





Existing Assessment

Existing Building Condition

The East Rochester school is a 1968 open concept School with additions erected in 2000. The exterior envelope is in good condition. The interior layout, being an open concept design, does not work well and should be completely renovated. Comfort issues reported are the result of a single zone heating system, which should be fully replaced as part of a major renovation and interior fit-up at this school. Light fixtures should be replaced completely during this renovation (along with ceilings and all other interior finishes. There are two portable structures on site, housing 3 preschool classrooms and 1 special education area. To help resolve space issues at East Rochester School, the pre-school program should be annexed from this building and built either on-site here or at another site. Note that the Special Education study encouraged the School District to consider collocating the Preschool and the ASD Programs with the Head Start program.

Existing Site

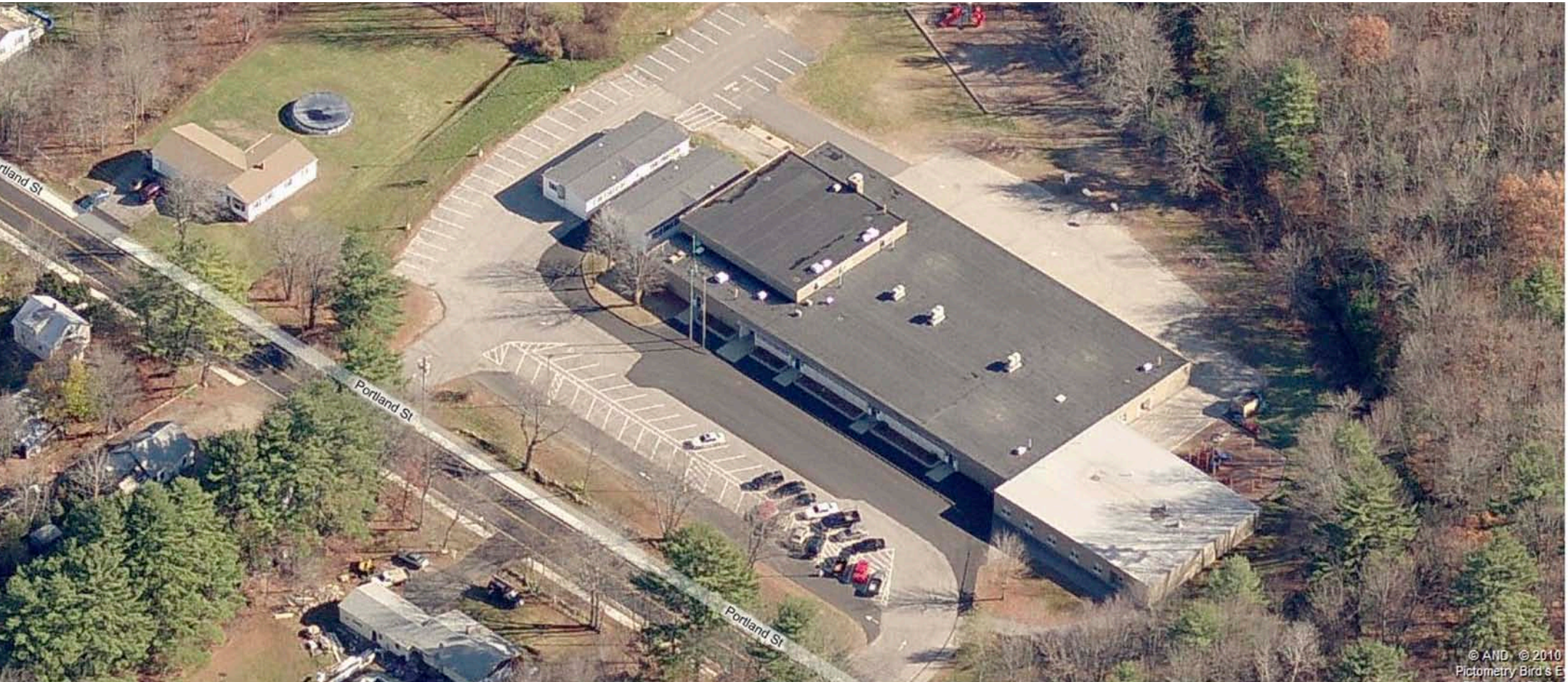
Parking is short and very condensed and should be increased by approximately 25 spaces for daytime use. Queuing for parent drop off and Busses was reported to be very problematic, creating traffic issues on Portland street. Outdoor athletics and play space are adequate and appropriately located. This should be completely reorganized on site. The playground was noted to need new surfacing that would allow disabled students better access. It should also be noted that Pre-school students in the portables are a significant distance from the Pre-school playground.

