# Business, Finance and Planning 

TO: School Committee<br>FROM: Liam Hurley, Assistant Superintendent/Chief Financial \& Administrative Officer Stephanie Gilman, Director of Planning, Project Management and Sustainability<br>DATE: June 20, 2023<br>RE: Franklin Design Enrollment and Space Summary

As presented at the June 12, 2023 School Committee meeting, the proposed design enrollment for the Franklin School building project is 396-414 students. The space summary to support this design enrollment includes 18 general education classrooms plus two special education classrooms for a districtwide program, as well as all core and support spaces to support the educational program A vote of approval is requested for the proposed design enrollment and space summary. A vote of approval will allow this project to move forward with the feasibility study to continue to develop conceptual design options for the project.

The project is anticipated to be completed by fall of 2027 or 2029, depending upon the design option that is selected

Attached for your reference is the June 12, 2023 memo with the proposed space program.
Information about the project can be found at the Franklin School Project webpage on the NPS website. Information is also posted on the Public Buildings Franklin School webpage.

Business, Finance and Planning

TO: School Committee<br>FROM: Liam Hurley, Assistant Superintendent/Chief Financial \& Administrative Officer Stephanie Gilman, Director of Planning, Project Management and Sustainability<br>DATE: June 12, 2023<br>RE: $\quad$ 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.

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



| MSBA Guidelines |  |  |
| :---: | :---: | :---: |
| $\begin{array}{\|c} \hline \text { ROOM } \\ \text { NFA } \end{array}$ | $\begin{aligned} & \hline \text { \# OF } \\ & \text { RMS } \\ & \hline \end{aligned}$ | area <br> totals |
|  | 18 | 17,100 |
| 1,125 |  | - |
| 1,125 | 4 | 4,500 |
| 900 | 14 | 12,600 |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  | 4,530 |
|  |  |  |
| 900 | 3 | 2,700 |
|  |  |  |
|  |  |  |
|  |  |  |
| 60 | 3 | 180 |
| 500 | 2 | 1,000 |
| 500 | 1 | 500 |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  | 2,575 |
| 1,000 | 1 | 1,000 |
| 150 | 1 | 150 |
| 1,200 | 1 | 1,200 |
| 75 | 3 | 225 |
|  |  |  |
|  |  |  |


