

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 its 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 the 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)



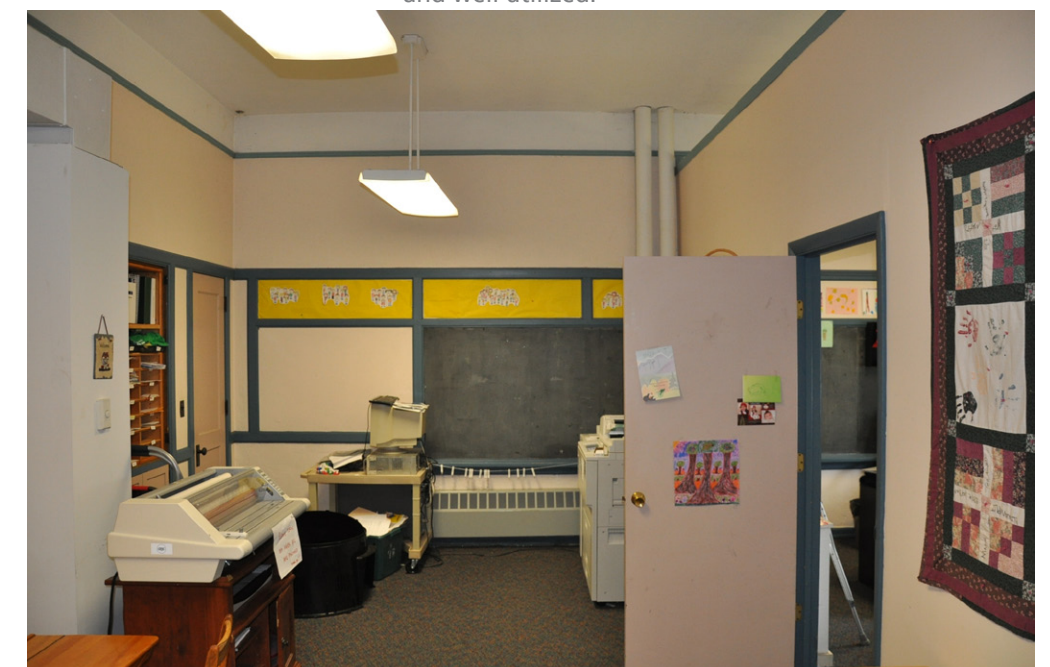
Classrooms, although small, are well designed with high ceilings, lots of natural light, and built-in storage.



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.



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									
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	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

