



SCHOOL BUILDING COMMITTEE MEETING

FEBRUARY 24, 2016



newvistadesign

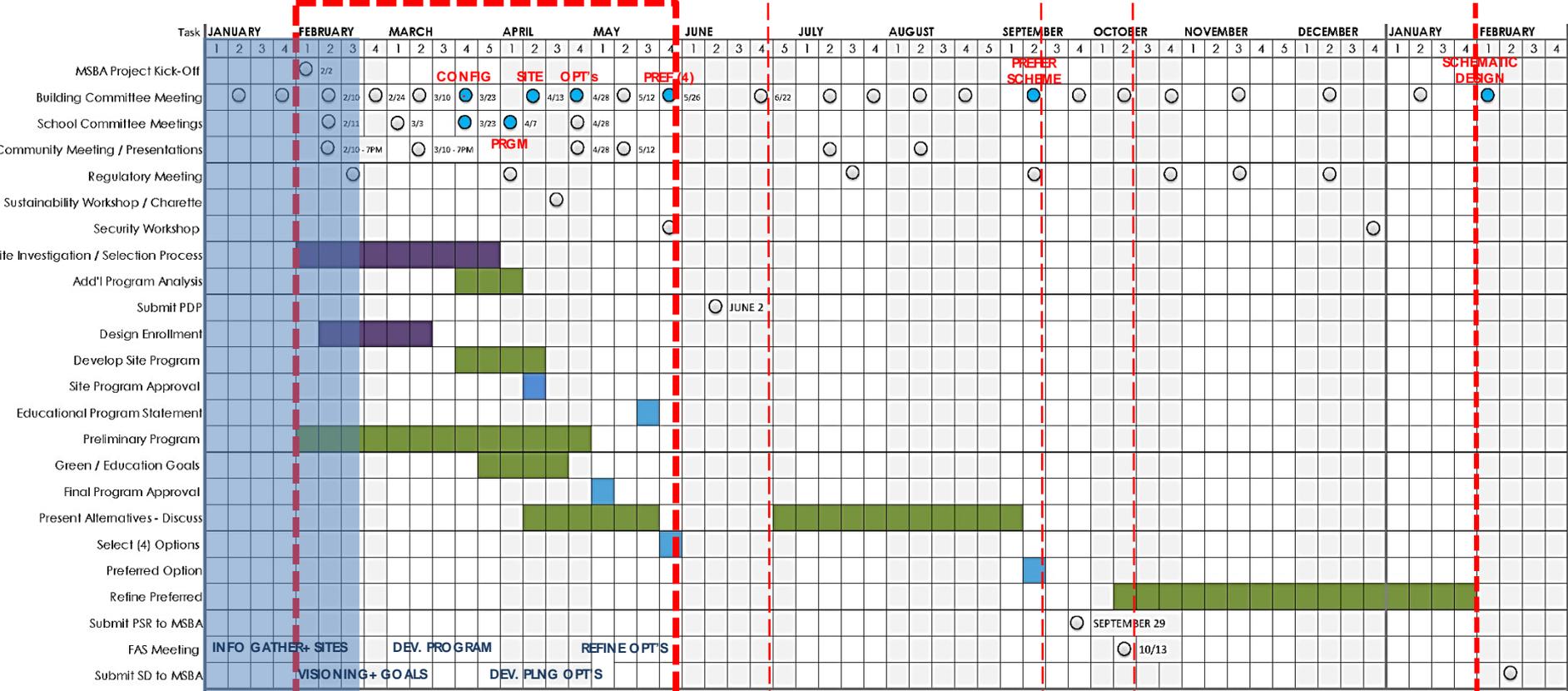
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Perkins Eastman | *DPC*

