

District: Franklin  
 School Name: Franklin High School  
 Recommended Category: Preferred Schematic  
 Date: July 27, 2011

Recommendation:

That the Executive Director be authorized to approve the Town of Franklin, as part of its Invitation for Feasibility Study, to proceed into schematic design to replace the existing Franklin High School with the construction of a new Franklin High School on the existing site as part of the MSBA's Model School Program. MSBA staff has reviewed the feasibility study and accepts the District's preferred solution to replace the existing high school.

<b>District Information</b>	
District Name:	Town of Franklin
Elementary Schools:	(6) - Davis Thayer Elementary (K-5) - Helen Keller Elementary (K-5) - J. F. Kennedy Memorial (K-5) - Jefferson Elementary (K-5) - Oak Street Elementary (K-5) - Parmenter (K-5)
Middle Schools:	(3) - Annie Sullivan Middle School (6-8) - Horace Mann (6-8) - Remington Middle School (6-8)
High School:	Franklin High School
Priority School Name:	Franklin High School
Type of School:	High School
Grades Served:	9-12
Year Opened:	1971
Total Square Footage:	327,000 sf
Additions:	N/A
Acreage of Site:	50 acres
Building Issues:	The District noted deficiencies in the following areas: - Structural; - HVAC; - Electrical; - Interior doors; - Accessibility; and - Roof  In addition to the physical plant issues, the District reported inadequate spaces associated with the cafeteria, music, guidance, and its theater arts program.
Original Design Capacity:	2,000
2010-2011 Enrollment:	1,633
Agreed Upon Enrollment:	1,650
Enrollment Specifics:	Grades 9-12

<b>MSBA Board Votes</b>	
Invitation to Feasibility Study:	June 3, 2009 Board Meeting
Preferred Schematic Authorization:	July 27, 2011 Board Meeting
Project Scope & Budget Authorization:	District is targeting Board Authorization on November 16, 2011
Preliminary Reimbursement Rate:	49.94%

<b>Consultants</b>	
Owner's Project Manager:	Daedalus Projects Inc.
Designer:	Kaestle Boos Associates, Inc.

## **Discussion**

The existing Franklin High School, the District's prioritized Statement of Interest, is a 327,000 square-foot structure originally built in 1971. The District identified numerous deficiencies in the Statement of Interest. Although the Town has funded maintenance and repairs to address specific systems and conditions over the last 40 years, the majority of the facility's infrastructure is original to the 1971 construction and at the end of its useful life. The facility constrains student access to labs, the media center, and quiet areas for guidance services. The existing kitchen and cafeteria facilities require four lunch periods to meet the needs of the students. The existing building is located on a site that would allow for the construction of a new school on the existing site with minimal disturbance to the current high school programs.

In conjunction with the design team, the District performed a comprehensive assessment of the existing conditions and the District's existing and proposed educational program and received input from educators, administrators, and facilities personnel. Based on the results of this effort, the District and its design team evaluated a no-build benchmark option and three viable options as shown in Table 1. The no-build benchmark option is limited to isolated repairs and will not satisfy the needs of the District's educational program, whereas the remaining three options, two renovation/addition options and one new construction option, all would result in a code compliant facility that addresses building deficiencies and educational shortcomings to varying degrees. Option 1 utilizes as many program areas in the current location as possible to minimize the amount of renovation necessary. This option includes continued use of unit ventilators in lieu of a central air distribution system; limits site work; results in many classrooms being smaller than MSBA guidelines; and requires phased construction, which will significantly disrupt student activities.

Option 2 relocates program areas as necessary to allow for the full reconstruction of the central core spaces and provide a large open student commons/dining area between the classroom wings. This option includes new auditorium presentation space in the common area and brings light into the central core of the building. This option requires a large addition and will significantly disrupt student activities during construction.

Option 3 includes the construction of a new building and renovation of the existing field house/gymnasium. The new building is proposed to be located south of the existing field house,

stepped to accommodate the slope in the topography, and would require construction of a physical connection to the existing field house.