|  | Angier 465 Students |  |  | Zervas 490 Students |  |  | Cabot 480 Students |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| ROOM TYPE | $\begin{gathered} \text { ROOM } \\ \text { NFA } \end{gathered}$ | \# OF RMS | area totals | $\begin{aligned} & \hline \text { ROOM } \\ & \text { NFA } \end{aligned}$ | \# OF RMS | area totals | $\begin{gathered} \hline \text { ROOM } \\ \text { NFA } \end{gathered}$ | $\begin{aligned} & \hline \text { \# OF } \\ & \text { RMS } \end{aligned}$ | area <br> totals |
| HEALTH \& PHYSICAL EDUCATION |  |  | 6,105 |  |  | 6,300 |  |  | 6,300 |
| Gymnasium | 5,809 | 1 | 5,809 | 6,000 | 1 | 6,000 | 6,000 | 1 | 6,000 |
| Gym Storeroom | 176 | 1 | 176 | 200 | 1 | 200 | 175 | 1 | 175 |
| Health Instructor's Office w/ Shower \& Toilet | 120 | 1 | 120 | 100 | 1 | 100 | 125 | 1 | 125 |
|  |  |  |  |  |  |  |  |  |  |
| MEDIA CENTER |  |  | 2,770 |  |  | 2,875 |  |  | 2,830 |
| Media Center / Reading Room | 2,770 | 1 | 2,770 | 2,875 | 1 | 2,875 | 2,830 | 1 | 2,830 |
|  |  |  |  |  |  |  |  |  |  |
| DINING \& FOOD SERVICE |  |  | 6,321 |  |  | 6,663 |  |  | 6,960 |
| Cafeteria / Dining | 3,035 | 1 | 3,035 | 3,200 | 1 | 3,200 | 3,400 | 1 | 3,400 |
| Stage | 950 | 1 | 950 | 1,000 | 1 | 1,000 | 1,000 | 1 | 1,000 |
| Chair / Table / Equipment Storage | 408 | 1 | 408 | 363 | 1 | 363 | 360 | 1 | 360 |
| Kitchen | 1,460 | 1 | 1,460 | 1,600 | 1 | 1,600 | 1,700 | 1 | 1,700 |
| Staff Lunch Room (1/3 of staff = 60 staff/3) | 234 | 2 | 468 | 250 | 2 | 500 | 250 | 2 | 500 |
|  |  |  |  |  |  |  |  |  |  |
| MEDICAL |  |  | 569 |  |  | 510 |  |  | 510 |
| Medical Suite Toilet | 73 | 1 | 73 | 60 | 1 | 60 | 60 | 1 | 60 |
| Nurses' Office / Waiting Room | 306 | 1 | 306 | 250 | 1 | 250 | 250 | 1 | 250 |
| Examination Room / Resting | 95 | 2 | 190 | 100 | 2 | 200 | 100 | 2 | 200 |
|  |  |  |  |  |  |  |  |  |  |
| ADMINISTRATION \& GUIDANCE |  |  | 2,305 |  |  | 2,515 |  |  | 2,595 |
| General Office / Waiting Room / Toilet | 750 | 1 | 750 | 680 | 1 | 680 | 650 | 1 | 650 |
| Teachers' Mail and Time Room | Included in General Office |  |  | Included in General Office |  |  | Included in General Office |  |  |
| Duplicating Room | Included in General Office |  |  | Included in General Office |  |  | Included in General Office |  |  |
| Records Room | 79 | 1 | 79 | 60 | 1 | 60 | 100 | 1 | 100 |
| Principal's Office w/ Conference Area | 301 | 1 | 301 | 300 | 1 | 300 | 300 | 1 | 300 |
| Principal's Secretary / Waiting | Included in General Office |  |  | Included in General Office |  |  | Included in General Office |  |  |
| Assistant Principal's Office | 117 | 1 | 117 | 125 | 1 | 125 | 125 | 1 | 125 |
| Extended Day (Afterschool) Program | 428 | 1 | 428 | 650 | 1 | 650 | 750 | 1 | 750 |
| Conference Room | 218 | 1 | 218 | 200 | 1 | 200 | 250 | 1 | 250 |
| Guidance Office |  |  |  |  |  |  |  |  |  |
| Guidance Storage |  |  |  |  |  |  |  |  |  |
| Teachers' Work Room | 206 | 2 | 412 | 250 | 2 | 500 | 210 | 2 | 420 |
| Lactation Room |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |
| CUSTODIAL \& MAINTENANCE |  |  | 1,785 |  |  | 1,865 |  |  | 2,080 |
| Custodian's Office | 102 | 1 | 102 | 125 | 1 | 125 | 150 | 1 | 150 |
| Custodian's Workshop | 0 | 0 | 0 | 0 | 0 | 0 | 375 | 1 | 375 |
| Custodian's Storage | 583 | 1 | 583 | 147 | 3 | 440 | 375 | 1 | 375 |
| Recycling Room / Trash | 712 | 1 | 712 | 650 | 1 | 650 | 400 | 1 | 400 |
| Receiving and General Supply | Included above |  |  | Included above |  |  | 260 | 1 | 260 |
| Storeroom | 78 | 2 | 156 | 200 | 2 | 400 | 320 | 1 | 320 |
| Network / Telecom Room | 232 | 1 | 232 | 250 | 1 | 250 | 200 | 1 | 200 |
|  |  |  |  |  |  |  |  |  |  |


| PROPOSED FRANKLIN |  |  |
| :---: | :---: | :---: |
| $\begin{array}{\|c\|} \hline \text { ROOM } \\ \text { NFA } \end{array}$ | $\begin{aligned} & \hline \text { \# OF } \\ & \text { RMS } \\ & \hline \end{aligned}$ | area <br> totals |
|  |  | 6,300 |
| 6,000 | 1 | 6000 |
| 175 | 1 | 175 |
| 125 | 1 | 125 |
|  |  |  |
|  |  | 2,700 |
| 2,700 | 1 | 2,700 |
|  |  |  |
|  |  | 6,170 |
| 3,000 | 1 | 3000 |
| 950 | 1 | 950 |
| 360 | 1 | 360 |
| 1,460 | 1 | 1460 |
| 400 | 1 | 400 |
|  |  |  |
|  |  | 510 |
| 60 | 1 | 60 |
| 250 | 1 | 250 |
| 100 | 2 | 200 |
|  |  |  |
|  |  | 2180 |
| 675 | 1 | 675 |
| Included in General Office |  |  |
| Included in General Office |  |  |
| 80 | 1 | 80 |
| 300 | 1 | 300 |
| Included in General Office |  |  |
| 125 | 1 | 125 |
| 250 | 1 | 250 |
| 200 | 1 | 200 |
|  |  |  |
|  |  |  |
| 200 | 2 | 400 |
| 150 | 1 | 150 |
|  |  |  |
|  |  | 1625 |
| 100 | 1 | 100 |
| 200 | 0 | 0 |
| 375 | 1 | 375 |
| 700 | 1 | 700 |
| Included Above |  |  |
| 200 | 1 | 200 |
| 250 | 1 | 250 |
|  |  |  |


