
KEENE MIDDLE SCHOOL MASTER PLAN

KEENE, NEW HAMPSHIRE



Prepared by

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EXECUTIVE SUMMARY

0.1 INTRODUCTION

This report is in partial fulfillment of the charge by the Keene School District for a comprehensive study of the options available to meet the current and future needs of the Keene Middle School. The report findings incorporate: observations and recommendations from many engineering disciplines; an assessment of educational needs from school administration and staff; input from City and State officials; guidance from the Keene Middle School Ad Hoc Building Committee; and feedback received during public hearings held under the auspices of the Keene Middle School Ad Hoc Building Committee.

0.2 REPORT FINDINGS

The following paragraphs encapsulate the report findings. Each finding is referenced to the particular section (or sections) of the report where more details may be found.

1. The KMS building will require extensive renovation work to:

- *Comply with current codes and regulations for a middle school educational facility. See Section 3.5*
- *Provide rooms of adequate size for educational program offered. See Section 3.4*
- *Provide adequate air quality, lighting, acoustics and environment for learning. See Sections 4.2 & 4.3*
- *Provide energy efficiency expected by current standards. See Section 2.3 & 8.5.4*

2. The KMS will require partial demolition and construction of additions to:

- *Provide space required to implement programs in the Educational Specifications. See Section 5.24*
- *Organize spaces for a team-teaching middle school curriculum. See Sections 5.2.2 & 5.3.2*
- *Provide access control and adequate security for students and staff. See Sections 5.2.3 & 5.3.3*
- *Provide controlled access for community use. See Sections 5.2.3 & 5.3.3*

3. The KMS site on Washington Street will require additional property to:

- *Provide safe, adequate bus, car and pedestrian drop-off and pick-up. See Section 4.1 & Appendix F*

□ KMS Master Plan

□	<i>Provide on-site parking for staff and visitors.</i>	<i>See Section 5.2.4</i>
□	<i>Provide acceptable fire lanes and delivery access.</i>	<i>See Sections 5.2.4 & 5.3.4</i>
□	<i>Provide limited playfield area (additional fields need to be built off site in lieu of acquiring additional adjacent property).....</i>	<i>See Section 5.2.4</i>
□	<i>Expand building footprint necessary for educational program.</i>	<i>See Sections 5.2 & 5.3</i>
4.	The Maple Avenue site has been determined to have:	
□	<i>Adequate area for a new middle school building for up to 1,000 students.</i>	<i>See Section 8.3.1</i>
□	<i>Adequate area for access and delivery drives, fire lanes and parking for 300 cars.</i>	<i>See Section 6.1.1</i>
□	<i>Adequate area for required track, soccer, softball and practice fields.</i>	<i>See Section 8.3.2</i>
□	<i>Soils and topography favorable for standard earthwork and foundation designs.</i>	<i>See Section 6.1.2 & Appendix E</i>
□	<i>Municipal utilities adequate to support a middle school facility.</i>	<i>See Section 8.5.2</i>
□	<i>Public road access suitable for a school facility.</i>	<i>See Appendix F</i>
□	<i>Adjacent Jonathan Daniels School that can benefit from a shared wood chip heating plant.</i>	<i>See Section 6.2.1</i>
5.	Middle School location with respect to student / downtown interaction and downtown vibrancy:	
□	<i>From Maple Avenue, students may ride regular bus routes to drop-offs at several downtown locations, including MoCo, Keene Rec Center and the Library, which will facilitate desirable student / downtown interaction.</i>	<i>See Section 7.1</i>
□	<i>From Washington Street, students may be bussed to Maple Avenue for athletic practices & events.</i>	<i>See Section 7.1</i>
□	<i>The bussing / walking / driving ratios are very similar for either school location.</i>	<i>See Section 7.2</i>
□	<i>If a new school is built, several positive factors indicate that a vibrant redevelopment of the existing KMS is likely, including a long planning time frame, financial incentives, and a prime location.</i>	<i>See Section 7.3</i>
6.	Detailed cost estimates for alternative projects have been calculated to show:	
□	<i>A renovation/addition project at Washington Street that reasonably addresses the educational specifications would cost approximately \$50 to 54 million.</i>	<i>See Section 8.5.1</i>
□	<i>A new middle school project at Maple Avenue that completely addresses the educational specifications would cost approximately \$38.5 million.</i>	<i>See Section 8.5.2</i>
7.	Every effort has been made to support the renovation/addition project at the KMS, however:	
□	<i>An application to the NH Commissioner of Education for a waiver on limited site size has been denied due to several unavoidable difficulties.</i>	<i>See Section 8.6</i>
□	<i>Without NH Department of Education approval for a renovation/addition project, construction funding will not be granted</i>	<i>See Section 8.5</i>
□	<i>Operational efficiency for the renovation/addition building project is much lower than a new high-performance facility.</i>	<i>See Section 8.5.5</i>
□	<i>Acquiring adjacent property by eminent domain is objectionable by most standards.</i>	<i>See Sections 8.4 & 8.6</i>

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