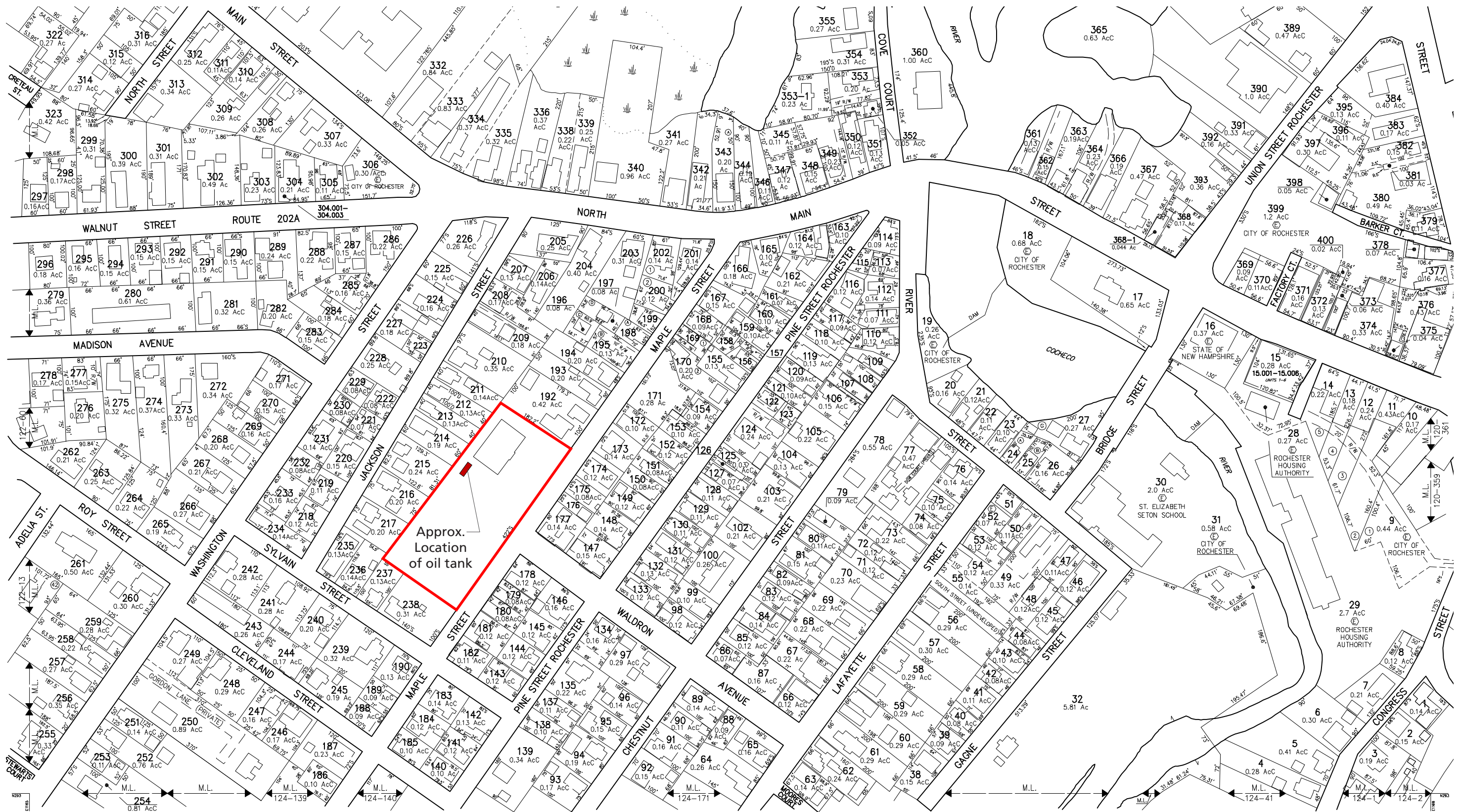
Estimated Building Capacity Based solely on size of building					
Based on Average NH School Construction of 144sf/student for Grades 1-5 and 150sf/student in K @ 90% Utilization					
# Classrooms*	Max Seats/ Classroom **	Utilization (90%)	Utilized Seats	Theoretical Student Capacity	
4	20	0.9	72	72	
Specialty Classrooms (Art, Music, Cpu, Etc)	2	20	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
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LEGEND

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

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

SCALE 1" = 100'

