

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

Call to Order

Chairperson Mark Johnson called the meeting of the Andover High School Building Committee of Thursday, July 27, 2023 to order at 6:33 PM in the School Committee Conference Room of the School Administration Building.

Present for the Committee: Mark Johnson, Shannon Scully, Caitlin Brown, Lauren Conoscenti, Janet Nicosia, Nancy Kimelman (arrived at 6:40 p.m.), Taylor Webber and Michael Prout. Absent for the Committee were Andrew Flanagan and Dr. Magda Parvey.

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

Update on Finances and Legislation

Mr. Johnson stated that Representative Frank Moran has indicated to him that the legislation is moving forward, and he remains optimistic. He added that Mr. Moran is not sure on timing. Mr. Johnson stated that Mr. Flanagan is continuing to research various options, and he hopes to have another quad-board meeting in September on the issue with the Select Board, Finance Committee and School Committee.

Feedback from the Community Forum

The Committee discussed the feedback received at the Community Forum held on July 24<sup>th</sup>. Mr. Johnson noted that he was happy to see new people in attendance and others who have attended previous forums and meetings.

Mr. Prout stated that he received feedback from residents on the potential impact of the lighting to wildlife, birds and local neighbors.

Ms. Nicosia stated that she had a good discussion about the MSBA guidelines as a framework, classroom size, the space summary and district-wide programs that are located in the high school. She added that people noted that Andover is lucky to have a Field House that is in good shape and can remain because the MSBA would not pay for a Field House. Mr. Johnson stated that he had a couple of comments that the planned auditorium needs to be larger.

Ms. Scully stated that she feels that the Committee needs to remind the community that the Facility Study Committee spent 4-5 years analyzing possible options that weren't a new building. That committee could not find any options less than \$150M. Mr. Johnson suggested that the Committee start including a history slide in their presentations again.

Mr. Webber stated that he also spoke with people about the size of the auditorium and how it is used for Town Meeting and large school events. He questioned if more than two classes can fit in the Collins Center at once. Ms. Brown stated that they do not generally have events with more than two classes at a time. She added that the entire school is only put together once a year in the Dunne Gym for a pep rally before Thanksgiving. She prefers that assemblies only include one class at a time.

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Mr. Webber stated that he heard feedback about the construction schedules that have been put forward and a resounding agreement on moving forward with a non-MSBA funded new high school and to get the project started quicker and finished in less time.

Dr. Conoscenti stated that she spoke with someone who had different thoughts on an enclosed versus covered walkway including how it may look and other considerations for it.

Public Comment

Carol Somma of 99 Shawsheen Road stated that she is concerned about the sports field lighting and its impact to abutters. She is disappointed that it is still being considered by the Committee. The lights will be an eyesore and will ruin the character of the neighborhood, decrease property values and decrease homeowners' ability to enjoy their homes, and increase noise and traffic later into the evening and on weekends. All of these impacts just to add a couple of hours of playing time. Not having lights has not negatively impacted playing time. They are not necessary. The purpose of the high school project is to provide increased space, improve education, bring the building up to code, not to build a sport complex.

Brad Weeden of 5 Summer Street asked if the Committee has done a proforma income statement going out 20 years on the financial benefit of the operating cost and revenue of artificial turf versus natural grass. He noted that artificial turf has lower maintenance costs and can be a revenue generator. He recommended that the Committee discuss artificial turf with officials at the Greater Lawrence Technical School, Haverhill High, and Austin Preparatory School and find out why those schools decided to install artificial turf instead of natural grass.

Kristen Dugmore of 117 Shawsheen Road asked for more information to be provided to the community on the operating hours of the sports lighting.

Cindy Nasiatka of 97 Shawsheen Road asked what the Kelvin of the sports lighting would be. She noted that she has been looking at the sports lighting at other high schools where the Kelvin has been too high and has led to lawsuits. Ms. Nicosia stated that the streetlights in town are 3,000K and the antique lights are 2,800K. She noted that daylight is 4,000K. She asked Ms. Nasiatakos if she knew what the Kelvin was that led to lawsuits. Ms. Nasiatka stated that it was between 5,000K and 7,500K. Ms. Nicosia stated that there is no reason to be brighter than daylight.