Safety, Security and Code Compliance

The front entrance is easily supervisable and lacks a secure vestibule at the main entrance. This should be resolved as part for renovations at the East Rochester school. To further improve a secure environment during the school day, consideration should be given to removing the exterior doors directly from classrooms. Accessibility issues include no access to the stage and lack of accessible rest rooms for both staff and students. Code compliance for fire safety including separation of egress components will also be remedies as part of interior layout modifications. Air handling systems may also be brought up to current code at this time in terms of ventilation needs

Acoustics and Daylighting

Classroom acoustics are totally inadequate and fail to meet current standards (including the ANSI code) due to the open design. With very few windows in the existing building, daylighting is also poor at East Rochester school. A renovation of this building should include re-construction of portions of the exterior wall to allow operable windows in each classroom improving both daylighting and air quality.



Programming / Space Needs

Overview of Space Needs

The East Rochester school is lacking specialty education areas as well as some select professional areas. The Pre-school is severely undersized, as is evident by the use of portable structures. In general, the following spaces should be added:

- New pre-school structure (including 12 education areas and support spaces)
- New ASD area
- (1) appropriately sized Kindergarten room (potentially re-purposed from the pre-school area)
- Appropriately sized Music Classroom
- Appropriately sized Art Classroom
- Computer Lab (to allow for appropriately sized Media Center)
- Conference room
- Storage Space
- Staff Break Room
- Professional Development Space



Classrooms are essentially open to one-another, separated by only partial height partitions or storage units as shown here. No acoustic separation and little natural light make for poor interior learning environments.



Programming / Space Needs Calculations

East Rochester 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
Preschool	190	12	0.90	17.59	Students attend 2.5 days/week	8	1	7	95 students are in Pre-school now- plus population increase achieve 50% integration. NOTE: See pre-school program on page 98.
ASD Program	12	12	0.90	1.11	Full Day	1	1	0	
Kindergarten	41	18	0.90	2.53	Full Day	3	1	2	One Classroom undersized
1st Grade	33	20	0.90	1.83	Full Day	2	2	0	
2nd Grade	44	22	0.90	2.22	Full Day	2	2	0	Very close to needing a 3rd classroom (44 kids max capacity)
3rd Grade	49	22	0.90	2.47	Full Day	3	2	1	Note: Should Nancy Loud get a 5th grade, 2 classrooms would be adequate
4th Grade	60	25	0.90	2.67	Full Day	3	3	0	Note: Should Nancy Loud get a 4th grade, 2 classrooms would be adequate
5th Grade	51	25	0.90	2.27	Full Day	3	3	0	
Total Enrollment	480					25			

Core Program Areas				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
Space	Student Access Per week (periods)	# of Students Served	# of Classes/wk						
Computer Lab	1	278	25		30	1	1	0	Could be relocated to allow for adequate sized Media Center
Art	1	237	25		30	1	0	1	
Music	1	237	13		30	1	0	1	Stage not counted since it is not acoustically sealed for Instruction
Physical Education	1	237	25		15	2	2952	0	Could be satisfied through dividing curtain
Media Center	1	278	25	1112	30	1	750	362	Net Square Feet - could be restored to adequate size if CPU lab is relocated
Cafeteria	5	278	20	1043	15	2	2952	0	Net Square Feet
Special Education Student Areas*	5	64	160		30	6	6	0	Calculations assume 2 students/area
Intervention / Small Group Areas**	5	70	116		30	4	4	0	Calculations assume 3 students/area
Professional Areas								4	(1) Conference Room for 12 , (1) staff break room, (1) Professional Development / Staff room, (1) building sotrage area

\* 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	237	120	0.90	31,600
Does not include Preschool and ASD programs				Kindergarten - Trans	41	150	0.90	6,833
								38,433
								Total Allowable by NH DOE standards for new construction

