

Andover High School Building Committee
Thursday, April 27, 2023
Meeting Minutes

Call to Order

Chairperson Mark Johnson called the meeting of the Andover High School Building Committee of Thursday, April 27, 2023 to order at 7:53 AM in the School Committee Conference Room of the School Administration Building.

Roll Call: Ms. Brown – Present, Dr. Conoscenti – Present, Dr. Kimelman – Present (via remote participation), Ms. Nicosia – Present, Ms. Scully – Present, Mr. Johnson - Present. Absent for the Committee was Andrew Flanagan, Dr. Magda Parvey, Michael Prout and Taylor Webber.

Others Present: Keith Taverna, Assistant Superintendent for Finance, Joe DeSantis and Marco Zappala of PMA Consultants, James Liebman, Alicia Crothers and Lori Cowles (via remote participation) of HMFH, Inc.

Meeting Minutes

On a motion by Dr. Conoscenti seconded by Mr. Flanagan the Committee approved the meeting minutes of April 6, 2023.

Roll Call: Ms. Brown – Yes, Dr. Conoscenti – Yes, Dr. Kimelman – Yes, Ms. Nicosia – Yes, Ms. Scully – Yes, Mr. Johnson - Yes. Motion Passes (6-0).

WalkBike Andover Presentation

The Committee heard a presentation from resident Andrew Lewine from WalkBike Andover on pedestrian and bicycle access at Andover High School. He noted that building safe and accessible infrastructure for people of all ages and abilities can lead to a transportation mode shift from cars to other alternatives. Mr. Lewine noted that in a survey to residents about the 133 corridor, a significant number indicated that they would like to walk or bike, but they don't feel safe due to the width and current conditions of sidewalks and the speeds of cars on the road. Mr. Lewine noted that you cannot gauge demand to walk or bike based on the number of people who walk and bike now. The survey also indicated that the biggest group of bike riders would shift away from cars with infrastructure improvements are those who do not consider themselves to be avid riders. Mr. Lewine noted that the 20-minute bike shed to Andover High School includes most of Andover. He encouraged the Committee in their next steps to utilize Safe Routes to School for a free site plan review, transportation mode surveys and infrastructure grants.

Update on Student Participation

Ms. Brown thanked Dan Brennan, Andover High School Media teacher, and the Andover High School Students who have been working hard on creating videos about experiences at Andover High School from a student perspective. This work is being done as part of a club, so it is taking additional time to finish the editing.

Invoices

On a motion by Dr. Conoscenti seconded by Ms. Scully the Committee approved the HMFH Architects invoice 3661 totaling \$116,666.67 dated April 11, 2023 for March 2023 and HMFH Architects invoice 3662 totaling \$36,432.00 dated April 12, 2023 Additional Services for March 2023.

Andover High School Building Committee
 Thursday, April 27, 2023
 Meeting Minutes

Roll Call: Ms. Brown – Yes, Dr. Conoscenti – Yes, Dr. Kimelman – Yes, Ms. Nicosia – Yes, Ms. Scully – Yes, Mr. Johnson - Yes. Motion Passes (6-0).

On a motion by Dr. Conoscenti seconded by Ms. Nicosia the Committee approved the PMA Consultants, LLC invoice 5 totaling \$40,385.00 dated April 11, 2023.

Roll Call: Ms. Brown – Yes, Dr. Conoscenti – Yes, Dr. Kimelman – Yes, Ms. Nicosia – Yes, Ms. Scully – Yes, Mr. Johnson - Yes. Motion Passes (6-0).

On a motion by Ms. Scully seconded by Dr. Conoscenti the Committee approved HMFH Contract Amendment #9: The Engineering Corp (TEC, Inc.) in the amount of \$40,700.

Roll Call: Ms. Brown – Yes, Dr. Conoscenti – Yes, Dr. Kimelman – Yes, Ms. Nicosia – Yes, Ms. Scully – Yes, Mr. Johnson - Yes. Motion Passes (6-0).

