

Andover High School Building Committee
Thursday, April 6, 2023
Meeting Minutes

Call to Order

Chairperson Mark Johnson called the meeting of the Andover High School Building Committee of Thursday, April 6, 2023 to order at 8:20 AM in the School Committee Conference Room of the School Administration Building.

Roll Call: Ms. Brown – Present, Dr. Conoscenti – Present, Mr. Flanagan – Present, Dr. Kimelman – Present (via remote participation), Dr. Parvey - Present, Mr. Prout – Present, Ms. Scully – Present, Mr. Johnson - Present. Mr. Webber arrived at 8:52 a.m. via remote participation. Absent for the Committee was Janet Nicosia.

Others Present: Keith Taverna, Assistant Superintendent for Finance, Joe DeSantis and Marco Zappala of PMA Consultants, Lori Cowles, James Liebman and Suni Dillard of HMFH, Inc.

Mr. Johnson noted that the first 10 minutes of the Committee’s March 30th meeting did not record. He reviewed what the Board discussed in those 10 minutes. A community forum was held on March 29th which focused on the educational benefits of a new or renovated school. Presentations were made by Caitlin Brown and three current Andover High School students. The results of the survey were also discussed, so those results will be reviewed again this morning.

Meeting Minutes

On a motion by Dr. Conoscenti seconded by Mr. Flanagan the Committee approved the meeting minutes of March 27, 2023 and March 30, 2023.

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

Public Comment Session Policy

Mr. Johnson stated that the public comment policy is intended to have some rules for that section of the meeting regarding comments, not questions. During presentations, committee members will first be asked if they have any questions, then the community can share their questions. Any comments should be made during the public comment section of the meeting. He added that the Committee will not be checking and reading emails sent during any in-person meeting.

Feasibility Cost Analysis and Study Progress

Marco Zappala of PMA Consultants reviewed the results of the community survey that was conducted from March 1st to March 15th. The goal of the survey was to understand the community’s priorities for the project. Most respondents were parents of students currently enrolled in Andover public schools followed by Andover residents without children enrolled in the school system. Most respondents have used the Collins Center, Field House, or track and field in the last 5 years with only 4% of respondents saying that they have never participated in a community event at the site. Mr. Zappala reviewed the current issues with the high school that people find most concerning as well as the potential uses that they would find most important in a new or renovated building. He added that people are very interested in improving traffic flow on Shawsheen Road and informed the Committee that a traffic engineer will be engaged during schematic design. The biggest concern expressed about the project is the deficiencies in the

Andover High School Building Committee
Thursday, April 6, 2023
Meeting Minutes

educational environment if the project is not approved.

James Liebman of HMFH, Inc. reminded the Committee that per the timeline they were expected to make a decision today on the option to move to schematic design. He noted that he would be going through the presentation quickly as it is the same presentation the Committee saw on March 30th.

Joe DeSantis of HMFH, Inc. reviewed the cost analysis process. He reminded the Committee that a high-level cost analysis was performed by two independent cost estimators. The cost estimates are preliminary and are to be used for comparison and decision-making purposes only.

Mr. Liebman reviewed the Estimated Total Project Costs:

- Addition/Renovation Courtyard - \$567,864,000
- New Campus 2 - \$503,821,000
- New Campus 2 with Auditorium - \$480,847,000

Mr. Liebman noted that the New Campus 2 with Auditorium is the least expensive option because it has the smallest footprint and the shortest construction time. New Campus 2 includes the renovation of the Collins Center which drives its cost up. Mr. Liebman reviewed what is included in the construction costs and soft costs which together equal the total project costs. Mr. Johnson asked for confirmation that the total project costs include the demolition of the Collins Center and renovation of the Field House. Mr. Liebman stated that he was correct.

Mr. Liebman reviewed the draft program and recent revisions to net square footage. He noted that net square footage does not include gross area for corridors, bathrooms, storage, and service spaces. HMFH worked with Dr. Parvey, Mr. Taverna and Ms. Brown to further refine the space needs, and will continue to refine these areas even more. With the current refinement, total net footage has been reduced by 12,340 s.f. which is approximately \$16 million in savings moving into schematic design. The areas below have seen the following reductions in net square footage since March 1st:

- Core Academic Spaces – 2,200 s.f.
- Special Education – 1,450 s.f.
- Art & Music – 2,200 s.f.
- Career & Technology – 480 s.f.
- Health & Physical Education – 4,340 s.f.
- Media Center – 300 s.f.
- Dining and Food Service – 1,350 s.f.

