



Windham Community Center - Project Description

Project Area	Work Item	Detail	Discussion/Result
1 Site			
	1.A	Increased Parking Capacity Restriped front lot to move accessible spaces closer to Library. Expanded rear lot to the west providing ±38 additional spaces. Accessible spaces added for Town Hall, General Assistance and Rec use. The Existing basketball area, shed, abandoned fuel tank are removed. Regrading, primarily through cuts, is required. Overhead Utility Poles relocated or moved underground as required.	±163 spaces provided, 145 required and 125 existing. Accessible spaces closer to user access points.
	1.B	Enhanced Sidewalk Access at front and rear lot Asphalt walk extended the full length of front parking area. Asphalt walk added along east edge of the rear parking lot and along the new driveway to Educational Way.	Provides direct and safe access to all building entry points from parking areas and Educational Way.
	1.C	Courtyards Improved with grassy areas Includes Gym, Library and rear Rec entry courtyards. Most existing asphalt removed to allow for grassy areas while keeping paved access to doors. Grassy areas prepared with loam and seed.	Softens courtyard areas while maintaining paved access to access doors. Does not trigger stormwater BMPs. Reduces heat island impacts. Allows for the future improvement of these areas.
	1.D	Accessible Entrance Path to Library 10' wide asphalt walk extended to the Library Entrance from accessible parking spaces. ±400sf concrete plaza at entry. Trees removed and area regraded to accommodate accessible entry.	Provides gracious and obvious access to the Library. Book drop-off is at this entry. Entry Plaza provides a waiting/meeting space.
	1.E	New Driveway Access to Rear Lot Two-way driveway connecting directly to Educational Way. Most if not all trees are removed. Regrading, primarily through fill, is required.	Provides clear access to the Community Center and reduces vehicular conflicts at the north drive merge with Educational Way.
	1.F	Dual Purpose ±20'x80' Three-Car Drive-thru and Delivery Canopy for General Assistance A single lane drive-thru passes under the canopy and is separate from other parking lot traffic. Canopy extends to cover the food pantry receiving door.	Provides cover for three vehicles picking up or loading food allocation. Queueing space can be along the north driveway. Canopy extends to cover door to GA Receiving. Pick-up and delivery schedules do not overlap so dual use of drive-thru/canopy is OK.
	1.G	Defined Facility for Solid Waste & Recycle Screened and gated area located at the northwest corner of new parking area.	Consolidates trash pick-up away from entrances and pedestrian paths.
	1.H	Bridge Connection to Town Hall from Rear Lot Open bridge with a 8-10' wide concrete surface and railings. Will include a heated snow-melt system.	Provides clear, direct, and safe access to the upper floor of Town Hall from the rear lot.

