



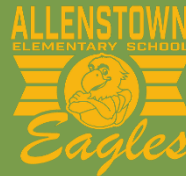
School Board Presentation

**ALLENSTOWN
SCHOOL DISTRICT**

Feasibility Study

Allenstown, NH

March 11, 2019



REPORT BACK findings and recommendations

- Facility Analysis: AES & ARD
 - Recap of Analysis Goals
 - Summary Recommendations
- Education Assessment: AES & ARD
 - Assessment Goals and Findings
 - Summary Recommendations
- Schedule Update
- Next Steps

AGENDA

School Board Presentation

FINDINGS & RECOMMENDATIONS



HARRIMAN

AUBURN

BOSTON

PORTLAND

PORTSMOUTH

www.harriman.com

ALLENSTOWN SCHOOL DISTRICT
ALLENSTOWN ELEMENTARY SCHOOL
Allenstown, NH 03275
PROJECT # 18345

NOVEMBER 19, 2018
Revised MARCH 11, 2019

FACILITY ANALYSIS



AES FACILITY ANALYSIS

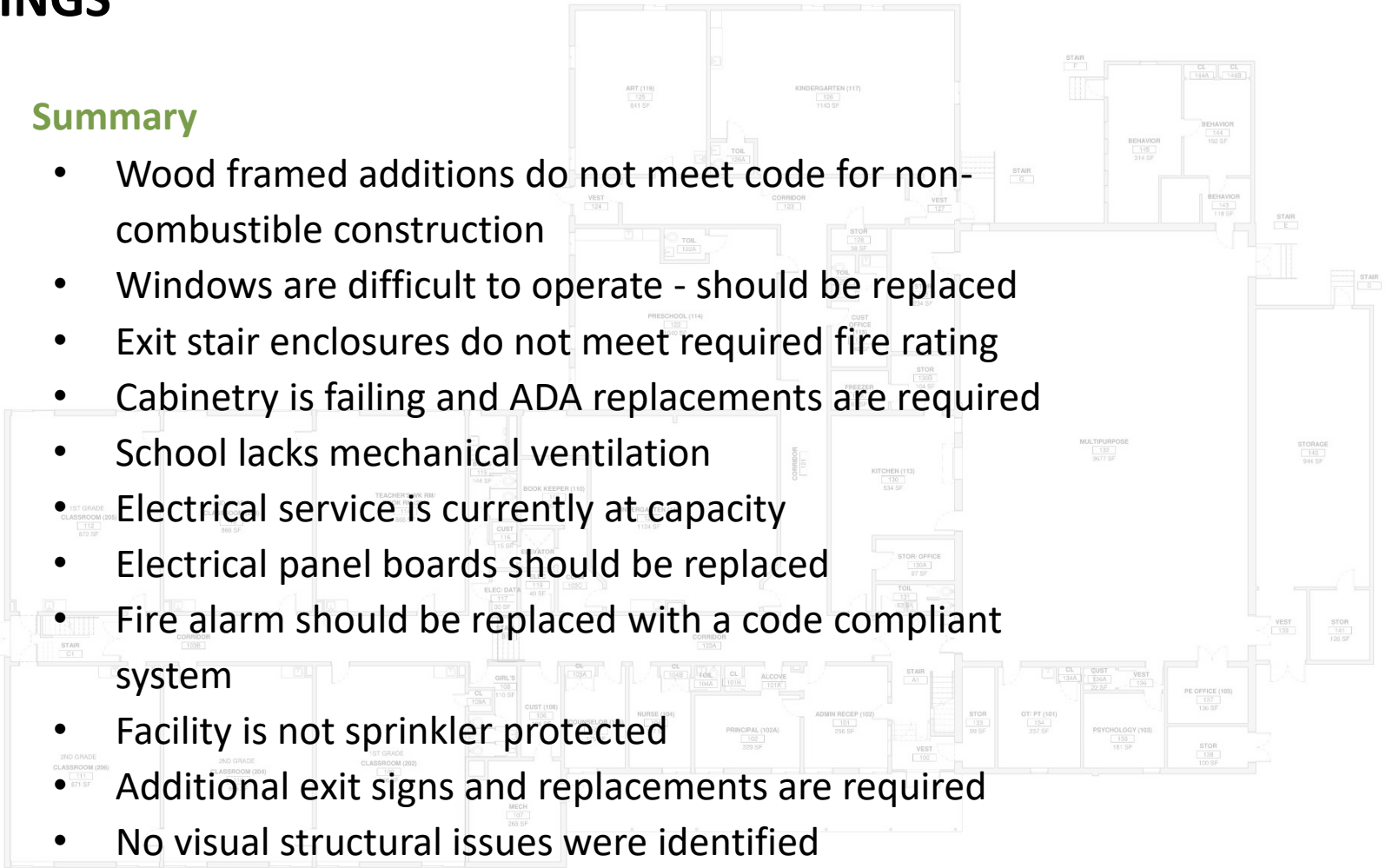
School Board Presentation



FINDINGS

1. Summary

- Wood framed additions do not meet code for non-combustible construction
- Windows are difficult to operate - should be replaced
- Exit stair enclosures do not meet required fire rating
- Cabinetry is failing and ADA replacements are required
- School lacks mechanical ventilation
- Electrical service is currently at capacity
- Electrical panel boards should be replaced
- Fire alarm should be replaced with a code compliant system
- Facility is not sprinkler protected
- Additional exit signs and replacements are required
- No visual structural issues were identified



