

FRANKLIN PROJECT UPDATE

MARCH 17, 2026

Franklin Elementary School
Early Education Classroom Building
& Site Upgrades

CAMPUS PLAN & PHASE 1 OVERVIEW



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Development in 4 phases

The Campus Plan of Franklin Elementary School outlines the development of the grounds into 4 phases. It re-envisioned the school in order to propel it into a state-of-the-art 21st Century learning facility.

In alignment with the Santa Monica-Malibu Unified School District's District-wide Education Specifications, the Franklin Elementary School Campus Plan maps out programs conducive to the Reggio Emilia learning approach, including the Music, Science and Art building, and a Cafe that both serve as multipurpose spaces on the campus.

To supplement the Library as a learning resource, a new Makerspace is planned at the physical center of Franklin Elementary School, embodying the "learn by doing" idea that is core to the SMMUSD. This center piece will serve the Franklin's students as the main Project Based Learning hub on campus

The Campus Plan allocates the following program for Franklin Elementary School:

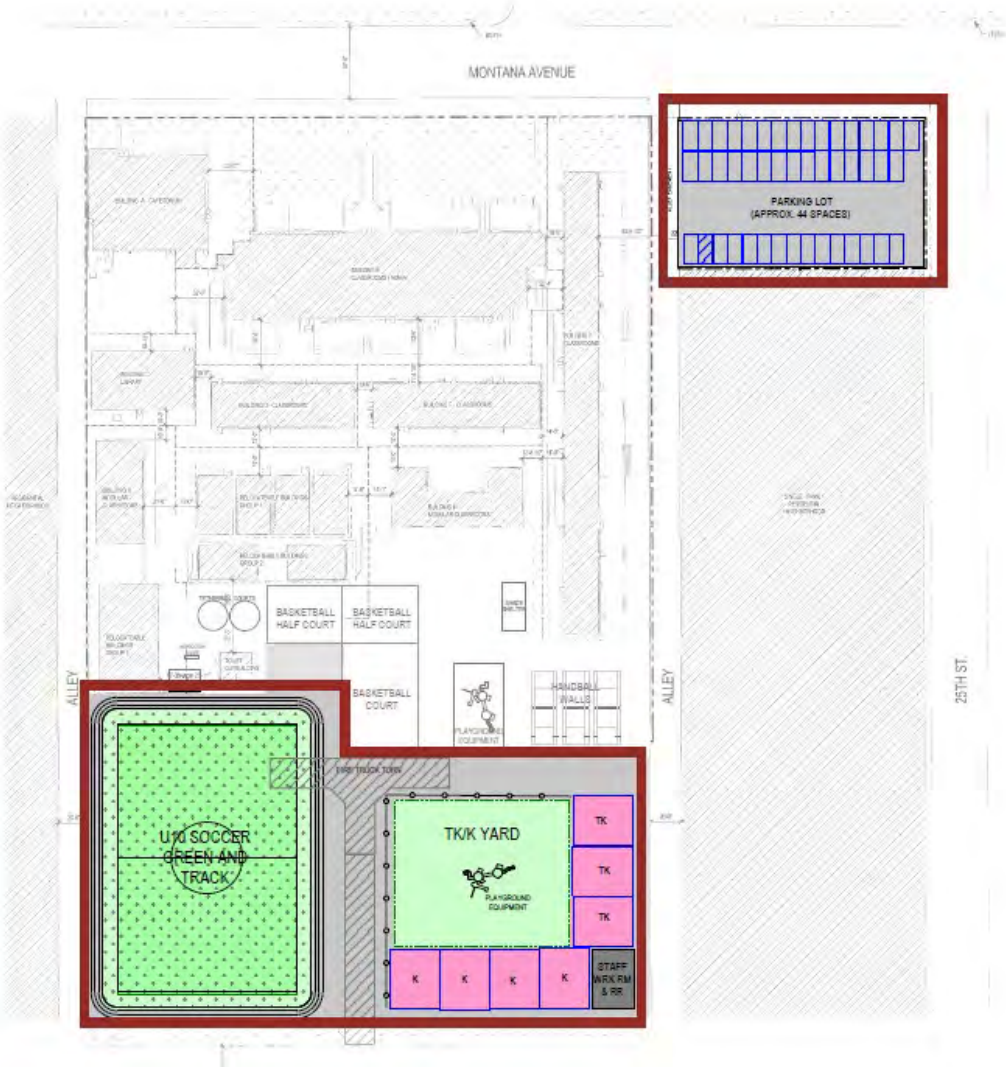
Administration & Support 21,900 SF	Makerspace 4,200 SF
Auditorium 4,769 SF	Classroom Building 31,000 SF
Flex Science, Music & Art 4,300 SF	Transitional Kindergarten / Kindergarten Complex 15,500 SF
Library 5,000 SF	Outdoor Spaces U-10 soccer field with running track 3 basketball courts 3 handball courts Play area Parking lot
Kitchen / Cafe 7,600 SF	



