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**ALLENSTOWN SCHOOL DISTRICT**  
**ALLENSTOWN ELEMENTARY SCHOOL**  
*Allenstown, New Hampshire*  
PROJECT # 18345

MARCH 11, 2019

EDUCATIONAL ASSESSMENT

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## ALLENSTOWN ELEMENTARY SCHOOL - EDUCATIONAL ASSESSMENT

### INTRODUCTION

The Allenstown School District has retained Harriman to review the adequacy of the Allenstown Elementary School's facilities to support its educational programming. The study evaluated qualitative and quantitative aspects of the spaces including size, location, configuration, and room amenities. This information is intended to assist the district in planning possible renovations to address building deficiencies and areas that might require reconfigurations, additions or other alternatives.

This analysis compared existing space use with the Department of Education rules and standards. A facility analysis has been conducted under separate cover to determine the condition of the existing facility constraints.

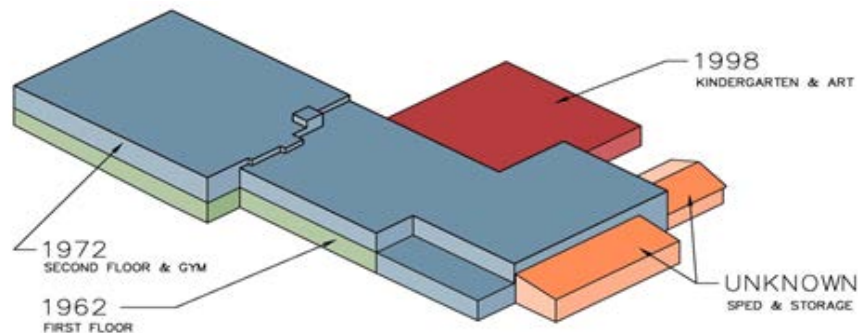
The process of planning for an educational facility can be complex and time consuming. Options can vary greatly; from renovations, additions, new facilities or even year round schooling. It is important, therefore, that the best possible effort be put forth to gather as much information about the existing facility as is available. School District often does not get opportunities to review facilities in this detail.

This report is a tool to assist the School District in planning decisions. It should be noted that this study examines a point in time in which the data is gathered. Changes in the use of these spaces, or changes in the school program can alter the findings of this report. A thorough review of the educational program should accompany further design studies. This report contains the following sections:

- **Present Space Use**
- **Present Program vs. Educational Guidelines**
- **Present School Capacity**

The above is displayed in chart form for ease of comparing different areas. Each section will explain the various processes used in the study, define the terms used, and offer additional comments and analysis of the data.

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



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## ALLENSTOWN ELEMENTARY SCHOOL - EDUCATIONAL ASSESSMENT

### EXECUTIVE SUMMARY

GENERAL:       Name:           Allenstown Elementary School  
                  Location:       30 South Main Street, Suncook, NH  
                  Grades:         Preschool/Kindergarten - 4<sup>th</sup> grade  
                  Enrollment:   195 pupils excluding preschool

                  Approximate size: 35,440 square feet on 6.1 acre site  
                  Year Built:     1962  
                  Additions:     1972, 1998

The following educational assessment is based on the present use of the school as of the date of this report. The space use, as with most schools, is often changing and adapting to shifts in educational programs, staffing and the number of students in the facility. The Allenstown Elementary School is delivering existing educational programs using every square foot of the facility, including cutting into spaces designed originally for other uses. A Facility Analysis examining the condition of the building and its systems was conducted under a separate cover.

Refer to Educational Deficiency Floor Plans attached in the Appendix of this report.

#### *General Classrooms Overview*

The current enrollment of 195 pupils is under the calculated capacity (95% utilization) of 249 pupils using the NH Department of Education (DOE) rules and School Board Guidelines. While pupil stations in general classrooms are under capacity, there are not adequate storage areas and many cabinets are in poor condition. Of the 11 general classrooms, 9 are slightly under the DOE requirements for minimum square footage. Many classrooms seem overcrowded due to the lack of storage.

NOTE: Class size per School Board Guidelines

- For grades K and 1: 15 pupils
- For grades 2 through 4: 17 pupils

Using this data to maintain School Board Guidelines the gross calculated capacity of existing classrooms would be 179 pupils with present enrollment of 195 requiring a minimum of one additional classroom.

#### *Specialized Classrooms Overview*

Presently some of the specialized classrooms are inadequate, lacking storage as well as other amenities found in current school construction standards. Art #125, at 641 square feet, is under the DOE recommended minimum 900 square feet. Art #125 has storage areas not appropriate for art supplies such as paints and the cabinets are in poor condition. Music #219 combines choral and instrumental at 724 square feet and is under the DOE recommended minimum 1,000 square feet.



## ALLENSTOWN ELEMENTARY SCHOOL - EDUCATIONAL ASSESSMENT

### *Special Services Classrooms Overview*

Many of the Special Education spaces/offices are actually used for more than one function. It appears that a lack of space has crowded programs together, and a need for new space should be explored.

Behavior areas in rooms 143, 144 and 145, formally the Music room, have been separated by partial height partitions. They are accessed through the multipurpose room, which lacks privacy and acoustical treatment, therefore, a need for new space should be explored.

OT/PT #134 is undersized and lacks adequate open flexible space for free standing bulky equipment, furniture, floor mats and must be ADA compliant. A separate storage area should be provided for secure storage of equipment. The area should provide a quiet and comfortable learning environment; not next to the multipurpose where loud activities take place. Typically, therapy areas require a minimum of 800 square feet with storage/planning area of 400 square feet.

### *Core Areas Overview*

The Library #218 is presently 1,344 square feet and does meet DOE standards. DOE recommends 1,800 square feet with Library office, group instructional room and equipment room. Efforts should be pursued to increase space by obtaining adjoining spaces.

Kitchen #130 is very small and has taken over portions of the multipurpose (Cafeteria) for serving line, cashier and a condiment station. Storage #130A is shared by the kitchen director as an office. The kitchen lacks exterior access for receiving food and products. Access to the dumpsters is through the multipurpose space.

### *Educational Support Areas Overview*

The administration area appears to be reasonably functional despite its size. There is a lack of meeting space throughout the school. The entire facility has one conference room. We would recommend adding a smaller conference room on the first floor.

