FUNKTION
Design Studio

# St Germain - Facilities Study

**Program Options**

**7/10/2017**

**OPTION 1**

Renovate the existing Red Brick School facility and the existing town offices to meet the program needs and improve the energy efficiency. The 1944 Red Brick School House for history room, town fireproof storage and meeting space, 1960's school addition for the new town offices, board room and meeting space. Add a new internal accessibility LULA elevator to the 1960's portion of the school. Site development to include new entry and service drive between the Red Brick School House and the existing ball field, 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**
New triple glazed historical windows in the Red Brick School House and 1960's addition, weather strip exterior doors, provide a new front entry assembly to match the original doors and detail

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:**

- Remove all mold present sanitize and clean interior surfaces, dampproof the existing exterior foundation, and regrade site
- Renovate the existing mechanical HVAC, new electrical power and data, new period LED lighting, abandon the existing plumbing
- 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
- Repaint the interior facility, refinish flooring, base trim, ceilings, doors and new railings at the lower level

**Facility Alterations to 1960's School:**

- Remove all mold present sanitize and clean interior surfaces, dampproof the existing exterior foundation and regrade site
- Enhance the existing mechanical systems to include the mechanical HVAC, electrical power and data, LED lighting and plumbing. Add the building automation system to the facility
- Repaint the interior facility, new flooring, base trim, ceilings, interior doors and railings at the lower level
- New exterior entry door systems (2) and new exterior windows full height
- New interior walls and doors configured for the new LULA Elevator, town hall programmed spaces, flexible board room and new toilet rooms at the upper level
- New interior walls and doors configured for the new storage, mechanical and meeting rooms at the lower level

**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 wall 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 town offices and community center addition 3,011 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. Available area for well, septic and grease separation systems (holding tanks) and storm water limitations. Ball field is not impacted. Some parking spaces lost along the northside of the community building but regained at the red brick school site

**Construction Displacement**

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