February 4, 2015

The Orford Academy Task Force is pleased to announce that the School District has entered into an agreement with AHEAD, an Littleton-based nonprofit developer, to put together a proposal to develop mixed income senior housing using the old Orford Academy building. Task Force volunteers are putting together a plan to involve the community in shaping this project. Questions? Suggestions? Email us at orfordacademy@gmail.com, or talk to a Task Force volunteer. Details to follow soon!

We are one year into a two-year non-binding agreement whereby AHEAD will study the feasibility of Senior Housing in the 1851 Orford Academy building.
Overview

• Centrally located historic building in vibrant, welcoming community, ready for rapid conversion to medical clinic use.

• Located 19 miles north of Hanover and 19 miles south of Woodsville.

• 20,000 people live within 15 miles of the site.
Ease of Access

• 1.5 miles from Exit 15 of Interstate 91
• Centrally located at intersection of NH Routes 10 and 25A
• Towns within 20 minutes:
  • Lyme, Orford, Bradford, Fairlee, West Fairlee, Piermont, Haverhill, Warren, Wentworth, Post Mills, Thetford, Vershire
Proximity of Academy Building to Interstate Highway I-91 (Exit 15)
Locations of Orford Academy and Rivendell Academy buildings
The Academy Building

• Built in 1851: Pronounced “sound” by engineers in 2004
• Used until May 2002 as a high school
• 3 Stories: 12,544 Square Feet
• 4802 Sq. Ft. per floor, first two floors
• Brick exterior in excellent condition
• Part of the Rivendell Interstate School District campus
• Flexible Floor Space: Rear section of building (1937 addition) can be replaced if necessary
• Listed on National Register of Historic Places
Structure

• Details of UK Architects Study available: link to study
• Following slides show suggested office and basement configurations.
• Note flexibility with rear section
• Proposed elevator location centrally serves building
Utilities

• Water supplied by school-owned well
• Large school septic field available
• Adequate parking can be planned
• High Speed Internet (Fiber)
Community Resources

• Close proximity to Upper Valley Ambulance
• Bus service from communities north and south
• Dining
• Recreation
• Postal services (walking distance)
Population within 15 miles: 22,000 Plus
Quality Community Setting

Orford Social Library

White Goose Inn

Historic Mann Tavern, Peyton Place

View from Orford/Fairlee Bridge

Orford Mall Walk

Orford Mall Walk

Chapman’s
Views from the Orford Academy building

View facing East

View facing Northeast

View facing West
Ownership

• Owned by the Rivendell Interstate School District
• Offered under a long term ground lease (financeable period of time)
• School District wishes to control use should this become other than a medical office building
• The nation’s only Pre-K through 12 interstate school district.
• Serving 500 students from Orford, Fairlee, West Fairlee and Vershire, with additional tuition students from Warren, Lyme, Piermont, East Corinth, Waits River, and Topsham.
Dartmouth-Hitchcock/Rivendell Discussion

• Tenant or owner
• Desired occupancy date
• Site Control
• Tolerance of cost
• Letter of intent

Rivendell Interstate School District
Next Steps