Adds/Deducts Andover TV

Wess Murphy Executive Director of Andover TV gave an overview of Andover TV and why it is advantageous for it to be located in the high school. He noted that Andover TV is a non-profit that operates PEG Access (Public, Educational, Government) station and is funded solely by cable funding. Mr. Murphy is an Andover High School graduate who benefitted from Andover TV being located in the high school when he was there in the 1990s.

Approximately 250 students a year participate in television production as an elective. Mr. Murphy stated that Andover TV could most likely compromise and be located in a shared Fine Arts Space. Kids need experience in a live-broadcast setting. The studio is currently a multi-use space. He noted that there is currently connectivity built in between the studio and the Collins Center and he

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is hopeful that this can remain in the new building between Andover TV and the auditorium.

Ms. Brown stated that she appreciates the partnership with Andover TV. She noted that right now students are producing a movie with teacher Dan Brennan, who is also an Andover High School graduate who got his start going through the Andover TV program. The students also produce a news show during the school year and some students run broadcasts of public meetings for the town and school department. The program is open to all grades, however the room is small and the editing equipment is large so the class size has to be limited. Mr. Johnson noted that 3,270 s.f. is proposed for Andover TV in the new building.

Dr. Kimelman asked where students are doing podcasts. Ms. Brown stated that podcasting is a new course this year created by an English teacher. They are using small office space in the library. Dr. Kimelman asked if podcast rooms can be created. Ms. Brown stated that they are looking for spaces in the future to be flexible. She added that a backbox theatre is a space that will also be multi-use.

Mr. Prout asked Mr. Murphy how Andover TV receives the cable funds. Mr. Murphy stated that the funds are sent from the cable companies to the town and Andover TV has an agreement with the Town to receive a distribution of two checks a year. Mr. Prout asked if all of the cable funds go to Andover TV. Mr. Murphy stated that the town has used some of the funds for their technology expenses. Mr. Prout asked if Mr. Murphy was aware of any grants or other funding that could be tapped into to help build the studio. Mr. Murphy stated that he wasn't aware of any. He did note that Andover TV saves a lot of money by being located in the high school and not having to rent a commercial space. Ms. Cowles added that she didn't know if any grants would be available because the TV studio is not part of the MSBA guidelines.

Ms. Scully asked what year the studio was built. Mr. Murphy stated that Andover TV began in 1982 when the Collins Center was built. Ms. Scully stated that the technology in the Collins Center can transfer to the new auditorium and if there was an overflow situation, Andover TV wouldn't have to wire up a new space. Mr. Liebman stated that the auditorium, blackbox theater, and parts of the cafeteria could all be wired for Andover TV.

Ms. Nicosia noted that because the students learn the technology and how to broadcast, the town is able to broadcast a lot more public meetings than other communities. She added that in the town that she lives in it is a big regret that the cable access tv studio wasn't built in the high school.

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Mr. Prout stated that a tense change from has to had needs to be made in the first sentence under the discussion of path moving forward.

On a motion by Ms. Scully seconded by Mr. Webber the meeting minutes of July 13, 2023 were approved as amended. Motion Passes 8-0.

#### Adds/Deducts Cont'd

Mr. Liebman reviewed three options for the massing and configuration of each level of the building using a Parti design, Axonometric view and showing photos of the model for each. The massing

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of a building is its size, shape and 3D volume of a building as it sits on a site. Mr. Liebman noted that none of the configurations will overlap with the footprint of the current building.

*Massing and Configuration #1*

<b>Pros</b>	<b>Cons</b>
Clear separation between community and academic spaces	Community amenities are not community facing/not visible from Shawsheen Road
Connections for outdoor learning	
Academic wings have optimal north/south orientation	
Exterior space/courtyard easily secured	
Connection to Field House elevation made within the school building	
Front massing provides strong presence to Shawsheen	

Ms. Scully asked if the cafeteria would have outdoor space, and she was told that it would. Ms. Nicosia stated that she needed to know more about the two-level cafeteria for custodial services. Ms. Cowles stated that she imagines food service on the ground level with eating areas on the second level. Ms. Brown noted that the students do not like the stimulation associated with a loud and crowded cafeteria. She has worked to find various spaces for students to be able to enjoy their lunch in a quieter environment. She noted that the cafeteria is also a gathering place for students outside of lunch service.

