

Facility and Space Needs Assessment
Rye Recreation Facilities
Rye (and New Castle) New Hampshire
July 21, 2016 - revised

-
Norman E. Larson, AIA, LEED AP
Christopher P. Williams, Architects

The Rye Recreation Department currently supports a large variety and quantity of programs at locations throughout the Town of Rye and even some outside of town. Most of these programs are supported within facilities borrowed or rented from other organizations. Some of these outside organizations are private, and some are other entities connected to other parts of the town government, such as the Select Board and the School Board. Limited facilities for program space under the control of the Rye Recreation Department are located at the Rye Recreation Facility on Recreation Road. Storage space for the Rye Recreation Department is similarly spread throughout the community, with a larger percentage of this type of space under direct control of the Rye Recreation Department.

The purpose of this document is to assist the Rye Recreation Space Needs Committee, the Rye Recreation Department and the Selectmen of the Town of Rye New Hampshire to evaluate the condition of the existing facilities currently used to support the Rye Recreation Department in terms of their use, their condition, and their availability. Norman E. Larson, AIA, of Christopher P. Williams, Architects has visited all of the facilities under use and reviewed each with respect to its physical condition, the functionality of the existing building systems, and the adequacy of each for public use.

Evaluation of Facilities

The following facilities were visited and evaluated as part of this review and a detailed breakdown of findings regarding each facility including construction, condition, and accessibility issues is included in Appendix A of this report:

Old Fire Station (Shared Facility – Town Owned)

Storage Room

Soccer Snack Shop (Dedicated facility, Town owned)

Snack Shop/Kitchen, Storage Room, Storage Closet

Soccer Storage Shed (Dedicated facility, Town owned)

Low Storage

Baseball Announcer's Booth. (Dedicated facility, Town owned)

Announcer's Booth, Announcer's Booth Storage,

Baseball Snack Shack (Dedicated Facility, Town Owned)

Snack Shop/Kitchen

Rye Congregational Church (Shared facility, borrowed space)

Fire Side Room, Exercise Room, Exercise Storage Room, Exercise Low Storage,
Dining Room, Dining Room Storage, Fellowship Hall, Fellowship Hall Storage,
Church Kitchen, Orange Classroom, Green Classroom, Conference Room

Rye Elementary School (Shared facility, Borrowed Space)
 Gymnasium, Ski Trip Prep Area, Grades K-2 RAP Space, RAP Staff / Storage Room,
 Grades 3-5 RAP Space Classroom, RAP Shared Storage Space, RAP Study Room,
 RAP Coat Room – Hallway,

New Castle Recreation Building / Library (Shared Facility, Borrowed Space)
 Indoor Tennis Court, Tennis Storage (Vestibule)

Rye Junior High School (Shared facility, Borrowed Space)
 Junior High Gymnasium, Junior High Gym Stage used as meeting room, Junior
 High Cafeteria, Library Meeting Room

Rye Public Safety Building (Shared facility, Borrowed Space)
 Public Safety Meeting Room A-B, Archive Storage

Rye Public Library
 Lower Level Meeting Room, Meeting Room Kitchenette

Webster at Rye (Shared Facility, Borrowed Space)
 Conference Room, Exhibition Hall

Rye Town Hall (Shared Facility, Town Owned)
 Ladder Access Art Storage, Storage Closet, Office Supply Storage, Storage Niche,
 File Archive

Recreation Modular (Dedicated Facility, Town Owned)
 Reception / Conference, Staff Work Area, Office Supply Closet, Rye Recreation
 Director's Office, Office Storage

Recreation House (Dedicated Facility, Town Owned)
 Activity Room, Kitchen/Art Room, Mechanical Room, Women's Restroom, Men's
 Restroom

Jenness Beach Bath House (State Owned, slated for replacement)
 Changing Rooms

There were several common findings regarding the existing Rye Recreation Department Facilities. To some degree, most of the spaces and buildings reviewed had some degree of challenge in meeting the requirements of the ADA, some quite dramatically. This was truer of Recreation controlled facilities and other town owned buildings as compared with borrowed spaces. Inaccessibility was identified as a problem at the Recreation House, the Recreation Modular, all other buildings at the Recreation Road Facility, the Town Hall, The Rye Elementary and Junior High Schools, and the Rye Public Library. Facilities that serve the elderly to a large degree like the Rye Congregational Church and Webster at Rye provide better access, but there are still opportunities for improvement

Storage is a very real challenge for the active Rye Recreation Department with much of the available storage occurring in inappropriate areas that are unsecure and/or unsafe. Mold, winter cold, difficult access, and the potential for fire damage affect the usability of owned and borrowed spaces, both for those accessing the storage and for the materials themselves. Not enough storage is available and the location of much of the storage that is available is inconvenient and wasteful of the Rye Recreation Department's staff time coordinating and moving materials back and forth from program space to storage space, often on different sites. The old Trolley Barn and the dedicated storage structures at Recreation Road are unheated and can be damp and/or moldy. Storage at the Town Hall is difficult to access,

and unsafe to access or protect against fire. Shared storage areas in the Rye Elementary School and the Rye Congregational Church are insecure.

Life safety and egress problems exist in borrowed spaces and those owned by the Town of Rye. Unsafe paths of travel are created when stairways are too steep or too narrow (like in the Town Hall), when hallways are cluttered with storage or display materials (like in the Trolley Barn and the Congregational Church), when egress lighting and alarm systems are shut off or not working (like in the Trolley Barn), or when building construction and organization create hazards (like in the Rye Recreation Modular). Storage under stairs in the Rye Congregational Church adjacent to the Exercise Room poses a hazard to users of the stair in a fire.

Program facilities are inadequately available and levels of predictable availability vary to the point that programs are limited or unavailable. Rye Recreation Department staff are “making due” with inadequate space for programming and for their own purposes. Structures at the Recreation Road facility that were built to be temporary have effectively become permanent. The Recreation House was originally constructed as a garage, and the Recreation Modular is an office trailer.

Program Needs Assessment

Many of the programs offered by the Rye Recreation Department have a long track record and high rates of participation. Many others are conceived and executed to provide for evolving recreational needs of the Rye community and are highly responsive to the participants and the availability of staff and space to host such new events and programs. The Rye Recreation Department needs a variety of available program spaces to support its dynamic program schedule which grows and shrinks to meet community needs. The variety of spaces sought to be borrowed reflects both temporal availability of program space and the specific needs of the programs offered.

A great deal of discussion may be had about the particulars of various programs offered and desired. These discussions are necessarily based on the fulfillment of the mission of the Rye Recreation Program (from town web page): The Rye Recreation Commission believes that recreation provides a critical foundation for the quality of life that makes Rye unique. Recreation is essential to the health and well-being of the individual residents and the community of Rye. Recreation activities and services have far-reaching personal, social, economic and environmental benefits. The role of Rye Recreation is to ensure that a broad range of recreation opportunities is available and accessible for all residents and that these are consistent with the needs and interest of the community and the space and resources available.

The Rye Recreation Department borrows smaller meeting spaces to use of small groups and children because the kitchen/art space in the Recreation House is too busy, too full of stored materials, and/or not set up appropriately for all the various small groups of children and adults who use the space at different times. Spaces most often used include two meeting rooms in the Rye Congregational Church and the stage of the Junior High Gymnasium.

The Rye Recreation Department borrows medium-sized meeting/ lecture/classroom space in the Rye Congregational Church, the Rye Public safety building, and the Rye Public Library because the activity space in the Recreation House is fitted with floor pads. There is no real storage available for furniture or the floor pads and therefore the room lacks the flexibility for other layouts.

The Rye Recreation Department borrows large-sized meeting spaces for large gatherings such as exercise programs, art shows, and meals in the Rye Congregational Church and at the Webster at Rye. There are no large meeting spaces at the Rye Recreation facility at Recreation Road, nor is there any kitchen capable of being used to prepare food for large groups of people.

The requirement that so many of the Rye Recreation Department's programs are required to meet away from any facility where the staff of the department work requires regular travel time to be spent by the staff moving back and forth to programs as well as extensive time to arrange for space use, verify "day-of" availability, and to handle last-minute situations when lenders of shared spaces cancel the availability of a space with short or no notice. The Rye Recreation Department needs predictable access to meeting spaces and specialty spaces for programs that logically should occur near where the staff work.

Beyond the typical meeting spaces, the Rye Recreation Department needs access to specific buildings and facilities already dedicated to serving Rye Recreational Needs. Spaces such as the gymnasiums of the Junior High School and the Rye Elementary School represent a significant community investment and should be used to the greatest degree possible. Gymnasium time is a precious commodity within the Town of Rye but currently has been being successfully cross-scheduled by the schools and the Rye Recreation Department. While it should be a priority to provide for the opportunity for the future construction of a Gymnasium or large Multi-Purpose space, such a space is not necessarily needed by the Rye Recreation Department at this time. The relationships that allow the Rye Recreation Department to make use of the Rye Airfield skate boarding center and the New Castle Indoor Tennis should be developed to maintain this access in the long term. Similar attention should be undertaken to manage Rye Recreation Department access to special outdoor spaces like the Parson's Field, NH state beaches, a parking areas of the Rye Congregational Church (used for outdoor programs), and the athletic fields of the schools.

Storage space for the Rye Recreation Department is severely limited and much of what is available is located away from the Recreation Road site. Lack of on-site storage is costing the Rye Recreation Department in terms of both staff time wasted fetching and storing equipment and financial resources wasted because of the need to replace equipment stored in unsuitable locations. Additional storage space should be constructed at the Recreation Road Facility and off-site storage relocated to this more central location.

The office space at the Recreation Road site of the Rye Recreation Department is too small for the staff that currently must make due in the Recreation Modular. There is not enough administrative storage and filing space to meet the needs of the department. While there is a reception area provided, this area is not universally accessible as the accessible entry

ramp goes to a back door from which no accessible route is available to reach the Reception Area. Reception space for the public that is fully accessible according to the Americans with Disabilities Act (ADA) should be created at the Recreation Road facilities.

The relationship between the Rye Recreation Department and the Rye Elementary School that supports the Rye After-school Program (RAP) is a positive one for all parties and should be continued in its current location if possible. The existing classrooms used for the RAP program relies on the use of a stairway wheelchair lift for handicapped access as well as additional staff to supervise children travelling to and from the restrooms on another floor and a long distance away. Resolving these challenges could be done much more cost-effectively at the school than by constructing new space for this very successful program.

Conclusion and Recommendations

It is clear upon any evaluation of the Rye Recreation Department and its programs that this is an organization that has built a large program with relatively few resources. With events and programs taking place in 19 buildings on 13 sites, Rye Recreation has been very successful at negotiating usage opportunities around the community. This approach is not without cost, however. Rye Recreation staff seems continually in motion as they travel back and forth between facilities, collecting items from storage here, providing for an event there, and adjusting schedules to accommodate unexpected situations while making sure someone is at the most required location at any given time.

