

Draft

**Tisbury School Committee/Tisbury School Building Committee
5:00PM, Monday, August 28, 2017
Tisbury School Library**

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TSC Members Present: Chair Amy Houghton, Colleen McAndrews,
TSBC Members Present: Chair Colleen McAndrews, Wiet Bacheller,
Harold Chapdelaine, Catherine Coogan, John Custer,
Matt D'Andrea, Cheryl Doble, Jay Grande, Melinda Loberg,
Reade Milne by phone*, Siobhan Mullin, Erika Mulvey,
Sean Mulvey, Dan Seidman, Richie Smith, Amy Tierney,

Others: John Guadagno, Akeyah Lucas,
Daedalus – Richard Marks, Christina Opper,
Turowski2 – Libby Turowski, Peter Turowski

Planning Bd.: Ben Robinson, Cheryl Doble, Dan Seidman

Town: FinCom - Mary Ellen Larsen, Bldg. Inspector – Ken Barwick,

Press: Connie Berry – MV Times,
Marni Lipke – Recorder

* Late Arrivals or early departures.

The Tisbury School Building Committee (TSBC) and Tisbury School Committee (TSC) meetings were called to order at 5:06PM. (*Some discussions are re-grouped for clarity.*)

I. Approval of Meeting Minutes from 7/17/2017, 7/31/2017

- ON A MOTION DULY MADE BY MR. JOHN CUSTER AND SECONDED BY MR. SEAN MULVEY THE MINUTES OF THE JULY 17, 2017 MEETING WERE UNANIMOUSLY APPROVED; 15 AYES, 0 NAYS, ABSTENTIONS.
- ON A MOTION DULY MADE BY MS. AMY HOUGHTON AND SECONDED BY MS. COLLEEN MCANDREWS THE MINUTES OF THE JULY 31, 2017 MEETING WERE UNANIMOUSLY APPROVED AS AMENDED; 2 AYES, 0 NAYS, ABSTENTIONS AS ABSENT.
- The TSBC welcomed new member Mr. Harold Chapdelaine of the Tisbury Historic Commission and Williams Street History District to the TSBC. Mr. Chapdelaine gave a brief review of his experience, which included other school building committees and professional experience in construction/renovation. Everyone introduced themselves.
- Chair Colleen McAndrews apologized for the oversight of not having MVTV at this meeting.

II. Massachusetts School Building Authority (MSBA) Board Meeting

Principal John Custer attended the meeting and reported that the Board quickly voted to advance the Project into the Schematic Design Phase.

III. Review Membership

At this point in the project the TSBC was looking for representation in the areas of construction, engineering and architecture, however there were now 20 members of which 17 voted. The Committee discussed various solutions.

- Mr. Leo De Sourcy was still hoping to participate but was dealing with health issues.

- Ms. Siobhan Mullin offered to step down since Ms. Erika Mulvey also represented the Parent Teacher Organization (PTO) on the TSBC. Ms. Mullin would be missed and it was hoped she would continue to attend meetings and stay involved.

- Members were asked to sign up for working groups which would also include (see below: Meetings/Events):

Outdoor facilities – (outdoor classrooms, playgrounds, maybe parking),
Security (exterior and interior),
Sustainability (working with the Energy Committee),
Communications Technology,
Materials.

- A working group could include experts who were non-TSBC members but who could participate and advise as part of the process. Others could contribute by submitting reports on such things and materials, construction, etc.

* Ms. Reade Milne entered the meeting by phone at 5:20PM due to geographical distance and consequently all TSBC votes would be roll call.

