

Andover High School Building Committee  
Thursday, February 9, 2023  
Meeting Minutes

Call to Order

Chairperson Mark Johnson called the meeting of the Andover High School Building Committee of Thursday, February 9, 2023 to order at 7:55 AM in the School Committee Conference Room of the School Administration Building.

Roll Call: Ms. Brown – Present, Dr. Kimelman – Present, Ms. Nicosia – Present, Dr. Parvey – Present, Ms. Scully – Present, Mr. Webber (via remote participation) – Present, Mr. Johnson – Present, Dr. Conoscenti – Present. Mr. Prout arrived at 9:15 a.m.

Other participants: Keith Taverna, Assistant Superintendent of Finance, Joe DeSantis, Marco Zappala and Kevin Nigro from PMA Consultants, Inc., Lori Cowles, Suni Dillard and James Liebman from HMFH, Inc.

Approval of Meeting Minutes

On a motion by Ms. Scully seconded by Dr. Parvey the committee approved the meeting minutes of January 26, 2023, as submitted.

Roll Call: Ms. Brown – Yes, Dr. Kimelman – Yes, Ms. Nicosia – Yes, Dr. Parvey – Yes, Ms. Scully – Yes, Mr. Webber – Yes, Mr. Johnson – Yes, Dr. Conoscenti – Yes. Vote: Unanimous (8-0).

Discussion of Decision Timeline

Mr. Johnson noted that this meeting is a decision point for the committee to narrow down the site approaches to two options, one addition/renovation and one new building site approach. The committee will then receive cost estimates on those two site approaches at the end of March.

Discussion of Community Forum

Mr. Johnson stated the committee received great public feedback at the community forum held on February 6<sup>th</sup>. Mr. Johnson read comments that the public provided on comment cards. Many of the comments expressed opinions about the details of the plans. Attendees were asked to put a red dot on which approach they preferred. A total of 28 attendees preferred new construction and four attendees preferring an addition/renovation. Campus 2 with new auditorium received the most overall votes.

Ms. Nicosia noted that a diverse group of people attended the forum. The format of the forum was very one-on-one with committee members speaking with attendees around the room. She felt everyone's questions were able to be answered and would like every forum going forward to have that type of format. She noted that there seemed to be a lot of support for the project and acknowledgement that it will have a high cost. She added that there was a crowd of people asking questions of Lori Cowles from HMFH and noted how important it is to have the architect present at these forums.

Dr. Conoscenti stated that the conversations were excellent, people were thoughtful and brought up things that hadn't previously been discussed. The night was very positive, and attendees were being creative about the project.

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Ms. Scully stated that she received a comment that the committee needs to make sure whatever is chosen is flexible enough to respond to the evolving needs of the future. This comment was particular about the parking garage and future transportation needs.

Dr. Kimelman noted that she was unable to attend the forum due to a work commitment, but she has been receiving calls from the community. Many of the calls have centered around concerns for ADA accessibility, specifically the ability to travel the distances between classrooms in the time between classes.

Mr. Johnson opened the meeting up to public comment.

Steve Fink of 26 Bateson Drive stated in his opinion all attendees felt Campus 2 with the new auditorium was the right answer. He walked the staked out site and the buildings will be big. He encourages others to walk the site.

Continued Update on Meetings with Stakeholders

James Liebman of HMFH, Inc. reviewed the list of meetings that have taken place. On February 1<sup>st</sup> an open meeting was held after school with Andover High School students and staff which was well attended. Meetings have continued to be held with the High School Admin Leadership group and they will be meeting with the School Committee on February 16<sup>th</sup> to discuss the education plan and review progress on the building project. Mr. Liebman reviewed the recent revisions to the net square feet of the program spaces which has been reduced by 9,000 net square feet.