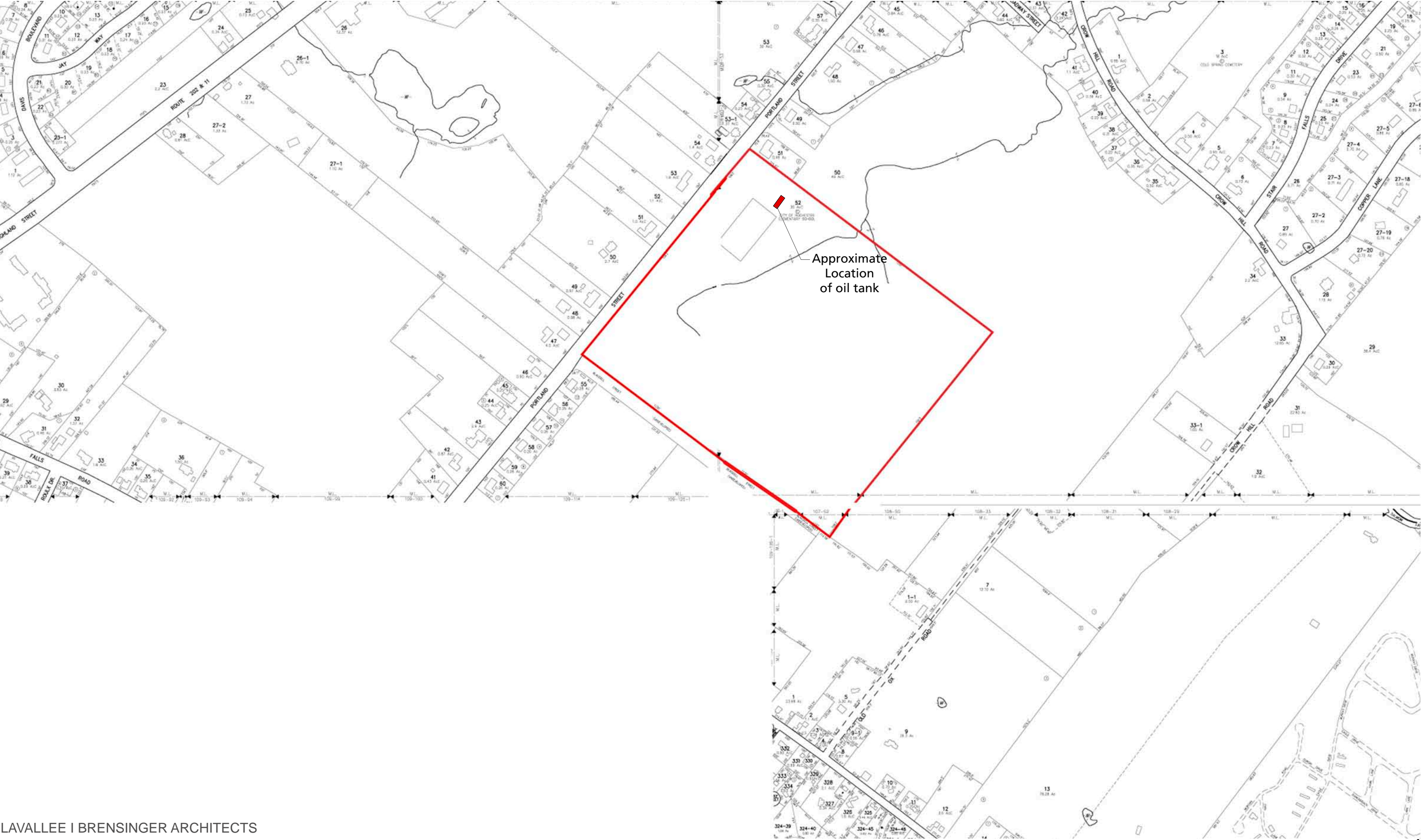
Existing Analysis / Capacity

Current Enrollment		373
Current Building Size (gsf)		34,412
Estimated Building Capacity Based solely on size of building		248
Based on Average NH School Construction of 120sf/student for Grades 1-5 and 150sf/student in K @ 90% Utilization		
	# Classrooms*	Max Seats/ Classroom **
Education Areas Capacity	12	22
Specialty Classrooms (Art.Music, Cpu, Etc)	3	20
	Utilization (90%)	Utilized Seats
	0.9	237.6
	0.9	54
	Theoretical Student Capacity	
	238	
		See notes below

