

School Building Committee
Franklin Elementary School
Feasibility Study

October 5, 2023

H M
F H H M F H ARCHITECTS

Notes from Sept 7th SBC/DR Meeting

General:

- Add ground source heat pumps into the matrix to test each scheme for viability of this approach.

Site:

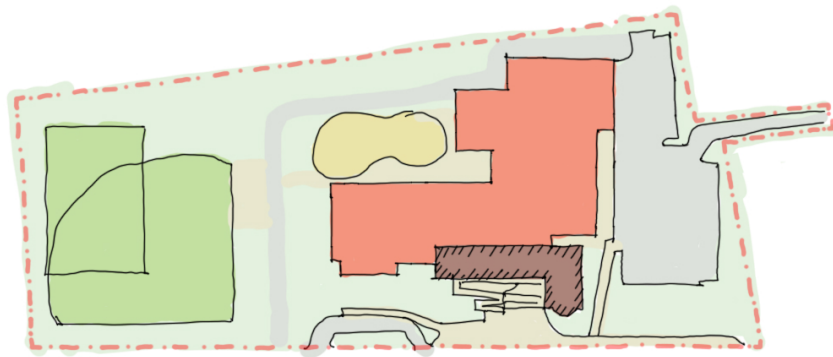
- A2 scheme that creates the Cherry Street entrance into a bicycle/ pedestrian path was preferable to many participants.
- Consider the needs of parent drop off with rear entry vans.

Building:

- Develop a stronger parti/building massing/ entry sequence that responds more to Derby St.
- Create stronger connection for Gymnasium and Cafeteria to outdoor play spaces.
- Consider entry orientation in B scheme to respond to Derby Street access and optimized sun angle.

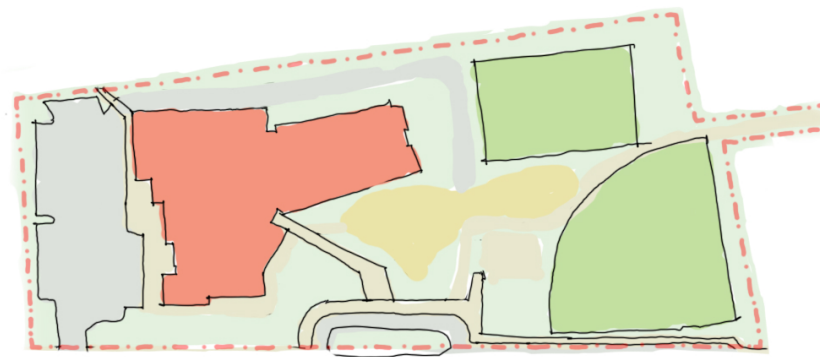
Option C
Addition + Renovation

- swing space required
- accessibility challenges
- inefficient layout
- not optimal program adjacencies
- minimal existing building reuse



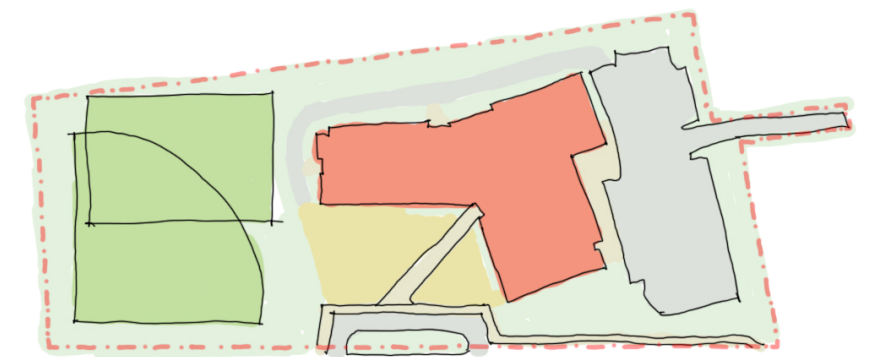
Option A
New Construction on Fields

- all new building
- efficient layout,
- optimal program adjacencies
- no swing space



Option B
New Construction on Existing Footprint

- all new building
- efficient layout,
- optimal program adjacencies
- swing space required



