

**Fall Brook
Elementary School**
Leominster, MA

Public Meeting #1

November 19, 2024



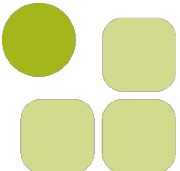
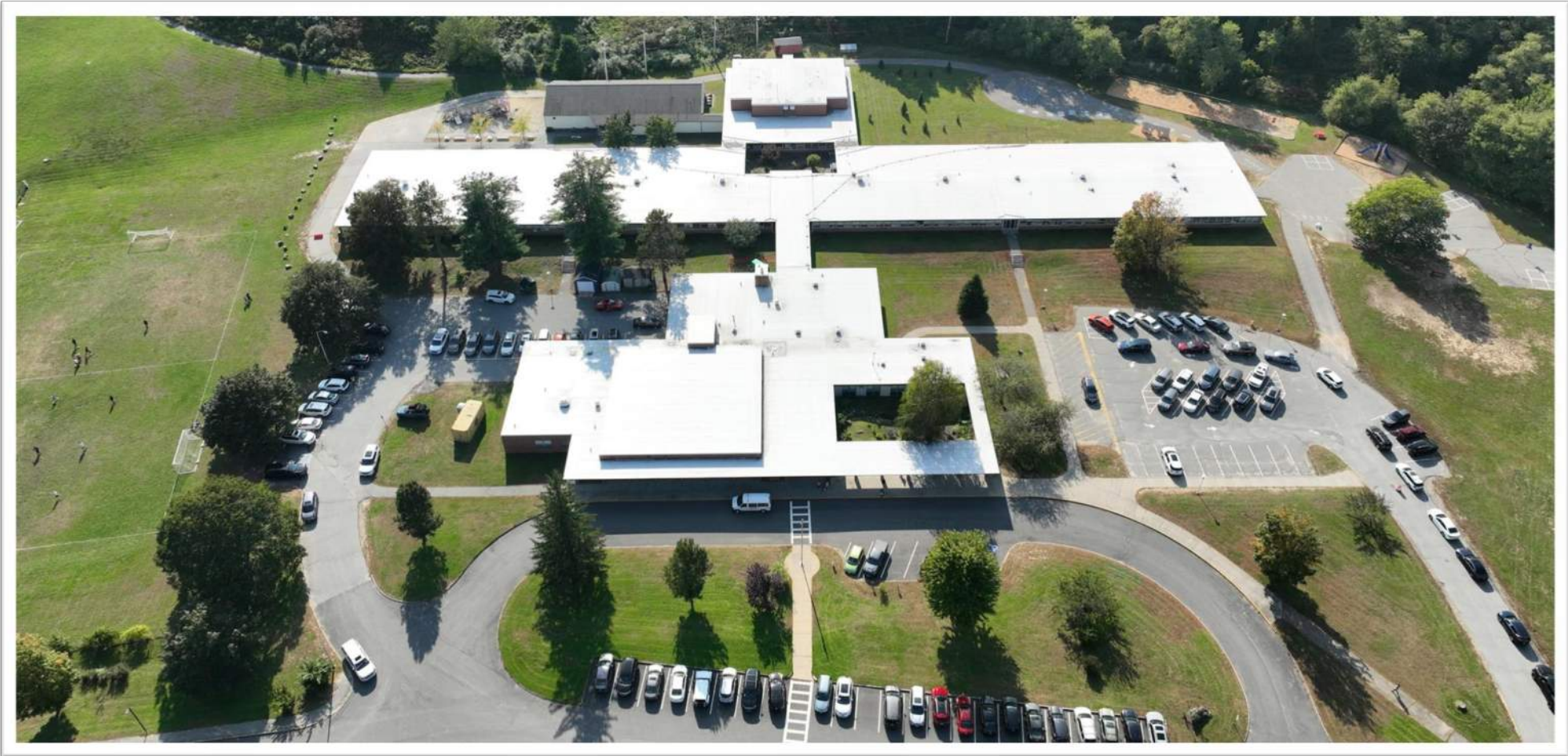
LEOMINSTER
MASSACHUSETTS



