



Franklin Elementary School

OCTOBER COMMUNITY MEETING

AGENDA

- 1. Agenda & Team Introductions 5 mins.
- 2. June Community Meeting Review 15 mins. + 10 mins. Q&A
- 3. Current Masterplan & First Projects 15 mins. + 10 mins. Q&A
- 4. Current Masterplan Analysis 15 mins.
- 5. Questions & Answers 20 mins.



TEAM INTRODUCTIONS



District Leadership

Name: Carey Upton
Title: Chief Operations Officer
Name: Barbara Chiavelli
Title: Sr. Design Manager

Campus Leadership

Name: Cynthia McGregory Title: Principal	Name: Ashley Borden Title: 1st Grade Teacher
Name: Sheri Hynding Title: Assistant Principal	Name: Kristen Mowry Title: 3rd Grade Teacher
Name: Bette Fruchtmann Title: Admin Assistant	Name: Jeff Gonzalez Title: 5th Grade Teacher

Facilities Representatives

Sports Facility Rep: Brian Part
Food Services Rep: Richard Marchini
M&O Rep: Liz Villalobos & Terrance Venable
Facility Use Rep: Jerry Gibson

Community Members

Name: Katie Rosenfeld Title: PTA President	Name: Jura Venchus Title: PTA Executive Board
Name: Mimi Sroka Title: PTA Member	Name: Elisabeth Ward Title: 5th VP PTA

TEAM INTRODUCTIONS



Jeffery M. Fuller
Principal-in-Charge



Olivia Graf Doyle
Design Principal - Ed Planning



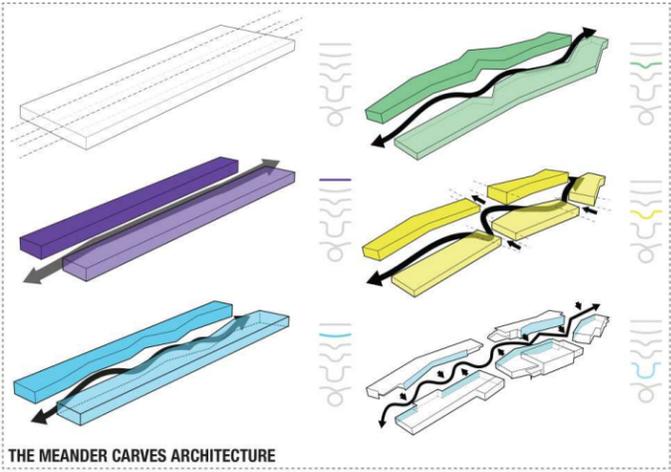
Abby CallosSawyer
Project Manager



Jonathan Hughes
Designer



Yuchen Wang
Designer



JUNE COMMUNITY MEETING REVIEW

BACKGROUND AND PROCESS

SMMUSD Education Specifications

- Board Adopted in 2019
- Goal: Preparing Students for 21st Century Work
- Project Based Learning
- Builds executive function
- Emphasizes flexibility, mobility, technology, and teaming at multiple scales
- New Learning Spaces



<http://fip.smmusd.org/pdf/Ed-Specifications.pdf>

BACKGROUND AND PROCESS



TEAMING STUDIOS



CAFE / CULINARY MPR



VISUAL AND PERFORMING ARTS MPR



MAKER SPACES



OUTDOOR LEARNING



LIBRARY UPGRADES



ART AND SCIENCE FLEX SPACES



MUSIC FLEX SPACE

PROCESS - CAMPUS IDENTITY



Description of Learning Environment:

“Franklin Elementary is committed to inspiring and equipping every student to become life-long learners and positive contributors to society through high expectations and rigorous academics, engaged and individual instruction, and support from a strong community that is committed to student success.”

- “The Academy”
- Building Executive Function
- Civic Contribution
- Embraces challenges

Other Recent Construction Projects:

Modernization and HVAC Upgrades	2018-2019
Additional Shade Shelters	2018-2019

PROCESS - FOCUS GROUP EXERCISES



ADJACENCY DIAGRAM?

YOUR PROJECT PRIORITIES:

● CRITICAL ● HIGH ● NORMAL ● LOW

#3 • PERFORMING ARTS SPACE / AUDITORIUM ●●●●●●●●

• DINING AND CULINARY EDUCATION / CAFETERIA ●●●●●●●●

#4 • PROJECT BASED LEARNING SPACES (LABS, STUDIOS, MAKER SPACES) ●●●●●●●●

• LIBRARY

• FRONT OFFICE / ADMINISTRATION / CAMPUS SUPPORT SPACES ●●●●●●●●

#2 • CLASSROOM IMPROVEMENTS (TEAMING SPACES, BREAK-OUT AREAS, PROGRAMMED OUTDOOR CLASSROOM SPACES) ●●●●●●●●

• CAMPUS IDENTITY

#1 • SECURITY (PERIMETER, MAIN ENTRY) ●●●●●●●●

• GROUNDS AND PLAYGROUNDS ●●●●●●●●

• OUTDOOR CLASSROOMS ●●●●●●●●

• OTHER? ●●●●●●●●

+++ SECURITY, OUTDOOR IMPROVEMENTS
 ++ PERFORMING ARTS AND MAKER SPACE
 + SUPPORT, DINING, "NUTS AND BOLTS"



Music program is a strength for the District.

NOTES:

1. CHALLENGE
 - SHORTAGE OF SPACE IN AUDITORIUM,
 - GATHERING AND PATHING ISSUES

2. OPPORTUNITY
 - AUDITORIUM HAS GREAT FRONTAGE ON MONTANA.

1. CHALLENGE MAKER SPACES

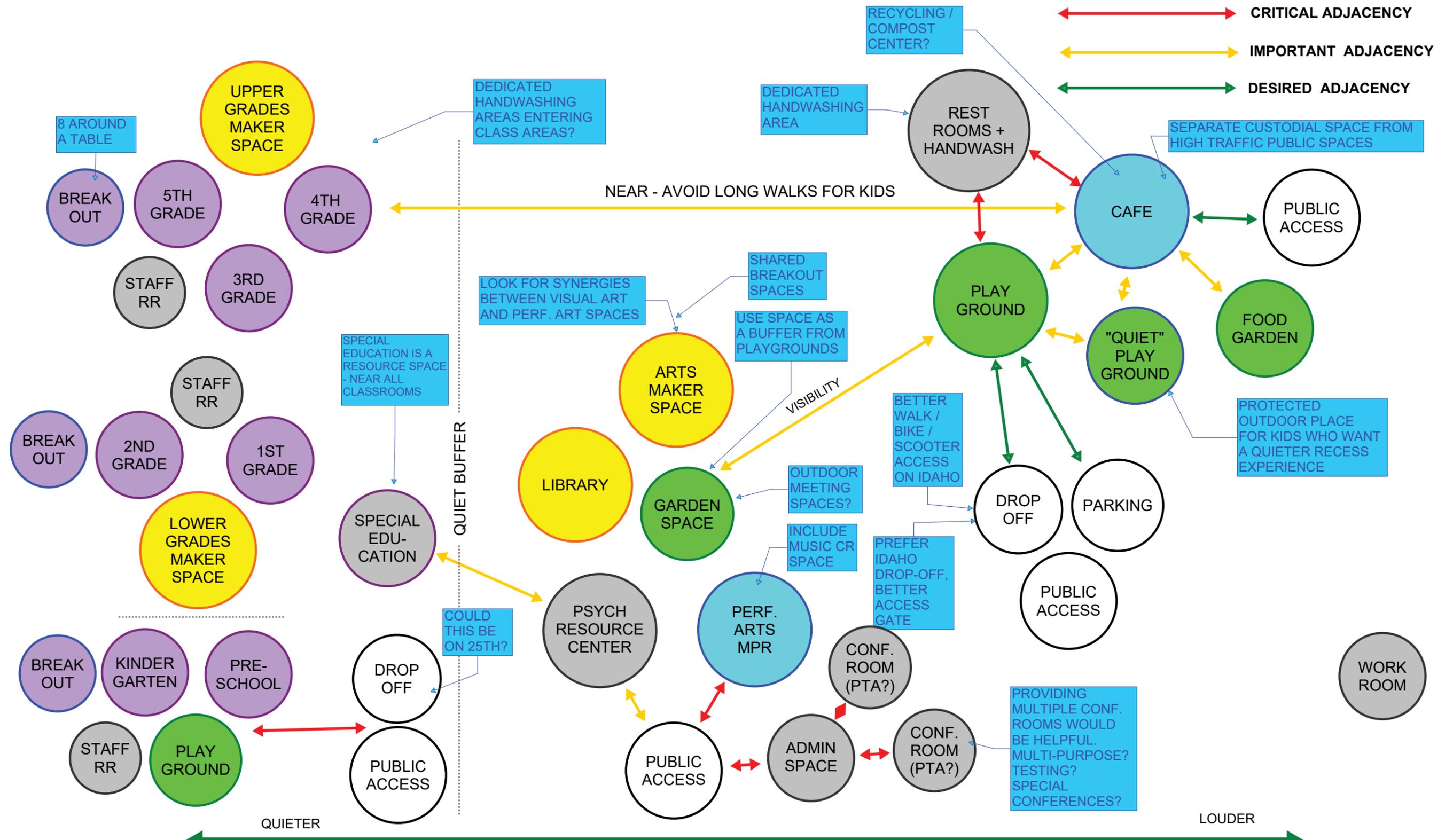
2. OPPORTUNITY
 - REMOVAL OF THE BUNGALOWS / "MPR" AND REPLACING WITH MAKER SPACE. SUPPORTS AFTER SCHOOL PROGRAMS, PLAYGROUNDS, AVAILABLE TO MANY PEOPLE.

1. CHALLENGE CLASSROOM IMPROVEMENTS - SPACE! CLASSROOMS ARE TOO SMALL. EQUITY ISSUE WITH LARGE VS. SMALL ROOMS. DESIGN FOR STORAGE.

2. OPPORTUNITY
 - ACCESS TO SUPPORT SPACES THAT INCLUDE STORAGE? PROVIDE CANOPIED OUTDOOR STORAGE.

NOT EVERY SPACE IS AN "UP" SPACE. MAKE ROOM FOR CALM, QUIET SPACES AS WELL.

PROCESS - FOCUS GROUP EXERCISES



CAMPUS ANALYSIS

Overview

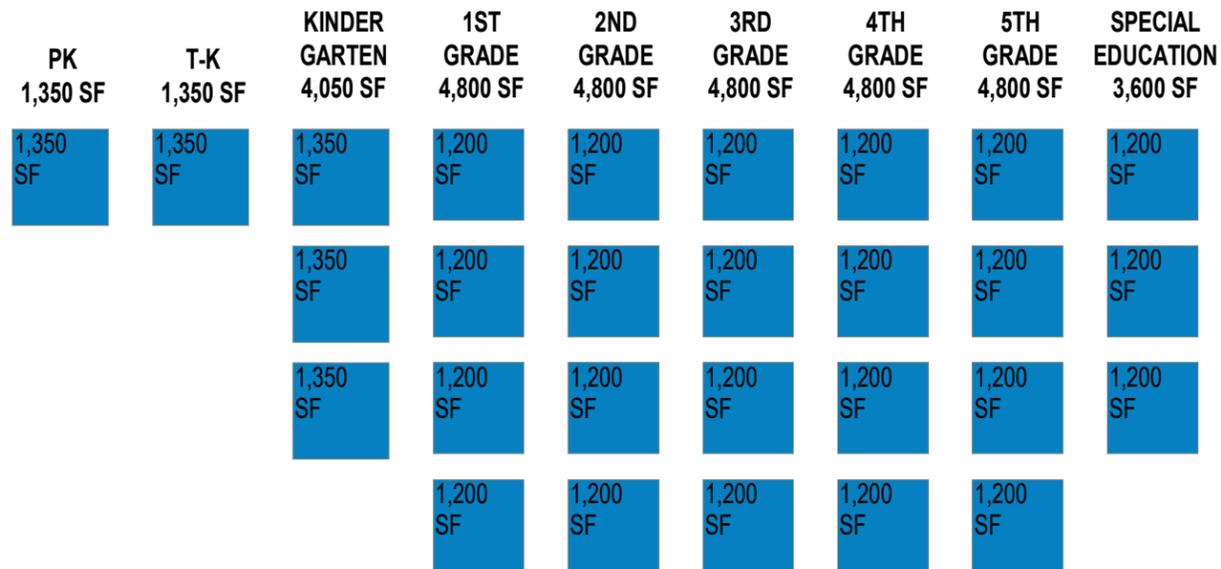
- Goals - What are we trying to do?
- Inventory - What do we have? What can we re-use?
- Limits and Opportunities - What conditions shape the design?



