

Existing Assessment

Existing Building Condition

The School Street school is a 1911 School with very few modifications made over the past century. 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 on the upper two floors are vintage materials in good condition. The basement would benefit from interior finish upgrades including wall surfaces, and acoustic ceilings. Lighting fixtures throughout the classrooms are direct T8 fluorescent (inefficient compared to today's standards) and should be scheduled for replacement.

Existing Site

With only 23 parking spaces on site, and an additional 8 available on the street (one being accessible), the school is short on parking; however, it should be noted that the staff currently manage with their available parking and had no complaints in this area. The playground and outdoor space is ample. Landscaping improvements have been made to the school including rain gardens and permeable paving.

Safety, Security and Code Compliance

The front entrance is not easily secured during the school day, but does have proper lines of site to provide a well supervised area. As a split-level design, entirety of the School Street School is non-accessible, with no elevator. Creating a fully accessible facility would require an additional entrance (as the main entrance does not lend itself to becoming an accessible entrance).

Acoustics and Daylighting

Classroom acoustics are adequate and daylighting is exceptional. While undersized, the classrooms have excellent proportions and built in storage.



Programming / Space Needs

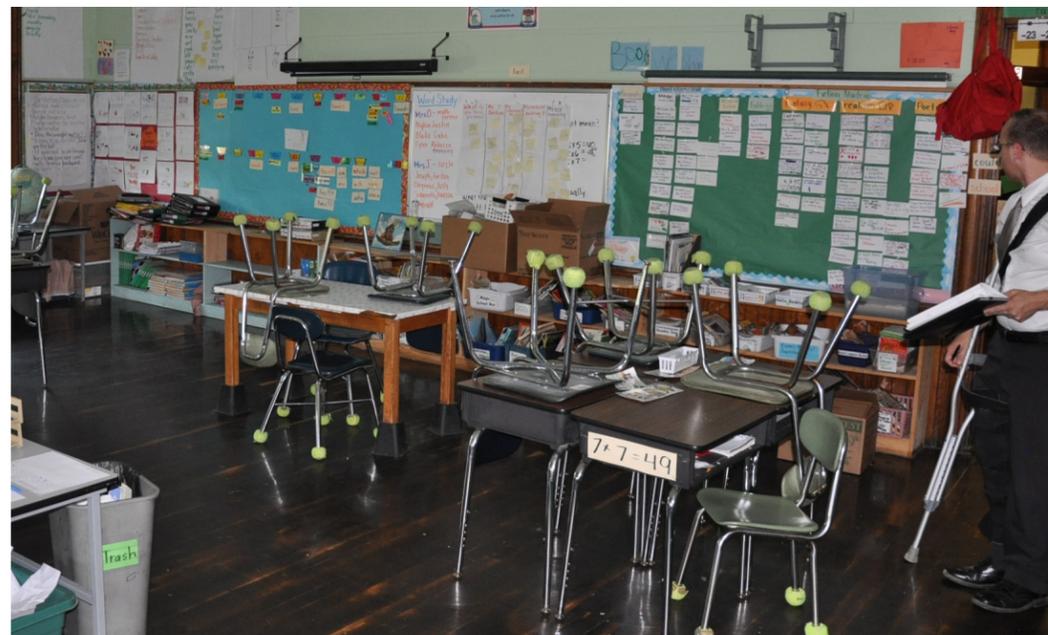
Overview of Space Needs

Administration noted they were very happy with the current school and the spaces available to them. However, in review of the specialty areas of School Street, it was noted that the Multi-purpose room is inadequate and unequal to offerings at other Rochester Schools.

The School Street school housed grades K-3 during the 2010-2011 school year and will be housing grades K-4 in the 2011-2012 school year. For the school to consider shifting it's enrollment to a K-5 school, it would need the following spaces:

- Appropriately sized Multi-purpose Room**
- Elevator**
- Accessible Rest rooms**
- Appropriately sized Health Office**
- Staff lunch/break room
- Staff work room
- 5th Grade Classroom
- Computer Lab**
- One more Special Education Area (preferably on upper floor)

** Even if the school remains K-4, these spaces should be considered.



The classrooms, although undersized, are nicely proportioned with vintage finishes and ample natural light.



The Multi-purpose room is essentially basement space without enough room for proper Physical Education classes.

