



SCHOOL COMMITTEE-
FINANCE COMMITTEE
BOARD OF SELECTMEN

APRIL 28, 2016



PMA Consultants



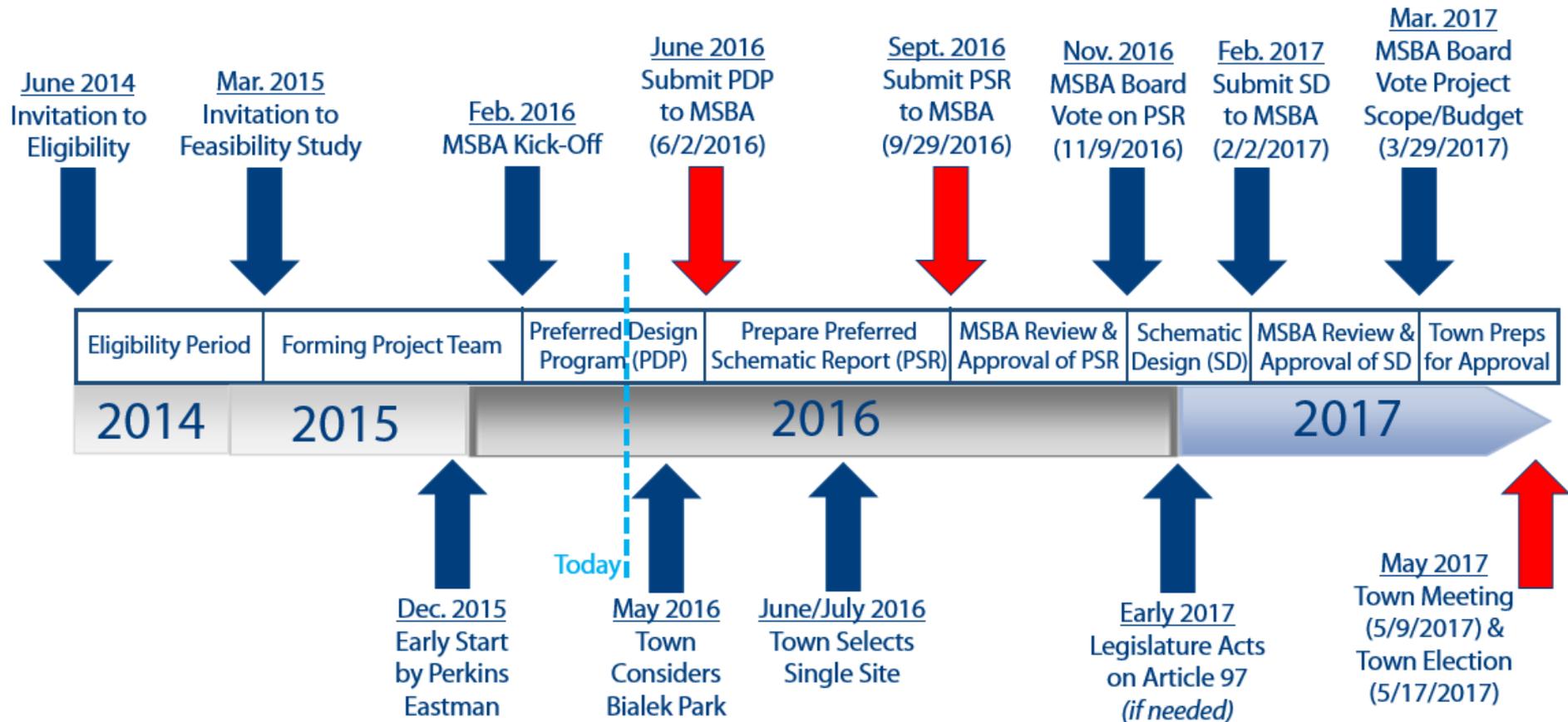
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Perkins Eastman | *DPC*

PROJECT TIMELINE

IPSWICH ELEMENTARY SCHOOL



B1A

INTERMITTENT STREAMS/
HYDRAULIC CONNECTION
(TYP)



