

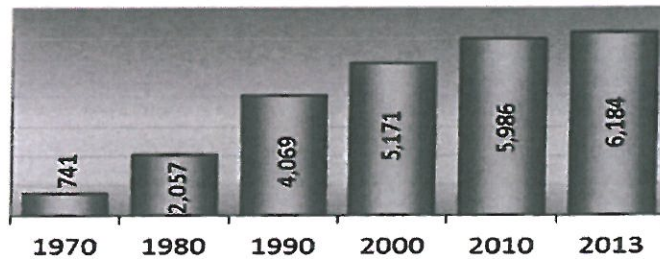
RETIREMENT OF FACILITIES

Closing Study Report

I. Demographics:

A. Community: US Census Bureau 2013

- 1) **General Population:** The population of Sandown increased rapidly from 1960-1970, doubling in size to 741, and then increasing by 178% from 1970-1980 to 2,057. In general, the total population increased from 366 in 1960 to 6,184 in 2013, ranking them 54th among New Hampshire's incorporated cities.

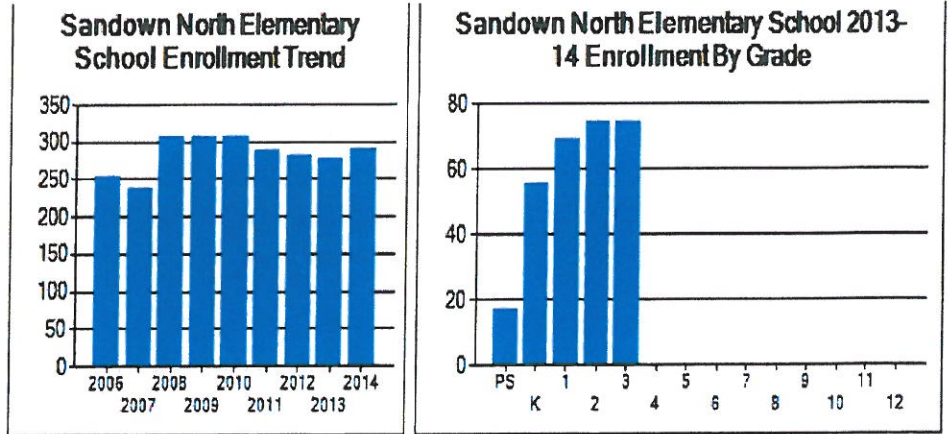


- 2) **Population by Gender:** American Community Survey (ASC 2008-2012)
 - Male: 2,952
 - Female: 3,045
- 3) **Population by Age Group:** Median Age: 36.9 years
 - Under age 5: 486
 - Age 5-19: 1,204
 - Age 20-34: 1,117
 - Age 35-54: 2,137
 - Age 55-64: 567
 - Age 65 and over: 486
- 4) **Education Attainment:** Population 25 years and older (ASC 2008-12)
 - High School graduate or higher: 95.5%
 - Bachelor degree or higher: 22.5%
- 5) **Income** (ASC 2008-12)
 - Per capita income: \$34,130
 - Median family income: \$93,643
 - Median Household income: \$84,628
 - Individuals below the poverty level: 8%
- 6) **Labor Force**
 - Unemployment rate: (NHES-ELMI) 2003= 6.5%/ 2013=6.5%

B. Schools

1) Sandown North:

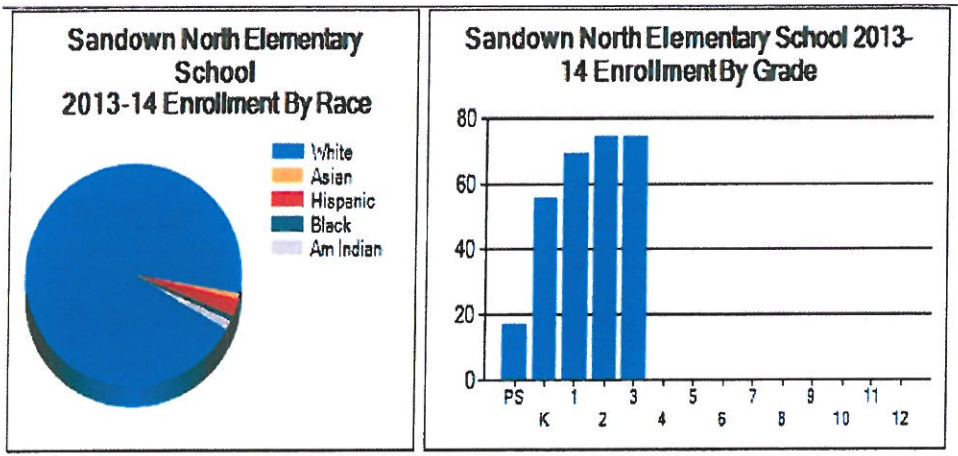
a) Enrollment Trend



b) Enrollment

Enrollment						
Grade(s)	October 1 Enrollment			Average Class Size		
	School	District	State	School	District	State
PreSchool	17	117	3,401			
Kindergarten	55	205	11,602			
Readiness	0	0	58			
Grade 1	69	265	13,461	17	18	18
Grade 2	74	241	13,510	18	19	18
Grade 3	74	257	13,546	18	18	19
Grade 4	0	266	13,925	0	19	20
Grade 5	0	294	13,920	0	20	20
Grade 6	0	318	14,224	0	21	21
Grade 7	0	285	14,328	0	18	22
Grade 8	0	331	14,612	0	21	22
Grade 9	0	304	15,646			
Grade 10	0	332	14,953			
Grade 11	0	357	14,159			
Grade 12	0	350	13,962			
Total Enrollment	289	3,922	185,320			

c) Enrollment by Race and Gender



Student Information 2013-14

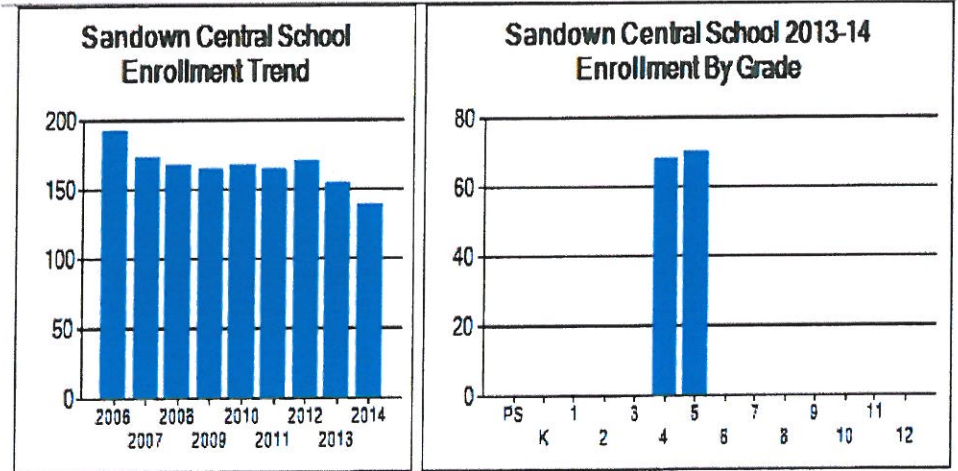
	School	
	Count	Percent
Male	150	51.9
Female	139	48.1
Am Indian or Alaskan Native	4	1.4
Asian or Pacific Islander	3	1
Hispanic	7	2.4
Black	2	0.7
White	271	93.8
Multi-Race	2	0.7

d) Language Proficiency / Free and Reduced Lunch

	School	
	Count	Percent
Limited English Proficient	1	0.3
Free/Reduced Lunch	35	16.1

