



Design Studio

St Germain - Facilities Study

Program Options

7/10/2017

OPTION 2

Demolish the 1944 Red Brick School House and 1960's school addition. Renovate the existing town hall and community center facility to meet the program needs and improve the energy efficiency. Site development to include new entry drive between the community center and the existing ball field, new well, septic and grease separation systems, new additional parking lot and storm water.

Scope of Work based on Matrix Criteria

Priority ranking, highest to lowest

Operational Cost

Develop economical and efficient strategies for mechanical utility cost

Enhanced Energy Savings

Exterior storefront entry systems, triple glazed window units with shading

Enhance the existing HVAC system with new building automation system

Low flow flush toilets, automatic faucets

Energy efficient appliances, LED lighting, occupancy sensors

Increase roof and wall insulation above energy code minimums

Longevity of the Facility - Life Cycle

Higher quality interior and exterior materials to increase longevity and reduced maintenance cost.

Maintenance of the facility

Maintenance free exterior materials - siding, trim, stone, windows, doors.

High quality sealants, grade site away from facility, dampproof exterior foundations

Interior lower maintenance - equipment, mechanical equipment, plumbing fixtures, flooring, hardware, doors, sill materials and trim

Facility Alterations to Community Center

-) Regrade site away from the facility
-) Upgrade to the existing mechanical HVAC, electrical power and data, new LED lighting and new plumbing fixtures. Add the building automation system to the facility.
-) Repaint the interior facility, new flooring, base trim, ceilings and interior doors
-) New exterior entry door systems, exterior windows, additional roof insulation, new asphalt roof, new interior concrete slab at the existing gym area
-) Increase building envelope efficiency, fur out the exterior wall, add insulation and new finish
-) Gut out the existing toilet rooms and reconfigure to meet ADA requirements
-) New interior walls and doors configured for the new program space

Program requirements

Maintain the program space as defined in the workshop, develop alternative and flexible space for dual Purposes. Total programmed s.f. 26,125 s.f.
Total s.f. of addition 13,355 s.f.

Historical significates

1944 Red Brick School demolished, no historical significance remains

Site limitation

75' setback buffer remains, less green space for new access drive and services drive. Tight limits on available area for septic and grease separation systems (holding tanks) and storm water limitations. Ball field is not impacted.

Construction Displacement

The project could be phased to allow the Town Offices and Community Center to remain operational