



# Franklin Public School District

## SCHOOL CAPACITY ASSESSMENT



**School Committee**  
May 12, 2020

# Purpose | Goals

Optimize School Capacity  
Quantitative | Qualitative

## Quantitative

- Identify Existing Room Inventory
- Analyze Current Capacity & Utilization
- Analyze Capacity & Utilization based on Projected 2030 Enrollment\*

\* Franklin Public Schools Demographic Study – December 2019  
McKibben Demographic Research, LLC

## Qualitative

- Evaluate Current Educational Adequacy
- Review Opportunities for Enhancement

**Provide Recommendations**

# Understanding

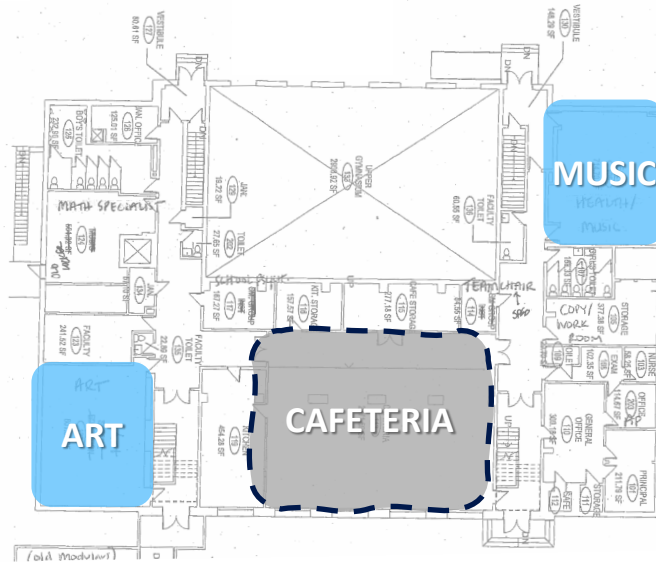
## Capacity

- Building Capacity – Total Capacity w/ all spaces used 100% of time
- Functional Capacity – Total Capacity w/ all spaces used based on a Utilization Factor

