

Franklin Special School District Work Session

November 29, 2021 6:00 PM

Teacher Center at Moore Elementary, 1061 Lewisburg Pike, Franklin, Tennessee 37064

- I. **MEETING CALLED TO ORDER**
- II. **BUSINESS BEFORE THE BOARD**
 1. **Presentation of Plans for the Development of Property at 205 Eddy Lane and Reynolds Drive**
- III. **ADJOURNMENT**

WOLD | HFR DESIGN

TRANSPORTATION & MAINTENANCE BUILDING

FRANKLIN SPECIAL SCHOOL DISTRICT

205 EDDY LANE
FRANKLIN, TN 37064

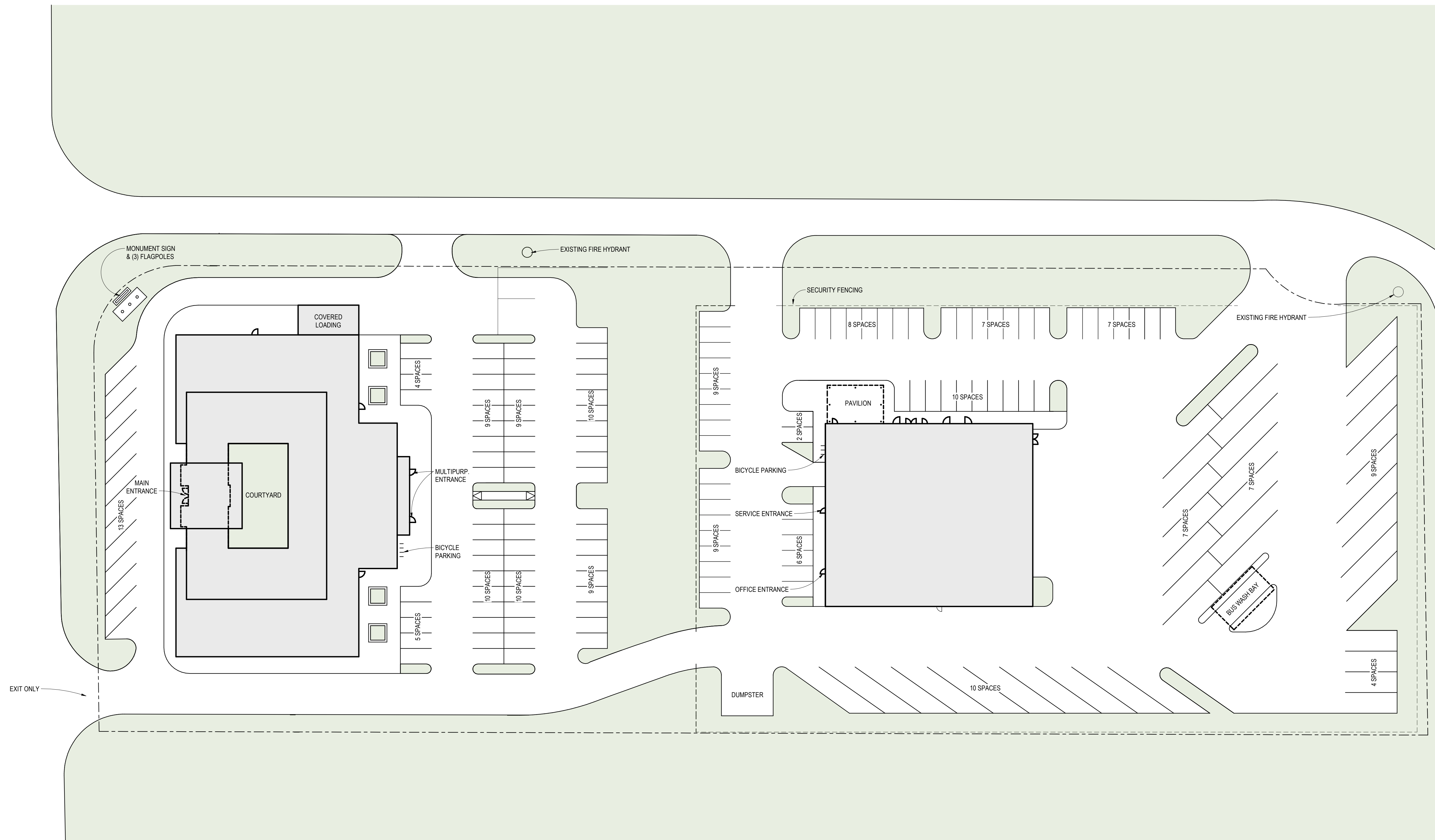
SCHEMATIC DESIGN

29 NOVEMBER 2021

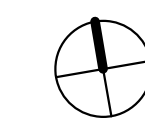
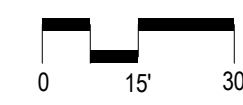




TN



ARCHITECTURAL SITE PLAN



LANDSCAPE SURFACE AREA	
TOTAL DEVELOPMENT SITE:	4.723 ACRES (205,750 SF)
REQ'D. MIN. LANDSCAPE SURFACE AREA:	20.0% (10,945 ACRES; 41,150 SF)
TOTAL LANDSCAPE SURFACE AREA:	20.4% (10,964 ACRES; 41,992 SF)

PARKING (TRANSPORTATION & MAINTENANCE FACILITY)	
REQ'D. MIN. VEHICLE PARKING SPACES:	41 VEHICLE SPACES
ACTUAL PARKING SPACES:	58 VEHICLES & 30 BUSES
REQ'D. MIN. BICYCLE PARKING SPACES:	3 BICYCLE SPACES
ACTUAL BICYCLE PARKING SPACES:	4 BICYCLE SPACES

PARKING (CENTRAL OFFICE)	
REQ'D. MIN. VEHICLE PARKING SPACES:	VARIABLE
ACTUAL PARKING SPACES:	79 VEHICLE SPACES
REQ'D. MIN. BICYCLE PARKING SPACES:	3 BICYCLE SPACES
ACTUAL BICYCLE PARKING SPACES:	8 BICYCLE SPACES

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Tennessee.

Description	Revisions	
	Date	Num

Proj. #: 217132
Date: 29 NOVEMBER 2021
Drawn: [Signature]
Check: [Signature]

