

Andover High School Building Committee  
Thursday, July 13, 2023  
Meeting Minutes

Call to Order

Chairperson Mark Johnson called the meeting of the Andover High School Building Committee of Thursday, July 13, 2023 to order at 7:54 AM in the School Committee Conference Room of the School Administration Building.

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

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

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On a motion by Ms. Scully seconded by Dr. Kimelman the Committee approved the meeting minutes of June 14, 2023.

Roll Call: Dr. Kimelman – Yes, Mr. Flanagan – Yes, Ms. Scully – Yes, Ms. Brown – Yes, Ms. Nicosia – Yes, Mr. Johnson – Yes, Mr. Webber – Yes. Motion Passes (7-0).

Discussion of path moving forward

Mr. Johnson stated that he had a conversation with Representative Frank Moran who informed him that everything looks positive for the budget amendment for the debt issue to pass.

Ms. Cowles reviewed the Work Plan for Schematic Design. She noted that this work plan is a work in progress that can be amended moving forward. After each Committee meeting the project team will have one on one conversations with the Andover High School Administration and Town Departments. The dates for the town meeting vote for additional Schematic Design funds, the meeting to vote on using a construction manager or a general contractor process, and town meeting and ballot vote on project scope and budget (total project funding) have not yet been identified. Ms. Cowles noted that the current project cost is \$480,847,000 with a three-month delay expected to cost an additional \$3,600,000.

Discussion / Possible Vote on Potential Adds Previously Reviewed

Ms. Cowles reviewed potential cost savings including:

- Exterior and interior material reductions (masonry façade and no terrazzo floors) = \$18M
- No artificial turf athletic fields = \$1.5M
- Potential program reductions: To be reviewed with APS/AHS administration.
  - The project team has already agreed upon reductions of 18,697 GSF = \$14.5M
  - Refinement of space summary (net square feet) – each 1,000 SF = \$1.15M
  - Remove Andover TV program from the high school building – 3,900 GSF = \$3M

These total potential reductions equal \$38,150,000 for an approximate revised project cost of \$446,297,000.

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Mr. Johnson noted that moving AndoverTV out of the high school had been noted as an option in the refinement of the space summary. Wess Murphy from AndoverTV will be present at the Committee's next meeting to discuss the needs of AndoverTV and what it provides to the students and the community.

Ms. Cowles reviewed the potential cost savings of exterior and interior material reductions. The reductions would involve the use of primarily masonry facades in lieu of a rain screen system, and polished concrete or linoleum in lieu of terrazzo floors. These changes would lead to a total cost savings of \$18M. Dr. Kimelman asked how soon concrete floors crack. Ms. Cowles stated that polished concrete floors have fissure cracks almost immediately, but this is considered part of their look.

Ms. Cowles reviewed the potential cost savings of fields being a natural turf in lieu of artificial turf. This would be a cost savings of \$1.5M. Dr. Kimelman noted that she researched a combination field of both grass and turf, but she could not find any information. She asked if it mattered if a field was natural or artificial turf if there was an intention to put a skating rink over it. Ms. Crothers stated that she will have an expert look into this more. Dr. Kimelman noted that unless you put in a cooling system the ice rink will not be successful because of New England weather.

Ms. Cowles reviewed the potential cost savings around solar panels and how they will be obtained. The cost to own solar panels is approximately \$17,246,000 (\$ 9,755,000 ground mounted, \$ 7,491,000 roof mounted). Mr. Johnson noted that the Town's Sustainability Director, Joyce Losick-Yang, has stated that solar Purchase Power Agreements (PPA's) are ideal for municipalities. The Town only owns the solar panels at the Sanborn School because they were awarded a grant for half of the upfront cost. Ms. Cowles indicated that the solar panels will comply with the new stretch code with Passive House Institute of the United States (PHIUS) Certification. Mr. Johnson stated that from a business standpoint it seemed to make more sense not to own the solar panels. He recommended the Committee vote on this today.

Amy Latva-Kokko of 180 Main Street, member of the Andover Green Advisory Board (AGAB), informed the Committee that AGAB has voted in the past to recommend PPA's.

On a motion by Ms. Nicosia seconded by Mr. Flanagan the Committee voted to move forward with the PPA option as the method for solar to be included in the projects.

Roll Call: Ms. Brown – Yes, Mr. Flanagan – Yes, Dr. Kimelman – Yes, Ms. Nicosia – Yes, Ms. Scully – Yes, Mr. Webber – Yes, Mr. Johnson - Yes. Motion Passes (7-0).

