

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

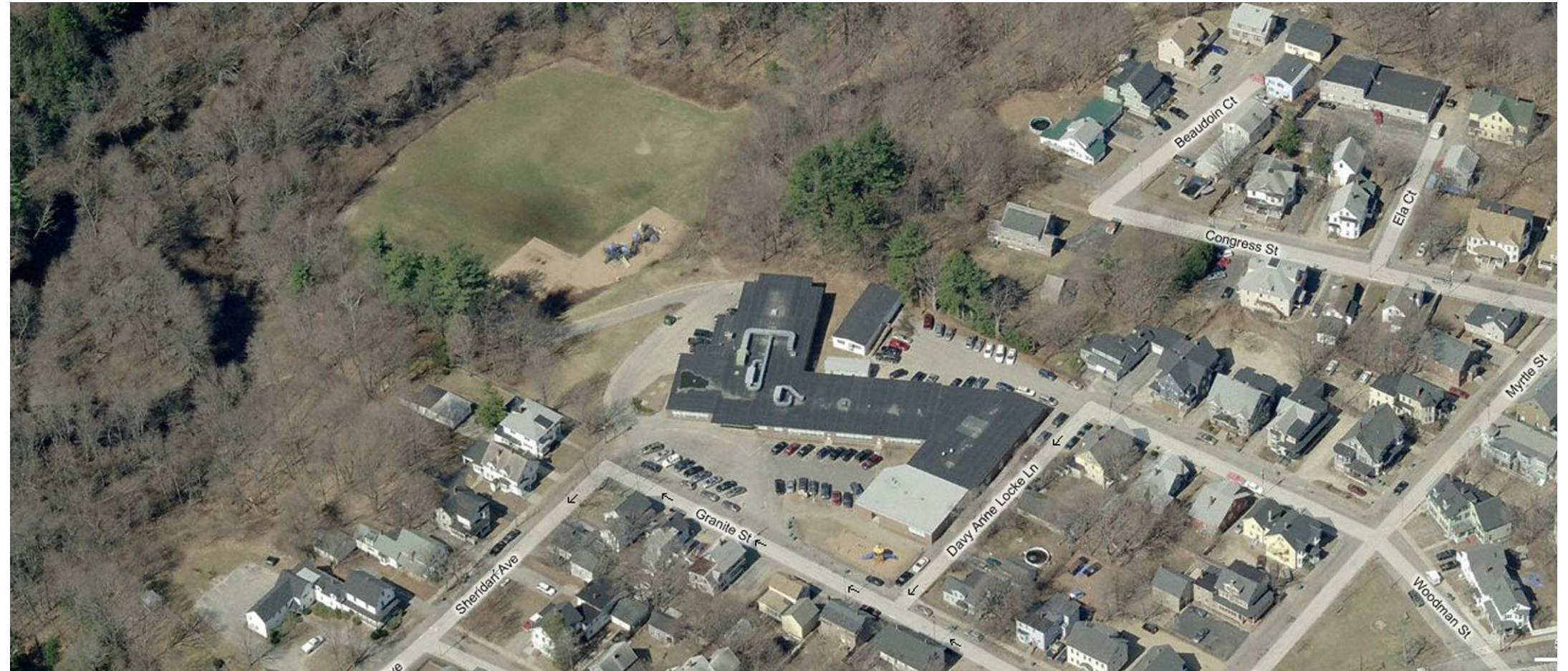
Acoustic issues can be found throughout the facility, as many partitions which have been added in recent years do not extend to the ceiling. These areas include, three classrooms, special education areas, administrative areas, and intervention areas. Daylighting is adequate throughout the classrooms.

