

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 an 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 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 and equality as a K-5, the Nancy Loud School would need to add:



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

Programming / Space Needs (con'd)

- Potential Kindergarten Classroom (allowing re-purpose of current space for other listed needs)
 - 4th 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)**.
 - 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.



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.



Nicely proportioned classrooms.

Programming / Space Needs Calculations

Nancy Loud 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	19	18	0.90	1.17	Full Day	1	0	1	1 K Classroom undersized
1st Grade	23	20	0.90	1.28	Full Day	2	2	0	1 Classrooms would be adequate at 23 students/class
2nd Grade	33	22	0.90	1.67	Full Day	2	2	0	
3rd Grade	20	22	0.90	1.01	Full Day	1	1	0	
4th Grade (future)	24	25	0.90	1.07	Full Day	1	0	1	Future 4th grade would require additional classroom
5th Grade (future)	24	25	0.90	1.07	Full Day	1	0	1	Future 5th grade would require additional classroom
Total Enrollment	143					8			

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	143	8		30	0.21	0	0	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	124	8		30	0.24	0	0	
Music	1	124	7		30	0.24	0	1	
Physical Education	1	124	8		15	1	1	0	
Media Center	1	143	8	572	30	1	0	572	Net Square Feet
Cafeteria	5	143	20	536	15	2	1857	0	Net Square Feet
Special Education Student Areas*	5	33	82		30	3	0	3	Calculations assume 2 students/area
Intervention / Small Group Areas**	5	36	60		30	2	0	2	Calculations assume 3 students/area
Professional Areas								6	(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	124	144	0.90	19,840
	Kindergarten - Trans	19	150	0.90	3,167
					23,007

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 144sf/student for Grades 1-5 and 150sf/student in K @ 90% Utilization	99
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	# Classrooms*	Max Seats/ Classroom**	Utilization (90%)	Utilized Seats	Theoretical Student Capacity
Education Areas Capacity	5	22	0.9	99	99
Specialty Classrooms (Art, Music, Cpu, Etc)	0	22	0.9	0	See notes below

Current Utilization / Capacity	95.96%
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*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

Note: This programming shown reflects creating K-5 School (existing K-3)

Programming / Space Needs Calculations

Nancy Loud School Program Based on Enrollment

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Total Enrollment	95					6			

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	95	6		30	0.32	0	0	
Art	1	76	6		30	0.39	0	0	Can continue shared use of MP room if no more classes are added (6 classroom max for a single shared room)
Music	1	76	5		30	0.39	0	0	
Physical Education	1	76	6		15	1	1	0	
Media Center	1	95	6	380	30	1	0	380	Net Square Feet
Cafeteria	5	95	20	356	15	0.16	1857	0	Net Square Feet
Special Education Student Areas*	5	22	55		30	2	0	2	Calculations assume 2 students/area
Intervention / Small Group Areas**	5	24	40		30	2	0	2	Calculations assume 3 students/area
Professional Areas								6	(1) Speech, (1) Guidance, (1) Reading Specialist, (1) Spec Education, (1) testing area, (1) Nurse/Health Office

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For New Construction	Grade 1-3	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