The Rye Recreation site on Recreation Road provides for many of the outdoor programs of the organization, and is especially suited to do so during seasons of better weather. Outdoor facilities at the site provide for most types of activities, while other fields and facilities, predominantly at the schools, provide additional competition space during periods of peak demand, usually according to the sporting season. The athletic fields at Recreation Road provide space for soccer and baseball and other field events. The basketball court can be used for both basketball and pickleball. The playground and trail network provide for personal use by all ages.

Although many of the programs provided by the Rye Recreation Department are seasonal in nature, there are needs for recreation program space all year round. The buildings on the Recreation Road site are challenged to meet these needs during the shoulder seasons and especially in the winter. The Recreation House, actually a renovated garage building converted into meeting space, lacks adequate heat, has no vestibule to keep the meeting room from opening directly to the outdoors, has pass-through restrooms that challenge building security, and lacks adequate storage and handicapped access. Because it does have some heat, the building is taken over in the winter for storage purposes, even including the men's restroom being used as a shed for snow blowers.

The administrative space for the Rye Recreation Department located in the Recreation Modular is clean and available to the walk in public, but not for those with movement impairments. Located at the Recreation Road facility, the space provides for staff presence at the site which has both a real and a perceived positive impact on the safety and security of the site, reducing vandalism and increasing quick recognition of any problems that may

come up. This benefit is incidental and thought-out mechanisms for staff within the building to better supervise both the site and activities underway in the nearby Recreation House are lacking.

The Recreation Modular is provided with a handicap accessible ramp, but this ramp serves the back of the staff work area. The actual space used by the staff is inadequate to provide for required egress and staff handicapped access as required by law. Members of the public in wheelchairs cannot access the public areas of the Recreation Modular and would not be able to do so without moving the furniture. Communication with these members of the public may be accommodated through already available alternate methods such as phone or mail, but face to face contact with staff must be arranged outside of the modular. There is not enough room in the modular for reasonable staff space or the storage required for the administrative purposes of the department. The Recreation Modular lacks restroom facilities.

Storage, or specifically the lack of appropriate, climate controlled storage, is a critical shortcoming of Rye Recreation Department facilities in the town. Some storage is available at the Recreation Road facility but this is predominantly in aging and inadequately constructed shed-style buildings. Other, limited storage is provided at non-owned facilities hosting Rye Recreation Department programs. Most of the storage space controlled by the Rye Recreation Department is provided at town sites not connected to any facility in which, or even near to which, the Rye Recreation Department provides services or activities. Moldy storage in the old police station (Trolley Barn), awkward storage at the tops of stairways in the historic Town Hall, and shared storage space at the Outer Marker Building all require significant staff planning and travel to collect materials ahead of programs. Often these materials must be washed or replaced because of mold or other conditions caused by damp storage locations. Equipment should wear out from use, not from being stored in improper and unconditioned storage facilities.

A final focus should be placed on the core services that the Rye Recreation Department provides. Most of the spaces in which the Rye Recreation Department hosts programs are borrowed through a network of formal and informal agreements with almost a dozen organizations, businesses, or other entities which allow the Rye Recreation Department to use their space(s). This process can be very efficient and beneficial when it works, but is prone to regular challenges and occasional failures. Facility owners rightly put their own programs first, occasionally resulting in bumping Rye Recreation programs in an unpredictable and often short-noticed manner. This has an especially negative impact and is particularly frustrating for program participants who are required to pay for their program. Leadership changes at the lending organizations can lead to changes in what spaces can be shared, leading to cancelation of even long-running programs. Finally, changes in the host agency's needs completely unrelated to the Rye Recreation Department can transform the long-term landscape for borrowing space.

Combined with the inadequacy of the current Recreation House to provide fully for the needs of the Rye Recreation Department's summer programs and seasonal camps, it makes a great deal of sense to provide better indoor meeting space at the Recreation Road Facility. A flexible space that can be broken down into two or even three separate smaller spaces

would provide better space for the programs currently under-served by the Recreation House, accommodate many of the existing programs taking place elsewhere, and perhaps most importantly, allow the Rye Recreation Department to develop new programs for Seniors, for Middle-Schoolers, and for others. There is a known demand for such programs, but a lack of reliably available space has precluded moving ahead with these programs.

A list of specific recommendations and a working Building Program is attached for a new Community Center at the Recreation Road Facility. Such a building would replace both the Recreation Modular and the Recreation House and provide: flexible meeting space for large and small groups along with a full kitchen for meal preparation and classes; administrative space to run the Rye Recreation Department and supervise the site; conditioned storage space to replace all other off-site storage in town-owned buildings where no recreation programs are offered; maintenance and service areas to take care of the building and winter site (field maintenance is done by contract); and separate restrooms for users of the building and of the site. Evaluation of current usage indicates that a new gym facility is not quite needed at this time and therefore is not included in the suggested building program. Design work should, importantly, provide for the potential expansion of the building to include a multi-purpose room or gym that can be added in the future without substantial impact to the work recommended at this time. As described, this facility should support the recreation needs of the citizen's of Rye for the next ten to twenty years.

Recommendations:

1. Any new recreation facilities should be located at the Recreation Road site and should replace the aging and under-built existing buildings. A new modestly sized Community Center should be constructed in the near term, with accommodations made for future expansion to accommodate future needs. The modular should be repurposed.
2. In order for the Rye Recreation to support and focus on core services, the Community Center should provide flexible meeting space that can be sized according to need. This should be accomplished with three uniquely sized connected spaces totaling approximately 3,000 s.f. and separated by movable acoustic partitions. This will allow many Rye Recreation programs to take place on site. A full kitchen should be provided for meal preparation for large groups, as well as for instructional class use.
3. While gymnasium availability in town is challenging, the Community Center does not need a large gymnasium or multi-purpose room at this point. Planning should provide for the integration of such a space in the future at such time the need for such an addition becomes great enough to overcome cost issues. The future space should be required to be shown on all the design and construction drawings for the Community Center as the mis-location of a Community Center without the space may make it impossible to add a large indoor space without impacting the playing fields.
4. Space should be provided within the building for all the Rye Recreation Department staff not committed to other locations to work within the building in a manner suited to the

Recreation Director and Recreation Commission's wishes. All archive storage for paper files should be accommodated within the conditioned building.

5. Storage for all Rye Recreation materials that are used on the Recreation Road site, or that cannot be stored where they are actually used, should be provided within the conditioned space of the new Community Center building in dedicated storage spaces. Specific portions of the flexible meeting space may be developed to regularly support specific user needs or programs (ie. Senior Meals, Art, and Camp programs). Some amount of dedicated storage for these regular programs should be placed adjacent or within the flexible meeting room(s).

6. The new Community Center should be fully handicapped accessible according to the standards of the Americans with Disabilities Act. Everyone in the community should enter the Community Center through the front door. Reception space for public should serve all the public, including the handicapped.

7. As long as mutually agreeable, Rye After-school Program (RAP) is recommended to remain at Rye Elementary School. Because of the importance and size of the RAP program, it is recommended that the arrangement for these spaces be formalized as a multi-year agreement renewed annually as a move to another location will take time, especially if new space needs to be constructed. Whatever the location, the RAP program should be made more realistically handicapped accessible through the construction of an addition or other renovation at the school to make at grade access to the lower level possible and to make a bathroom available at the lower level.

8. Restrooms for the Rye Recreation athletic fields and site should serve the site with doors at the exterior only. These doors should be lockable and vandal resistant. Restrooms for the building users at the interior should be hands-free or use doors without latches. All restrooms should provide for Handicapped accessibility.

9. Dedicated facilities should be provided for equipment storage and a small shop for maintenance of the site and building. A review of how these services will be provided over the next ten years should be undertaken to appropriately size this space.

A presentation made on existing facilities in use by the Rye Recreation Department and these recommendations is included at the end of this report as Appendix B.

Recommended Community Center Program

Recreation Space Program					
Vestibule	10	x	10	100	
Meeting Room (divisible into three)	30	x	100	3000	160 people
Kitchen	20	x	30	600	
Kitchen Storage	8	x	14	112	
Multi-Purpose Room	60	x	100	future	
Multi-Purpose Room Storage	16	x	50	future	
Arts and Crafts Storage	8	x	12	56	exist: 56
		x			
Subtotal				3868	
Circulation & Walls @	25%			967	
TOTAL				4835	

Administrative Space Program					
Receptionist/Flexible Office	16	x	28	448	includes public
Director Office	12	x	16	192	
Administrative Storage	9	x	32	308	exist 308
		x			
Subtotal				948	
Circulation & Walls @	25%			237	
TOTAL				1185	

Support Space Program					
Men's Public Restroom	15	x	20	300	
Women's Public Restroom	15	x	20	300	
Men's Outdoor Access Restroom	16	x	16	256	
Women's Outdoor Access Restroom	16	x	16	256	
Central Storage	30	x	50	1500	exist: 1211
Maintenance Equipment Storage	25	x	15	375	
Janitor Closet	6	x	6	36	
Mechanical/Electrical	15	x	20	300	
Elevator Machine room		x		0	
Sprinkler Room		x		0	
Computer HUB/LAN		x		0	
		x			
Subtotal				3323	
Circulation & Walls @	25%			831	
TOTAL				4154	

	GRAND TOTAL	10174
--	--------------------	--------------

Recommended Preliminary Budget

\$155.90	2014 Means "1 Story Community Center 10,000 s.f."
96%	Location Factor - Portsmouth NH
<hr/> \$149.66	Anticipated Cost / s.f.
10,174	Program Square Footage
<hr/> \$1,522,644	Building Cost
	Extras
\$20,500	Kitchen equipment
<hr/> \$62,000	Accoustic Partitions
 \$1,605,144	 Anticipated Construction Cost

Appendix A – Review of Existing Facilities

Old Fire Station (Trolley Barn, Old Police Station – Town Owned)

Single story wood frame on slab on grade construction. Building has effectively been abandoned with power shut-off and mechanical systems off-line

Building showing signs of structural failures (not in area of Rye Recreation storage)

Overhead power with meter on building

Approx 11x 15' space for storage

Lighting - fluorescent, no power in building.

Mechanical - propane fired furnace marked “condemned”- not working

Climate - markedly damp and moldy

Ceilings - painted gyp. Bd. with wells at windows.

Walls - painted gyp. Bd.

Base - wood

Door - hollow core with privacy or key (can't see)

Floor - carpet over concrete slab

Bathrooms - gender specific, small, not accessible (no turning areas, grab bars), no working plumbing.