Nurse #104 lacks a proper waiting area, pupil isolation area, and secured Nurse's office. Toilet room #104A is lacking in meeting ADA requirements.

There is a growing concern with school security. The present administration area is located off the stair after entering the Vestibule. A buzzer and camera are used to allow guest and parents into the building. It is currently very difficult to properly screen visitors entering the school facilities.

Storage areas are a premium. This is evident in several areas of the building, including the use of Mechanical Room, Teacher Room, and P.E. office. Educational supplies and equipment are stored in open shelving in classrooms with cabinets in poor condition.





## ALLENSTOWN ELEMENTARY SCHOOL - EDUCATIONAL ASSESSMENT

### *Facilities Support Areas Overview*

Toilet facilities do not meet ADA clearance, reach or fixture requirements. These issues are covered in greater detail in the Facility Analysis. Designated staff toilets exist only on the first floor. The number of fixtures is well below current code requirements for both students and staff.

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## ALLENSTOWN ELEMENTARY SCHOOL - EDUCATIONAL ASSESSMENT

### PRESENT SPACE USE

The Present Space Use is a look at the spaces in the school relative to the types of programs being offered. It covers all space used for instructional purposes as well as educational and facility support areas. This study is divided into six types of space. Each type of space serves a particular purpose that will later be used in other studies in this report. All of these spaces have been recorded on floor plans from existing drawings, field observations and input from school district administrators and staff, which are included as part of this report. These floor plans are not as-built plans and are for planning purposes only.

#### A. BASE DATA

All spaces in the facility are identified for instructional purposes, core areas and support of instructional programs. Also included are spaces for storage, janitorial, maintenance, mechanical and electrical systems.

1. **ROOM #** - The room number in a rectangular box used by Harriman to identify the space on the floor plans. Numbers in parenthesis (123) are room numbers presently being used at the school.
2. **ROOM NAME** - The current use assigned to that space for the school year 2019. It is the primary use of the space and many times a space will have different uses during the school year.
3. **AREA** - The size of the space in square feet. This figure was taken from existing drawings. It is not critical that the exact square footage be taken.
4. **PROGRAM** - The type of space that identifies the program use.
  - For instructional use such as grade classrooms, preschool, kindergarten, art, music, physical education, etc.:  
GC = General Classrooms  
SC = Specialized Classrooms
  - For special education use such as special needs, OT/PT, speech, behavior, etc.:  
SSC = Special Services Classrooms
  - For core areas such as library, cafeteria, gymnasium, multipurpose, etc.:  
CA = Core Areas
  - For educational support use such as principal's office, nurse's area, guidance, teachers' work room, etc.:  
ESA = Educational Support Areas
  - For facilities support use such as bathrooms, storage, boiler room, data closets, electrical room, janitor's closet, stairs, elevator, etc.:  
FSA = Facilities Support Areas

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**ALLENSTOWN ELEMENTARY SCHOOL****PRESENT SPACE USE**

HARRIMAN - ARCHITECTS + ENGINEERS - PORTSMOUTH, NH

GC = GENERAL CLASSROOMS  
 SC = SPECIALIZED CLASSROOMS  
 SSC = SPECIAL SERVICES CLASSROOMS

CA = CORE AREAS  
 ESA = EDUCATIONAL SUPPORT AREAS  
 FSA = FACILITIES SUPPORT AREAS

ROOM #	ROOM NAME	AREA SQ. FT.	PROGRAM
100	VEST		FSA
101	ADMIN RECEP (102)	256	ESA
101B	STORAGE	13	ESA
102	PRINCIPAL (102A)	229	ESA
103A	CORRIDOR		FSA
103B	CORRIDOR		FSA
103C	CORRIDOR		FSA
104	NURSE (104)	137	ESA
104A	TOIL TO NURSE (104)	20	ESA
104B	CL TO NURSE (104)	8	ESA
105	COUNSELOR (106)	175	ESA
105A	CL TO COUNSELOR (106)	7	ESA
106	CUST (108)	108	FSA
107	MECH	265	FSA
108	GIRL'S	110	FSA
109	CLASSROOM (202) 1st GRADE	866	GC
109A	CL TO 109	15	GC
110	CLASSROOM (204) 2nd GRADE	866	GC
111	CLASSROOM (206) 2nd GRADE	871	GC
112	CLASSROOM (205) 1st GRADE	872	GC
113	CLASSROOM (203) 2nd GRADE	866	GC
114	TEACHER'S WK RM/ BOOK RM (201)	866	GC
115	BOY'S	144	FSA
116	CUST	15	FSA
117	ELEC/ DATA	30	FSA
118	BOOK KEEPER (110)	130	SSC
119	ELEC	40	FSA
120	KINDERGARTEN (112)	1,124	GC
121	CORRIDOR		FSA
122	PRESCHOOL (114)	1,040	GC
122A	TOIL TO 122	40	GC
123	CORRIDOR		FSA
124	VEST		FSA
125	ART (119)	641	SC
126	KINDERGARTEN (117)	1,143	GC
126A	TOIL TO KINDERGARTEN (117)	40	GC
127	VEST		FSA
128	STOR	38	FSA
129	CUST OFFICE (115)	148	SSC
129A	TOIL TO 129	31	SSC
130	KITCHEN (113)	534	CA
130A	STORAGE TO KITCHEN (113)	97	CA
130B	STORAGE TO KITCHEN (113)	104	CA

