



The following report includes the assessments and recommendations for the Rochester School District's Pre-School through 8th Grade facilities as prepared during the summer of 2012. The information included in this report was created by Lavallee Brensinger Architects in cooperation with The Rochester School District, its administrators, and the administrators at each of the Primary Schools considered. This document reflects assessments of the existing schools created through tours of each facility, interviews with school principals and assistant principals, building programming (based on current curriculum), current building codes, and NH State Education Standards.

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Project Goals

- This report shall seek to understand current space issues within the eight Rochester Elementary Schools and Rochester Middle School. It shall also recommend improvements to resolve any space issues encountered. To accomplish these goals, this project shall:
 1. Analyze all classroom spaces at eight elementary schools and the Rochester Middle School.
 2. Provide an educational needs analysis for each school based on their current curriculum and operations.
 3. Understand the need for full size 900 square feet classroom spaces and which classrooms are currently undersized by NH Department of Education standards.
 4. Understand the need for Core Education Areas including art, physical education, music, library, and cafeteria areas at each building.
 5. Understand the need for Special Education and Intervention space at each building.
 6. Understand the need for professional/staff/faculty areas within each school.
 7. Build upon previous studies which analyzed life safety and building code issues (including accessibility).
 8. Understand the current space utilization at each school.
 9. Understand current site planning issues as each school including traffic flow, parking, and outdoor student space.
 10. Identify apparent interior environment issues affecting education areas such as acoustics, comfort (temperature), daylighting, and air quality.
 11. Propose improvements to each school resolving identified issues, including:
 - a. Possible changes in the space use (organization)
 - b. Possible modifications to the spaces within each building (renovations)
 - c. Possible additions to each school (eliminate portable classrooms)
 - d. Possible site improvements at each school
 12. Create an educational facilities Master Plan for the district. This may be used to develop an asset protection plan and a five year Capital Improvement Plan for the district.
 13. Satisfy space needs through a Capital Improvements / Expansion plan which seeks to further equalize the size of the Elementary Schools Re-districting or re-assignment of students may be required to achieve this goal.

Process

- In order to ensure an accurate assessment of the current education space needs, Lavallee Brensinger Architects pursued a specific approach:
 - Understood Educational Goals for the Rochester School District’s primary schools
 - Understood population trends within Rochester for school planning
 - Interviewed current School Administrators to understand current and foreseeable needs and short-comings of existing facilities
 - Evaluated Existing Facilities in terms of educational goals and current and foreseeable needs
 - Identified facility needs and priorities
 - Provided options and strategies to meet these needs
 - Worked with Rochester School Department to develop an implementation plan for facilities rejuvenation
 - Created Rochester School District primary schools Facility Master Plan
 - Created a Revised Plan which would allow for more equalized student populations at each Elementary School

Resources

- Information for this report was gathered from several sources including the following:
 - Michael Hopkins, Superintendent of Schools, Rochester School Department
 - Richard Bickford, Facilities Director, Rochester School Department
 - Vallerie McKenney, Principal Rochester Middle School
 - Chris Foley, Principal William Allen School
 - Maureen Oakman, Principal Nancy Loud School
 - Steve LeClair, Principal Chamberlain School
 - Coby Troidl, Principal East Rochester School
 - Gwen Rhodes, Principal Gonic School
 - Robin Brown, Principal Maple Street School
 - Arlene Walker, Principal McClelland School
 - Nancy Booth, Principal School Street School
 - Miscellaneous School Staff encountered during tours
 - Lance Whitehead, Lavallee Brensinger Architects
 - Chris Drobat, Lavallee Brensinger Architects
- Additionally, previous reports and data gathered by the school district were also considered. Reports and information included:
 - Facility Needs Study dated 2002
 - Current utility consumption data
 - Special Education Study dated 2011
 - Capital Improvement Plans for 2012 and 2013
 - Capital Improvements accomplished 2003-current
 - Honeywell Efficiency Study dated 2002
 - School Enrollment Projections dated 2008
 - City of Rochester GIS data currently available online through City of Rochester

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. To balance the student population with the permanent facility, approximately four classes will need to be sent to School Street and/or Nancy Loud. With the balance student population, the Chamberlain Street School still has a need for:

- Staff/Adult Rest rooms
- Art Classroom (currently provide art-on-a-cart) Note Art and Music could be a shared classroom with the proposed student population.
- Music Classroom (currently offered on stage which has no acoustic separation from MP room making music instruction difficult)
- Conference rooms
- Storage Space
- Modified Computer Lab (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)
- Speech areas (Currently taking space from the Library)



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 Existing Building Size

Education Program Areas										
Course/Subject	Actual (current) # Students	# Students accomodated without additions	# Students sent to Other School	Max Students/ Teaching Space	Utilization (90%)	# of Sections	Required Teaching Spaces (adjusted)	Number of Appropriately sized spaces in existing building	Required additional spaces	Notes
Kindergarten	46	50	-4	18	0.90	3.09	3	2	See Revised plans	Could accomodate an additional 4 students
1st Grade	66	50	16	20	0.90	2.78	3	2		16 to School Street
2nd Grade	56	40	16	22	0.90	2.02	2	3		16 to School Street
3rd Grade	58	40	18	22	0.90	2.02	2	3		16 to School Street, 2 to Nancy Loud
4th Grade	67	45	22	25	0.90	2.00	2	1		18 to School Street, 4 to Nancy Loud
5th Grade	75	45	30	25	0.90	2.00	2	3		8 to School Street, 22 to Nancy Loud
Total Enrollment	368	270	98				14			

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		270	14		30	0.5	0	See Revised plans	CPU lab is undersized. Possible convert to other use.
Art	1		220	14		30	0.5	0		
Music	1		220	14		30	0.5	0		Stage not counted since it is not acoustically sealed for instruction
Physical Education	1		220	14		15	0.9	1		Could be satisfied through dividing curtain
Media Center	1		270	14	1080	30	0.5	1121		
Cafeteria	5		270	14	1013	15	0.9	4640		
Special Education Student Areas*	5		51	128		30	4.3	8		Calculations assume 2 students/area
Intervention / Small Group Areas**	5		54	90		30	3.0	5		Calculations assume 3 students/area
Professional Areas										(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	
					# Classrooms*	Max Seats/ Classroom **
					Utilization (90%)	Utilized Seats
Education Areas Capacity					Theoretical Student Capacity	
					14	22
Specialty Classrooms (Art.Music, Cpu, Etc)					0.9	277.2
					1	20
					0.9	18
					See notes below	
Current Utilization / Capacity					132.76%	

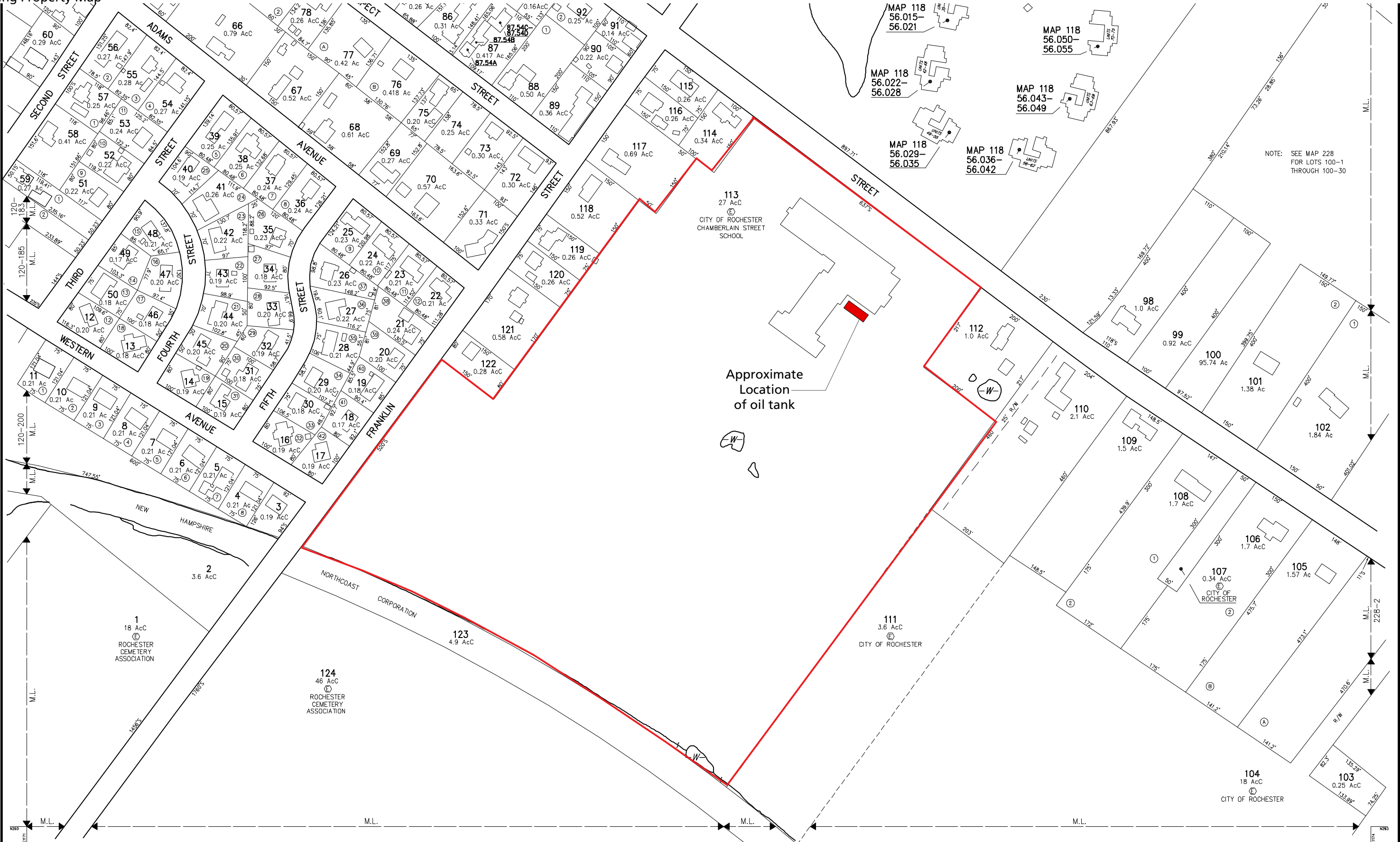
*Currently, there are 15 Homerooms. Deduct one each for the following: Art, CPU Lab, Intervention

** 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	
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



<p>THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.</p> <p>THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.</p> <p>PHOTOGRAPHY DATE: APRIL 28, 1990</p> <p>COMPLETION DATE: JUNE 30, 1992</p>	<p>PRODUCED IN 1992 BY CARTOGRAPHIC ASSOC. INC.</p> <p>PROFESSIONAL CONSULTANTS MUNICIPAL MAPPING - GIS - PUBLIC WORKS INFORMATION MANAGEMENT 11 PLEASANT STREET, LITTLETON, NEW HAMPSHIRE 03561 (603)444-6768 - 1(800)322-4540 - FAX (603)444-1366 - WWW.CAI-INFO.COM</p>	<p>LEGEND</p> <p>AREA SURVEYED Ac</p> <p>AREA CALCULATED AcC</p> <p>RECORD DIMENSION 100'</p> <p>SCALED DIMENSION 100'S</p> <p>MATCH LINE</p> <p>WATER</p> <p>EXEMPT PROPERTY</p> <p>SUBDIVISION LOT NO.</p> <p>BUILDING</p> <p>RIGHT OF WAY</p> <p>COMMON OWNERSHIP</p> <p>WETLANDS</p>	<p>SCALE 1" = 100'</p> <p>FEET 0 50 100 200 300</p> <p>METERS 0 25 50 75</p> <p>REVISED TO : APRIL 1, 2010</p>	<p>PROPERTY MAPS</p> <p>ROCHESTER</p> <p>NEW HAMPSHIRE</p>	<p>INDEX DIAGRAM</p> <p>117 118 228</p> <p>120 125 126 239</p>	<p>MAP NO.</p> <p>119</p>

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

Speech room reduces Library Space (poorly located)



Aerial Site - Courtesy of Bing Maps



Existing Assessment

Existing Building Condition

The Nancy Loud school (also known as the East Rochester Annex) is an 1880 School with stair tower additions serving the Multi-Purpose room erected recently. The exterior envelope is in good condition and provides for a comfortable interior environment. While the Main and Upper floors are comfortable environments, the basement is damp and lacking both fresh air and natural light (typical of basement space). Interior finishes are classic materials and are in generally good condition (it should be noted that the wood frame and flooring creates squeaky floors which is not reported to be a major issue here). Lighting fixtures throughout the classrooms are direct T8 lensed fluorescent (inefficient compared to today's standards) and should be scheduled for replacement to improve light quality and energy efficiency. Existing stairs original to the building have wood handrails which are not compliant with current codes (for graspability and height). They appear to be functioning adequately at this time, however, replacement of these handrails should be considered as part of any major renovation. Stairs from the first floor to the basement are quite steep, exceeding current code in terms of riser height. Elimination of student access to the basement area would deem these stairs adequate for storage access.

Existing Site

Parking was noted as adequate for school hours, as was parent drop off. The drop-off area for busses is approximately 200 feet from the primary entrance, however was reported to work well during summer months. It was noted that the walking path from the bus drop off to the school during the winter months was poorly maintained. This path should re-graded and provided with a maintainable surface. Outdoor athletics and play space are dirt surfaced and contain several timbers addressing minor grade changes.

Safety, Security and Code Compliance

The front entrance is not immediately supervisable due to configuration and lines of sight, however, Administration noted that this has not been an issue for them, being such a small school. The existing building does not lend itself toward creating an entrance which is easily supervisable by the main office through minor renovations. Major additions or improvements to this school should seek to address this to provide a secure environment. This school does not have an elevator and is therefore non-accessible. Furthermore, rest rooms are not accessible by current standards. Any major improvement or addition to this school should include an elevator and an accessible rest room open to both students and faculty.

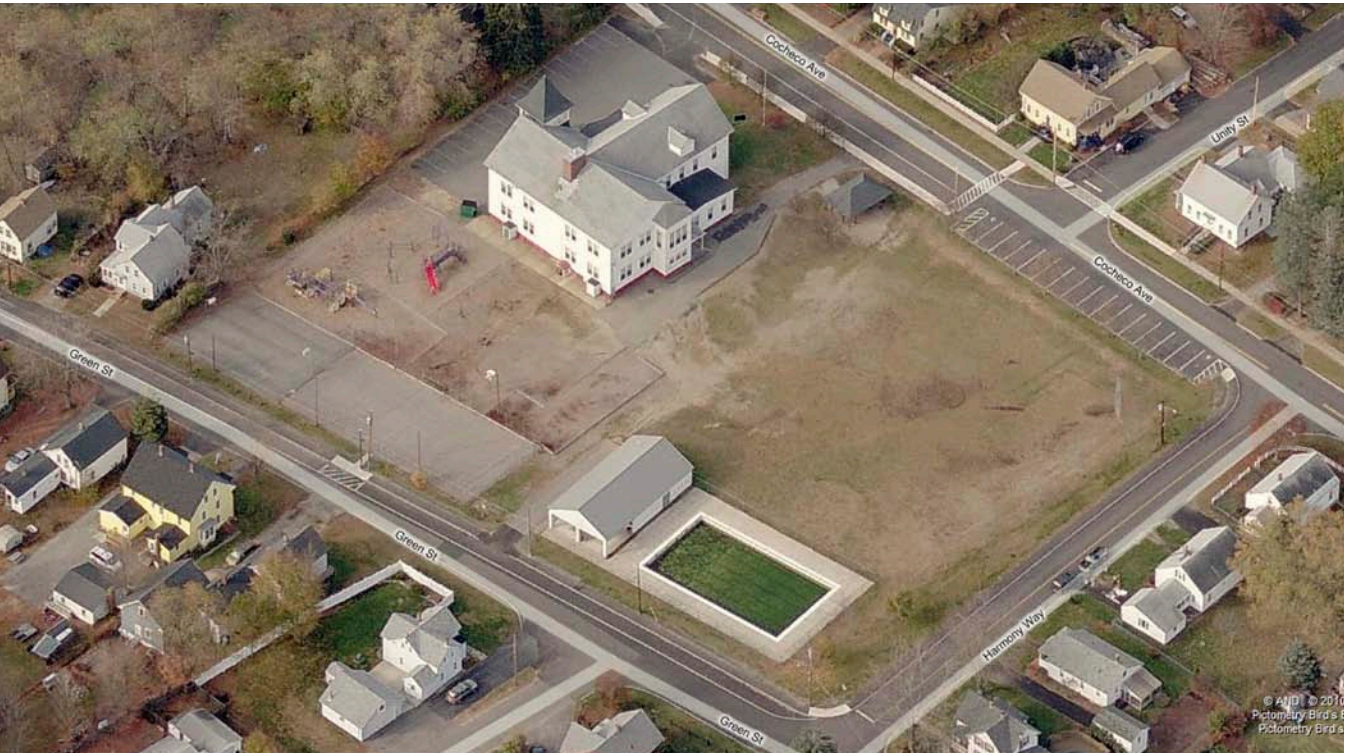
Acoustics and Daylighting

Classroom acoustics good, having suspended ceilings and carpet in many rooms, with the only occasional complaint being that of creaky floors. Daylighting is excellent with high ceilings and large windows throughout (characteristic of historic schools).

Programming / Space Needs

Overview of Space Needs

While sizes of existing classrooms and corridors throughout the Nancy Loud school are excellent (characteristic of a historic school of this vintage), with the exception of the Kindergarten Classroom, the school lacks enough education areas, preventing it from becoming a K-5 School similar to other schools in the district. To achieve educational goals of equality as a K-5 and accommodate minor over-flow student populations from East and Chamberlain, the Nancy

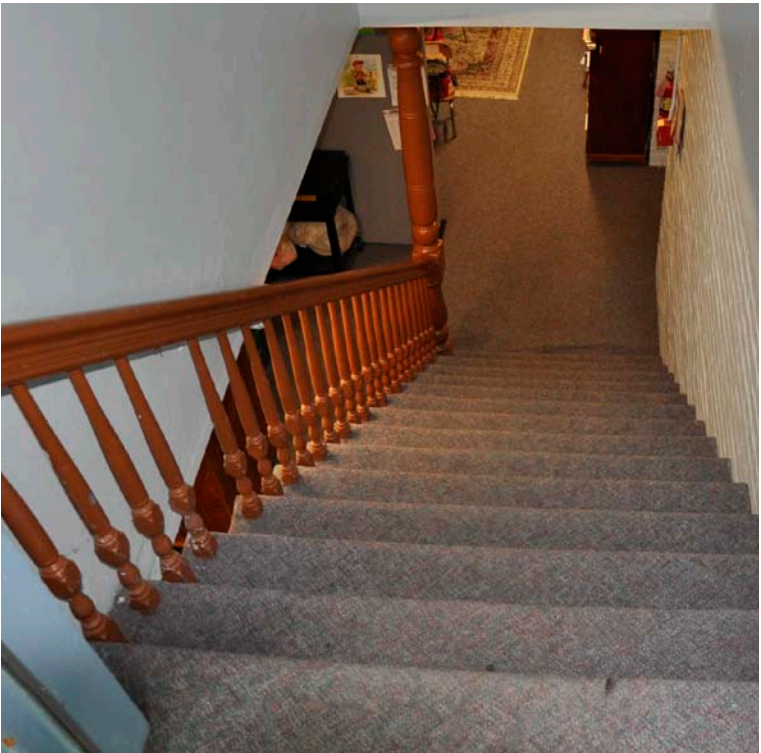


Programming / Space Needs (con'd)

- Loud School would need to add:
- 2nd grade Classroom
 - 5th grade Classroom
 - Shared Specialty Room for Art, Music, Chorus, and Computer Lab
 - Intervention spaces (these are currently located in the basement and were being provided within the stairwells and corridors prior to the Fire Marshal's visit)**.



The basement intervention space also houses storage of classroom supplies, serves as access to storage and mechanical areas and guidance, and is little more than a re-purposed corridor.



Steep staircase leading to basement (Intervention, Guidance, and Speech Therapy)

- Guidance and Speech Area (currently located in the basement)**
 - Nurse / Health Office **
 - Accessible rest rooms**
 - Accessible means to access all floors (elevator and entrance ramp)**
 - Media Center/Library Space**
- ** These improvements should be considered even without moving to a K-5 model.



Nicely proportioned classrooms.

Programming / Space Needs Calculations

Nancy Loud School Program Based on Revised Enrollment

Education Program Areas										
Course/Subject	Actual (current) # Students	# Students added by East or Chamberlain	Total Number of Students to Accomodate	Max Students/ Teaching Space	Utilization (90%)	# of Sections	Required Teaching Spaces (adjusted)	Number of Appropriately sized spaces in existing building	Required additional spaces	Notes
Kindergarten	19	0	19	18	0.90	1.17	1	1	0	
1st Grade	23	0	23	20	0.90	1.28	1	1	0	Can absorb some Students
2nd Grade	33	4	37	22	0.90	1.87	2	1	1	4 students from East, could absorb more
3rd Grade	20	2	22	22	0.90	1.11	1	1	0	2 from Chamberlain
4th Grade	0	19	19	25	0.90	0.84	1	1	0	15 students from East, 4 from Chamberlain
5th Grade*	0	28	28	25	0.90	1.24	1	0	1	6 students from East, 22 from Chamberlain
Total Enrollment	95	53	148				7			

Core Program Areas								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	Calculated SF of Space (Per Standards)	Periods per week Offered***	# Spaces Required			
Computer Lab	1		148	7		30	0.2	0	See Revised plans	Can continue shared use of MP room if no more classes are added (6 classroom max for a single shared room). Addition of more classes would require (1) additional shared specialty classroom for Art, Music, Chorus, and Computers
Art	1		129	7		30	0.2	0		
Music	1		53	6		30	0.2	0		
Physical Education	1		129	7		15	0.5	1		
Media Center	1		148	7	592	30	0.2	0		
Cafeteria	5		148	20	555	15	1.3	1857		
Special Education Student Areas*	5		28	70		30	2.3	0		Calculations assume 2 students/area
Intervention / Small Group Areas**	5		30	49		30	1.6	0		Calculations assume 3 students/area
Professional Areas										(1) Speech, (1) Guidance, (1) Reading Specialist, (1) Spec Education, (1) testing area, (1) Nurse/Health Office

* 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	76	144	0.90	12,160
					Kindergarten - Trans	19	150	0.90	3,167
									15,327
									Total Allowable by NH DOE standards for new construction

Existing Analysis / Capacity

Current Enrollment					95	
Current Building Size (gsf)					15,870	
					Excluding Basement (7935 total - 500 sf used now for education)	
Estimated Building Capacity Based solely on size of building			Based on Average NH School Construction of 144st/student for Grades 1-5 and 150st/student in K @ 90% Utilization		99	
			# Classrooms*	Max Seats/ Classroom **	Utilization (90%)	Utilized Seats
Education Areas Capacity			5	22	0.9	99
Specialty Classrooms (Art.Music, Cpu, Etc)			0	22	0.9	0
					Theoretical Student Capacity	
Current Utilization / Capacity					95.96%	
					See notes below	

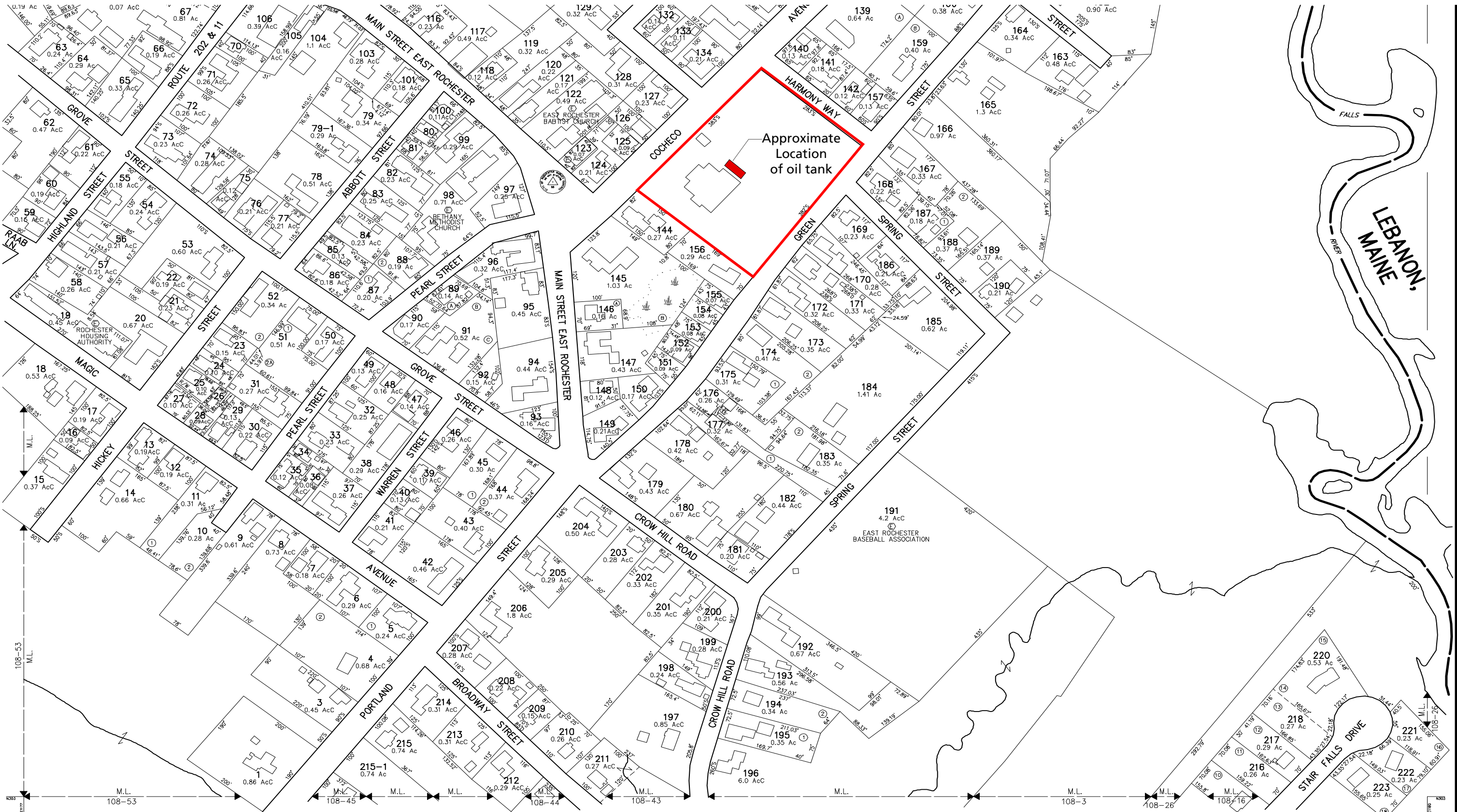
*Currently, there are 6 Homerooms. Deduct one for the special education, speech, guidance.