CAMPUS PLAN OVERALL

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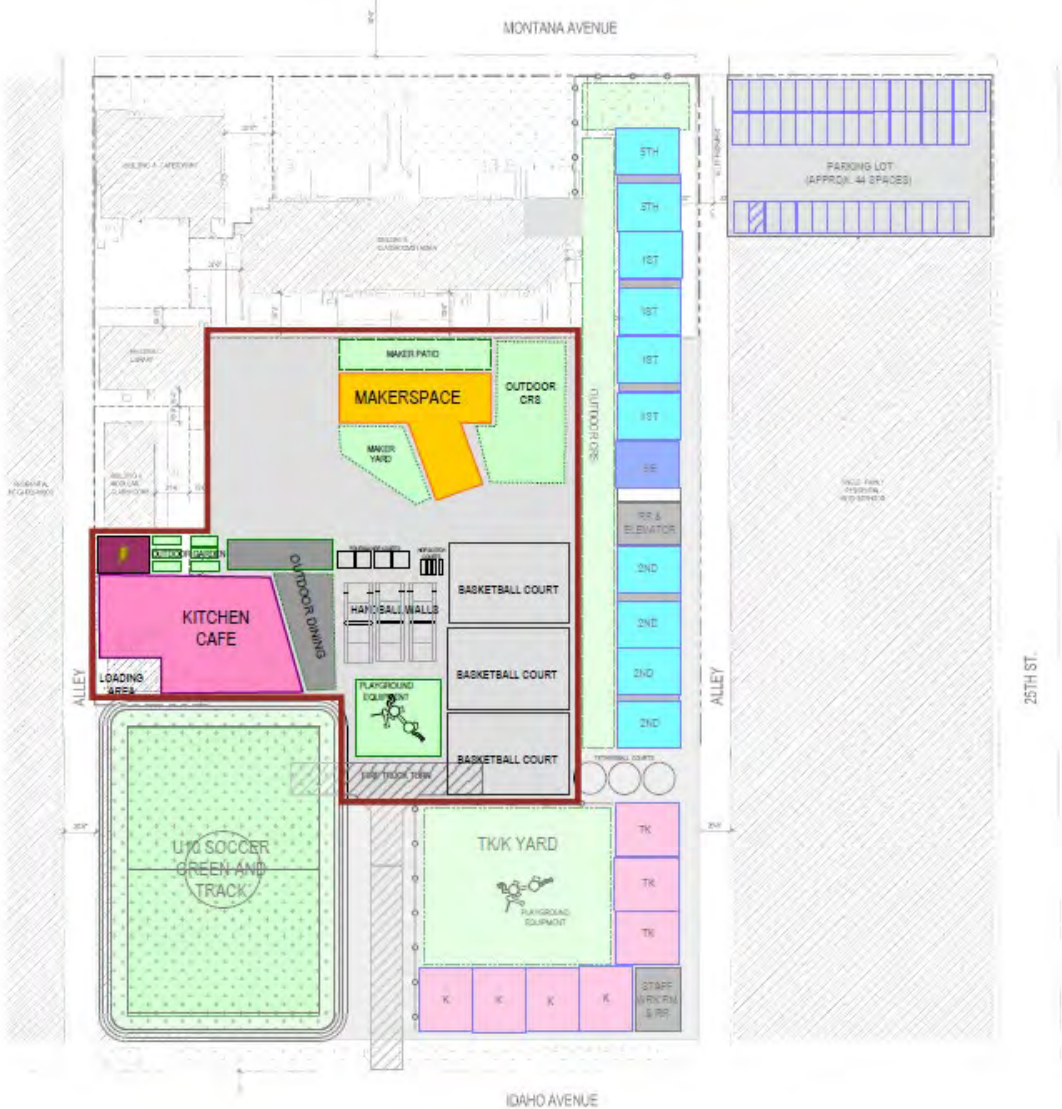
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CAMPUS PLAN PHASE 1 – CURRENT BOND