2) Sandown Central

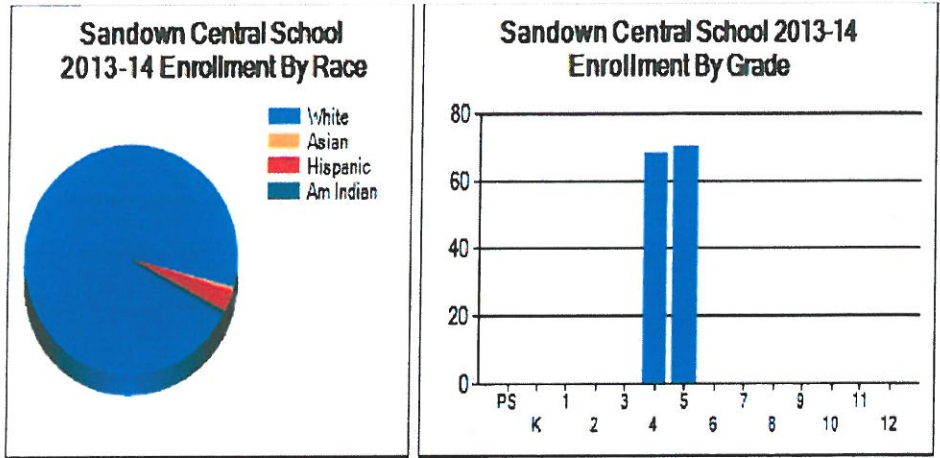
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Enrollment						
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Grade 3	0	257	13,546	0	18	19
Grade 4	68	266	13,925	17	19	20
Grade 5	70	294	13,920	18	20	20
Grade 6	0	318	14,224	0	21	21
Grade 7	0	285	14,328	0	18	22
Grade 8	0	331	14,612	0	21	22
Grade 9	0	304	15,646			
Grade 10	0	332	14,953			
Grade 11	0	357	14,159			
Grade 12	0	350	13,962			
Total Enrollment	138	3,922	185,320			

c) Enrollment by Race and Gender



	School	
	Count	Percent
Male	66	47.8
Female	72	52.2
Am Indian or Alaskan Native	1	0.7
Asian or Pacific Islander	1	0.7
Hispanic	4	2.9
White	132	95.7

d) Language Proficiency / Free and Reduced Lunch

	School	
	Count	Percent
Limited English Proficient	1	0.7
Free/Reduced Lunch	20	14.5

C. Sandown Enrollment Projections (NESDEC, 2014)

Year	K-3	K-5	4-5
2013-14	272	410	138
2014-15	242	384	142
2015-16	226	374	148
2016-17	207	350	143
2017-18	199	331	132
2018-19	211	315	104
2019-20	203	304	101
2020-21	209	317	108
2021-22	206	310	104
2022-23	206	315	109
2023-24	207	312	105

D. **Conclusions:** Based on the current enrollments, populations, and demographics, no alternative instructional grouping of children would be required in a consolidation. Multi-age classroom settings and looping configurations can be appropriate practice and can be considered at any time.

II. **Considered Alternatives:**

A. **Moving Grade 5 to Timberlane Regional Middle School :** To create a 5-8 Middle School with 2 houses (5-6, 7-8)

III. **Buildings:**

A. **Site and Buildings Assessments:** Lavallee Brensinger Assessment, 2008/ See attached

Timberlane Sandown North School
Existing Condition Assessments**December 4, 2008**

Lavallee Brensinger Architects offers the following assessment of the existing Timberlane Sandown North School and Site Facilities. This report is based on meetings with the School Administrators and the Facilities Director, site visits, including a building tour of the facilities by Lavallee Brensinger Architects, and a review of the most recent floor plans. The facility has been reviewed, and recommendations based on, current design practices, current code compliance, and current Educational guidelines as published by the State of New Hampshire Department of Education.

Site Assessment:

The Sandown North School is located at 23 Stagecoach Road in Sandown NH, at the end of a dedicated drive. Secondary access to the facility is located on the back side via a small maintained access off from Rangeway Avenue, a nearby residential street. The area surrounding the school can be characterized as rural residential and is well suited for a safe elementary school site. Overall the site is 42 acres, including some scattered wetlands, and is slightly sloped and partially wooded. At the front of the school, a short rise gives way to an upper terrace. The upper terrace is a fairly flat section of gravel based clearing with potential for parking or small athletic field development. There are currently no athletic fields on site. Based on current school design standards, some space for outdoor athletics should be incorporated into site planning for implementation during a renovation of this building, or at least planned for future implementation. Ideally, such green space would be accessible during the school day so that it could be incorporated into the physical education curriculum.

