

School Building Committee Meeting
Franklin Elementary School
Study of Options

August 11, 2022

H M
F H H M F H ARCHITECTS

Existing Site Plan Study



SITE STATISTICS

5.45 Acre Site
760' Street Frontage
PUB Zoning

Surrounding Zoning RES3

85.6% Open Space

1* Fields in poor shape.

2* Ramp does not meet current
ADA Code



NORTH

Proposed Program for New Franklin School

PROPOSED FRANKLIN			
ROOM TYPE	ROOM	# OF	area
CORE ACADEMIC SPACES			21,300
(List classrooms of different sizes)			
Pre-Kindergarten w/ toilet			
Kindergarten w/ toilet	1,200	4	4,800
General Classrooms - Grade 1-5	900	18	16,200
ELL Program	300	1	300
SPECIAL ED. RESOURCE & SUPPORT SPACE			7,650
(List rooms of different sizes separately)			
Bridge Program Classroom	900	2	1,800
Bridge Safe Room	100	2	200
Bridge Specialist Office	150	2	300
Bridge Breakout Room	125	2	250
Learning Centers (K-2; 3-5)	450	2	900
Breakout Rooms (small group/ individual)	125	6	750
OT/PT	475	1	475
OT/PT Office	150	1	150
Safe Room / Mindful Room (1/ academic)	100	2	200
Speech + Language	300	1	300
Inclusion Facilitators (office for 6 adults;	250	1	250
Team Specialist + IEP Conf Room (12	400	1	400
Psychologist (Office, testing, therapy,	150	1	150
Social Worker (Office, testing,	150	1	150
Reading Program/ Literacy Room	900	1	900
Literacy Specialist Offices	175	1	175
Math Coach	150	1	150
SEL Coach	150	1	150
ART & MUSIC			2,575
Art Classroom - 25 seats	1000	1	1000
Art Workroom w/ Storage & kiln	150	1	150
Music Classroom / Large Group - 25-50	1200	1	1200
Music Practice / Ensemble (Groups 4-	150	1	150
Music Practice / Ensemble (Groups 4-	75	1	75
HEALTH & PHYSICAL EDUCATION			6,300
Gymnasium	6,000	1	6000
Gym Storeroom	175	1	175
Health Instructor's Office w/ Shower &	125	1	125

MEDIA CENTER			2,800
Media Center / Reading Room	2,800	1	2,800
ROOM TYPE			
DINING & FOOD SERVICE			6,675
Cafeteria / Dining	3,200	1	3200
Stage	1,000	1	1000
Chair / Table / Equipment Storage	375	1	375
Kitchen	1,600	1	1600
Staff Lunch Room (1/3 of staff = 60	250	2	500
MEDICAL			510
Medical Suite Toilet	60	1	60
Nurses' Office / Waiting Room	250	1	250
Examination Room / Resting	100	2	200
ADMINISTRATION & GUIDANCE			2450
General Office / Waiting Room / Toilet	675	1	675
Records Room	80	1	80
Principal's Office w/ Conference Area	300	1	300
Assistant Principal's Office	125	1	125
Supervisory/ Itinerant teachers/	650	1	650
Conference Room	200	1	200
Teachers' Work Room	210	2	420
CUSTODIAL & MAINTENANCE			1996
Custodian's Office	150	1	150
Custodian's Workshop	375	1	375
Custodian's Storage	375	1	375
Recycling Room / Trash	400	1	400
Receiving and General Supply	232	1	232
Storeroom	264	1	264
Network / Telecom Room	200	1	200
Total Building Net Floor Area (NFA)			52,256
Proposed Student Capacity / Design			
2			78,384
Grossing factor (GFA/NFA)			1.50

Enrollment (TBD):

Low End - 396 students
(18+2 CRs)

High End - 465 students
(22+2 CRs)

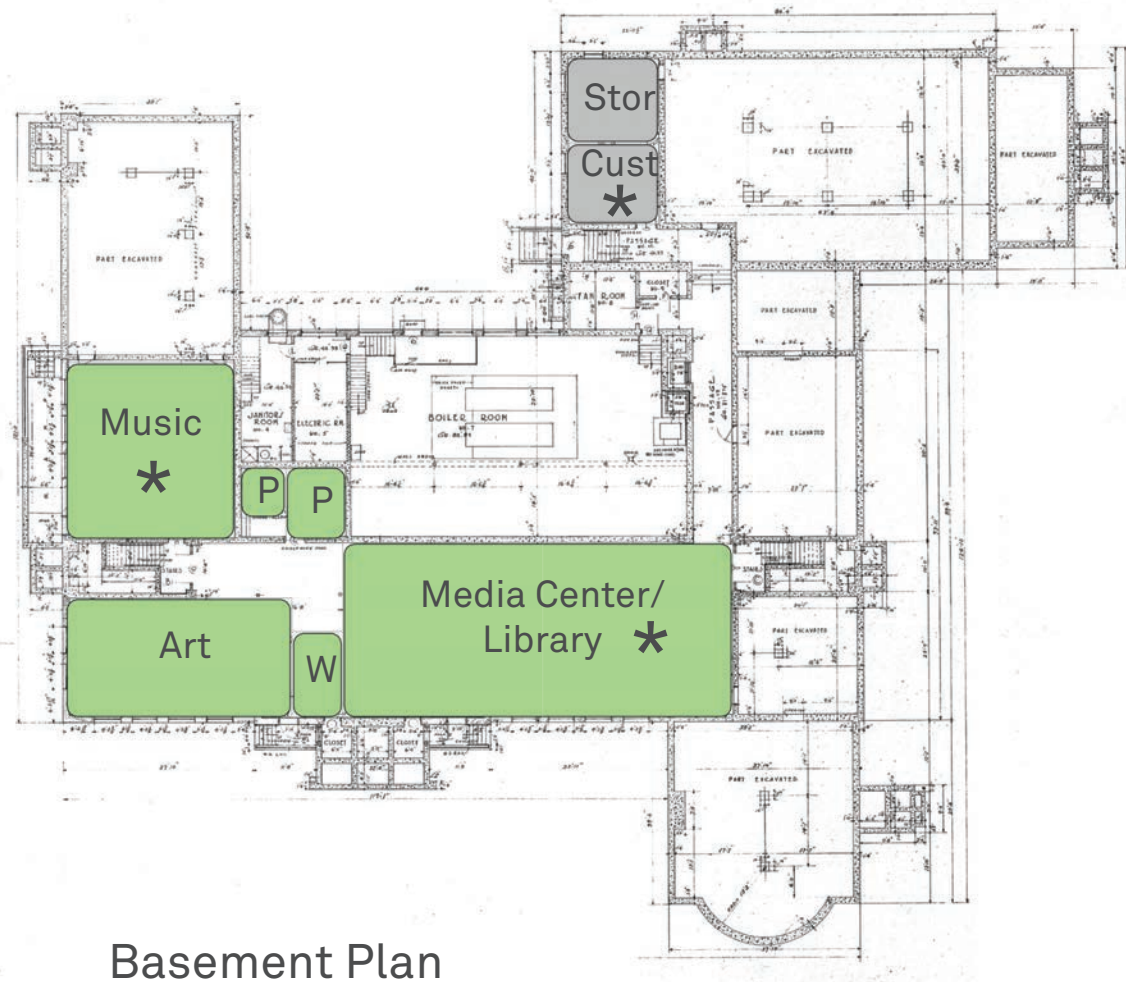
Pre-feasibility program will be based on the high end enrollment numbers.

Existing Condition Study

* Denotes undersized space
 [Hatched Box] Denotes inaccessible space

KEY

- [Blue Box] Core Academic Spaces
- [Green Box] Art, Music & Media/ Library
- [Teal Box] Support Spaces
- [Orange Box] Dining & Food Service
- [Purple Box] Special Education
- [Light Orange Box] Performance/ Stage
- [Red Box] Administration
- [Yellow Box] Circulation
- [Light Green Box] Health & Physical Education
- [Grey Box] Toilets, Custodial & MEP



