

## **SITE ASSESSMENT**

### **Rumford Elementary School**

#### **GENERAL SITE DESCRIPTION**

This site is located at 40 Thorndike Street in a residential neighborhood between two local collector streets and adjacent to a major collector. The original structure was constructed in 1902 and has had multiple additions and renovations since that time. The facility is situated on an approximate 1.4-acre parcel and located within a residential neighborhood. There are various parking areas around the facility and a well-defined loop drive along the Thorndike Street side to access facility. The site is mostly paved with very limited grassed and play space areas. In addition, there is another access drive connecting Thorndike and Monroe Streets. Reportedly, there are no buses which regularly transport students to this facility, but there are parent drop-off/pick-ups.

The building is a two-floor facility with a usable basement level. The floor levels are located at elevations based upon the particular addition and the street grade along Monroe Street and Thorndike Street. The front entrance is located on the Thorndike Street side of the building and has a stair access. There are other secondary entrances around the building. The building does not comply with the American with Disabilities Act (ADA). There is asphalt pavement around almost the entire building to provide both pedestrian and vehicle access. There is playground equipment on the northwestern corner of the site.

#### **EXISTING CONDITIONS**

##### **SITE UTILITIES**

**Water:** The site is serviced by municipal water. Reportedly, there are no known issues with the water system.

**Sewer:** The site is serviced by the municipal wastewater system. Reportedly, there are no known issues with the wastewater system.

**Drainage:** The site drainage discharges to the the municipally-owned and maintained storm water collection system in adjoining streets. These appear to be no low spots were ponding would occur as the site appears to adequately drain towards catch basins in the adjoining streets. As such, it is noted that no observations were need to be made to determine the condition of any subsurface drainage system components. Capacity analyses for closed drainage systems were not performed as site drainage does not appear to be problematic. Reportedly, the roof valleys discharge rainwater and the roof discharges snow to the front of the building.

Electric/Telecommunications/CATV: These utilities are supplied to the site via underground conduits. Reportedly, these site-related components are in adequate condition since there have not been any maintenance issues.

Fuel storage: The site has no underground storage tank (UST) as the current fuel source is natural gas. Reportedly, the previous UST has been closed in accordance with NHDES standards.

Natural Gas: This site is supplied with natural gas from the Energy North. Reportedly, these components are in adequate condition.

#### ACCESS DRIVES, PARKING AREAS AND TRAFFIC

As noted above, the primary access drive is located along the Thorndike Street side of the building. The access driveway is used for parking, even though it was not designed for this use and creates a congested condition along the access loop. There is staff parking available easterly side of the facility along the access drive between Thorndike and Monroe Streets. In addition, there are 4 parking spaces along this access drive that are used by neighboring residents through a pre-existing agreement. Reportedly, this traffic circulation pattern is not ideal due to the congestion around the loop drive, but performs adequately.

The condition of the bituminous concrete pavement for the access drives and parking areas is in good condition and does not appear to require rehabilitation at this time, even though there are some minor cracking in the pavement.

#### SIDEWALKS AND WALKWAYS

As noted above, there are asphalt walkways almost around the entire facility. There are walkways from the drop-off/pick-up area in front of the school along Thorndike Street as well as from the Monroe Street side that access the City of Concord sidewalk system. The sidewalks and walkways appear to be in fair condition overall and do not require rehabilitation.

#### PLAYGROUND EQUIPMENT

The existing playground equipment is LANDSCAPE STRUCTURES equipment installed in 2000. A report detailing the playground equipment condition was performed during May, 2003 through the school's insurance provider, Primex<sup>3</sup>. This report outlines many recommendations to improve the safety conditions at the playgrounds. Reportedly, primary safety hazards identified in that May, 2003 report had been addressed.

#### MISCELLANEOUS SITE ISSUES

Bike Racks: There are no bike racks located at the building.

**Site Fencing:** There is site fencing along the boundary furthest from South Street and other miscellaneous areas. The fence has some locations requiring maintenance (i.e. new rail, fabric replacement, etc.), especially along both the easterly and westerly boundaries.

**Solid Waste:** The dumpster is located on the easterly side of the building along the access driveway between Thorndike and Monroe Streets. The dumpster is not set on a pad. The dumpster also does not have an enclosure.

**Floodplain:** The site is not located within a flood plain zone.

**Snow Removal:** At this site, snow removal is performed via contracted services. There is limited snow storage available at this site.

## **EXPANSION AND REHABILITATION OF THE SITE**

It appears to be limited expansion capability for the existing building on the all sides of the building. The building is located on a small sized site and any expansion would impact parking and play space.

## **RECOMMENDATIONS**

1. The parent drop-off/pick-up needs to be addressed as it relates to parking congestion at the Thorndike Street side of the facility to ensure a safe environment for the children.
2. Although a majority of the primary safety items have already been addressed, all of the playground equipment issues, as outlined in the Primex<sup>3</sup> report, should be addressed to provide safe equipment for the children.
3. Fencing around the perimeter of the site is in need of replacement/repair, especially as noted above along the easterly and westerly boundaries.
4. The dumpster location should be addressed. A permanent dumpster location with an adequate pad and enclosure should be provided. The current location, while readily accessible for the custodians, is not an ideal location due to the drop-off/pick-up activities associated front of the facility and the staff parking.
5. Snow storage appears to be an issue at this location due to the large amount of areas to be plowed and the minimal areas available for snow storage. While it is an expense, snow removal from the site should be performed as often as possible unless storage on the front lawn area is deemed to be acceptable.
6. The 5-year maintenance plan has identified the need for playground lighting to be accomplished in 2006.