Current Utilization / Capacity

*Currently, there are 15 Homerooms. Deduct one each for the following: Art, Music, Media Center							
** 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	390	N	22	0.9	30	594	Severly undersized room to fit 22 students
Music	366	N	22	0.9	30	594	Severly undersized room to fit 22 students
Media Center	750	N	sd @ Students x .10 x 40 sf			188	
Gymnasium	2952	Y	44	0.9	15	594	If Gym allows 2 classes/period
CPU Lab	750	Y	22	0.9	30	594	
Cafeteria	2952	Y	164	0.9	15	442.8	Shared Café-Gym

Existing Property Map



Existing Assessment





Recommended Improvements



Aerial Site - Courtesy of Bing Maps

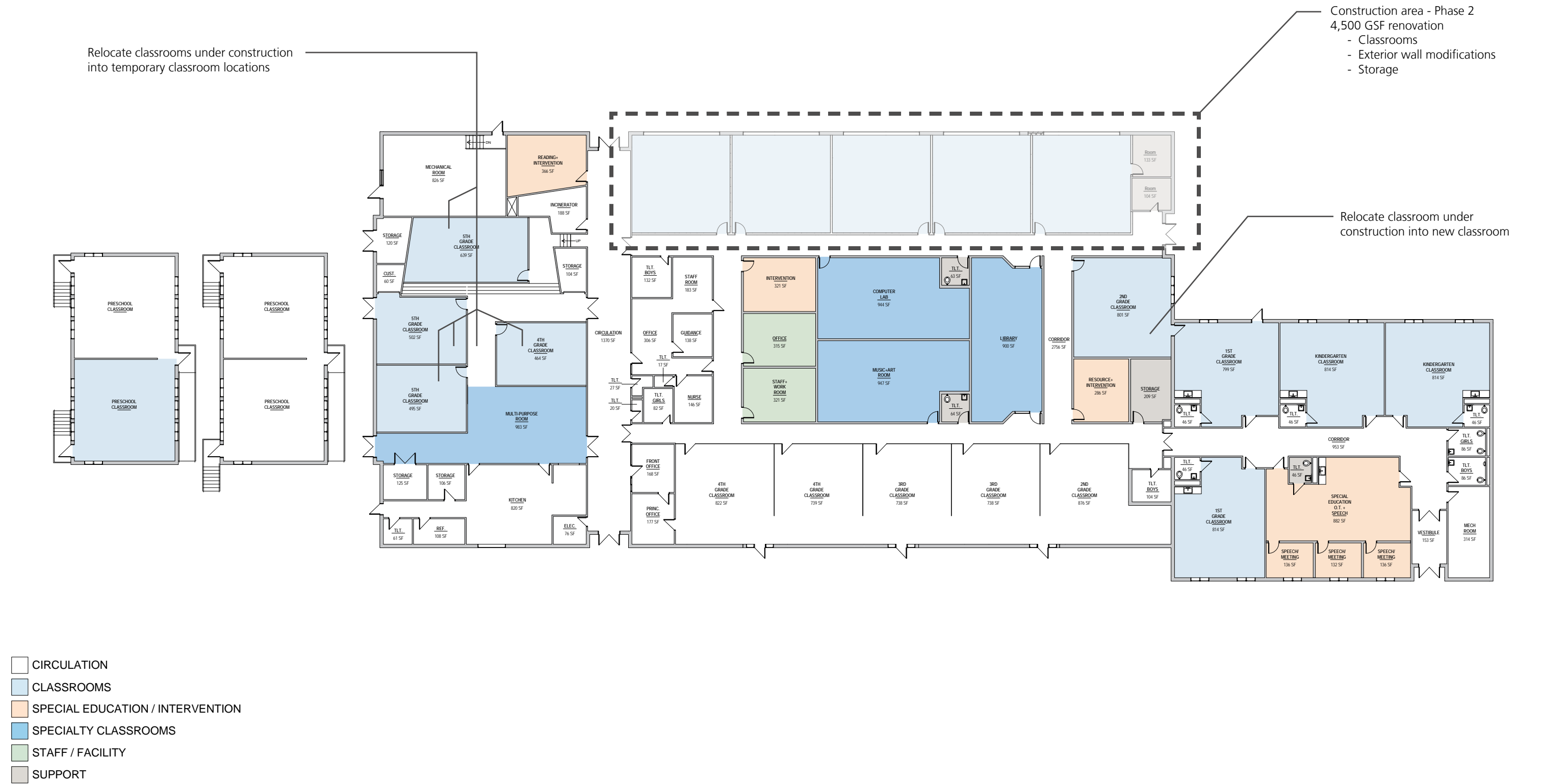


Proposed Plan - Option 1 - Fully Vacated  
Option 4 - Summers only









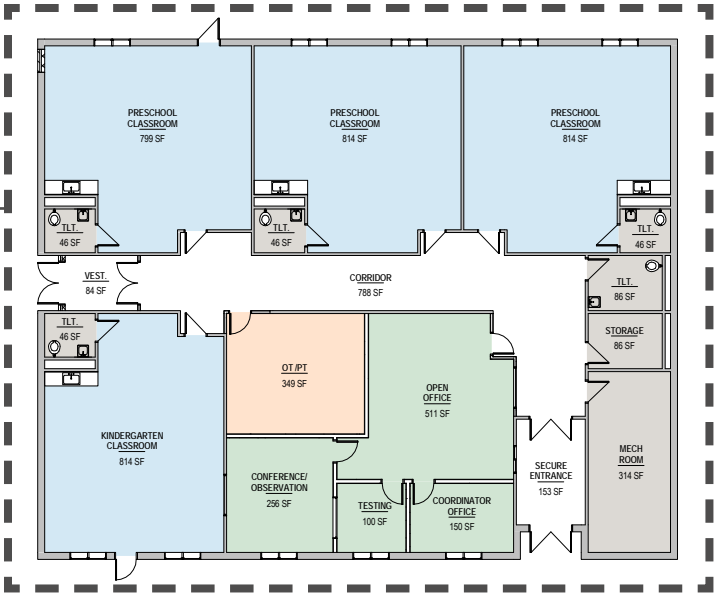






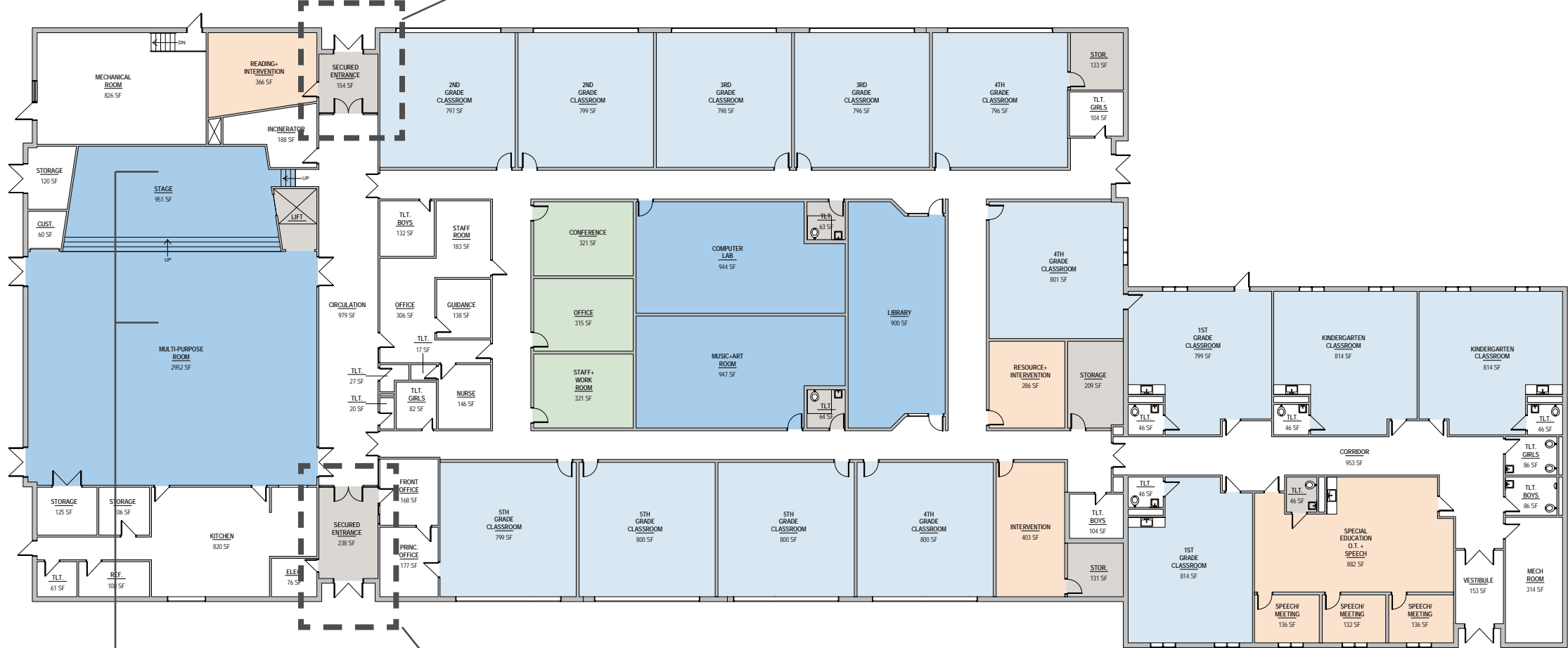
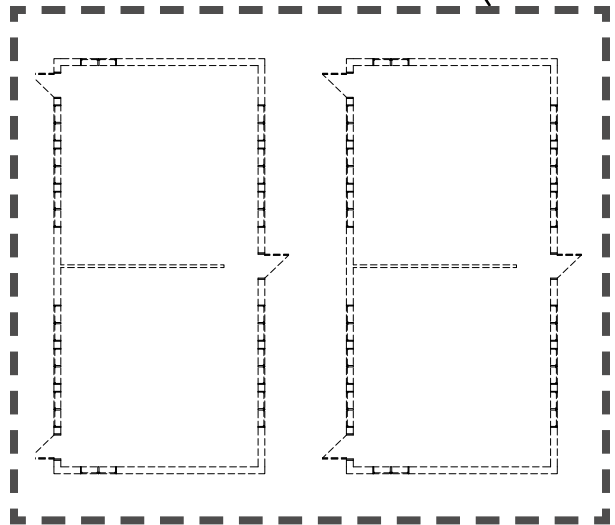
Option - Preschool center  
single story new construction  
between 7,000 GSF and 11,000 GSF  
(for consideration on Options 1,2,and 4  
either on-site or off-site).