ARCHITECTURAL SITE PLAN

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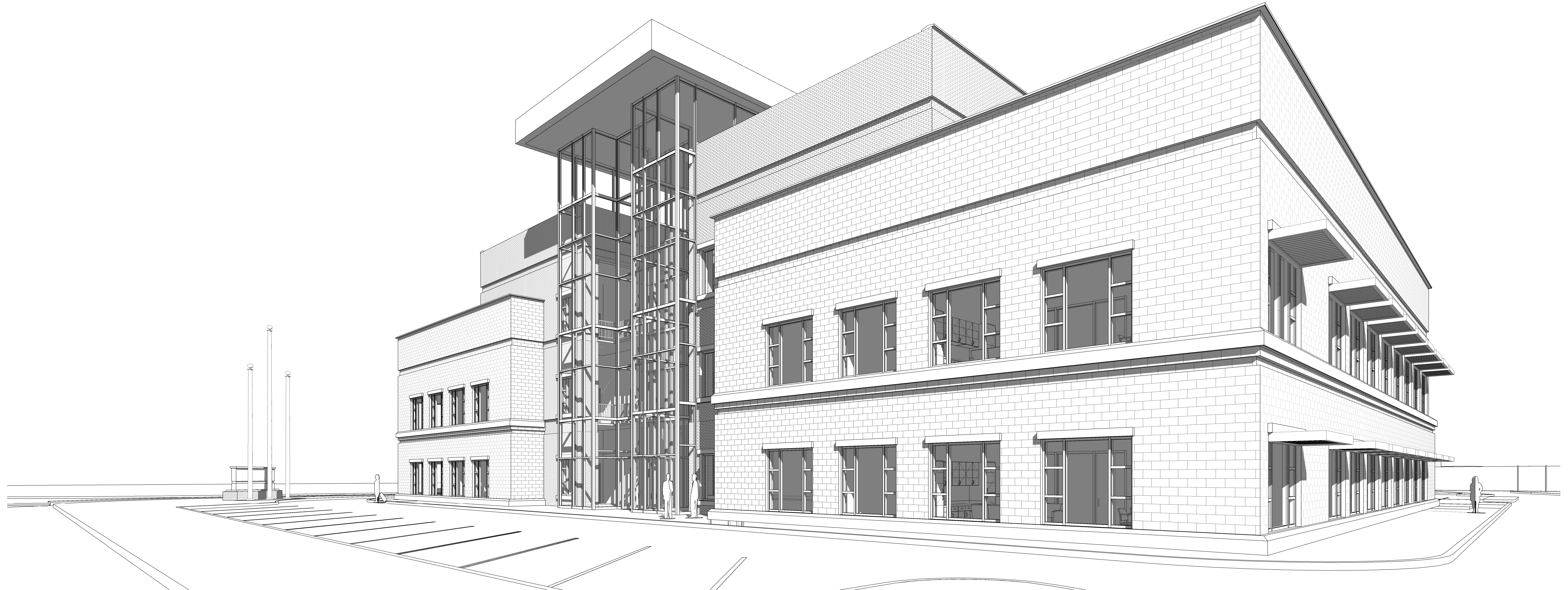
CENTRAL OFFICE

FRANKLIN SPECIAL SCHOOL DISTRICT

205 EDDY LN
FRANKLIN, TN 37064

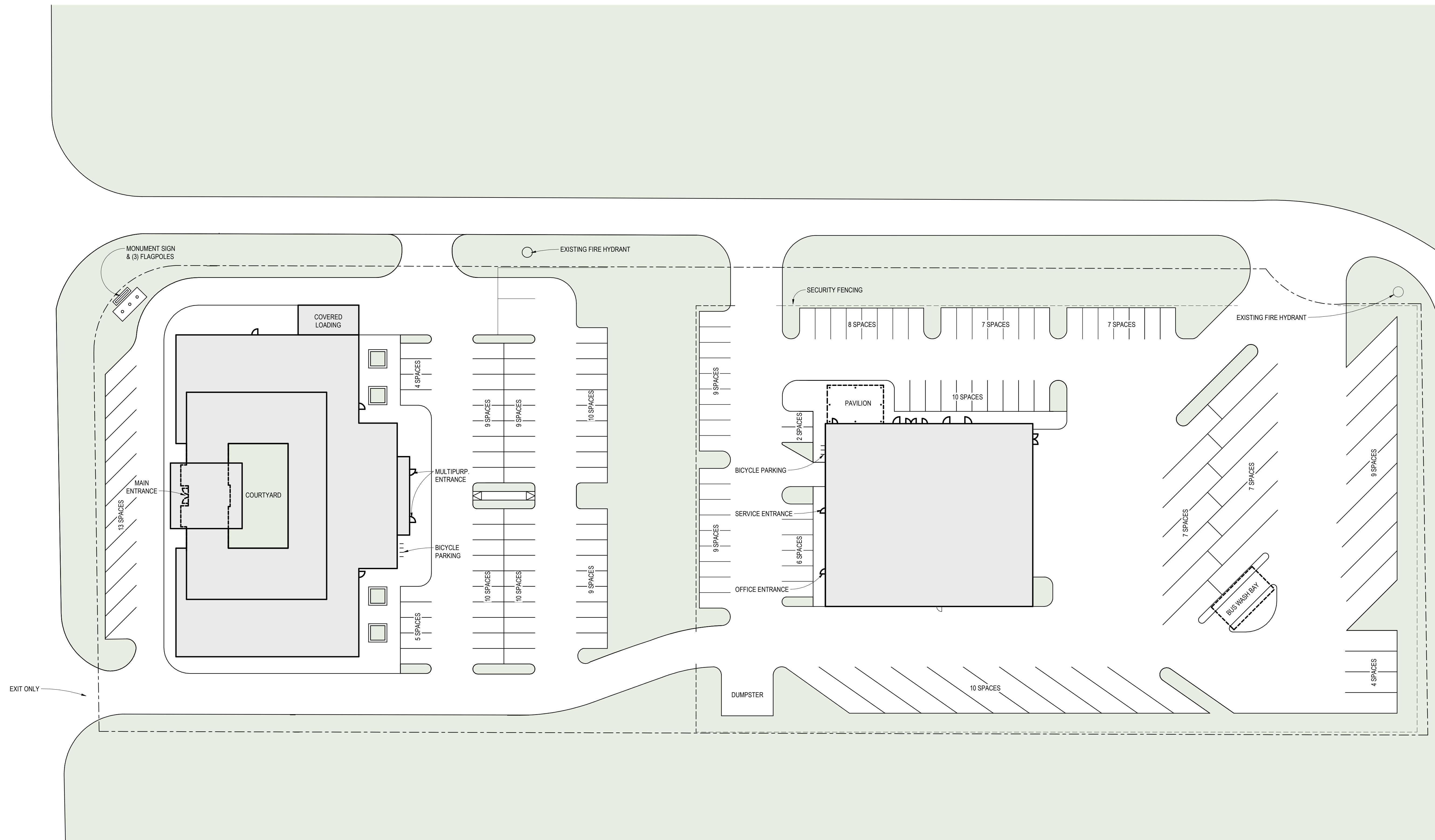
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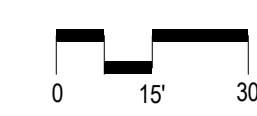