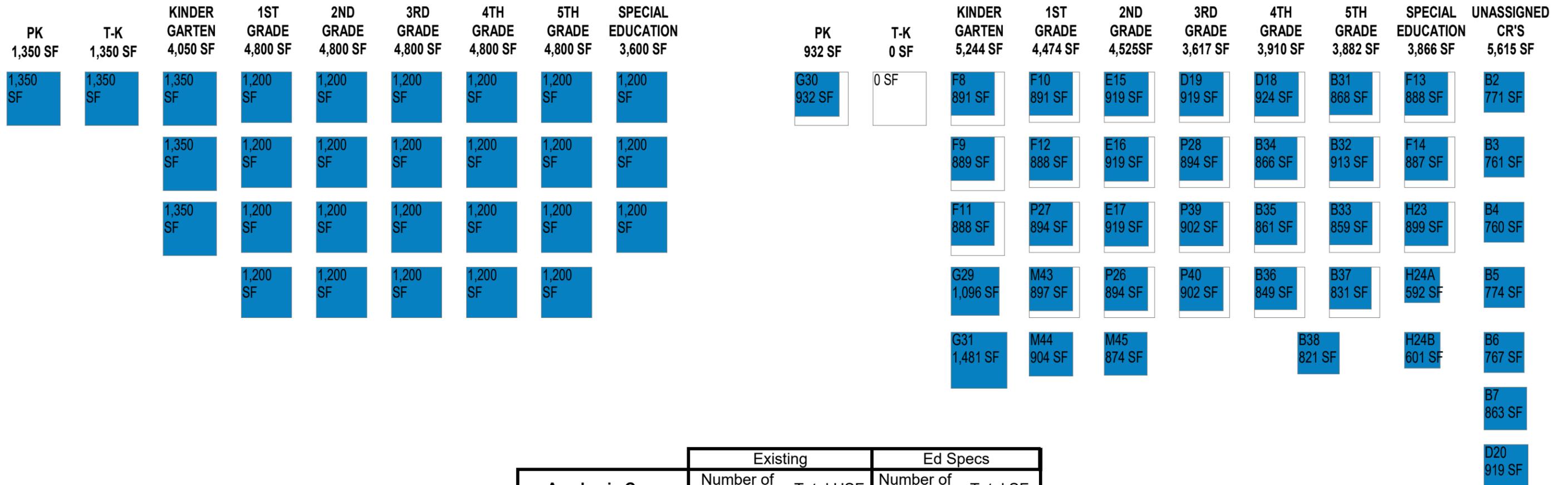
CAMPUS ANALYSIS - GOALS

AREA COMPARISONS

ACADEMIC CORE ED SPEC AREA = 34,350 SF



ACADEMIC CORE EXISTING CAMPUS AREA = 30,450 SF



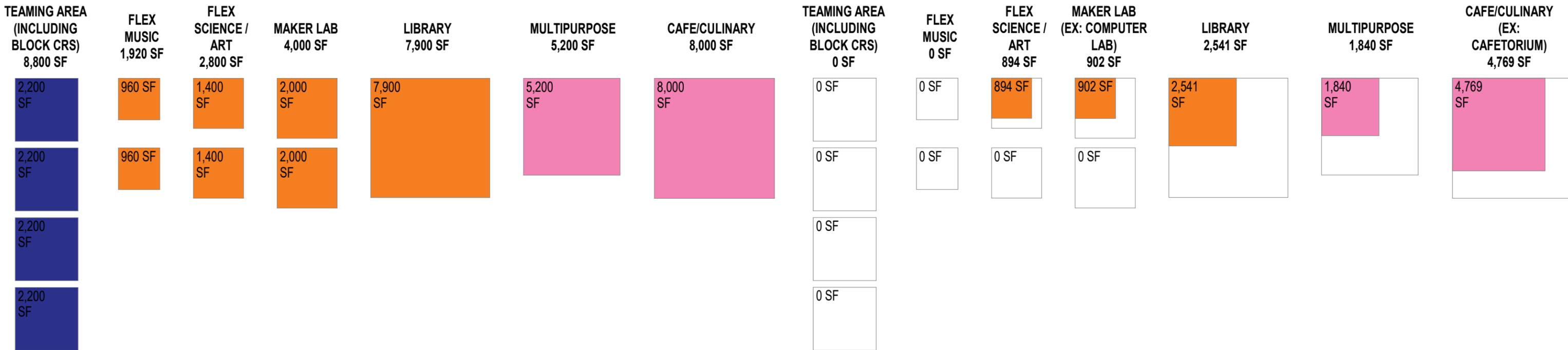
Academic Core	Existing		Ed Specs	
	Number of Rooms	Total USF	Number of Rooms	Total SF
PK	1	932	1	1,350
T-K	0	--	1	1,350
Kindergarten	5	5,244	3	4,050
1st Grade	5	4,474	4	4,800
2nd Grade	5	4,525	4	4,800
3rd Grade	4	3,617	4	4,800
4th Grade	4.5	3,910	4	4,800
5th Grade	4.5	3,882	4	4,800
Special Education	5	3,866	3	3,600
Unassigned CR's	7	5,615	--	--
Total	41	30,450	28	34,350

CAMPUS ANALYSIS - GOALS

AREA COMPARISONS

SPECIALIZED/FLEXIBLE ED SPEC AREA = 38,620 SF

SPECIALIZED/FLEXIBLE EXISTING CAMPUS AREA = 10,946 SF



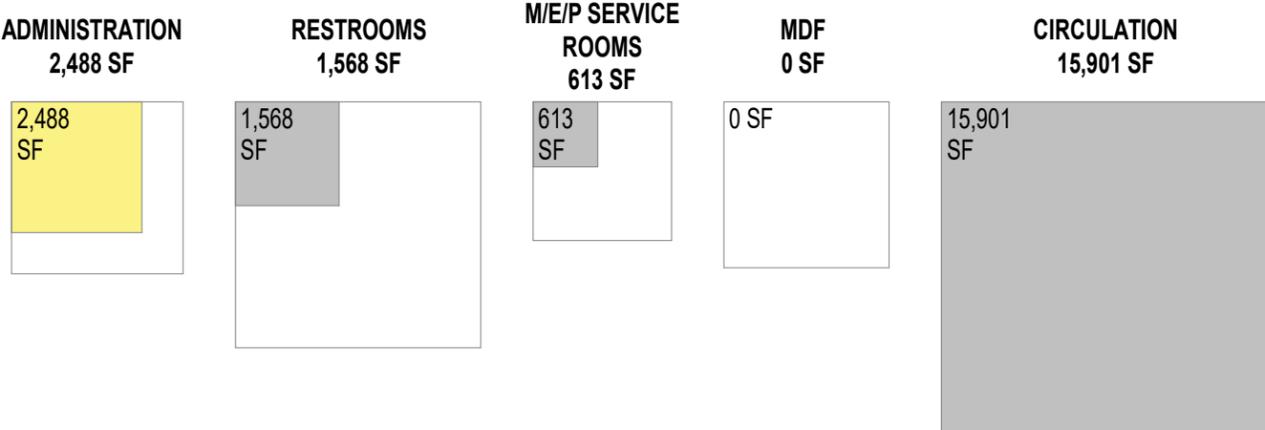
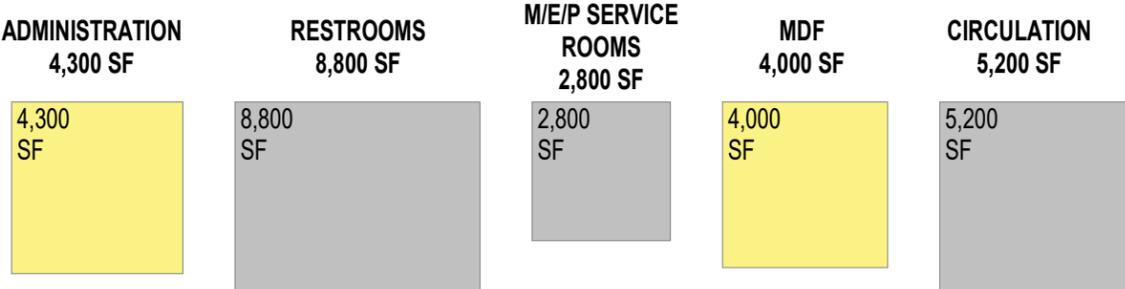
Specialized/ Flexible	Existing		Ed Specs	
	Number of Rooms	Total USF	Number of Rooms	Total SF
Teaming Area	0	--	4	8,800
Flex Science/Art	1	894	2	2,800
Maker Lab	1	902	2	4,000
Multipurpose	1	1,840	1	5,200
Café/Culinary	1	4,769	1	8,000
Flex Music	0	--	2	1,920
Library	1	2,541	1	7,900
Total	5	10,946	13	38,620

CAMPUS ANALYSIS - GOALS

AREA COMPARISONS

SUPPORT & OTHER ED SPEC AREA = 25,100 SF

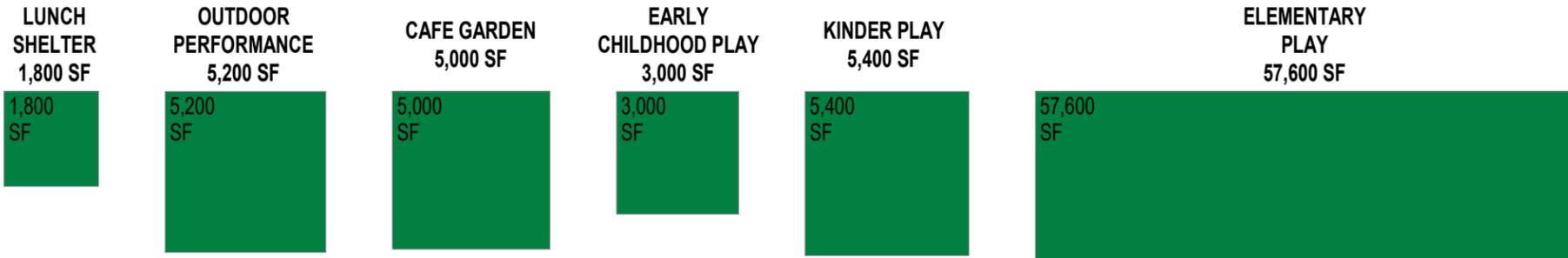
SUPPORT & OTHER EXISTING CAMPUS AREA = 20,570 SF



Support & Other	Existing		Ed Specs	
	Number of Rooms	Total USF	Number of Rooms	Total SF
Administration	14	2,488	1	4,300
B/G Restrooms	8	1,370	--	8,800
Staff Restrooms	4	198	--	--
M/E/P Service Rooms	8	613	--	2,800
MDF	--	--	--	4,000
Circulation	--	15,901	--	5,200
Total	34	20,570		25,100

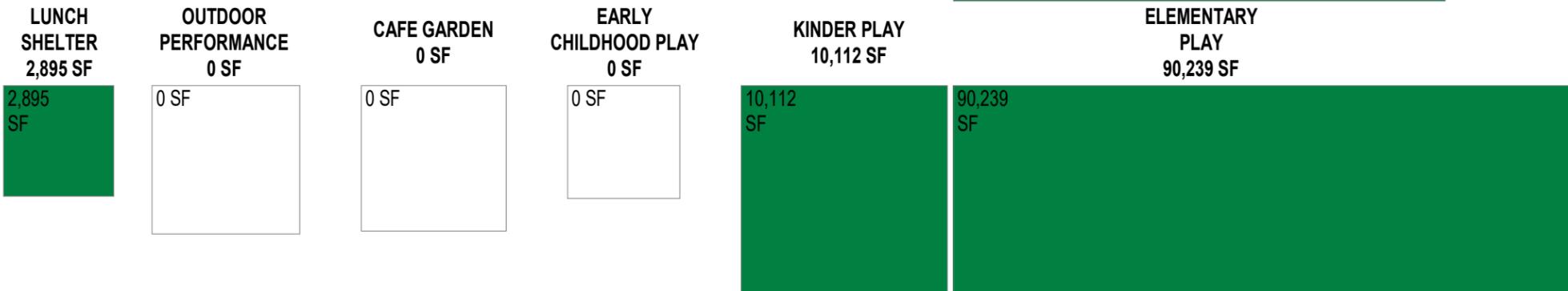
CAMPUS ANALYSIS - GOALS

AREA COMPARISONS



OUTDOOR INSTRUCTION ED SPEC AREA = 78,000 SF

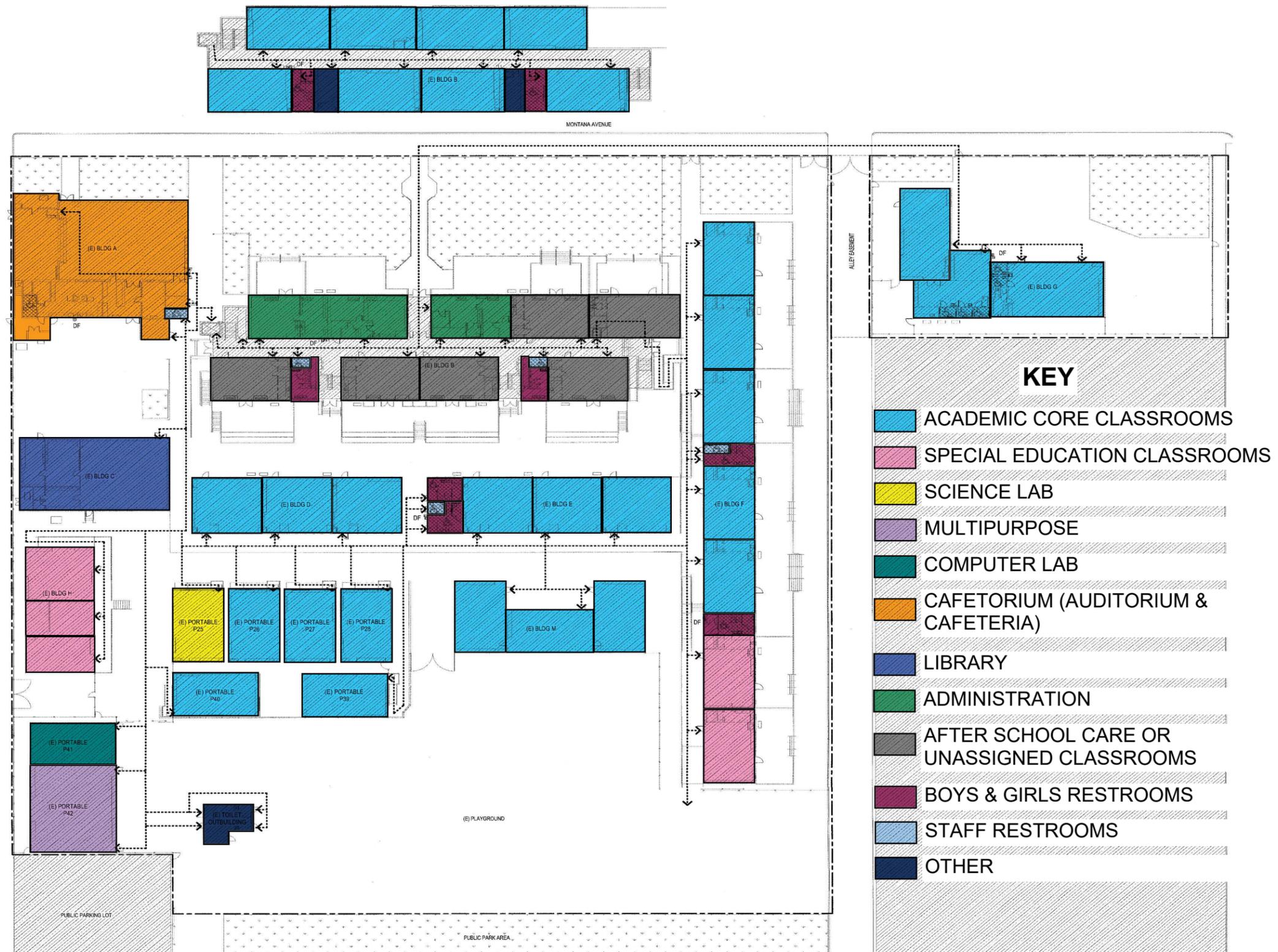
Outdoor Instruction	Existing		Ed Specs	
	Quantity	Total USF	Quantity	Total SF
Early Childhood Play	--		--	3,000
Kinder Play	1	10,112	--	5,400
Elementary Play	1	90,239	--	57,600
Lunch Shelter	1	2,895	--	1,800
Outdoor Performance	--		--	5,200
Café Garden	--		--	5,000
Parking	32 stalls		58 stalls	--
Total		103,246		78,000