Ms. Brown updated the committee on the education plan. She noted that it has been a collective effort with the architect, owner's project manager, faculty, staff and students. There are five core principles that the education plan for the final design will reflect: Data informed decisions

1. Authentic learning spaces
2. Social/emotional learning
3. Universal design for learning
4. Teacher collaboration

The authentic learning spaces are maker spaces, sufficiently sized technology centers, flexible spaces for small and large group presentations and performances as needed. For social and emotional learning, they are looking for spaces that support restorative practices for students to meet, collaborate and learn, community spaces, meeting rooms, gathering areas, project areas, a counseling suite, calm quiet rooms. They are exploring how lighting, carpeting and furniture can support the social and emotional needs of students. The principal goal is to look at the universal design to accommodate individual learning differences and to make the building accessible for all. For teacher collaboration space they are interested in rooms that accommodate small groups to create a culture of learning and problem solving among faculty. The final part of the educational plan is the planning for a 9<sup>th</sup> Grade Academy.

Dr. Kimelman asked Ms. Brown from where she is gathering her information about accessibility.

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Ms. Brown stated that it is gathered from students and others who use the building. Ms. Nicosia added that during the design of West Elementary the town hired the Institute for Human Design to do a peer review of the design. They will be engaged on this project as well during schematic design. Ms. Cowles stated that they are focused right now on the adjacencies of the design and trying to make core shared spaces such as the cafeteria and library as central as possible. Dr. Kimelman stated that in her opinion a taller building would be more accessible.

Feasibility Study Progress

James Liebman from HMFH, Inc. stated that they have been revising the floor plans based on comments received from the educators.

On the addition/renovation approach the following revisions have been made:

1. Created at community entrance at the theatre.
2. Created a public scale at the main entrance.
3. Created a secondary entrance at the cafeteria.
4. Created access to the outside at the 9<sup>th</sup> Grade Academy.
5. Incorporated program revisions.

For the Campus 2 approach revisions were made to incorporate program revisions.

For the Standalone approach the following revisions have been made:

1. Created secondary entrances at Guidance, Special Education and Andover TV.
2. Organized pods so 9<sup>th</sup> Grade Academy is connected to shared school program.
3. Provided a second elevator.
4. Incorporated program revisions.

Mr. Johnson noted that what the committee is charged with doing today is to pick one of the two new construction options to move forward to cost estimating along with the Courtyard Addition / Renovation option. Decisions about the Collins Center and a parking structure will be made once the committee has information on cost.

Mr. Liebman noted that some revisions have been made to the site plans to better achieve bus and car separation as well as to make the sports layouts more comparable. Campus 2 with surface parking and Standalone with auditorium and surface parking cannot meet the athletic program. Campus 2 with auditorium and parking garage and Standalone with auditorium and parking garage exceed the athletic program with an additional multi-purpose field that can be either turf or grass. All other site plans meet the athletic program.

The committee discussed how much time it would take students to walk from the main building to the Collins Center or the Field House in the new construction options. Mr. Liebman stated it would vary from a couple of seconds to a few minutes. It was noted that the Collins Center is not used daily by students and the new options would include new athletic and arts spaces.

Mr. Liebman showed pedestrian zones and potential for future expansion for both the Campus 2 and Standalone options. He noted that the MSBA requires potential for future classroom

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expansion to be shown in their projects. Both Campus 2 and Standalone have potential for future expansion of a couple hundred students.

Mr. Liebman reviewed the Evaluation Criteria. Both options meet the educational and building priorities. Each option has different construction impacts. Campus 2 has a bigger negative affect on educational delivery during construction due to its proximity to the existing high school. The Standalone option has a bigger negative affect on the neighbors due to its proximity to Shawsheen Road. Both options have an equal impact to West Middle School, parking, and athletic fields during construction. Both options are equal in the site circulation evaluation criteria except regarding parking proximity to the Collins Center in which the Standalone option can provide closer parking. Both options meet all sustainable criteria. For site amenities, Campus 2 does not meet the site program for quantity of sports fields, but for site adjacencies Campus 2 creates a more efficient site layout/building adjacencies. Both options would create a street/civic presence and offer ease in future expansion. In the ranking of evaluation criteria Campus 2 ranked one point higher than the Standalone.

Dr. Kimelman noted that some of these plans have more of an impact to West Middle School once completed than others. She asked Ms. Brown if she has been consulting with the West Middle School Principal. Ms. Brown stated that as designs get more finalized, they will work with Mr. Corkery at West Middle. She noted that many of the impacted fields are often unusable because of an existing drainage issue, and that fields could be shared during the school day.

