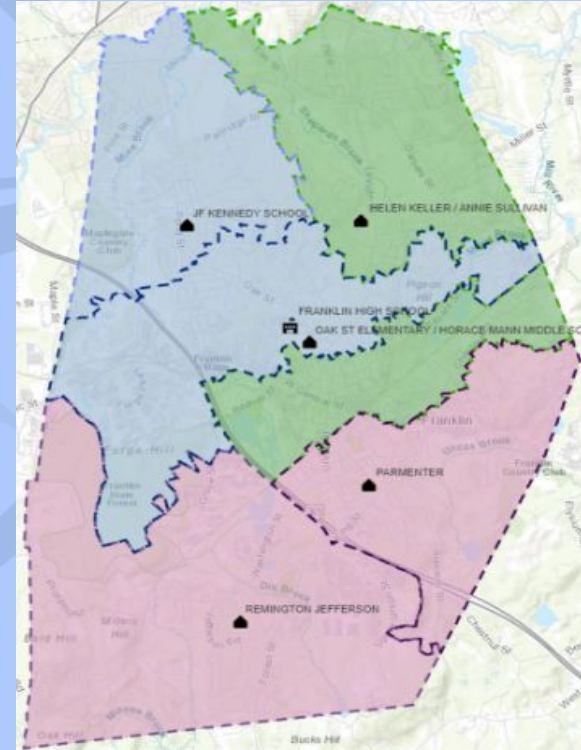


Franklin Public Schools

Comprehensive School Facilities Assessment Update

Winter 2024

Presented to the Franklin School
Committee on January 23, 2024



History and Context

Franklin Public Schools maintains a physical environment that is conducive to teaching and learning. Providing appropriate educational spaces that meet program and enrollment needs while supporting the quality of learning experiences requires the assessment and study of our school buildings.

This task requires performing a physical and programmatic assessment of our early childhood center, five elementary schools, three middle schools, and one high school and developing a Comprehensive School Facilities Plan (i.e. School Master Plan) for critical maintenance, renovations, and additions or potential building replacements for the next ten years.

Over the past decade, the Franklin Public Schools enrollment has been decreasing and is expected to continue to decrease through 2030. The Franklin Public Schools is conducting a Facilities Assessment Study to determine whether to renovate, consolidate, or build new facilities to meet program needs in a fiscally responsible manner.



History and Context

2019 - McKibben Demographic Research, LLC completed a demographic study and presentation to the School Committee in December 2019.

2020 - Kaestle Boos conducted a [Kaestle-Boos Facilities Report](#) and presentation in the fall of 2020.

2021 - Davis Thayer Elementary School closure, and re-districted all students to Helen Keller Elementary School. To continue to evaluate the needs of the district, the Franklin School Committee established a Space Needs Subcommittee, which recommended a redistricting analysis.

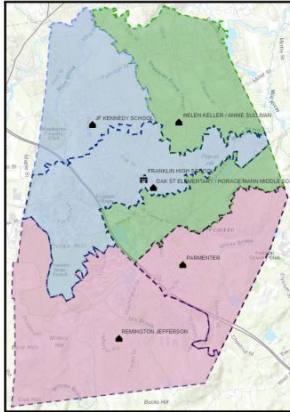
2022 - FPS conducted a redistricting analysis to evaluate the distribution of students and optimize facility utilization to best support educational programming within the district for the foreseeable future. The FPS [Redistricting Analysis Report](#) outlined options recommended to the School Committee.

2023 - On May 9, 2023, the School Committee voted to approve Option 1, which proposes that current district attendance boundaries remain the same while a Comprehensive School Facilities Assessment is conducted, as referenced in the summary [letter](#).





April 25, 2023



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This approach would involve community engagement, decisions beyond the scope of this report, and revisiting enrollment projections. This is presented solely only on the scope of this report and may not be the “right” solution when all factors are considered.” (Kaestle Boos FPS Facilities Assessment Report, The 10-Year Need, Pg. 54).