TODAY'S AGENDA

- ➔ 1. Call to Order
- ➔ 2. Welcome – Mayor Mazarella
- ➔ 3. Project Introduction – Superintendent Desmond
- ➔ 4. Existing Conditions & Community Engagement
- 5. MSBA Process
- 6. Project Schedule
- 7. Design Progress
- 8. Project Cost
- 9. Project Website
- 10. Questions & Answers
- 11. Adjournment

PROJECT INTRODUCTION



EXISTING EXTERIOR CONDITIONS



- The existing Fall Brook Elementary School was built in 1966.
- The kindergarten wing was added in 2004.
- Many of the building systems are original and have exceeded their lifespan.
- The exterior envelope is uninsulated and the single pane windows are failing.
- The exterior wall will need complete reconstruction or recladding to meet current energy codes.
- Front entry and other exits are not accessible.
- Lack of accessible parking spaces.
- Traffic congestion extends into neighboring streets during Pick-up/ Drop-off

EXISTING INTERIOR CONDITIONS



KOI POND



EXISTING GYM



MUSIC CLASSROOM



LIBRARY

- Although well-loved and welcoming, the existing building is significantly undersized compared to modern standards.
- The koi pond is a central part of the school, and a feature students and adults want to replicate in the new school.
- The existing building lacks spaces like a music room and a STEM room.
- The library and the gym are undersized.

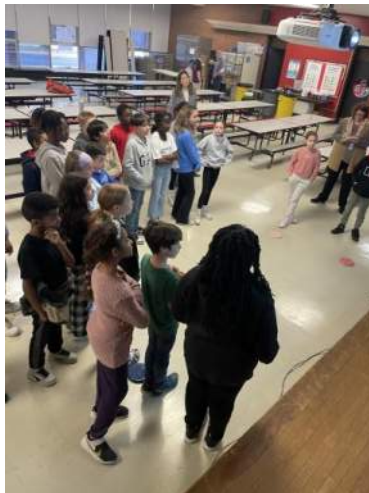
COMMUNITY ENGAGEMENT

Activity	Dates
Fall Brook Building Committee- Monthly	Dec. 2023-Present
Fall Brook Working Group – Bi-weekly	March 2024-July 2024
Community Visioning Workshop #1-	
Interactive with Student, Faculty, and the Public – 3 Group Visioning Sessions	Jan. 30, 2024
Community Visioning Workshop #2-	
Interactive with Student, Faculty, and the Public - 3 Group Visioning Sessions	March 5, 2024
Community Visioning Workshop #3	
Discussions with each all the faculty- by grade and specialty (9 sessions total) and Public outreach at talent night	June 6, 2024
Project Website with updates and all information	Ongoing

COMMUNITY ENGAGEMENT

Student Sessions

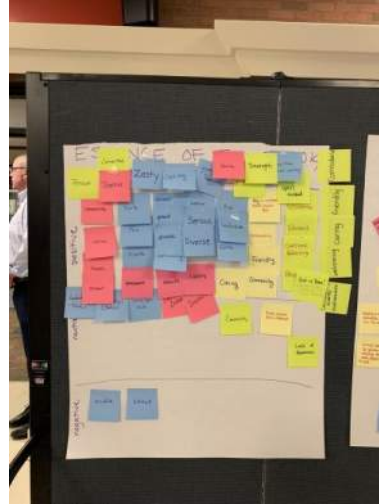
- Importance of ensuring a **positive** and **welcoming atmosphere**, avoiding negative feelings.
- Incorporation of student preferences such as **memory walls** and **outdoor recreation spaces**.
- Favorite places like the **gym** and the **koi pond** were mentioned by several students.



COMMUNITY ENGAGEMENT- MAIN TAKEAWAYS

Community Sessions

- Prioritize **inclusivity and sensory** considerations in school design.
- **Ensure safety, wellness** (Reinforcing comments made in Trip 1)
- Understand and enhance unique aspects of the school environment beyond physical improvements. (**Pride, and Sense of Community**)



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THE PROJECT TEAM

THE DISTRICT

Massachusetts School
Building Authority



A large rounded rectangle representing the Leominster District. It contains the official seal of the City of Leominster, Massachusetts, the text 'LEOMINSTER MASSACHUSETTS' in a serif font, a green circular logo for the 'Fall Brook Building Committee FBBC', and the Leominster mascot logo featuring a figure holding a trident.



