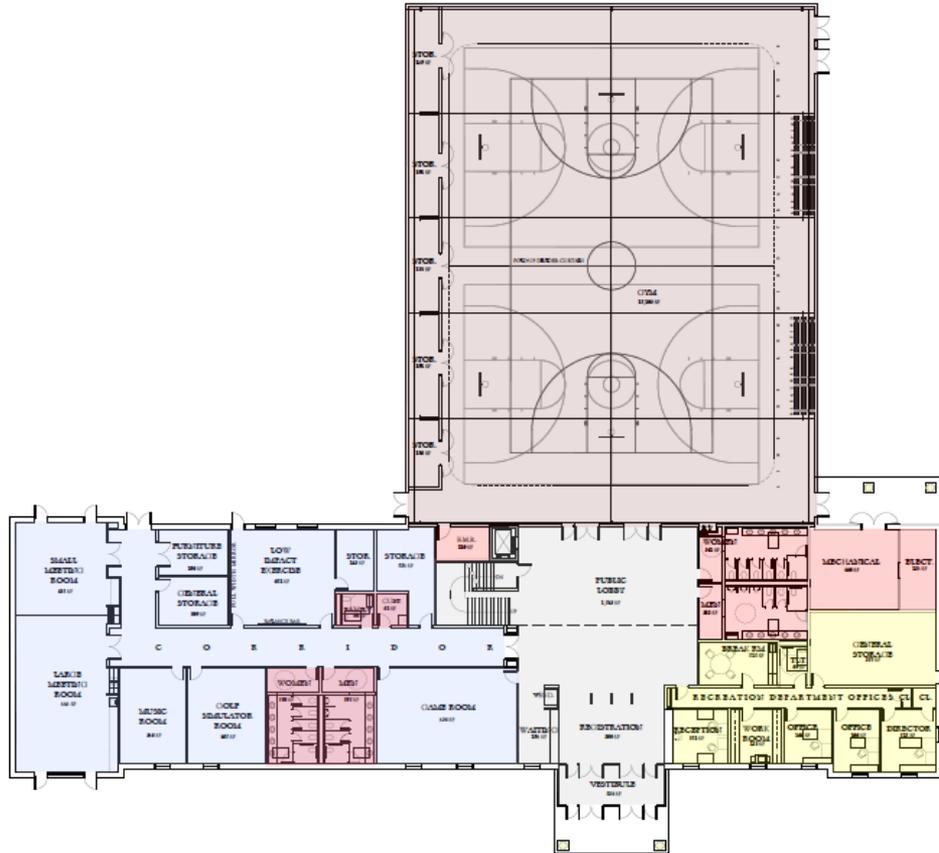
3,150 SF



PROPOSED COMMUNITY CENTER
FOR THE
TOWN OF DENNIS, MASSACHUSETTS



MAIN FLOOR PLAN - PROPOSED



January 7, 2026

Proposed Main Floor Plan

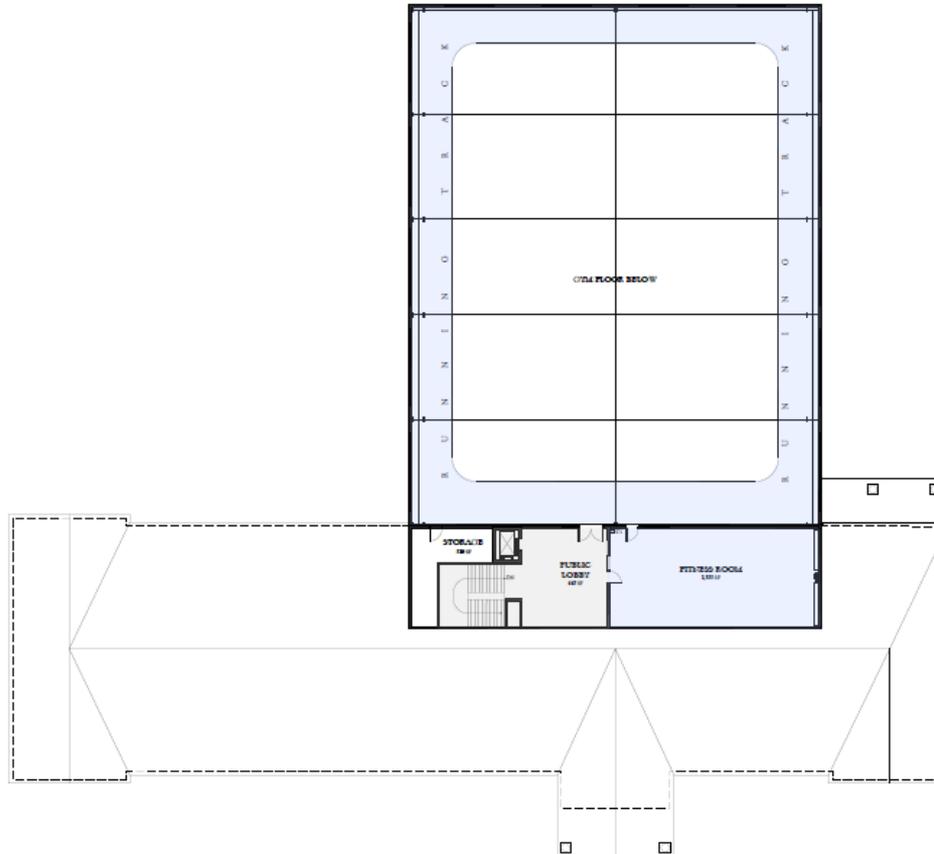
27,904 SF



PROPOSED COMMUNITY CENTER
FOR THE
TOWN OF DENNIS, MASSACHUSETTS



UPPER FLOOR PLAN - PROPOSED



January 7, 2026

Proposed Upper Floor Plan

7,110 SF



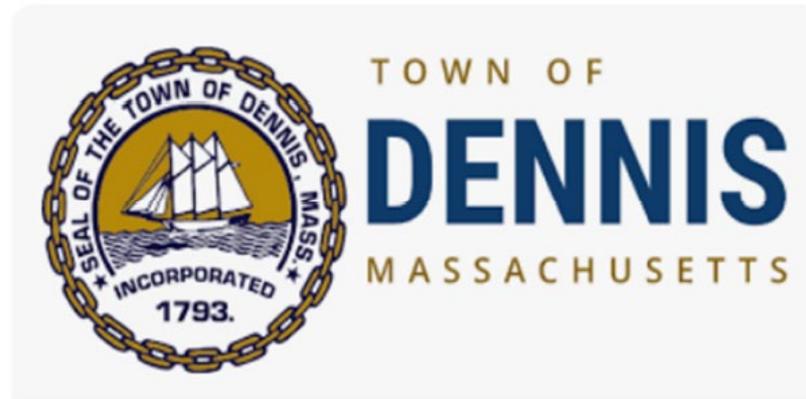
PROPOSED COMMUNITY CENTER
FOR THE
TOWN OF DENNIS, MASSACHUSETTS



PROFESSIONAL COST ESTIMATE

New Community Center & Site Improvements

Town of Dennis, MA



CONTENTS:

- Cover
- Executive Letter
- Basis of Estimate
- Conceptual Estimate

DATE: January 21, 2026

ESTIMATE LEVEL: Conceptual

ARCHITECT: Jacunski Humes Architects, LLC

PROJECT COST WORKSHEET



**Proposed New Community Center
Route 134
Dennis, MA**

January 21, 2026

PROJECT COST WORKSHEET

Hard Costs:		
Sitework and Construction	\$23,311,028	
Subtotal		\$23,311,028
Soft Costs:		
Land Acquisition Costs	Town Owned	
Architectural/Engineering Fees	\$1,725,000	
Owner's Project Management (OPM) Fees	\$950,000	
Furniture, Fixtures, Equipment (& Design)	\$600,000	
Land Surveying Services (A-2/T-2)	\$15,000	
Geotechnical Engineering / Soil Testing	\$15,000	
Independent Materials Testing / Inspections	\$35,000	
Commissioning Services	\$40,000	
