

**Tisbury School Committee/  
Tisbury School Building Committee  
8:30AM, Tuesday, October 17, 2017  
Tisbury School Library**

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TSBC Members Present: Chair Colleen McAndrews, Ian Aitchison, Wiet Bacheller, Harold Chapdelaine, John Custer, Matt D'Andrea, Reade Milne, Erika Mulvey, Sean Mulvey, Dan Seidman, Richie Smith, Amy Tierney,

TSC Members Present: Colleen McAndrews,

Others: Whitney Burke – School staff, Siobhan Mullin – PTO, Mary Ellen Larsen – FinCom, Ben Robinson – Planning Bd., Daedalus – Richard Marks, Turowski2 – Libby Turowski, Peter Turowski Griffith & Vary - Wayne Mattson Tisbury Residents – Phyllis Vecchia LEED – Cynthia Kaplan,

Tis. Sch. Staff: Whitney Burke, Natalie Krauthamer, Nicole Shirley, Laura Wiesner,

Planning Bd.: Ben Robinson, Dan Seidman,

Press: MVTV – Lynn Fraker, Marni Lipke – Recorder\*

\* Late Arrivals or early departures.

The Tisbury School Building Committee (TSBC) meeting was called to order at 5:07PM. The TSBC would return to its regular schedule next week.

I. Approval of the Minutes of 9/25/2017

**• ON A MOTION DULY MADE BY MR. HAROLD CHAPDELAIN AND SECONDED BY MS. WIET BACHELLER THE MINUTES OF THE SEPTEMBER 25, 2017 MEETING WERE UNANIMOUSLY APPROVED; 10 AYES, 0 NAYS, 0 ABSTENTIONS.**

IV. Design Updates

A. Potential Program Adjustments

• Mr. Peter Turowski of Turowski 2 Architects (T2) outlined the program reductions designed to reduce school costs, as strongly advocated by the Selectmen and some community members.

- After strong and repeated arguments the Massachusetts School Building Authority (MSBA) rejected a reduction from 900 sq. ft. to 850 sq. ft. in classroom size for kindergarten (K) through fourth grade and accepted but would not encourage it for grades five through eight – total reduction 300 sq. ft.

- Breakout spaces associated with K through 4 classrooms were reduced to 100 sq. ft. with classes paired by grade and divided by a project area– total reduction 400 sq. ft.

- The break-out spaces for grades 5 through 8 were put into a single 800 sq. ft. project area adjacent to the Science and Technology spaces – total reduction 400 sq. ft.
- The Tech classrooms were eliminated in favor of rolling carts with laptops or pads (a growing trend) and the Tech Lab increased by 200 sq. ft. – total reduction 1,000 sq. ft.
- A series of smaller reductions in Administration general office and waiting area, and the Teachers' mail and time rooms totaled 220 sq. ft.
- The gross total reduction of 2,720 sq. ft. would save about \$2,000,000 of reimbursable space for a Town saving of about \$1,200,000.
  - The TSBC considered:
    - adequate pull out spaces for testing;
    - reluctance to eliminate two classrooms given enrollment spikes and bubbles;
    - appropriate space for English Language Learning (ELL), Special Education (SpEd), etc.
    - reduced enrollment through lack of affordable housing for young families;
    - staff adaptation to flexible spaces;
    - responsible response to Town and resident financial status.
  - There was a desire to retain the current entrance configuration of an open vestibule with conference room and toilet before the secured entrance. The entrance would be disability accessible with no steps. Roof top access was assured on the second and third floors.

## II. Leadership in Energy and Environmental Design (LEED) Update

The working group planned sustainable features that met 54 LEED points making the Project eligible for the 2% MSBA reimbursement increase. However, the school should also aim for more extensive sustainability, carbon footprint reduction, etc. not encompassed in LEED. Some measures were low cost such as composting, recycling and waste bins in every room, rainwater reclamation, etc. Most sustainability in New England involved super insulation and tight building envelopes to retain heat. Hot water was less of an issues since the population didn't shower, etc. on the premises. All buildings were now constructed solar ready. High Island electrical costs were an issue. Incentives might come from other regional organizations e.g. Cape Light Compact.

- The mechanical systems and control unit would be glassed in for public viewing and were designed with sleek modern colors and stainless steel.

## III. Mechanical Systems

Wayne Mattson P.E. of Griffith & Vary, Inc. (G & V) explained the workings of two Heating/Ventilation/Air Conditioning (HVAC) systems, pretty much equally priced.

- The chilled beam system was more energy efficient and slightly quieter. Radiant heating panels in the ceiling and classroom temperature/humidity control was enough not to require air conditioning, so only larger spaces (library, cafeteria, etc.) needed it.
- The Variable Air Volume (VAV) system required a different duct system, had more moving parts including fans that drove the air, accounting for some noise (covered by MSBA acoustical requirements) and higher energy consumption.
- Both were robust, simple to operate systems with track records in other schools. Custodian training was included. Roof equipment aesthetics should not be an issue due to smaller units. Both systems would include Co2 sensors automatically shifting empty

rooms to standby mode, when temperature levels could be retained with minimal or no input. Individual classroom units also allowed manual control.

