

Andover High School Building Committee
Thursday, March 2, 2023
Meeting Minutes

Call to Order

Chairperson Mark Johnson called the meeting of the Andover High School Building Committee of Thursday, March 2, 2023 to order at 8:18 AM in the Select Board Conference Room of the Town Offices.

Roll Call: Dr. Conoscenti – Present, Dr. Kimelman – Present, Ms. Nicosia – Present, Dr. Parvey – Present, Mr. Prout – Present, Ms. Scully – Present, Mr. Webber (via remote participation) – Present, Mr. Johnson – Present, Mr. Flanagan – Present. Ms. Brown arrived at 8:29 a.m.

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

Approval of Meeting Minutes

On a motion by Mr. Prout seconded by Dr. Parvey the committee approved the meeting minutes of February 9, 2023, as submitted.

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

Community Survey

Mr. DeSantis informed the Committee that a community survey went live on Wednesday evening on the project website and has already received 138 responses. The survey will be live through March 15th. The survey asks the public questions about how they use the high school building and site, what they are excited about with the project and what they see as priorities.

Decision Timeline

Mr. Johnson noted that a request that came out of the Select Board meeting was for the Committee to make a recommendation in enough time for the Select Board and School Committee to act on the recommendation before Town Meeting. The Committee's schedule will be slightly adjusted to meet this request.

Mr. Johnson stated that a Community Forum will be held at the library on Thursday, March 9th at 7:00 p.m. On March 23rd the Committee will be holding a regular meeting where they will be presented with high-level cost estimates. An additional Community Forum will be held at the library on Wednesday, March 29th at 7:00 p.m. The Committee will hold a regular meeting on Thursday, March 30th, where it is expected that the vote will be taken on the preferred option. If the vote is not taken that day, a meeting will be held on Thursday, April 6th for that purpose.

Feasibility Study Progress

James Liebman from HMFH, Inc. reviewed the cost analysis process. He stated that documents have been sent to the estimator for a preliminary cost analysis. The estimator will provide the Committee with high-level construction cost information for comparison and decision-making

Andover High School Building Committee
Thursday, March 2, 2023
Meeting Minutes

purposes. The cost information will be provided as a range. He noted that decisions that are made during schematic design can affect the cost.

Dr. Kimelman asked where the largest costs are and where there is more leeway. Mr. Liebman stated that mechanical and electrical systems as well as the structure, interior skin, steel, concrete, glass and site preparation are a big cost driver and are hard to make cuts to. He noted that the schematic design will be much more detailed. Mr. Webber asked if the Committee will be able to review both sets of cost estimates and Mr. Liebman stated that all of the cost estimates will be brought to the Committee for review.

Mr. Liebman reviewed the draft program in Net Floor Area which includes the program spaces only and does not include the Collins Center or Field House. The total project Gross Floor Area ranges from 460,261 to 500,635 depending upon the option (i.e. add/reno v. new and Collins Center v. auditorium). MSBA Guidelines would call for a Net Floor Area of 204,418 s.f., The proposed plan today shows 246,173 s.f. of Net Floor Area of program spaces. For an addition/renovation the proposed program Net Floor Area is 298,043 s.f. and Gross Floor Area is 500,635 s.f. For the new campus option, the proposed program Net Floor Area is 307,243 s.f. and Gross Floor Area is 478,948 s.f. For the new campus option with auditorium, the proposed program Net Floor Area is 298,473 s.f. and Gross Floor Area is 460,261 s.f.

Mr. Liebman reviewed the comparative phasing for each option. All options would require 6 months of schematic design, 7 months of design development and 14 months for construction documents. He stated that assuming early bid packages for site enabling and foundations, it is anticipated that construction for all options would begin in the summer of 2025. The current estimates are that an addition/renovation would take 82 months for completion with students in the new part of the building in September 2031. The new campus option would be complete in 68 months with students in the building in September 2028. The new campus with theater would be complete in 60 months with students in the building in September 2028.

Mr. Johnson asked what actions take place between the Town Meeting vote and the start of construction. Mr. Liebman stated that the town would move into negotiating the next contract for design development. Design development would then refine the spaces and the floor plans, materials and systems would be selected and construction documents would be produced to allow contractors to bid.