Egress- blocked by stored materials in corridor. No power to alarm or egress devices (if any)

Assessment – Unhealthy and bad for equipment - ABANDON



Soccer Snack Shop. (Dedicated facility, Town owned)

Single story wood frame on timbers laid on grade - vinyl siding on 2x4s, asphalt shingle roof

Overhead power with Meter on building

No H/C access

18'-4" x 16'-3" plus deck on two sides

Lighting - utility

Mechanical - none

Climate - unconditioned

Ceilings - painted gyp. Bd. over strapping

Walls - painted gyp. Bd. in poor condition (severe localized damage) interior framing of 2x3s

Base - none

Door - keyed latches from previous layout could trap people in building. NL to verify..

Floor - low pile carpet and sheet vinyl over wood framed floor.

Bathrooms - none, no plumbing in building, travel to another building required

Egress- single exit is OK. Hardware on doors could create lock-in situation

Assessment – Rough condition resulting from heavy use and previous quickly made renovations – at min, make repairs to interior finishes and replace door hardware.



Soccer Storage. (Dedicated facility, Town owned)

Single story wood frame on 2x framing on pavement - T-111 siding in complete failure, asphalt shingle roof

No power or plumbing

No H/C access

19'-4" x 7'-6"

Lighting - none

Mechanical - none

Climate - unknown

Ceilings - unknown

Walls - interior unknown

Base -

Door - 2 sets plywood double doors w/ padlocks

Floor – failing

Bathrooms - none, no plumbing in building.

Egress- single exit is OK. Hardware on doors could create lock-in situation



Baseball Announcer's Booth. (Dedicated facility, Town owned)

Two story wood frame on Concrete Block Foundation – T-111 siding in fair condition

Underground power from unknown location – exposed wiring w/out conduit

No plumbing

No H/C access

10'-6" x 14'-0" exterior

Lighting – Utility - Spot lights at exterior provide some site circulation lighting

Mechanical - none

Climate - upstairs announcer's booth dry, downstairs unknown

Ceilings - exposed framing – attic access stair creates extra storage above

Walls - exposed framing

Base - n/a

Door – six-panel, metal clad with deadbolt

Floor - painted plywood upper,

Bathrooms – none provided – travel to another building

Egress- single exit - OK.

No H/C access

Assessment – over-used for storage, rough but acceptable structure for intended purpose.



Announcer's Booth Storage. (Dedicated facility, Town owned)

Lower level of Announcer's booth - Concrete Block Foundation – Infill t-111 storage under cantilever failing – asphalt shingle roof in unknown condition
No plumbing

6'-8" x 9'-4"

Lighting -

Mechanical - none

Climate – unknown – rodent access evident and ongoing

Ceilings - exposed framing

Walls – concrete masonry

Base - n/a

Door – 30" narrow plank wood

Floor - presumed concrete at lower level

Bathrooms - none

Egress- single exit door is OK

H/C access: None



Baseball Snack Shack (Dedicated Facility, Town Owned)

Wood frame with painted novelty siding in fair condition, slab on grade, three-tab shingle roof in fair condition but with significant lichen growth.

Novelty siding and trim near ground is rotted, extended service counter catches rain. Electrical wiring in fair condition - not in conduit

Dimensions or size – 12'-4" x 12'-4" exterior

Lighting : Utility Fluorescent

Mechanical: None

Climate: Dry

Ceilings: Exposed Framing

Walls: Exposed Framing

Base: None

Door: single lite over 2-panel metal

Floor: exposed concrete

Bathrooms: none provided – travel to another building

Egress: single door – OK

HC Access: No - step-up to narrow door

Assessment: Replace damaged siding and trim and repaint. Consider modifying counter or roof to protect from weather



Fire Side Room (Rye Congregational Church, borrowed space)

Wood framed structure on poured concrete foundation

“Garden level” space in good condition with movable soft furniture

Dimensions or size: 17'-10" x 27'-4"

Lighting : surface fluorescent

Mechanical: hydronic in tall cabinet

Climate: Dry

Ceilings: glue-on acoustic tile

Walls: painted plaster with painted wood chair-rail

Base: painted wood

Door: wood six-panel

Floor: Carpet glued to slab

Bathroom: single dedicated, accessed directly from meeting room, generous space
not accessible because of layout and lack of grab-bars

Egress: single exit

HC access: to room but not to restroom,

Assessment: Friendly space with non-accessible restroom. Limit use.



Exercise Room (Rye Congregational Church, borrowed space)

Wood framed construction with long span elements

Space is large, clean and dry with basic finishes

Dimensions or size 40' x 40'

Lighting : Surface mount fluorescent

Mechanical: Hydronic

Climate: Dry

Ceilings: painted drywall system

Walls: painted drywall

Base: Rubber

Doors: Metal flush with panic hardware

Floor: carpet over wood sheathing

Bathroom: single dedicated restroom with shower.

Egress: Not acceptable because exit corridor loaded with combustibles. Exit stairway is steeper than code requirements. Use of space would be acceptable if posted for 98 people or fewer (once corridor is cleared) because of door hardware and swings. Not acceptable for larger groups.

HC: Room is accessible, but restroom is not because of organization and lack of grab bars

Assessment: Do not use while egress corridor is used as store. Limit use thereafter.



Exercise Storage Room (Rye Congregational Church, borrowed space)

Conditioned, shared storage space with shelves on one wall accessed off the Exercise Room

Finishes match Exercise Room

Dimensions or size: 8' x 9'

Lighting: fluorescent

Mechanical: Hydronic baseboard

Climate: dry

Ceilings: painted drywall

Walls: painted drywall

Base: Rubber

Doors: double flush metal

Floor: carpet

Bathrooms: n/a

Egress: n/a

HC access: accessible

Assessment: usable (but not securable) shared space



Exercise Low Storage (Rye Congregational Church, borrowed space)

Low space under adjacent stair landing used for storage

Conditioned space is cluttered and awkwardly shaped

Dimensions or size: 5' wide x 9' deep x 3'-2" tall

Lighting: none

Mechanical: hydronic baseboard

Climate: dry

Ceilings: open framing

Walls: drywall / open framing

Base: Rubber / none

Doors: double flush metal

Floor: carpet

Assessment: Proper fire rated finishes not provided for storage under egress stairs at this location. Contact F.D. for permission to use or abandon



Dining Room (Rye Congregational Church, borrowed space)

Basement space in first masonry addition to historic wood church, opens to large Fellowship Hall adjacent

Dimensions or size: estimate 32' x 36'

Lighting: decorative chandeliers over nine table locations

Mechanical: hydronic baseboard

Climate: dry

Ceilings: acoustic tile

Walls: painted plaster

Base: Rubber

Doors: various of wood, metal, and vinyl accordion

Floor: carpet over slab on grade

Bathrooms: off of corridor

Egress: dated construction provide multiple means, especially with accordion doors open. Should be reviewed by FD for occupancy postings.

HC access: room is accessible with some challenges along approaching corridors

Assessment: Safe to use with finishes in fair condition.



Dining Room Storage (Rye Congregational Church, borrowed space)

Limited space within bank of floor to ceiling cabinets at side of space

Painted wood cabinets are lockable and dry

Dimensions or size: estimate 12 s.f. of shelf space in 2 lockable cabinets

Lighting: none

Mechanical: cabinets built over hydronic baseboards

Climate: dry

Assessment: Storage space is extremely limited for serving ware and food items.



Fellowship Hall (Rye Congregational Church, borrowed space)

Large open space under sanctuary of church, with low stage at one end

Dated finishes and some deferred maintenance

Dimensions or size: estimate 40' x 60'

Lighting: fluorescent

Mechanical: Hydronic

Climate: Dry

Ceilings: painted plaster

Walls: plaster / painted concrete masonry

Base: rubber

Doors: various: wood and metal

Floor: 9x9 VCT

Bathrooms: available in corridor

Egress: Limited for size of room. Dated construction provide multiple means, especially with accordion doors to dining room open. Issue should be reviewed by FD for occupancy postings.

HC access: room is accessible with some challenges along approaching corridors

Assessment: Flexible meeting space is usable for large groups of people, but occupancy should likely be limited by posting to something less than the code maximum for a room of this size.



Fellowship Hall Storage (Rye Congregational Church, borrowed space)

Shared linear closet / storage space with large accordion door.

Closet built into original Fellowship Hall space is in similar condition to larger space.

Dimensions or size: estimate 2' x 26'

Lighting: none

Mechanical: n/a

Climate: dry

Ceilings: painted plaster

Walls: drywall / painted concrete masonry

Base: rubber

Doors: full length accordion

Floor: VCT matches Fellowship Hall

Assessment: Storage is conditioned but unsecured and shared which limits what can be stored safely here.



Congregational Church Kitchen (Rye Congregational Church, borrowed space)

Large commercial kitchen used to feed large groups with dedicated food prep, serving/plating, and dishwashing areas
Aged kitchen in clean and serviceable condition

Dimensions or size:

Lighting: recessed fluorescent in ceiling

Mechanical: Hydronic based ceiling-mount air handler(s)

Climate: under-ventilated

Ceilings: lay-in acoustic tile

Walls: painted plaster over tile wainscot

Base: Tile

Doors: Wood

Floor: VCT

Bathrooms: located down corridor

Egress: Exits to Dining Room and Fellowship Hall

HC access: room is accessible with some challenges along approaching corridors

Assessment: Shared space adequate for preparation of meals for large groups.

Limited ability to store food on site. Utensils, cookware, and appliances all provided by host.



Orange Classroom (Rye Congregational Church, borrowed space)

Wood framed classroom with painted finishes and limited daylighting through skylights only. Classroom is located on upper floor of church. This meeting room / classroom is well taken care of and used regularly for church school purposes

Dimensions or size: L shaped space 13'-7" x 17'-7" connected with 14'-9" x 14'-4"

Lighting: lay-in fluorescent

Mechanical: baseboard hydronic

Climate: Dry, limited natural light

Ceilings: lay-in acoustic tile

Walls: painted plaster

Base: painted wood

Doors: painted wood with painted 9-lite glass – not fire rated

Floor: Carpet

Bathrooms: accessible restrooms available down the hall

Egress: Corridor has exits in two directions. Glass in door precludes fire rating.

HC access: Door is sized for access, but door hardware should be replaced. Door to corridor serving this room is very heavy (hard to operate).

Assessment: Serviceable room hidden away on upper level of church. Minor door hardware changes could eliminate access challenges



Green Classroom (Rye Congregational Church, borrowed space)

Wood framed classroom with painted finishes and limited daylighting through skylights only (confirm). Classroom is located on upper floor of church past the Orange classroom. This meeting room / classroom is well taken care of and used regularly for church school purposes

Dimensions or size: Connected spaces 12'-6" x 12'-5" and 14'-1 x 21'-5"

Lighting: lay-in fluorescent

Mechanical: baseboard hydronic

Climate: Dry, limited natural light

Ceilings: lay-in acoustic tile

Walls: painted plaster

Base: painted wood

Doors: painted wood

Floor: Carpet

Bathrooms: accessible restrooms available down the hall

Egress: Corridor has exits in two directions

HC access: Door is sized for access, but door hardware should be replaced. Door to corridor serving this room is very heavy (hard to operate).