Dr. Kimelman stated that she felt the con of community amenities not facing/visible from Shawsheen Road is a pro. She would prefer having classroom windows face the front. Ms. Scully stated that she liked that the athletics are together and that the cafeteria and media center are hubs.

Ms. Nicosia stated that an additional con may be that if the gym and the theatre are having an event at the same time it could cause a bottleneck. Mr. Prout stated that he was seeing the configuration as a plaza/campus with the ability to have multiple ingress and egress and clear separation. Ms. Brown stated that it is rare that someone would rent both the auditorium and the gym. People sometimes rent the auditorium and the cafeteria.

The Committee discussed the ability for the community to use spaces in the high school while maintaining security throughout the building. Ms. Nicosia noted that with this configuration, the cafeteria can be closed off from the rest of the school while also having its own dedicated parking. Dr. Conoscenti noted that Arlington High School is a good example of community use space that maintains security to the rest of the building.

Dr. Conoscenti stated that she likes the media center in the middle of the building because students will have to walk by it every day.

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*Massing and Configuration #2*

<b>Pros</b>	<b>Cons</b>
Community amenities are centrally located	Connection to field house elevation made partially outside
Community amenities are community facing/ visible from Shawsheen Rd	Academic wings do not have optimal north/south orientation
Connections for outdoor learning	Dispersed security separation between community amenities and core academics
Exterior space/ courtyard can be easily secured	
9th grade academics near central amenities	
Stepped massing reduces scale	

Mr. Prout stated that he was unsure about breaking up every pod on two levels. However, he likes the public access in this configuration over the first with the public spaces embedded in the school. Dr. Conoscenti stated that she liked the different levels and felt that it made the school look less like a giant building. Ms. Nicosia stated that she is concerned about accessibility when you split the pods up on two levels. She noted that there seems to be a large distance between the academic areas, and she is concerned about how far students may have to walk between classes. Ms. Scully stated that it seems isolating to have special education by itself past the administration area and cafeteria. Ms. Cowles stated that the large area is a full, separate special education program. They will look into dispersing special education more. Ms. Brown added that it looks different on paper, but she will continue to think about the location.

The Committee discussed the smaller fourth floor and if it would feel isolated from the rest of the building. Ms. Nicosia noted that she sees a lot of windows that would be looking onto a roof. Emily DiCesaro of 3 Walnut Avenue asked if a green roof is an option. Ms. Nicosia stated that it would be very expensive due to the amount of roof. She added that she would be concerned about safety of the students on the roof and noted that it would have to be fenced. Ms. Cowles stated that the building can be designed to maximize the majority of the windows to the majority of the view.

Ms. Brown noted that she likes having the administrative offices close to the entrance, but it also feels removed from the classroom setting. She likes the breakup of the volume of the building with this configuration, so you don't see a big building. She added that the gym being near the academic area will make that area difficult to close off.

It should be noted that Dr. Kimelman left the meeting at 8:33 p.m. and did not return.

*Massing and Configuration #3*

<b>Pros</b>	<b>Cons</b>
Community amenities in single volume	Connection to field house elevation made partially outside
Auditorium is community facing/ visible from Shawsheen Road	Administration less connected to academics
Academic wings have optimal north/south orientation	Lower roof is shaded, not ideal for solar panels
Clear separation of community and academic	Travel distances

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spaces	
9th grade academics look onto forested hill	
Exterior space/ courtyard easily secured	

Mr. Webber stated that in this configuration with the makerspace being located near the auditorium, the makerspace could remain open during events to allow for student work to be shown off. Mr. Webber noted that the parking configuration makes the auditorium and gym containable if they need to be. Ms. Brown agreed that this configuration allows for opportunities for student work to be shown off in a controlled way without visitors roaming the hallways. Ms. Scully noted that Danvers High School had garage doors that opened its makerspace and woodshop to the outdoors.

