## Preliminary Space Summary v5 - 775 K-5 (+60 PK)

### Ipswich Elementary

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Existing - Doyen</th>
<th>Proposed at 775 stu's</th>
<th>MBA Guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total</strong></td>
<td>18,664</td>
<td>38,100</td>
<td>35,200</td>
</tr>
<tr>
<td><strong>Academic Spaces</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Core Academic Spaces</strong></td>
<td>18,664</td>
<td>38,100</td>
<td>35,200</td>
</tr>
<tr>
<td>Pre-kindergarten</td>
<td>900</td>
<td>1,300</td>
<td>2,400</td>
</tr>
<tr>
<td>Kindergarten (modified for 1st grad, 22/38)</td>
<td>900</td>
<td>3,700</td>
<td>3,090</td>
</tr>
<tr>
<td>Music</td>
<td>004</td>
<td>16,464</td>
<td>18,664</td>
</tr>
<tr>
<td><strong>Special Education</strong></td>
<td>5,056</td>
<td>3,922</td>
<td>1,005</td>
</tr>
<tr>
<td>Self-contained SPED</td>
<td>0</td>
<td>0</td>
<td>100</td>
</tr>
<tr>
<td>Resource Room</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Small Group Room</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Learning Center (K-2 &amp; 3-5, ea w/ 5 classroom / 1 teacher)</td>
<td>978</td>
<td>2,050</td>
<td>978</td>
</tr>
<tr>
<td>Title I (Math, Literacy, Soc)</td>
<td>978</td>
<td>2,050</td>
<td>978</td>
</tr>
<tr>
<td>P.S. &amp; Soc. Work Office</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>ELL: Speech &amp; Testing/Quiz Rooms</td>
<td>291</td>
<td>582</td>
<td>582</td>
</tr>
<tr>
<td>Tutor</td>
<td>651</td>
<td>651</td>
<td>651</td>
</tr>
<tr>
<td>Multi-Tutor</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>SPED Office (Pgm Mgmt &amp; Secretary)</td>
<td>288</td>
<td>288</td>
<td>288</td>
</tr>
<tr>
<td>SPED Records</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Co-Teaching (100% increase to general CR’s)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total Art &amp; Music</strong></td>
<td>1,680</td>
<td>2,970</td>
<td>2,000</td>
</tr>
<tr>
<td>Art CR (modified for all grades: 1 room of 33 slots)</td>
<td>900</td>
<td>1,200</td>
<td>1,200</td>
</tr>
<tr>
<td>Art Workroom w/ Storage &amp; Trim</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Music: 1 recrouted, 2 full-time to serve as 3rd</td>
<td>900</td>
<td>1,200</td>
<td>1,200</td>
</tr>
<tr>
<td>Music Practice Ensemble</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total Health &amp; Physical Education</strong></td>
<td>2,000</td>
<td>1,435</td>
<td>2,000</td>
</tr>
<tr>
<td>Gym</td>
<td>2,500</td>
<td>1,435</td>
<td>2,000</td>
</tr>
<tr>
<td>Health Instructor Office w/ Staff (1,3 rooms)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total Media Center</strong></td>
<td>2,400</td>
<td>1,612</td>
<td>4,158</td>
</tr>
<tr>
<td>Media Center/Reading Room</td>
<td>2,400</td>
<td>1,612</td>
<td>4,158</td>
</tr>
<tr>
<td><strong>Dining &amp; Food Service</strong></td>
<td>5,116</td>
<td>4,126</td>
<td>3,829</td>
</tr>
<tr>
<td>Cafeteria/Dining (includes Kitchen Lab above)</td>
<td>3,231</td>
<td>1,612</td>
<td>1,612</td>
</tr>
<tr>
<td>Stage (functions as 3rd Music)</td>
<td>530</td>
<td>530</td>
<td>530</td>
</tr>
<tr>
<td><strong>Total Comments</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Comments:**
- +2 Classrooms Req’d
- +100sf per Classroom (req’d for co-teaching)
- No Additional Music (3rd space on stage)
- +1 Gym Station Req’d (and extra instructors)
# Preliminary Space Summary v5 - 775 K-5 (+60 PK)