OPM

Logo for Left Field Project Management, featuring a stylized green and yellow square icon to the left of the text 'Left Field' and 'PROJECT MANAGEMENT' below it.



DESIGN TEAM

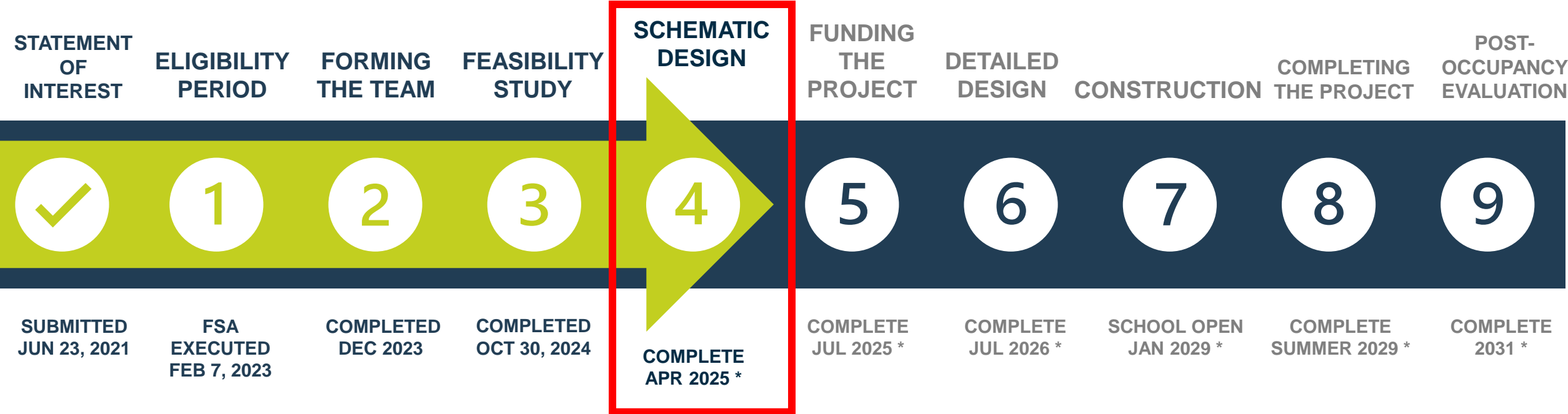
Logo for MDS ARCHITECTS, featuring the letters 'MDS' in a large, bold, red font with a white shadow effect, and the word 'ARCHITECTS' in a smaller red font below it.



BUILDER

Logo for the Builder, featuring a stylized black icon of an excavator's bucket and tracks.

MSBA PROCESS



* ANTICIPATED DATE



DESIGN ENROLLMENT & SCHOOL SIZE

The student population has grown and educational methods have evolved but the building has not.

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

Current School = 70,957 gross square feet

Proposed = 104,645 gsf (47% larger)