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

100' BUFFER

LINEBROOK ROAD

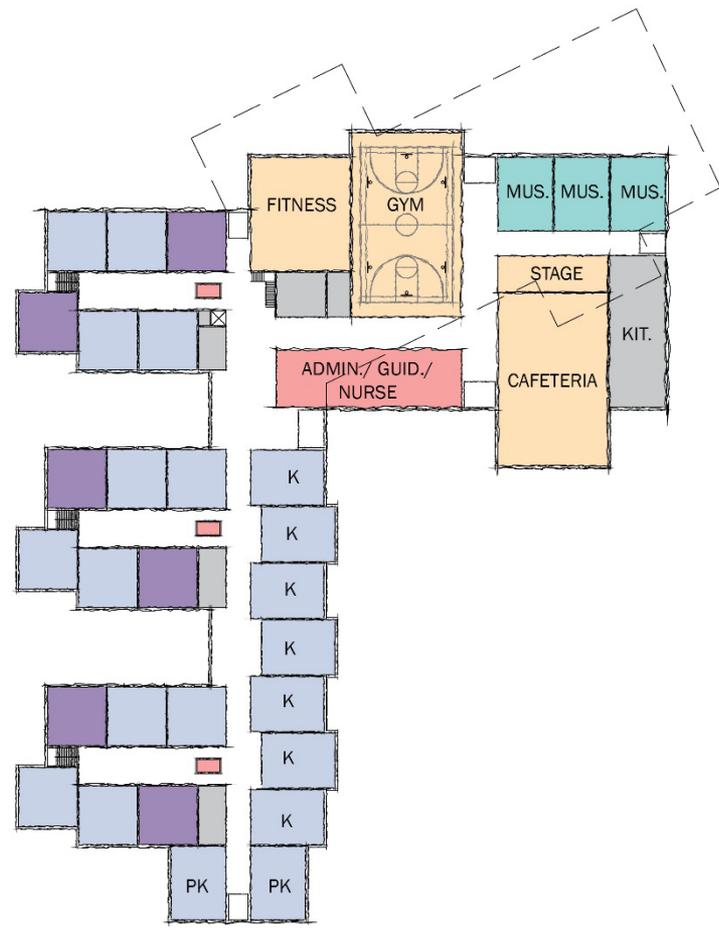
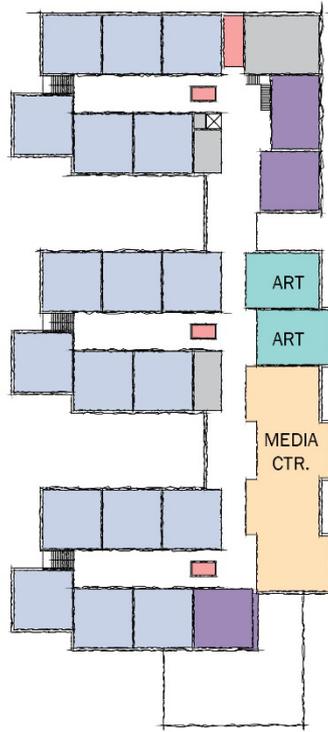
Bialek Park Site
17 Linebrook Road

Existing



RAINWATER FLOW

B1A



Bialek Park Site
17 Linebrook Road

Plan Options

● CLASSROOMS

● SPECIAL EDUCATION

● GYM/ CAFETERIA/ MEDIA

● ART/ MUSIC/ TECHNOLOGY

● ADMINISTRATION

● UTILITY/ SUPPORT

B2A

INTERMITTENT STREAMS/
HYDRAULIC CONNECTION
(TYP)



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

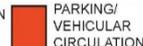
OUTDOOR SPACE:

- 106k sf Playground/Fields
(base-b soft-b + soccer overlay)
- .35 Mile Trail
- 3 Outdoor Classrooms
- Natural Amphitheater
- Greenhouse/Gardens