• **ON A MOTION DULY MADE BY MR. DAN SEIDMAN AND SECONDED BY MS. WIET BACHELLER THE TISBURY SCHOOL BUILDING COMMITTEE UNANIMOUSLY VOTED TO LIMIT THE TISBURY SCHOOL BUILDING COMMITTEE TO 19 MEMBERS WITH TWO NON-VOTING MEMBERS; MOTION PASSED UNANIMOUSLY; 14 AYES, 0 NAYS, 0 ABSTENTIONS: MR. CHAPDELAINE—AYE, MS. CATHERINE COOGAN—AYE, MS. MULVEY—AYE, MR. MULVEY—AYE, MR. CUSTER—AYE, MS. MELINDA LOBERG—AYE, MS. MULLIN—AYE, MS. MILNE—AYE, MS. MCANDREWS—AYE, MS. AMY TIERNEY—AYE, MR. JAY GRANDE—AYE, MS. CHERYL DOBLE—AYE, MR. SEIDMAN—AYE, MS. BACHELLER—AYE.**

• **ON A MOTION DULY MADE BY MS. HOUGHTON AND SECONDED BY MS. MCANDREWS THE TISBURY SCHOOL COMMITTEE UNANIMOUSLY VOTED TO LIMIT THE TISBURY SCHOOL BUILDING COMMITTEE TO 19 MEMBERS OR LESS, AND TO ACCEPT THE RESIGNATION OF MS. SIOBHAN MULLIN FROM THE TISBURY SCHOOL BUILDING COMMITTEE; MOTION PASSED UNANIMOUSLY: 2 AYES, 0 NAYS, 0 ABSTENTIONS.**

IV. Design Options from Turowski2 (T2) (See documents on file.)

T2 presented four preliminary options reviewing internal and external components, height, façade, playground and parking place-holders with more detailed discussion and recommendations to be continued in the TSBC Working Groups (see above: #III). All options showed the elementary grades on the lower floors and the middle school on the upper floors with shared common spaces, and a portion of the building that could be closed off for community use. The five acre site offered good north/south daylight exposure for classrooms. The topography was low at either end but could be altered to better fit building locations. Shelter from winter winds and exposure to summer breezes would be considered in playground design. Examples of other schools with traditional materials were shown and a tour of new schools had been scheduled (see below: Meeting/Events).

- The two septic wicks setbacks were considered in all the designs (see below: actions).

- Continued School use of the parking lot across the street was undecided so plans were presented with both possibilities. An annually reviewed Memorandum of Understanding (MOU) with the Selectmen allowed school use from September through June. However, the Selectmen and Planning Board were jointly examining property for a new Town Hall, a new Town Hall Annex, Town employee parking, etc. (The Superintendent's Shared Services Office staff also used the parking lot.)
 - Option 3B, the preferred option presented to the MSBA was a three-story school located on the east side of the site, leaving the existing building in use during construction. The rise in the middle of the lot would be reduced to a gentle slope, leaving contiguous green space.
- Pros included: use of the existing building eliminating modular costs, most recreation on one side of the site, with lower grade play areas close to their classrooms.
- Cons included; reduction of green space, and playing fields distanced from the gym.
- The TSBC asked about:
 - use of outdoor classrooms 4 to 5 months of the year;
 - whether older and younger student playgrounds had to be separated
 - greenhouse locations, and plantings to modify wind exposure.
- Option 3C was a three-story school on the east side of the site that would require the demolition of the gym/foreign language rooms before construction. The community use part of the school with a separate entrance was on the ground floor. There was roof access for a middle school outdoor classroom.
- Pros were similar to Option 3B plus all recreation on one side and the lowest building elevation.
- Cons included the cost of the gym demolition requiring some modular classrooms (\$300-400,000), a lower level gym requiring students to come upstairs to the playing fields.
- The TSBC asked about:
 - parking, service entrances, and traffic patterns,
 - 18 month construction time,
 - impossibility of saving the existing building with new construction,
 - balance of pre-construction and material storage on site, consistent grading costs.
- Option 3D located the new school in the center of the site.
- Pros included formal entrances on both Spring and West Williams Streets, lower grade playgrounds close to classrooms, and centralized parking.
- Cons included: losing use of the existing building and costs of modulars (\$800,000 - \$1,000,000), extension of construction time to 2 years, highest building height, division of site elements, playing fields distanced from gym.
- Option 3E sited the new building on the west end of the property. The site would be flattened and the area raised.
- Pros included: use of the existing building during construction, recreational areas on one side, lower grade play area close to their classrooms.
- Cons included: restrictions on future expansion, tricky grading issues such as current sidewalks, proximity to fire station, traffic and pedestrian flow around the corner.
- The TSBC thanked T2 for the presentations that were easy to visualize.