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PROJECT SCHEDULE

2024

2025

2026

2027

2028

2029

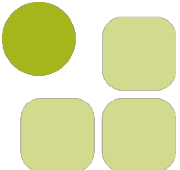
Design & Bid

Building Construction

New School
Open

Demo &
Site Work

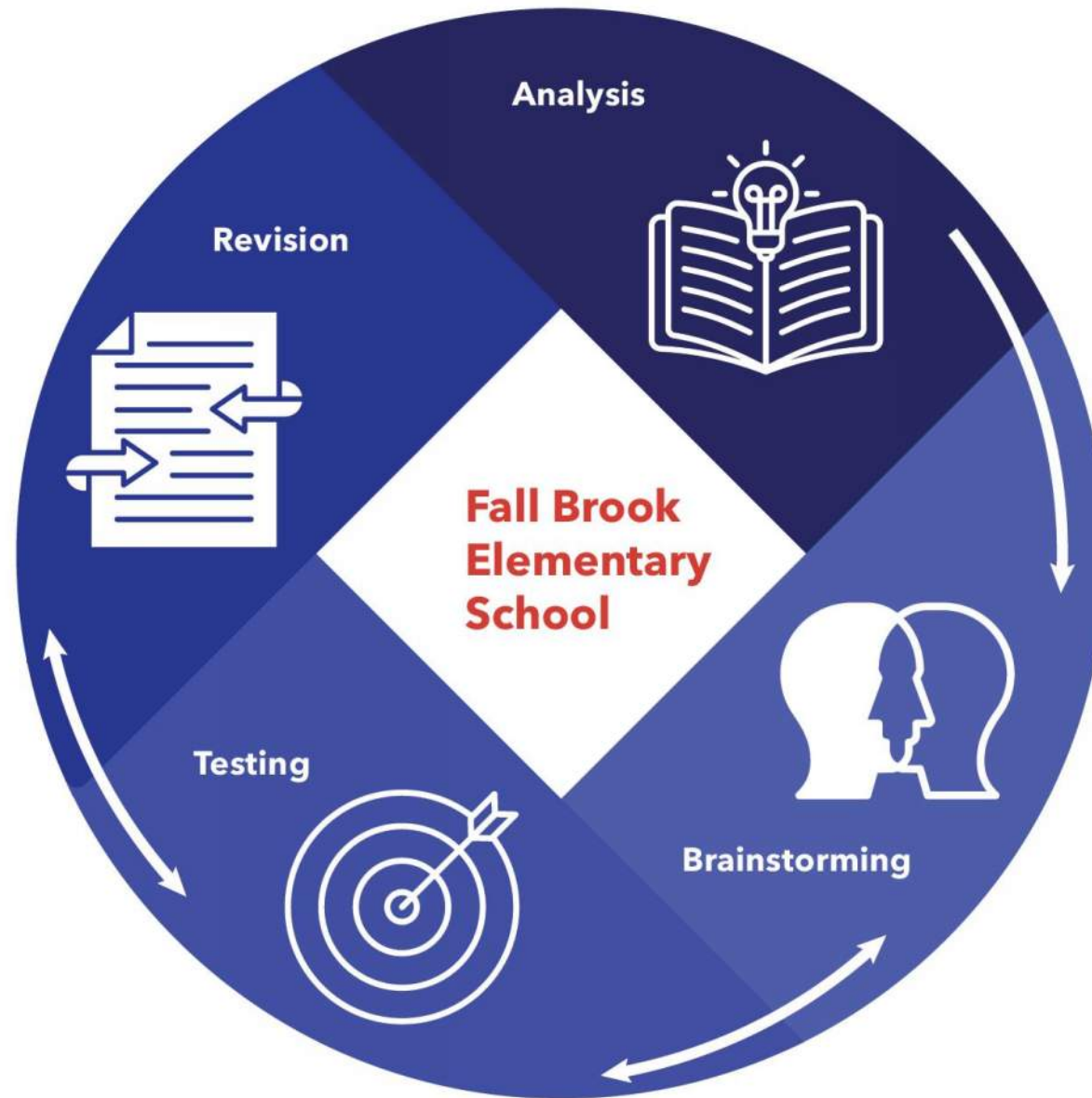
MDS
ARCHITECTS



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INTERACTIVE AND ITERATIVE PROCESS