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. The school is currently lacking the following spaces:

- Accessible Student Rest rooms
- Staff/Adult Rest rooms
- Art Classroom (currently provide art-on-a-cart)
- Music Classroom (currently offered on stage which has no acoustic separation from MP room making music instruction difficult)
- Conference rooms
- Computer Lab (Current CPU lab is undersized)
- 2 4th Grade Classrooms (Currently in Portable)
- 1 1st grade Classroom (currently using spaces that are not adequately sized)
- 2 Kindergarten Classrooms (one undersized, one missing)
- Special Education Space (One currently in Portable)



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 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	58	18	0.90	3.58	Full Day	4	2	2	1 K Classroom undersized
1st Grade	46	20	0.90	2.56	Full Day	3	2	1	1 Classroom is severely undersized
2nd Grade	44	22	0.90	2.22	Full Day	3	3	0	Might be able to use 2 classrooms only with only 44 students (100% full)
3rd Grade	49	22	0.90	2.47	Full Day	3	3	0	Need improved access to one of these classrooms if it remains
4th Grade	58	25	0.90	2.58	Full Day	3	1	2	Excludes Portables
5th Grade	62	25	0.90	2.76	Full Day	3	3	0	
Total Enrollment	317					19			

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	317	19		30	1	0	1	Computer lab is undersized and becomes very tight when capacity is over 10.
Art	1	259	19		30	1	0	1	Art teacher travels from room to room, there is no room dedicated to art.
Music	1	259	15		30	1	0	1	Stage not counted as is not acoustically separated
Physical Education	1	259	19		15	2	1	1	
Media Center	1	317	19	1268	30	1	1124	144	
Cafeteria	5	317	20	1189	15	2	4281	0	Net Square Feet
Special Education Student Areas*	5	60	151		30	6	6	0	
Intervention / Small Group Areas**	5	63	106		25	5	4	1	
Professional Areas								4	1 calming room (special education), 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

