



SITE NOTES:

14.2 ACRE SITE

CURRENTLY BALL FIELDS AND PLAY AREA

WATER, ELECTRICAL, SEWER AND GAS AVAILABLE AND PRESENT ALONG LINEBROOK RD

ENVIRONMENTAL CONCERNS:

 POTENTIAL LEAKS FROM TRANSFORMER

POTENTIAL RELEASES FROM ABUTTING RAILROAD OPERATIONS

HIGH GROUND WATER WILL REQUIRE SLAB AND FOUNDATION WALL WATERPROOFING AND DRAINAGE



BIALEK PARK SITE- 17 LINEBROOK ROAD, IPSWICH, MA

EXISTING CONDITIONS AND CONSTRAINTS

DATE: 03/23/2016 SCALE: 1"=200'-0"

WINTHROP SCHOOL

Perkins Eastman | DPC



PRELIMINARY ESTIMATED COST RANGES FOR DEVELOPMENT (TOTAL PROJECT COST)

DISTRICTWIDE PRE-K THRU 5 @ 775 STUDENTS: \$56.2 - \$60.2 MILLION  
 DISTRICTWIDE PRE-K THRU 3 @ 490 STUDENTS: \$40.0 - \$44.0 MILLION  
 K- 5 NEIGHBORHOOD SCHOOL @ 420 STUDENTS: \$36.4 - \$40.4 MILLION  
 ATHLETIC FIELD(S) REPLACEMENTS: \$1.5 MILLION

DESIGN NOTES:

**BUILDING:**

80,000SF- 490 STUDENT TWO-STORY BUILDING SHOWN  
 (DASHED LINE INDICATES 120,000SF 775 STUDENT TWO-STORY BUILDING)

**PARKING:**

AREA SHOWN ASSUMES 490 STUDENT BUILDING WITH 50 STAFF/15 VISITORS  
 (DASHED EXPANDED ASSUMES 775 STUDENT BUILDING WITH AN ADDITIONAL  
 25 STAFF/7 VISITORS)

PLAY AREA: SHOWN EQUAL TO CURRENT WINTHROP SCHOOL PLAY AREA

OPEN SPACE: 91,500SF

**PROS/CONS:**

- + CENTRAL LOCATION - CLOSE TO DOWNTOWN AREA
- + COMFORTABLY FITS ALL GRADE CONFIGURATION BUILDING AND PARKING LOT SIZES
- + ACCESS FROM TWO ROADS ALLOWS FOR COMPLETE SEPARATION OF BUSES AND CARS
- LOSE EXISTING TOWN FIELDS, MUST REPLACE UNDER ARTICLE 97

PLAYGROUND
  FIELDS
  PARKING
  PEDESTRIAN
  CARS
  BUSES

BIALEK PARK SITE- 17 LINEBROOK ROAD, IPSWICH, MA

TEST FIT- 490 STUDENT POPULATION W/ 775 DASHED IN

DATE: 03/23/2016 SCALE: 1"=200'-0"

WINTHROP SCHOOL

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**PRELIMINARY ESTIMATED COST RANGES FOR DEVELOPMENT (TOTAL PROJECT COST)**

775 STUDENTS: \$55.3 - \$59.3 MILLION  
 ATHLETIC FIELD(S) REPLACEMENT: \$300,000

**DESIGN NOTES:**

**BUILDING:**  
 82,000SF- 490 STUDENT TWO-STORY BUILDING SHOWN  
 (DASHED LINE INDICATES 125,000SF 775 STUDENT TWO-STORY BUILDING)

**PARKING:**  
 AREA SHOWN ASSUMES 490 STUDENT BUILDING WITH 50 STAFF/15 VISITORS  
 (DASHED EXPANDED ASSUMES 775 STUDENT BUILDING WITH AN ADDITIONAL 25 STAFF/7 VISITORS)

**PLAY AREA:** SHOWN EQUAL TO CURRENT WINTHROP SCHOOL PLAY AREA

**OPEN SPACE:** 69,500SF

**PROS/CONS:**  
 + COMFORTABLY FITS ALL GRADE CONFIGURATION BUILDING AND PARKING LOT SIZES

- LONG TIGHT SITE- WILL BE TOUGH TO PHASE NEW CONSTRUCTION WITH EXISTING BUILDING TO REMAIN IN OPERATION
- REMOTE LOCATION- NOT CENTRAL TO MOST OF TOWN
- NO GAS OR SEWER SERVICES

