VOLUME II- APPENDIX

TISBURY SCHOOL
PREFERRED SCHEMATIC REPORT SUBMISSION
for the Massachusetts School Building Authority

JUNE 29, 2017

MODULE 3: PREFERRED SCHEMATIC REPORT
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APPENDIX

APPENDIX A

(Meeting Minutes)

April 11, 2017

Tisbury School – Infrastructure Department Head Meeting, April 10, 2017 at 9:30

Attendees/Department:

Name/Department:	Email:
Kenneth Barwick, Building Inspector	kbarwick@tisburyma.gov
Heidi Rydzewski, I.T.	hrydzewski@tisbury.ma.gov
Kirk Metell, Facilities Manager	kmetell@tisburyma.gov
Ray Tattersall, DPW	rtattersall@tisburyma.gov
Maura Valley, BOH	mvalley@tisburyma.gov
Danielle Ewart, Shellfish	dewart@tisburyma.gov
Paul Ernst, Wasterwater	pernst@tisburyma.gov
Daniel Hanavan, Police	dhanavan@tisburyma.gov
Eerik Meisner, Police/Emergency	emeisner@tisburyma.gov
John Crocker, Harbormaster	jcrocker@tisburyma.gov
Paul Wohler, TWW	pwohler@tisburyma.gov
Jon Snyder, Finance	jsnyder@tisburyma.gov
Bob Whritenour, Oak Bluffs TM	rwhritenour@oakbluffsma.gov
Jay Grande, Town Administrator	jgrande@tisburyma.gov
Richard Marks, OPM	rmarks@dpi-boston.com
Colleen McAndrews, BC and SC	themsix@comcast.net
Peter Turowski, Architect	peter@t2architecture.com

Overview

A presentation of the Tisbury School project to date was given by Peter Turowski at the conclusion of the regularly scheduled weekly infrastructure meeting with department heads. Focus was on the progress to date and the alternative site locations that are under consideration, specifically the Manter Well site and the existing school site because the Building Committee is expected to remove the Tashmoo Well site from further consideration at the meeting scheduled for Wednesday, April 12th, based on feedback from community members at 2 community forums held on Monday, April 3rd. Colleen McAndrews represented the Building Committee. She stressed that the Building Committee was seeking input from department heads on potential sites and stressed that the decision is a TOWN decision, not a school decision, and input from everyone is essential to success of project.

The following discussion and/or comments were heard:

1. Discussion about the steps required for Tisbury to make improvements to Holmes Hole Road in the areas that pass through Oak Bluffs. Bob Whritenour states that Oak Bluffs will cooperate with Tisbury needs. Tisbury already maintains portions of this

road to provide access to the Manter Well pump site. Research will need to be done as to easements, historic island roads, etc.

2. Building Inspector states the Manter Well site is not suitable for development of a school.
3. Discussion about availability of Town sewer to the Manter Well site. It was noted that sewer extends up Holmes Hole Road as far as Short Hill Road and possibly further to the VNA. More research is needed.
4. Police Department states that Manter location is better, as related to response for critical events. Current location is difficult.
5. Water Department states that no development (including play fields) can occur in Zone 1 of the well (400' radius). Currently, the conceptual plan shows a very slight overlap of a play field into the protective radius. This would need to be adjusted. Also, a new well is planned in the future, south of the existing well so no development should be planned there. The current conceptual plan stays clear of that area.
6. Department of Public Works states that maintenance, particularly for snow removal, would easier at the Manter site. The current location is very difficult with roads surrounding and limited area.
7. Finance Director states that aside from the base repair option, which is the lowest cost option, there is not a wide variance in cost or tax impact for Options 2 - 5. Estimated tax impact is between $1 - $1.20/$1,000.
8. Discussion about exploring the abandoned septic lagoon site as a possible new site for the school. This is suggested to allow the greatest flexibility in the future for the well site in serving the Town's water needs. Board of Health states that the lagoons were filled and subject to testing by the Department of Environmental Protection for some time, but testing is no longer required, and the latest tests show no contamination. This site is further south along Holmes Hole Road and on the opposite side (east) from the Manter Site. It is landlocked, but there are several small parcels that the Town owns along Holmes Hole Road that could provide access. After the meeting, Peter Turowski, Colleen McAndrews, and Richard Marks quickly walked the site. First order of business is for the Town Counsel to review deeds for any conservation restrictions.

In closing, Jay Grande asked that if anyone has comments or further thoughts on the options/sites, to send them to the Building Committee through him.

Colleen McAndrews noted that the Building Committee meets twice a month on average and that meetings are posted and open to the public and encourages anyone interested to attend.

There being no further business, the meeting was adjourned.

Respectfully Submitted,

Peter J. Turowski, AIA, MCPPO, NCARB
President

April 12, 2017

Tisbury School - Community Forums, 10:30 AM and 7:00 PM

Attendees/Affiliation or Table Number:

Morning Meeting (26 attendees):	Evening Meeting (39 attendees):
Sheir Caseau, HVC	Jim Pringle (1)
Bill Straus, Energy Committee	John Guadagno (1)
Barbara Lopes, School	Jay Grande, Town Manager (1)
Mary Ellen Larsen, Finance	Cheryl Doble (1)
Harriet Barrow, TWI	Mary Yancey (1)
John Barrow, TWI	Sally Rizzo (1)
Fae Kontje-Gibbs, Community Member	Jeanne Clement (1)
Reade Milne, TSBC	Amy Tierney, MVPS (2)
John Bacheller, SAC_TSB	Tarrin Fondsen, TSBC (2)
Wiet Bacheller, SAC_TSB	Beth Kostman (2)
Mary Gosselin, SAC	Jon Snyder (2)
Ben Robinson, Planning Board	Greg Milne (2)
John Custer, School Principal	Patricia Carlet (2)
Matt D'Andrea, Superintendent	Reade Milne (2)
Colleen McAndrews, TSBC	Robert Colbert (2)
Jeff Kristal, Finance, TSBC	Sanjana Kumar (3)
Jynell Kristal, Finance Committee	Cate Bernard (3)
Caroline Little, Con Comm	Jeff Kristal (3)
Nancy Weaver, Con Comm	Amy Williams (3)
Cameron Machell, MV Times	Ned Orleans (3)
Melinda Loberg, Tisbury BOS	Siobahn Mullen (3)
Janet Packer, School Committee	David Ferragozzi (3)
Jo Ann Taylor, HVC MEPA Coordinator	Holly MacKenzie (3)
Dana Hodsda, Historical Commission	John Custer (3)
Hyung S. Lee, Resident	Jim Norton (4)
Dan Seidman, Planning Board	Sean Mulvey (4)
	Jynell Kristal (4)
<u>Consultant Team Present</u>	Heather Hamacek (4)
Peter Turowski, T2 Architecture	Richard Brew (4)
Libby Turowski, T2 Architecture	Clark Myers (4)
Evan Hammond, Horiuchi Solien	Keith Fullin(4)
Christina Opper, DPI	Lorraine Wells (5)
Erin Leddy, DPI	Angie Francis (5)
Richard Marks, DPI (evening only)	Catherine Keller (5)
	Tristan Israel (5)
	Sean Mulvey (5)
	Erika Mulvey (5)
	Melissa Ogden (5)
	Brandi Jordal (5)

Photos of Evening Forum

Overview

T2 provided an overview of the process of the study thus far, including up to the Preliminary Design Submission which included 1) Existing Conditions Assessments 2) Alternative Site Evaluations 3) Educational Programming and Planning and 4) Preliminary Alternatives.

Alternatives 1 - 5 were presented as follows:

1. **Base Repair.** This is a building renewal project that does not affect or add program space but addresses maintenance issues, replaces building systems, increases building efficiency, and corrects code issues.
2. **Renovation/Addition.** This option includes partial demolition of the existing school and construction of an addition with complete renovations and reconfiguration of the existing.
3. **New Building School Site.** This option replaces the existing school on the existing site with a new 2-story structure constructed on the east end of the site.
4. **New Building Tashmoo Site.** This option constructs a new 3-story school on an alternative site of approximately 15 acres. The existing building would remain for adaptation by the Town for other uses.
5. **New Building Manter Site.** This option constructs a new 2-story school on an alternative site of approximately 38 acres. The existing building would remain for adaptation by the Town for other uses.

Following the presentation, the attendees broke up into small groups to discuss the options (focusing on Options 2 - 5). The discussions were meant to be in broad terms about sites, rather than focused critique of individual floor plans. After discussions, the small groups reported back to the entire group. Following are documents, comments, and discussions from both sessions. Over the 2 sessions, there were a total of 9 small groups. The notes below record the number of times a related comment came up in individual

groups. Only 2 groups voted on options. Of those 2 groups, 1 supported Option 3, and 1 supported Option 5.

General Interests and Comments Related to all Options

- Energy efficiency and LEED certification is desirable.
- Explore renewable energy, especially solar, both building (roof) and at-grade mounted – latter being seen as easier for maintenance.
- Consider flexibility of the site.
- What is projected maintenance of new or renovated building?
- What is tax implication of each option?
- Consider re-use of existing school if alternate site is selected.
    - Town Hall.
    - Apartments.
    - School Administration (Superintendent) Office.
    - Police Department.
    - Town Library.
    - Town Park.
    - Town Gardens.

Comments Specific to Option 2 Addition Renovations

- Workable, central to children (4).
- Limited space for site amenities (4).
- Disruption to students – temporary relocation during construction (6).
- Retains historic value of existing building as a school (5).
- Multiple access points (roads 3 sides) (3).
- Adjacency to EMS.
- Adjacency to downtown/connection to Community (4).
- Adjacency to student population.
- Familiarity.
- Walkable (walk to the sea) (2).
- Existing infrastructure.
- Awkward site.
- Visibility of students from surrounding streets (2).
- Unsafe, exposed.
- Building too far gone?
- Saves 2 fields.
- Cost (2).

Comments Specific to Option 3 New Building School Site

- Workable, central to children, central to community (5).
- Limited space for site amenities (2).
- Disruption to students (less than renovation) - noise during construction, partial loss of program space (3).
- Loss of historic value of existing building (4).

- New building, flexibility.
- Familiarity of site.
- Consider 3-story building to reduce footprint.
- Time restraint.
- Too big.
- Better use of site (than renovation option).
- Walkable (walk to the sea).
- Multiple access points (road 3 sides) (2).
- Loss of age division (site playgrounds).
- Historic look in design.

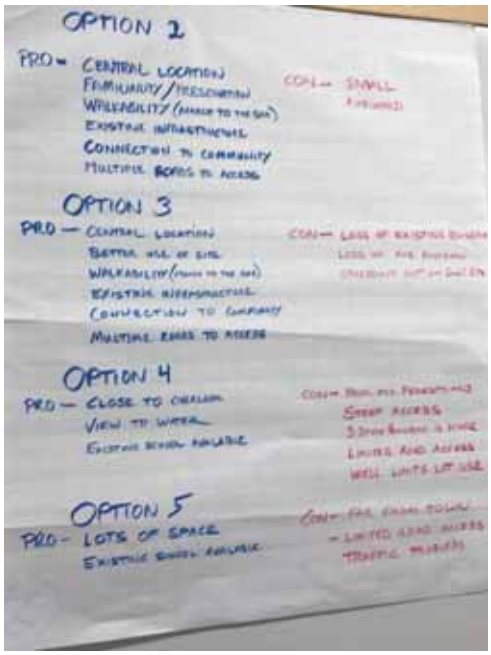
Comments Specific to Option 4 Tashmoo Site

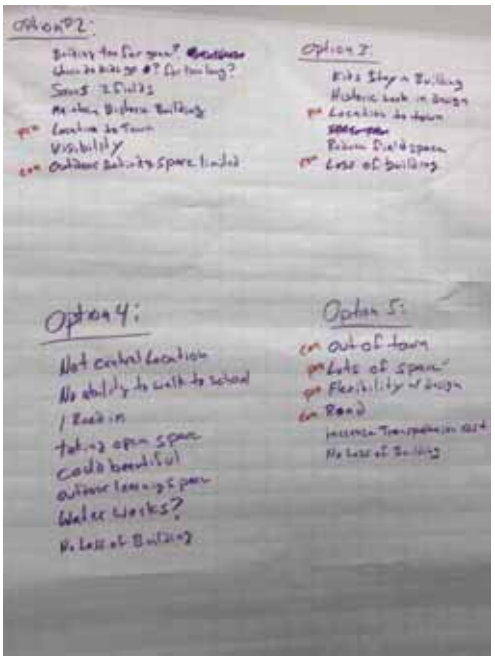
- Limited space due to well and topography (3).
- Retains historic value of existing building if re-used (3).
- Change of Town character - shift of uses/traffic (2).
- Location negative.
- Location positive.
- Political factors.
- Concern with contamination of well (2).
- Single access point off West Spring Street (3).
- Safety concerns, lack of sidewalks, not walkable (3).
- 3 stories – too tall for the site.
- Hard to depart from current site.
- Locations adjacent to Overlook Park with educational opportunities (3).
- Water safety.
- Claimed by Water Department – potential conflict (3).
- Potential water views.
- Steep access/driveway (2).
- Too little gain for relocation.
- Taking open space.
- Could be beautiful.
- Take it off the table (4).

Comments Specific to Option 5 Manter Site

- Many possibilities, not limited by land, growth potential (7).
- Flexibility in design of building.
- Location – limited access and requires transportation (5).
- More options for site amenities (5).
- Peaceful environment and attractive (2).
- Not disruptive to students during construction.
- Retains historic value of existing building for adaptive use by the Town (3).
- Change of Town character – shift of uses/traffic (2).
- Decentralization of Town – political factors (2).
- Concern with contamination of well.

- Is it too far out of town? (3).
- Hard to depart from current site.
- Traffic concerns – safety (4).
- Developing virgin land.
- Lack of infrastructure/road development (3).
- Connections to nature for education.
- What happens to existing school building? Costs to Town?
- Increase in transportation costs.





Group Comment Sheets

The discussions elaborated further on the above. At the conclusion of the second forum, through a show of hands, there appeared to be common support to remove the Tashmoo Site from further consideration.

Future forums will be held when conceptual site and building designs are further developed to review the options and weigh them in terms of meeting the objectives of the educational program.

Respectfully Submitted,

Peter J. Turowski, AIA, MCPPO, NCARB
President

May 2, 2017

Tisbury School – May 1st Community Workshop on Site Selection, 6:00 p.m. at the Senior Center

Attendees:

Name/Department:
Cheryl Doble, Tisbury Planning Board
Ben Robinson, Tisbury Planning Board
Colleen McAndrews, SBC, Chairman, and SC
Joe Sullivan, Daedalus, OPM
Peter Turowski, T2 Architecture
Libby Turowski, T2 Architecture
Please see attached sign in sheet for community attendees

Overview

Cheryl Doble and Ben Robinson created site plans and an overview Town Map to indicate the location of the Existing School Site and the proposed Manter Well Site, the 2 sites under consideration for the preferred design for the Tisbury School project. The purpose of the workshop was to discuss the benefits and challenges of each of these 2 sites still under consideration, and for the community to express their preference and input to the School Building Committee. The attendees filled out a survey to rank their preference and had the opportunity to write any outstanding questions relative to the alternatives being considered.

The following discussion and/or comments were heard:

1. It was noted that the existing site has 3 options: 1. Base Repair, 2. Renovation & Addition, 3. New School; further discussion occurred whether the new school option should be a 2-story or 3- story building. PT clarified both 2 and 3 story plans are being considered.
2. The Manter Site would have a new building on a new site. It was noted that the MSBA requires a review of alternate available sites to ensure the best possible solution for the educational delivery to the students.
3. The question was asked if there are advantages that exist on the Manter Site that do not occur on the existing site?
    a. It was noted a larger site would provide more flexibility and adaptability. An attendee pointed out that studies have been done in hospital design where the design of the building has improved the health of the patient. It was considered that the design on the building could also facilitate in the education of the child.
4. There was discussion related to the availability of sewer at the Manter site and if the Town would allow construction at the site. Sewer is nearby and there are no issues to

build on this site per the Town Inter-department Meeting, with the exception of maintaining Zone 1 clear of development. There is still some required testing to happen for this site; an Historical Archaeological Survey and a Traffic Study.

