



School Facilities Master Planning
Andover Community Forums
October 2016



Given that MSBA allows only one priority project from a district, which school should have first priority?

BACKGROUND

- MTG of America conducted a comprehensive facility study of all Andover town & school buildings, delivering a final report in June 2016
- Priority schools were found to be (in alphabetical order):
 - Andover High due to overcrowding
 - Doherty Middle due to facility condition
 - Shawsheen due to facility condition
 - West Elementary due to facility condition
- Typically, districts look to the Massachusetts School Building Authority (MSBA) for funding assistance with major school projects
- The MSBA process is lengthy (5+ years) and begins with a district submitting a Statement of Interest (SOI)

BACKGROUND

- MSBA SOIs can be submitted until April 2017, and projects are accepted in February 2018
- Number of projects accepted by MSBA varies, but usually between 10% and 20% of SOI proposals each year
- Districts can submit multiple SOIs, but only one can be identified as priority. It would be unusual for MSBA to accept more than one project from a district in a single year.
- If MSBA accepts an Andover project in FY18, the new/renovated school would not come online until at least 2021
- Town Meeting would need to approve project funding at multiple steps

SCHOOL COMMITTEE NEXT STEPS

- Gain feedback on the school building project that is priority for the Andover community
 - Priorities drive long-range plan for addressing all buildings in need
 - Priorities drive near-term requirements for capital improvement (CIP)
- Submit SOI to MSBA for priority project by April 2017, with follow-on SOI project proposals in 2018, 2019, etc.
- If SOI is accepted, look for funding at Town Meeting to support building project:
 - Feasibility Study
 - Design work
 - Construction

SCHOOL AGE

BUILDING	BUILT	LAST MAJOR RENOVATED	ACREAGE	AGE
Shawsheen Pre School	1923		4.59	93
School Administration	1934			82
Doherty Middle	1951	1971	22.47	65
Sanborn Elementary	1951	1995	32	65
West Elementary	1951	1968	11.8+17	65
West Middle	1956	1993	12.79	60
South Elementary	1957	1995	20.5	59
Andover high School	1966	1995	56.93	50
Wood Hill Middle	2002		37	14
High Plain Elementary	2002		On WH Site	14
Bancroft	2014		20	2

FACILITY ASSESSMENTS SCORING

FOUR ASSESSMENTS

- Building Condition
- Functionality and Educational Suitability
- Technology Readiness
- Site/Grounds Condition
- Combined Score

COMBINED SCORES	DESCRIPTION
> 90	Excellent/Like New
80 - 89.99	Good
70 - 79.99	Fair
60 - 69.99	Poor
< 59.99	Unsatisfactory