Basement Plan



First Floor Plan

Existing Condition Study

* Denotes undersized space

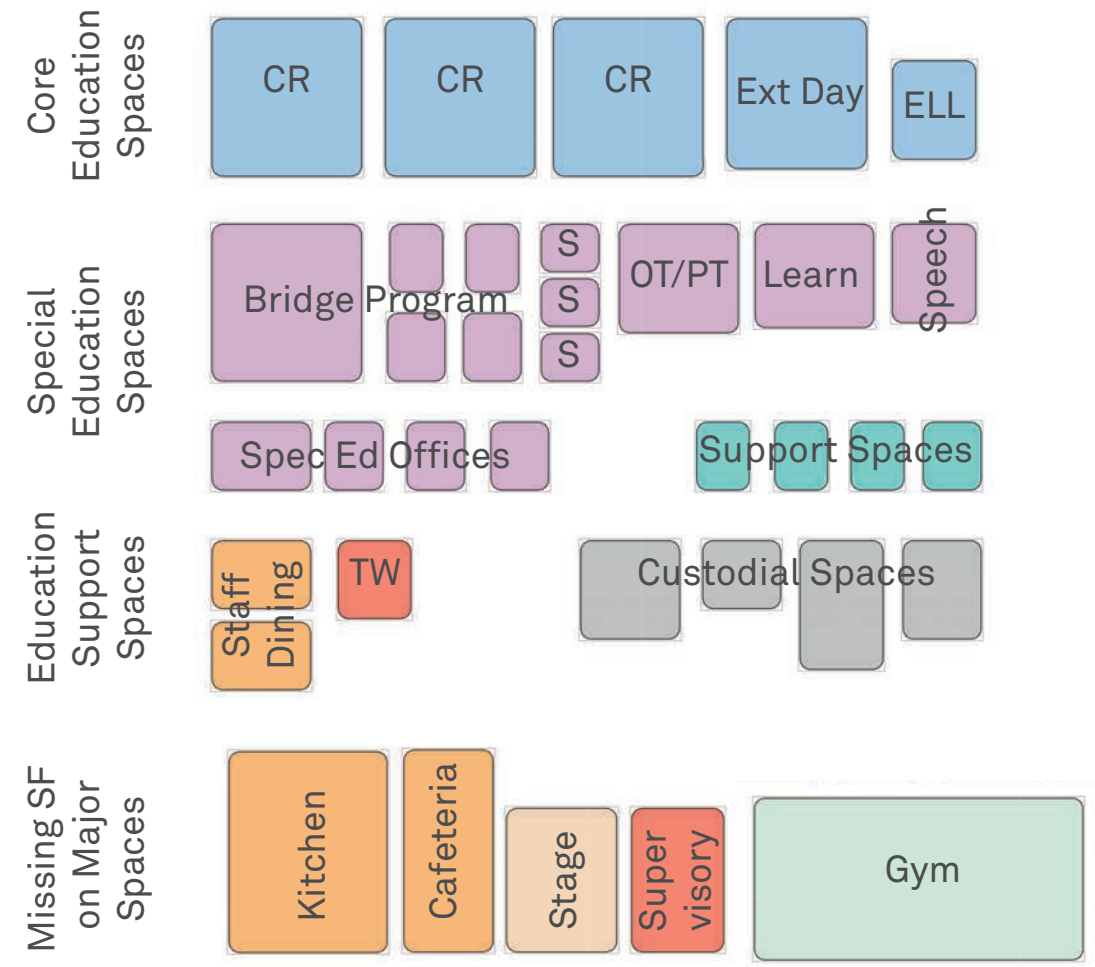


Second Floor Plan

KEY

- Core Academic Spaces
- Art, Music & Media/ Library
- Support Spaces
- Dining & Food Service
- Special Education
- Performance/ Stage
- Administration
- Circulation
- Health & Physical Education
- Toilets, Custodial & MEP

Missing Program Spaces/ SF



TOTAL NET SF MISSING: 17,000SF

Existing Condition Study

PROS

- Re-use of existing building saves embodied carbon.
- Maintains classic look on street
- Maintains fields during construction
- Maintains relationship of school to neighbors

CONS

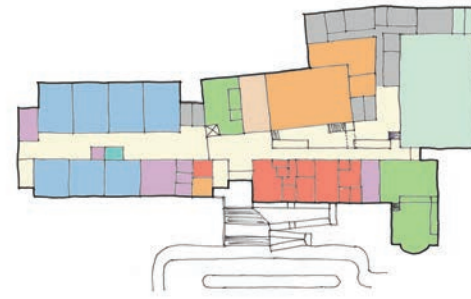
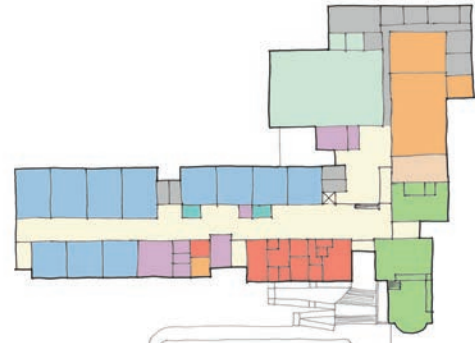
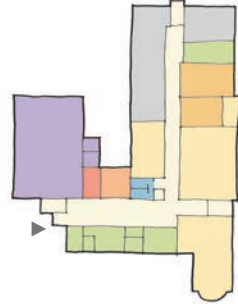
- Would require swing space to construct.
- Majority of spaces undersized compared to new program
- Many other important program spaces would not fit.
- Art, Music and Media would stay in basement.
- Pentagon would need to be re-used, but should be torn down.
- Unable to achieve grade level pod configurations.
- Hallways too small to have breakout spaces.
- No room for new lockers in narrow halls.
- Many accessibility issues would be challenging to remedy.

Addition/ Renovation Studies Matrix

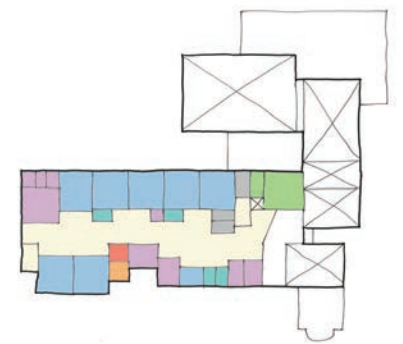
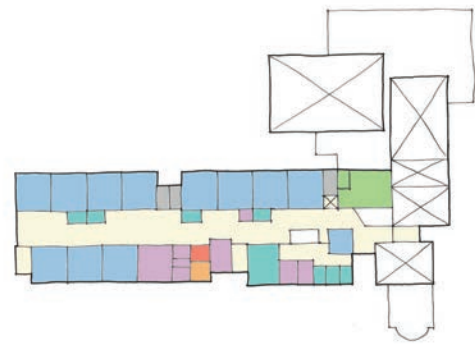
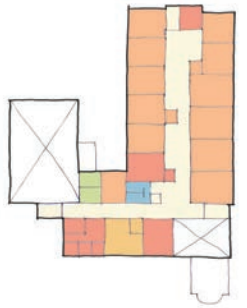
Site Plan



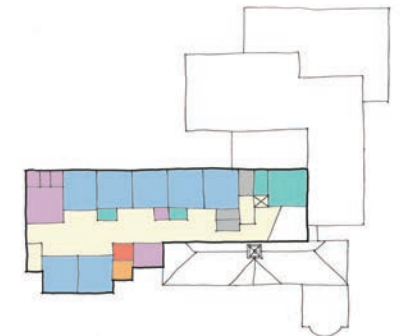
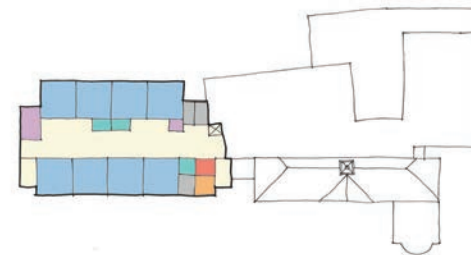
First Floor



Second Floor



Third Floor



New Construction Studies Matrix

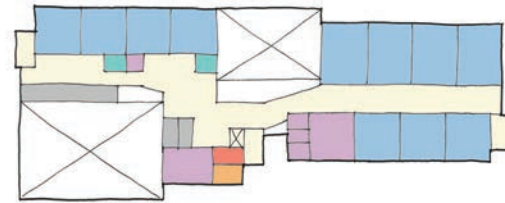
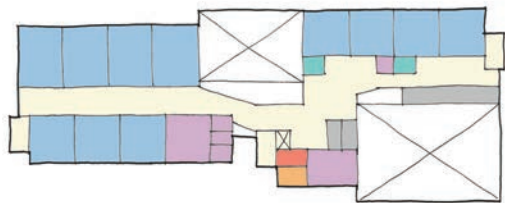
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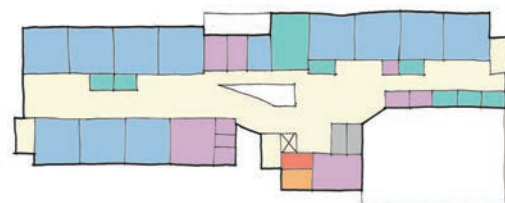
First Floor