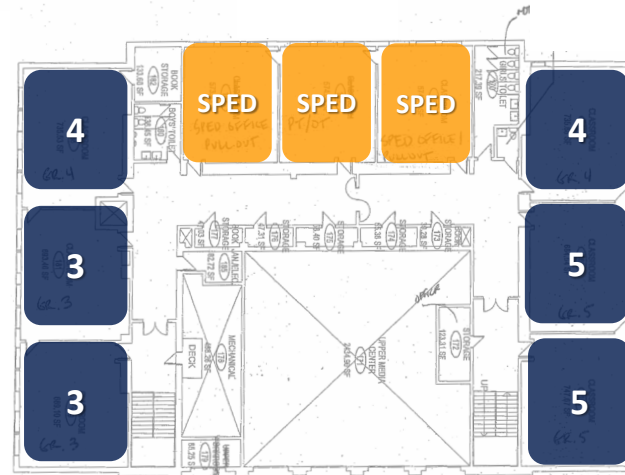
## Utilization Factor

- Target Percentage for Use of Space

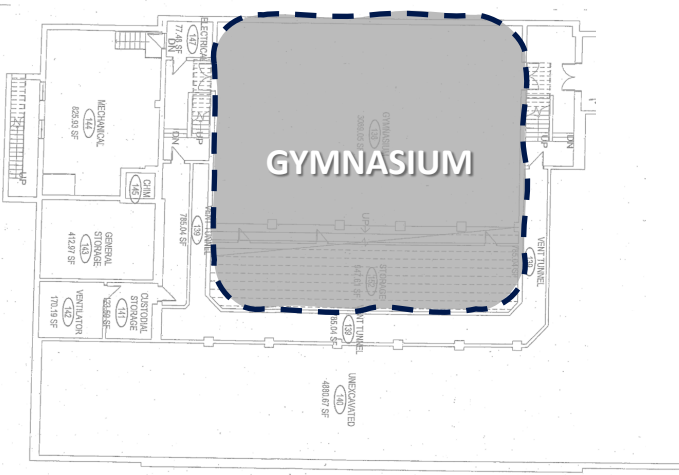
MSBA: **85%** Utilization



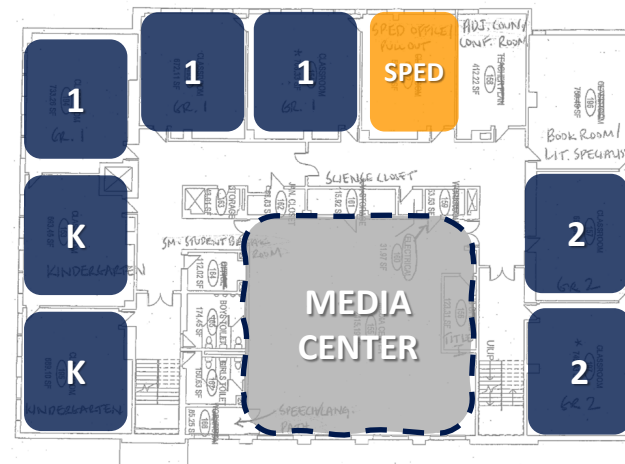
First Floor



Third Floor



Lower Level



Second Floor



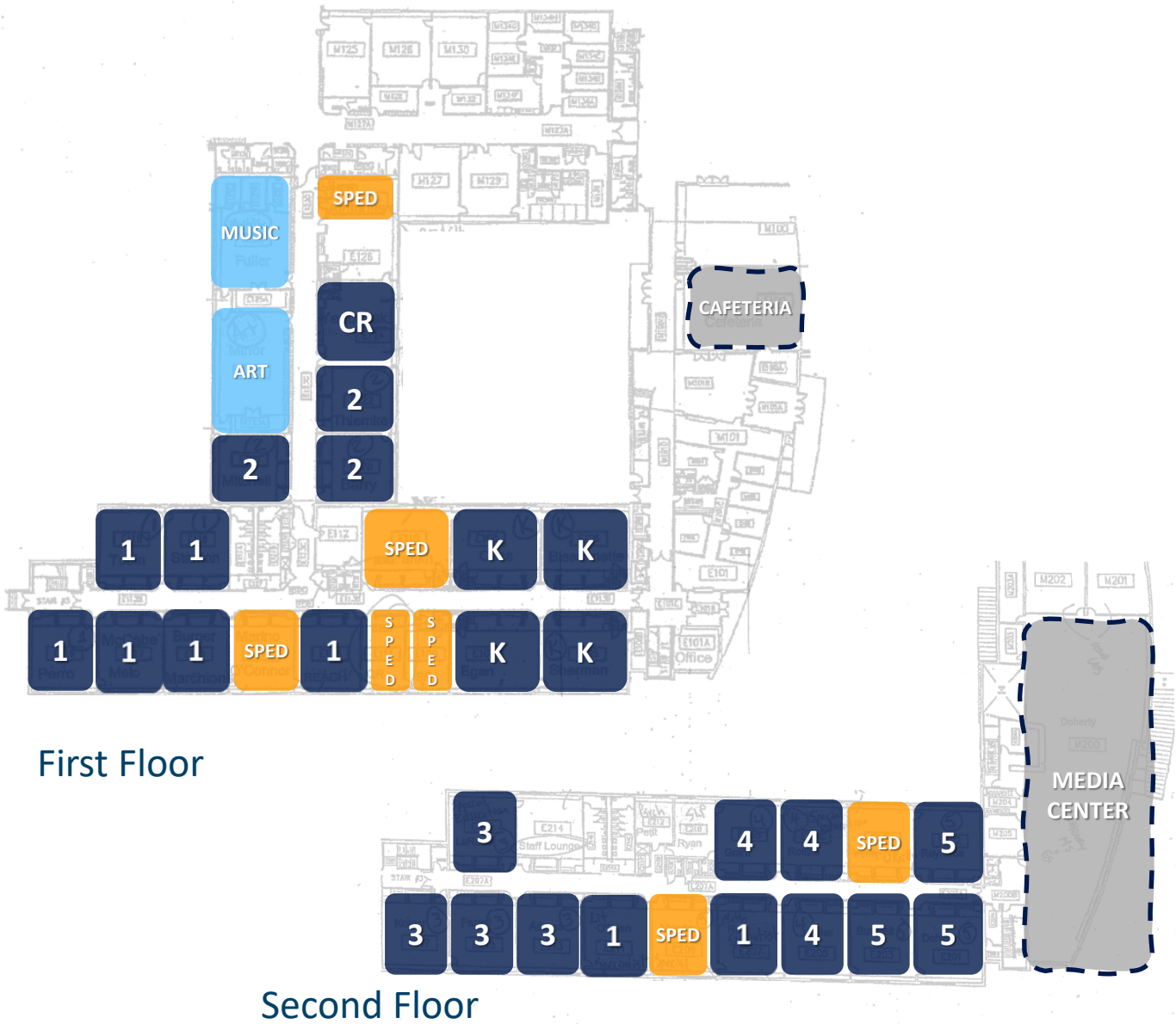
Davis Thayer Elementary	Legend	Capacity	Units	Building Capacity	Target Utilization	Functional Capacity
Kindergarten Classrooms		18	2	36	85%	30.6
Standard Classrooms		20	11	220	85%	187
Learning Support / Special Education		10	4	40	85%	34
Art Classroom		20	1	20	85%	17
Music Classroom		20	1	20	85%	17

**TOTAL** **336** **286**

Analysis		Area per student			Utilization		
Building area (SF)	42,018	Area	Benchmark	Variance	Utilization	Target	Variance
Current enrollment	227	185	180	5	68%	85%	17%
Projected Enrollment (10 Yrs)	269	156	180	-24	80%	85%	5%



# Oak Street Elementary School



Oak Street Elementary	Legend	Capacity	Units	Building Capacity	Target Utilization	Functional Capacity
Kindergarten Classrooms		18	4	72	85%	61.2
Standard Classrooms		20	20	400	85%	340
Learning Support / Special Education		10	7	70	85%	60
Art Classroom		20	1	20	85%	17
Music Classroom		20	1	20	85%	17

TOTAL 572 486

Analysis		Area per student			Utilization		
Building area (SF)	74,361	Area	Benchmark	Variance	Utilization	Target	Variance
Current enrollment	359	207	180	27	62%	85%	23%
Projected Enrollment (10 Yrs)	402	185	180	5	69%	85%	16%



Second Floor



First Floor



Helen Keller  
Elementary School

Helen Keller Elementary	Legend	Capacity	Units	Building Capacity	Target Utilization	Functional Capacity
Kindergarten Classrooms		18	3	54	85%	45.9
Standard Classrooms		20	20	400	85%	340
Learning Support / Special Education		10	7	70	85%	60
Art Classroom		20	1	20	85%	17
Music Classroom		20	1	20	85%	17
Other		20	2	40	85%	34
TOTAL				604		513

Analysis		Area per student			Utilization		
		Area	Benchmark	Variance	Utilization	Target	Variance
Building area (SF)	50,505	146	180	-34	57%	85%	28%
Current enrollment	346	164	180	-16	51%	85%	34%
Projected Enrollment (10 Yrs)	308						