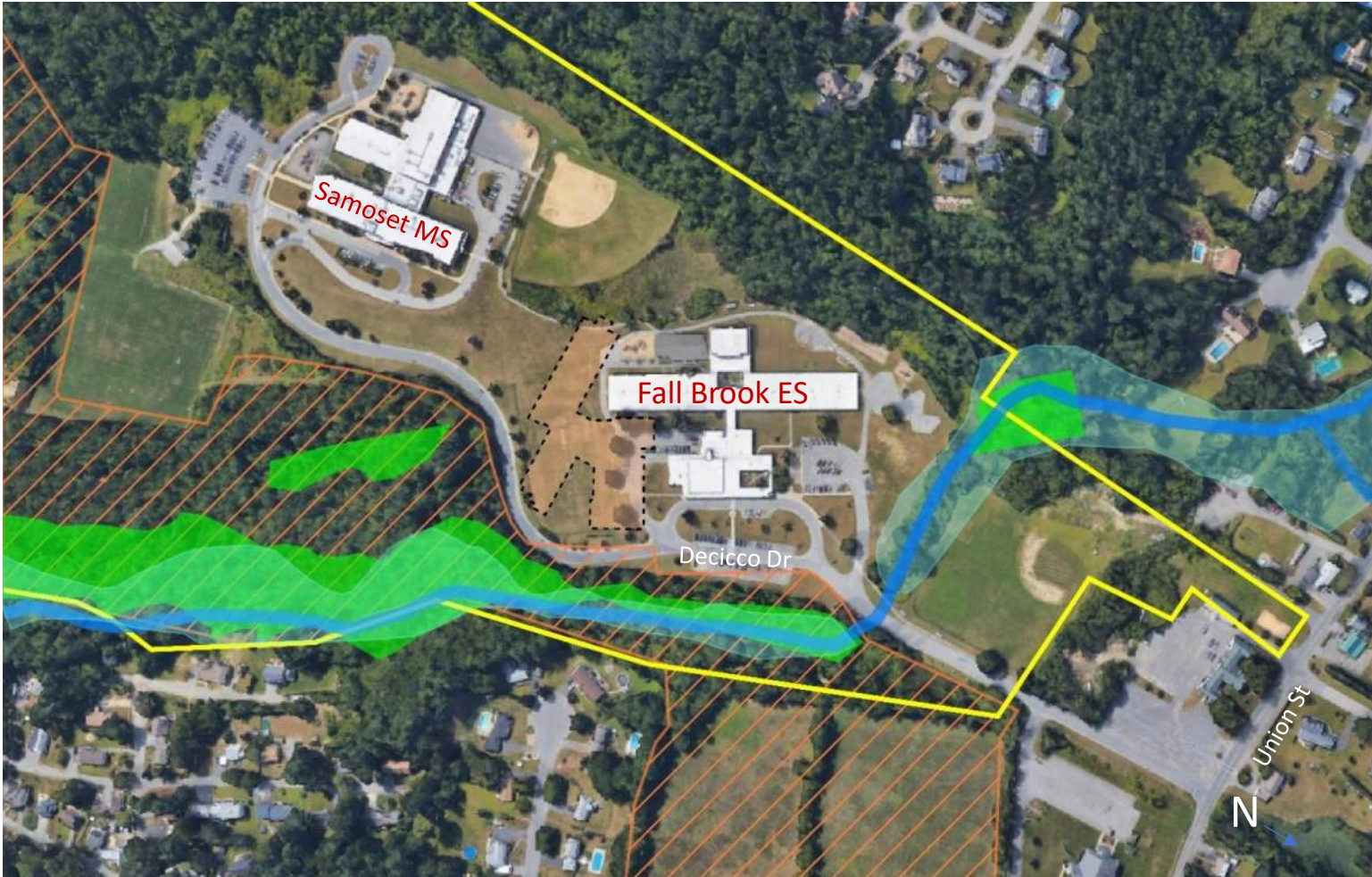


EXISTING CONDITIONS AT SITE



- School remains operational during construction for any of the options considered.
- Drop-off and pick-up for students to remain during construction.
- Autonomy between the middle school and the elementary school
- 100' setback of wetlands to remain as is or to be reduced
- There is protected habitat for the wood turtle, a protected species under the Massachusetts Endangered Species Act (MESA) and the Massachusetts Wetland Protections Act (WPA)
- Stormwater will be controlled to avoid any flooding on site.

SITE SELECTION



- Several Options were evaluated for meeting the goals of the project including safety and constructability
- The site has significant constraints including sloping topography, wetlands, and protected habitats (extent of habitat shown to the left).
- The outline shown was determined to be the best location to accommodate the school building and all its amenities.