Assessment: Serviceable room hidden away on upper level of church. Minor door hardware changes could eliminate access challenges



Conference Room (Rye Congregational Church, borrowed space)

Main Level Conference room with folding meeting tables located on main floor.

Simple, flexible space in good condition. Extensive storage used by others.

Dimensions or size: estimate 17' x 24'

Lighting: Lay in 2x4 fluorescent troffers

Mechanical: Hydronic heat-only

Climate: Dry

Ceilings: Lay-in acoustic tile

Walls: painted plaster

Base: rubber

Doors: metal w/ glass, single lite to corridor – 9 lite exterior

Floor: carpet over slab on grade

Bathrooms: available in corridor

Egress: exceptional because of door to exterior

HC access: limited by door hardware only.

Assessment: Good flexible space in need of hardware replacement to be deemed accessible.



Gymnasium (Rye Elementary School, borrowed space)

Wood floored gymnasium in masonry school building with 3 riser bleachers and dividing curtain to create two separate areas when desired. Basketball nets provide for full size court and two separate half size courts. Gym is in good general condition.

Dimensions or size: 54'-0" x 93'-0" full room size, plus stage

Lighting: high intensity located at within roof trusses

Mechanical: Ducted hot air and air conditioning

Climate: dry

Ceilings: Exposed metal roof trusses and decking - painted

Walls: Painted concrete masonry

Base: Rubber

Doors: Flush rated wood doors

Floor: Wood athletic floor

Bathrooms: available nearby

Egress: Good – four sets double doors – 2 pair per divided side of gym

HC access: At grade access through pairs of double doors, Verify hardware throughout.

Assessment: Good flexible space for basketball and other activities, when available for use. Space is also used as gathering point for RAP program.



Ski Trip Prep Area (Rye Elementary School, borrowed space)

Niche and portion of hallway near gym for skier check-n in and ski gear storage ahead of planned trips to McKyntyre ski area

Dimensions or size: 14'-7" x 16'-3 with circulation path through center

Lighting: 2x4 fluorescent troffers

Mechanical: Ducted HVAC above suspended ceiling

Climate: dry

Ceilings: 2x4 acoustic lay-in tile

Walls: Painted drywall system / painted concrete masonry units

Base: Rubber

Doors: Insulated steel and glass / flush wood

Floor: VCT

Bathrooms: Nearby gender specific

Egress: Area serves as one egress path from nearby gymnasium with exit vestibule adjacent and two hallways leading to other exits

HC access: At grade access through pairs of double doors, Verify hardware throughout.

Assessment: Not intended as a gathering place, this corner requires setup and takedown time whenever used and should not be used anytime gym is serving as assembly space



Grades K-2 RAP Space (Rye Elementary School, borrowed space)

Under-used classroom on lower level of school currently available after-school for RAP program. Well maintained space set up with a sink for supporting art projects and a dedicated storage area at the interior

Dimensions or size: 24'-11" x 35'-10"

Lighting: 2x4 fluorescent troffers

Mechanical: HVAC ducted above ceiling

Climate: dry

Ceilings: 2x4 lay-in acoustical tiles

Walls: Painted drywall / painted concrete masonry

Base: Rubber

Doors: Flush wood with narrow window - revise

Floor: VCT

Bathrooms: gender specific restroom are a long way away – up the stairs and 150' +/- down the corridor. This requires a dedicated staffer to take or watch children headed to or back from the bathroom.

Egress: Good – Exit corridor is dead end with nearest exit partially up stairway to upper level. Dedicated exit from classroom is requires three steps up

HC access: Exterior door at stair landing is a step up-from grade. Universal access to lower level classrooms requires entry to school at upper level, long trek to non-compliant stairway, and use of stair-lift that blocks use of stair by others.

Assessment: Space is generously sized and in good condition, but lacks proper access for those with mobility issues and reasonable access to a restroom.

Exploration should be made to resolve these challenges through a new addition or/and an expansion of the interior space to add a bathroom. Use of space relies on school and instructor willingness to leave classroom immediately upon end of school day.



RAP Staff / Storage Room (Rye Elementary School, borrowed space)

Dedicated secure storage on lower level of school currently available for RAP program. Well maintained and conditioned space

Dimensions or size: 7'-10" x 18'-3"

Lighting: 2x4 fluorescent troffers

Mechanical: HVAC ducted above ceiling

Climate: dry

Ceilings: 2x4 lay-in acoustical tiles

Walls: Painted drywall / painted concrete masonry

Base: Rubber

Doors: Flush wood with narrow window - review

Floor: VCT

Egress: Acceptable – this ancillary space exits through K-2 RAP Space

HC access: Similar challenges to accessibility as the K2-RAP Space. Exterior door at stair landing is a step up-from grade. Universal access to lower level classrooms requires entry to school at upper level, long trek to non-compliant stairway, and use of stair-lift that blocks use of stair by others.

Assessment: Space is slightly under-sized and in good condition, but lacks proper access for those with mobility issues and reasonable access to a restroom.

Exploration should be made to resolve these challenges through a new addition or/and an expansion of the interior space to add a bathroom. Use of space relies on school and instructor willingness to leave classroom immediately upon end of school day.



Grades 3-5 RAP Space Classroom (Rye Elementary School, borrowed space)

Under-used classroom on lower level of school currently available after-school for RAP program. Well maintained space set up with a sink for supporting art projects and a dedicated storage area at the interior

Dimensions or size: 24'-11" x 35'-10"

Lighting: 2x4 fluorescent troffers

Mechanical: HVAC ducted above ceiling

Climate: dry

Ceilings: 2x4 lay-in acoustical tiles

Walls: Painted drywall / painted concrete masonry

Base: Rubber

Doors: Flush wood with narrow window - revise

Floor: VCT

Bathrooms: gender specific restroom are a long way away – up the stairs and 150' +/- down the corridor. This requires a dedicated staffer to take or watch children headed to or back from the bathroom.

Egress: Good – Exit corridor is dead end with nearest exit partially up stairway to upper level. Dedicated exit from classroom is requires three steps up

HC access: Exterior door at stair landing is a step up-from grade. Universal access to lower level classrooms requires entry to school at upper level, long trek to non-compliant stairway, and use of stair-lift that blocks use of stair by others.

Assessment: Space is generously sized and in good condition, but lacks proper access for those with mobility issues and reasonable access to a restroom.

Exploration should be made to resolve these challenges through a new addition or/and an expansion of the interior space to add a bathroom. Use of space relies on school and instructor willingness to leave classroom immediately upon end of school day.



RAP Shared Storage Space (Rye Elementary School, borrowed space)

Shared, secured storage on lower level of school currently available for sharing with RAP program. Well maintained and conditioned space

Dimensions or size: 7'-10" x 8'-0"

Lighting: 2x4 fluorescent troffers

Mechanical: HVAC ducted above ceiling

Climate: dry

Ceilings: 2x4 lay-in acoustical tiles

Walls: Painted drywall / painted concrete masonry

Base: Rubber

Doors: Flush wood with narrow window - review

Floor: VCT

Egress: Acceptable – this ancillary space exits through the grades 3-5 RAP Space

HC access: Similar challenges to accessibility as the K2-RAP Space. Exterior door at stair landing is a step up-from grade. Universal access to lower level classrooms requires entry to school at upper level, long trek to non-compliant stairway, and use of stair-lift that blocks use of stair by others.

Assessment: Space is in good condition, but lacks ability to be secured. Exploration should be made to resolve these access challenges through a new addition or/and an expansion of lower level spaces. Use of storage space and classroom relies on school and instructor willingness to leave classroom immediately upon end of school day.



RAP Study Room (Rye Elementary School, borrowed space)

Daily use classroom space used after-school as quiet study and homework area by RAP students.

Dimensions or size: 24'-10" x 37'-9"

Lighting: 2x4 fluorescent troffers

Mechanical: HVAC ducted above ceiling

Climate: dry

Ceilings: 2x4 lay-in acoustical tiles

Walls: Painted drywall / painted concrete masonry

Base: Rubber

Doors: Flush wood with narrow window - revise

Floor: VCT

Bathrooms: down the corridor 135' +/-

Egress Good – corridor leads to two separate exits.

HC access: At grade access through pairs of double doors, Verify hardware compliance throughout.

Assessment: Space is generously sized and in good condition. Use of space relies on school and instructor willingness to leave classroom immediately upon end of school day.



RAP Coat Room - Hallway (Rye Elementary School, borrowed space)

Corridor space reconfigured as vestibule with cubbies and hooks for kid gear and clothes.

Heavily used space is small and cramped for purpose in even in shoulder season.

Direct access to exterior door and upstairs area of school (restrooms) creates need for extra staff to monitor this area.

Dimensions or size: 8'-0" x 20'-2"

Lighting: fluorescent

Mechanical: ambient from adjacent classrooms

Climate: dry and underventilated

Ceilings: lay-in acoustic ceiling (verify)

Walls: Painted drywall system

Base: Rubber

Doors: flush metal egress / wood entry

Floor: VCT

Bathrooms: gender specific restrooms up the stairs and 150' +/- down the corridor.

This requires a dedicated staffer on second floor to take or watch children headed to or back from the bathroom.

Egress: Good – Exit corridor is dead end with nearest exit at stair landing partially up stairway to upper level.

HC access: Exterior door at stair landing is a step up-from grade. Universal access to lower level classrooms requires entry to school at upper level, long trek to non-compliant stairway, and use of stair-lift that blocks use of stair by others.

Assessment: Space is under-sized and in good condition, but lacks proper access for those with mobility issues as well as reasonable access to a restroom.

Exploration should be made to resolve these challenges through a new addition or/and an expansion of the interior space to add a bathroom.



Indoor Tennis Court (New Castle Recreation Building / Library, borrowed space)

Large indoor multi-purpose space framed with Glu-lam frames with wood ceiling and a floor finished with carpet and striped for tennis. Raised stage provided at end of building opposite attached library. Materials are in good condition but floor will wear quickly

Dimensions or size: overall room 52'-0" x 100'

Lighting: Fluorescent pendant

Mechanical: Forced air through vents in plank ceiling at mid court

Climate: dry

Ceilings: Wood plank

Walls: painted drywall

Base: Rubber

Doors: Fire rated and narrow vision panel

Floor: 6x6 tile

Bathrooms: Excellent, generously sized gender specific restrooms off corridor just outside of court space

Egress: Good – two exits directly to exterior, and two more through short exit hallways. F.D. to verify occupancy maximums for assemblies (none currently run by Rye Recreation

HC access: good access from grade.

Assessment: Single tennis court with unusual short pile carpeted floor finish



Tennis Storage Vestibule (New Castle Recreation Building / Library, borrowed space)

Secondary Vestibule serves as impromptu storage area for bulk supplies.

