

Existing Assessment

Existing Building Condition

The Chamberlain Street school is a 1961 School (originally a Junior High School) with Kindergarten additions erected in 2000. The exterior envelope is in good condition and provides for a comfortable interior environment. No comfort issues within classroom areas were reported by staff. Interior finishes are in generally good condition and appear to be well maintained. Lighting fixtures throughout the classrooms are direct T8 fluorescent (inefficient compared to today's standards) and should be scheduled for replacement. There are three portable structures on site, housing 4 classrooms and 1 intervention space.

Existing Site

Parking appears adequate for school hours, and drop-off area for busses works well. Queuing for parent drop off was reported to back up onto Chamberlain Street, causing some traffic issues. Outdoor athletics and play space are adequate and appropriately located for student access.

Safety, Security and Code Compliance

The front entrance is not supervisable due to configuration and lines of sight, resulting in a poorly secured facility. Administration noted that they would also like to be able to supervise their secondary entrance adjacent to the Kitchen and Multi-Purpose room. This entrance is used for deliveries during the day, school staff, and students using parent drop-off and pick up. Accessibility issues include no accessible access to areas on and adjacent to the stage. These areas are currently being used for Guidance, English Speakers of other Languages, Music (on stage), and the school counselor

Acoustics and Daylighting

Classroom acoustics and daylighting are adequate. Poor acoustic separation was noted at the Guidance area, being adjacent to the stage, and within the resource room for behaviorally impaired students.



Programming / Space Needs

Overview of Space Needs

The Chamberlain Street school is lacking both education areas as well as core areas, as is evident by the use of Portable Structures. The school is currently lacking the following spaces:

- Student Rest rooms
- Staff/Adult Rest rooms
- Art Classroom (currently provide art-on-a-cart)
- Music Classroom (currently offered on stage which has no acoustic separation from MP room making music instruction difficult)
- Conference rooms
- Storage Space
- Computer Labs (Current CPU lab is undersized)
- Guidance Office (Current office is not in accessible location)
- ESOL Area (Current area is undersized and not in accessible location)
- 5th Grade Classrooms (Currently in Portable)
- Intervention Space (One currently in Portable)
- Speech areas (Currently taking space from the Library)
- Additional appropriately sized Kindergarten room (currently converted one from a former classroom)
- Potentially one more 1st grade classroom (bordering on needing another based on population)



Lack of storage should be addressed for general school supplies, art supplies, and technology equipment. Above photo is of only storage room in building housing all three.



A former classroom is used as a Resource room, Special education area, and Intervention spaces. Administrators noted this open flexible concept works well, if they had more.

Programming / Space Needs Calculations

Chamberlain School Program Based on Enrollment

Education Program Areas

Course/Subject	# Students	Max Students/ Teaching Space	Utilization (90%)	# of Sections	Offered	Required Teaching Spaces (adjusted)	Number of Appropriately sized spaces in existing building	Required additional spaces	Notes
Kindergarten	46	18	0.90	2.84	Full Day	3	3	0	
1st Grade	66	20	0.90	3.67	Full Day	4	3	1	3 Classrooms would be adequate at 22 students/class
2nd Grade	56	21	0.90	2.96	Full Day	3	3	0	
3rd Grade	58	21	0.90	3.07	Full Day	3	3	0	
4th Grade	67	25	0.90	2.98	Full Day	3	3	0	
5th Grade	75	25	0.90	3.33	Full Day	4	0	4	Excludes Portables
Total Enrollment	368					20			

Core Program Areas

Space	Student Access Per week (periods)	# of Students Served	# of Classes/wk	Calculated SF of Space (Per Standards)	Periods per week Offered***	# Spaces Required	Number of Appropriately sized spaces in existing building (or size of existing space)	Required additional spaces	Notes
Computer Lab	1	368	20		30	1	0	1	CPU lab is undersized. Possible convert to other use.
Art	1	322	20		30	1	0	1	
Music	1	322	17		30	1	0	1	Stage not counted since it is not acoustically sealed for instruction
Physical Education	1	322	20		15	2	1	1	Could be satisfied through dividing curtain
Media Center	1	368	20	1472	30	1	1121	351	Net Square Feet
Cafeteria	5	368	20	1380	15	2	4640	-3260	Net Square Feet
Special Education Student Areas*	5	85	212		30	8	8	0	Calculations assume 2 students/area
Intervention / Small Group Areas**	5	92	153		30	6	5	1	Calculations assume 3 students/area
Professional Areas								7	(1) Conference Room for 12 , (1) accessible Guidance Office, (2) Speech rooms, (1) accessible Counselor Office, (1) accessible ESOL office, (1) Guidance Meeting area for 4

