

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



# Proposed Program for New Franklin School

| PROPOSED FRANKLIN                               |       |      |        |
|---|-------|------|--------|
| ROOM TYPE                                       | ROOM  | # OF | area   |
| <b>CORE ACADEMIC SPACES</b>                     |       |      | 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    |
|   |       |      |        |
| <b>SPECIAL ED. RESOURCE &amp; SUPPORT SPACE</b> |       |      | 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    |
|   |       |      |        |
| <b>ART &amp; MUSIC</b>                          |       |      | 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     |
|   |       |      |        |
| <b>HEALTH &amp; PHYSICAL EDUCATION</b>          |       |      | 6,300  |
| Gymnasium                                       | 6,000 | 1    | 6000   |
| Gym Storeroom                                   | 175   | 1    | 175    |
| Health Instructor's Office w/ Shower &          | 125   | 1    | 125    |
|   |       |      |        |

|  |       |   |        |
|--|-------|---|--------|
| <b>MEDIA CENTER</b>                    |       |   | 2,800  |
| Media Center / Reading Room            | 2,800 | 1 | 2,800  |
|  |       |   |        |
|  |       |   |        |
|  |       |   |        |
|  |       |   |        |
| <b>ROOM TYPE</b>                       |       |   |        |
| <b>DINING &amp; FOOD SERVICE</b>       |       |   | 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    |
|  |       |   |        |
| <b>MEDICAL</b>                         |       |   | 510    |
| Medical Suite Toilet                   | 60    | 1 | 60     |
| Nurses' Office / Waiting Room          | 250   | 1 | 250    |
| Examination Room / Resting             | 100   | 2 | 200    |
|  |       |   |        |
| <b>ADMINISTRATION &amp; GUIDANCE</b>   |       |   | 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    |
|  |       |   |        |
| <b>CUSTODIAL &amp; MAINTENANCE</b>     |       |   | 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)

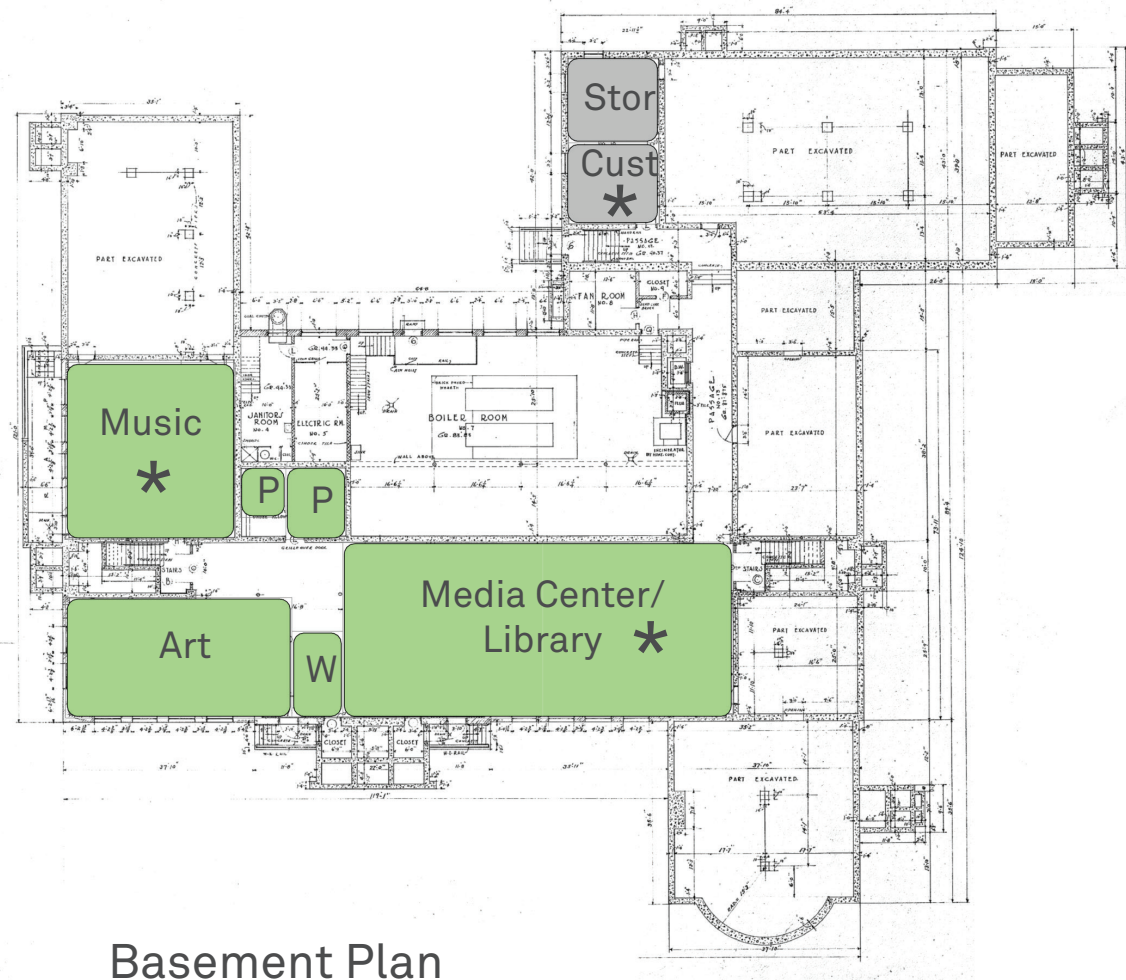
Pre-feasibility program will be based on the high end enrollment numbers.