LEGEND

- PROPERTY LINE
- FALL BROOK
- WETLAND
- FLOOD ZONES
- PROTECTED HABITAT FOR RARE WILDLIFE
- N1 OUTLINE

BUILDING MASSING OPTIONS— SITE 1



Option N4
New building- 3 story on Site 1



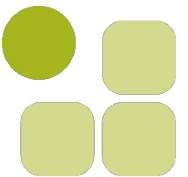
Option N1
New Building on Site 1



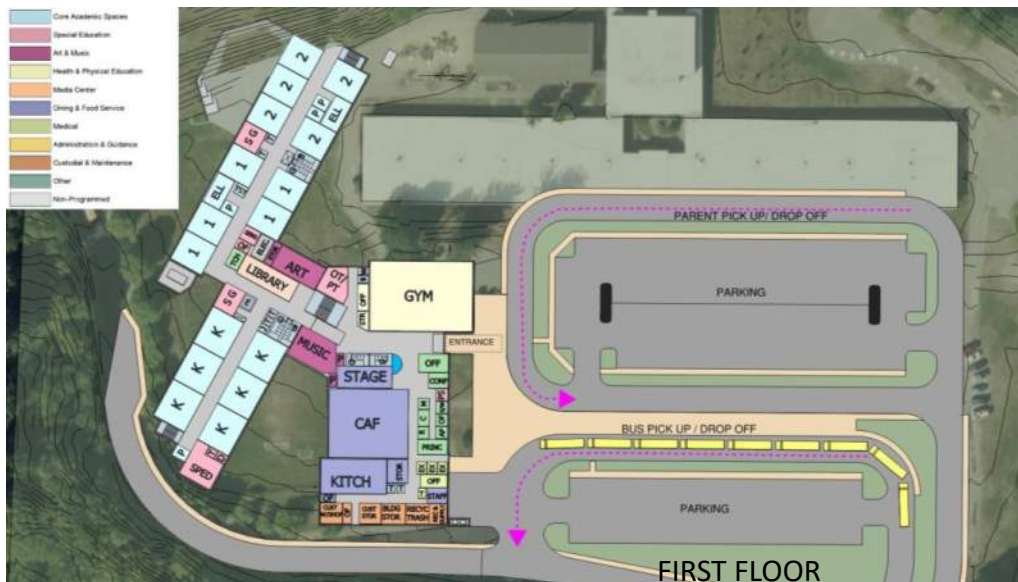
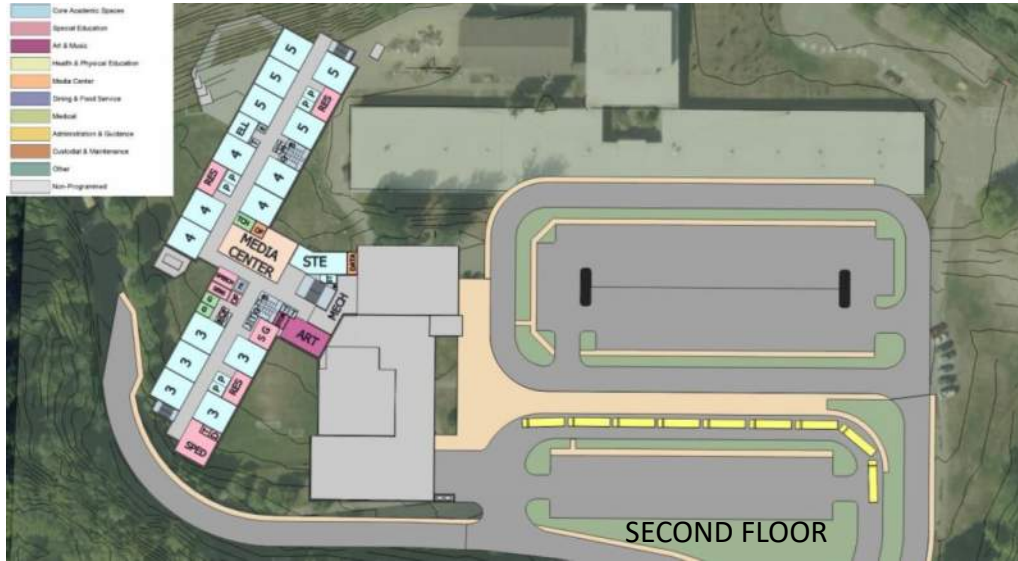
Option N2
New Building on Site 1