* 23% of students identified to receive special services by District Special Education .
 ** 25% of students identified to receive Tier 2 or Tier 3 Intervention (Title 1) instruction
 *** Standard 8 period day, allowing for no specials during first and last periods.

Dept of Ed allowable:	Age Group	Enrollment	SF/Pupil	Utilization	Total Building (NSF)
For New Construction	Grade 1-5	322	120	0.90	42,933
	Kindergarten - Trans	46	150	0.90	7,667
					50,600

Total Allowable by NH DOE standards for new construction

Existing Analysis / Capacity

Current Enrollment	368
Current Building Size (gsf)	39,382 Excluding Portables
Estimated Building Capacity Based solely on size of building	Based on Average NH School Construction of 120sf/student for Grades 1-5 and 150sf/student in K @ 90% Utilization
	284 Students
	238
Education Areas Capacity	
Specialty Classrooms (Art, Music, Cpu, Etc)	See notes below
Current Utilization / Capacity	154.88%

* Currently, there are 15 Homerooms. Deduct one each for the following: Art, CPU Lab, Intervention
 ** Averaging K-2 Class Sizes (16 for Kindergarten, 24 for Grades 1 and 2)
 *** Standard 8 period day, allowing for no specials during first and last periods.

Core Capacity	Size of Area (sf)	Appropriately Sized?	Seats/persons	Utilization (90%)	Periods per week Offered***	Theoretical Student Capacity	Notes
Art	760	N	22	0.9	30	594	Slightly Undersized Area - If restored from a classroom
Music	760	N	22	0.9	30	594	Slightly Undersized Area - If restored from a classroom
Media Center	1121	N	ed @ Students x .10 x 40 sf			280	
Gymnasium	4640	Y	44	0.9	15	594	If Gym allows 2 classes/period
CPU Lab	540	N	22	0.9	30	594	
Cafeteria	4640	Y	258	0.9	15	696	Shared Café-Gym

Existing Property Map



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.

PHOTOGRAPHY DATE: APRIL 28, 1990

COMPLETION DATE: JUNE 30, 1992

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AREA SURVEYED Ac
 AREA CALCULATED Ac
 RECORD DIMENSION 100'
 SCALED DIMENSION 100'S
 MATCH LINE

LEGEND

EXEMPT PROPERTY (E)
 SUBDIVISION LOT NO. (L)
 BUILDING (B)
 RIGHT OF WAY (R/W)
 COMMON OWNERSHIP (C/O)
 WATER (W)
 WETLANDS (W)

SCALE 1" = 100'

FEET 0 50 100 200 300
 METERS 0 25 50 75

REVISED TO : APRIL 1, 2010

PROPERTY MAPS
ROCHESTER
 NEW HAMPSHIRE

INDEX DIAGRAM
 117 118 228
 120
 125 126 239

MAP NO.
119

Undersized Classroom
Note: These classrooms cannot feasibly be expanded to 900sf standards. To meet NH DOE standards of 36sf per student, each of these classrooms should be limited to 21 students

Lacking Art Classroom

These areas non-accessible and suffer from poor acoustic separation

Speech room reduces Library Space (poorly located)

Lacking Music Classroom (stage lacks acoustic separation).

Lack of restrooms for both students adults

Lack administrative conference rooms

Poor lines of site create a non-super-visible entrance



- CIRCULATION
- CLASSROOMS
- SPECIAL EDUCATION / INTERVENTION
- SPECIALTY CLASSROOMS
- STAFF / FACILITY
- SUPPORT



Aerial Site - Courtesy of Bing Maps

Chamberlain Street School

Existing Assessment

