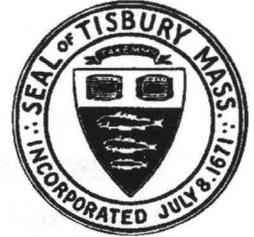




John Custer
Principal

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Sean Mulvey
Associate Principal

Tisbury School Committee/Tisbury School Building Committee
5:00PM, Monday, January 8, 2018
Tisbury School Library

1

TSBC Members Present: Acting Chair Cheryl Doble, Wiet Bacheller,
Harold Chapdelaine, Catherine Coogan, John Custer,
Sean DeBettencourt, Melinda Loberg,
Colleen McAndrews by phone, Reade Milne, Erika Mulvey,
Sean Mulvey, Dan Seidman*, Richie Smith, Amy Tierney,

TSC Members Present: Colleen McAndrews,

Others: Daedalus – Joe Sullivan, Alicia Monks,
Turowski2 – Libby Turowski, Peter Turowski,
Marni Lipke – Recorder,

Press: MVTV – Evgeny Mishchenko,

* Late Arrivals or early departures.

The Tisbury School Building Committee (TSBC) meeting was called to order at 5:09PM. Acting Chair Ms. Cheryl Doble stated that Ms. Colleen McAndrews was participating by phone and therefore all votes would be by roll call. (*Recorder's note: discussions are summarized and re-grouped for clarity and brevity.*)

I. Approval of the Minutes of 12/11/2017 and 12/14/2017

• ON A MOTION DULY MADE BY MS. WIET BACHELLER AND SECONDED BY MS. MELINDA LOBERG THE MINUTES OF THE DECEMBER 11, 2017 MEETING WERE UNANIMOUSLY APPROVED AS AMENDED; 10 AYES, 0 NAYS, 3 ABSTENTIONS AS ABSENT: MS. BACHELLER—AYE, MR. SEAN DE BETTENCOURT—ABSTAIN, MS. ERIKA MULVEY—AYE, MS. AMY TIERNEY—AYE, PRINCIPAL JOHN CUSTER—AYE, MS. MCANDREWS—AYE, MS. DOBLE—ABSTAIN, MR. SEAN MULVEY—AYE, MR. HAROLD CHAPDELAINE—AYE, MS. READE MILNE—AYE, MS. LOBERG—AYE, MS. CATHERINE COOGAN—AYE, MR. DAN SEIDMAN—ABSTAIN.

• ON A MOTION DULY MADE BY MS. MILNE AND SECONDED BY MR. DE BETTENCOURT THE MINUTES OF THE DECEMBER 14, 2017 MEETING WERE APPROVED AS AMENDED; 12 AYES, 0 NAYS, 1 ABSTENTION AS ABSENT: MS. BACHELLER—AYE, MR. BETTENCOURT—AYE, MS. MULVEY—AYE, MS. TIERNEY—AYE, PRIN. CUSTER—AYE, MS. MCANDREWS—AYE, MS. DOBLE—AYE, MR. MULVEY—AYE, MR. CHAPDELAINE—AYE, MS. MILNE—AYE, MS. LOBERG—AYE, MS. COOGAN—AYE, MR. SEIDMAN—ABSTAIN.

III. Owner's Project Manager (OPM) Report

- The total project costs were submitted as \$46,969,476 (Tisbury share of \$33,377,807) including construction, soft and continuous costs which was up about \$700,000 due to the inclusion of the Construction Manager at Risk (CM@R) (\$1,873,400) and some of the changes listed below.
- The Massachusetts School Building Authority (MSBA) had raised the Tisbury percentage slightly to 41.26% and increased the square footage cap, which reduced the Town share.

IV. Architect Report (See documents on file.)

- Plans and elevations were essentially unchanged although Turowski2 Architects (T2) continued to work with the OPM and the Design Working Group (see 11/27/17 Minutes p. 2 # IV) to find ways to reduce the budget while maintaining an aesthetically pleasing facility.
- T2 had also been meeting with sustainable energy consultant Marc Rosenbaum of South Mountain, who was willing to initially donate time, but might be hired as a consultant as the process moved forward.