Feasibility Studies Matrix

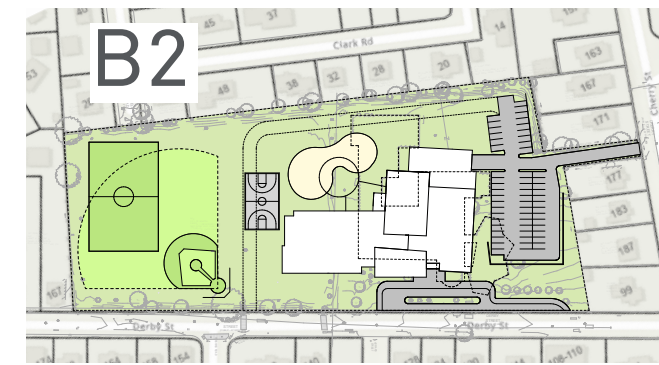
Add/Reno



New on fields

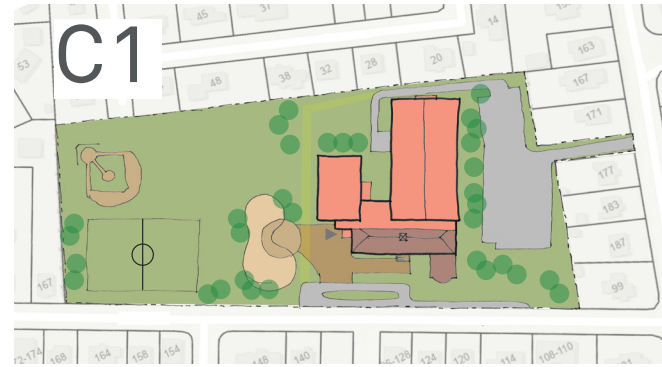


New on existing

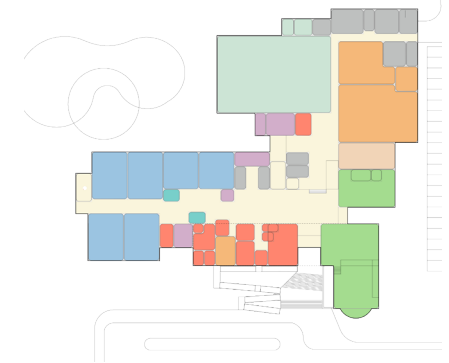
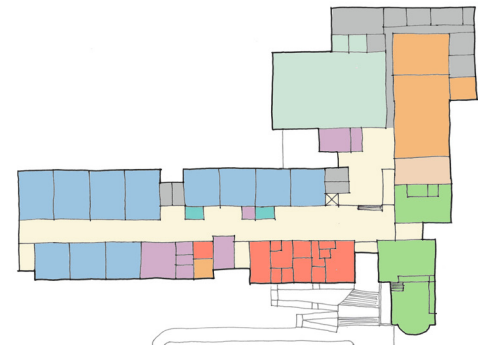
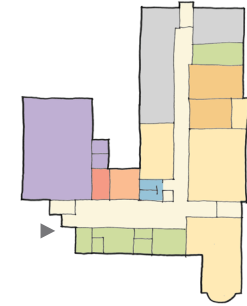


C Options (Addition/ Renovation) Studies Matrix

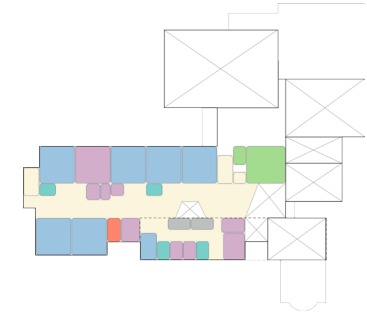
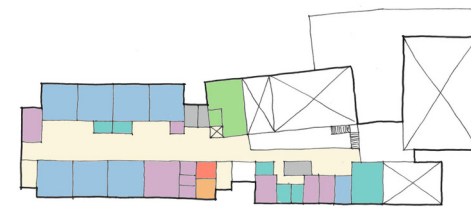
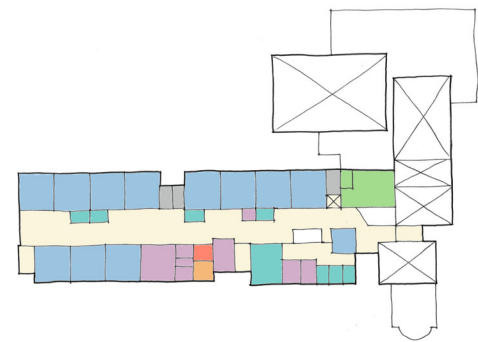
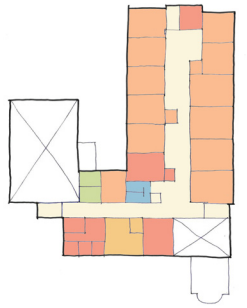
Site Plan



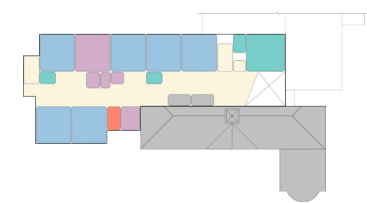
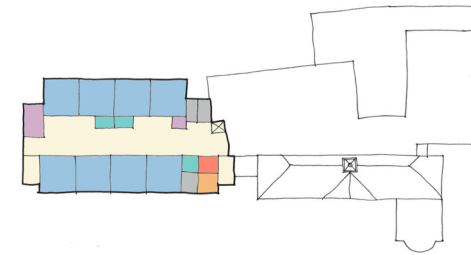
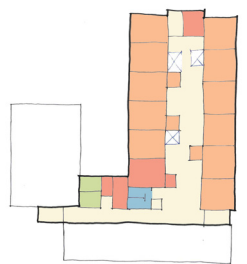
First Floor