# 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



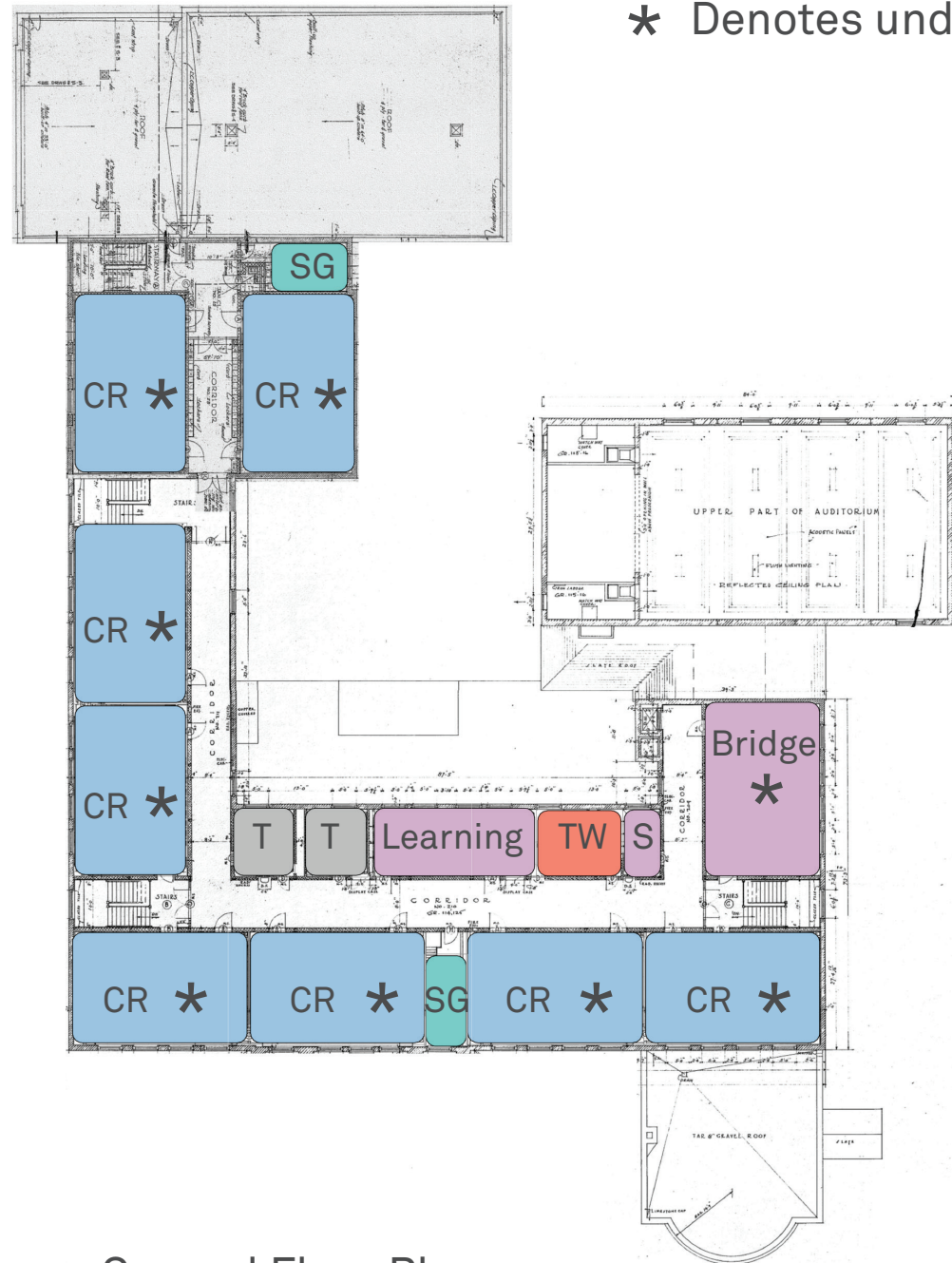
Basement Plan



First Floor Plan

# Existing Condition Study

\* Denotes undersized space

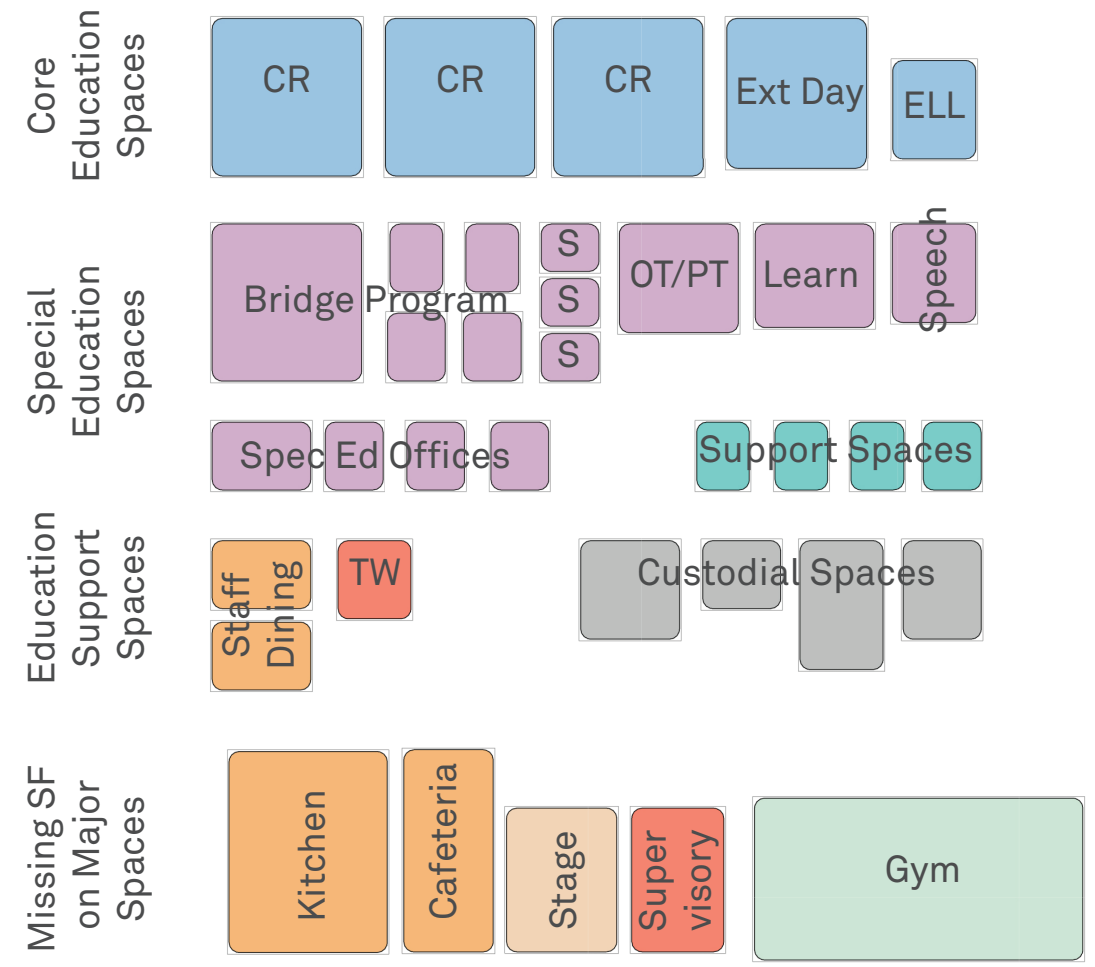


Second Floor Plan

## 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.

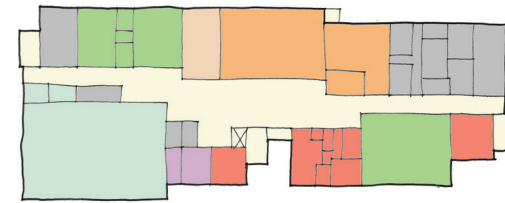
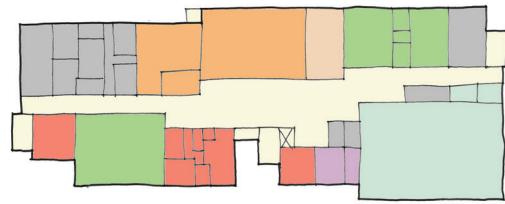


# New Construction Studies Matrix

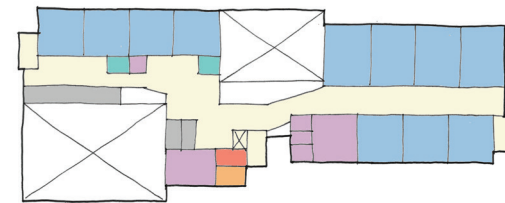
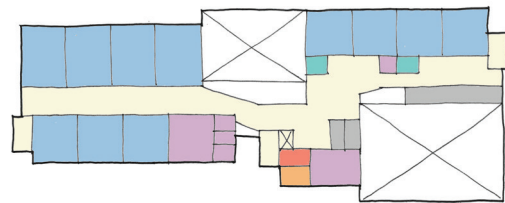
Site Plan



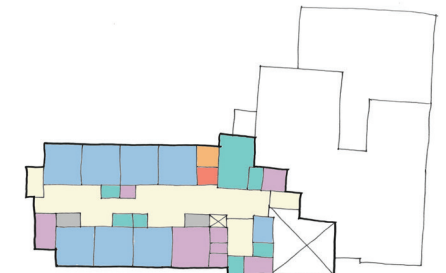
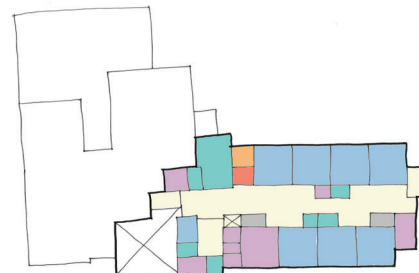
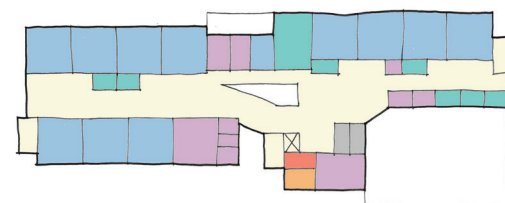
First Floor