FEET 0 50 100 200 300

METERS 0 25 50 75

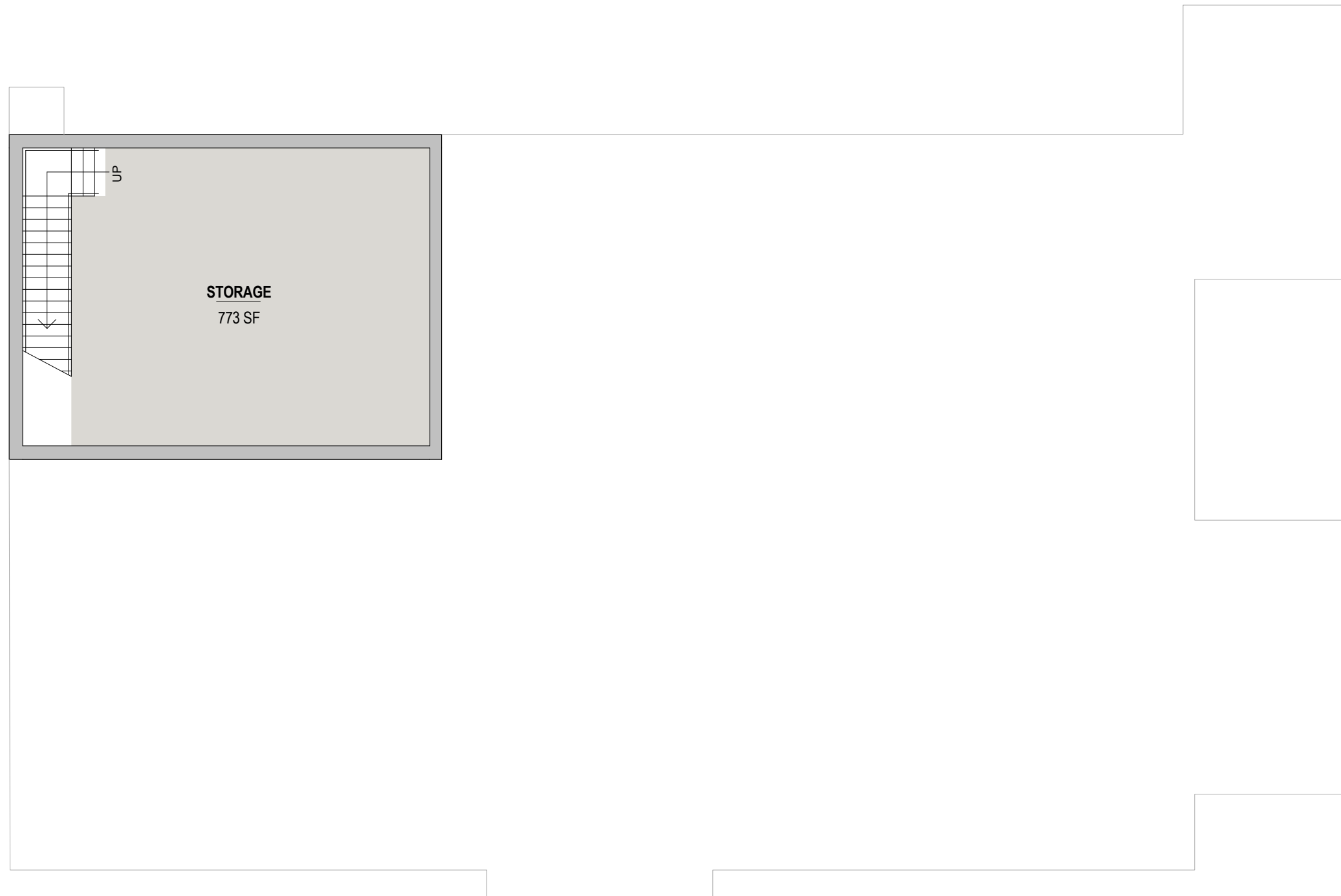
REVISED TO: APRIL 1, 2010

PROPERTY MAPS
ROCHESTER
 NEW HAMPSHIRE

INDEX DIAGRAM