OUTDOOR INSTRUCTION EXISTING CAMPUS AREA = 103,246 SF

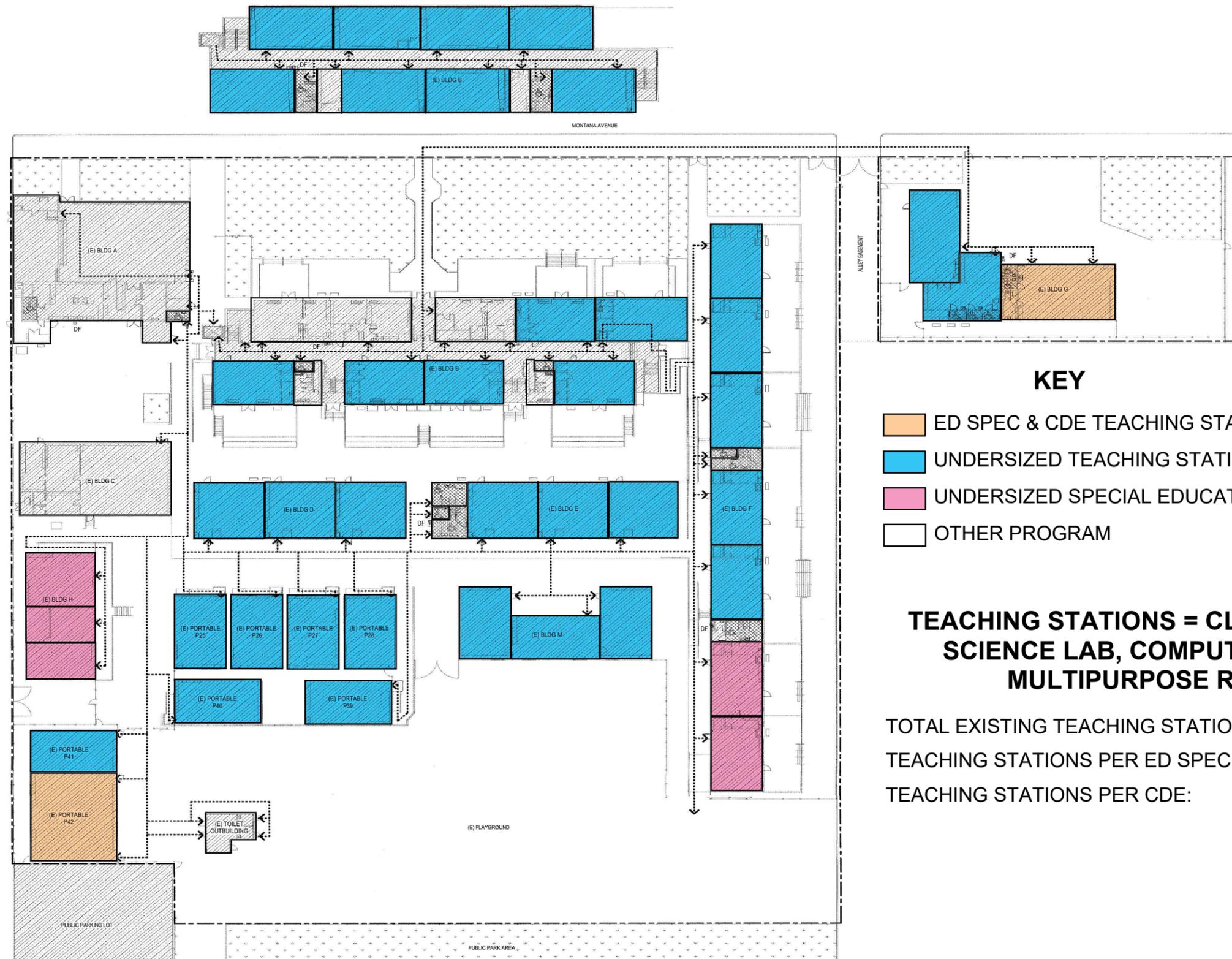
CAMPUS ANALYSIS - INVENTORY

EXISTING PROGRAM UTILIZATION



CAMPUS ANALYSIS - INVENTORY

EXISTING PROGRAM UTILIZATION



KEY

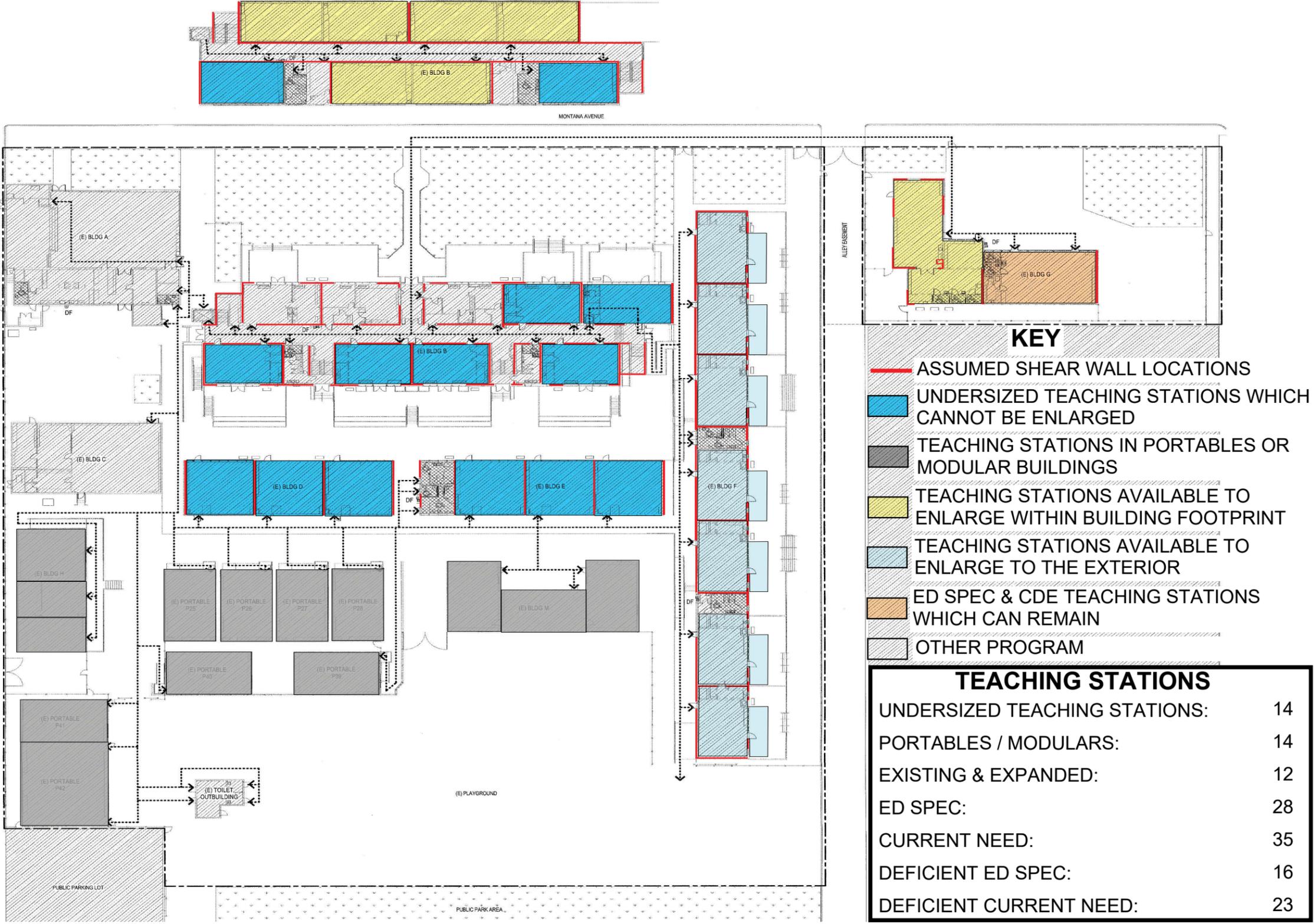
- ED SPEC & CDE TEACHING STATIONS
- UNDERSIZED TEACHING STATIONS
- UNDERSIZED SPECIAL EDUCATION CLASSROOMS
- OTHER PROGRAM

**TEACHING STATIONS = CLASSROOMS,
SCIENCE LAB, COMPUTER LAB &
MULTIPURPOSE ROOM**

TOTAL EXISTING TEACHING STATIONS:	44
TEACHING STATIONS PER ED SPEC:	2
TEACHING STATIONS PER CDE:	2

CAMPUS ANALYSIS - INVENTORY

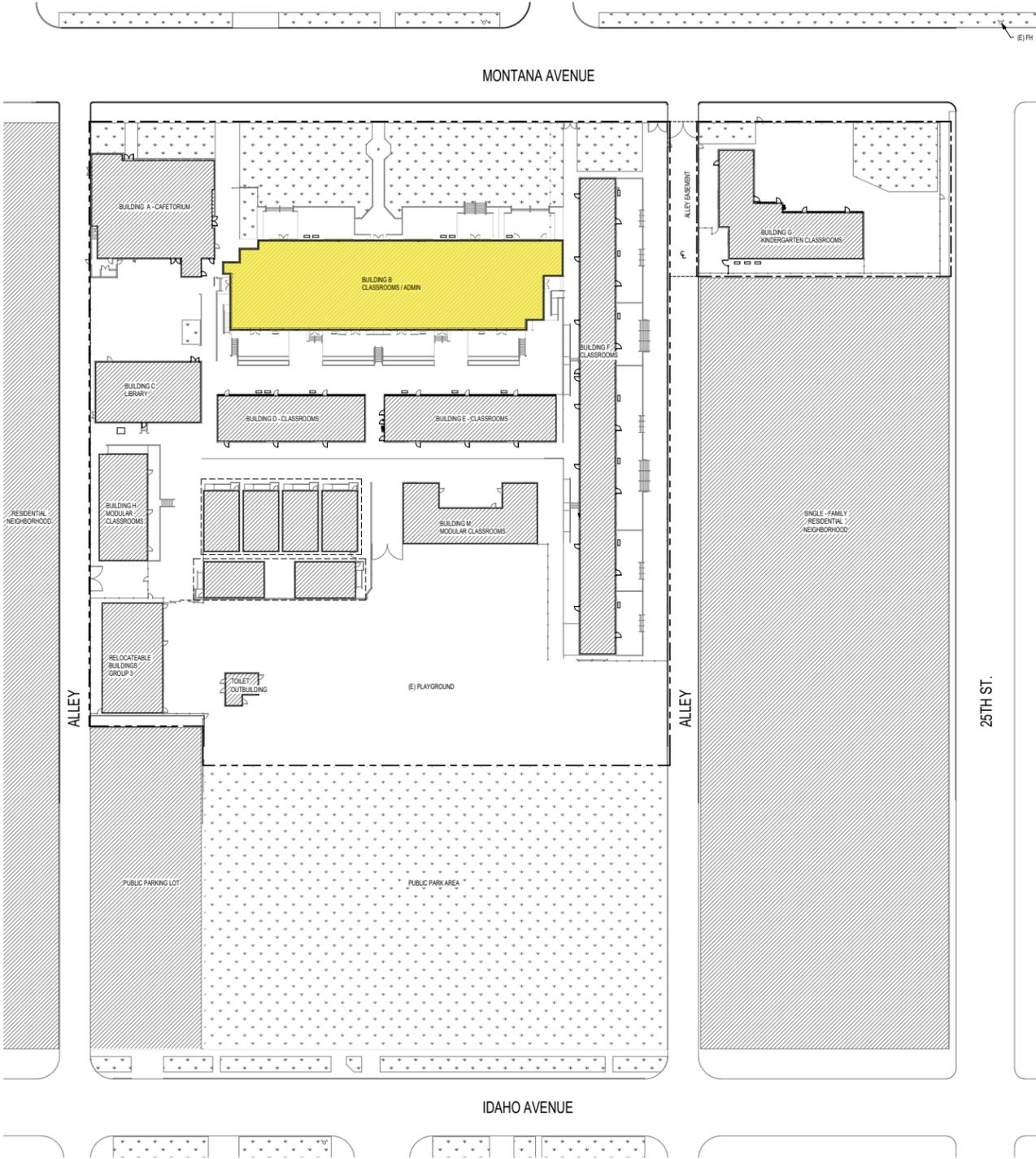
CLASSROOM DEFICIENCIES



CAMPUS ANALYSIS - LIMITS & OPPORTUNITIES

Limit: All first floor teaching stations in the “Main” building are much too small to be classrooms, and cannot be expanded.