Second Floor



Third Floor





# Add/Reno Option Site Plan

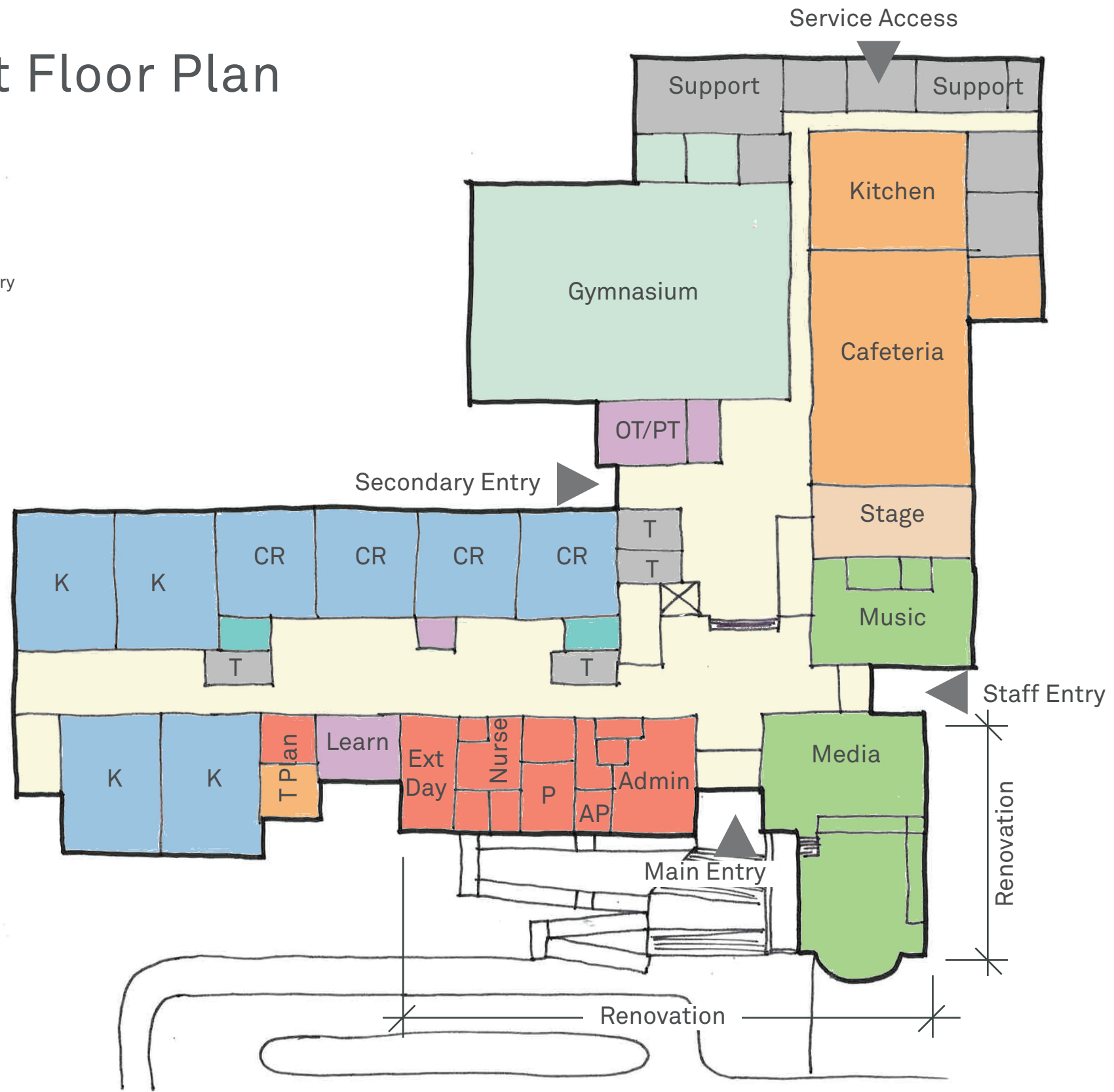
80.2% Open Space



# Add/Reno Option First Floor Plan

## KEY

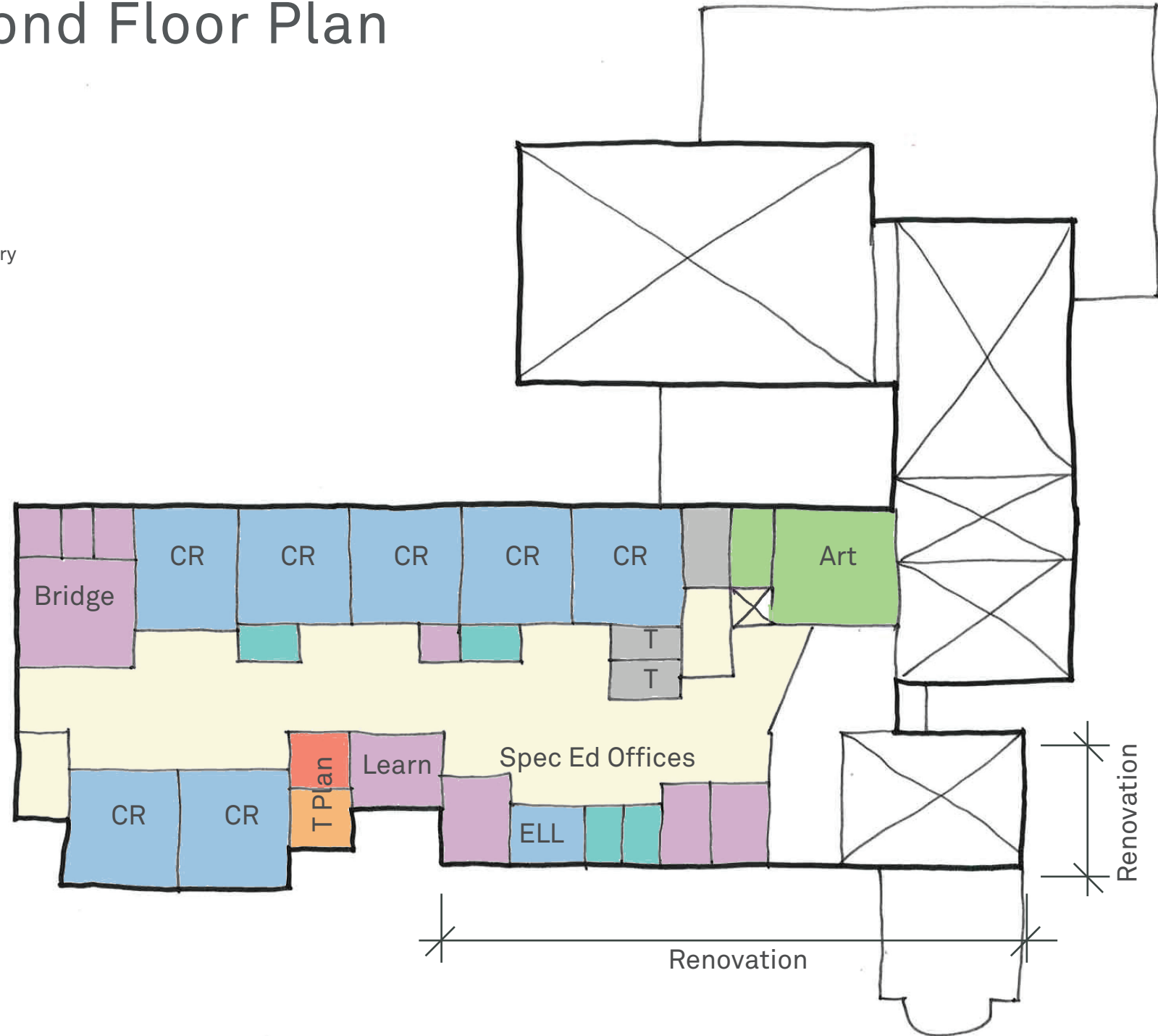
- |   |  |
|---|--|
| <span style="color: blue;">■</span> Core Academic Spaces              | <span style="color: green;">■</span> Art, Music & Media/ Library |
| <span style="color: cyan;">■</span> Support Spaces                    | <span style="color: orange;">■</span> Dining & Food Service      |
| <span style="color: purple;">■</span> Special Education               | <span style="color: tan;">■</span> Performance/ Stage            |
| <span style="color: red;">■</span> Administration                     | <span style="color: yellow;">■</span> Circulation                |
| <span style="color: lightgreen;">■</span> Health & Physical Education | <span style="color: gray;">■</span> Toilets, Custodial & MEP     |



