### MSBA/IPSWICH PROCESS

#### FEASIBILITY & SCHEMATIC DESIGN

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**Many Key Decisions March-May**

- Site, Size/Config, Program, Opt's
- Refine/Eval.4 Options
- MSBA
- Detailed Design/Scope of 1

---

*newvistadesign*

Envisioning 21st Century Schools © 2015
# Site Assessments

**Feasibility - Comparison Matrix**

<table>
<thead>
<tr>
<th>Site Considerations</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
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<td>Distance from existing school (mi)</td>
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<td>2.5</td>
<td>2.6</td>
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<td>Overall Size of Site (acres)</td>
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<td>17.2</td>
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<td>27.3</td>
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<td>Site equity/legal issues</td>
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<td>Regulatory restrictions</td>
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</table>

**Community Values**

1. Location
2. Traffic
3. Recreational Field Space
4. Re-use of facilities/playgrounds
5. Abutter Impact

**Educational Criteria**

1. Proximity to students served
2. Outdoor Learning Opportunities
3. Municipal Learning Opportunities
4. Optimal Parking and Drop-off areas
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/Space Cost
5. Maintenance/Operation
6. Energy
7. Staffing
WINTHROP SCHOOL SITE- 65 CENTRAL STREET IPSWICH, MA

EXISTING CONDITIONS AND CONSTRAINTS

DATE: 02/24/2016 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
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

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
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
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
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DESIGN NOTES:

BUILDING:
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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

DOYON SCHOOL SITE- 216 LINEBROOK ROAD, IPSWICH, MA

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

TEST FIT- 490 STUDENT POPULATION W/ 775 DASHED IN

WINTHROP SCHOOL

Perkins Eastman | DPC
EXISTING CONDITIONS AND CONSTRAINTS

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
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

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
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
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

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:

- 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
VETERANS MEMORIAL FIELD- MILE LANE, IPSWICH, MA

DATE: 02/24/2016  SCALE: 1”=200’-0”

WINTHROP SCHOOL

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

EXISTING CONDITIONS AND CONSTRAINTS
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: 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

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

WINTHROP SCHOOL

DATE: 02/24/2016 SCALE: 1”=200'-0”
WHAT WE’VE HEARD (SO FAR)

School Programming

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

School Facility

9. Operational costs
10. Student Transportation (cost and length)
11. Walkability
12. Parent drop off/convenience
13. % of ADA compliant classrooms
14. % of high quality classrooms
15. Access to play space
16. District zoning
17. Universal Design
18. 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
18. Enhancement of town culture
19. Choosing a one vs. two school model
20. Accessibility to quality programming and facilities for all Ipswich elementary school students
21. Relative costs of building a large new Winthrop School vs. a smaller Winthrop and a Doyon School renovation
22. Maintaining a downtown community location
23. Experience of low income families and students
24. Equity and connectivity between Winthrop and Doyon Schools
### COMBINED (775)

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<td>4. Age Groups Together (K-12)</td>
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**Note:** All Options to Include Pre-K, Comparable Technology, Safety/Security, Sustainable, Accessible/Universal Design & HQ Classrooms
JCJ – Wildwood Elementary School

PE/DPC – Dr. Martin Luther King School
A. Traditional Classroom Cluster
   All learning/project work occurs within the classrooms

B. Embedded Project Areas
   Shared between two classrooms for team or independent 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
Essex Tech - Danvers

Zervas ES - Newton
Dr. Martin Luther King School - Cambridge, MA

MSBA Facility Planning Study - Examples
**UNIVERSAL DESIGN ≠ 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