

Andover High School Building Committee
Thursday, January 12, 2023
Meeting Minutes

Call to Order

Chairperson Mark Johnson called the meeting of the Andover High School Building Committee of Thursday, January 12, 2023 to order at 7:54 AM.

Present for the Committee: Dr. Nancy Kimelman, Andrew Flanagan, Mark Johnson, Shannon Scully, Caitlin Brown, Dr. Lauren Conoscenti and Janet Nicosia.

Other participants: Keith Taverna, Assistant Superintendent of Finance and Annie Gilbert, Select Board Liaison .

Approval of Meeting Minutes

On a motion by Dr. Kimelman seconded by Ms. Scully the committee approved the meeting minutes of December 20, 2022, as submitted. Vote Unanimous (7-0).

Discussion of Decision Timeline

Joe DeSantis of PMA Consultants informed the Committee that today that would be reviewing building layouts. It is a goal to reduce the site options down to 3. Mr. DeSantis review key dates in the decision timeline. It is anticipated that at the February 9th meeting the committee will narrow down the options to two, one new and one addition/renovation to move on to cost estimating. The cost estimating at this stage will be a high-level preliminary analysis for comparison purposes only. These cost estimates are anticipated to be presented at the March 23rd meeting. The Committee is expected to vote on their final recommendation at the end of April. The School Committee and Select Board will then vote to approve the Committee's recommendation in May, with Town Meeting in May requesting funds for schematic design. Mr. Johnson noted that the high school will be on the Select Board agenda on January 23rd.

Dr. Kimelman asked at what point the nature of the school will be known. James Liebman of HMFH, Inc. stated that between July and September the Committee will see what is proposed to be built in regard to shape, materials, etc. Mr. DeSantis added that this is why the initial cost estimating is so high-level. Mr. Liebman continued that the schematic design phase in October will refine one option and make the product Andover High School. Additional refined cost estimating will take place in October and November. In January 2024 the School Committee and Select Board will make their recommendation for Town Meeting, with a Special Town Meeting to take place in January 2024.

Continued Update and Discussion of the Meeting with Stakeholders, School Leadership Team and Town Leadership Team

Mr. Liebman reviewed the Education Planning / Adjacency Diagram which includes three academic pods that will include flexibility of space, collaborative spaces, teacher planning areas and connectivity. It also includes a 9th Grade Academy. Ms. Brown noted that the School Committee discussed bringing on a 9th Grade Support Coordinator. The purpose of a 9th Grade Academy would be to create a smaller school experience at the large school.

Mr. Liebman stated that they are continuing to refine the square footage of spaces and have moved from net square feet to total square feet, the total size of the building. The MSBA

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guideline is to build for 1,900 students. The current enrollment is 1,709. Lori Cowles of HMFH, Inc. noted that there is an opportunity to provide an area for community space to celebrate Andover history. Dr. Kimelman noted that she would like to see that type of space display student artwork.

Feasibility Study Progress

Mr. Liebman reviewed the refined Sustainability Goals and Strategies around Health and Well-Being, Materials and Equitable Design, Waste and Water, and Energy and Carbon. The site approaches were reviewed showing building plans with more focused layouts.

Alicia Crothers of HMFH, Inc. reviewed the building layout of the Courtyard option of an addition/renovation. She noted that this option preserves the original 1966 academic building, the Field House and the Collins Center. A substantial amount of new building would have to be added to meet the education plan. The addition can be built while the existing school is being occupied. Once the addition is finished, students can move into the new spaces and the renovation can start in the existing building. Students will not need to be relocated off-site. The plan right now is to not use modular classrooms. The Science wing and the Dunne gym will be removed. There would most likely be temporary spaces in the existing building, for example, the media center at some point may need to be relocated to the Field House for a period of time. Dr. Kimelman asked if there is a benefit in the construction timeline to using modulares. Ms. Cowles stated that modulares are very expensive items with little benefit attached.

Ms. Crothers noted that the Courtyard option would include three areas that can be used as outdoor classroom space, an interior courtyard and outdoor spaces off of the library, and 9th Grade Academy. The cafeteria is sited to connect to the interior courtyard. The grading allows for a 5-story building, with a below grade ground floor and 4 floors above that would be seen from the front of the building, with the main entrance on the first floor. Ms. Crothers reviewed the layout of each of the floors of the Courtyard option. The 9th Grade Academy will use both existing and new building. The academic pods will be located on floors 1-4 of the new building. A new lobby would be built for the Collins Center. There are opportunities for collaborative spaces on the ground floor from the Collins Center through the art and music area to the cafeteria. Ms. Cowles added that they envision the ground floor being a “community floor” instead of a community wing. Ms. Scully asked if the natural light for that space would come in from the courtyard. Ms. Crothers stated that she was correct and added that shadow studies would be performed.