Unsecured storage space within 4-season heated structure.

Condition

Dimensions or size: 9' x 18'

Lighting: 2x4 Fluorescent troffers

Mechanical: ducted HVAC above ceiling

Climate: dry

Ceilings: lay-in acoustic tile

Walls: painted drywall

Base: Rubber

Doors: Insulated steel with vision panels

Floor: 6x6 tile

Egress: Good – exits directly to exterior. F.D. to verify occupancy maximums for assemblies (none currently run by Rye Recreation

HC access: Good access from grade to central doors

Assessment: Single tennis court with unusual short pile carpeted floor finish



Junior High Gymnasium (Rye Junior High School, borrowed space)

Main Level Gym is its own wing of older masonry school building and can support a single basketball game with 3 tier bleachers on each side or can serve as an assembly space for events including town meeting using the raised stage at one end of the room. The room has high windows on both long sides of the room and a climbing wall is provided opposite the stage.

The gym is in good condition with minor imperfections in older wood floor.

Dimensions or size: 58' x 84'

Lighting: Utility Fluorescent within

Mechanical: Hydronic heating 10' above floor at window sills combined with HVAC through vents in end walls at each side of stage

Climate: dry

Ceilings: painted cast concrete over exposed steel trusses and purlins, also painted

Walls: painted concrete masonry

Base: Rubber

Doors: Flush metal exterior, flush wood w/ vision panels to corridor

Floor: narrow strip wood stained in two colors for basketball court

Bathrooms: just outside corridor doors.

Egress: Three exits – two directly to exterior

HC access: gym is accessible, including a lift for access to the stage. Only adjacent men's room is accessible because women's restroom lacks grab bars.

Assessment: Renovate women's bathroom to create full usability for this athletic and assembly space.



Junior High Gym Stage used as meeting room (Rye Junior High School, borrowed space)

Stage for gym closed off with curtain and used as meeting room and storage space
Crowded and dimly lit, especially so because of light absorbing colors

Dimensions or size: 19'-11" x 40' usable with lots of stored props encroaching

Lighting: Fluorescent

Mechanical: Ducted HVAC above sides of stage

Climate: dry

Ceilings: painted black unknown

Walls: black painted plywood storage

Base: none

Doors: flush wood

Floor: narrow strip wood

Bathrooms: off of adjacent corridor

Egress: entry door and stairs at stage left. Also available and unmarked are door to cafeteria and ability to move through curtain to gym

HC access: platform lift to stage is used for storage. Only adjacent men's room is accessible because women's restroom lacks grab bars

Assessment: Stage is shouldn't be used for both storage and meetings. Extensive climbing opportunities for children pose risks and challenge staffing. Simple renovation to ladies room would make space more accessible.



Junior High Cafeteria (Rye Junior High School, borrowed space)

Two level activity space used during town meetings for care of children of voters.

Well maintained with bright finishes

Dimensions or size: 34'-8" x 63'-10"

Lighting: 2x4 troffers in suspended ceiling

Mechanical: hydronic heat at window wall

Climate: dry

Ceilings: lay in acoustical tile suspended ceiling

Walls: painted concrete masonry

Base: Rubber

Doors: Flush wood with vision panels

Floor: two level VCT floor with two sets of stairs and a ramp with wood risers and sides

Bathrooms: in adjacent corridor

Egress: Good -Two marked sets of double doors leading to different corridors

HC access: similar to gym: access to room is good, but women's restroom in corridor lacks grab bars as found in the men's restroom.

Assessment: Occasional use facility is roomy and bright. Minor repair to women's restroom would make space fully accessible.



Library Meeting Room (Rye Public Library, borrowed space)

Flexible meeting space in basement of library provided with a small kitchenette.

Below grade space is equipped with ceiling mounted A/V equipment and has no exterior window.

Space is showing some early wear related to leaking (equipment?) above suspended ceiling.

Dimensions or size: 28'-0" x 29'-4"

Lighting: Fluorescent can lights within suspended ceiling and strip fluorescent mounted below suspended ceiling

Mechanical: ducted HVAC above ceiling

Climate: dry

Ceilings: suspended lay-in acoustic tile system

Walls: painted drywall

Base: Clear finished wood

Doors: flush wood with visions

Floor: carpet glued to slab on grade

Bathrooms: immediately adjacent in corridor.

Egress: Good – Double door to Exit corridor leading up to Entry Lobby and additional exit door

HC access: Elevator provides access to basement level and room is accessible. Door swings into restrooms encroach into required handicapped restroom turnarounds.

Assessment: Flexible meeting space with kitchen provides multiple meeting room uses sought after and space is frequently in use.



Public Safety Meeting Room A-B (Public Safety Building, borrowed space)

Windowless basement meeting space generally used for fire and police training.

Acoustic partitions can divide the space into two smaller rooms.

New space is on secure side of facility which requires escort of visitors back and forth to building vestibule / lobby.

Dimensions or size: 23'-8" x 34'-8" (or two rooms at 17'-3" x 23'-8")

Lighting: linear pendant fluorescent up/down lights

Mechanical: HVAC ducted above acoustic tile ceiling

Climate: dry

Ceilings: 2x2 lay-in acoustic tile

Walls: painted gypsum drywall

Base: Rubber

Doors: Flush wood with vision panels in egress doors

Floor: carpet on slab on grade

Bathrooms: across corridor

Egress: corridor provides marked exits in two directions. Not shown exit discharge location.

HC access: fully so with elevator and proper hardware on all doors. Bathrooms across hall are also accessible

Assessment: This is a highly secure place for a public meeting. The facility is well-organized and the space usable, but staff at the facility are required to be very watchful.



Archive Storage (Rye Public Safety Building, borrowed space)

Dedicated long-term file storage area in secure and fire safe space. Room is relatively new and very secure

Dimensions or size: 16'-3" x 17'-1"

Lighting: fluorescent troffers (verify)

Mechanical: Ducted HVAC above ceiling

Climate: dry

Ceilings: 2x2 lay-in acoustic tile

Walls: Painted gypsum board

Base: Rubber

Doors: Flush wood

Floor: VCT

Bathrooms: in corridor adjacent

Egress: corridor provides marked exits in two directions. Unknown exit points from building

HC access: fully so with elevator and proper hardware on all doors. Bathrooms in hall are also accessible

Assessment: Excellent long term file storage space.

Conference Room (Webster at Rye, borrowed space)

Conference room with large stationary meeting table and chairs within retirement facility. Space is a little crowded.

Dimensions or size: 12'-3" x 16'-1"

Lighting: fluorescent troffers (verify)

Mechanical: Ducted HVAC above ceiling

Climate: dry

Ceilings: 2x2 lay-in acoustic tile

Walls: Painted gypsum board

Base: Rubber

Doors: Flush wood

Floor: carpet over slab on grade

Bathrooms: in corridor adjacent

Egress: Just inside main building entry. Corridor provides marked exits in two directions.

HC access: Fully accessible facility.

Assessment: Very usable meeting space for small groups.

Exhibition Hall (Webster at Rye, borrowed space)

Large, well-lit space ordinarily used as two spaces with folding acoustic partition but opened up for annual Art in Bloom exhibition. Ordinary spaces are living area and preparation area. Large accessible kitchen is located adjacent to preparation area.

Space is well maintained

Dimensions or size: 29'-11" x 51'-10" (with acoustic partition opened) plus kitchen.

Lighting: pendant chandeliers in living room side, fluorescent troffers in preparation side of acoustic partitions

Mechanical: HVAC ducted above preparation area to side wall vents in living area.

Climate: dry

Ceilings: 2x4 acoustic tile: including sloped areas of living area cathedral ceiling

Walls: painted drywall system

Base: Rubber

Doors: Flush wood with vision panels

Floor: Carpet over slab on grade in living area, VCT in preparation area.

Bathroom: Non-gender specific in corridor immediately outside door to living area

Egress: Excellent - Many doors directly to building exterior

HC access: Fully accessible facility geared to care for elderly.

Assessment: Large sunny space is well suited to occasional large event.

Preparation area is generally used by staff and a lot of work goes into setting up larger space.



Ladder Access Art Storage (Rye Town Hall, controlled space)

Storage Cabinet/Closet accessed awkwardly by a ladder. Space is located at top of rear stairway in historic wood framed town hall

Historic edge and center beaded board cabinet is in fair condition but located terribly for regular access

Dimensions or size: 3'-5" x 6'-6" x 6'-7" tall

Lighting: none

Mechanical: ambient

Climate: dry now with some past water infiltration

Ceilings: historic beaded board

Walls: historic beaded board

Base: none

Doors: plank door of beaded board

Floor: rough wood

Bathrooms: n/a

Egress: storage in stairwell is a code violation

HC access: none at all

Assessment: This storage space is extremely difficult to access - ABANDON



Storage Closet (Rye Town Hall, controlled space)

Storage Closet located off Rye Recreation office space with limited shelving

Dimensions or size: 4' x 4'-7"

Lighting: none

Mechanical: ambient

Climate: dry

Ceilings: painted historic beaded board

Walls: painted historic beaded board

Base: none

Doors: plank door of beaded board

Floor: carpet

Bathrooms: n/a

Egress: through office space to stairwell or exterior door

HC access: access to this area is by stairway only. All stairs are too steep for code.

Assessment: This storage space is difficult to access within building. Relocate materials and Abandon

Office Supply Storage (Rye Town Hall, controlled space)

Storage Closet located off Rye Recreation office space with shelving for supplies

Dimensions or size: 4' x 4'-7" twin to adjacent Storage space

Lighting: none

Mechanical: ambient – highly influenced by air infiltration at historic window.

Climate: dry

Ceilings: painted historic beaded board

Walls: painted historic beaded board

Base: none

Doors: plank door of beaded board

Floor: carpet

Bathrooms: n/a

Egress: through office space to stairwell or exterior door

HC access: access to this area is by stairway only. All stairs are too steep for code.

Assessment: This storage space is difficult to access within building. Relocate materials and Abandon

Storage Niche (Rye Town Hall, controlled space)

Narrow space off stairway available for unsecured storage

Dimensions or size: 5'-5" x 8'-6"

Lighting: surface mount fluorescent

Mechanical: hydronic baseboard

Climate: dry Ceilings: historic beaded board

Walls: painted historic beaded board / painted plaster

Base: none

Doors: nine

Floor: narrow wood strip

Bathrooms: n/a

Egress: storage in stairwell is a code violation

HC access: none at all

Assessment: This unsecured storage space is extremely difficult to access and dangerous to use for storage- ABANDON



File Archive (Rye Town Hall, controlled space)

Storage Closet located at top of front stairway in historic wood framed town hall
Historic edge and center beaded board cabinet is in fair condition but located terribly for regular access

Dimensions or size: 9'-1" x 24'-9"

Lighting: ceiling mounted utility incandescent

Mechanical: ambient

Climate: evidence of moisture movement

Ceilings: plaster with augmentation by unfinished gypsum board

Walls: historic plaster and historic beaded board with exposed framing

Base: none

Doors: Historic 4 panel wood

Floor: narrow strip wood from two separate installations

Bathrooms: n/a

Egress: access to room is by single winding stairway

HC access: none at all

Assessment: This storage space does not provide adequate protection for contents from either fire or moisture and is difficult to access - Abandon



Reception / Conference (Recreation Modular, controlled space)

Open space inside “public” entry door of office trailer (parked with skirt) at Recreation Road facility. Reception counter separates this area from staff work area. Small table and photocopier occupy most of the space. Rye Recreation Director’s office accessed directly from this space.

