ONE COMMUNITY SCHOOL
MEETING FOR WINTHROP SITE
AUGUST 10, 2016
WINTHROP SITE MEETING

• INTRODUCTION – SBC CHAIR
• EXISTING SITE – BIRCHWOOD DESIGN
• PRELIMINARY OPTIONS – PE/DPC
• QUESTIONS / SUGGESTIONS – ALL
• TABLE EXERCISES – ALL (SMALL GROUPS)
  – YOUR SITE ANALYSIS &
  – THOUGHTS ON OPTIONS
• NEXT STEPS – SBC CHAIR & OPM
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<thead>
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<tbody>
<tr>
<td><strong>Statements of Interest (SOI)</strong></td>
<td><strong>Winthrop SOI Accepted</strong></td>
<td><strong>Form Project Team</strong></td>
<td><strong>SBC Interviews and hires</strong></td>
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<tr>
<td>Massachusetts School</td>
<td><strong>Winthrop School</strong></td>
<td><strong>October 2014</strong></td>
<td>SBC Interview and hires <strong>Owners Project Manager</strong></td>
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<tr>
<td>Building Authority (MSBA)</td>
<td><strong>School Building Committee</strong></td>
<td><strong>Town Vote Authorizes Feasibility Study Funds</strong></td>
<td><strong>- PMA Associates</strong></td>
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<td><strong>SOI #1</strong></td>
<td><strong>SOI #1</strong></td>
<td><strong>November 2014</strong></td>
<td><strong>SBC Interview and hires</strong></td>
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<td><strong>Winthrop School</strong></td>
<td><strong>Winthrop School</strong></td>
<td><strong>First MSBA Meeting: MSBA Instructs Ipswich to study (4) building options</strong></td>
<td><strong>Architect</strong></td>
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<td><strong>SOI #2</strong></td>
<td><strong>School Building Committee (SBC)</strong></td>
<td><strong>K-5 (420) - New Winthrop</strong></td>
<td><strong>- Perkins Eastman</strong></td>
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<td><strong>Doyon School</strong></td>
<td><strong>SBC Begins work with MSBA</strong></td>
<td><strong>K-3 (490) - New Winthrop</strong></td>
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<td><strong>Two Separate Submissions</strong></td>
<td><strong>Selectman Form School Building Committee (SBC)</strong></td>
<td><strong>K-2 (355) - New Winthrop</strong></td>
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<td>- Share Similar Deficiencies:</td>
<td><strong>- SBC Begins work with MSBA</strong></td>
<td><strong>K-5 (775) - New Combined</strong></td>
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<tr>
<td>1. Building Condition/Age</td>
<td><strong>Spring 2016</strong></td>
<td><strong>Spring/Summer 2016</strong></td>
<td><strong>Summer/Fall 2016</strong></td>
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<tr>
<td>2. Classroom Sizes</td>
<td><strong>Educational Model</strong></td>
<td><strong>Preferred Design Plan</strong></td>
<td><strong>Preferred Schematic Plan</strong></td>
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<tr>
<td>3. SPED Breakout Space</td>
<td><strong>K-5 (775)</strong></td>
<td><strong>Site Development</strong></td>
<td><strong>School Committee Must Choose Site</strong></td>
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<tr>
<td>4. Gym Space</td>
<td><strong>School Committee Votes This Model Twice</strong></td>
<td><strong>SBC investigates alternate “In Town and Walkable Sites” privately held:</strong></td>
<td><strong>Town Votes:</strong></td>
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<td>5. Accessibility/ADA</td>
<td><strong>Site Development</strong></td>
<td><strong>- Defines (3) Possible Sites</strong></td>
<td><strong>- If Bialek Park</strong></td>
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<td>6. Storage</td>
<td><strong>3 Sites -</strong></td>
<td><strong>- Conversations with owners show no interest in selling</strong></td>
<td><strong>1. Selectman Vote to Release to Schools</strong></td>
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<td><strong>Winter 2016</strong></td>
<td><strong>- Winthrop -</strong></td>
<td><strong>Bialek Park Status:</strong></td>
<td><strong>2. Town Vote 2/3rd’s to Release to Schools</strong></td>
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<td><strong>Design Begins</strong></td>
<td><strong>- Bialek</strong></td>
<td><strong>- Article 97 Doesn’t Apply</strong></td>
<td><strong>Design Team begins Schematic Design</strong></td>
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<td><strong>Educational Programming</strong></td>
<td><strong>- Doyon</strong></td>
<td><strong>- Town Council</strong></td>
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<td>- Teacher, Administration,</td>
<td><strong>- Mile Lane</strong></td>
<td><strong>- In control of Selectman</strong></td>
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<td>Public Input</td>
<td>*<strong>Removed due to Doyon</strong></td>
<td><strong>- Requires Selectman Vote to release and vote at Fall Town Meeting</strong></td>
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<td><strong>Site Development</strong></td>
<td><strong>Proximity, Wetlands and Fields</strong></td>
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<td>5 Sites - All Town Owned</td>
<td><strong>- Town Hall</strong></td>
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<tr>
<td>- Winthrop</td>
<td>*<strong>Removed due to potential remediation, traffic issues and wetlands</strong></td>
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<tr>
<td>- Bialek</td>
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<td>- Doyon</td>
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<td>- Mile Lane</td>
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GENERAL SITE:
• 6.8 Acres, (incl. Half-Acre Fire)
• Zone IR (In-town Res), 37’ h,
  20’ front/rear, 10’ side setback