ROOM #	ROOM NAME	AREA SQ. FT.	PROGRAM
130C	FREEZER	67	CA
131	TOIL	63	FSA
132	MULTIPURPOSE (GYM)	3,677	SC
132	MULTIPURPOSE (CAFETERIA)	3,677	CA
133	STOR	99	FSA
134	OT/PT (101)	237	SSC
134A	CL TO OT/PT (101)	9	SSC
135	PSYCHOLOGY (103)	181	SSC
136A	CUST	22	FSA
137	P.E. OFFICE	136	SC
138	STOR	100	FSA
139	LIBRARY	1,344	CA
140	STORAGE	944	FSA
141	STOR	126	FSA
142	STOR	234	FSA
143	BEHAVIOR	118	SSC
144	BEHAVIOR	192	SSC
144A	CL TO 144	12	SSC
144B	CL TO 144	12	SSC
145	BEHAVIOR	314	SSC
200	SPED (302)	358	SSC
201	SPED (304)	338	SSC
202	SPEECH & LAN (306)	249	SSC
203	WORK RM (402)	120	ESA
204	TEACHERS RM (402A)	265	ESA
205	GIRL'S	110	FSA
206	CLASSROOM (404) 4th GRADE	867	GC
207	CLASSROOM (406) 3rd GRADE	867	GC
208	INTERVENTION RM (408)	873	GC
209	CORRIDOR		FSA
210	SPED (407)	872	GC
211	CLASSROOM (405) 3rd GRADE	868	GC
212	CLASSROOM (403) 4th GRADE	868	GC
213	BOY'S	162	FSA
214	CUST	15	FSA
215	E.M.R. (401)	75	FSA
216	CONF (305)	212	SSC
217	CORRIDOR		FSA
219	MUSIC (301)	724	SSC



## ALLENSTOWN ELEMENTARY SCHOOL - EDUCATIONAL ASSESSMENT

### PRESENT PROGRAM vs. EDUCATIONAL GUIDELINES

This study has sorted the spaces into six types. These six types of spaces have specific functions that can be compared to New Hampshire Department of Education (DOE) rules and recommendations. Under EDUCATIONAL GUIDELINES there are minimum square foot and total pupil allocations. This data comes from a number of sources. The primary source is from the *New Hampshire Code of Administrative Rules Ed 321* and *Manual for Planning and Construction Building 2006 by the NH Department of Education*. Other sources may include old standards and/or come from publications by Association for Learning Environments formally The Council of Educational Facilities Planners.

In 2008, lawmakers chose to impose a moratorium on school building aid funding. Lawmakers have continually discussed reinstating the program. A legislative hearing occurred on February 7, 2017 regarding SB 192, a bill to restore school building aid. The bill lifts the moratorium on school building aid in the 2019 biennium. The bill was formally introduced on February 23, 2017 but did not progress further. Most recently, SB 266 was heard in Concord on February 12, 2019, a new bill to restore school building aid. The Senate Finance Committee is now charged with determining funding availability for the bill. For over a decade many school districts have completed school building projects with varying strain on their tax bases due to the moratorium on school building aid funding. It is important to understand if school building aid funding is ever passed, that both the New Hampshire Code of Administrative Rules Ed 321 and School District program needs must be met in order to apply for state building aid when and if it resumes.

Computer, voice, and video technologies are now in our schools and are a major teaching resource. Creation of Makerspaces, STEM and STEAM labs are becoming more common, even at the elementary level. Access to the internet, wireless computer access, interactive projectors using standard white boards, hearing enhancements integrated into classroom sound systems, document cameras and future technologies will require students and staff to engage in a more flexible learning environment.

The regulations regarding site size approvable for building aid for new construction, including additions to existing buildings for elementary schools:

- Minimum site size of five (5) acres of contiguous buildable land.
- Maximum land acquisition site size limited to twenty (20) acres plus one additional acre for each 100 pupils or fraction thereof for the design capacity of the school building.
- In all cases, if the design capacity of the core space is greater than the design capacity of the educational space, the site size shall reflect the higher number.

Based on the present total enrollment of 195 pupils:

Minimum base acres required = 5.00

Present acreage = 6.11

Meets requirements.



**ALLENSTOWN ELEMENTARY SCHOOL - EDUCATIONAL ASSESSMENT**

Maximum base acres allowed = 20.00  
195 pupils x 1 acre per 100 pupils = 2.00  
Maximum acres allowed = 22.00

NOTE: The minimum required acres must be contiguous buildable land.



**ALLENSTOWN ELEMENTARY SCHOOL**  
**PRESENT PROGRAM vs. EDUCATIONAL GUIDELINES**  
HARRIMAN - ARCHITECTS + ENGINEERS - PORTSMOUTH, NH

GC = GENERAL CLASSROOMS  
SC = SPECIALIZED CLASSROOMS  
SSC = SPECIAL SERVICES CLASSROOMS

CA = CORE AREAS  
ESA = EDUCATIONAL SUPPORT AREAS  
FSA = FACILITY SUPPORT AREAS

\* Indicates min. requirements as specified in NH Code of Administrative Rules Ed 321. Others are recommended minimums from the Manual for Planning and Construction of School Building 2006 by the NH Department of Education.

ROOM #	ROOM NAME	EXIST'G SQ. FT.	PROGRAM	EDUCATIONAL GUIDELINES
109	CLASSROOM (202) 1st GRADE	866	GC	<p><b>General Classrooms</b></p> <p>Department of Education (DOE) standard for Grades K through 8.</p> <p>a) * Kindergarten classroom min. of 1,000 sq. ft. including storage, or 50 sq.ft per pupil, whichever is greater.</p> <p>Recommended limit of 20 pupils per group.</p> <p>b) * Grades 1 - 5 classroom min. 900 sq. ft., including storage, or 36 sq. ft. per pupil, whichever is greater.</p> <p>c) Kind. - grade 2, 25 students or fewer per teacher, provided that each school shall strive to achieve the class size of 20 pupils or fewer per teacher.</p> <p>d) Grades 3 - 5, 30 students or fewer per teacher, provided that each school shall strive to achieve the class size of 25 pupils or fewer per teacher.</p>
109A	CL TO 109	15	GC	
110	CLASSROOM (204) 2nd GRADE	866	GC	
111	CLASSROOM (206) 2nd GRADE	871	GC	
112	CLASSROOM (205) 1st GRADE	872	GC	
113	CLASSROOM (203) 2nd GRADE	866	GC	
120	KINDERGARTEN (112)	1,124	GC	
122	PRESCHOOL (114)	1,040	GC	
122A	TOIL TO 122	40	GC	
126	KINDERGARTEN (117)	1,143	GC	
126A	TOIL TO 126	40	GC	
206	CLASSROOM (404) 4th GRADE	867	GC	
207	CLASSROOM (406) 3rd GRADE	867	GC	
211	CLASSROOM (405) 3rd GRADE	868	GC	
212	CLASSROOM (403) 4th GRADE	868	GC	

