

DRAFT

**Tisbury School Building Committee \ Tisbury School Committee
5:00PM, Wednesday, April 12, 2017
Tisbury School Library**

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TSBC Members Present: Chair Colleen McAndrews, Ian Aitchison, Wiet Bacheller, Catherine Coogan, John Custer, Sean DeBettencourt, Cheryl Doble, Jay Grande, Amy Houghton, Melinda Loberg, Reade Milne, Siobhan Mullin, Erika Mulvey, Sean Mulvey, Janet Packer,

TSC Members Present: Chair Amy Houghton, Colleen McAndrews, Janet Packer,

Others: Joe Sullivan – Daedalus Projects,
Libby Turowski, Peter Turowski – Turowski2 (T2)
Jynell Kristal – Tis. FinCom, Ben Robinson – Planning Bd.
Nicole Shirley – Teacher/Resident, Jim Norton – SAC
Glen Caldwell,
Michelle Vivian - MVTV
Marni Lipke – Recorder

* Late Arrivals or early departures.

The Tisbury School Building Committee (TSBC) and Tisbury School Committee meetings were called to order at 5:02PM. (*Occasionally the discussion is re-grouped for clarity.*)

I. Approval of Minutes 3/22/17 (See below: Actions.)

• **ON A MOTION DULY MADE BY PRINCIPAL JOHN CUSTER AND SECONDED BY SELECTMAN MELINDA LOBERG THE MINUTES OF THE MARCH 22, 2017 TISBURY SCHOOL BUILDING COMMITTEE MEETING WERE UNANIMOUSLY APPROVED AS AMENDED, WITH ABSTENTIONS AS ABSENT.**

II. Community Input Workshops Summary (See documents on file.)

The two workshops attracted a total of about 65 people who listened to the presentation, broke into small groups and came up with pros and cons for each option. TSBC members visited all the groups and listened and talked throughout the process.

- **Addition/Renovation:** cons: limited space for outside amenities, disruption of learning during construction, difficult security, cost, awkward divided site; pros: central location, historic character, multiple accesses, walkable (Walk to the Sea), student visibility; adjacent to EMS, familiarity.

- **New Construction Current Site:** cons: limited space for outdoor amenities; less disruption for students during construction, loss of historic building, difficult security, too big for the site, loss of age separated play areas; pros were similar to Addition/Renovation, along with flexibility for educational programs, better use of site.

- **Tashmoo Well Site:** cons: changes Town character, limited space, single, steep traffic access, not walkable, conflicts with the Water Dept., out of village, taking open space, too little gain for relocation; pros: retains current historic building for other Town uses; closer to Town than Manter site, potential water views.

- **Manter Well Site:** cons: requires transportation, decentralization of Town, single traffic access, too far out, concerns over well, infrastructure improvement costs, developing virgin land; pros: best flexibility and site amenities, retains historic building for other Town uses, peaceful environment, connections to nature, not disruptive during construction.

- There was almost unanimous consensus (including four groups' choice) not to consider the Tashmoo Well Site.

- **ON A MOTION DULY MADE BY MS. WIET BACHELLER AND SECONDED BY MR. JEFF KRISTAL THE TISBURY SCHOOL BUILDING COMMITTEE UNANIMOUSLY VOTED TO ELIMINATE THE TASHMOO WELL SITE FROM CONSIDERATION; 15 AYES, 0 NAYS, 0 ABSTENTIONS.**

- **General Comments** included: renewable energy design and certification, long term maintenance, tax implications, re-uses for existing building.

° Only two groups actually voted their preferences and they recommended new construction on the existing site or on the Manter well site and there was a request for a three story option.

II. Discussion of Building Project Options (See documents on file.)

- Costs were revised to be more conservative due to conceptual design and to include the 'Island factor'. These continued to be estimated ranges not hard quotes (see below: Actions).

A. Base Renovation (See documents on file.)

There were questions on base renovation as a feasible option. This would only bring the existing building up to date on code, infrastructure, etc. without any room to grow, and retaining undersized classrooms and the detached support services "white house" trailers. The Massachusetts School Building Authority (MSBA) supported responsible financial decisions *that met educational program needs*; i.e. the TSBC had to consider which option best met educational program needs.

- Estimated project cost was \$21,500,000 with an estimated grant of \$6,700,000; Tisbury share \$15,000,000.