Suni Dillard of HMFH, Inc. reviewed the new building options. She noted that in both new building approaches, she will show two different approaches on how spaces can be organized, but each approach can be part of either option. The focus of this approach is the siting of each building.

The Campus 2 site plan keeps the Field House and the Collins Center, places the new building close to the Field House and adds a parking garage between the Field House and the Collins Center. The building takes advantage of the topography which allows for a 5-story building with a ground level below grade at the same level as the Field House and the Collins Center. There

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will be main entries at both the front of the building at grade level and at the back of the building below grade level at the cafeteria. An addition would be put on the Collins Center to bring it up to code and it would include new bathrooms. The new gym and athletic department would be in the back of the building near the Field House. The academic pods and 9th Grade Academy are in the front of the building closest to Shawsheen Road. An Engineering Suite would be located on the first floor with academic pods located on floors 2-4, and the 9th Grade Academy on floors three and four. Each floor contains a community space in the center of the building by the main staircase.

Ms. Dillard reviewed the Campus 2 + Theatre option. The new theater would be located on the ground level in the planned music/arts wing of the Campus 2 approach. The building would have to be moved further to the east. The locations of the 9th Grade Academy and academic pods would be transposed with each other. A larger parking structure would be built connected to the Field House.

Ms. Scully questioned if the rear of the building would naturally become the main entrance due to its proximity to the Field House, and if the main office space should change locations. Ms. Cowles stated that there has been talk of there being two main entrances. People will naturally enter the building closest to where they park their car. However, she noted that there will still be parent drop-off, bus drop off and visitors to utilize the front entrance and spread-out arrivals and exits. There may be two reception/security points. Ms. Brown noted that when the community uses the building, they can utilize the main entrance and there can be a clear delineation between the community space and the academic space.

Ms. Nicosia stated that she wants to be cognizant that as the site is developed, the middle school site is not encroached upon. She asked if the West Middle basketball court and skate park still exist in the current design. Ms. Dillard stated that as drawn currently, they did not. She added that the site program could be discussed at the next meeting but assured that the landscape architects will make everything work. Dr. Conoscenti noted that a benefit of the parking structure was that tennis courts could be built on top of it which could free up field space at the middle school.

Ms. Dillard reviewed the Standalone option. The Standalone option gives a campus with a stronger presence on Shawsheen Road, building away from the Field House and Collins Center. This approach would have four floors total. The first floor includes administration and guidance, cafeteria, an engineering suite, athletic wing, an art and music wing and two courtyards. The second floor would contain the gym, media center and two academic pods. Three academic pods would be located on the third floor and a green roof. The fourth floor would contain the full 9th Grade Academy with an additional green roof.

Ms. Dillard reviewed the Standalone + Theatre option. The building would be four stories and due to its size, would not be built as close to Shawsheen Road. The auditorium would have its own entrance. The parking structure would be connected to the Field House. The first floor of the building would have administration and guidance, a physical education wing, an engineering

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suite, cafeteria and arts/music wing that would include the auditorium. The second through fourth floors would have a similar configuration as the Standalone option.

Mr. Liebman reviewed the estimated comparative schedules for both an addition / renovation and new building. An addition/renovation would have a construction time of 56 months and a new building option would have a construction time of 30 months. He noted that construction documents for an addition / renovation will take 4-6 months longer so construction will start later.

Mr. Liebman reviewed a number of reasons why to a new theater and parking structure should be considered and why the science wing should be removed in an addition/renovation.

Schedule of Upcoming Meetings

Mr. Johnson stated there is a second community tour of the High School on Saturday, January 21st from 9:30 a.m. to 11:00 a.m. The Committee's next meeting would be on January 26th and the Landscape Architect will be present. A community forum will be held in February. He would like that forum to focus on the educational layout and adjacencies.

Public Comment at Discretion of the Chair

Steve Fink of 26 Bateson Drive stated that the high school students did an outstanding job with the tours. He encourages the committee to continue the community conversation.

Adjourn

On a motion by Ms. Scully seconded by Mr. Flanagan, the meeting was adjourned at 9:37 a.m.
Vote Unanimous (6-0).