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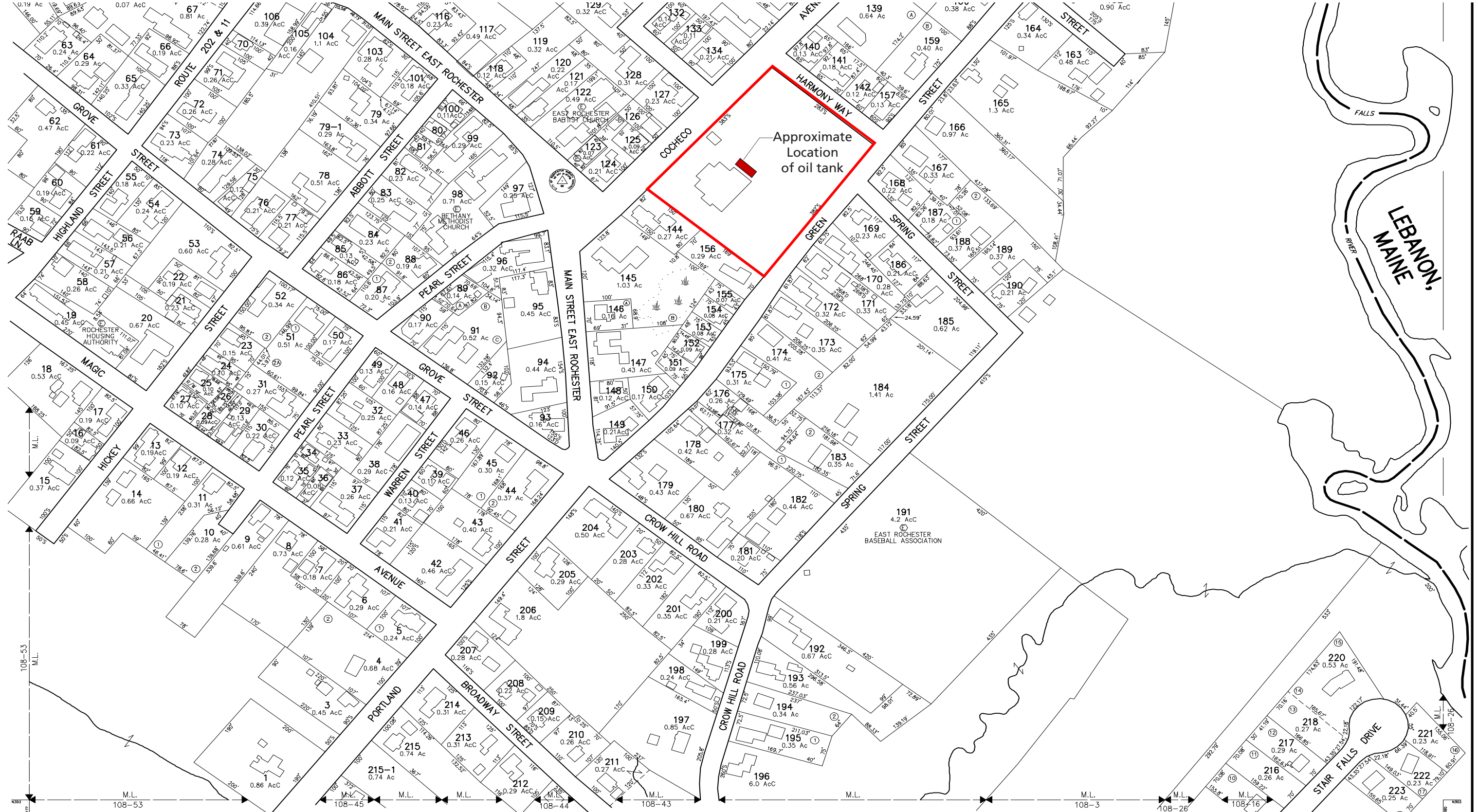
Current Utilization / Capacity **95.96%**

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Note: This programming shown reflects Maintaining K-3 School

Existing Property Map

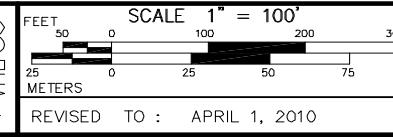


THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.
 THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.
 PHOTOGRAPHY DATE: APRIL 28, 1990
 COMPLETION DATE: JUNE 30, 1992