First Floor

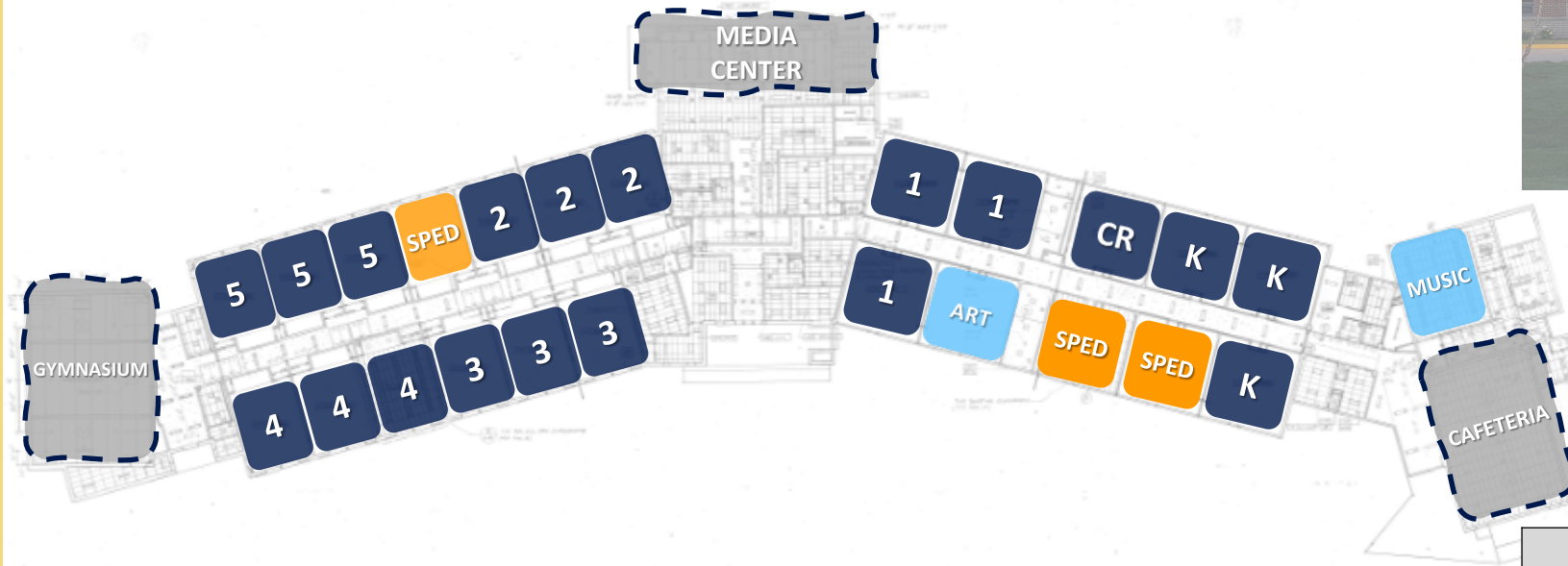


Kennedy Elementary	Legend	Capacity	Units	Building Capacity	Target Utilization	Functional Capacity
Kindergarten Classrooms		18	2	36	85%	30.6
Standard Classrooms		20	18	360	85%	306
Learning Support / Special Education		10	7	70	85%	60
Art Classroom		20	1	20	85%	17
Music Classroom		20	1	20	85%	17

TOTAL				506		430
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Analysis		Area per student			Utilization		
Building area (SF)	59,909	Area	Benchmark	Variance	Utilization	Target	Variance
Current enrollment	351	171	180	-9	69%	85%	16%
Projected Enrollment (10 Yrs)	294	204	180	24	58%	85%	27%





First Floor

Parmenter Elementary	Legend	Capacity	Units	Building Capacity	Target Utilization	Functional Capacity
Kindergarten Classrooms		18	3	54	85%	45.9
Standard Classrooms		20	16	320	85%	272
Learning Support / Special Education		10	3	30	85%	26
Art Classroom		20	1	20	85%	17
Music Classroom		20	1	20	85%	17
TOTAL				444		377

Analysis		Area per student			Utilization		
		Area	Benchmark	Variance	Utilization	Target	Variance
Building area (SF)	58,519						
Current enrollment	345	170	180	-10	78%	85%	7%
Projected Enrollment (10 Yrs)	399	147	180	-33	90%	85%	-5%





First Floor

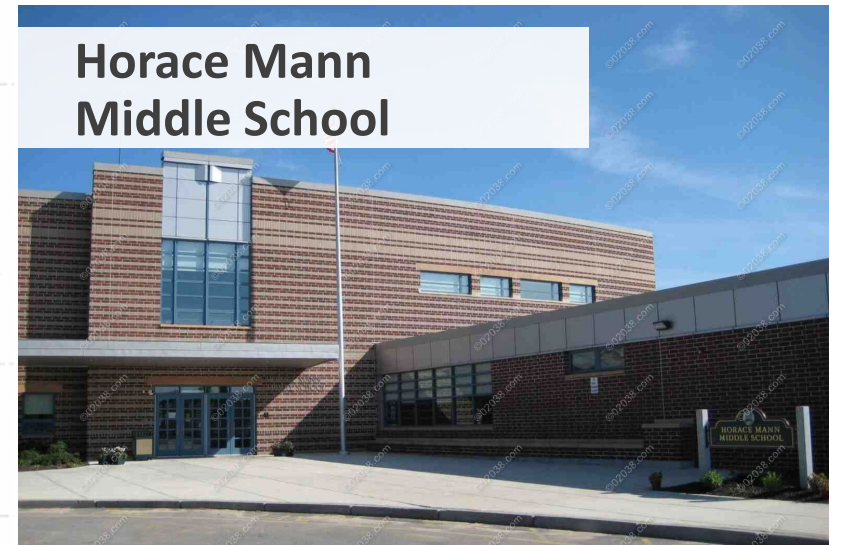
Second Floor



Jefferson  
Elementary School

Jefferson Elementary	Legend	Capacity	Units	Building Capacity	Target Utilization	Functional Capacity
Kindergarten Classrooms		18	3	36	85%	30.6
Standard Classrooms		20	17	340	85%	289
Learning Support / Special Education		10	6	60	85%	51
Art Classroom		20	1	20	85%	17
Music Classroom		20	1	20	85%	17
Other		20	1	20	85%	17
TOTAL				496		422

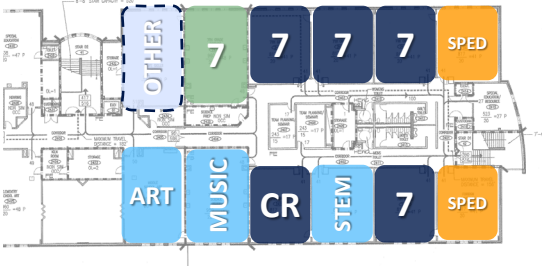
Analysis		Area per student			Utilization		
		Area	Benchmark	Variance	Utilization	Target	Variance
Building area (SF)	69,250						
Current enrollment	346	200	180	20	70%	85%	15%
Projected Enrollment (10 Yrs)	336	206	180	26	68%	85%	17%



Horace Mann Middle School	Legend	Capacity	Units	Building Capacity	Target Utilization	Functional Capacity
Standard Classrooms		23	21	483	85%	411
Learning Support / Special Education		12	7	84	85%	71
Science Labs		23	6	138	85%	117
Art Classroom		23	1	23	85%	20
Music		23	2	46	85%	39
STEM Lab		23	1	23	85%	20
Gymnasium		50	1	50	85%	43
<b>TOTAL</b>				<b>847</b>		<b>720</b>