5. The loss of walking and riding bikes to school at the Manter Site was raised. John Custer, principal of the Tisbury School, noted the school conducted a survey of how the children come to school each morning. The results of the survey:

    14% Walk or bike to school
    27% take the bus
    59% are driven to school by parents.

   There was further discussion as to how many students walk home, perhaps more than walk to school.
6. There was discussion of the Town's original purpose for purchasing the Manter Well land, noted to have occurred sometime in the 1980's, and indicated that it was to provide buffer and possible further development of the wells if needed in the future. It was noted that there are no deed restrictions on the site (no Article 97 restrictions) It was noted that protection of drinking water in the future should be a large part of the consideration for which site to select. SBC will research the vote languate.
7. It was noted that the State DEP considers school to be a moderate risk to well/water areas and the radius required around the well as mentioned along with restrictions to nitrogen contributing factors to the site nearby the well. It was also mentioned that the former attempt to build a Stop and Shop at the Noblock area of the site had been turned down by zoning due to opinions that the intersection could be dangerous at this location with high volume traffic. It was noted again that a Traffic Study is happening. Information will be part of the planning process.
8. It was noted several times that the School at the existing site is very much a part of the Community and a major consideration why people buy their homes in the town. The students are a vibrant part of the community and downtown area. It is a tradition for the older students to walk downtown for pizza or other activities after school. Many of the members of the workshop felt strongly the school should stay at the existing site so this connection can continue for the next 50 years.
9. It was noted that as much as 70% of the Town year round population is located in the neighborhoods just north of the existing school site and if the school relocated, most students would have to be bussed or driven to school.
10. It was noted that at the PTO meeting there were parents who expressed interest in a site that would offer more sports fields. The parents who attended the PTO meeting were not at the Site Visioning Workshop and noted that there should be an attempt to have a big open meeting where all interested parties would attend at one time. It was noted that there have been several outreach meetings and that the entire community is invited to all of them as well as the School Building Committee Meetings which occur twice a month and that these meetings are now being filmed for the public to view on the cable channel.
11. It was noted that it would be helpful to see plans and a sense of the design of the physical buildings. It is difficult for the community members to understand just the programming needs of the project. It was noted that all the information to date and the Preliminary Feasibility Study to the MSBA are available on the Tisbury School project website, and the designs and massing are being further developed.

12. There was discussion if the Town should have the opportunity to vote on the site and proposed project. It was noted there have been 200 respondents to the survey and that is about as many residents who show up for Town Meeting. Also, there have been many community outreach forums and the SBC has been very transparent in the process and will be able to reach a decision based on the preference of the community. It was noted the Tisbury School project is a very important project for the whole town and the Town has a great opportunity to have the partnership with the MSBA.
13. There was further question about what would happen to the existing building if the project did go to the Manter Site. It was noted that it is not the responsibility of the SBC to determine what would happen, but there has been discussion for Town's needs for the building and it would be up to the Town to determine future use/needs.
14. There was further discussion of what is the current demand and needs for the number of students. It is projected there will be a decrease in student population due to the higher housing costs, job availability, and the fact people are having fewer numbers of children. The current school population is 315 students, the projected population for the MSBA project is 285 students, but it was noted that the design is required to allow for expansion should the population grow in the future.
15. There was a question if the existing school is tied into the sewer line. It was noted that most of the school is, but the gym is still on septic and would be tied into sewer in a renovation/addition or new project on the site.
16. There was a question if the MSBA reimbursement is associated only with the most cost effective option. It was noted that the funding is based on the best option and not restricted to only the most cost effective.
17. There was discussion of the suggested timeline from the MSBA for the preferred design selection. The original schedule was to have the preferred design selected by May 18th, but it became clear to the SBC that they had not had enough input from the community so they have delayed the submission until June 29th.
18. There was discussion of future operating costs. A proposed budget is required for the MSBA submission to project lifecycle, operating and maintenance costs
19. An educator in the audience reiterated he is in favor the Manter site because he feels it will offer the best educational opportunity for the students. He mentioned that the Oak Bluffs School moved out of the town center and it hasn't caused any issues. He noted that he felt the existing school site does not offer enough space for all the educational needs. However, most of the attendees felt strongly the school should stay at the existing site and that the educational program has been historically successful.
20. There was discussion of how to house the children if the school stayed on the existing site and especially if it is a renovation/addition project. Discussions of modular trailers on site and possibly housing some of the students in other schools on the island were mentioned. Further study and development will occur if chosen as preferred project.
21. There was discussion of the existing building and the historic fabric of the community. It was noted that some felt the building was sound enough to retain (78% sound was noted but no mention how that percentage was determined).
22. It was noted that the Town has a very fine school with exceptional staff.

23. It was also noted that the SBC has been doing a tremendous job at ensuring community inclusion.
24. The meeting was concluded with the note that the majority of participants were very much (loud and clear) in favor of the school remaining at the existing site. There were some initial discussions as to what that project would be; renovation/addition or a new building (2 or 3 story), but it was after 8:00, so it was decided to have another community forum in the near future to continue discussions and ideas.

The meeting was adjourned.

Respectfully Submitted,

Libby Turowski

June 12, 2017

Tisbury School – May 24, 2017 Public Forum, 6:00 p.m. at Tisbury School Gym

Overview

The Tisbury School Building Committee held a Public Forum to present:
Progress on design and an overview of the MSBA Feasibility process. *See May 24th Public Presentation for: Tisbury School in Appendix C.*
T2 Architecture and Daedalus presented:

- Existing Conditions of the Tisbury School
- Space Programming Needs and Comparisons to Existing Space Allocations.
- Review of the 2 Remaining Site Options, the Existing Site and the Manter Site.
- Project Options: 1. Base Repair; 2. Addition Renovation to the Existing Building, 3. New 2-Story Building on Existing Site; 4. New 3-Story Building on Existing Site; 5. New Building on Manter Site.
- Cost, Schedule and Phasing Comparisons of each Option.
- Modular Classroom Information
- Review of Frequently Asked Questions.

There were approximately 50 community members present.

School Building Committee Chairperson, Colleen McAndrews, introduced the members of the School Building Committee, the School Administration, the Owner's Project Manager and the Design Team and gave a brief summary of the previous Community Forums and the 2 surveys presented to the community to-date.

Peter Turowski of T2 Architecture presented via power point on the items noted above.

Following the presentation, the forum was opened to the community attendees for comments and questions. Approximately 24 attendees presented thoughts and questions to Colleen Mc Andrews,
Peter Turowski and Richard Marks of Daedalus Projects Inc., the Owner's Project Manager.

Approximately 14 speakers of the 24 were in favor of keeping the school at its current location. Some of the reasons for keeping the existing site are noted as follows:

- Concern with the drinking well buffer at the Manter site and possible future needs for another well.
- Conservation concerns in general for the Manter site and the island.
- Concern with traffic at the Manter site.
- Concern with bussing costs to the Manter site.
- The Existing site is central to Town.
- The existing school is an integral fabric to the community.
- Pride of the existing building.
- The existing is a known entity and there is sentimental value to it.

- Existing school traditions relative to the town and the seaside.

There were approximately 6 or 7 speakers in favor of a new school at the Manter Site. The remaining speakers were either neutral of had a clarification question or statement related to the process. Some of the comments in favor of a new school on the Manter site are as follows:

- Teacher and Students prefer the option of a new building on the new site.
- Distraction of the construction on the existing site while students are attending school is a real concern.
- Schedule and budget concerns.
- Possibility of re-using the existing school for other needs of the Town.
- Manter offers the most flexibility for both the building layout and the site layout
- More connection to the outdoors.
- Safety
- Lifespan of building, the existing school is 88 years old.
- Future growth potential

At the end of the discussions the attendees were directed to a series of posters hung on the walls toward the exit of the gym which included:

- Poster of the 2 sites: Existing and the Manter
- Poster of Add Reno or New Building on the Existing site.
- Poster of a New 2 story Building at the Existing Site
- Poster of a New 3 story Building at the Existing Site
- Posters listing the 10 most important criteria for the project.

The participants were asked to place a green dot (given to them in the meeting) on

1. Their preferred site selection on the 2 site poster.
2. If they chose the existing site, they are asked to proceed to select whether they preferred the Add/Reno Option or the New Building Option on the existing site.
3. If they chose the New Building on the Existing Site they were asked to select if a 2-story or a 3-story options is preferred (most participants did not take the selection process to this level of detail).
4. Each participant had 5 dots to select which of the 10 criteria were most important to them- they could place all their dots on one item if they thought that was the key driving factor.

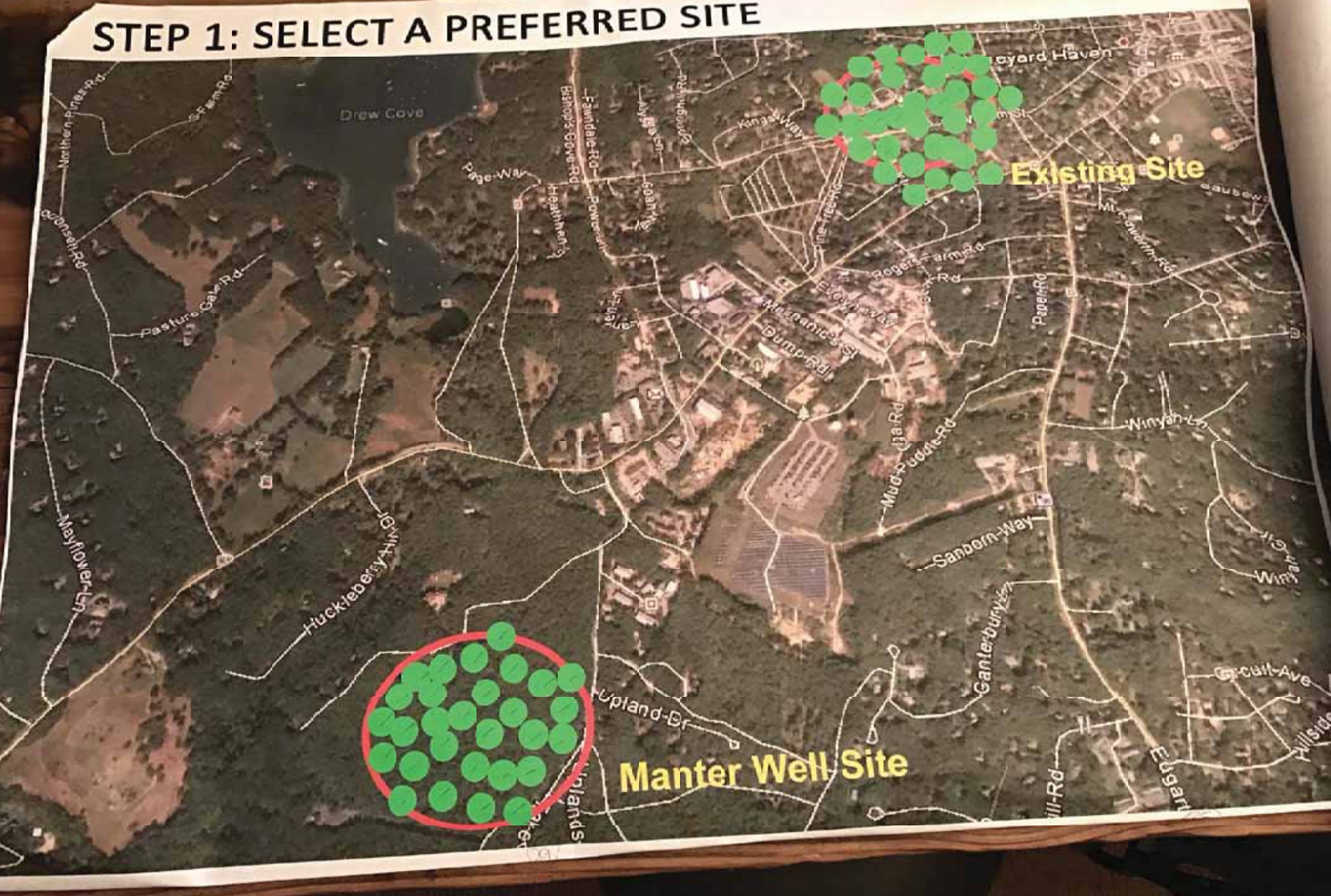
Please see attached response to the interactive poster responses and a summary of the criterial ranking. The forum was adjourned around 8:20 p.m