School Facilities Master Planning

A School Facilities Master Plan outlines the long-range plans necessary over the foreseeable future if our facilities are to support the educational needs of our students aligned with our educational vision. The development of a School Facilities Master Plan can take twelve to eighteen months to develop and multiple years to implement.




The plan includes the following:

1. An assessment of the current conditions of school facilities, identifying areas needing repair or renovation, evaluating existing space utilization, and projecting future enrollment and demographic trends. In Franklin, a facilities assessment was conducted in 2020 by Kaestle Boos Associates, which serves as the starting point for this process. The information from this redistricting analysis will also be included as part of the process.
2. An analysis of the existing educational programming and educational visioning process for what we hope for the future. Take into account a comprehensive assessment of the physical and functional needs of school facilities and the educational needs of our students.
3. Capital Improvement Plan related to addressing current building codes, energy efficiency, repair/replacement of failing building systems, and preventative maintenance (i.e., roof, fire alarms, building finishes, etc.).
4. An outline of possible facilities solutions, with cost estimates, that would bring the district's facilities into alignment with what is envisioned for the education program, and
5. The final recommendation to the School Committee

Once the vision is established, various options and scenarios are developed and evaluated, including potential renovation, expansion, new construction projects, and changes to attendance boundaries or facility usage. These options are reviewed and refined during public input sessions and consultation with various stakeholders, including the Facilities Department, elected officials, district leadership, educators, architects, and other experts. The plan will also include a timeline for implementation, a funding strategy, and ongoing monitoring and evaluation processes to ensure that the district's facilities continue to meet the needs of its students and community.

Comprehensive School Facilities Assessment and Master Planning: Three Parts

Intended to guide the short and long-term development of the educational model and facilities for the Franklin Public Schools.

 Population & Enrollment Forecast	 Educational Visioning & Adequacy	 Facilities Assessment
<p>Purpose: Forecast student enrollment and demographic data from 2024-2034 to inform our facilities' needs to educate all students in our schools.</p>	<p>Purpose: Express the values, beliefs, and concepts to serve as a foundation for future educational deliveries in Franklin schools and facilities planning as they relate to educational trends, best practices, and issues affecting the delivery of education that represent Franklin's Portrait of a Franklin Graduate.</p>	<p>Purpose: Determine the age and life of school buildings, their mechanical systems, maintenance/operational costs, utilization, etc.</p>

School Master Planning

A comprehensive plan that maps out how to best educate students incorporates:

1. Instructional delivery to meet the needs of all learners
2. Organization of students and grade levels
3. Facilities utilization to meet the needs of all aspects of our educational programming





Population & Enrollment Forecast

Completed

1. Contracted McKibben and Associates to update the Student Population and Forecast based on the 2020 census data and other post-pandemic factors.
2. Population forecasts from 2024-2034 based on age, sex, and total population for the five elementary, three middle schools, and one high school attendance areas of the Franklin Public School District
3. Received an updated [Student Population and Forecast](#) summarizing the methodology, assumptions, and historical patterns used in the calculations of the forecasts, the demographic profiles of each attendance area, and the results of the forecasts.
4. Met with McKibben to unpack the report and discuss implication

Next Steps

1. Schedule McKibben to present report to CFAS on Feb. 7 at 5:00 pm
2. Share study with F. Locker & Associates for incorporation into the development of the FPS Master Plan.
3. Conduct further comparative analysis of the current enrollment vs. forecasted enrollment



★ Educational Visioning & Adequacy

Completed

1. Reviewed sample completed educational visioning documents
2. Discussed with our purchasing and procurement specialist options that we have as it relates to procuring a consultant to facilitate the process of educational visioning,
3. Reviewed sample Requests for Services (RFS, RFP, and RFQ) to ensure we incorporated the most important aspects to attain our goal related to visioning.
4. Prepared a draft document to incorporate the components of a request for services of a consultant outlining the processes and outcomes desired

Next Steps

1. F. Locker & Assoc./KBA conducting comprehensive facilities walkthrough at all 10 schools (January 9-30, 2023)
2. Engage stakeholders.
 - a.