II. Review Project Budget (See documents on file & 12/14/17 Minutes p. 2-3.)

As presented at the joint meeting, the OPM and T2 drafted a list of components that could be changed or eliminated to reduce costs. The Town would realize 100% of the savings on non-MSBA reimbursable options, and would realize 60¢ on the \$1 for those that were reimbursable. Some options were more time sensitive than others and the list would be clearly prioritized. The Design Working Group discussed each option and categorized their recommendations as follows:

- **take** the option;
- **explore** the option further for more study and/or re: long term cost/savings analysis;
- **alternate funding** in terms of either money or labor;
- moved to the **bid alternate** list (see below);
- **partial** inclusion for partial savings;
- possible **other alternatives**;
- left in/**retained**/**no way**.

A small number of the options were "**bid alternates**" that had to be included in the initial MSBA submission and so decided at the January 22nd meeting. The Town would be accountable for any bid alternates changed after the budget was set.

- The asphalt roof was included in the submission (instead of standing metal seam) (savings ~ \$364,400). Favorably comparable lifespan and maintenance were reviewed. Mr. Chapdelaine reported that sometimes the manufacturer/roofer sold a 50 yr. bond for 100% replacement (see below: Actions).
- Glass Fiber Reinforced Concrete (GFRC) would replace Fiber Cement as the material of choice on the upper level (~ \$681,000). The Working Group liked the more traditional aesthetic of the fiber cement clapboards. However, it would entail re-painting about every 20-25 years and the TSBC strongly noted Tisbury's poor maintenance record.

- The additional parking lot (~ \$314,300) was not included in the submission. As off-site and over the landscape cap, it was not reimbursable. However it was still listed in case the project was under-budget and it could be done with equipment/labor efficiencies.
- The collection of roof rainwater to flush toilets (~ \$274,000) was an uncertain area because it might be MSBA reimbursable as part of internal plumbing. Since it represented long-term water cost savings, towards the end of the meeting the TSBC considered including it as a **trade-off** for some of the other Value Engineering savings.
- Off grid solar (~ \$8,900) was so small it could be a possible unit for **alternate funding** or for an educational project.
- Pavers for the outdoor roof classroom (~ \$70,200) was moved to the **bid alternate** list as being strongly considered for elimination; however Ms. Milne maintained that without them the classroom would be unusable.

Value Engineering (VE) options were more open for discussion/decision as the project progressed.

- Two items were already included in the submitted estimate:
 - elimination of the revised stage layout (~ \$63,400) and
 - changing retractable glass doors to white-board (~ \$88,300)—whiteboard could be resurfaced to increase its lifespan.
- It was agreed to **take** the Reduce Slab On Ground (SOG) from 5 to 4" (~ \$26,500). However the reinforcing wire (~ \$ 28,400) was **retained/no way**.
- Flat roofs (gym (~ \$47,000) & south classroom wing (~ \$137,250)) would be **explored** in terms of visuals, cost savings, and a potentially large solar capacity increase.
- Delete exterior shades (~ \$60,000) for south facing windows option was **taken**. The shades had a modern look that conflicted with the traditional West William St. façade. and **other alternatives** such as internal shades were available.
- Roof furniture/planters (~ \$20,000) were a good item for **alternate funding**.
- Eliminate bleachers in the gym (~ \$39,800) were definitely **retain/no way**.
- 50% Exterior canopy reduction (~ \$60,800) was **taken**.
- Roof screen reduction (\$100,000) would expose machinery and increase noise levels – **retained/no way**.
- Change porcelain tile to ceramic tile (~ \$12,000) was **retained**. To avoid 'bathroom' looks the ceramics would have to be high priced, eliminating much of the savings. In addition ceramic had only surface color showing chips, while porcelain was more durable and colored throughout.
- Substitute concrete for granite curbs (~ \$50,000) The Group recommended **partial** inclusion, using granite in high visibility/high traffic areas and concrete in the less traveled and noticeable drives, parking, etc.
- Bituminous in lieu of concrete pavers (~ \$20,400) – **other alternatives** such as colored concrete slabs were being considered as better and/or cheaper.
- Wood fiber in lieu of rubber play surface (~ \$59,200) – the rubber was **retained**.
- **Alternate funding** could be found for the Sheds (~ \$ 26,600).
- Omit reuse of the camel and elephant - It would coast about \$8,000 to carefully remove, assess and store them for two years. Although controversial, the recommendation was to **take** the option, auction them off or repurpose them.