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ARCHITECTURAL SITE PLAN

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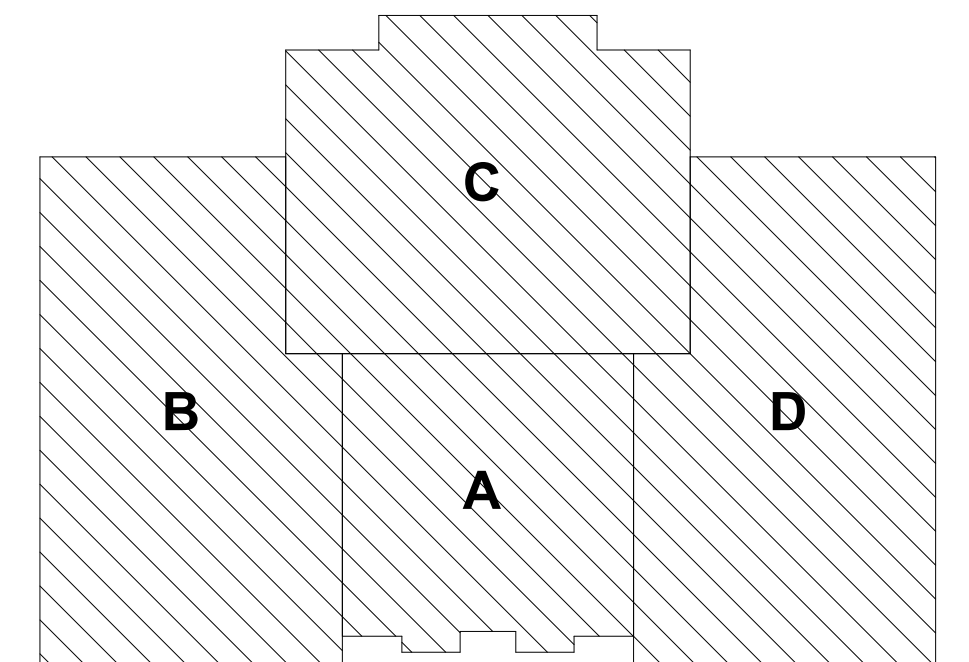
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License Number: _____ Date: _____

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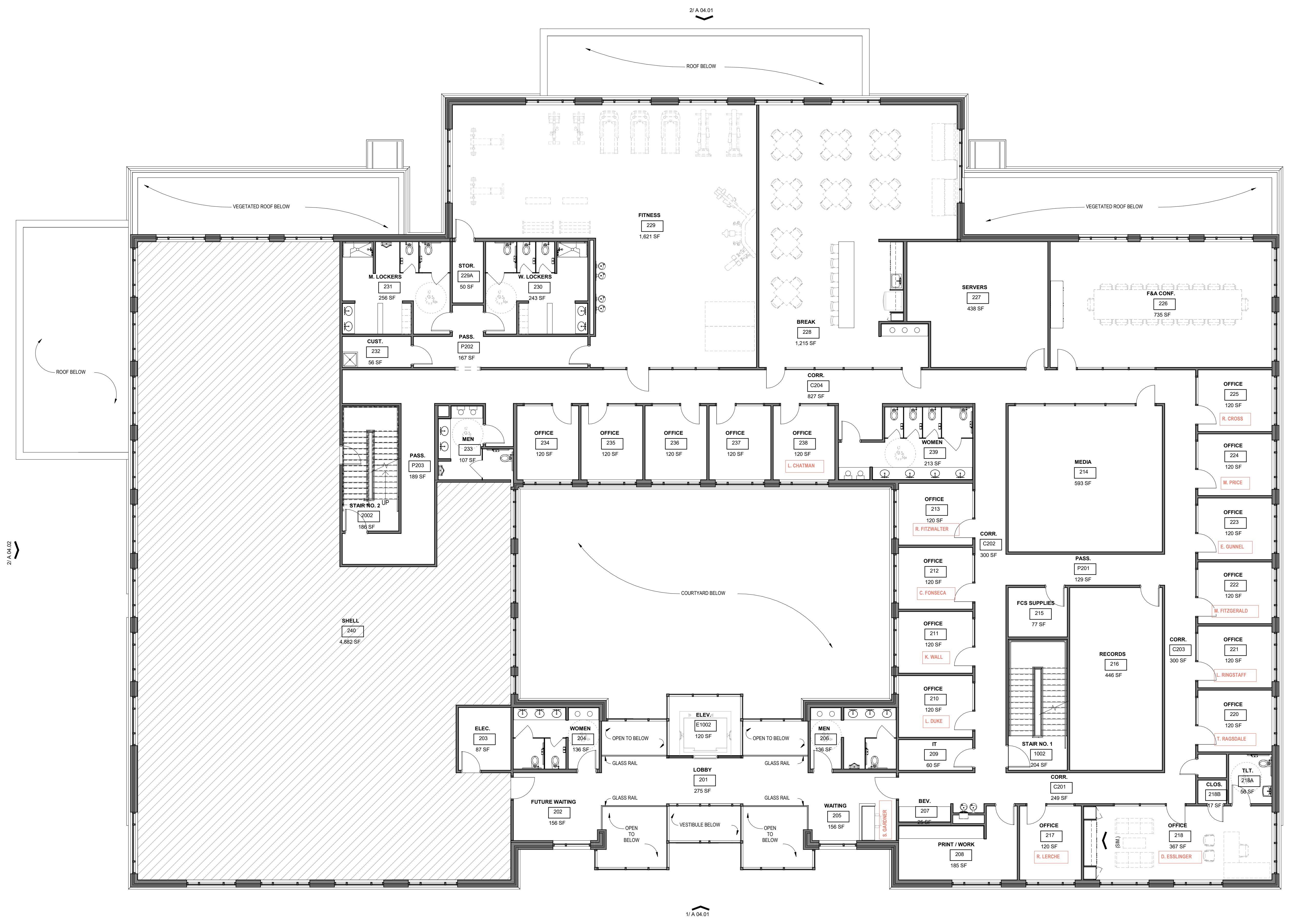
SECOND FLOOR PLAN



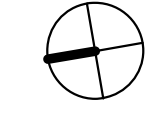
KEY PLAN

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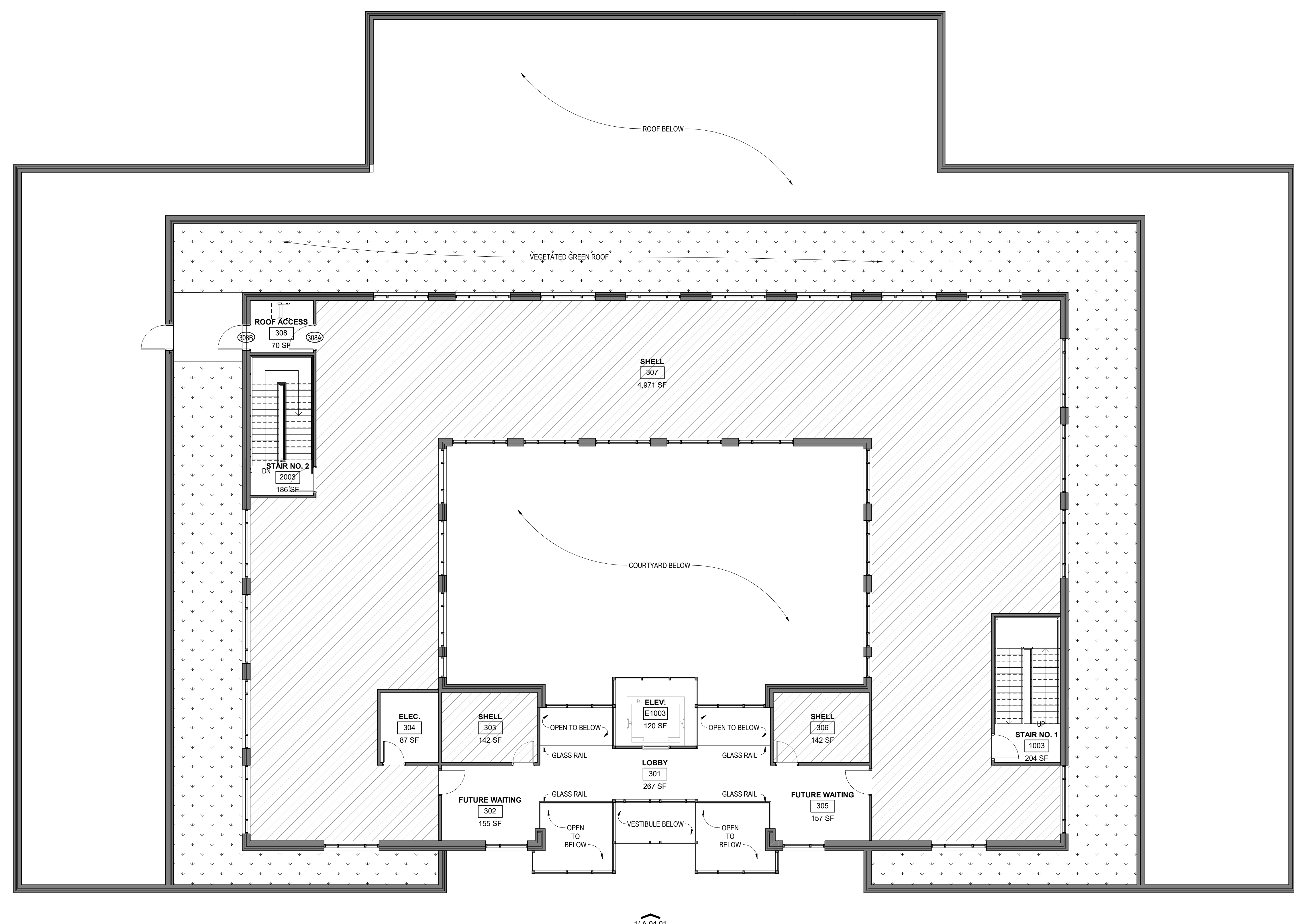