Public Comment

Carlene Bell-Flanagan of 9 Pleasant Street expressed concern about accessibility if the buildings are spread far apart. She noted that code is over 30 years old and as a taxpayer she is looking for best practices to be followed. Every child should have access to every offering at the high school. The architects have met with the Disability Alliance Club at the high school and were receptive and promised more meetings. She added that she was disappointed that an elevator was removed from the West Elementary Project instead of fields. In her opinion Campus 2 seems more accessible.

Mr. Liebman stated the Disability Alliance will provide feedback during schematic design. Mr. DeSantis noted that they have incorporated some of that group's suggested spaces into the design, and proximity to the field house and the Collins Center are included in the evaluation criteria. Ms. Brown added that it is paramount to her that this building is accessible to all.

Steve Fink of 26 Bateson Drive stated those who expressed interest in Campus 2 at the forum noted a lot of what Ms. Bell-Flanagan discussed. He added that most of the discussion was about a new building so he feels the community wants a new building.

Lisa Dore of 5 Landau Lane stated that she assumes that the buildings as proposed are big based on a needs analysis of what is needed now and what will be needed in the future. With thoughtful design it is possible to make it accessible. She would like to see an elevator at the 9<sup>th</sup> Grade Academy and in the area of Special Education.

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Ray Kettner of 103 Salem Street noted that it is at least a 7-minute walk between the back and front softball fields. As proposed the building footprint will not be much bigger than the current building but it will have better access to light and you will regain a bunch of space on the site.

Feasibility Study Progress Cont'd

Mr. Liebman stated that the evaluation criteria were filled out for each new design option with an auditorium and surface parking, as well as with an auditorium and a parking garage. In those scenarios the Campus 2 option either scored higher or equal to the Standalone option.

Dr. Kimelman noted that the evaluation criteria are unweighted, and in her opinion the most important criteria is that the educational program is met or exceeded. Ms. Cowles noted that this exercise is a high-level exercise and not at the detail level yet. Mr. Johnson added that the committee was asked to look at the evaluation criteria and think about how it should be weighted. Each member should be voting today based on their own sense of what should be weighted more. Mr. DeSantis added that this is just one tool to aid the committee in their decision making.

Mr. Johnson opened the floor up to the committee to discuss their insights and preferred new building option.

Ms. Brown stated that what always rises to the top for her is proximity and accessibility, and that is what her team has been focusing on in addition to items such as safety and meeting the education plan. She favors Campus 2 and feels it is a better option for the neighborhood.

Dr. Parvey stated that she similarly has been evaluating convenience to students, and the ability for all students to have easy access to campus. She has also focused on what the level of disturbance will be to students during construction, and what program will be able to support today's students and future students. Dr. Parvey stated she favored Campus 2.

Dr. Kimelman stated that she is not ready to vote on this. She thinks that there are different locations that can be explored, and more research can be done on a variety of aspects. Mr. Johnson noted that the research on the project does not end today, and the refinement of the project will take several months.

Mr. Prout stated that he appreciates the deliberate, extensive process with milestone steps along the way that the committee has taken to get here. He has concern regarding proximity in the Standalone option to both the Field House and Shawsheen Road, but added it is off set by the fact that the Standalone option would be less of a disturbance to students. All his interactions with the community at Andover Day, committee meetings, community forums and personal interactions drive his support of Campus 2.

Ms. Nicosia stated that she is heavily in favor of Campus 2. Once the stakes were put in the ground, she could not imagine a four-story building 40-feet from Shawsheen Road in the Standalone option, as well as how that would impact the circulation and traffic. The Standalone option also feels like an abandonment of the Field House. She acknowledged that some may be

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concerned about the Campus 2 construction proximity to the existing school. She noted that she has experience with both the new Bancroft and West Elementary schools being constructed near the existing schools. She feels it can be done here, and it can be done well. She added that Campus 2 will open up the scenery of the AVIS land behind the school to the students.

Dr. Conoscenti stated that she favors Campus 2 for many of the reasons that have already been stated. The proximity to the Field House is important to her. She noted she heard a lot of comments at the forum that having the building set further back from Shawsheen felt safer. She agrees with those comments.