RECOMMENDATIONS

1. Short-term

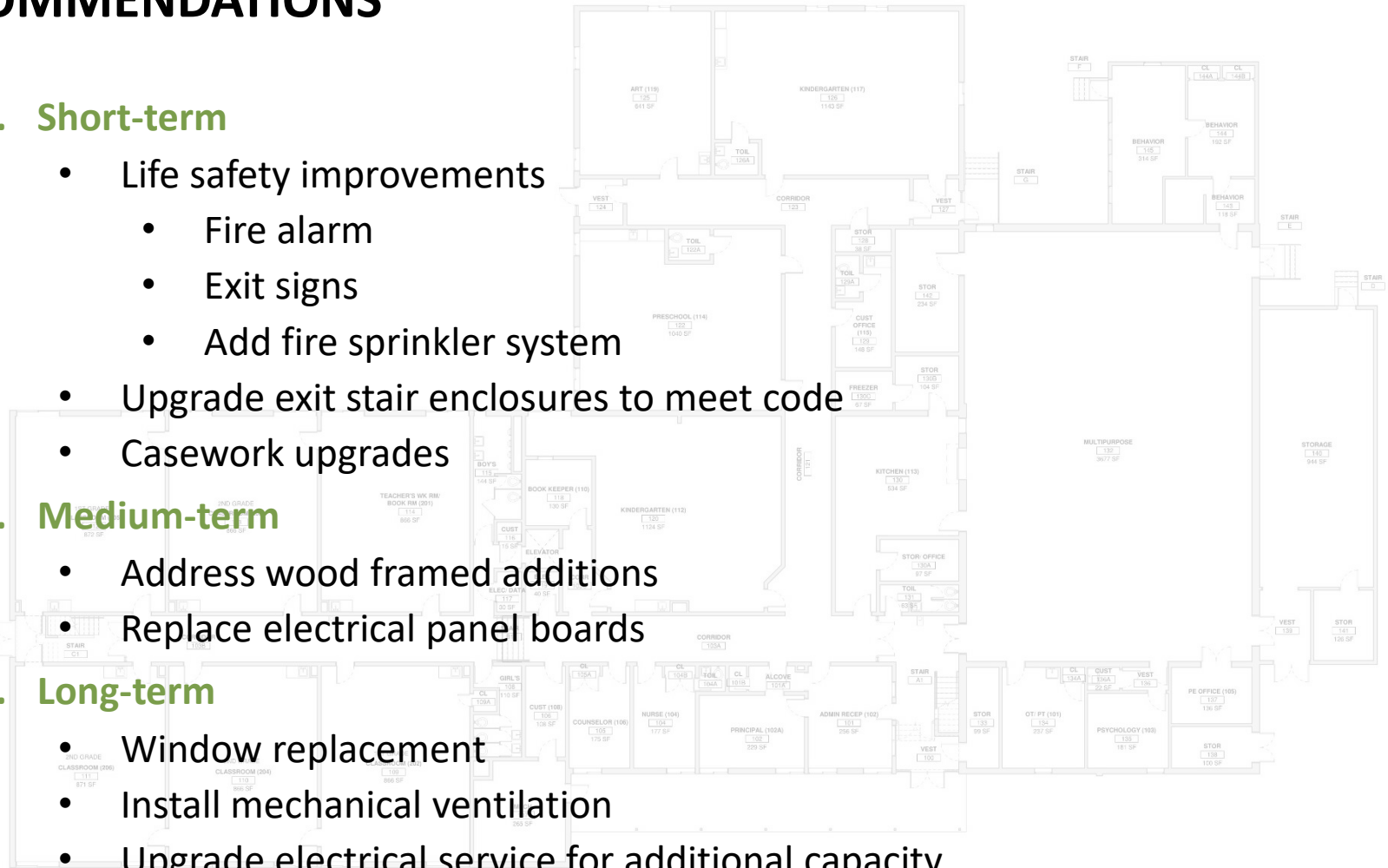
- Life safety improvements
 - Fire alarm
 - Exit signs
 - Add fire sprinkler system
- Upgrade exit stair enclosures to meet code
- Casework upgrades

