



Town Facilities  
Garage

Andover  
High School

West Middle  
School

Collins  
Center

# Andover High School Facility Study Summary 2017 - 2018

AHS Facility Study Committee



HMFH ARCHITECTS

# Committee Members

- Annie Gilbert      Chair
- Andrew Flanagan      Town Manager
- Shelley Berman      Superintendent of Schools
- Phil Conrad      AHS Principal
- Mark Johnson      Town Building Committee
- Kim Sousa      Town Building Committee
- Samir Srouji      Parent (architect, higher ed)
- Bethany Carey      Parent (architect, K-12)
- David Howard      Parent (mechanical engineer)

# AHS Faculty

- Ilhan Avcioglu      Social Studies
- Holly Breen      Health
- Rebecca D'Alise      English
- Renee Drueke      Special Education
- William Hutchins      Guidance
- Michael McCarthy      Social Studies
- Karen Waters      Math

# Committee Liaisons & Resource Members

- Shannon Scully      School Committee
- Joel Blumstein      School Committee
- Paul Salafia      Board of Selectmen
- Bonnie Zahorik      Finance Committee
- Sam Holland      AHS Student
- Stephen Chinosi      Director of Innovation
- Paul Szymanski      Assistant Superintendent of Finance

# Mission

The mission of the Andover High School Facilities Study Committee is to review the facility needs at Andover High School and recommend potential renovations to:

- Address Overcrowding
- Address Necessary Safety, System & Code Deficiencies
- Improve Instructional Program Capabilities
- Explore Feasibility of Including Pre-K on Campus

# Community Presentations

36 Community / Public Meetings including:

2 Community Forums — May, Dec 2017

3 School Committee Presentations — Sept, Dec 2017, Feb 2018

Tri-Board Presentation on Enrollment — Nov 2017

Board of Selectmen Presentation — July 2017

Finance Committee Presentation — July 2017

PTO Presentations — Bancroft, South, West El, High Plain

Facilities Study Committee Meetings — 24 from March 2017 to March 2018

# Project Goals

## Safety & Security

Code Upgrades | Supervision | Security System

## Overcrowding

Classroom & Cafeteria Space for Current Enrollment | Future Enrollment

## Educational Delivery

Instructional Space | Teacher Planning | Flexibility/Adaptability

## Physical Environment

Temperature Control | Ventilation | Acoustics | Lighting

## Site

Traffic Flow and Parking | Emergency Access | Field Improvements

# Process for Developing Options

## Define Strategies:

- 9 options were developed with budget estimates and schedules
- from \$7 million Life Safety Upgrades to \$203 million New High School
- larger, more comprehensive strategies require MSBA funding

## Develop & Refine Options to Achieve Project Goals:

- estimated cost
- percentage of tangible assets
- design and construction duration
- ability to address project goals



# Summary of Strategies

Option 1

Life Safety Upgrades

Option 4 - with MSBA

Full Renovation  
+ New Building

Option 7 & 7A

Partial Renovation  
+ Small Addition

Option 2

Life Safety Upgrades  
+ Limited Renovation

Option 5 - with MSBA

New High School

Option 8

Partial Renovation  
+ Large Addition

Option 3

Partial Renovation  
+ Addition

Option 6

Full Renovation  
No Addition

Option 9 & 9A

Partial Renovation  
+ New Building





# Summary of Strategies - Minimum to Mid-Level Scope

## OPTION 1

### Life Safety Upgrades

#### Scope:

- Fire Alarms & Sprinklers

#### Est. Project Cost:

- \$7.4 million
- 75% Tangible Assets

#### Est. Duration:

- 6 mo. design /12 mo. const.
- phased / occupied reno

#### Partially Resolves

- Safety & Security

#### Does Not Address:

- Overcrowding
- Educational Delivery
- Physical Environment
- Site

#### Investment:

- Short-term Improvements
- Assumes future reno or new bldg

## OPTION 2

### Life Safety + Limited Reno

#### Scope:

- Opt 1 Scope + Sec. Office, Cafe.