Analysis		Area per student			Utilization		
Building area (SF)	103,505	Area	Benchmark	Variance	Utilization	Target	Variance
Current enrollment	450	230	190	40	53%	85%	32%
Projected Enrollment (10 Yrs)	351	295	190	105	41%	85%	44%

# Annie Sullivan Middle School



Second Floor



First Floor



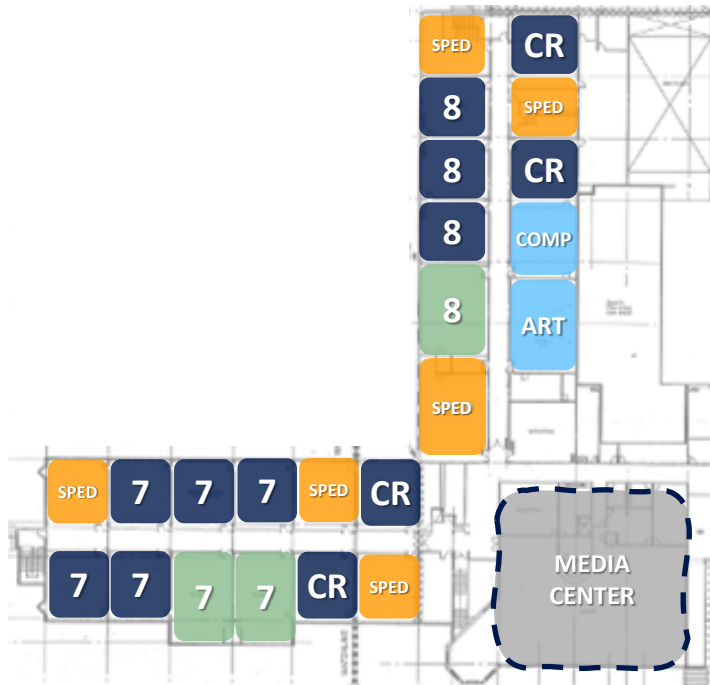
Lower Level

Annie Sullivan Middle School	Legend	Capacity	Units	Building Capacity	Target Utilization	Functional Capacity
Standard Classrooms		23	18	414	85%	352
Learning Support / Special Education		12	9	108	85%	92
Science Labs		23	5	115	85%	98
Computer Labs		20	2	40	85%	34
Art Classroom		23	1	23	85%	20
Music		23	2	46	85%	39
STEM Lab		23	2	46	85%	39
Gymnasium		50	1	50	85%	43
TOTAL				842		716

Analysis		Area per student			Utilization		
Building area (SF)	57,915	Area	Benchmark	Variance	Utilization	Target	Variance
Current enrollment	382	152	190	-38	45%	85%	40%
Projected Enrollment (10 Yrs)	292	198	190	8	35%	85%	50%



First Floor



Second Floor



Remington Middle School	Legend	Capacity	Units	Building Capacity	Target Utilization	Functional Capacity
Standard Classrooms		23	20	460	85%	391
Learning Support / Special Education		12	9	108	85%	92
Science Labs		23	4	92	85%	78
Computer Labs		20	1	20	85%	17
Art Classroom		23	1	23	85%	20
Music		23	2	46	85%	39
STEM Lab		23	2	46	85%	39
Gymnasium		50	1	50	85%	43
TOTAL				845		718

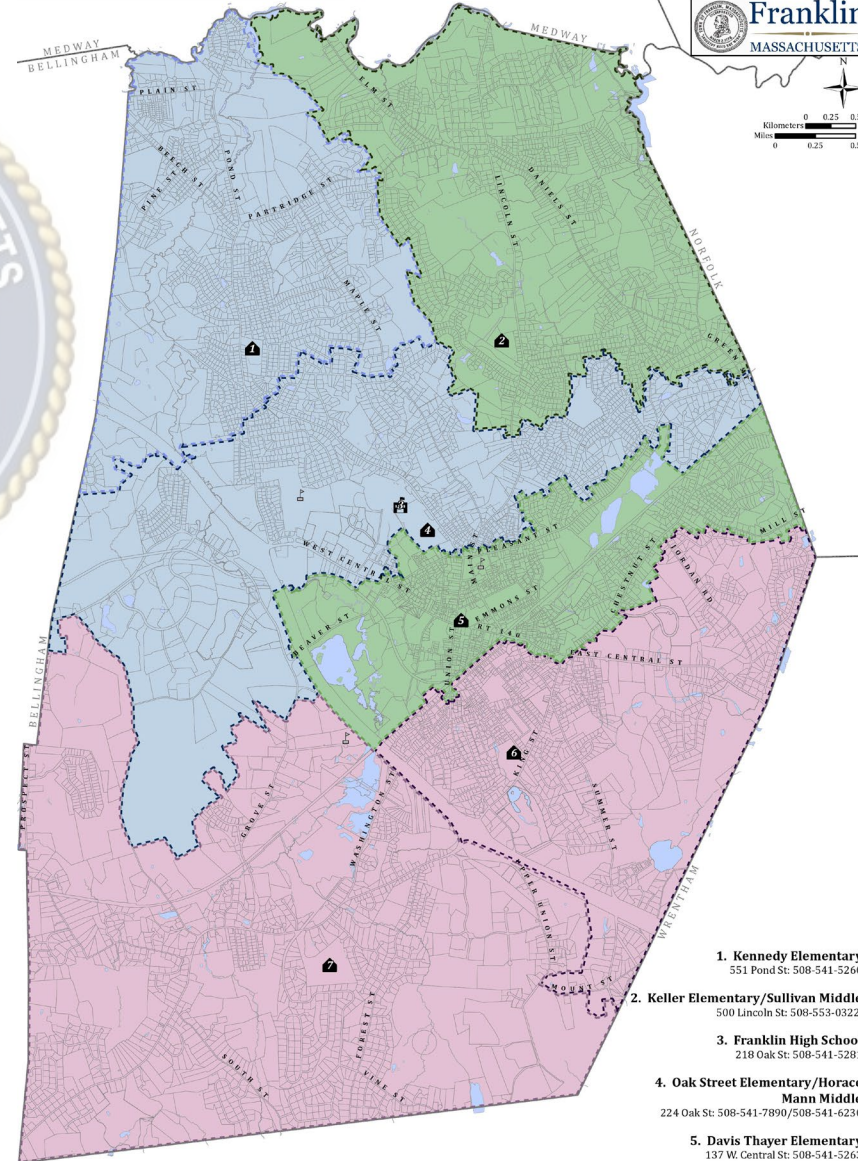
Analysis		Area per student			Utilization		
Building area (SF)	69,250	Area	Benchmark	Variance	Utilization	Target	Variance
Current enrollment	401	173	190	-17	47%	85%	38%
Projected Enrollment (10 Yrs)	382	181	190	-9	45%	85%	40%





