



## Wescustogo Hall & North Yarmouth Community Center **FREQUENTLY ASKED QUESTIONS...**

### ***How have we arrived at the current design for the project?***

The current design for the project has come out of a multi-year process spearheaded by the volunteer community members of the Wescustogo Building and Design Committee. Initial steps included a building needs assessment conducted by the committee identifying project program goals and building needs that would be both sustainable and mindful of future needs of the community. After the initial project goals were put in place the committee, with assistance and input from Barrett Made, assessed two potential building sites that emerged from extensive considerations of many potential sites within the Town. The two sites chosen for further study were the site of the original Wescustogo Hall on Route 115 and the NYMS site on Route 9. The design team, along with committee input, conducted a feasibility study of each of these sites along with schematic designs for each location and as a result of this study it was determined that the NYMS site was more feasible due to a number of different factors. Namely this site offered more space which was required to accommodate the identified program goals while providing room for potential growth into the future. The site would also allow the new design to take advantage of existing built space and services at the former school ultimately resulting in a better value for the Town's investment. At this site the current design has evolved from multiple design and pricing exercises that have been presented to the committee, the Select Board and the community at large.

### **OVERALL PROJECT**

★ ***What is the seating capacity of the new space?***

Wescustogo Hall	approximately 300 people
Gym	approximately 250 people
Community Room	approximately 45 people

- ★ ***Will there be solar panels on the entire structure (gym & hall)?*** Yes.
- ★ ***Will the new building be tied into the existing septic system, or is it being replaced?*** Yes, the current septic system will be used.
- ★ ***Will there be a generator?*** Currently, the Fire Rescue Chief is looking into listing the building as a Warming Center. We may then be eligible for grant monies (if all ADA recommendations are followed). The Town will need to apply and go through the grant process approval.
- ★ ***Will there be an Audio/Video system throughout the building?*** The current plan is to use a stand-alone PA system. A building-wide intercom is being assessed.
- ★ ***Will there be the ability to broadcast from these spaces, such as town meetings, School Board Meetings, etc.?*** Yes, the building will be wired with the necessary components.



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### FREQUENTLY ASKED QUESTIONS...

- ★ **Are the finished flooring products of commercial quality, easily maintained and replaced if need be?** Yes, everything is commercial grade. Flooring will be 2x2 tiles (carpet, wood, and tile) that is easily pulled up and replaced in small sections.
- ★ **How many emergency exits are there?** The number of Emergency Exits will be dictated by the Fire Code and the State Fire Marshalls office. Currently, the plans call for the following: 2 in the Hall, 1 in the Lobby, 2 in the Gym, and 1 in the Community Room; 6 total.
- ★ **Will there be airlocks on doors?** Yes, the main entrance into the foyer is an airlock entrance.
- ★ **Can there be a canopy of sorts over the airlock door / main entrance for rainy days?** Yes, the committee can explore this option.

### WESCUSTOGO HALL AREA

- ★ **What are the plans for snow removal at the main entrance?** There will be no curbing at the main entrance, making it easier to plow and maintain.
- ★ **What are the window treatment options in the Hall?** Windows themselves will be partially reflective, letting less bright light in. Solar shades are also being considered as an option.
- ★ **Are there plans for radiant heat at the entrance?** This is currently being discussed.
- ★ **What are the dimensions of the patio?** The patio is approximately 40' x 40 and is not part of the overall project costs. This is an independent cost that may become a future project; estimated cost is \$60,000.

### GYM AREA

- ★ **Why shouldn't we take down the gym and build a new?** The structure itself is in good condition; it would not be cost-effective to demolish it and start from scratch.
- ★ **Will additional installation really create a building that's more energy efficient (for the gym)?** Yes.
- ★ **Will the gym floor be refinished or replaced?** It is proposed that the existing floor be replaced.
- ★ **Will there be a way to pass food through from kitchen to the gym?** The committee will discuss and see if there are any areas to put this in, it may not be feasible.
- ★ **Can you put benches in between the ribs in the gym?** It will be taken into consideration, but it may be more of a safety hazard as the gym side areas are undersized.



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### FREQUENTLY ASKED QUESTIONS...

- \* ***The stage and community room will occupy the same space is this a good dual purpose?***  
The area is designed to be used for many uses by many different groups; no fixtures are of a permanent nature.
- \* ***Will the existing locker rooms off the gym be rehabbed for use in the new space?*** Yes, this area will be rehabbed and have two bathrooms with showers. Showers will be made available only in the event of a disaster, i.e., lengthy power outages caused by storms - the gym will become a Warming Center and citizens will be able to take showers.

### GENERAL

- \* ***What is the timeline for project completion?*** 8-12 months from groundbreaking, dependent on winter conditions.
- \* ***Does the current design accommodate future expansions?*** Yes, the project components and mechanical systems are designed for development.
- \* ***Who will manage the facility?*** The facility will require two positions. A building supervisor and custodian/maintenance supervisor; with full benefits and a competitive wage this is an estimated \$130,000.00.
- \* ***Is there a plan in place on how to raise the \$250,000 needed?*** Yes, the Wescustogo Building & Design Sub-committee charged with fundraising have submitted a plan to the Select Board.
- \* ***What is the rationale for not connecting the Town Office?*** The Town Office is not part of this project.