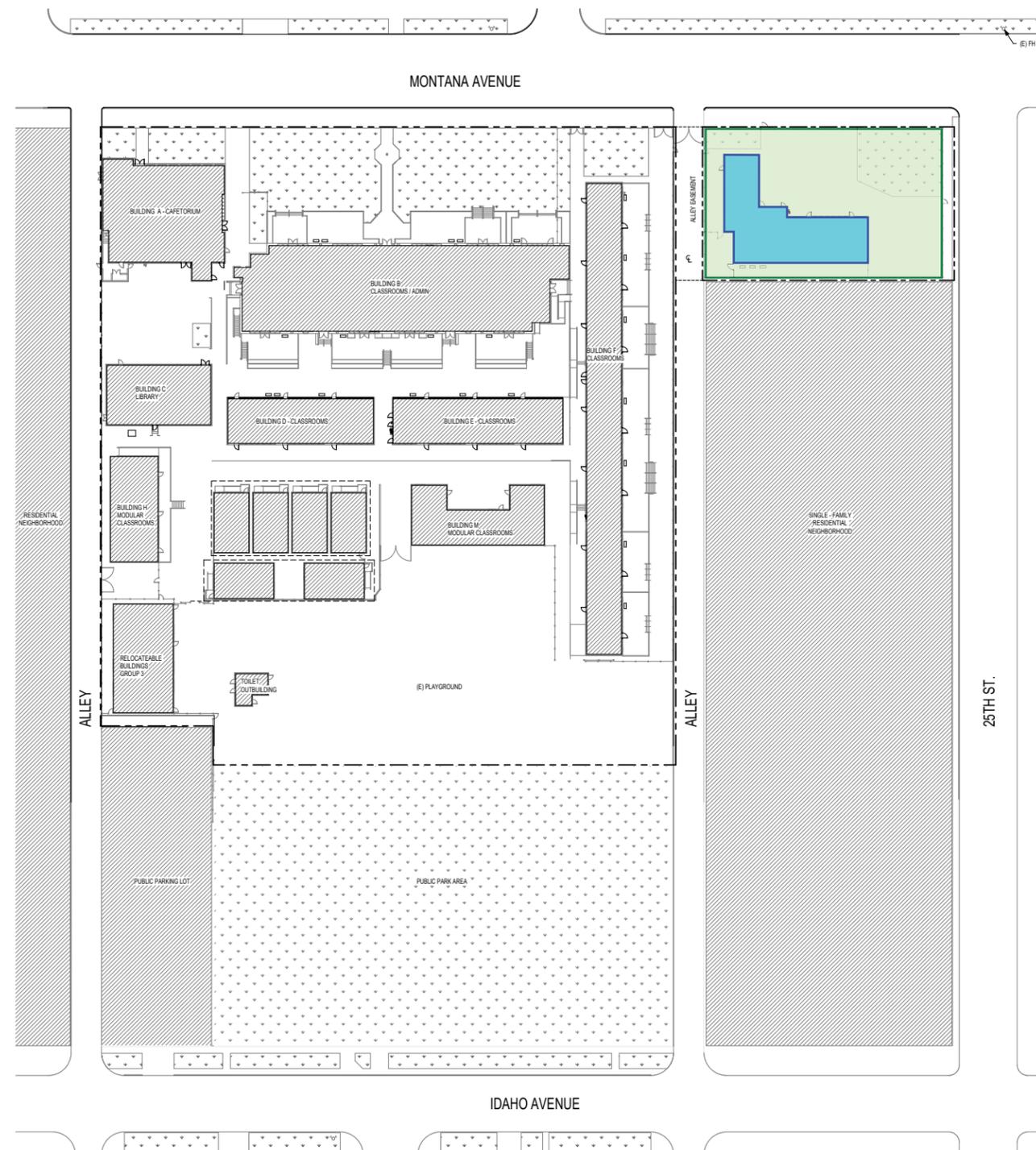
Opportunity: Remodel the first floor to focus on Admin spaces, Resource rooms, and Campus Support Spaces.



CAMPUS ANALYSIS - LIMITS & OPPORTUNITIES

Limit: The Satellite Lot is cut off from the rest of the campus, and is too small to support many large program elements.

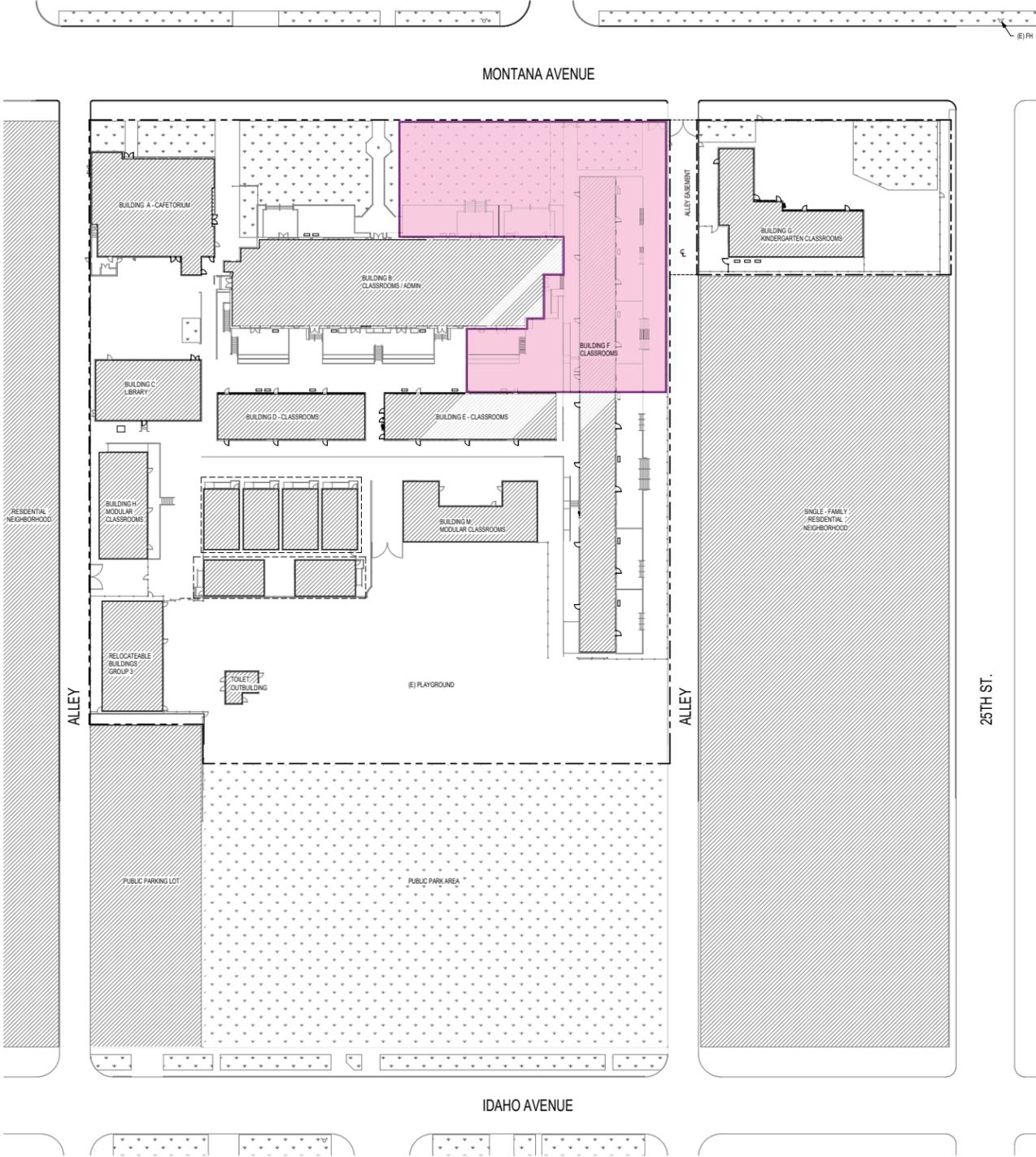
Opportunity: The pre-school -must- be separated from other campus functions, and the satellite lot is adequately sized for up to 2 pre-schools classrooms.



CAMPUS ANALYSIS - LIMITS & OPPORTUNITIES

Limit: Kindergartens need their own playspace, need to be near Admin, and need to be near the street for drop off.

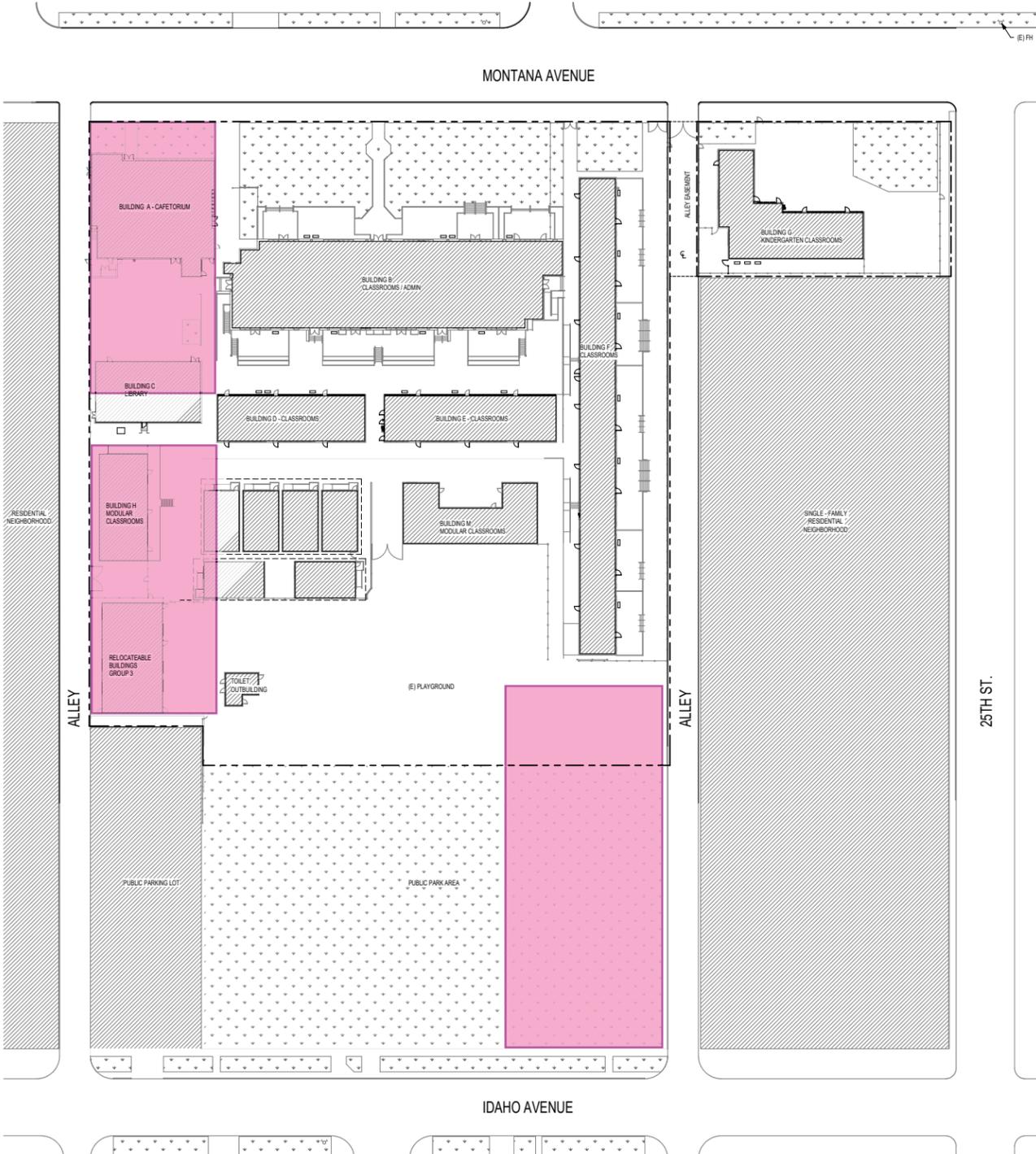
Opportunity: The front yard is under-utilized and can be developed further into a quality kindergarten play yard. Keeping Kindergarten in this area satisfies multiple requirements.



CAMPUS ANALYSIS - LIMITS & OPPORTUNITIES

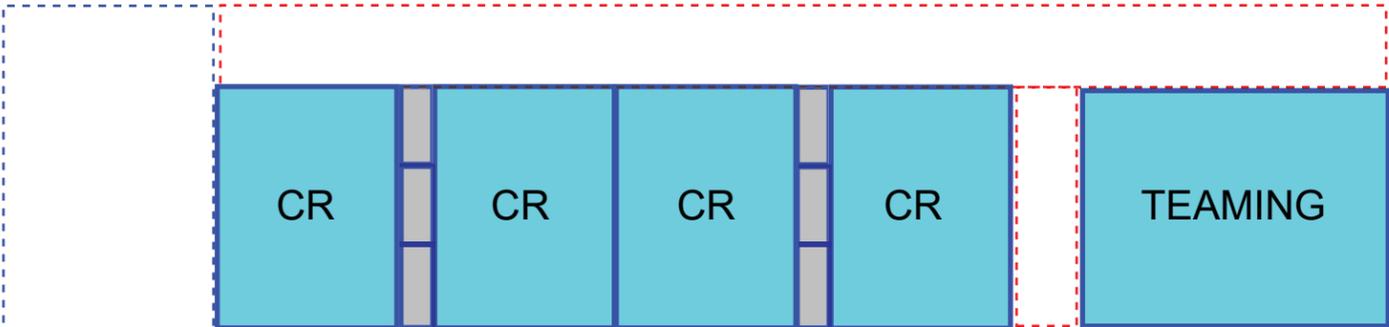
Limit: MPRs need access to the street to receive materials, remove garbage, and welcome the public.

Opportunity: 3 corners of the campus are prime areas for an MPR. The existing MPR is in one of these corners.

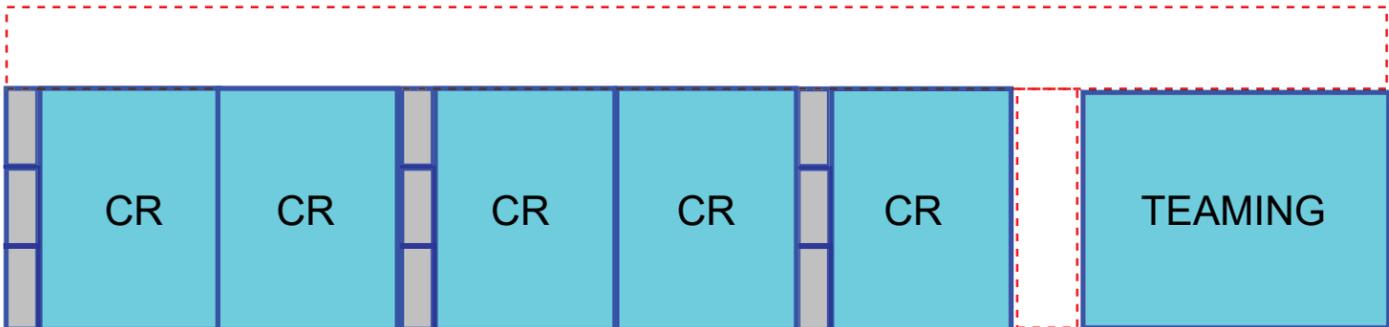


CAMPUS ANALYSIS - LIMITS & OPPORTUNITIES

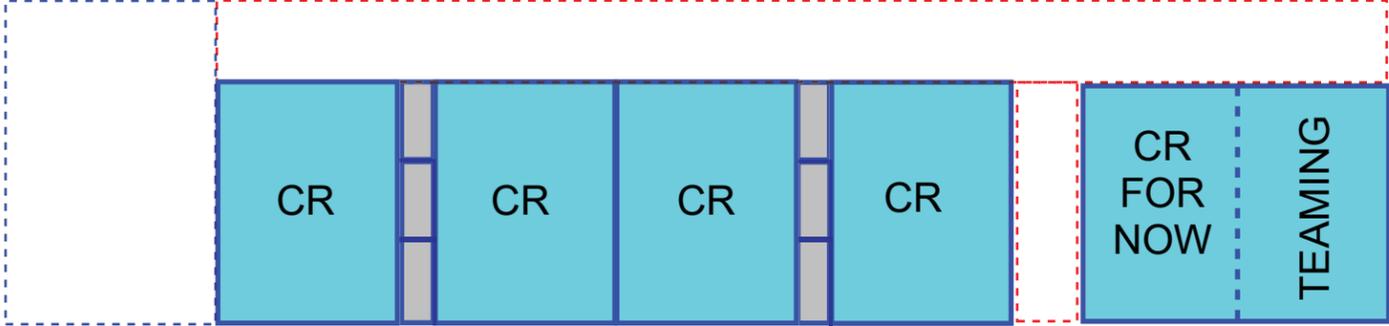
REQUIRED BY ED SPECS



REQUIRED BY CURRENT POPULATION



THE TRANSITIONAL SOLUTION



Limit: Franklin's enrollment is higher than Ed Specs call for, requiring more classrooms and services.