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 20 students (18 in Kindergarten)



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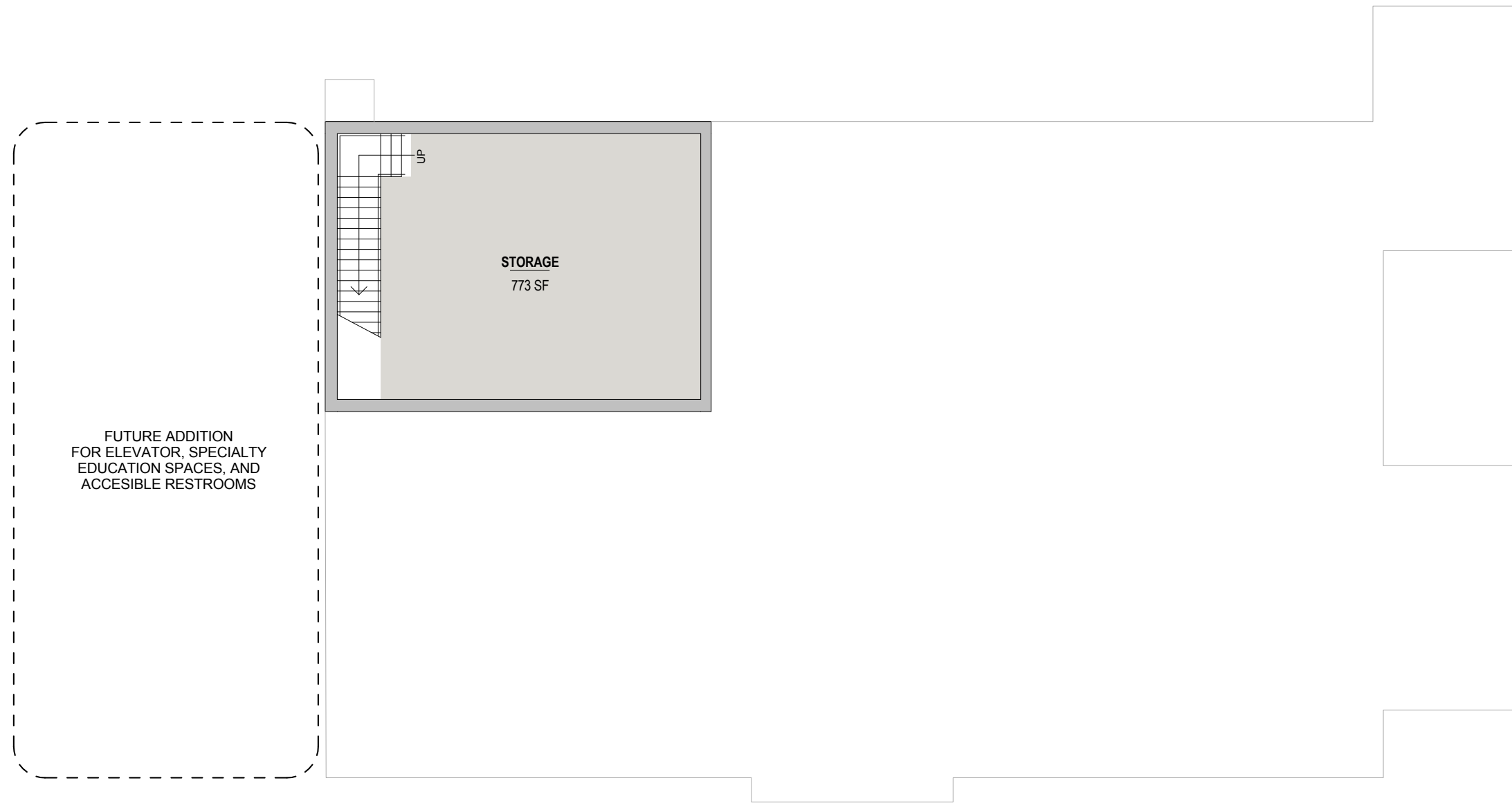
Undersized Classroom