B. Renovation & Addition (See documents on file.)

- Estimated project cost was \$50,000,000 with an estimated grant of \$15,500,000; Tisbury share \$34,500,000.

C. New Construction on Current Site

- Estimated project cost was \$50,500,000 with an estimated grant of \$15,500,000; Tisbury share \$35,000,000.

B. New Construction on Tashmoo Well Site (See above # II.)

D. New Construction on Manter Well Site

- Estimated project cost was \$50,000,000 with an estimated grant of \$15,000,000; Tisbury share \$35,000,000.

V. Report on Meeting with Oak Bluffs Officials

Oak Bluffs officials seemed very cooperative during a meeting on Manter site access.

IV. Report of Tisbury Department Heads Meeting (See documents on file.)

- The Wastewater Dept. would research the matter but estimated that with a pump station, the Holmes Hole sewer extension could handle the flow from a school. This was important in terms of Tashmoo nitrogen loading.
 - The Water Dept. confirmed the 400 ft. protective radius for wells.
 - Contrary to citizen traffic concerns on the blind corner, the Police preferred the Manter site because it would allow better security and would ease downtown traffic and traffic drop-off. Community groups noted previously defeated Nobnocket and Red Stone projects in that area.
 - The Dept. of Public Works (DPW) also preferred the Manter site as easier to maintain.
 - Board of Health agent Ms. Maura Valley suggested a different site on Holmes Hole Rd. referred to as the Septic Lagoon site (see documents on file). It had a tip in Oak Bluffs and was already cleared. The TSBC noted: it was even more remote than the suggested site (hence more infrastructure costs); it was still far from other streets; there were many walking trails. There advantages to leaving it as a green belt for student and community use.
- IT WAS THE CONSENSUS OF THE TISBURY SCHOOL BUILDING COMMITTEE NOT TO ADD A FURTHER MANTER WELL SITE LOCATION TO THE OPTIONS.

VI. Report on Feasibility Study Schedule (See documents on file.)

After Town Meeting the TSBC would vote on the preferred site location in time to submit the Preferred Schematic Report to the MSBA by May 18th, before the MSBA June 28th Board Meeting. The alternative was for the TSBC to vote in time for a June 29th Report submittal and a September 14th MSBA Board Meeting

VIII. Town Meeting Presentation

If the TSBC stayed on schedule for a May Report Submittal, Turowski 2 (T2) would have to come to the May 10th meeting with costs, the alternative only gave a one month extension. Praise for outstanding outreach went to Ms. Christina Opper of Daedalus, Planning Board/Vision Council representative Ms. Cheryl Doble and Selectmen Loberg.

- A video was planned to show the need for change, based on a day in the life of the School as seen through the eyes of teachers and students. It would be shown on the website, Facebook and MVTV.
 - It was emphasized that anyone on the Building Committee representing a specialized group (staff, parents, committees, etc.) should be expressing not only their personal opinion but more importantly, the opinions of their constituents.
- Ms. Erika Mulvey and Ms. Siobhan Mullin would host a Parent Teacher Organization informational meeting.
- Mr. Sean DeBettencourt reported most middle school teachers were in favor of new construction at a new location, expressing concern about educational quality and High School readiness during two years of on-site construction. Cost was also a concern.
- Ms. Catherine Coogan reported a similar, almost unanimous attitude in the elementary school teachers.

- Price concerns should be contemplated in terms of the 50 year life span of the building, reminding the TSBC that the current building was a phenomenal amount of money at the time of its construction. Unfortunately this School was now reduced to giving music lessons in the space under a stairwell in an ailing building.
- It was too soon to report on such costs as building lifecycle and temporary / trailers, which would be calculated later in the process.
 - Three options were about the same price. In order to get Town support, the choice of options needed to include extensive information and outreach, and the extra month would be worth the wait if needed. The people understood the need for change, and had been completely supportive since the MSBA invitation in January 2016. There were several suggestions for outreach/information meetings (see below: Actions).
 - The TisburySchoolProject.com website would be linked to the Town and Tisbury School websites. It aimed to be a snapshot of the current status of the project with: up-to-date minutes, agendas, presentations, surveys, TSBC member contacts, an introduction to the MSBA, project objectives, and the three options. The Building Committee now had an email address for questions and comments. The kick-off would be announced in the MV Times.
- IT WAS THE CONSENSUS OF THE SCHOOL BUILDING COMMITTEE TO INCLUDE A FINANCIAL TAB ON THE WEBSITE SHOWING CURRENT EXPENDITURES AND PROJECT FINANCIAL STATUS.
 - A pamphlet was being developed for Town Meeting with a paper survey attached. Members asked that surveys include some demographics (see below: Actions). The pamphlet/ survey would also be available at Town Hall, the Library and Senior Center.
 - It was hoped the new school would attract more community use (see below: Actions).
 - Although the construction period presented problems (safety, acoustics, etc.) for the community and students, there were also opportunities. Daedalus and T2 engaged the education community during the process and usually they became increasingly excited (see below: Actions). The TSBC noted other examples where the Island coped with school construction/renovation projects.
 - There were a lot of suggestions on how to use the current building, however there were a number of unknown factors: cost, the possibility that it could not be saved, other Towns' experiences with similar situations. It was difficult to separate this issue from the choice of options.