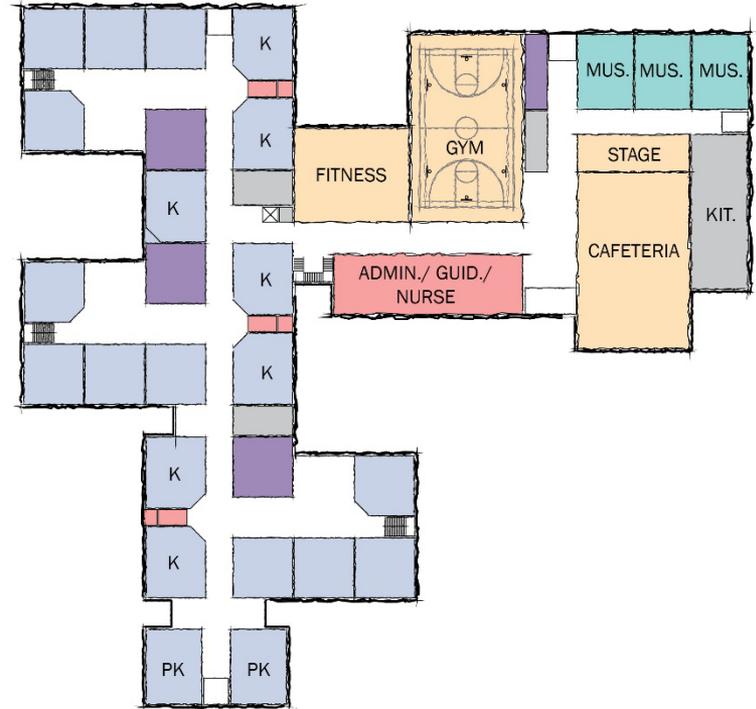
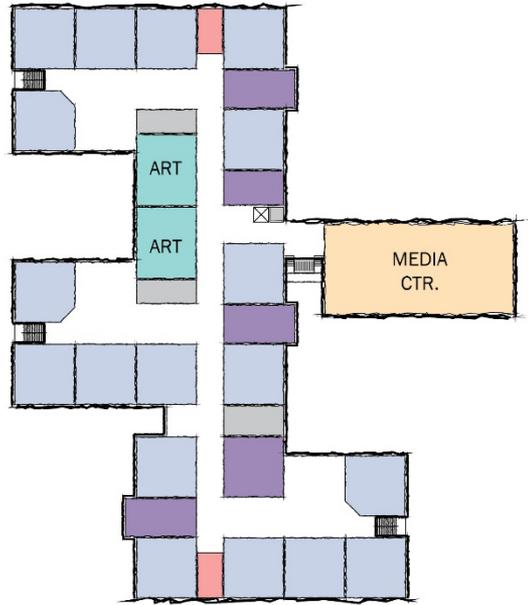
Bialek Park Site
17 Linebrook Road

Existing



RAINWATER FLOW

B2A & D2A



Bialek Park Site
17 Linebrook Road

Plan Options

● CLASSROOMS

● SPECIAL EDUCATION

● GYM/ CAFETERIA/ MEDIA

● ART/ MUSIC/ TECHNOLOGY

● ADMINISTRATION

● UTILITY/ SUPPORT

D1A

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:

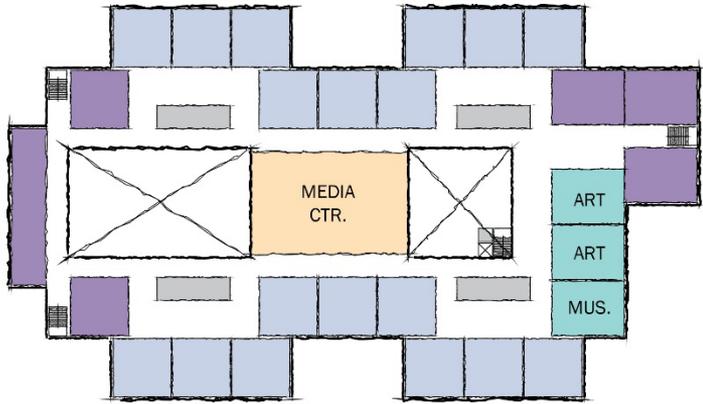
- 118k sf Playground/Fields (baseball + soccer overlaid)
- .25 Mile Trail
- 3 Outdoor Classrooms
- Natural Amphitheater
- Greenhouse/Gardens