Second Floor



Third Floor



Add/Reno Option Site Plan

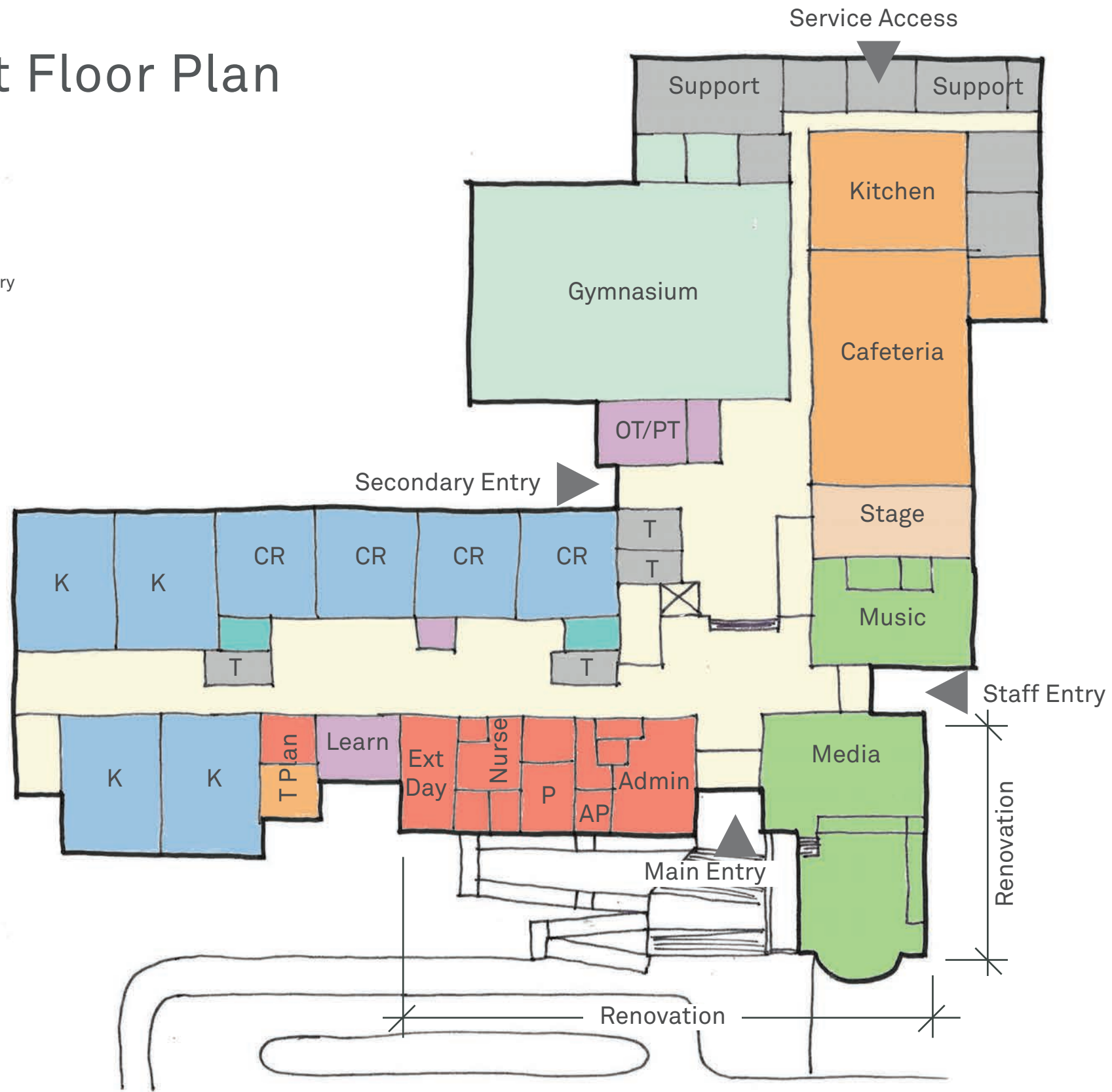
80.2% Open Space



Add/Reno Option First Floor Plan

KEY

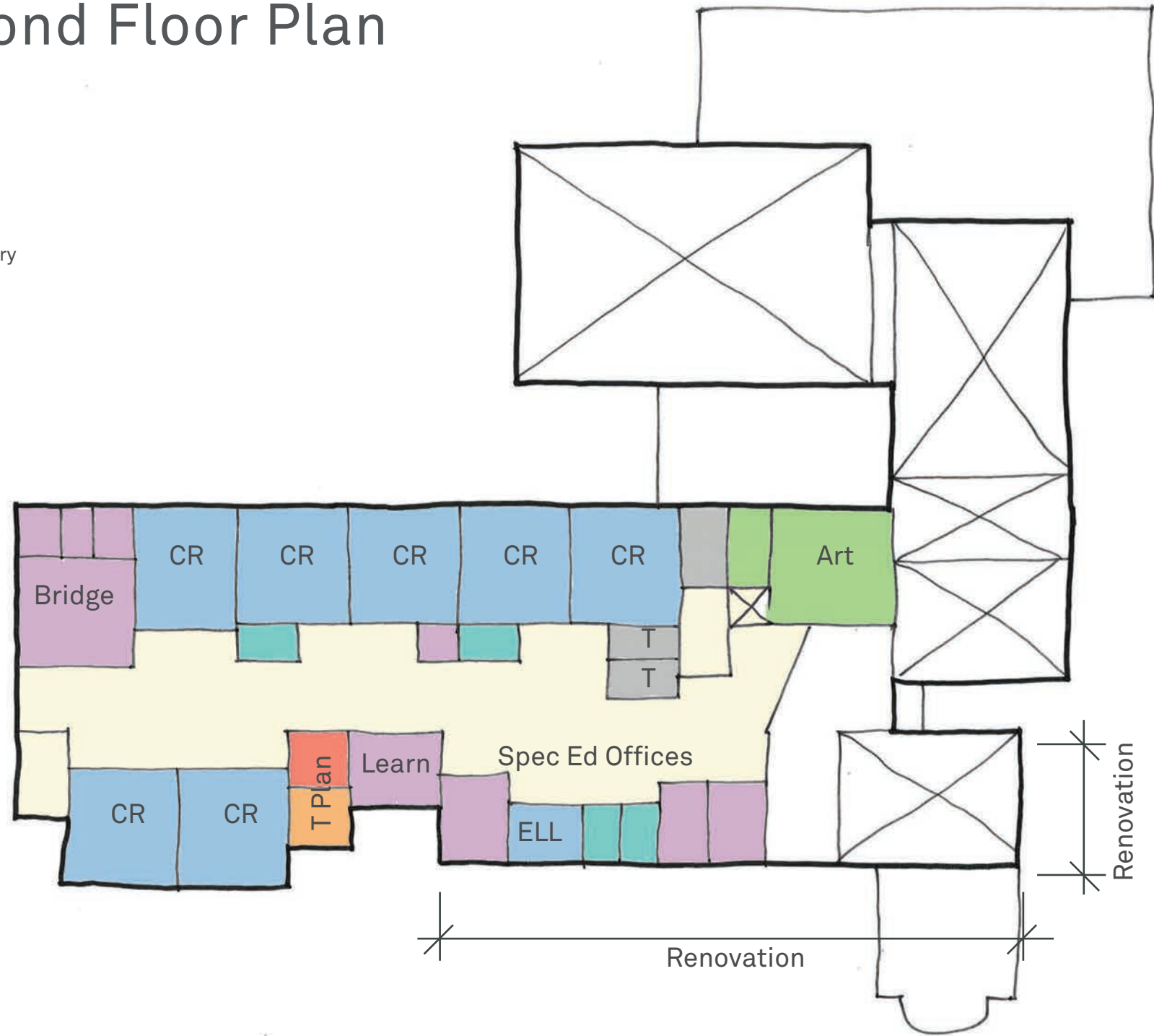
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|---|--|
| ■ Core Academic Spaces | ■ Art, Music & Media/ Library |
| ■ Support Spaces | ■ Dining & Food Service |
| ■ Special Education | ■ Performance/ Stage |
| ■ Administration | ■ Circulation |
| ■ Health & Physical Education | ■ Toilets, Custodial & MEP |