# Add/Reno Option Second Floor Plan

## KEY

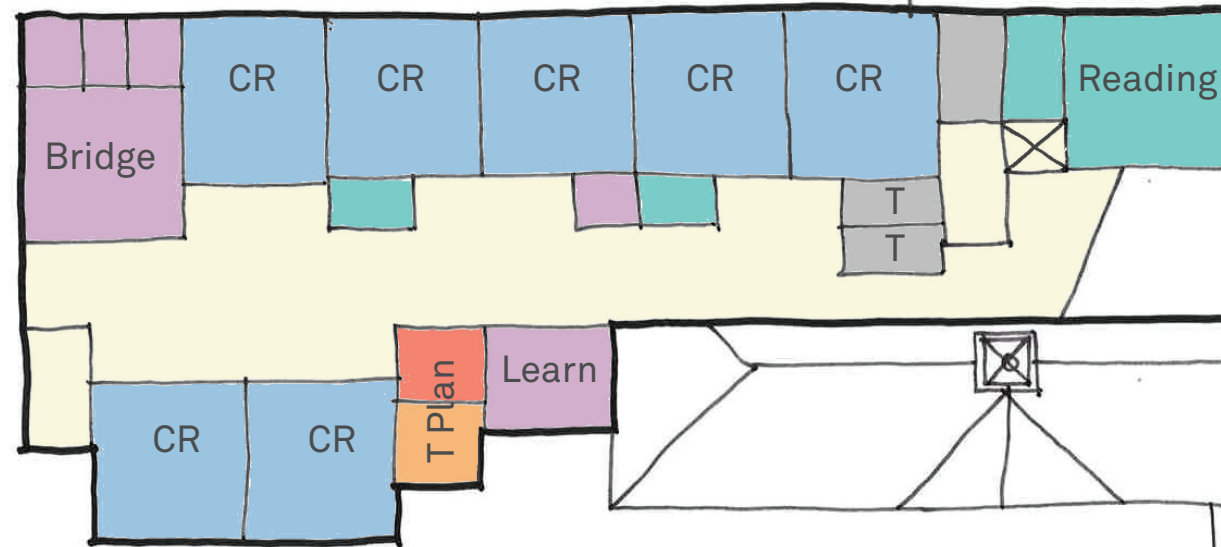
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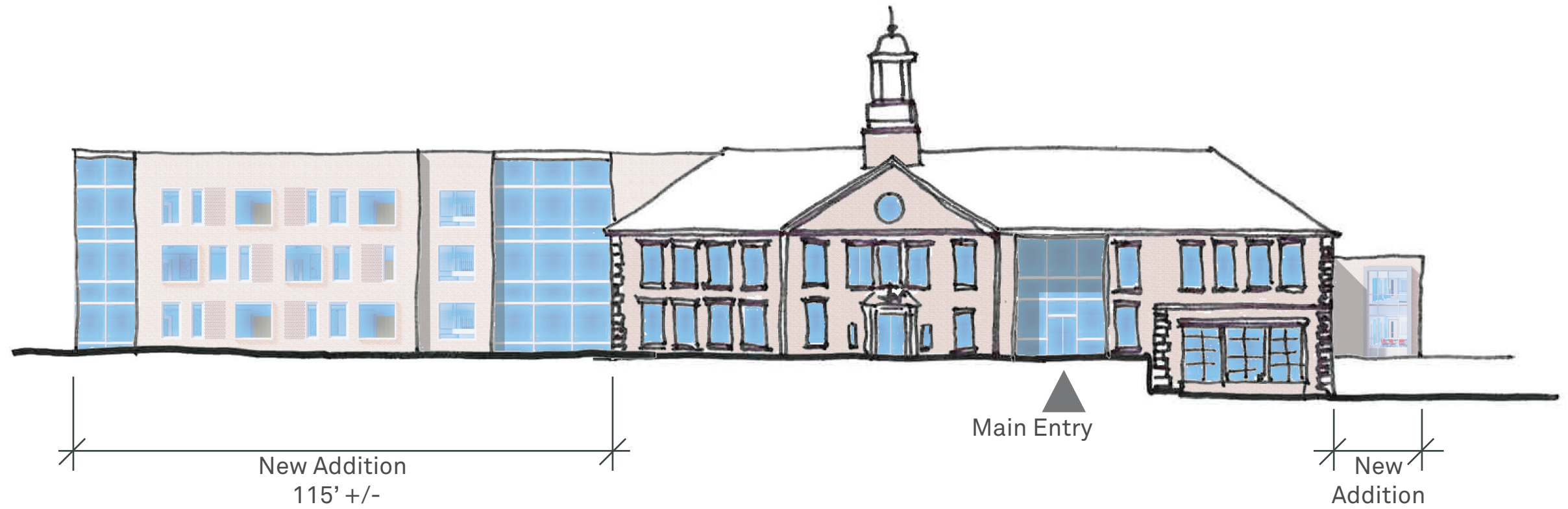
# Add/Reno Option Third Floor Plan

## KEY

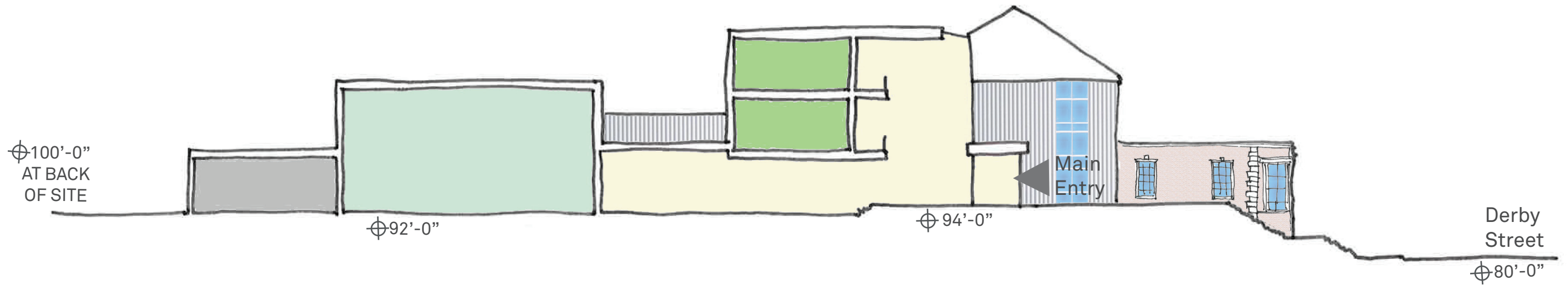
- |                             |                             |
|-----------------------------|-----------------------------|
| Core Academic Spaces        | Art, Music & Media/ Library |
| Support Spaces              | Dining & Food Service       |
| Special Education           | Performance/ Stage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