MSBA/IPSWWICH PROCESS

FEASIBILITY & SCHEMATIC DESIGN

Many Key Decisions March-May



Site, Size/Config, Program, Opt's

MSBA

Refine/Eval.4 Options

MSBA

Detailed Design/Scope of 1

MSBA

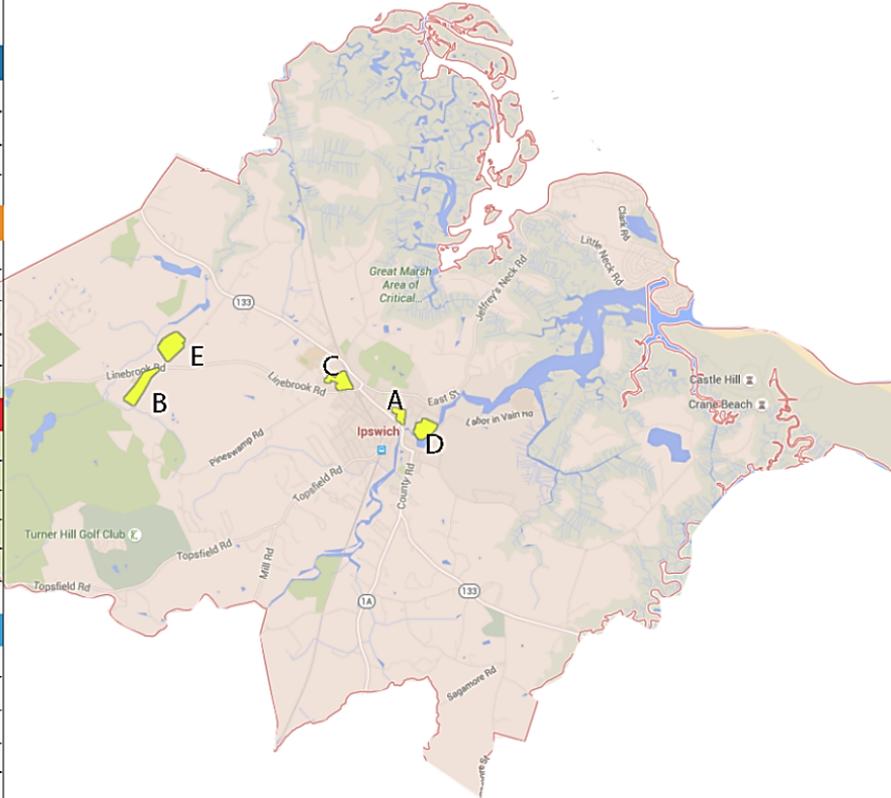


Feasibility - Comparison Matrix

	Winthrop School	Doyon School	Bialek Park	Town Hall Site	Mile Lane Park		
Site Considerations							
	A	B	C	D	E		
1. Distance from existing school	0	2.5mi	.4 mi	.6 mi	2.4 mi		
2. Overall Size of Site (acres)	6.8	17.2	14.2	10	27.3		
3. Site acquisition / legal issues							
4. Regulatory restrictions							
Community Values							
1. Location	●	○	⊙	⊙	○		
2. Traffic							
3. Recreational Field Space							
4. Re-use of Facilities/Playgrounds							
5. Abutor Impact							
Educational Criteria							
1. Proximity To Students Served							
2. Outdoor Learning Opportunities							
3. Municipal Learning Opportunities							
4. Optimal Plan (orientation, # of floors, zoning)							
5. Ed. Impact During Construction							
6. Include ECE and/or Central Admin							
Capital & Operational Cost							
1. Site / Utility Infrastructure							
2. Site Acquisition							
3. Busing / Transportation							
4. Phasing / Swing Space Cost							
5. Maintenance / Operation							
6. Energy							
7. Staffing							

SITE ASSESSMENTS

EVALUATIONS & TEST FITS





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

- 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: 02/24/2016 SCALE: 1"=200'-0"

WINTHROP SCHOOL

Perkins Eastman | DPC



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UNKNOWN ASH BURIAL SITE FROM HISTORIC INCINERATOR USE

ASBESTOS AND POSSIBLE PCB BUILDING MATERIALS

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: 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

PLAYGROUND
 FIELDS
 PARKING
 PEDESTRIAN
 CARS
 BUSES

WINTHROP SCHOOL SITE- 65 CENTRAL STREET IPSWICH, MA

TEST FIT- 490 STUDENT POPULATION W/ 775 DASHED IN

DATE: 02/24/2016 SCALE: 1"=200'-0"

WINTHROP SCHOOL

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SITE NOTES:

17.2 ACRE SITE

CURRENT DOYON SCHOOL SITE

WATER AND ELECTRICAL AVAILABLE AND PRESENT- NO GAS OR SEWER

ENVIRONMENTAL CONCERNS:

-  8,000 GALLON FUEL OIL UNDERGROUND STORAGE TANK
 -  HISTORICAL DISCHARGES TO SEPTIC LEACH FIELD
 -  LEACHING CATCH BASIN SOUTH PARKING AREA POTENTIAL DISCHARGE
 -  3,000 GALLON PROPANE UNDERGROUND TANK
- ASBESTOS AND POSSIBLE PCB BUILDING MATERIALS

 OPEN GREEN SPACE	 PARKING/VEHICULAR CIRCULATION	 PLAYGROUND	 WETLANDS	 RIVER/STREAM	 PEDESTRIAN CIRCULATION	 RAINWATER FLOW
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DOYON SCHOOL SITE- 216 LINEBROOK ROAD, IPSWICH, MA

EXISTING CONDITIONS AND CONSTRAINTS

DATE: 02/24/2016 SCALE: 1"=200'-0"

WINTHROP SCHOOL

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SITE NOTES:

- 17.2 ACRE SITE
- CURRENT DOYON SCHOOL SITE
- WATER AND ELECTRICAL AVAILABLE AND PRESENT- NO GAS OR SEWER

ENVIRONMENTAL CONCERNS:

- 8,000 GALLON FUEL OIL UNDERGROUND STORAGE TANK
- HISTORICAL DISCHARGES TO SEPTIC LEACH FIELD
- LEACHING CATCH BASIN SOUTH PARKING AREA POTENTIAL DISCHARGE
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ASBESTOS AND POSSIBLE PCB BUILDING MATERIALS

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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