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



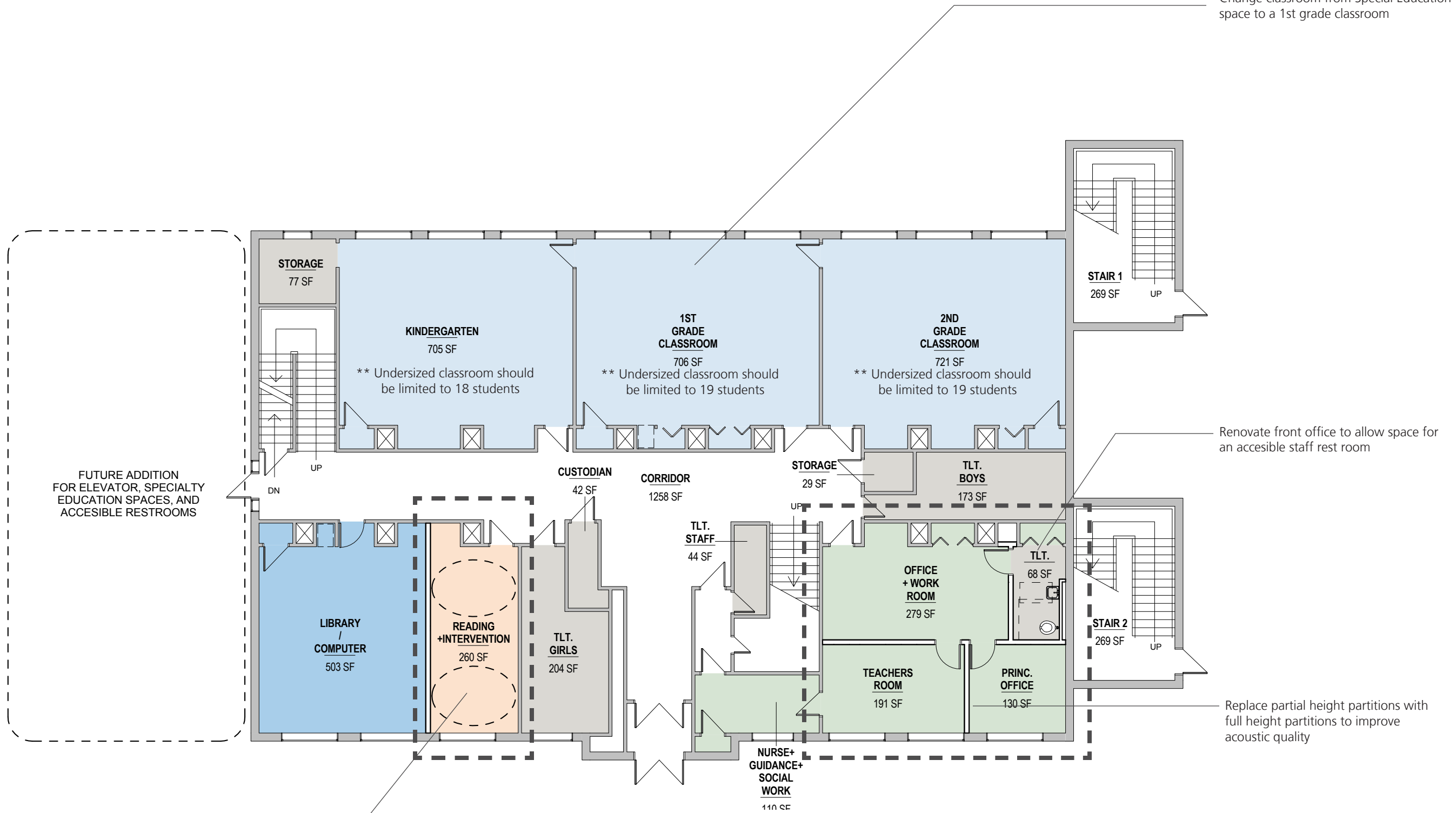


Aerial Site - Courtesy of Bing Maps



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



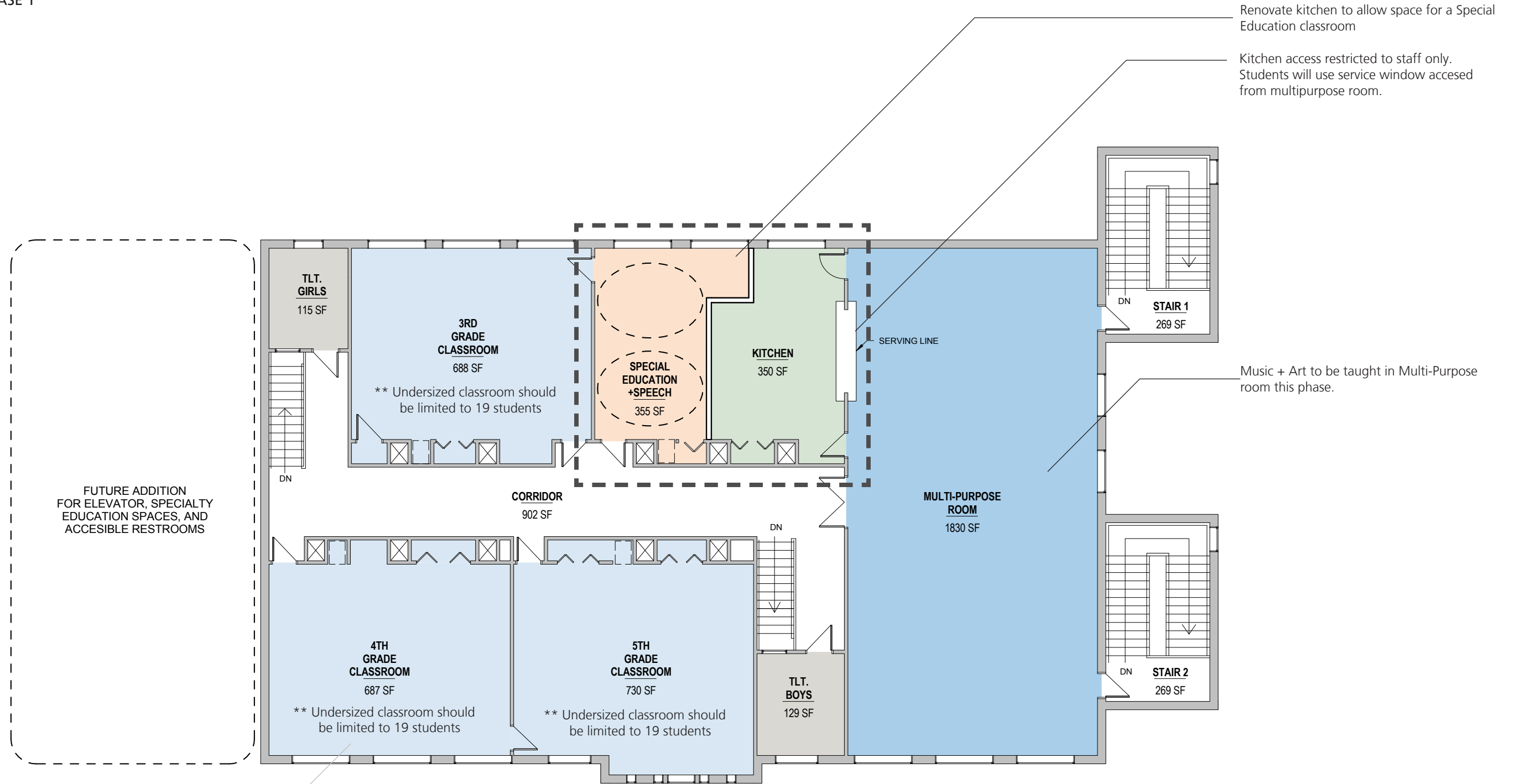
FUTURE ADDITION FOR ELEVATOR, SPECIALTY EDUCATION SPACES, AND ACCESIBLE RESTROOMS