Add/Reno Option Second Floor Plan

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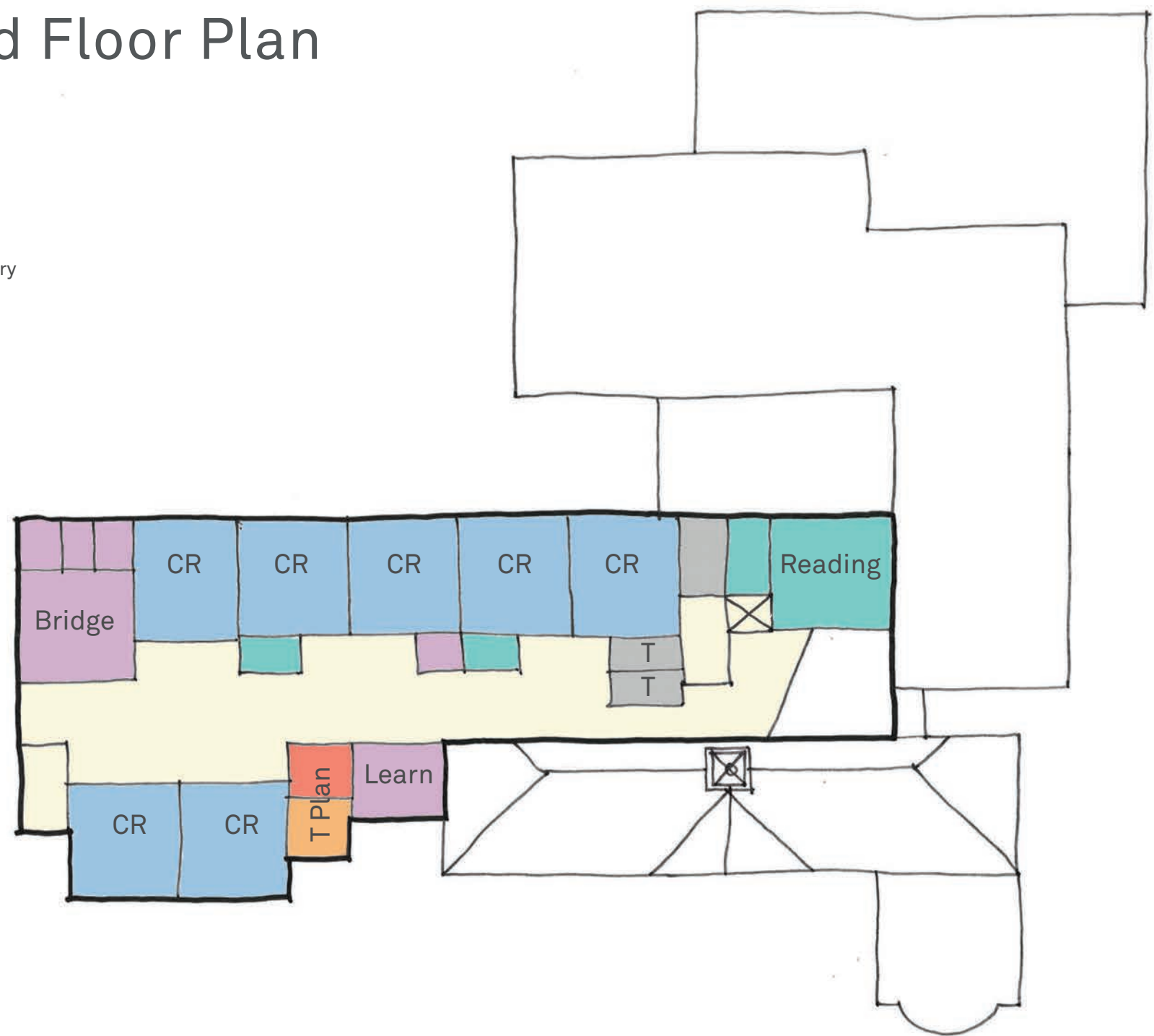
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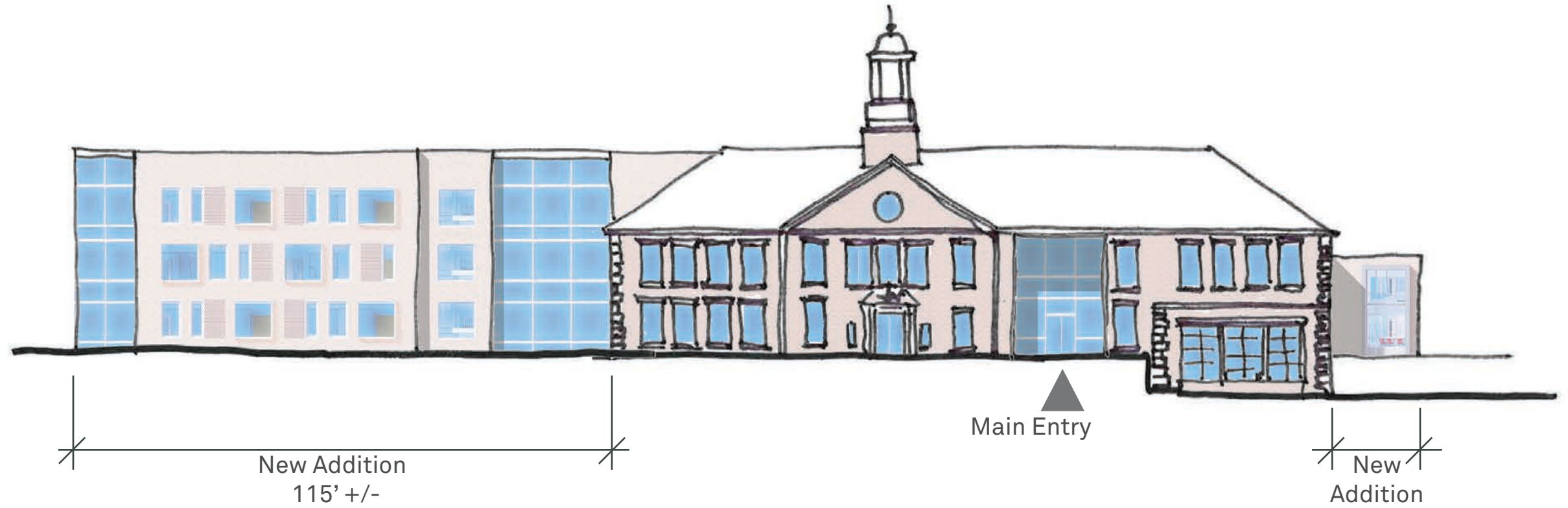
Add/Reno Option Third Floor Plan

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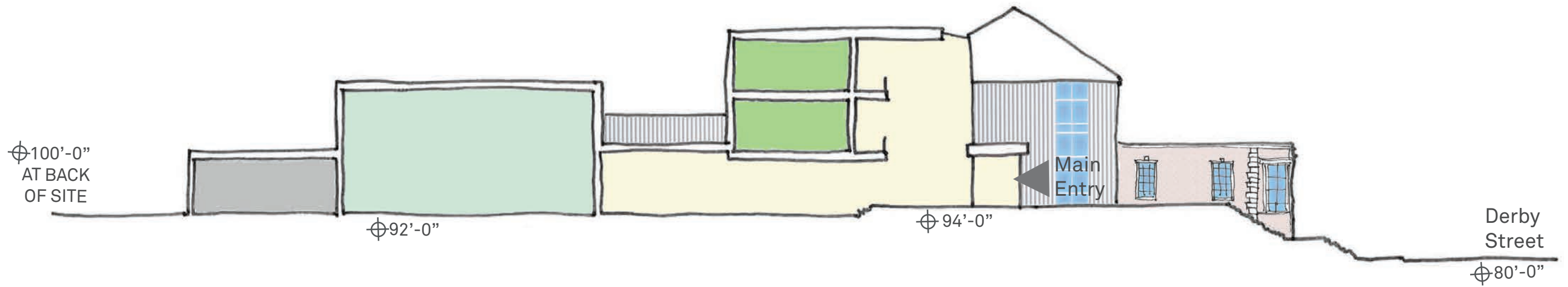
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Add/Reno Option Elevation



Add/Reno Option Section



Add/ Reno Option

PROS

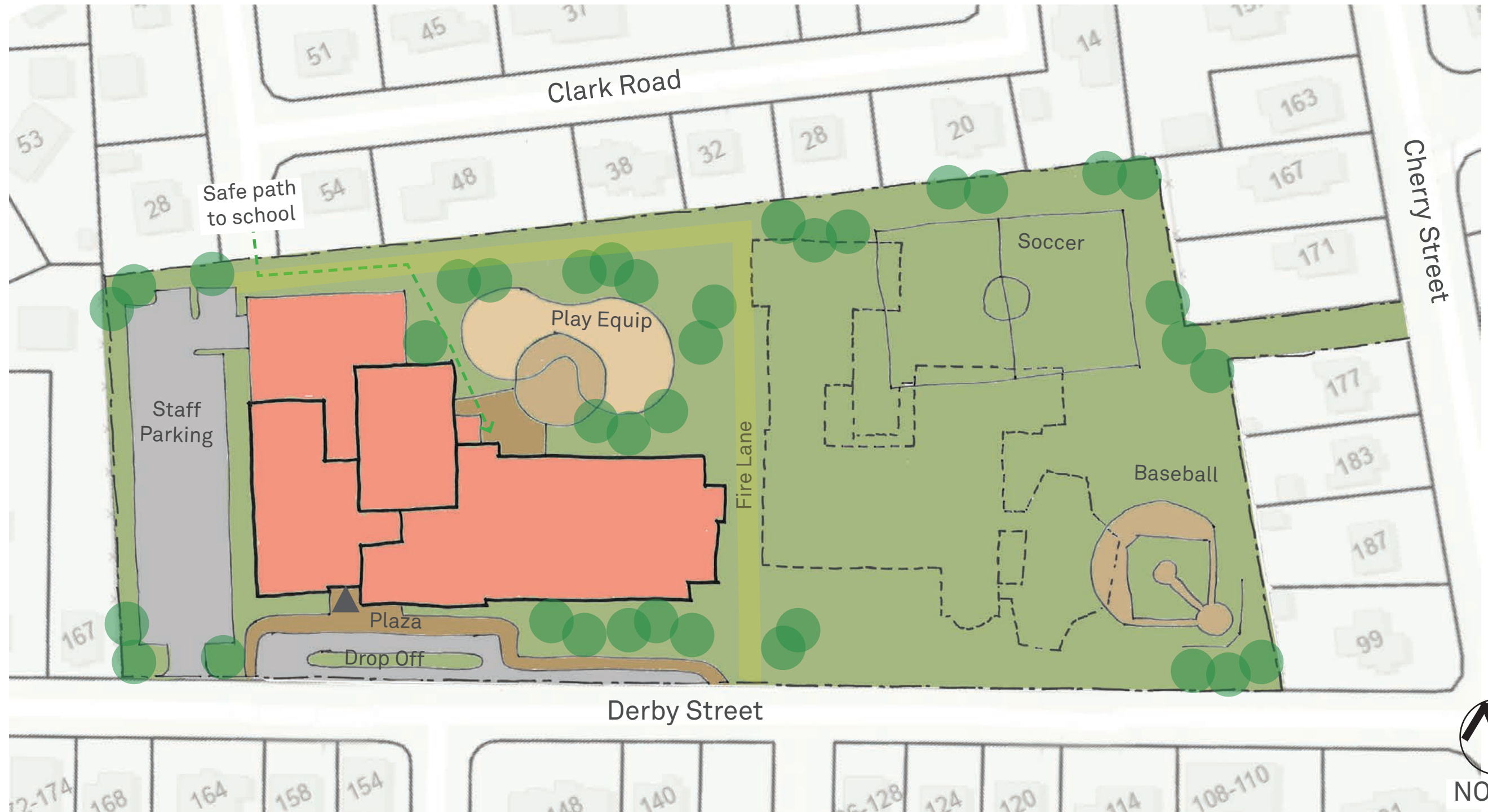
- Re-use of existing building facade saves some embodied carbon.
- Maintains classic look on street
- Maintains partial fields during construction
- Maintains relationship of school to neighbors
- Classrooms have optimum North/ South solar orientation.
- Entry within the existing facade can present the excitement of the new within the old.