- PLAYGROUND
- FIELDS
- PARKING
- PEDESTRIAN
- CARS
- BUSES

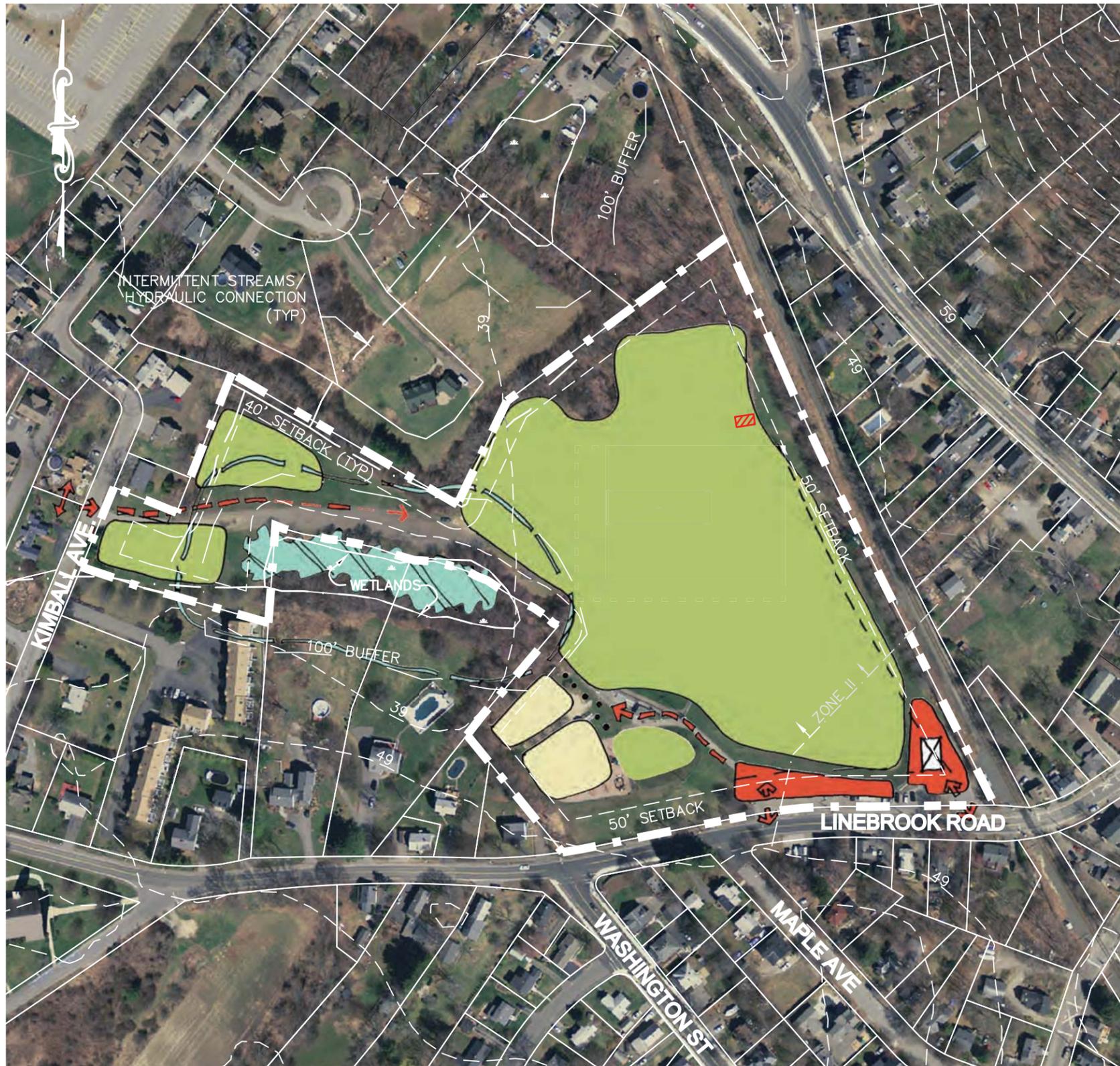
DOYON SCHOOL SITE- 216 LINEBROOK ROAD, IPSWICH, MA

TEST FIT- 490 STUDENT POPULATION W/ 775 DASHED IN

DATE: 02/24/2016 SCALE: 1"=200'-0"

WINTHROP SCHOOL

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SITE NOTES:

14.2 ACRE SITE

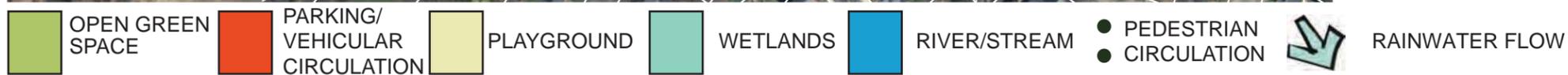
CURRENTLY BALL FIELDS AND PLAY AREA

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

ENVIRONMENTAL CONCERNS:

 POTENTIAL LEAKS FROM TRANSFORMER

POTENTIAL RELEASES FROM ABUTTING RAILROAD OPERATIONS



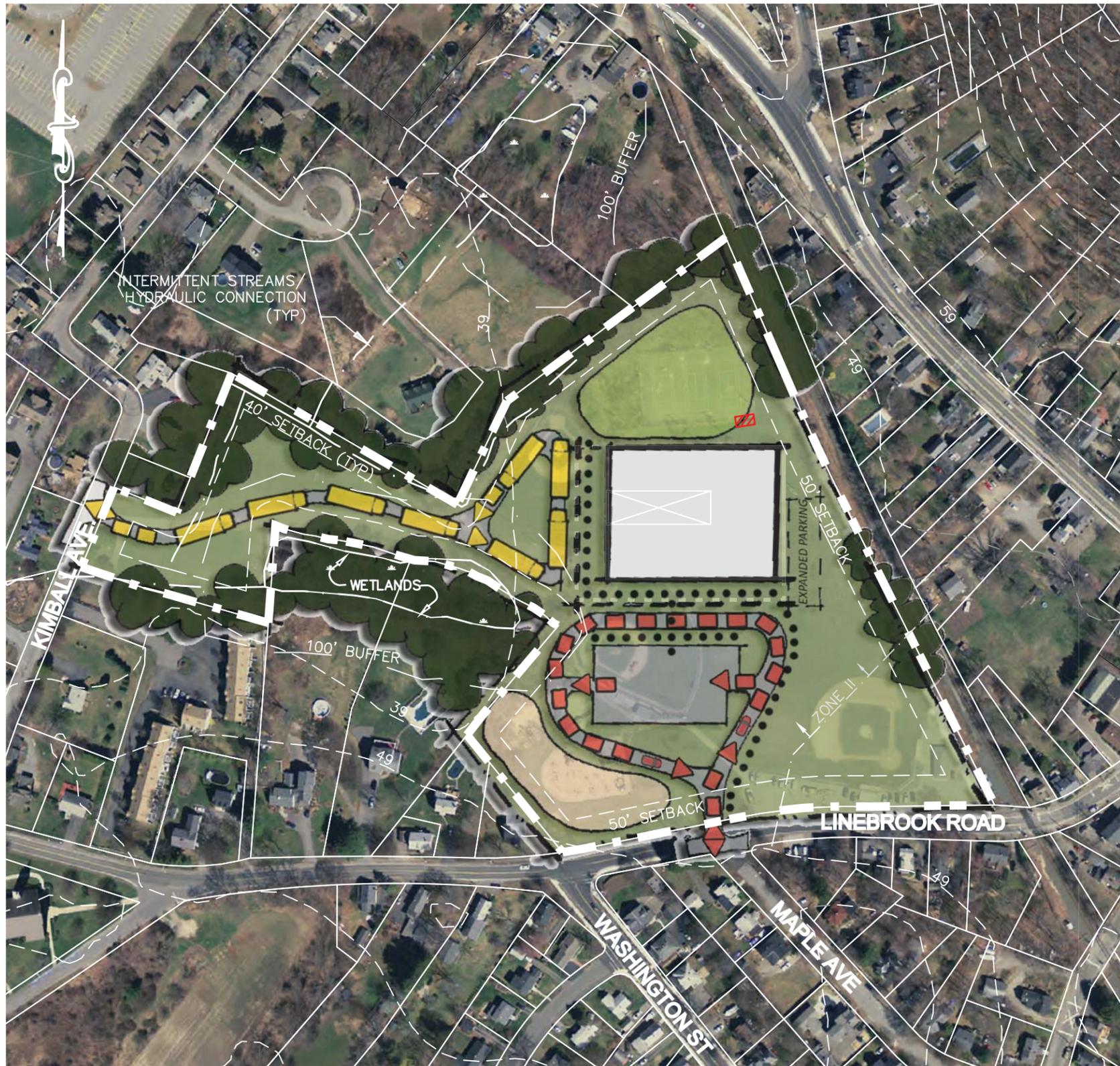
BIALEK PARK SITE- 17 LINEBROOK ROAD, IPSWICH, MA

EXISTING CONDITIONS AND CONSTRAINTS

DATE: 02/24/2016 SCALE: 1"=200'-0"

WINTHROP SCHOOL

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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

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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

 PLAYGROUND  FIELDS  PARKING  PEDESTRIAN  CARS  BUSES

BIALEK PARK SITE- 17 LINEBROOK ROAD, IPSWICH, MA

TEST FIT- 490 STUDENT POPULATION W/ 775 DASHED IN

DATE: 02/24/2016 SCALE: 1"=200'-0"

WINTHROP SCHOOL

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SITE NOTES:

10 ACRE SITE

CURRENTLY A FIELD ADJACENT TO TOWN HALL- BUILDING WAS PREVIOUS HIGH SCHOOL

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



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

EXISTING CONDITIONS AND CONSTRAINTS

DATE: 02/24/2016 SCALE: 1"=200'-0"

WINTHROP SCHOOL

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SITE NOTES:

10 ACRE SITE

CURRENTLY A FIELD ADJACENT TO TOWN HALL- BUILDING WAS PREVIOUS HIGH SCHOOL

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

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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