Programming / Space Needs Calculations

School Street 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	20	18	0.90	1.23	Full Day	1	1	0	
1st Grade	20	20	0.90	1.11	Full Day	1	1	0	
2nd Grade	18	22	0.90	0.91	Full Day	1	1	0	
3rd Grade	16	22	0.90	0.81	Full Day	1	1	0	
4th Grade	14	25	0.90	0.62	Full Day	1	1	0	
5th Grade*	20	25	0.90	0.89	Full Day	0	0	0	
Total Enrollment	108					5			

If Added in the future (assumed enrollment)

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	108	5		30	1	0	1	CPU lab located in Media Center - Currently undersized.
Art	1	88	5		15	0.33	0	0	Shared Art and Music Room could utilize existing MP room
Music	1	88	4		15	0.27	0	0	Shared Art and Music Room could utilize existing MP room
Physical Education	1	88	5		15	1	0	1	Undersized for PE
Media Center	1	108	5	432	30	1	478	0	Net Square Feet
Cafeteria	5	108	5	1944	15	1	1763	181	Net Square Feet
Special Education Student Areas*	5	21	51		30	2	1	1	Calculations assume 2 students/area
Intervention / Small Group Areas**	5	48	79		30	3	2	1	Calculations assume 3 students/area
Professional Areas								3	If converted to K-5, provide enlarged health/nurse, (1) staff lunch area, and (1) staff work room

* 19% of students identified to receive special services by District Special Education .

** 44% 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	88	144	0.90	14,080
	Kindergarten - Trans	20	150	0.90	3,333
					17,413

Total Allowable by NH DOE standards for new construction

Existing Analysis / Capacity

Current Enrollment	88
Current Building Size (gsf)	13,259 excluding attic - 4,462 sf

Estimated Building Capacity Based solely on size of building Based on Average NH School Construction of 144sf/student for Grades 1-5 and 150sf/student in K @ 90% Utilization **82**

	# Classrooms*	Max Seats/ Classroom **	Utilization (90%)	Utilized Seats	Theoretical Student Capacity
Education Areas Capacity	5	20	0.9	90	90
Specialty Classrooms (Art, Music, Cpu, Etc)	1	20	0.9	18	See notes below

Current Utilization / Capacity **97.78%**

** 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
Art	1763	Y	22	0.9	5	99 Taught in Multi-purpose Room
Music	1763	Y	22	0.9	5	99 Taught in Multi-purpose Room
Media Center	478	Y	ed @ Students x .10 x 40 sf			120
Gymnasium	1763	N	44	0.9	5	198
CPU Lab	478	N	22	0.9	5	99 Currently in Media Center - undersized as cannot fit entire class
Cafeteria	1763	Y	98	0.9	5	88.15 Slightly undersized for K-5