Second Floor

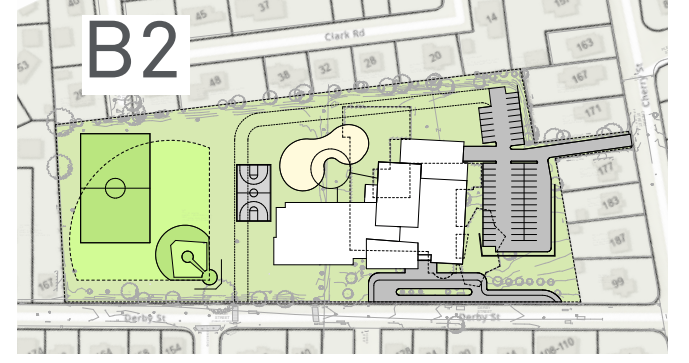


Third Floor

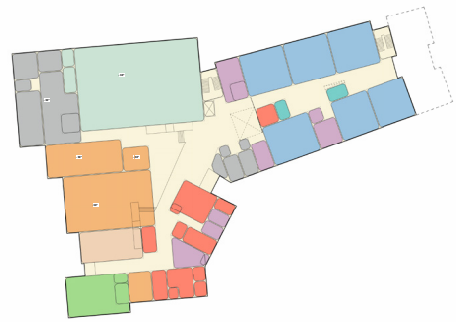


A & B Options (New Building) Studies Matrix

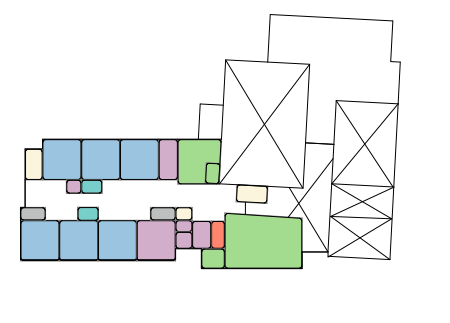
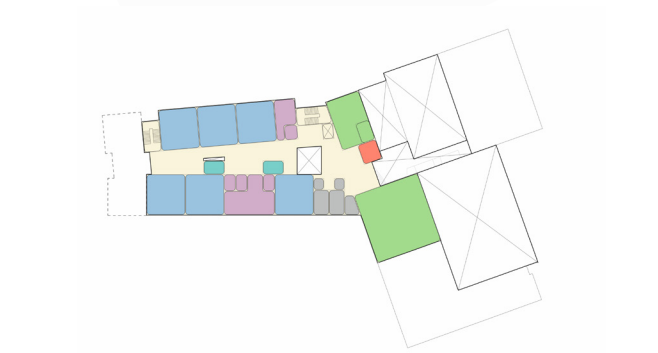
Site Plan



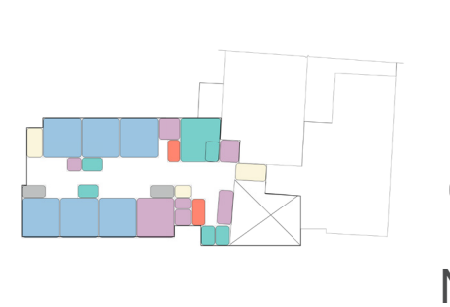
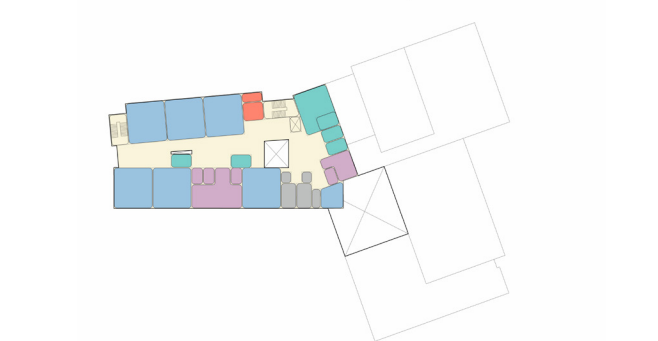
First Floor