SECOND FLOOR PLAN

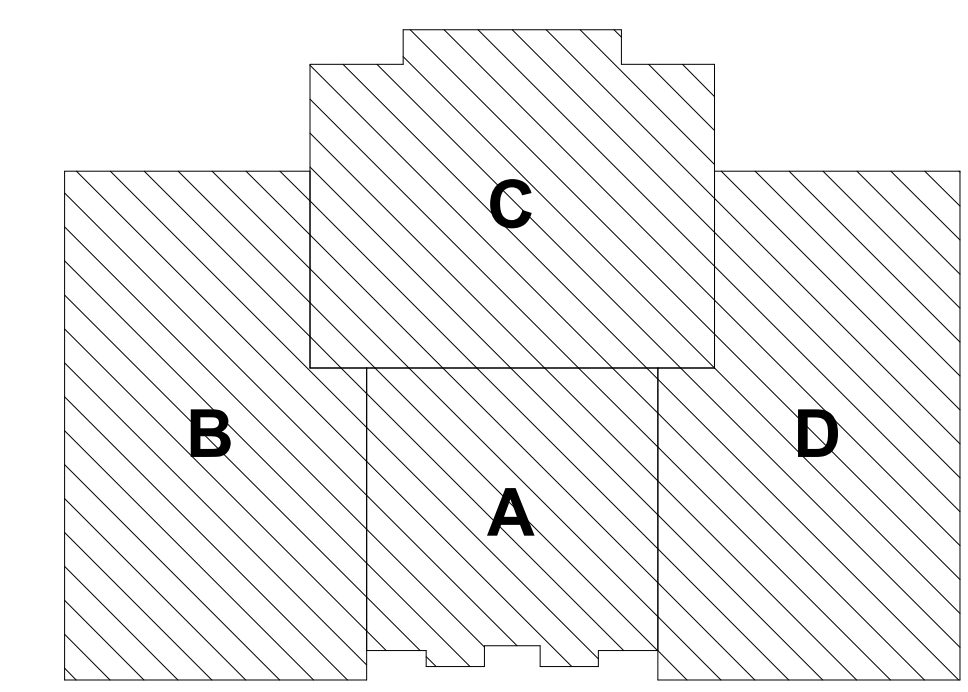
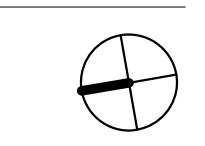
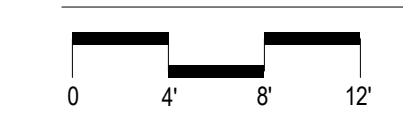


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THIRD FLOOR PLAN



KEY PLAN

CENTRAL OFFICE
 205 EDDY LN
 FRANKLIN, TN 37064

FRANKLIN SPECIAL SCHOOL DISTRICT



WOLD | HFR DESIGN
 214 Centerville Drive Suite 300
 Brentwood, TN 37027

woldhfr.com | 615.370.8500

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THIRD FLOOR PLAN

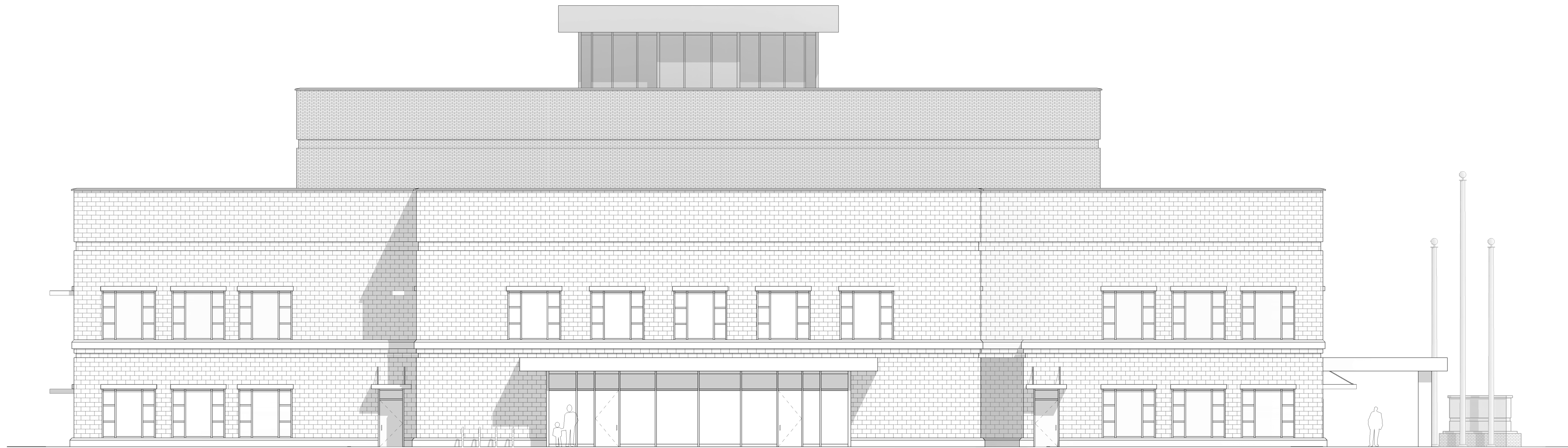
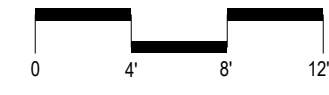
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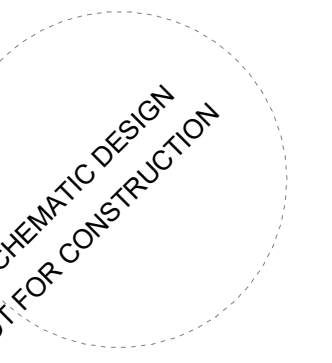
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1 BUILDING ELEVATION - WEST