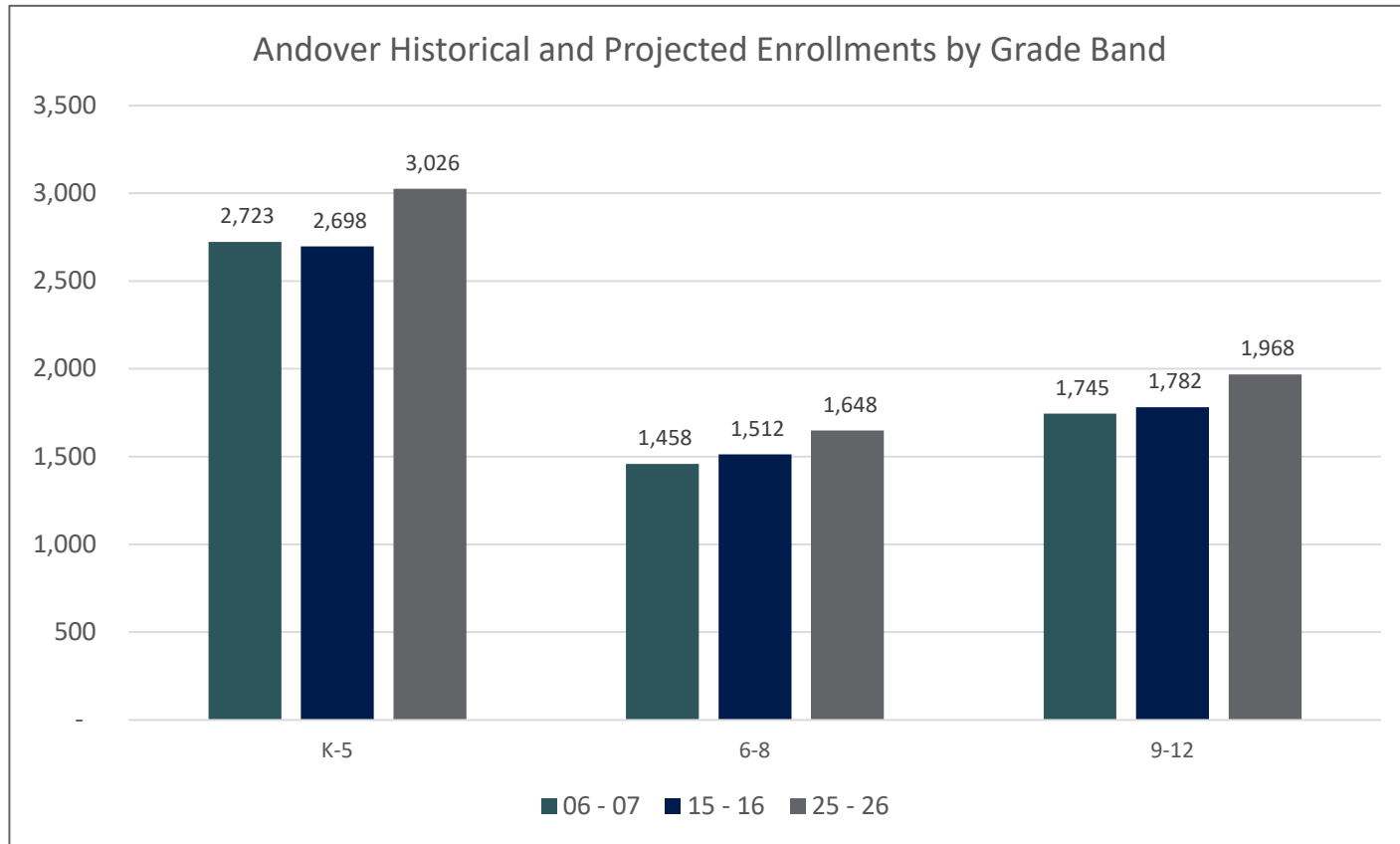
SCHOOL SCORES

All Schools

Site Name	Grade Config.	Building Condition	Suitability Score	Technology Score	Site Score	Combined Score (50/30/10/10)
Elementary Schools						
Bancroft ES	K-5	98.46	98.17	100.00	100.00	98.68
High Plain ES	K-5	83.82	92.89	79.95	80.81	85.86
Sanborn ES	K-5	79.34	70.54	75.00	55.30	73.86
South ES	K-5	83.57	78.28	92.50	64.59	80.98
West ES	K-5	69.42	62.48	75.00	65.18	67.47
Shawsheen Pre School	PK	62.72	57.89	65.90	52.48	60.57
Elementary School Average/Total		79.56	76.71	81.39	69.73	77.90
Middle Schools						
Doherty MS	6-8	67.59	63.91	59.20	100.00	68.89
West MS	6-8	79.57	71.83	79.20	94.13	78.66
Woodhill MS	6-8	83.82	86.71	90.00	77.83	84.71
Middle School Average/Total		76.99	74.15	76.13	90.65	77.42
High School						
Andover HS	9-12	76.04	77.03	86.70	42.49	74.05
District Average/Total		78.44	75.97	80.35	73.28	77.37

ENROLLMENT PROJECTIONS

Current and Projected Utilization by Grade Band



UTILIZATION

CAPACITY AND UTILIZATION

- Current Enrollment
- Projected Enrollment
- Capacity
- Current Utilization
- Projected Utilization

UTILIZATION	DESCRIPTION
> 110	Inadequate
95 - 110	Approaching Inadequate
85 – 94.99	Adequate
75 - 84.99	Approaching Inefficient
< 74.99	Inefficient

SCHOOL UTILIZATION

All Schools

Site Name	2015-16 PK-12 Enrollment	2025 MGT PK-12 Projected Enrollment	PK-12 Capacity	2015 Current Utilization	2025 Projected Utilization
Elementary Schools					
Bancroft ES	612	576	641	95%	90%
High Plain ES	519	519	503	103%	103%
Sanborn ES	400	436	402	100%	109%
South ES	509	649	536	95%	121%
West ES	658	846	637	103%	133%
Shawsheen Preschool	68	69	136	50%	51%
Elementary School Average/Total	2,766	3,094	2,854	97%	108%
Middle Schools					
Doherty MS	557	615	599	93%	103%
West MS	535	593	596	90%	100%
Woodhill MS	420	440	612	69%	72%
Middle School Average/Total	1,512	1,648	1,807	84%	91%
High School					
Andover HS	1,782	1,968	1,517	117%	130%
District Average/Total	6,060	6,711	6,178	98%	109%