 PLAYGROUND  FIELDS  PARKING  PEDESTRIAN  CARS  BUSES

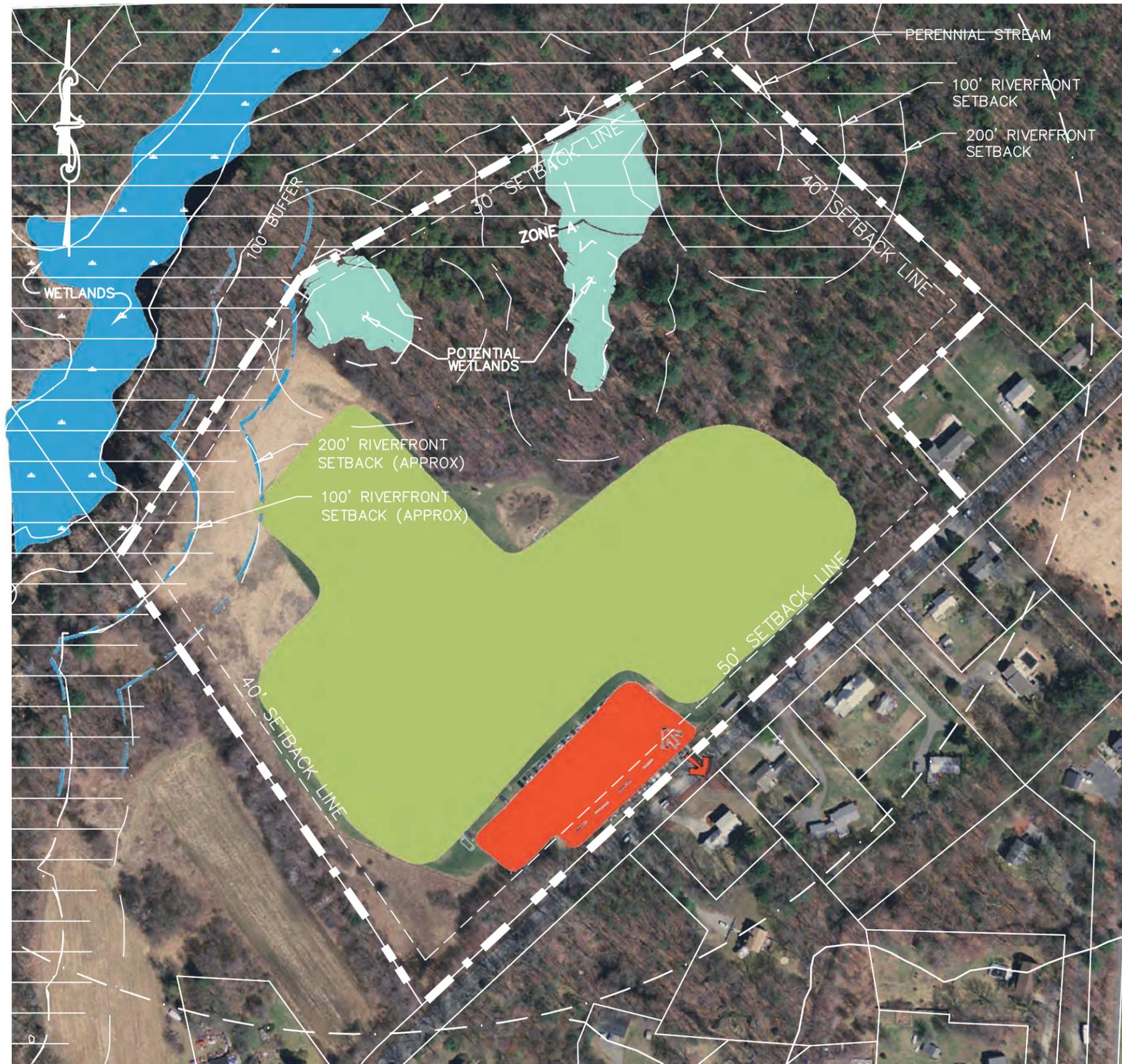
IPSWICH TOWN HALL SITE- 25 GREEN STREET, IPSWICH, MA

TEST FIT- 490 STUDENT POPULATION W/ 775 DASHED IN

DATE: 02/24/2016 SCALE: 1"=200'-0"

WINTHROP SCHOOL

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SITE NOTES:

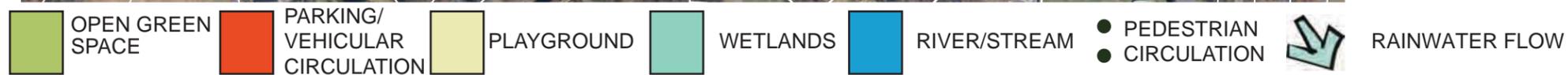
27.3 ACRE SITE

CURRENTLY TOWN BALL FIELDS

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

SEPTIC ISSUES:

NO VARIANCES ALLOWED FOR NEW CONSTRUCTION



VETERANS MEMORIAL FIELD- MILE LANE, IPSWICH, MA

EXISTING CONDITIONS AND CONSTRAINTS

DATE: 02/24/2016 SCALE: 1"=200'-0"

WINTHROP SCHOOL

Perkins Eastman | DPC



SITE NOTES:

27.3 ACRE SITE

CURRENTLY TOWN BALL FIELDS

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

SEPTIC ISSUES:

NO VARIANCES ALLOWED FOR NEW CONSTRUCTION

DESIGN NOTES:

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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
- LOSE EXISTING TOWN FIELD, BUT DOES MAINTAIN ONE EXISTING BASEBALL FIELD
- NO GAS OR SEWER SERVICES

PLAYGROUND
 FIELDS
 PARKING
 PEDESTRIAN
 CARS
 BUSES

VETERANS MEMORIAL FIELD- MILE LANE, IPSWICH, MA

TEST FIT- 490 STUDENT POPULATION W/ 775 DASHED IN

DATE: 02/24/2016 SCALE: 1"=200'-0"

WINTHROP SCHOOL

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WHAT WE'VE HEARD (SO FAR)

School Programming

1. School culture and community
- All Delivery of high quality instruction
2. K-5 experience (continuity of relationships)
3. Student demographics (equity)
- All Alignment to IPS District education plan
7. Class size (balance)
12. Course offerings (number of courses, electives and enrichment activities)
6. Horizontal alignment of programming
6. Vertical alignment of programming
2. Student/staff/parent relationships
1. Small school experience
14. Parent/family engagement with school (increase/decrease)
2. Number of transitions for students and families
10. Sibling experience
- All Special Education delivery (co-teaching model)
5. Specialized programs
5. ELL services
12. Extra-curricular offerings
13. Community access to school/facility resources
6. Cross grade interactions between students
6. Teacher collaboration opportunities
17. Community connections and partnerships
16. Access to outdoor and sustainable learning venues
- ~~Support of Birth-to-Three programming~~

School Facility

9. Operational costs
9. Student Transportation (cost and length)
13. Walkability
15. Parent drop off/convenience
- All % of ADA compliant classrooms
- All % of high quality classrooms
16. Access to play space
17. District zoning
- All Universal Design
- ~~Housing of Central Administration Offices~~