2 BUILDING ELEVATION - EAST



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BUILDING ELEVATIONS
- EAST & WEST

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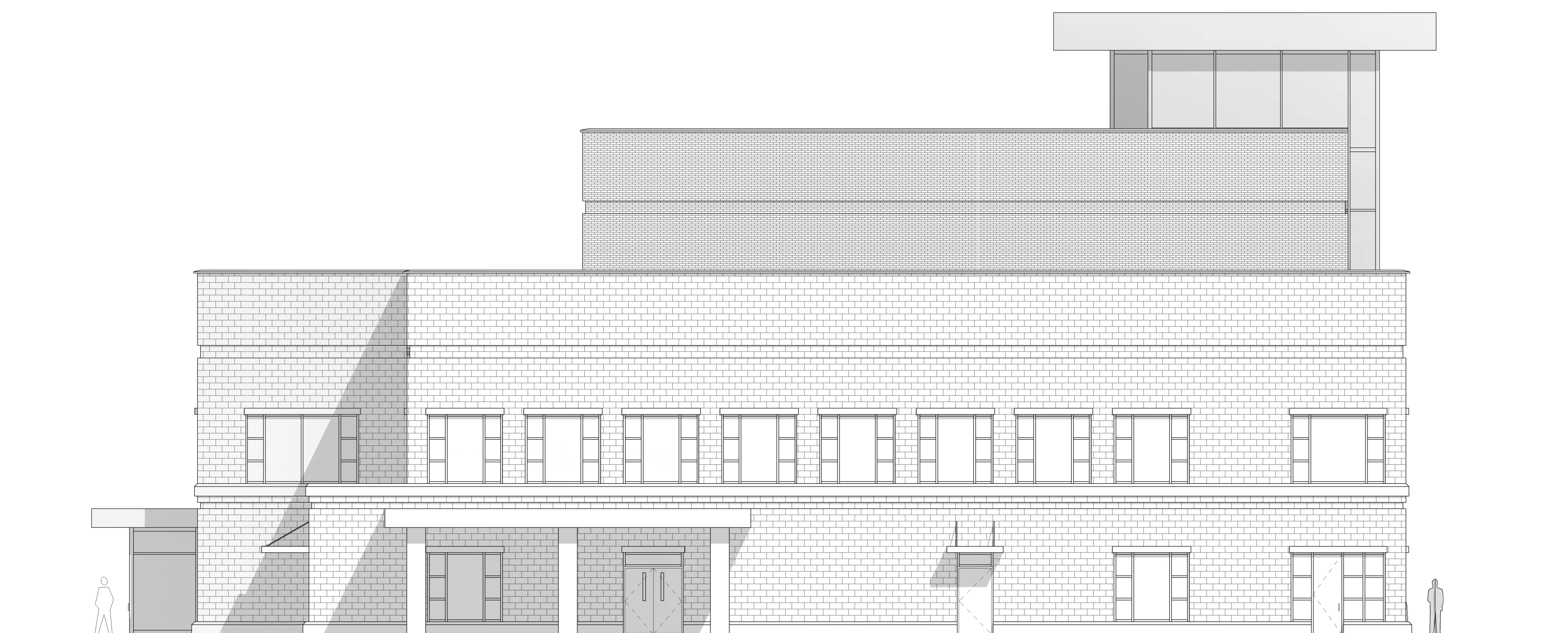
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1 BUILDING ELEVATION - NORTH



2 BUILDING ELEVATION - SOUTH



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BUILDING ELEVATIONS
- NORTH & SOUTH

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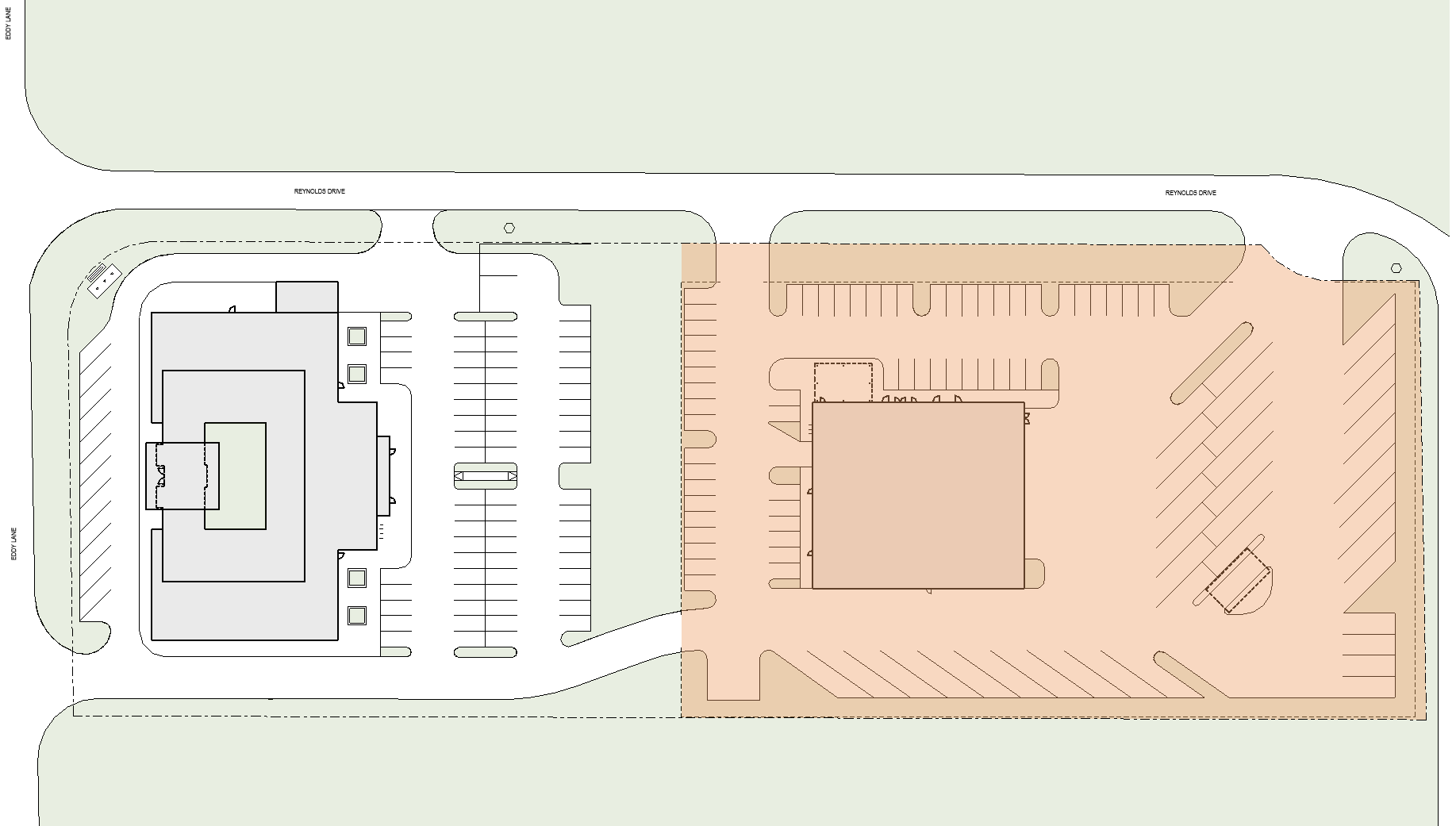
An architectural rendering of a large, modern school building. The building is a long, two-story structure with a central tower section featuring a prominent glass facade. The facade is light-colored, possibly beige or off-white. There are several windows along the length of the building. In front of the building, there is a parking lot with several cars parked. There are also some trees and bushes in the foreground. The overall scene is bright and clear, suggesting a sunny day.