2. Medium-term

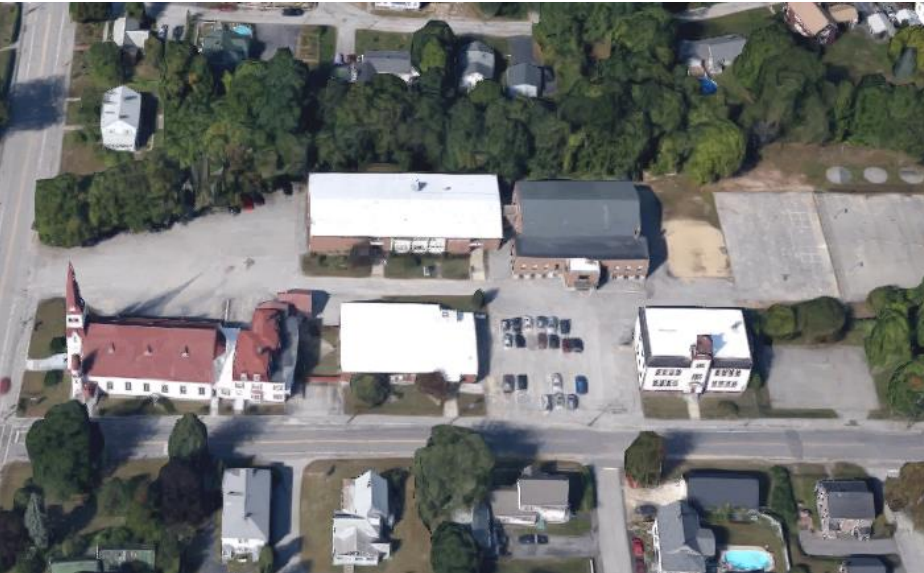
- Address wood framed additions
- Replace electrical panel boards

3. Long-term

- Window replacement
- Install mechanical ventilation
- Upgrade electrical service for additional capacity



FINDINGS & RECOMMENDATIONS



HARRIMAN

AUBURN

BOSTON

PORTLAND

PORTSMOUTH

www.harriman.com

ALLENSTOWN SCHOOL DISTRICT
ARMAND R. DUPONT MIDDLE SCHOOL
Allentown, NH 03275
PROJECT # 18345

March 11, 2019

FACILITY ANALYSIS



ARD FACILITY ANALYSIS

School Board Presentation



FINDINGS

1. Summary

- Building is in poor condition throughout and is unreliable
 - Lack of heat forced a cancelled school day
 - Relatively new boilers consistently require maintenance
 - Heating system cannot deliver consistent temperature
- Windows are failing and require replacement
- Original building is not fully accessible
- Brick exterior is deteriorating: loose mortar and bricks occur throughout including over walkways and doorways
- Building lacks mechanical ventilation
- Electrical generator's transfer switch does not meet code
- Electrical service is currently near capacity
- Add emergency lighting to meet code
- Sprinkler system requires testing for corrosion

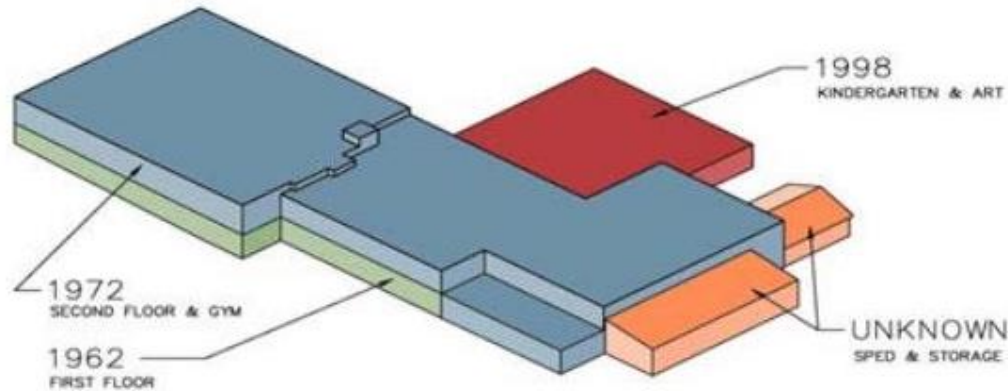
ARD FACILITY ANALYSIS

School Board Presentation



FINDINGS & RECOMMENDATIONS

YEAR BUILT	FIRST FLOOR	SECOND FLOOR	TOTAL SF
Original 1962	11,900	0	11,900
1972	4,950	11,900	16,850
1998	4,700	0	4,700
Unknown (Storage)	1,260	0	1,260
Unknown (SPED)	730	0	730
Totals	23,540	11,900	35,440