Ms. Scully asked for confirmation that the square footage shown does not include the Collins Center and Field House and also that the intention is to now have the hard conversations around appropriateness of size and to further refine these areas. Mr. Liebman stated that she was correct. Ms. Scully noted that the March 10th estimates were to be used for cost comparisons. She asked if the Committee should stick with those cost estimates moving forward to be able to continue to compare apples to apples. Mr. DeSantis stated that they should continue to use the March 10th cost estimates because the cost summary table does not include any reductions.

Andover High School Building Committee
Thursday, April 6, 2023
Meeting Minutes

Dr. Kimelman asked if the MSBA has any other guidelines other than square footage of spaces. Mr. DeSantis stated that the MSBA only requires that the design correlates to the education plan.

Ms. Scully noted that the MSBA Guidelines are not a gospel as to what is built. She asked for an explanation of what exactly the guidelines are and why public schools vary. Lori Cowles of HMFH, Inc. noted that they are guidelines, not requirements. It is a baseline for every community to start at because the MSBA is a financing source that needs to try to equalize what it gives to communities. However different communities have different needs. If the town was working with the MBSA, the town would explain their particular needs, and the MSBA would pay for what is needed. She added that every community builds more special education space than what is in the MSBA guidelines. Mr. Johnson stated that the Committee is putting together a program that meets the needs of Andover.

Ms. Scully asked if communities have these conversations with the MSBA during schematic design. Ms. DeSantis stated that the decisions are finalized during schematic design, but communities make two submissions of space needs to the MSBA during the feasibility study. Ms. Scully asked if there are instances where communities proceed on their own without MSBA space approval. Mr. DeSantis stated that communities do that all the time.

Mr. Liebman reviewed the net square footage of each program in comparison to the MSBA guidelines for each program. He explained what the additional square footage included for each program. He noted that the MSBA does not include an allowance for Field Houses. Mr. Liebman reviewed where future additions could be located for each option. Mr. Liebman then reviewed updated numbers for potential add-ons to the project.

Mr. Liebman reviewed updated cost comparisons of construction cost per square foot based on gross floor area (GFA) with other schools in the state that have a school building project. He noted that he highlighted which projects are at the cost estimate phase. Mr. Liebman presented the evaluation criteria in the new format of listing the pros and cons of each option:

Addition/Renovation Courtyard

Pros

Provides full access to all academic spaces
Provides accommodations beyond MAAB/ADA
Proximity to Field House
Proximity to Collins Center

Cons

Least efficient layout
Most construction disruption to HS educational delivery
Most disruption due to construction duration
Construction disruption to parking and athletic fields
Least proximity of parking to Collins Center
Least ideal solar orientation
Less clear community use separation
Most difficult for future expansion
Most expensive option

Andover High School Building Committee
Thursday, April 6, 2023
Meeting Minutes

New Campus 2

Pros

Provides accommodations beyond
MAAB/ADA

Cons

Construction disruption to parking and
athletic fields
Does not meet the site program # of fields

New Campus 2 with Auditorium

Pros

Most efficient Layout

Maximizes desired program adjacencies
Provides full access to all academic spaces
Provides accommodations beyond
MAAB/ADA
Provides clearest pedestrian site circulation
Provides clearest drop off/ pick up circulation
Creates most efficient site layout/building
adjacencies
Least expensive

Cons

Construction disruption to parking and
athletic fields

Mr. Prout questioned if the pros listed for the New Campus 2 with Auditorium should also fall under New Campus 2. Mr. Liebman stated that they were not considered pros for New Campus 2 because they only met the priority, while with New Campus 2 with Auditorium they exceeded the priority. Ms. Cowles added that the Collins Center being part of New Campus 2 is what made its scores lower.

Public Comment on Feasibility Study Progress and Cost Analysis

Susan McCready of 8 Dean Circle noted that in the West Elementary construction there was a lead pipe that no one knew existed that had to be remediated. She asked if there is a way to accurately cover the contingency in an addition/renovation. Mr. Johnson noted that this subject was brought up at one of the community forums and added that an addition/renovation is riskier. Mr. DeSantis stated that Mr. Johnson was correct and added that the addition/renovation option has more money dedicated to contingency. Ms. McCready asked if there was a chance that what is dedicated to contingency may not be enough. Mr. DeSantis stated that is a risk.

