

DRAFT

**Tisbury School Building Committee \ Tisbury School Committee
5:00PM, Wednesday, June 7, 2017
Tisbury School Library**

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- TSBC Members Present:** Chair Colleen McAndrews, Ian Aitchison, Wiet Bacheller, Catherine Coogan, John Custer, Matt D'Andrea, Sean DeBettencourt, Cheryl Doble, Jay Grande, Jeff Kristal, Melinda Loberg, Reade Milne, Siobhan Mullin, Erika Mulvey, Sean Mulvey, Richie Smith, Amy Tierney,
- TSC Members Present:** Colleen McAndrews,
- Others:** John Guadagno - Parent
- Staff:** Whitney Burke, Catherine Coogan, Erika Mulvey, Sean DeBettencourt, Nicole Shirley, Lorraine Wells, Wiet Bacheller, Jim Norton – SAC, Richie Barlett, Ben McMahon – MVRHS students/Tis. Alum. Ben Robinson Cheryl Doble, – Planning Bd. Residents – Robert Culbert, Akuyah Incus, Hyung S. Lee, Henry Stephenson, Richard Marks – Daedalus, Teresa Poulin, Libby Turowski, Peter Turowski – Turowski2
- Press:** Heather Hamacek – Vineyard Gazette, Dusko Stojic - MVTV
Cameron Machell – MV Times
Marni Lipke – Recorder
- * Late Arrivals or early departures.

The Tisbury School Building Committee (TSBC) meeting was called to order at 5:03PM.

Chair Colleen McAndrews introduced Martha's Vineyard Regional High School (MVRHS) students, Mr. Richard Barlett and Mr. Ben McMahon, who along with Mr. Nathaniel Packard would be producing the Tisbury School project video (see 5/9/17 Minutes p.2).

I. Approval of the TSBC Minutes of April 12 (Tabled), May 3, May 10, May 24 (None)

- **ON A MOTION DULY MADE BY MR. IAN AITCHISON, AND SECONDED BY MS. AMY TIERNEY THE TISBURY SCHOOL BUILDING COMMITTEE VOTED (15 AYES, 0 NAYS, ABSTENTIONS AS ABSENT) TO APPROVE THE:
- MAY 3, 2017 MINUTES AS WRITTEN, AND
- MAY 10, 2017 MINUTES AS AMENDED.**

IV. Community Survey Results (See documents on file.)

Two surveys were conducted eight weeks apart, the second after the Public Forum.

- A hacker sent in 162 responses in favor of the current site, which were all discounted.
- There was a good age range of respondents (except a low number under 25 yrs.).
- Both surveys showed about a 60/40 split in favor of the current site.

- If there was new construction the current site favor dropped to 56/44.
- Top factors were: student safety, Town planning and location, educational programming, and environmental impact.
 - The traffic study showed:
 - between 350 and 500 vehicles at peak hours;
 - both sites comparably rated at “A/A” level (0-10 second delays);
 - current site long term projections (standard 2% increase per yr.) drop to “B/A” level, but not the Manter Well site.
 - No traffic lights were needed, even during construction, although both sites would require signage and the current site would involve parent outreach.
 - The TSBC requested traffic be studied within local context not by Boston congestion standards.
 - Only the Manter site would require Martha's Vineyard Commission (MVC) District of Regional Impact (DRI) permitting due to the Oak Bluffs access.
 - Massachusetts Historical Commission had been informed of Manter site further recommended archaeological digs. The current site required no further review.
 - Natural Heritage was delayed by a re-mapping process but had so far declared little or no impact at either site.

II. Design and Cost Updates

(See documents on file.)

Turowski2 Architects (T2) presented the next design iterations with site and floor plans, views and massing. T2 and Owner’s Project Manager (OPM) Daedalus Projects revised construction-only costs (maximizing Town savings) to be reconciled later.

- The Manter site (\$38,000,000 to \$40,600,000) included road, utility and sewer infrastructure.
- The current site new three-story option (\$35,400,000 to \$38,400,000) required less site work and no modular costs (the existing building could be used during construction).
- The current site new two-story option was about the same (\$35,500,000 to \$38,600,000). Both current site new construction costs included demolition. Some outdoor play area might be available during construction.
- Renovation/addition (\$35,600,000 to \$39,400,000) required extensive existing building repair—only the façade, foundation and supporting structure could be retained. Modular costs would also be substantial.
- Base repair (building to code only) remained stable at (\$17,100,000 to \$23,200,000)
- The next phase would consider 50-year lifecycle costs (energy consumption, maintenance/repair, traffic, etc.). Renovation/addition might involve a shorter cycle.
- In response to questions, T2 explained that the process took into account school staff input on design and TSBC feedback on building looks/community fit.

