FALL BRWK

Module 3 Feasibility Study

Prepared By:

Vaysen Studio





Agenda

- 1. What We Heard
- 2. Guiding Principles
- 3. Activity #1
- 4. Reflection
- 5. Activity #2
- 6. Next Steps





Opening Reflection



- What should you see when you walk through the front door?
- What should be the heart of the school?





01 Background

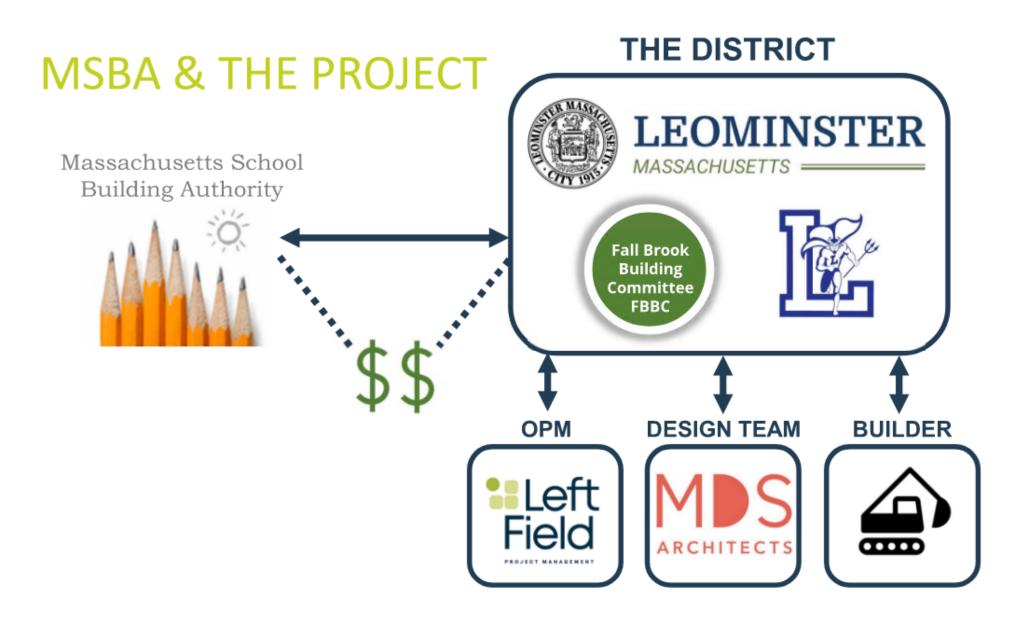




MSBA PROCESS & SCHEDULE

STATEMENT OF INTEREST	ELIGIBILITY PERIOD	FORMING THE TEAM	FEASIBILITY STUDY	SCHEMATIC DESIGN	FUNDING THE PROJECT	DETAILED DESIGN	CONSTRUCTION	COMPLETING THE PROJECT	POST- OCCUPANCY EVALUATION
⊘	1	2	3	4	5	6	7	8	9
SUBMITTED JUN 23, 2021	FEASILITY STUDY AGREEMENT FEB 7, 2023	COMPLETE DEC 2023	COMPLETION SCHEDULED OCT 2024	COMPLETION SCHEDULED APR 2025	COMPLETION ANTICIPATED JUL 2025	COMPLETION ANTICIPATED +/- JUL 2026	ANTICIPATED SCHOOL OPEN +/- SUMMER / FALL 2028	COMPLETION ANTICIPATED +/- SUMMER 2029	COMPLETION ANTICIPATED +/- 2031





DESIGN ENROLLMENT & SCHOOL SIZE

The new school will have **enough space** for the students and be able to accommodate **future enrollment variations**.

- The completed school will be larger than existing school & designed for flexibility
- The existing school (1966) design for 550 students; less generous standards than modern day schools
- After a rigorous study, the MSBA and district agreed on a design enrollment of 610 students
- The MSBA's space guidelines exceed that of the original school
 - gymnasium, cafeteria, kitchen, library, classrooms, special education spaces, administrative offices, and workspaces
- Precise square footage ➤ end of the Feasibility Study and Schematic Design phases
- Preliminary guess-timate: 35% larger than the current school

An explanation of the MSBA's enrollment methodology:

https://www.massschoolbuildings.org/building/prerequisites/enrollment_methodology





https://fallbrookproject.com/







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Overall Concerns...

Basic Necessities

-Good Air Quality
-Healthy Learning Environment
-More Storage
-More Bathrooms

Adjacencies

-Cafeteria Noise Concerns -Sp. ED teachers have limited access to rooms -Bathrooms

Connection to Nature

-Poor Outdoor space -Lacks Fun, Playful Qualities

Technology

-What is too much -Technology changes too quickly -Adaptable technology

Adaptability

-Can this space be Something else in the future? -Will this space support a growing population?

Space

-Overall Lacks space needed for functionality





Main Takeaways



Connection to Nature

- **01** | Integration of Outdoor Classrooms
- 02 | Reworking of the Fishpond
- 03 | Cultivating Views of Nature



Safety & Security

- **01** | How Does Leominster Define Safety?
- 02 | What does this look like in schools?
- 03 | How can this be intergraded into the design?



- 01 | Focus on Movement
- 02 | Integration of a Gymnasium
- 03 | Implementing a Garden





Guiding Principles

Based on what we've heard, the following Guiding Principles have been developed to capture the overall purpose of the project and how it will be specific to Fall Brook. They aim provide direction and vision without establishing any specific design language. They will be used as a lens for decision making throughout the process.

- Provide a diverse, equitable, and adaptable learning environment for Fall Brook Elementary students and staff through enhanced space programing to best support the needs of ALL students.
- Create a safe and secure destination for the community in a way that embodies the Leominster warmth and comradery.
- Be sustainable for environmental and operational resiliency and longevity.
- Promote student development and exploration of autonomy, discernment, and creativity.
- Foster development of lifelong skills for health and wellness, social-emotional intelligence, and self-accountability.





Guiding Principles

Do these guiding principles properly capture the essence of what was discussed by the Stakeholders?

- Do these Guiding Principles resonate with you? How or how not?
- What stands out to you?
- Are there certain aspects you'd like to emphasize or minimize?
- How do you see your individual needs represented in these? Please explain.
- Are there any aspects that need to be revised to better capture the spirit of Fall Brook and the project?