# FRANKLIN School Districts

- Elementary School Districts**
- Davis Thayer School
  - Keller School
  - Kennedy School
  - Oak Street School
  - Jefferson School
  - Parmenter School
- Middle School Districts**
- Horace Mann School
  - Remington School
  - Sullivan School
- Franklin Elementary or Middle School**
- Franklin High School
  - Private, Charter or Regional Vocational School
  - Lake/Pond/River/Stream
  - Parcel Line
  - Municipal Boundary



- 1. Kennedy Elementary**  
551 Pond St: 508-541-5260
- 2. Keller Elementary/Sullivan Middle**  
500 Lincoln St: 508-553-0322
- 3. Franklin High School**  
218 Oak St: 508-541-5281
- 4. Oak Street Elementary/Horace Mann Middle**  
224 Oak St: 508-541-7890/508-541-6230
- 5. Davis Thayer Elementary**  
137 W. Central St: 508-541-5263
- 6. Parmenter Elementary**  
235 Wachusett St: 508-541-5281
- 7. Jefferson Elementary/Remington Middle**  
628 Washington St: 508-541-2140/508-541-2130

## DISTRICT UTILIZATION SUMMARY

CURRENT

Elementary  
Schools

67%

Middle School

49%

PROJECTED

Elementary  
Schools

69%

Middle School

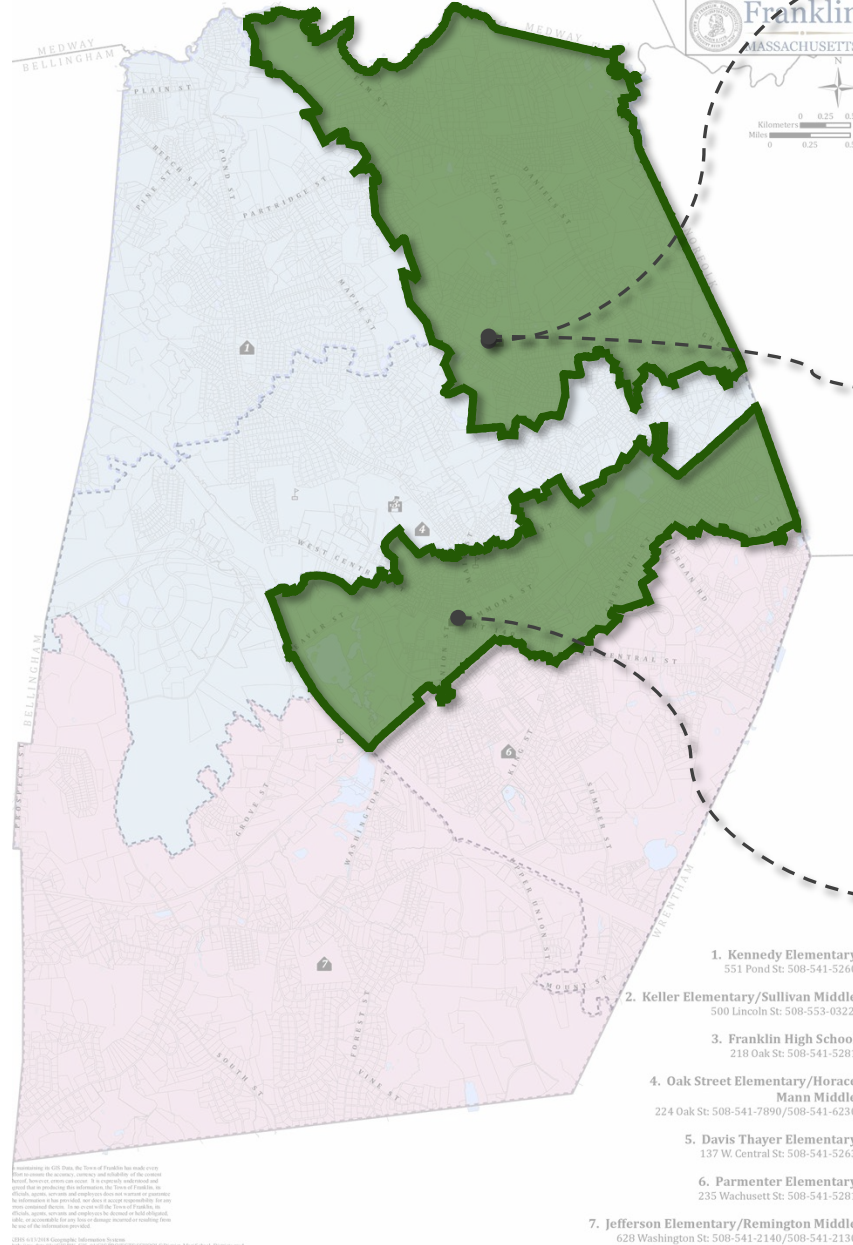
41%

# FRANKLIN School Districts

Elementary School Districts  
 Davis Thayer School  
 Keller School  
 Kennedy School  
 Oak Street School  
 Jefferson School  
 Parmenter School

Middle School Districts  
 Horace Mann School  
 Remington School  
 Sullivan School

Franklin Elementary or Middle School  
 Franklin High School  
 Private, Charter or Regional Vocational School  
 Lake/Pond/River/Stream  
 Parcel Line  
 Municipal Boundary



Helen Keller Elementary	Legend	Capacity	Units	Building Capacity	Target Utilization	Functional Capacity
Kindergarten Classrooms		18	3	54	85%	45.9
Standard Classrooms		20	20	400	85%	340
Learning Support / Special Education		10	7	70	85%	60
Art Classroom		20	1	20	85%	17
Music Classroom		20	1	20	85%	17
Other		20	2	40	85%	34
<b>TOTAL</b>				<b>604</b>		<b>513</b>