VI. Committee Membership

- The TSBC discussed re-scheduling the next meeting (see below: Meetings/Events).
- Open Meeting Law allowed remote participation for the following reasons:
 - geographic distance or military service;
 - personal illness, emergency or disability.

- ON A MOTION DULY MADE BY MR. KRISTAL, AND SECONDED BY MR. JOHN CUSTER THE TISBURY SCHOOL BUILDING COMMITTEE VOTED UNANIMOUSLY (15 AYES, 0 NAYS, 0 ABSTENTIONS) TO ALLOW REMOTE PARTICIPATION IN ACCORDANCE WITH MASSACHUSETTS OPEN MEETING LAW. (See below: Actions.)
- ON A MOTION DULY MADE BY MR. KRISTAL, AND SECONDED BY MR. CUSTER THE TISBURY SCHOOL BUILDING COMMITTEE UNANIMOUSLY NOMINATED MS. CHERYL DOBLE AS VICE CHAIR; 15 AYES, 0 NAYS, 0 ABSTENTIONS.
- TSBC construction representative Mr. Leo de Sorcy offered to step down as he was unable to attend Wednesday afternoon meetings, although he had been following the process closely. IT WAS THE CONSENSUS OF THE TISBURY SCHOOL BUILDING COMMITTEE TO EXPLORE REMOTE PARTICIPATION AND/OR A POSSIBLE CHANGE OF MEETING TIME.

VII. Invoices For Approval

- MR. CUSTER AFFIRMED THAT WORK OUTLINED ON THE FOLLOWING INVOICES HAD BEEN PERFORMED:
 - INVOICE 0001 FROM DUSKO STAJIC FOR \$285; AND
 - DAEDALUS PROJECTS INVOICE #170523 FOR \$10,000;

III. Site Option Discussion

It was hoped that this discussion would lead to a decision on the site, and narrow the options in time for the June 29th Preferred Schematic deadline. All comments were respectful and acknowledged the eloquence and thoughtfulness of other speakers as well as often expressing the difficulties of opposing others' valued judgments.

- The Planning Board submitted a thoughtful letter (see documents on file) detailing the challenges and advantages of both sites and strongly in favor of the existing site and building as the historic institutional core of the village close to densely populated area and Town resources. The disadvantages of the Manter site included the cost of extending utilities, the increase in vehicular traffic, the diminishment of the green belt and water resource protection.
- Mr. Kristal put forward the motion to eliminate the Manter Well site (see below) since he felt the expenditure of \$40,000,000 in tandem with the expenditure to renovate the existing building for Town use was too large a sum for the Vineyard Haven taxpayers; and further that the Manter site would be overly controversial and politically risky. He was not opposed to a new building.
- Teacher representative Ms. Erika Mulvey noticed that these opinions did not put the Tisbury children first, and it was foolish not ignore the knowledgeable, professional opinion of the School staff. The Manter site education advantage was huge, allowing for flexibility in the fast-changing educational field and for community based features: (farms, ponds, walks, bee hives, food production). Current site rumors were inaccurate; e.g. few children walked to school, and safety/security was a serious consideration given the daily difficulties over: custody, substance abuse, angry parents, etc.