All vehicular traffic approaches via Stagecoach Road, until it encounters a loop road around the school building itself. Parents drop off and pick up at the rear of the building by taking a right at the intersection, while busses stay left and drop off/pick up students at the school's main entrance. Visitor parking is located at the main entrance, while faculty parking is located past the main entrance. Sandown Faculty and School District staff note a shortage of parking for events, (particularly open houses for the school) which must be addressed. There are approximately 21 visitor and 53 staff parking spaces currently onsite, serving a current population of 340 students. Should Sandown Central's population be consolidated here, the student capacity would rise to 500 students and approximately 50-60 staff members, therefore requiring additional parking. The number of additional spaces required must be set by the school district, as parking provided for elementary schools varies greatly (given that so many of the occupants are not eligible to drive). While the Department of Education requires only enough parking to accommodate school employees, many Districts base the need for parking on specialty events such as open houses and athletic events such as basketball.

A playground is located behind the school outside the loop road. The playground equipment is recent and in good condition. The location of the playground presents a potentially dangerous intersection of students and cars should the school wish to allow use of the playground during school opening and closing. This intersection also occurs for any deliveries made to the school during student recess. Two gates are currently used to avoid any interaction of students with traffic. Any site planning efforts should investigate possible solutions to allow the school extended use of the playground.

Building Condition:

The Sandown North Elementary School is a 47,500 gross square feet (not including mechanical penthouse) single story wood framed building completed in 2000 which remains in very good condition. The exterior envelope is a mixture of siding materials over wood stud and cavity insulation, with CMU back up in walls at the gymnasium and related areas. Interior walls are gypsum partitions and appear to be in good condition. Classrooms finishes are vinyl composite tile (VCT) floors with suspended acoustic ceiling tile (ACT) ceilings, and also appear in good condition. Mechanical and electrical systems appear well maintained, and could be supplemented with additional systems should an addition to the building be provided.

Building Codes:

While the building is not fully protected with an automatic sprinkler system, it does appear to meet current Fire Codes. While the department of education encourages all schools to use sprinkler systems, they are not required as long as the building does not exceed maximum sizes prescribed by the current fire code. This building falls below the maximum allowable building areas through use of masonry fire walls, separating the facility into five buildings (independent fire areas). Any additions to the building will likely need to be separated as yet another fire area, depending on which fire area it connects to, via masonry or other firewall (similar to existing design. Even if not required by current codes, any capital improvement projects to this school should consider protecting the entire building throughout with an automatic sprinkler system for safety reasons (as well as for protection of the facility itself).

Today's schools strive to not only meet the current energy code, but to exceed it. This building with the current wall system does meet the current energy code by utilizing R-19 insulation within the stud cavity; however, it should be noted that the overall R-value of this system is calculated at approximately R-16.26 when calculating for reduction of R value at stud locations. Any additional space should exceed the current construction in terms of energy conservation and exterior envelope design.

Compliance with the Americans with Disabilities Act is a requirement of any new, or renovated educational facility. In review of the drawings and a walk-through of the facility, no violations were readily noticeable.

Functional Requirements:

A fundamental question in the assessment of any facility is whether or not it supports its intended use.

This building is a standard layout elementary school design, typical of elementary schools since the 1970s. The overall plan consists of two classroom wings containing a series of 870 square foot classrooms, each with 5 computer stations and approximately 690 square feet of usable floor area for general classroom activities. These classrooms and other miscellaneous teaching spaces are slightly undersized compared to current NH Department of Education Standards, but are currently meeting the needs of the classes housed. We would suggest that the Kindergarten programs be relocated into larger classrooms given the space needs for this particular age group (Recommended 1000 sf min). Select additional classrooms should also incorporate operable walls so that team teaching strategies could be implemented, particularly at the 4/5 level. While the overall layout of the building is not particularly innovative, it does suit the needs of a modern elementary school. Given that the grades housed would expand from K-3rd grade to K-5th grade under a consolidation scenario, further organization of the building should consider separation of students by grade level to ensure the building remains safe and friendly for all students.