Invoices

MR. CUSTER AFFIRMED THAT WORK OUTLINED ON THE FOLLOWING INVOICES HAD BEEN PERFORMED:

- DAEDALUS PROJECTS INVOICE # 170322;
- TUROWSKI TWO ARCHITECTS INVOICES # 16-14-03 AND 16-14-02.
 - Massachusetts Historical Commission required an archeological study on the Manter site and a traffic study was also mandated. Both were reimbursable expenses from the \$26,000 in Other Expenses. Possible future draws included a geothermal study and T2 had filed an application to Natural Heritage.
 - **ON A MOTION DULY MADE BY MR. KRISTAL AND SECONDED BY PRIN. CUSTER THE TISBURY SCHOOL BUILDING COMMITTEE UNANIMOUSLY APPROVED (15 AYES, 0 NAYS, 0 ABSTENTIONS):**
 - **\$6,488 FOR A REQUIRED MANTER SITE ARCHEOLOGICAL SITE STUDY;**
 - **AND NOT MORE THAN \$4,400 FOR A MANTER SITE TRAFFIC STUDY.**

VII. Meeting Schedule (See also below: Appendix A: Meetings/Events.)

In consideration of several conflicts, the next TSBC meeting was postponed till May 3rd.

Adjournment

• **ON A MOTION DULY MADE BY MS. BACHELLER AND SECONDED BY MR. KRISTAL THE MEETING UNANIMOUSLY ADJOURNED AT 6:18PM.**

Appendix A: Meetings/Events:

- Tisbury ATM/STM – 7:00PM, Tuesday, April 25, 2017 – School Gym
- **TSBC/TSC - 5:00PM, Wednesday, May 3, 2017 at Tisbury School**
- **TSC - 8:30AM, Tuesday, May 9, 2017 at Tisbury School**
- **TSBC/TSC - 5:00PM, Wednesday, May 10 & 24, 2017 at Tisbury School**
- MSBA Preferred Schematic – May 18, 2017
- Tisbury School Graduation – 5:00PM, Wednesday, June 14, 2017 in the School Gym
- **TSBC/TSC - 5:00PM, Wednesday, June 6 &/or 21, 2017 at Tisbury School**
- MSBA Preferred Schematic – June 29, 2017

Appendix B: Actions - None

- **All** – remember estimates are ranges and not hard quotes.
- **All** – send website draft comments by 4/14, only to Ms. McAndrews.
- **Ms. Mullin/Ms. Mulvey** – host PTO information session in late April/early May.
- **Ms. McAndrews/Ms. Oppen** – include demographics in survey:
 - past, current or future children in the Tisbury School,
 - age range,
 - how the respondent uses the School (playground, parking, Town Meeting, etc.).
- **Daedalus** – provide contact with an administration that went through a renovation.
- **Daedalus/Ms. McAndrews** – include Invoices on agendas.
- **Outreach meetings:**
 - Tisbury Business Assoc. – 8:30AM Friday, April 14th, MV Chamber of Commerce
 - Tisbury Senior Center,
 - School Advisory Council,
 - Schoolwide assembly / forum

Appendix C: Documents on File:

- Agenda 4/12/17
- Sign In Sheet 4/12/17
- Building Committee Presentation for: Tisbury Elementary School April 12, 2017 (24 p.)
- Custer email re: Tisbury School Building Project Workshop (2 p.) 3/27/17
- T2 packet: Tisbury School – Community Forums, 10:30AM and 7:00PM (7 p.) 4/12/17

Minutes respectfully submitted by Office On Call/Marni Lipke.

Chair Colleen McAndrews