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CAMPUS PLAN PHASE 3 – FUTURE BOND

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CAMPUS PLAN PHASE 4 – FUTURE BOND

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CAMPUS PLAN – FULL BUILD OUT

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CAMPUS PLAN PHASE 1 – CURRENT BOND

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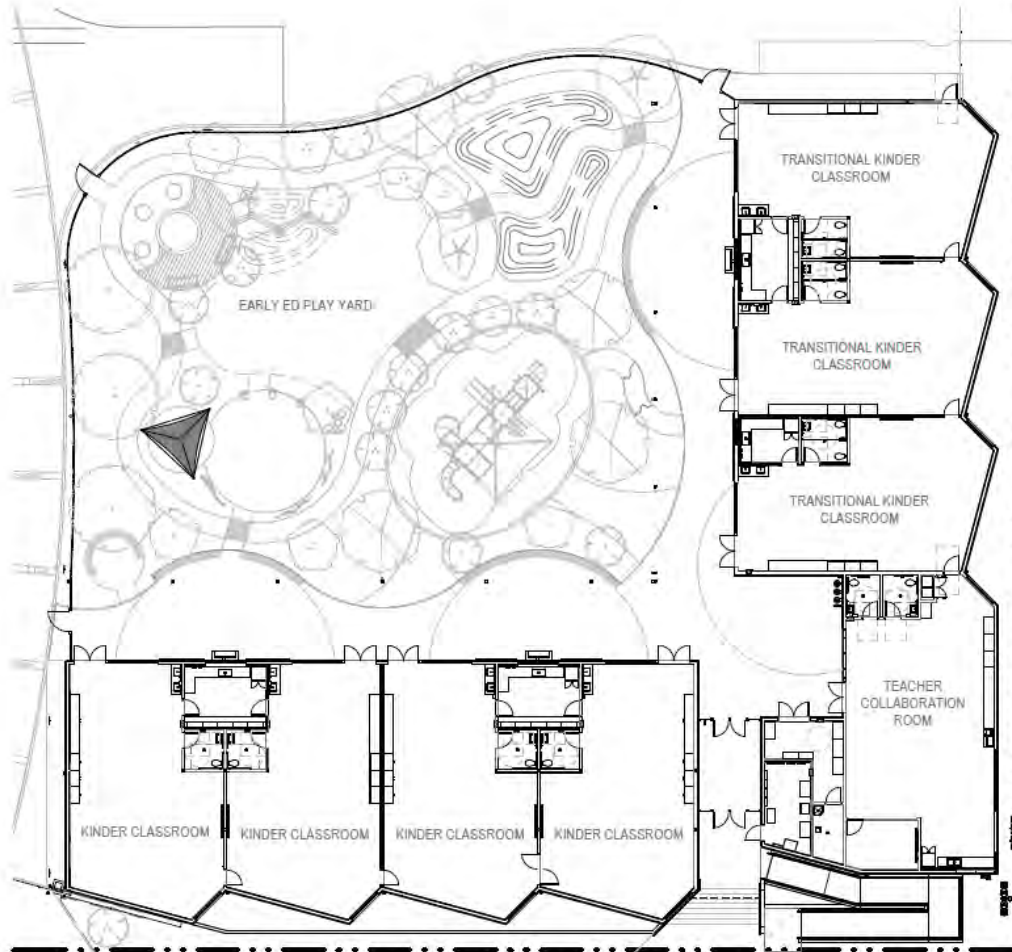


CAMPUS PLAN PHASE 1 – CURRENT BOND

VIEW FROM IDAHO LOOKING WEST

FRANKLIN STAFF UPDATE

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1 OVERALL FLOOR PLAN
3/64" = 1'-0"