Second Floor



Third Floor



Site Options

Option C4



Option A1



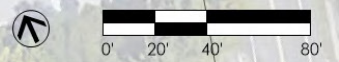
Option A2



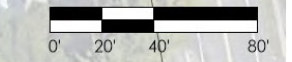
Option B1



Site Option A1



Site Option A2











Site Option B1











Building Evaluation Criteria Matrix

DRAFT FOR REVIEW

FRANKLIN ELEMENTARY SCHOOL									
<input checked="" type="radio"/> Favorable <input type="radio"/> Neutral <input type="radio"/> Unfavorable									
UPDATED 9/21/23 BUILDING EVALUATION CRITERIA MATRIX		1	2	3	4	5	6	7	8
		ADD/RENO C1	ADD/RENO C2	ADD/RENO C3	ADD/RENO C4	NEW CONST A1	NEW CONST A2	NEW CONST B1	NEW CONST B2
									
Building and Site Facts									
1	Student design enrollment	396-414	396-414	396-414	396-414	396-414	396-414	396-414	396-414
2	Size of site (acres)	5.45	5.45	5.45	5.45	5.45	5.45	5.45	5.45
3	Classroom count	18	18	18	18	18	18	18	18
4	District wide special education classrooms	2	2	2	2	2	2	2	2
5	Building Gross Floor Area (SF)	72,985	71,221	73,662	73,390	69,998	69,998	70,235	69,998
6	Sitework estimated area of improvements (SF)	204,720	187,996	194,782	195,361	199,176	199,176	198,084	199,202
Cost and Schedule									
1	Project Cost, \$million (Project Budget: \$61M)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
2	Allows students to move in to new school 2027	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
3	Maintains standard site plan approval schedule	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Educational									
1	Meets educational program for all students (prereq.)	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
2	Meets space program (prereq.)	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
3	Optimizes flexibility for future growth	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
4	Provides flexibility for educational innovations	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
5	Optimizes configuration and adjacency of teaching spaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
6	Allows for efficient program design layout	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>









Building Evaluation Criteria Matrix

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FRANKLIN ELEMENTARY SCHOOL									
		<input checked="" type="radio"/> Favorable	<input type="radio"/> Neutral	<input type="radio"/> Unfavorable					
UPDATED 9/21/23		1	2	3	4	5	6	7	8
		ADD/RENO C1	ADD/RENO C2	ADD/RENO C3	ADD/RENO C4	NEW CONST A1	NEW CONST A2	NEW CONST B1	NEW CONST B2
									
Community									
1	Provides access and control to community used spaces	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
2	Optimizes the extended day program	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
3	Allows students to remain in existing school throughout construction	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
4	Enhances community green space and playground	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Building									
1	Meets current building codes (prereq.)	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
2	Meets MAAB/ADA requirements (prereq.)	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
3	Meets healthy building environment (prereq.)	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
4	Meets hazardous material remedial requirements (prereq.)	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
5	Allows for a contextually sensitive design	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
6	Optimizes use of natural light and daylighting	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
7	Optimizes connection of outdoor/indoor space, integration with site	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
8	Allows for efficient building design	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Site									
1	Meets environmental remedial requirements (prereq.)	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
2	Optimizes stormwater resiliency	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
3	Maximizes efficient utilization of site	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
4	Optimizes outdoor program space and green space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
5	Provides for site maintenance access and circulation.	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>

Building Evaluation Criteria Matrix

DRAFT FOR REVIEW

FRANKLIN ELEMENTARY SCHOOL									
<input checked="" type="radio"/> Favorable <input type="radio"/> Neutral <input type="radio"/> Unfavorable									
UPDATED 9/21/23		1	2	3	4	5	6	7	8
		ADD/RENO C1	ADD/RENO C2	ADD/RENO C3	ADD/RENO C4	NEW CONST A1	NEW CONST A2	NEW CONST B1	NEW CONST B2
									
6	Optimizes safety and efficiency of on-site bus and van drop off	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
7	Separates safe circulation of bus, vehicle, pedestrian and bike access	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
8	Provides sufficient parking for teachers, staff + visitors	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
9	Minimizes off site traffic and on-street parking impact	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
10	Optimizes site for safe pedestrian and bike access	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
11	Optimizes for future expansion	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
12	Meets MAAB/ADA requirements efficiently on the site	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Sustainability									
1	Minimizes embodied carbon footprint	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2	Achieves City goal for fossil fuel free building HVAC systems	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
3	Optimizes solar opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
4	Allows efficient attainment of Green School/Stretch Code requirement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
5	Optimizes building envelope thermal performance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
6	Allows for a geothermal well field without the need for phasing	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
		1	2	3	4	5	6	7	8
		ADD/RENO	ADD/RENO	ADD/RENO	ADD/RENO	NEW CONST	NEW CONST	NEW CONST	NEW CONST
Favorable (1) <input checked="" type="radio"/> Neutral (0) <input type="radio"/> Unfavorable (-1) <input type="radio"/>		14	13	14	13	28	31	23	25
		0	0	9	6	1	0	3	3
		8	10	8	5	1	0	3	3
Calculated Results		6	3	6	8	27	31	20	22

HM

FH

HMFH ARCHITECTS