Town of Ipswich

11. Level of perceived community support (likelihood of passing a town vote)
17. Influence on the future shape and feel of the town of Ipswich
17. Enhancement of town culture
1. Choosing a one vs. two school model
3. Accessibility to quality programming and facilities for all Ipswich elementary school students
8. Relative costs of building a large new Winthrop School vs. a smaller Winthrop and a Doyon School renovation
13. Maintaining a downtown community location
- ? Experience of low income families and students
3. Equity and connectivity between Winthrop and Doyon Schools

COMBINED (775)

K5

Remove or Repurpose Doyon

1. Lg. School w/ **Sm. Lrng Comm's**
2. Continuity/Familiarity Spans
3. Equitable Experience for All
4. Age Groups Together (K-12)
5. Consol. Grade-Level Resources
6. Cross/Inter-Gr. Opportunities
7. Better Balance of Class Sizes
8. \$ Cost Now vs Overall **(TBD)**
9. Operations/Bussing \$ **(TBD)**
10. Shared Sibling Experience
11. Town Wide Support of Option
12. More Enrichment Potential

WINTHROP (420)

K5

Separate Doyon K5 @ 355

- Small Learning Community
- Continuity/Familiarity Spans
-
-
-
- Cross-Grade Opportunities
-
- \$ Cost Now + Doyon Reno **(TBD)**
- Operations/Bussing \$ **(TBD)**
- Shared Sibling Experience
- Town Wide Support of Option
-

SYSTEM-WIDE (490)

K3

Separate Doyon 4-5 @ 285

- Small Learning Community
- Adds Transition, Breaks 3/4
- Equitable Experience for All
-
- Consol. Grade-Level Resources
- Inter-Grade Opportunities
- Better Balance of Class Sizes
- \$ Cost Now + Doyon Reno **(TBD)**
- Operations/Bussing \$ **(TBD)**
-
- Town Wide Support of Option
-

SYSTEM-WIDE (355)

K2

Separate Doyon 3-5 @ 420

- Small Learning Community
- Adds Transition, Breaks 2/3
- Equitable Experience for All
-
- Consol. Grade-Level Resources
- Inter-Grade Opportunities
- Better Balance of Class Sizes
- \$ Cost Now + Doyon Reno **(TBD)**
- Operations/Bussing \$ **(TBD)**
-
- Town Wide Support of Option
-

Pending Site + Design Decisions

13. Community Use/Walkability?
14. Parent Involvement Impact?
15. Traffic/Travel Impact?
16. Play & Outdoor Lrng Opp's?
17. Influence on Town Shape/Feel?

- Community Use/Walkability?
- Parent Involvement Impact?
- Traffic/Travel Impact?
- Play & Outdoor Lrng Opp's?
- Influence on Town's Shape/Feel?

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- Traffic/Travel Impact?
- Play & Outdoor Lrng Opp's?
- Influence on Town's Shape/Feel?

- Community Use/Walkability?
- Parent Involvement Impact?
- Traffic/Travel Impact?
- Play & Outdoor Lrng Opp's?
- Influence on Town's Shape/Feel?

Note; **All Options to Include Pre-K, Comparable Technology, Safety/Security, Sustainable, Accessible/Universal Design & HQ Classrooms**