	1.I	Standard Surface Stormwater Systems	Standard BMP Stormwater Management Infiltration areas added to treat new impervious areas.	The upfront and on-going maintenance costs of a structured system is avoided.
	1.J	Retain Natural Wetland Systems	Treed wetland areas north and east of the Classroom Wing are undisturbed	Habitat and buffer to Gray Road properties remains. In-lieu fees to DEP avoided. Acquisition of property from Fidium/Consolidated is not necessary.
	1.K	Retain Primary Electric Service	Primary service and distribution system uneffected.	Disruption, Schedule and Costs associated with relocating the primary are avoided.
	1.L	Retain 500kVa Transformer	The existing transformer and its location remain.	Future replacement of the transformer due to age will be at CMP's expense.
	1.M	Extend Fire Service to Boiler Room	Connect to the existing 6" capped fire service line outside of Field Allen and run to the Boiler Room.	Provides fire service to building to supply new NFPA 13 Fire Suppression System
2 Gymnasium				
	2.A	Locker Room Area Reconfiguration	Locker rooms consolidated around existing men's and women's toileting areas. Excess space freed up for other uses.	Results in men's and women's gang bathrooms better aligned with modern use. Keeps recently remodeled bathroom areas.
	2.B	Rec Fitness and Program Rooms	The existing Men's Locker and Shower areas reconfigured as a ±840sf Fitness Room and ±575sf Program Room for Rec	Dedicated Rec Fitness and Program rooms with direct access to the Gym.
	2.C	Rec Gym Storage Rooms	The existing Gym Offices reconfigured as ±200sf and ±260sf Storage Rooms	Dedicated Rec Storage rooms with direct access to the gym.
	2.D	Code & Planning Storage Room	The existing Women's Locker and Shower areas reconfigured as ±1,000sf secure storage for Code and Planning	Secure and climate controlled storage area with both interior and exterior access. Existing elevator connects up to second floor.
	2.E	Town Clerk Storage Room	The existing Facility Storage Room reconfigured as ±650sf secure storage for the Town Clerk	Secure and climate controlled storage area with interior access. Existing elevator connects up to second floor.
	2.F	Single-Occupant Restroom	A portion of the existing Women's Locker Room reconfigured as a dedicated single occupant restroom.	Provides a single-user, gender neutral restroom to suit modern requirements.
	2.G	Custodial Space	The existing Women's Storage room reconfigured as a custodial space with service sink.	Provides a dedicated custodial space to service the first floor of the gym.
	2.H	Mezzanine Rec Storage Room	Subdivide a separate ±600sf Storage Room for Rec use from the west side of the gym mezzanine	Provides a Rec Storage Room for general use.
	2.I	Mezzanine Restroom Repair	Existing second floor Men's and Women's Restrooms repaired and restored with new fixtures.	Provides restored, functional gang restrooms to serve the Gym Mezzanine and the rear Rec Entry Lobby.
	2.J	Mezzanine Floor Repair	Existing parquet floor removed and subfloor prepared for LVP.	New LVP floor suitable for fitness and pickleball uses.
	2.K	Netted Separation of Mezzanine from Gym	1" Polyethylene twine netting hung from the ceiling that can be secured to the top of the existing railing.	Netting will stop balls, etc. from falling to the gym floor below. Netting can be detached from the railing and lifted if desired.
	2.L	Exterior Door Replacement	Replace rusted steel doors and frames where failing	Improved function and energy performance.

	2.M	Interior Door & Hardware Refurbishment or Replacement	Evaluated piece by piece	Improved function and appearance.
	2.N	Finish of newly created rooms/spaces.	Painted GWB, Doors & Hardware, ACT & LVT in reconfigured spaces	
	2.O	Refresh of existing Rooms/Spaces	Paint refresh of existing spaces. Ceiling and floor replacement evaluated room by room.	
	2.P	Replace horizontal unit heater/ventilators in Gym	Ventacity units use existing hydronic infrastructure	Code required ventilation. AC not provided.
	2.Q	Provide heat and ventilation in Fitness, Program, Bathrooms and Storage Rooms	ERV ventilation and hydronic unit heaters provided	Code required ventilation. AC not provided. Consider permanent or portable dehumidification in Town storage areas.
	2.R	Exhaust ventilation at Mezzanine	Rooftop exhaust fan added to exhaust Bathrooms and adjacent Custodial room	Ensures that odors and deleterious gases are exhausted from the building. Code required.
3 Central Core				
	3.A	Council Chambers/Program Room	Renovation of the ±1,800sf Music Room. Ceiling, flooring and wall finish upgrades (TBD). Council Desk Dais. Audio-visual system infrastructure. Abatement and removal of asbestos containing flooring mastic.	Formal meeting space appropriate for council, board and committee meetings. Also appropriate for Rec programming. Primary room access will be from the main corridor.
	3.B	Community TV Studio	Combine 2 Offices adjacent to Music room into a ±240sf room. Finish and Technology upgrades. New VCT flooring, ACT ceiling, paint. Abatement and removal of asbestos containing flooring mastic.	AV & IT center for WCCG TV-7 with direct visual access to the Council Chambers/Program Room
	3.C	Meeting/Program Room	Combine 2 Offices adjacent to Music Room at exterior wall into a ±240sf room. Finish and Technology upgrades. New VCT flooring, ACT ceiling, paint. Abatement and removal of asbestos containing flooring mastic.	Flexible conference room used for council executive session and other Rec programming.
	3.D	Council Chambers/Program Storage	Retain ±285sf Music Storage room but remove shelving, etc. as appropriate. Repair walls and paint.	Joint use storage room to serve adjacent meeting rooms.
	3.E	Council Chambers/Program and GA Office spaces - HVAC Replacement	Rooftop Package unit with natural gas heat, Dx cooling and fresh air mixing box. Terminal VAV boxes with hydronic reheat at each room for local thermostat control.	Heating, cooling, and ventilation provided with individual space control.

