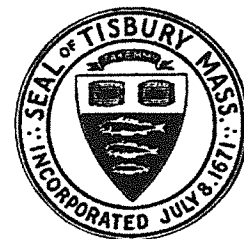




John Custer
Principal

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Sean Mulvey
Assistant Principal

Tisbury School Building Committee \ Tisbury School Committee
5:00PM, Wednesday, February 8, 2017
Tisbury School Library

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TSBC Members Present: Chair Colleen McAndrews, Wiet Bacheller,
Catherine Coogan, John Custer, Matt D'Andrea, Jay Grande,
Reade Milne, Siobhan Mullin, Erika Mulvey, Sean Mulvey,
Dan Seidman, Richie Smith,

TSC Members Present: Colleen McAndrews,

Others: Richard Marks, Christina Opper – Daedalus Projects,
Libby Turowski, Peter Turowski – Turowski2
Marni Lipke – Recorder

* Late Arrivals or early departures.

The Tisbury School Building Committee (TSBC) meeting was called to order at 5:04PM. Daedalus representative Mr. Richard Marks introduced Ms. Christina Opper who would help put together the public process with mailings, website postings, community output, etc.

I. Approval of the Minutes of January 11, 2017

• ON A MOTION DULY MADE BY MR. JOHN CUSTER AND SECONDED BY MR. SEAN MULVEY THE MINUTES OF THE JANUARY 11, 2017 TISBURY SCHOOL BUILDING COMMITTEE MEETING WERE UNANIMOUSLY APPROVED: 10 AYES, 0 NAYS, 2 ABSTENTIONS DUE TO ABSENCE.

II. Old Business

A. Existing Conditions Study – (T2) (See documents of file.)

- The building was sewerred except for the Men's Locker room which seemed to be on a septic leaching field. There was no grease trap in the kitchen.
- Some trees were attractive and could be preserved but needed pruning; others were not healthy and should be taken down or replaced.
- There were several sheds (as well as the modular unit) but storage was scattered—and should be consolidated according to need. In general the array of outdoor furnishings was in poor shape. Wood structures (including sheds) had deteriorated and playground wood chips were not up to standard. (Students complained that they wanted to play on grass not dirt.) The basketball court was not striped; there was no recycling and no paving under the bike racks.

- Parking was insufficient and scattered between three lots (School, Veterans & Dept. of Public Works—DPW). The front drop-off space did not have two lanes. The loading entrance was not large enough for trucks to turn.
- Disability access was not very good and the Special Education modular units were not handicapped accessible. There was no disability designated outdoor seating.
- Most windows (and the front curtain wall) had broken seals, falling or cracking sills, and rusted headers/lintels treated with sealant where water backed up and froze. Masonry was cracking. Unit ventilators were either stuck open or duct taped over.
- The front steps and east ramp were deteriorating. There seemed to be a construction miscalculation on the foundation forming a brick overhang. The foundation cement was in good shape with no rebar exposure.
- The original lovely wood floors were starting to buckle. Students complained about noise levels and asked for thicker floors.
- Roof framing was open web steel joist; generally the structure was not braced and some beams didn't sit over their columns—all of which would have to be rectified to meet seismic standards.
- Overall conditions were crowded especially the kitchen. 600 to 750 sq. ft. classrooms were below Massachusetts School Building Authority (MSBA) standards and storage spaces were being used for classrooms—some as small as 250 sq. ft. It was found that hallway walls were not bearing although they might be providing lateral bracing, and could possibly be moved.
- There were some asbestos, lead paint and mercury issues around sealant/caulking, floor tiles, etc. (abatement cost estimate in process). There was an underground oil tank.
- Plumbing fixtures were low flow but not metered. Water service was sufficient including for the fire pump system. Bathrooms were plaster rather than tile.
- The kitchen hood was undersized; there was no fire suppression system, no grease collection and equipment was generally antiquated. Food service was mixed with the cafeteria without the required separation of functions.
- There were two heating systems with no central control. One was hot water and the other steam—considered the least efficient return for energy over fuel and difficult to control. Of the boilers (2000, 2011 and 2016) the newest would have to be replaced because it was part of the steam system.
- The electrical system was good as was the pad-mounted transformer. Florescent fixtures were the most efficient for the original construction time period but should now be replaced with LED lights.
- Building security was a hodge-podge and there was no lock-down capability. Neither the badge system equipment location nor the master intercom were in secure places.
- The cumulative result was that Turowski 2 disagreed with the 2012 Flansburgh Study that maintained the building was 78% salvageable.