PLAYGROUND
  FIELDS
  PARKING
  PEDESTRIAN
  CARS
  BUSES

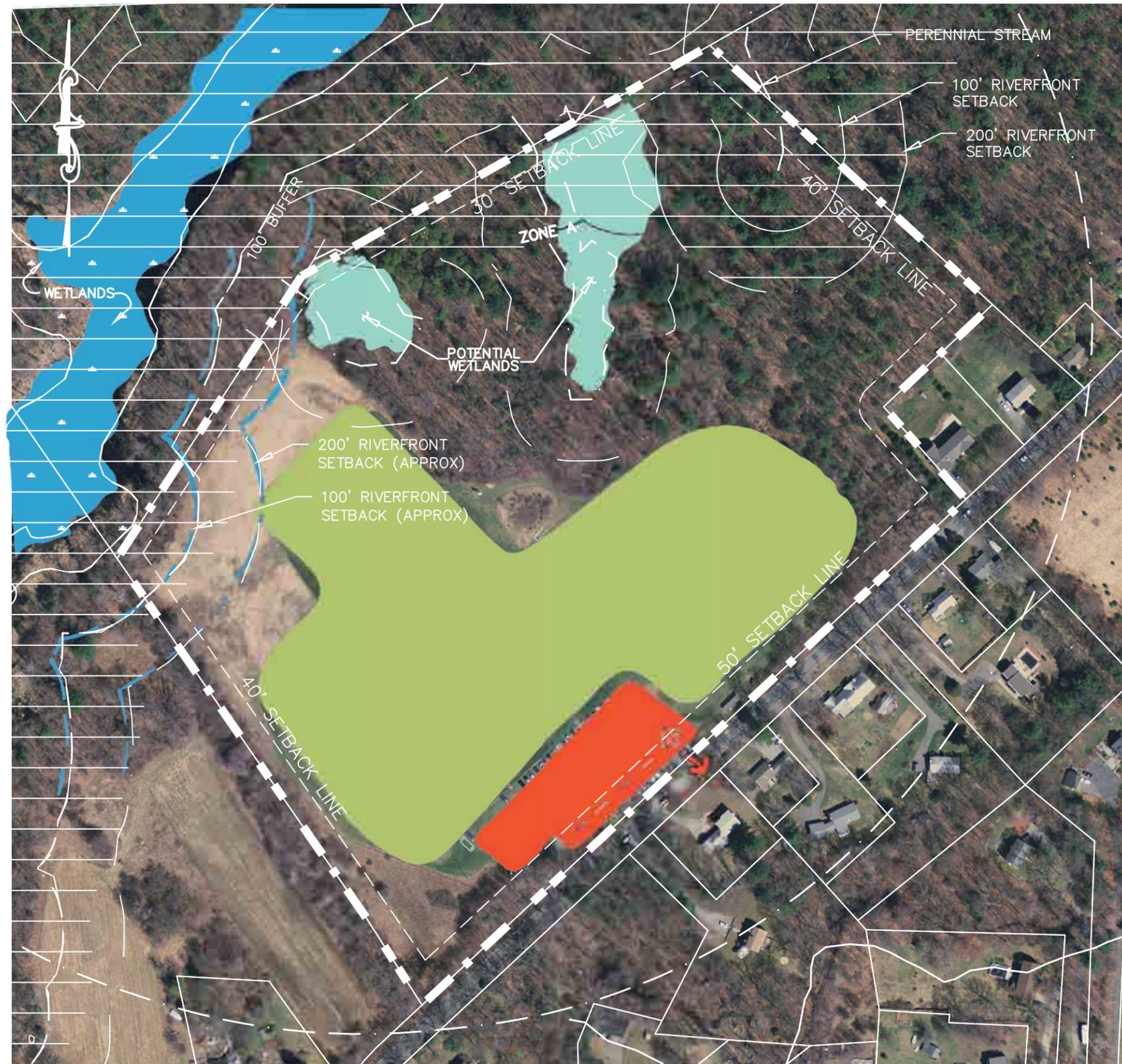
DOYON SCHOOL SITE- 216 LINEBROOK ROAD, IPSWICH, MA

TEST FIT- 490 STUDENT POPULATION W/ 775 DASHED IN

DATE: 03/23/2016 SCALE: 1"=200'-0"