## Ipswich Elementary

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Existing - Doyon</th>
<th>Existing - Worthrop</th>
<th>Proposed at 775 stu's (130/236/24/22, K = of 19)</th>
<th>MSBA Guidelines (refer to MSBA Educational Program &amp; Space Standard Guidelines)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Medical</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medical Suite Toilet</td>
<td>13</td>
<td>1</td>
<td>13</td>
<td>60</td>
</tr>
<tr>
<td>Nurse Office (for 2) Laundry</td>
<td>115</td>
<td>1</td>
<td>175</td>
<td>100</td>
</tr>
<tr>
<td>Examination Room / Resting</td>
<td>0</td>
<td>1</td>
<td>110</td>
<td>100</td>
</tr>
<tr>
<td><strong>Administration &amp; Guidance</strong></td>
<td>1.577</td>
<td>1.025</td>
<td>2.670</td>
<td>2.610</td>
</tr>
<tr>
<td>Guidance Office / Waiting Room</td>
<td>169</td>
<td>1</td>
<td>160</td>
<td>630</td>
</tr>
<tr>
<td>Teasurers Mail and Time Room</td>
<td>234</td>
<td>1</td>
<td>234</td>
<td>100</td>
</tr>
<tr>
<td>Duplicating Room</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>150</td>
</tr>
<tr>
<td>Records Room</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>110</td>
</tr>
<tr>
<td>Principals Office or Conference Area</td>
<td>500</td>
<td>1</td>
<td>500</td>
<td>375</td>
</tr>
<tr>
<td>Principals Secretary / Writing</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>125</td>
</tr>
<tr>
<td>Assistant Principals Office</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>120</td>
</tr>
<tr>
<td>Supervisory / Supt Office</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>260</td>
</tr>
<tr>
<td>Conference Room</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>-</td>
</tr>
<tr>
<td>Guidance Office</td>
<td>100</td>
<td>1</td>
<td>100</td>
<td>626</td>
</tr>
<tr>
<td>Guidance Storeroom</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>-</td>
</tr>
<tr>
<td>Teachers' Work Room</td>
<td>297</td>
<td>2</td>
<td>524</td>
<td>100</td>
</tr>
<tr>
<td>Custodial &amp; Maintenance</td>
<td>100</td>
<td>1</td>
<td>1,215</td>
<td>2,275</td>
</tr>
<tr>
<td>Custodians Office</td>
<td>106</td>
<td>1</td>
<td>106</td>
<td>160</td>
</tr>
<tr>
<td>Custodians Workshop</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>375</td>
</tr>
<tr>
<td>Customer's Storage</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>375</td>
</tr>
<tr>
<td>Recycling Room / Trash</td>
<td>0</td>
<td>1</td>
<td>400</td>
<td>375</td>
</tr>
<tr>
<td>Receiving and General Supply</td>
<td>0</td>
<td>1</td>
<td>264</td>
<td>375</td>
</tr>
<tr>
<td>Storage Room</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>517</td>
</tr>
<tr>
<td>Network / Telecom Room</td>
<td>0</td>
<td>1</td>
<td>185</td>
<td>517</td>
</tr>
<tr>
<td><strong>Other</strong></td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>517</td>
</tr>
<tr>
<td>Blinds Closets (FINES, SLP, DESK, DEEPSPACE)</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Greenhouses/Gardens and Food Lab</td>
<td></td>
<td></td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Community Recycling/Imprinting</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Notes:**
- [6k net sf (+ 21k gsf)]
- Total Building E&F Areas: 37,285
- Proposed Student Capacity / Enrollment: 51,900
- Grossing Factor: 1.38

**Comments:**
- [6k net sf (+ 21k gsf)]
- [51,900/48,000]
- [123,000/112,375]
PLAN OPTIONS (K5-775)

WINTHROP

W1A

W2A

ADD/RENO REQUIRED

W3A

REFINED FOR PRGM & COMM

D1A

D1B

D2A

D3A+B

REFINED FOR PRGM & ORG FLEX

B1A

B2A

B3A+B

REFINED FOR PRGM & ORG FLEX
**W3A ADD/RENO**

**BUILDING:**
- 2 Story, 120k gsf Building
- Missing 3k sf CR (co-teaching)
- Community Use Side
- Orientation Not Ideal
- Complex/Disruptive Phasing
- Educ Objectives Compromised