Respectfully Submitted,

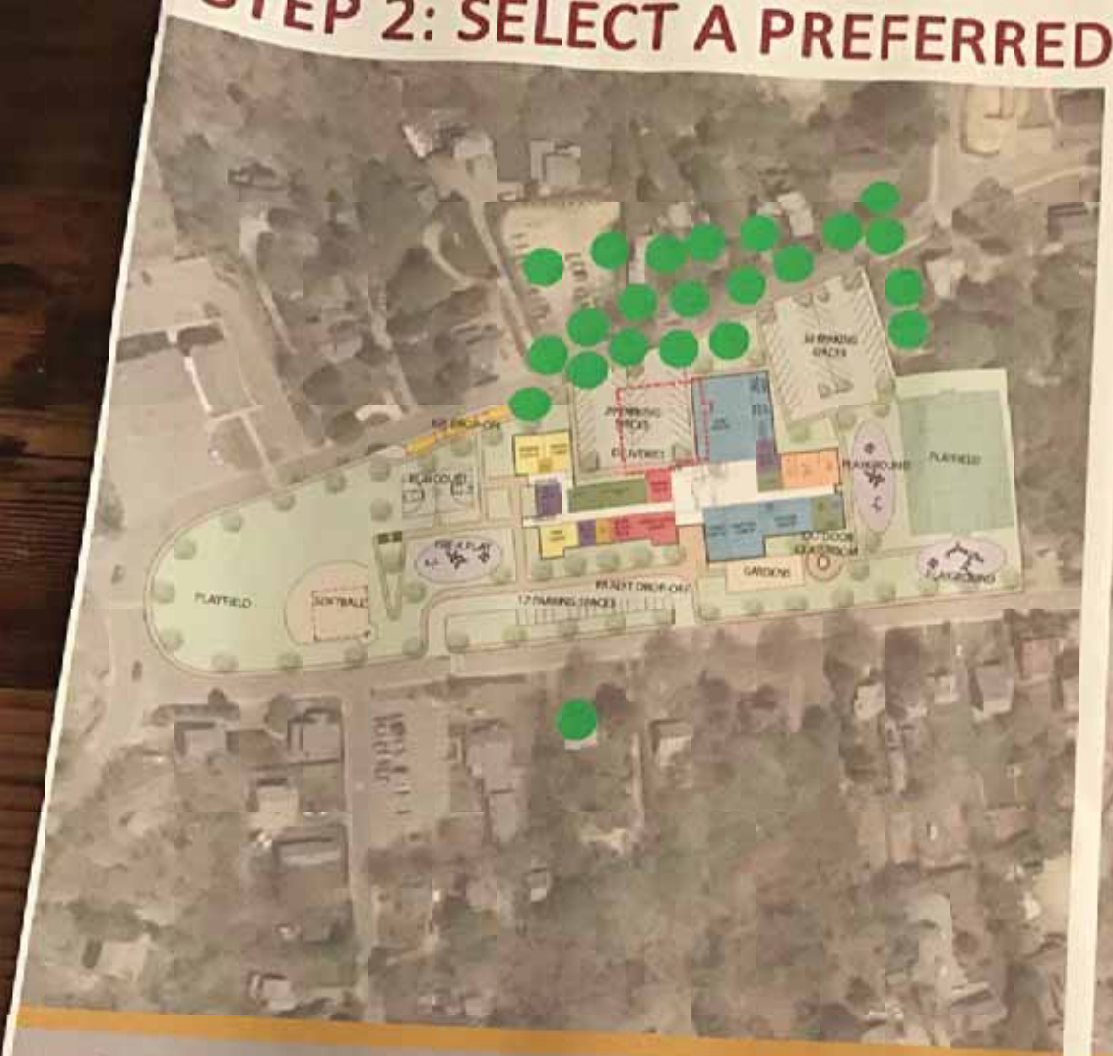
Libby Turowski

Libby Turowski

STEP 1: SELECT A PREFERRED SITE

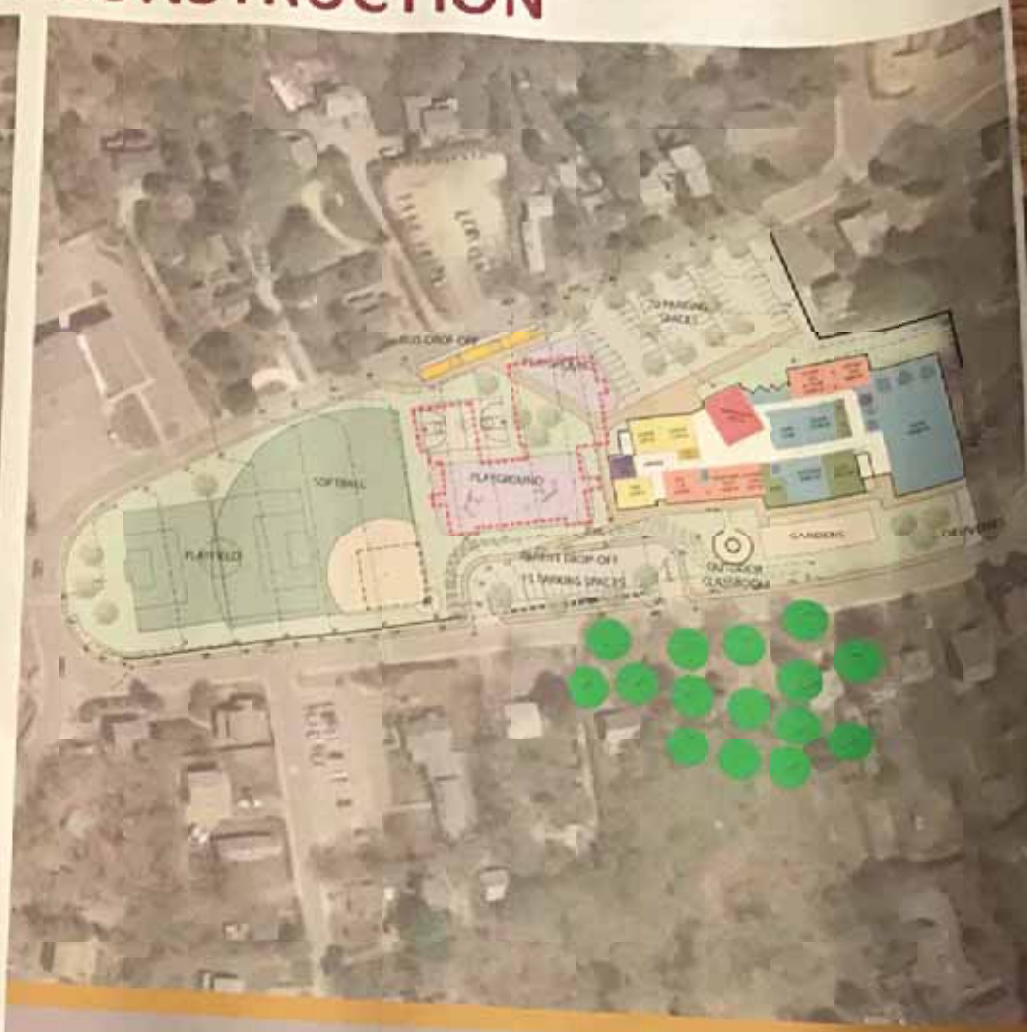


STEP 2: SELECT A PREFERRED CONSTRUCTION



ADDITION/RENOVATION

Proceed to STEP 4



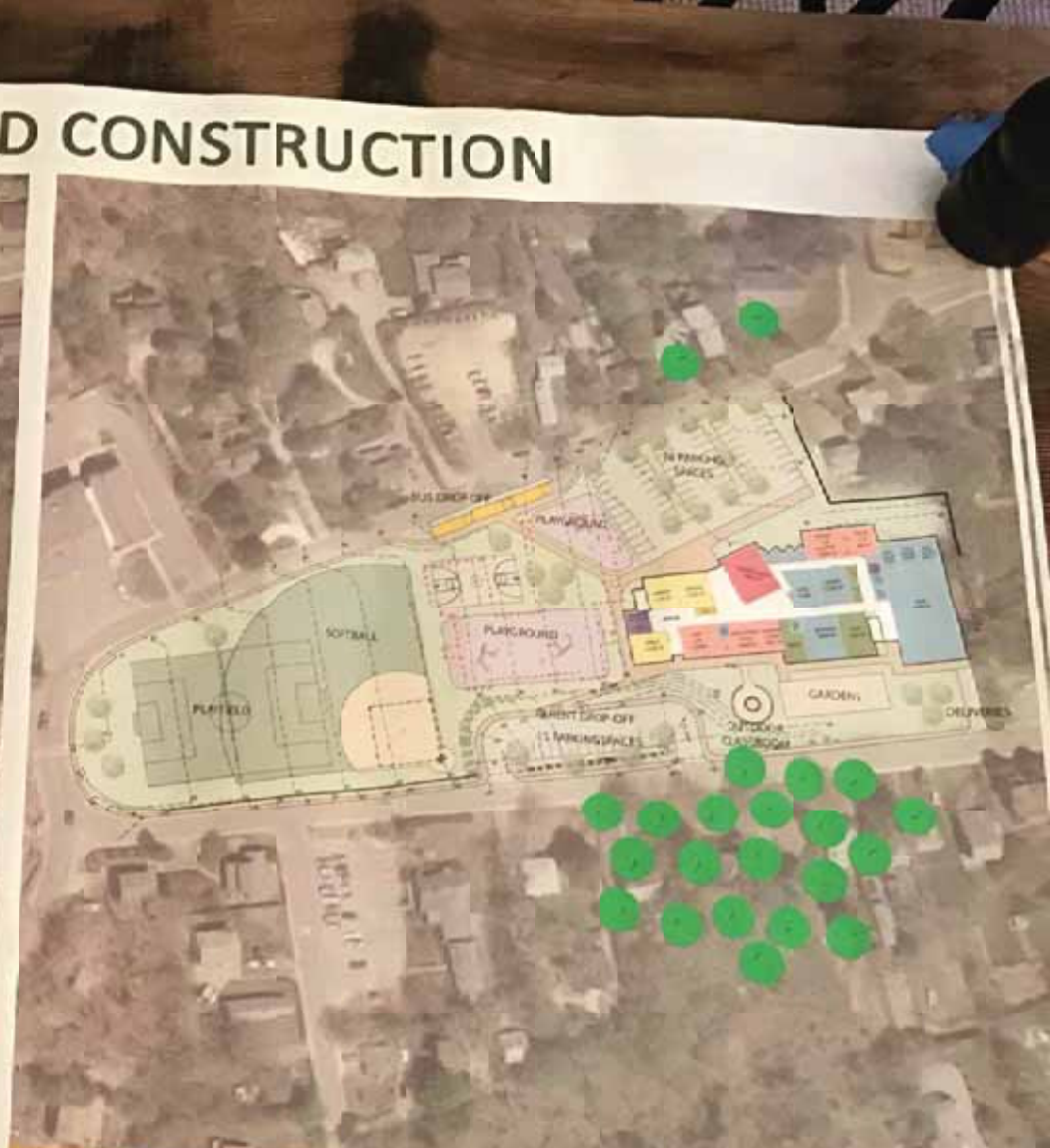
NEW CONSTRUCTION

Proceed to STEP 3

STEP 3: SELECT A PREFERRED CONSTRUCTION

2- STORY SCHOOL

Proceed to STEP 4

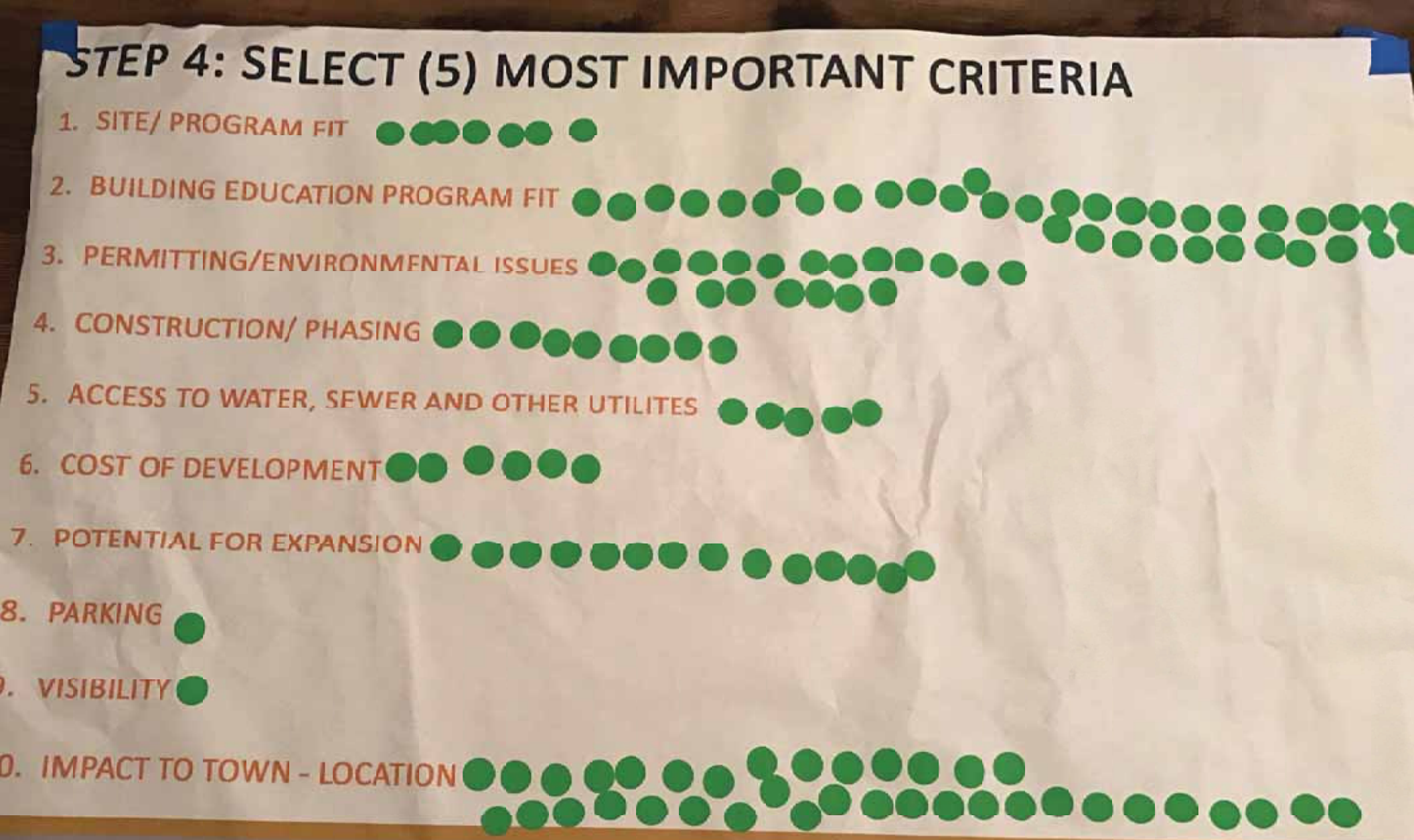


3-STORY SCHOOL

Proceed to STEP 4

STEP 4: SELECT (5) MOST IMPORTANT CRITERIA

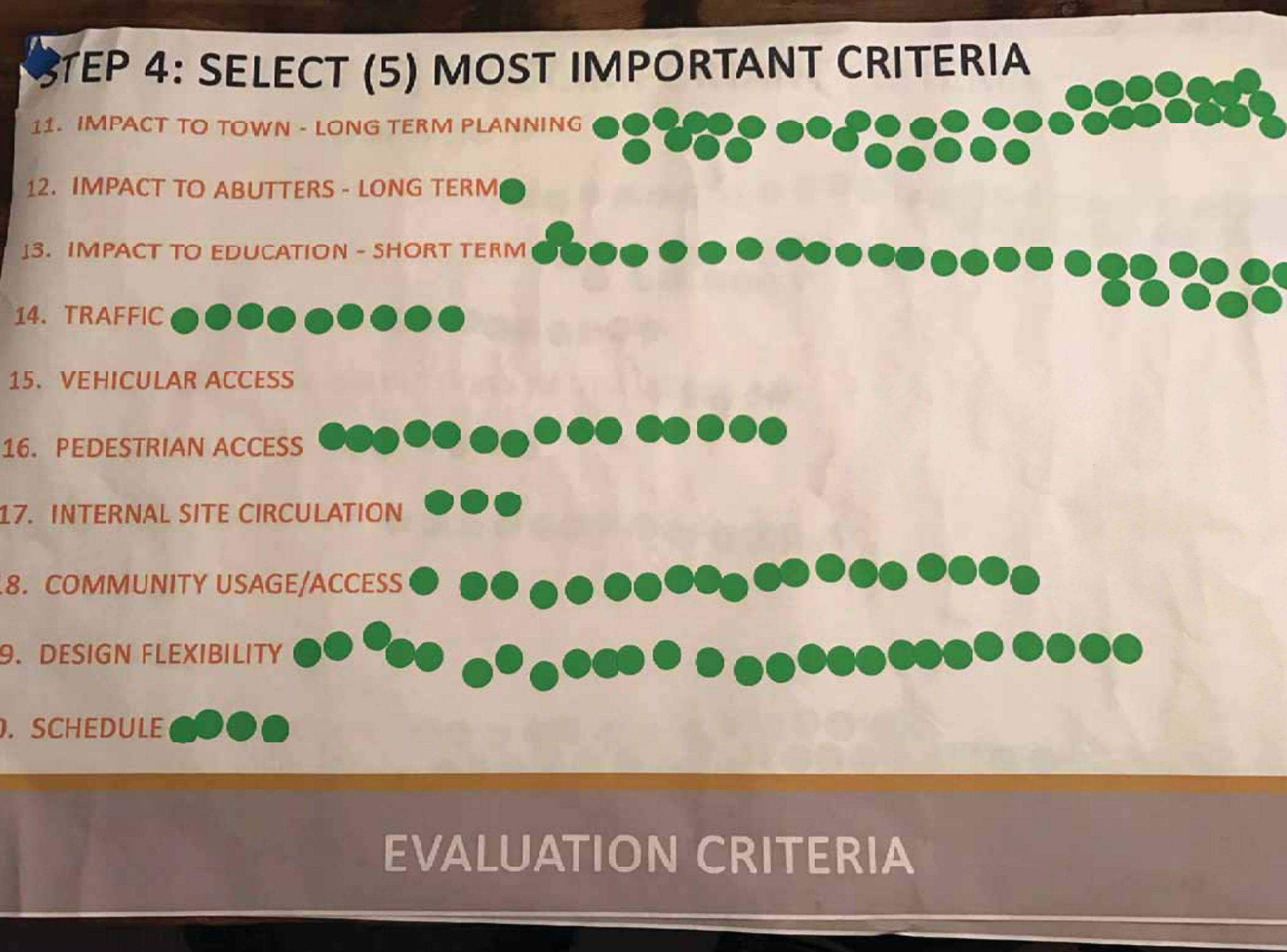
1. SITE/ PROGRAM FIT
2. BUILDING EDUCATION PROGRAM FIT
3. PERMITTING/ENVIRONMENTAL ISSUES
4. CONSTRUCTION/ PHASING
5. ACCESS TO WATER, SEWER AND OTHER UTILITES
6. COST OF DEVELOPMENT
7. POTENTIAL FOR EXPANSION
8. PARKING
9. VISIBILITY
10. IMPACT TO TOWN - LOCATION