- ON A MOTION DULY MADE BY MR. SEIDMAN AND SECONDED BY MR. CUSTER THE TISBURY BUILDING COMMITTEE UNANIMOUSLY ELIMINATED OPTION 3E THREE STORY BUILDING LOCATED ON THE WEST SIDE OF THE SITE: 13 AYES, 0 NAYS, 0 ABSTENTIONS: MR. CHAPDELAIN—AYE, MS. COOGAN—AYE, MS. MULVEY—AYE, MR. MULVEY—AYE, MR. CUSTER—AYE, MS. LOBERG—AYE, MS. MILNE—AYE, MS. MCANDREWS—AYE, MS. TIERNEY—AYE, MR. GRANDE—AYE, MS. DOBLE—AYE, MR. SEIDMAN—AYE, MS. BACHELLER—AYE.

- Planning Board members suggested setting community goals around encouraging walking/biking, neighbors and neighborhoods, and traffic circulation. Mr. Richard Marks of Daedalus responded that setbacks for adjacent properties were sufficient, but that of course the current building location was the most familiar.

- The Planning Board also suggested TSBC members itemize each option for better clarity of consideration.

- There were discussions on:

- bus traffic as better suited to the wider Spring St. side;

- the impact on Alan Fortes' abutting property, whether it was for sale and realistic expectation of coming Town project capital costs;

- restrictions on new building locations due to use of current building during construction;

- elimination of the option to build on the current location as the least functional design and most expensive option with most disruption to education; versus a sense of premature action and moving too fast.

- ON A MOTION DULY MADE BY MR. SEIDMAN AND SECONDED BY MS. BACHELLER THE TISBURY BUILDING COMMITTEE FAILED TO ELIMINATE OPTION 3D A NEW THREE STORY BUILDING LOCATED AT THE CENTER OF THE SITE: 5 AYES, 8 NAYS, 0 ABSTENTIONS: MR. CHAPDELAIN—NAY, MS. COOGAN—AYE, MS. MULVEY—AYE, MR. MULVEY—AYE, MR. CUSTER—NAY, MS. LOBERG—NAY, MS. MILNE—NAY, MS. MCANDREWS—NAY, MS. TIERNEY—NAY, MR. GRANDE—NAY, MS. DOBLE—NAY, MR. SEIDMAN—AYE, MS. BACHELLER—AYE.

V. Schematic Design Schedule

- The TSBC meetings were regularly exceeding the original one hour goal so members agreed 1 ½ - 2 hour meetings. Fall TSBC meeting schedules were set.

- In view of the amount of work still to be done, Mr. Marks asked the MSBA if the Schematic Design deadline (which would include the final budget) could be pushed back to mid-February—which still kept the April 2018 Annual Town Meeting goal.

- ON A MOTION DULY MADE BY MS. TIERNEY AND SECONDED BY MR. SEIDMAN THE TISBURY BUILDING COMMITTEE UNANIMOUSLY VOTED TO EXTEND THE SCHEMATIC DESIGN PHASE BY TWO MONTHS: 13 AYES, 0 NAYS, 0 ABSTENTIONS: MR. CHAPDELAIN—AYE, MS. COOGAN—AYE, MS. MULVEY—AYE, MR. MULVEY—AYE, MR. CUSTER—AYE, MS. LOBERG—AYE, MS. MILNE—AYE, MS. MCANDREWS—AYE, MS. TIERNEY—AYE, MR. GRANDE—AYE, MS. DOBLE—AYE, MR. SEIDMAN—AYE, MS. BACHELLER—AYE.