CONS

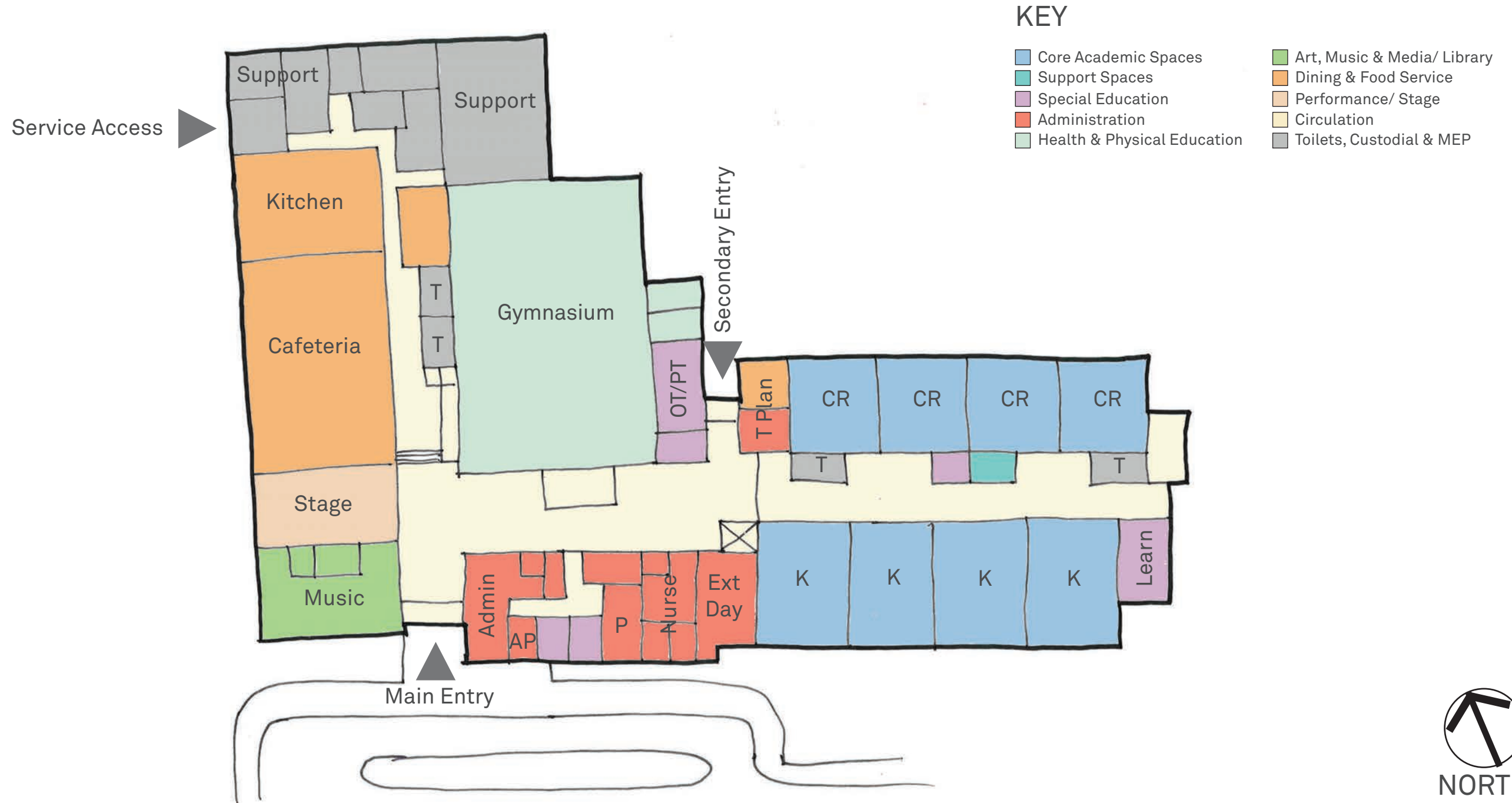
- Would require swing space to construct.
- Larger footprint on site.
- Less efficient building floor plan.
- Requires ramps to navigate grade change at entry.
- Media center less efficient, requires ramps.
- Entry within existing facade may not meet Newton's Historic Commissions approval.

New Construction Option Site Plan

82% Open Space



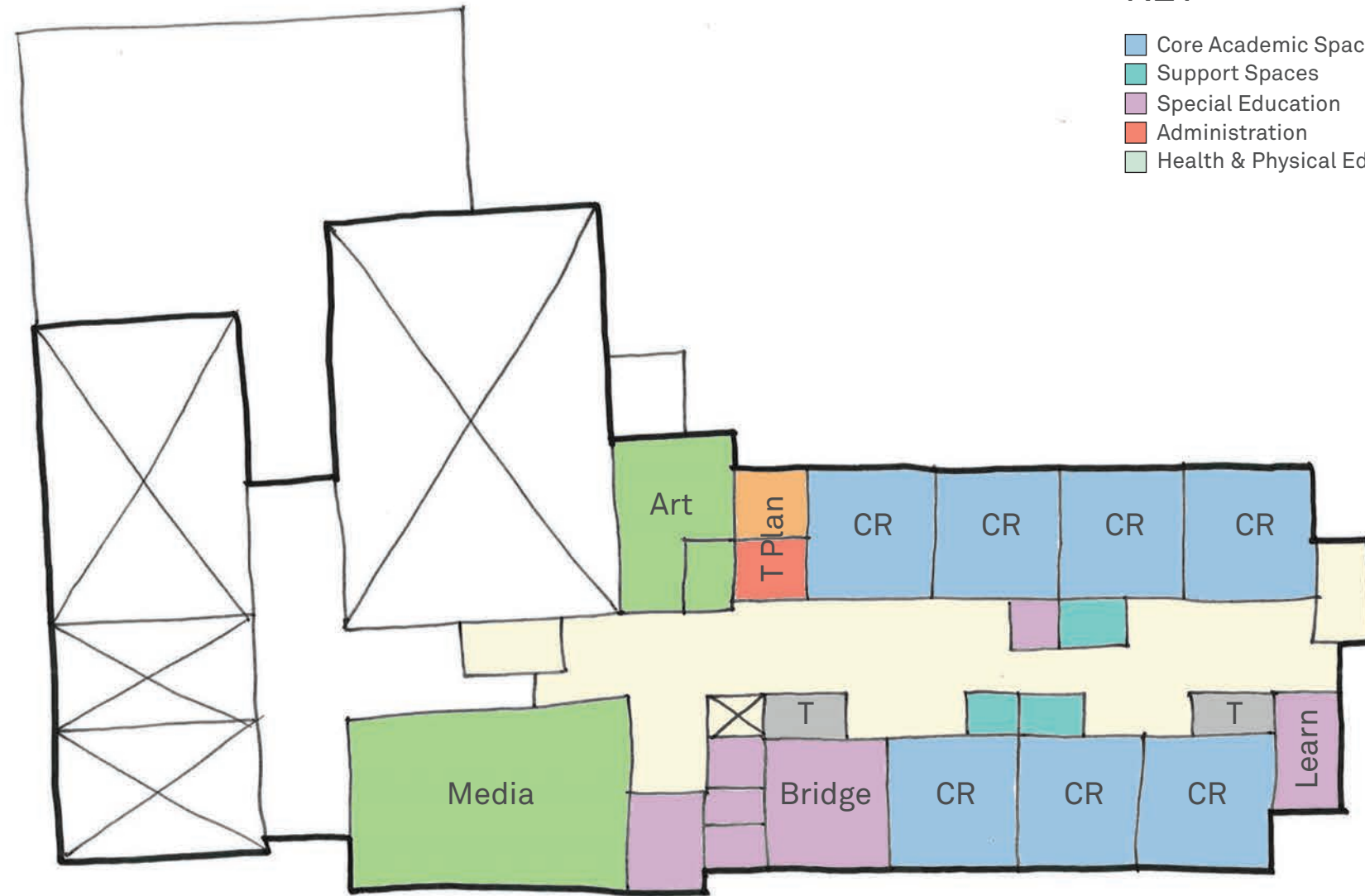
New Construction Option First Floor Plan