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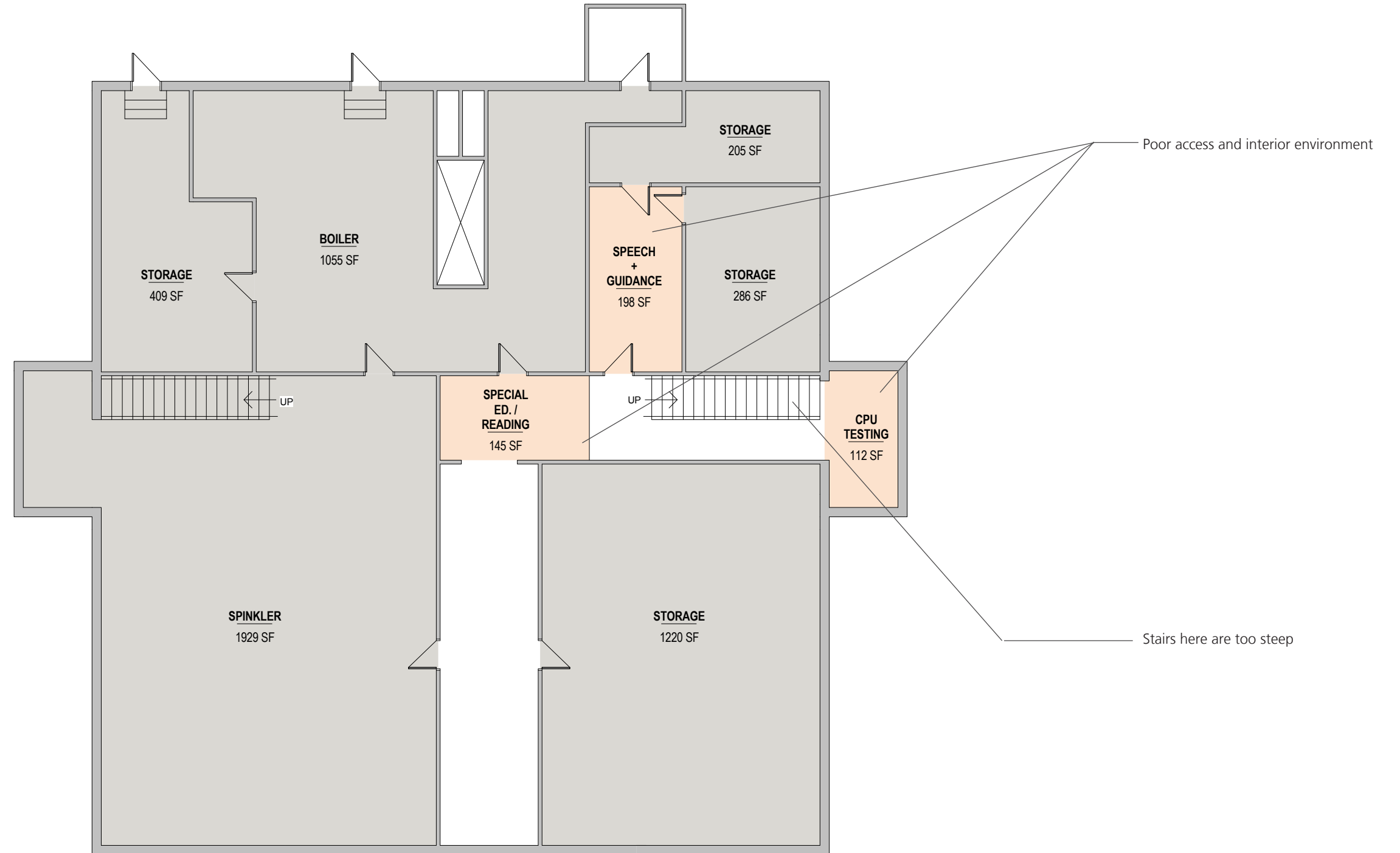
AREA SURVEYED	Ac
AREA CALCULATED	Ac
RECORD DIMENSION	100'
SCALED DIMENSION	100'S
MATCH LINE	M.L.
WATER	—W—