- Eliminate basketball court (~ \$38,000) – **retain/no way**, but elimination of basketball court lighting (\$90,000) was recommended for **partial** savings by installing the infrastructure (~ \$10-15,000) but not the lighting. Installation of the infrastructure after the project would be prohibitively expensive. However, night practice was likely to be more community based than school use, and the neighborhood might prefer no lights.
- Elimination of plantings irrigation (i.e. not playing fields) (~ \$ 35,800) was **retained**; as were exterior tables and chairs (~ \$38,000) and play equipment (~ \$210,000).
- Change soccer base from gravel to sand (~ \$72,900) was an easy decision to **take**.
- Reduction of interior cameras (~ \$14,300) might be **partially** implemented pending safety checks.
- Cafeteria projection screen (~ \$15,000) was **retained/no way** but the gym projection screen (~ \$13,000) was **taken**.
- Selected kitchen equipment (~ \$28,000) was retained, although not necessary it was strongly requested by kitchen staff.
- Ceiling radiant panels (~ \$23,600) were **retained** as cleaner and less inconvenient than baseboards, which were prone to damage from scuffing, things falling behind, etc.
- Total recommended savings was about \$287,500 (20%) out of the possible \$1,468,600.

At their next meeting the TSBC would vote on Design, Bid, Build (DBB) or CM@Risk as well as voting on the bid alternates before the mid-February MSBA final meeting (see below: Actions).

V. Communications (See below: Tasks.)

This report came earlier in the meeting to accommodate Ms. Milne who had to leave early. The Working Group met and discussed different publicity methods and timeline.

- A brochure was being designed to be placed at all gathering points.
- A postcard mailing would be sent closer to Town Meeting.
- The new website was on line.
- Parent Teacher Organization (PTO) Co-President Siobhan Mullin would rally and educate the parent community.
- The excellent video by the High School students would be ready February 1st.
- There was no funding, despite a reasonable estimate for a model, so the Group was looking at other alternatives such as a High School architecture class project.
- The TSBC would be asked to get more involved in disseminating correct and accurate information, in one-on-one conversations, answering public questions, coffees, letters to editors, etc.
- Presentations on the new school should be both by PowerPoint and in printed form.

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

- OFFICE ON CALL/ORDER OUT OF CHAOS INVOICE #1316 FOR \$992.50
- EVGENY MISHCHENKO INVOICE #0002 AT \$175;
- DAEDALUS PROJECTS INVOICE #171131 AT \$10,000; AND
- TUROWSKI TWO ARCHITECTS INVOICE # 16-15-07 AT \$62,279.

Adjournment

• ON A MOTION DULY MADE BY PRIN. CUSTER AND SECONDED BY MR. DE BETTENCOURT THE TISBURY SCHOOL BUILDING COMMITTEE MEETING UNANIMOUSLY ADJOURNED AT 6:35PM: MS. BACHELLER—AYE, MR. BETTENCOURT—AYE, MS. MULVEY—AYE, MS. TIERNEY— AYE, PRIN. CUSTER—AYE, MS. MCANDREWS—AYE, MS. DOBLE—AYE, MR. MULVEY—AYE, MR. CHAPDELAIN—AYE.

Appendix A: Meetings/Events:

- TSBC - 5:00PM, Monday, January 22, 2018 at the Tisbury School
- MSBA Board Meeting – Wednesday, February 14, 2018
- Tisbury Annual Town Meeting – Tuesday, April 10, 2018
- Tisbury Town Ballot – Tuesday, April 24, 2018

Appendix B: Actions

All – be prepared to discuss/vote on DBB vs. CM@R at 1/22/18 mtg.

- send any questions or comments to Ms. McAndrews.

T2/Daedulus - investigate roof bond re: 100% replacement for 50 yrs.

T2/Daedulus - request MSBA protocol on rainwater collection for grey water.

T2/Daedulus - send out well ahead of 1/22/18 meeting:

- DBB/CM@R pros & cons, and
- revised project options.

Appendix C: Documents on File:

- Agenda 1/8/18
- Building Committee Meeting: Tisbury Elementary School January 8, 2018 (20 p.)

Minutes respectfully submitted by Office On Call/Marni Lipke.

Chair Colleen McAndrews

Minutes approved by TSBC 1/22/18