EVALUATION CRITERIA

STEP 4: SELECT (5) MOST IMPORTANT CRITERIA

11. IMPACT TO TOWN - LONG TERM PLANNING
12. IMPACT TO ABUTTERS - LONG TERM
13. IMPACT TO EDUCATION - SHORT TERM
14. TRAFFIC
15. VEHICULAR ACCESS
16. PEDESTRIAN ACCESS
17. INTERNAL SITE CIRCULATION
18. COMMUNITY USAGE/ACCESS
19. DESIGN FLEXIBILITY
0. SCHEDULE



PUBLIC FORUM & EVALUATION CRITERIA |

SITE/OPTION SELECTION

STEP 1 (EXISTING VS MANTER)	TOTALS
EXISTING SITE	35
MANTER SITE	29

STEP 2 (ADD/RENO VS NEW)	TOTALS
ADDITION/ RENOVATION	22
NEW CONSTRUCTION	15

STEP 3 (TWO VS THREE STORY)	TOTALS
TWO STORY EXISTING SITE	0
THREE STORY EXISTING SITE	22

CRITERIA WEIGHTING

TOP 1O CRITERIA VOTES	TOTALS
IMPACT ON TOWN – LONG TERM PLANNING	40
IMPACT ON TOWN – LOCATION	37
BUILDING EDUCATIONAL PROGRAM FIT	37
IMPACT TO EDUCATION – SHORT TERM	29
DESIGN FLEXIBILITY	26
PERMITTING/ENVIRONMENTAL ISSUES	20
COMMUNITY USAGE/ ACCESS	19
PEDESTRIAN ACCESS	15
POTENTIAL FOR EXPANSION	14
CONSTRUCTABILITY/PHASING	9

APPENDIX B

(Building Committee & Town/Community Presentations)

Community Presentation for:

Tisbury Elementary School

April 3, 2017

SCHEDULE OVERVIEW|

Existing Condition Assessment
December 28th, 2016

Leadership Meeting
January 1st , 2017

Visioning Workshops
January 23rd & 24th 2017

Initial Faculty Meeting
February 1st, 2017

Preliminary Design Submission to MSBA
March 28th, 2017

EXISTING FLOOR PLANS| Basement & Lower Level

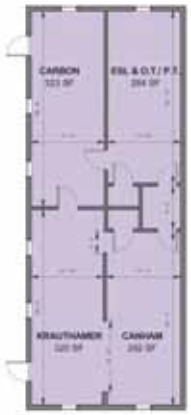
BASEMENT LEVEL: 1,890 GSF

LOWER LEVEL: 22,235 GSF

BASEMENT LEVEL: 2,040 GSF

EXISTING FLOOR PLANS| Main Level & White House

- CORE ACADEMIC
- SPECIAL EDUCATION
- MEDIA/HEALTH/DINING
- ADMIN & MEDICAL
- CUSTODIAL
- CIRCULATION
- RESTROOMS
- BUILDING SERVICES



WHITE HOUSE: 1,435 GSF

MAIN LEVEL: 14,090 GSF

EXISTING FLOOR PLANS| Upper Level

- CORE ACADEMIC
- SPECIAL EDUCATION
- MEDIA/HEALTH/DINING
- ADMIN & MEDICAL
- CUSTODIAL
- CIRCULATION
- RESTROOMS
- BUILDING SERVICES

UPPER LEVEL: 14,020 GSF

COMPARISON OF EXISTING VS MSBA

	Existing	MSBA
Core Academic Spaces	15,998 SF (16 CR & 2 K)	15,160 SF (11CR & 1 K)
Special Education	2,582 SF	4,530 SF
Art and Music	2,805 SF	3,125 SF
Vocations & Technology	1,657 SF	3,200 SF
Health and Physical Ed	5,972 SF	8,345 SF
Media Center	1,965 SF	2,316 SF
Dining and Food Service	1,570 SF	5,738 SF
Medical	253 SF	510 SF
Administration	1,402 SF	2,526 SF
Custodial	427 SF	1,844 SF
Other	388 SF	0 SF
	35,019 NSF	47,294 NSF
	56,410 GSF	70,941 GSF
	(1.61 Grossing Factor)	(1.50 Grossing Factor)

EXISTING CONDITIONS| VEGETATION

- Variety of mature trees on site
- Large Oaks and Flowering Cherries are of value
- All trees are in need of maintenance
- Many are in poor health

Maple

Honey Locust

Cherry

Oak

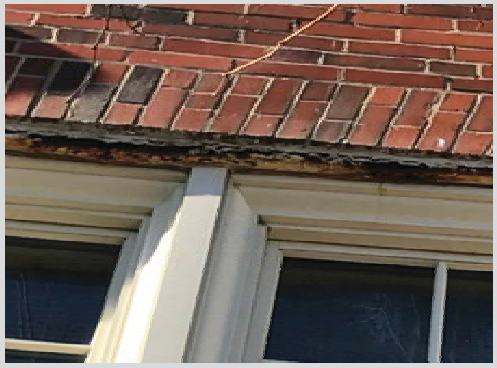
EXISTING CONDITIONS| EXTERIOR

Majority of window seals have failed

Deteriorated sill conditions

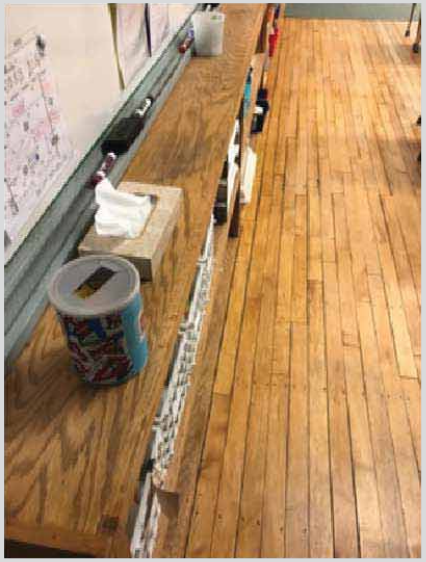
Curtainwall seals have failed

Brick and cast stone conditions



Rusted lintel conditions

EXISTING CONDITIONS| INTERIOR

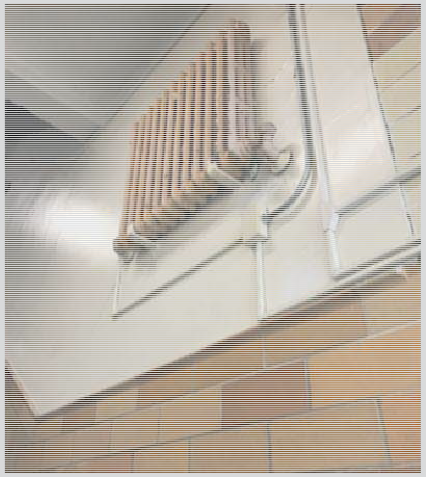


Buckling Floors

Ceiling & Wall Conditions

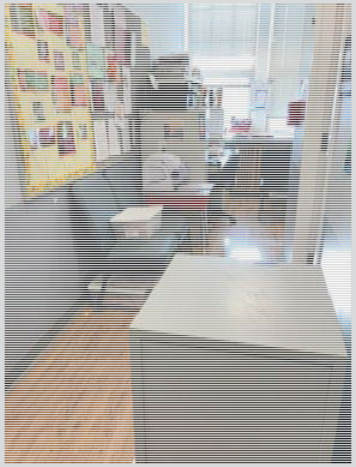
Failing Curtain Wall

Restrooms



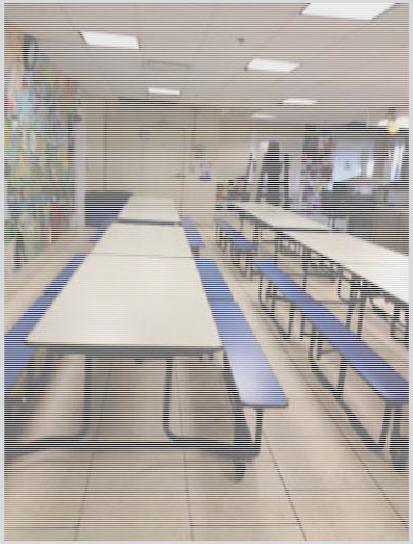
Heat System Conditions

EXISTING CONDITIONS| INTERIOR

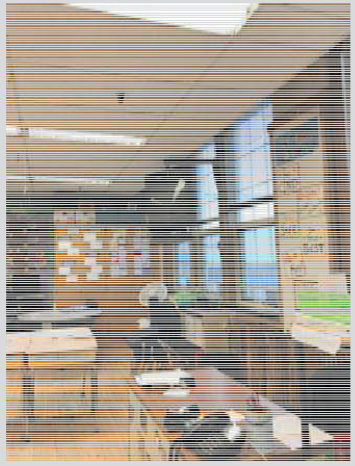


Nurse's Office

Cafeteria Kitchen

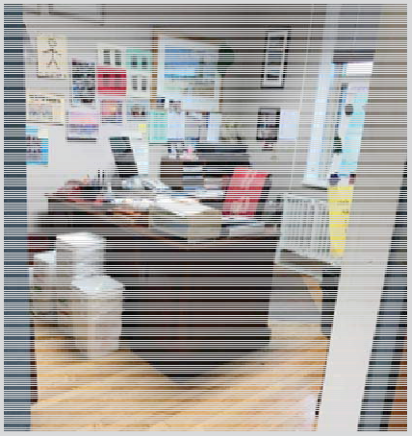


Cafeteria Seating



Classroom

Library



Principal's Office

CROWDED CONDITIONS

EXISTING CONDITIONS| HAZARDOUS MATERIALS

Caulk on Coping

Tar & Paper Detected

Wall Plaster

Univent Caulk

Glue on Slate Board

Tar on Roof Vent

Flooring in Wood Shop

PR no.	Material Description	Laboratory Sample No. and AHERA	NESHAP Cat.	Location	Est. Quantity	Units
1	Tar on Roof Vents	1A, 1B	Cat. 2 Non-friable ACM	Roof Vents	15	Each
2	Glue on Slate Board Shims	2A, 2B	Cat. 2 Non-friable ACM	Original Building (12 shims per Board approx.)	1,200	Each
3	Wall Plaster	14A, 14B	Cat. 2 Non-friable ACM	Room 218, Other Presumed in Other Areas	10,000	SF
4	9" x 9" Gray Floor Tile with Black Streaks	16A, 16B, 16C	Cat. 2 Non-friable ACM	Room 102, Wood Shop	1,200	SF
5	Exterior Gray Caulk	45A, 45B, 45C	Cat. 2 Non-friable ACM	Exterior Univents, Original Building	325	LF
6	Gray Caulk	49A through 49E	Cat. 2 Non-friable ACM	On Coping Original Building, Also at Bottom of Stone Sills	2,000	LF
7	Exterior Gray Caulk	50A, 50B, 50C, 52A, 52B	Cat. 2 Non-friable ACM	External Doors, Original Building and Gym Building	250	LF
8	Black Paper and Tar	Roof-5A, Roof-5B	Cat. 2 Non-friable ACM	At Chimney Curb, Remnant Possible Other Areas	5,000	SF
9	Paper or Tar Under Wood and Gym Floors	NA	Suspect ACM, Not Sampled	Gym and Stage	8,000	SF
10	Subsurface Transite	NA	Suspect ACM, Not Sampled	Not Seen - Contingency	2,000	LF
11	Flex Connectors on HVAC Behind Walls	NA	Suspect ACM, Not Sampled	Not Seen - Contingency	250	SF
12	Foundation Coating	NA	Suspect ACM, Not Sampled	Gym Wing, Not Seen, Contingency	2,000	SF
13	Other Vapor Barrier	NA	Suspect ACM, Not Sampled	Gym Wing, Not Seen, Contingency	5,000	SF
14	Mastic on Walk In Freezer	NA	Suspect ACM, Not Sampled	Kitchen	1	Each
15	Hidden Pipe Insulation and Fittings	NA	Suspect ACM, Not Sampled	Not Seen - Contingency	1,500	LF

NA = Not Applicable

HA = Homogenous Area

EXISTING CONDITIONS| MECHANICAL

Existing Steam Boilers

(2) Burham boiler

- **Installed 2015**
- **Installed 2000**

Existing HW Boilers

(1) Buderus

- **Installed 1997**

Typical Classroom Unit Ventilator

Existing Kitchen Make-up air unit

Existing Kitchen Hood

- **No Fire Suppression**
- **Undersized, No Grease Trap**

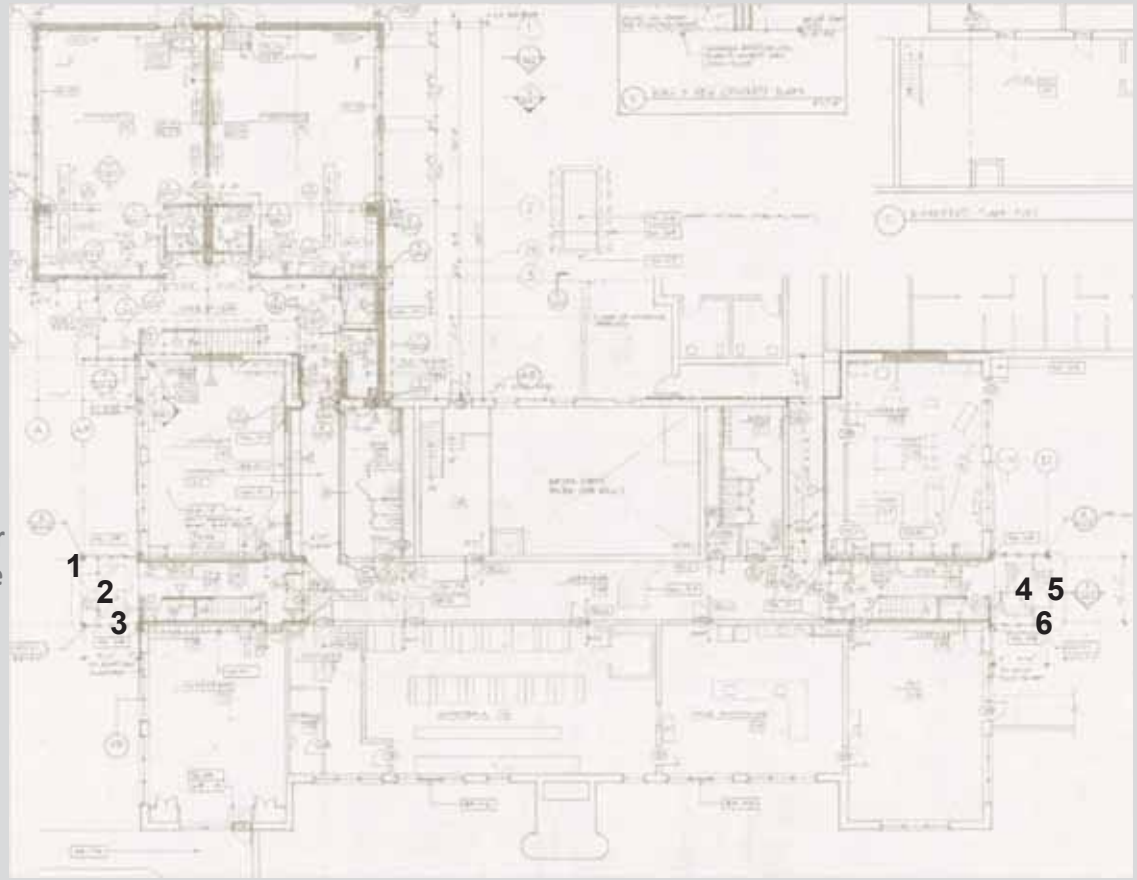
Typical intake for Classroom Unit Ventilator