Renovate front office to allow space for an accesible staff rest room

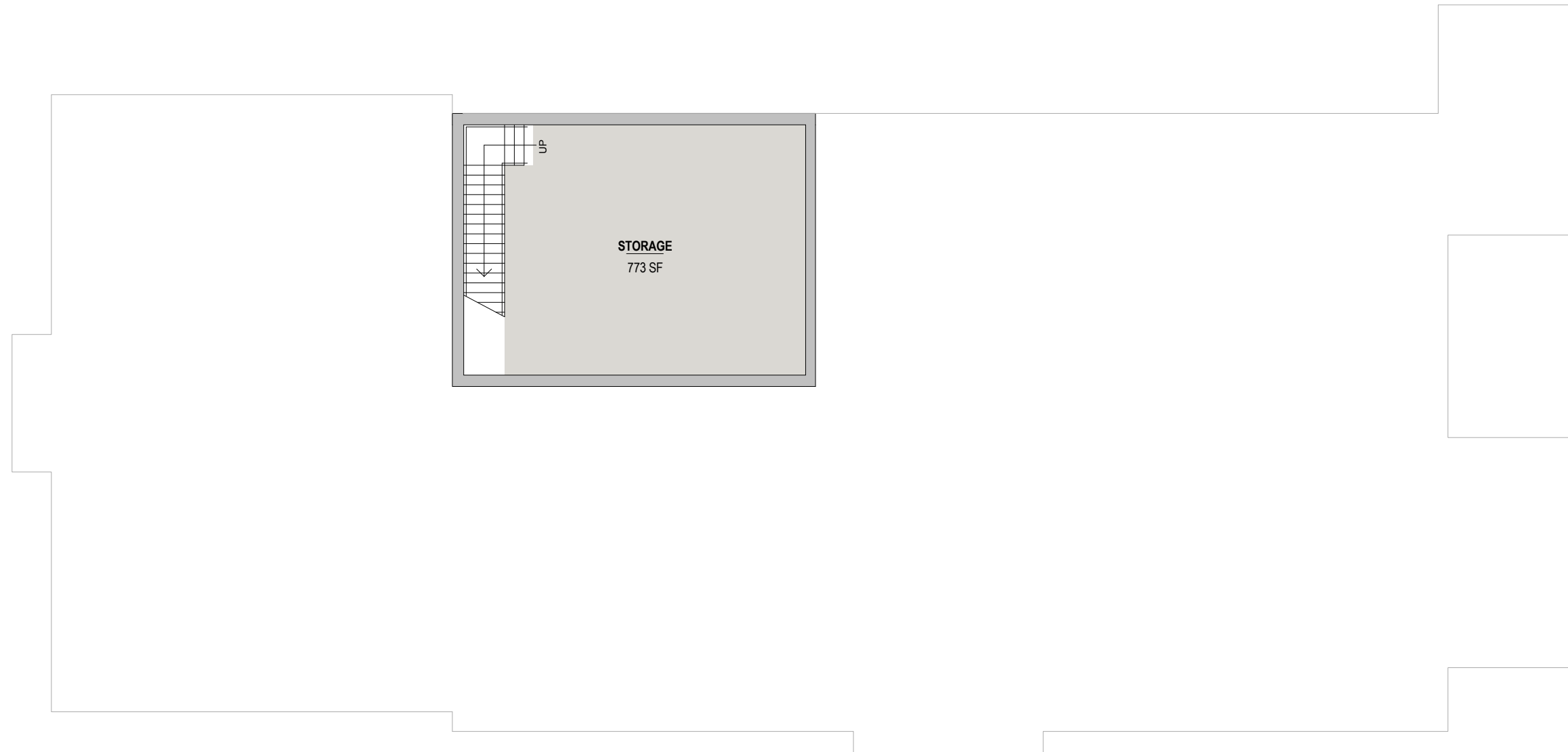
Replace partial height partitions with full height partitions to improve acoustic quality