ROOM #	ROOM NAME	EXIST'G SQ. FT.	PROGRAM	EDUCATIONAL GUIDELINES
125	ART (119)	641	SC	<p><b>Science</b></p> <p>a) Science is usually conducted in a general purpose classroom.</p> <p>b) * If a science classroom/lab or lab is considered capacity based on 45 to 60 sq. ft. per pupil or a min. of 900 sq. ft. for a lab and 1,200 sq. ft. for cr/lab. Max. capacity of 24 pupils lab work stations.</p> <p><b>Art</b></p> <p>a) Although not recommended, in some elementary schools art may be taught in the general classroom by a roving teacher rather than in a special art room.</p> <p>b) Capacity based on 36 sq. ft. per pupil with a min. space of 900 sq. ft.</p> <p><i>Old Rule: Capacity based on 60 to 70 sq. ft. per pupil. Classroom size is 900 sq. ft. minimum.</i></p> <p><b>Music</b></p> <p>a) Although not recommended, in some elementary schools music may be taught in the general classroom by a roving teacher rather than in a special music room.</p> <p>b) Instrumental capacity based on 25 sq. ft. per pupil with a min. space of 1,000 sq. ft.</p> <p>c) Choral capacity based on 15 sq. ft. per pupil with a minimum space of 800 sq. ft.</p> <p><b>Physical Ed.</b></p> <p>a) Capacity based on 110 sq. ft. per pupil with a max. capacity of 25 pupils.</p> <p><b>Computer Lab</b></p> <p>a) Capacity based on 30 sq. ft. per pupil with a min. space of 750 sq. ft.</p> <p>Note: Capacity may vary depending upon the school district's educational program.</p>
132	MULTIPURPOSE (GYM)	3,677	SC	
137	P.E. OFFICE	136	SC	
219	MUSIC (301)	724	SC	

ROOM #	ROOM NAME	EXIST'G SQ. FT.	PROGRAM	EDUCATIONAL GUIDELINES
134	OT/PT (101)	237	SSC	<p><b>Special Service Classrooms &amp; Areas</b></p> <p>a) For the most part, pupils should be integrated into all academic programs with the general student population. There should not be distinct spaces for special education with a few exceptions.</p> <p>b) * Exclusive use space shall be provided for speech therapy, physical therapy (PT), occupational therapy (OT) and private counseling. PT and OT may be co-located.</p> <p>c) * Min. total of exclusive space shall be 600 sq. ft.</p> <p>Note: Capacity is depended on the program and needs of the pupil assigned.</p>
134A	CL TO 134	9	SSC	
135	PSYCHOLOGY (103)	181	SSC	
143	BEHAVIOR	118	SSC	
144	BEHAVIOR	192	SSC	
144A	CL TO 144	12	SSC	
144B	CL TO 144	12	SSC	
145	BEHAVIOR	314	SSC	
200	SPED (302)	358	SSC	
201	SPED (304)	338	SSC	
202	SPEECH & LAN (306)	249	SSC	
208	INTERVENTION RM (408)	873	SSC	
210	SPED (407)	872	SSC	

With main streaming & inclusion (sped pupils in classrooms), may require less SSC space, but larger general & specialized classrooms.

Old Standards:

- In general capacity was based on 60 sq. ft. per pupil.
- Resource room for intellectual pupils. Max capacity of 15 pupils.
- Resource room for emotional pupils. Max capacity of 10 pupils.

ROOM #	ROOM NAME	EXIST'G SQ. FT.	PROGRAM	EDUCATIONAL GUIDELINES
132	MULTIPURPOSE (CAFETERIA)	3,677	CA	<p><b>Library (Media Center)</b></p> <p>a) * Min. size is 40 sq. ft. per pupil times 10% of the design capacity or a min. of 1,800 sq. ft.</p> <p>b) Recommended sizes for specific area are as follows (not that the total exceed the 1,800 sq. ft. min.)</p> <ul style="list-style-type: none"> <li>- Circulation desk (200 - 300 sq. ft.)</li> <li>- Gen. reading, research, viewing area &amp; stacks (35 sf/pupil for 10% of the design capacity)</li> <li>- Group instruction room (600-750 sf)</li> <li>- Electronic multimedia production area (500-750 sf)</li> <li>- Office for administrator (150 sf)</li> <li>- Equipment room (500-750 sf)</li> </ul> <p>Note: Major changes in libraries are occurring due to volumes of books being replaced by access via the Internet. The Library is now becoming a Media Tech Center and the core of the teaching resources. AV equipment are being replaced by affordability of LCD projectors and wireless technology.</p> <p><b>Cafeteria</b></p> <p>a) * Capacity based on 12 to 15 sq. ft. per pupil. Take total sq. ft. and divide by the # of servings.</p> <p><b>Kitchen</b></p> <p>a) * Sufficient size to allow the proper installation of all necessary equipment &amp; per state building codes.</p> <p>b) Adequate dry and cold storage shall be provided to meet the requirements of the food service program including food and paper products to be purchased in bulk.</p> <p>Old Standards:</p> <ul style="list-style-type: none"> <li>- Sq. Ft. based on 3 sq. ft. times the Elementary School Population.</li> </ul>
130	KITCHEN (113)	534	CA	
130A	STORAGE TO 130	97	CA	
130B	STORAGE TO 130	104	CA	
130C	FREEZER	67	CA	
139	LIBRARY	1,344	CA	