EXISTING CONDITIONS | SECURITY AND COMMUNICATION FIRST FLOOR

1. Video intercom and card reader at the door.

2. Magnetic locks and door position switches on the interior of the door.

3. Motion sensors used to activate the sliding doors.



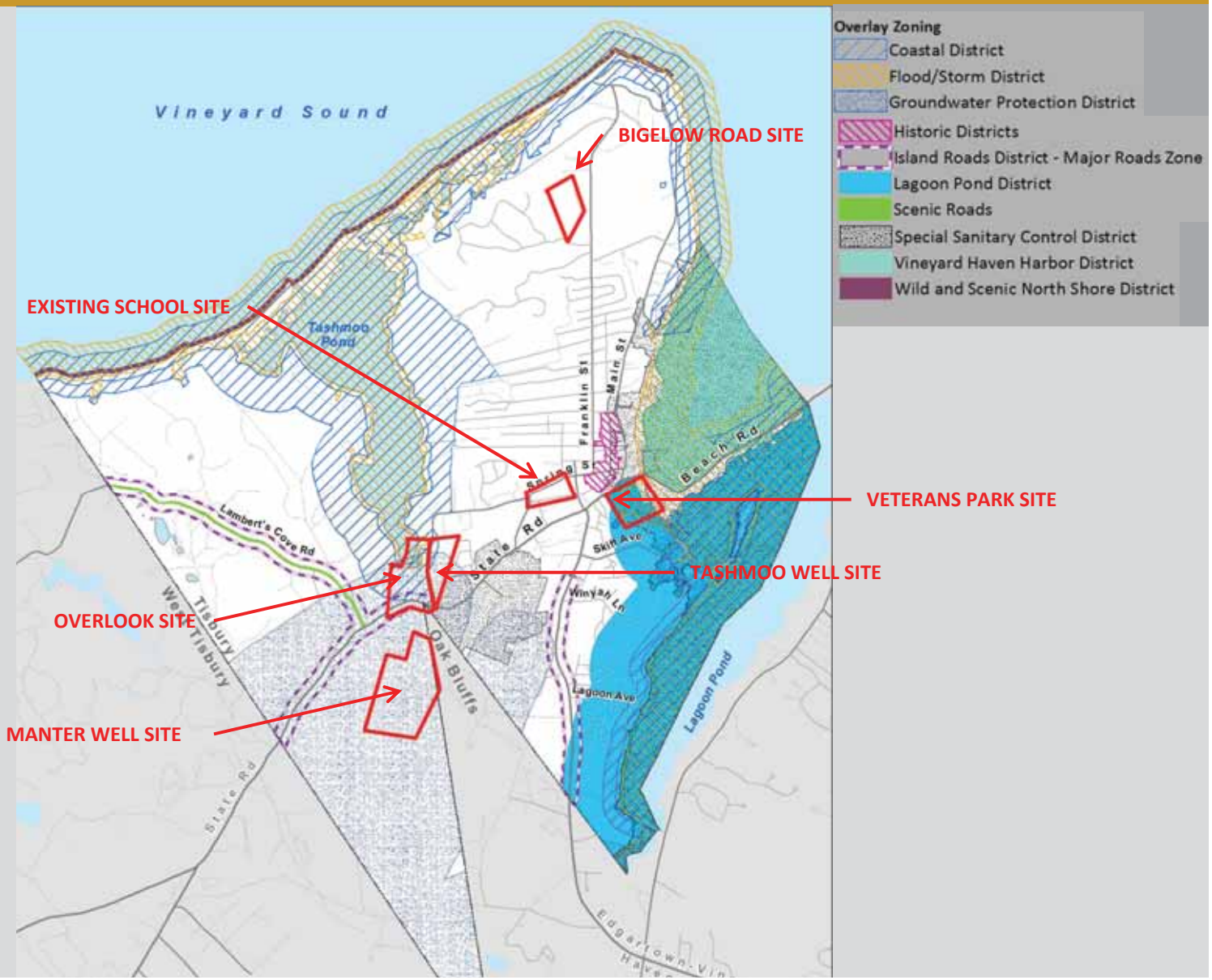
Building lacks adequate lock down capabilities

4. Request to exit and and door position switches on the interior of the door.

5. Electric strike lock.

6. Card reader with a keypad.

SITES EXPLORED BY STUDY – Zoning Overlay



TISBURY OVERLAY ZONING MAP

Site	Zone	Front/Side/Rear/Height	Frontage	Overlays	Permitting Issues
1. Overlook Site	R50	50, 35, 50, 35		Coastal District Groundwater Protection District Island Roads District Tashmoo Pond District	Board of Appeals (allowed use not clear) Special Permit (Septic 1500' from well)* Restriction on Height apply Denitrification Systems
2. Tashmoo Well Site	R10	20, 10, 20, 35		Groundwater Protection District Tashmoo Pond District	Special Permit (Septic 1500' from well)* Denitrification Systems
3. Veterans Park	R10	20, 10, 20, 35		Flood Plain District Lagoon Pond District Special Sanitary Control	Conservation Commission Denitrification Systems Article 97 Protection
4. Manter Well Site	R3A	50, 50, 50, 21-35		Groundwater Protection District Tashmoo Pond District	Special Permit (Septic 1500 from well)* Denitrification Systems
5. Bigelow Site	R50	50, 35, 50, 35	150		Article 97 Protection
6. Tisbury School Site	R10	20, 10, 20, 35			

*Not Applicable if Town Sewer Connection is available.

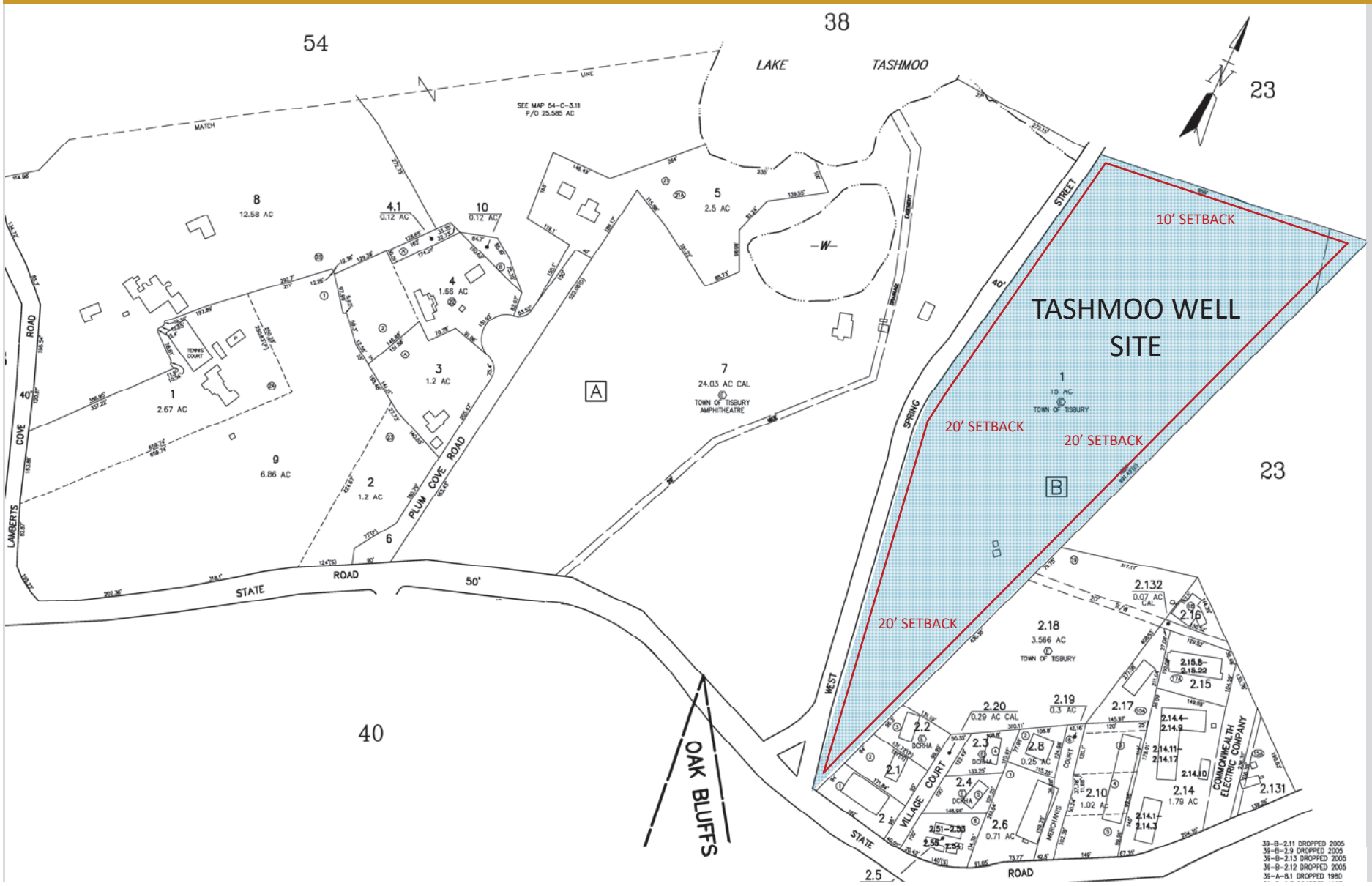
Possible Extension of Town Sewer to Upper State Road Pending.

Possible Extension of Town Sewer to Manter Site from East (per Town Administrator)

TISBURY HISTORIC INVENTORY

Figure X: MHC Historic Inventory
Tisbury Elementary School
Tisbury, Massachusetts

TASHMOO WELL SITE | Assessor Map



TASHMOO WELL SITE| Coastal & NHESP Maps

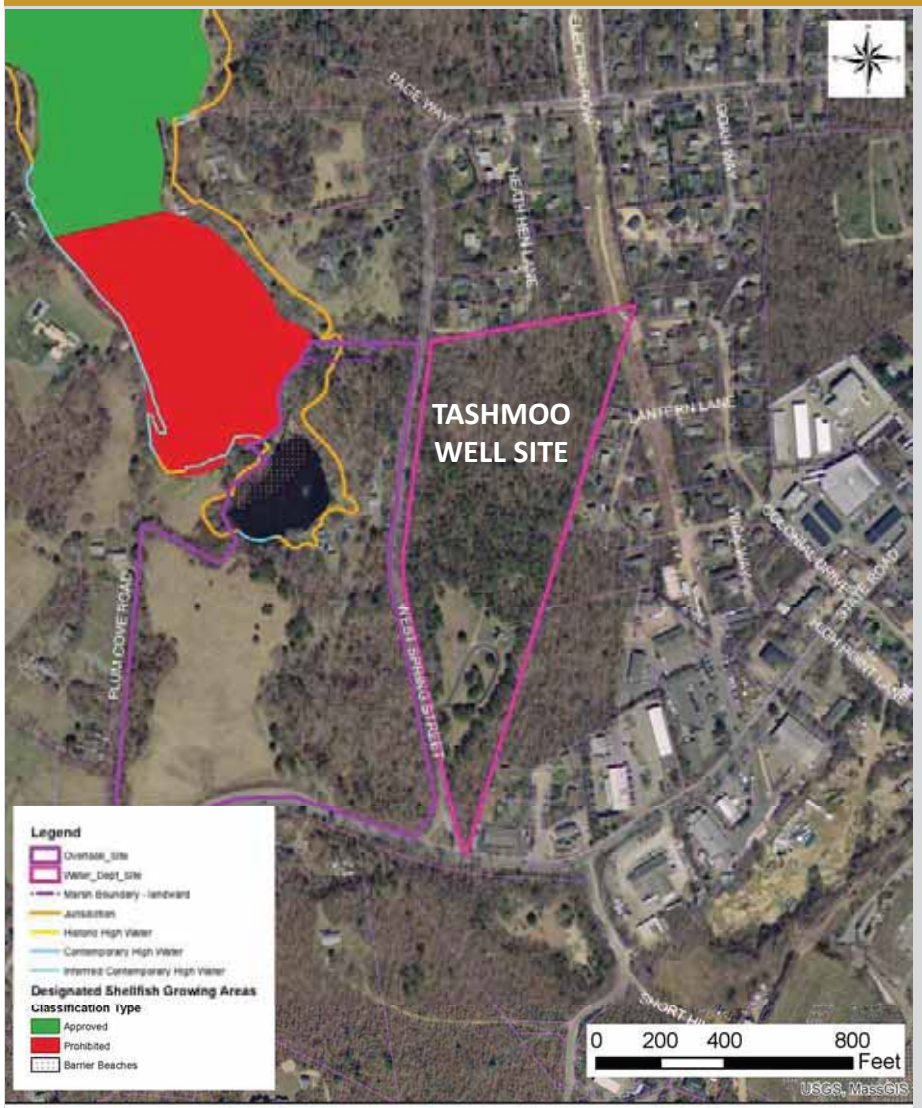


Figure X: Coastal
Tisbury Elementary School - Overlook/Water Dept Site
Tisbury, Massachusetts

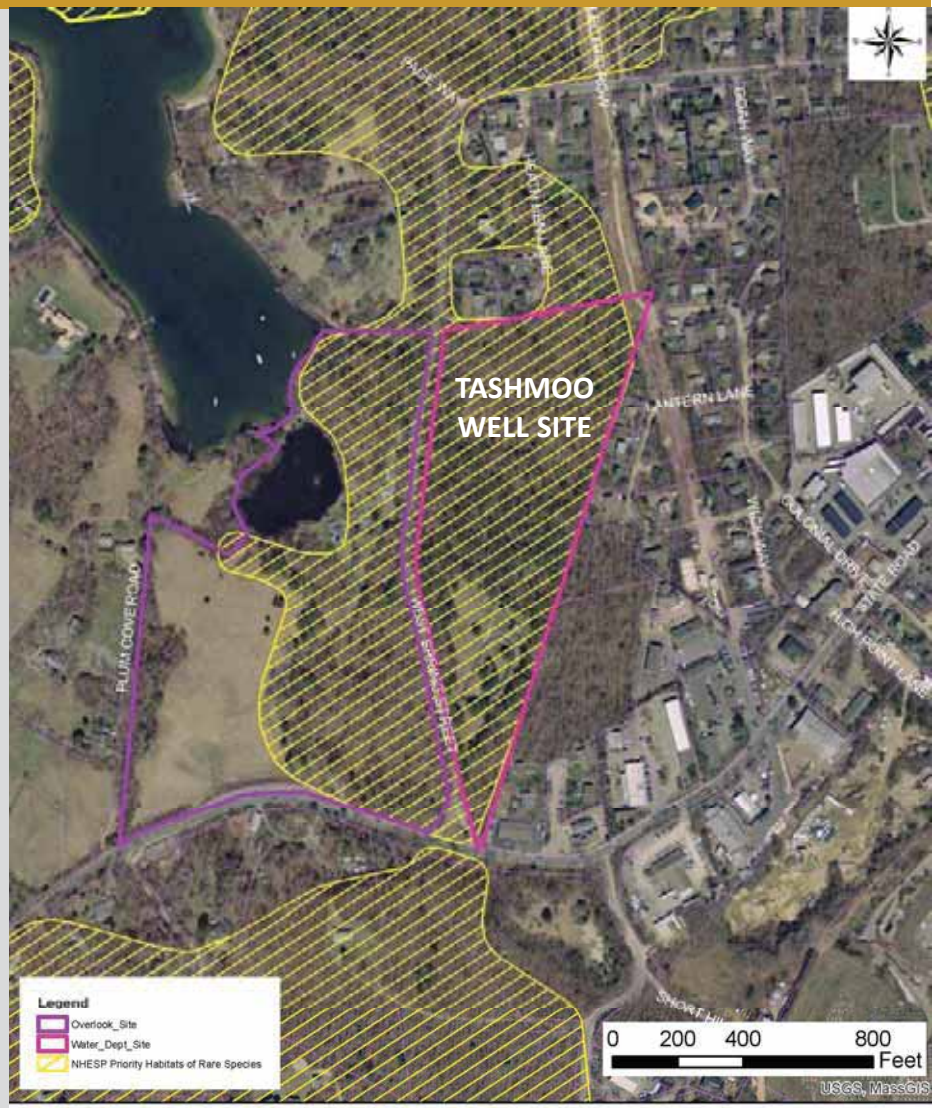


Figure X: National Heritage and Endangered Species Program
Tisbury Elementary School - Overlook/Water Dept Site
Tisbury, Massachusetts