FRANKLIN SPECIAL SCHOOL DISTRICT

Central Office | Transportation & Maintenance Building



TRANSPORTATION & MAINTENANCE





PHASE I: *PRELIMINARY COST OF WORK ESTIMATE*

Total Finished Space: 12,387 SF

*12,387 SF * (\$ 200.00 / SF) = \$ 2,477,400.00*

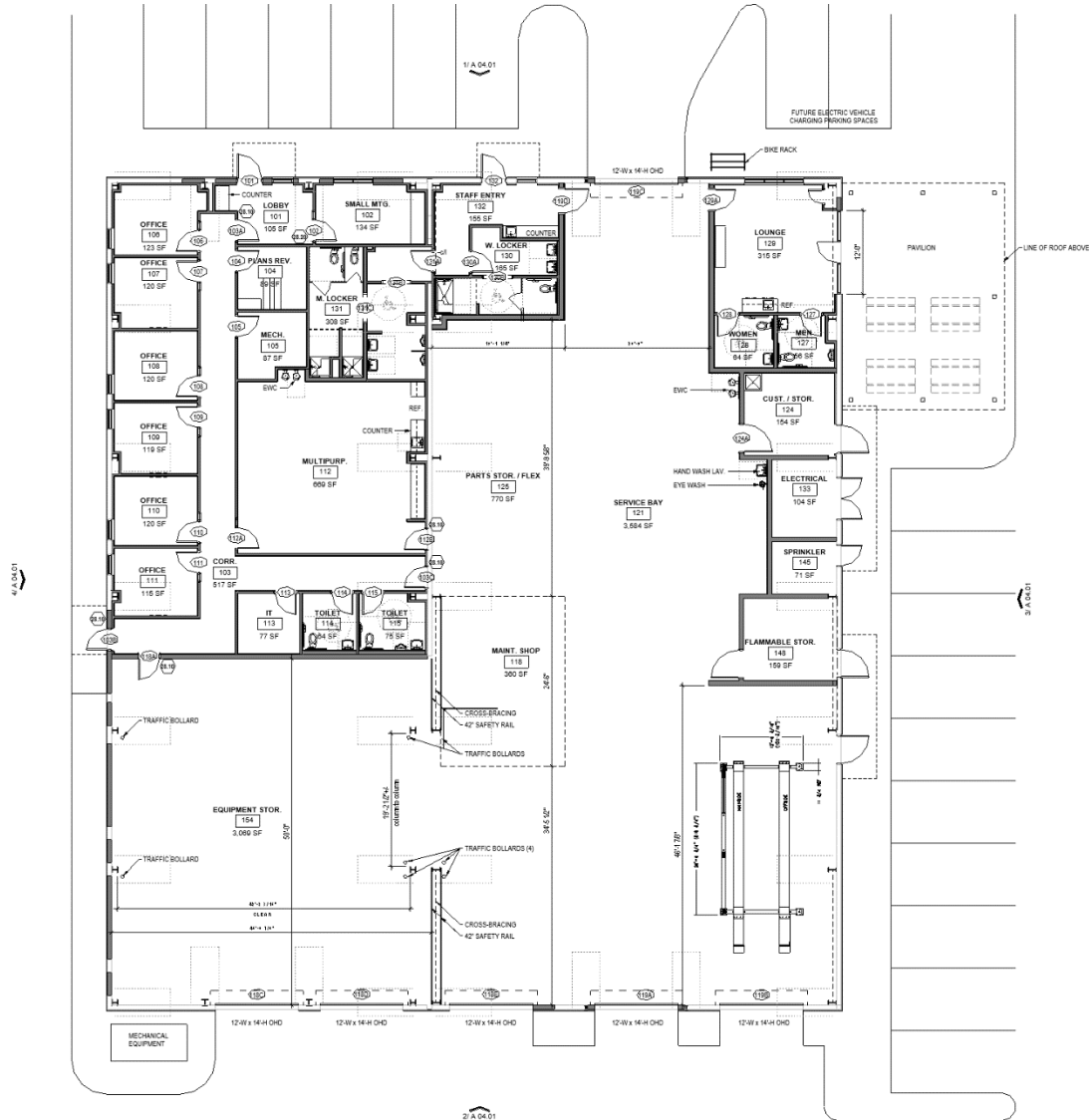
Opinion of Probable Construction Cost: \$ 2,477,400.00