Ms. Scully stated that she is in favor of Campus 2. In addition to what has already been said, she noted that Campus 2 creates a community area that incorporates the Field House, a new gym, the cafeteria, and potentially a new auditorium in the back near parking.

Mr. Webber stated that he agrees with the Campus 2 new building option to move forward to pricing. He noted that he still has questions about addition/renovation versus new construction as well as keeping the Collins Center versus building a new auditorium, and a parking structure versus surface parking.

Mr. Johnson reviewed the committee's work and progress since its first meeting in July 2022. He noted that the committee was presented with several different options for both an addition/renovation and a new building. The committee previously voted to narrow the new options down to the Campus 2 and the Standalone. The committee has also looked at landscaping, fields, and site circulation for both options. He stated he would like to move the Campus 2 option on to pricing. The proximity to the Field House and the Collins Center gives the committee the most options and flexibility to get traffic right on the site.

On a motion by Ms. Scully seconded by Dr. Parvey the Andover High School Building Committee proceed with both the Campus 2 new construction approach and the Courtyard Addition/Renovation approach as the two continued options.

Roll Call: Ms. Brown – Yes, Dr. Kimelman – Abstain, Ms. Nicosia – Yes, Dr. Parvey – Present, Ms. Scully – Yes, Mr. Webber – Yes, Mr. Prout – Yes, Mr. Johnson – Yes, Dr. Conoscenti – Yes. Motion Passes. Vote: (8-0-1).

Review and Vote to Approve Amendment No. 7 and No. 8 to the HMFH Contract

Mr. Johnson stated that the committee was provided copies of these amendments to review prior to this meeting. Amendment No. 7 is in the amount of \$1,320.00 for HazMat Investigation.

On a motion by Ms. Scully seconded by Mr. Prout the committee approved Amendment No. 7.

Roll Call: Ms. Brown – Yes, Dr. Kimelman – Yes, Ms. Nicosia – Yes, Dr. Parvey – Present, Ms. Scully – Yes, Mr. Webber – Yes, Mr. Prout – Yes, Mr. Johnson – Yes, Dr. Conoscenti – Yes. Motion Passes. Vote Unanimous: (9-0).

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Mr. Johnson stated that Amendment No. 8 is in the amount of \$97,900.00 for Geotechnical, Geothermal and Geoenvironmental Engineering Services.

On a motion by Ms. Scully seconded by Mr. Prout the committee approved Amendment No. 8.

Roll Call: Ms. Brown – Yes, Dr. Kimelman – Yes, Ms. Nicosia – Yes, Dr. Parvey – Present, Ms. Scully – Yes, Mr. Webber – Yes, Mr. Prout – Yes, Mr. Johnson – Yes, Dr. Conoscenti – Yes.  
Motion Passes. Vote Unanimous: (9-0).

Vote to Support Warrant Article for Funds Through Schematic Design

The committee discussed the Annual Town Meeting warrant article for additional funds to be allocated for schematic design.

On a motion by Mr. Prout seconded by Dr. Conoscenti the committee recommended Town Meeting approval of article P-31 as amended to appropriate \$1,300,000.00 and delete “or any other amount.”

Roll Call: Ms. Brown – Yes, Dr. Kimelman – Yes, Ms. Nicosia – Yes, Dr. Parvey – Present, Ms. Scully – Yes, Mr. Webber – Yes, Mr. Prout – Yes, Mr. Johnson – Yes, Dr. Conoscenti – Yes.  
Motion Passes. Vote Unanimous: (9-0).

Schedule of Upcoming Meetings

Mr. Johnson stated that a community forum in March is in the process of being scheduled. The committee will be meeting with the Economic Development Council on March 17<sup>th</sup> and with the Andover Rotary on March 24<sup>th</sup>.

Adjourn

On a motion by Ms. Scully seconded by Dr. Conoscenti, the meeting was adjourned at 10:25 a.m.

Roll Call: Ms. Brown – Yes, Dr. Kimelman – Yes, Ms. Nicosia – Yes, Dr. Parvey – Present, Ms. Scully – Yes, Mr. Webber – Yes, Mr. Prout – Yes, Mr. Johnson – Yes, Dr. Conoscenti – Yes.  
Motion Passes. Vote Unanimous: (9-0).