Discussion of Feasibility Cost Analysis

James Liebman of HMFH, Inc. reviewed the estimated project costs for the New Campus 2 with Auditorium option that the Committee selected. He noted that the Design and Pricing Contingency funds that are held for costs that have not yet been defined within the building costs. It is set at 12% of the total project cost. As the project moves along, this number will fold into different categories until it is zero when the project goes to bid.

Dr. Kimelman asked how the escalation, phasing and logistics numbers are calculated and if there is an assumption of inflation. Mr. Liebman stated there is an assumption of escalation. For the rest of this year, it is 7%, next year it is 5% and the following year 4%.

Mr. Liebman reviewed the strategies that are in the base project to meet the sustainability goals.

Sustainability Goals – Strategies in Base Project			
<i>Health and Well-Being</i>	<i>Materials & Equitable Design</i>	<i>Waste & Water</i>	<i>Energy & Carbon</i>
<ul style="list-style-type: none"> • Focus views on nature • Create outdoor learning spaces • Maximize occupant control 	<ul style="list-style-type: none"> • Gender neutral toilet rooms • Mothers’ Room for staff and teachers • Extend concept of healthy materials to landscape • Consider planting from seed • Accessibility /Inclusivity for all needs 	<ul style="list-style-type: none"> • Drought tolerant planting and soil biology • Food composting • Roof gardens / Green roofs 	<ul style="list-style-type: none"> • All electric building • Target Energy Use Intensity (EUI) = 25 • Highly efficient mechanical systems and building envelope • All LED lighting • Triple glazed windows and curtainwall • Solar ready • Low carbon concrete mixture • High recycled content for structural steel

Andover High School Building Committee
Thursday, April 27, 2023
Meeting Minutes

Mr. Johnson asked what the significance is of meeting the Target 25 EUI. Mr. Liebman stated that the lower your EUI, the less energy you are using. The target of 25 gets you the best incentive from the utility and it is the target for a net-zero building.

Mr. Liebman reviewed more details of some of the potential additions.

The base project is solar ready for the future addition of solar panels. Solar panels would have the potential to produce 100% of the power for the school and new federal incentives could pay for 30% of the costs. A life-cycle cost analysis will have to take place to determine the maintenance cost savings over the building's life and payback period.

The base project includes a highly efficient variable refrigerant flow system. Potential additions are air source heat pumps or a ground source geothermal system. These would also be eligible for federal incentives. A life cycle cost analysis will provide energy maintenance cost savings over the life of the building and provide payback period information. Dr. Kimelman questioned if geo-thermal was beyond reach cost-wise. Mr. Liebman stated there is a lot more to explore and that they need to get better data on payback period.

The base project includes a steel and concrete base structure. A timber structure could be used for floors, beams and roofs in public, high-visible areas. A timber structure sequesters carbon, so it would be a lower carbon structural system. In addition, the lighter structure could mean smaller foundations which would reduce additional carbon. A timber structure is also aesthetically pleasing and the biophilic design elements are known to improve health, well-being and learning outcomes.

The base project includes irrigation systems from potable water. Potential additions include a rainwater harvesting system or well-pumps for irrigation use. More information will need to be gathered to evaluate its benefits and challenges.

The base project includes impervious pavement. The potential add-on is to provide porous pavement to allow water to pass through it and infiltrate into the subsoil to recharge the groundwater. However, due to the high water table, low soil permeability, extensive ledge on-site, and high traffic use, it is not recommended to use porous pavement on this site.

The base project includes ADA access to the existing plateau field. A potential add-on is to provide a fully functioning artificial turf practice field in the location of the current plateau field. The base project does not include a skate park. A potential add-on would be to provide a skate park in another location. Both the turf plateau field and the skate park will be financial/scope decisions. They will also both require additional stormwater management. Ms. Scully noted that the location of the current skatepark is very valuable space. There will need to be a further discussion on how to lay out the site.