Doyon School
216 Linebrook Road

Existing



D1A



Bialek Park Site
17 Linebrook Road

Plan Options

● CLASSROOMS

● SPECIAL EDUCATION

● GYM/ CAFETERIA/ MEDIA

● ART/ MUSIC/ TECHNOLOGY

● ADMINISTRATION

● UTILITY/ SUPPORT

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

Doyon School
216 Linebrook Road

Existing



W1A



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



Winthrop School Site
65 Central Street

Existing



OPEN GREEN SPACE



PARKING/
VEHICULAR
CIRCULATION



PLAYGROUND



WETLANDS



RIVER/STREAM



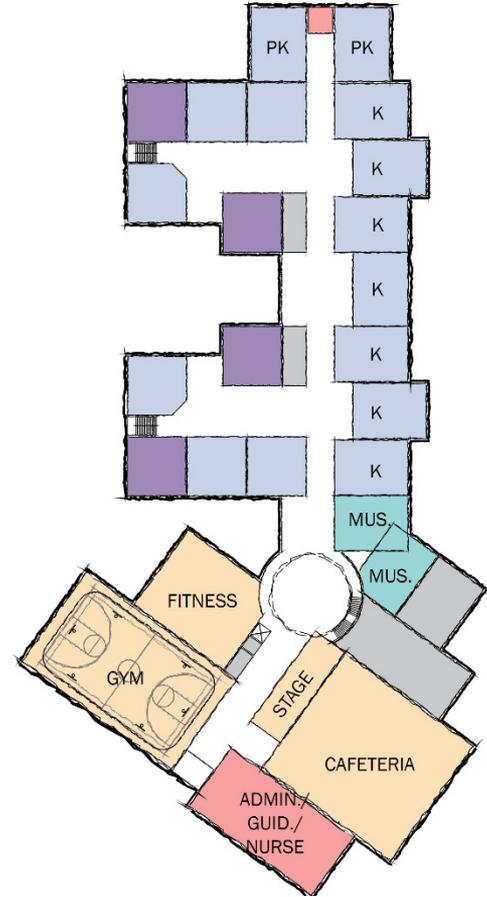
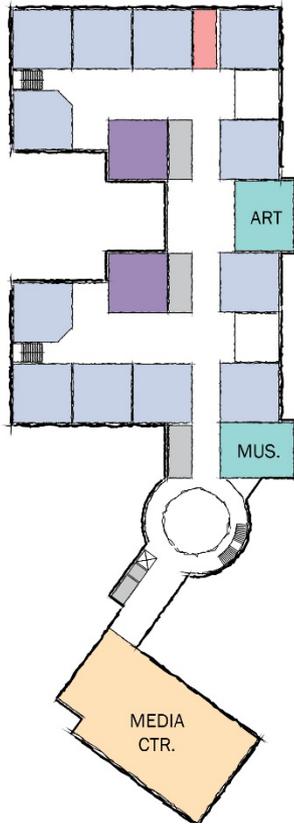
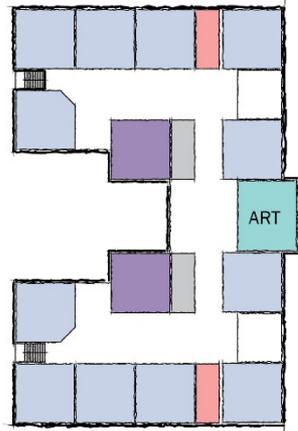
PEDESTRIAN
CIRCULATION