Finishes and environment in this building are in fair to good condition and are better than in any other Rye Recreation controlled building

Dimensions or size: 10’11 x 12’-9”

Lighting: Surface Mount Fluorescent

Mechanical: Closet HVAC

Climate: dry

Ceilings:

Walls:

Base: Integral

Doors: Exterior single-lite over two panel

Floor: Carpet

Bathrooms: n/a Public must use restrooms in another building.

Egress: Every occupied space has door directly to exterior of building

HC access: No. Ramp goes to another door at back of staff area. No accessible path of travel through staff area.

Assessment: Public Reception space is not accessible and staff has no bathrooms. Rearrange or relocate.



Staff Work Area (Recreation Modular, controlled space)

Open space behind reception counter in reception area of office trailer (parked with skirt) at Recreation Road facility. Rye Recreation staff work at desk oriented to service counter.

Finishes and environment in this building are in fair to good condition and are better than in any other Rye Recreation controlled building

Dimensions or size: 12'-9" x 25'3"

Lighting: Surface Mount Fluorescent

Mechanical: Closet HVAC in Reception area closet.

Climate: dry

Doors: Exterior single-lite over two panel

Floor: Carpet

Bathrooms: n/a Staff must use restrooms in another building

Egress: Every occupied space has door directly to exterior of building

HC access: No. Ramp goes to another door at back of staff area. No accessible path of travel through staff area.

Assessment: Public Reception space is not accessible and staff has no bathrooms. Rearrange or relocate.

Office Supply Closet (Recreation Modular, controlled space)

Small closet with louvered door off Reception Area in office trailer houses HVAC equipment and office supplies.

Finishes and environment in this building are in fair to good condition.

Dimensions or size: 2'-0" x 2'-5"

Mechanical: Closet HVAC stands at floor.

Climate: dry

Doors: Louvered.

Floor: Carpet

Bathrooms: n/a Must go to another building

Egress: Every occupied space has door directly to exterior of building

HC access: No. Closet is in a space inaccessible

Assessment: Not enough storage provided. Use of mechanical area for storage of paper goods is questionable.

Rye Recreation Director's Office (Recreation Modular, controlled space)

Closed office space accessed from Reception Area of office trailer (parked with skirt) at Recreation Road facility. Small office with one desk and several filing cabinets.

Finishes and environment in this building are in fair to good condition and are better than in any other Rye Recreation controlled building

Dimensions or size: 10'-1" x 11'-6"

Lighting: Surface Mount Fluorescent

Mechanical: Closet HVAC

Climate: dry

Ceilings:

Walls:

Base: Integral

Doors: Exterior single lite over two panel

Floor: Carpet

Bathrooms: n/a Must go to another building

Egress: Every occupied space in building has door directly to exterior of building.

HC access: No. Ramp goes to another door at back of staff area. No accessible path of travel through staff area.

Assessment: Public Reception space is not accessible and staff has no bathrooms. Rearrange or relocate.

Office Storage (Recreation Modular, controlled space)

Shallow storage space accessible only from office of the Rye Recreation Director within office trailer (parked with skirt) at Recreation Road facility. Space is filled with storage furniture and stored materials

Finishes and environment in this building are in fair to good condition and are better than in any other Rye Recreation controlled building

Dimensions or size: 9'-3" x 2'-5"

Assessment: Public Reception space is not accessible and staff has no bathrooms. Rearrange or relocate.

Activity Room (Recreation House, controlled space)

Open space with low ceiling and windows on three sides. Approximately half of all walls are used for storage of piled and shelved materials. Space originally served as carport and enclosure did not encompass all of slab.

Interior finishes are failing, perhaps due to moisture movement through the slab. Overall space is in poor to fair condition.

Dimensions or size: 23'-0" x 23'-4"

Lighting: Surface mounted utility fluorescent

Mechanical: air handler with ductwork in attic

Climate:

Ceilings: painted plywood or gypsum board

Walls: painted drywall

Base: painted wood 1x

Doors: Flush / nine lite insulated metal

Floor: painted concrete / covered wall to wall with floor mats

Bathrooms: single stall men and women, with direct access from kitchen and exterior – see below:

Egress: Good – Direct egress from every room

HC access: Through bathrooms, but not through doors to program space

Assessment: Constructed at minimal expense, the building has had some utility but condition and size limit usefulness. Air quality of indoor space is of some concern.



Kitchen/Art Room (Recreation House, controlled space)

Multi-use space serves as building entry and vestibule as well as program kitchen and art space for camp programs. Much of floor and counter space currently are taken up by storage.

Space originally constructed as garage shows moisture and/or movement problems at ceiling where all joints are opening up. Overall space is in fair to poor condition

Dimensions or size: 14'-8" x 23'-4"

Lighting: Surface mounted utility fluorescent

Mechanical: air handler with ductwork in attic

Climate:

Ceilings: painted plywood or gypsum board

Walls: painted drywall

Base: painted wood 1x

Doors: Flush / nine lite metal

Floor: painted concrete / covered wall to wall with floor mats

Bathrooms: single stall men and women, with direct access from kitchen and exterior.

Egress: Good – Direct egress from every room

HC access: Through bathrooms, but not through doors to program space

Assessment: Lack of storage a primary concern and ceiling finishes should be repaired after determination and repair of cause.



Mechanical Room (Recreation House, controlled space)

Pressed into service largely as a storage room, the mechanical space contains the pressure tank for the water system and the electrical distribution for this building as well as the Recreation Modular, the Baseball Snack Shack, and the Baseball Announcer's Booth

The Mechanical Room is in fair condition, though code required open access in front of the electrical panel is prevented by the storage use in the space.

Dimensions or size: 7'-0" x 8'-3"

Lighting: Surface mounted utility fluorescent

Mechanical: air handler with ductwork in attic

Climate:

Ceilings: painted plywood or gypsum board

Walls: painted drywall

Base: painted wood 1x

Doors: Flush / nine lite metal

Floor: painted concrete / covered wall to wall with floor mats

Bathrooms: single stall men and women, with direct access from kitchen and exterior.

Egress: Good – Direct egress from every room

HC access: Through bathrooms, but not through doors to program space

Assessment: Storage in this space should be removed, or at the very least curtailed to the point that code required access to equipment is maintained.



Women's Restroom (Recreation House, controlled space)

The only women's restroom on the Rye Recreation site is accessible from the kitchen as well as directly from the building exterior. The restroom serves one person at a time.

The restroom is in fair condition, and would be accessible with plumbing wrapping underneath the wall mounted lavatory.

Dimensions or size: 8'-1" x 8'-3"

Lighting: Surface mounted utility fluorescent

Mechanical: air handler with ductwork in attic

Climate:

Ceilings: painted plywood or gypsum board

Walls: painted drywall

Base: painted wood 1x

Doors: Flush / nine lite metal

Floor: painted concrete / covered wall to wall with floor mats

Bathrooms: single stall men and women, with direct access from kitchen and exterior.

Egress: Good – Direct egress from every room

HC access: Through bathrooms, but not through doors to program space

Assessment: It is great to have an accessible women's room on the site, but having only one is the primary shortcoming. Access through the space means that doors left locked for privacy create challenges when users don't unlock both doors.

Men's Restroom (Recreation House, controlled space)

The only men's restroom on the Rye Recreation site is accessible from the kitchen as well as directly from the building exterior. The restroom serves one person at a time.

The restroom is in fair condition. The location of the wall mounted lavatory means the doors do not have the required 42" deep space necessary to swing a wheelchair, meaning the men's room is not accessible

Dimensions or size: 7'-10" x 8'-3"

Lighting: Surface mounted utility fluorescent

Mechanical: air handler with ductwork in attic

Climate:

Ceilings: painted plywood or gypsum board

Walls: painted drywall

Base: painted wood 1x

Doors: Flush / nine lite metal

Floor: painted concrete / covered wall to wall with floor mats

Bathrooms: single stall men and women, with direct access from kitchen and exterior.

Egress: Good – Direct egress from every room

HC access: Through bathrooms, but not through doors to program space

Assessment: Constructed at minimal expense, the building has had some utility but condition and size limit usefulness.



Changing Rooms (Jenness Beach, borrowed space)

The Jenness Beach changing room facility is owned and maintained by the State of New Hampshire.

The existing building is slated for demolition and replacement.

Dimensions or size: 15' x 36' +/-

Lighting: unknown

Mechanical: unknown

Interior Finishes: unknown

Egress: OK each restroom exits directly to building exterior

HC access: unknown.

Assessment: State of New Hampshire is planning to demolish and replace existing building.



Appendix B – Presentation on Findings and Recommendations



CHRISTOPHER P. WILLIAMS, ARCHITECTS

PO BOX 703 • MEREDITH, NH 03253 • 603-279-6513



Rye Recreation Needs Assessment

June 20, 2016

CHRISTOPHER P. WILLIAMS ARCHITECTS, PLLC




APPROACH TO THE CHALLENGE

Charge:

Evaluate owned and borrowed spaces with respect to physical condition, functionality of existing building systems, and adequacy for public use.

- Christopher P. Williams Architects – Norman E. Larson, AIA

CHRISTOPHER P. WILLIAMS ARCHITECTS, PLLC



APPROACH TO THE CHALLENGE

Charge:

Evaluate owned and borrowed spaces with respect to physical condition, functionality of existing building systems, and adequacy for public use.

Common Findings:

#1 To one degree or another, most Spaces and Buildings have some degree of challenge in meeting the requirements of the ADA, some quite dramatically.