#### Est. Project Cost:

- \$16.6 million
- 75% Tangible Assets

#### Est. Duration:

- 9 mo. design /18 mo. const.
- phased / occupied reno

#### Resolves:

- Safety & Security

#### Partially Resolves:

- Overcrowding

#### Does Not Address:

- Educational Delivery
- Physical Environment
- Site

#### Investment:

- Short-term Improvements
- Assumes future reno or new bldg

## OPTION 3

### Partial Renovation + Addition

#### Scope:

- Opt 2 Scope + Admin, Media, CRs

#### Est. Project Cost:

- \$101.3 million
- 71% Tangible Assets

#### Est. Duration:

- 18 mo. design /36 mo. const.
- phased / occupied reno
- temporary facilities

#### Resolves

- Safety & Security
- Overcrowding
- Educational Delivery

#### Partially Resolves:

- Physical Environment

#### Does Not Address:

- Site

#### Investment:

- Long-term Improvements
- Assumes future reno or new bldg

# Summary of Strategies - Maximum Scope with MSBA Funding

## OPTION 4

### Full Renovation + New Bldg with MSBA Funding

#### Est. Project Cost:

- \$139.2 million
- \$1xxxx million - Andover
- 78% Tangible Assets

#### Est. Duration:

- 18 mo. eligibility / des. selection
- 30 mo. design /36 mo. const.
- phased / occupied reno
- new building is swing space

#### Resolves

- Safety & Security
- Overcrowding
- Educational Delivery
- Physical Environment
- Site

#### Investment:

- 50 year life added to Exist HS
- 50 year life of New Building

## OPTION 5

### New High School Building with MSBA Funding

#### Est. Project Cost:

- \$139.2 million
- \$1xxxx million - Andover
- 83% Tangible Assets

#### Est. Duration:

- 18 mo. eligibility / des. selection
- 24 mo. const.

#### Resolves

- Safety & Security
- Overcrowding
- Educational Delivery
- Physical Environment
- Site

#### Investment:

- 50 year life of New Building
- Existing HS, Collins Center & Field House available for community use or conversion to parking, or fields.

## MSBA Process

### MSBA Statement of Interest

- April 2018 submittal
- Competitive application for MSBA funding.
- Selection based on severity of needs compared to other towns
- December 2018 acceptance

### Eligibility Period

- 1 Year Due Diligence
- 6-12 mo. OPM and Designer Selection

### Feasibility / Schematic Design

- 12-18 mo. design
- Town Vote for Funding
- MSBA Project Funding Agreement
- Some costs are not reimbursed

### Des. Development / Const. Docs

- 12-18 mo. design

### Construction

- 24-48 mo.
- longer duration for renovations

# Summary of Strategies - All Reno / All New / Hybrid Approaches

## OPTION 6

### Substantial Reno, No New

Comprehensive Renovation

Est. Cost: \$82.6 million

- 71% Tangible Assets

Est. Duration:

- 24 mo. design / 48 mo. const.

Resolves:

- Safety & Security
- Physical Environment

Partially Resolves:

- Educational Delivery

Does Not Address:

- Overcrowding
- Site

30 Year Investment in Existing HS

- Assumes future New Buildings to address space issues
- Does not include FH or Collins



## OPTIONS 7 / 8 / 9

### Partial Reno, Some New

Options Define Different:

Priority Goals

Project Budget

Target Duration

Long-Range Plan

## OPTION 10

### New CR Bldg, No Renovation

100,000 sf New Building

Est. Cost: \$58.2 million

- 84% Tangible Assets

Est. Duration:

- 15 mo. design / 24 mo. const.

Resolves:

- Overcrowding
- Educational Delivery
- Site

Partially Resolves:

- Safety & Security

Does Not Address:

- Physical Environment

No Investment in Exist HS

50 Year Investment in New Building

- Campus Planing Approach
- Assumes future New Buildings

# Summary of Strategies - Hybrid Renovation / New

## OPTION 7

### Partial Reno + 23,000 Addition

Est. Cost: \$55.7 million

- 71% Tangible Assets

Est. Duration:

- 15 mo. design / 30 mo. const.
- phased / occupied reno
- temporary facilities

Resolves:

- Safety & Security
- Overcrowding - Cafeteria
- Overcrowding - CRs for 1,800

Partially Resolves:

- Overcrowding - CR size
- Educational Delivery

Does Not Address:

- Growth to 1900
- Physical Environment
- Site

\$35.7 million in Exist HS

\$14.9 million Investment in Addition

## OPTION 8

### Partial Reno + 70,000 Addition

Est. Cost: \$75.6 million

- 82% Tangible Assets

Est. Duration:

- 18 mo. design / 36 mo. const.
- phased / occupied reno
- additions are swing space