** Averaging K-5 Class Sizes (16 for Kindergarten, 24 for Grades 1 through 5)

*** 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	0	N	22	0.9	30	99	If all in Multi-purpose room
Music	0	N	22	0.9	30	99	If all in Multi-purpose room
Media Center	0	N	ed @ Students x .10 x 40 sf			0	None
Gymnasium	1857	Y	44	0.9	15	99	If all in Multi-purpose room
CPU Lab	0	N	22	0.9	30	99	If all in Multi-purpose room
Cafeteria	1857	Y	103	0.9	15	278.55	

Existing Property Map



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THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.
PHOTOGRAPHY DATE: APRIL 28, 1990
COMPLETION DATE: JUNE 30, 1992

PRODUCED IN 1992 BY
CARTOGRAPHIC ASSOC. INC.
PROFESSIONAL CONSULTANTS
MUNICIPAL MAPPING - GIS - PUBLIC WORKS INFORMATION MANAGEMENT
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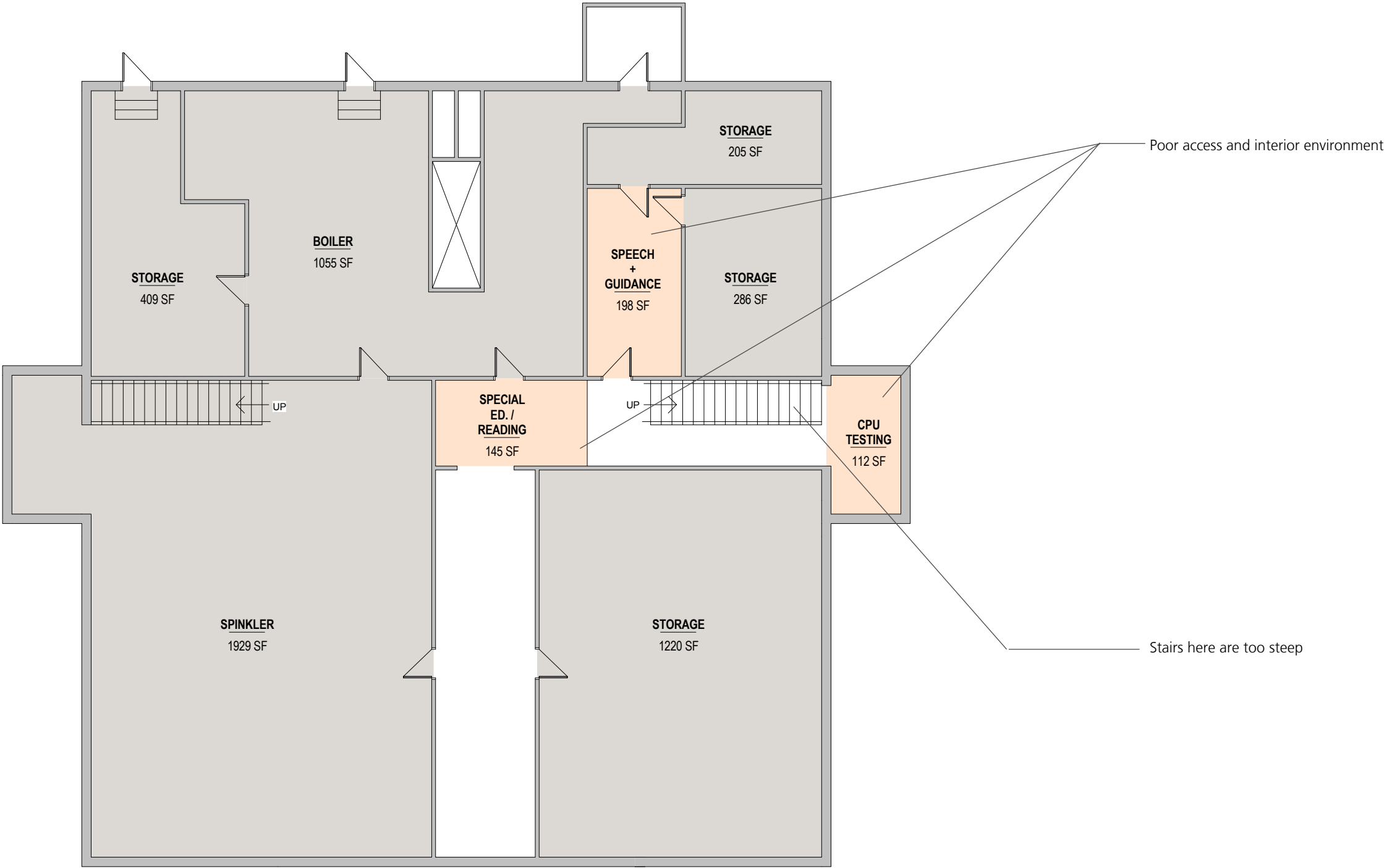
AREA SURVEYED Ac
AREA CALCULATED Ac
RECORD DIMENSION 100'
SCALED DIMENSION 100'S
MATCH LINE
WATER

LEGEND
EXEMPT PROPERTY
SUBDIVISION LOT NO.
BUILDING
RIGHT OF WAY
COMMON OWNERSHIP
WETLANDS

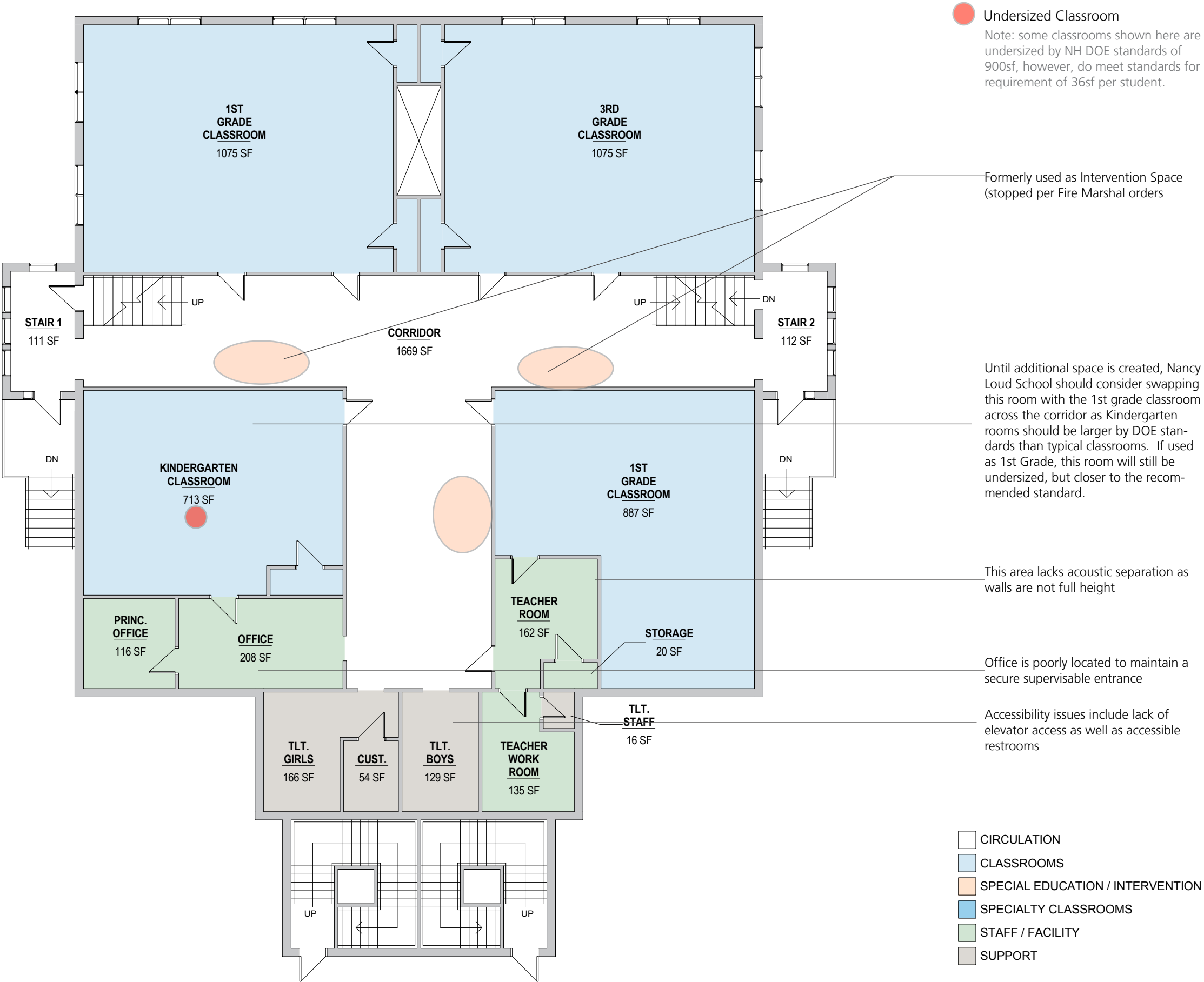
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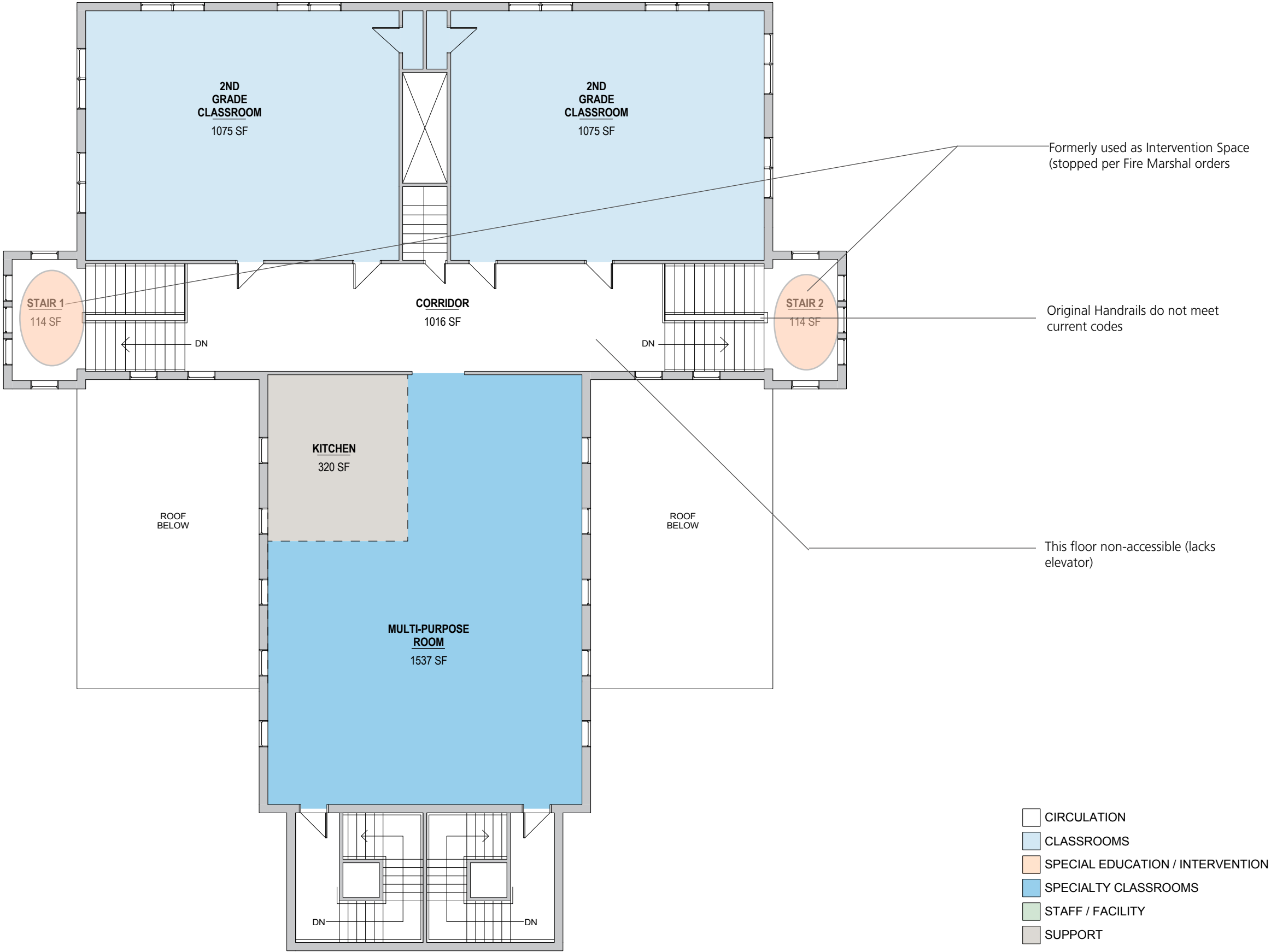
PROPERTY MAPS
ROCHESTER
NEW HAMPSHIRE

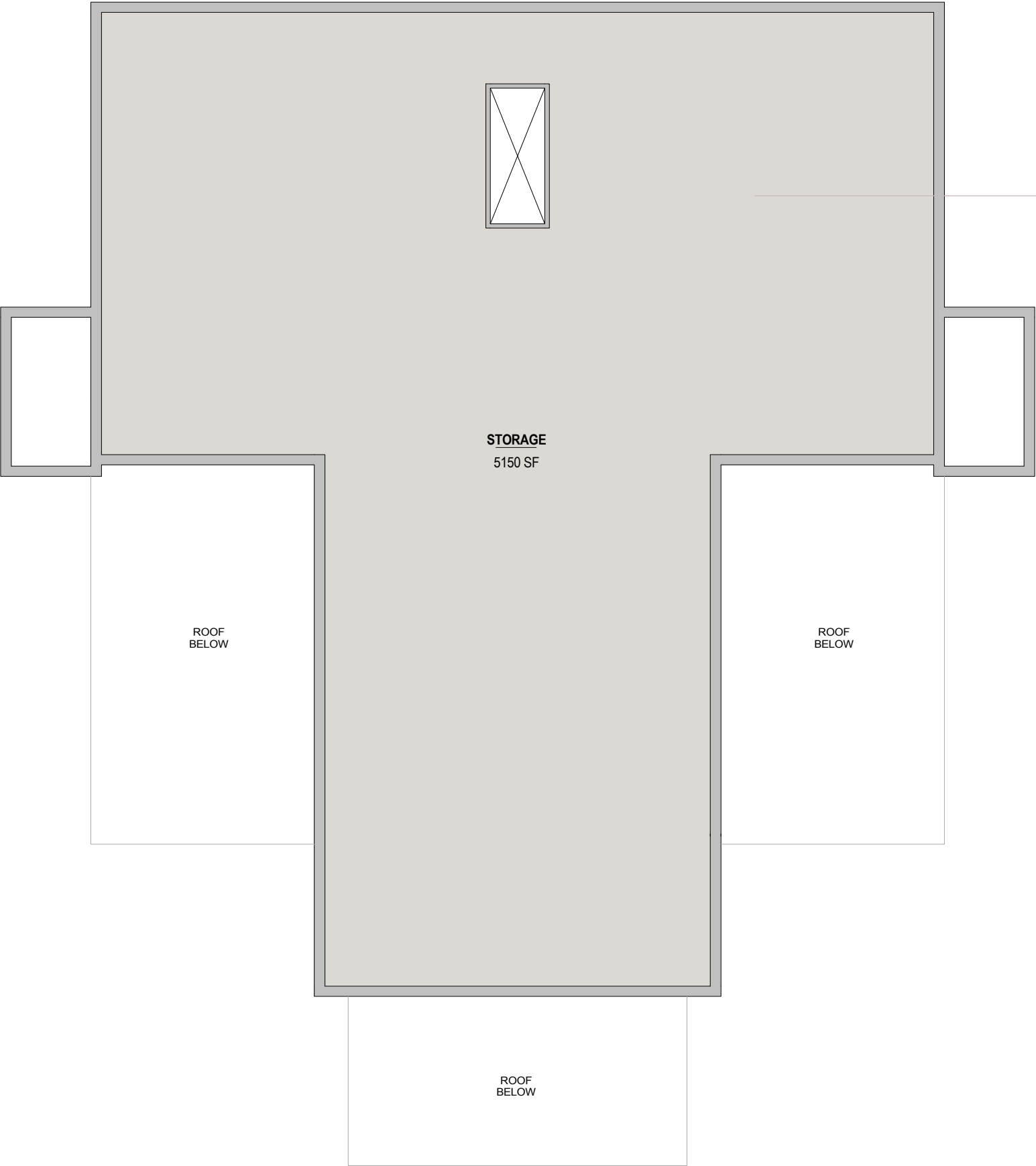
INDEX DIAGRAM
101 102 212
104 213
107 108
MAP NO.
103



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



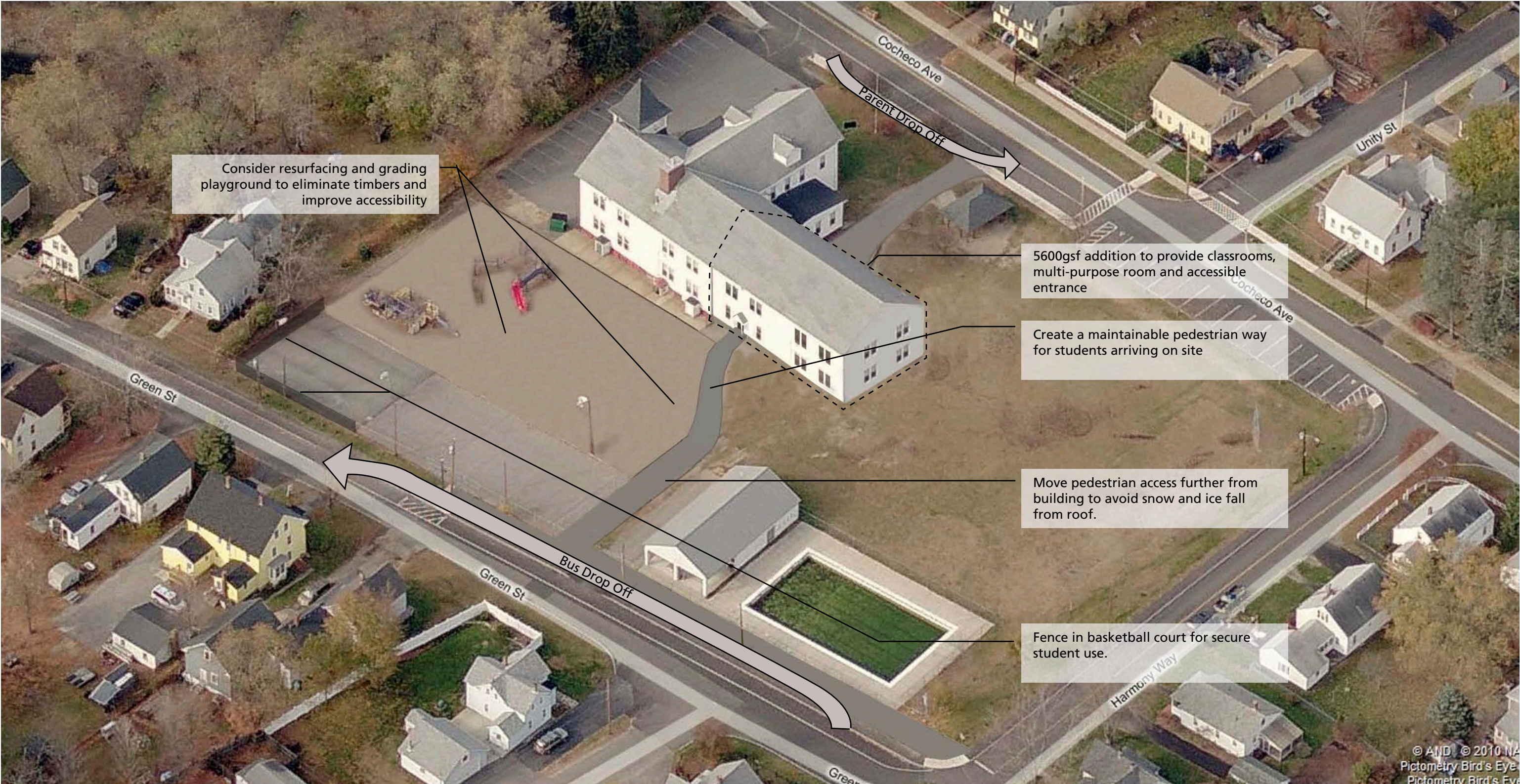




Attic Space not easily suitable for education space due to mechanical equipment and air quality

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

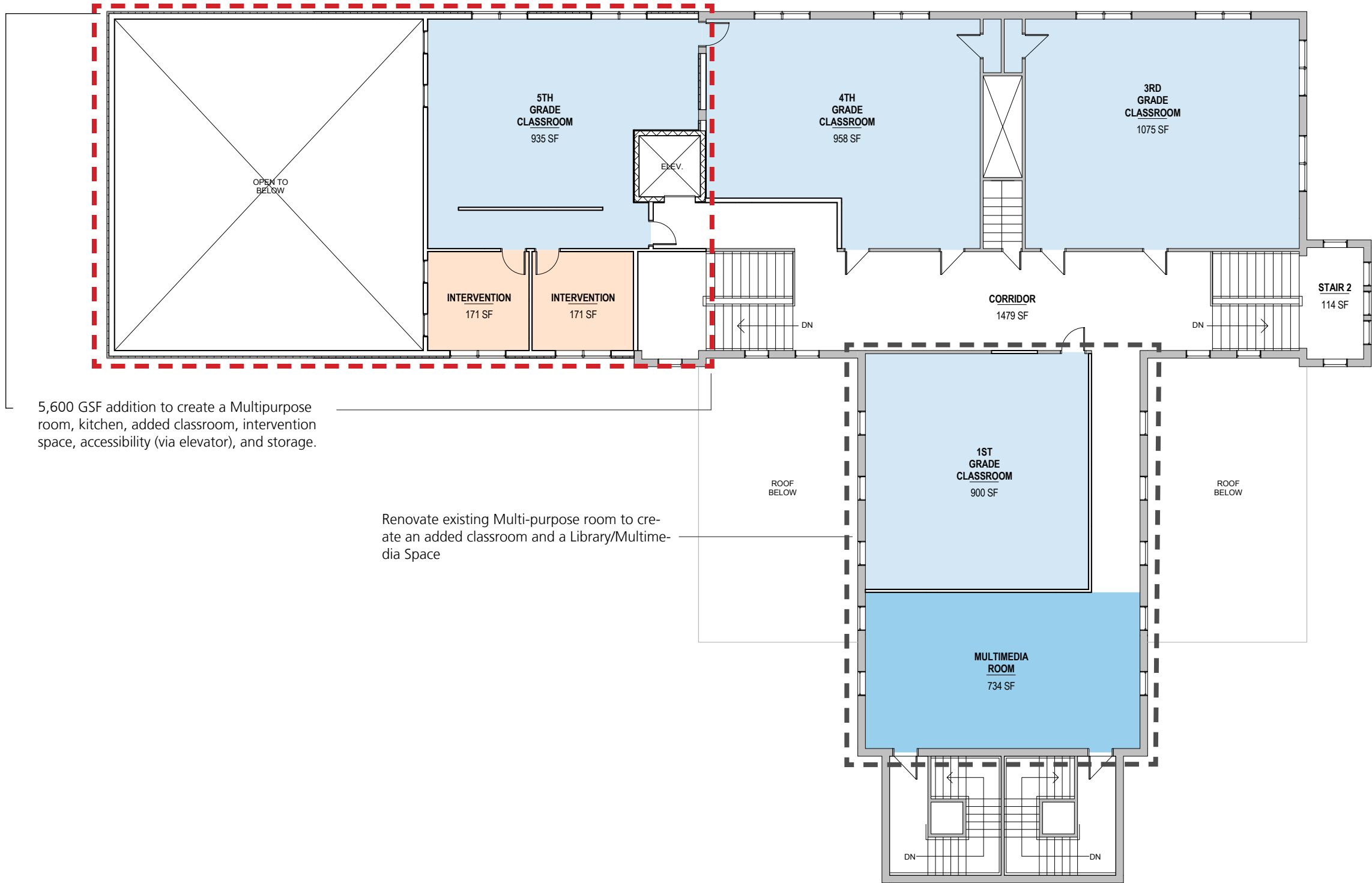
Recommended Improvements



Aerial Site - Courtesy of Bing Maps







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

Existing Assessment

Existing Building Condition
The Gonic school is a 1897 School with major additions erected in 1987. The exterior envelope is in good condition, however some mechanical / ventilation issues were reported (likely resulting from equipment issues rather than envelop shortcomings). Heating issues include poor ventilation in rooms 10A, 201A, and 102A, repeated unit failure in room 98A (Kindergarten Classroom), and uneven heating within the main office space. It was also noted that the Library is not air conditioned which causes an issue given the amount of computers in use here. In addition to Gonic’s lack of space (discussed below), there are a few shortcomings which should be addressed as part of any improvements to the Gonic School. Classrooms should be equipped with higher quality white boards (currently most are low quality type with seams which are beginning to break down). Sinks should be provided at Art rooms and K-1 classrooms. HVAC systems and controls should be upgraded to remedy issues report able.

Existing Site
While parking appears adequate for school use during warmer months, it was noted that only 38 of the required 60-70 spaces for school use were available year around. Slope roofs and snow plowing render several spaces unusable in the winter. Added parking area should be developed at the north side of the existing parking lot to accommodate 30 more parking spaces. Similar to other schools in the district, this school also has a playground which must be accessed by crossing a driveway. The driveway is used primarily for staff and busses, but also serves as a delivery route to the rear of the building. While the principal has noted that they employ crossing guards (assisted with fences) to ensure student safety, consideration should be given to reducing the use of this drive and restricting it to busses only (or relocating it all together). The one-way loop also presents a problem in that staff cannot get to the parking lot without traversing the bus-drop off on this side.

Safety, Security and Code Compliance
The largest safety issue at the Gonic School is winter access and egress. The sloped roofs render several entrances unusable in the winter, and create many danger zones for falling snow and ice. Solutions to this issue are not easily accomplished, likely requiring the addition of several canopies and landscape barriers around the building. Classroom door hardware should also be replaced, as it was noted that all interior doors in this school do not lock (preventing a school lock-down). It is evident that the previous addition went to great lengths to improve accessibility to the Gonic School, with only one room remaining in a non-accessible location: 10A, the Art room (which also doubles as OT and SLP).

Acoustics and Daylighting
Classroom acoustics and daylighting are excellent in most rooms, which the exception of room 10A. Acoustic separation should also be improved at Special Education areas currently divided with temporary partitions in room 101.

Programming / Space Needs

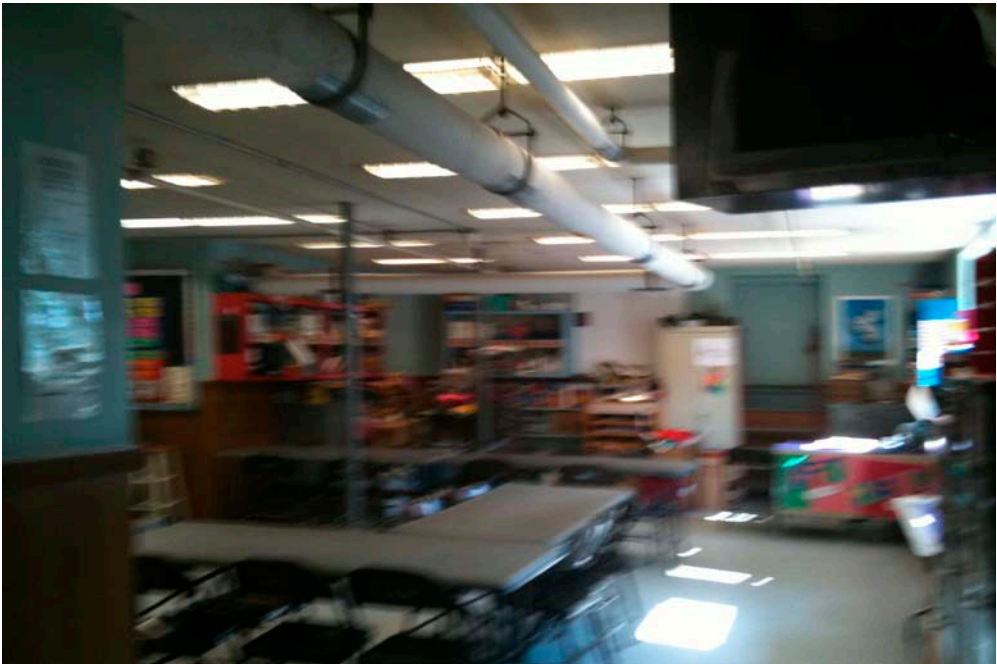
Overview of Space Needs
While typical education areas (classrooms) appear to be adequate in both size and quantity to serve the current student population at the Gonic School, the building lacks professional areas, as well as rest rooms, and Special Education/ Intervention Areas.



Programming / Space Needs (con’d)

To meet the needs of the current Gonic School Population, the following areas should be added:

- Rest rooms throughout the facility including (at a minimum): one set of student rest rooms and one staff rest room on floor 3, one staff rest room on floor 2, one set of student rest rooms and on floor 1, one rest room for the Nurses Office, and two rest rooms for the main office areas.
- Two Kindergarten Classrooms with Rest rooms (currently have two, but one is undersized)
- One 2nd grade classroom (could be restored from current Kindergarten Classroom)
- Three adequately size special education / intervention areas (distributed throughout school by grade)
- One specialty classroom for Music & Art
- One stand alone Computer lab
- One Office for Speech and Occupational Therapy
- One Special Education Area for Instruction and Behavioral response
- One Conference room (requested to seat 12)
- One Staff break area (requested to seat 20)
- One Staff Work Room



The current Art and Music room is undersized and is located in an in-accessible area with poor light, acoustics, and provides for a poor interior environment.

Programming / Space Needs Calculations

Gonic 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	40	18	0.90	2.47	Full Day	3	1	2	1 K Classroom undersized and dosnt have a bathroom or sink.
1st Grade	36	20	0.90	2.00	Full Day	2	2	0	
2nd Grade	46	22	0.90	2.32	Full Day	3	2	1	
3rd Grade	43	22	0.90	2.17	Full Day	2	2	0	
4th Grade	48	25	0.90	2.13	Full Day	2	2	0	
5th Grade	43	25	0.90	1.91	Full Day	2	2	0	
Total Enrollment	256					14			

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	256	14		30	1	0	1	Shared with Library - consider creating separate space
Art	1	216	14		30	1	0	1	Shared with Music - not accesible
Music	1	216	11		30	1	0	1	Shared with Art - not accesible
Physical Education	1	216	14		15	1	1	0	
Media Center	1	256	14	1024	30	1	1132	-108	Net Square Feet
Cafeteria	5	256	20	960	15	2	5657	-4697	Net Square Feet
Special Education Student Areas*	5	38	96		30	4	5	-1	Calculations assume 2 students/area average
Intervention / Small Group Areas**	5	77	128		30	5	1	4	Calculations assume 3 students/area average
Professional Areas								7	(1) Speech & OT office area (1) Instructional/behavior Response, (1) staff room for 20, (1) Nurse area with restroom (1) 12 person conference room, (1) staff work room, (1) supply closet, and several staff restrooms.

* 15% of students identified to receive special services by District Special Education .