AES EDUCATION ASSESSMENT

School Board Presentation



** Denotes spaces used to calculate pupil stations.

GENERAL CLASSROOMS					GC
ROOM #	ROOM NAME	SQ. FT.	SQ. FT. PER PUPIL (1)	GROSS CAPACITY	NET PUPIL CAPACITY @ 95%
TOTALS				262	249
109	CLASSROOM (202) 1st GRADE	866	36	24	
109A	CL TO 109	15			
110	CLASSROOM (204) 2nd GRADE	866	36	24	
111	CLASSROOM (206) 2nd GRADE	871	36	24	
112	CLASSROOM (205) 1st GRADE	872	36	24	
113	CLASSROOM (203) 2nd GRADE	866	36	24	
120	KINDERGARTEN (112)	1,124	50	22	
122A	TOIL TO 122	40			
126	KINDERGARTEN (117)	1,143	50	23	
126A	TOIL TO 126	40			
206	CLASSROOM (404) 4th GRADE	867	36	24	
207	CLASSROOM (406) 3rd GRADE	867	36	24	
211	CLASSROOM (405) 3rd GRADE	868	36	24	
212	CLASSROOM (403) 4th GRADE	868	36	24	

SPECIALIZED CLASSROOMS					SC
ROOM #	ROOM NAME	SQ. FT.	SQ. FT. PER PUPIL (1)	GROSS CAPACITY	
122	PRESCHOOL (114) half day	1,040	50	21	
125	ART (119)	641	36	17	
132	MULTIPURPOSE (GYM)	3,677	110	33	
137	P.E. OFFICE	136			
219	MUSIC (301)	724	25	29	

SPECIAL SERVICES CLASSROOMS					SSC
ROOM #	ROOM NAME	SQ. FT.	SQ. FT. PER PUPIL (2)	MAX # OF PUPILS	
134	OT/PT (101)	237	60	4	
134A	CL TO 134	9			
135	PSYCHOLOGY (103)	181	60	3	
143	BEHAVIOR	118	60	2	
144	BEHAVIOR	192	60	3	
144A	CL TO 144	12			
144B	CL TO 144	12			
145	BEHAVIOR	314	60	5	
200	SPED (302)	358	60	6	
201	SPED (304)	338	60	6	
202	SPEECH & LAN (306)	249	60	4	
208	INTERVENTION RM (408)	873	60	15	
210	SPED (407)	872	60	15	

CORE AREAS					CA
ROOM #	ROOM NAME	SQ. FT.	SQ. FT. PER PUPIL (1)	MAX # OF PUPILS	
132	MULTIPURPOSE (Cafeteria)	3,677	15	129	
130	KITCHEN (113)	534			
130A	STORAGE TO KITCHEN (113)	97			
130B	STORAGE TO KITCHEN (113)	104			
130C	FREEZER	67			

139	LIBRARY	1,344	4	336	
-----	---------	-------	---	-----	--

132	MULTIPURPOSE (Assembly)	3,677	7	525	
132	MULTIPURPOSE (Assembly)	3,677	15	245	

EDUCATIONAL SUPPORT AREAS					ESA
ROOM #	ROOM NAME	SQ. FT.	SQ. FT. PER PUPIL	MAX # OF PUPILS	
ADMINISTRATION					
101	ADMIN RECEP (102)	256			
101B	STORAGE	13			
102	PRINCIPAL (102A)	229			
105	COUNSELOR (106)	175			
105A	CL TO 105	7			
118	BOOK KEEPER (110)	130			
216	CONF (305)	212			
		1022			Minimum 1200 sq. ft.

104	NURSE (104)	137			
104A	TOIL TO 104	20			
104B	CL TO 104	8			
		165			Minimum 625 sq. ft.

FACULTY		
114	TEACHER'S WK RM/ BOOK RM (201)	866
203	WORK RM (402)	120
204	TEACHERS RM (402A)	265

133	STOR	99
138	STOR	100
140	STORAGE	944
141	STOR	126
142	STOR	234

Note 1 "SQ. FT. PER PUPIL" or "SQ. FT." is based on NH Code of Administrative Rules Ed 321 or Manual for Planning and Construction of School Building 2006 from the New Hampshire Department of Education.

Note 2 "SQ. FT. PER PUPIL" is based on old standards for comparisons only.