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CAMPUS PLAN PHASE 1

EXTERIOR VIEW FROM IDAHO

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CAMPUS PLAN PHASE 1

CAMPUS ENTRY GATE AT IDAHO

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CAMPUS PLAN PHASE 1

TK / K PLAYGROUND

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CAMPUS PLAN PHASE 1

INTERIOR OF CLASSROOM

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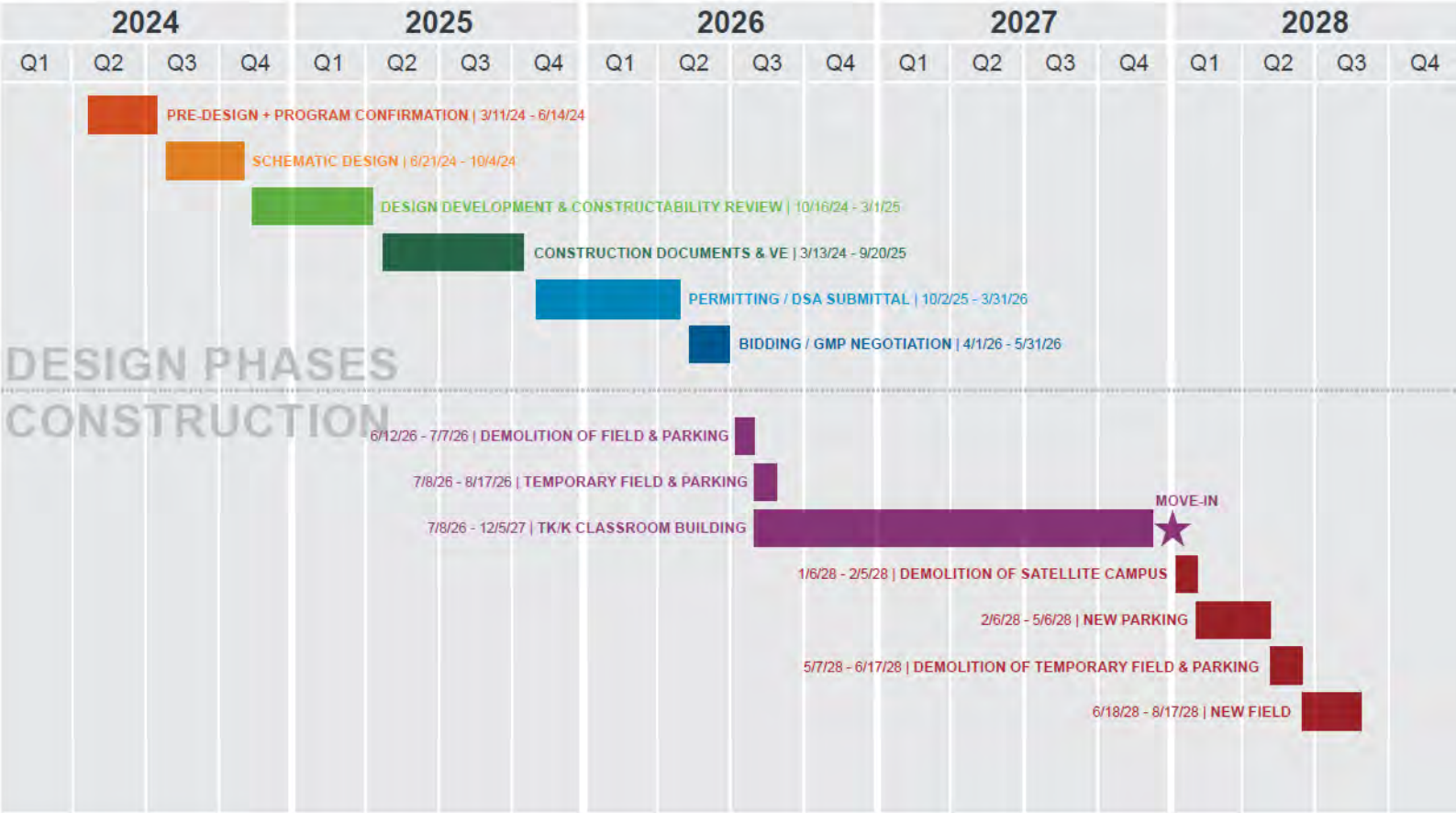
CAMPUS PLAN PHASE 1