Ms. Nicosia stated that she likes the short spine of this configuration. She felt it helps for parking to be more accessible. She suggested that the media center be two floors so that Pod 4 could be off the media center and not so isolated.

Emily DiCesaro stated that she would like to have a space that encourages teachers to have outdoor classes. Ms. Scully noted that the outdoor learning space doesn't have a good view. Ms. Nicosia noted that it is good that the outdoor learning space is near the makerspace.

Mr. Liebman stated that there will be 16 classrooms to each pod. There will be five science rooms in each pod and a variety of other classrooms. Ms. Brown noted that the orphaned 4<sup>th</sup> floor looks isolated, but it will be big.

Sports Lighting

Mr. Liebman reviewed the sports lighting. Mr. Johnson asked who controls the hours that the fields would be lighted. Ms. Brown stated that the Athletic Director makes those decisions. The current lighted field gets used most nights in the fall for practices and games. Mr. Johnson asked for more information on schedules to be provided by the Athletic Director.

The Committee discussed running wire and conduit only to get fields ready to be lit in the future. Ms. Nicosia noted that conduit could also be used for other electrical needs such as a snack shack. She stated she always questions running conduit and felt whatever was put in the conduit would sit for a long time. Ms. Scully stated that she didn't see adding \$5M to the project to light all of the fields, but she is okay with using a smaller amount of money to maximize future opportunities.

Carol Somma of 99 Shawsheen Road questioned if the Committee should continue to discuss sports lighting. She noted that the neighborhood is not going away in 10 years. She added that the sports teams now also play music and it goes right through the homes.

Brad Weeden of 5 Summer Street noted that the plateau field isn't near any homes. Ms. Nicosia stated that she would like more information on what is needed to light just the plateau field and if the building will block the lighting. Ms. Scully agreed that the Committee should explore lighting the plateau field.

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Update on Wetland Filing

Mr. Liebman stated that an Abbreviated Notice of Resource Area Delineation (ANRAD) was filed with the Conservation Commission on July 18th and the first hearing will be on August 1st. This filing is for both sides to come to an agreement on the wetland delineation. Upon approval, an Order of Resource Area Delineation (ORAD) will be issued. This is good for two years with the option to apply for a one year extension. Mr. Johnson added that it will not approve anything for the project, it will just establish a wetland line on the property.

Ms. Nicosia stated that she was notified today that the peer review of the wetland delineation will be \$6,500. She requested that the Committee vote to release those funds.

Discussion and Vote to Recommend Approval of Invoices

On a motion by Dr. Conoscenti seconded by Ms. Scully the Committee approved HMFH Architects invoice 3730 totaling \$16,005.00 dated July 7, 2023 Additional Services for June 2023. Vote Unanimous (7-0) Motion Passes.

On a motion by Mr. Webber seconded by Mr. Prout the Committee approved PMA Consultants Invoice 8 totaling \$20,422.92 dated July 7, 2023 for June 2023. Vote Unanimous (7-0) Motion Passes.

On a motion by Dr. Conoscenti seconded by Ms. Scully the Committee approved APS Copy Center Invoice 0523008 totaling \$115.80 dated June 20, 2023. Vote Unanimous (7-0) Motion Passes.

On a motion by Mr. Prout seconded by Ms. Scully the Committee authorized payment of the peer review fee of \$6,500. Vote Unanimous (7-0) Motion Passes.

Schedule of Upcoming Meetings

Mr. Johnson stated that the next regular meeting of the Committee will be on Tuesday, August 8<sup>th</sup> at 7:50 a.m. The Thursday, August 24<sup>th</sup> meeting will be at 6:30 p.m. Both meetings will be held in the School Committee Room of the School Administration Building.

The Committee will take a tour of Saugus High School on Wednesday, August 9<sup>th</sup> at 9:00 a.m.

Public Comment

Brad Weeden of 5 Summer Street stated that if a baseball field is placed against the wetlands, it will need a big backstop.

Adjourn

On a motion by Dr. Conoscenti seconded by Mr. Prout, the meeting was adjourned at 9:39 p.m. Vote Unanimous (7-0) Motion Passes.