

SBC PRESENTATION

# TRI-BOARD

April 26, 2017

# SBC PRESENTATION

## AGENDA

School Site Considerations

Implications/Options for Public Safety

Implications/Options for Athletic Fields/Playground Space

Cost

Time Line

Recommendations

Discussion/Recommendations to TM

## SBC PRESENTATION

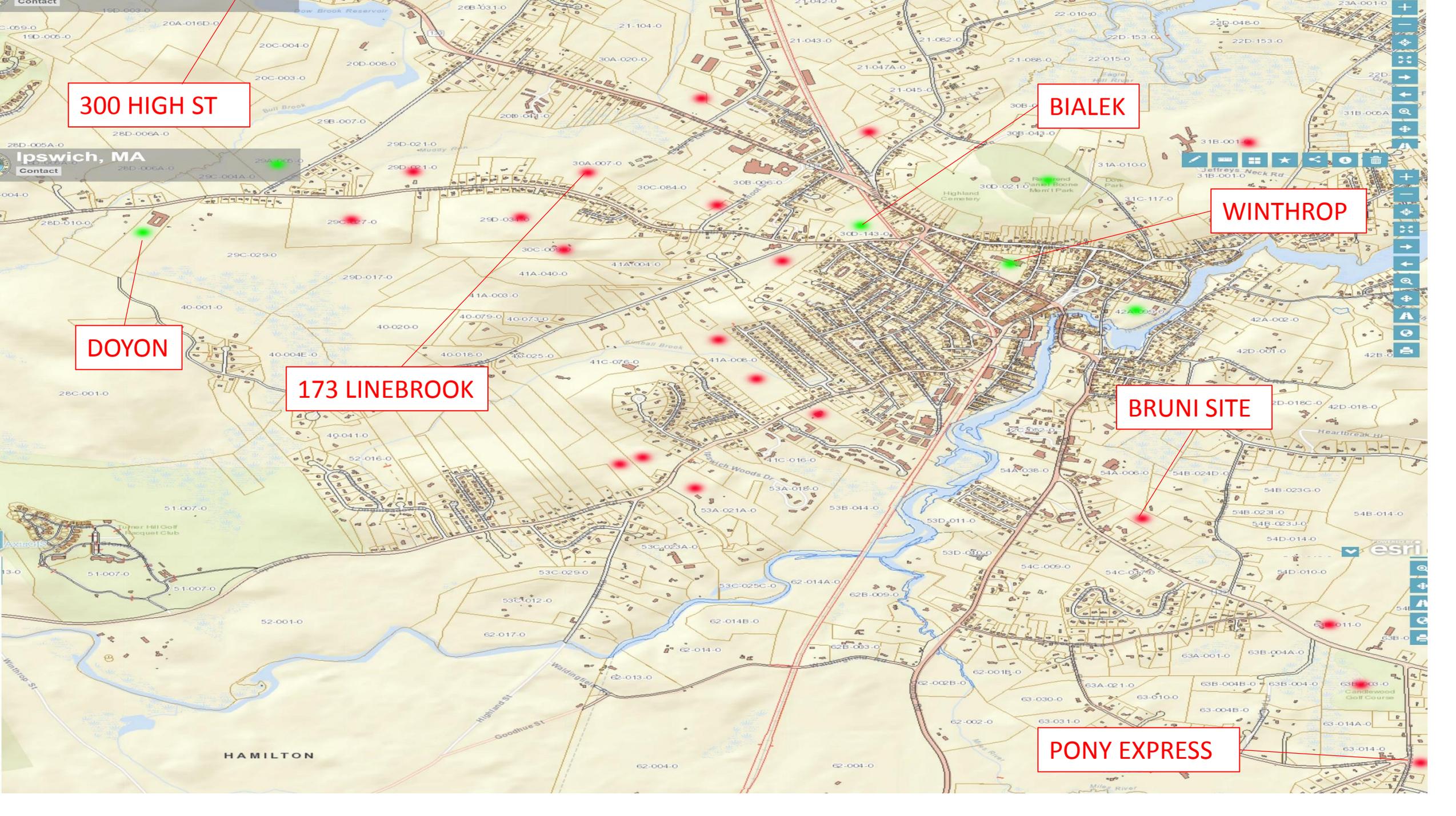
### **Original Site Review Process – 16 months ago**

#### Desired Site Criteria

- Approx. 7 to 12 acres without wetlands
- Located on a major road
- Main road access; Significant walkability
- Preferably Town-owned
- SBC developed a list of five Town owned and 15 privately owned sites