**VEHICULAR:**
- 10 Buses, 20 Car Queue (Use of Streets Required)
- Only 60 Car Parking
- 30 PreK Queue (Bus Loop)
- Perimeter Access Unlikely
- Major Traffic Concerns

**OUTDOOR SPACE:**
- Only 30k sf Playground/Fields
- Outdoor Learning/Gardens
D1B

BUILDING:
- 3 Story, 123k gsf Building
- Community Use Front
- Ideal Classroom Orientation

VEHICULAR:
- 10 Buses, 50+ Car Queue
- 160 Car Parking
- 30 PreK Queue (Bus Loop)
- Perimeter Access

OUTDOOR SPACE:
- 130k sf Playground/Fields (similar to Doyon’s existing)
- Outdoor Learning/Gardens
D3A+B

BUILDING:
• 3 (or 2) Story, 123k gsf Building
• Community Use Wing
• Ideal Classroom Orientation

VEHICULAR:
• 10 Buses, 50+ Car Queue
• 160 Car Parking
• 30 PreK Queue (Bus Loop)
• Perimeter Access

OUTDOOR SPACE:
• 266k sf Playground/Fields (incl. 2 additional soccer)
• Outdoor Learning/Gardens
Bialek Park Site
17 Linebrook Road

B3A+B

BUILDING:
• 3 (or 2) Story, 123k gsf Building
• Community Use Wing
• Orientation Not Ideal

VEHICULAR:
• 10 Buses, 50+ Car Queue
• 160 Car Parking
• 30 PreK Queue (Bus Loop)
• Perimeter Access Potential

OUTDOOR SPACE:
• 76k sf Playground/Fields (incl. 2 Little League)
• Outdoor Learning/Gardens
• Replication of Fields Required; (baseball, softball, soccer overlay, basketball, facilities)
D1B

PLAN OPTION

ALTERNATIVE TO D1A DUE TO OVER-SIZE & LACK OF COMMUNITY CORE
PLAN OPTION

ALTERNATIVE TO D1A DUE TO OVER-SIZE & LACK OF COMMUNITY CORE

CLASSROOMS
SPECIAL EDUCATION
GYM/CAFETERIA/MEDIA
ART/MUSIC/TECHNOLOGY
ADMINISTRATION
UTILITY/SUPPORT
B3A+B & D3A+B

PLAN OPTION

ALTERNATIVE TO D1A DUE TO OVER-SIZE & LACK OF COMMUNITY CORE

CLASSROOMS  GYM/ CAFETERIA/ MEDIA  SPECIAL EDUCATION  ART/ MUSIC/ TECHNOLOGY  ADMINISTRATION  UTILITY/ SUPPORT
PLAN OPTION
ALTERNATIVE TO D1A DUE TO OVER-SIZE & LACK OF COMMUNITY CORE

GRADE-LEVEL ORG.

CLUSTERS of 3 at K-1

PK/K

Classrooms
Gym/Cafeteria/Media
Art/Music/Technology
Special Education
Administration
Utility/Support