Existing Property Map



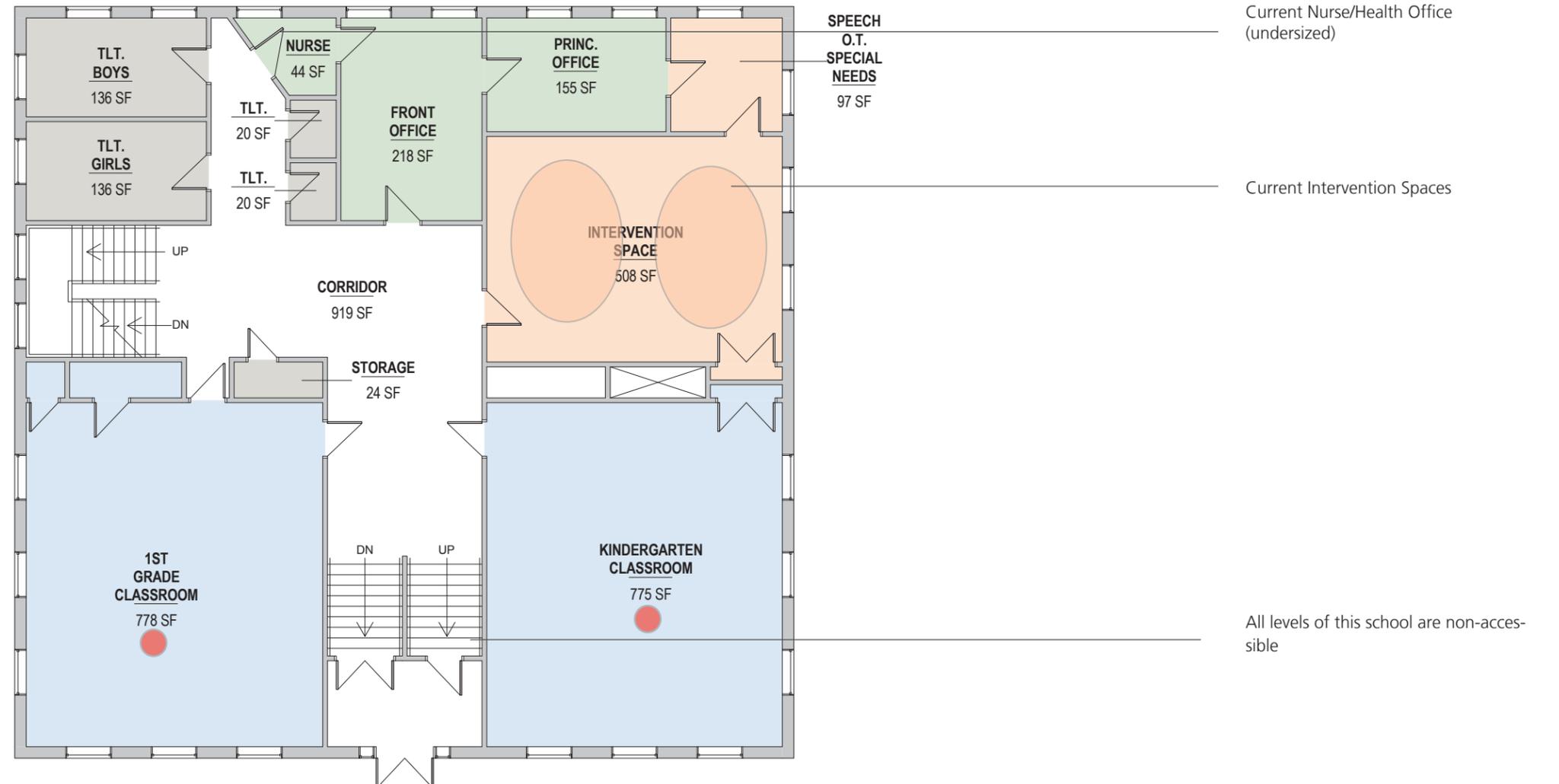


School is non-accessible throughout including each level and access to outdoor student areas

Undersized for PE (low ceiling height and lack of floor space)

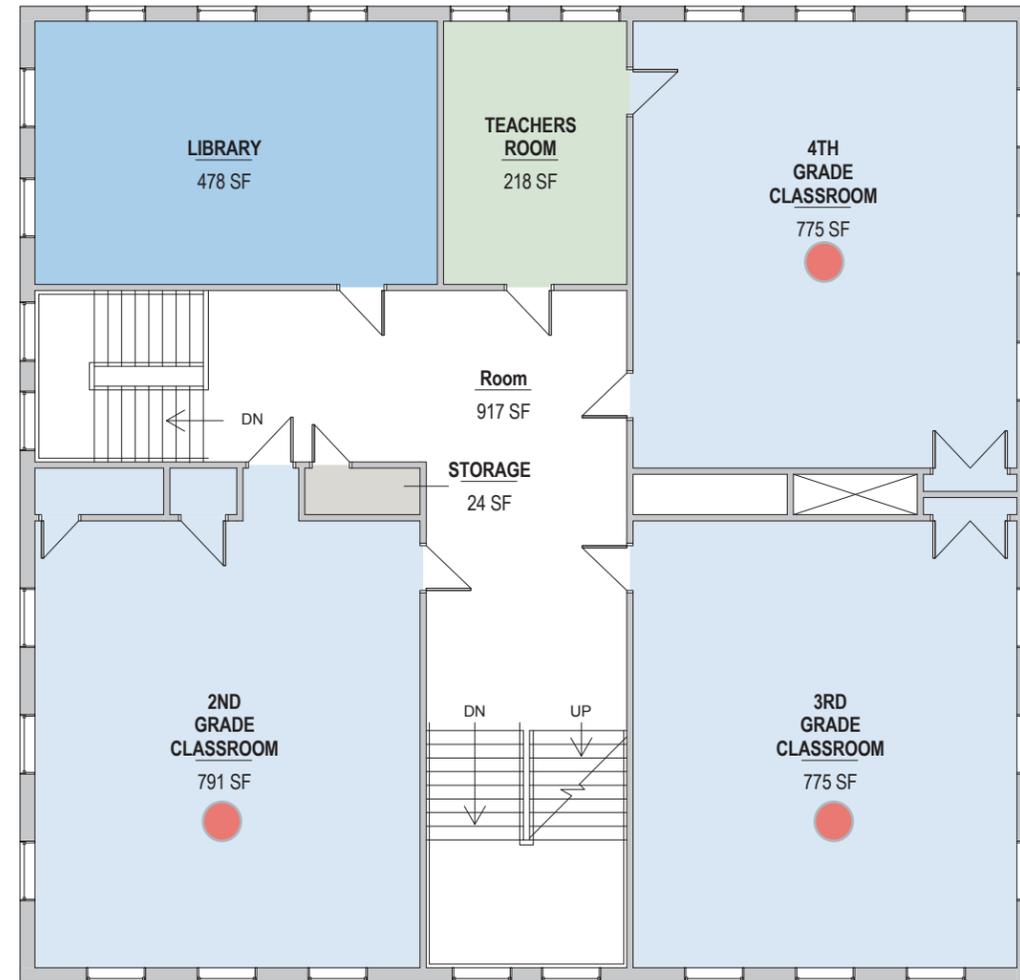
- CIRCULATION
- CLASSROOMS
- SPECIAL EDUCATION / INTERVENTION
- SPECIALTY CLASSROOMS
- STAFF / FACILITY
- SUPPORT