Option AR1
Addition and Renovation of
existing school



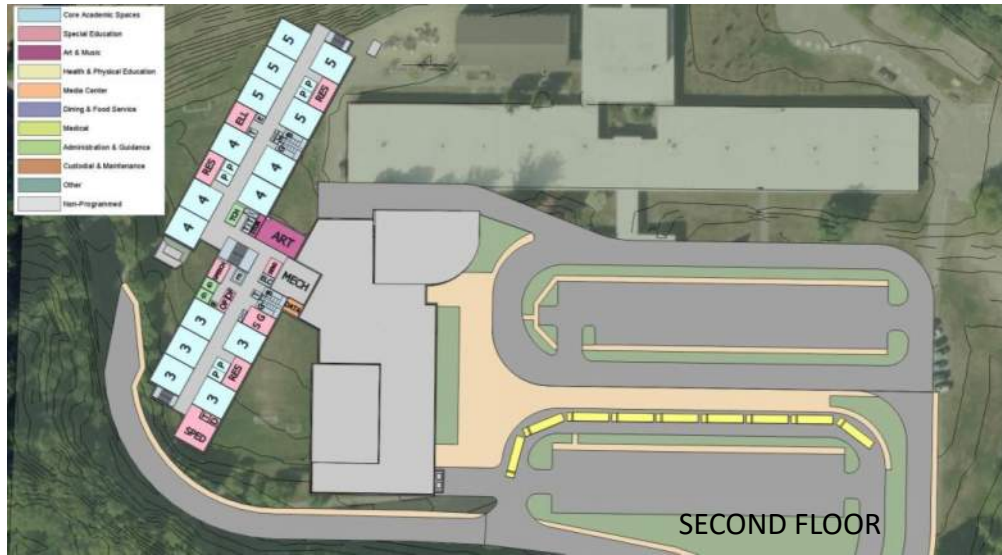
OPTION N1 FLOOR PLANS



Option N1 was the option selected by the Fall Brook Building Committee as the option that best met the educational needs of the community while also being a cost-effective solution.

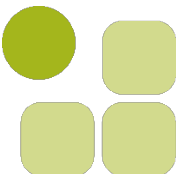
- The two-story building provides the best adjacencies for the classroom groupings.
- The building can be constructed while allowing the existing school to remain operational
- The existing school will be demolished after the new school is built.
- Access to Samoset will remain during construction.

OPTION N2.1 FLOOR PLANS

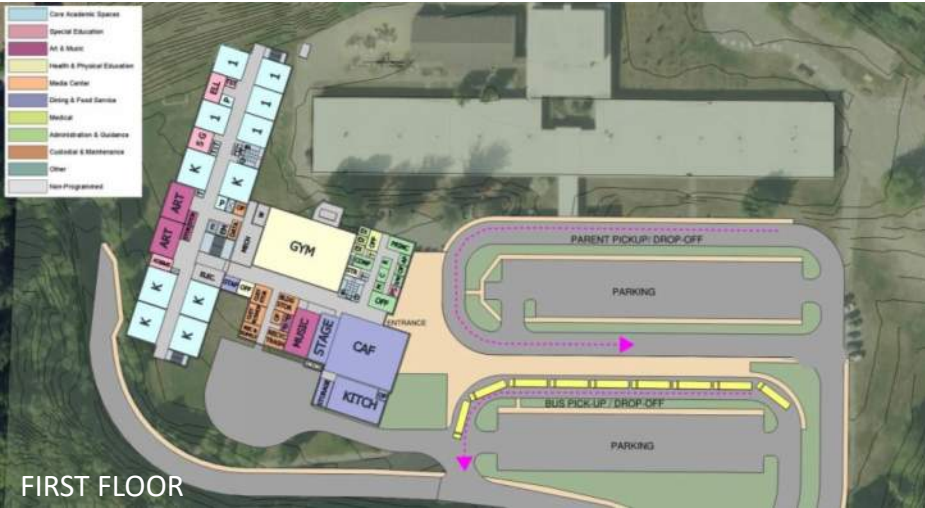


Option N2.1 was another 2-story option considered during the feasibility study

- The area at the front of the building is different from Option N1. This option includes the Library/Media Commons adjacent to the gym and the Cafeteria is to the right of the main entrance.
- This option was not as desirable because too many of the specials were near each other and noise and traffic in the school as a major concern.
- Ultimately Option N1 was preferred.