# Add/Reno Option Elevation



# Add/Reno Option Section



# Add/ Reno Option

## PROS

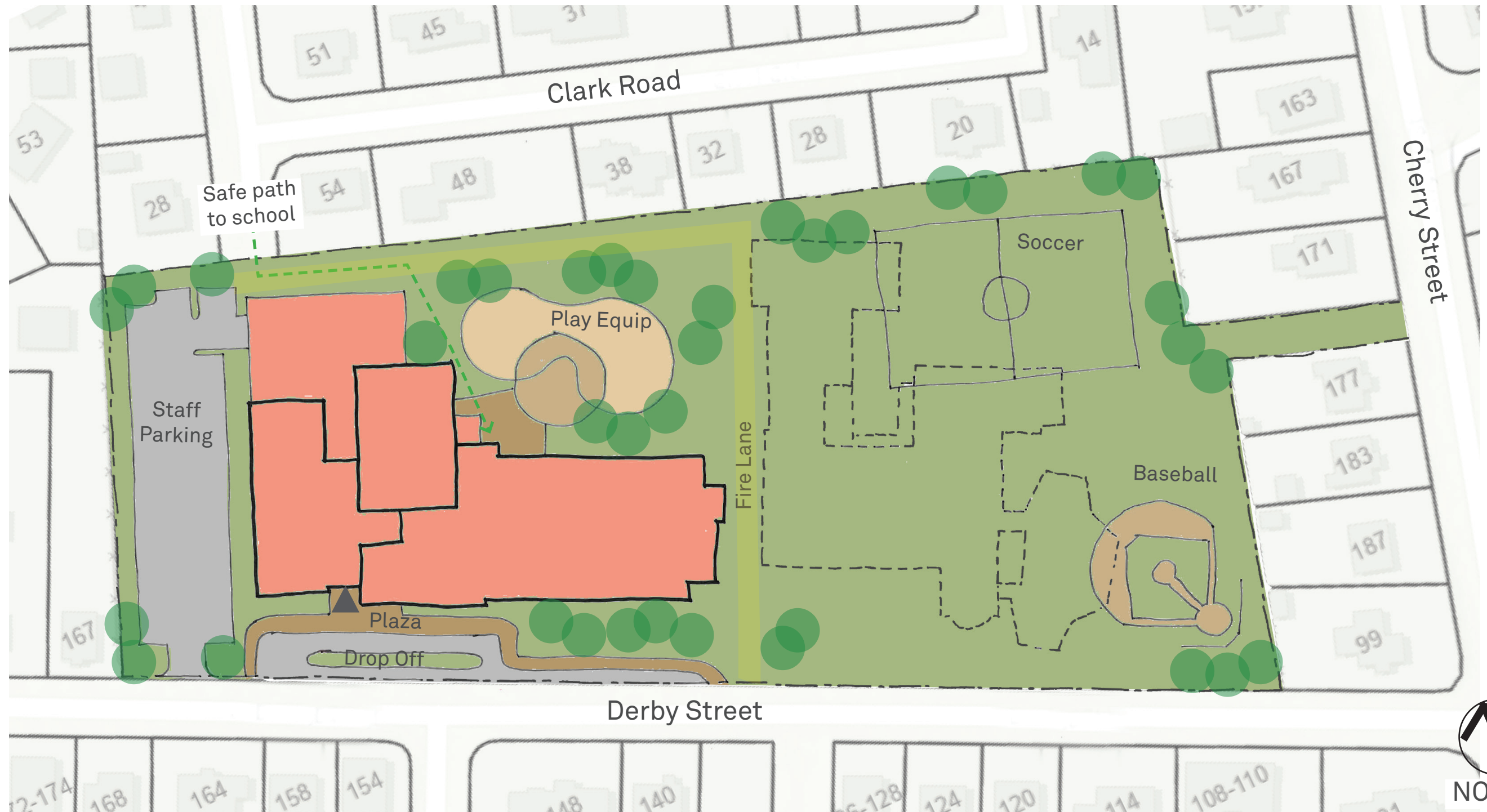
- Re-use of existing building facade saves some embodied carbon.
- Maintains classic look on street
- Maintains partial fields during construction
- Maintains relationship of school to neighbors
- Classrooms have optimum North/ South solar orientation.
- Entry within the existing facade can present the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