### **Second Site Review Process – 10 months ago**

- 21 Privately-owned sites were reviewed



300 HIGH ST

BIALEK

WINTHROP

DOYON

173 LINEBROOK

BRUNI SITE

PONY EXPRESS

## SBC PRESENTATION

### **SCHOOL Site Considerations (no particular order)**

- Buildable land area
- Construction phasing impacts
- Access to major roads/Traffic
- Impacts on (and replacement of) field/playground space and availability of land for Public Safety Facility
- On-site parking
- Ownership/land rights issues
- Timetable/scheduling
- Utilities availability
- Walkability

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### **Field/Playground and Public Safety Issues Discussed with Relevant Town Departments.**

#### **Town Coordination Meeting:**

- Robin Crosbie, TM
- Chief Nikas, Police
- Chief Gagnon, Fire
- Lt. Hubbard, Emergency Management
- Glenn Gibbs, Planning Dept.
- Ethan Parsons, Planning Dept.
- Jeff Putur, Parks and Cemetery
- Jim Engel, Utilities
- Mitchell Lowe, SBC
- Kevin Murphy, SBC

## SBC PRESENTATION

### **Public Safety Building Site Criteria**

- Response times
- Existing radio communication infrastructure - signal strength
- Limit travel over Choate Bridge due to bridge width
- Limit travel over/down Town Hill especially in winter
- County St. Bridge weight limit 14 tons–Engine 20 tons, Ladder 38 tons
- Downtown location would reduce ambulance response times. Currently at Linebrook Station
- Land acquisition costs = increased project costs
- Approximately 3 acres required
- Previous studies indicate Central Street is approx. “center” of Ipswich

## SBC PRESENTATION

### **Potential Public Safety Building locations**

- Current Fire Station on Central St. – Preferred
- Bialek Park - Acceptable
- Doyon School – Outside acceptable response time radius
- Current Police Station (Elm St. Site) – Too small; requires travel down Town Hill

# SBC PRESENTATION

## POTENTIAL SCHOOL AND PUBLIC SAFETY BUILDING SITE OPTIONS

Options	School	Public Safety Building	Athletic fields/Playground
1	<b>Bialek</b>	Winthrop site – front half	Bialek Park Winthrop Playground in rear Doyon playground and fields, or purchased land
2	<b>Doyon</b>	Winthrop site – front half	Bialek Park Winthrop Park/Playground in rear Doyon playground and fields
3	<b>Winthrop</b>	Bialek or undetermined location	Doyon and Bialek

# SBC PRESENTATION

EXISTING ATHLETIC FIELDS AND PLAYGROUND INVENTORY		
BIALEK	DOYON	WINTHROP
One 90" baseball diamond	Playground equipment	Playground equipment
Bowen LL field with lighting	One 90' baseball diamond	
Hopping LL field	Two softball fields	
Softball field with lighting	One multi purpose field in outfield of baseball/softball fields	
One multi purpose field in outfield of baseball/softball fields	One reduced field in one softball field outfield	
One basketball court with lighting	Basketball court	
Playground equipment		
Gazebo		
Concession stand		
Storage building with toilets		
Two small field areas used by BUG soccer		

## POTENTIAL SCHOOL SITES – IMPLICATIONS/OPTIONS FOR REPLACING ATHLETIC FIELDS/PLAYGROUNDS

Options	School at	Fields/Playground Options (with school at site)
1	<b>Bialek</b>	<p><u>Bialek Park</u> - Two new LL Fields with lighting, one new Basketball court with lighting, playground, gazebo, concession/bathroom/storage building, and new walking trail/exercise station.</p> <p><u>Winthrop</u> - Turn existing playground into a Neighborhood Playground.</p> <p><u>Doyon</u> – New layout with playground, basketball court, one 90' baseball diamond (one with lighting), three softball fields (one with lighting), two multi purpose field in the baseball/softball outfields.</p> <p>One less 90' baseball diamond</p>
2	<b>Doyon</b>	<p><u>Bialek Park</u> - Remains the same</p> <p><u>Doyon</u> – Two Softball fields one with lighting, one multi purpose field in the baseball softball outfield. One less 90' baseball diamond</p> <p><u>Winthrop</u> - Turn existing playground into a Neighborhood Playground.</p>
3	<b>Winthrop</b>	<p><u>Bialek</u> - Remains the same.</p> <p><u>Doyon</u> - Remains the same.</p> <p><u>Winthrop</u> - Playground and field per school needs</p>

## SBC PRESENTATION

### **Town Department Coordination Meeting**

#### **Recommendations: Project Priority**

1. Elementary School – Immediate need/project
2. Public Safety Building – Influenced by availability of Winthrop site
3. Athletic Field/Playground upgrades – Field upgrades/replacement at Bialek and Doyon concurrent with School construction, regardless of site. If School located at Bialek or Doyon, Winthrop playground upgrades would occur concurrently with Public Safety Bldg. project.

