

Andover High School Facility Study Committee

Minutes of January 22nd, 2018

Chair: Annie Gilbert
Members: Shelley Berman, Bethany Carey, Phil Conrad, David Howard, Mark Johnson, Samir Srouji
Liaisons: Shannon Scully, Bonnie Zahorik, Karen Waters
Staff: Janet Nicosia, Paul Szymanski, Patrick Lawlor
HMFH: James Liebman, Julia Nugent

1. **Call to Order:**

Annie Gilbert called the meeting to order at 7:05 am.

2. **Vote on Feasibility of Including PreK on Campus of Andover High School:**

There was no further discussion on this issue, which was discussed in prior meetings. On a motion by Mark Johnson seconded by Phil Conrad, the Committee voted unanimously to recommend to the Andover School Committee that the PreK option NOT be pursued further.

3. **Overview of Preliminary Cost Estimates:**

NOTE: Presentation slides can be found at:

<http://www.aps1.net/DocumentCenter/Home/View/8680>

Annie Gilbert gave an overview of the cost estimates process leading to this meeting, noting that HMFH uses third-party cost estimators.

Julia Nugent of HMFH reviewed Strategies 1-5 from the January 8th meeting, along with associated cost estimates for each approach. The approaches range from a minimum of life safety upgrades (\$7.4 million) to a maximum of an entire new building (\$191 million depending on where it would sit on the current site). The Committee discussed the cost estimates for each strategy based on an evaluation of the following factors:

- Overall cost including escalation
- Percentage of investment that will result in tangible assets for the town
- Estimated length of time for design and construction after project approval
- What goals are fully resolved, partially resolved, or not addressed

Julia then presented additional Options 6-10, which are “mid-range” solutions designed to address identified issues to varying extents. Options ranged from renovating the existing building only (option 6) to building a new classroom building without “touching” the existing high school (option 10). Intermediate options 7, 8, and 9 provide for some renovation of the existing school and varying-sized additions; these options range from \$55 million to \$80 million.

Finally, Julia presented a breakdown of individual components that may or may not be included in the project and their associated costs.

The Committee discussed the various options. Bonnie Zahorik asked for clarity as to whether options address existing overcrowding for an enrollment of 1800, or the projected enrollment of 1900. Karen Waters asked whether Andover is less likely to be accepted into the MSBA program for this project given that West Elementary has already been accepted. Shelley Berman responded that each project is evaluated on its own merits, but that communities outside of large cities aren't typically able to submit for more than one project at a time due to funding constraints. Bethany Carey noted that projects in Lynn and Lincoln have recently been rejected by voters. Annie Gilbert pointed out that investment in new construction brings a greater return, but that neglecting the existing building would create a situation of "haves and have-nots." Samir Srouji suggested we consider a campus planning approach, which would allow for creating a series of smaller buildings planned over time.

Discussion continued surrounding the cost of improving the physical environment and the cost of HVAC, facade and insulation improvements, and finishes. Samir asked if we could pursue a parallel path whereby we continue to explore what we can address, but submit to the MSBA at the same time. Shannon Scully noted that the deadline for submission to the MSBA is April 6th.

4. Adjourn

On a motion by Phil Conrad seconded by Mark Johnson, the Committee voted unanimously to adjourn at 9:16 am.