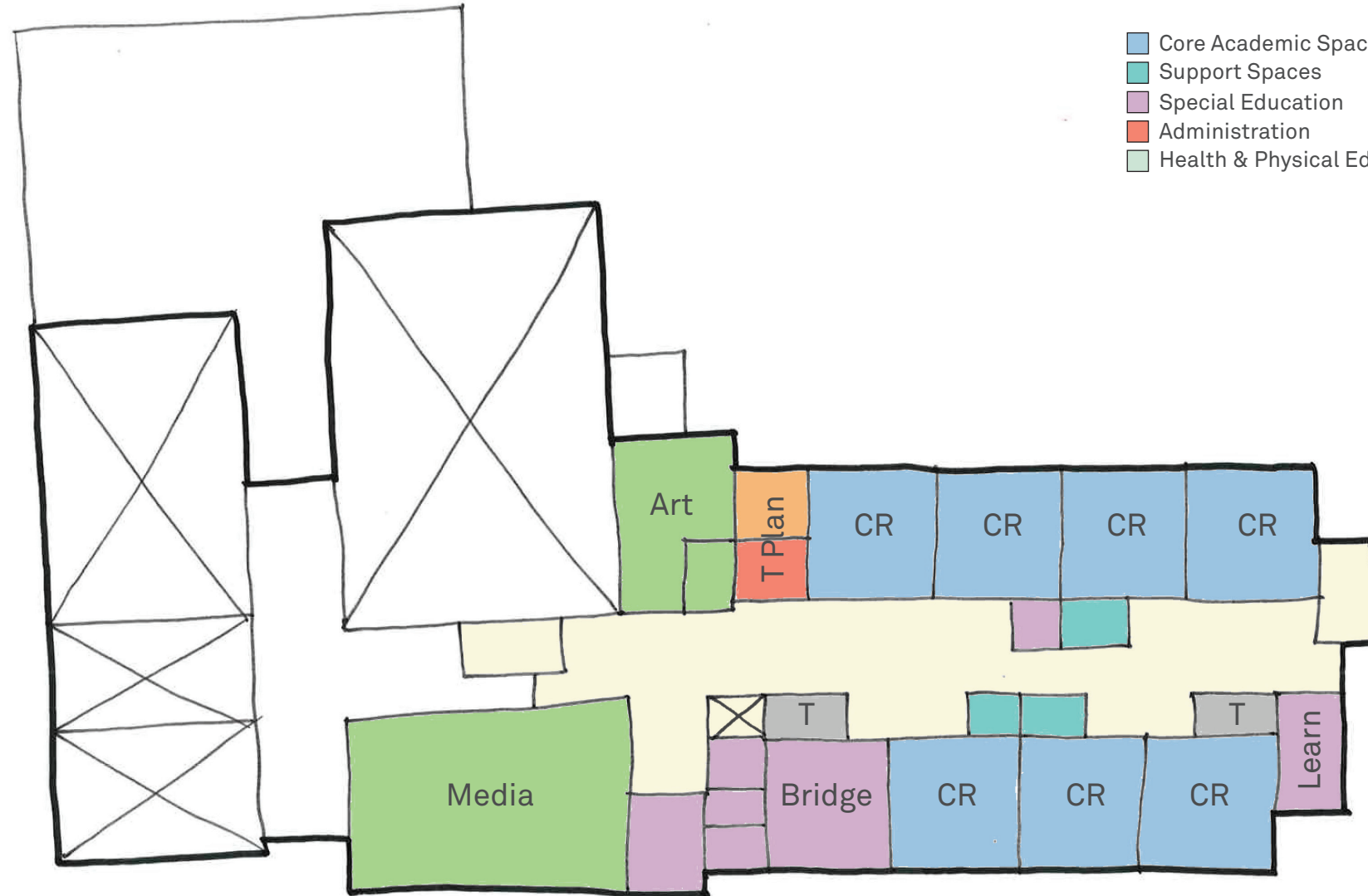




# New Construction Option Second Floor Plan

## KEY

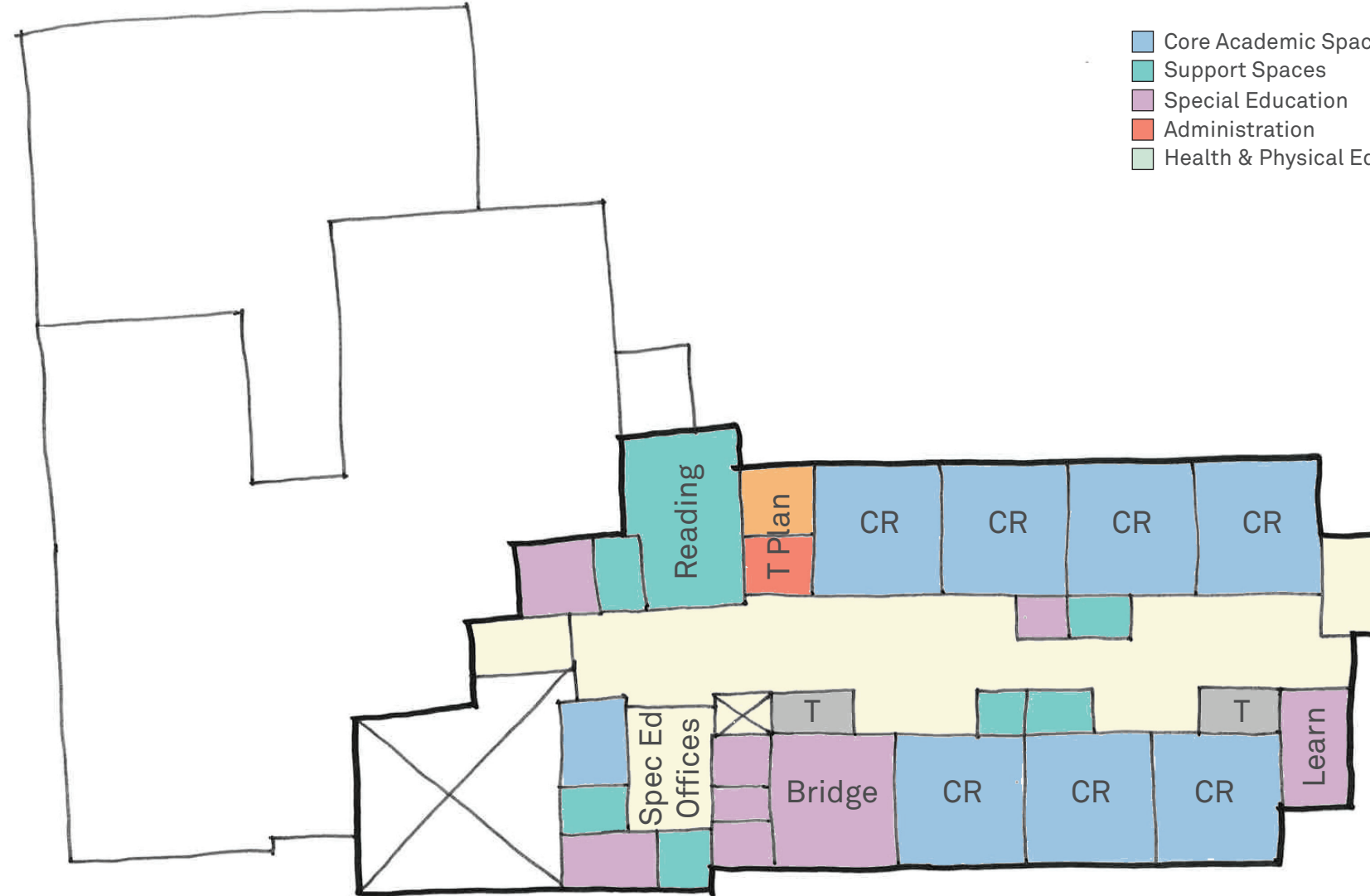
- |                             |                             |
|-----------------------------|-----------------------------|
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# New Construction Option Third Floor Plan

## KEY

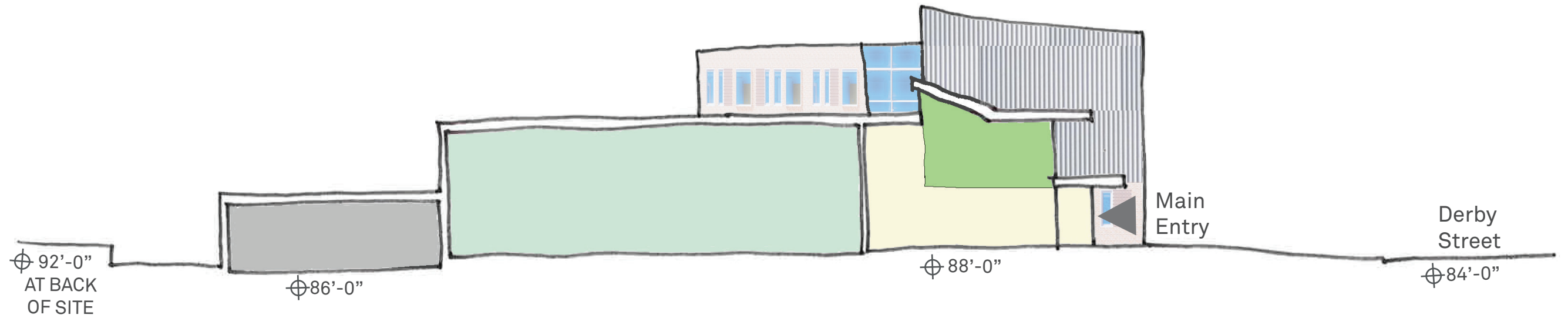
- |                             |                             |
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# New Construction Option Elevation