The "core areas", including the media center, the cafeteria, the gymnasium, and the administration areas, are located nicely at the main entrance to the building. The current entrance design offers the administration the ability to secure the building for a safe elementary school environment. The Media Center, the Administration, and the Athletic Areas are slightly undersized for a current student population of approximately 340 students, and therefore should be upgraded when the capacity of the building rises to 500 students.

Support spaces for faculty are adequate, but could be upgraded. There is one designated team meeting space (shared as the large conference room by the entire school), but additional areas should be added as the student population grows. Meeting areas for Special Education Services or for teacher team meetings should be integrated into the classroom wings. Small group Instructional spaces would also benefit the faculty's ability to implement one-on-one or small group teaching as required. Like many schools, Sandown North lacks sufficient storage space (both in the classroom wings as well as in the athletic area, and also for the building overall). Additional storage space should be considered as part of any building additions to help alleviate the current shortage.

Sandown Central School:

The Sandown Central Elementary School was toured briefly and the documents reviewed as well. It should be noted that this facility is not in nearly as good condition as the Sandown North School. The 52,500 square foot building is located on a small 5.25 acre site in downtown Sandown, adjacent to route 121A. The site does contain an athletic field and a playground, but is very limited in terms of expansion. The building itself is a collection of additions of various forms and materials, many of

which are at the end of their life cycle. While aesthetics is a very subjective topic, this building cannot be considered aesthetically pleasing by any measure.

The overall layout of the building is complex and not intuitive nor efficient. The main entrance is flanked by administration areas, providing a security checkpoint for the building, as well as the Media Center. The main entrance leads down the core building areas into a collection of classroom and special education spaces. The Cafeteria and Gymnasium share one large space, a design indicative of the 1960s and earlier elementary school philosophies. A second entrance is located at the rear of the building, allowing for students to access the play area. Similar to the North School, the play area here intersects a vehicular access, therefore posing a safety concern for school staff to address on a daily basis.

While it appears that the district has upgraded and repaired this facility to the best of their ability, we feel that this building will remain inefficient in terms of space utilization. Overall, the facility serves only 160 students with its 52,500 square foot footprint, totaling 328 square feet per student (Note that the NH department of Education sets the maximum square footage of new elementary schools to 144 square feet per student (120 sf when serving 250 students or more)). Renovation of this building to become more efficient does not appear feasible at this time, given such a large renovation would trigger current code compliance. While existing buildings are generally "grandfathered" by many codes, and therefore not required to be constantly altered or improved to maintain full code compliance, any significant alteration of the facility would trigger requirements for updating systems to meet current codes. Per the NH Department of Education's Minimum Standards for Public Schools (Ed 321.27) if a renovation exceeds 60% of the cost for new construction, *"The scope of the renovation project shall provide that all building systems shall be upgraded to the most current codes and standards and that the building shall be fully accessible to individuals with disabilities."*

Summary:

Based upon our tour of the facility and a preliminary review of the information available to us, our professional assessment of this building is that the Sandown North Elementary School does meet the current requirements for its student population (although some improvements mentioned above would be beneficial) and that an addition to the building in an attempt to consolidate this building with the Sandown Central School is possible.

We at Lavallee Brensinger have always been proponents of locating school facilities in town core areas, and realize that school buildings are an asset to any community they are located within. Neighborhood centered schools benefit communities as a whole and promote healthier town environments by being located within walking distance to so many residences. That being noted, we feel that consolidation of the two schools would benefit the district as a whole by bringing the programs under one roof and preventing the district from spending additional funds to operate a very inefficient Sandown Central School. As the District and the community consider the consolidation of these buildings, careful thought should be given as to what happens to the existing Sandown Central Facility. This property can be considered a valuable asset to the community and might lend itself towards an alternative use.