ROOM #	ROOM NAME	EXIST'G SQ. FT.	PROGRAM	EDUCATIONAL GUIDELINES
101	ADMIN RECEP (102)	256	ESA	<p><b>Administrative Areas</b></p> <p>a) Min. amount of administrative office space in a school building shall be 1,200 sq. ft. The min. size shall be based on staff of 6 individuals. For schools with more than 6 staff members add 120 sq. ft. per additional person for office and 60 sq. ft. per person in an open office arrangement.</p> <p><i>Old Rule:</i> - Sq. Ft. based on 1.8 sq. ft. per pupil time the School Population.</p> <p><b>Nurse's Area</b></p> <p>a) * Min. size of the nurse suite shall be 625 sq. ft. for schools with a design capacity greater than 750 pupils. Nurse suite for school with a design capacity of 750 or less shall be 300 sq. ft.</p> <p>b) * The nurse shall be provided with:</p> <ul style="list-style-type: none"> <li>- Exclusive administrative space</li> <li>- A waiting area</li> <li>- Exam area with a sink</li> <li>- Secure dry &amp; refrigerated storage</li> <li>- Isolation area one cot per 200 pupils</li> <li>- Separate restroom</li> </ul> <p><b>Guidance Area</b></p> <p>a) One counselor's office for every 500 pupils. Min. 100 sq. ft. office.</p> <p>b) Recommended design considerations:</p> <ul style="list-style-type: none"> <li>- Near library/media center to encourage pupil use.</li> <li>- Waiting room for receptionist-secretary, work table, shelving for books and bulletins, and filing cabinets.</li> <li>- Conference room for 12 people</li> <li>- Storage space for testing materials</li> </ul> <p><b>Faculty Areas</b></p> <p>a) * Each teacher shall be provided with 64 sq. ft. min. of shared administrative space when that teacher is not conducting classroom instruction. This requirement may be fulfilled if that space is exclusively assigned to one teacher.</p> <p><i>Old Rule:</i> Sq. Ft. based on 0.6 sq. ft. per pupil times the population.</p>
101B	STORAGE	13	ESA	
102	PRINCIPAL (102A)	229	ESA	
104	NURSE (104)	137	ESA	
104A	TOIL TO 104	20	ESA	
104B	CL TO 104	8	ESA	
105	COUNSELOR (106)	175	ESA	
105A	CL TO 105	7	ESA	
114	TEACHER'S WK RM/ BOOK RM (201)	866	ESA	
118	BOOK KEEPER (110)	130	ESA	
203	WORK RM (402)	120	ESA	
204	TEACHERS RM (402A)	265	ESA	
216	CONF (305)	212	ESA	

ROOM #	ROOM NAME	EXIST'G SQ. FT.	PROGRAM	EDUCATIONAL GUIDELINES
108	GIRL'S	110	FSA	<p><b>Facility Support Areas</b></p> <p>a) DOE has not set standards other than stating "sufficient storage shall be provided..." Highly dependent on School District's use &amp; needs.</p> <p>b) Storage of supplies will vary pending bulk ordering supplies, in-house or contracted maintenance &amp; custodial services.</p> <p>c) Public use of facilities will alter the required toilet facilities, lobbies and exit corridor widths.</p> <p>d) The use of computers and other communication technologies (visual, voice, data and security) will require utility rooms &amp; wiring/equipment rooms and/or other such spaces.</p> <p>e) Mechanical space will vary pending use of roof top units, unit ventilators, use of attics and mechanical mezzanines.</p> <p>Note: Mechanical sq. ft. space required - rule of thumb: On roof 2% of gross building sq.ft. Inside space 8% of gross building sq. ft.</p>
115	BOY'S	144	FSA	
131	TOIL	63	FSA	
205	GIRL'S	110	FSA	
213	BOY'S	162	FSA	
116	CUST	15	FSA	
106	CUST (108)	108	FSA	
128	CUST	38	FSA	
129	CUST OFFICE (115)	148	FSA	
129A	TOIL TO 129	31	FSA	
136A	CUST	22	FSA	
214	CUST	15	FSA	
119	ELEC	40	FSA	
133	STOR	99	FSA	
138	STOR	100	FSA	
140	STORAGE	944	FSA	
141	STOR	126	FSA	
142	STOR	234	FSA	
117	ELEC/ DATA	30	FSA	
107	MECH	265	FSA	
215	E.M.R. (401)	75	FSA	

**Minimum site size and maximum site size for Land Acquisition.**

**Elementary** \* Minimum site size five (5) acres of contiguous buildable land.  
\* Maximum site size twenty (20) acres plus one additional acre for each 100 pupils or fraction thereof for the design capacity of the school building.

\* In all cases, if the design capacity of the core space is greater than the design capacity of the educational space, the site size shall reflect the higher number.

**Present acres at the site 6.1 +/- acres**

**Minimum base acres required**

Minimum size	5.00
Present acres	(6.10)

**No Minimal Additional Acres Req'd.**

**Maximum acres allowed**

Maximum acres allowed	20.00
Present total enrollment - 195 pupils x 1 acre per 100 pupils	2.00
<b>Maximum Acres Allowed</b>	<b>22.00</b>



## ALLENSTOWN ELEMENTARY SCHOOL - EDUCATIONAL ASSESSMENT

### PRESENT SCHOOL CAPACITY

One of the primary focuses of this study is to determine the present school’s capacity. The standard unit for capacity measurement is the theoretical number of student workstations that the school can accommodate. These are termed “pupil stations”. The space inventory contained in the last study listed all the general classrooms only which would contain the workstations that will contribute to the pupil stations. Total current pupil stations are the gross sum of pupil stations in all instructional (classroom) areas as agreed upon. We have not used specialized classrooms or special services classrooms due to the unpredictability of pupils using these spaces. The general classrooms (including preschool and kindergarten) are the pupils’ primary rooms where they spend most of their instructional time.

#### A. BASE DATA

All spaces in the facility have minimum square feet allocated per pupil or a minimum pupil capacity for space. The gross pupil count of each space was calculated and then added to determine total gross capacities.

#### B. GROSS CAPACITY

The gross capacity of each space is calculated using the square footage of the space and dividing it by the square feet per pupil allowed by educational standards. In some areas there are a maximum number of pupils allowed in a type of space. We calculated the lesser of the two numbers.

#### C. NET PUPIL CAPACITY

It is unrealistic to expect that all classrooms can be utilized to their rated capacity 100% of the time. Therefore, a utilization factor is applied which provides for varying classroom sizes, scheduling patterns, grade size and program options. The Department of Education uses a 95% utilization factor in calculating capacity.

### *Allenstown Elementary School Classroom Capacity*

Present Enrollment = 195 pupils

	<u>GROSS</u>	<u>NET @ 95%</u>
General Classrooms per DOE	262 pupils	249 pupils

Class Size per School Board Guidelines    179 pupils

For grades K and 1: 15 pupils

For grades 2 through 4: 17 pupils

Using this data to maintain the School Board Guidelines, the gross calculated capacity of the existing classrooms would be 179 pupils with the present enrollment of 195, requiring a minimum of one additional classroom.

