

LAMPREY RIVER ELEMENTARY SCHOOL FACILITY ASSESSMENT STUDY

EXECUTIVE SUMMARY

The Lamprey River Elementary School has served the Raymond School District for almost 50 years and although has served well during that time, but wear, antiquated technology and changing educational styles have created significant building and program needs. The Lamprey River Elementary School, Facility Assessment Study details the building conditions and the program needs. It is intended to document the deficiencies in a clear and factual manner to ensure any decisions will be based on sound data.

At the time of its construction the building would have been considered innovative. The single-wythe construction, the ribbon windows, the earth-sheltered walls, the demountable partitions and the open-concept core are all experiments in contemporary architecture that have now fallen out of favor. In fact, these are now some of the facility's largest liabilities. Making improvements to them is possible but they could never be made equal to new construction for less cost than new construction.

The program needs are as significant as the building needs. Education has changed since 1975 when the school opened, and many programs exist now that did not at the time of construction. These are housed in rooms that were not designed for the specific use and therefore do not function as well as they should.

A key factor in the future disposition of the LRES is the location. It is sited next to its namesake, the Lamprey River and as such, the building is fully within the flood-plane. This may not be an immediate concern but long-term the risk to a large community asset such as the LRES is significant.

The NH Department of Education has a policy of encouraging districts where renovations exceed 60% of the value of the building to instead consider new construction. The cost of renovations and additions to bring the existing facility up to modern day standards would exceed 60% of the value of the existing building. There is no historic significance or other overwhelming value to the property that would favor renovations over new construction.

The NH Legislature has resumed funding School Building Aid and the likelihood of receiving this assistance has obvious and substantial impact on any school project. The application process is competitive and cannot be relied on fully. Because of the significant needs of this district this report assumes the availability of aid but this needs to be continually tracked.

RECOMMENDATION

Upgrading the Lamprey River Elementary School can be done cost effectively. There are several options for doing so with positive and negative aspects associated with each. What should be clear however is that the cost of doing nothing can be expensive in the long-term because it does not give any of the benefits of upgraded facilities. The option that is the best can be a matter of opinion and subject to influences that are intangible.

In the simplest terms the choice is between renovations/additions and a new facility. The capital cost between the two options is significantly different but the 10-year life-cycle cost is not.

Option #1: Do Nothing.

Option #2: Additions and Renovations to LRES

Option #3: New Construction

End Executive Summary