

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 20, 2023

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 <u>Franklin School Project</u> webpage on the NPS website. Information is also posted on the Public Buildings <u>Franklin School</u> webpage.



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 <u>Franklin School Project</u> webpage on the NPS website and on the Public Buildings <u>Franklin School</u> webpage. We look forward to answering any questions you may have.

	Angier 465 Students			Zer	vas 490 Stu	dents	Cabot 480 Students			
ROOM TYPE	ROOM	# OF RMS	area totals	ROOM	# OF RMS	area totals	ROOM	# OF	area	
	NFA			NFA			NFA	RMS	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					<u> </u>					
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	101	1	101	123	-	123	130	1	130	
SEE COUCH										
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	
	100	1	100	75	1	75	75	1	75	

	PROPOSED FRANKLIN									
a 5	ROOM	# OF	area							
5	NFA	RMS	totals							
)		18	17,400							
)	1,125	4	4,500							
)	900	14	12,600							
)	300	1	300							
)			7,200							
)	900	2	1,800							
	100	2	200							
	150	2	300							
	125	0	0							
)	425	2	850							
) 5	125	6	750							
5	425	1	425							
	150	1	150							
)	100	2	200							
)	250	1	250							
))	225	1	225							
))	400	1	400							
)	150	1	150							
)	150	1	150							
))	900	1	900							
)	150	1	150							
)	150	1	150							
	150	1	150							
5			2,575							
	1000	1	1000							
	150	1	150							
	1200	1	1200							
	150	1	150							
	75	1	75							
]										

	MSBA Guidelines									
	ROOM	# OF	area							
	NFA	RMS	totals							
		18	17,100							
	4 425									
	1,125		4 500							
	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							
			2.775							
	1 000	4	2,575							
	1,000 150	1	1,000 150							
	1,200	1	1,200							
	75	3	225							
			223							
Į.										

	Angier 465 Students			Zer	vas 490 Stu	dents	Cabot 480 Students			
ROOM TYPE	ROOM	# OF RMS	area totals	ROOM	# OF RMS	area totals	ROOM	# OF	area	
	NFA			NFA			NFA	RMS	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 Of	fice	Included in	General Of	fice	Included in General Office			
Duplicating Room	Included in	General Of	fice	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 Of	fice	Included in	General Of	fice	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 al	oove		Included al	oove		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	

PROPO	OSED FRA	NKLIN
ROOM	# OF	area
NFA	RMS	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
	in Genera	
	in Genera	
80	1	80
300	1	300
	in Genera	
125	1	125
250	1	250
200	1	200
200	2	400
150	1	150
130		130
		1625
100	1	1023
	0	
200	-	0
375	1	375
700	1	700
Included		
200	1	200
250	1	250

IVISE	sa Guideii	nes
ROOM	# OF	area
NFA	RMS	totals
		6,300
6,000	1	6,000
150	1	150
150	1	150
130	-	130
		2 522
2.552	4	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
	1	
255		238
310	1	276
200	1	200

MSBA Guidelines

	Ang	gier 465 Stud	dents	Zei	rvas 490 Stu	tudents Cabot 480 Students		PROPOSED FRANKLIN			MSBA Guidelines				
ROOM TYPE	ROOM	# OF RMS	area totals	ROOM	# OF RMS	area totals	ROOM	# OF	area	ROOM	# OF	area	ROOM	# OF	area
	NFA			NFA			NFA	RMS	totals	NFA	RMS	totals	NFA	RMS	totals
<u>OTHER</u>			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