** 30% 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	216	144	0.90	34,560
				Kindergarten - Trans	40	150	0.90	6,667
								41,227
								Total Allowable by NH DOE standards for new construction

Existing Analysis / Capacity

Current Enrollment					256	
Current Building Size (gsf)					37,239	
					(Note: gsf shown excludes approximately 4300gsf of basement space not suited for education space)	
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			231
			# Classrooms*	Max Seats/ Classroom **	Utilization (90%)	Utilized Seats
Education Areas Capacity			10	22	0.9	198
Specialty Classrooms (Art.Music, Cpu, Etc)			1	22	0.9	19.8
			Theoretical Student Capacity			

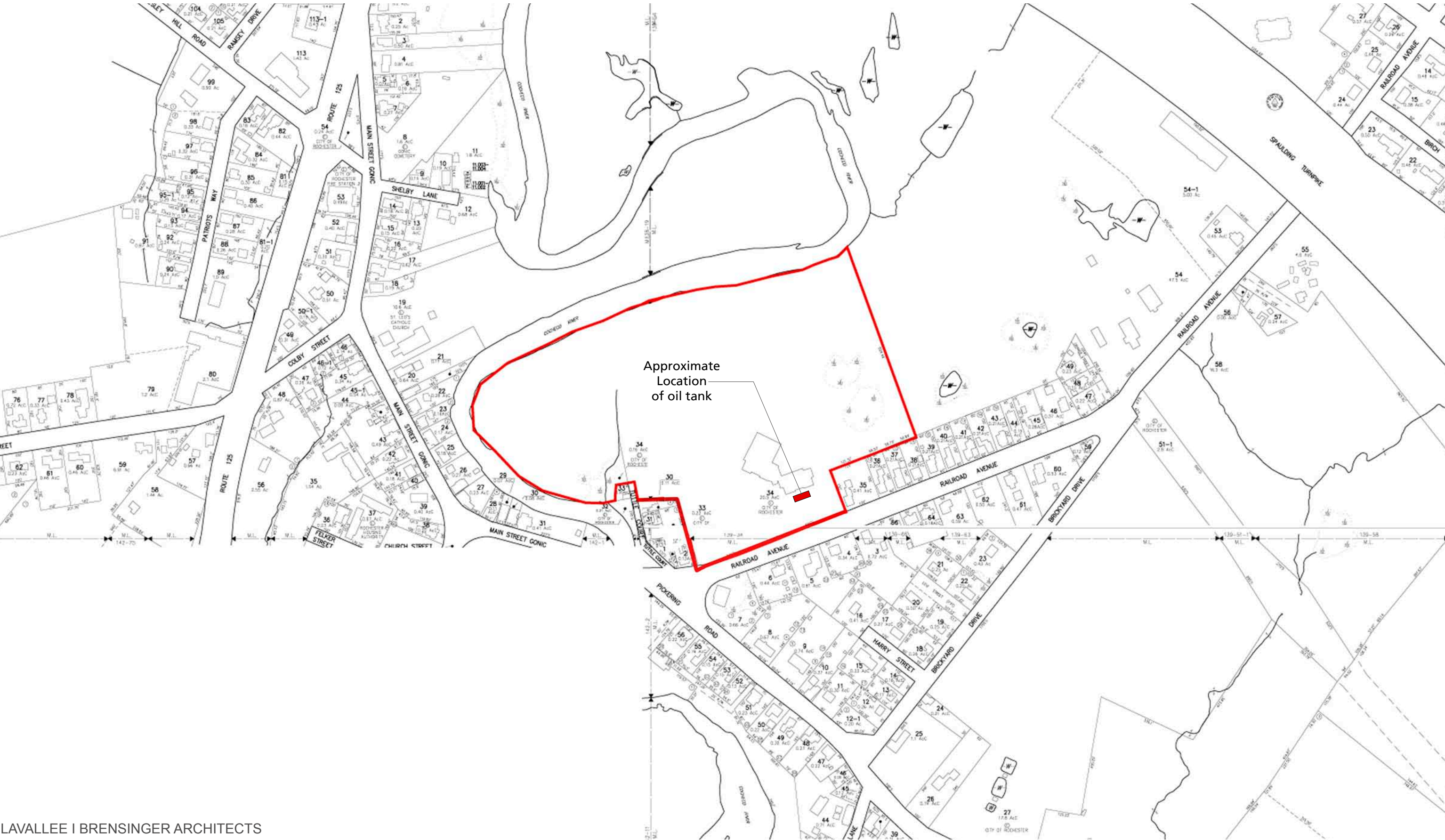
Current Utilization / Capacity

*Currently, there are 11 Homerooms. Deduct one each for the Art and Music

** Averaging K-5 Class Sizes (16 for Kindergarten, 24 for Grades 1 -5)

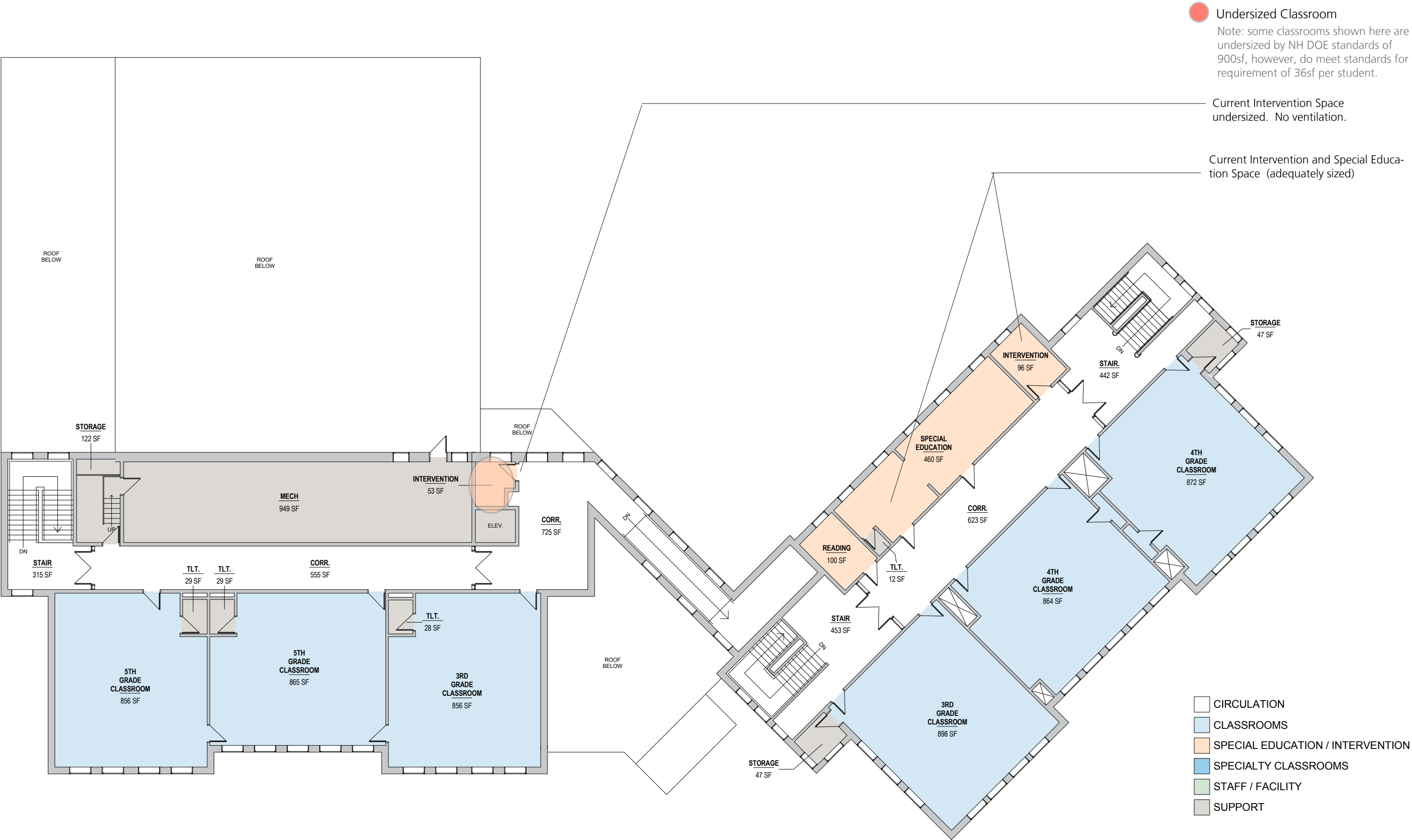
*** Standard 8 period day, allowing for no specials during first and last periods.

Core Capacity	Size of Area (sf)	Appropriately Sized?	Seats/persons	Utilization (90%)	Periods per week Offered***	Theoretical Student Capacity	
Art	778	N	22	0.9	15	297	Shared room - Art/Music
Music	778	N	22	0.9	15	297	Shared room - Art/Music
Media Center	1132	Y	ed @ Students x .10 x 40 sf			283	
Gymnasium	5657	Y	44	0.9	15	594	If Gym allows 2 classes/period
CPU Lab	650	N	22	0.9	15	297	Part of Mdeia Center
Cafeteria	5657	Y	314	0.9	15	848.55	Shared Café-Gym









Recommended Improvements



Aerial Site - Courtesy of Bing Maps







Existing Assessment

Existing Building Condition

The Maple Street school is a small 1928 School serving grades K through 3. The exterior envelope is in good condition and provides for a comfortable interior environment. No comfort issues within classroom areas were reported by staff. It should also be noted that the Classrooms, although small, are well designed with high ceilings, lots of natural light, and built-in storage. Interior finishes are in generally good condition and appear to be well maintained. Lighting fixtures throughout the classrooms are direct T8 lensed fluorescent (inefficient compared to today's standards) and should be scheduled for replacement.

Existing Site

Parking is very limited, with only 13 spaces on site. An additional 7 spaces should be added to accommodate staff. With nearly all parents, students, and visitors walking to this school, the drop-off area (and lack of visitor parking) is adequate at this time. The Maple Street School community should be applauded for this. Should this school modify it's district (becoming a Magnet school or other regional school), the drop-off area would need to be increased and a few visitor parking spaces added. The playground and outdoor space is large here with good student access. With only one play structure, added playground equipment should be considered for this area.

Safety, Security and Code Compliance

The front entrance is not supervisable due to configuration and lines of sight, resulting in a poorly secured facility. Modifications should be considered at the entrance to allow this primary entrance to be supervised. It should also be noted that the Maple Street Social Worker must be located close to the entrance as this position has become a community and parent asset with many visitors. Thought should also be given to creating an entrance which would allow community use of a room in the school without full access to the remainder of the facility. This Facility is entirely non-accessible with stairs to enter the building, no elevator, and no accessible rest rooms.

Acoustics and Daylighting

Classroom acoustics and daylighting are excellent. Poor acoustic separation was noted at the Main Office areas, which are configured with partial-height walls.

Programming / Space Needs

Overview of Space Needs

- The Maple Street school continues to serve four classes or less, very few additional spaces are required. Some modifications to allow for improved acoustics, security, and accessibility should still be made. Should this school become a K-5 School (Magnet or otherwise), the following spaces would need to be added:
- Added storage
 - Accessible Staff/Adult and Student Rest rooms
 - One Specialty Classroom (to accommodate Art, Music, and Chorus) as a single Multi-purpose room cannot accommodate this many classes for this many uses.
 - One Conference room
 - Larger Guidance Office
 - 4th Grade Classroom
 - 5th Grade Classrooms
 - Two Added Intervention Spaces (to accommodate new grades)
 - Appropriately sized Kindergarten room (current room undersized and could be re-purposed to one or more of the spaces listed above)



Added storage should be considered as part of any renovation to avoid storing of items in improper locations.



Special Education and Intervention areas are adequate and well utilized.



Classrooms, although small, are well designed with high ceilings, lots of natural light, and built-in storage.



The Main Office area, including the Principal's Office do not achieve acoustic separation as the partitions do not extend all the way up, offering no privacy.

Programming / Space Needs Calculations

Maple 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	16	18	0.90	0.99	Full Day	1	1	0	
1st Grade	17	20	0.90	0.94	Full Day	1	1	0	
2nd Grade	17	22	0.90	0.86	Full Day	1	1	0	
3rd Grade	17	22	0.90	0.86	Full Day	1	1	0	
4th Grade	0	25	0.90	0.00	Full Day	0	0	0	
5th Grade	0	25	0.90	0.00	Full Day	0	0	0	
Total Enrollment	67					4			

Core Program Areas							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	Calculated SF of Space (Per Standards)	Periods per week Offered***	# Spaces Required			
Computer Lab	1	67	4		30	1	1	0	Located in the Library
Art	1	51	4		5	1	1	0	Held in Multi-purpose room
Music	1	51	3		5	1	1	0	Held in Multi-purpose room
Physical Education	1	51	4		5	1	1	0	Held in Multi-purpose room
Media Center	1	67	4	268	15	1	778	0	Net Square Feet
Cafeteria	5	67	5	251	5	1	1830	0	Net Square Feet
Special Education Student Areas*	5	20	50		30	2	2	0	Calculations assume 2 students/area
Intervention / Small Group Areas**	5	37	61		30	3	3	0	Calculations assume 3 students/area
Professional Areas								3	Need (1) private Conference room, (1) Special Education Quiet Room, and (1) storage room

* 30% of students identified to receive special services by District Special Education .

** 55% 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 1-2	51	144	0.90	8,160
	Kindergarten - Trans	16	150	0.90	2,667
					10,827

Total Allowable by NH DOE standards for new construction

Existing Analysis / Capacity

Current Enrollment	63
Current Building Size (gsf)	14,465

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					89
		# Classrooms*	Max Seats/ Classroom **	Utilization (90%)	Utilized Seats	Theoretical Student Capacity	
Education Areas Capacity		4	20	0.9	72	72	
Specialty Classrooms (Art.Music, Cpu, Etc)		2	20	0.9	36		

Current Utilization / Capacity	87.50%
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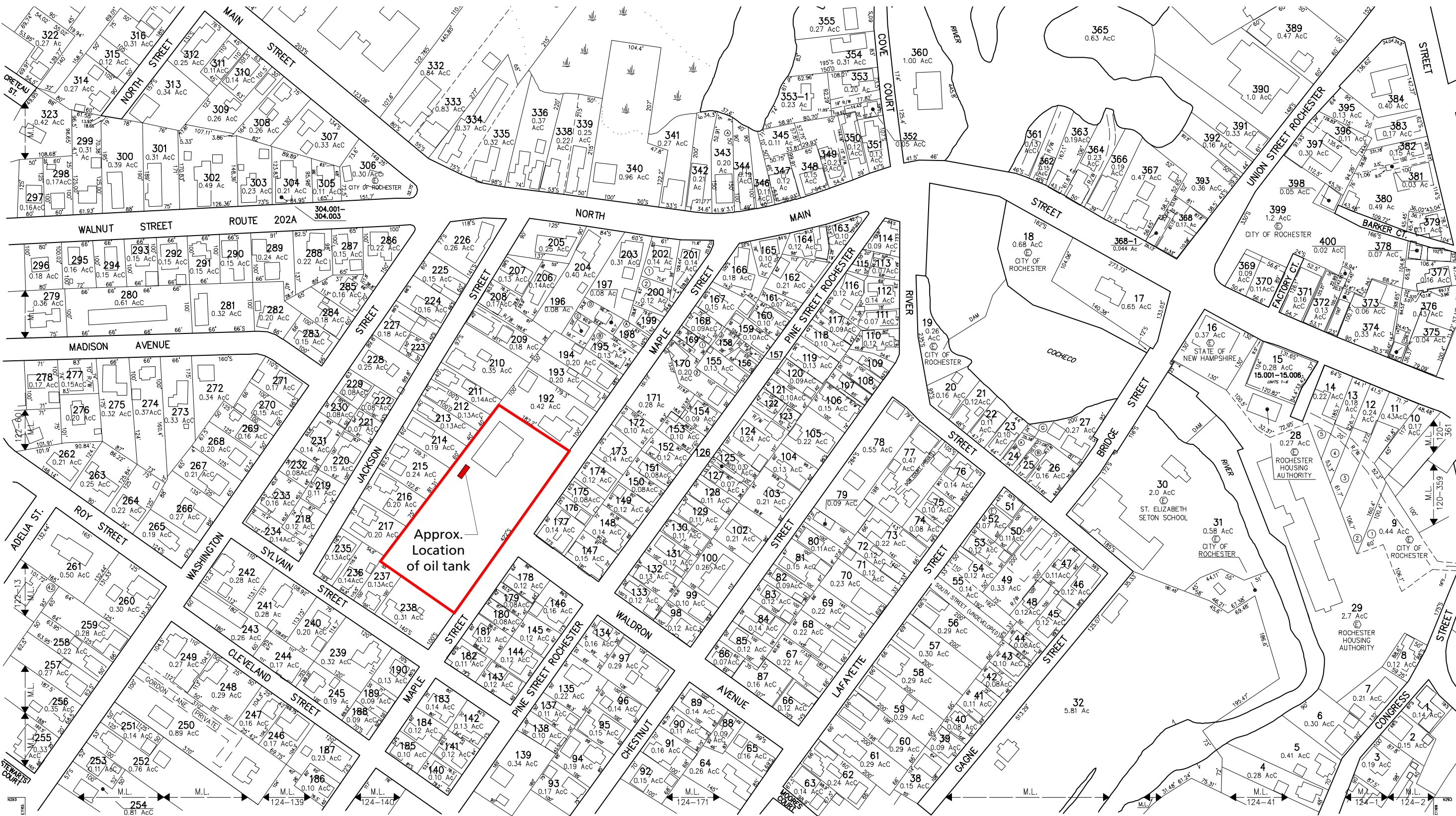
*Currently, there are 4 Homerooms.

** 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	1830	Y	22	0.9	5	99	If taught within Multi-purpose room
Music	1830	Y	22	0.9	5	99	If taught within Multi-purpose room
Media Center	778	Y	ed @ Students x .10 x 40 sf		15	195	
Gymnasium	1830	Y	44	0.9	5	198	If taught within Multi-purpose room
CPU Lab	778	Y	22	0.9	15	297	In Media Center
Cafeteria	1830	Y	102	0.9	5	91.5	Multi-purpose room

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

PRODUCED IN 1992 BY
CARTOGRAPHIC ASSOC. INC.

PROFESSIONAL CONSULTANTS
MUNICIPAL MAPPING - GIS - PUBLIC WORKS INFORMATION MANAGEMENT
11 PLEASANT STREET, LITTLETON, NEW HAMPSHIRE 03561
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LEGEND

AREA SURVEYED Ac
AREA CALCULATED Ac
RECORD DIMENSION 100'
SCALED DIMENSION 100'S
MATCH LINE M.L.
WATER W

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

FEET 50 100 200 300
25 0 25 50 75
METERS

SCALE 1" = 100'

REVISED TO : APRIL 1, 2010

PROPERTY MAPS

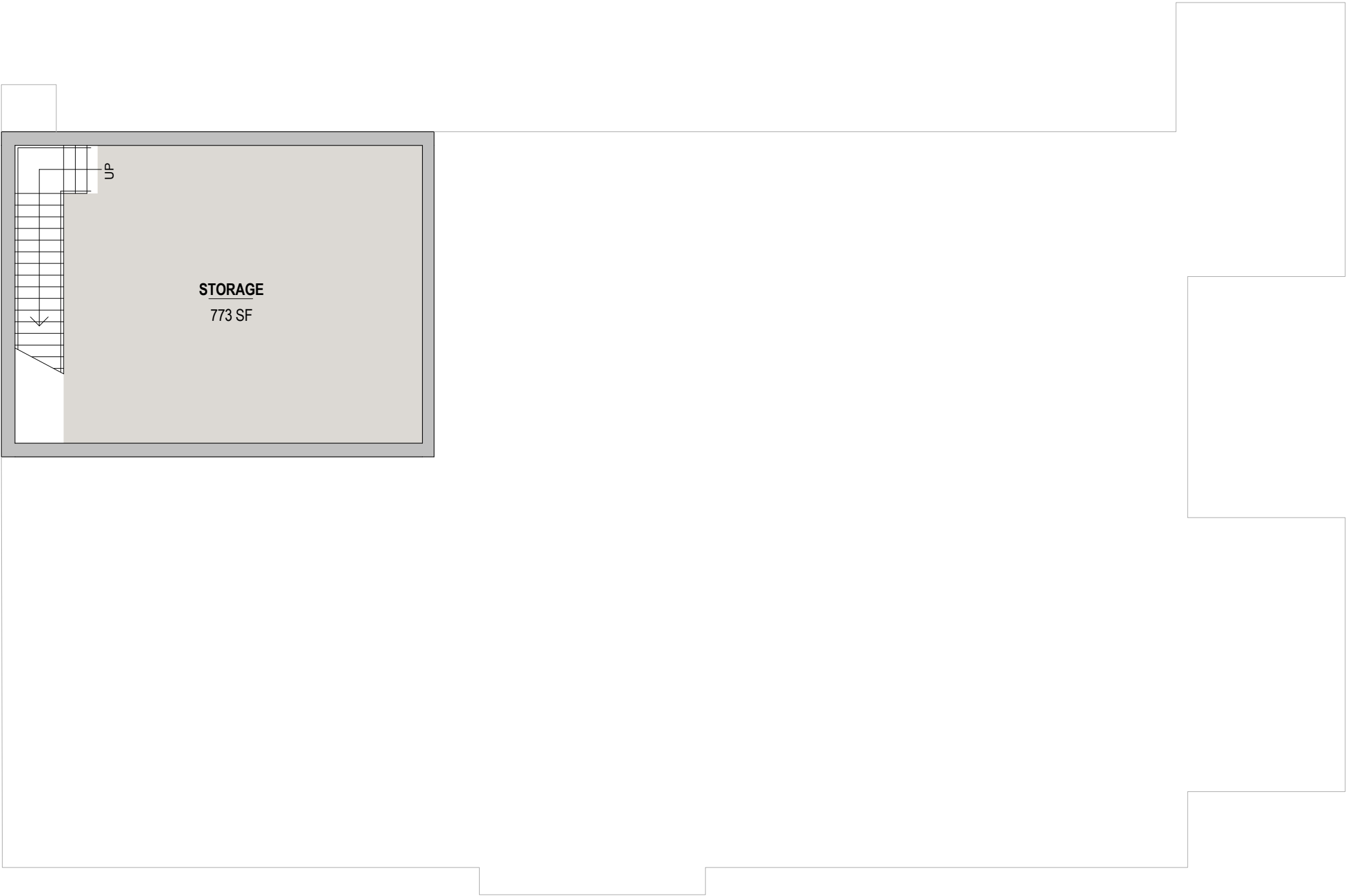
ROCHESTER

NEW HAMPSHIRE

INDEX DIAGRAM

115 116 117
122 120
123 124 125

MAP NO.
121



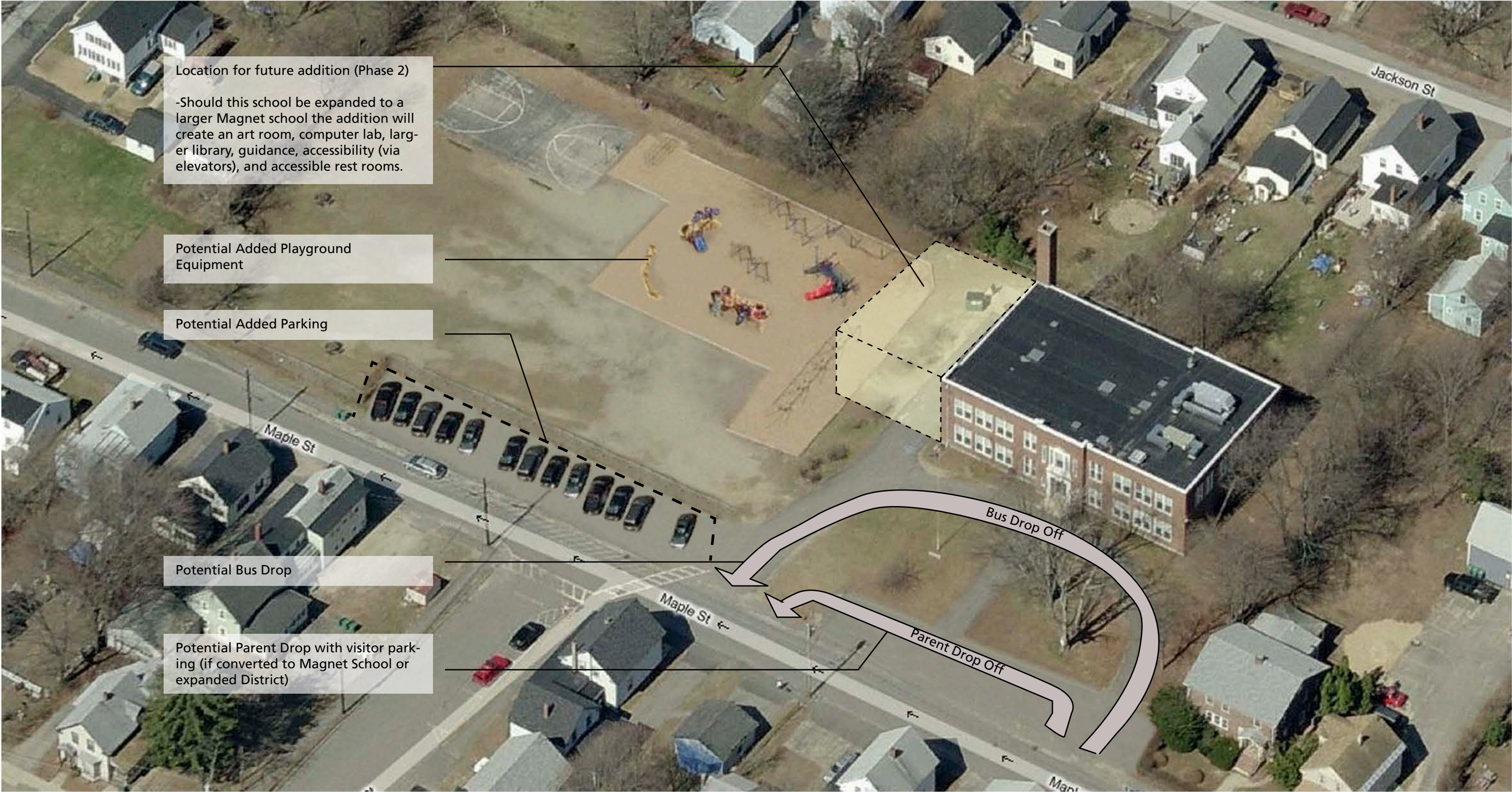
- CIRCULATION
- CLASSROOMS
- SPECIAL EDUCATION / INTERVENTION
- SPECIALTY CLASSROOMS
- STAFF / FACILITY
- SUPPORT