INTERIOR OF CLASSROOM

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PHASE 1 SCHEDULE



CONSTRUCTION PHASING

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Phase 1: June 2026 – August 2026

Scope of Work

- ① Demolition of existing soccer field and asphalt track
- ② Demolition of parking lot
- ③ Demolition of (2) basketball courts
- ④ Construction of temporary field
- ⑤ Construction of temporary parking



CONSTRUCTION PHASING

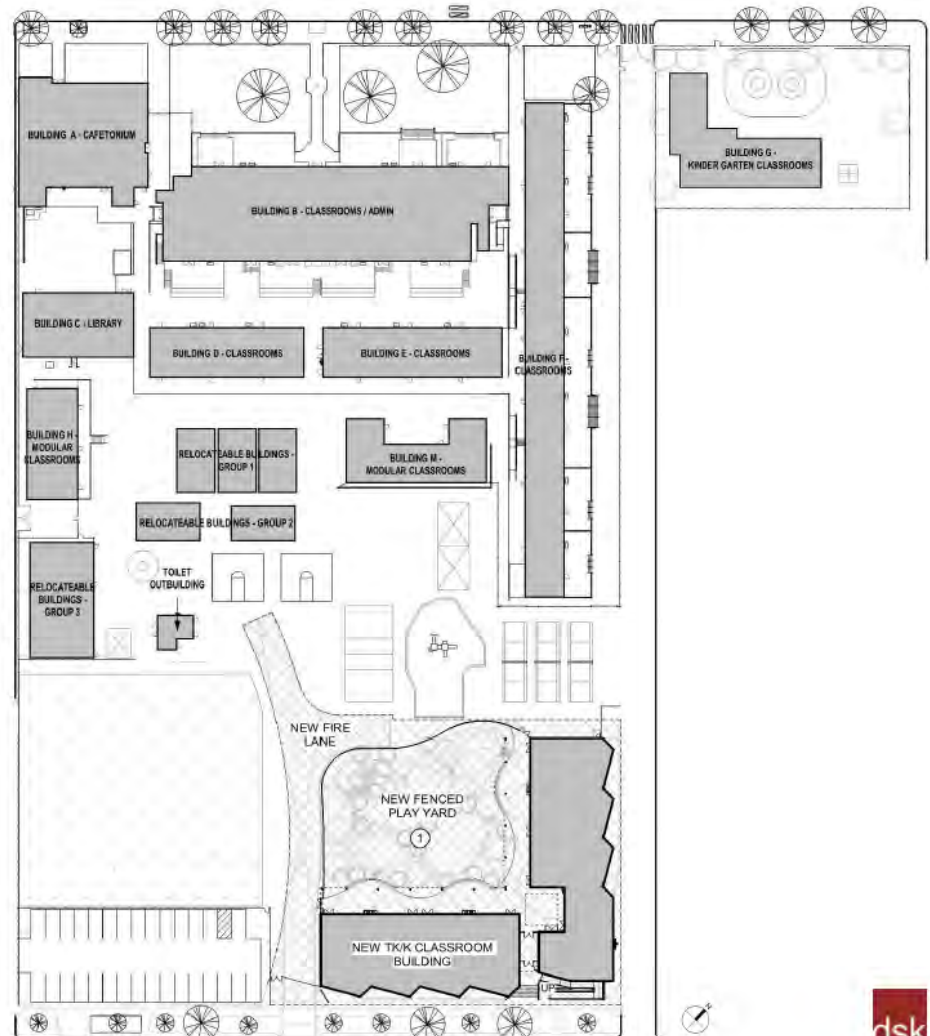
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Phase 2: June 2026 – December 2027