Ms. Cowles reviewed the cost savings of not including a heavy timber structure in the project which would be a cost savings of \$7,556,000. She noted that the design team will review the cost of using heavy timber in select areas. Ms. Nicosia stated that she felt that the timber structure at \$7M is an easy removal from the project.

Ms. Cowles reviewed the cost savings of not providing a new artificial turf field at the plateau

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field. This would be a cost savings of \$2,435,000. Ms. Cowles noted that the Conservation Commission needs to accept the wetland delineation of the plateau field in order for it to be expanded and made competition size. The filing with the Conservation Commission will be made on July 18<sup>th</sup> and the item will be heard on August 1<sup>st</sup>. She added that if the field is expanded, a retaining wall will be put in place and a ramp will be added for ADA accessibility. Dr. Kimelman asked for the team to look into if the ramp can be made wide enough for a pickup truck.

Ms. Scully stated that adding a field for \$2.435M is more cost effective than building a parking garage for a new field. She added that she would like the cost breakout of natural versus artificial turf. Ms. Nicosia stated that she would like to know if a lawnmower can get up the ramp. Dr. Kimelman stated that she would like to know what the wintertime use options are for that field. Ms. Brown stated that art and environmental science classes use the field a lot. Gym classes also snowshoe in the winter.

Jarmo Latva-Kokko of 180 Main Street questioned if an existing zip-line that may be affected by the expansion of the plateau field. Ms. Crothers stated that the retaining wall may affect the zip line. He added that he has used the plateau field in gym class and the current natural turf functions well enough for that purpose. He added that he has also performed environmental surveys in biology on the field.

Amy Latva-Kokko informed the Committee that AGAB recommends against turf fields because of their effect on water quality.

Mr. Johnson asked Mr. Flanagan about the skate park. Mr. Flanagan stated that at the price of \$4.7M the Town could look for an alternative location for the skatepark. He added that he would like to know if there is space onsite for something smaller. Ms. Brown stated that there are times when there is no one at the skate park and other times when there are a lot of people. It can't be used during the day because of its proximity to West Middle. Mr. Johnson requested that the skate park be put on the August 8<sup>th</sup> agenda.

Dr. Kimelman stated that the team should be looking at the environmental impacts to West Middle School. Ms. Cowles noted that they have been working with the Principal of West Middle. She added that the development around the space will be an improvement to what is there now.

Ms. Cowles stated that regarding sports lighting, there will be more information provided at the cost estimating phase on reducing the amount of lit fields to reduce the cost of the sports lighting. She added that she will also be getting additional information on upgraded mechanical, sustainable irrigation / ground water wells and an enclosed walkway through the estimation process.

Amy Latva-Kokko asked if the team thought that the town would be able to take advantage of the municipal aspects of the Inflation Reduction Act to achieve 30% geothermal. Ms. Nicosia stated that it is possible that the Town could receive a grant, but the Town will have to analyze

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how much the savings funds the cost.

Upcoming Meetings / Tours

Mr. Johnson stated that moving forward the Committee will try to have one evening meeting a month for those who have a difficult time attending morning meetings. A Community Forum will be held on July 24<sup>th</sup> at 7:00 p.m. in the library. The Committee's next regular meeting will be Thursday, July 27<sup>th</sup> at 6:30 p.m. in the School Committee Room. PMA Consultants will work on setting up a tour of Saugus High School for the end of July.

Discussion and vote to recommend approval of HMFH Contract Amendment 004R1

Mr. DeSantis explained that due to the shift in the work plan this amendment is needed to shift the number of months with funds available through September of this year.

On a motion by Ms. Scully seconded by Dr. Kimelman the Committee approved HMFH Contract Amendment 004R1.

Roll Call: Ms. Brown – Yes, Mr. Flanagan – Yes, Dr. Kimelman – Yes, Ms. Nicosia – Yes, Ms. Scully – Yes, Mr. Webber – Yes, Mr. Johnson - Yes. Motion Passes (7-0).

Adjourn

On a motion by Ms. Scully seconded by Dr. Kimelman, the meeting was adjourned at 9:09 a.m.

Roll Call: Ms. Brown – Yes, Mr. Flanagan – Yes, Dr. Kimelman – Yes, Ms. Nicosia – Yes, Ms. Scully – Yes, Mr. Webber – Yes, Mr. Johnson - Yes. Motion Passes (7-0).