TASHMOO WELL SITE | Flood & Wetland Maps

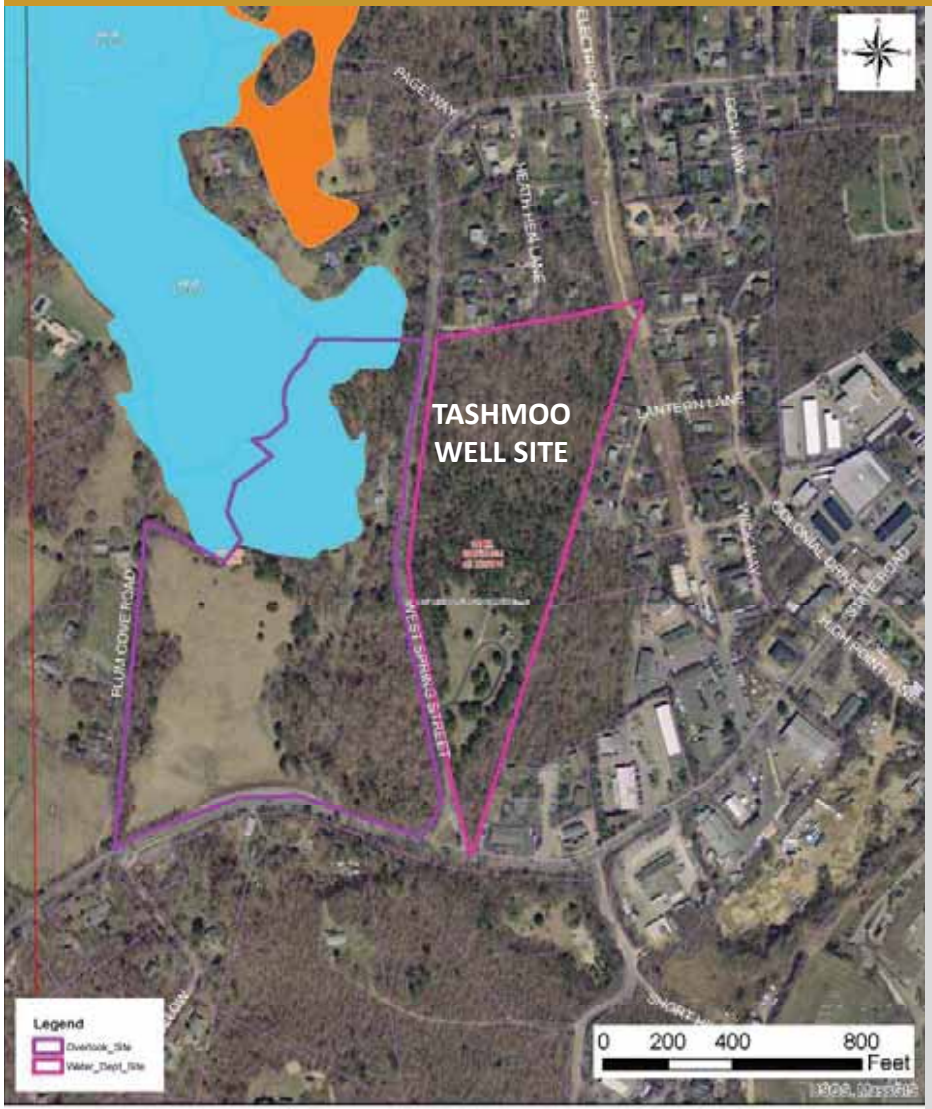


Figure X: National Flood Hazard
Tisbury Elementary School - Overlook/Water Dept Site
Tisbury, Massachusetts

Figure X: DEP Wetlands
Tisbury Elementary School - Overlook/Water Dept Site
Tisbury, Massachusetts

TASHMOO WELL SITE | Wellhead Protection & Contour Map

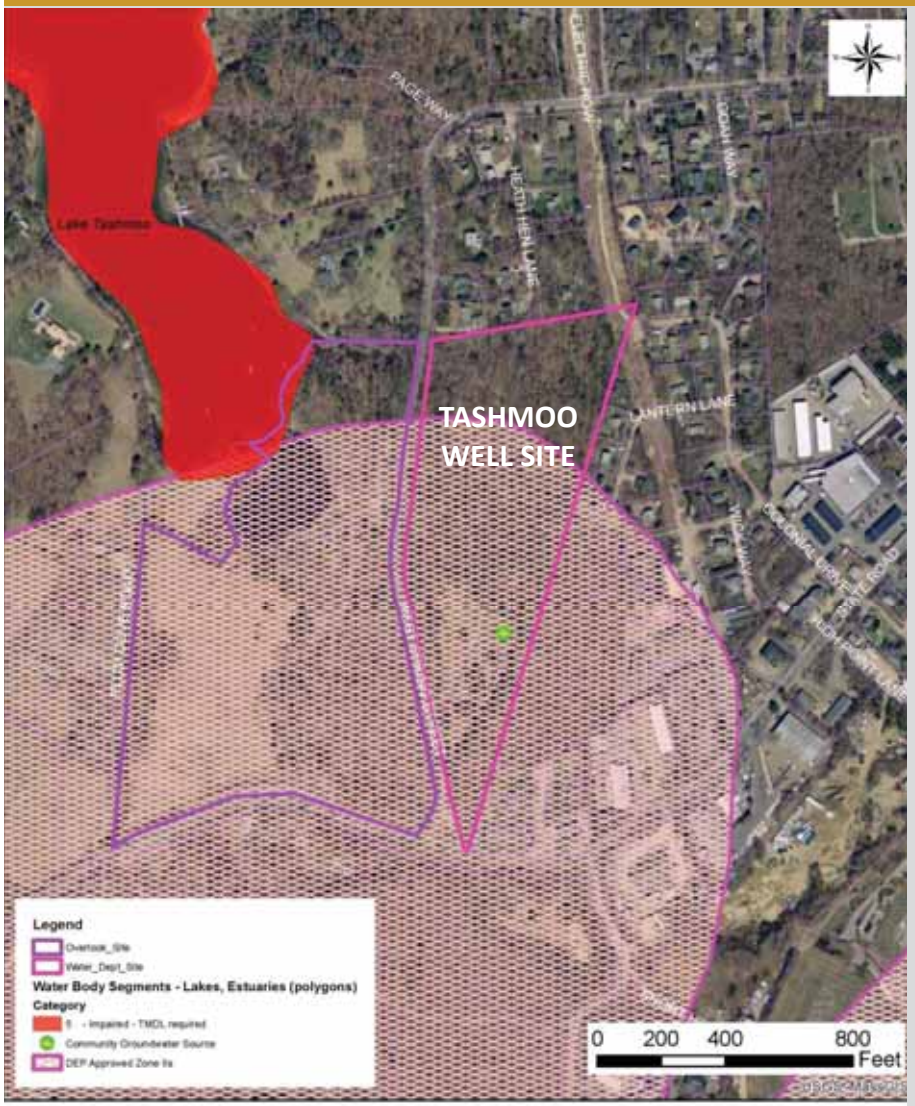
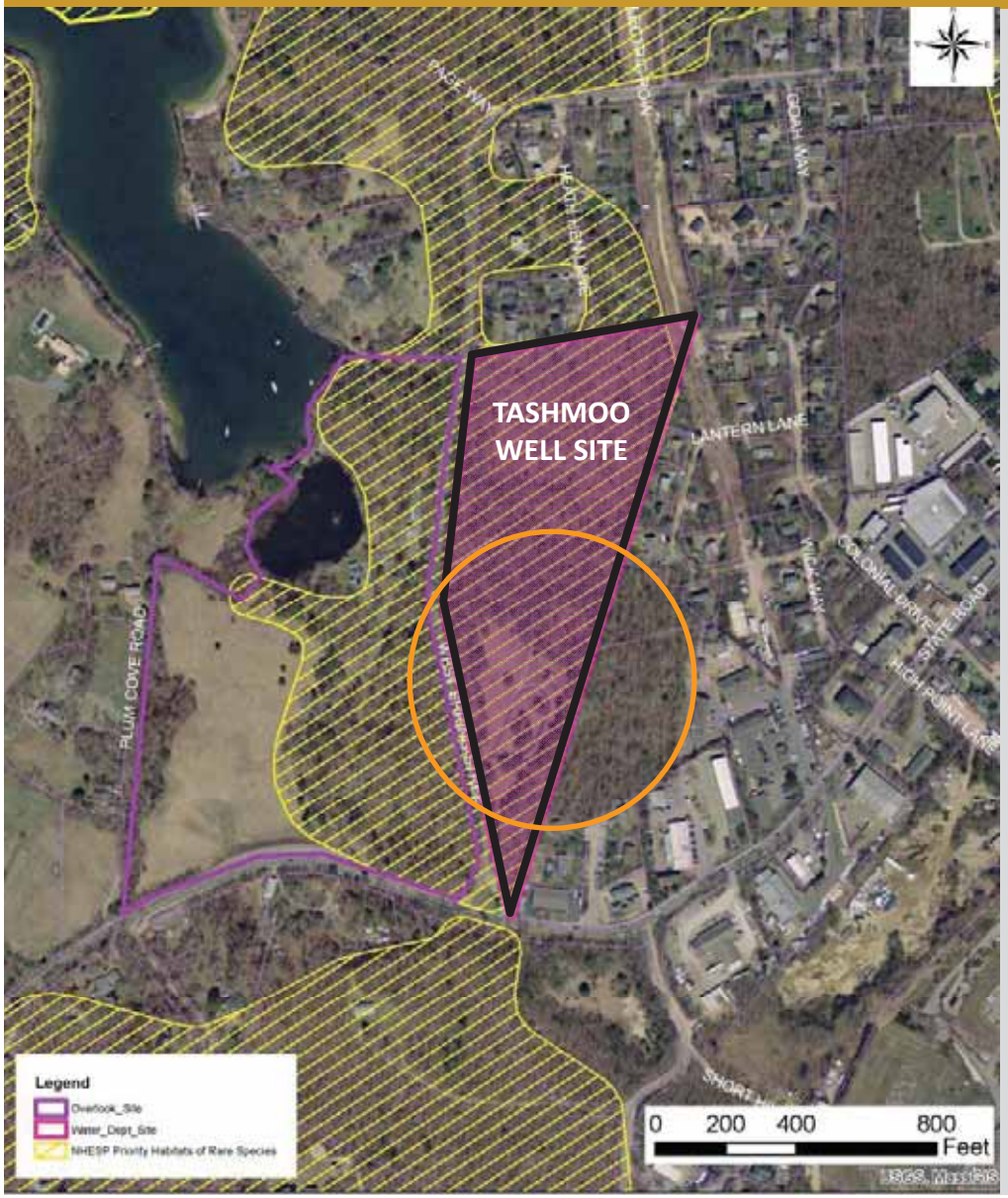


Figure X: DEP Wellhead Protection Areas
Tisbury Elementary School - Overlook/Water Dept Site
Tisbury, Massachusetts

Figure X: Contours
Tisbury Elementary School - Overlook/Water Dept Site
Tisbury, Massachusetts

TASHMOO WELL SITE | PROS VS CONS



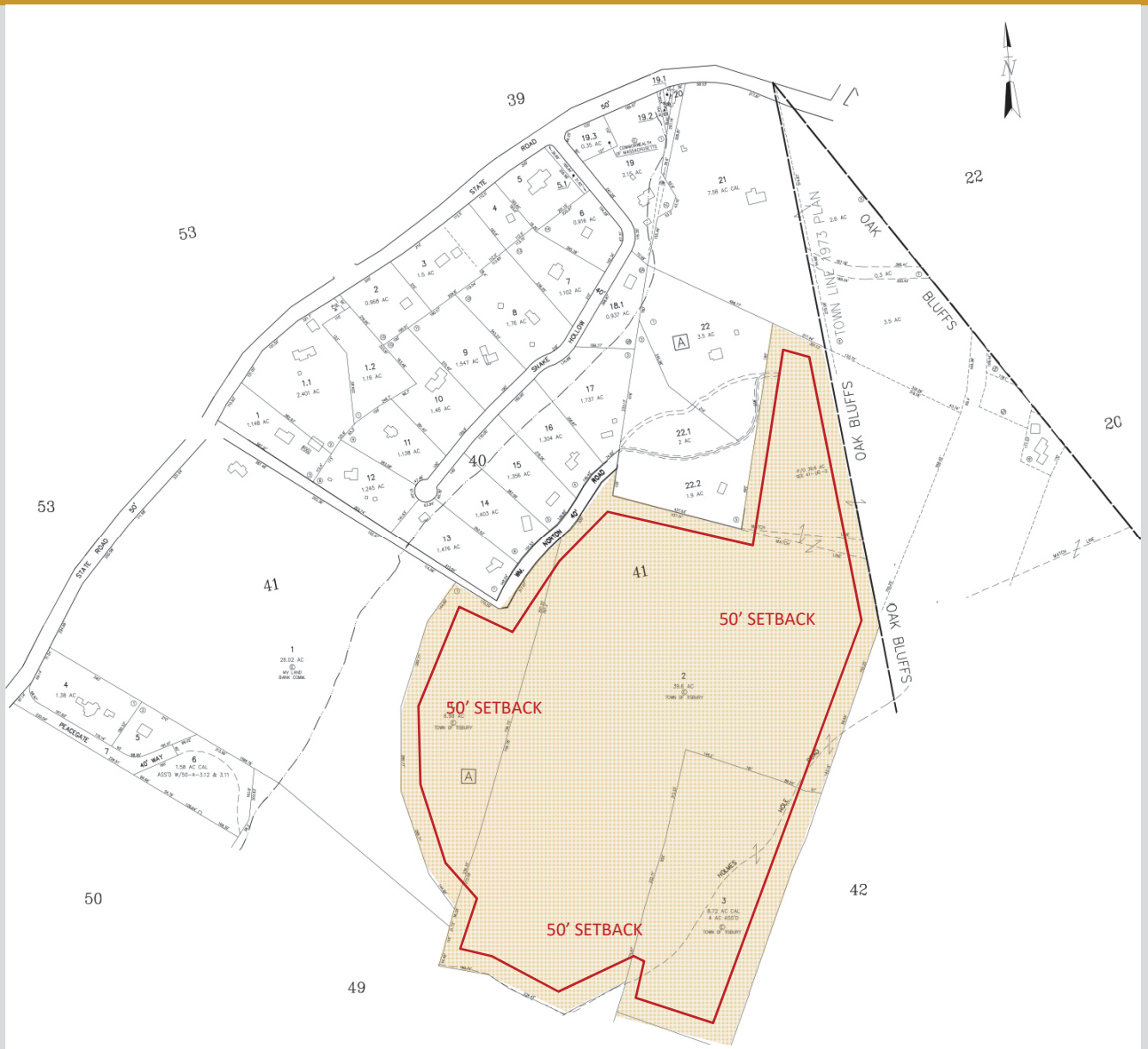
PROS

- Town Owned (Tisbury Water Works)
- Town Water Available
- Electrical Utilities Available
- Possible Town Sewer Extension
- Access off West Spring Street
- Overlook Site as a Educational Resource
- Closer to Community