Renovate Library to allow space for Reading + intervention room

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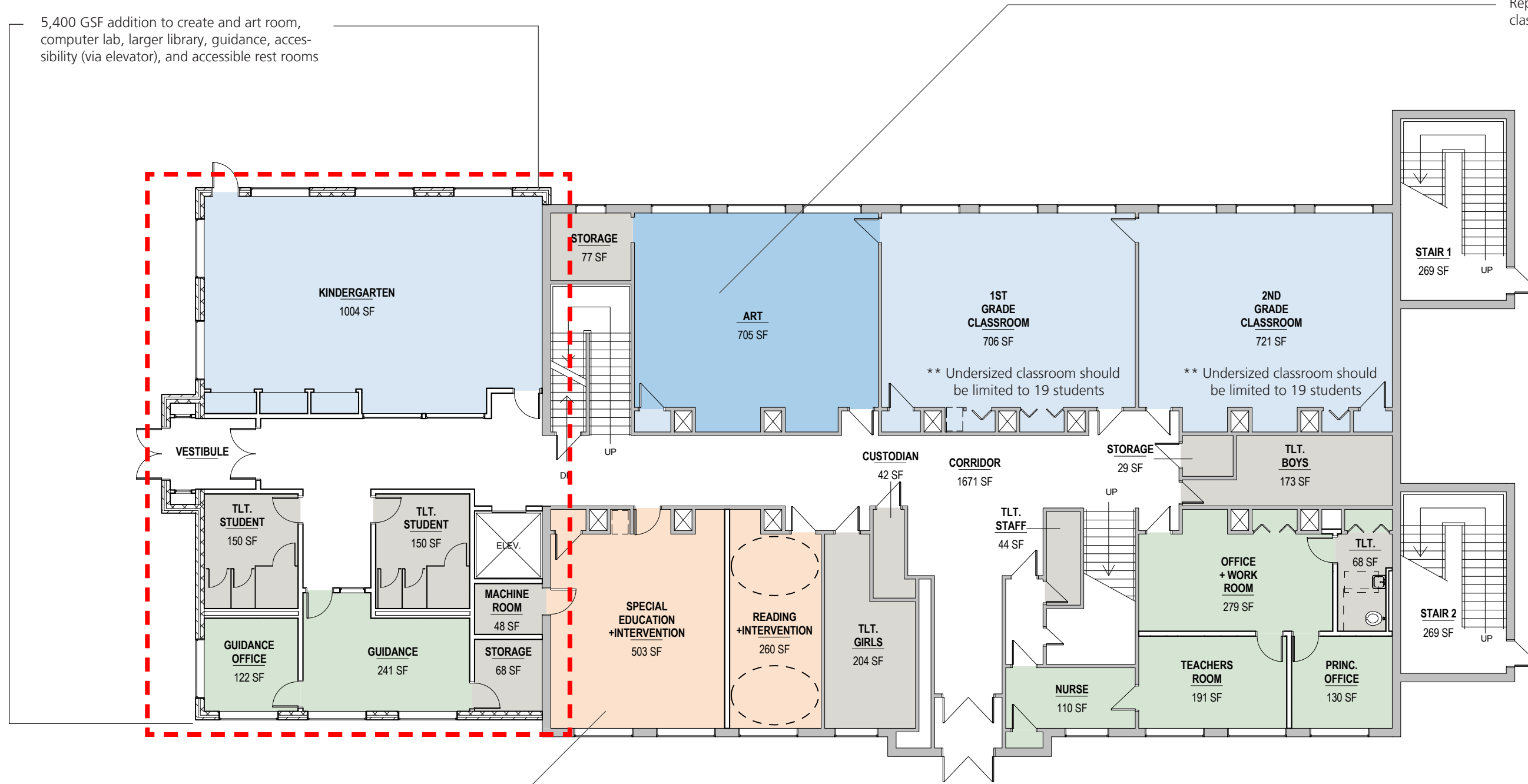
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5,400 GSF addition to create and art room, computer lab, larger library, guidance, accessibility (via elevator), and accessible rest rooms