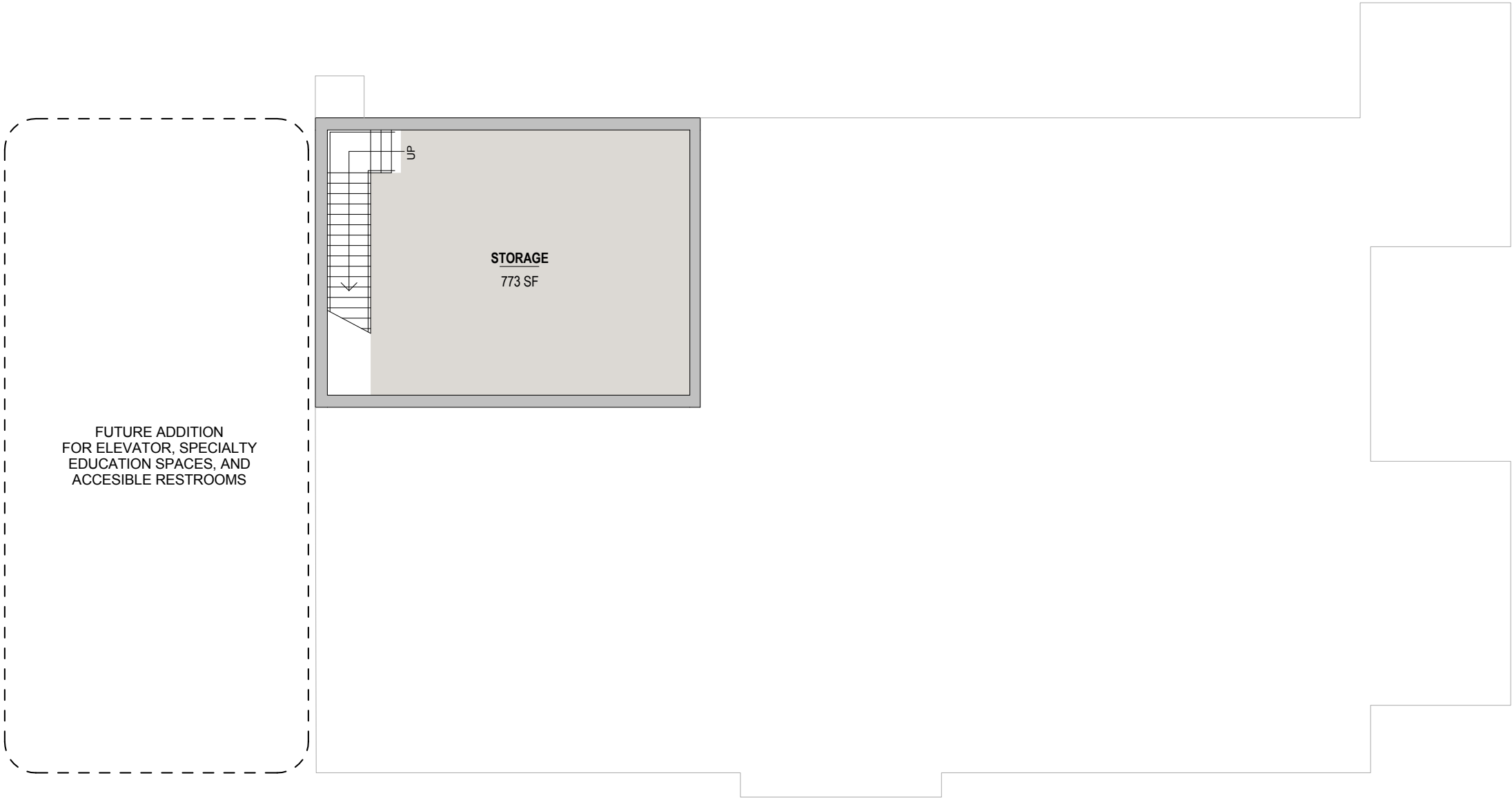
Undersized Classroom

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 19-20 students



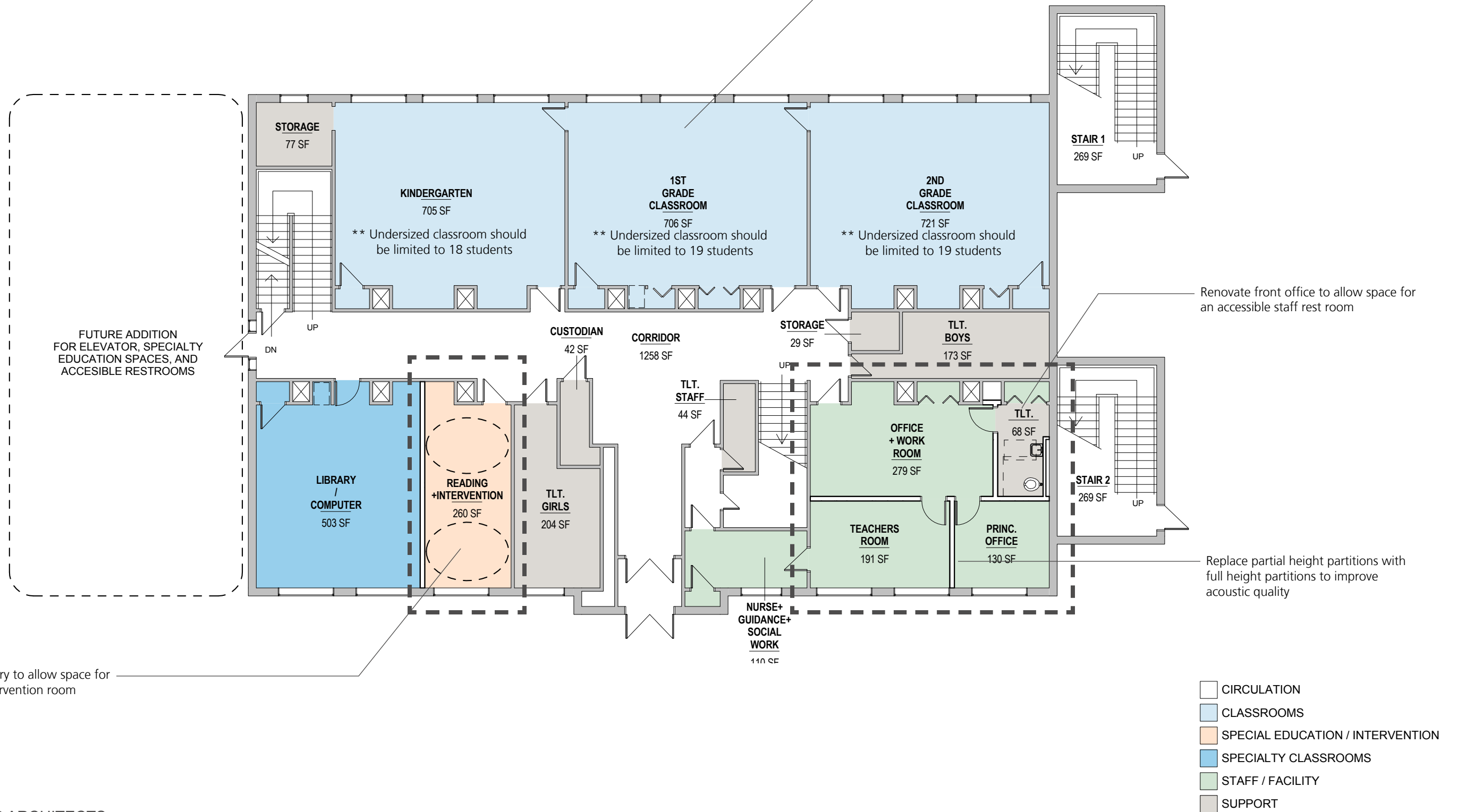


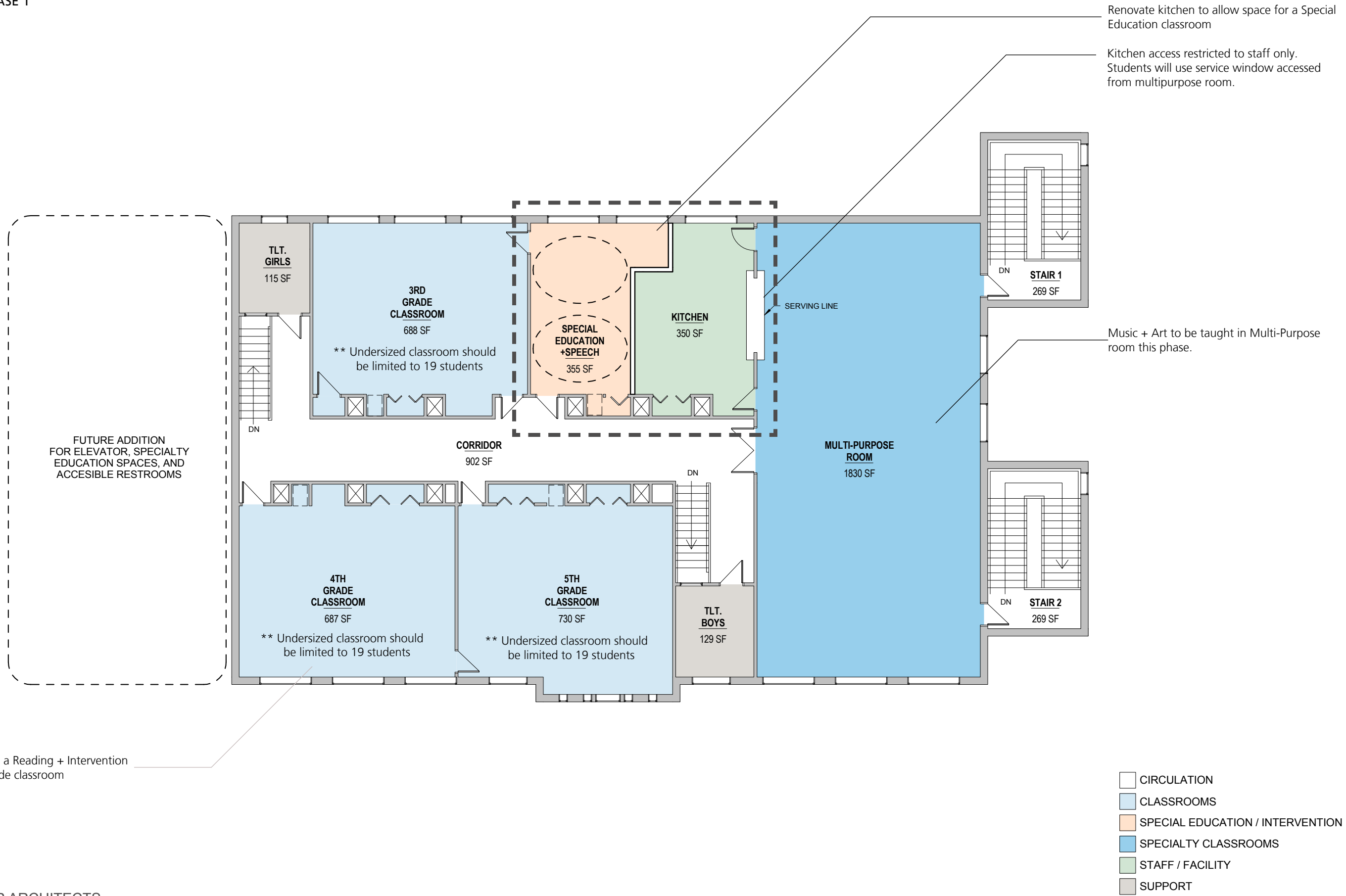
Aerial Site - Courtesy of Bing Maps

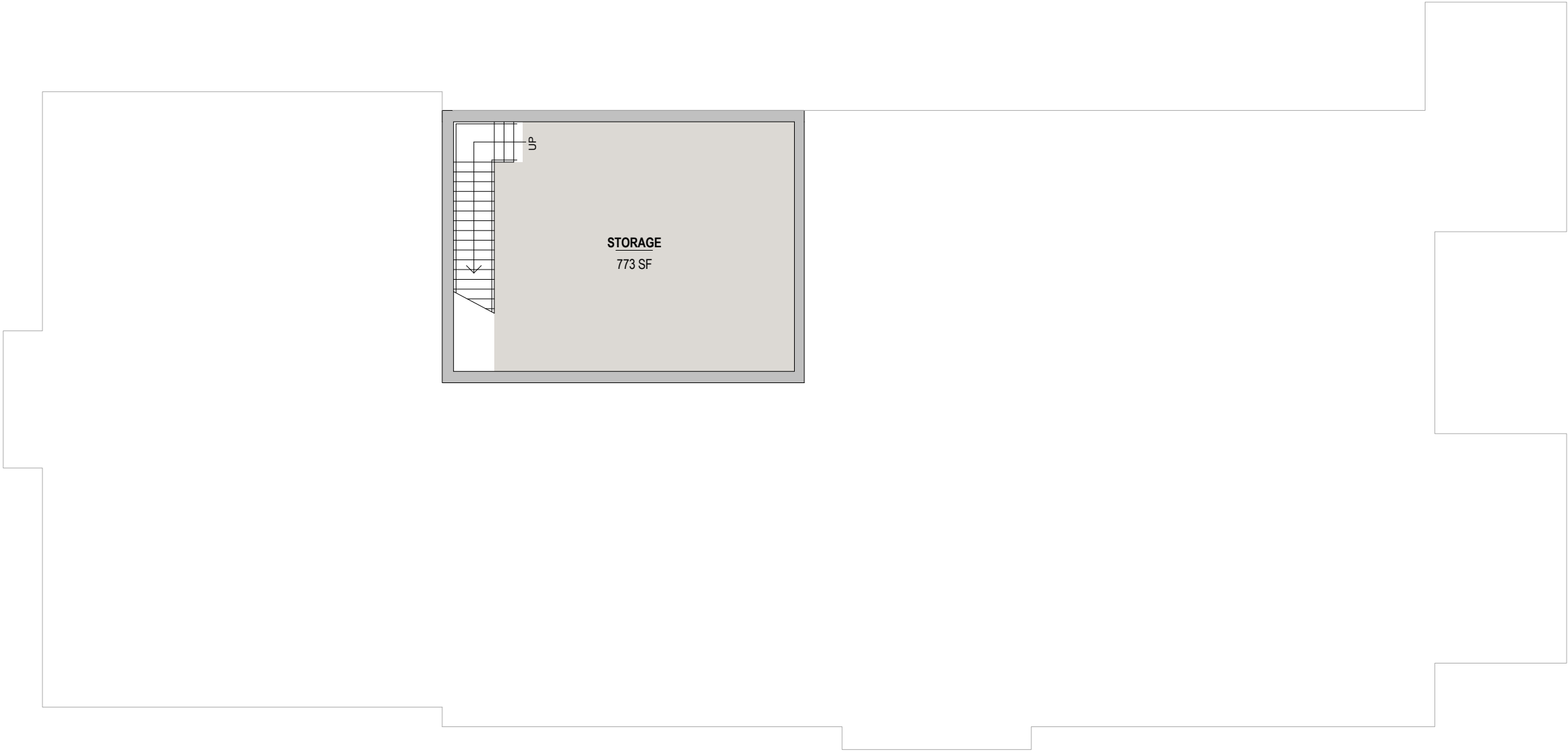


- CIRCULATION
- CLASSROOMS
- SPECIAL EDUCATION / INTERVENTION
- SPECIALTY CLASSROOMS
- STAFF / FACILITY
- SUPPORT

Change classroom from Special Education space to a 1st grade classroom





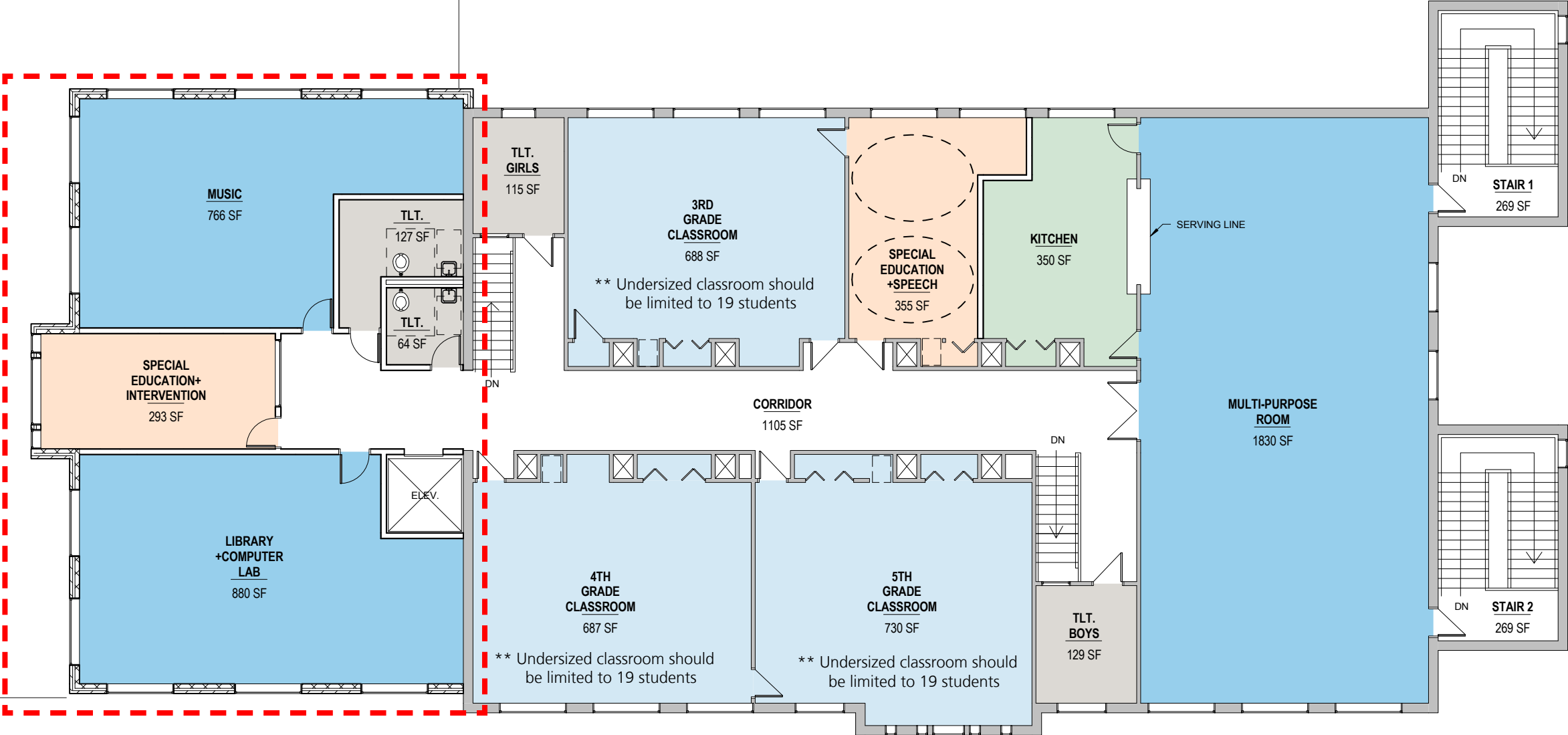


- CIRCULATION
- CLASSROOMS
- SPECIAL EDUCATION / INTERVENTION
- SPECIALTY CLASSROOMS
- STAFF / FACILITY
- SUPPORT

Proposed Plan - Main Level - PHASE 2



5,400 GSF addition to create and art room, computer lab, larger library, guidance, accessibility (via elevator), and accessible rest rooms



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

Existing Assessment

Existing Building Condition

The McClelland school is a 1957-1959 Building with additions erected in 1988. The exterior envelope is mixed brick and translucent panels with operable units. The exterior walls appear to be in excellent condition. Comfort issues were reported within the Special Education and Intervention areas currently located on the upper floor mezzanine, as well as within the main office. It should also be noted that rest rooms lack proper ventilation. Interior finishes are in generally good condition with the VCT flooring beginning to show it's age. Lighting fixtures throughout the classrooms are direct T8 fenced fluorescent (inefficient compared to today's standards) and should be scheduled for replacement.

Existing Site

Parking appears adequate for school hours, and drop-off areas for busses and parents work well. Visitor parking is fairly limited in front of the building, but overflow can utilize the main parking area without issue. Outdoor athletics and play space are large and appropriately located for student access.

Safety, Security and Code Compliance

School staff noted that they are able to maintain a secure facility as it is currently configured.

Acoustics and Daylighting

Several classroom suffer from poor acoustics as they have hard ceilings and no absorptive materials. Daylighting is adequate on all areas.

Programming / Space Needs

Overview of Space Needs

The McClelland school needs no major additions to serve it's current student population. Improvements in classroom technology, classroom acoustics, a second boiler, and improved ventilations systems should be considered



Classrooms would benefit from acoustic ceiling tile and updated technology (white boards or interactive white boards).



Lack of storage is apparent in classrooms but could be remedied with some added wardrobe cabinets or similar casework and some purging.

Programming / Space Needs Calculations

McClelland 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	50	18	0.90	3.09	Full Day	3	3	0	
1st Grade	56	20	0.90	3.11	Full Day	3	3	0	
2nd Grade	56	22	0.90	2.83	Full Day	3	3	0	
3rd Grade	67	22	0.90	3.38	Full Day	4	4	0	
4th Grade	67	25	0.90	2.98	Full Day	3	3	0	
5th Grade	75	25	0.90	3.33	Full Day	3	3	0	
Total Enrollment*	371					19			

Enrollment numbers were not verified by the Principal

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	371	19		30	1	1	0	
Art	1	321	19		30	1	1	0	
Music	1	321	16		30	1	1	0	
Physical Education	1	321	19		20	1	1	0	
Media Center	1	371	19	1484	30	1	1185	0	Net Square Feet
Cafeteria	5	371	20	1391	10	2	5552	0	Net Square Feet
Special Education Student Areas*	5	85	213		30	8	8	0	Calculations assume 2 students/area
Intervention / Small Group Areas**	5	93	155		30	6	5	1	Calculations assume 3 students/area
Professional Areas								0	

* 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	321	144	0.90	51,360
			Kindergarten - Trans	50	150	0.90	8,333
							59,693

Total Allowable by NH DOE standards for new construction

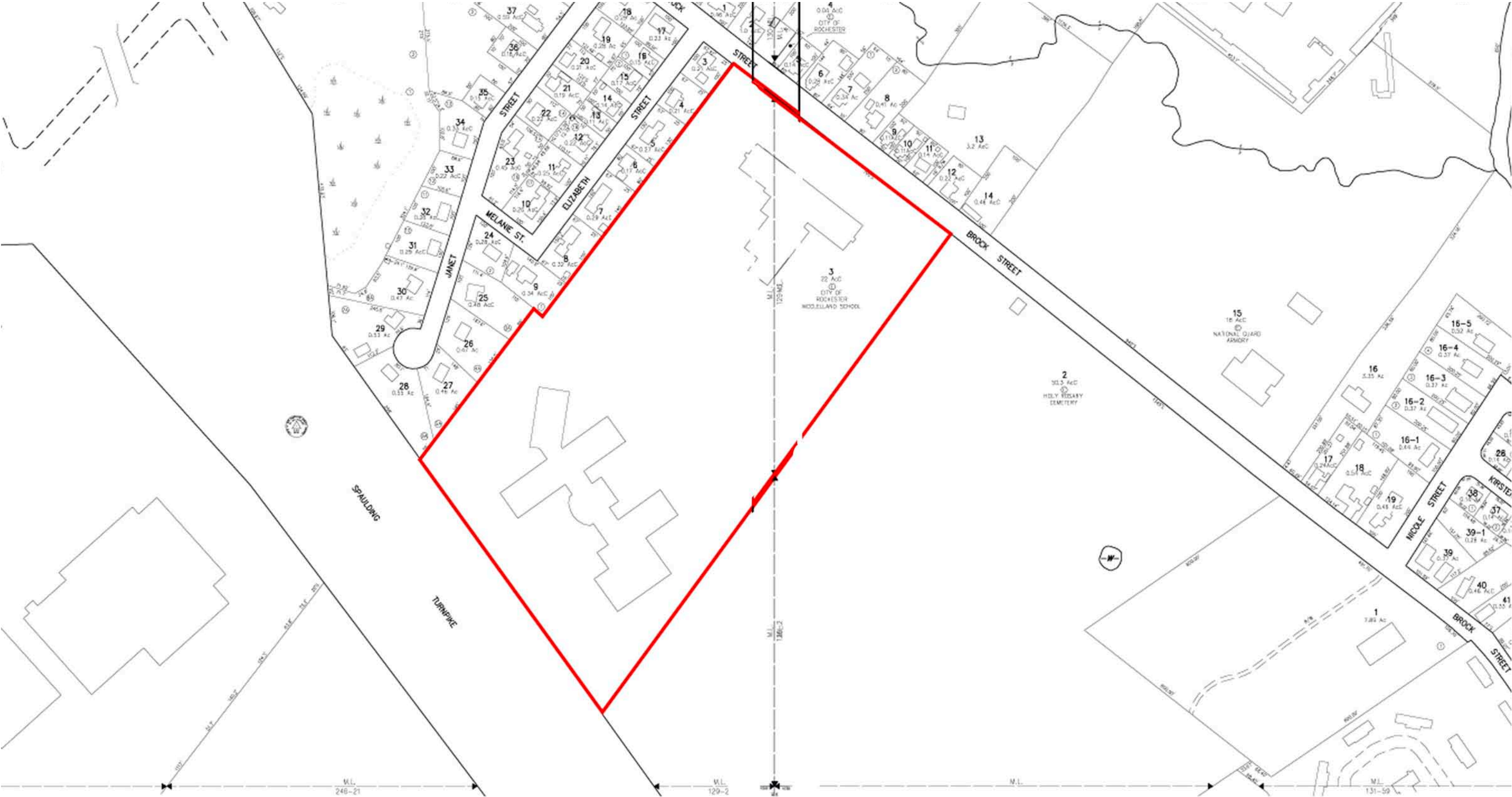
Existing Analysis / Capacity

Current Enrollment							371
Current Building Size (gsf)							55,662
Estimated Building Capacity Based solely on size of building							345
Based on Average NH School Construction of 144sf/student for Grades 1-5 and 150sf/student in K @ 90% Utilization							
	# Classrooms*	Max Seats/ Classroom **	Utilization (90%)	Utilized Seats	Theoretical Student Capacity		
Education Areas Capacity	19	22	0.9	376.2	376		
Specialty Classrooms (Art.Music, Cpu, Etc)	3	22	0.9	59.4			
Current Utilization / Capacity							98.62%

** Averaging K-5 Class Sizes

*** 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	855	Y	22	0.9	30	594	
Music	1027	Y	22	0.9	30	594	
Media Center	1185	Y	ed @ Students x .10 x 40 sf			296	Slightly undersized for current student population
Gymnasium	5552	Y	44	0.9	20	792	If Gym allows 2 classes/period
CPU Lab	900	Y	22	0.9	30	594	
Cafeteria	5552	Y	308	0.9	10	555.2	Shared Café-Gym



Existing Assessment - Main Level

Undersized Classroom
Note: some classrooms shown here are undersized by NH DOE standards of 900sf, however, do meet standards for requirement of 36sf per student.

Many classrooms still have a chalk-board rather than a white-board or an interactive white board.

Entrance is non-supervisable from Administration areas

Health Office does not have good privacy

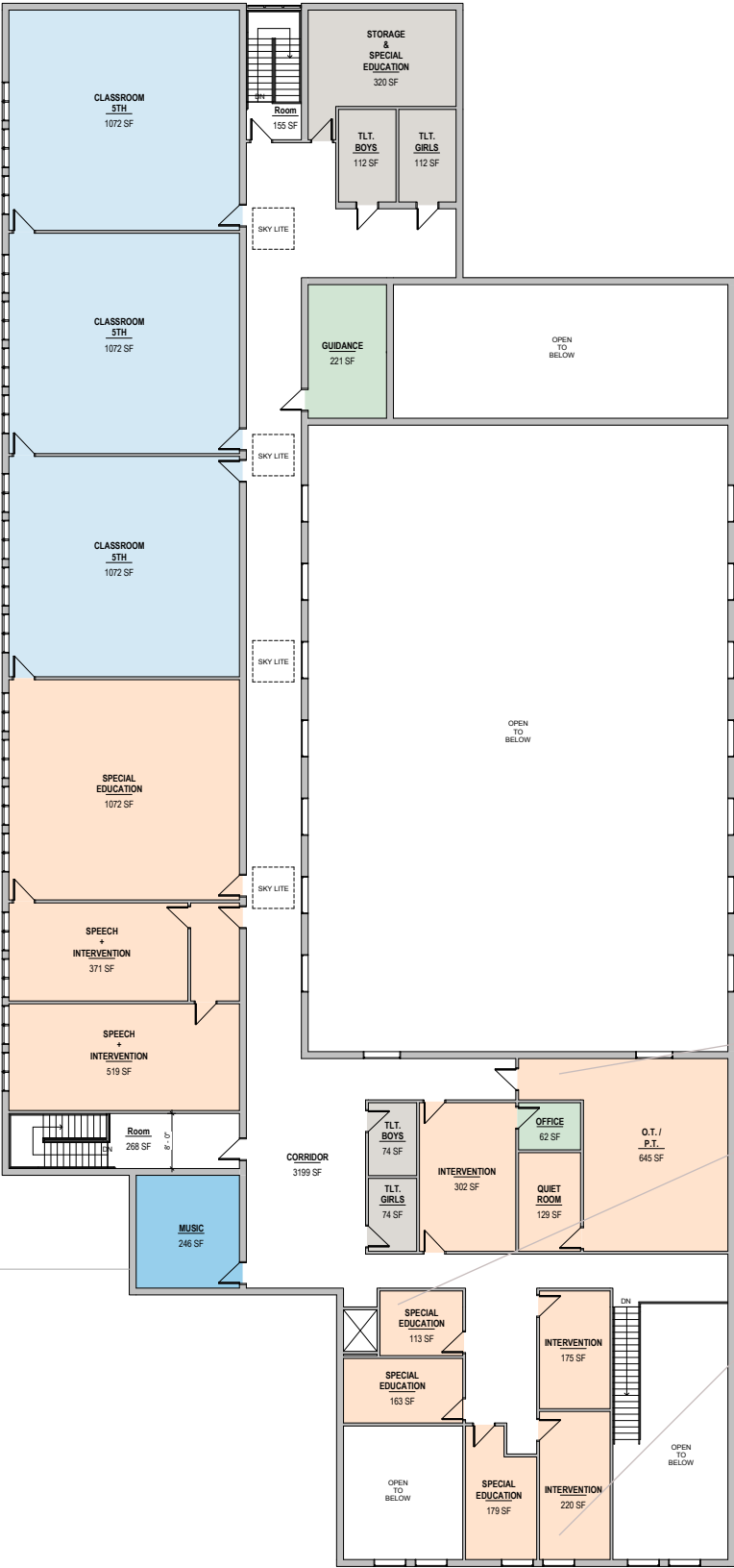
These classrooms have poor acoustics due to hard ceiling.

These classrooms have poor acoustics due to hard ceiling.



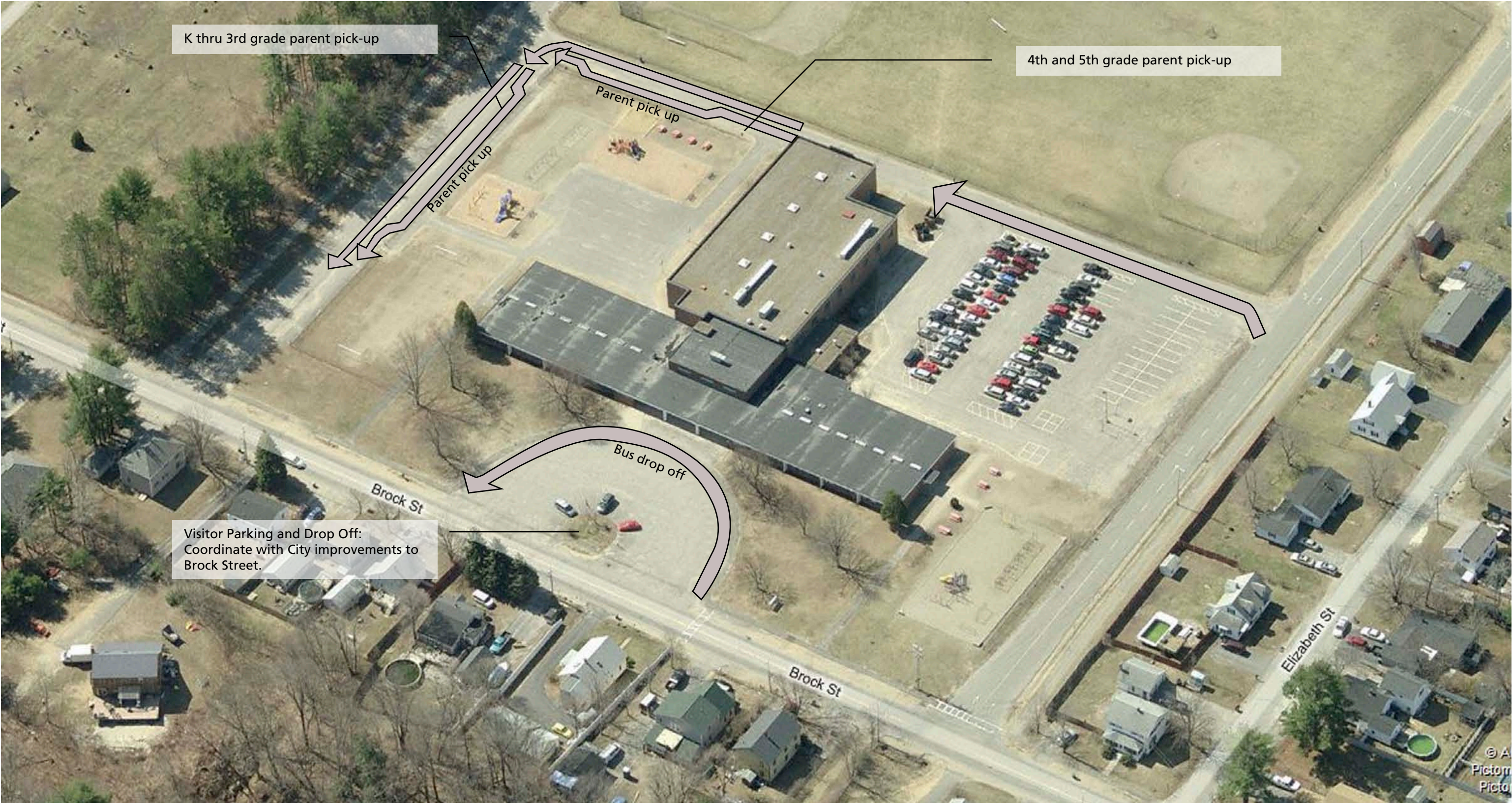
- CIRCULATION
- CLASSROOMS
- SPECIAL EDUCATION / INTERVENTION
- SPECIALTY CLASSROOMS
- STAFF / FACILITY
- SUPPORT

Existing Assessment - Level 2



These areas suffer from poor ventilation.

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



Aerial Site - Courtesy of Bing Maps

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.