Adjournment

• **ON A MOTION DULY MADE BY MS. MCANDREWS AND SECONDED BY MS. HOUGHTON THE TISBURY SCHOOL COMMITTEE MEETING UNANIMOUSLY ADJOURNED AT 6:36PM.** Ms. Houghton left the TSBC meeting.

VI. Planning Board Chairperson Report

Planning Board Chairperson Ben Robinson strongly advised that the academic/ educational plan be re-examined and/or re-presented as to whether it could be moderated down to accommodate a less expensive base repair and addition to the existing building; and that certain existing conditions (e.g. size of classrooms) might be deemed acceptable. He mentioned possible Planning Board referral of the project to the Martha's Vineyard Commission (MVC) or mandatory referral based on school choice as an Islandwide impact. Others confirmed Mr. Robinson's report of substantial public opinion that Tisbury was a "Ford" rather than a "Lexus" town, presaging anxiety that the measure as it stood would not achieve the necessary two-thirds majority at Annual Town Meeting and the ballot. Consequently it was important that there be a definitive response. Discussion issues included:

- academic plan as not the purview of the architects and hence referral to the education experts (teachers, administrators, educational consultants, etc.);
- extensive previous hours and forums drafting and presenting the education plan;
- whether this was a backward step in the process;
- the need to build / plan for 50 or 100 years into the future;
- examples of other towns' school project votes, Town communication gaps and the importance of early and assertive information and response;
- forming a small working group to address the issue and due diligence going forward.

* Mr. Chapdelaine, Mr. Mulvey and Tisbury Building Inspector Ken Barwick left the meeting at 7:00PM—Mr. Barwick thanking the TSBC and hoping to continue attending in the future.

Adjournment

• **ON A MOTION DULY MADE BY MS. MULLIN AND SECONDED BY MR. SEIDMAN THE TISBURY BUILDING COMMITTEE, ADJOURNED AT 7:03PM: 12 AYES, 0 NAYS, 0 ABSTENTIONS: MS. COOGAN—AYE, MS. MULVEY—AYE, PRIN. CUSTER—AYE, MS. LOBERG—AYE, MS. MULLIN—AYE, MS. MILNE—AYE, MS. MCANDREWS—AYE, MS. TIERNEY—AYE, MR. GRANDE—AYE, MS. DOBLE—AYE, MR. SEIDMAN—AYE, MS. BACHELLER—AYE.**

Appendix A: Meetings/Events:

- **TSBC – (TBD) 5:00PM, 2nd & 4th Mondays, at the Tisbury School**
- **TSBC – 5:00PM, Monday September 11 & 25, 2017, at the Tisbury School**
- **MVRHSC - 5:00PM, Monday, September 11, 2017 at the MVRHS**
- **TSBC Security and Communications Subcommittees, Monday September 11, 2017**
- **TSC – (TBD) 8:30AM, Tuesday, September 12, 2017 at the Tisbury School**
- **School Tour – Thursday, September 28, 2017**
- **AISC - 6:00PM, Thursday, September 21, 2017 at the MVRHS**
- **TSBC Sustainability Subcommittee, 9:30AM-12:00N, Tuesday September 26, 2017**

continued >

Appendix A: Meetings/Events (cont.):

- **TSBC – 5:00PM, Tuesday, October 10, 2017 at the Tisbury Sch**
- **TSBC – 5:00PM, Monday October 23, 2017 at the Tisbury Sch**

Appendix B: Actions

- All – sign up for a Working Group
- Planning Bd. & Selectmen – put Spring St. parking lot on agendas.
- T2 – include 30 ft. x 40 ft. septic wick building in all options.
- Ms. McAndrews – add Town/Public Communications working group.

Appendix C: Documents on File:

- Updated with Revised Agenda 8/28/17
- Sign In Sheet 8/28/17
- Building Committee Presentation for: Tisbury Elementary School August 28, 2017 (25 p.)
- Building Committee Presentation for: Tisbury Elementary School (Revised) August 28, 2017 (25 p.)

Minutes respectfully submitted by Office On Call/Marni Lipke.