CHRISTOPHER P. WILLIAMS ARCHITECTS, PLLC



ACCESSIBILITY CHALLENGE

Recreation Road Facilities: Recreation House







CHRISTOPHER P. WILLIAMS ARCHITECTS, PLLC





ACCESSIBILITY CHALLENGE

Town Owned Facilities: Town Hall


CHRISTOPHER P. WILLIAMS ARCHITECTS, PLLC



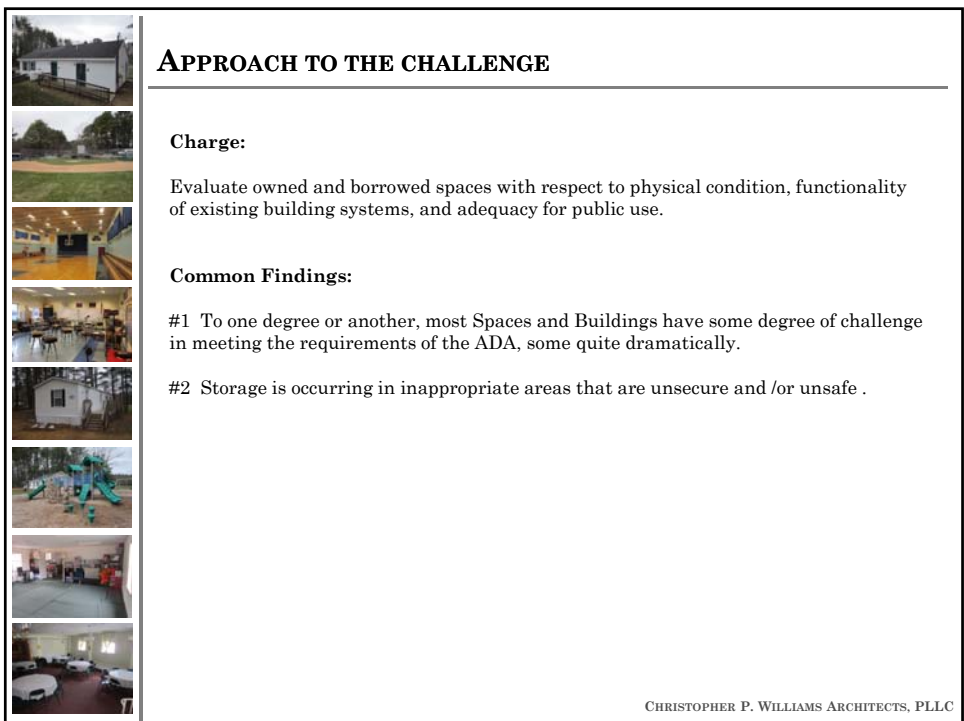
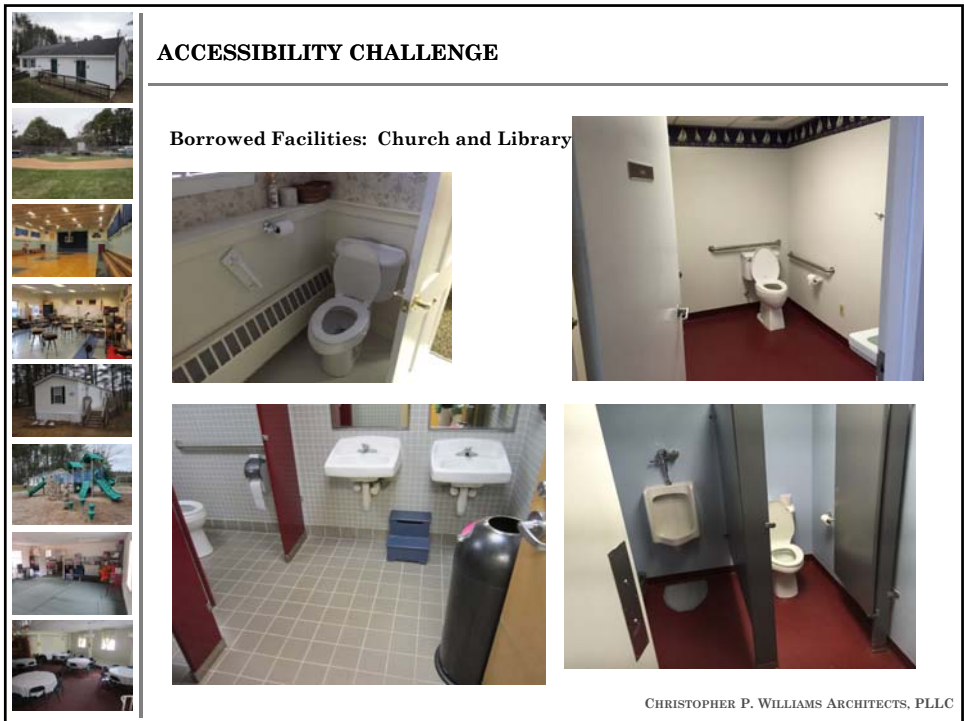
ACCESSIBILITY CHALLENGE

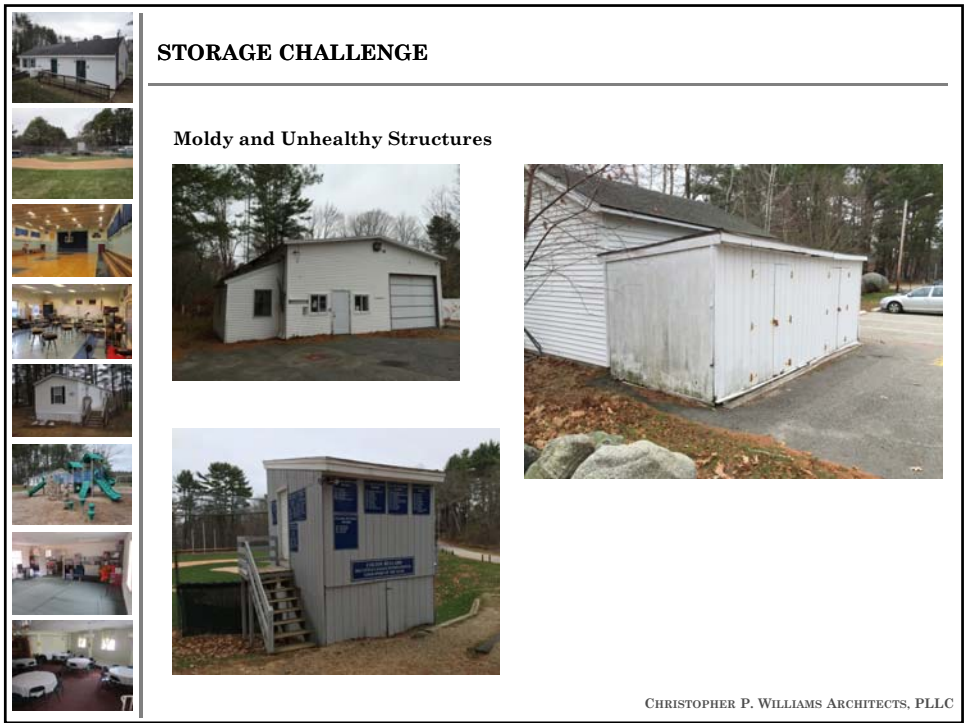
Town Owned Facilities: Rye Schools






CHRISTOPHER P. WILLIAMS ARCHITECTS, PLLC







APPROACH TO THE CHALLENGE

Charge:

Evaluate owned and borrowed spaces with respect to physical condition, functionality of existing building systems, and adequacy for public use.

Common Findings:

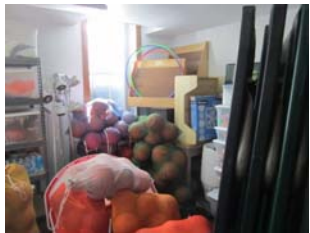
- #1 To one degree or another, most Spaces and Buildings have some degree of challenge in meeting the requirements of the ADA, some quite dramatically.
- #2 Storage is occurring in inappropriate areas that are unsecure and /or unsafe .
- #3 Not enough storage is available.

CHRISTOPHER P. WILLIAMS ARCHITECTS, PLLC



STORAGE CHALLENGE

Lack of Storage Space



CHRISTOPHER P. WILLIAMS ARCHITECTS, PLLC

APPROACH TO THE CHALLENGE

Charge;

Evaluate owned and borrowed spaces with respect to physical condition, functionality of existing building systems, and adequacy for public use.

Common Findings:

- #1 To one degree or another, most Spaces and Buildings have some degree of challenge in meeting the requirements of the ADA, some quite dramatically.
- #2 Storage is occurring in inappropriate areas that are unsecure and /or unsafe .
- #3 Not enough storage is available.
- #4 Life safety and egress problems exist in borrowed spaces and those owned by town.

CHRISTOPHER P. WILLIAMS ARCHITECTS, PLLC

LIFE SAFETY CHALLENGE

Unsafe path of travel

CHRISTOPHER P. WILLIAMS ARCHITECTS, PLLC



APPROACH TO THE CHALLENGE

Charge;

Evaluate owned and borrowed spaces with respect to physical condition, functionality of existing building systems, and adequacy for public use.

Common Findings:

- #1 To one degree or another, most Spaces and Buildings have some degree of challenge in meeting the requirements of the ADA, some quite dramatically.
- #2 Storage is occurring in inappropriate areas that are unsecure and /or unsafe .
- #3 Not enough storage is available.
- #4 Life safety and egress problems exist in borrowed spaces and those owned by town.
- #5 Rye Recreation staff are “making due” with inadequate space for programming and for their own purposes. Structures built to be temporary have become permanent.

CHRISTOPHER P. WILLIAMS ARCHITECTS, PLLC




STAFF SUPPORT

Temporary Structures have become permanent.



CHRISTOPHER P. WILLIAMS ARCHITECTS, PLLC




NEEDS ASSESSMENT

Charge: Assess space needs for recreation programming and Recreation Department functions in long and short term.

Findings:

#1 The Rye Recreation Department needs a variety of available program spaces to support its dynamic program schedule which grows and shrinks to meet needs. The variety of spaces sought to be borrowed reflects both availability and specific needs.

CHRISTOPHER P. WILLIAMS ARCHITECTS, PLLC



NEEDS ASSESSMENT

Charge: Assess space needs for recreation programming and Recreation Department functions in long and short term.

Findings:

#1 The Rye Recreation Department needs a VARIETY of available program spaces to support its dynamic program schedule which grows and shrinks to meet needs. The variety of spaces sought to be borrowed reflects both availability and specific needs.

Mission

The Rye Recreation Commission believes that recreation provides a critical foundation for the quality of life that makes Rye unique. Recreation is essential to the health and well-being of the individual residents and the community of Rye. Recreation activities and services have far-reaching personal, social, economic and environmental benefits. The role of Rye Recreation is to ensure that a broad range of recreation opportunities is available and accessible for all residents and that these are consistent with the needs and interest of the community and the space and resources available.

CHRISTOPHER P. WILLIAMS ARCHITECTS, PLLC




NEED FOR VARIETY

Predictably available smaller spaces for small meetings










CHRISTOPHER P. WILLIAMS ARCHITECTS, PLLC




NEED FOR VARIETY

Predictably available medium sized spaces for larger meetings


CHRISTOPHER P. WILLIAMS ARCHITECTS, PLLC




NEED FOR VARIETY

Predictably available large meeting rooms for very large meetings



CHRISTOPHER P. WILLIAMS ARCHITECTS, PLLC



NEEDS ASSESSMENT

Charge: Assess space needs for recreation programming and Recreation Department functions in long and short term.