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

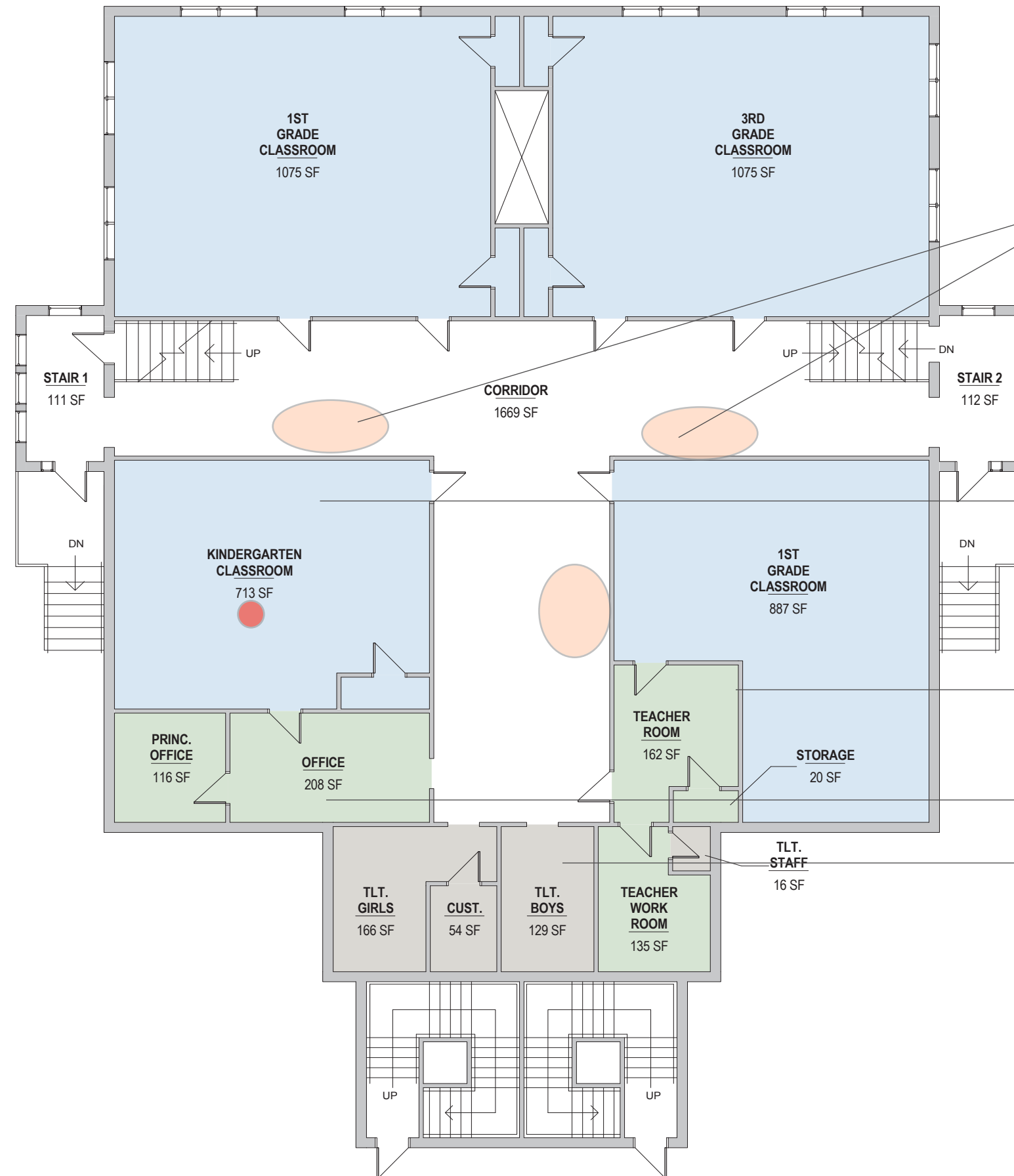


PROPERTY MAPS
ROCHESTER
 NEW HAMPSHIRE

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



- 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.

Formerly used as Intervention Space (stopped per Fire Marshal orders)

