

Principles to Guide our Actions during Design and Construction

The following principles will be used by the project team to guide our actions during the design and construction of the project.

Buy Values.

Purchases of services and materials must align with organizational values. Local, small scale, environmentally friendly, natural, compostable, and non-toxic.

Incorporate long term thinking.

Design for expansion, flexibility, adaptability, durability, quality, and future needs.

Build in a way that builds relationships.

Involve volunteers, incorporate educational opportunities, and include the larger community in the design and construction.

Make no small plans.

Maintain high aspirations and a mindset of abundance as a means for fostering creativity while reconciling instead of compromising whenever possible.

Slow down to move fast.

Foster a team spirit of cooperation and alignment by seeking consensus while moving with an appropriate pace and urgency.

Honor the present.

Respect the legacy we have inherited as well as the legacy we seek to leave behind.

Project Goals & Aspirations

- Overall Goals
 - Produce the greenest building in the region in alignment with our organizational values, goals, and mission
 - Build facilities that meet current and future organizational needs in a way that is efficient, representative of our values, and inclusive of those involved in the process as well as those that the building will serve
 - Increase safety, accessibility, and functionality of HFC facilities
 - Building is attractive, inviting, and supportive of relationship building and collaboration, incorporating unique/artistic design elements that are representative of our essence
- Environmental Performance (energy, water, materials, etc)
 - Net positive energy and water - according to the Living Building Challenge v4 Imperatives for Water and Energy
 - Overall energy use of less than 15 kBtu/sf

- Utilize renewable energy systems (wind/solar) to achieve net positive
 - Use of no water flush systems and low flow fixtures
 - Collect and use rainwater
 - Electrification of building systems, no fossil fuels
 - Alternative energy options (backups) included - ex. Wood stove
 - Use low emitting materials in compliance with LEED v4.1 EQ credit: Low-Emitting Materials
 - Strong preference for simple, natural materials secured from local sources. Possible alternatives should have one or more of the characteristics included in the following LEED v4.1 credits - Environmental Product Declarations, Sourcing of Raw Materials, Materials Ingredients
 - Recycle/reuse at least 90% of construction and demolition waste
 - Include an electric vehicle charging station (pursue grant Met-Ed)
 - Reduce existing site impervious area
 - Exterior lighting meets the LEED v4.1 requirements for Light Pollution Reduction
 - Environmental performance upgrades reduce utility costs over time
 - The project is not pursuing any green building rating system certification
- Educational and Developmental opportunities
 - All co-creative participants (volunteers, designers, contractors, etc.) should be willing to stretch beyond their comfort zones - be bold, try something new, think in a different way, etc.
 - Seek all potential opportunities to include educational activities into the design and construction process (i.e. workshops, classes, etc.)
 - Seek opportunities to engage HFC stakeholders in design and building process in a way that achieves HFC Development & Relationship building goals and nurtures reciprocity
 - Volunteers should be utilized where appropriate (safety and cost).
- Functionality/spatial needs
 - Office Space
 - Classroom & Meeting Spaces
 - Bathrooms, Public Access included
 - Living space for full-time caretaker (adaptable possible future use)
 - Storage space
 - Kitchen for staff use
 - Planned adaptability and growth
 - Space accommodates office space for more staff than we have now
 - Space could be readapted for another use in the future
- Accessibility & Safety - public access
 - First floor, new restrooms, and any new building are fully accessible (ADA compliance)
 - Fire protection measures (lightning protection, smoke detectors, fire monitoring, etc.)
- Budget/Schedule

- Rebuild process happens on budget within proposed timeline
- Rebuild process provides an opportunity for engagement with new donors
- No financial debt or deficit is incurred, building is phased with regard to available funding

- Flexibility/Adaptability
 - Largely open spaces for office and classrooms
 - Include flexible spaces for smaller meetings and other gatherings
 - Design thoughtfully considers public accessibility and staff privacy

- Communication
 - What goes on in between Facilities Committee meetings and within CORE planning group is shared with the entire Committee
 - Use the design and construction process as an opportunity to engage the larger community (press, design workshop, small engagements with the public, naming opportunities for donors, etc.)

- Decision-making processes
 - Utilize an integrative process (systems approach) with a regenerative aim
 - Design from pattern to details; Ideals are refined and shaped by reality/design constraints
 - Consensus is preferred over majority vote. Leadership provides opportunity for all perspectives to be heard.

- Connections to the land/site work (see Environmental Performance)
 - Include site planning in the design of the project
 - Include considerations for the larger campus master plan in conjunction with this project(s)

- Historic Restoration
 - Exterior is the focus of historic restoration, paying homage to historic integrity using modern materials and not compromising our values and mission
 - Brick, double hung windows with divided lights, half round gutters, roofing material (slate ideal, standing seam metal if not slate)
 - Interior - functionality will be prioritized over historic preservation