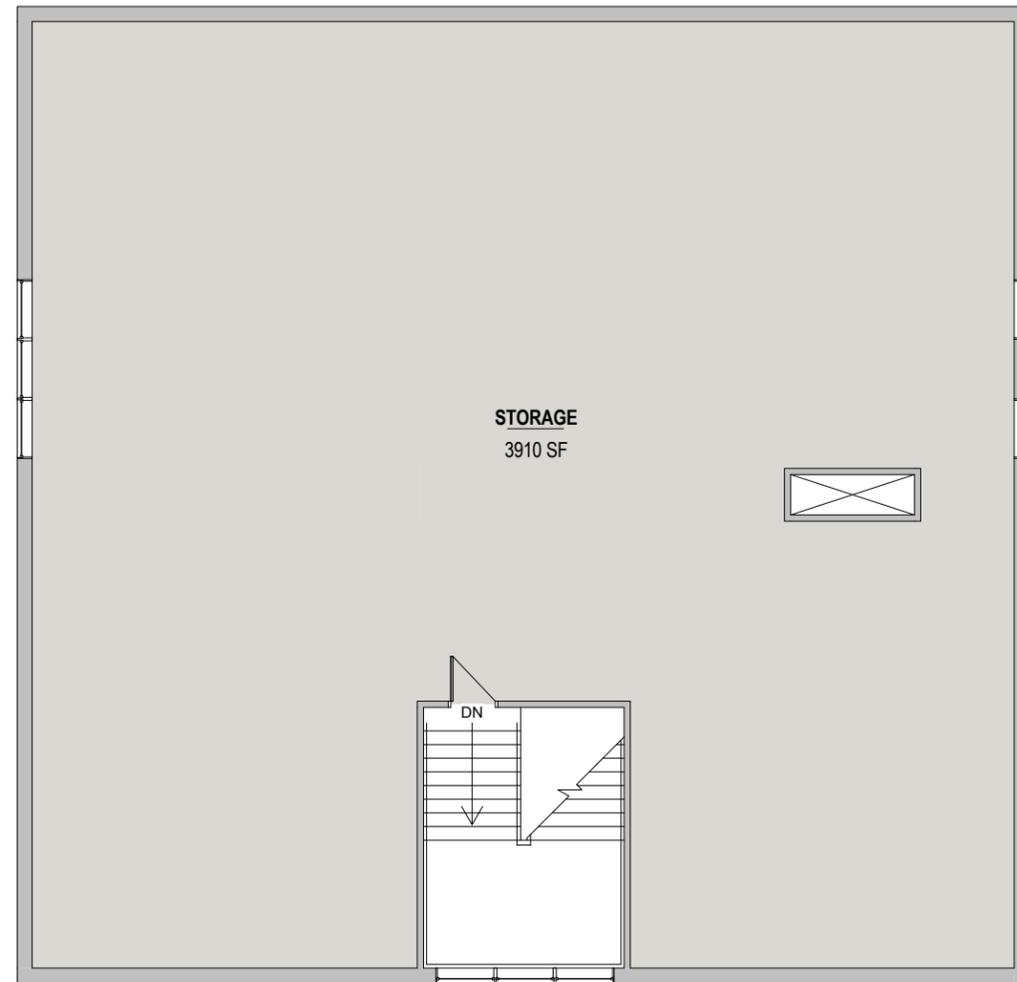
Undersized Classroom
 Note: These classrooms cannot feasibly be expanded to 900sf standards. To meet NH DOE standards of 36sf per student, each of these classrooms should be limited to 21 students