Analysis		Area per student			Utilization		
Building area (SF)	50,505	Area	Benchmark	Variance	Utilization	Target	Variance
Current enrollment	346	146	180	-34	57%	85%	28%
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Music Classroom		20	1	20	85%	17
<b>TOTAL</b>				<b>336</b>		<b>286</b>

Analysis		Area per student			Utilization		
Building area (SF)	42,018	Area	Benchmark	Variance	Utilization	Target	Variance
Current enrollment	227	185	180	5	68%	85%	17%
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## CURRENT

Elementary Schools

62%

Middle School

45%

## PROJECTED

Elementary Schools

66%

Middle School

35%

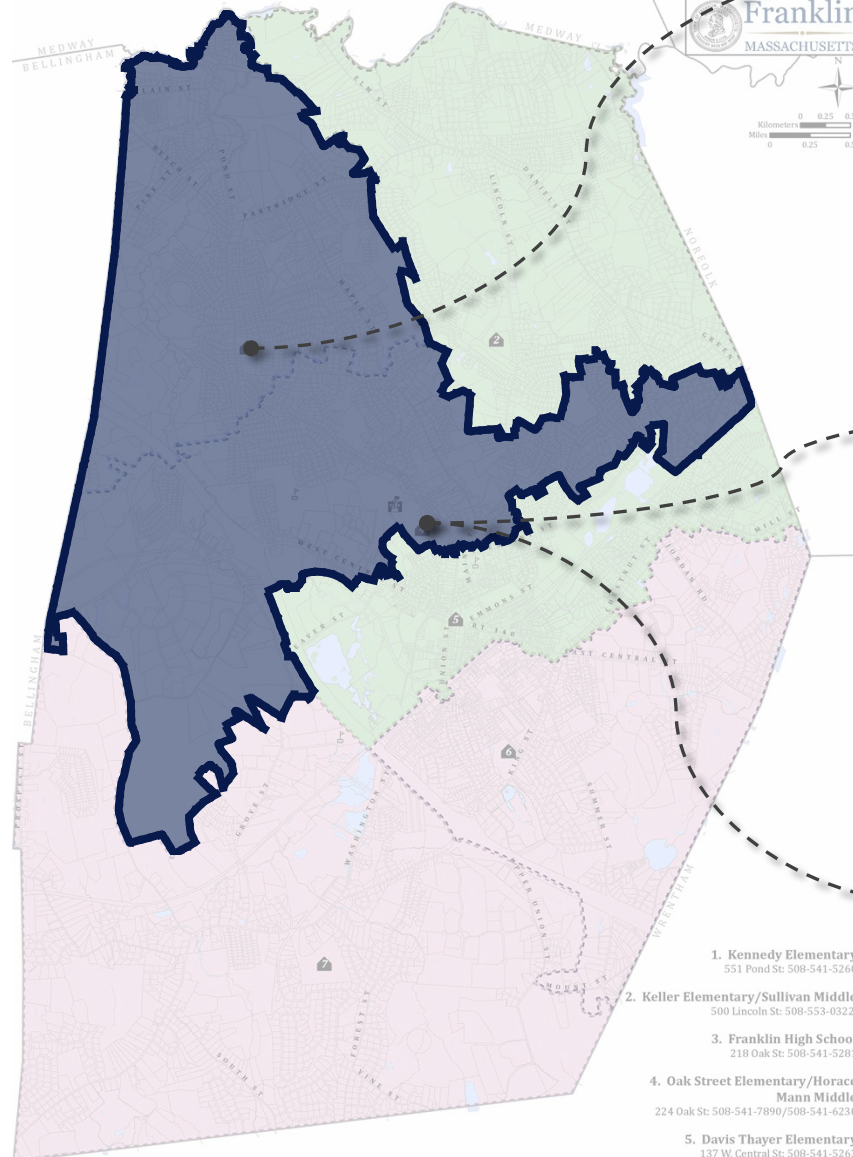


# FRANKLIN School Districts

Elementary School Districts  
 Davis Thayer School  
 Keller School  
 Kennedy School  
 Oak Street School  
 Jefferson School  
 Parmenter School

Middle School Districts  
 Horace Mann School  
 Remington School  
 Sullivan School

Franklin Elementary or Middle School  
 Franklin High School  
 Private, Charter or Regional Vocational School  
 Lake/Pond/River/Stream  
 Parcel Line  
 Municipal Boundary



According to GIS Data, the Town of Franklin has made every effort to ensure the accuracy of the information presented on this map. However, the information is provided as a service to the public and is not intended to be used for legal purposes. The Town of Franklin is not responsible for any errors or omissions in the information presented on this map. The information is provided as a service to the public and is not intended to be used for legal purposes. The Town of Franklin is not responsible for any errors or omissions in the information presented on this map.

1. Kennedy Elementary  
551 Pond St: 508-541-5260

2. Keller Elementary/Sullivan Middle  
500 Lincoln St: 508-553-0322

3. Franklin High School  
218 Oak St: 508-541-5281

4. Oak Street Elementary/Horace Mann Middle  
224 Oak St: 508-541-7890/508-541-6230

5. Davis Thayer Elementary  
137 W. Central St: 508-541-5263

6. Parmenter Elementary  
235 Wachusett St: 508-541-5281

7. Jefferson Elementary/Remington Middle  
628 Washington St: 508-541-2140/508-541-2130

Kennedy Elementary	Legend	Capacity	Units	Building Capacity	Target Utilization	Functional Capacity
Kindergarten Classrooms		18	2	36	85%	30.6
Standard Classrooms		20	18	360	85%	306
Learning Support / Special Education		10	7	70	85%	60
Art Classroom		20	1	20	85%	17
Music Classroom		20	1	20	85%	17
<b>TOTAL</b>				<b>506</b>		<b>430</b>

Analysis		Area per student			Utilization		
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Horace Mann Middle School	Legend	Capacity	Units	Building Capacity	Target Utilization	Functional Capacity
Standard Classrooms		23	21	483	85%	411
Learning Support / Special Education		12	7	84	85%	71
Science Labs		23	6	138	85%	117
Art Classroom		23	1	23	85%	20
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<b>TOTAL</b>				<b>847</b>		<b>720</b>

Analysis		Area per student			Utilization		
Building area (SF)	103,505	Area	Benchmark	Variance	Utilization	Target	Variance
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Projected Enrollment (10 Yrs)	351	295	190	105	41%	85%	44%