Scope of Work

- 1 Build TK/K Classroom Building, fenced play yard, and fire lane



CONSTRUCTION PHASING

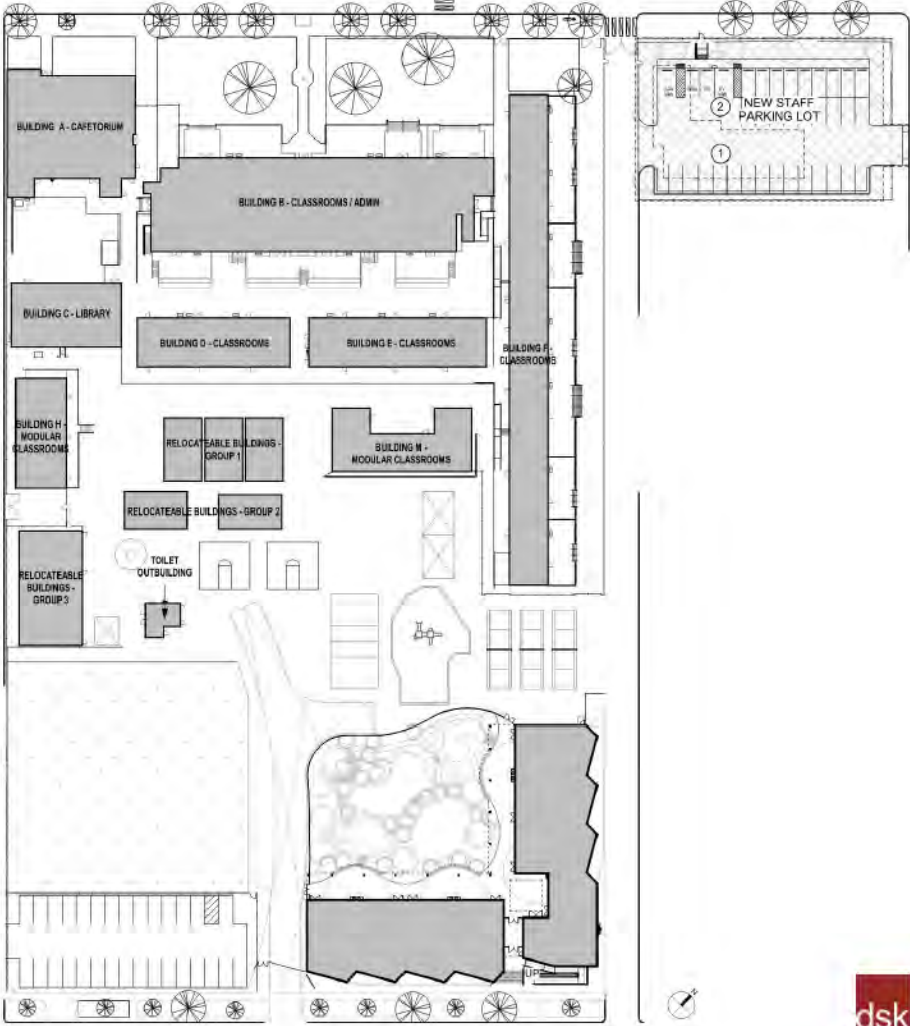
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Phase 3: January 2028 – Spring 2028

Scope of Work

- ① Demolition of kindergarten satellite campus
- ② Construction of staff surface parking lot