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

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





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

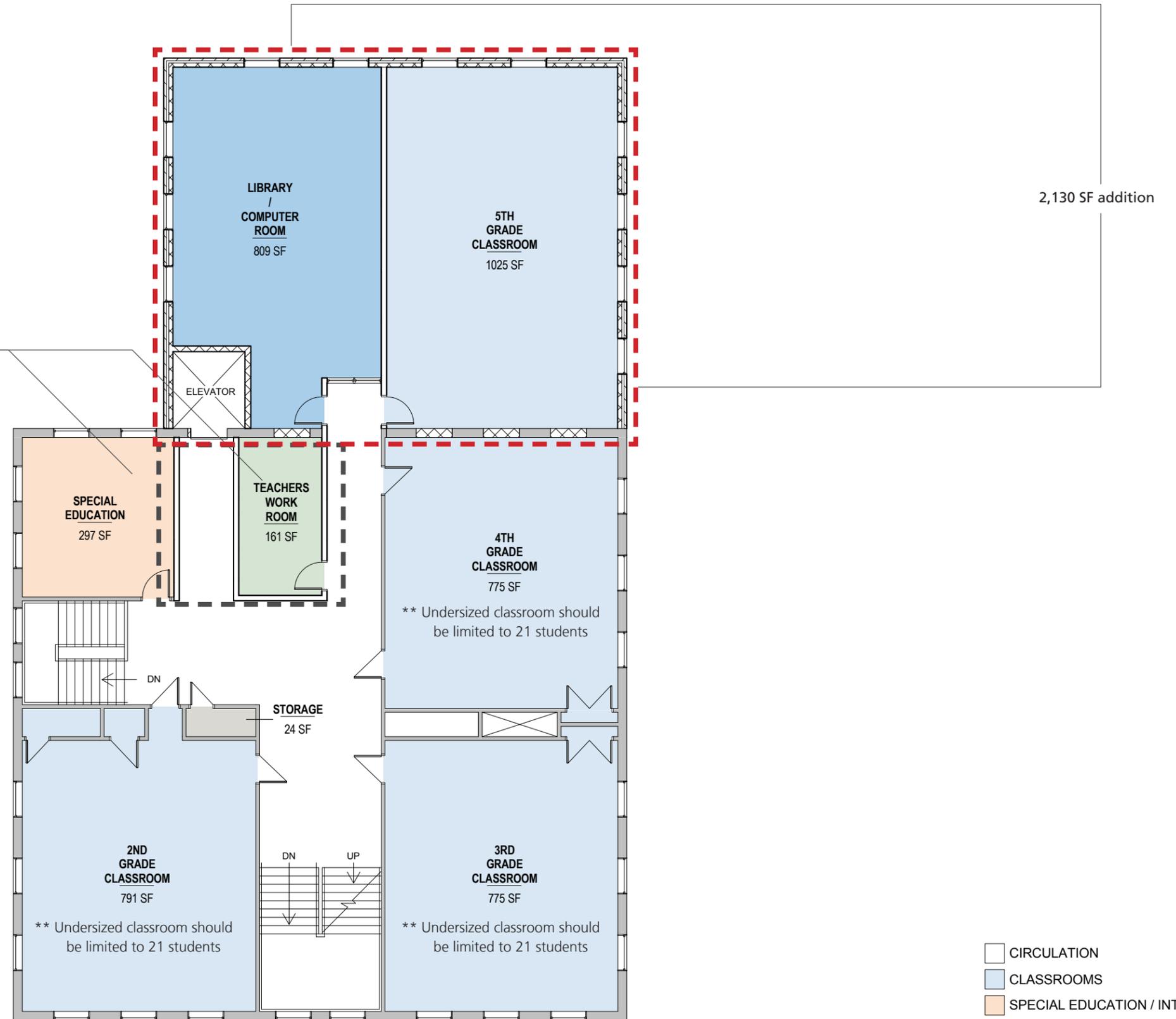


Aerial Site - Courtesy of Bing Maps