# New Construction Option Section



# New Construction Option

## PROS

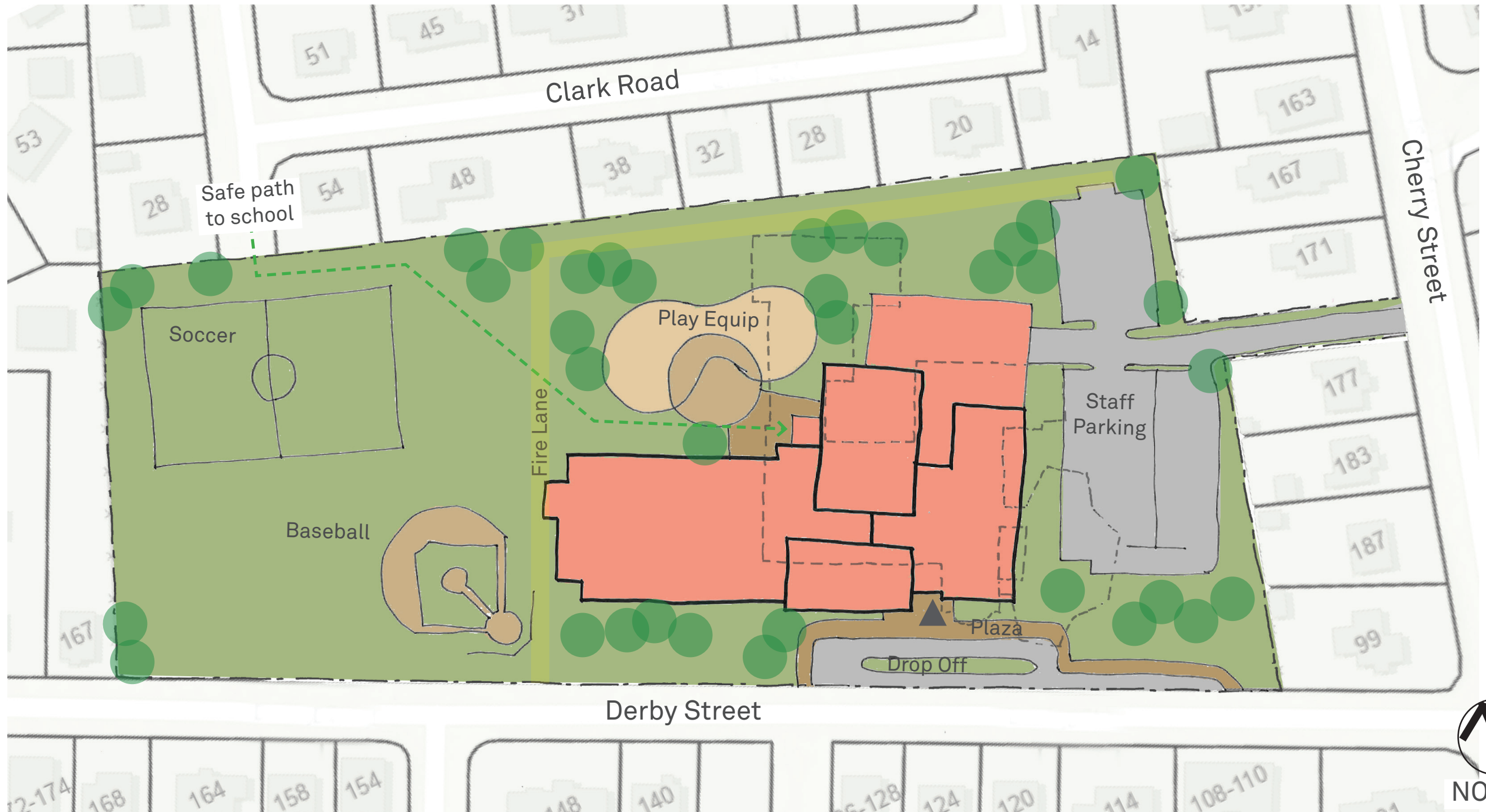
- Eliminates the need for swing space
- Design and construction could start as soon as desired.
- Efficient Floor plan.
- Classrooms are in optimum North/ South solar orientation.
- Grade change from Derby Street to first floor is minimal.
- Students remain in neighborhood school during construction.