## SBC PRESENTATION

### **MSBA School Project Timeline**

Revised Current Schedule – Winthrop Site (revised three times)

- June 30<sup>th</sup> - Submit Schematic Design
- Aug. 23<sup>rd</sup> - MSBA Board vote to approve
- Oct. 3<sup>rd</sup> – Town Meeting
- Oct. 17<sup>th</sup> – Town ballot vote to authorize bonding

## SBC PRESENTATION

### MSBA School Project Timeline

#### If Project moved to Doyon Site:

- June – Special Town Meeting to authorize additional funding for schematic design
- June 30<sup>th</sup> – Re-Submit Preferred Schematic Report (PSR) modified for Doyon
- Aug. 23<sup>rd</sup> - MSBA Board vote to approve PSR
- Sept 14<sup>th</sup> – Submit Schematic Design to MSBA
- Oct 25<sup>th</sup> – MSBA Board vote to approve SD
- Nov. 1<sup>st</sup> – Town Meeting
- Nov. 15<sup>th</sup> – Town ballot vote to authorize bonding

## SBC PRESENTATION

### MSBA School Project Timeline

#### If Project moved to Bialek Site – 2 Options:

##### Option #1 – Proceed Now:

- June – Special Town Meeting to authorize additional funding for schematic design and 2/3 vote to transfer Bialek for school use
- June 30<sup>th</sup> – Re-Submit Preferred Schematic Report (PSR) modified for Doyon
- Aug. 23<sup>rd</sup> - MSBA Board vote to approve PSR
- Sept 14<sup>th</sup> – Submit Schematic Design to MSBA
- Oct 25<sup>th</sup> – MSBA Board vote to approve SD
- Nov. 1<sup>st</sup> – Town Meeting
- Nov. 15<sup>th</sup> – Town ballot vote to authorize bonding

## SBC PRESENTATION

### MSBA School Project Timeline

Bialek Option #2 – 3 month delay

- Delays construction 1 year
- Escalation Cost: \$3M-\$4M
- August – Special Town Meeting to authorize additional funding for schematic design and 2/3 vote to transfer Bialek for school use
- Aug 23 – Re-Submit Preferred Schematic Report (PSR) modified for Doyon
- Oct. 25 – MSBA Board vote to approve PSR
- Nov. 9 – Submit Schematic Design to MSBA
- Dec. 13 – MSBA Board vote to approve SD
- Jan. 9, 2018 – Town Meeting
- Jan. 23, 2018– Town ballot vote to authorize bonding

# SBC PRESENTATION

## Estimated Total Project Costs

	Bialek	Doyon	Winthrop
Sq Ft - New	123,685	123,685	123,685
Sq Ft - Repair	0	0	0
Stories	3	3	3
ECC	\$50,474,000	\$50,474,000	\$50,474,000
Site Remediation	\$27,000	\$66,000	\$51,000
Site Development	\$1,482,347	\$1,773,199	\$726,042
Hazmat	\$777,450	\$777,450	\$782,500
Building Demolition	\$376,926	\$376,926	\$381,162
Field Replication - Green St.			\$300,000
Field Replication - Doyon	\$800,000		
Off Site Parking			\$581,324
Additional Land Purchase			
Traffic Mitigation	\$25,000		\$100,000
Possible Lord Square upgrade	\$250,000		\$250,000
Phasing		\$252,370	\$2,523,700
Upgrade Gas service		\$750,000	
Railroad Upgrades (Possible)	\$100,000		
Construction Contingency	\$1,514,220	\$1,514,220	\$1,514,220
FF&E	\$2,004,000	\$2,004,000	\$2,004,000
Soft Costs	\$8,339,207	\$8,339,207	\$8,339,207
Total Project Costs	\$66,170,150	\$66,327,372	\$68,027,155

## SBC PRESENTATION

### Town Department Coordination Meeting

#### Recommendations for Site Options – School, Pub. Safety, Athletic Fields/Playgrounds

##### Option #1

- **New Elementary School at Bialek.** Existing LL fields, B-ball court, playground preserved/replaced/upgraded at site.
- Expanded/Upgraded Athletic fields/playground at Doyon
- **Public Safety Building at Winthrop site on Central St.** – Neighborhood playground in back.

##### Option #2

- **New Elementary School at Doyon.** Existing athletic fields/playground expanded and upgraded.
- Upgraded athletic fields/playground at Bialek.
- **Public Safety Building at Winthrop site on Central St.** – Neighborhood playground in back.

## SBC PRESENTATION

### Town Department Coordination Meeting - Recommendations

#### Recommendations for Preferred Option – School, Pub. Safety, Athletic Fields/Playgrounds

- **Bialek – Elementary School** integrated into an overall re-design of playground/athletic fields
- **Doyon** – Athletic fields/playground
- **Winthrop – Future Public Safety Building** in front – Neighborhood playground in back.