	3.F	3 Rec Program Rooms - Reconfiguration	Remove office partitioning to create 3 Programming Spaces of ±1,300sf, ±1,240sf, and ±810sf. New VCT flooring, ACT ceiling, and paint. Kitchen cabinetry and appliances to remain in central space. Door access added to courtyard from center space and north space. Abatement and removal of asbestos containing flooring mastic.	3 flexible program rooms for Rec use with direct access to the courtyard. Center space retains existing kitchen. Existing toilet room and storage room to remain.
	3.G	3 Rec Program Rooms - HVAC Replacement	Rooftop Package unit with natural gas heat, Dx cooling and fresh air mixing box. Terminal VAV boxes with hydronic reheat at each room.	Heating, cooling, and ventilation provided with individual space control.
	3.H	Refreshed Multi-Purpose Room	Repair walls and paint.	Retains floor and ceiling finishes as well as HVAC, electrical and lighting systems. However, the exhaust fan system located above the corridor is removed.
	3.I	Refreshed Rec Office Suite	Repair walls and paint. Storage rooms adjacent to vault combined into an office. One toilet room is gutted.	Retains IT and security systems. 2 of three toilet rooms are kept while the 3rd becomes a storage closet. Vault remains in place as additional storage space. Retains floor and ceiling finishes as well as HVAC, electrical, and lighting systems.
	3.J	Make-up Air added to Kitchen	Exterior wall-mounted, gas fired unit ducted to hoods.	Alleviates building envelope risks from excessive negative pressures in kitchen. Current code requirement.
	3.K	Enlarged Main Electric Room	Combine existing electric room with adjacent men's gang bathroom.	Accommodates upgraded electric service and switchboard. Meets current code clearance and space requirements.
	3.L	GA/Kitchen Bathroom Remodel	The existing women's gang restroom is gutted and rebuilt for single use.	Provides a single-user, non-gender restroom for use by Kitchen and GA staff.
	3.M	GA Offices & Waiting Area	Subdivide existing Wood Shop area. Remove Sawdust Exhaust System. New VCT flooring, ACT ceiling, and paint. Technology upgrades. Abatement and removal of asbestos containing flooring mastic.	Provides office, meeting and waiting areas.
	3.N	GA Service Spaces	Cut doors to interconnect Dry Food Storage, Food Pantry and Clothes/Medical Loan Closet areas. New VCT flooring and paint. Add partitioning and doors to secure GA areas from Community Center. Remove shop room fixtures and equipment. Abatement and removal of asbestos containing flooring mastic.	Accommodates GA services and allows operation to be separate and secure from the other functions of the community center. Existing ERVs with hydronic reheat will remain. AC is not provided.
	3.O	GA Canopy	See 1.F	Canopy adequate for 3 Cars and GA Receiving
	3.P	Insulation and Reroof of flat roof areas	Add R-30 insulation and new EPDM roof at flat roof areas. Replace aluminum fascia at reroofed areas.	Roof life and energy efficiency.
	3.Q	Refurbish Front Artwork	Repair and paint.	Ensures longevity of artwork.