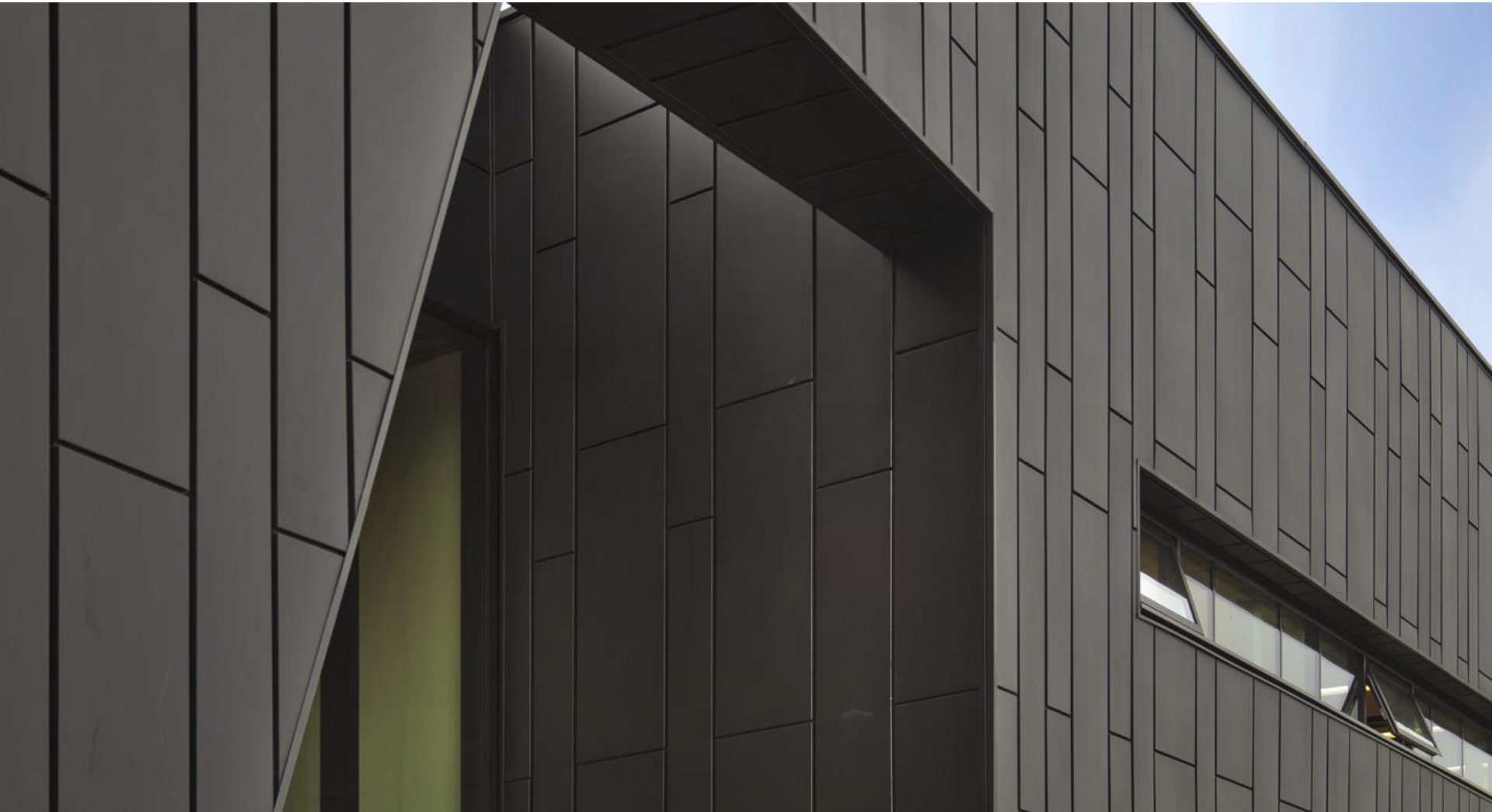
2021 Inflation (6.5%): \$ 161,031.00

2022 Inflation (7%): \$ 184,690.17

Contingency (10%): \$ 282,312.12

Total: \$ 3,105,433.29















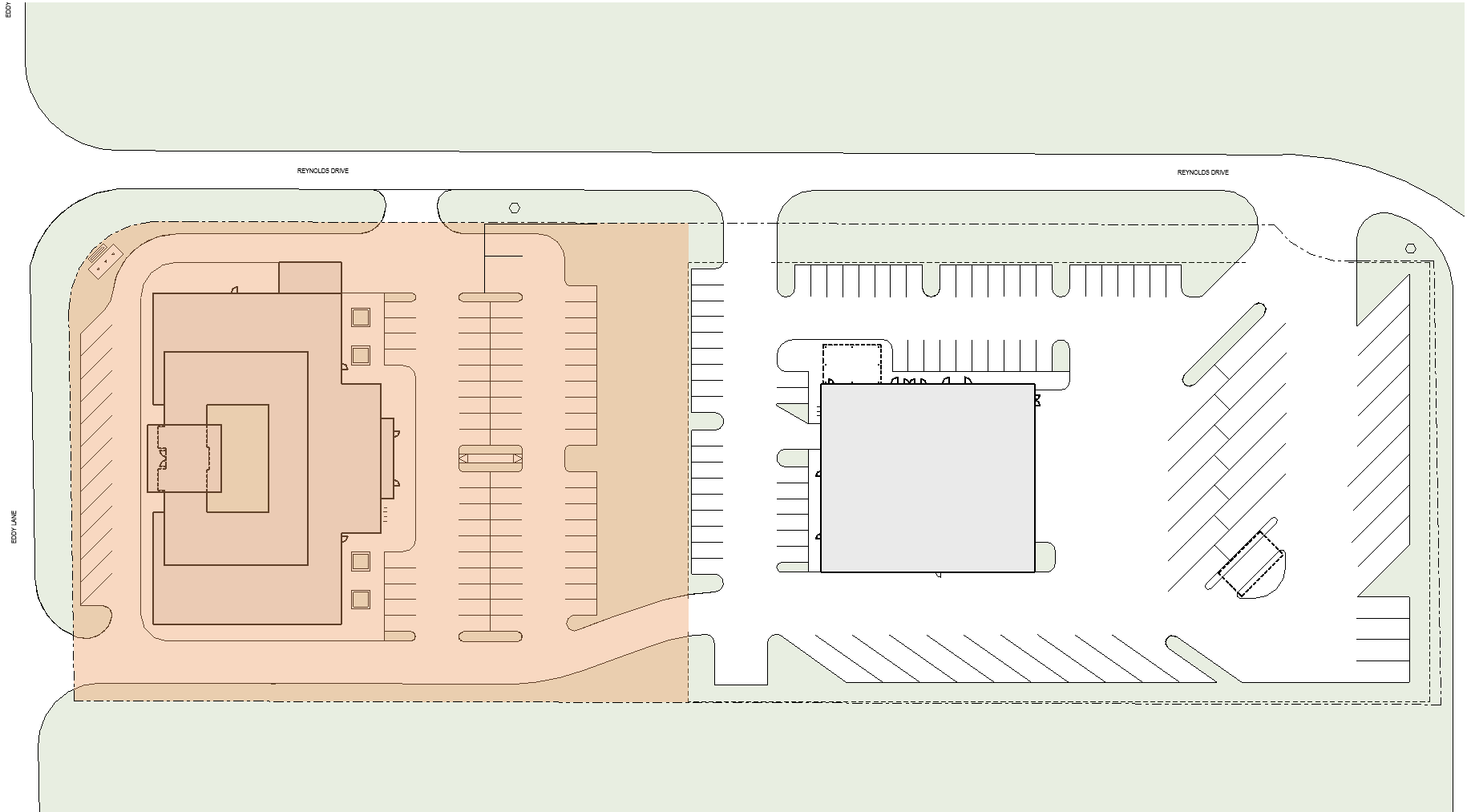
PHASE I

1. Complete Structural Analysis of Existing Metal Building
2. Perform Re-cladding of Existing Metal Building (Required Prior to Build-out of Interior Spaces)
3. Begin Construction of Transportation & Maintenance Building Interior Spaces and Sitework