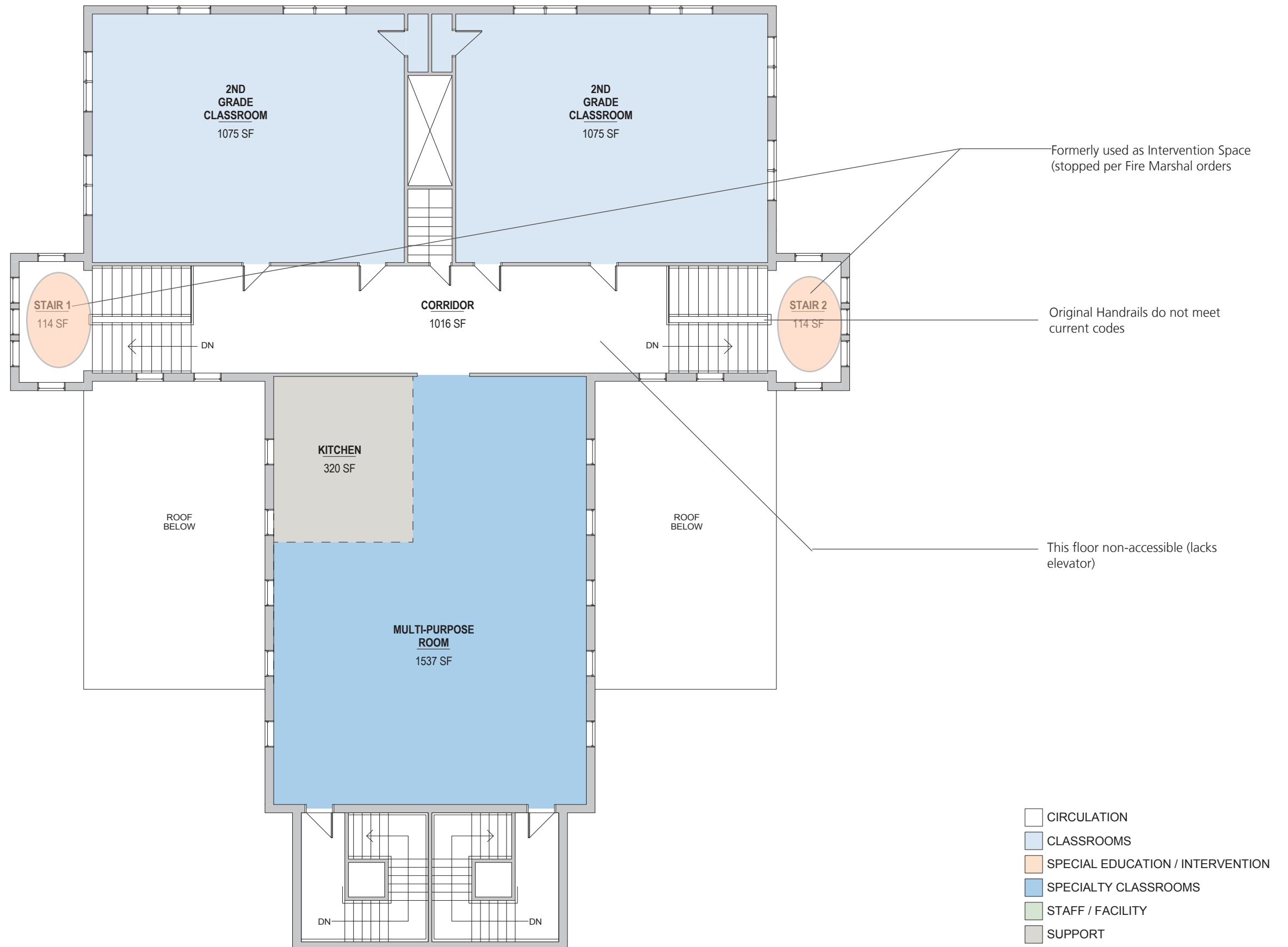
Until additional space is created, Nancy Loud School should consider swapping this room with the 1st grade classroom across the corridor as Kindergarten rooms should be larger by DOE standards than typical classrooms. If used as 1st Grade, this room will still be undersized, but closer to the recommended standard.