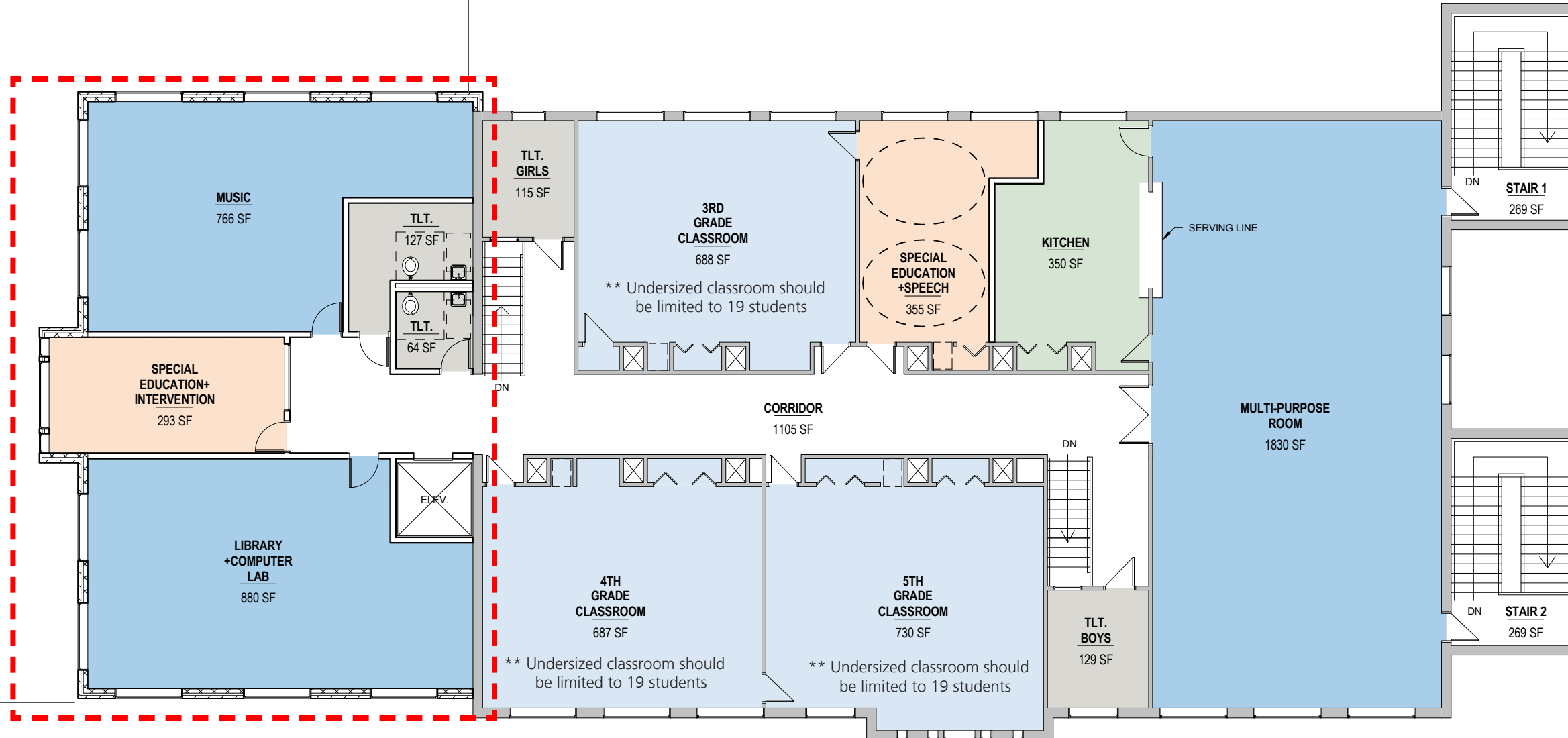
Repurpose space from Kindergarten classroom to Art room



Repurpose space from Library to Computer Lab

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