SCHOOL PUPIL STATION CAPACITY

** Denotes spaces used to calculate pupil stations and includes adjoining space below.

Present school enrollment is 195

	GROSS	NET @ 95%
*TOTAL GENERAL CLASSROOMS ONLY	262	249

Class size per School Board Guidelines
 For grades K and 1: 15 pupils
 For grades 2 through 4: 17 pupils

AES EDUCATION ASSESSMENT

School Board Presentation



FINDINGS SUMMARY

1. Present Space Use

- Created a baseline data set to analyze

2. Present Program vs Educational Guidelines

- Compared school categories against DOE standards

3. Present School Capacity (our findings)

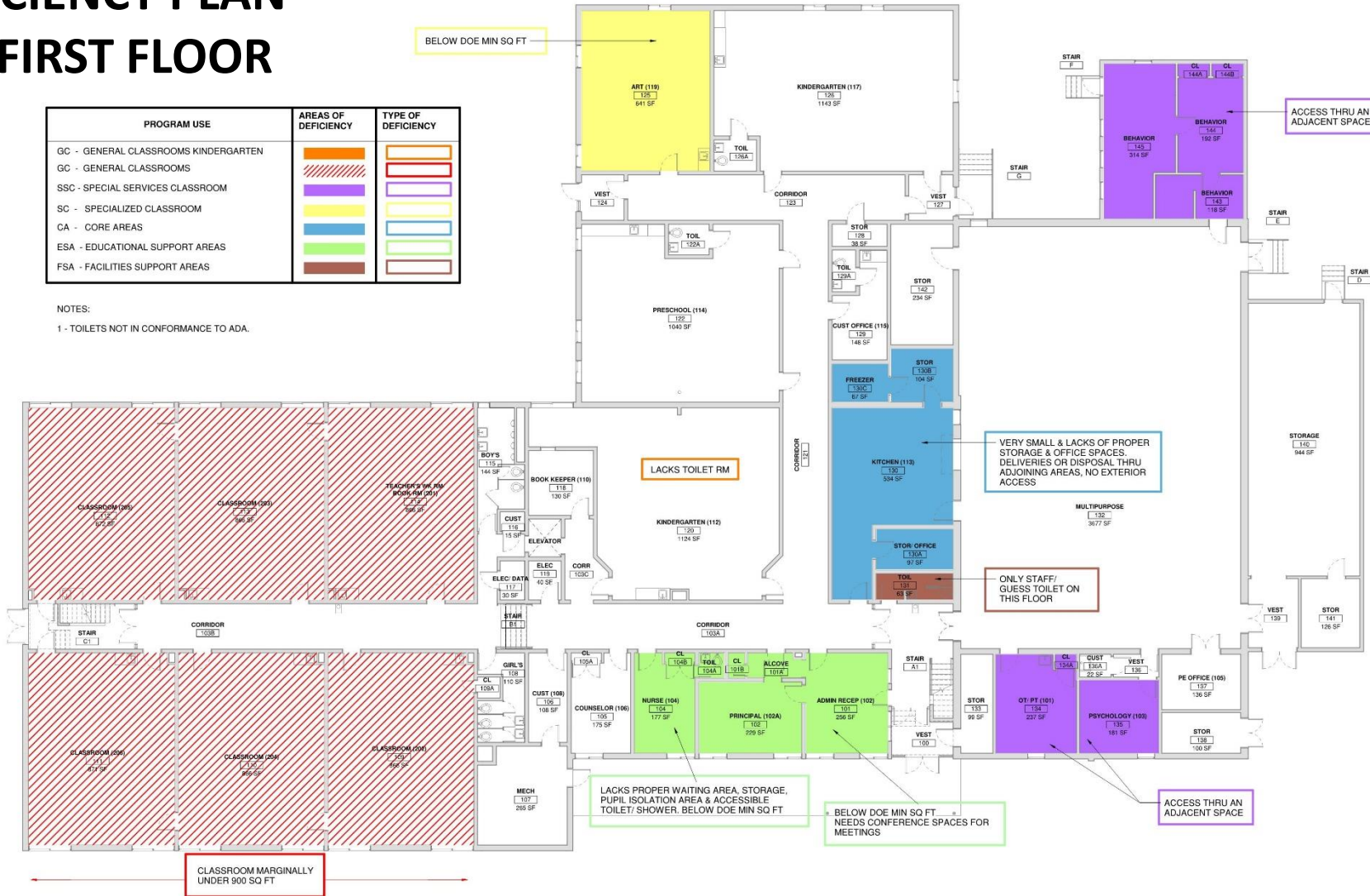
- Site meets minimum acreage
- Building meets minimum space requirements for current student population by DOE but not by Allenstown School District requirements
- NH DOE capacity: 249students
- Current enrollment: 195 students
- School District capacity: 179 (requires 1 additional classroom)
- Space deficiencies in Art, Music, SPED, Library, Administration, Nurse, & Kitchen

DEFICIENCY PLAN – AES FIRST FLOOR

PROGRAM USE	AREAS OF DEFICIENCY	TYPE OF DEFICIENCY
GC - GENERAL CLASSROOMS KINDERGARTEN		
GC - GENERAL CLASSROOMS		
SSC - SPECIAL SERVICES CLASSROOM		
SC - SPECIALIZED CLASSROOM		
CA - CORE AREAS		
ESA - EDUCATIONAL SUPPORT AREAS		
FSA - FACILITIES SUPPORT AREAS		

NOTES:

1 - TOILETS NOT IN CONFORMANCE TO ADA.