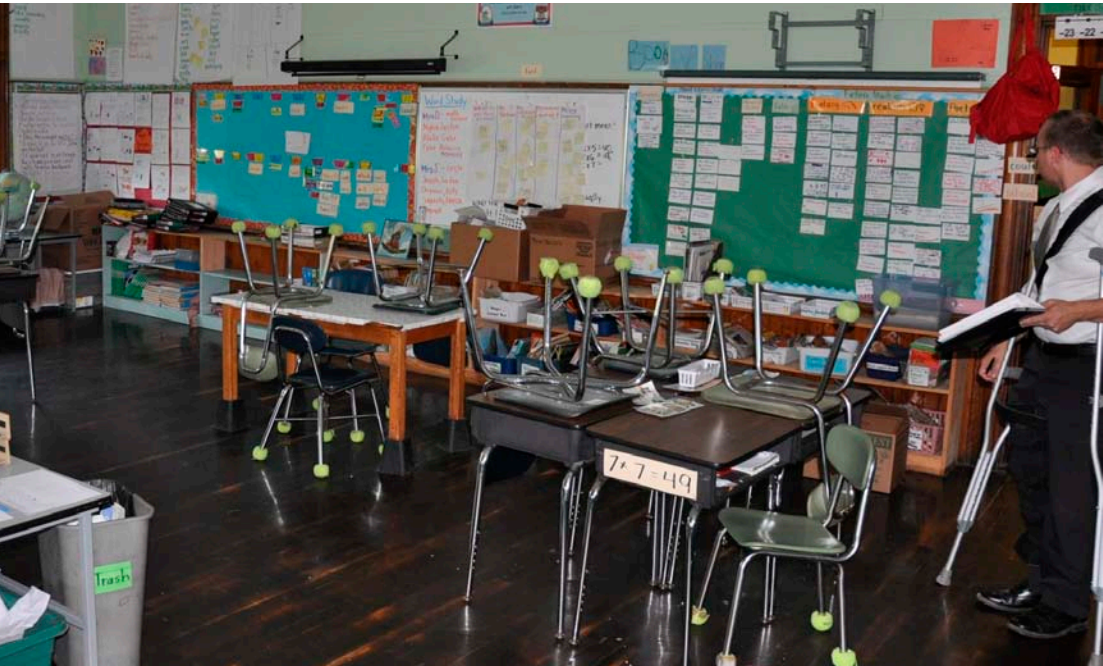
Programming / Space Needs

Overview of Space Needs

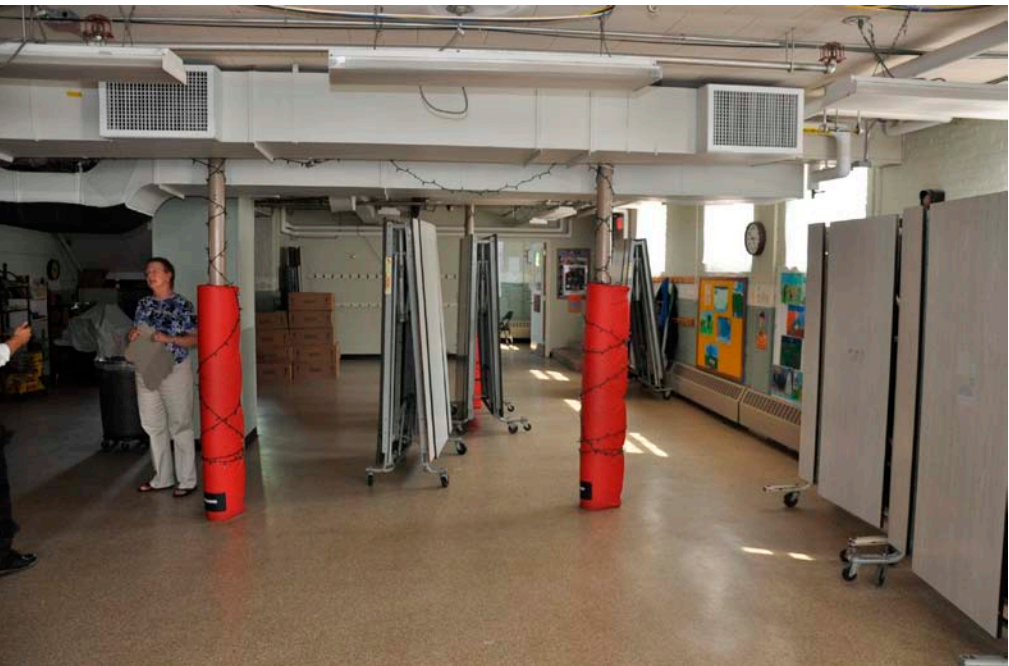
Administration noted they were very happy with the current school and the spaces available to them. However, in review of the specialty areas of School Street, it was noted that the Multi-purpose room is inadequate and unequal to offerings at other Rochester Schools. The School Street school housed grades 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 achieve educational goals of equality as a K-5 and accommodate minor over-flow student populations from William Allen and Chamberlain, the School Street School would need to add it would need the following spaces:

- Appropriately sized Multi-purpose Room**
- Elevator**
- Accessible Rest rooms**
- Appropriately sized Health Office**
- 7 Additional Classrooms
- Staff lunch/break room
- Staff work room
- Computer Lab** (may be integrated into Multi-media Space)
- Music (may be integrated into Multi-purpose room)
- Art Room (may be integrated into Cafeteria or Multi-purpose room)
- One more Special Education Area (preferably on upper floor)

** Even if the school remains K-4 without additional student populations, 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 Revised Enrollment

Education Program Areas										
Course/Subject	Actual (current) # Students	# Students added by William Allen or Chamberlain	Total Number of Students to Accomodate	Max Students/ Teaching Space	Utilization (90%)	# of Sections	Required Teaching Spaces (adjusted)	Number of Appropriately sized spaces in existing building	Required additional spaces	Notes
Kindergarten	20	8	28	18	0.90	1.73	2	1	1	8 students from William Allen
1st Grade	20	12	32	20	0.90	1.78	2	1	1	(-)4 students from William Allen, 16 from Chamberlain
2nd Grade	18	20	38	22	0.90	1.92	2	1	1	4 students from William Allen, 16 from Chamberlain
3rd Grade	16	25	41	22	0.90	2.07	2	1	1	9 students from William Allen, 16 from Chamberlain
4th Grade	14	31	45	25	0.90	2.00	2	1	1	13 students from William Allen, 18 from Chamberlain
5th Grade*	20	25	45	25	0.90	2.00	2	0	2	17 students from William Allen, 8 from Chamberlain
Total Enrollment	108	121	229				12			

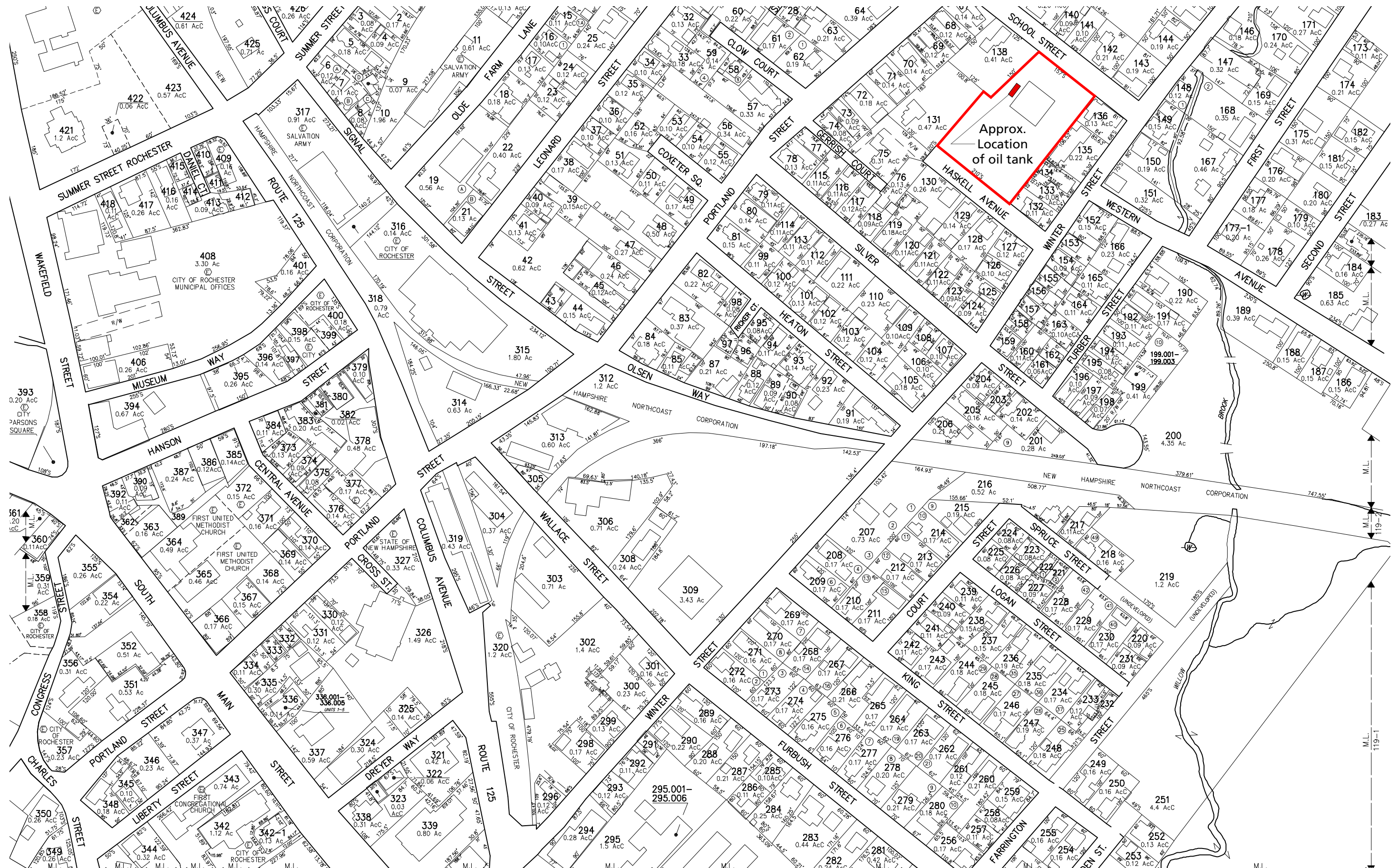
Core Program Areas					Calculated SF of Space (Per Standards)	Periods per week Offered***	# Spaces Required	Number of Appropriately sized spaces in existing building (or size of existing space)	Required additional spaces	Notes
Space	Student Access Per week (periods)		# of Students Served	# of Classes/wk						
Computer Lab	1		229	12		30	0.4	0	See Revised plans	
Art	1		201	12		15	0.8	0		
Music	1		201	10		15	0.7	0		
Physical Education	1		201	12		15	0.8	0		
Media Center	1		229	12	916	30	0.4	478		
Cafeteria	5		229	5	4122	15	0.3	1763		
Special Education Student Areas*	5		44	109		30	3.6	1		Calculations assume 2 students/area
Intervention / Small Group Areas**	5		46	76		30	2.5	2		Calculations assume 3 students/area
Professional Areas										If converted to K-5, provide enlarged health/nurse, (1) staff lunch area, and (1) staff work room

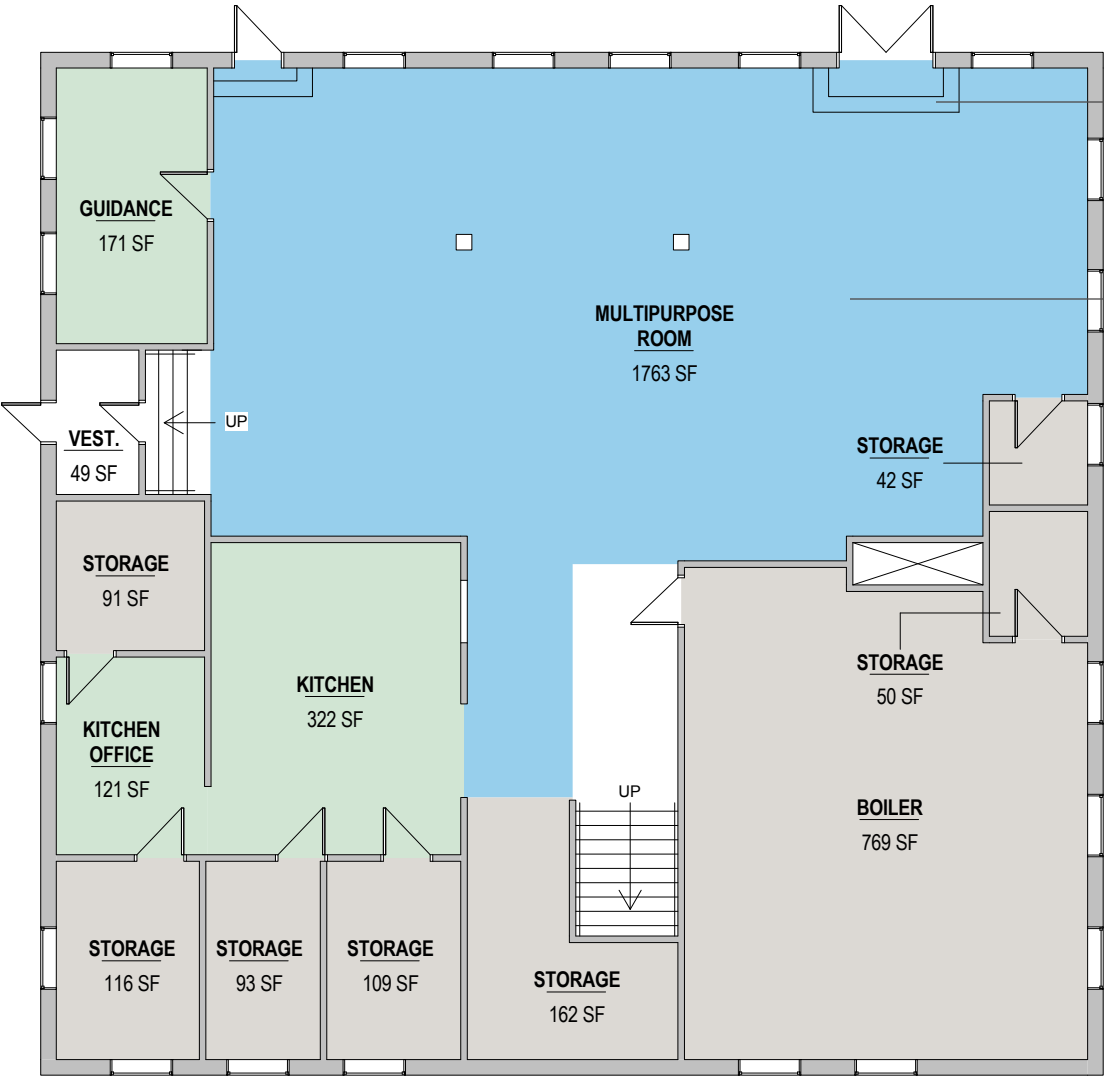
* 19% of students identified to receive special services by District Special Education .
** 44% of students identified to receive Tier 2 or Tier 3 Intervention (Title 1) instruction
*** Standard 8 period day, allowing for no specials during first and last periods.

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%	



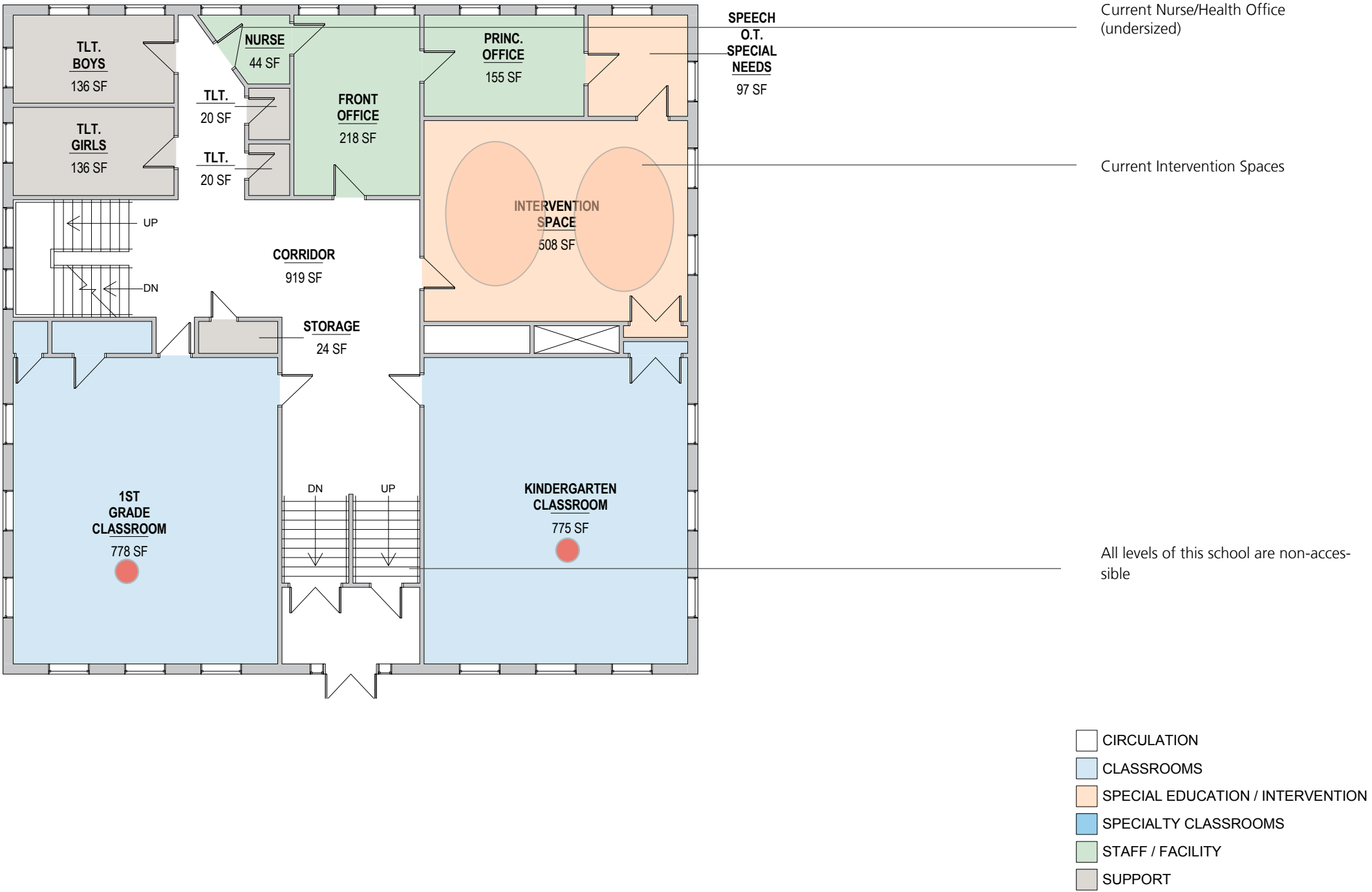


School is non-accessible throughout including each level and access to outdoor student areas

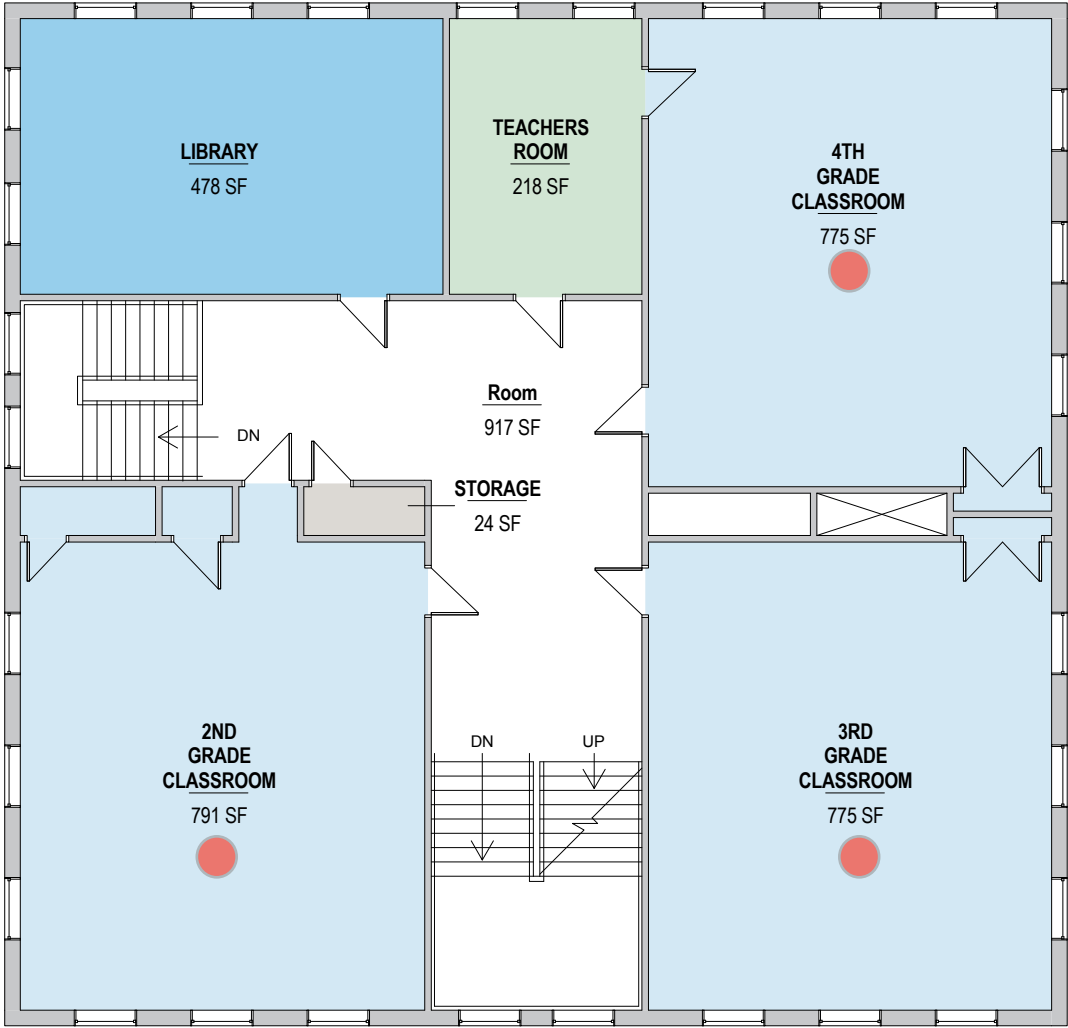
Undersized for PE (low ceiling height and lack of floor space)

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

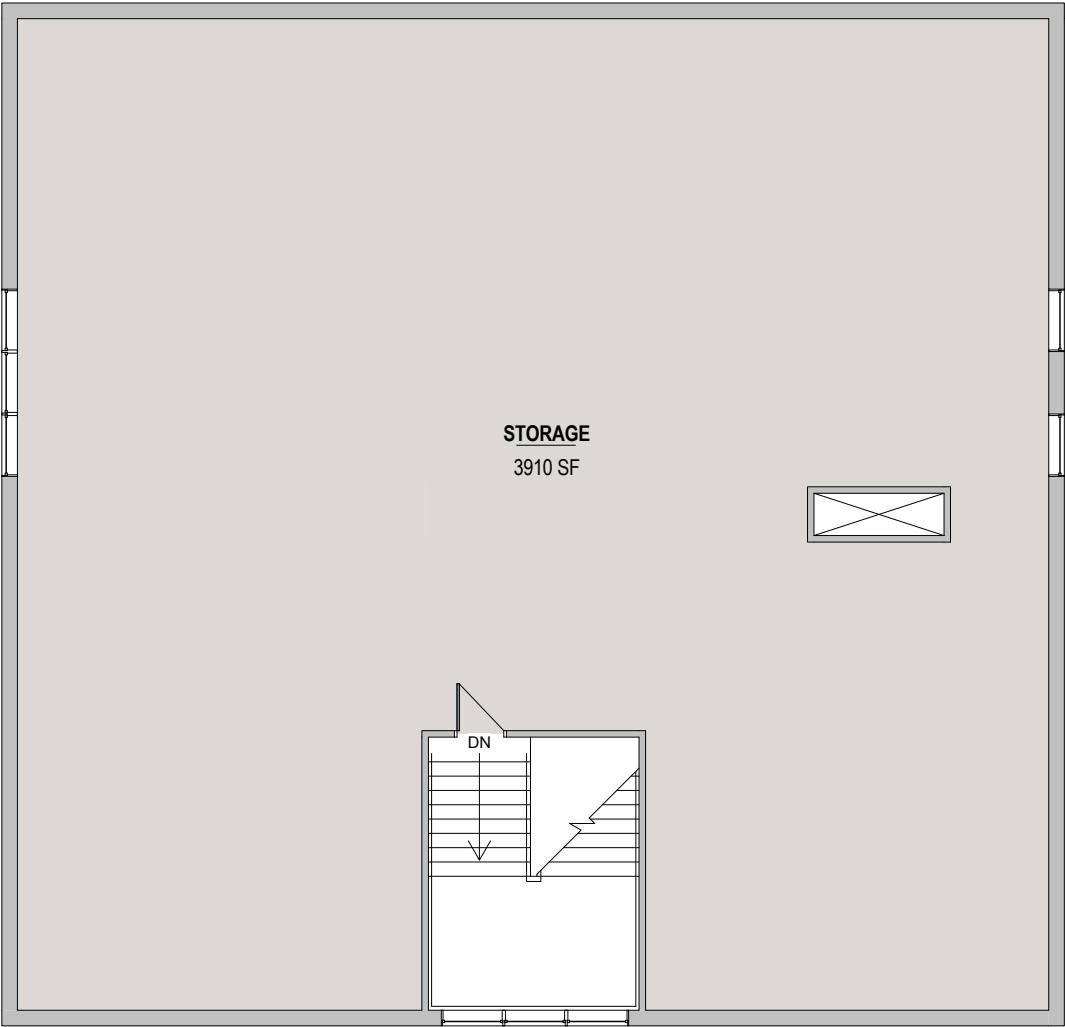
Undersized Classroom
Note: These classrooms cannot feasibly be expanded to 900sf standards. To meet NH DOE standards of 36sf per student, each of these classrooms should be limited to 21 students



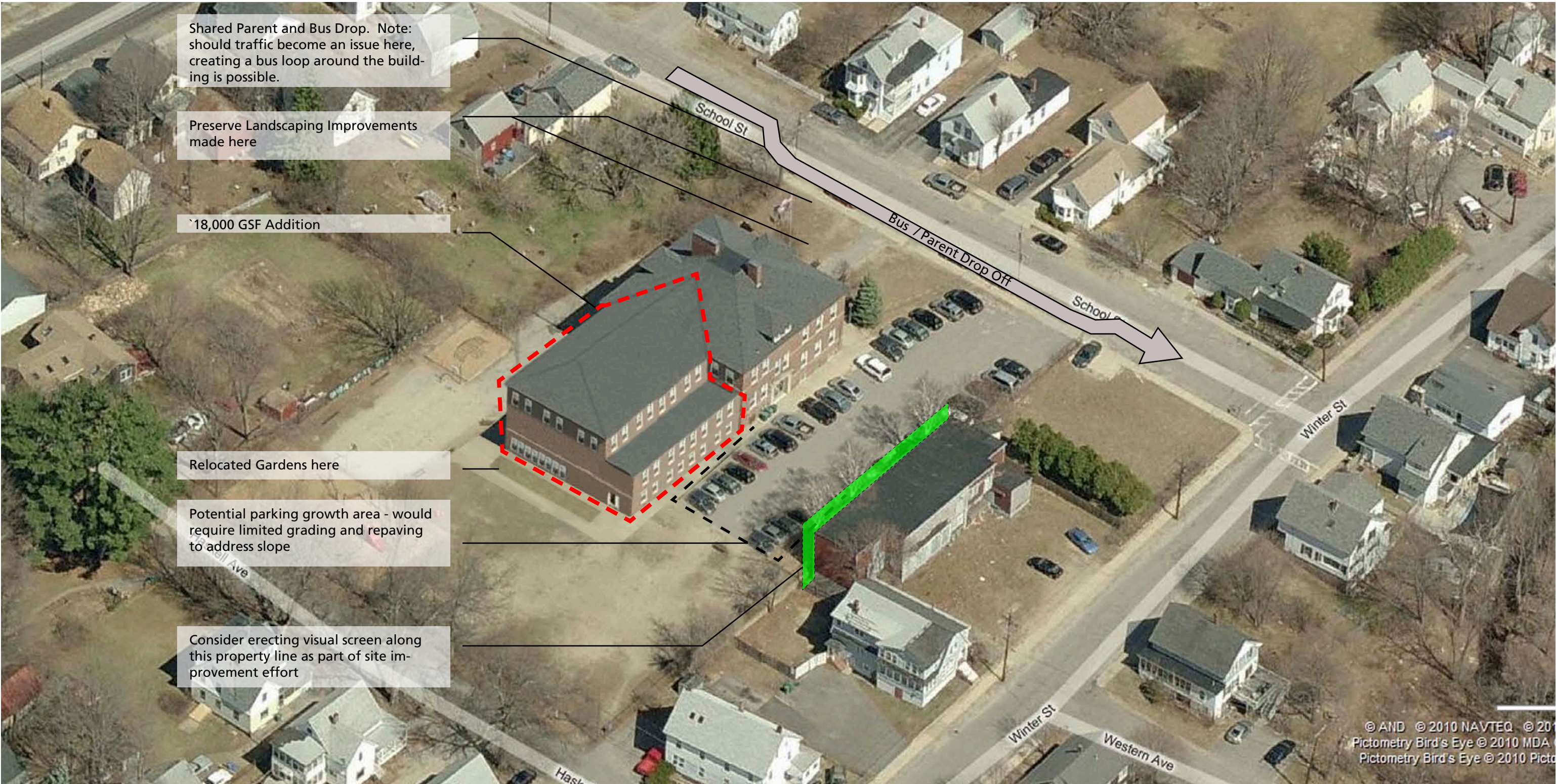
Undersized Classroom
Note: These classrooms cannot feasibly be expanded to 900sf standards. To meet NH DOE standards of 36sf per student, each of these classrooms should be limited to 21 students



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



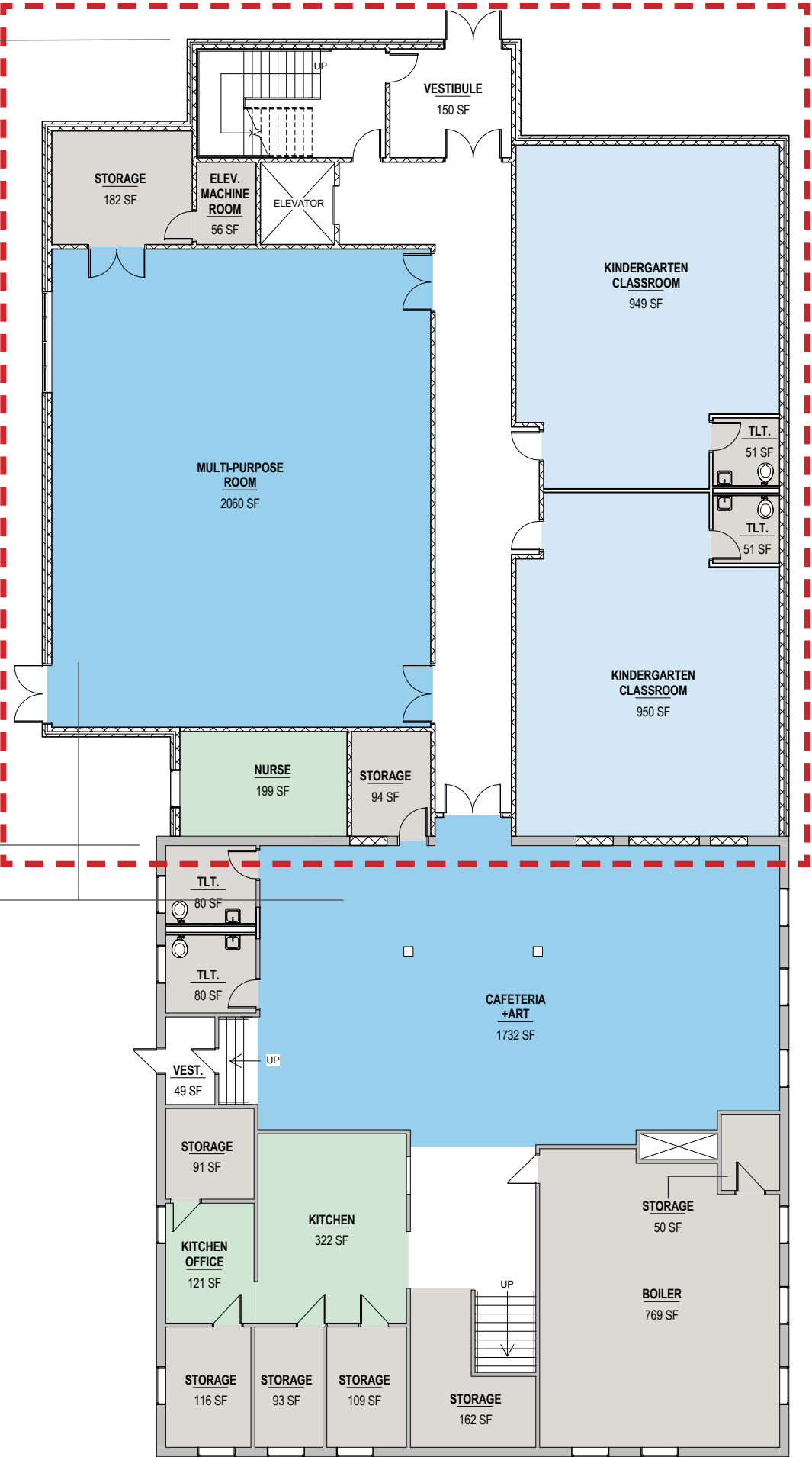
- CIRCULATION
- CLASSROOMS
- SPECIAL EDUCATION / INTERVENTION
- SPECIALTY CLASSROOMS
- STAFF / FACILITY
- SUPPORT



Aerial Site - Courtesy of Bing Maps

18,000 GSF addition to create a Multipurpose room, nurse, added classrooms, library/media center, accessibility (via elevator), and storage.

