



Business, Finance and Planning

TO: School Committee

FROM: Liam Hurley, Assistant Superintendent/Chief Financial & Administrative Officer
Stephanie Gilman, Director of Planning, Project Management and Sustainability

DATE: June 12, 2023

RE: Franklin Project - Design Enrollment and Space Summary

With the approval of the debt exclusion override on March 14, 2023, the Franklin School project is now able to move forward. The project architect, HMFH Architects, is now re-engaged, and CHA has been selected through the city's Designer Selection Committee process as the Owner's Project Manager. The project is currently in the early feasibility study phase and just held the second of two educational visioning sessions with the Franklin School staff on June 7th. The next step in the process is to confirm the design enrollment and the space summary for the project.

The design enrollment is the number of students the school is designed to accommodate, and is used to calculate the amount of space needed for the project and to support the educational program. This follows the process for all of our school building projects and is based on the Massachusetts School Building Authority (MSBA) guidelines. The proposed design enrollment for Franklin is 396-414 students. This design enrollment is in line with plans for the Lincoln-Eliot and Horace Mann projects, and similarly translates to an 18 classroom school for three classrooms per grade. The Franklin School project is also proposed to include two classrooms for a district wide special education program.

The attached draft space summary lists the proposed number and size of all spaces that will be included in the project. Note that the space totals for Art and Music, Health and Physical Education, Media Center, Dining and Food Service, Medical, Administration and Guidance, and Custodial and Maintenance are in line with the Angier, Cabot and Zervas schools, with some slight adjustments. The Special Education and Other Support Spaces category includes resource and other support spaces, as well as spaces needed to support a district wide special education program.

The draft design enrollment and space summary were presented and reviewed with the Franklin School Building Committee (SBC) at their meeting on May 4, 2023, and both received support from the committee. The next School Building Committee meeting is scheduled for July 6, 2023.

A vote on the design enrollment of 396-414 students and the attached space program for Franklin will be requested at the June 20th School Committee meeting. Information about the project can be found at the [Franklin School Project](#) webpage on the NPS website and on the Public Buildings [Franklin School](#) webpage. We look forward to answering any questions you may have.

ROOM TYPE	Angier 465 Students			Zervas 490 Students			Cabot 480 Students			PROPOSED FRANKLIN			MSBA Guidelines		
	ROOM NFA	# OF RMS	area totals	ROOM NFA	# OF RMS	area totals	ROOM NFA	# OF RMS	area totals	ROOM NFA	# OF RMS	area totals	ROOM NFA	# OF RMS	area totals
CORE ACADEMIC SPACES			21,472			23,450			22,690		18	17,400		18	17,100
(List classrooms of different sizes separately)															
Pre-Kindergarten w/ toilet													1,125		-
Kindergarten w/ toilet	1,131	4	4,524	1,200	4	4,800	1,170	4	4,680	1,125	4	4,500	1,125	4	4,500
General Classrooms - Grade 1-5	925	18	16,650	925	20	18,500	888	20	17,760	900	14	12,600	900	14	12,600
ELL Program	298	1	298	150	1	150	250	1	250	300	1	300			
SPECIAL ED, RESOURCE & SUPPORT SPACE			5,965			5,500			6,900			7,200			4,530
(List rooms of different sizes separately)															
Bridge Program Classroom	925	1	925	900	1	900	925	2	1,850	900	2	1,800	900	3	2,700
Bridge Quiet Room										100	2	200			
Bridge Specialist Office										150	2	300			
Bridge Breakout Room										125	0	0			
Self-Contained Spec Ed - toilet													60	3	180
Resource Room													500	2	1,000
Small Group Reading													500	1	500
Substantially Separate Classroom															
Learning Centers (K-2; 3-5)	470	2	940	450	2	900	475	2	950	425	2	850			
Breakout Rooms (small group/ individual	121	7	845	125	6	750	125	6	750	125	6	750			
OT/PT	511	1	511	450	1	450	475	1	475	425	1	425			
OT/PT Office										150	1	150			
Quiet Room / Mindful Room (1/ academic floor)	106	2	212	100	2	200	100	3	300	100	2	200			
Speech + Language	298	1	298	150	2	300	250	1	250	250	1	250			
Inclusion Facilitators (office for 6 adults; 150SF	238	1	238	150	1	150	300	1	300	225	1	225			
Literacy Specialist - Shared Teaching Room															
Team Specialist + IEP Conf Room (12 adults)	428	1	428	400	1	400	400	1	400	400	1	400			
Psychologist (Office, testing, therapy, storage)	155	1	155	150	1	150	150	1	150	150	1	150			
Social Worker (Office, testing, conferences)	151	1	151	150	1	150	150	1	150	150	1	150			
SPED / Specialist Work Room															
Reading Program/ Literacy Room	925	1	925	900	1	900	925	1	925	900	1	900			
Literacy Specialist Offices	176	1	176	125	1	125	250	1	250	150	1	150			
Math Coach	161	1	161	125	1	125	150	1	150	150	1	150			
SEL Coach										150	1	150			
ART & MUSIC			2,608			2,725			2,575			2,575			2,575
Art Classroom - 25 seats	1,000	1	1,000	1,000	1	1,000	1,000	1	1,000	1000	1	1000	1,000	1	1,000
Art Workroom w/ Storage & kiln	178	1	178	150	1	150	150	1	150	150	1	150	150	1	150
Music Classroom / Large Group - 25-50 seats	1,168	1	1,168	1,200	1	1,200	1,200	1	1,200	1200	1	1200	1,200	1	1,200
Music Practice / Ensemble (Groups 4-10	162	1	162	150	2	300	150	1	150	150	1	150	75	3	225
Music Practice / Ensemble (Groups 4-10	100	1	100	75	1	75	75	1	75	75	1	75			

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OTHER			0			0			0			0			0
Total Building Net Floor Area (NFA)			49,900			52,403			53,440			46,660			44,201
Proposed Student Capacity / Design Enrollment			465			490			480			396-414			
Total Building Gross Floor Area (GFA)			74,960			78,800			80,160			69,990			66,302
Grossing factor (GFA/NFA)			1.50			1.50			1.50			1.50			1.50