| MSBA Guidelines |  |  |
| :---: | :---: | :---: |
| ROOM NFA | \# OF RMS |  |
|  |  | 6,300 |
| 6,000 | 1 | 6,000 |
| 150 | 1 | 150 |
| 150 | 1 | 150 |
|  |  | 2,533 |
| 2,553 | 1 | 2,553 |
|  |  | 6,360 |
| 3,105 | 1 | 3,105 |
| 1,000 | 1 | 1,000 |
| 338 | 1 | 338 |
| 1,714 | 1 | 1,714 |
| 204 | 1 | 204 |
|  |  | 510 |
| 60 | 1 | 60 |
| 250 | 1 | 250 |
| 100 | 2 | 200 |
|  |  | 2,279 |
| 357 | 1 | 357 |
| 100 | 1 | 100 |
| 150 | 1 | 150 |
| 110 | 1 | 110 |
| 375 | 1 | 375 |
| 125 | 1 | 125 |
| 120 | 0 | 0 |
| 120 | 1 | 120 |
| 250 | 1 | 250 |
| 150 | 2 | 300 |
| 35 | 1 | 35 |
| 357 | 1 | 357 |
|  |  |  |
|  |  | 2,014 |
| 150 | 1 | 150 |
| 375 | 1 | 375 |
| 375 | 1 | 375 |
| 400 | 1 | 400 |
| 255 | 1 | 238 |
| 310 | 1 | 276 |
| 200 | 1 | 200 |
|  |  |  |


|  | Angier 465 Students |  |  | Zervas 490 Students |  |  | Cabot 480 Students |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| ROOM TYPE | $\begin{gathered} \hline \text { ROOM } \\ \text { NFA } \end{gathered}$ | \# OF RMS | area totals | $\begin{gathered} \hline \text { ROOM } \\ \text { NFA } \end{gathered}$ | \# OF RMS | area totals | $\begin{gathered} \hline \text { ROOM } \\ \text { NFA } \end{gathered}$ | $\begin{aligned} & \hline \text { \# OF } \\ & \text { RMS } \\ & \hline \end{aligned}$ | area totals |
| OTHER |  |  | 0 |  |  | 0 |  |  | 0 |
|  |  |  |  |  |  |  |  |  |  |
| Total Building Net Floor Area (NFA) |  |  | 49,900 |  |  | 52,403 |  |  | 53,440 |
|  |  |  |  |  |  |  |  |  |  |
| Proposed Student Capacity / Design Enrollment |  |  | 465 |  |  | 490 |  |  | 480 |
|  |  |  |  |  |  |  |  |  |  |
| Total Building Gross Floor Area (GFA) |  |  | 74,960 |  |  | 78,800 |  |  | 80,160 |
|  |  |  |  |  |  |  |  |  |  |
| Grossing factor (GFA/NFA) |  |  | 1.50 |  |  | 1.50 |  |  | 1.50 |
|  |  |  |  |  |  |  |  |  |  |


| PROPOSED FRANKLIN |  |  |
| :--- | :--- | ---: |
| ROOM <br> NFA | \# OF <br> RMS | area <br> totals |
|  |  | 0 |
|  |  |  |
|  |  | 46,660 |
|  |  |  |
|  |  | $396-414$ |
|  |  |  |
|  |  | 69,990 |
|  |  |  |
|  |  | 1.50 |
|  |  |  |$\quad$| MSBA Guidelines |  |  |
| :--- | :--- | ---: |
| ROOM <br> NFA | \# OF <br> RMS | area <br> totals |
|  |  | 0 |
|  |  | 44,201 |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  | 66,302 |
|  |  |  |