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**ALLENSTOWN ELEMENTARY SCHOOL**  
**PRESENT SCHOOL CAPACITY**  
HARRIMAN - ARCHITECTS + ENGINEERS - PORTSMOUTH, NH

\*\* Denotes spaces used to calculate pupil stations.

<b>GENERAL CLASSROOMS</b>					<b>GC</b>
<b>ROOM #</b>	<b>ROOM NAME</b>	<b>SQ. FT.</b>	<b>SQ. FT. PER PUPIL (1)</b>	<b>GROSS CAPACITY</b>	<b>NET PUPIL CAPACITY @ 95%</b>
<b>TOTALS</b>				<b>262</b>	<b>249</b>
** 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	

<b>SPECIALIZED CLASSROOMS</b>					<b>SC</b>
<b>ROOM #</b>	<b>ROOM NAME</b>	<b>SQ. FT.</b>	<b>SQ.FT. PER PUPIL (1)</b>	<b>GROSS CAPACITY</b>	
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	

<b>SPECIAL SERVICES CLASSROOMS</b>					<b>SSC</b>
<b>ROOM #</b>	<b>ROOM NAME</b>	<b>SQ. FT.</b>	<b>SQ.FT. PER PUPIL (2)</b>	<b>MAX # OF PUPILS</b>	
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	

<b>CORE AREAS</b>					<b>CA</b>
<b>ROOM #</b>	<b>ROOM NAME</b>	<b>SQ. FT.</b>	<b>SQ.FT. PER PUPIL (1)</b>	<b>MAX # OF PUPILS</b>	
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	

<b>EDUCATIONAL SUPPORT AREAS</b>					<b>ESA</b>
<b>ROOM #</b>	<b>ROOM NAME</b>	<b>SQ. FT.</b>	<b>SQ.FT. PER PUPIL</b>	<b>MAX # OF PUPILS</b>	
<b>ADMINISTRATION</b>					
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			
		<b>1022</b>			Minimum 1200 sq. ft.

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

<b>FACULTY</b>		
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.

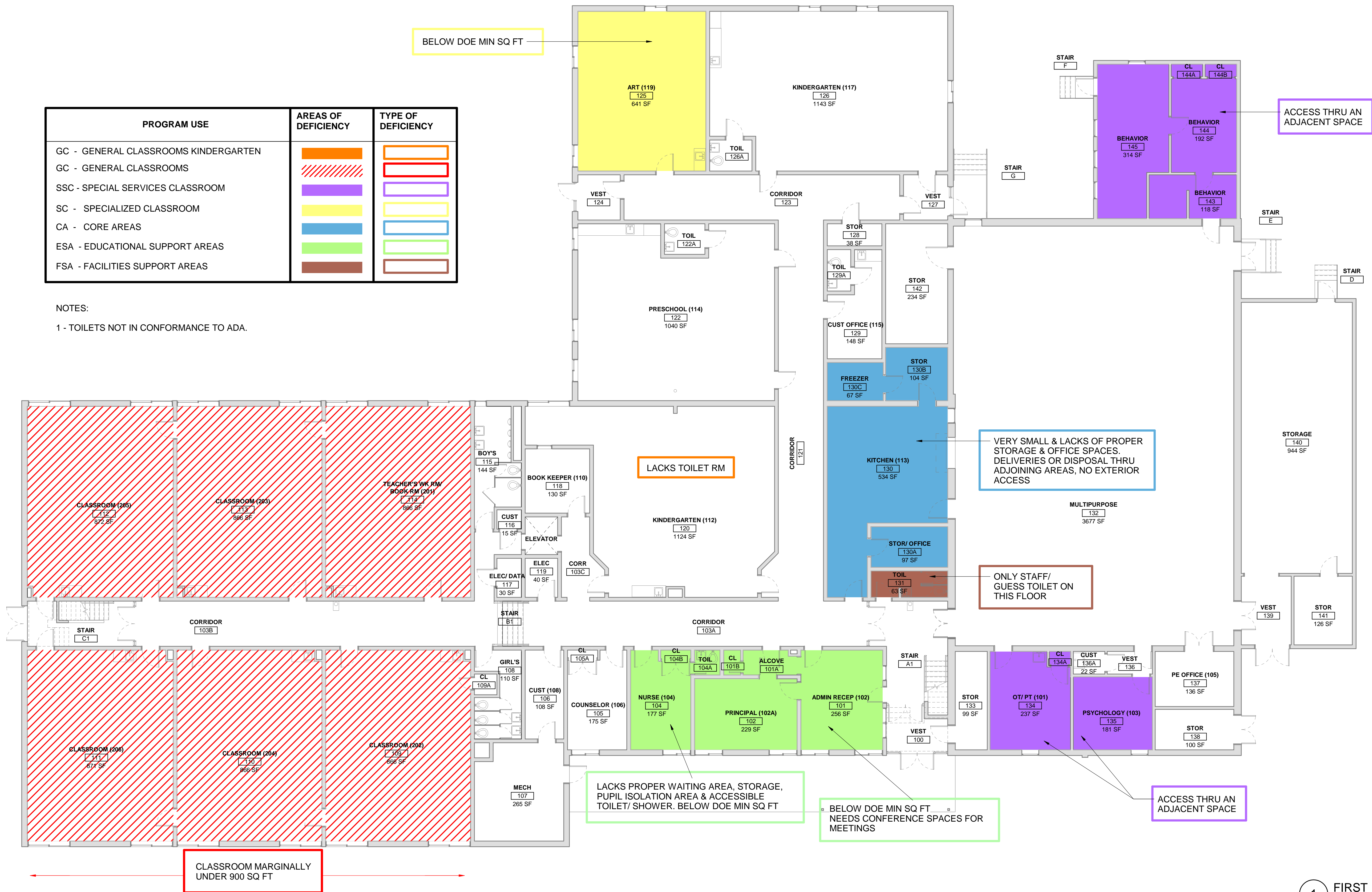
<b>Present school enrollment is</b>	<b>195</b>		
		<b>GROSS</b>	<b>NET @ 95%</b>
*TOTAL GENERAL CLASSROOMS ONLY		<b>262</b>	<b>249</b>
Class size per School Board Guidelines		<b>179</b>	
For grades K and 1: 15 pupils			
For grades 2 through 4: 17 pupils			



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.