PRIORITY SCHOOL SUMMARY

All Schools

CONDITION SCORES

Site Name	Grade Config.	Building Condition	Suitability Score	Technology Score	Site Score	Combined Score (50/30/10/10)
Shawsheen Preschool	PK	62.72	57.89	65.90	52.48	60.57
West ES	K-5	69.42	62.48	75.00	65.18	67.47
Doherty	6-8	67.59	63.91	59.20	100.00	68.89
Andover HS	9-12	76.04	77.03	86.70	42.29	74.05

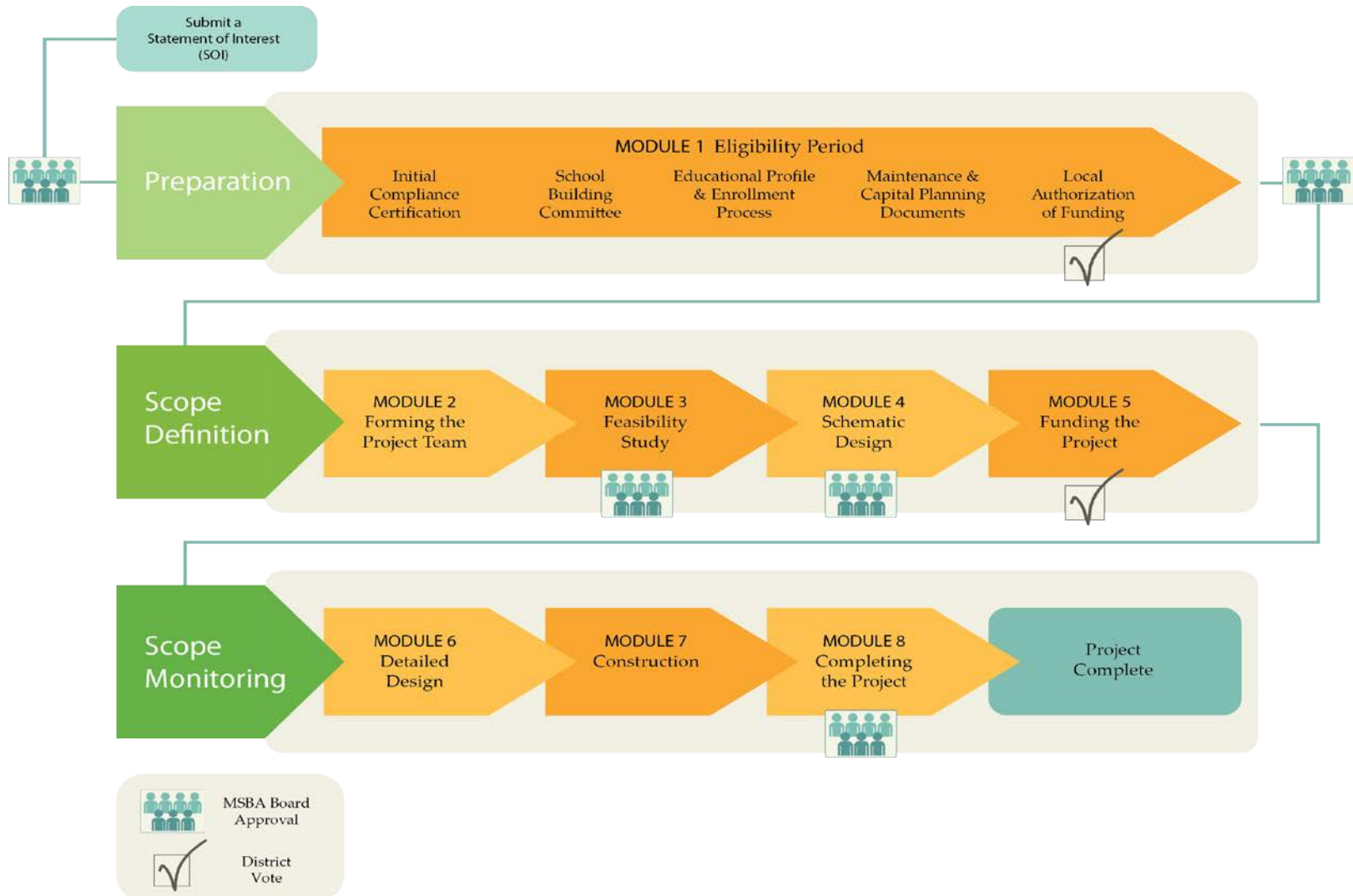
UTILIZATION SCORES

Site Name	2015-16 PK-12 Enrollment	2025 MGT PK-12 Projected	PK-12 Capacity	2015 Current Utilization	2025 Projected Utilization
Shawsheen Preschool	68	69	136	50%	51%
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MSBA PRIORITIES

