

Andover High School Building Committee
Thursday, March 30, 2023
Meeting Minutes

Call to Order

Chairperson Mark Johnson called the meeting of the Andover High School Building Committee of Thursday, March 30, 2023 to order at 7:53 AM in the School Committee Conference Room of the School Administration Building.

Present for the Committee: Mark Johnson, Andrew Flanagan, Dr. Magda Parvey, Shannon Scully, Caitlin Brown, Dr. Lauren Conoscenti, Janet Nicosia, and Taylor Webber. Absent from the meeting were Dr. Nancy Kimelman and Michael Prout.

Also Present: Edward Mukalazi, Student Representative, Keith Taverna, Assistant Superintendent of Finance, Joe DeSantis and Marco Zappala from PMA Consultants, Inc., Lori Cowles and James Liebman from HMFH, Inc.

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On a motion by Dr. Conoscenti seconded by Mr. Flanagan the Committee approved the meeting minutes of March 2, 2023. Motion Passes (8-0).

Feasibility Study Progress

Mr. Johnson informed the Committee that the cost estimates today will be presented as a base cost and then the cost of the add-ons will be presented. The Committee will make decisions on the add-ons in the schematic design phase.

Mr. DeSantis reviewed the results of the Community Survey the 13-question community survey that was open to the public from March 1st – March 15th. The goal of the survey was to understand the community’s priorities for the project and involved questions of multiple format (multiple choice, ranking, open-ended, etc.) The survey had 583 responses and 103 new people shared email addresses to subscribe to project mailing list. The survey highlighted that respondents are concerned about the undersized classrooms and common spaces, and their effect on academic programming,

Mr. DeSantis reviewed the cost analysis process. He noted that PMA Consultants and HMFH each used their own professional estimator. A meeting was then held to reconcile the differences between the two estimates. The reconciled estimates were within approximately 3% for the addition/renovation and 1% for the new construction. The total costs presented are for the brick-and-mortar costs, without add-ons. The total project costs were estimated using industry standard multipliers. The projected costs are as follows:

	Addition/Renovation	New Campus 2	New Campus 2 /w Auditorium
Total Construction Costs	\$422,576,000	\$389,102,000	\$372,655,000
• Markups			
• Demolition & Abatement			
• Building/Trade costs			
• Systems Costs			
• Site Work			

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Estimated Total Project Cost	\$567,864,000	\$503,821,000	\$480,847,000
<ul style="list-style-type: none"> • Total Construction Costs • Soft Costs outside of CM Contract 			

Ms. Scully asked if these were base costs that did not include other features. Mr. Liebman stated that they were base costs. Each option meets the education plan but does not include extras such as sustainability features or a parking garage.

Ms. Scully noted that she had imagined that an addition/renovation would have a lower cost. She asked Mr. Webber’s professional opinion on this. Mr. Webber noted that the escalation, phasing and logistics are big drivers of the addition/renovation having a higher cost because of the longer schedule. The costs shown are to bring an addition/renovation up to the standards of a new school. He questioned if there is an option with a pared down scope, such as not significantly renovating the Field House or the Collins Center. Ms. Cowles noted that each new option also includes renovations to the Field House. Mr. Liebman added that the addition/renovation would require that the high school be brought up to the state’s new energy code, and that drives both cost and scope.

Ms. Nicosia noted that she was not surprised that that the New Campus 2 with Auditorium had the lowest cost. The town saw with both the Bancroft Elementary School and West Elementary School that a renovation would cost more than an addition/renovation. An addition/renovation requires more contingency, because you never know what you may find in the existing building.

Mr. Liebman review the potential additions and their related costs. These include a number of sustainability features such as solar panels, upgraded mechanical plant (air source or geothermal ground source heat pumps), heavy timber structure, sustainable irrigation and porous pavement. Selecting air source heat pumps will increase utility incentives by \$480,000 and will reduce operating costs by about \$45,000 - \$50,000 annually. Selecting geothermal ground source heat pumps will increase utility incentives by \$5,160,000 and will reduce operating costs by about \$230,000 - \$250,000 annually.

Ms. Nicosia stated that the savings shown are based on today’s electric costs, and it would be interesting to know what the cost of electricity escalation is as well as information on the life cycle of the systems. Mr. Webber stated that these decisions are much more than the dollar value; you need to also look at the return on investment. Ms. Nicosia stated that the town’s Sustainability Director, Joyce Losick-Yang, should be contacted to help with this analysis.

Mr. Liebman continued that other site and building additions include new artificial turf at the plateau field, new skate park, parking garage, enclosed walkway and sports lighting. A parking garage would be 4 levels and accommodate 500 cars. Additionally, there would be a tennis court on top of the parking garage.

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Mr. Flanagan reviewed the annual impact to the average tax bill for a \$480,847,000 project at different interest rates. He noted that there will be a blend of interest rates because Massachusetts General Law does not allow the town to borrow for the entire project at once.

Mr. Liebman reviewed a cost comparison of construction cost per square foot of recent school construction projects. He also showed the costs with an escalation to December 2025 which is the expected bid date/gross maximum price date for Andover High School.

Mr. Liebman noted that in regard to evaluation criteria, New Campus 2 with auditorium has a more efficient layout in terms of the building footprint. The addition/renovation and the New Campus 2 with auditorium provide full access to all academic spaces. Both of the new options will minimize construction disturbance to the high school, middle school and neighbors. New Campus 2 is short an athletic field compared to the other options. He added that the addition/renovation has a significantly longer construction period

Mr. DeSantis showed the Budget Summary. The Feasibility Study billed to date inclusive of the invoices to be approved today is \$1.4 million and the Feasibility Study Phase is approximately 43% complete.

Review and Approval of Invoices

On a motion by Ms. Scully seconded by Dr. Conoscenti the Committee approved HMFH Architects Invoice 3641 totaling \$116,666.67 dated 3/9/2023 and Invoice 3642 totaling \$8,233.50 dated 3/9/2023. Motion Passes (8-0).

On a motion by Dr. Parvey seconded by Mr. Webber the Committee approved PMA Consultants Invoice Number 4 totaling \$40,385.00 dated 3/6/2023. Motion Passes (8-0).

On a motion by Dr. Conoscenti seconded by Dr. Parvey the Committee approved Andover Public Schools Copy Center Invoice 012023 totaling \$293.16 dated 3/17/2023 and Invoice 022023 totaling \$22.60 dated 3/17/2023. Motion Passes (8-0).

Upcoming Meetings

Mr. Johnson stated that the Committee's next regular meeting will be on Thursday, April 6th at 8:15 a.m. The next public forum will take place on Thursday, April 13th at 7:00 p.m. at Memorial Hall Library.

Public Comment

Bill Haskell of 8 Ivanhoe Lane requested that the Committee create a slide with the cost if everything were included. He noted that \$5 million for a skate park seems high. He added that porous pavement has both pros and cons. It is not good for a high traffic area.

Mr. Johnson read emails sent in by resident Mike Meyers. He asked for the team to present GFA figures for the proposed design versus MSBA standard, the cost drivers the added square footage. He also asked for updated enrollment data.

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Ms. Scully noted that the demographic report is on the project website
www.andoverhighbuildingproject.org.

Adjourn

On a motion by Mr. Flanagan seconded by Dr. Parvey, the meeting was adjourned at 9:25 a.m.
Motion Passes (8-0)