RAINWATER FLOW

RAINWATER FLOW

W1A



Winthrop School Site
65 Central Street

Plan Options

- CLASSROOMS
- SPECIAL EDUCATION

- GYM/ CAFETERIA/ MEDIA
- ART/ MUSIC/ TECHNOLOGY

- ADMINISTRATION
- UTILITY/ SUPPORT

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

Existing



OPEN GREEN SPACE



PARKING/
VEHICULAR
CIRCULATION



PLAYGROUND



WETLANDS



RIVER/STREAM



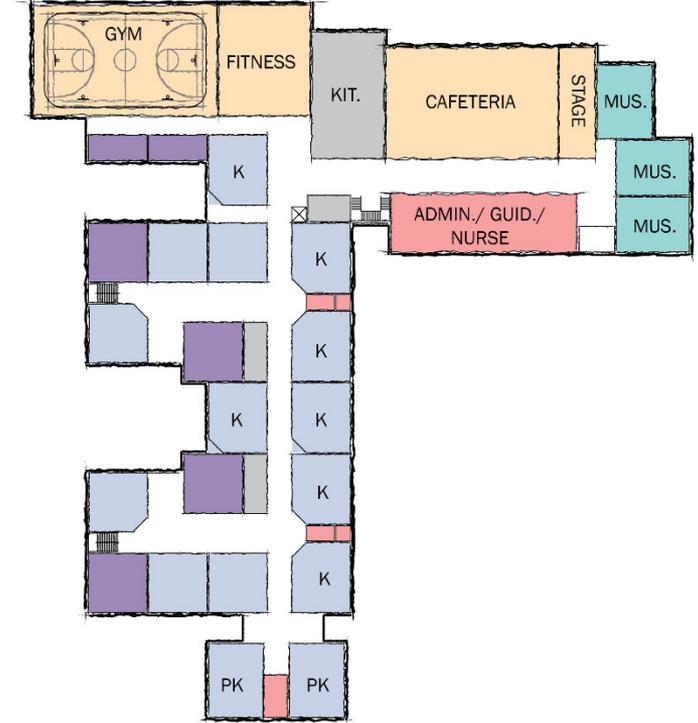
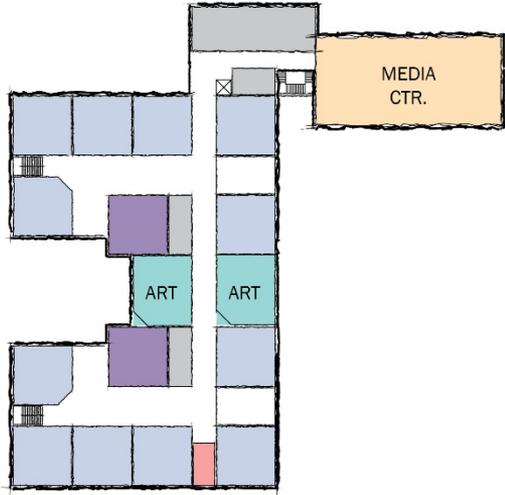
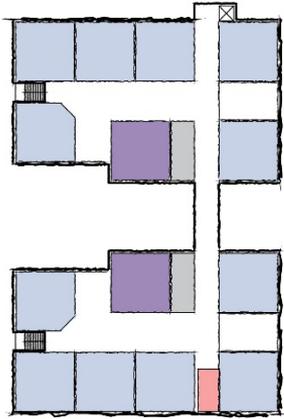
PEDESTRIAN
CIRCULATION



RAINWATER FLOW

RAINWATER FLOW

W2A



Winthrop School Site
65 Central Street

Plan Options

- CLASSROOMS
- SPECIAL EDUCATION

- GYM/ CAFETERIA/ MEDIA
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- ADMINISTRATION
- UTILITY/ SUPPORT

W3A

ADD/
RENO



Winthrop School Site
65 Central Street

Existing



OPEN GREEN SPACE



PARKING/
VEHICULAR
CIRCULATION



PLAYGROUND



WETLANDS



RIVER/STREAM



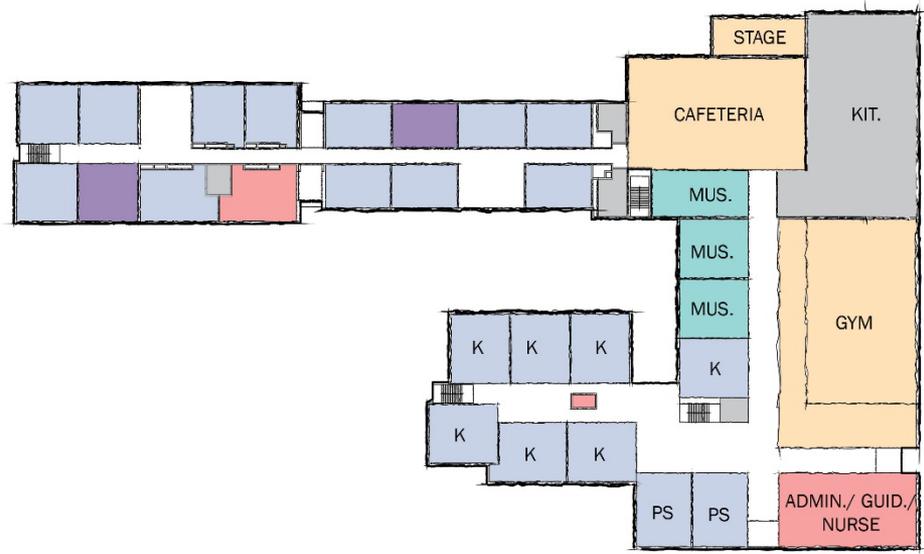
PEDESTRIAN
CIRCULATION



RAINWATER FLOW

RAINWATER FLOW

W3A ADD/RENO



Winthrop School Site
65 Central Street

Plan Options

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- SPECIAL EDUCATION

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- ADMINISTRATION
- UTILITY/ SUPPORT