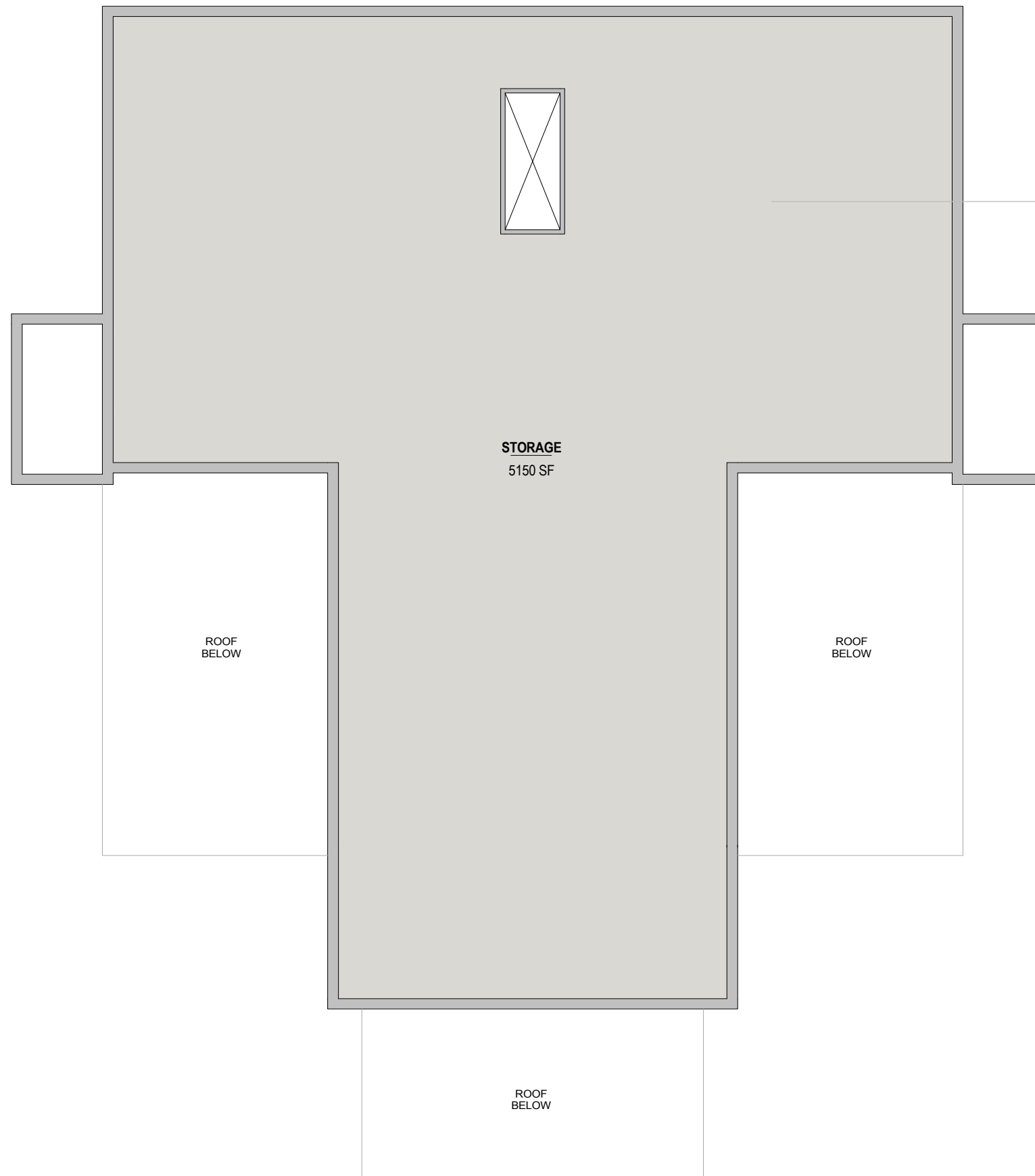
This area lacks acoustic separation as walls are not full height