Oak Street Elementary	Legend	Capacity	Units	Building Capacity	Target Utilization	Functional Capacity
Kindergarten Classrooms		18	4	72	85%	61.2
Standard Classrooms		20	20	400	85%	340
Learning Support / Special Education		10	7	70	85%	60
Art Classroom		20	1	20	85%	17
Music Classroom		20	1	20	85%	17
<b>TOTAL</b>				<b>572</b>		<b>486</b>

Analysis		Area per student			Utilization		
Building area (SF)	74,361	Area	Benchmark	Variance	Utilization	Target	Variance
Current enrollment	359	207	180	27	62%	85%	23%
Projected Enrollment (10 Yrs)	402	185	180	5	69%	85%	16%

## CURRENT

Elementary Schools

66%

Middle School

54%

## PROJECTED

Elementary Schools

64%

Middle School

42%

# FRANKLIN School Districts

**Elementary School Districts**

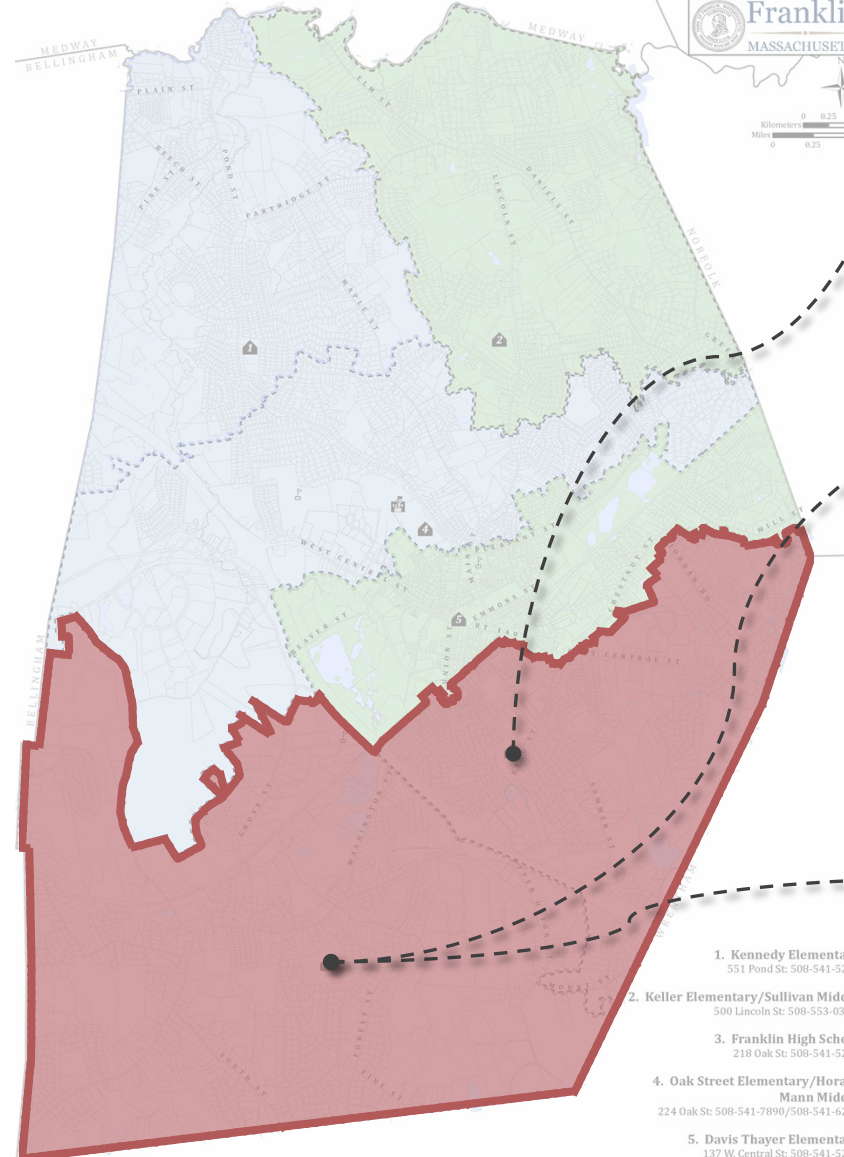
- Davis Thayer School
- Keller School
- Kennedy School
- Oak Street School
- Jefferson School
- Parmenter School

**Middle School Districts**

- Horace Mann School
- Remington School
- Sullivan School

**Franklin Elementary or Middle School**

- Franklin High School
- Private, Charter or Regional Vocational School
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Parmenter Elementary	Legend	Capacity	Units	Building Capacity	Target Utilization	Functional Capacity
Kindergarten Classrooms		18	3	54	85%	45.9
Standard Classrooms		20	16	320	85%	272
Learning Support / Special Education		10	3	30	85%	26
Art Classroom		20	1	20	85%	17
Music Classroom		20	1	20	85%	17

**TOTAL 444 377**

Analysis		Area per student			Utilization		
Building area (SF)	58,519	Area	Benchmark	Variance	Utilization	Target	Variance
Current enrollment	345	170	180	-10	78%	85%	7%
Projected Enrollment (10 Yrs)	399	147	180	-33	90%	85%	-5%

Remington Middle School	Legend	Capacity	Units	Building Capacity	Target Utilization	Functional Capacity
Standard Classrooms		23	20	460	85%	391
Learning Support / Special Education		12	9	108	85%	92
Science Labs		23	4	92	85%	78
Computer Labs		20	1	20	85%	17
Art Classroom		23	1	23	85%	20
Music		23	2	46	85%	39
STEM Lab		23	2	46	85%	39
Gymnasium		50	1	50	85%	43

**TOTAL 845 718**

Analysis		Area per student			Utilization		
Building area (SF)	69,250	Area	Benchmark	Variance	Utilization	Target	Variance
Current enrollment	401	173	190	-17	47%	85%	38%
Projected Enrollment (10 Yrs)	382	181	190	-9	45%	85%	40%

Jefferson Elementary	Legend	Capacity	Units	Building Capacity	Target Utilization	Functional Capacity
Kindergarten Classrooms		18	3	36	85%	30.6
Standard Classrooms		20	17	340	85%	289
Learning Support / Special Education		10	6	60	85%	51
Art Classroom		20	1	20	85%	17
Music Classroom		20	1	20	85%	17
Other		20	1	20	85%	17