Opportunity: Modular planning will allow the required 5 classrooms per grade with smaller teaming spaces.

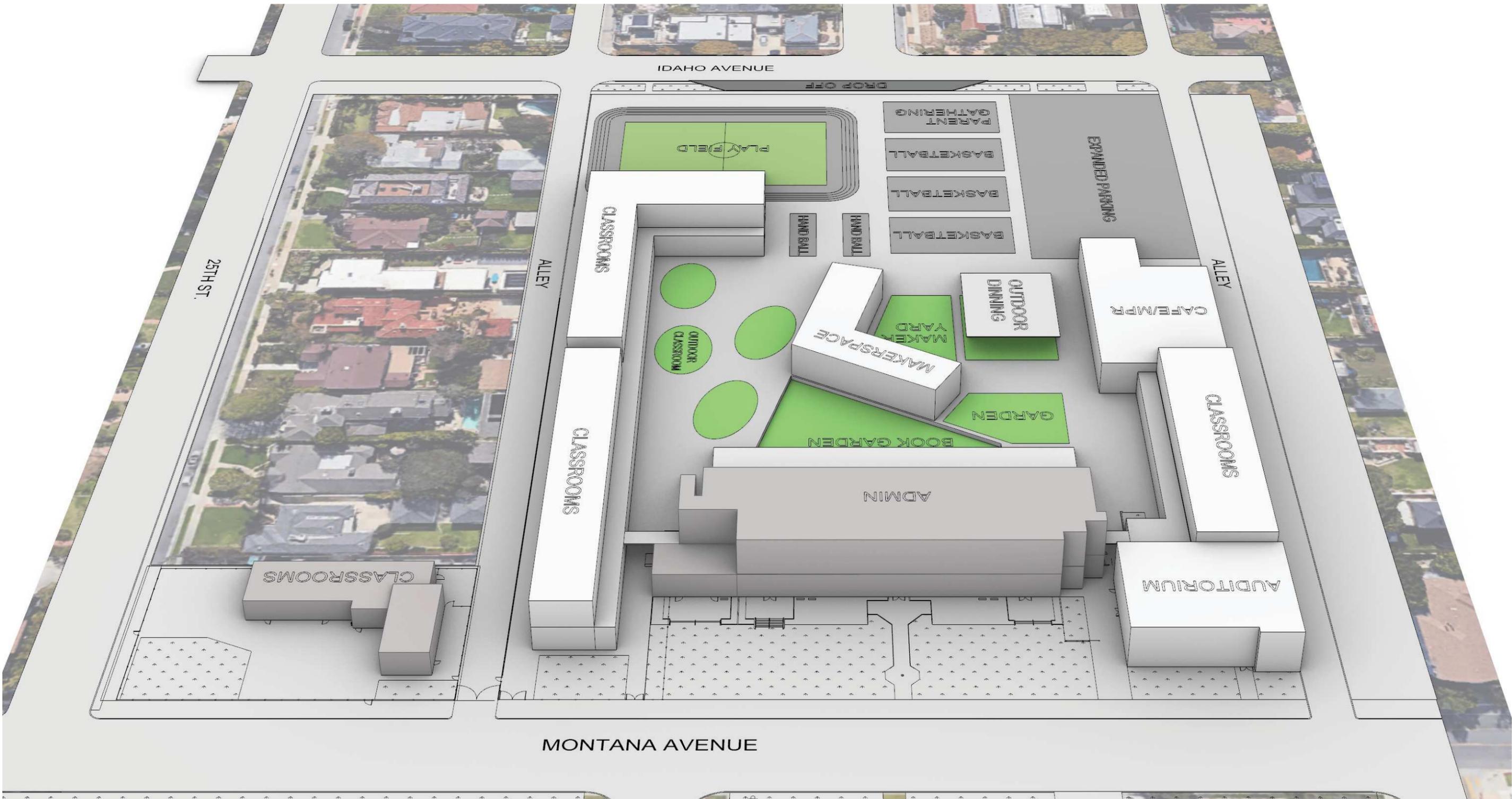
CAMPUS DESIGN - EXISTING CAMPUS



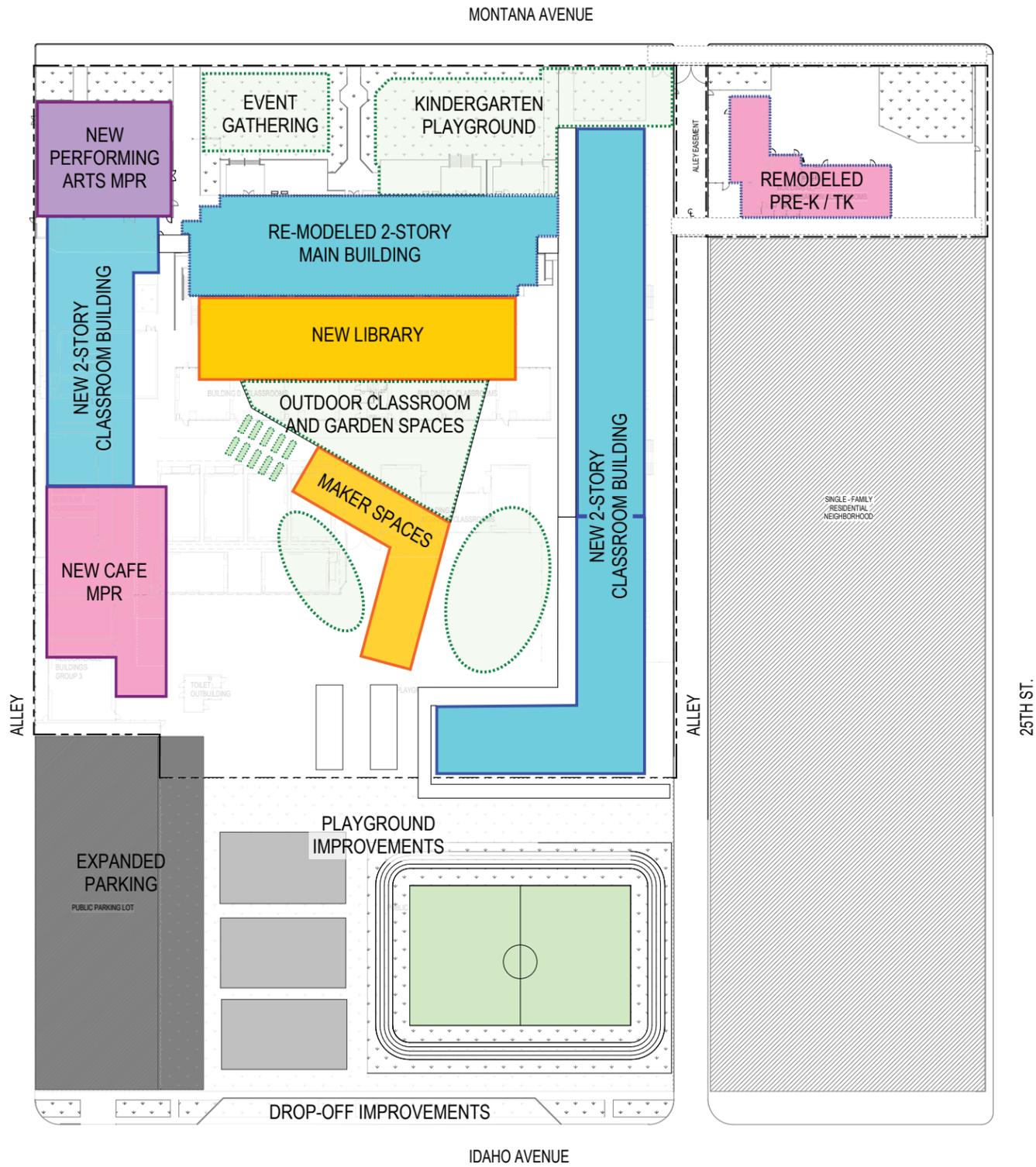
CAMPUS DESIGN - PROPOSED 6/16/2020



CAMPUS DESIGN - PROPOSED 6/16/2020



CAMPUS DESIGN - PROPOSED 6/16/2020



COMMUNITY QUESTIONS?



