

FINAL REPORT

A REVIEW AND EVALUTION OF EXISTING MUNICIPAL FACILITIES

TOWN OF HERMON

Hermon, Maine

25 August 2003



GORDON ♦ STANLEY
A R C H I T E C T U R E

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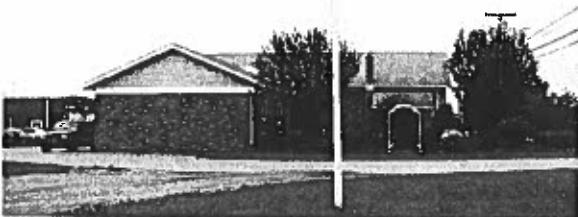
TOWN OFFICES



alterations through the years. The latest major renovation/ addition occurred in 1990 and consisted of an addition of 900 s.f., the previously mentioned Council Chambers. Today, this building houses all municipal operations with the exception of the school and fire departments. It also contains offices for the town sheriff.



chambers and the offices are at grade and allow minimum clearances when in the building. The accessibility for employees is also good. Due to the amount of storage and file cabinets in the main room some areas are tight, but do maintain the required clearances. There are a couple of individual offices, however, that are tight and would be difficult for wheelchair access if required.



EXISTING CONDITIONS:

The existing Town Office building is a single story, concrete block building with brick veneer on the south elevation. Other elevations are covered with a vinyl brick veneer. The back portion, council chambers, consists of a wood framed building with vinyl brick veneer. It is currently approximately 3,100 square feet and has undergone several additions and

ACCESSIBILITY:

This building is very accessible to the public; both the entrance to the council chambers and the offices are at grade and allow minimum clearances when in the building. The accessibility for employees is also good. Due to the amount of storage and file cabinets in the main room some areas are tight, but do maintain the required clearances. There are a couple of individual offices, however, that are tight and would be difficult for wheelchair access if required.

DESIGN OPTIONS:

As mentioned above, for the purposes of this study three courses of action will be considered for the Town Offices. They are to build new, renovate and expand the existing facility and last to renovate the existing middle school.

The first option is to **BUILD NEW**. This is the most costly of the three options but will consider long term space needs for the town. This option would require the town to decide if the current location is where the offices will be located for the foreseeable future. If not at the present location, then a new location would have to be found. A new site would add costs to the project even if the land were to be donated; water, septic and power/ telephone/ data would all have to be accessible or developed for the new site. The existing site is large enough to build a new town office while the existing one remains operational. It would make a new fire station on the same site almost impossible. A new building would be more cohesive and feel less like a smaller building that has continually been added to. After interviews with Clinton Deschene and



DESIGN OPTIONS:

From the Request For Proposals, the committee asked for the following information in regards to the Middle School:

1. Cost to construct a new Middle School.
2. Cost to renovate existing building and construct a new gymnasium and cafeteria.

Following you will find analysis of both options with positive and negative aspects of each option. At the end of the report Gordon ♦ Stanley Architecture will provide a suggested course of action for the Town of Hermon.

First option: BUILD A NEW MIDDLE SCHOOL. This option would provide the town with a modern facility that would be a valuable educational experience for Hermon middle school students for years to come. It would obviously come at a cost. Other than price, the new middle school would be smaller than the existing. The State of Maine Department of Education allots only 135 square feet per student when building a new facility. If we multiply by 190, the average number of prospective students at the Middle School, it would result in a new school allowable square footage of 25,650. This would include the gymnasium/ cafeteria space as well as administration. This is less square footage than the current school has. The town would have to secure a site for any new school that was to be constructed adding cost the project.

Second option: ADDITION AND RENOVATION. Building a totally new school is not the only way to provide students with a more modern facility. The current Middle School could be renovated and added onto and achieve the same goals. The major concern with the current school is the location and condition of the gymnasium / cafeteria building. Currently, students have to go outside to the building approximately 100 feet away for lunch or gym class. The Music room is also located in the basement of this building. Not only does this create a dangerous situation as students travel across a parking lot during school hours, it is also less than desirable during inclement weather to have students travel outside to the building. The condition of the classroom/ administration portion of the school is good. The mechanical room should be relocated due to flooding that is occurring in the current location and the exterior finish is starting to show severe signs of aging. The current roof is in excellent condition as mentioned above. An addition to the building could include attaching a gymnasium and cafeteria to the existing building eliminating the need for students to leave the building. Because the current site is large enough to support this action, costs would be saved, as the Town would not have to secure land, as would be the case if a new school were to be constructed. If an addition were to take place this would indicate that new water and sewer would have to be brought into the addition; currently water is supplied from the gymnasium/ cafeteria building. This could be a substantial amount of the project but would be necessary if any addition is to take place.