New Construction Option Second Floor Plan

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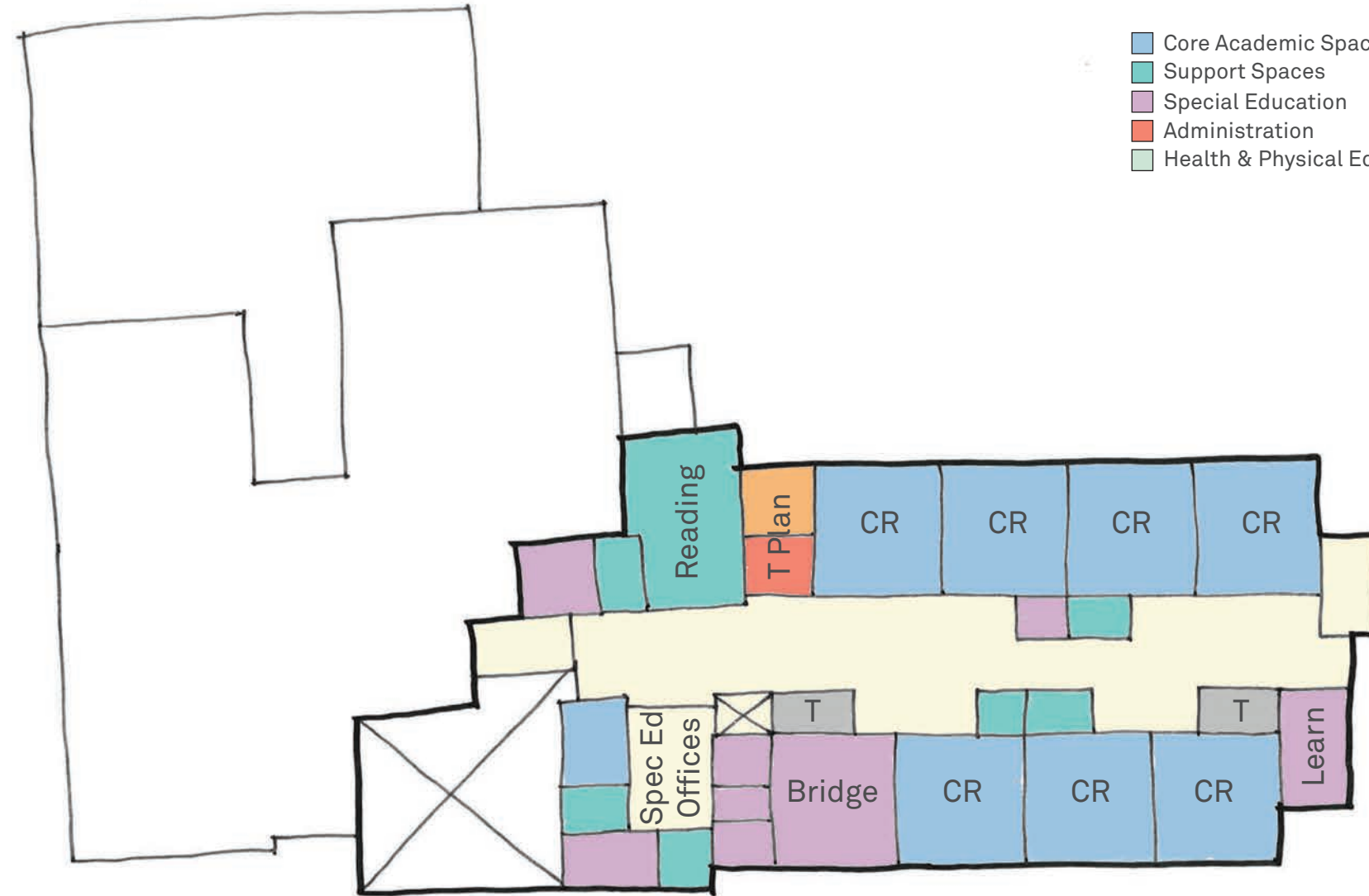
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New Construction Option Third Floor Plan

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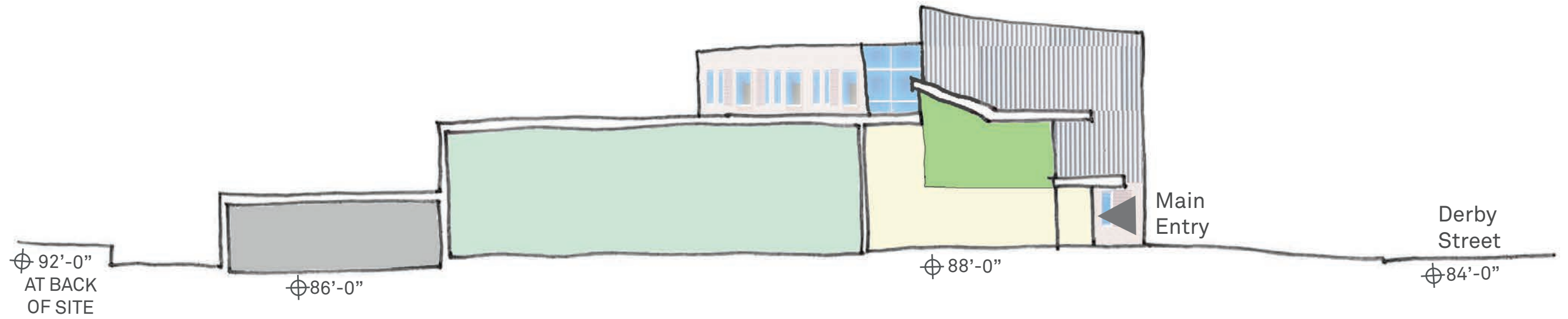


NORTH

New Construction Option Elevation



New Construction Option Section



New Construction Option

PROS

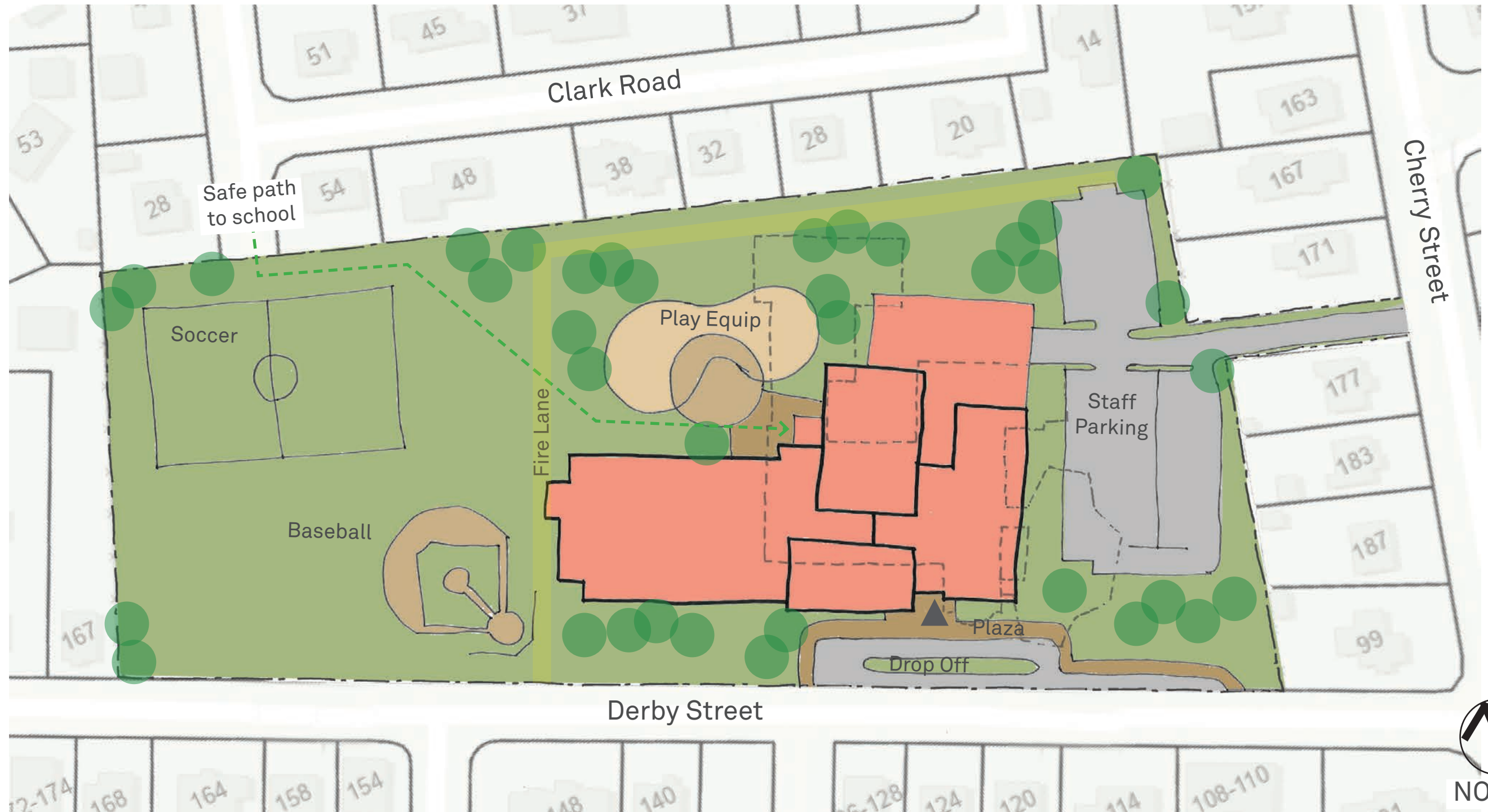
- Eliminates the need for swing space
- Design and construction could start as soon as desired.
- Efficient Floor plan.
- Classrooms are in optimum North/ South solar orientation.
- Grade change from Derby Street to first floor is minimal.
- Students remain in neighborhood school during construction.