Findings:

#1 The Rye Recreation Department needs a VARIETY of available program spaces to support its dynamic program schedule which grows and shrinks to meet needs. The variety of spaces sought to be borrowed reflects both availability and specific needs.

#2 The Rye Recreation Department needs access to specialty spaces and buildings for programs that logically should occur there.

CHRISTOPHER P. WILLIAMS ARCHITECTS, PLLC



NEED FOR VARIETY

Need for access to specific buildings in or near Rye






CHRISTOPHER P. WILLIAMS ARCHITECTS, PLLC




NEED FOR VARIETY

Need for access to specific outdoor spaces






CHRISTOPHER P. WILLIAMS ARCHITECTS, PLLC



NEEDS ASSESSMENT

Charge: Assess space needs for recreation programming and Recreation Department functions in long and short term.


Findings:

#1 The Rye Recreation Department needs a VARIETY of available program spaces to support its dynamic program schedule which grows and shrinks to meet needs. The variety of spaces sought to be borrowed reflects both availability and specific needs.

#2 The Rye Recreation Department needs access to specialty spaces and buildings for programs that logically should occur there.

#3 Storage is at a premium, and lack thereof is costing money in staff time wasted and material replacement. Storage should be located where it is used, or at least near the staff working space.

CHRISTOPHER P. WILLIAMS ARCHITECTS, PLLC



NEEDS ASSESSMENT

Charge: Assess space needs for recreation programming and Recreation Department functions in long and short term.

Findings:


#1 The Rye Recreation Department needs a VARIETY of available program spaces to support its dynamic program schedule which grows and shrinks to meet needs. The variety of spaces sought to be borrowed reflects both availability and specific needs.

#2 The Rye Recreation Department needs access to specialty spaces and buildings for programs that logically should occur there.

#3 Storage is at a premium, and lack thereof is costing money in staff time wasted and material replacement. Storage should be located where it is used, or at least near the staff working space.

#4 Rye Recreation staff space is not large enough to support the staff and their administrative storage and filing needs. Reception space for public should serve all the public, including the handicapped.

CHRISTOPHER P. WILLIAMS ARCHITECTS, PLLC



NEEDS ASSESSMENT

Charge: Assess space needs for recreation programming and Recreation Department functions in long and short term.

Findings:

#1 The Rye Recreation Department needs a VARIETY of available program spaces to support its dynamic program schedule which grows and shrinks to meet needs. The variety of spaces sought to be borrowed reflects both availability and specific needs.


#2 The Rye Recreation Department needs access to specialty spaces and buildings for programs that logically should occur there.

#3 Storage is at a premium, and lack thereof is costing money in staff time wasted and material replacement. Storage should be located where it is used, or at least near the staff working space.

#4 Rye Recreation staff space is not large enough to support the staff and their administrative storage and filing needs. Reception space for public should serve all the public, including the handicapped.

#5 As long as mutually agreeable, Rye After-school Program (RAP) is preferred to remain at Rye Elementary School. Whatever the location, the program should be made more realistically handicapped accessible.

CHRISTOPHER P. WILLIAMS ARCHITECTS, PLLC



RECOMMENDATIONS

Charge: Provide recommendations for a new Recreation Building to allow the Town to decide whether to proceed to subsequent preliminary design layout.

Recommendations:

#1 Any new Recreation Building should be located at the Recreation Road site and replace the aging and under-built existing buildings. The modular should be repurposed.

CHRISTOPHER P. WILLIAMS ARCHITECTS, PLLC



RECOMMENDATIONS

Charge: Provide recommendations for a new Recreation Building to allow the Town to decide whether to proceed to subsequent preliminary design layout.

Recommendations:

#1 Locate Recreation Building at the Recreation Road site

#2 To support focus on core services, provide flexible meeting space that can be sized according to need. Do this with two or better three uniquely sized spaces totaling 2,200 to 3,000 s.f. and separated by movable acoustic partitions. This will allow many Rye Recreation programs to take place on site. A full kitchen should be provided for meal preparation as well as for classes.

CHRISTOPHER P. WILLIAMS ARCHITECTS, PLLC



NEED FOR VARIETY

Flexible meeting space with movable partitions (1000+550)



CHRISTOPHER P. WILLIAMS ARCHITECTS, PLLC




NEED FOR VARIETY

Flexible meeting space with movable partitions (815 +1415+592 s.f.)





CHRISTOPHER P. WILLIAMS ARCHITECTS, PLLC




RECOMMENDATIONS

Charge: Provide recommendations for a new Recreation Building to allow the Town to decide whether to proceed to subsequent preliminary design layout.

Recommendations:

- #1 Locate Recreation Building at the Recreation Road site
- #2 Create flexible meeting spaces separated by movable acoustic partitions. Include a full kitchen.
- #3 The Recreation Building (or Community Center) does not need a large gymnasium or multi-purpose room at this point, but planning should include the addition of such a future space if the need develops.

CHRISTOPHER P. WILLIAMS ARCHITECTS, PLLC




RECOMMENDATIONS

Charge: Provide recommendations for a new Recreation Building to allow the Town to decide whether to proceed to subsequent preliminary design layout.

Recommendations:

- #1 Locate Recreation Building at the Recreation Road site
- #2 Create flexible meeting spaces separated by movable acoustic partitions. Include a full kitchen.
- #3 Plan for future large multi-purpose space or gym without building it now.
- #4 **Space should be provided within the building for all the recreation staff not committed to other locations to work within the building in a manner suited to the Recreation Director and Recreation Commission's wishes. All archive storage for paper files should be accommodated within the conditioned building.**

CHRISTOPHER P. WILLIAMS ARCHITECTS, PLLC




RECOMMENDATIONS

Charge: Provide recommendations for a new Recreation Building to allow the Town to decide whether to proceed to subsequent preliminary design layout.

Recommendations:

- #1 Locate Recreation Building at the Recreation Road site
- #2 Create flexible meeting spaces separated by movable acoustic partitions. Include a full kitchen.
- #3 Plan for future large multi-purpose space or gym without building it now.
- #4 Provide space for all Rye recreation administrative and program staff.
- #5 **Storage for all Rye Recreation materials that are used on the Recreation Road site, or that can not be stored where they are actually used, should be stored within the conditioned space of the new building in dedicated storage spaces. Specific portions of the flexible meeting space may be developed to support specific user needs (ie. Senior Meals, Art, and Camp programs, which may meet in the same space frequently.**

CHRISTOPHER P. WILLIAMS ARCHITECTS, PLLC




RECOMMENDATIONS

Charge: Provide recommendations for a new Recreation Building to allow the Town to decide whether to proceed to subsequent preliminary design layout.

Recommendations:

- #1 Locate Recreation Building at the Recreation Road site
- #2 Create flexible meeting spaces separated by movable acoustic partitions. Include a full kitchen.
- #3 Plan for future large multi-purpose space or gym without building it now.
- #4 Provide space for all Rye recreation administrative and program staff.
- #5 Provide conditioned storage in dedicated storage areas.
- #6 Reception space for public should serve all the public, including the handicapped.**

CHRISTOPHER P. WILLIAMS ARCHITECTS, PLLC




RECOMMENDATIONS

Charge: Provide recommendations for a new Recreation Building to allow the Town to decide whether to proceed to subsequent preliminary design layout.

Recommendations:

- #1 Locate Recreation Building at the Recreation Road site
- #2 Create flexible meeting spaces separated by movable acoustic partitions. Include a full kitchen.
- #3 Plan for future large multi-purpose space or gym without building it now.
- #4 Provide space for all Rye recreation administrative and program staff.
- #5 Provide conditioned storage in dedicated storage areas.
- #6 Reception space for public should serve all the public, including the handicapped.
- #7 As long as mutually agreeable, Rye After-school Program (RAP) is preferred to remain at Rye Elementary School. Whatever the location, the program should be made more realistically handicapped accessible through the construction of an addition or other renovation to make at grade access to the lower level possible and to make a bathroom available at this level.**

CHRISTOPHER P. WILLIAMS ARCHITECTS, PLLC




RECOMMENDATIONS

Charge: Provide recommendations for a new Recreation Building to allow the Town to decide whether to proceed to subsequent preliminary design layout.

Recommendations:

- #1 Locate Recreation Building at the Recreation Road site
- #2 Create flexible meeting spaces separated by movable acoustic partitions. Include a full kitchen.
- #3 Plan for future large multi-purpose space or gym without building it now.
- #4 Provide space for all Rye recreation administrative and program staff.
- #5 Provide conditioned storage in dedicated storage areas.
- #6 Reception space for public should serve all the public, including the handicapped.
- #7 Renovate RAP space at Rye Elementary School or move program here.
- #8 Restrooms for the site should serve the site only with lockable doors at the exterior. Restrooms for the building users should be hands-free or use doors without latches. All restrooms should provide for Handicapped accessibility**

CHRISTOPHER P. WILLIAMS ARCHITECTS, PLLC



RECOMMENDATIONS

Charge: Provide recommendations for a new Recreation Building to allow the Town to decide whether to proceed to subsequent preliminary design layout.

Recommendations:

- #1 Locate Recreation Building at the Recreation Road site
- #2 Create flexible meeting spaces separated by movable acoustic partitions. Include a full kitchen.
- #3 Plan for future large multi-purpose space or gym without building it now.
- #4 Provide space for all Rye recreation administrative and program staff.
- #5 Provide conditioned storage in dedicated storage areas.
- #6 Reception space for public should serve all the public, including the handicapped.
- #7 Renovate RAP space at Rye Elementary School or move program here.
- #8 Provide separate, dedicated accessible Restrooms for inside and outside.
- #9 Dedicated facilities should be provided for maintenance of the site and building.**

CHRISTOPHER P. WILLIAMS ARCHITECTS, PLLC



RECOMMENDATIONS

Charge: Provide recommendations for a new Recreation Building to allow the Town to decide whether to proceed to subsequent preliminary design layout.

Recommendations:

- #1 Locate Recreation Building at the Recreation Road site
- #2 Create flexible meeting spaces separated by movable acoustic partitions. Include a full kitchen.
- #3 Plan for future large multi-purpose space or gym without building it now.
- #4 Provide space for all Rye recreation administrative and program staff.
- #5 Provide conditioned storage in dedicated storage areas.
- #6 Reception space for public should serve all the public, including the handicapped.
- #7 Renovate RAP space at Rye Elementary School or move program here.
- #8 Provide separate, dedicated accessible Restrooms for inside and outside.
- #9 Dedicated facilities should be provided for maintenance of the site and building.**

CHRISTOPHER P. WILLIAMS ARCHITECTS, PLLC



QUESTIONS

Thank you for your time. I'd be happy to answer any questions you may have.



CHRISTOPHER P. WILLIAMS ARCHITECTS, PLLC