Office is poorly located to maintain a secure supervisable entrance

Accessibility issues include lack of elevator access as well as accessible restrooms

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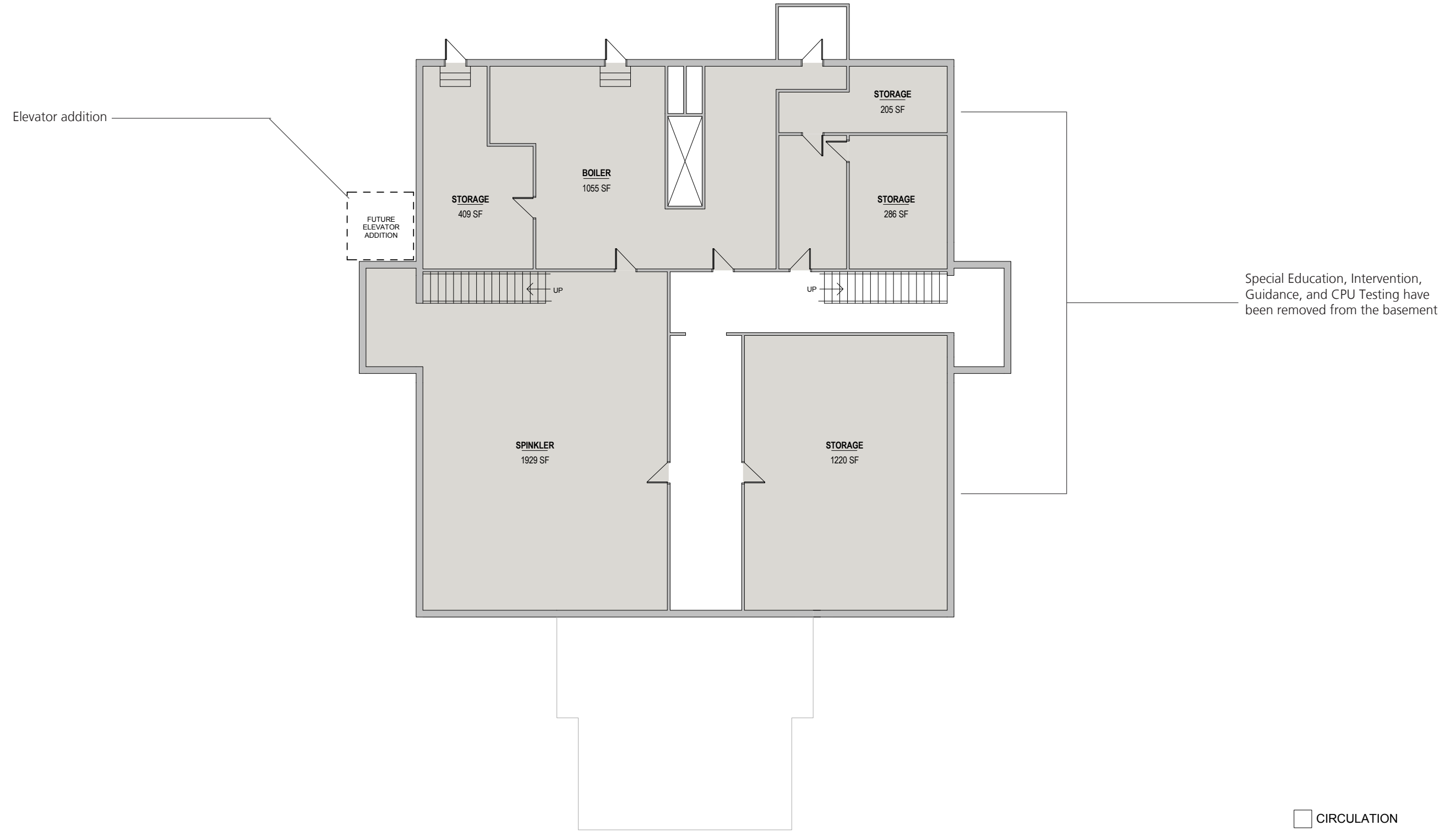