Note: Classroom amounts shown are  
based on the existing amount. Classroom  
amounts will change as additions and  
renovations are completed at Nancy loud School.



Construction area - Phase 4  
160 GSF Renovation  
- Secure vestibule

Demolition of portable  
classrooms = 3,800 GSF



Remove temporary classrooms  
from Multipurpose room and  
stage area

Construction area - Phase 4  
240 GSF Renovation  
- Secure vestibule



**TWO STORY ADDITION**  
33,400 GSF total  
Level 1 = 18,000

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

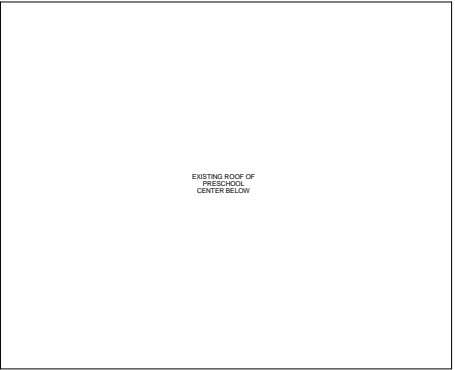




**TWO STORY ADDITION**  
33,400 GSF total  
Level 2 = 15,400

Future growth  
and expansion

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









Rochester Pre-school

Programming / Space Needs Calculations

Room Type	Max Persons/	Min NSF/ Person	NSF/ Area	Adjusted	# Req'd	Total Area	Comments
Pre School							
Classrooms	12	36	432	650	8	5,200	Shared between classrooms Accessible w/ Changing Area
Student Restroom	1			85	4	340	
Entry / Check-in	12	15	180	180	1	180	
Staff Restroom	1			60	1	60	1 Staff w/ space to meet w/ 2 w/ Kitchenette
Pre-School Coordinator Office	3			150	1	150	
Staff Offices	3			120	7	840	
Staff Break / Work Room	12			180	1	180	
Occupational / Physical Therapy	2			400	1	400	
Speech Therapy / Testing Area	2			100	2	200	
Observation Area	1			80	1	80	
Conference Room	12			450	1	450	
Storage				800	1	800	
Outdoor Play Space	96	75	7,200	7,200	1	7,200	National Standard of 75sf/child Outdoor Fenced play space for 96 kids onsite any given day
Total Pre-School						8,880	Net Square Feet of Building Space
						11,840	Gross Square feet (at 75% efficient). 75% net-gross accounts for corridors, Mechanical and Electrical spaces, and wall/structure thicknesses.



**Rochester School District**  
East Rochester Construction Options

June 2012  
Comprehensive Report