1. Replacement or renovation of a building which is structurally unsound or otherwise in a condition seriously jeopardizing the health and safety of school children, where no alternative exists
2. ***Eliminating of existing severe overcrowding***
3. Prevention of the loss of accreditation
4. ***Prevention of severe overcrowding expected to result from increased enrollments***
5. ***Replacement, renovation or modernization of school facility systems, such as roofs, windows, boilers, heating and ventilation systems, to increase energy conservation and decrease energy related costs in a school facility.***
6. Short term enrollment growth
7. ***Replacement of/or addition to obsolete buildings in order to provide for a full range of programs consistent with state and approved local requirements.***
8. Transition from court-ordered and improved racial balanced school districts to walk-to, so-called, or other school districts.

MSBA Core Program Process Overview



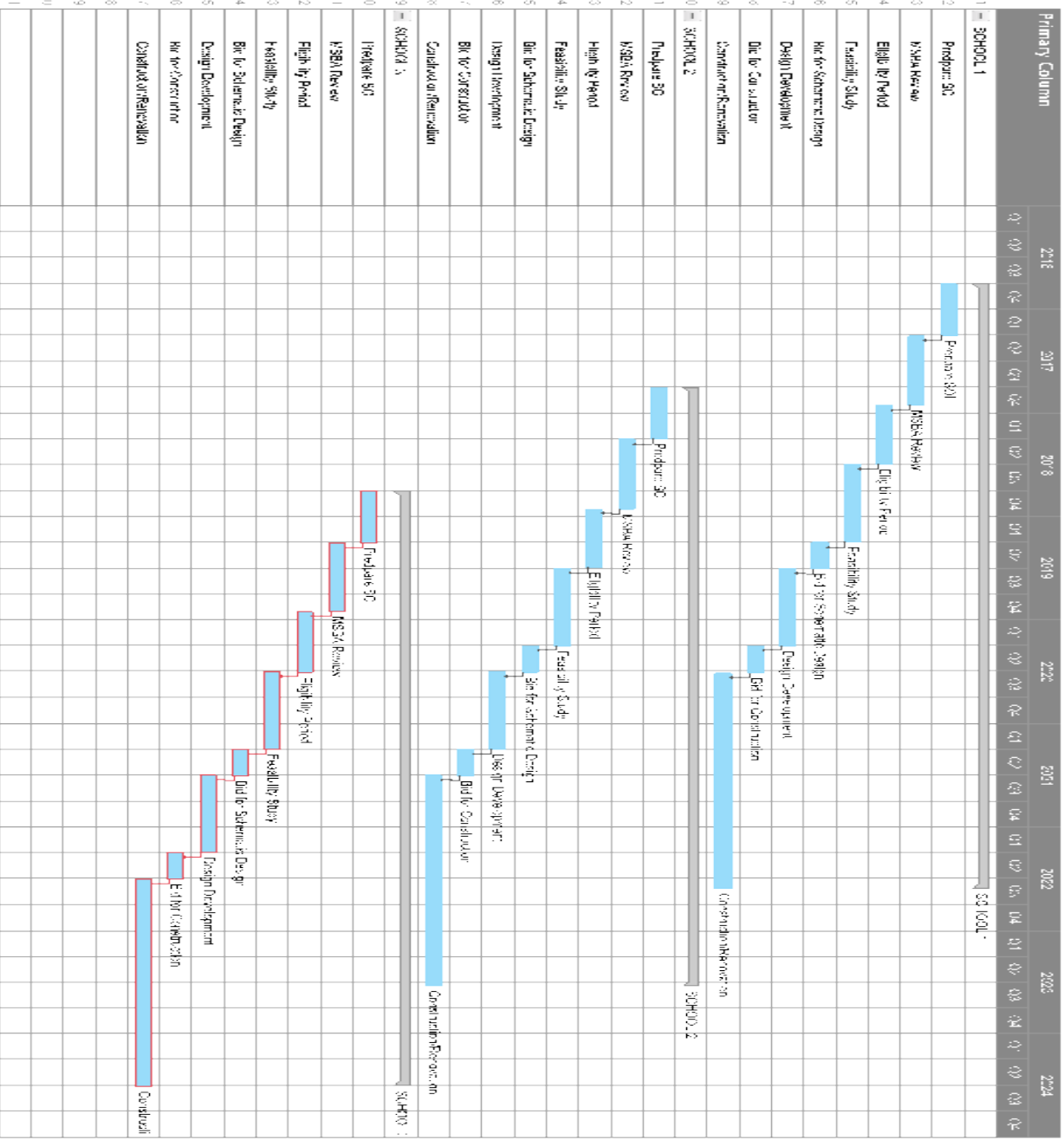
APPLICATIONS TO MSBA

	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
BANCROFT	X					
SHAWSHEEN			X	X		
ANDOVER HIGH			X	X	X	X
WEST MIDDLE				X	X	

POSSIBLE PLAN SEQUENCES

	<u>Potential Project 1</u>	<u>Potential Project 2</u>	<u>Potential Project 3</u>
Option A	ANDOVER HIGH SCHOOL	WEST EL/WEST MS	DOHERTY
Option B	WEST EL/WEST MS	DOHERTY	ANDOVER HIGH SCHOOL
Option C	WEST EL/WEST MS	ANDOVER HIGH SCHOOL	DOHERTY
	Best case: September 2021 More realistically: 2022	Best case: September 2022 More realistically: 2024	Best case: September 2023 More realistically: 2026

School Building Option A



ANDOVER HIGH SCHOOL

- Built in 1966 and added to in 1995
- Designed to accommodate three grades (not more than 1600 students), but enrolls four grades and over 1800 students, expected to increase to over 2000.
- No longer provides sufficient space for essential programs, support services and student lunches.
- No space for basic current programs such as computer science, robots, biotechnology, engineering, career transitions training, and wellness programs.
- Classroom configurations limit collaboration across and within curricular areas
- Media center requires significant upgrades to support to instructional programs.
- Flexible space does not exist for project-based learning, senior exhibitions, capstone projects and other student-centered, experiential learning
- Heating, ventilation and lighting are poor
- Parking and site conditions are insufficient
- Fire suppression systems are inadequate
- Safety is compromised by the location of the office, numerous entryways and the lack of modern security systems.

DOHERTY MIDDLE SCHOOL

- Built in 1951 and renovated in 1971
- Seriously outdated in terms of operational systems such as heating, ventilation, plumbing, lighting, fire protection and accessibility