Art and Music may be taught in either of these two spaces.

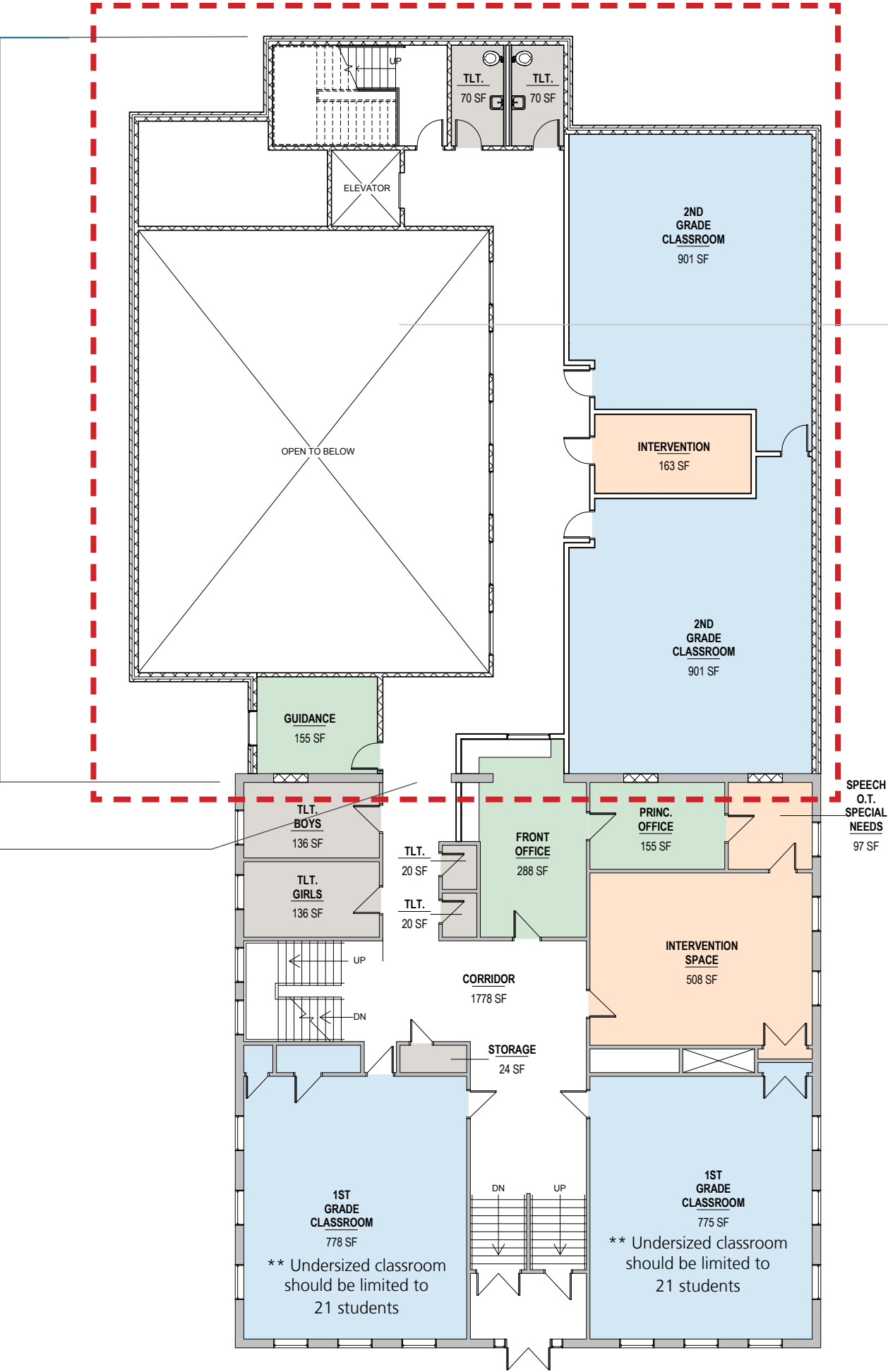


- CIRCULATION
- CLASSROOMS
- SPECIAL EDUCATION / INTERVENTION
- SPECIALTY CLASSROOMS
- STAFF / FACILITY
- SUPPORT

18,000 GSF addition to create a Multipurpose room, nurse, added classrooms, library/media center, accessibility (via elevator), and storage.

Double height Multi-purpose room

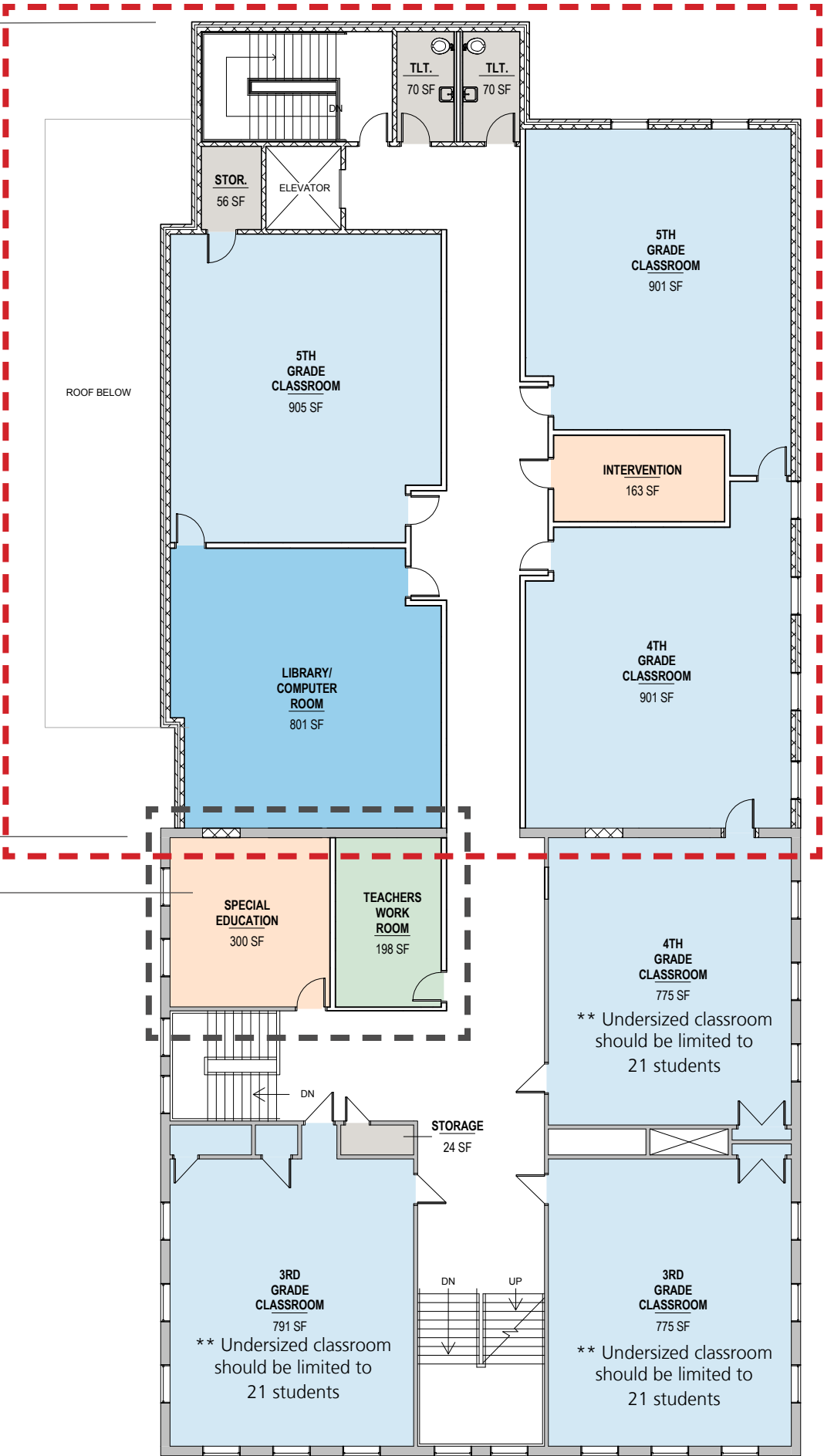
Demolish / Renovate existing Nurses Office to allow for access to addition



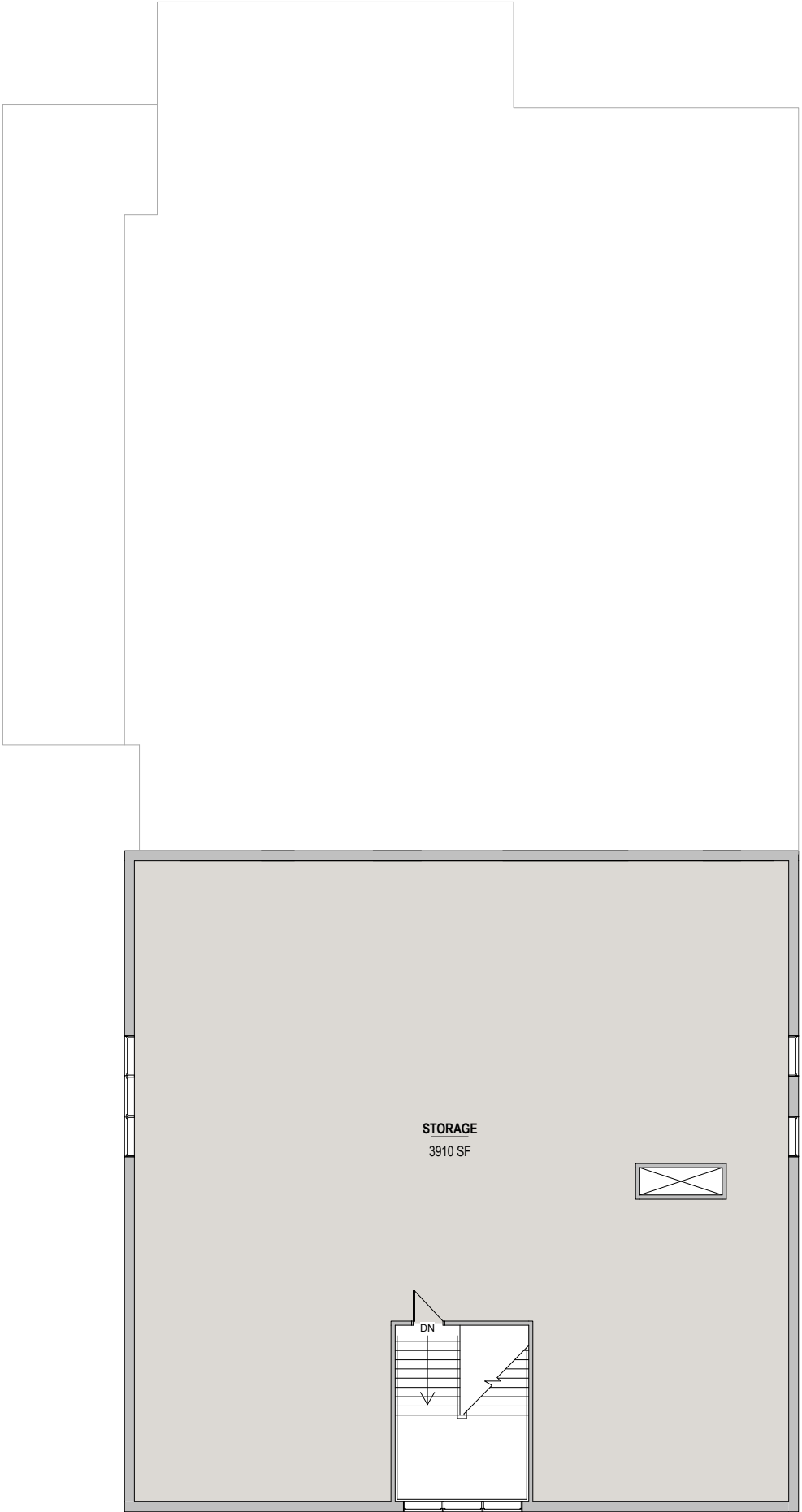
- CIRCULATION
- CLASSROOMS
- SPECIAL EDUCATION / INTERVENTION
- SPECIALTY CLASSROOMS
- STAFF / FACILITY
- SUPPORT

18,000 GSF addition to create a Multipurpose room, nurse, added classrooms, library/media center, accessibility (via elevator), and storage.

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



** No Changes on this level



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

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.

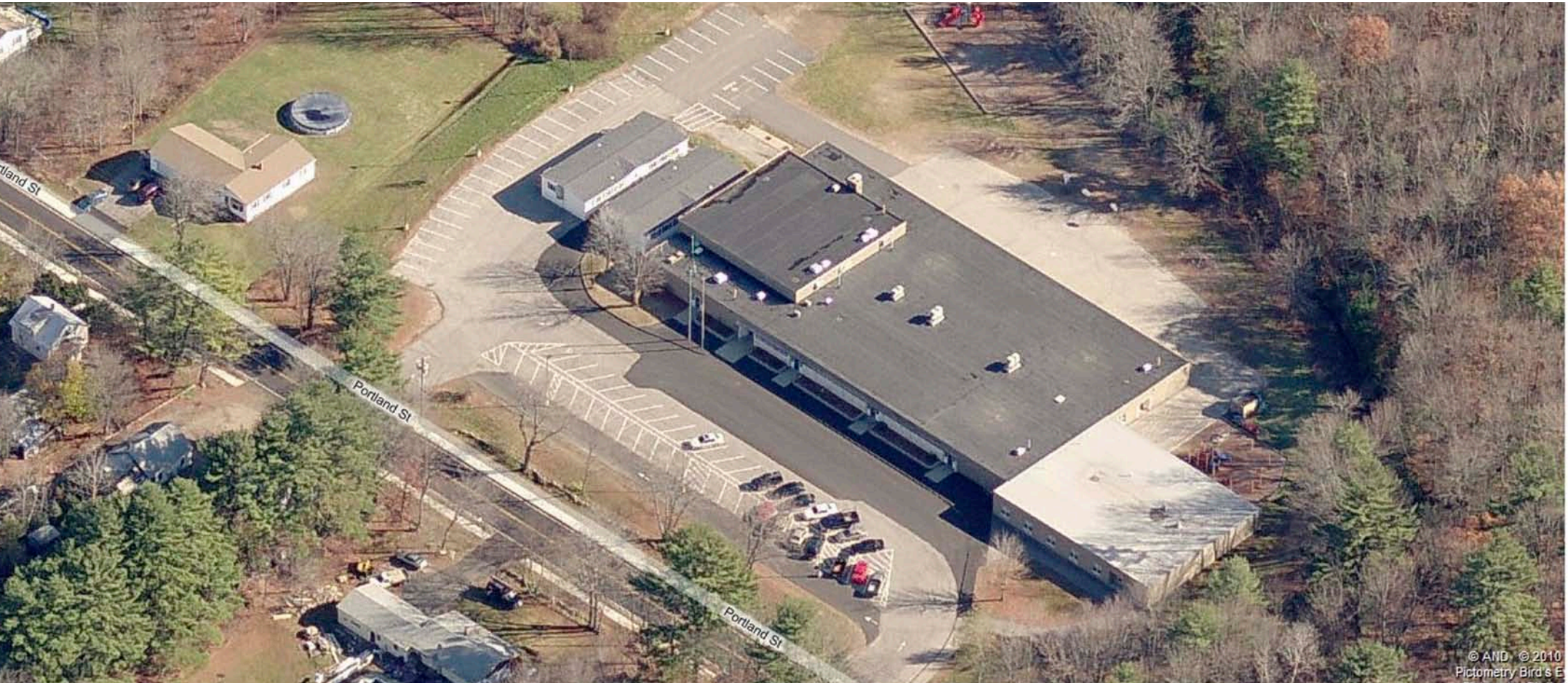
Acoustics and Daylighting

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. Should the Rochester School District pursue a plan which allows some students from East Rochester to attend Nancy Loud School and potentially Maple Street School, a renovation of the existing building would adequately serve the reduced population. Note that this renovation would be significant to address issues listed above.



- In general, the following spaces should be created as part of a renovation or addition:
- 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
- Should the Rochester School District decide not to reduce the student population at the East Rochester School, an addition would also need to add:
- One more 5th grade Classroom
 - One more 4th grade Classroom
 - One More 3rd grade Classroom

Ongoing / Updated Improvements Plan

Since the initial space study, further phasing and construction options have been investigated. At the time of this report, two options are still being considered. See proposed plans.



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 Existing Building Size

Education Program Areas										
Course/Subject	Actual (current) # Students	# Students accomodated without additions	# Students sent to East Rochester	Max Students/ Teaching Space	Utilization (90%)	# of Sections	Required Teaching Spaces (adjusted)	Number of Appropriately sized spaces in existing building	Required additional spaces	Notes
Preschool	190			12	0.90	17.59	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	1	1	0	
Kindergarten	41	50	-9	18	0.90	3.09	3	1	2	Can absorb some Students
1st Grade	33	55	-22	20	0.90	3.06	3	1	2	Can absorb some Students
2nd Grade	44	40	4	22	0.90	2.02	2	1	1	4 to Nancy Loud
3rd Grade	49	40	9	22	0.90	2.02	2	1	1	9 to Maple Street? Or Build additonal Classroom
4th Grade	60	45	15	25	0.90	2.00	2	1	1	15 to Nancy Loud
5th Grade*	51	45	6	25	0.90	2.00	2	0	2	6 to Nancy Loud
Total Enrollment	278	275	3				14			

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		275	23		30	0.8	1	See Revised plans	Could be relocated to allow for adequate sized Media Center
Art	1		225	23		30	0.8	0		
Music	1		225	11		30	0.4	0		Stage not counted since it is not acoustically sealed for Instruction
Physical Education	1		225	23		15	1.5	2952		Could be satisfied through dividing curtain
Media Center	1		275	23	1100	30	0.8	750		
Cafeteria	5		275	20	1031	15	1.3	2952		
Special Education Student Areas*	5		52	131		30	4.4	6		Calculations assume 2 students/area
Intervention / Small Group Areas**	5		55	92		30	3.1	4		Calculations assume 3 students/area
Professional Areas										(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	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		248			
			# Classrooms*	Max Seats/ Classroom **	Utilization (90%)	Utilized Seats	Theoretical Student Capacity	
Education Areas Capacity			14	22	0.9	277.2	277	
Specialty Classrooms (Art.Music, Cpu, Etc)			1	20	0.9	18		See notes below

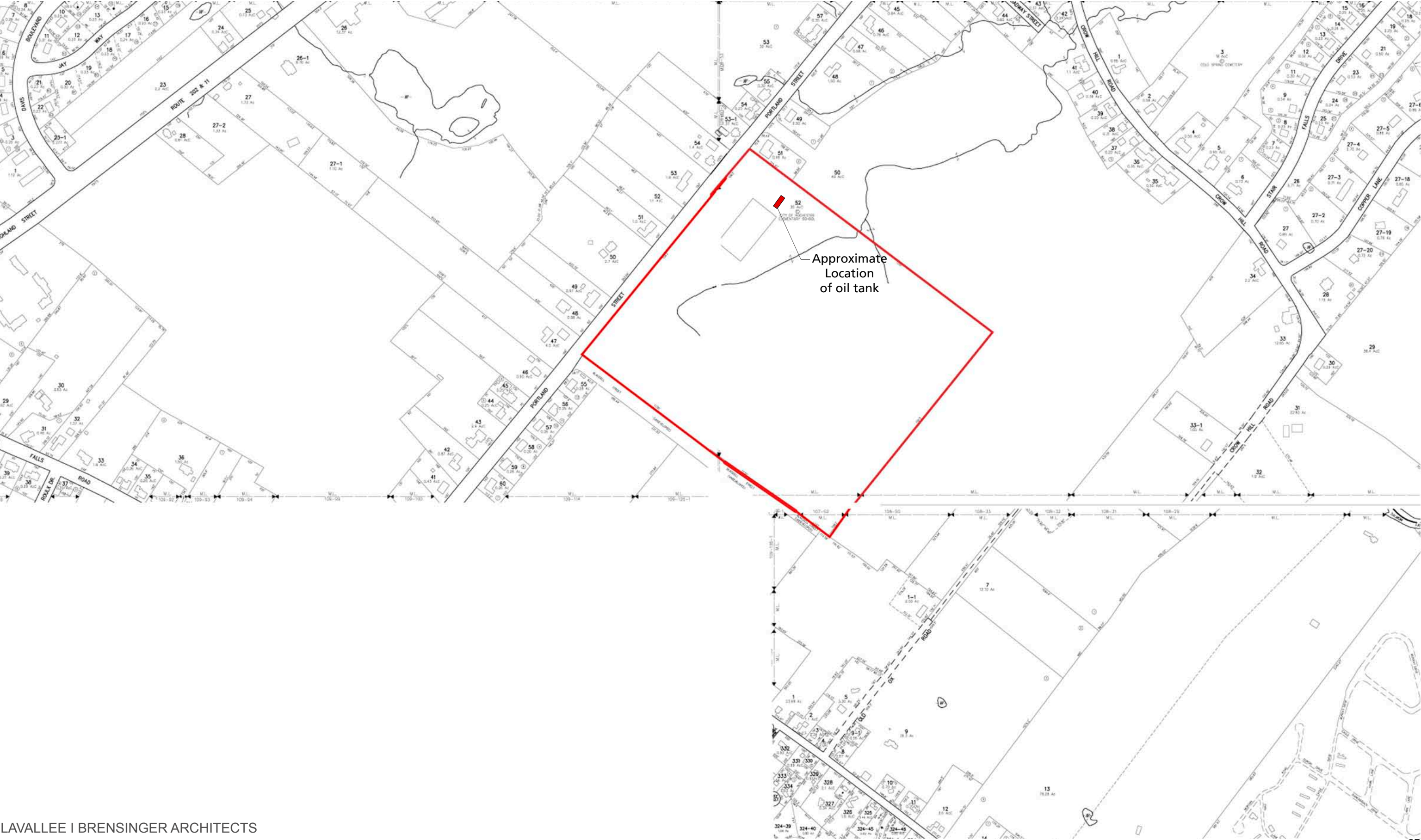
Current Utilization / Capacity

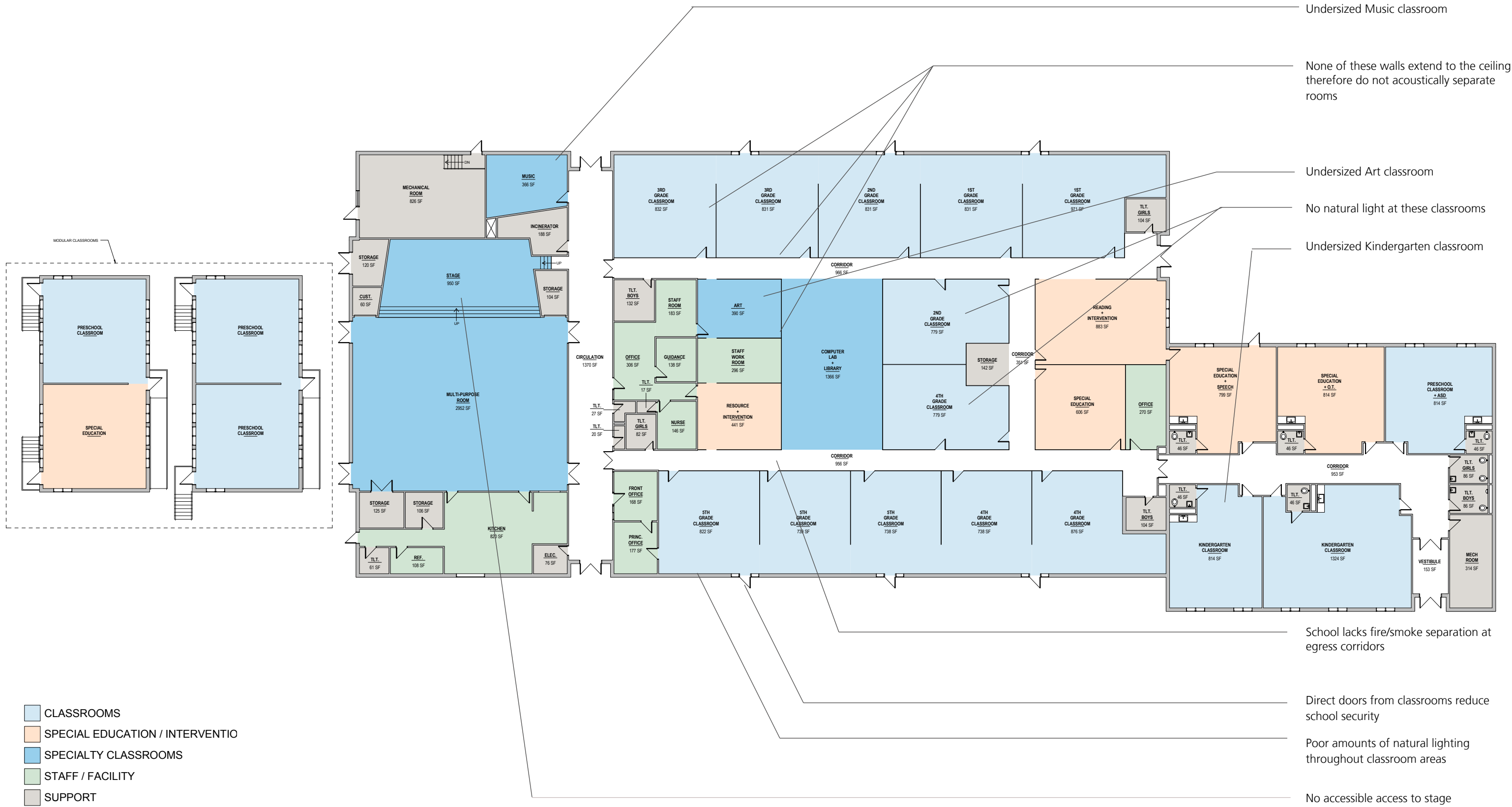
*Currently, there are 15 Homerooms. Deduct one each for the following: Art, Music, Media Center
** Averaging K-2 Class Sizes (16 for Kindergarten, 24 for Grades 1 and 2)
*** Standard 8 period day, allowing for no specials during first and last periods.