Ms. Nicosia asked when a Construction Manager (CM) should be brought on board if the Committee chooses to move forward with a CM At-Risk. Mr. Liebman stated that the CM should be brought on as soon as possible, and should be chosen before the Town Meeting vote. Ms. Nicosia noted that a CM At-Risk was used on the West Elementary project and they reviewed the estimates and confirmed that the project could be constructed within the price before the Town Meeting vote. Mr. DeSantis further explained that a CM At-Risk is good to have for complicated projects and projects that require a lot of preconstruction services. The CM has the blanket of all of the different subcontractors underneath them. They are in charge of the schedule, monthly billing and safety, delivering the project under one Guaranteed Maximum Price (GMP). Mr. Liebman stated that a CM At-Risk can be more expensive, but certain

Andover High School Building Committee
Thursday, March 2, 2023
Meeting Minutes

contingencies are built into the contract and at the end of the job the numbers get closer because anything over the GMP is covered by the CM.

Dr. Kimelman asked if the timeline will stay intact if there is no Town Meeting in January. Mr. Liebman stated that it depends on how long after January the Town Meeting is held, but in concept it will move. Ms. Scully noted that if the schematic design articles doesn't pass at Annual Town Meeting there will also be an impact.

Suni Dillard of HMFH reviewed the sustainability goals and the strategies to meet those goals. The goals revolve around Health and Wellbeing, Materials and Equitable Design, Waste and Water and Energy and Carbon. She noted that the only strategy not fully achieved by all options is to avoid PFAS found in turf fields. Ince it is known that PFAS is found in turf fields, and this project includes turf fields, this is unavoidable. There are a number of strategies that each approach achieves equally. There are also a number of strategies that are not achieved equally by each approach.

Dr. Kimelman stated that a strategy for the school to be completely gender neutral. She added that she is still concerned about the ratio of elevators to the number of students who need to use elevators on both a daily and sporadic basis. Dr. Conoscenti noted that the plan is for there to be pods of classrooms, so students don't have to travel far. Ms. Brown agreed that the plan calls for setting up efficiencies so that there is not as much movement throughout the day.

Ms. Scully left the meeting at 9:15 a.m.

Mr. Liebman reviewed the accessibility goals and strategies. Each option will be fully complaint with Massachusetts Architectural Access Board (MAAB) and the Americans with Disabilities Act (ADA) and will also provide accommodations beyond those requirements. He added that the following has also been added to the Evaluation Criteria:

- Provides full access to all academic spaces.
- Provides accommodations beyond MAAB/ADA requirements.

Mr. Liebman reminded the Committee that the Evaluation Criteria are not weighted and cautioned against making any decisions based on the total score.

Discussion of Cropper GIS Demographic Study

Mr. DeSantis stated that Cropper GIS was brought on board to perform a Demographic Study in 2017, and at that time they concluded that a new or renovated high school should be built to accommodate 1,900 students. This year Cropper was reengaged and confirm that 1,900 students is still an appropriate number with a margin of error of +/- 3%.

Dr. Kimelman asked if the sustainability goals include building in extra space for possible future pandemics. Ms. Dillard stated that there have been adjustments in mechanical spaces but not necessarily in program spaces. She added that there is flexibility to have a conversation around that topic. Mr. DeSantis noted that classrooms will be larger to allow for more spacing. Mr. Liebman added that there also needs to be a conversation around if the town intends for the building to be used as an emergency shelter.

Andover High School Building Committee
Thursday, March 2, 2023
Meeting Minutes

Review and Vote to Approve Invoices

On a motion by Mr. Flanagan seconded by Dr. Parvey the committee voted to approve HMFH Invoice No. 3607 in the amount of \$191,250.00 and HMFH Invoice No. 3616 in the amount of \$3,850.00, PMA Consultants Invoice No. 04667.00-3 in the amount of \$40,385.00, and Cropper GIS, LLC Invoice No. 2194 in the amount of \$12,000.00.

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

Adjourn

On a motion by Dr. Conoscenti seconded by Mr. Flanagan, the meeting was adjourned at 9:37 a.m.

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