BUILDING:
• 2 Story, 50.5k gsf Building
• 1956 + ‘89 Addition
• Not Ideal Orientation

VEHICULAR:
• 4 Buses
• 20 Car Queue (incl. entry lot)
• 92 Car Parking (85% used)
• Semi-Separate Service
• Potential Perimeter Access

OUTDOOR SPACE:
• 65k sf Total Playground/Fields
  (35k Playgd +2k hard +28k grn)
• Additional 64k Front Lawn
• Natural Amphitheater
• Greenhouse/Gardens

Winthrop Existing
GENERAL SITE:
- 6.8 Acres, (incl. Half-Acre Fire)
- Zone IR (In-town Res), 37' h,
  20’ front/rear, 10’ side setback

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OUTDOOR SPACE:
- 65k sf Total Playground/Fields
  (35k Playgd +2k hard +28k grn)
- Additional 64k Front Lawn
- Natural Amphitheater
- Greenhouse/Gardens
VISION / GOALS
- VIBRANT AND JOYFUL
- FLEXIBLE / ADAPTABLE / COLLABORATIVE
- SMALL LEARNING
- OUTDOOR CONNECTIONS
- COMMUNITY RESOURCE
- UNIVERSAL ACCESS

EDUC. PROGRAM EXCERPTS
- PREK-5 GRADE SPAN / CONTINUITY
- SMALL SCHOOL QUALITIES / FEEL (CLASSROOM CLUSTERS/NEIGHBORHOODS)
- PROVIDE ORGANIZATIONAL FLEXIBILITY (GRADE-LEVEL, HOUSE, MIXED/GRADE-LESS)
- ROBUST ARTS, STEAM / INTEGRATION (MAKER SPACES, GALLERY/DISPLAY STORAGE)
- SUPPORT CO-TEACHING MODEL (LARGE CLASSROOMS, PULL-OUT, SM. GRP)
- SUSTAINABLE EDUCATION & COMMUNITY (OUTDOOR LEARNING, GARDENS, MUD RM) (COMM. RECYCLING/COMPOST, NUTRITION) (FOODS LAB & FITNESS)
- PROFESSIONAL LEARNING COMMUNITIES (DISPERSED TEACHER PLANNING ROOMS)
- SPECIALIZED / SUPPORT SPACES (SOCIAL/EMOTIONAL/SENSORY/MOVEMENT)
- TECHNOLOGY RICH / FULLY INTEGRATED