Steve Fink of 26 Bateson Drive stated that it is very clear how much the West Elementary and Andover High School Buildings are needed when you are in them. When school is in session you see the scope of the problem. He added that he thinks that the school would make great use of a Black Box Theatre.

Susan McCready noted that she went through this same process as a member of the West Elementary Building Committee. Now the real work begins with the difficult discussions of what

Andover High School Building Committee
Thursday, April 6, 2023
Meeting Minutes

additions will be included.

At 9:41 a.m. Mr. Johnson recessed the meeting for a short break. The meeting was reconvened at 9:45 a.m.

Vote on option to recommend to the School Committee and Select Board

Mr. Johnson reviewed the process and work of the Committee since their first meeting in July 2022. He asked for members of the Committee to give their recommendations.

Mr. Prout stated that he has been listening to the community and learning, attending forums, meetings and town events. He visited other high schools with committee members and on his own. He works on large capital projects professionally and has two children who attend Andover Public Schools, one of whom will not see the benefit of this project. He recognized that this project will be expensive, but it is fully needed, and the community cannot wait any longer. There will continue to be opportunities for value engineering and the Committee will continue to discuss what needs to be included to control cost. He fully supports New Campus 2 with Auditorium based on the reflections of the community.

Dr. Conoscenti stated that she also supports New Campus 2 with Auditorium. Her support is based on the cost, efficiency and particularly the disruption to students. She noted that the disruption to students has been a huge issue in Arlington, so limiting the disruption to students is a huge selling point for her. This is long overdue. The town needs something new to last the next 50 years and we owe it to the students.

Ms. Brown stated that her choice is New Campus 2 with Auditorium. She has been listening to the community and looking at the timeline. She has also been thinking about her students and her staff having to live through a renovation. Some of her staff have already lived through a high school renovation. She added that efficiency and cost outweigh her fondness for the Collins Center.

Ms. Scully stated that her choice is New Campus 2 with Auditorium. She stated that this option is cleaner, quicker and has less risk. This option is less impactful and least expensive.

Mr. Flanagan stated that building projects are always a series of difficult decisions, but in his opinion, this is very straight-forward. The cost and the disruption balance out the need to choose New Campus 2 with Auditorium. He noted that people have asked why the town wouldn't just do a building systems project. He noted that per state building code, once a renovation exceeds 3% of a building's assessed value, the entire building must be brought up to code. Andover High School is an old building with a low assessed value so this threshold would be met quickly. The building may then only last another 20 – 25 years and still not have the needed space. The community will be able to provide more feedback during schematic design. He added that he is in the process of securing addition funds for schematic design and is working with the MSBA on out of the box ideas.

Dr. Parvey discussed the process and commended the building team and Committee. She stated

Andover High School Building Committee
Thursday, April 6, 2023
Meeting Minutes

that the process showed respect for community input and transparency. Her choice is New Campus 2 with Auditorium.

Dr. Kimelman stated that her choice is New Campus 2 with Auditorium. She was impressed with the due diligence. She noted that everyone on the Committee recognizes the sacrifice the community will make for the cost of the project. She added that the project may not raise real estate values, but if we do not do this project Andover may slip in attractiveness and the community may question who we are.

Mr. Webber stated that his choice was New Campus 2 with Auditorium. He noted that at first he was on the fence between an addition/renovation and a new building, but now it is very clear that a new building is in the best interest of everyone. He based his decision on the cost, logistics and the new option being the least disruptive to the neighborhood and the town. He noted that the Committee understands the financial impact. He added that this is not a final cost or design decision, the Committee still has a lot of work to do.

Mr. Johnson stated that his choice was New Campus 2 with Auditorium. He added that the goal from here is working on presenting a fiscally responsible project that meets the education program.

On a motion by Ms. Scully seconded by Mr. Prout the Andover High School Building Committee recommended the Campus 2 with Auditorium site approach, using a design enrollment of 1,900 students, proceed to the Schematic Design phase as the preferred option to address the educational needs of Andover students.

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

Mr. Flanagan noted that the Committee's recommendation will now go to the Select Board and School Committee. Mr. Flanagan left the meeting at 10:07 a.m.

Upcoming Meetings

Mr. Johnson stated that the Committee's next regular meeting will be on Thursday, April 27th at 7:50 a.m. in the School Committee Room. The next public forum will take place on Thursday, April 13th at 7:00 p.m. at Memorial Hall Library.

Adjourn

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

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