CONSTRUCTION PHASING

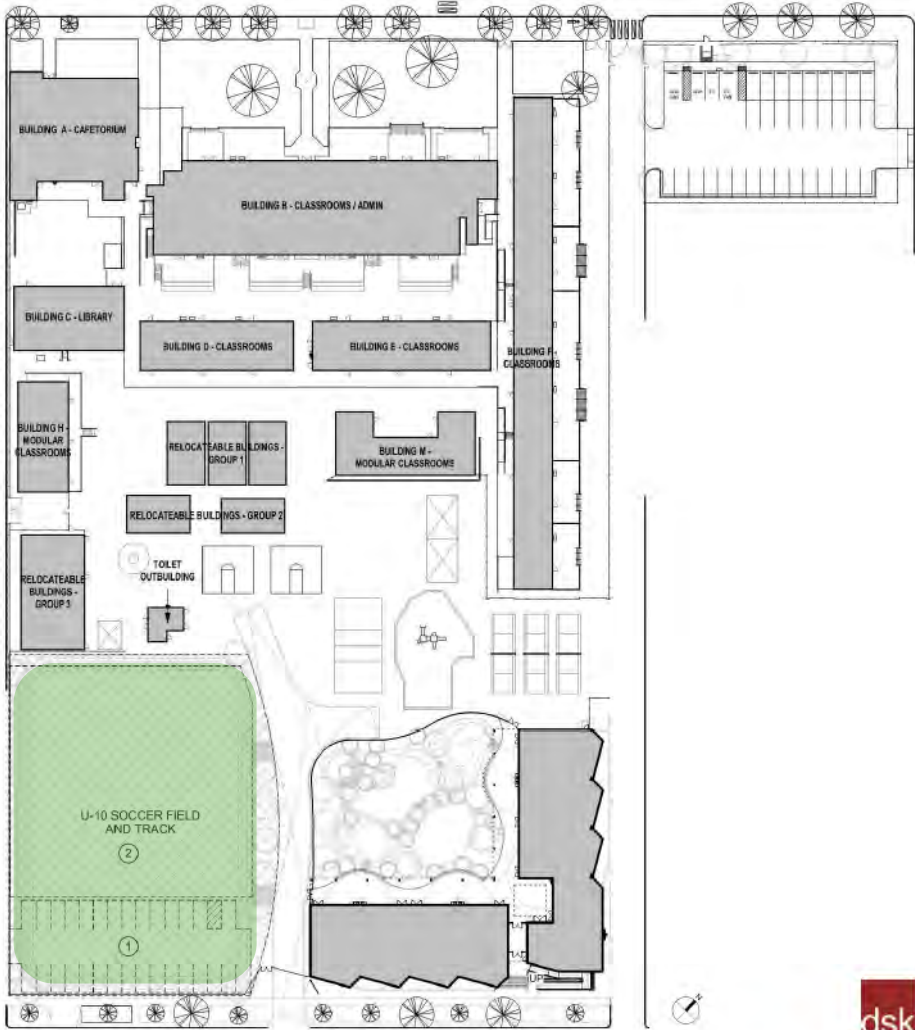
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Phase 4: Spring 2028 – August 2028

Scope of Work

- ① Demolition of temporary field and parking lot
- ② Construction of U-10 soccer field and running track



CONSTRUCTION PHASING

Air Quality Emission Controls

- Construction emissions are regulated by the Southern California Air Quality Control District SCAQMD
 - Establish thresholds for regional and localized emissions
 - Rules regulating construction related emissions
 - Goal is to improve regional air quality and protect human health from pollution emissions from all sources
- Construction Contractors are incorporating SCAQMD Rules to reduce emissions
 - Construction activities will be conducted in compliance Rule 403 for fugitive dust control, Rule 402 for nuisance, and Rule 1113 for limiting volatile organic compound content of architectural coating.

Air Quality Emissions

- Construction Contractors will incorporate SCAQMD Rules to reduce emissions as part of the construction contract.
 - Rule 402: Nuisance – prohibits discharge of pollutant emissions that it would result in an injury, detriment, nuisance, or annoyance
 - Rule 403: Fugitive Dust – requires requiring actions to prevent, reduce, or mitigate fugitive dust emissions such as water exposed surfaces, track out devices, sweeping visible dirt that migrated off-site
 - Rule 1113: Architectural Coatings – requires coatings to meet SCAQMD VOC standards
 - 13 CCR Section 2499 - requires that nonessential idling of construction equipment be restricted to five minutes or less
- The District has committed to the use of off-road construction equipment that meets the EPA Tier 4 Final emissions standards

Air Quality Emissions

- The CEQA document included modeling for regional air quality impacts
 - Table 4.3-2 on page 4-30 shows that construction activities would not exceed SCAQMD thresholds for regional emissions and would not impact regional air quality
- Document also evaluated whether emissions of NO₂, CO, PM₁₀, and PM_{2.5} generated at the site would expose sensitive receptors to substantial concentrations of criteria air pollutants
 - Table 4.3-4 on page 4-38 shows that localized emissions would be below the SCAQMD Localized Emissions Threshold with incorporation of Rule 402 and Rule 403

Health and Safety Mitigation Measures

Hazardous Material

HAZ-1:

- Investigation and removal of hazardous building materials (asbestos, lead-based paint, PCBs)

HAZ-2:

- Soil investigation and removal of any residual hazardous materials from building materials and pesticides from previous termite treatment

Noise and Vibration

NOI-1:

- Construction Noise Control Plan: Equipment controls, property owner/ occupant notification, Noise Coordinator, haul routes

NOI-2:

- Vibration control with vibration monitoring and construction practices

Construction Traffic

TRA-1:

- Construction Traffic Mitigation Plan: Truck deliveries and travel, designated pick-up areas, and signage