SPACE NEEDS

CORE ACADEMIC SPACES
PRE-KINDERGARTEN + TOILET 2
KINDERGARTEN + TOILET 6
GRADE 1-5 CLASSROOMS 30
SPECIAL EDUC (CR EQUIV.) 6
SM. GRP/RESOURCE (300SF) 3
OFFICE/STORAGE (120-150SF) 8
ART/STORAGE 2/2
MUSIC/ENSEMBLE 2/5
MEDIA CENTER 4,158 SF
GYM/STORAGE 9,400 SF
CAFETERIA/STAGE 6,813 SF
KITCHEN/STAFF 2,826 SF
ADMIN/GUIDANCE 2,670 SF
NURSE’S SUITE 710 SF
CUSTODIAL/STORAGE 2,375 SF
Winthrop New Plan

**BUILDING:**
- 3 Story, 129k Sq. Ft. Building (Based on Early Program +3k SF)
- Orientation for Natural Daylight
- Organized w/ Small Lrng Clusters
- Community Use Zoned Up Front
- Gym/Caf. Not Near Play Space

**VEHICULAR:**
- 8 Buses Stacked (10 Target)
- 30 Car Queue (50+ Targeted)
- 62 Car Parking (160 Targeted), Off-Site Parking Required
- Potential Perimeter Access Drive

**OUTDOOR SPACE:**
- Only 65k Sq. Ft. Playground/Field (Goal: 46k Play, 6k Hard, 57k Grn)
- Fitness Path/Outdoor Stations
- Outdoor Learning + Amphitheater
- Gardens/Greenhouse Area
W2A

BUILDING:
• 3 Story, 123k Sq. Ft. Building
• Orientation for Natural Daylight
• Organized w/ Small Lrng Clusters
• Zoned for Community Use

VEHICULAR:
• 10 Buses, but Double Stacked
• 33 Car Queue (50+ Targeted)
• 70 Car Parking (160 Targeted), Off-Site Parking Required
• Potential Perimeter Access Drive

OUTDOOR SPACE:
• Only 65k Sq. Ft. Playground/Field (Goal: 46k Play, 6k Hard, 57k Grn)
• Fitness Path/Outdoor Stations
• Outdoor Learning +Amphitheater
• Gardens/Greenhouse Area
Winthrop New Plan

- Classroom (CL)
- Gymnasium/Cafeteria
- Library/Art/Music
- Administration
- Utility/Support
- Special Education

3rd Floor
- Pull-Out Areas
- TCHR. Rooms

2nd Floor
- Pull-Out Areas
- TCHR. Rooms

1st Floor
- Admin/Nurse
- Main Gym
- Stage

Perkins Eastman | DPC
BUILDING:
- 3 Story, 123k Sq.Ft. Building
- Orientation Not Ideal For Daylight
- Zoned For Community Use
- Gym Stacked Over Cafeteria
- Very Disruptive Construction
- Not Ideal Educational Layout

VEHICULAR:
- 10 Buses
- 50+ Car Queue if Using Perimeter
- 90 Car Parking (160 Targeted), Off-Site Parking Required

OUTDOOR SPACE:
- Only 45k sf Playground/Fields (Goal: 46k Play, 6k Hard, 37k Grn)
- Fitness Path/Outdoor Stations
- Outdoor Learning + Amphitheater
- Gardens/Greenhouse Area
Winthrop New Plan

BUILDING:
- 3 Story, 123k Sq. Ft. Building
- Orientation for Natural Daylight
- Organized w/ Small Lrng Clusters
- Zoned for Community Use
- Gym Stacked Over Cafeteria

VEHICULAR:
- 10 Buses
- 33 Car Queue (50+ Targeted)
- 65 Car Parking (160 Targeted), Off-Site Parking Required
- Potential Perimeter Access Drive

OUTDOOR SPACE:
- 46k PlayGrnd, 6k Hard, 37k Green (Goal: 46k Play, 6k Hard, 57k Grn)
- Fitness Path/Outdoor Stations
- Outdoor Learning +Amphitheater
- Gardens/Greenhouse Area
Massing/Shadows | Studies at Bialek & Winthrop Sites