



Design Studio

St Germain - Facilities Study

Program Statement: Collaboration between Funktion Design Studio and The Town of St Germain Town Board

October 31, 2017

Space Description	Standard S.F.	Program 18,675	Program FDS - OPT 3 17,000	Program FDS - OPT 4 16,268	Program notes from Town Board
1 Community Center					
2 Lg Community Room / Gymnasium	6000	7280	7600	7490	Large Area to accommodate 54 table of 8 occupants per table, max 432 occupants, room to be flexible with room divided into 3 large areas, end unit to be divided in quarters allowing total of 6 rooms. Prime Timers incorporated into the Lg Community area
3 Meeting / Voting (East) Small 12	400				Room not needed, use Large Community Area small rooms
4 Meeting / Voting (west) Small 12	300				Room not needed, use Large Community Area small rooms
5 Meeting Room 18	400	600			Room is permanently setup with conference table and chairs to seat 18, in the middle of the large community area
6 Meeting Room 12	350	500			Room is permanently setup with conference table and chairs to seat 18, in the middle of the large community area
7 Exercise Room	1200	600	624	609	Enlarge to fit the safety clearances, upgrade equipment
8 Men's Toilet	200	250	240	232	
9 Women's Toilet	200	250	240	232	
10 Storage (men's locker/shower)	800	250	308	257	Prime Timers storage
11 Storage (women's locker/shower)	300	250	300	734	General Storage
12 Janitor	50	50	64	105	
13 Electric	100	100	96		
14 Mechanical Areas	500		480	437	
15 Coats / Storage	150	150	100	113	
16 West Entry	100	100	144	88	
17 North Community Entry	100	100	100	100	
18 North Town Office Entry	100	100			
19 Kitchen	600	800	800	847	
20 Pantry	150	100		70	
21 Kitchen Storage	200	200	396	316	Pantry included
22 General Facility/ User Storage	400	400	480	556	
23 Option 3 - Link	800	800	800	0	
24 Town Offices					
25 Clerk	150	150	180	219	Opt 4 w/ storage
26 Treasurer	120	120	160	168	
27 Flex Office	120	120	120	116	
28 Flex Office	120	120	120	116	
29 Small Conference Room	200	200	225	226	
30 Storage	400	400	272	339	232 Upper level, 40 Lower level - OPT 3
31 Fireproof Storage - Vault	300	300	272	293	
32 Town Board Meeting Room	800	800	790	804	
33 Women's Public Toilet Room	200	200	70	61	Single user - OPT 4
34 Men's Public Toilet Room	200	200	70	0	
35 Mechanical Areas	250	250	125		
36 Mail/Copy Room				90	
37 Circulation/walls	4065	2935	1824	1,650	Between 25%- 30% typically
38 Total	20325	18675	17000	16268	