- Outdated in terms of providing a sound academic program that allows sufficient space for teaming, flexible programming, and effective support services.
- Layout of the building creates problems with student circulation, unsupervised stairwells, multiple exterior entryways, and compliance with ADA standards.
- Instructional spaces are compromised by a lack of adequate lighting, temperature control, and functional space for current instructional programs.
- Particular lack of space in such areas as science, robotics, and physical education.

WEST ELEMENTARY SCHOOL

- Built in 1951 and added to in 1968
- Past functional life in terms of building systems and instructional programming
- Designed around the open school concept prevalent in the 1960s:
 - Has since been walled into separate rooms
 - Reconfiguration created problems in heating and ventilation
 - Result is inefficient usable space for classroom and support programs
- Many building systems and site conditions are in poor condition requiring significant investment in resources to repair or replace
- Classrooms are outdated in terms of providing a modern instructional program with varied space and room configurations
- Office is poorly located for effective supervision and coordination
- Sprawling structure of the building with numerous exterior entryways compromises supervision, security and safety

CONSIDERATIONS

- Given that the state will pay for more than 40% of the costs of renovation or new construction, we will need to seek the support of MSBA.
- Any facility plan needs to address the relocation of the pre-school. MSBA will fund the building of a pre-school only if it aligns with the instructional program of the school it is connected with, such as a child development program at the high school.
- MGT recommended that a goal of the long-term plan should be removing West Middle from the high school site to enable the high school to fully utilize the site.
- MSBA will consider the combination of two buildings such as High Plain and Wood Hill as a way to secure efficiencies, creating the possibility of a West Elementary/West Middle on the West Elementary site.

CONSIDERATIONS

- Any plan needs to consider the housing of students while renovation or new construction is going on.
- MSBA will not reimburse for the cost of construction of a field house or an auditorium larger than 750 students.
- The MSBA process takes five years at a minimum.
- The district does not propose renovation or new construction. The feasibility required by the MSBA makes that recommendation.
- Whichever school becomes the priority will have implications for repairs at the other schools necessary to sustain them for another 7 to 10 years.
- The School Committee is planning to make a decision on which school is the priority for the MSBA application in late November or early December.

Given that MSBA allows only one priority project from a district, which school should have first priority?