PROGRAMMING & DESIGN

SMALL LEARNING COMMUNITIES

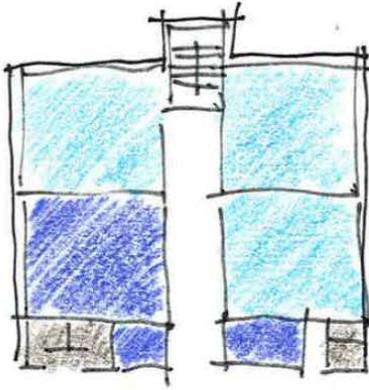


JCJ – Wildwood Elementary School

PE/DPC – Dr. Martin Luther King School

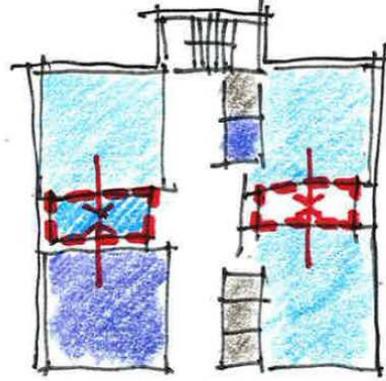
PROGRAMMING & DESIGN

CLUSTERS & COLLABORATIVE SPACES



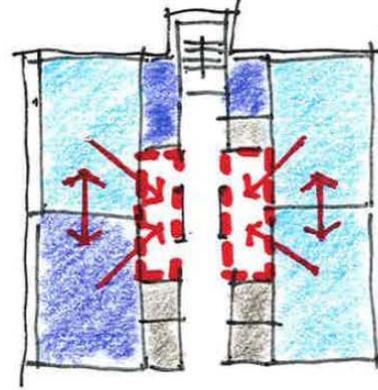
A. TRADITIONAL CLASSROOM CLUSTER

ALL LEARNING/PROJECT WORK OCCURS WITHIN THE CLASSROOMS



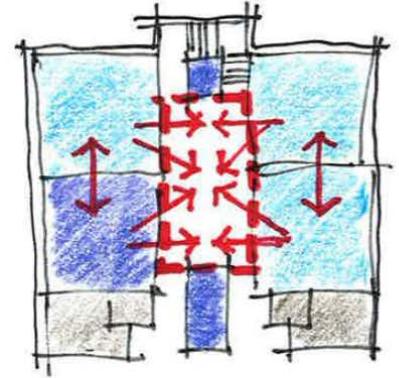
B. EMBEDDED PROJECT AREAS

SHARED BETWEEN TWO CLASSROOMS FOR TEAM OR INDEPENDANT WORK



C. ALCOVED PROJECT AREAS

SHARED SPACE IN FRONT OF TWO CLASSROOMS, WITH FULL TEAM FOCAL POINT

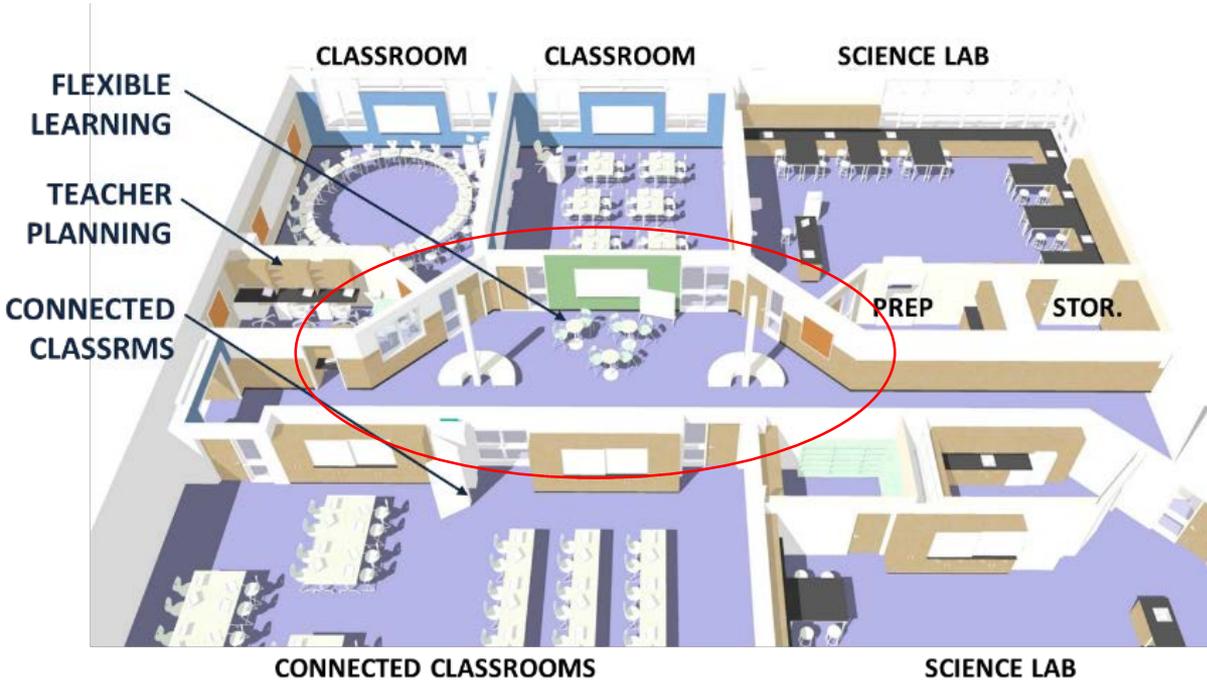


D. COMMON PROJECT AREAS

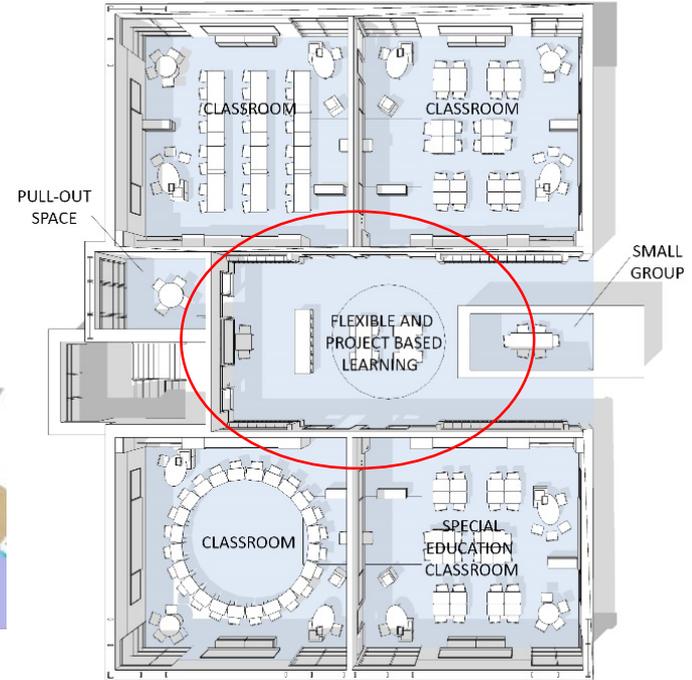
FULL TEAM SHARES COMMON PROJECT AREA & POTENTIAL LARGE GROUP

PROGRAMMING & DESIGN

CLUSTERS & COLLABORATIVE SPACES



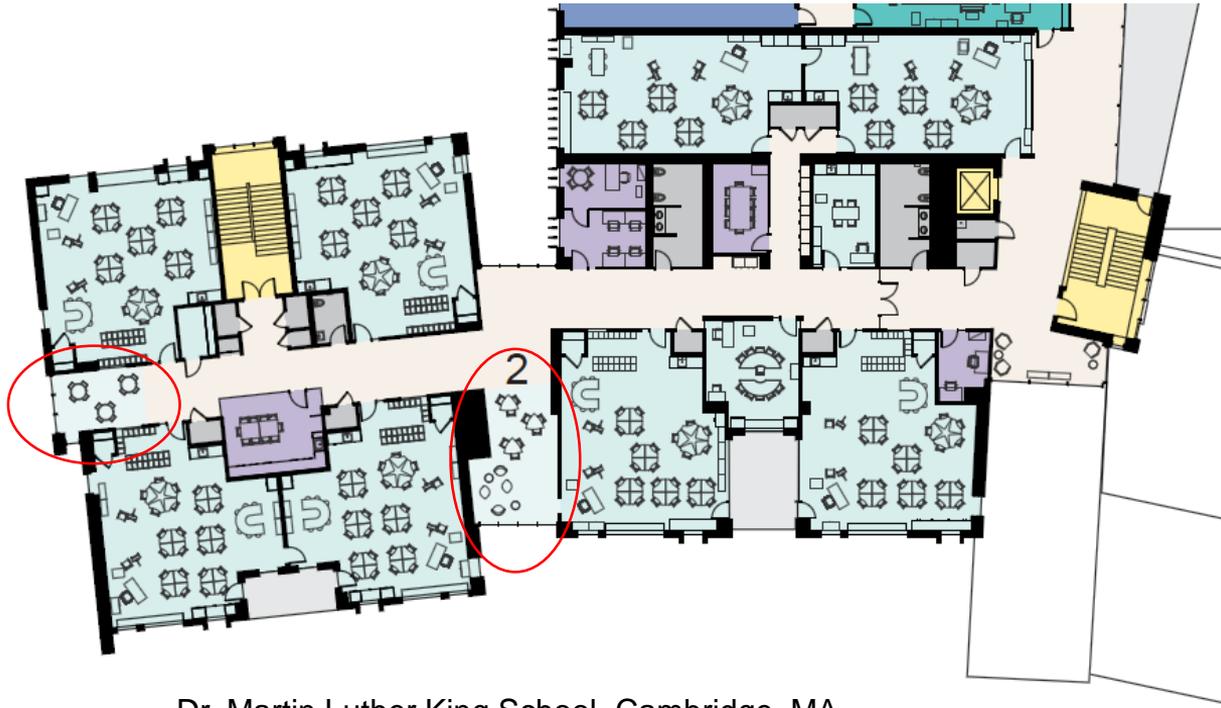
Essex Tech - Danvers



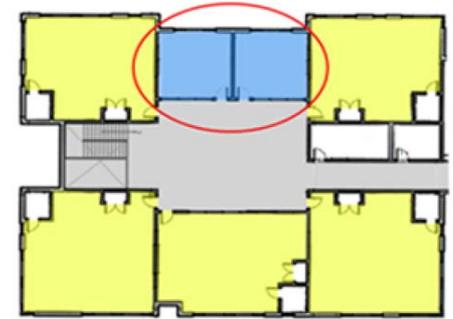
Zervas ES - Newton

PROGRAMMING & DESIGN

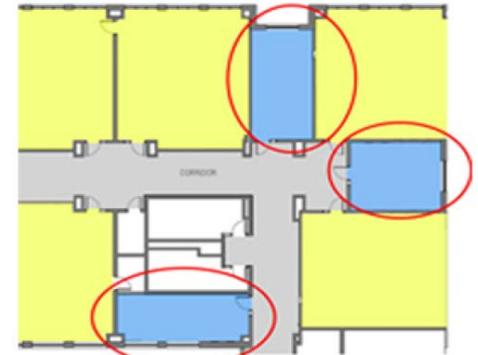