## 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

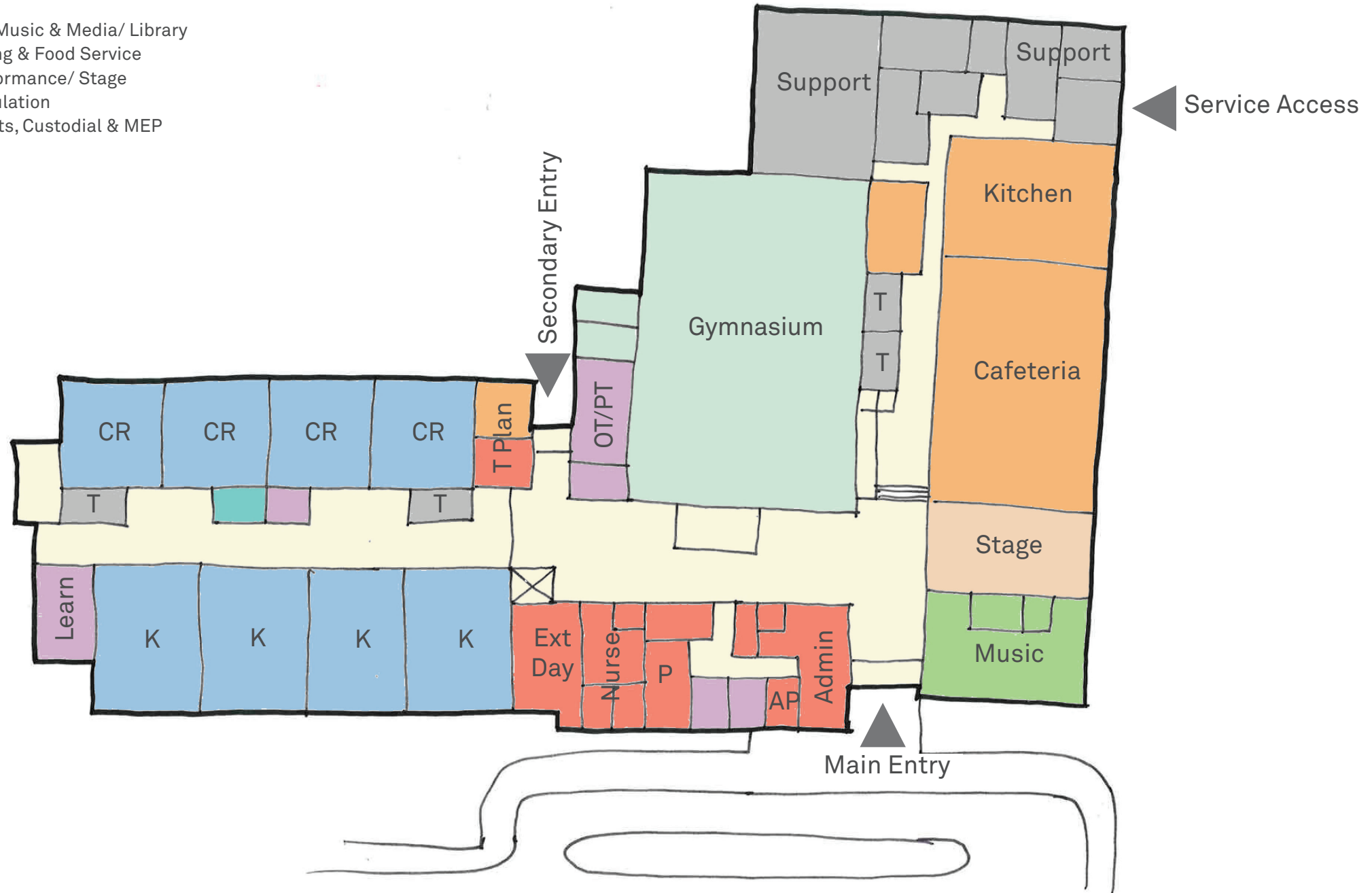
82% Open Space



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

## KEY

- |   |  |
|---|--|
| <span style="color: blue;">■</span> Core Academic Spaces              | <span style="color: green;">■</span> Art, Music & Media/ Library |
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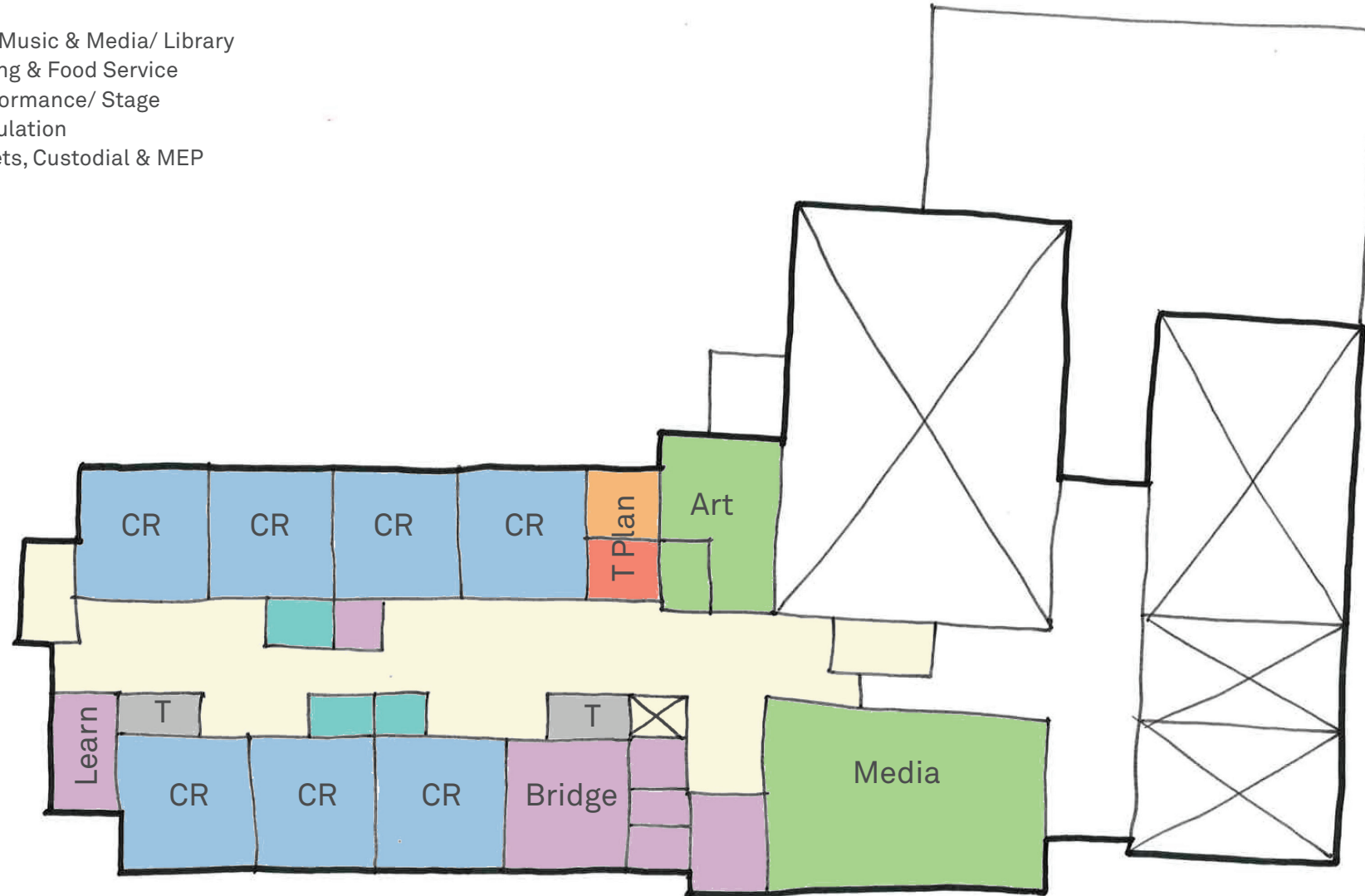




# New Construction Option (In same location as existing building) Second Floor Plan

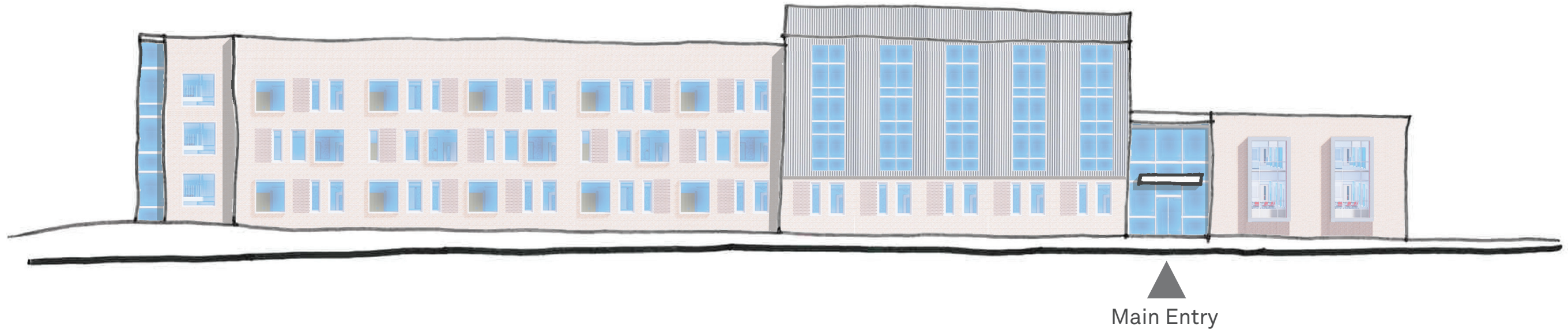
## KEY

- |                             |                             |
|-----------------------------|-----------------------------|
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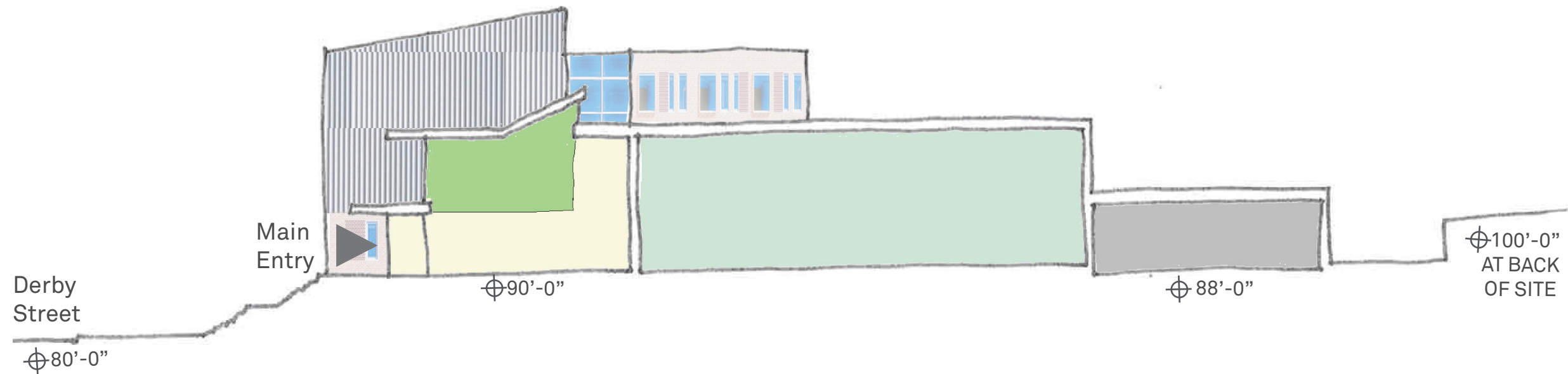




# New Construction Option (In same location as existing building) Elevation



# 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.