WINTHROP SCHOOL

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**SITE NOTES:**

27.3 ACRE SITE

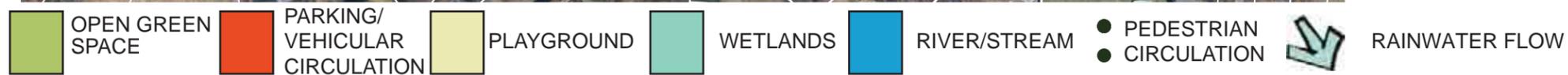
CURRENTLY TOWN BALL FIELDS

WATER AND ELECTRICAL PRESENT ALONG MILE LANE- NO GAS OR SEWER

**ENVIROMENTAL:**

WAS FARMLAND PRIOR TO 1995, MAY HAVE POTENTIAL FERTILIZER / PESTICIDE CONTAMINATION AREAS

SIGNIFICANT WETLAND AND RIVERFRONT SETBACKS



VETERANS MEMORIAL FIELD- MILE LANE, IPSWICH, MA

EXISTING CONDITIONS AND CONSTRAINTS

DATE: 03/23/2016 SCALE: 1"=200'-0"

WINTHROP SCHOOL

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PLAYGROUND
  FIELDS
  PARKING
  PEDESTRIAN
  CARS
  BUSES

VETERANS MEMORIAL FIELD- MILE LANE, IPSWICH, MA

TEST FIT- 490 STUDENT POPULATION W/ 775 DASHED IN

DATE: 03/23/2016 SCALE: 1"=200'-0"

PRELIMINARY ESTIMATED COST RANGES FOR DEVELOPMENT (TOTAL PROJECT COST)

775 STUDENTS: \$55.1 - \$59.1 MILLION

ATHLETIC FIELD(S) REPLACEMENT: +/- \$1.8 MILLION

DESIGN NOTES:

**BUILDING:**

82,000SF- 490 STUDENT TWO-STORY BUILDING SHOWN  
(DASHED LINE INDICATES 125,000SF 775 STUDENT TWO-STORY BUILDING)

**PARKING:**

AREA SHOWN ASSUMES 490 STUDENT BUILDING WITH 50 STAFF/15 VISITORS  
(DASHED EXPANDED ASSUMES 775 STUDENT BUILDING WITH AN ADDITIONAL 25 STAFF/7 VISITORS)

PLAY AREA: SHOWN EQUAL TO CURRENT WINTHROP SCHOOL PLAY AREA

OPEN SPACE: 132,000SF

**PROS/CONS:**

- + GENEROUS SIZED SITE ALLOWS FOR COMPLETE SEPARATION OF BUSES AND CARS
- + COMFORTABLY FITS ALL GRADE CONFIGURATION BUILDING AND PARKING LOT SIZES
- IN TOWN AQUIFER (BULL BROOK RESERVOIR)
- LOSE EXISTING TOWN FIELD, BUT DOES MAINTAIN ONE EXISTING BASEBALL FIELD, REPLACEMENT LIKELY REQUIRED UNDER ARTICLE 97
- NO GAS OR SEWER SERVICES
- REMOTE LOCATION NOT CENTRAL TO TOWN

WINTHROP SCHOOL

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SITE NOTES:

10 ACRE SITE

CURRENTLY A FIELD ADJACENT TO TOWN HALL

WATER, ELECTRICAL, SEWER AND GAS AVAILABLE ALONG GREEN/COUNTY STREET

ENVIRONMENTAL CONCERNS:

 HISTORIC CONTAMINATION FROM FORMER UNDERGROUND STORAGE TANKS CONTAINING FUEL OIL AT ANNEX AND HEAVY METALS FROM HISTORIC PRINTING OPERATIONS AT ANNEX

POTENTIAL LEAKS FROM TRANSFORMER AND PORTABLE GENERATOR

ASBESTOS BUILDING MATERIALS

JAIL BURIED ON SITE (URBAN FILL)

TOWN / LOCAL DUMP LOCATED ON SITE, LOCATION UNKNOWN



IPSWICH TOWN HALL SITE- 25 GREEN STREET, IPSWICH, MA

EXISTING CONDITIONS AND CONSTRAINTS

DATE: 03/23/2016 SCALE: 1"=200'-0"

WINTHROP SCHOOL

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PRELIMINARY ESTIMATED COST RANGES FOR DEVELOPMENT (TOTAL PROJECT COST)

775 STUDENTS: \$66.4 - \$70.4 MILLION  
 490 STUDENTS: \$48.7 - \$52.7 MILLION  
 ATHLETIC FIELD(S) REPLACEMENT: \$900,000

DESIGN NOTES:

**BUILDING:**  
 82,000SF- 490 STUDENT TWO-STORY BUILDING SHOWN  
 (DASHED LINE INDICATES 125,000SF 775 STUDENT TWO-STORY BUILDING)

**PARKING:**  
 AREA SHOWN ASSUMES 490 STUDENT BUILDING WITH 50 STAFF/15 VISITORS  
 (DASHED EXPANDED ASSUMES 775 STUDENT BUILDING WITH AN ADDITIONAL  
 25 STAFF/7 VISITORS)