The base project does not include a parking garage. The potential add-on would be a 500-parking space garage with rooftop tennis courts. The benefits of a parking garage include less area for plowing/salting, less impervious paved area and it would reduce heat island effect. If the parking

Andover High School Building Committee
Thursday, April 27, 2023
Meeting Minutes

garage is not built the site will have all surface parking. Mr. Johnson asked if the number of surface parking spaces at the high school will change. Alicia Crothers of HMFH stated the plan right now shows an increase of 20 parking spaces. Ms. Nicosia noted that they need to explore the range of staff and student parking needs. Ms. Scully asked if there was a reason why the number 500 was chosen. She asked if a smaller garage could be built. Mr. Liebman stated that a 500-space garage is the most cost-efficient. Mr. Johnson noted that they need to know how less floors of a parking garage impact the design of the site.

The base project includes a covered walkway between the new building and the Field House. A potential add-on would be to enclose the walkway. Security issues will have to be explored including door and access controls.

The base project does not include sports lighting. To provide sports lighting is primarily a financial/scope decision. Things to consider are the impacts to neighbors and local flora and fauna as well as the ability to accommodate Andover's competitive sports schedule. Mr. Johnson noted that a benefit of a parking garage is that an extra field could be added. He would like to know what other benefits can be added to the site if an extra field isn't added. Ms. Crothers stated that there will be a discussion in the future on site layout, open space and views from the building.

Steve Fink of 26 Bateson noted that the Bancroft school has both a rainwater system and porous pavement. He asked if the town had any data on the functionality of those two systems. Ms. Nicosia noted that the rainwater system at Bancroft is different than what is proposed here because it is also used to flush toilets. She added that the only porous pavement at Bancroft is on the fire road, and porous pavement will not be allowed if the water table is too high. Ms. Crothers added that the engineer working on the project has stated that porous pavement is not recommended for this site.

Dr. Kimelman asked which sports would benefit from the lighting. Mr. Liebman stated any sport could benefit because any field could be lit. Dr. Kimelman asked if it is possible to flood a turf field in the winter to create a lit ice rink. Mr. Liebman stated that he would find out if that was feasible.

Project Delivery Methods

Joe DeSantis of PMA Consultants, Inc. reviewed the project delivery methods, Design-Bid-Build Chapter 149 and Construction Manager (CM) at Risk Chapter 149a, as well as the common risks with both project delivery methods. He summarized the process for each and noted that both methods have advantages and disadvantages. The Design-Bid-Build process is better suited for less complicated projects that are budget-sensitive but are not schedule sensitive and not subject to change. The CM at Risk process is best suited for projects that are time sensitive, challenging to define, subject to potential changes, planned for occupied sites, or require high construction oversight due to site logistics & phasing. He stated that PMA is strongly recommending that the Committee choose the CM at Risk delivery method.

Mr. Liebman stated that the Design Build method awards the project to the lowest bidder. CM at

Andover High School Building Committee
Thursday, April 27, 2023
Meeting Minutes

Risk is chosen based off of qualifications. Design Build tends to have more change orders, while CM at Risk has a Guaranteed Maximum Price.

Mr. DeSantis noted that CM at Risk is usually chosen for more complicated projects, so the cost is generally higher. However, using the CM at Risk Method will allow the project to start sooner. PMA reviewed what their role would be if the Committee were to move forward with CM at Risk.

Mr. Johnson asked when the Committee will need to make this decision. Mr. DeSantis stated May 25th.

Upcoming Meetings

Marco Zappala of PMA Consultants stated that the next Community Forum would be on May 22nd at 7:00 p.m. in the School Committee Room. The Committee's next meetings will be held on May 11th and May 25th. 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 Ms. Scully seconded by Dr. Conoscenti the meeting was adjourned at 9:29 a.m.

Roll Call: Ms. Brown – Yes, Dr. Conoscenti – Yes, Dr. Kimelman – Yes, Ms. Nicosia – Yes, Ms. Scully – Yes, Mr. Johnson - Yes. Motion Passes (6-0).