CONS

- Well Protection Area (6 Months Permitting +/-)
- NHESP Possible Restrictions
- Water Department Jurisdiction
- Groundwater Protection District
- Tashmoo Pond Watershed Protection District
- Water Department has Investments in Site
- Limited Developable Area

MANTER WELL SITE| Assessor Map



MANTER WELL SITE | NHESP & Wellhead Protection Maps

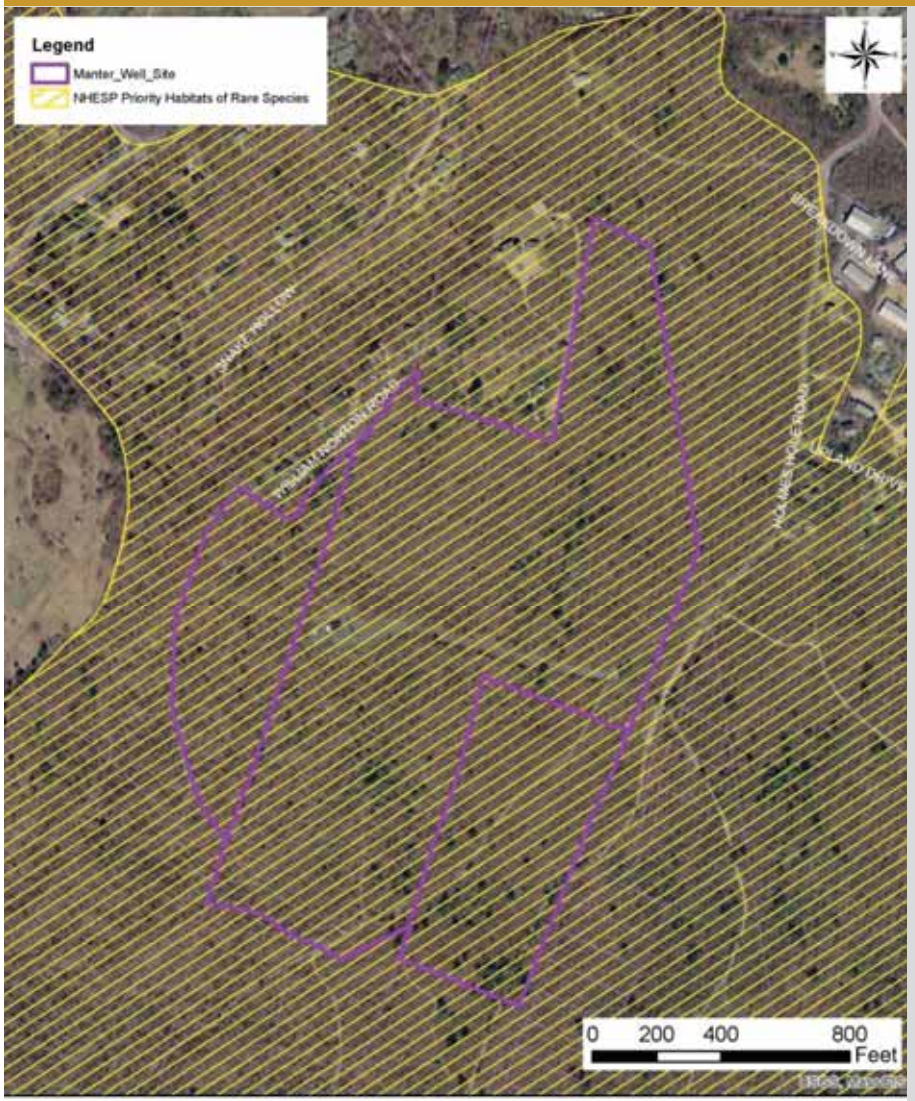


Figure X: Natural Heritage and Endangered Species Program
Tisbury Elementary School - Manter Well Site
Tisbury, Massachusetts

Figure X: DEP Wellhead Protection Area
Tisbury Elementary School - Manter Well Site
Tisbury, Massachusetts

MANTER WELL SITE | Contour Map & Pros vs. Cons

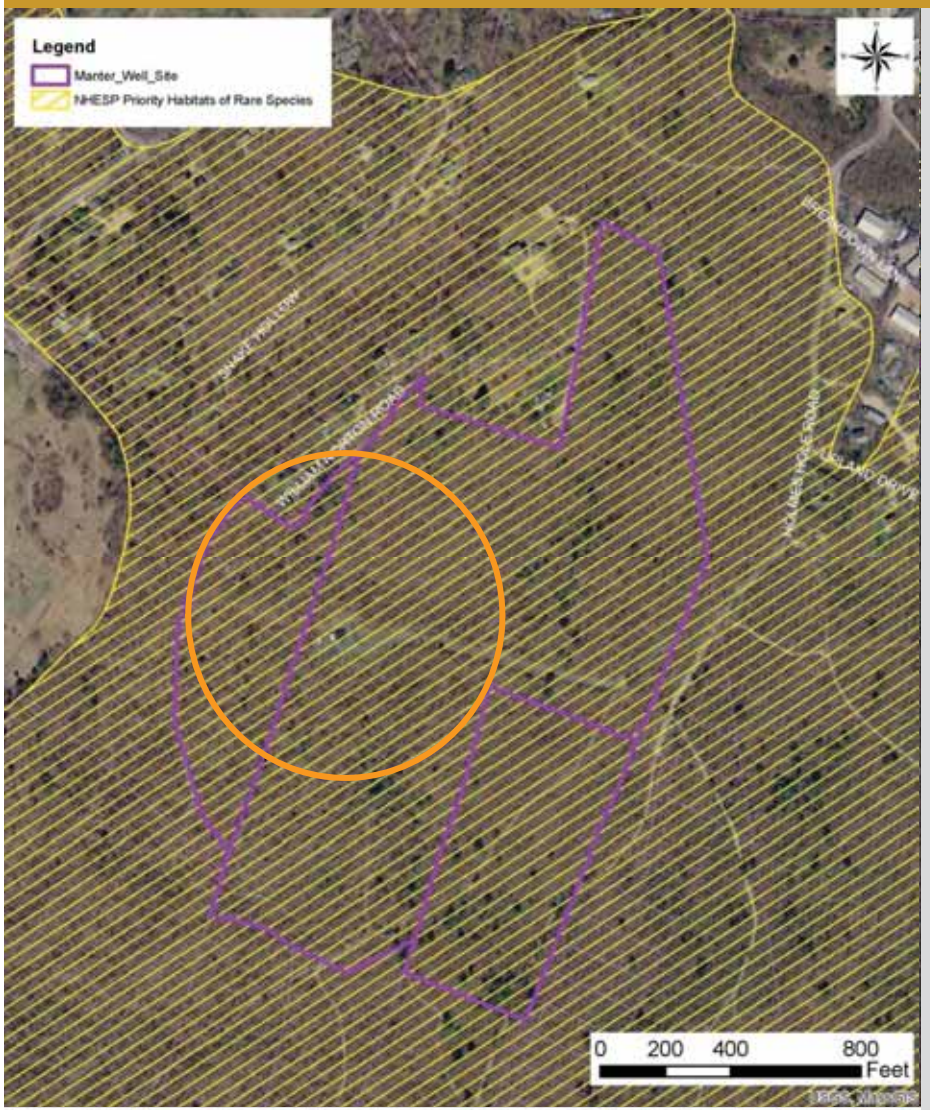


Figure X: Contours
Tisbury Elementary School - Manter Well Site
Tisbury, Massachusetts

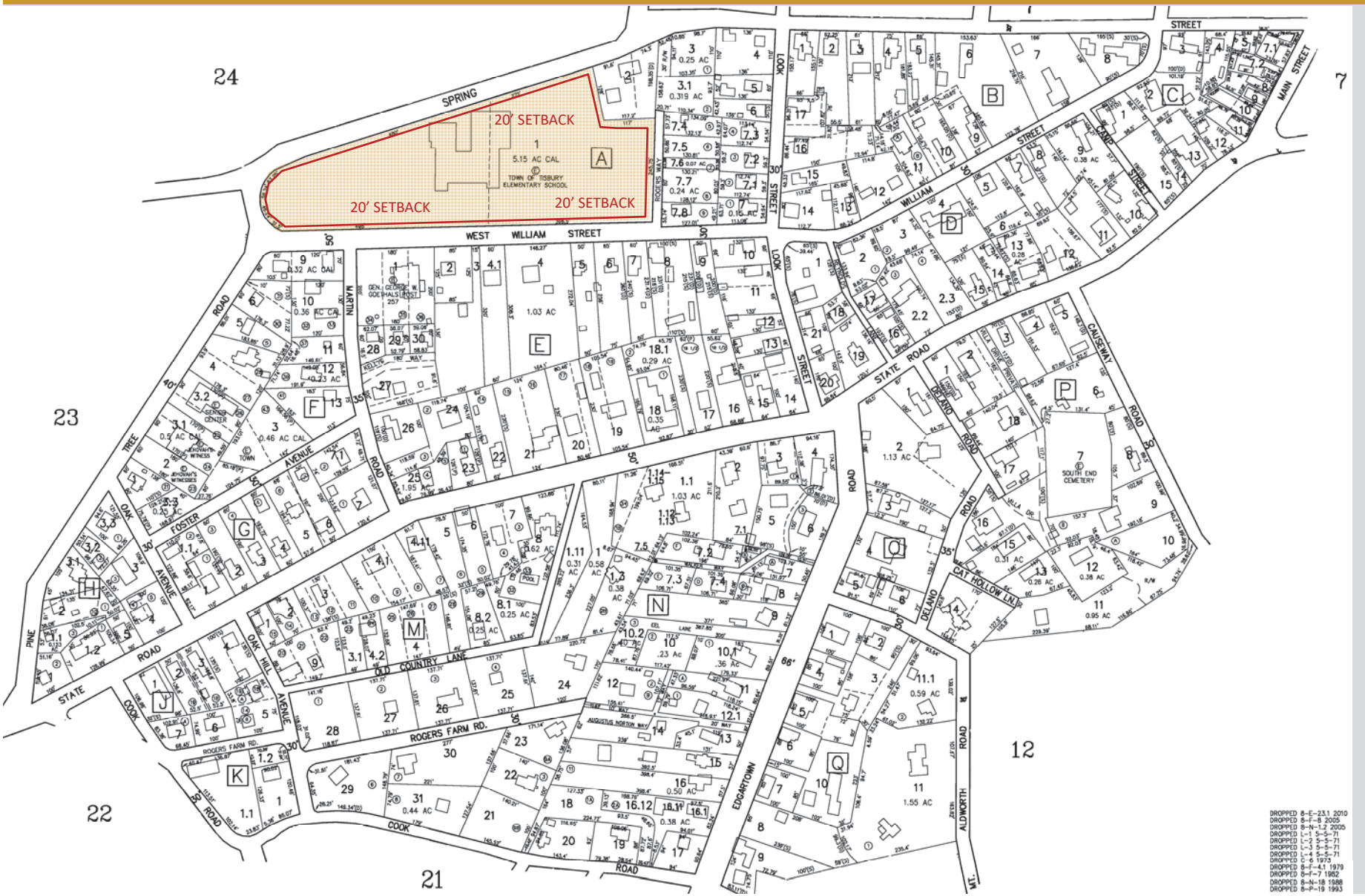
PROS

- Town Owned
- Town Water Available
- Electrical Utilities Available
- Adequate Lot Size

CONS

- Access thru Oak Bluffs.
- Well Protection Area (6 Months Permitting +/-)
- NHESP Possible Restrictions.
- Uncertain Sewer Connection
- Not Central to Village (South of State Road)
- Groundwater Protection District
- Tashmoo Pond Watershed Protection District

EXISTING SCHOOL SITE | Assessor Map



EXISTING SCHOOL SITE| NHESP & Historic Map

Figure X: NHESP and MHC Historic Area
Tisbury Elementary School
Tisbury, Massachusetts

EXISTING SCHOOL SITE| WICKS LOCATIONS

EXISTING SCHOOL SITE| Contour Map & Pros vs Cons

Figure X: Contours
Tisbury Elementary School
Tisbury, Massachusetts

PROS

- Current School Site
- Central to Served Population
- Familiar

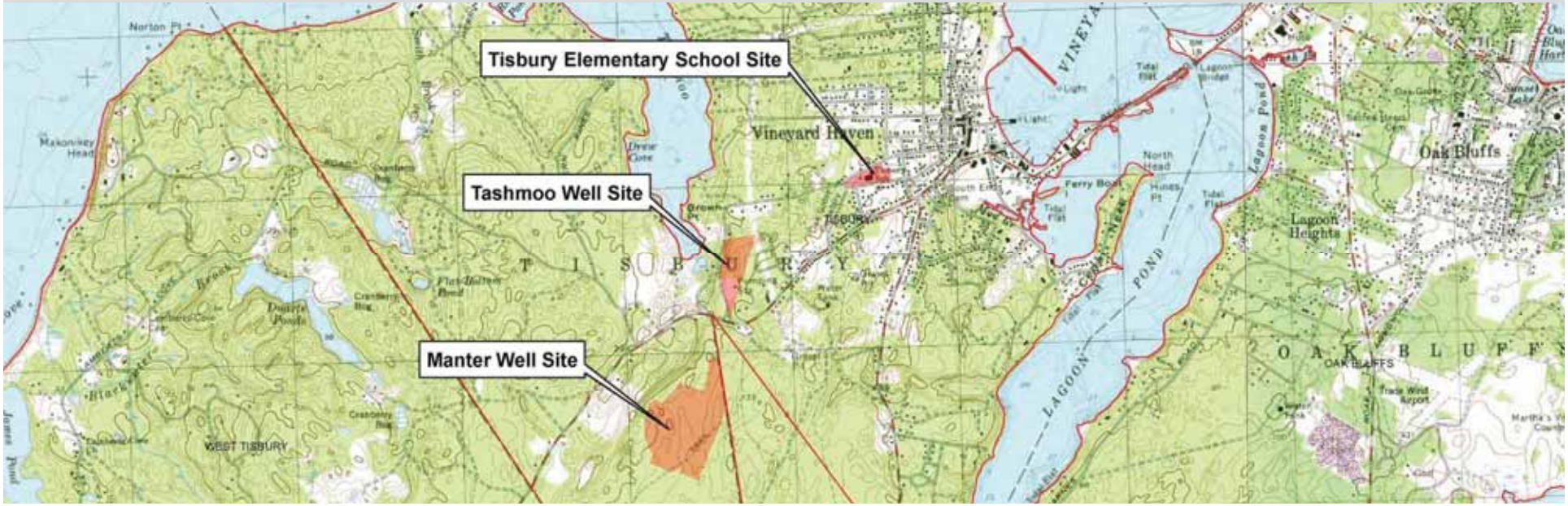
CONS

- Small Site Size
- Disruption of Education During Construction
- Possible Loss of Historic Fabric if Replaced
- Loss of Possibility to Repurpose Building for Other Town Needs
- Existing WICKS Restrictions

SITE OVERVIEW |

FINAL SITES

- **Tisbury Elementary School Site**
- **Tashmoo Well Site**
- **Manter Well Site**