C. Feasibility Schedule

The draft report would be the first submission to the MSBA. The full space analysis would be part of the future space proposal (see also below: p.4 #III).

B. Programming Sessions with Faculty/Staff

The Educator Working Group (35-60 people, community adults, faculty, and some students) met for two sessions with the Architects, the Owners Project Manager (OPM), and educational consultant Mr. David Stephen. Learning goals, school strengths,

challenges, opportunity and goals were identified and discussed in small groups and as a whole. There was consensus on favorite parts of the current school.

- Chosen priorities were: effective communication, empathy/integrity, joy/play, problem solving, disciplined minds, adaptability and citizenship.
- Emerging design patterns emphasized:
 - outdoor learning (requested by adults and students), for example an amphitheater;
 - distributed resources for less isolation of special needs,
 - space to exhibit student work,
 - flexible gathering spaces, scalable sizing, flexible hallways and differently sized hubs,
 - natural light, sustainability and welcoming entrances with good visibility,
 - alternative/effective storage such as bench cubbies,
 - ‘cafetorium’ i.e. cafeteria/gym/auditorium/community use with separate entrance for community use (to avoid disrupting classes), or two cafeterias (upper and lower schools) for distributed dining;
 - Tisbury Triangle - small neighborhood based clusters, with central shared spaces, surrounded by break-out classrooms.
- “Blue sky” ideas included: a bigger stage, teachers’ bathrooms, bigger lockers, separating the gym from the auditorium, an aquarium wall, and a lot of student requests around playing and eating—e.g. an indoor slide,
- Students’ guiding principals, included: kindergarten/eighth grade pride, small school feel, outdoor learning, adaptable spaces, personal connection and ownership, sustainability, community collaboration.
- Highly detailed schematics would show every piece of furniture, bathrooms, lighting, whether a room was adjacent to the outdoors, etc.

D. Alternate Sites (See documents on file & 1/11/17 Minutes p.2.)

- The Water Dept. was most cooperative over the **Tashmoo Well** location acknowledging school consideration and only requesting some return for the Department’s investment in the site. Well restrictions left 9 buildable acres—some legislation might be required. An enhanced Nitrogen removal system (standard required daily wastewater 7,000 g. vs. actual use well under half that) would not add appreciably to the cost. However the steep-sided topography presented problems requiring a three-story building that would break the horizon sight line, and making the site somewhat unrealistic.
- The 55 acre **Manter Well** location topography was fairly level and would easily support a two-story building. However access and development rights (currently a single lane dirt road) would require Oak Bluffs permission. The site had walking trails, a dog park and a sewer extension. Schools were exempt from zoning but not setbacks.
- Town Counsel ruled out the **Bigelow** site because its deed prohibited structures. At the end of the meeting:
 - **ON A MOTION DULY MADE BY JOHN CUSTER AND SECONDED BY SIOBHAN MULLIN THE TISBURY SCHOOL BUILDING COMMITTEE UNANIMOUSLY VOTED TO ELIMINATE THE BIGELOW ROAD SITE FROM FURTHER CONSIDERATION DUE TO DEED RESTRICTIONS; 12 AYES, 0 NAYS, 0 ABSTENTIONS.**
- The **Existing** site included two wastewater leaching wicks (see 3/12/13 TSC Minutes p. 1-2 #II) each requiring 50 ft. setbacks and small storage structures, thus inhibiting

development along Williams St. Utilities were on site. Parking, parent drop-off and playing fields would be reconfigured.

- Two renovation/addition proposals saved the historic building, one dispensing with the 1990 addition, the other keeping it. The first step was to determine how much of the existing historical building was to be preserved. Renovation would not meet the educational priorities as well as new construction.

- There were two new building proposals, one at the west corner of the site requiring a three story building was less favored than the other at the east end of the site—although wick setbacks now had to be included. Both would complete new construction before demolishing the current building.

- A national company could provide modular trailers to accommodate students for two school years and then take them away. This would increase project cost but was the most feasible way to deal with noise, safety, disruption, etc. factors. A small outdoor space could be reserved for play, children could eat in their classrooms and there would not be a full gym. There was a discussion on how the project would impact families and students.