Attic Space not easily suitable for education space due to mechanical equipment and air quality

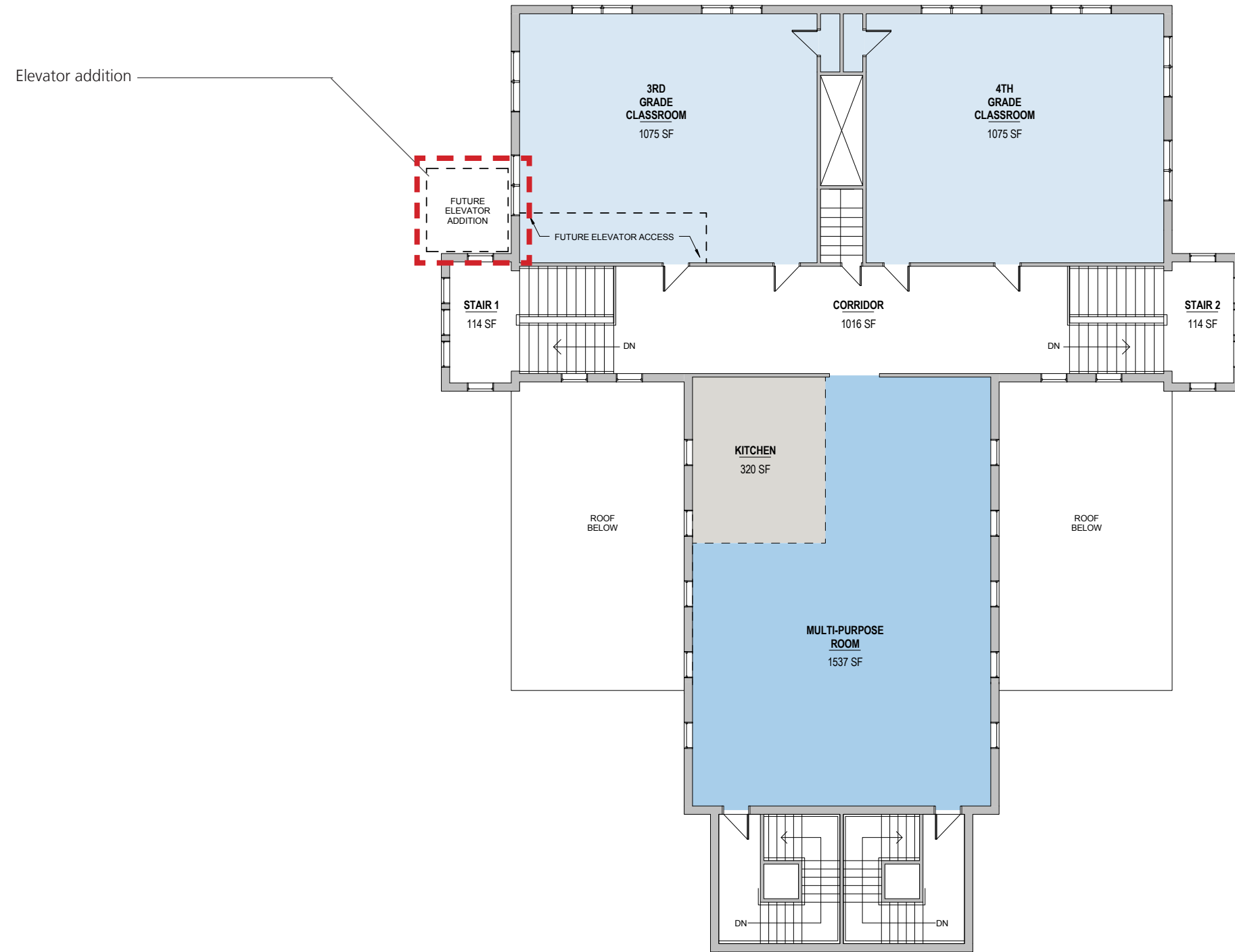


Aerial Site - Courtesy of Bing Maps

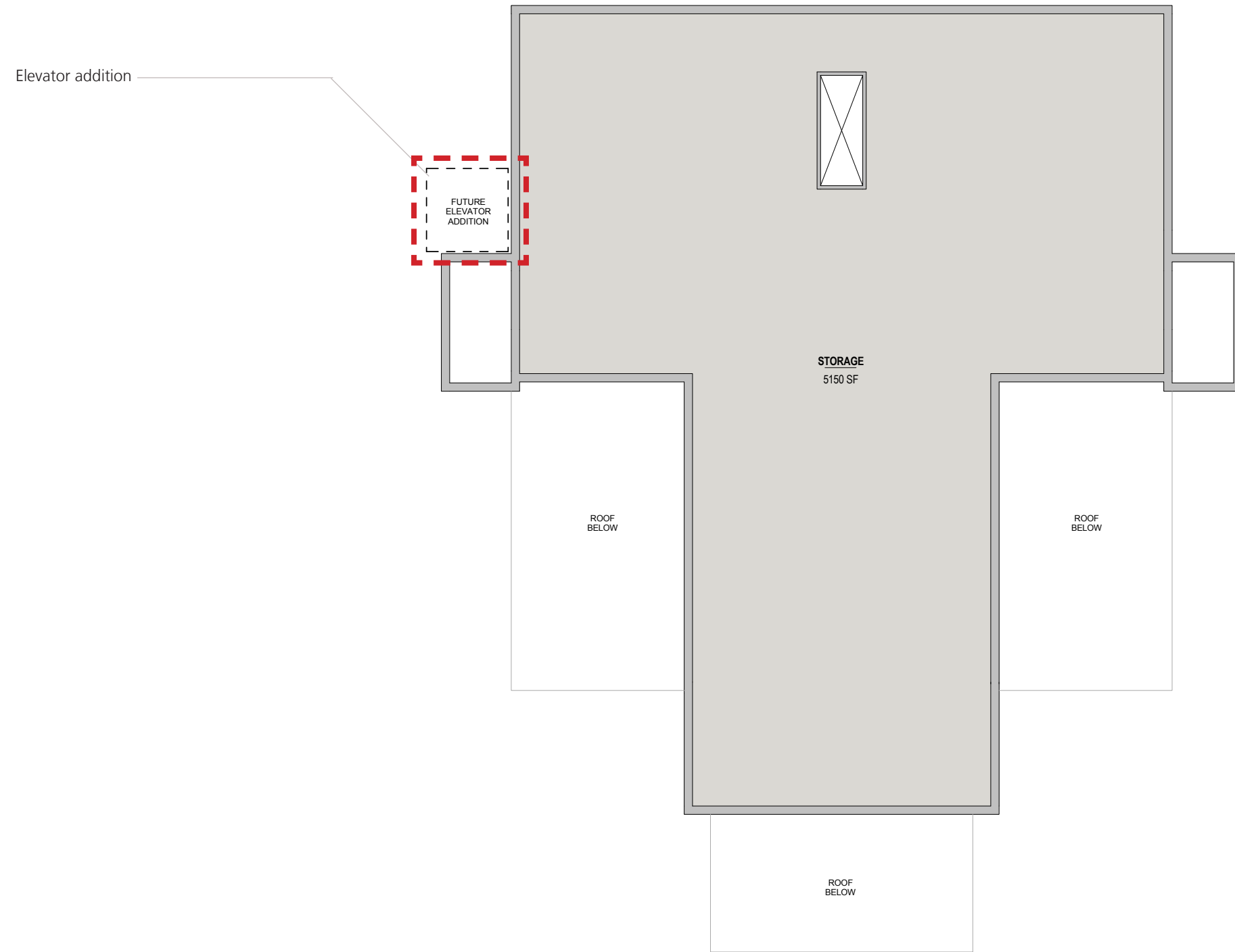


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