The preliminary alternative options that were compared and evaluated are presented in Table 1 below.

**Table 1 – Summary of Preliminary Design Pricing**

<b>Option (Description)</b>	<b>Enrollment (Grades)</b>	<b>Total Gross (sf)</b>	<b>SF of Renovated Space (Cost/sf)</b>	<b>SF of New* Construction (Cost/sf)</b>	<b>Estimated Total Construction (Cost/sf)</b>
No-Build Benchmark: Isolated repairs only	9-12 (1,650)	327,000 sf	327,000 sf (\$174/sf)	N/A	\$56,971,586 (\$154.98/sf)
Option 1 Renovation	9-12 (1,650)	325,400 sf	317,000 sf (\$145/sf)	8,400 sf (\$549/sf)	\$50,431,838 (\$155/sf)
Option 2 Addition/ Renovation	9-12 (1,650)	340,400 sf	325,600 sf (\$191/sf)	14,800 sf (\$623/sf)	\$71,497,832 (\$210/sf)
Option 3 New Construction, Retains Field House	9-12 (1,650)	305,000 sf	31,950 sf (\$176/sf)	273,050 sf (\$267/sf)	\$78,627,856 (\$257/sf)

*\* Includes all site cost for the project. Given that the option includes minimal new square footage, the inclusion of sitework in this category drives the cost per square foot artificially high.*

Based upon the District’s evaluation of these options, the District believes that new construction provides the best long term solution and best meets the educational and operational needs of the District. With new construction as its preferred option, the Town of Franklin requested that the MSBA consider the District for an invitation to participate in the MSBA’s Model School Program as a cost effective approach to meet the needs of the District.

After review of the study and an additional site visit, MSBA staff accepts the Designer’s feasibility study submission that identifies the options that have been explored on behalf of the District and the preferred solution selected by the District.

MSBA has reviewed the conclusions of the feasibility study and the enrollment data with the District and recommends that the Town of Franklin be invited to participate in the MSBA’s Model School Program based on the following:

- 1) All initial paperwork required has been processed including an executed Initial Certificate of Compliance, the composition of the School Building Committee, and the enrollment information.
- 2) MSBA has completed an enrollment projection and has reached a mutual agreement with the District of a total design enrollment of 1,650 students for grades 9-12.
- 3) MSBA reviewed the Feasibility Study and subsequent material and finds that the options investigated were sufficiently comprehensive in their scope, the approach undertaken in

this study was appropriate, and that with continued study the District's preferred option can be reasonable and cost effective.

- 4) The District has submitted an operational budget for educational objectives and a capital budget to the MSBA for review.
- 5) The District's schematic design submittal will be subject to final review and approval by the Department of Elementary and Secondary Education as part of the schematic design submittal prior to a project scope and budget agreement.
- 6) MSBA staff will continue to work with the District to establish a mutually agreeable project scope and acceptable facility size. The District's preferred solution, as noted in Table 1, is a new, 305,000 square-foot facility that retains the existing field house. However, given the condition of the field house and the limitations that retaining the field house may impose upon the siting of a new facility, the MSBA's invitation to participate in the Model School Program is contingent upon (a) the District agreeing that the field house will not be retained and (b) the MSBA and the District work to size an adaptation of one of the MSBA's model schools that most closely meets the MSBA's guidelines. The size of the adaptation will be formalized during program development, prior to the selection of a model school, and finalized following the selection of a specific model high school chosen as part of the MSBA's Model School Designer selection process.
- 7) MSBA staff will continue to work with the District to establish a mutually agreeable project schedule. The MSBA's invitation to participate in the Model School Program will be contingent upon the District developing and implementing a project schedule that aligns with the procedures and goals of the MSBA's Model School Program.

Based on the review outlined above, staff recommends that the Town of Franklin be invited to participate in the MSBA's Model School Program to replace the existing Franklin High School with a new model high school serving grades 9-12 on the existing site. Staff also recommends that the District be approved to proceed into schematic design following and contingent upon MSBA written approval of the District's proposed space summary.