Resolves:

- Overcrowding & Growth to 1900
- Educational Delivery
- Safety & Security

Partially Resolves:

- Overcrowding - CR size
- Site

Does Not Address:

- Physical Environment

\$27.6 million in Exist HS

\$48.0 million in Additions

## OPTION 9

### Partial Reno + 78,000 New

Est. Cost: \$75.7 million

- \$77.7 million with bridges
- 82% Tangible Assets

Est. Duration:

- 18 mo. design / 36 mo. const.
- phased / occupied reno
- additions are swing space

Resolves:

- Overcrowding & Growth to 1900
- Educational Delivery
- Safety & Security
- Site

Partially Resolves:

- Overcrowding - CR size

Does Not Address:

- Physical Environment

\$29.4 million in Exist HS

\$46.3 million in New

# Strategy 1

## Life Safety Upgrades

- Sprinklers added in Areas A, C, & D, exposed below ceilings.
- Fire Alarm upgrades including wiring and devices in Areas A, B, D & E.
- New vestibule entry security office within existing lobby.
- Minor egress modifications.





## Strategy 2

### Life Safety + Make Better

- Life safety upgrades.
- Renovations to kitchen, server and cafeteria.
- Corridor improvements, including removing lockers, visual connection to classrooms and connection to courtyard.



## Strategy 3

### Partial Renovation + Minor Additions

- Extensive phased renovations of existing building.
- Minor addition to increase space for academic programs.



## Strategy 4

### New Academic Building + Full Building Renovation

- New Stand alone academic building expansion.
- Phased renovation of the existing building
- including new facade to capture additional space.



## Strategy 5 New High School Building

- Construct New High School for 1900 students
- Reuse, renovate or rebuild Athletic Center and Collins Center for community use.
- Repurpose existing school site for maximum community benefit with fields, parking, recreation, or other uses.