AES EDUCATION ASSESSMENT

School Board Presentation



DEFICIENCY PLAN – AES SECOND FLOOR

PROGRAM USE	AREAS OF DEFICIENCY	TYPE OF DEFICIENCY
GC - GENERAL CLASSROOMS KINDERGARTEN		
GC - GENERAL CLASSROOMS		
SSC - SPECIAL SERVICES CLASSROOM		
SC - SPECIALIZED CLASSROOM		
CA - CORE AREAS		
ESA - EDUCATIONAL SUPPORT AREAS		
FSA - FACILITIES SUPPORT AREAS		

NOTES:
1 - TOILETS NOT IN CONFORMANCE TO ADA.



AES EDUCATION ASSESSMENT

School Board Presentation



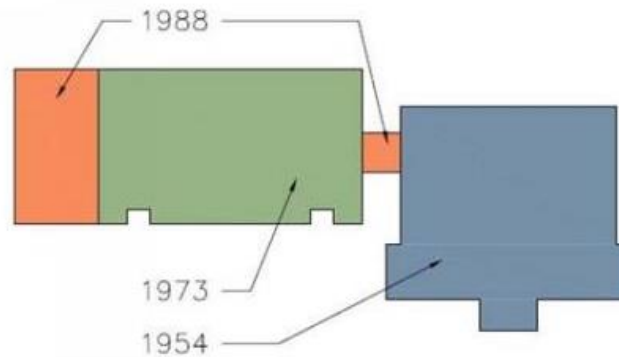
RECOMMENDATIONS

1. Pending development of design options

- Secure entrance
- Expand administration area
- Potentially add 1 classroom and add space to correct identified deficiencies

FINDINGS & RECOMMENDATIONS

YEAR BUILT	FIRST FLOOR	SECOND FLOOR	TOTALS SF
Original 1954	8,140	8,140	16,280
Original 1973	7,260	7,260	14,520
Addition 1988	2,615	2,615	5,230
Totals	18,015	18,015	36,030



** Denotes spaces used to calculate pupil stations.

GENERAL CLASSROOMS					GC
ROOM #	ROOM NAME	SQ. FT.	SQ. FT. PER PUPIL (1)	GROSS CAPACITY	NET PUPIL CAPACITY @ 90%
TOTALS				182	164
** 101	LANGUAJE ARTS (101)	1,014	36	28	
101A	STORAGE TO 101	123			
** 102	SCIENCE CR/LAB (102)	1,033	60	17	
** 103	MATH (103)	842	36	23	
	CL TO 103	6			
** 104	SOCIAL STUDY (104)	873	36	24	
	CL TO 104	6			
** 201	MATH	889	36	25	
201A	STORAGE	123			
** 202	SCIENCE CR/LAB (202)	1,030	60	17	
** 203	LANGUAJE ARTS (203)	841	36	23	
	CL TO 203	6			
** 204	SOCIAL STUDY (204)	873	36	24	
	CL TO 204	6			

SPECIALIZED CLASSROOMS					SC
ROOM #	ROOM NAME	SQ. FT.	SQ.FT. PER PUPIL (1)	GROSS CAPACITY	NET PUPIL CAPACITY @ 90%
105	TECHNOLOGY (105)	867	30	29	
	CL TO 105	6			
107	ART (107)	697	60	12	
207	GYMNASIUM (207)	5,224	125	42	
207A	STAGE	900	125	7	
208	P.E. OFF/ STOR (208)	506			
208A	STORAGE TO 208	26			
210	MUSIC (210)	506	25	20	
210A	STORAGE TO 210	26			

SPECIAL SERVICES CLASSROOMS					SSC
ROOM #	ROOM NAME	SQ. FT.	SQ.FT. PER PUPIL (2)	MAX # OF PUPILS	
110	SPEECH (110)	449	60	7	
205	PRIDE/ TITLE 1 (205)	867	60	14	
206	RESOURCE (206)	868	60	14	
	CL TO 206	6			
209	SPED OFFICE (209)	281			

CORE AREAS				CA
ROOM #	ROOM NAME	SQ. FT.	SQ.FT. PER PUPIL (1)	MAX # OF PUPILS
212	LIBRARY (212)	855	4	214
111	CAFETERIA (111)	1,936	15	129
112	KITCHEN (112)	388		
207	GYMNASIUM (207) (Assembly)	5,224	7	746
207	GYMNASIUM (207) (Assembly)	5,224	15	348
207A	STAGE	900		