1 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



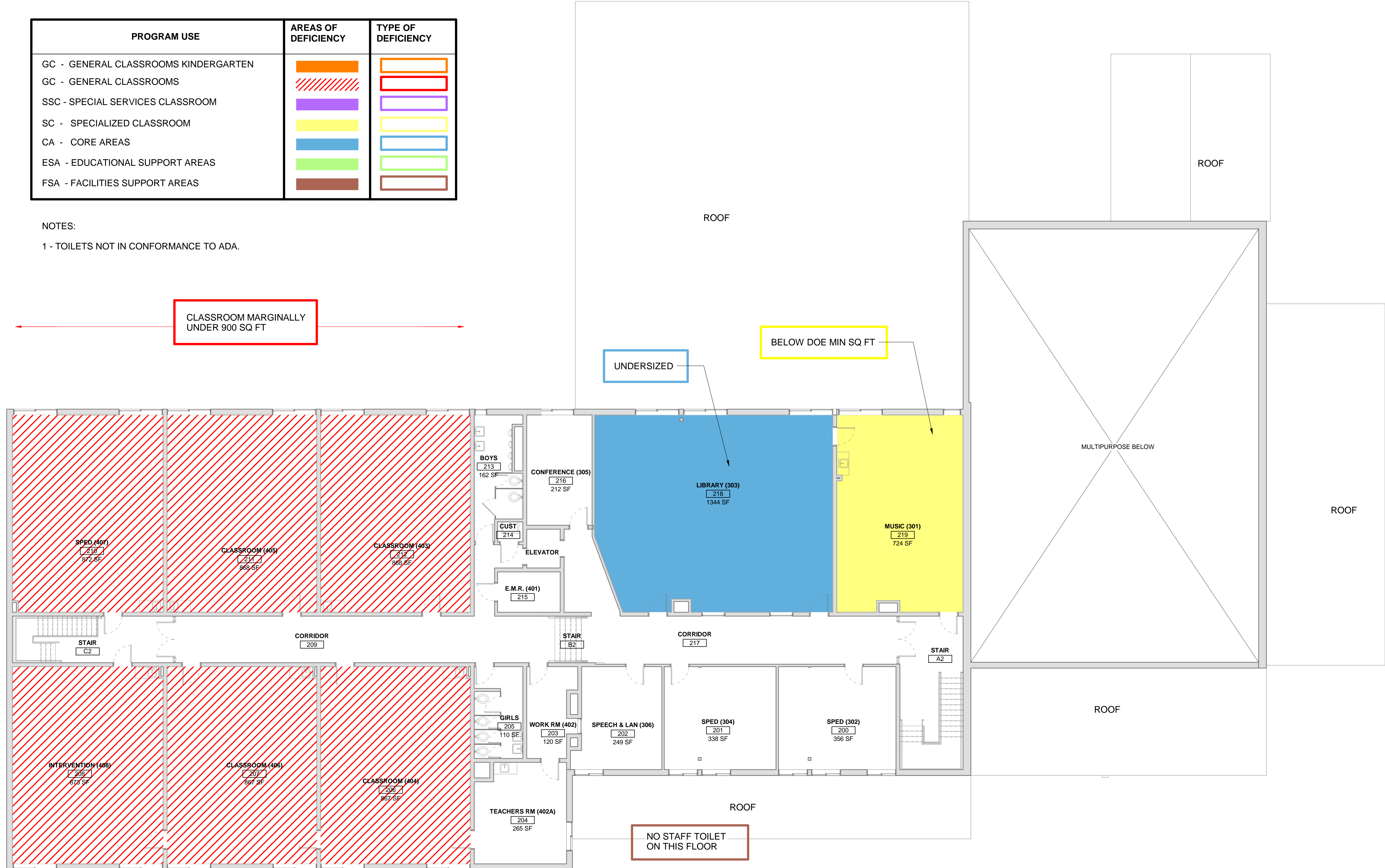
# ALLENSTOWN ELEMENTARY SCHOOL

## DEFICIENCY PLAN

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.