## Option 5.1 New 4-Story High School



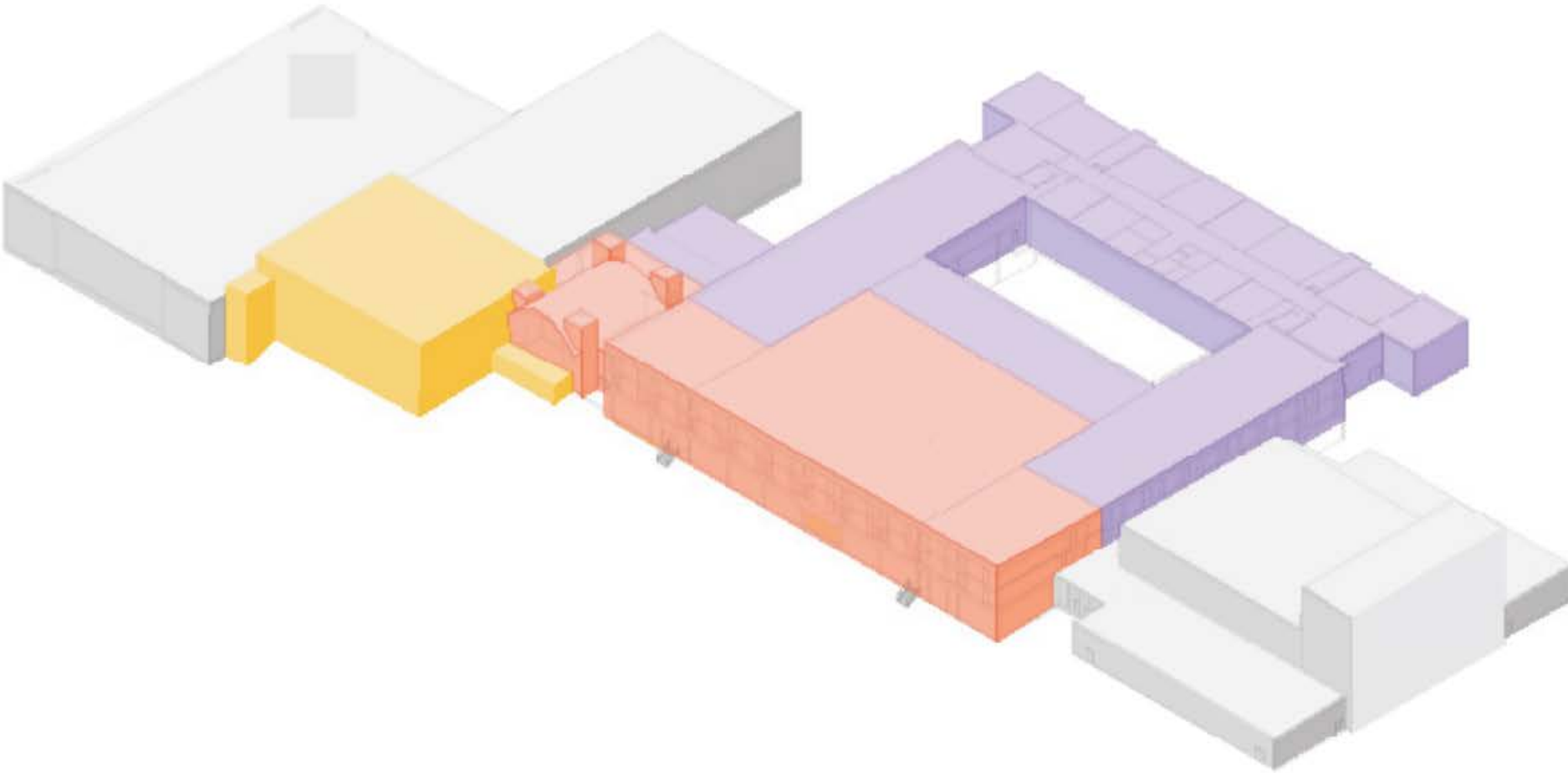
# Option 7A

Partial Renovation + Large Addition	
Estimated Project Cost	\$54M
Tangible Assets	77%