EDUCATIONAL SUPPORT AREAS				ESA
ROOM #	ROOM NAME	SQ. FT.	SQ.FT. PER PUPIL	MAX # OF PUPILS
ADMINISTRATION				
109	CONFERENCE (109)	269		
127	WORK RM	74		
128	ADMIN RECEPTION (118)	215		
128A	PRINCIPAL	158		
106	GUIDANCE (106)	867		
	CL TO 106	6		
		1589		
Minimum 1200 sq. ft.				
211	NURSE (211)	156		
211A	TOIL TO 211	19		
211B	STORAGE TO 211	19		
		194		
Minimum 625 sq. ft.				
FACULTY				
126	TEACHERS LOUNGE (117)	342		
126A	TOIL TO 126	23		

Note 1 "SQ.FT. PER PUPIL" or "SQ. FT." is based on NH Code of Administrative Rules Ed 321 or Manual for Planning and Construction of School Building 2006 from the New Hampshire Department of Education.

Note 2 "SQ. FT. PER PUPIL" is based on old standards for comparisons only.

SCHOOL PUPIL STATION CAPACITY

** Denotes spaces used to calculate pupil stations and includes adjoining space below.

Present school enrollment is 160

*TOTAL GENERAL CLASSROOMS ONLY	GROSS 182	NET @ 90% 164
---------------------------------------	------------------	----------------------

Class size per School Board Guidelines for grades 5 through 8: 18 pupils	144
--	------------

ARD EDUCATION ASSESSMENT

School Board Presentation



FINDINGS SUMMARY

1. Present Space Use

- Created a baseline data set to analyze

2. Present Program vs Educational Guidelines

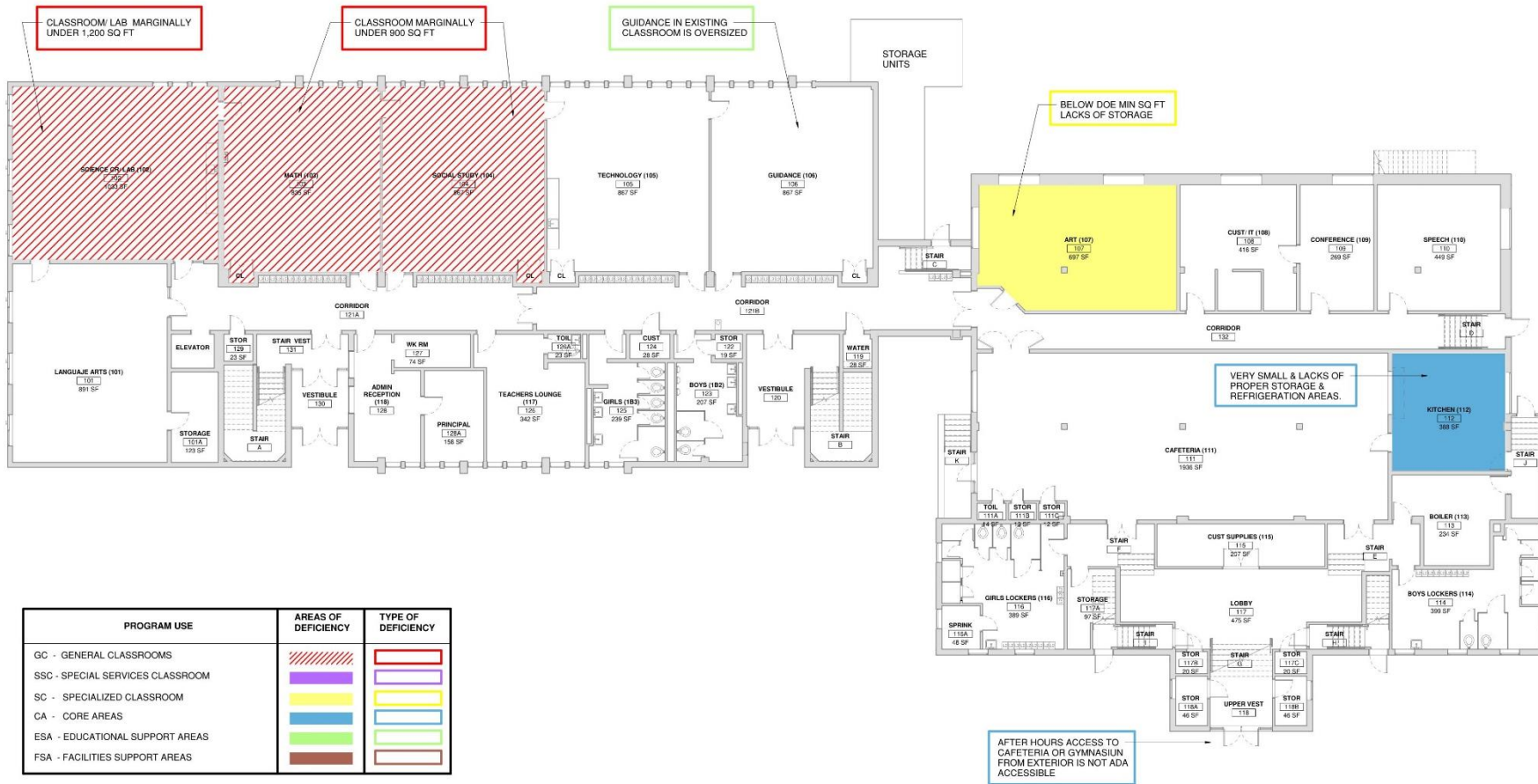
- Compared school categories against DOE standards