**PLAY AREA:** SHOWN EQUAL TO CURRENT WINTHROP SCHOOL PLAY AREA

**OPEN SPACE:** 22,000SF

**PROS/CONS:**

- + LOCATION PREVIOUSLY USED AS A SCHOOL SITE
- TIGHT SITE FOR 775 STUDENT BUILDING AND PARKING
- TIGHT SITE DOES NOT ALLOW FOR SEPARATE BUS LOOP/QUEUE THREE BUSES ON STREET
- LOSE EXISTING TOWN FIELD, WILL REQUIRE REPLACEMENT UNDER ARTICLE 97
- SIGNIFICANT POTENTIAL GOVERNMENT CLEAN-UP COST

PLAYGROUND
  FIELDS
  PARKING
  PEDESTRIAN
  CARS
  BUSES

IPSWICH TOWN HALL SITE- 25 GREEN STREET, IPSWICH, MA

TEST FIT- 490 STUDENT POPULATION W/ 775 DASHED IN

DATE: 03/23/2016 SCALE: 1"=200'-0"

WINTHROP SCHOOL

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- OPEN GREEN SPACE
- PARKING/VEHICULAR CIRCULATION
- PLAYGROUND
- WETLANDS
- RIVER/STREAM
- PEDESTRIAN CIRCULATION
- RAINWATER FLOW

WINTHROP SCHOOL SITE- 65 CENTRAL STREET IPSWICH, MA

EXISTING CONDITIONS AND CONSTRAINTS

DATE: 03/23/2016 SCALE: 1"=200'-0"

SITE NOTES:

6.8 ACRE SITE

HAS BEEN A SCHOOL SITE FOR OVER 100 YEARS

WATER, ELECTRICAL, SEWER AND GAS AVAILABLE AND PRESENT ALONG CENTRAL STREET

ENVIRONMENTAL CONCERNS:

ASBESTOS IN SOIL IN SCHOOL CRAWL SPACE

UNKNOWN ASH BURIAL SITE FROM HISTORIC INCINERATOR USE

ASBESTOS AND POSSIBLE PCB BUILDING MATERIALS

MANNING SCHOOL DEBRIS BURIED UNDER FRONT LAWN AREA (URBAN INFILL)

HIGH GROUND WATER, WILL REQUIRE SLAB & FOUNDATION WALL WATERPROOFING AND DRAINAGE.

WINTHROP SCHOOL

Perkins Eastman | DPC



PRELIMINARY ESTIMATED COST RANGES FOR DEVELOPMENT (TOTAL PROJECT COST)

DISTRICTWIDE PRE-K THRU 5 @ 775 STUDENTS: \$54.4 - \$58.4 MILLION  
 DISTRICTWIDE PRE-K THRU 3 @ 490 STUDENTS: \$38 - \$42 MILLION  
 K- 5 NEIGHBORHOOD SCHOOL @ 420 STUDENTS: \$34.6 - \$38.6 MILLION

DESIGN NOTES:

**BUILDING:**  
 82,000SF- 490 STUDENT TWO-STORY BUILDING SHOWN  
 (DASHED LINE INDICATES 125,000SF 775 STUDENT TWO-STORY BUILDING)

**PARKING:**  
 AREA SHOWN ASSUMES 490 STUDENT BUILDING WITH 50 STAFF/15 VISITORS  
 (DASHED EXPANDED ASSUMES 775 STUDENT BUILDING WITH AN ADDITIONAL 25 STAFF/7 VISITORS)

**PLAY AREA:** SHOWN EQUAL TO CURRENT WINTHROP SCHOOL PLAY AREA

**OPEN SPACE:** 45,000SF

- PROS/CONS:**
- + CENTRAL LOCATION IN DOWNTOWN AREA- CURRENT WINTHROP SITE
  - + EXISTING PLAY AREA COULD BE KEPT
  - SMALLEST POSSIBLE SITE LOCATION- TIGHT BUILDING AND PARKING FIT
  - COULD CREATE ADDITIONAL TRAFFIC PROBLEMS DOWNTOWN
  - TIGHT CONSTRUCTION SITE WILL REQUIRE SIGNIFICANT PHASING IN REGARDS TO SITE CIRCULATION AND BUILDING OCCUPANCY

PLAYGROUND
  FIELDS
  PARKING
  PEDESTRIAN
  CARS
  BUSES

WINTHROP SCHOOL SITE- 65 CENTRAL STREET IPSWICH, MA

TEST FIT- 490 STUDENT POPULATION W/ 775 DASHED IN

DATE: 03/23/2016 SCALE: 1"=200'-0"

WINTHROP SCHOOL

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