Telephone / Data System Equipment	\$50,000	
Building Equipment / AV Systems	\$150,000	
Printing, Advertising	\$5,000	
Relocation / Moving Expenses	\$10,000	
Utility Company back charges	\$25,000	
Builder's Risk Insurance Policy	\$100,000	
Owner's Legal Fees / Bonding Costs	TBD	
Administrative Costs / Owner's Expenses	\$50,000	
Subtotal		\$3,770,000
Project Contingency (15%)	\$3,500,000	\$3,500,000
Project Total		\$30,581,028

- Hard Cost represents professional cost estimate, dated January 21, 2026, as prepared by Downes Construction Company, New Britain, CT
- Not anticipated are costs associated with unsuitable / contaminated soil conditions or mass rock excavation.
- Project is anticipating construction duration of 14 months from notice to proceed to final completion.
- Soft Costs are indicated as "allowance" amounts for budgeting purposes. Actual costs may vary.
- Costs are based upon MA Prevailing Wage Rates and MGL, Chapter 149, requirements for competitive bidding.
- Costs have been escalated to an anticipated bid period / construction start in the Spring 2027. Cost escalation should be anticipated if projected schedules are not realized.

HARD COSTS: \$23,311,028

SOFT COSTS: \$3,770,000

CONTINGENCY: \$3,500,000

TOTAL PROJECT: \$30,581,028

EXTERIOR RENDERING



EXTERIOR RENDERING





THANK
YOU