- IV. **Reassignment of Students:** This study supports the notion that reassigning grade 4 and 5 students to Sandown North is the most appropriate option. It maintains all students in the Sandown community, while maximizing resources, maintaining appropriate class sizes and reducing transitions for students. An alternative plan would move grade 5 to the Middle School and include grade 5 students from all towns. While this plan is not currently being proposed, it should continue to be explored in the future.

- V. **Transportation:** Transportation will not be impacted

- VI. **Alternate Building Use:** A committee will be established to explore the future use of the facility.

- VII. **Cost Savings:** See attached

- VIII. **Continuity of Instructional and Community Programs:** All instructional and community programs would remain intact and aligned with all other elementary programs throughout the district.

Sandown Central Losses Based on a Full Year of Food Service

School Consolidation would mitigate losses to the lunch program by removing dedicated services for only 2 grades and absorbing the program into the existing one at Sandown North.

Revenue	\$39,984.25
Food Cost	\$15,294
Labor Cost	\$40,023
Taxes and Benefits	\$9045.20
Paper Cost	\$1,107.50
Direct Cost	\$815
Total Expenses	\$66,284.70
District Return	(\$26,300.45)

Timberlane Regional School District
Sandown Central Budget Review - Cost Savings if Building Closed

<u>Account</u>	<u>Description</u>	<u>2016 Proposed Budget</u>	<u>Potential Savings</u>	<u>Benefits @ 35.00%</u>
100.1100.112.03.11.1.00000	Salaries-Teachers-Art	\$19,755.60		\$0.00
100.1100.112.25.11.1.00000	Salaries-Teachers-Gen. Elem.	\$502,652.00	\$112,025.00	\$39,208.75
100.1100.112.29.11.1.00000	Salaries-Teachers-Enrichment	\$40,327.20		
100.1100.112.33.11.1.00000	Teacher/Specialist Salaries	\$26,884.80		
100.1100.112.41.11.1.00000	Salaries-Teachers-Music	\$46,485.19	\$23,242.60	\$8,134.91
100.1100.112.47.11.1.00000	Salaries-Teachers-Phys. Ed.	\$23,031.60		\$0.00
100.1100.112.50.11.1.00000	Salaries-Teachers-Reading	\$64,200.00		
100.1100.114.25.11.1.00000	Sal-Teach Assistants-Gen. Elem.	\$47,617.88		
100.1100.430.25.11.1.00000	Repairs To Equipment-Gen. Elem.	\$500.00		
100.1100.610.25.11.1.00000	Supplies-Gen. Elem.	\$14,948.00		
100.1100.610.29.11.1.00000	Supplies-Enrichment	\$400.00		
100.1100.610.41.11.1.00000	Supplies-Music	\$500.00		
100.1100.610.47.11.1.00000	Supplies-Phys Ed	\$600.00		
100.1100.610.55.11.1.00000	Supplies - Elem. Curriculum	\$3,050.00		
100.1100.640.25.11.1.00000	Books-Gen. Elem.	\$800.00		
100.1100.733.25.11.1.00000	New Equipment-Gen. Elem.	\$0.00		
100.1100.733.41.11.1.00000	New Equipment-Music	\$400.00		
100.1100.737.25.11.1.00000	Repl Equipment-Gen. Elem.	\$800.00		
100.1100.737.41.11.1.00000	Repl Equipment-Music	\$300.00		
100.1100.810.25.11.1.00000	Dues-Gen. Elem.	\$750.00		
	REGULAR EDUCATION - 1100	\$794,002.27	\$135,267.60	\$47,343.66
100.1200.114.60.11.1.00000	Sp Ed - Teach Asst.-General	\$59,019.88		
100.1200.114.63.11.1.00000	Sp Ed - Teach Asst.-EH	\$60,821.06		
	SPECIAL EDUCATION - 1200	\$119,840.94		
100.1410.112.45.11.1.00000	Extra Curricula	\$3,500.00		
100.1410.610.25.11.1.00000	Supplies-Cocurricular	\$4,200.00		
	STUDENT ACTIVITIES - 1410	\$7,700.00		
100.2122.112.26.11.1.00000	Salary-Guidance	\$65,899.55	\$65,899.55	\$23,064.84
100.2122.610.26.11.1.00000	Supplies-Guidance	\$1,049.00		
100.2122.640.26.11.1.00000	Books & Periodicals-Guidance	\$210.00		
	GUIDANCE - 2122	\$67,158.55	\$65,899.55	\$23,064.84
100.2134.113.44.11.1.00000	Salary-Nurses	\$58,502.70	\$58,502.70	\$20,475.95
	HEALTH SERVICES - 2134	\$58,502.70	\$58,502.70	\$20,475.95
100.2213.320.06.11.1.00000	Building In-Service	\$2,200.00		
	PROFESSIONAL IMPROVEMENT - 2213	\$2,200.00		
100.2222.112.37.11.1.00000	Professional Salaries	\$24,750.80		
100.2222.114.37.11.1.00000	Sal-Library Aides	\$9,595.95		
100.2222.610.37.11.1.00000	Supplies-Library	\$300.00		
100.2222.640.37.11.1.00000	Books-Library	\$2,595.00		
100.2222.641.37.11.1.00000	Periodicals	\$1,132.00		
100.2222.643.37.11.1.00000	Information Access Fees	\$610.00		
	SCHOOL LIBRARY SERVICES - 2222	\$38,983.75	\$ 0.00	\$ 0.00
100.2223.610.05.11.1.00000	A V Supplies	\$100.00		
100.2223.640.05.11.1.00000	Audio Visual	\$769.00		
100.2223.733.05.11.1.00000	Av - New Equipment	\$0.00		
100.2223.737.05.11.1.00000	Av - Replace Equip	\$0.00		
	AUDIO VISUAL - 2223	\$869.00		
100.2410.111.06.11.1.00000	Sal-Principals	\$105,060.00	\$105,060.00	\$36,771.00
100.2410.115.06.11.1.00000	Sal-Secretaries-Admin Elem.	\$41,586.40	\$41,586.40	\$14,555.24
100.2410.531.01.11.1.00000	Telephones/Comm *	\$17796.11	\$17,796.11	
100.2410.610.25.11.1.00000	Supplies-Gen. Elem.	\$3,200.00	\$3,200.00	
100.2410.640.25.11.1.00000	Books-Gen. Elem.	\$500.00	\$500.00	
100.2410.737.25.11.1.00000	Prin Off Replace Eqp-Gen. Elem.	\$0.00	\$0.00	
	OFFICE OF THE PRINCIPAL - 2410	\$168,142.51	\$168,142.51	\$51,326.24