4th
3rd
2nd
5th

B3A+B & D3A+B

4th
3rd
1st

PK/K

1st

2nd

5th
PLAN OPTION

ALTERNATIVE TO D1A DUE TO OVER-SIZE & LACK OF COMMUNITY CORE

CLASSROOMS
SPECIAL EDUCATION
GYM/CAFETERIA/MEDIA
ART/MUSIC/TECHNOLOGY
ADMINISTRATION
UTILITY/SUPPORT

2 SCHOOLS/ HOUSES

B3A+B & D3A+B
B3A+B & D3A+B

PLAN OPTION
ALTERNATIVE TO D1A DUE TO OVER-SIZE & LACK OF COMMUNITY CORE

MIXED/UNGRADED

CLASSROOMS  GYM/CAFETERIA/MEDIA  ART/MUSIC/TECHNOLOGY  SPECIAL EDUCATION  ADMINISTRATION  UTILITY/SUPPORT
B3A+B & D3A+B

PLAN OPTION
ALTERNATIVE TO D1A DUE TO OVER-SIZE & LACK OF COMMUNITY CORE

OUTDOOR CONNECTIONS

OUTDOOR LEARNING

PLAYSPACE

OUTDOOR LEARNING

OUTDOOR LEARNING

OUTDOOR LEARNING

ART/ MUSIC/ TECHNOLOGY

ADMINISTRATION

UTILITY/ SUPPORT

SPECIAL EDUCATION

CLASSROOMS

GYM/ CAFETERIA/ MEDIA
BUILDING:
- 3 Story, 125k gsf Building
- Community Use Up Front
- Ideal Classroom Orientation

VEHICULAR:
- 8 Buses (stacked), 15 Cars
- 62 Car Parking
- Separate PreK Access
- Semi-Separate Service
- Potential Perimeter Access

OUTDOOR SPACE:
- 60k sf Playground/Fields
- .2 Mile Trail
- 3 Outdoor Classrooms
- Natural Amphitheater
- Greenhouse/Gardens
W2A

BUILDING:
• 3 Story, 125k gsf Building
• Community Wing (in-back)
• Ideal Classroom Orientation

VEHICULAR:
• 8 Buses (stacked), 14 Cars
• 52 Car Parking
• Separate PreK Access
• Separate Service (but in-back)
• Potential Perimeter Access

OUTDOOR SPACE:
• 60k sf Playground/Fields)
• .2 Mile Trail
• 3 Outdoor Classrooms
• Natural Amphitheater
• Greenhouse/Gardens

Winthrop School Site
65 Central Street
**BUILDING:**
- 2 Story, 125k gsf Building
- Centralized Community Use
- Not Ideal Classroom Orientation

**VEHICULAR:**
- 8 Buses, 27 Car Queue
- 131 Car Parking
- Separate PreK
- Separate/Elongated Service
- Perimeter Access

**OUTDOOR SPACE:**
- 118k sf Playground/Fields (baseball + soccer overlaid)
- .25 Mile Trail
- 3 Outdoor Classrooms
- Natural Amphitheater
- Greenhouse/Gardens
D2A

BUILDING:
- 2 Story, 125k gsf Building
- Community Use Wing
- Ideal Classroom Orientation

VEHICULAR:
- 8 Buses, 27 Car Queue
- 147 Car Parking
- Separate PreK
- Separate Service
- Perimeter Access

OUTDOOR SPACE:
- 12-18 acre Playground/Fields (base b soft b + soccer overlay)
- 1.2 Mile Trail
- 3 Outdoor Classrooms
- Natural Amphitheater
- Greenhouse/Gardens
B1A

BUILDING:
- 2 Story, 125k gsf Building
- Community Use Wing
- Ideal Classroom Orientation

VEHICULAR:
- 8 Buses, 15 Car Queue
- 110 Car Parking
- Separate PreK
- Separate Service (in-back)
- Perimeter Emergency/Buses

OUTDOOR SPACE:
- 100k sf Playground/Fields (incl. 2 Little League)
- .35 Mile Trail
- 3 Outdoor Classrooms
- Natural Amphitheater
- Greenhouse/Gardens
Bialek Park Site
17 Linebrook Road

**B2A**

**BUILDING:**
- 2 Story, 125k gsf Building
- Community Use Wing
- Ideal Classroom Orientation

**VEHICULAR:**
- 8 Buses, 22 Car Queue
- 138 Car Parking
- Separate PreK
- Separate Service
- Perimeter Access

**OUTDOOR SPACE:**
- 106k sf Playground/Fields (base-b soft-b + soccer overlay)
- .35 Mile Trail
- 3 Outdoor Classrooms
- Natural Amphitheater
- Greenhouse/Gardens
D1A
PLAN OPTION

PROGRAM ADJUSTMENTS SINCE PLAN DEVELOPED

CLASSROOMS
SPECIAL EDUCATION
GYM/CAFETERIA/MEDIA
ART/MUSIC/TECHNOLOGY
UTILITY/SUPPORT
ADMINISTRATION

B1A