**TOTAL 496 422**

Analysis		Area per student			Utilization		
Building area (SF)	69,250	Area	Benchmark	Variance	Utilization	Target	Variance
Current enrollment	346	200	180	20	70%	85%	15%
Projected Enrollment (10 Yrs)	336	206	180	26	68%	85%	17%

**CURRENT**

**Elementary Schools**

**74%**

**Middle School**

**47%**

**PROJECTED**

**Elementary Schools**

**79%**

**Middle School**

**45%**



# Educational Adequacy



## SITE

- *Lack of Sufficient Parking*
- *Students Cross Driveway to Access Playground*
- *No On-site Parent Drop-off*

## BUILDING

- ✓ Well-maintained
- *Built during the Industrial Era*
- *Lack of Accessibility*
- *Poor Natural Security*
  - *Access to Building and Student Population Before Entering Main Office*

## EDUCATIONAL

- *All Spaces below Current Educational Size Standards (~200sf)*
- *Multiple Building Levels Impede Student / Staff Collaboration*
- *Lack of Break-out / Collaboration / Makerspaces*



## SITE

- ✓ Generally Adequate
- ✓ Separate Bus / Parent / Service Circulation
- *Lack of Sufficient Parent Drop-off*

## BUILDING

- ✓ Well-maintained
- ✓ Relatively New Construction
- *Overlap of Elementary & Middle School Students for Cafeteria, Auditorium & Gymnasium*

## EDUCATIONAL

- ✓ Modern Small-learning Community Organization
- ✓ Secure Courtyard Provides Safe Outdoor Learning Space
- *Lack of Break-out / Collaboration / Makerspaces*
- *Playground Location "Remote" from School*



## SITE

- ✓ Generally Adequate
- *Overlapping Bus / Parent / Service Circulation*
- *Limited Secondary Emergency Access*

## BUILDING

- ✓ Well-maintained
- ✓ Relatively New Construction
- ✓ Clear Separation of Elementary and Middle School Population

## EDUCATIONAL

- ✓ Modern Small-learning Community Organization
- ✓ Secure Courtyard Provides Safe Outdoor Learning Space and Playground
- ✓ Centrally Located Collaboration Spaces Integrated into Learning Communities

# Educational Adequacy

Kennedy  
Elementary School



## SITE

- *Overlapping Bus / Parent / Service Circulation*
- *Students Cross Driveway at Arrival and Pick-up*

## BUILDING

- ✓ Well-maintained, but Dated
- *Lack of Accessibility*
- *Temporary Modular Classrooms Have Extended beyond Useful Life*
- *Poor Natural Security*
  - *Access to Building and Student Population Before Entering Main Office*
  - *Multiple Building Entries*

## EDUCATIONAL

- *Lack of Break-out / Collaboration / Makerspaces*
- *Entry to Educational Spaces through Gym, Cafeteria, Media Center*

Parmenter  
Elementary School



## SITE

- *Overlapping Site Circulation*
- *Parking Along Bus Loop*
- *Lack of Sufficient Parent Drop-off*

## BUILDING

- ✓ Well-maintained
- ✓ Simple, Compact Organization
- *No Dedicated Toilet in Kindergarten Classrooms*

## EDUCATIONAL

- ✓ Modern Small-learning Community Organization
- ✓ Media Center Located a “Heart” of Building
- *Lack of Structured Outdoor Learning Spaces*
- *Lack of Break-out / Collaboration Spaces*
- *Students Cross Driveway to Access Playground*

Jefferson  
Elementary School



## SITE

- ✓ Generally Adequate
- ✓ Simple Site Circulation
- ✓ Pathways to Adjacent Neighborhoods
- *Significant Vegetation and Site Features Obstruct Natural Surveillance*

## BUILDING

- ✓ Well-maintained
- ✓ Relatively New Construction
- ✓ Simple, Compact Organization
- ✓ Clear Separation of Elementary and Middle School Population
- ✓ Secure Main Entry

## EDUCATIONAL

- ✓ Media Center Located a “Heart” of Building
- *Lack of Structured Outdoor Learning Spaces*
- *Lack of Break-out / Collaboration / Makerspaces*

# Educational Adequacy

Horace Mann  
Middle School



## SITE

- ✓ Generally Adequate
- ✓ Separate Bus / Parent / Service Circulation
- *Lack of Sufficient Parent Drop-off*

## BUILDING

- ✓ Well-maintained
- ✓ Relatively New Construction
- *Overlap of Elementary & Middle School Students for Cafeteria, Auditorium & Gymnasium*

## EDUCATIONAL

- ✓ Modern Small-learning Community Organization
- ✓ Secure Courtyard Provides Safe Outdoor Learning Space
- *Lack of Break-out / Collaboration / Makerspaces*
- *Art and STEM Lab Location "Remote" from Core Academic Spaces*

Annie Sullivan  
Middle School



## SITE

- ✓ Generally Adequate
- *Overlapping Bus / Parent / Service Circulation*

## BUILDING

- ✓ Well-maintained
- ✓ Relatively New Construction
- ✓ Clear Separation of Elementary and Middle School Population

## EDUCATIONAL

- ✓ Modern Small-learning Community Organization
- ✓ Secure Courtyard Provides Safe Outdoor Learning Space and Playground
- ✓ Centrally Located Collaboration Spaces Integrated into Learning Communities
- *Lack of Structured Outdoor Learning Spaces*

Remington  
Middle School



## SITE

- ✓ Generally Adequate
- ✓ Simple Site Circulation
- ✓ Pathways to Adjacent Neighborhoods
- *Significant Vegetation and Site Features Obstruct Natural Surveillance*

## BUILDING

- ✓ Well-maintained
- ✓ Relatively New Construction
- ✓ Simple, Compact Organization
- ✓ Clear Separation of Elementary and Middle School Population
- ✓ Secure Main Entry

## EDUCATIONAL

- ✓ Media Center Located a "Heart" of Building
- *Lack of Structured Outdoor Learning Spaces*
- *Lack of Break-out / Collaboration / Makerspaces*



# Next Steps

Optimize School Capacity  
Quantitative | Qualitative

## Develop Multiple Solutions

- Address Low Utilization Rates
- Provide Opportunities for Enhancement of Educational Environment
- Consider Fiscally Responsible Solutions

## Prepare a Report

- Summarize Findings
- Provide Recommendations





**Thank You.**