



Design Studio

St Germain - Facilities Study

Program Options

7/10/2017

OPTION 4

Demolish the 1944 Red Brick School House and 1960's school addition. New community center and town offices building. Site development to include new entry off School Road, new septic, grease separation systems, entry sidewalk, 34 stall parking lot and storm water.

Scope of Work based on Matrix Criteria

Priority ranking, highest to lowest

Operational Cost

New economical and efficient strategies for mechanical utility cost

Enhanced Energy Savings

Exterior storefront entry systems, triple glazed window units with shading

High efficiency HVAC system with new building automation system

Low flow flush toilets, automatic faucets

Energy efficient appliances, LED lighting, occupancy sensors

Enhanced energy code building envelope systems

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

Program requirements

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

Historical significates

None

Site limitation

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

Construction Displacement

The town offices and community center functions would need to move off site, utilizing other community facilities