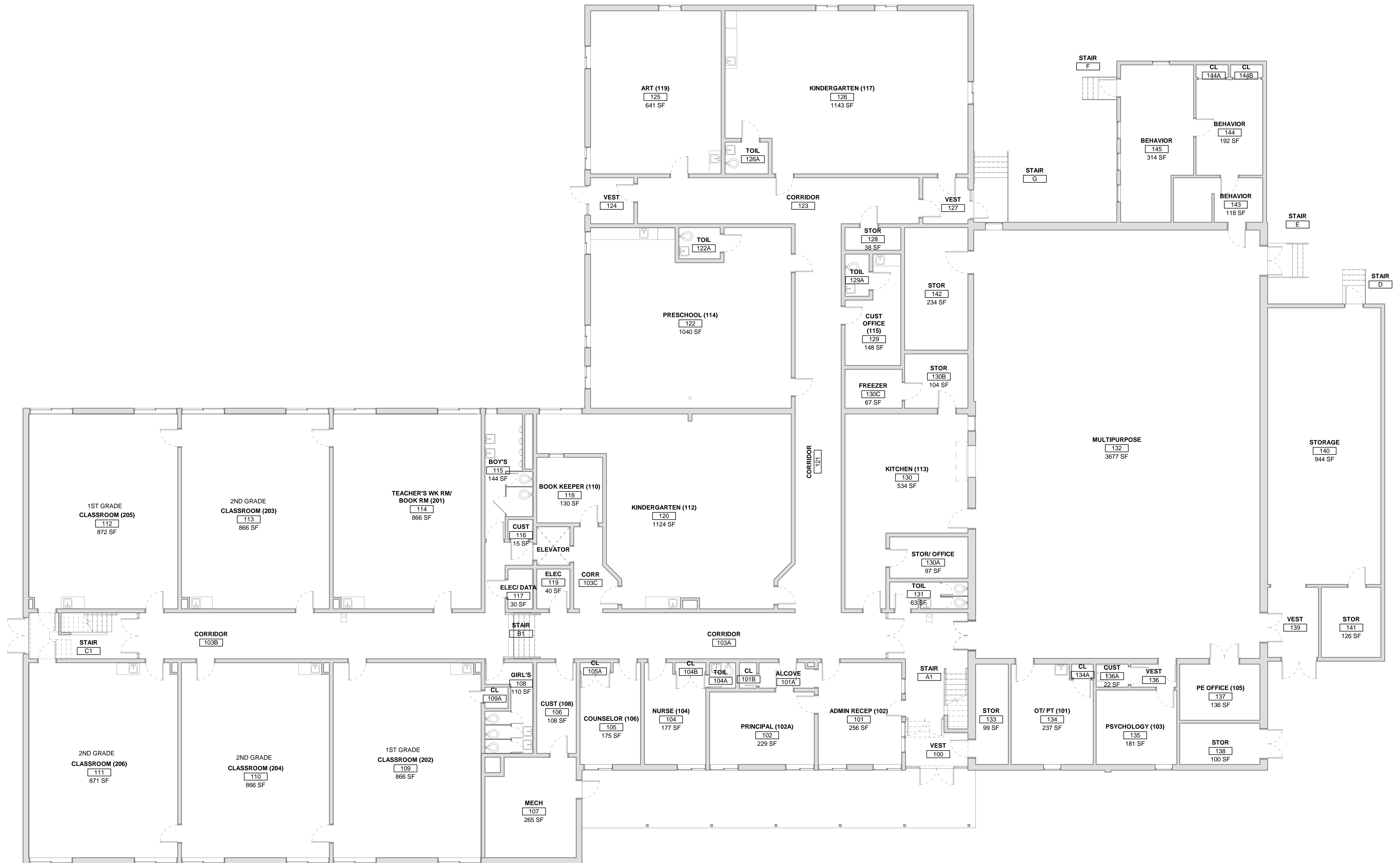
1 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



ALLENSTOWN ELEMENTARY SCHOOL

DEFICIENCY PLAN

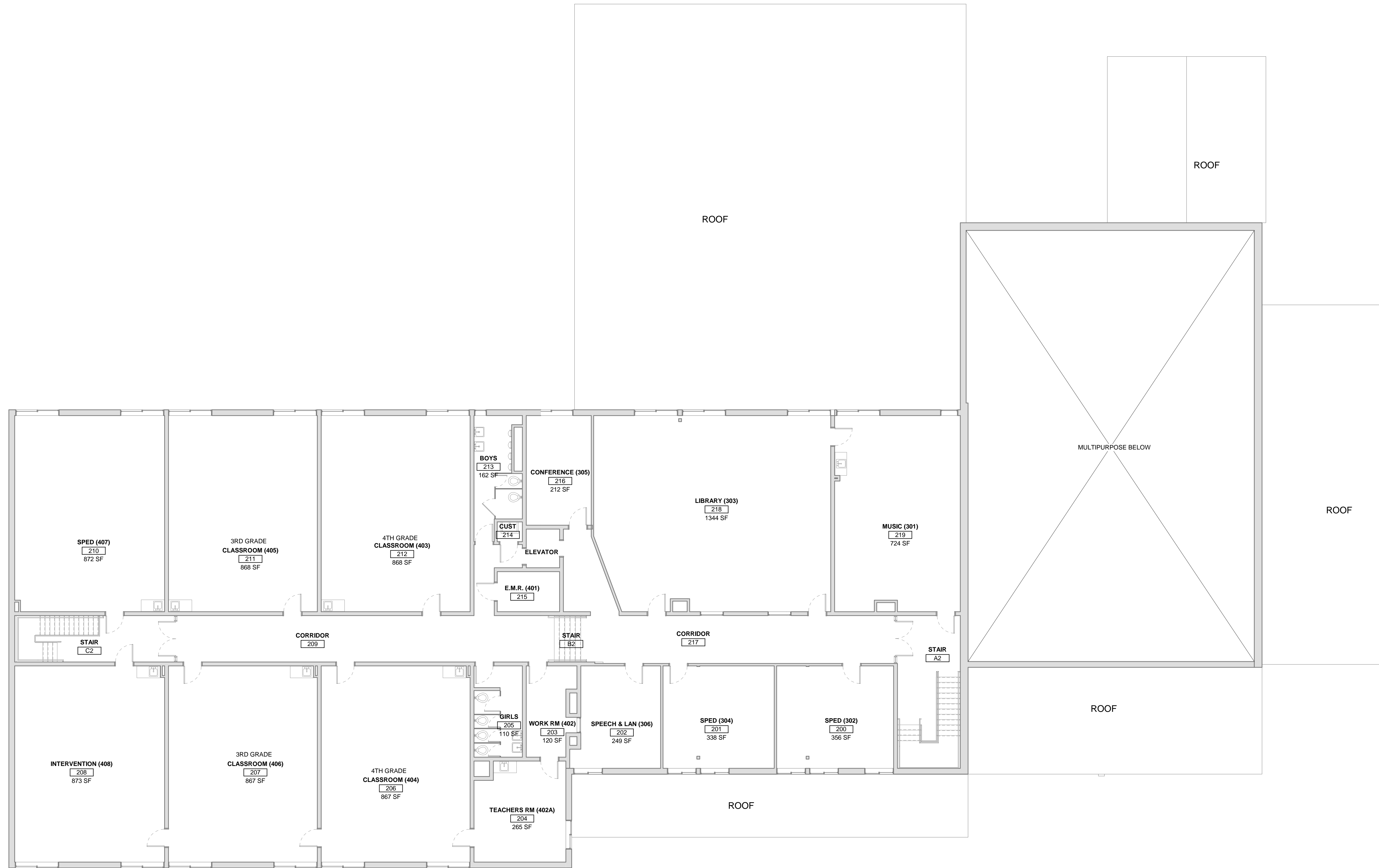
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# ALLENSTOWN ELEMENTARY SCHOOL

## EXISTING FIRST FLOOR PLAN





# ALLENSTOWN ELEMENTARY SCHOOL

HA: 18345

## EXISTING SECOND FLOOR PLAN

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