E. School Visits

Committee members visited the Carr School in Newton and would return to the Fairhaven School when it was completed in the fall. The trip to the Williamstown School was postponed due to inclement weather. It was very interesting to hear feedback on the new buildings: making sure cafeteria doors allowed traffic flow, and that there was a big enough room for staff meetings. One had a huge library but the centrally located media information desk precluded large enough meeting space.

III. Meeting Schedule (Next meeting February 22, 2017)

- T2 hoped to present a draft space summary (based on visioning and staff meetings) on February 22nd and to finalize the site options and space studies for preliminary design work on March 8th. The preliminary design presentation target was the March 22nd meeting to review the final design alternatives and costs.
- Chair Colleen McAndrews and Principal John Custer participated in the MSBA conference call kick-off meeting with T2 and Daedalus representatives. MSBA Preferred Schematic Design (concept design) approval was targeted for June 28th.
- MSBA Board Approval of Scope and Budget (either Dec. 14, 2017 or Feb. 14, 2018) would start the 120-day time period to approve project funding—ideally at or before the 2018 Annual Town Meeting. The Town would be consulted as to whether they preferred an Annual or a Special Town Meeting. There was some concern over the MSBA preference for a one-year timeframe, and over possible legislation delays.
- MVTV could videotape TSBC meetings at \$75 each (set up/breakdown, 1 hr. meeting). Links and announcements could be posted on Tisbury School, Martha's Vineyard Regional High School (MVRHS) and Town websites as well as in the press.
- **IT WAS THE CONSENSUS OF THE TISBURY SCHOOL BUILDING COMMITTEE TO HIRE MVTV TO VIDEOTAPE THEIR MEETINGS STARTING MARCH 8, 2017.**
- In addition, a School Building Project page could be added to the School and/or Parent Teacher Organization (PTO) website.
- Community input workshops and a presentation to the Selectmen were scheduled for late March/early April.

- To educate the public on why renovation/upgrade was necessary, MVRHS students could videotape how existing conditions impacted students (see below: Actions).
- The Town requested the TSBC acknowledge all invoices to affirm work was done. The MSBA was looking to reimburse the Town, so a smooth process would benefit everyone.
- MR. CUSTER AFFIRMED THE WORK OUTLINED ON THE JANUARY 31, 2017 DAEDALUS INVOICE WAS PERFORMED.

Adjournment

- **ON A MOTION DULY MADE AND SECONDED THE TISBURY SCHOOL BUILDING COMMITTEE MEETING UNANIMOUSLY ADJOURNED.**

Appendix A: Meetings/Events:

- TSC - 8:30AM, Wednesday, February 15, 2017 at the Tisbury School
- TSBC/TSC - 5:00PM, Wednesday, February 22, 2017 at Tisbury School
- TSBC/TSC - 5:00PM, Wednesday, March 8 & 22, 2017 at Tisbury School
- TSBC/TSC - 5:00PM, Wednesday, April 5, 2017 at Tisbury School

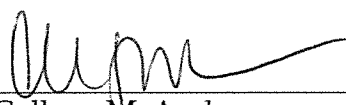
Appendix B: Actions

- **Ms. McAndrews/Mr. Custer/Ms. Opper** – publicize MVTV coverage of TSBC meetings (websites, press, etc.).
 - **Ms. McAndrews/Mr. Custer/Ms. Opper** – coordinate with PTO & Town IT re: School Building Project page/website.
 - **Ms. McAndrews** – contact Selectmen/Town Administrator re: Annual or Special Town Meeting construction funds vote.
 - **Ms. McAndrews/Mr. Custer** – ask MVRHS students to videotape current building condition impact on students.
- Request family/guardians permission for any students appearing in the video.

Appendix C: Documents on File:

- Agenda 2/8/17
- Sign In Sheet 2/8/17
- Tisbury School Education Working Group Visioning Workshop One Notes (14 p.) 1/23/17
- Tisbury School Project Schedule – December 2017 MSBA Board Meeting 2/8/17
- Building Committee Presentation for: Tisbury Elementary School February 8, 2017 (48 p.)

Minutes respectfully submitted by Office On Call/Marni Lipke.



 Chair Colleen McAndrews

Minutes approved as amended for spelling 2/22/17