CONS

- Students remain on site during construction. Can be loud and safety issues need to be addressed by GC/CM.
- No field space during construction.
- Changes the building's relationship to abutters.

New Construction Option (In same location as existing building) Site Plan

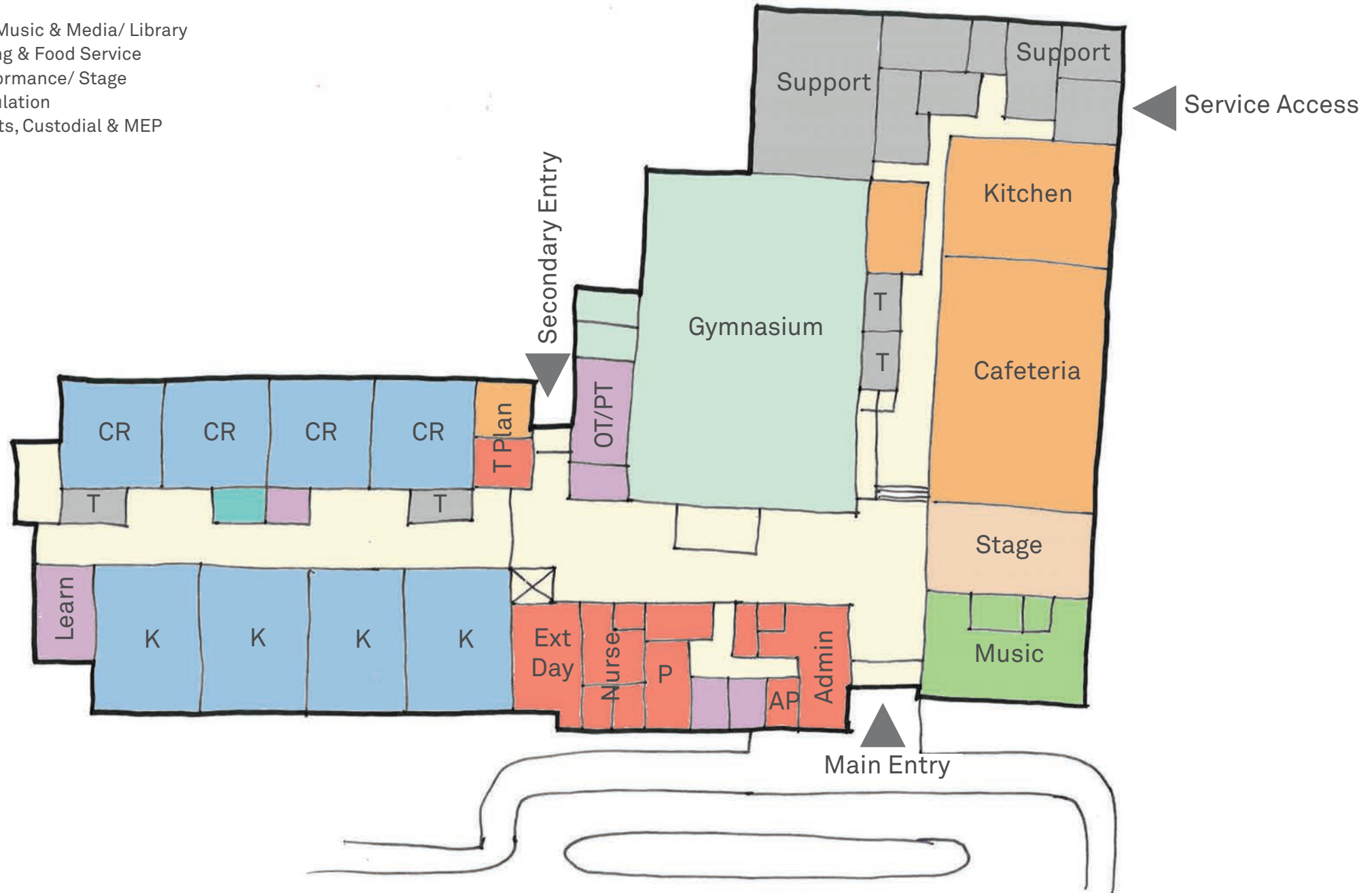
82% Open Space



New Construction Option (In same location as existing building) First Floor Plan

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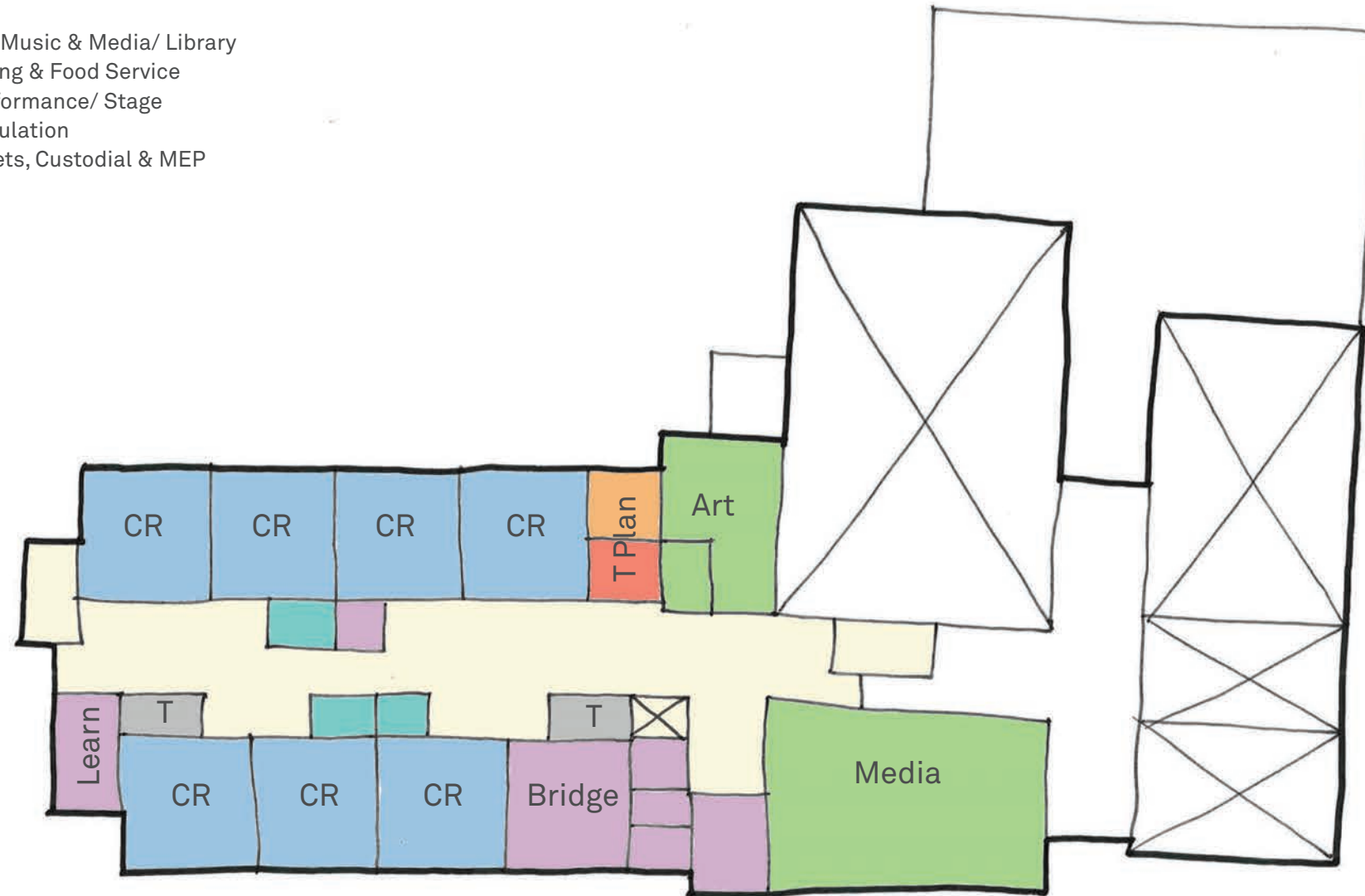
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New Construction Option (In same location as existing building) Second Floor Plan