Facilities Assessment

Completed

1. 2020 [Kaestle-Boos Facilities Assessment Report](#) was conducted and reviewed
 - a. The report serves as a foundational facilities assessment document but we need additional information.
2. RFP for facilities assessment to continue facilities assessment to include updated space utilization information (enrollment forecast, use of space for specialized programming at each school, etc.)
3. Facilities Department established a 10-year capital plan for current school facility needs

Next Steps

1. Consult with F. Locker & Assoc. (visioning and master planning, Facilities Dept. and KBA (facilities assessment)
2. Identify any additional information needed.
3. Updates to facilities assessment to inform master planning



School Master Planning

A comprehensive plan that maps out how to best educate students incorporates:

1. Instructional delivery to meet the needs of all learners
2. Distribution/Organization of students and grade levels
3. Facilities utilization to meet the needs of all aspects of our educational programming

The capacity of a school building is driven by four main factors:

- 1. the physical size of the instructional spaces**
- 2. the class size limits**
- 3. the schedule of uses**
- 4. the programs that are offered by the school**

Just as education has evolved, the way schools facilities are utilized has evolved. Because of the dynamic, collaborative learning environments that are required to prepare students for the modern world a more flexible approach is utilized and referred to as the “functional capacity.” The functional capacity of an educational facility is defined as the number of students the facility can accommodate. More specifically, a school’s capacity is the number of students which can be accommodated given the specific educational programs, the class schedules, the student-teacher ratios, and the size of the rooms. The utilization rate of a facility is calculated by dividing the current or projected enrollment of the educational facility by the capacity. The utilization rate is used to determine if the facility has excess space or if it is lacking sufficient space for the given enrollment.





Future Path: Options Planning and Facility Master Plan

As a follow-on activity to this assessment, FPS can use the information gathered here to develop a facility master plan. A facility master plan is often used by Districts to plan capital improvement programs before identifying a funding stream or acquiring funding. By developing decisions based on the prioritization and categorization of needs identified during the assessment, a district can begin planning with an objective foundation for long-term decision making. Combining assessment data with enrollment projections, capacity and utilization data, geographical information data, and community input will help facilitate the development of achievable, long-range options. Such options may include renovations, new construction, school consolidation, attendance area realignment, and possible facility closures.

Options Planning

Based on information collected during an assessment, a district could begin to plan a facilities modernization program to address deteriorating buildings that are under or over utilized. Many different scenarios are possible that take into account facility condition, capacity, attendance zone utilization, and other factors to determine the future serviceability of facilities across a district. Each scenario would have a different impact on the actual cost related to facility condition improvements, life cycle costs, and costs of replacing some facilities in poor condition with new buildings.

It is important to note that developing actual potential scenarios must involve reviewing these factors, as well as additional planning involving key stakeholders and community members.

