



Design Studio

# St Germain - Facilities Study

Proposed Program Reductions, eliminated from the program

Program Statement: Existing  
July 10, 2017

Space Description	Existing S.F. 12770	Standard S.F.	Program	Proposed Program Reduction	Existing uses	Issues	Proposed Uses
1 <b>Community Center</b>							
2 Lg Community Room / Gymnasium	5700	6000	5700	5700	Gym, Bingo, Dance, larger group meetings and trainings over 30 occupants, Prime Timers over 70 participants, Larger user groups	Bad acoustics, no AV/Technology, heating and ventilation inefficient, noisy, very slippery, slab in poor condition (heaving)	Remove gym function and create new multipurpose room, walking path, half court
3 Meeting Room up to 25		625	625				Eliminate multiple room size - Develop scheduling of multipurpose flexible area
4 Meeting Room up to 25		625	625	625			30 per user groups
5 Meeting Rooms up to 35		875	875				Eliminate multiple room size - Develop scheduling of multipurpose flexible area
6 Meeting Rooms up to 35		875	875	875			40 per user groups
7 Meeting Room up to 50		1250				Need addition rooms - plan for 2	Eliminate multiple room size - Develop scheduling of multipurpose flexible area
8 Meeting / Voting (east) Small 12	390	400	390	390	Small user groups, voting	Mechanical systems - comfort level lacking, too small of room, lack of flexibility, lack of adjacent storage	Small user group area for up to 12
9 Meeting / Voting (west) Small 12	325	300	325	325		Mechanical systems - comfort level lacking, too small of room, lack of flexibility, lack of adjacent storage	Small user group area for up to 12
10 Exercise Room	375	1200	900	800	Gets a lot of use	lacking secured area (keeping kids out), too small for the current equipment (safety issues)	Add equipment and double the size
11 Prime Timers (120 - Flex) (meeting room up	845	2600	2100	2000	Existing class room	Too small requesting 2.5 times larger, flexibly with divider, user group 50-70, 120 summer, lockable cabinets, refreshment prep area (ref, sink) square room acoustics, adjacent storage area, chair storage, A/V Technology added, presentation, adjacent toilet rooms	Develop expanded uses with in the room for a full functioning entity of the Prime Timers, Inc. Additional s.f. to be used as flexible multipurpose area (800 s.f.)
12 Town Offices	845				See Below		
13 Town Board Meeting Room	650				See Below		
14 Men's Toilet	130	200	200	250		ADA non compliant, verify occupancy compliance	Upgrade for ADA compliance, addition toilet room for occupancy compliance
15 Women's Toilet	150	200	200	250		ADA non compliant, verify occupancy compliance	Upgrade for ADA compliance, addition toilet room for occupancy compliance
16 Storage (men's locker/shower)	114	800	250	250	Prime Timers storage	Old shower area, tripping hazzards, must go through the toilet room to access the area	Convert s.f. to toilet room upgrade
17 Storage (women's locker/shower)	53	300	250	250	General Storage	Old shower area, tripping hazzards, must go through the toilet room to access the area	Convert s.f. to toilet room upgrade
18 Janitor	18	50	50	45		very small, mechanical equipment hung above he ceiling and not readily accessible.	Review accessiblity and potential of expanding the room
19 Electric/ Storage	110	100	100	100			remain as is
20 Coats / Storage	150	150	150	150	Storage of chairs and miscellaneous items	door way limits clear access	storage
21 East Entry	130	100	130	130			
22 North Community Entry	96	100	100	100		not accessible	revise entry
23 North Town Office Entry	40	100	80	80			
24 Kitchen	607	600	600	600	Outside vendors (commercial), weddings, Bingo, snowflake dance, Prime Timers, rentals	Electrical undersized – 3 Nescos and 2 coffee pots max, Hand wash sink needed, Not efficient or laid out well, dishwasher non functional, vendors need storage on site, additional higher sink not as deep as the three complartment sink required by code	Use as a commercial kitchen - support rentals, vendor commercial incubator purpose
25 Pantry		150	150	100			Adjacent Storage
26 Storage		200	200	200			Vendor storage adgjacent to the kitchen
27 Storage		400	400	200			General building storage - 2 separate rooms, one room dividable for the user groups
28 Mechanical (North)	78	150	100	100			Verify if expansion is required with updated MEP
29 Mechanical (South)	50	150	100	100			Verify if expansion is required with updated MEP
30 Circulation/walls	1914	5550	5000	4500			
31 Subtotal	12770	24050	20475	18120			
32							

33	<b>Red Brick School - Upper</b>							
34	History Room	628	1400	1250	1200			
35	South Office	628						
36	Classroom 1	810						
37	Classroom 2	810						
38	Storage (east)	100						
39	Storage (west)	100						
40	Office 1	128						
41	Office 2	160						
42	Office 3	160						
43	Storage (North)	40						
44	South Entry	168						
45	Upper Entry	120						
46	Upper/ Lower Entry	170						
47	Circulation/walls	1150						
48	Subtotal	5172	1400	1250	1200			
49								
50	<b>Red Brick School - Lower</b>							
51	Commons	645						
52	Kitchen	150						
53	Classroom 3	580						
54	Classroom 4	650						
55	Classroom 5	650						
56	Storage (south)	204						
57	Storage (north)	60						
58	Mechanical (north)	180						
59	Electric/ Storage	79						
60	Mechanical	150						
61	Women's	69						
62	Men's	67						
63	Circulation/walls	1688						
64	Subtotal	5172						
65								
66	<b>Town Offices</b>							
67	Reception- Counter		120	120	100	small counter area, used only during tax time	The location of the current open design room lacks security, currently the town officers work from home with very limited office hours, no internet, power supply, uncomfortable mechanical temperatures	Design a town hall suite to accommodate minimal future growth and accommodate programming standard functions for an efficient occupied town office
68	Clerk		150	150	120	Cubical space designated	open cubical area lack of confidentiality	
69	Treasurer		120	120	120	Cubical space designated	open cubical area lack of confidentiality	
70	Chairman		120	120	0			
71	Zoning		120	120	120	Cubical space designated	open cubical area lack of confidentiality	
72	Flexible Office (growth)		120	120	120			
73	Small Conference Room		200	200	200	Cubical space designated		
74	Storage		400	400	200	Cubical space designated		
75	Fireproof Storage - Vault		300	300	200			
76	IT/Server/Storage		100	100	50			
77	Town Board Meeting Room		800	800	800	Designated room	lack of power supply,no AV Technology, uncomfortable mechanical temperatures, capacity of 20 occupants, larger meetings are held in the gym	
78	Storage - voting equipment		100	100	100			
79	Women's Public Toilet Room		200	200	150			
80	Men's Public Toilet Room		200	200	150			
81	Mechanical Areas		250	250	250			
82	Circulation/walls		1100	1100	1000			
83	Subtotal	0	4400	4400	3680			
84								
	<b>Total</b>	<b>23114</b>	<b>29850</b>	<b>26125</b>	<b>23000</b>			