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
Music	366	N	22	0.9	30	594
Media Center	750	N	ed @ Students x .10 x 40 sf			188
Gymnasium	2952	Y	44	0.9	15	594
CPU Lab	750	Y	22	0.9	30	594
Cafeteria	2952	Y	164	0.9	15	442.8

Severly undersized room to fit 22 students
Severly undersized room to fit 22 students
If Gym allows 2 classes/period
Shared Café-Gym

Existing Property Map





Recommended Improvements

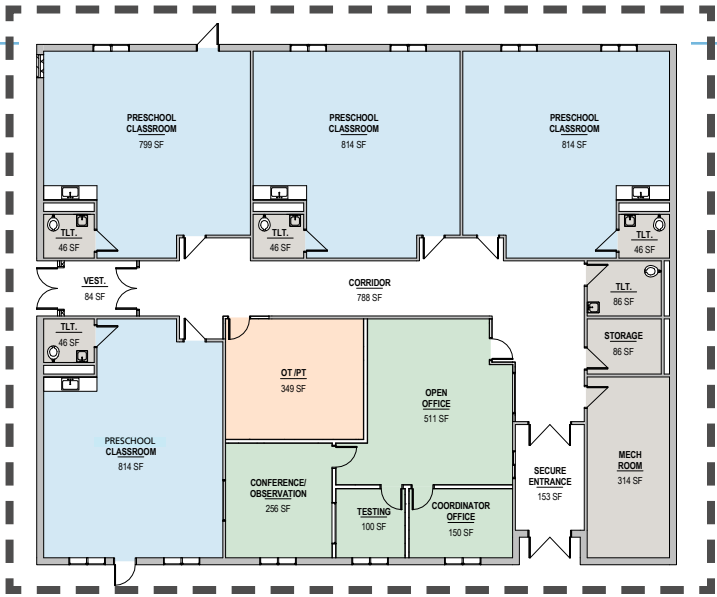


Aerial Site - Courtesy of Bing Maps

Proposed Plan - Phased Renovation

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

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



Demolish and renovate 16,800 GSF in order to remove all partial height partitions and replace with full height partitions to provide better acoustic quality and fire and smoke protection in egress corridors. Renovation will also provide appropriately sized Library, Computer Lab, Music + Art room, and accessible restrooms.

** Note: A waiver on class sizes from the DOE will be required. Recent conversations with them indicate that variance could be given if class sizes were limited not to exceed 36 square feet per student, consistent with ED321

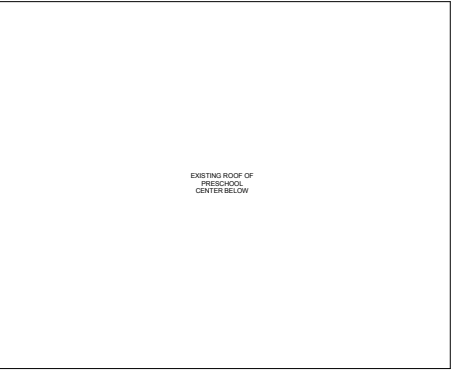
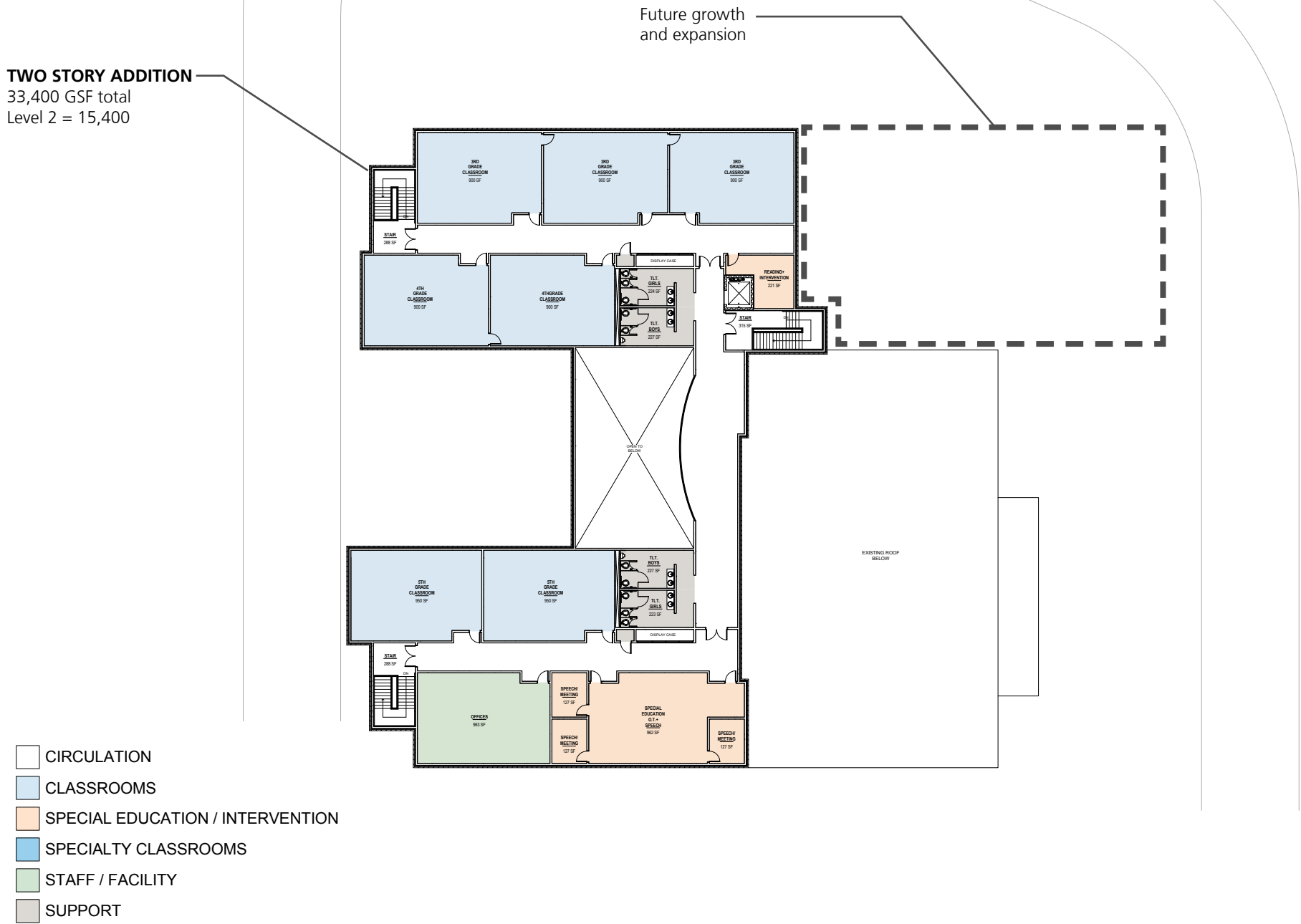


TWO STORY ADDITION
33,400 GSF total
Level 1 = 18,000

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



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



Existing Assessment

Existing Building Condition

The William Allen school is a 1964 School with a 1973 addition and Kindergarten additions erected in 2000. The exterior envelope is in good condition and appears to have high efficiency window retrofits (Kalwall type frames). Comfort issues were reported in south facing classrooms and the main office areas (also south facing). Increased ventilation or air conditioning could remedy these issues. Interior finishes are in need of repair in select areas (such as rest rooms) and ceilings should be scheduled for replacement. Lighting fixtures throughout the classrooms are direct T8 fluorescent (inefficient compared to today's standards) and should be scheduled for replacement at the time suspended ceiling tile are replaced.. There are two portable structures on site, housing two classrooms and one special education space. It was noted that the portable classroom units are at the end of their life.

Existing Site

Parking appears is short for staff and visitors by approximately 25 spaces. The drop-off area for busses is undersized, and parents use the street for drop off, both of which should be remedied. Outdoor athletics and play space are excellent, however access to these areas is challenging. Currently students traverse a sizable hill to access these. Serious grading or a complete relocation would be required to resolve this issue. It should be noted that modifications to this site are extremely challenging given the tight property lines, limited access points, and steep grades bounding the usable area.

Safety, Security and Code Compliance

The front entrance is not supervisable due to configuration and lines of sight, resulting in a poorly secured facility. Without an elevator, the lower floor of this school is non-accessible. To make this building an accessible facility, accessible rest rooms would also need to be added. Fire safety and Egress components appear to be in good standing.

Acoustics and Daylighting

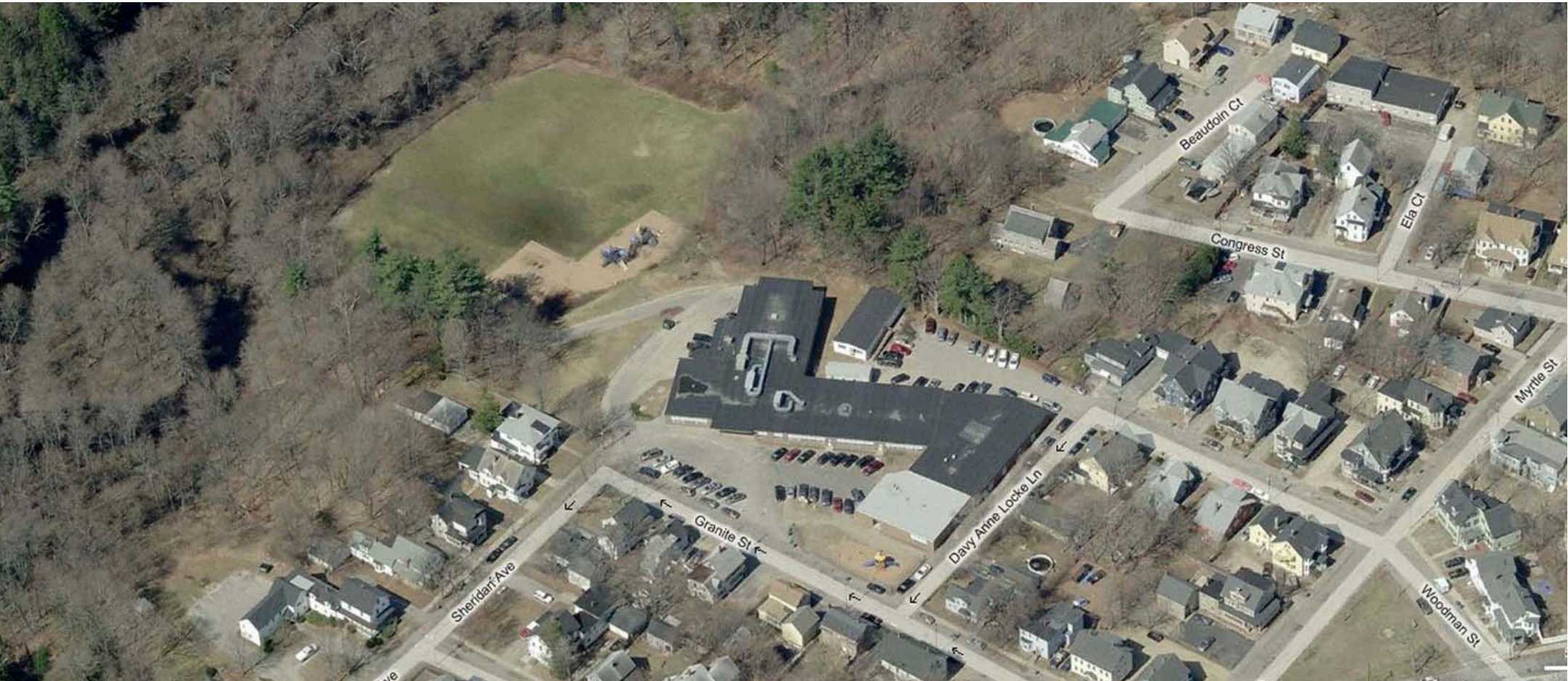
Acoustic issues can be found throughout the facility, as many partitions which have been added in recent years do not extend to the ceiling. These areas include, three classrooms, special education areas, administrative areas, and intervention areas. Daylighting is adequate throughout the classrooms.

Programming / Space Needs

Overview of Space Needs

The William Allen school is lacking education areas, as is evident by the use of Portable Structures. Reconfiguration of the school could solve many issues with core areas. To balance the student population with the permanent facility, approximately three classes will need to be sent to School Street. With the balanced student population, the William Allen School still has a need for:

- Accessible Student Rest rooms
- Improved Administrative Space
- An improved supervisable Entrance
- Art Classroom (currently provide art-on-a-cart) This could be combined with Music
- Music Classroom (currently offered on stage which has no acoustic separation from MP room making music instruction difficult). This could be combined with Art
- Improved access to some classrooms
- Computer Lab (Current CPU lab is undersized)



Partial height walls dividing the main office from student intervention areas provide for no acoustic separation. Similar conditions existing in many areas of the school.



Lack of space in the Media Center and the Computer Lab is compounded by poor acoustic separation to render these areas inadequate for educational needs. Reconfiguration and renovation could remedy these issues.

Programming / Space Needs Calculations

William Allen School Program Based on Existing Building Size

Education Program Areas										
Course/Subject	Actual (current) # Students	# Students accomodated without additions	# Students sent to School Street	Max Students/ Teaching Space	Utilization (90%)	# of Sections	Required Teaching Spaces (adjusted)	Number of Appropriately sized spaces in existing building	Required additional spaces	Notes
Kindergarten	58	50	8	18	0.90	3.09	3	2	See Revised plans	8 to School Street
1st Grade	46	50	-4	20	0.90	2.78	3	2		Could Absord 4 studnets from School Street or Chamberlain
2nd Grade	44	40	4	22	0.90	2.02	2	3		4 to School Street
3rd Grade	49	40	9	22	0.90	2.02	2	3		9 to School Street
4th Grade	58	45	13	25	0.90	2.00	2	1		13 to School Street
5th Grade	62	45	17	25	0.90	2.00	2	3		17 to School Street
Total Enrollment	317	270	47				14			

Core Program Areas								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	Calculated SF of Space (Per Standards)	Periods per week Offered***	# Spaces Required			
Computer Lab	1		270	14		30	0.5	0	See Revised plans	Computer lab is undersized and becomes very tight when capacity is over 10.
Art	1		220	14		30	0.5	0		Art teacher travels from room to room, there is no room dedicated to art.
Music	1		220	11		30	0.4	0		Stage not counted as is not acoustically separated
Physical Education	1		220	14		15	0.9	1		
Media Center	1		270	14	1080	30	0.5	1124		
Cafeteria	5		270	10	2025	15	0.7	4281		3 grades per lunch period
Special Education Student Areas*	5		51	128		30	4.3	6		
Intervention / Small Group Areas**	5		54	90		25	3.6	4		
Professional Areas										1 calming room (special educaiton), 1 conference room for 12, and one space for professional development, 1 special education staff area

* 19% of students identified to receive special services by District Special Education .
** 20% 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	259	144	0.90	41,440
					Kindergarten - Trans	58	150	0.90	9,667
									51,107
					Total Allowable by NH DOE standards for new construction				

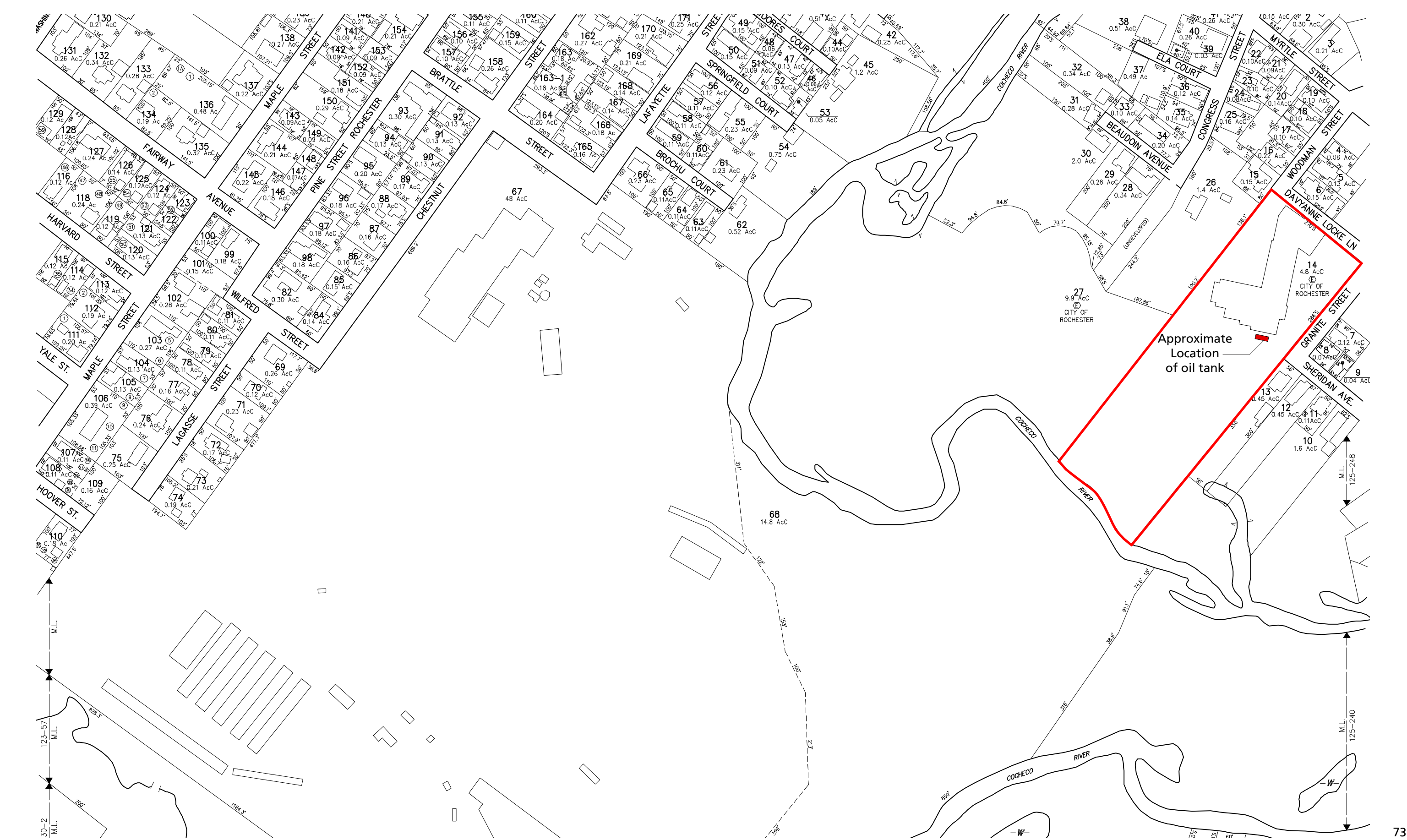
Existing Analysis / Capacity

Current Enrollment		317
Current Building Size (gsf)		38,283
Estimated Building Capacity Based solely on size of building		238
Based on Average NH School Construction of 144st/student for Grades 1-5 and 150sf/student in K @ 90% Utilization		
	# Classrooms*	Max Seats/ Classroom **
Education Areas Capacity	14	22
Specialty Classrooms (Art, Music, Cpu, Etc)	1	20
Current Utilization / Capacity		114.36%

*Currently, there are 16 Homerooms. One is severly undersized and another has no access. Deduct one each for Art
** Averaging K-5 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	900	Y	22	0.9	30	594
Music	800	N	22	0.9	30	594
Media Center	1124	N	Calculated @ Students x .10 x 40 sf			281
Gymnasium	4281	Y	44	0.9	15	594
CPU Lab	375	N	22	0.9	30	594
Cafeteria	4281	Y	238	0.9	15	642

Existing Property Map






This level is non-accessible without an elevator

Band Room undersized

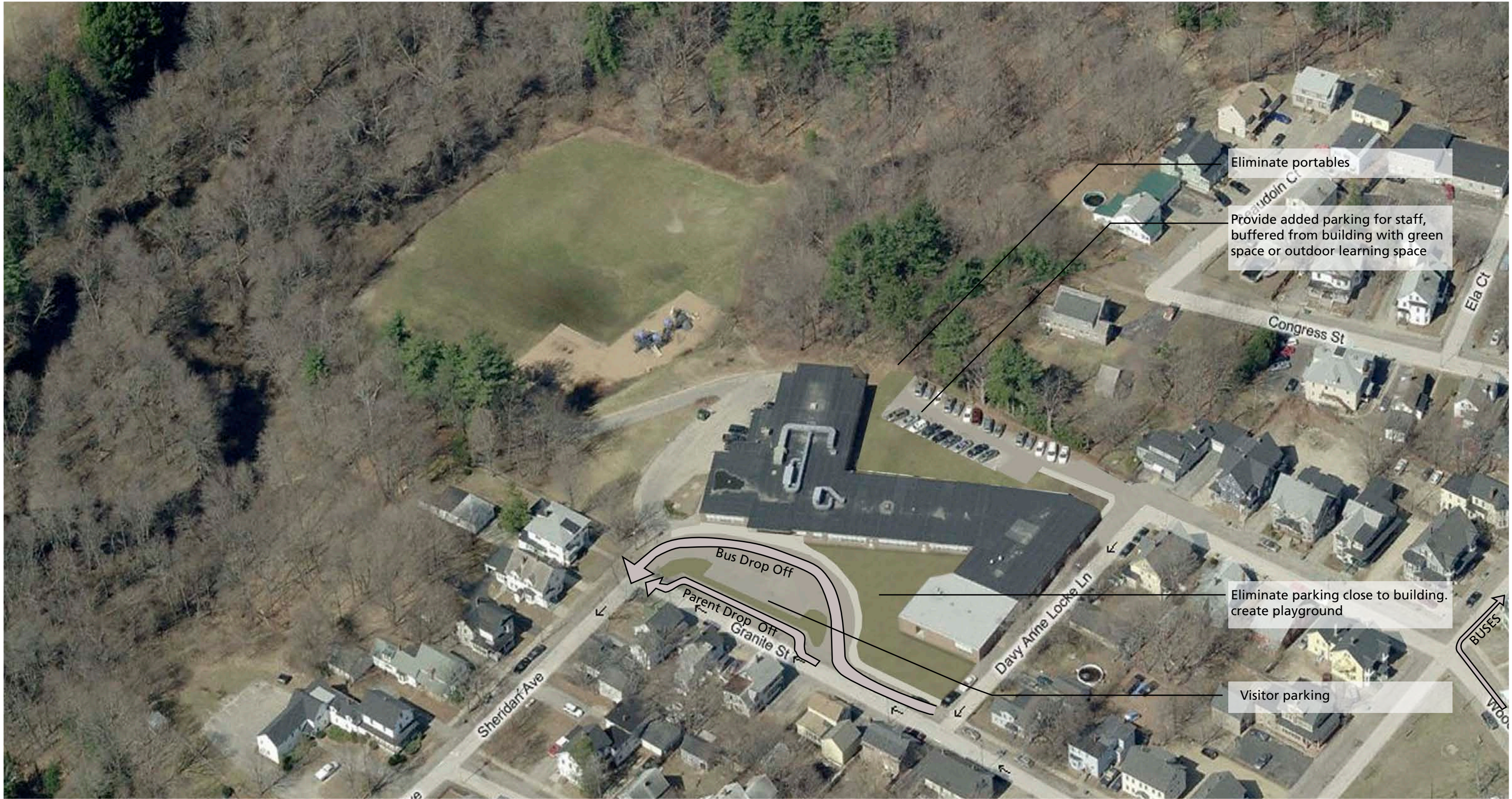
- CIRCULATION
- CLASSROOMS
- SPECIAL EDUCATION / INTERVENTION
- SPECIALTY CLASSROOMS
- STAFF / FACILITY
- SUPPORT

 **Undersized Classroom**
Note: some classrooms shown here are undersized by NH DOE standards of 900sf, however, do meet standards for requirement of 36sf per student.
Reported comfort issues in these rooms

Current Intervention Space poorly located

No acoustic separation in these spaces





Aerial Site - Courtesy of Bing Maps





Existing Assessment

Existing Building Condition

The Rochester Middle School was built in 1992 with additions completed in 2002. The exterior envelope is in good condition and provides for a comfortable interior environment. Comfort issues were reported in only a few rooms, which could likely be resolved through HVAC control management. Interior finishes are in generally good condition and appear to be well maintained. Although subjective, it could be noted that the exterior and interior finishes are bland and lack life with the exception of the student implemented wall murals. The wall murals should be preserved and expanded upon to give the facility an improved ambiance appropriate of a Middle School.

Existing Site

Parking appears adequate for staff but short for visitors. It was noted by the Principal that as many as 17 spaces could be added at various areas around the building (at very little costs). The drop-off area for busses and parents works well. Athletic Field Access, although crossing a vehicular lane, is appropriate for students of this age given the small amount of daytime traffic here. The outdoor student area adjacent to the cafeteria would benefit from landscaping improvements including hardscape and high traffic natural space such as synthetic turf and natural plantings. This area is currently dirt / mud due to it's high use.

Safety, Security and Code Compliance

The building, being a newer facility, is in good standing with fire safety and security standards. The school appears to be fully accessible. As always furnishings within each education area must observe proper clearances as required to maintain this accessibility throughout the school day.

Acoustics and Daylighting

Classroom acoustics are good (with the exception of one room which was reported to have acoustic issues). Daylighting, while being minimal, is adequate throughout most areas. Increase daylighting could be realized in many areas such as the gymnasium and the music rooms through the use of skylights.

Programming / Space Needs

Overview of Space Needs

The Rochester Middle School is appropriately sized for it's current student population. While programming calculations point out that the Cafeteria is slightly under the recommended area, it should be noted that the school operates well with the space it has in this room. Programming calculations also note that the Rochester Middle School is short on World language classrooms, however, this shortage is easily addressed by allowing use of the general classrooms for World Languages. It should also be noted that, based on current populations, one sixth grade classroom and two eight grade classrooms could be re-purposed to meet World Language needs. Programming also notes that the school should provide 2 more areas for Intervention, which could be created within one of the Computer Labs, as it appears that two would be adequate to handle the current curriculum.



Student created wall murals give life the Rochester Middle School. This effort should be embraced.



Some areas, like the gymnasium, lack natural light. To remedy this, diffuse lensed skylights could be provided, along with daylight harvesting sensors, to both improve lighting and provide energy savings. Cost effective solutions include packaged round skylight units (such as Solar-tubes), small rectangular packaged units, or pyramidal skylight units.

Programming / Space Needs Calculations

Rochester Middle School Program Based on Enrollment

Education Program Areas							Number of Appropriately sized spaces in existing building	Required additional spaces	Notes
Course/Subject	# Students	Max Students/ Teaching Space	Utilization (90%)	# of Sections	Offered	Required Teaching Spaces (adjusted)			
6th Grade	308	25	0.90	13.69	Full Day	14	15	-1	15 current rooms could accommodate 337 kids at 90% utilization
7th Grade	341	25	0.90	15.16	Full Day	16	16	0	16 current rooms could accommodate 360 kids at 90% utilization
8th Grade	311	25	0.90	13.82	Full Day	14	16	-2	15 current rooms could accommodate 360 kids at 90% utilization
Total Enrollment	960					44			

Core Program Areas							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	Calculated SF of Space (Per Standards)	Periods per week Offered***	# Spaces Required			
Computer Lab	5	240	55		40	2	3	-1	
Art	5	240	55		40	2	2	0	
Music/Band	5	240	55		40	2	2	0	Note: one classroom is undersized (suited for 12 students or less)
Tech Ed (Industrial Arts)	3	240	23		40	1	1	0	
FACS	3	240	23		40	1	1	0	Note: one classroom is undersized (suited for 12 students or less)
World Language	5	240	150		40	4	2	2	
Health/Wellness	5	240	55		40	2	1	1	
Physical Education	5	240	55		40	2	2	0	Assuming two stations in gym per period
Media Center	1	960	44	3840	40		3516	324	Net Square Feet
Cafeteria	5	960		4800	15		4000	800	Net Square Feet
Excel Program	5	96	96		40	3			Calculations assume 5 students/section
Special Education Student Areas*	5	240	600		40	15	15	0	Calculations assume 2 students/section, and 2 sections per area in existing plan
Intervention / Small Group Areas**	5	240	400		40	10	8	2	Calculations assume 2 students/section, and 2 sections per area in existing plan
Professional Areas								0	

* 25% 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

*** 10% of all kids working within excel program

Standard 8 period day used for calculations

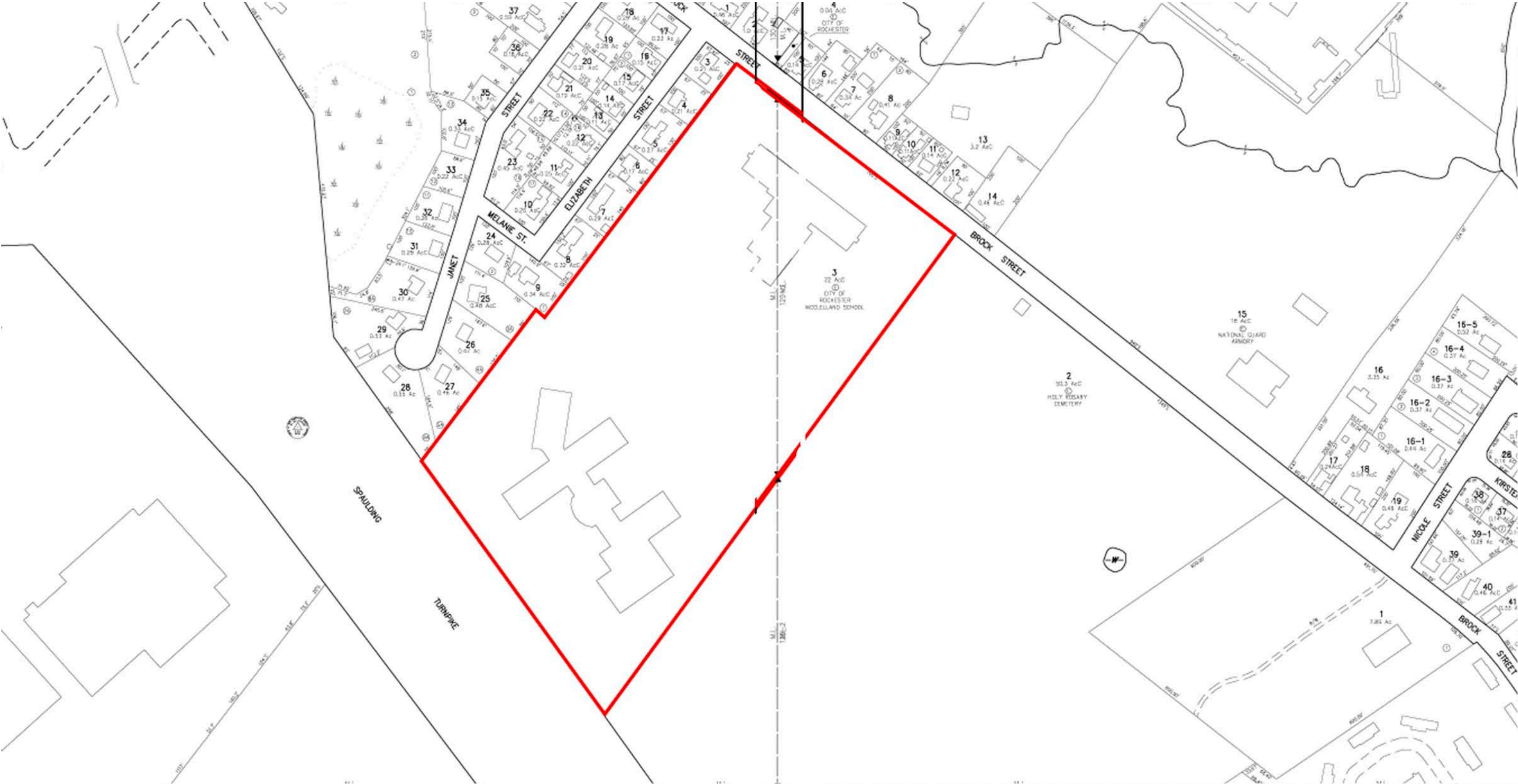
Numbers based on student access for UA classes as listed below

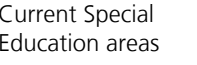
CPU Lab: 25% of all students at 5 days per week	World Languages: All 7-8 Graders at 5 days per week
Art: 25% of all students at 5 days per week	Health/Wellness: 25% of all students at 5 days per week
Music: All Students at 3 days per week	Tech Ed: 25% of 7/8 Graders at 3 days per week
FACS: 25% of 7-8 graders at 3 days per week	PE: 25% of all students enrolled at 5 days per week
Reading: taught in home classrooms	Media Center: All Students 1 day per week.