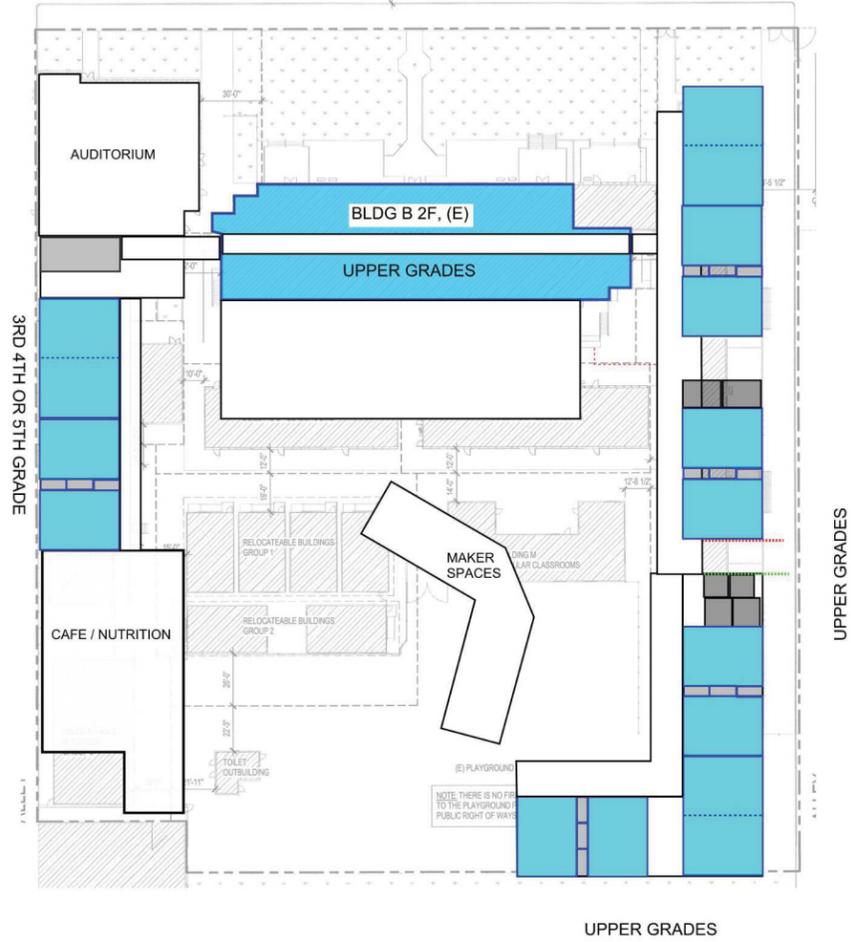
CURRENT MASTERPLAN & FIRST PROJECTS

CAMPUS DESIGN - PROPOSED 6/16/2020

GROUND FLOOR

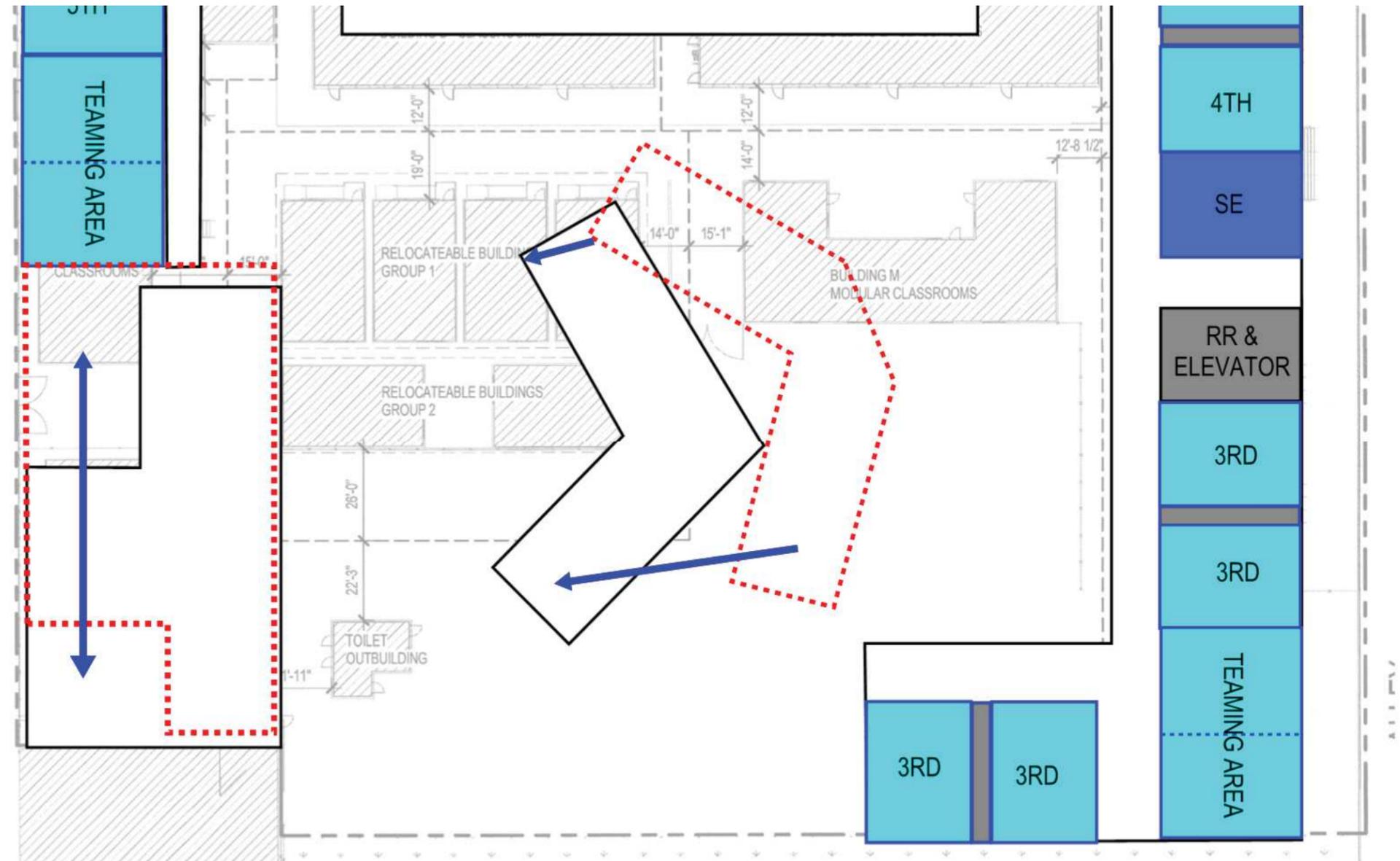


2ND FLOOR

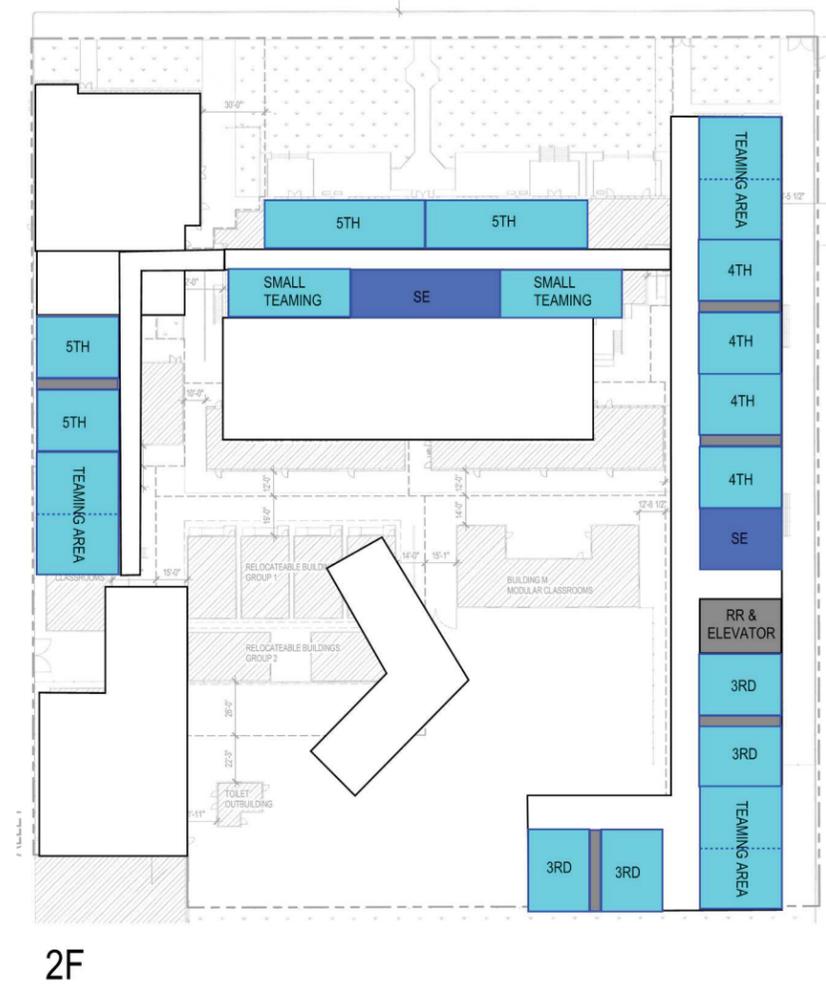
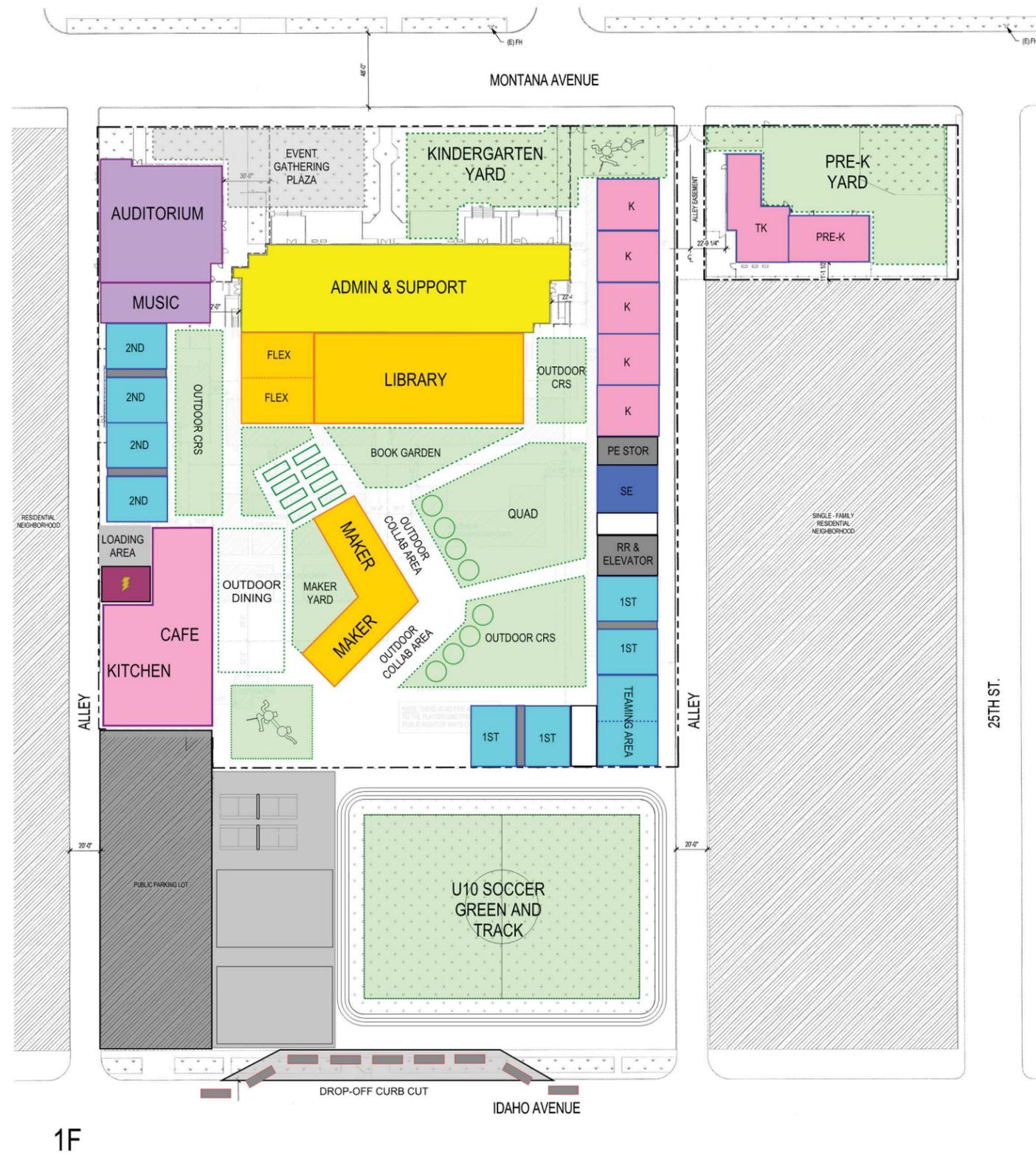


DESIGN MODIFICATIONS

- Reduce impact of Makerspace by re-shaping and rotating building to avoid existing buildings
- Adjust configuration of Cafeteria to incorporate existing electrical yard



CURRENT MASTERPLAN



FIRST PROJECTS

- What parts of the Masterplan can be implemented with the least campus impact?
- How much swing space is available on the campus?
- What functions can be shifted to other spaces?
- Which projects can provide immediate benefits to the campus?



PHASE 1 PROJECTS



4. Building B Front Lawn Improvements



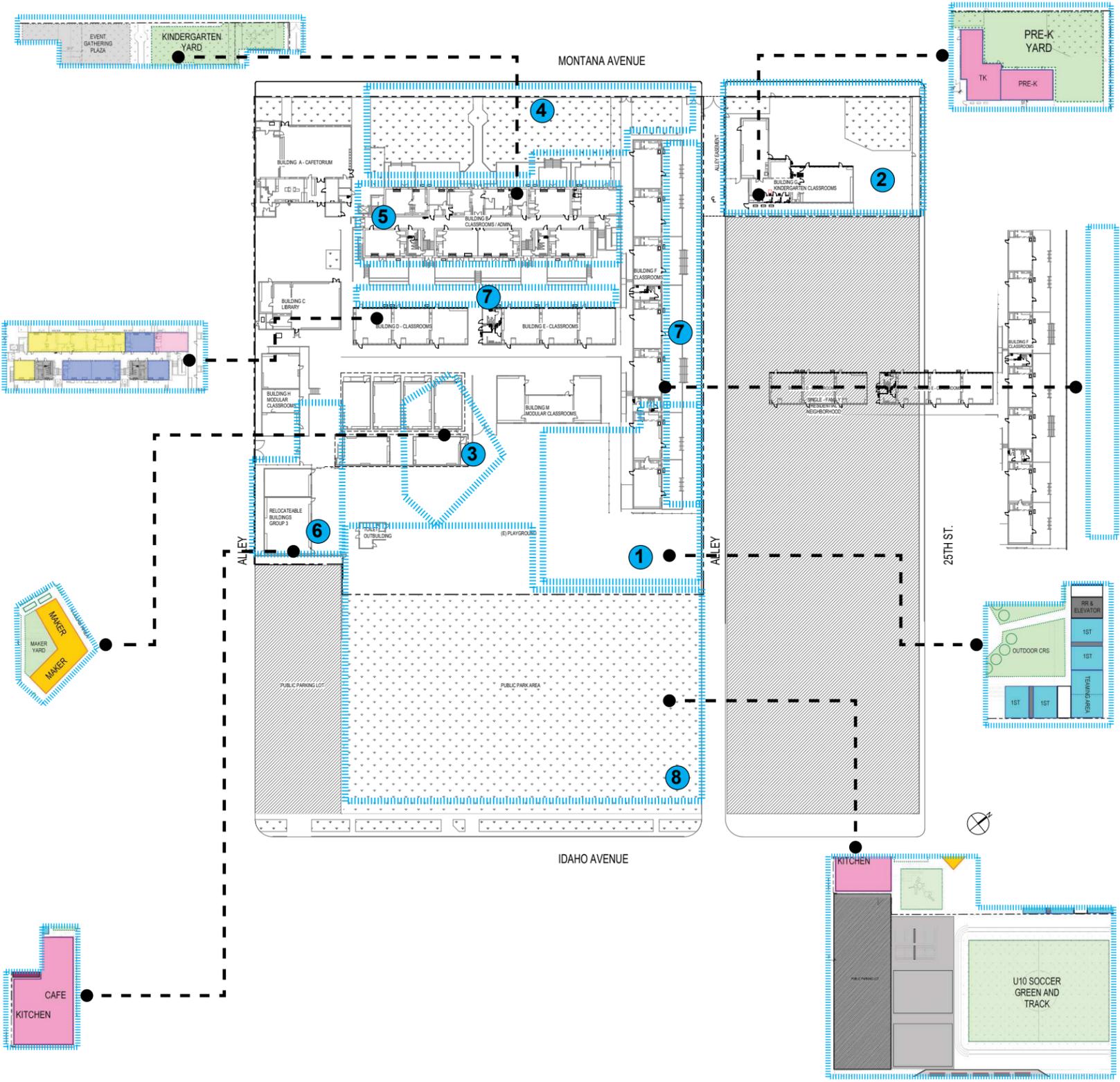
5. Building B First Floor Renovation



3. New Makerspace Building



6. New Cafe / Dining Building



2. PK/TK Satellite Campus Improvements



7. Patio / Outdoor Classroom Improvements



1. New 2-Story Classroom Building



8. Playfield & Yard Improvements

NEW 2-STORY CLASSROOM BUILDING

Project Description:

- **Demo:** 2 Classrooms, boys restroom, handball walls, and play equipment.
- **New Construction:** New 2-Story classroom building with associated restrooms, and elevators. Adds 8 classrooms, 2 teaming studios, and outdoor learning areas.

Benefits:

- Provides 8 fully upgraded 21st Century Learning classrooms and 2 teaming studios, supporting up to two grade levels of students.
- Can provide as many as 4 additional swing space classrooms by temporarily partitioning teaming studios for a total of 12 teaching stations.
- Provides campus with additional restrooms.
- Creates outdoor learning spaces to support new classrooms.
- Work can be completed with controlled impact to the rest of campus.
- Creates needed swing space to allow for future projects.
- Phase 1 of a larger classroom building. Elevator, stairs, and service core are included in this phase.
- Allows for removal of up to 6 portable buildings.



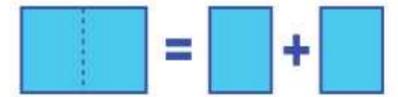
New 2-Story Classroom Building (Phase 1)



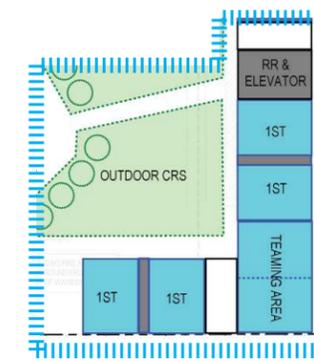
Existing Condition



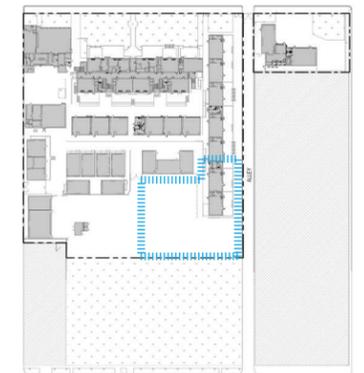
District Education Specifications Classrooms



Teaming Studios can be partitioned for additional swing space



Project Scope



Keyplan

PK/TK SATELLITE CAMPUS IMPROVEMENTS

Project Description:

- **Demo:** Fencing, paving, play structure, and interior wall partitions.
- **Renovation:** Adds dedicated gates for Pre-K, TK and Kindergarten students, outdoor learning improvements, and re-partitions part of the current Kindergarten building to create District Education Specification compliant classrooms.