3. Present School Capacity (our findings)

- Site does not meet minimum acreage
- Building does not meet minimum space requirements for current student population
- NH DOE capacity: 164 students
- Current enrollment: 195 students
- School District capacity: 144 (requires 1 additional classroom)
- Space deficiencies in Art, Music, Science classroom/lab, SPED, Administration, Nurse, & Kitchen



DEFICIENCY PLAN – ARD FIRST FLOOR



ARD EDUCATION ASSESSMENT

School Board Presentation



RECOMMENDATIONS

1. Pending development of design options

- Add 1 classroom and add space to correct identified deficiencies
- Renovate areas such as Library & Administration to improve space utilization



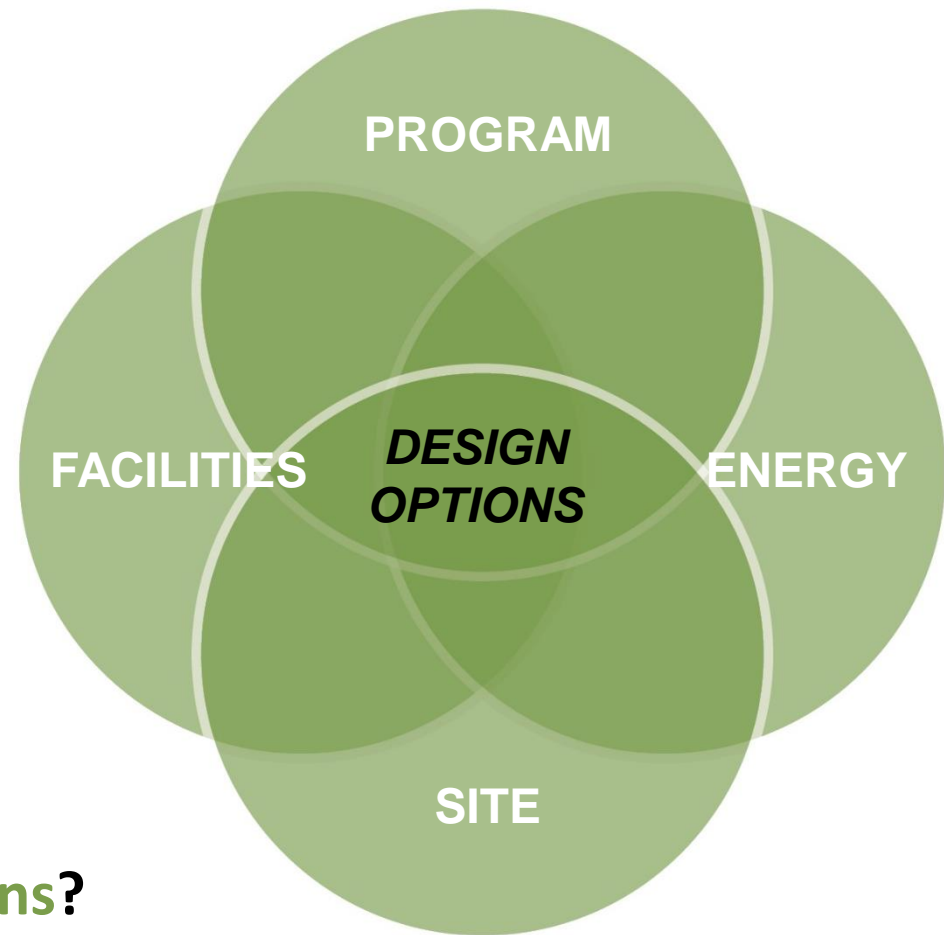
How are the

Facilities – buildings, infrastructure, and deferred maintenance

Program – teaching, learning spaces, 21st Century education requirements

Site – vehicles, pedestrians, exercise/play spaces, and circulation

Energy – sustainability, resilience, capital expense



analyzed to create **design options**?

NEXT STEPS

School Board Presentation

- **Follow up analysis** for targeted facilities recommendation items
- **Develop preliminary options** for School Board review
- **Next meeting** April 8, 6:00pm at AES (AES facility walkthrough)

NEXT STEPS

School Board Presentation





THANK YOU!