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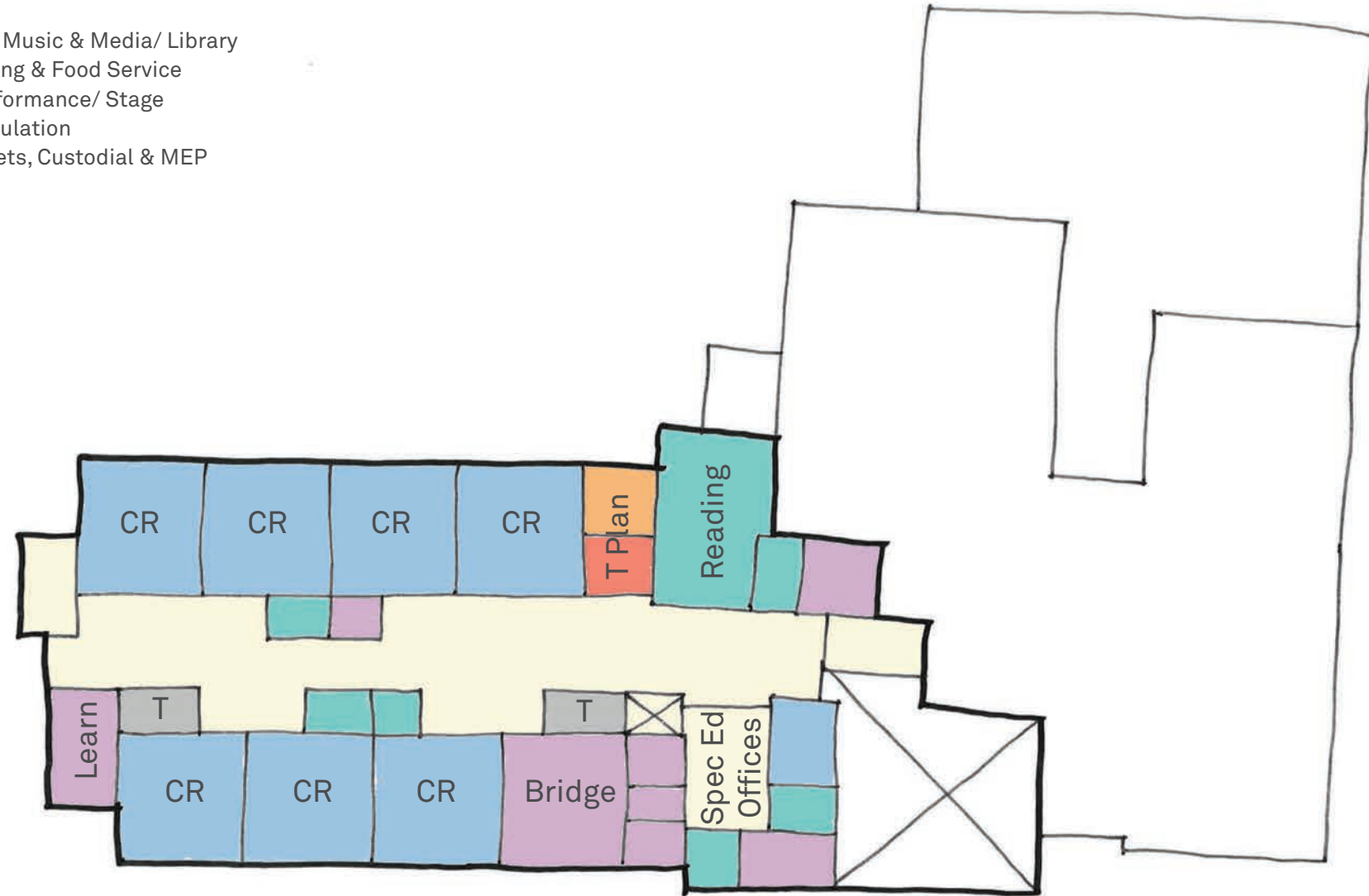
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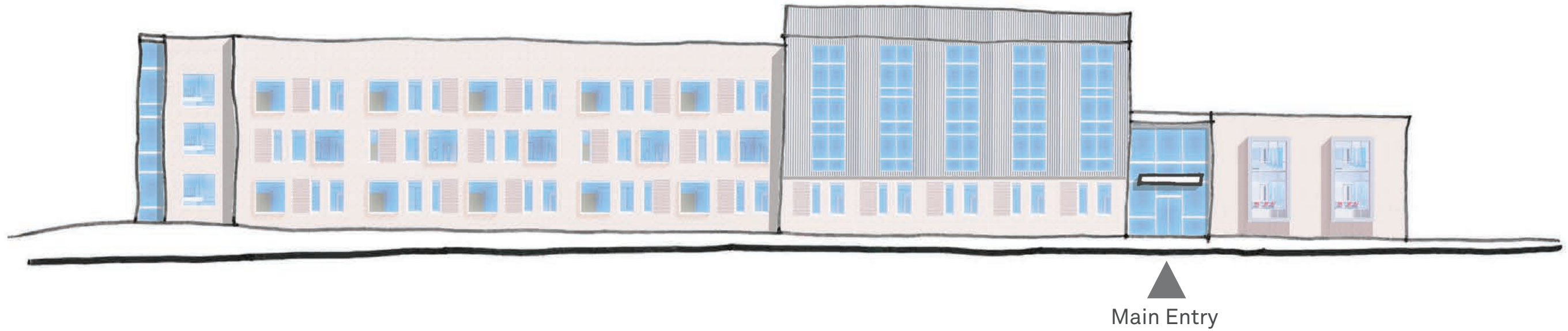
New Construction Option (In same location as existing building) Third Floor Plan

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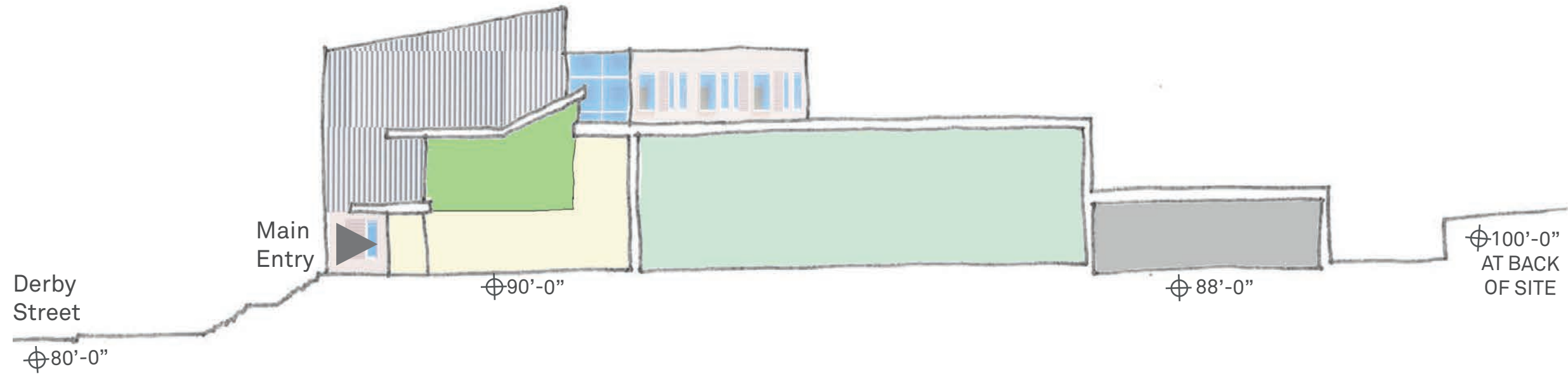
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New Construction Option (In same location as existing building) Elevation



New Construction Option (In same location as existing building) Section



New Construction Option (In same location as existing building)

PROS

- Maintains partial fields during construction
- Maintains relationship of school to neighbors
- Efficient Floor plan.
- Classrooms are in optimum North/ South solar orientation.

CONS

- Would require swing space to construct.
- Grade change from Derby Street to first floor is significant.