Timberlane Regional School District
Sandown Central Budget Review - Cost Savings if Building Closed

<u>Account</u>	<u>Description</u>	<u>2016 Proposed Budget</u>	<u>Potential Savings</u>	<u>Benefits @ 35.00%</u>
100.2490.112.11.11.1.00000	Computer Coordinator-Technology	\$500.00	\$500.00	
	OTHER SERVICES.SCHOOL ADMINISTRATION - 2490	\$500.00	\$500.00	
100.2620.116.12.11.1.00000	Salaries-Custodians	\$92,601.60	\$92,601.60	\$32,410.56
100.2620.610.01.11.1.00000	Custodial/Maint Supplies	\$1,100.00	\$1,100.00	
100.2620.622.12.11.1.00000	Electric-Sand Cent	\$34,200.00	\$20,520.00	
100.2620.624.12.11.1.00000	Fuel Oil-SC	\$45,240.00	\$27,144.00	
	OPERATING BUILDINGS SERVICES - 2620	\$93,701.60	\$141,365.60	\$32,410.56
100.2725.519.25.11.1.00000	Field Trip/Cocurricular Trans.	\$1,184.00		
	FIELD TRIP TRANSPORTATION - 2725	\$1,184.00		
	TOTAL	\$1,352,785.32	\$569,677.96	\$174,621.25

Total Savings \$744,299.20

Assumption of 60% savings in electricity & fuel oil to moth ball building