- Ms. Reade Milne advocated the current site to preserve the Manter Well site in a world of dwindling open space and expressing faith in the Designer's ability to produce a creative educational space on the current site.
- Teacher representative Sean DeBettencourt added to Ms. Mulvey's points. The existing building was considered on Town outskirts when it was built. Emergency Services and Police preferred the Manter Well location as safer. No traditions would be lost by such a move. His elementary school experienced a renovation so he could testify to the intensity of the disruption and impact on his childhood. About 98% of the teachers and staff were strongly for the Manter Well site.
- Parent representative Ms. Siobhan Mullin reported a deep connection to the site and feelings the Mante site was too far an adjustment. Respecting staff expert opinion that the building no longer filled educational needs, she suggested new construction.
- Principal John Custer also suggested new construction on the current site as a viable compromise, balancing what the students needed with what the Town wanted.
- The Tisbury School Committee emphasized that this was a town project that would be a phenomenal improvement whatever the decision. If it was only a school project, construction would already have begun on the Manter Well site. However they judged the town support for the current location to be critical to the successful completion of the project.
- Supt. Matt D'Andrea had no vote but stressed three points:
 - The Town needed to be sensitive to the significant detrimental learning impact of two years of disrupted education.
 - Fast changing education and technology fields required extensive facility flexibility.
 - Educationally speaking Manter Well was the better site.
- **ON A MOTION DULY MADE BY MR. KRISTAL, AND SECONDED BY MS. AMY TIERNEY THE TISBURY SCHOOL BUILDING COMMITTEE VOTED TO ELIMINATE THE MANTER WELL SITE FROM CONSIDERATION; 9 AYES, 6 NAYS, 0 ABSTENTIONS.**
- Members were required to vote the will of their constituents rather than their personal opinion. Planning Board representative Mr. Dan Seidman wrote that he would have voted for the existing site but was unable to be present.
- **ON A MOTION DULY MADE BY MR. KRISTAL, AND SECONDED BY MR. DEBETTENCOURT THE TISBURY SCHOOL BUILDING COMMITTEE VOTED UNANIMOUSLY (15 AYES, 0 NAYS, 0 ABSTENTIONS) TO REVISIT AND RESCIND THE PREVIOUS MOTION.**
- **ON A MOTION DULY MADE BY MR. KRISTAL, AND SECONDED BY MS. TIERNEY THE TISBURY SCHOOL BUILDING COMMITTEE VOTED TO ELIMINATE THE MANTER WELL SITE FROM CONSIDERATION; 8 AYES, 7 NAYS, 0 ABSTENTIONS.**

V. Massachusetts School Building Authority (MSBA) Submittal (June 29)

- The TSBC discussed the 50/50 split and the need for unity in moving forward. Members had thoroughly discussed and considered the issues. The entire staff repeatedly emphasized that despite their preferences they would whole-heartedly support any improvement. T2 requested an early meeting with School staff.
- The T2 and Daedalus Projects requested the choice be narrowed to two options with the final decision at the next meeting.

- A MOTION TO MOVE FORWARD WITH THE THREE STORY NEW CONSTRUCTION OPTION WAS MADE BY MR. KRISTAL; SECONDED BY MR. DEBETTENCOURT AND WITHDRAWN.

Three-story construction would retain the site, maximize outdoor space, minimize education disruption and eliminate modular costs. It was also the preferred parent option. However others were not ready to eliminate renovation/addition.

- ON A MOTION DULY MADE BY MR. KRISTAL, AND SECONDED BY MS. TIERNEY THE TISBURY SCHOOL BUILDING COMMITTEE UNANIMOUSLY VOTED TO ELIMINATE FROM CONSIDERATION TWO STORY NEW CONSTRUCTION ON THE CURRENT SITE; 15 AYES, 0 NAYS, 0 ABSTENTIONS.

- Resident Henry Stephenson was happy with the two final choices and suggested the Town work to remedy site disadvantages (e.g. lack of sidewalks).

- Resident Hyung Lee suggested that citizens needed to be more fully informed about the issues such as MSBA 41.26% share, what was included or not included, how things were calculated, etc.

Adjournment

- ON A MOTION DULY MADE BY MR. AITCHISON AND SECONDED BY MR. KRISTAL THE TISBURY SCHOOL BUILDING COMMITTEE MEETING UNANIMOUSLY ADJOURNED AT 7:14PM.

Appendix A: Meetings/Events:

- Tisbury School Graduation – 5:00PM, Wednesday, June 14, 2017 in the School Gym
- **TSBC/TSC - 7:00PM, Monday, June 19, 2017 at Tisbury School**
- MSBA Preferred Schematic Deadline – June 29, 2017

Appendix B: Actions

- Ms. McAndrews – obtain quality remote participation phone/technology.
- Mr. Custer – schedule T2 meeting with staff.

Appendix C: Documents on File:

- Agenda 6/7/17
- Sign In Sheet 6/7/17
- Building Committee Presentation for: Tisbury Elementary School June 7, 2017 (51 p.)
- Tisbury School Project Results of Community Survey #2 (11 p.) 5/31/17
- McAndrews cover email re: Tisbury SBC Information 6/2/17
- McAndrews email re: Public Forum 5/10/17
- TSC/TSBC Agenda 5/24/17
- McAndrews email re: Website Info and Survey
- Tisbury School Evaluation Criteria
- Tisbury School Evaluation Criteria and Community Forum Results 6/7/17
- Tisbury Planning Board letter re: Tisbury Elementary School project (3 p.) 6/6/17

Minutes respectfully submitted by Office On Call/Marni Lipke.