



Design Studio

St Germain - Facilities Study

Program Options

7/10/2017

OPTION 3

Renovate the 1944 Red Brick School House for history room, storage and meeting space. Demolish the 1960's school addition. Provide a new accessibility addition link to include an elevator, stairwell and accessible toilet rooms. Demolish the existing community center and town offices. Provide a new town hall and community center. Site development to include new entry drive between the new facility and the existing ball field, service drive along the east, new well, septic and grease separation systems, new entry sidewalk, additional parking 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

New triple glazed historical windows in the Red Brick School House, weather strip exterior doors

High efficiency 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 Red Brick School:

- J Remove all mold present sanitize and clean interior surfaces, dampproof the existing exterior foundation, and regrade site
- J Renovate the existing mechanical HVAC, new electrical power and data, new period LED lighting, abandon the existing plumbing
- J Refinish the existing wood floors, doors and trim, new historical replicated windows to fit the full openings at both levels, new front entry door to replicate the original opening
- J Repaint the interior facility, refinish flooring, base trim, ceilings, doors and new railings at the lower level

Program requirements

Maintain the program space as defined in the workshop, develop alternative and flexible space for dual Purposes, 26,125 s.f.

Accessibility Link additional 1,200 s.f. Total s.f. of town offices and community center addition 10,243 s.f.

Historical significates

1944 Red Brick School retained and renovated for the Town of Saint Germain Historical Center, lower level meeting room, mechanical and storage.

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 until the School house and link are 40% - 60 % constructed