Benefits:

- Provides two 21st Century Learning classrooms for Pre-K and / or TK students.
- Work can be completed with limited impact to the rest of the campus.
- Provides separate, protected drop-off for the youngest students on a less busy street.



Satellite Campus for Pre-K/TK



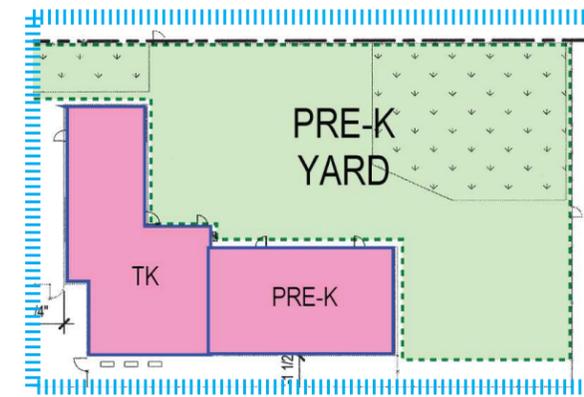
Expanded Classroom for Education
Specification teaching approach



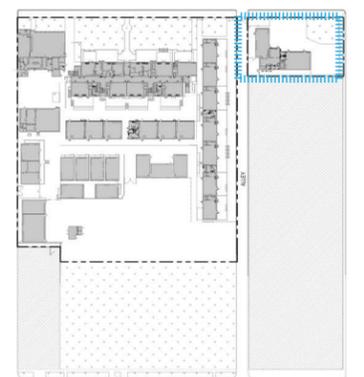
Early Learner Focus



Existing Condition



Project Scope



Keyplan

NEW MAKERSPACE BUILDING

Project Description:

- **Demo:** 3 Portable classroom buildings.
- **New Construction:** 1-Story, 2-studio makerspace building.

Benefits:

- Provides a key space resource to allow adoption and implementation of Project Based, 21st Century Learning approaches.
- Benefits whole campus equally - all teachers and grade levels have access.
- Provides larger spaces to support team teaching, group projects, and after-school programs that cannot be accommodated in a traditional classroom space.
- Can support science, art, or other curricula as needed - flexible spaces.
- Blocks noise from future Café / Dining building.



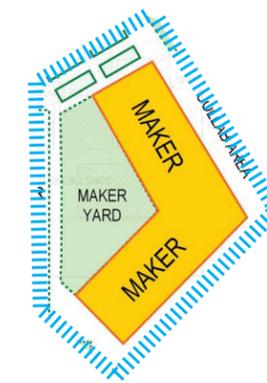
New Makerspace Building and Maker Yard



Flexible Makerspace to support Project Based Learning



Supports a variety of curricula



Project Scope



Keyplan

BUILDING B FRONT LAWN IMPROVEMENTS

Project Description:

- **Demo:** Selected landscaping and concrete walk.
- **Site Renovation:** Fencing, hardscape, seating, facade, and play areas upgrades to front lawn area along Montana Avenue.

Benefits:

- Fences along front lawn area for protected student use.
- Creates a dedicated gathering area for parents and community during events and afternoon student pick-up.
- Creates outdoor learning area for Kindergartners, supporting work in future phases.
- Offers drop-off/pick-up improvements and security improvements - all high priority items for the site and community.



Yard Improvements along Montana Avenue



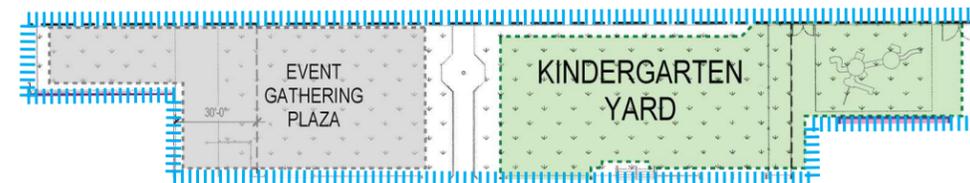
Gathering Space to support drop-off/pick-up and campus event functions



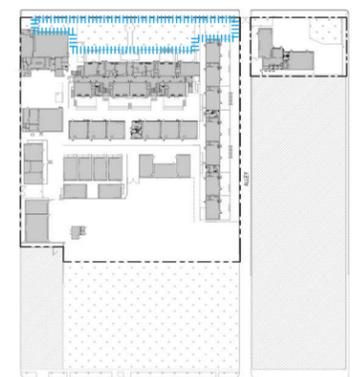
Outdoor Learning Opportunities



Existing Condition



Project Scope



Keyplan

BUILDING B FIRST FLOOR RENOVATION

Project Description:

- **Demo:** Interior partitions and finishes.
- **Renovation:** Secure vestibule, administrative area upgrades, relocation of office functions, restroom upgrades, and converts undersized classrooms into student resource and support rooms.

Benefits:

- Addresses front entry security vulnerability by providing a Code compliant controlled entrance.
- Addresses adjacency, storage, and planning issues related to current configuration of administrative space.
- Allows support functions to relocate to spaces that are too small to serve as classrooms, freeing up better spaces elsewhere on campus.
- Addresses challenging restroom access issues in the main building and provides upgraded Code compliant restrooms.



Main Building



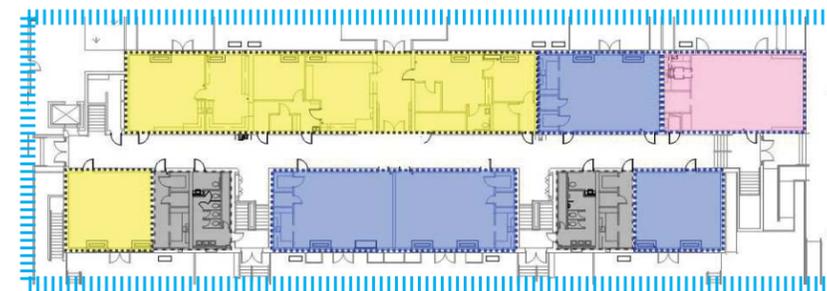
Secure Vestibule



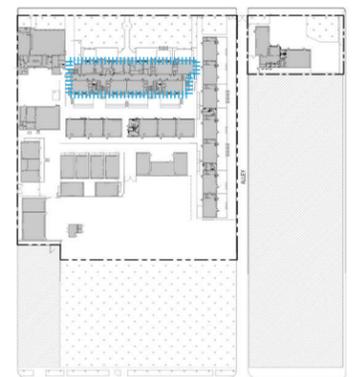
Redesigned Administration Area



Existing Condition



Project Scope



Keyplan

NEW CAFÉ / DINING BUILDING

Project Description:

- **Demo:** 8 Portable classroom buildings and toilet building.
- **New Construction:** New cafeteria and sheltered outdoor dining spaces.

Benefits:

- Enlarged kitchen and serving line allows for on-site cooking and healthier options, consistent with modern food service guidelines.
- Shifts dining functions away from current Cafetorium, allowing space to serve as Auditorium and Performing Arts MPR functions exclusively.
- Provides dedicated space for nutrition education and cooking classes.
- Provides additional large-group teaming space.
- Outdoor dining spaces will be adjacent to playground, providing shade, and support for after-school programs.
- Necessitates removal of a large number of portables.



New Café / Dining and Outdoor Dining Area



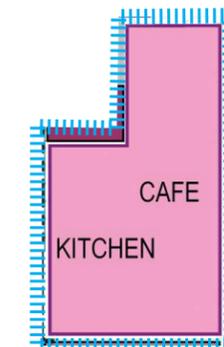
Enlarged Dining Space



Nutrition Education Space



Existing Condition



Project Scope



Keyplan

PATIO / OUTDOOR CLASSROOM IMPROVEMENTS

Project Description:

- **Demo:** Patios, stairs, railings, and selected landscaping.
- **Site Renovation:** Patio expansion and re-grading at Building F. Landscaping and creation of outdoor learning spaces at buildings F, D, & E.

Benefits:

- Provides outdoor learning opportunities to existing buildings.
- Addresses accessibility issues at patios and makes better use of existing outdoor spaces.

Issues:

- Only justified if master plan implementation is expected to take a very long time: these improvements will be removed or negated by later masterplan phases.



Outdoor Learning and Site Improvements along the Alley



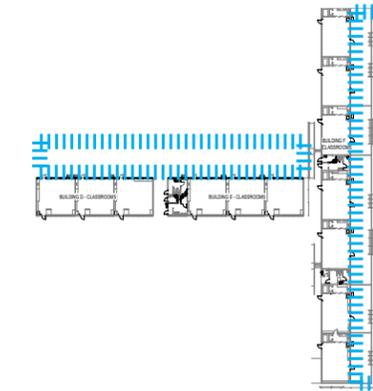
Outdoor Learning Features



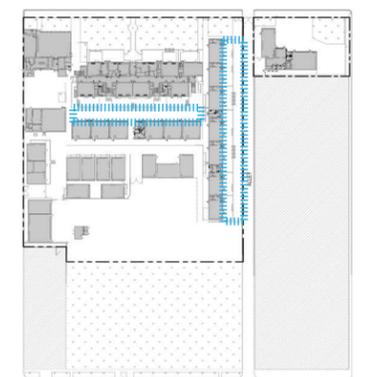
Additional Shade



Existing Condition



Project Scope



Keyplan

PLAYFIELD & YARD IMPROVEMENTS

Project Description:

- **Demo:** Handball walls, basketball courts, and play equipment.
- **Site Renovation:** Field surface upgrade, asphalt replacement and repair, new handball walls, basketball courts, and play equipment.

Benefits:

- Re-arranged key field features to prepare for future work.
- Enlarged track surface and improved field surface.
- Improved safety throughout playfield.



Playfield and Track



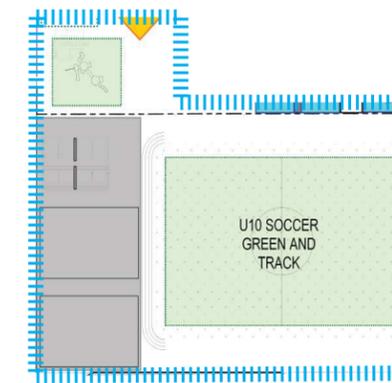
Landscaping and Colored Hardscape



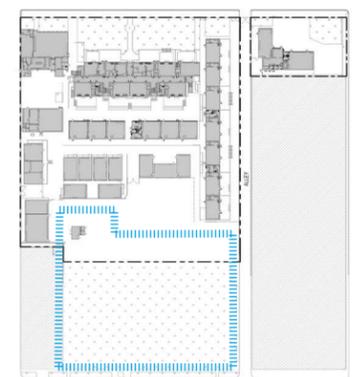
New Play Equipment



Existing Condition



Project Scope



Keyplan

COMMUNITY QUESTIONS?