Dept of Ed allowable:				Age Group	Enrollment	SF/Pupil	Utilization	Total Building (NSF)	
For New Construction				Grade 6-8	960	140	0.90	149,333	Total Allowable by NH DOE standards for new construction

Existing Analysis / Capacity

Current Enrollment							960	
Current Building Size (gsf)							155,536	Excluding Portables
Estimated Building Capacity Based solely on size of building							1,000	
Based on Average NH School Construction of 140sf/student								
				# Classrooms	Max Seats/ Classroom **	Utilization (90%)	Utilized Seats	Theoretical Student Capacity
Education Areas Capacity				47	25	0.9	1057.5	1058
Specialty Classrooms (Art.Music, Cpu, Etc)				12	25	0.9	270	
Current Utilization / Capacity							90.78%	
Core Capacity		Number of Areas (or s	Appropriately Sized?	Seats/persons	Utilization (90%)	Periods per week Offered***	Theoretical Student Capacity	
Art		2	Y	25	0.9	40	1800	
Music		3	Y	25	0.9	40	2700	
Media Center		3516	N	Calculated @ Students x .10 x 40 sf			879	
Gymnasium		12433	Y	50	0.9	40	1800	If Gym allows 2 classes/period
CPU Lab		3	N	25	0.9	40	2700	
Cafeteria		4000	Y	267	0.9	15	720	Allowing for 15sf/student @ 3 periods per day





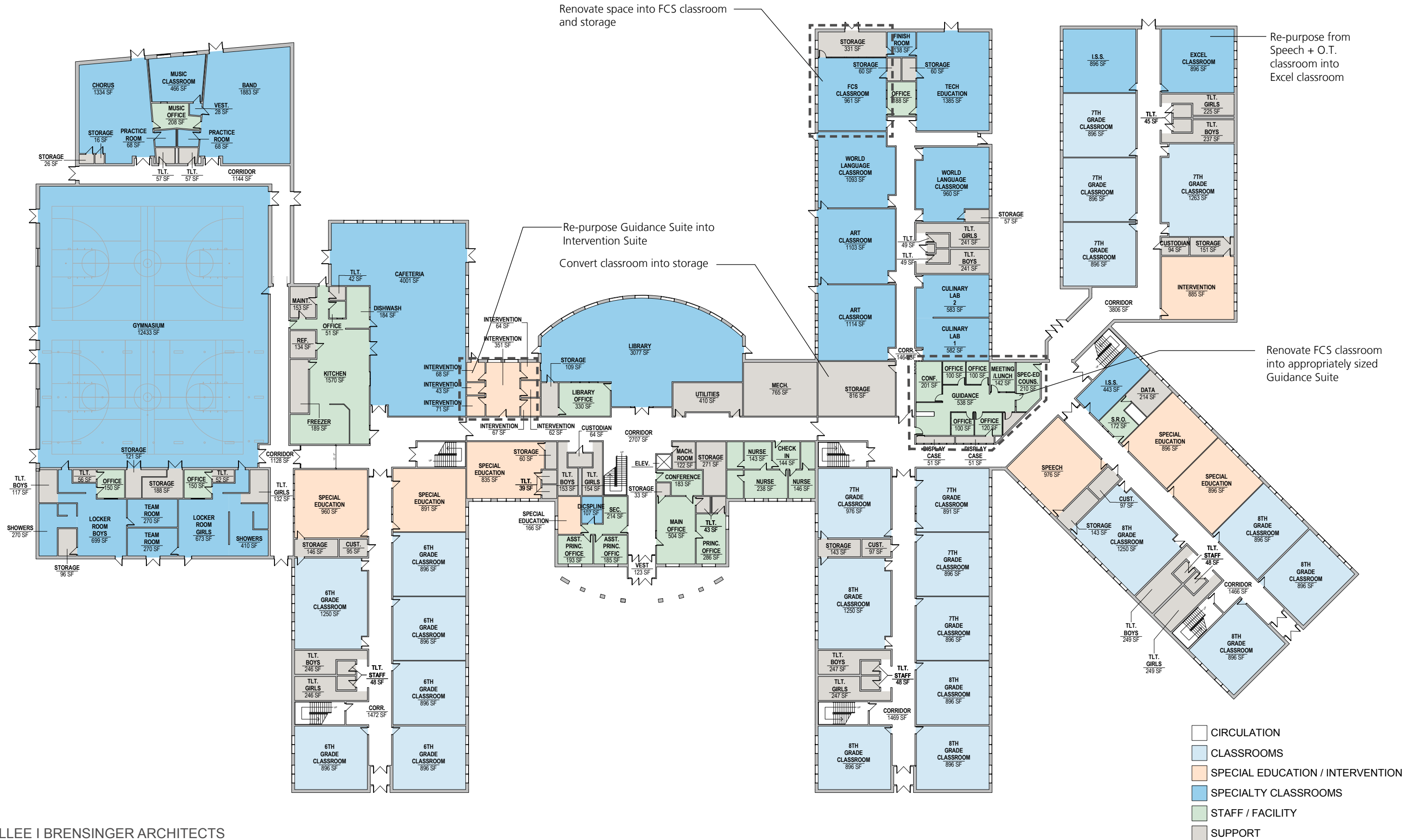


Recommended Improvements



Aerial Site - Courtesy of Bing Maps

Proposed Plan - Main Level






Order of Magnitude Costs

Construction Estimates

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School	Category	Proposed Improvement	Priority*	Estimated Construction Costs	Fiscal Year(s) Proposed	Capital Project or Annual Budget	
Chamberlain School	Steve LeClair – School Principal	• Bob Libby – Head Custodian					
	Site	Increased Parking and drop off	C	\$20,000	2016	CP	Safer more maintainable route from Bus Drop to School
	Educational Needs	Miscellaneous interior renovations	C	\$24,000	2016	CP	Partition modifications, acoustical upgrades, and relocation of a CPU lab as shown on proposed plans.
	Capacity/Space Needs / Safety	615gsf Addition - Entry	C	\$20,000	2016	CP	Would create a more secure and supervisable entrance
	Professional Needs / Safety	1300gsf Renovation - Administrative Areas	C	\$130,000	2016	CP	Would create a more secure and supervisable entrance and accessible staff restrooms
	Energy	Replace existing light fixtures with newer generation	C	\$44,000	2016	AB	Replace 195 fixtures with RT5 or Super T8 fixtures. Assuming 1-1 replacement. Estimated 33% savings on electricity for lighting.
	Day lighting/Acoustics/Air Quality	New Acoustic Ceilings Throughout	C	\$56,000	2016	CP	Improve acoustics - should be done at same time as lighting upgrade
	Security/ Safety	Electronic Latch Retraction for Main Entrance Doors	B	\$4000/door	2016	AB	Allows for secure building entrance with ability to remotely unlock door from main office (assumes exit device with ELR, power supply, limited conduit, and single switch)
	Facilities/Maintenance/Repair	Removal of Oil tanks	B	\$15,000	2013	AB	Based on current regulations, the underground oil tanks are due for replacement or removal. Based on costs, we have recommended removal and carried an allowance to convert any oil fired equipment to Natural Gas. Estimate includes \$10,000 allowance for tank removal and \$3,000 allowance for analytical testing. Does not include abatement of contaminated soils.
	Safety	Asbestos Abatement	B	\$15,000	2016	AB	Allowance Only. Further study required to assess scope of Hazardous Materials
	Miscellaneous Repairs and Improvements		B		Annual		
Built/Renovated	1961/2000						
Gross Square Feet	48,800						
Educational Capacity	238						
Core Capacity	594						
Current Enrollment	368						
				\$328,000	Total Proposed Improvements		


*Priority Key: (Pages 87-95)

- Priority A= Critical improvement or need consistent with the primary goals of this report including elimination or portables or critical safety or accessibility needs.
(Recommended as a first round improvement as part of any Capital Improvement Plan)
- Priority B= An improvement or need which can or should be addressed as a deferred maintenance or repair issue
- Priority C= An improvement or need consistent with the primary goals of this report.
(Recommended as a second round improvement as part of any Capital Improvement Plan)
- Priority D= An improvement or need which could not be considered critical.
(Recommended as a third round (or long range) improvement as part of any Capital Improvement Plan)

Order of Magnitude Costs

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School	Category	Proposed Improvement	Priority*	Estimated Construction Costs	Fiscal Year(s) Proposed	Capital Project or Annual Budget		
Nancy Loud School (Annex)	Maureen Oakman – School Principal	<ul style="list-style-type: none">Bruce Tibbetts – Head Custodian						
	Site	Fencing and Bus-school route improvements	A	\$46,000	2015	AB	Safer more maintainable route from Bus Drop to School	
	Site	Playground Surfacing	B	\$30,000	2015	AB	Replace surface (recycled rubber or similar) and remove timbers to improve accessibility	
	Capacity/Space Needs / / Accessibility	5,600 gsf Addition including elevator.	A	\$1,700,000	2015	CP	Addition to accommodate increase student population, including a multi-purpose room, kitchen, classrooms, and new accessible entrance. Includes LULA type 2 stop elevator	
	Energy	Replace existing light fixtures with newer generation	C	\$22,500	2015	AB	Replace 100 fixtures with RT5 or Super T8 fixtures. Assuming 1-1 replacement. Estimated 33% savings on electricity for lighting.	
	Safety	Handrail Extensions	C	\$40,000	2015	AB	Add Extended handrails on stairs to meet current guardrail / fall requirements	
	Capacity/Space Needs / Safety	1200 gsf Renovation including new restrooms	C	\$45,000	2015	CP	Creates more secure entrance, added special education, speech, and intervention areas.	
	Security/ Safety	Electronic Latch Retraction for Main Entrance Doors	B	\$4000/door	2015	AB	Allows for secure building entrance with ability to remotely unlock door from main office (assumes exit device with ELR, power supply, limited conduit, and single switch)	
	Built/Renovated Gross Square Feet Educational Capacity	Facilities/Maintenance/Repair	Removal of Oil tanks	B	\$15,000	2013	AB	Based on current regulations, the underground oil tanks are due for replacement or removal. Based on costs, we have recommended removal and carried an allowance to convert any oil fired equipment to Natural Gas. Estimate includes \$10,000 allowance for tank removal and \$3,000 allowance for analytical testing. Does not include abatement of contaminated soils.
	Core Capacity	99	Facilities/Maintenance/Repair	Provide Second Boiler	D	\$40,000	2015	AB
Current Enrollment	95	Facilities/Maintenance/Repair	Miscellaneous Repairs and Improvements	B		Annual		
				\$1,942,500	Total Proposed Improvements			

Order of Magnitude Costs

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School		Category	Proposed Improvement	Priority*	Estimated Construction Costs	Fiscal Year(s) Proposed	Capital Project or Annual Budget	
Gonic School		Gwen Rhodes – School Principal	• Ron Levesque until 5/20 then Dave McKenny as fill in – Head Custodian					
		Educational / Professional Needs	(2) Student Restrooms at MP Room	C	\$40,000	2019	AB	Satisfy lack of student and staff restrooms.
		Site	Reorganize site to alleviate traffic and parking issues	B	\$75,000	2014	AB	Widen access drive on left and expand parking. Add landscaping at areas of snow fall.
		Educational / Professional Needs	Create added storage and Teachers Room in MP Room	C	\$75,000	2019	AB	This will replace storage and teachers space lost during the creation of restrooms
		Day lighting/Acoustics/Air Quality	Added Ventilation	D	\$45,000	2019	AB	Add unit ventilators or RTUs to create increased air flow at storage areas re-purposed to student areas.
		Safety	Replace Door Hardware	B	\$9,000	2012	AB	New door hardware throughout all student rooms (25 sets) to give administration ability to secure the building (lock-down).
		Safety	Asbestos Abatement	B	\$15,000	2019	AB	Allowance Only. Further study required to assess scope of Hazardous Materials
		Facilities/Maintenance/Repair	Gym Roof Replacement	B	\$50,400	2020	AB	Replace 7200gsf of roof and flashings completely and add insulation throughout
		Energy	Replace existing light fixtures with newer generation	C	\$60,000	2019	AB	Replace 270 fixtures with RT5 or Super T8 fixtures. Assuming 1-1 replacement. Estimated 33% savings on electricity for lighting.
		Security/ Safety	Electronic Latch Retraction for Main Entrance Doors	B	\$4000/door	2019	AB	Allows for secure building entrance with ability to remotely unlock door from main office (assumes exit device with ELR, power supply, limited conduit, and single switch)
								Based on current regulations, the underground oil tanks are due for replacement or removal. Based on costs, we have recommended removal and carried an allowance to convert any oil fired equipment to Natural Gas. Estimate includes \$10,000 allowance for tank removal and \$3,000 allowance for analytical testing. Does not include abatement of contaminated soils.
Built/Renovated	1897/1987/2000	Facilities/Maintenance/Repair	Removal of Oil tanks	B	\$15,000	2013	AB	
Gross Square Feet	51,400	Educational / Professional Needs	Top Floor Restrooms (2)	C	\$ 40,000	2019	AB	Provide restrooms on the Third Floor for student and staff use (none currently exist on this level)
Educational Capacity	198	Day lighting/Acoustics/Air Quality	New Acoustic Ceilings Throughout Classrooms	C	\$40,000	2019	CP	Listed in current District CIP
Core Capacity	297	Facilities/Maintenance/Repair	Renovate oldest restrooms	C	\$20,000	2019	AB	Listed in current District CIP
Current Enrollment	256	Facilities/Maintenance/Repair	Miscellaneous Repairs and Improvements	B		Annual		
					\$488,400	Total Proposed Improvements		

Order of Magnitude Costs

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School	Category	Proposed Improvement	Priority*	Estimated Construction Costs	Fiscal Year(s) Proposed	Capital Project or Annual Budget			
Maple Street School	Robin Brown – School Principal	<ul style="list-style-type: none">Diane Dever – Head Custodian							
	Educational Needs	Phase 1: Interior Modifications	A	\$50,000	2013	AB	Minor Interior modifications to create a K-5 Magnet School. Includes partitions, ceilings, lighting, and HVAC extensions.		
	Capacity/Space Needs	Phase 2: 5400 gsf addition	C	\$1,308,000	2018	CP	Added Education and administration space to support educational goals and professional needs of K-5 Magnet School. Increases accessibility with elevator and restrooms.		
	Energy	Phase 2: Replace existing light fixtures with newer generation	C	\$19,000	2018	CP	Replace 83 fixtures with RT5 or Super T8 fixtures. Assuming 1-1 replacement. Estimated 33% savings on electricity for lighting.		
	Day lighting/Acoustics/Air Quality	Added Ventilation	C	\$45,000	2018	CP	Add RTUs as part of new addition to create increased air flow at existing classrooms.		
	Safety	Provide Sprinkler System	C	\$68,000	2018	CP	Add sprinkler system throughout entire building when creating new addition (pump and cistern included)		
	Facilities/Maintenance/Repair	Removal of Oil tanks	B	\$13,000	2013	AB	Based on current regulations, the underground oil tanks are due for replacement or removal. Based on costs, we have recommended removal and carried an allowance to convert any oil fired equipment to Natural Gas. Estimate includes \$10,000 allowance for tank removal and \$3,000 allowance for analytical testing. Does not include abatement of contaminated soils.		
	Security/ Safety	Electronic Latch Retraction for Main Entrance Doors	B	\$4000/door	2013	AB	Allows for secure building entrance with ability to remotely unlock door from main office (assumes exit device with ELR, power supply, limited conduit, and single switch)		
	Built/Renovated	1928	Facilities/Maintenance/Repair	Masonry, Lintel, Chimney Repairs	B	\$27,000	2013	AB	Listed in current District CIP
	Gross Square Feet	16,000	Energy	Provide Exterior LED lamps	D	\$10,000	2013	AB	Listed in current District CIP
	Educational Capacity	72	Facilities/Maintenance/Repair	Liner At Chimney	B	\$25,000	Hold	AB	Listed in current District CIP for 2012 or 2013. This item to be placed on hold pending decision to convert to Natural Gas. May be unnecessary.
Core Capacity	99	Facilities/Maintenance/Repair	Provide Second Boiler	C	\$40,000	2018	AB	Create redundancy with a second boiler. Will also increase longevity of existing boiler with proper cycling use and ease maintenance issues.	
Current Enrollment	63	Facilities/Maintenance/Repair	Miscellaneous Repairs and Improvements	B		Annual			
				\$1,609,000	Total Proposed Improvements				

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School		Category	Proposed Improvement	Priority*	Estimated Construction Costs	Fiscal Year(s) Proposed	Capital Project or Annual Budget		
McClelland School		Arlene Walker – School Principal	• Merlin Clickman – Head Custodian						
	Built/Renovated	1957/1959/1988	Day lighting/Acoustics/Air Quality	Rooftop Packaged Air Conditioning Unit	B	\$30,000	2013	AB	Increased ventilation and AC for Mezzanine areas to accommodate comfort issues.
			Energy	Replace existing light fixtures with newer generation	D	\$73,000	2019	CP	Replace 324 fixtures with RT5 or Super T8 fixtures. Assuming 1-1 replacement. Estimated 33% savings on electricity for lighting.
			Day lighting/Acoustics/Air Quality	New Acoustic Ceilings Throughout	D	\$196,000	2019	CP	Improve acoustics - should be done at same time as lighting upgrade
			Security/ Safety	Electronic Latch Retraction for Main Entrance Doors	B	\$4000/door	2019	AB	Allows for secure building entrance with ability to remotely unlock door from main office (assumes exit device with ELR, power supply, limited conduit, and single switch)
			Facilities/Maintenance/Repair	Upper Roof Replacement	B	\$142,520	2015	AB	Replace 20,360 gsf of roof and flashings completely and add insulation throughout
Gross Square Feet	83,800	Facilities/Maintenance/Repair	Lower Roof Replacement	B	\$158,900	2017	AB	Replace 22,700 gsf of roof and flashings completely and add insulation throughout	
Educational Capacity	376							Create redundancy with a second boiler. Will also increase longevity of existing boiler with proper cycling use and ease maintenance issues.	
Core Capacity	594	Facilities/Maintenance/Repair	Provide Second Boiler	D	\$60,000	2013	AB		
Current Enrollment	371	Facilities/Maintenance/Repair	Miscellaneous Repairs and Improvements	B		Annual			
					\$664,420	Total Proposed Improvements			

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School	Category	Proposed Improvement	Priority*	Estimated Construction Costs	Fiscal Year(s) Proposed	Capital Project or Annual Budget	
School Street School	Nancy Booth – School Principal	• John Marts – Head Custodian					
	Site	Increased Parking	B	\$40,000	2014	CP	Would create added parking and would prepare site for addition with accessible entrance
	Capacity/Space Needs	18,000 gsf Addition - Education Space	A	\$4,500,000	2014	CP	Would create accessible entrance, Multi-purpose room, accessible restrooms, and added classrooms necessary to accommodate increase population
	Accessibility	2 stop Elevator	A	\$35,000	2014	CP	Based on LULA type 2 stop elevator (\$35,000 unit plus enclosure). Should AHJs require full elevator (sized for stretcher), cost would increase by an estimated \$25,000.
	Energy	Replace existing light fixtures with newer generation	D	\$18,000	2014	CP	Replace 80 fixtures with RT5 or Super T8 fixtures. Assuming 1-1 replacement. Estimated 33% savings on electricity for lighting.
	Built/Renovated	Facilities/Maintenance/Repair	B	\$15,000	2014	AB	Based on current regulations, the underground oil tanks are due for replacement or removal. Based on costs, we have recommended removal and carried an allowance to convert any oil fired equipment to Natural Gas. Estimate includes \$10,000 allowance for tank removal and \$3,000 allowance for analytical testing. Does not include abatement of contaminated soils.
							Allowance Only. Further study required to assess scope of Hazardous Materials
							Allows for secure building entrance with ability to remotely unlock door from main office (assumes exit device with ELR, power supply, limited conduit, and single switch)
	Gross Square Feet	Security/ Safety	B	\$4000/door	2014	AB	Listed in current District CIP for 2012 or 2013. This item to be placed on hold pending decision to convert to Natural Gas. May be unnecessary.
	Educational Capacity	Facilities/Maintenance/Repair	B	\$23,000	Hold	AB	
	Core Capacity	Facilities/Maintenance/Repair	D	\$40,000	2014	AB	Create redundancy with a second boiler. Will also increase longevity of existing boiler with proper cycling use and ease maintenance issues.
Current Enrollment	88	Facilities/Maintenance/Repair	B		Annual		
				\$4,690,000	Total Proposed Improvements		

Order of Magnitude Costs

Construction Estimates


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School		Category	Proposed Improvement	Priority*	Estimated Construction Costs	Fiscal Year(s) Proposed	Capital Project or Annual Budget
East Rochester School		Colby Troidl – School Principal	• Louise Wheeler – Head Custodian				
	Option 1						Complete gut renovation would eliminate portable classrooms, improve acoustics, air quality, accessibility, and satisfy educational needs
		Capacity/Space Needs / Acoustics	16,800gsf Renovation - Education Space	A	\$4,200,000	2013	CP
		Educational Needs / Day lighting	Exterior wall Modifications	A		2013	CP
		Capacity/Space Needs / Acoustics	New Pre-School	A	\$1,750,000	2013	
		Site	Reorganize site to alleviate traffic issues	C	\$300,000	2021	CP
		Facilities/Maintenance/Repair	Roof Replacement	B	\$308,400	2013	AB
	Option 2						Complete gut renovation would eliminate portable classrooms, improve acoustics, air quality, accessibility, and satisfy educational needs
		Capacity/Space Needs / Acoustics	33,400gsf New Education Space (addition)	A	\$7,000,000	2013	CP
		Capacity/Space Needs / Energy	Esiting Building Renovation	A	\$1,170,000	2013	CP
		Site	Reorganize site to alleviate traffic issues	C	\$300,000	2013	CP
		Security/ Safety	Electronic Latch Retraction for Main Entrance Doors	B	\$4000/door	2013	AB
Built/Renovated	1968/2000	Facilities/Maintenance/Repair	Removal of Oil tanks	B	\$15,000	2013	AB
Gross Square Feet	51,400						
Educational Capacity	238						
Core Capacity	594	Safety	Asbestos Abatement	B	\$15,000	2013	AB
Current Enrollment	373	Facilities/Maintenance/Repair	Miscellaneous Repairs and Improvements	B		Annual	
LAVALLEE I BRENSINGER ARCHITECTS					\$6,592,400	Total Proposed Improvements	Option 1 (phased renovation)

Order of Magnitude Costs

Construction Estimates


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School	Category	Proposed Improvement	Priority*	Estimated Construction Costs	Fiscal Year(s) Proposed	Capital Project or Annual Budget
William Allen School	Chris Foley – School Principal	• Bob Plaisted – Head Custodian				
	Capacity/Space Needs	6,400 gsf Renovation including new restrooms	C	\$120,000	2017	CP
	Safety, Professional Needs	3,500 gsf Renovation	C	\$75,000	2017	CP
	Site	Traffic and Parking improvements	C	\$50,000	2017	CP
	Day lighting/Acoustics/Air Quality	Rooftop Ventilation Unit	D	\$30,000	2022	AB
	Accessibility	2 stop Elevator, landing and Enclosure	C	\$60,000	2017	CP
	Energy	Replace existing light fixtures with newer generation	C	\$56,000	2017	AB
	Day lighting/Acoustics/Air Quality	New Acoustic Ceilings Throughout	C	\$97,000	2017	CP
	Accessibility	Retrofit Restrooms	C	\$75,000	2017	CP
	Facilities/Maintenance/Repair	Main Roof Replacement	B	\$183,260	2017	AB
	Safety	Classroom Door Hardware	B	\$6,000	2017	AB
	Security/ Safety	Electronic Latch Retraction for Main Entrance Doors	B	\$4000/door	2017	AB
	Safety	Asbestos Abatement	B	\$15,000	2017	AB
Built/Renovated	1964/1973/2000					
Gross Square Feet	57,000	Facilities/Maintenance/Repair	Removal of Oil tanks	B	\$15,000	2013
Educational Capacity	257					
Core Capacity	594					
Current Enrollment	317	Facilities/Maintenance/Repair	Miscellaneous Repairs and Improvements	B	Annual	AB
				\$786,260	Total Proposed Improvements	

Order of Magnitude Costs

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School		Category	Proposed Improvement	Priority*	Estimated Construction Costs	Fiscal Year(s) Proposed	Capital Project or Annual Budget
Rochester Middle School		Vallerie McKenny – School Principal	• Walter Gadbois – Head Custodian				
		Professional Needs	Reconfigure Guidance Area	B	\$50,000	2013	AB Proposed by Staff
		Professional Needs	FCS Classroom relocation	B	\$10,000	2013	AB Part of Guidance Relocation
		Professional Needs	FCS Classroom Casework and Equipment	B	\$75,000	2013	AB Would outfit FCS classroom to culinary/FCS lab
			Engineering allowance to reconfigure generator to improve use of facility as an emergency shelter				
		Facilities/Maintenance/Repair & Safety		B	\$10,000	2012	AB Listed in current District CIP. Assigned cost is a not-to-exceed engineering allowance to interpret circuiting and solve issues with current generator configuration.
		Facilities/Maintenance/Repair & Energy	Replace Boilers	B	\$100,000	2017	CP Listed in current District CIP
		Site	Site Modifications - 10,000sf Synthetic Turf, 10,000sf Hardscape, 20,000sf sand/drainage layer	A	\$200,000	2019	CP Improvements for break/recess area used daily by students.
		Facilities/Maintenance/Repair	Ballasted Roof Replacement	B	\$672,000	2014	AB Replace 84,000gsf of roof and flashings completely and add insulation throughout. Includes removing ballast and replacing with a membrane roof system.
		Site	Added Parking	B	\$2000/space	2019	AB Could be accomplished in phases
Built/Renovated	1992/2002	Security/ Safety	Electronic Latch Retraction for Main Entrance Doors	B	\$4000/door	2013	AB Allows for secure building entrance with ability to remotely unlock door from main office (assumes exit device with ELR, power supply, limited conduit, and single switch)
Gross Square Feet	168,736	Facilities/Maintenance/Repair & Energy	Replace 4 failing Mech Units	B	\$95,000	2013	CP Includes replacement of two 400K BTU gas fired Roof Top Units, one 300K BTU gas fired Roof Top Unit, and one Rooftop Ventilation Unit
Educational Capacity	1058						
Core Capacity	1800						
Current Enrollment	960	Facilities/Maintenance/Repair	Miscellaneous Repairs and Improvements	B		Annual	AB
					\$1,256,000	Total Proposed Improvements	
Total includes creation of 20 parking spaces							

Note: Costs shown here reflect 2012 hard construction costs only. Total Project costs anticipated to be approximately 20-30% higher including soft costs.

Facility	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D
Maple Street School	Interior Reno - \$50,000 Upgrades/Repairs - \$20,000 Site Tights / Oil Tanks - \$25,000					Reno / Upgrades - \$183,000 Addition - \$1,308,000			LED Lighting - \$10,000	
Planning & Design										
Construction										
East Rochester School		Phased Renovation - \$6,575,000 Oil Tanks - \$15,000							Site Improvements - \$300,000	
Planning & Design										
Construction										
Chamberlain Street School	Oil Tanks - \$15,000				Capacity Additions / Reno - \$174,000 Site - \$20,000 Ceiling and Lighting Reno - \$100,000					
Planning & Design										
Construction										
School Street School		Addition / Reno - \$4,568,000 Site / Oil Tanks - \$45,000 Boiler Upgrades - \$40,000								
Planning & Design										
Construction										
William Allen School					Entry, Admin, Educaiton Space Renovations - \$431,000 Site / Demo/ Oil Tanks- \$315,000 Ceiling and Lighting Reno - \$153,000	Roof - \$183,000				Mech Upgrades - \$30,000
Planning & Design										
Construction										
Nancy Loud School	Oil Tanks- \$15,000		Addition / Reno- \$1,807,000 Site - \$76,000 Boiler Upgrades - \$40,000							
Planning & Design										
Construction										
Gonic School	Door Hardware - \$9,000 Site / Oil Tank- \$90,000						Interior Reno - \$279,000 Upgrades/Repairs - \$105,000	Roof - \$50,000		
Planning & Design										
Construction										
McClelland School	Mech Upgrade - \$40,000 Boiler Upgrade \$60,000	Roof \$142,000			Roof \$159,000		Upgrades/Repairs- \$273,000			
Planning & Design										
Construction										
Rochester Middle School	Guidance / FCS Reno - \$60,000 FCS Equipment - \$75,000 Generator Improvements - \$180 Mech Repairs / Upgrades - \$95,000	Roof - \$672,000			Boiler Upgrade - \$100,000		Site Improvements - \$290,000			
Planning & Design										
Construction										
Rochester High School										
Planning & Design										
Construction										

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APPENDIX

- Pre-school Programming
- Energy Benchmarking Reports
New Hampshire EnergySmart Schools

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
Primary Schools Space Study Revised

August 2012
Comprehensive Report