	3.R	Stair Nosing at Gym Connector	Contrasting Nosing added to the stairs	Improved safety on stairs.
	3.S	Code height (42") railing at Gym Connector Stair Opening	Extension added on top of the existing railing, detail to be determined.	Meet current code required height of 42" to improve safety.
	3.T	Storefront Replacement	Replace rusted steel storefront and failing wood window system in Gym Connector. Abatement and removal of asbestos in glazing caulk at wood window system.	Improved function and energy performance. Interior aluminum vestibule enclosure will remain.
	3.U	Exterior Door Replacement	Replace rusted steel doors and frames where failing	Improved function and energy performance.
	3.V	Interior Door & Hardware Refurbishment or Replacement	Evaluated piece by piece	Improved function and appearance.
	3.W	Refresh of existing Rooms/Spaces	Paint refresh of existing spaces. Ceiling and floor replacement evaluated room by room.	
	3.X	Exhaust Ventilation	Rooftop exhaust fan added to exhaust Bathrooms, Custodial, and Odiferous Goods Room	Ensures that odors and deleterious gases are exhausted from the building. Code Required.
4 East (Classroom) Wing				
	4.A	Library (±16,500 sf)	Substantial interior abatement and demolition. Repartitioning of spaces to meet program requirements. New finishes and systems throughout. New storefront entrance with canopy on first floor at south end of building.	Fully functioning, comfortable and enjoyable Public Library to accommodate the needs of the community into the future.
	4.B	Town Hall (±21,500 sf)	Substantial interior abatement and demolition. Repartitioning of spaces to meet program requirements. New finishes and systems throughout. New entrance at second floor via footbridge bridge to rear parking lot. See 1.H.	Fully functioning, comfortable and enjoyable Town Hall to accommodate the needs of the community into the future.
	4.C	New Elevator	2-Stop, 3,500# Hydraulic Elevator to serve Town Hall and Library.	Accessible access between the two floors of the Library and TownHall
	4.D	Remove Faux Mansard	Remove mansard framing and construct new eave detail. Repair substrate and weatherbarrier as required. Side areas with wood composite lap siding and trim.	Aesthetic upgrade to highlight the new uses of the building. Improved exterior building envelope on the second story.
	4.E	Insulation and Reroof Pitched Roof	Add R-30 insulation at underside of roof deck and new composition roof. Add aluminum fascia and soffit. Remove insulation at second floor ceiling. Spray foam seal attic perimeter.	Roof life and energy efficiency.
	4.F	Exterior Door Replacement		Improved function and energy performance.

	4.G	HVAC provided throughout Library and Town Hall Wing	Ground-mount Package units with natural gas heat, Dx cooling and fresh air mixing box. Terminal VAV boxes with hydronic reheat at each functional space.	Comfortable and Energy efficient heating, cooling and ventilation of spaces. Individual control of functional space groupings.
5 General Facility Systems				
See above for systems in specific areas	5.A	Extend NFPA 13 Fire Protection System throughout building	Install Fire service entrance in the Boiler Room, distribution and alarm systems according to NFPA, local and fire department requirements.	Fully functioning fire suppression and alarm system throughout facility.
	5.B	Retain Natural Gas Fired Boilers	Boilers are functioning as designed, have sufficient capacity to meet projected loads, and have no maintenance issues.	Installed in 2003, these boilers have a published service life of 30-35 years.
	5.C	Replace DHW Heating System	Replace original indirect water heater with 119gal natural gas, condensing storage water heater	Replaces the original DHW heater which is well beyond its end of life.
	5.D	Add DHW Recirculation System	Add recirculation loop to all fixture groups.	As required by IECC 2021. Significantly, reduces wait times for hot water. Water and energy waste are minimized.
	5.E	Replace Main Switchboard	Within enlarged Main Electrical Room	Modern switchboard meets current codes and improves safety, functionality and accommodates additional loads.
	5.F	Portable Generator Accomodation	Exterior inlet box hook-up and manual transfer switch with cam-lock connections for supporting a portable generator connection (ESL Storm Switch or equivalent). Provides an alternate power source to a dedicated power panel for serving required loads for long term power outages.	Allows the use of a portable generator to power selected loads. In particular, we recommend powering the walk-in cooler/freezer but can add other critical items.
	5.G	Replace, Repair or Add Electric Panels	Evaluate panel capacity and condition. Some panels have been recently replaced. In some cases it may be adequate to replace breakers or the bus bars.	Provides required capacity and alleviates safety issues with old panels (overheating, etc.)
	5.H	Replace or relamp existing light fixtures with LED	Replace as required	Improved fixture longevity, energy efficiency
	5.I	Building Automation System	All new HVAC systems integrated with existing BAS	
	5.J	Install IT Wiring Infrastructure	Wiring installed to accommodate Town directed IT locations and requirements.	Wiring infrastructure only. Town forces to terminate lines and install equipment.
	5.K	Repair/Repoint Brick	Evaluate condition of brick veneer and repair as necessary	Prolong life of brick veneer and substrate.