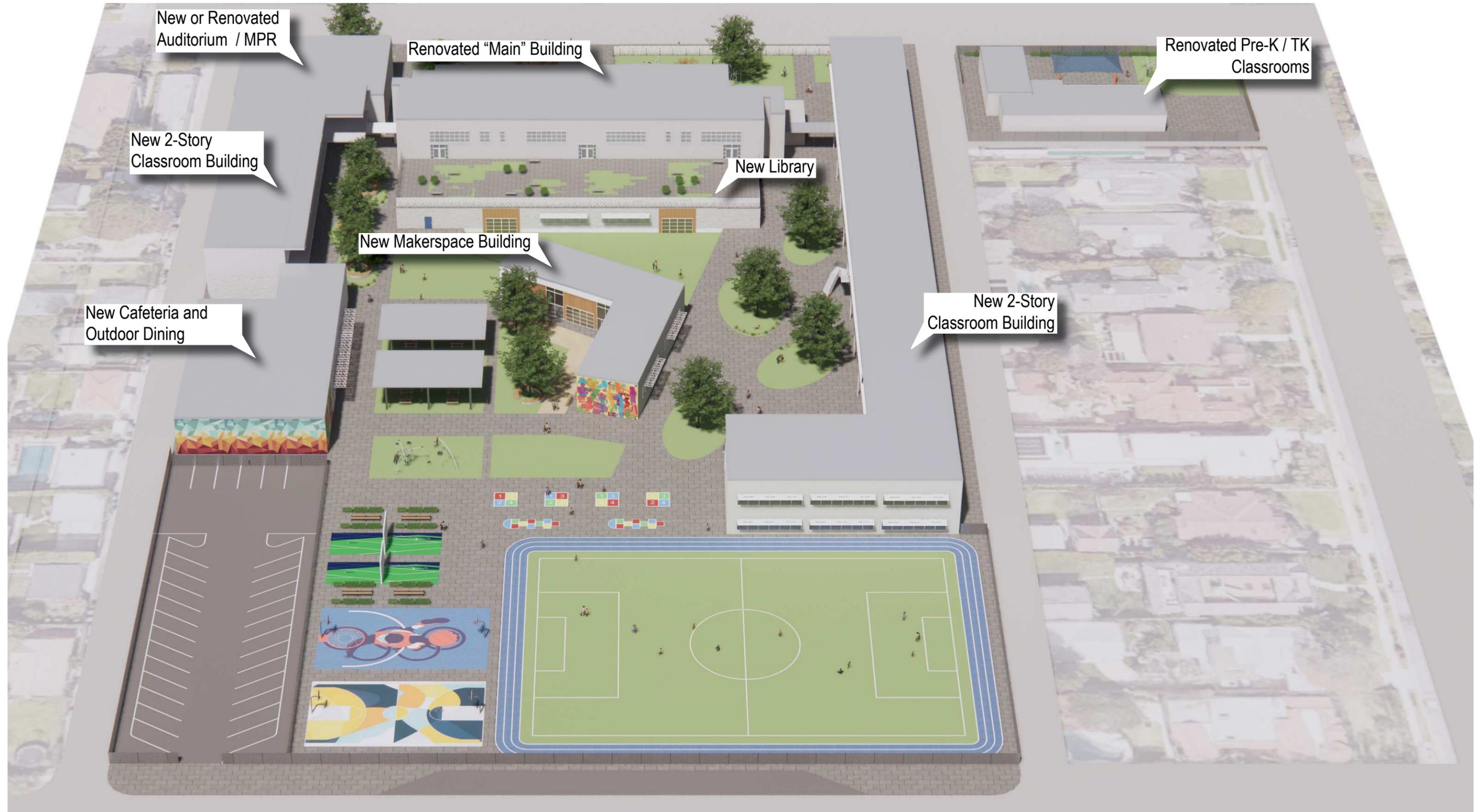


CURRENT MASTERPLAN ANALYSIS

CURRENT MASTERPLAN ANALYSIS



CURRENT MASTERPLAN ANALYSIS



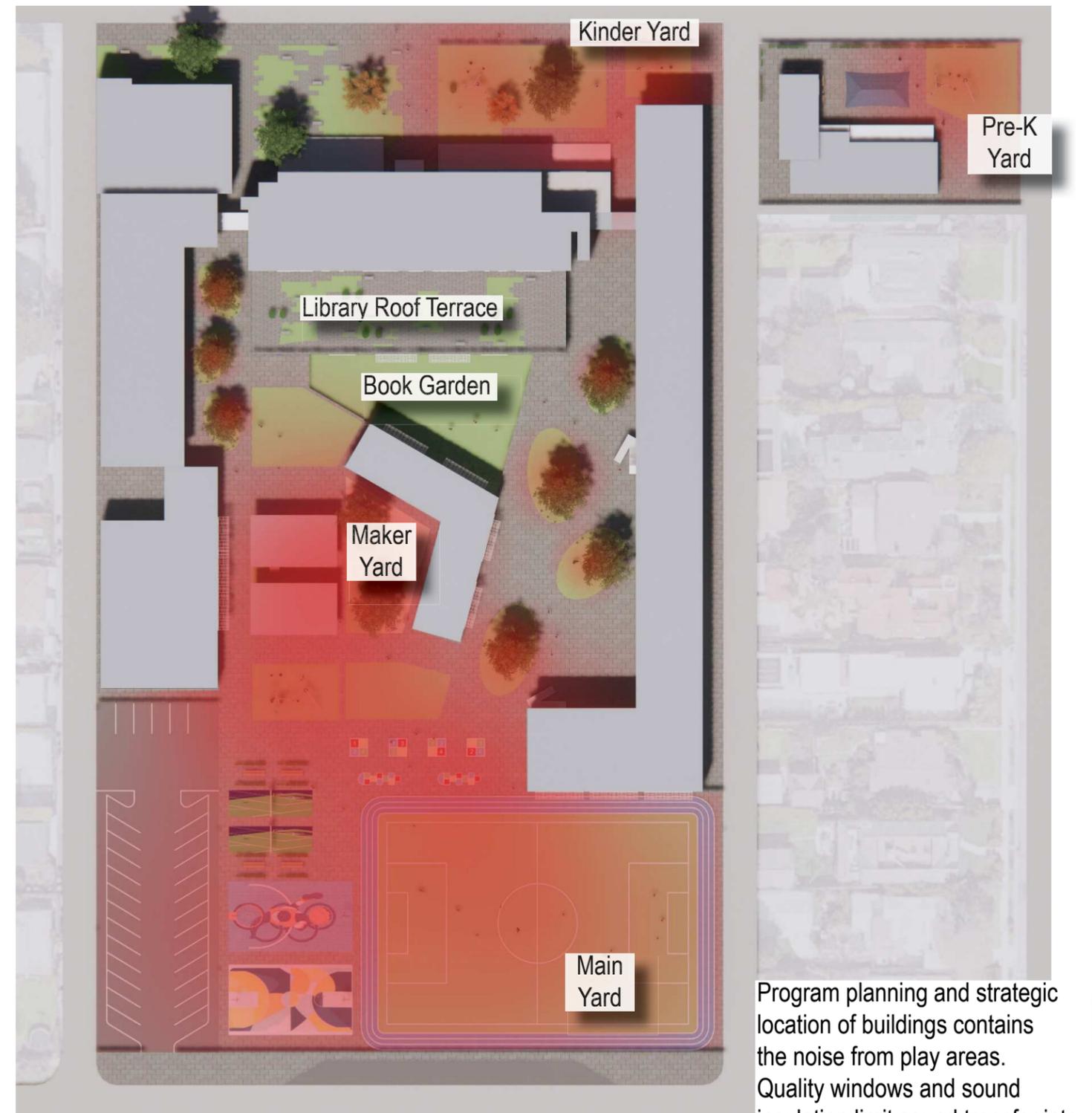
DESIGN PRIORITIES - OUTDOOR LEARNING

- New classrooms include site development with dedicated outdoor learning space
- Classrooms are envisioned with larger openings to create immediate indoor-outdoor connection
- Maker Yard, Book Garden, and other shared programmed outdoor spaces



DESIGN PRIORITIES - OUTDOOR SPACES

- Creating a buffer between loud and quiet campus spaces
- Providing a greater diversity of outdoor spaces for both active and calm play
- Maintaining the ability to provide after school support services



Program planning and strategic location of buildings contains the noise from play areas. Quality windows and sound insulation limit sound transfer into adjacent buildings.

DESIGN PRIORITIES - SECURITY

- Long-term Masterplan focuses the campus inward containing more of the campus within building walls
- Improvements to main entry and approach, including a secure vestibule
- Establishes a deliberate playground perimeter to support after school and joint use programs

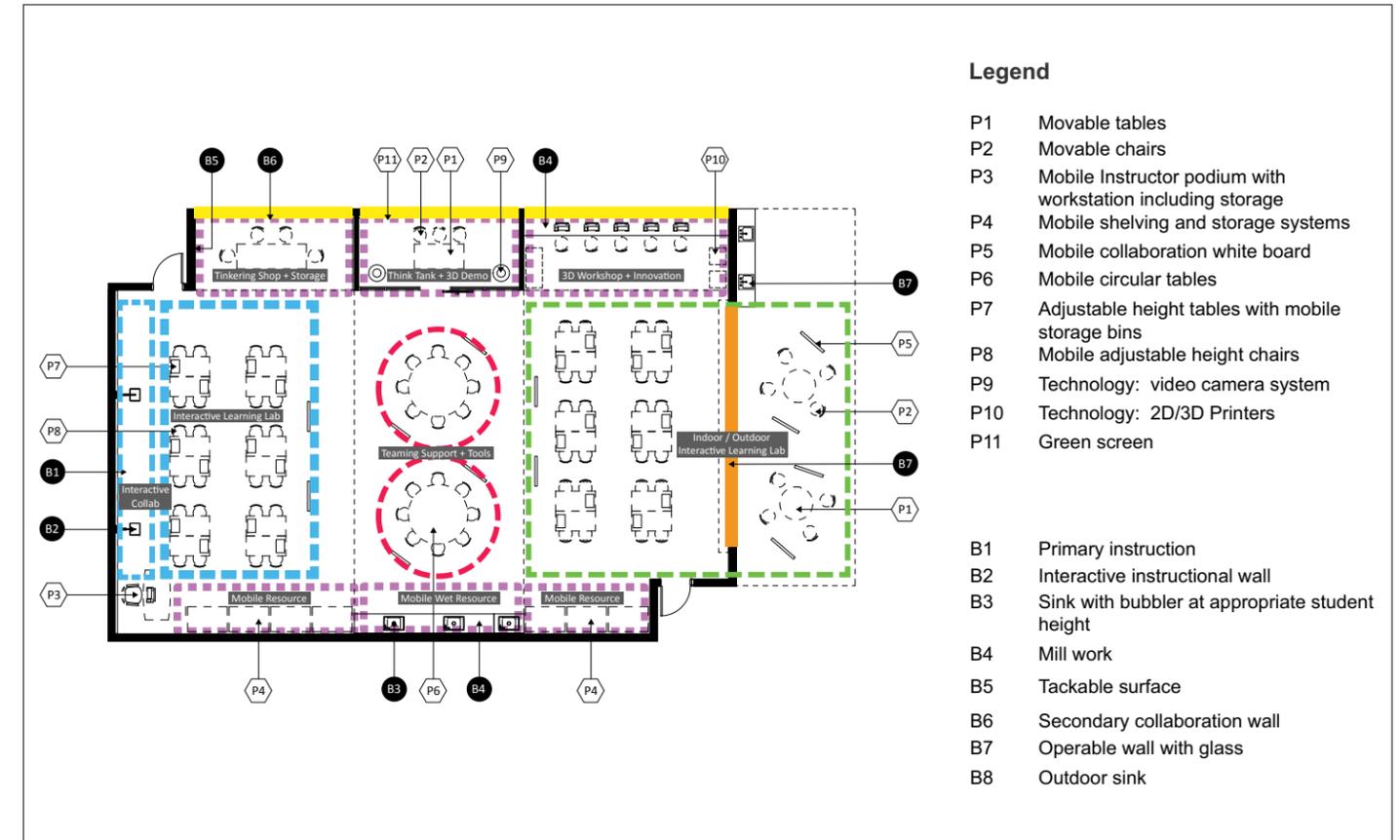


DESIGN PRIORITIES - MAKERSPACE

- Masterplan allows for early construction of this shared multipurpose resource
- Serves multiple functions: Project Based Learning, additional large group space, framing outdoor learning spaces, containing noise, and support for after-school functions
- Equity - Improvement benefits entire campus



Floor Plan

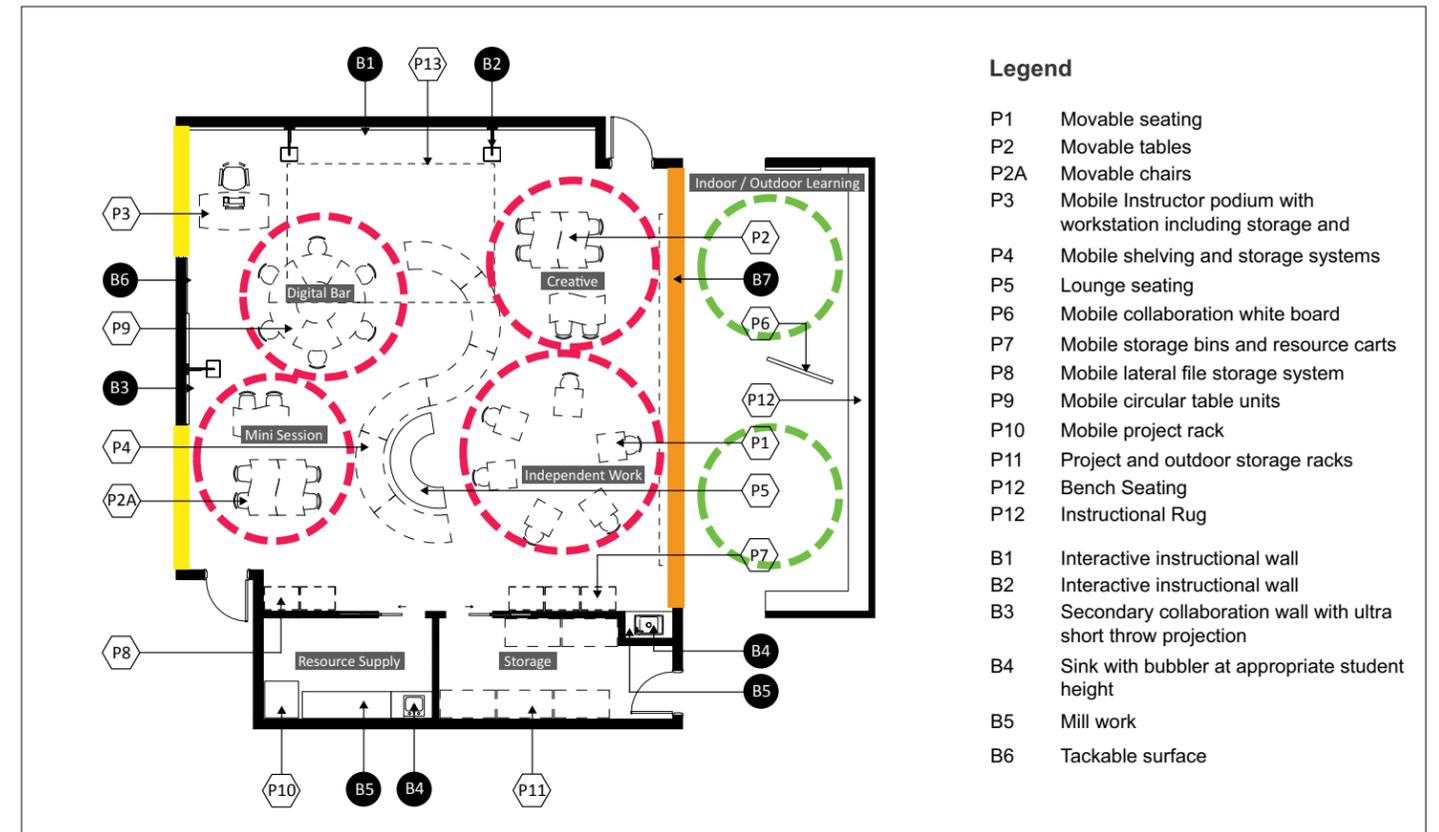


DESIGN PRIORITIES - CLASSROOMS AND TEAMING SPACES

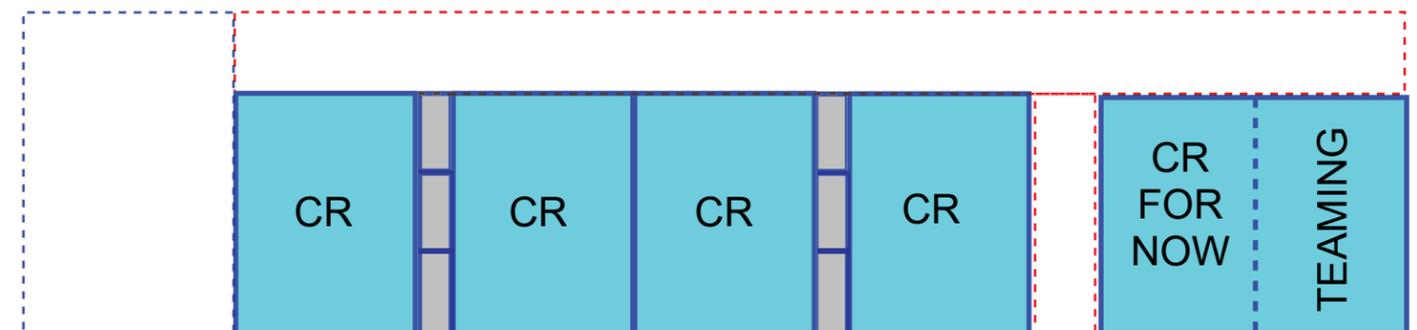
- Enlarged classrooms spaces per Ed Specs to allow more options for teaming, Project Based Learning, grouping, and exploration
- Integrated programmed outdoor learning spaces
- Teaming spaces to allow multiple classroom collaborative projects, and to support campus masterplan implementation



Floor Plan



THE TRANSITIONAL SOLUTION



COMMUNITY QUESTIONS?



THANK YOU