- The TSBC discussed:
  - clear malfunction indicators so that problems were immediately known (web-based and comprehensive);
  - geo-thermal heating, which had a very high installation cost and posed difficulties with building population density;
  - propane as the more efficient fuel than oil;
  - emergency shelter generators and Emergency Battery Units (EBUs) requirements depending on use as a complete community or hybrid shelter;
  - life system analysis accounting for installation, maintenance and operating costs.

#### V. Report on School Visits

The visitors were struck by:

- innovative Science/Technology/Engineering/Math (STEM) design;
- so much glass and natural light (controlled by sun shades) that electric lights were unnecessary during the day;
- break out space for teachers and/or students.
- schools in the heart of neighborhoods with great neighbor/construction relations;
- finishing tiles and use of bamboo;
- differences in the sites, a best Construction Managed (CM) example and a less tight and clean Design, Bid, Build (DBB) example.

#### VI. Owner's Project Manager (OPM) Report (See below: Meetings/Events.)

A meeting to update Selectmen would be scheduled in mid-November and a joint meeting for the Schematic Design vote in mid-December. This vote would set the budget so the next three TSBC meetings would encompass vital decisions and updates. Design and systems were flexible after the budget was voted, as long as the changes remained within the approved funding.

- Billing was tracking as expected with the OPM at 51% and T2 at 42% for a total \$364,000 MSBA reimbursed at \$148,000.
- MR. CUSTER AFFIRMED THAT WORK OUTLINED ON THE FOLLOWING INVOICES HAD BEEN PERFORMED:
  - VIDEOGRAPHER INVOICE #0002 FOR SEPTEMBER 11 & 25, 2017 FOR \$253.75;
  - DAEDALUS INVOICE #170928 DATED SEPTEMBER 30, 2017 FOR \$10,000.

#### VII. Construction Manager at Risk (CM) / Design, Bid, Build (DBB) - Tabled

Mr. Marks would send out a 2009 report on the two procedures.

#### VIII. Frequently Asked Questions (FAQs) / Talking Points

- An email informed parents that Martha's Vineyard Regional High School (MVRHS) students would start work October 27th on a video to show the condition of the current building (see 5/10/17 Minutes p.1). Parents could give permission for a child to participate or be interviewed otherwise student privacy would be maintained.

- The Project website placement and content were being reconsidered for better public accessibility, and the email list was also being verified for better communications.
- Chair Colleen McAndrews asked everyone to think about how to better inform the public and respond to the dismaying amount of misinformation, incorrect facts, inaccurate numbers, etc. in circulation.

#### Adjournment

- **ON A MOTION DULY MADE BY MR. SEAN MULVEY AND SECONDED BY MR. DAN SEIDMAN THE MEETING UNANIMOUSLY ADJOURNED AT 6:28PM.**

#### **Appendix A: Meetings/Events:**

- Materials & Maintenance - 3:30PM, Monday October 23, 2017 at the Tisbury School
- **TSBC - 5:00PM, Monday October 23, 2017 at the Tisbury School**
- MSBA Furniture Selection Presentation - November 7, 2017 at the Higgins School
- FinCom - 6:30PM, Wednesday, November 8, 2017 at the EMS Bldg
- **TSBC - 5:00PM, Monday, November 13, 2017 at the Tisbury School**
- MSBA Story of a Bldg. - November 14, 2017 at West Bridgewater School
- **TSC - 8:30AM, Tuesday, November 14, 2017 at the Tisbury School**
- **TSBC - 5:00PM, Monday, November 27, 2017 at the Tisbury School**
- **TSBC - 5:00PM, Monday, December 11, 2017 at the Tisbury School**
- TSBC - (TBD) 5:00PM, Monday, December 18, 2017 at the Tisbury School

#### **Appendix B: Actions**

- All - *please* read material on procurement vs. lump sum finances for October meeting.
- All - email questions to Chair McAndrews.
- All – consider how to reach the public and respond to misinformation.
- Prin. Custer - reach out to civil defense re: shelter requirements.

#### **Appendix C: Documents on File:**

- Agenda 10/17/17
- Sign In Sheet 10/17/17
- Building Committee Presentation for: Tisbury Elementary School October 17, 2017 (16 p.)
- McAndrews email re: TSBC, TSC Meeting Notice for 10/17/2017
- Story of a Building flyer
- Tisbury School Project OPM Report October 17, 2017

Minutes respectfully submitted by Office On Call/Marni Lipke.

Minutes approved as amended by the TSBC 10/23/17