PHASE II

4. Complete Construction of Transportation & Maintenance Building
5. Complete Design and Construction of Central Office

PHASE II: CENTRAL OFFICE BUILDING





PHASE II: *PRELIMINARY COST OF WORK ESTIMATE*

First Floor

Finished Space: 19,094 GSF

Second Floor

Finished Space: 12,956 GSF

Shell Space: 4,884 GSF

Third Floor

Finished Space: 981 GSF

Shell Space: 5,255 GSF

Total Finished Space: 33,031 GSF

Total Shell Space: 10,139 GSF

*33,031 SF * (\$ 350.00 / SF) = \$ 11,560,850.00*

*10,139 SF * (\$ 280.00 / SF) = \$ 2,838,920.00*

Opinion of Probable Construction Cost: \$ 14,399,770.00

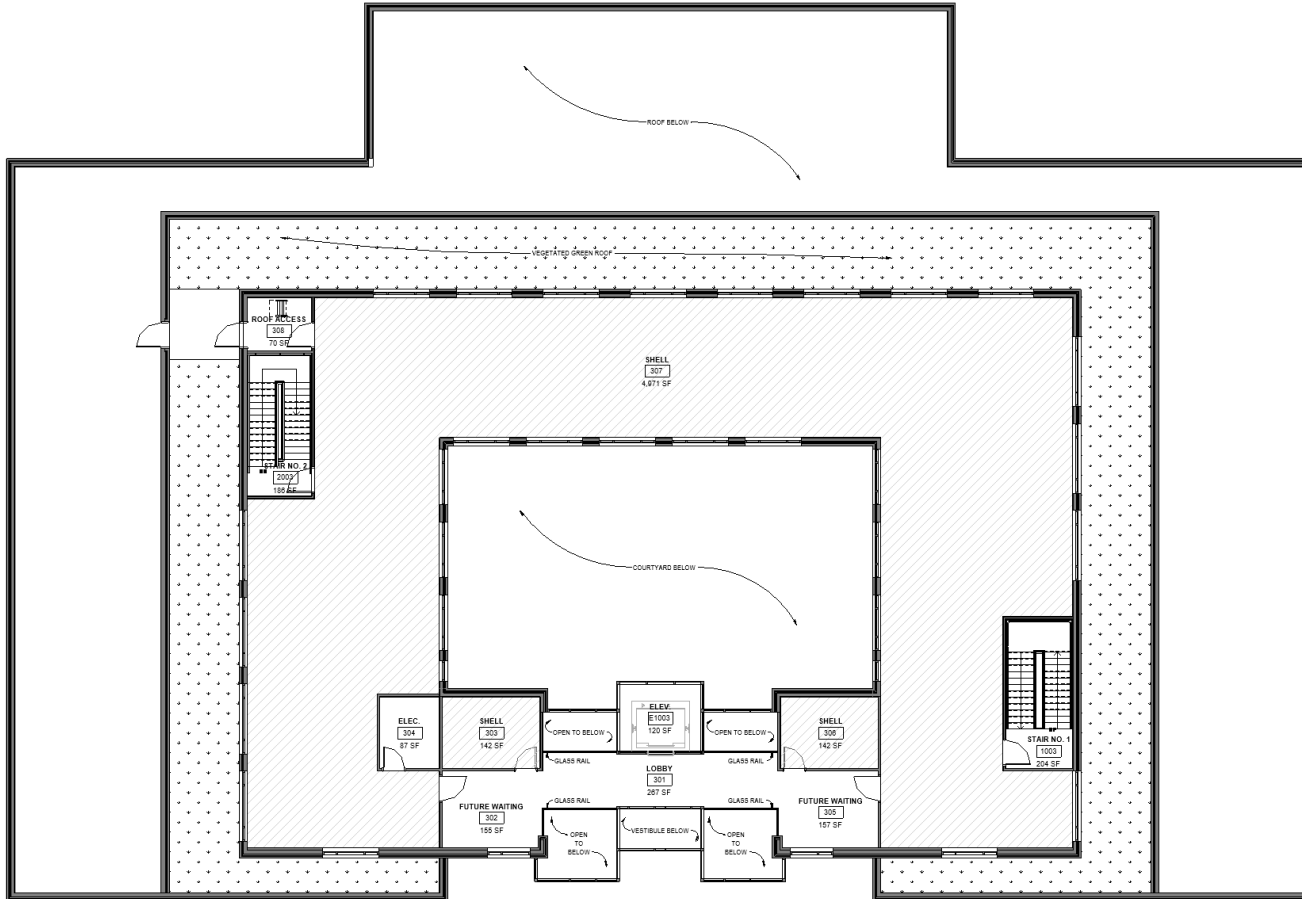
2021 Inflation (6.5%): \$ 935,985.05

2022 Inflation (7%): \$ 1,073,502.85

Contingency (10%): \$ 1,640,925.79

Total: \$ 18,050,183.69

CENTRAL OFFICE: THIRD FLOOR



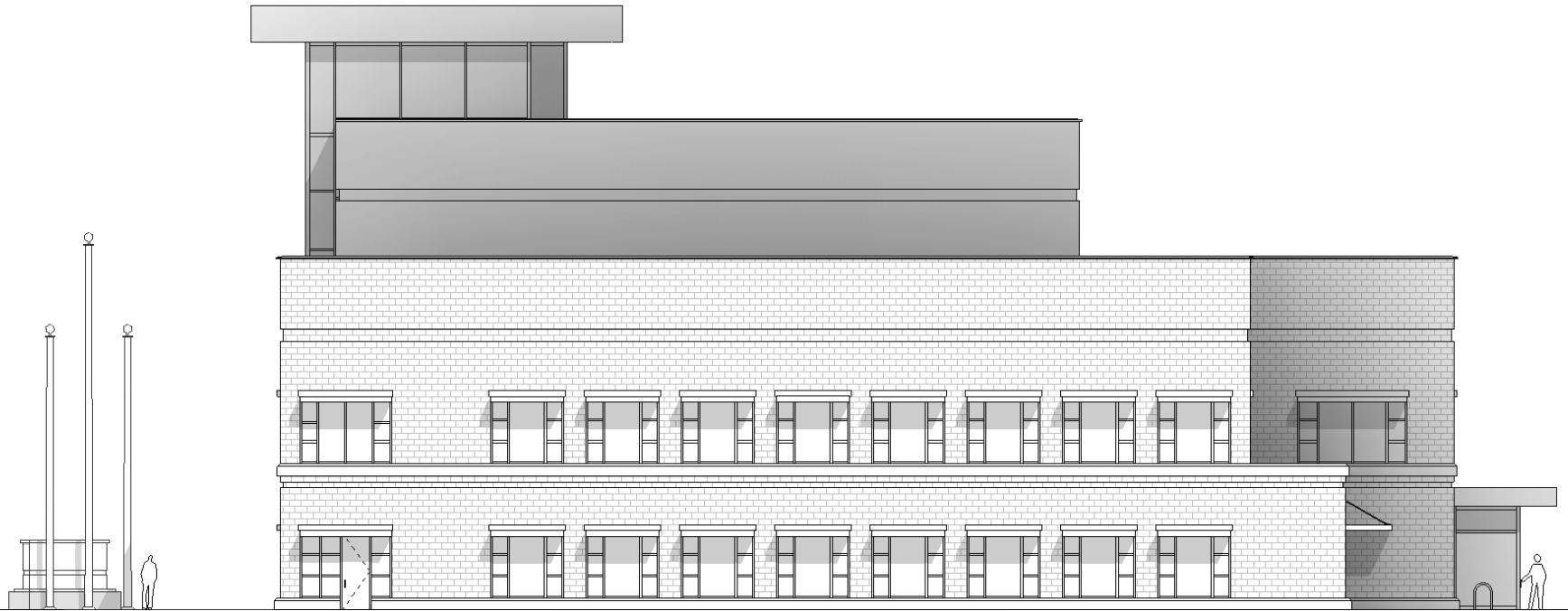
CENTRAL OFFICE: *WEST ELEVATION*



CENTRAL OFFICE: *EAST ELEVATION*



CENTRAL OFFICE: *NORTH ELEVATION*



CENTRAL OFFICE: *SOUTH ELEVATION*