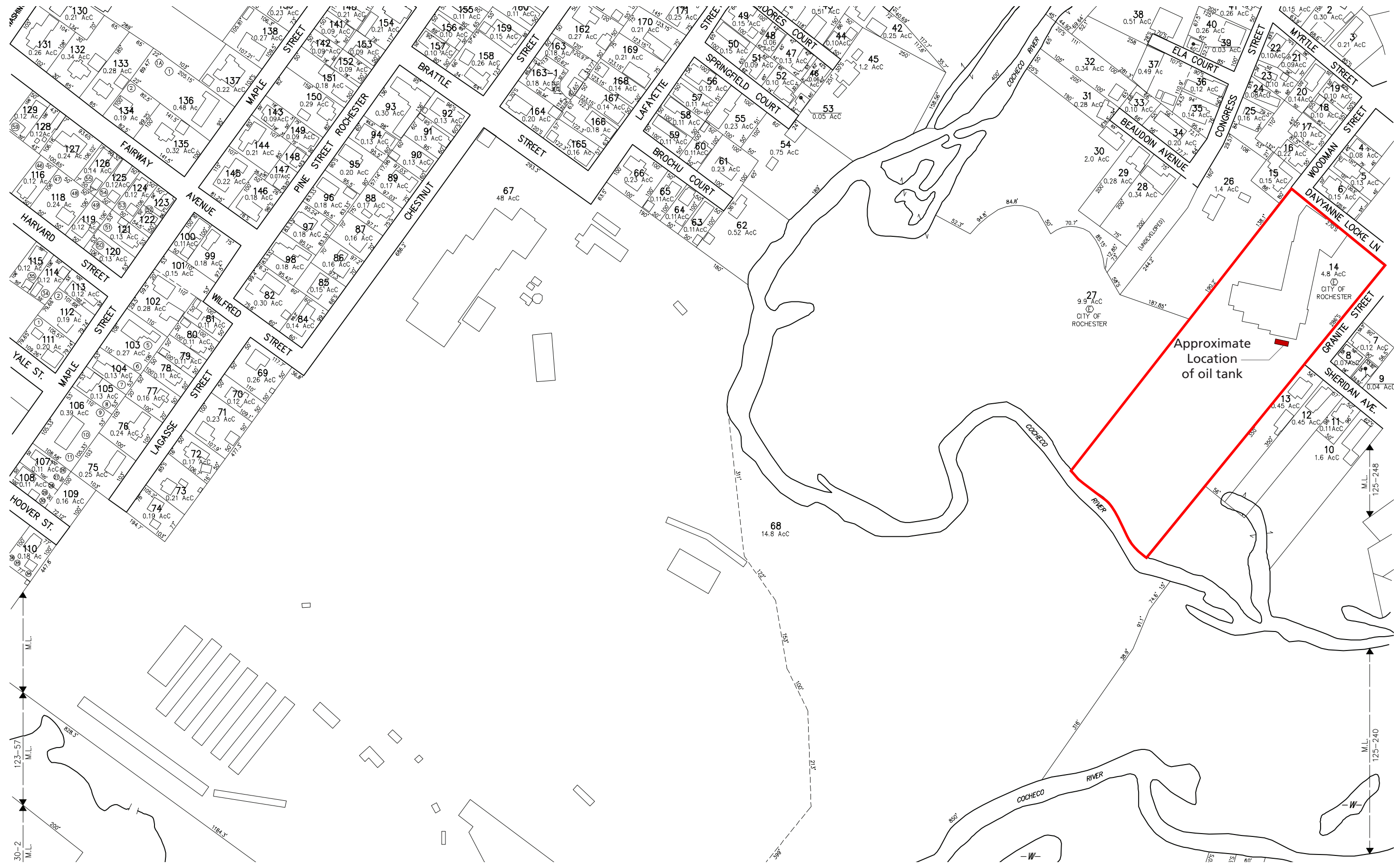
Existing Analysis / Capacity

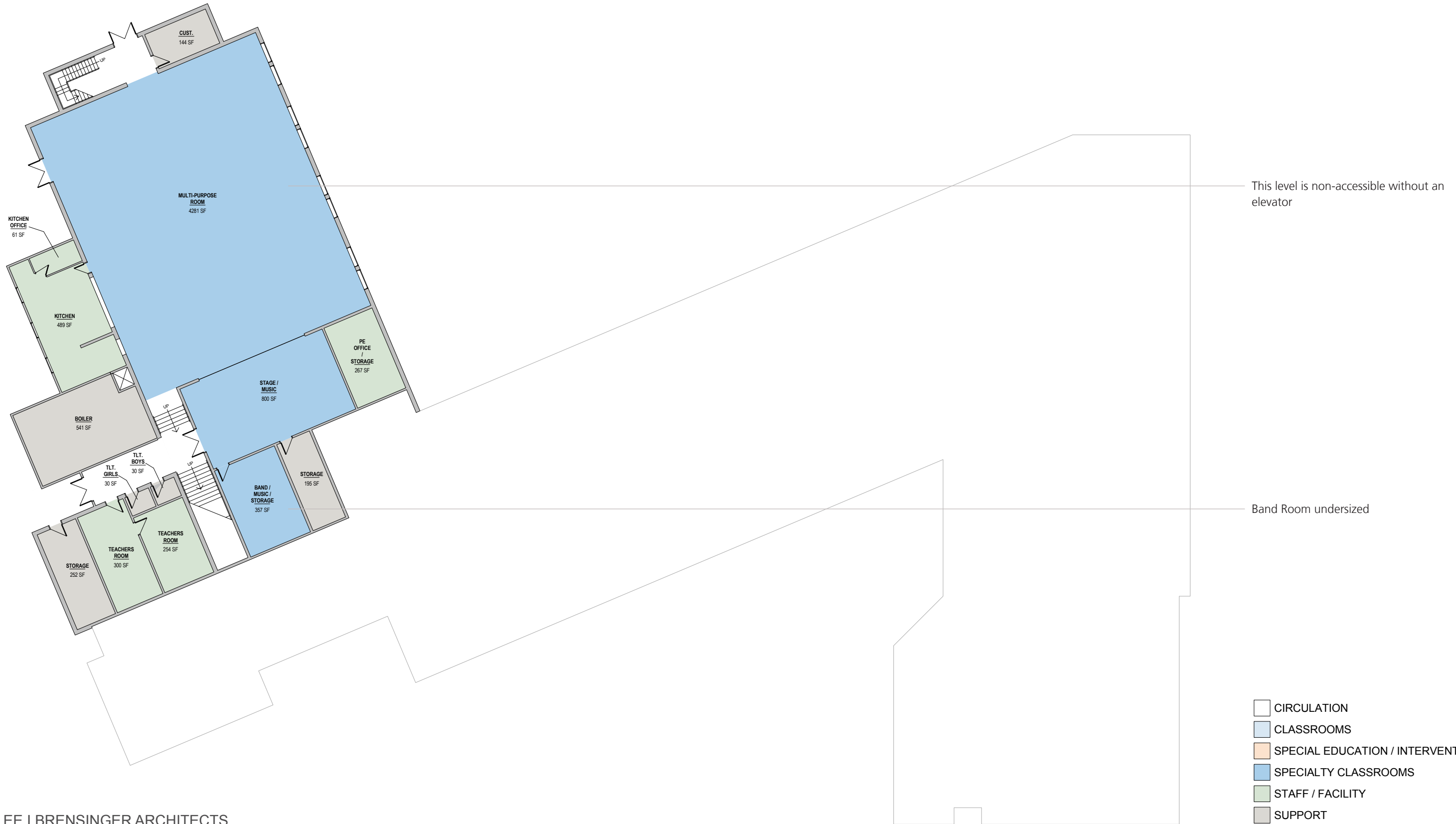
Current Enrollment						317
Current Building Size (gsf)						38,283 Excluding Portables
Estimated Building Capacity Based solely on size of building	Based on Average NH School Construction of 144sf/student for Grades 1-5 and 150sf/student in K @ 90% Utilization					238
	# Classrooms*	Max Seats/ Classroom **	Utilization (90%)	Utilized Seats	Theoretical Student Capacity	
Education Areas Capacity	13	22	0.9	257.4	257	
Specialty Classrooms (Art, Music, Cpu, Etc)	3	20	0.9	54		See notes below
Current Utilization / Capacity						123.15%

*Currently, there are 16 Homerooms. One is severely 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	Notes
Art	900	Y	22	0.9	30	594	Slightly Undersized Area - If restored from a classroom
Music	800	N	22	0.9	30	594	If stage is used, Needs separation from MP room (folding partition or other)
Media Center	1124	N	Calculated @ Students x .10 x 40 sf			281	Should expand back into adjacent classroom
Gymnasium	4281	Y	44	0.9	15	594	If Gym allows 2 classes/period
CPU Lab	375	N	22	0.9	30	594	Would need to be enlarged
Cafeteria	4281	Y	238	0.9	15	642	Shared Café-Gym

Existing Property Map





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

No acoustic separation in these spaces

No acoustic separation in these spaces

Non-supervisable entrance from Administration areas



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

Recommended Improvements

It should be noted that solutions to site issues on the existing property were deemed to be problematic and not cost effective. Solutions shown here rely on acquisition of two adjacent properties. This should be reviewed by the school department and the school board in detail to verify cost and community impact.



Aerial Site - Courtesy of Bing Maps



Elevator addition (540 GSF) to allow access to entire building

Repurpose space from Special Education into Music + Art room

Renovate and repurpose space from Special education and administration into 4th grade classrooms

Repurpose space from Administration into Reading and Intervention spaces

Classroom addition (5,280 GSF)

Renovate this area to provide appropriately sized Library, Computer Lab, Accessible rest rooms, Nurse, Guidance Office, and Special Education spaces (6,450 GSF)



- CIRCULATION
- CLASSROOMS
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