OPTION N4 FLOOR PLANS

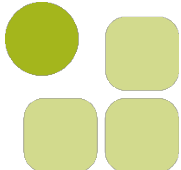
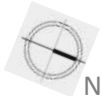


Option N4 was a 3-story option considered during the feasibility study.

The building footprint is more compact on the site, but the room adjacencies were not met.

The classroom configuration and the travel times for the students were not favorable compared to the 2-story schemes.

Ultimately, Option N1 was selected.

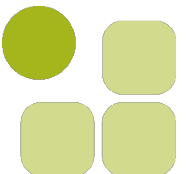


OPTION AR1 FLOOR PLAN



Option AR1 was the addition and renovation option considered during the feasibility study Committee.

- This scheme constructs a new classroom wing and gym addition to the south of the existing building.
- The new wing creates an enclosed courtyard which could be used as an outdoor classroom.
- The parent drive loop would be reconfigured and relocated to the existing main entry, while a second entrance adjacent to the gym is for the bus loop.
- This scheme would require phased occupied construction and would dramatically increase both the construction time and the disruption to the students.
- Ultimately, Option N1 was selected.



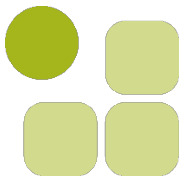
CURRENT DESIGN

- PRELIMINARY SITE DESIGN
- FLOOR PLANS – DRAFT SCHEMATIC DESIGN
- EXTERIOR DESIGN CONCEPTS

SCHEMATIC DESIGN PRELIMINARY SITE PLAN







- 1 Proposed Building
- 2 Outdoor Dining/Classroom
- 3 Hardscape Play
- 4 Kindergarten Play - 11,700 SF
- 5 Grades 1-5 Play - 16,000 SF
- 6 Field
- 7 Rain Garden
- 8 Parking Lot - 160 spots
- 9 Landscaped Area
- 10 Retaining Wall
- 11 Transformer and Generator
- 12 Adventure Classroom
- 13 Tree Farm
- 14 Compost Area
- - - Existing Building
- - - 100' Wetland Setback
- Parent Pick-up/Drop-off Loop
- Bus Pick-up/Drop-off Loop
- Entrances and Egress
- Service Entrance

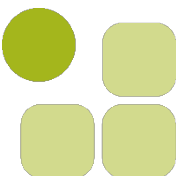


FIRST FLOOR PLAN – DRAFT SCHEMATIC DESIGN



LEGEND

-  Administration & Guidance
-  Art & Music
-  Core Academic Space
-  Custodial & Maintenance
-  Dining & Food Service
-  Health & Physical Education
-  Media Center
-  Medical
-  Non-Programmed
-  Other
-  Special Education



SECOND FLOOR PLAN – DRAFT SCHEMATIC DESIGN



LEGEND

- Administration & Guidance
- Art & Music
- Core Academic Space
- Custodial & Maintenance
- Dining & Food Service
- Health & Physical Education
- Media Center
- Medical
- Non-Programmed
- Other
- Special Education



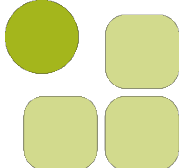
DESIGN GUIDELINES

- CELEBRATE LEOMINSTER
- PROVIDE VALUE AND EFFICIENCY
- CREATE A WELCOMING SENSE OF PLACE
- CONNECT WITH NATURE

EXISTING SITE



LEOMINSTER PRECEDENTS



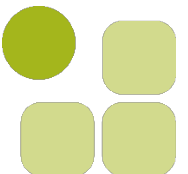
EXTERIOR PRECEDENTS



EXTERIOR DESIGN



EXTERIOR DESIGN



EXTERIOR DESIGN



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PROJECT COST

The project cost is being studied.

More information will be presented at an upcoming Public Meeting in early 2025.

- Estimated Construction Cost
- Anticipated Total Project Cost
- The MSBA maximum grant amount
- The city's share of the cost
- Anticipated impact to Taxpayers

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PROJECT WEBSITE

<https://fallbrookproject.com/>



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MORE COMMUNITY FEEDBACK OPPORTUNITIES

Public Meeting #2 – Thursday, January 30, 2025

Public Meeting #3 – March 2025



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THANK YOU!



THE RIGHT CHOICE IN PROJECT MANAGEMENT