CLUSTERS & COLLABORATIVE SPACES



Dr. Martin Luther King School- Cambridge, MA



Classrooms – 960 SF
Break-out Space – 350 SF



Classrooms – 950 SF
Break-out Space – 350 SF

MSBA Facility Planning Study-Examples

PROGRAMMING & DESIGN

CLUSTERS & COLLABORATIVE SPACES



SHW-Group - Burlison ES, Dallas



PE/DPC – Runkle K8, Brookline



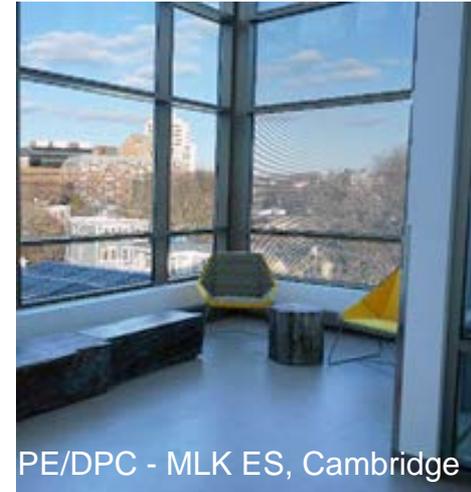
JCJ – Groton Marine Magnet



PE/DPC-Essex Tech, Danvers



PE/DPC - South ES, Hingham



PE/DPC - MLK ES, Cambridge

PROGRAMMING & DESIGN

UNIVERSAL DESIGN

UNIVERSAL DESIGN \neq ACCESSIBLE DESIGN

Accessible Design is a compliance-based approach to design, driven by minimum dimensional standards, established with a limited group of users in mind, and applied only in limited situations.

Universal Design is an approach toward design that acknowledges the diversity of human ability, age, and culture in every aspect of our physical, information, and communication environments.

UD seeks to be unnoticeably hindrance free for all