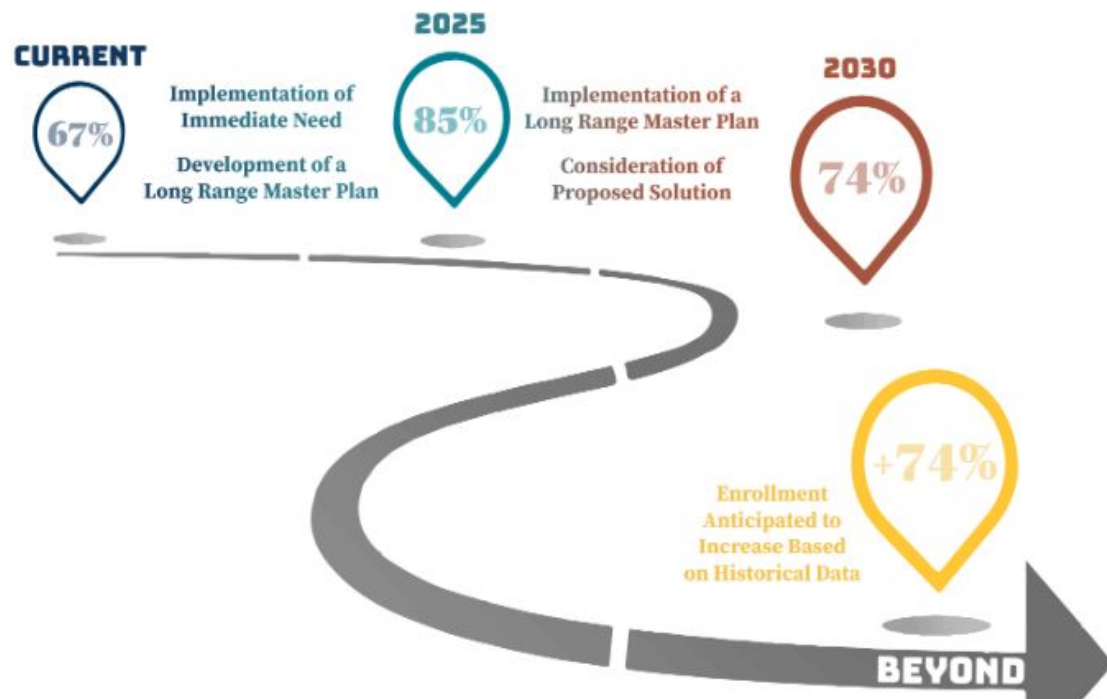
Facility Master Plan

Once the results from the options planning process are vetted with the community, recommendations for a facility master plan would be compiled. This final report would outline an action for each of FPS's facilities. Recommendations would be presented by priority and in phases showing which facilities should be addressed first and then the subsequent order for remaining facilities.

The 10-Year Need

Any long term solution should be evaluated as part of a District Master Plan. Based on the scope of this report we can offer a solution that can be further analyzed in the development of the Master Plan. This solution assumes that the immediate need solution has been implemented.

In an effort to address the projected decline in enrollment, while continuing to address the EAI results, further consolidation and reorganization of facilities was studied. The timeline below outlines a potential or sample approach for the District. This approach would involve community engagement, decisions beyond the scope of this report, and revisiting enrollment projections. This presented is solely on the scope of this report and may not be the "right" solution when all factors are considered.



NEXT STEPS

It is important to note that an assessment in and of itself is not a scope of work. It is a tool to assist the District in understanding its current conditions to determining its next steps. Identifying every specialized circumstance was beyond the scope of this report. It will ultimately be determined by Franklin Public School District's School Improvement and Facilities Master Plan the next steps as it relates to the addressing the capacity and educational adequacy of the District.

Kaestle Boos Associates is pleased to have had the opportunity to provide Franklin Public Schools with this Comprehensive Facilities Assessment Report. We hope this document will provide the necessary information to make informed decisions about the future of the Franklin Public Schools.





FRANKLIN PUBLIC SCHOOLS

2023-2024 12-18 months	2025 12 months	2026+ 7-10 years
<ul style="list-style-type: none">• Comprehensive Facilities Assessment and Education Visioning• Completion of School Facilities Master Plan with recommendations	<ul style="list-style-type: none">• Capital Building Plan development prioritizing plans and identifying the funding strategy for repairs, procurements, and other approval processes.	<ul style="list-style-type: none">• Capital Plan projects are reviewed annually with a 10-year outlook ongoing• Our Facilities Department predicts the building development process from conception to occupancy can take 8-12 years.<ul style="list-style-type: none">○ MSBA Acceptance into Core Program (2-4 years)○ Feasibility Study and Design (2-3 years)○ Construction (2 years)○ Site development/ demolition (1 year)



Questions