### Level of Goals Met

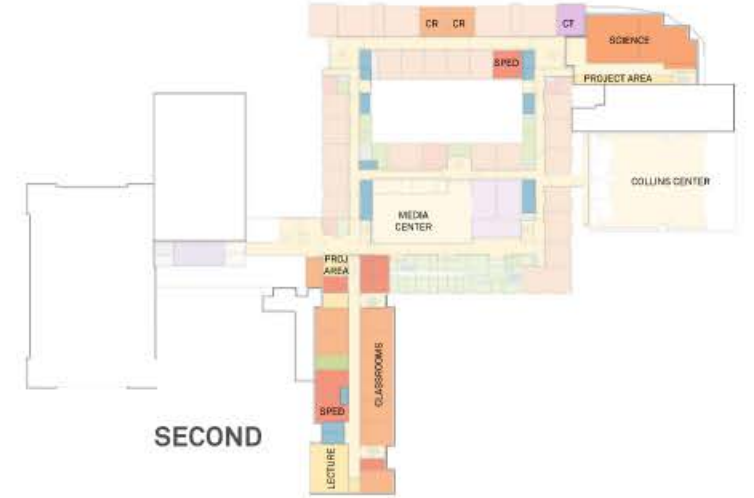
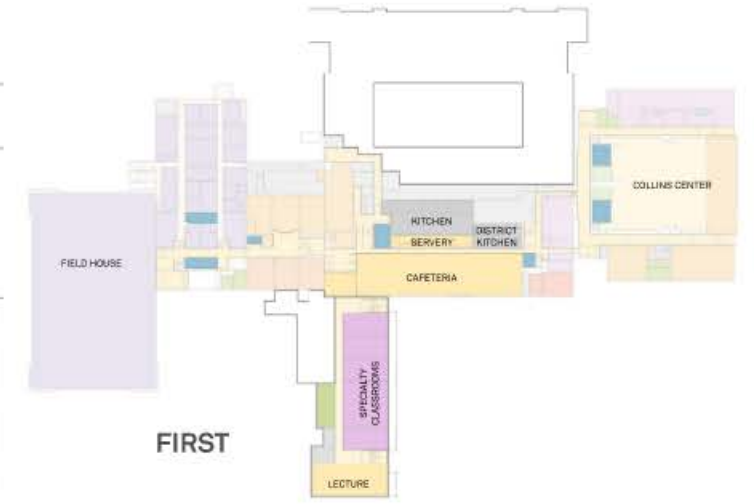
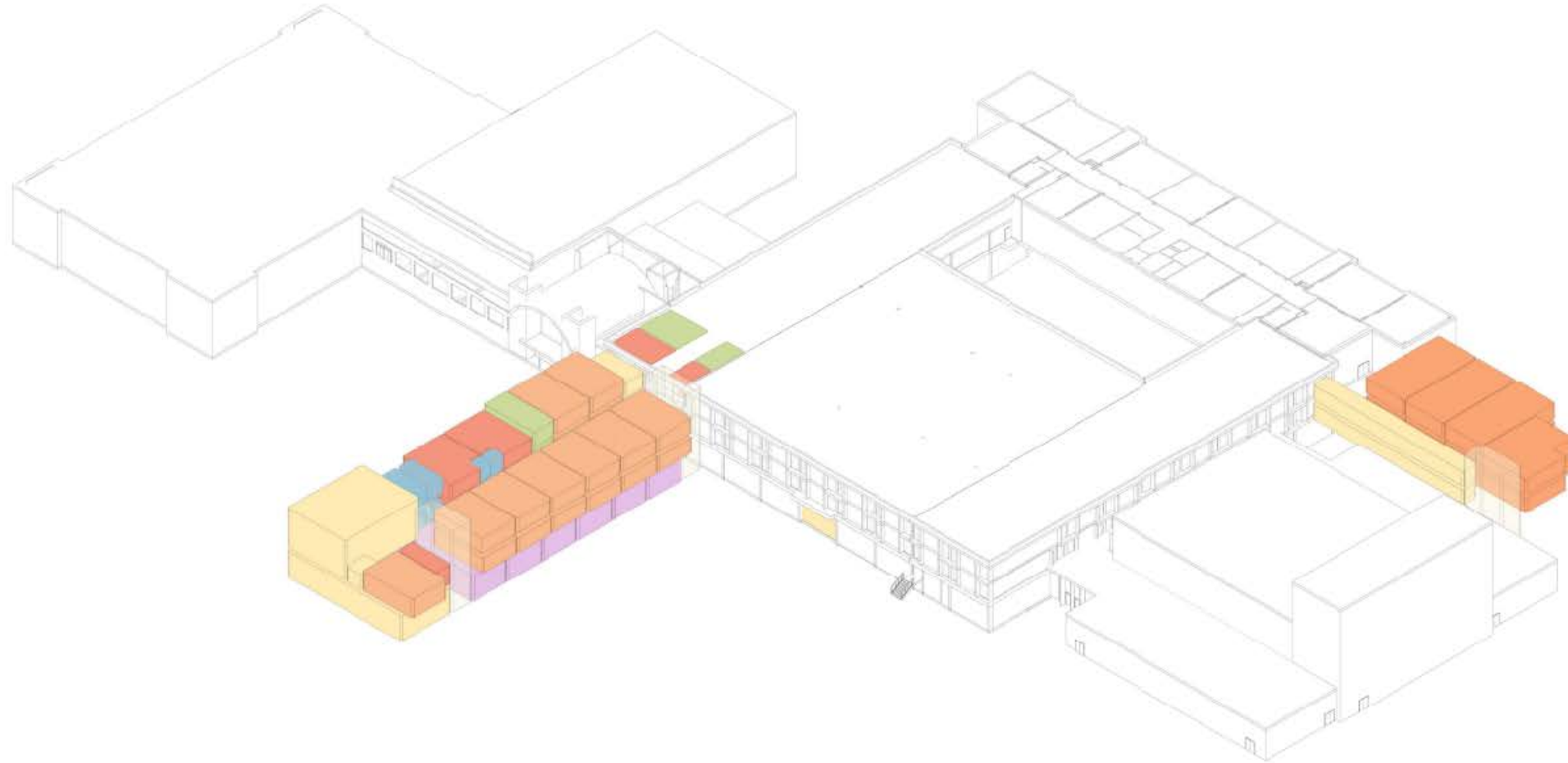
Security & Safety	●
Overcrowding	◐
Growth to 1900 Students	◑
Educational Delivery	◐
Interior Environment	◐
Mechanical & Facade	
Site	◑

- Life Safety Renovation
- Moderate Renovation
- Major Renovation
- Addition



# Option 8

## Partial Renovation + 70,000 sf Classroom Additions



# Option 9A

Partial Renovation + New Building	
Estimated Project Cost	\$83M
Tangible Assets	82%

## Level of Goals Met

Security & Safety	●
Overcrowding	●
Growth to 1900 Students	●
Educational Delivery	●
Interior Environment	◐
Mechanical & Facade	
Site	◑

- Life Safety Renovation
- Moderate Renovation
- Major Renovation
- Addition