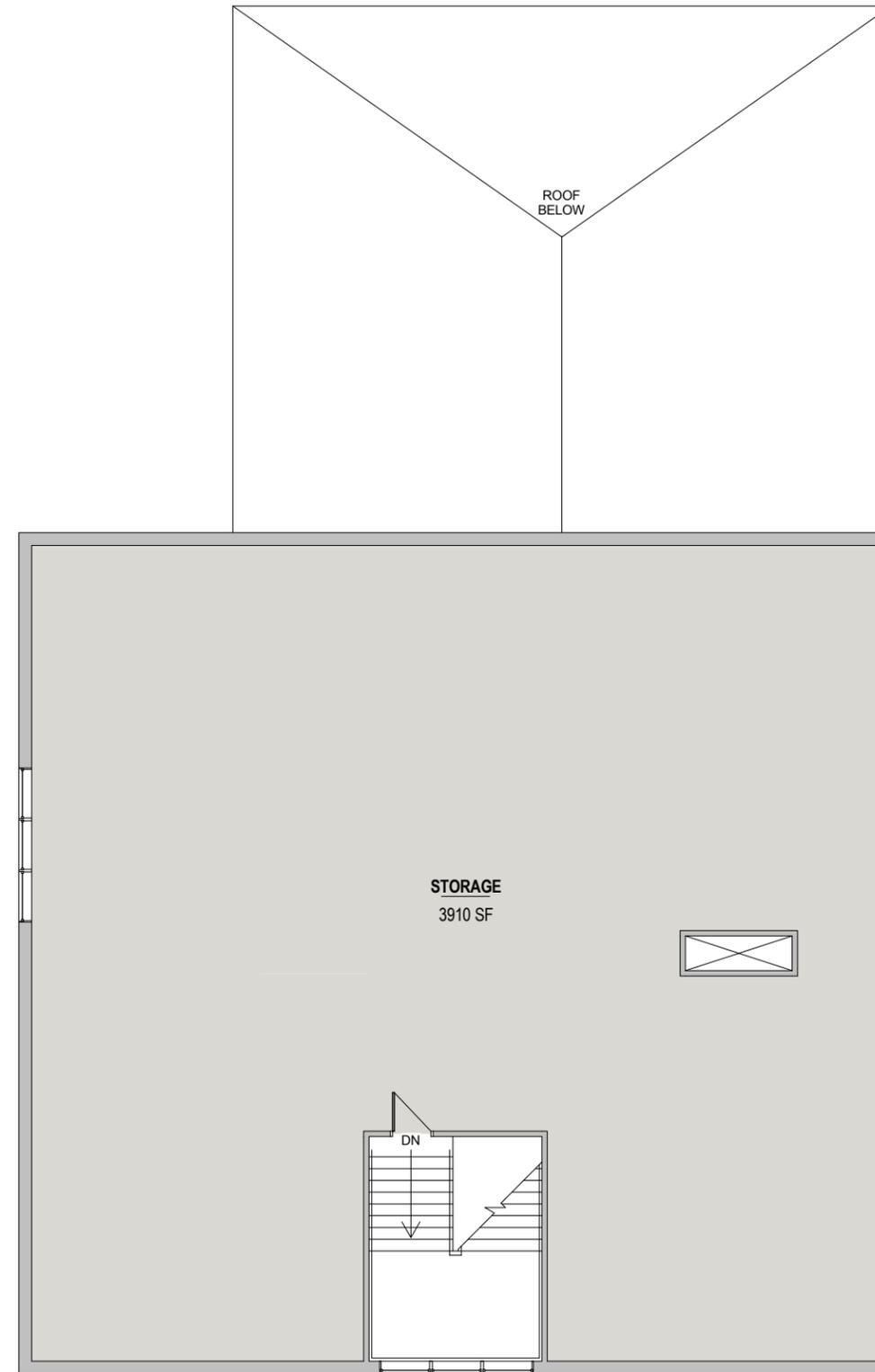




Renovate existing Library to allow space for elevator access, Special Education space, and teachers work room



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



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