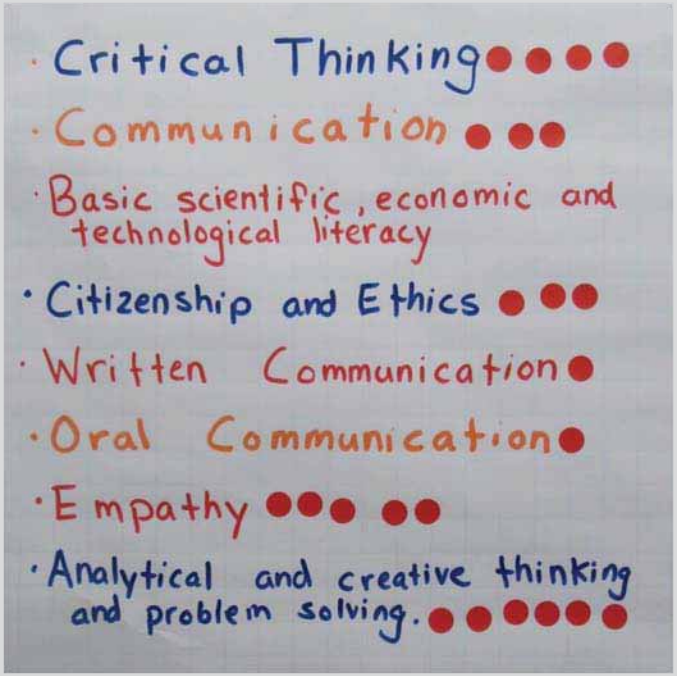
PROGRAMMING| VISIONING SESSIONS

DAY 1: January 23rd

- Introduction & Workshop Goals
- 21st Century Schools & Learning Goals
- SCOG Analysis
- Present and Future Educational Priorities
- Design Patterns

PROGRAMMING | LEARNING GOALS

1. **Effective Communication** (82 Votes)
2. **Empathy and Integrity** (70 Votes)
3. **Curiosity and Creativity** (66 Votes)
4. **Joy and Play** (54 Votes)
5. **Problem Solving and Critical Thinking** (40 Votes)



6. **Disciplined Mind** (26 Votes)
7. **Adaptability and Agility** (24 Votes)
8. **Mastery of Core Content** (16 Votes)
9. **Citizenship and Ethics** (15 Votes)
10. **Communication as Resource** (8 Votes)
11. **5 C's** (8 Votes)

PROGRAMMING | DESIGN PATTERNS

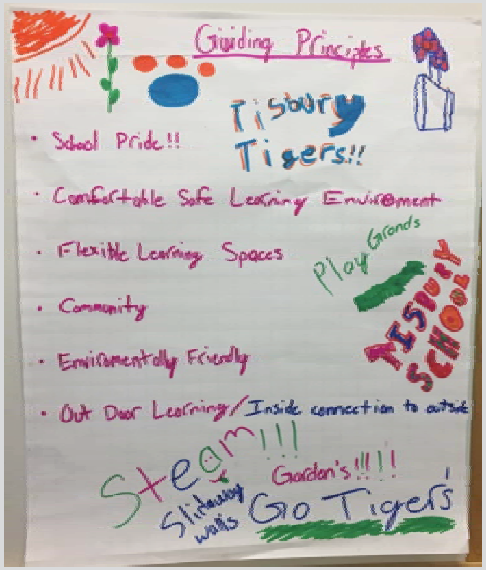
1. **Outdoor Learning Spaces** (45 Votes)
2. **Neighborhoods** (40 Votes)
3. **Distributed Resources** (27 Votes)
4. **Display and Exhibition** (28 Votes)
5. **Gathering Spaces and Hubs** (26 Votes)
6. **Garage Doors** (25 Votes)
7. **Natural Light** (25 Votes)
8. **Scalable Spaces** (16 Votes)
9. **Alternative/ Effective Storage** (16 Votes)
10. **Flex Spaces** (15 Votes)
11. **Agile Classroom** (13 Votes)
12. **Cafetorium** (11 Votes)
13. **Community Use Gym, Café, and Auditorium** (10 Votes)
13. **Sustainability** (10 Votes)
14. **Tisbury Triangle** (10 Votes)
15. **Any Hallway Workspace** (9 Votes)
16. **Blended Learning** (9 Votes)
18. **Welcoming /Gatekeeping** (9 Votes)
19. **Amphitheater** (8 Votes)
20. **Breakout Spaces** (8 Votes)
21. **Maker Spaces and Fab Labs** (7 Votes)
22. **Distributed Dining** (6 Votes)
23. **Teacher Work Areas** (6 Votes)
24. **Public Space Separate from Classroom Spaces** (6 Votes)
25. **Bench Cubbies** (6 Votes)
26. **Wayfinding** (6 Votes)




PROGRAMMING | VISIONING SESSIONS CONT. WITH STUDENTS

DAY 2: January 24th

- Workshop Goals
- Student Participation & Activities
- Guiding Principles of Design
- Blue Sky Ideas



PROGRAMMING | STUDENT PRIORITIES & THOUGHTS

My PRIORITIES FOR THE NEW BUILDING ARE....

- Bigger Gym
- Fewer stairs (escalators) 2 floors –
- County chairs (not plastic)
- No fluorescent lights
- Bigger Stage
- Level floors
- Teachers own bathrooms
- grass
- Bigger band room
- Vending machines – healthy food
- auditorium separate from gym
- bigger cafeteria
- round tables
- Better food

– warm place when dropped off

- kids lounge
- better smart boards
- bigger lockers
- Toy slides
- Better HVAC
- Better windows
- More commons in Science
- water fountains – higher
- no holes in ceilings
- thicker ceilings

My FAVORITE PART OF SCHOOL IS....

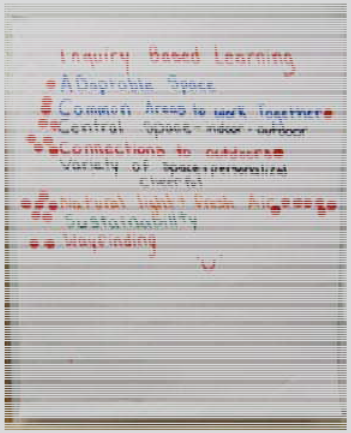
- holiday sing along
- fun run
- field day
- wellness
- DARE – anti drug drugs
- FIELD TRIPS – offsite and
- Shenandoah
- Student council
- Drama – school play – in gym
- Bon Bon – writing club – magazine
- Math lab – homework club
- computer – clubs
- Chess –
- Band –

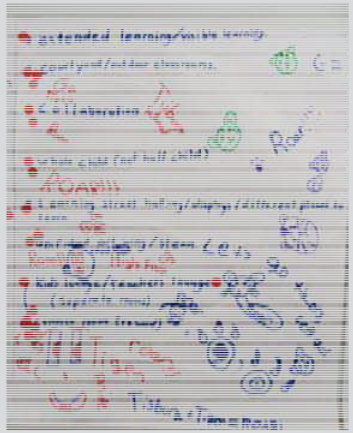
- Redbird
- TigerTalk
- Morning Meeting
- Gym
- Specials
- Sports
- Cooking
- FAC –

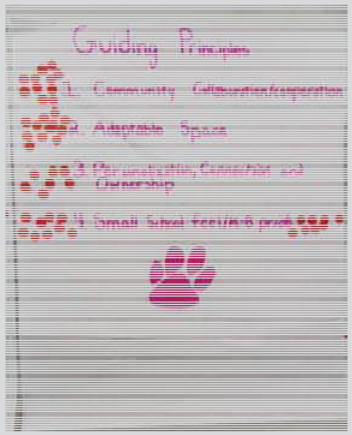
#LEARNING

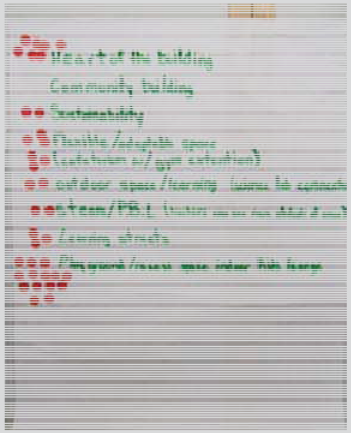
PROGRAMMING | GUIDING PRINCIPLES OF DESIGN

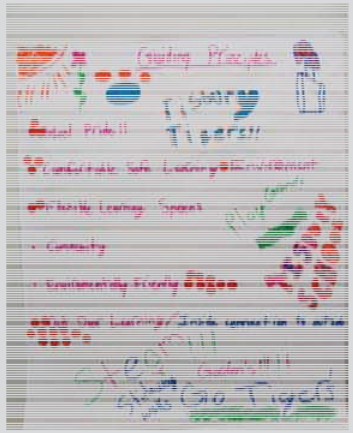
1. **Small School Feel, K-8 Pride** (77 Votes)
2. **Outdoor Learning** (74 Votes)
3. **Personal, Connection, and Ownership** (68 Votes)
4. **Adaptable Spaces** (64 Votes)
5. **Sustainability** (47 Votes)
6. **Community Collaboration/Cooperation** (47 Votes)



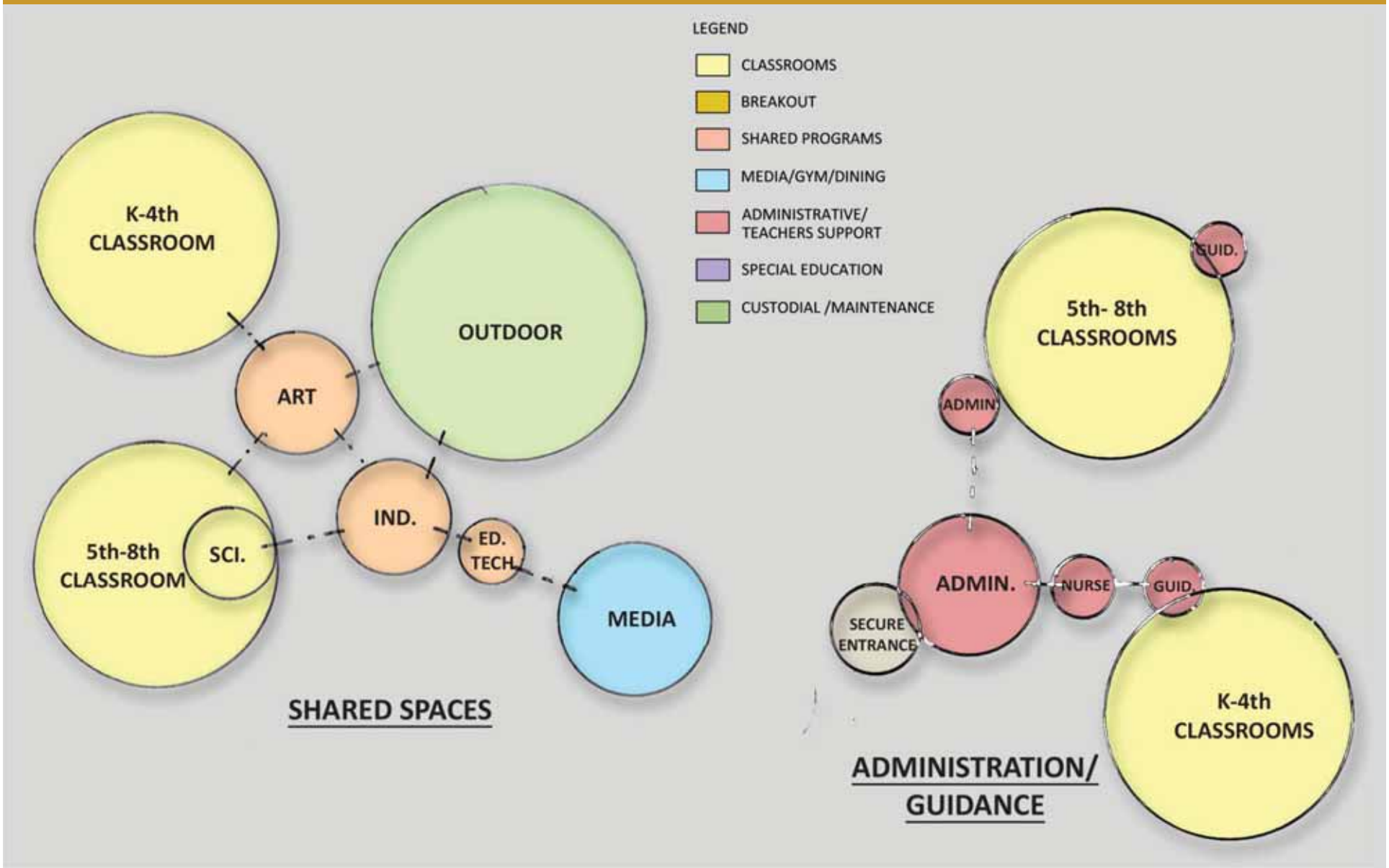




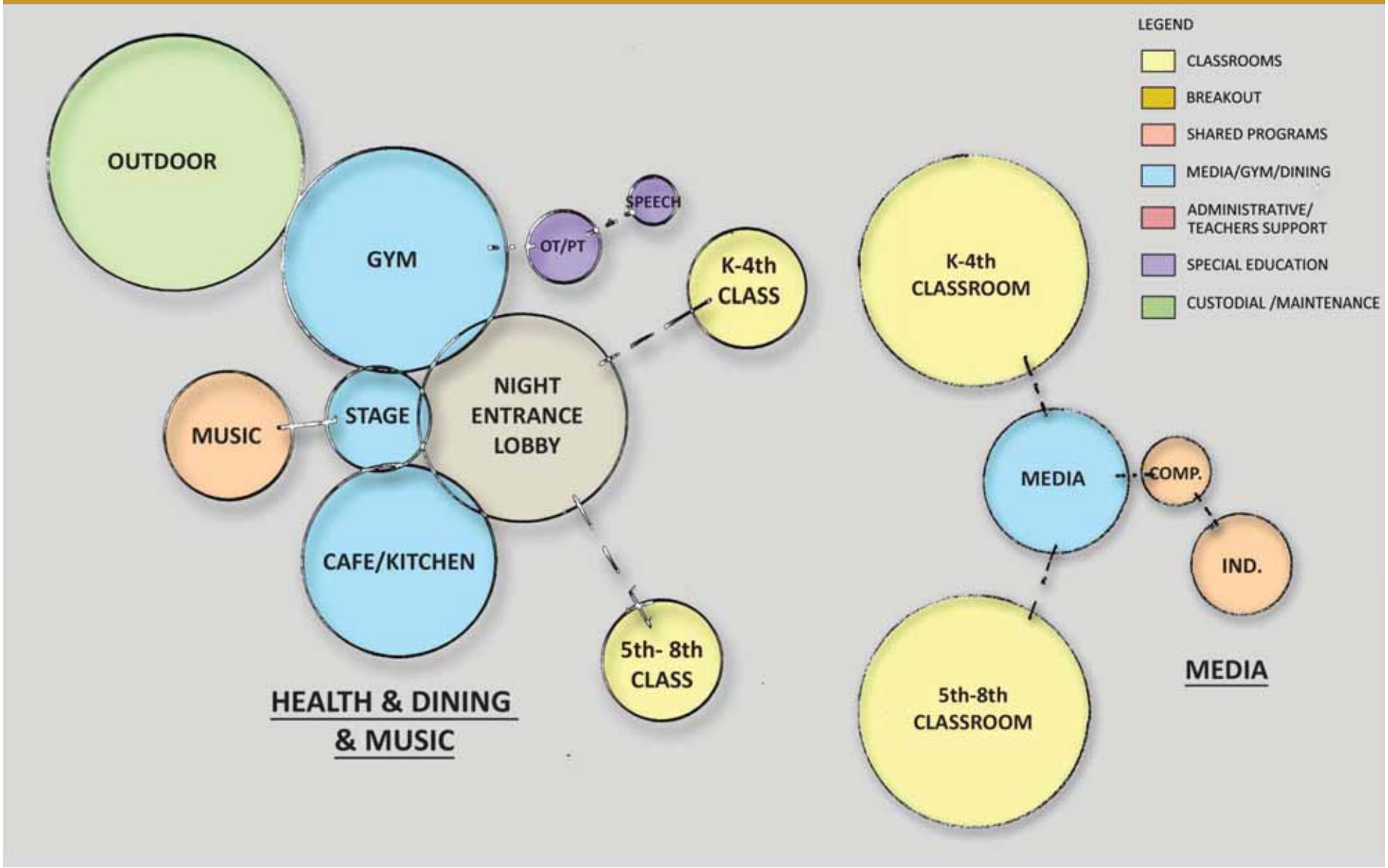




FUNCTION DIAGRAMS| ADMINISTRATION & SHARED SPACE RELATIONSHIPS



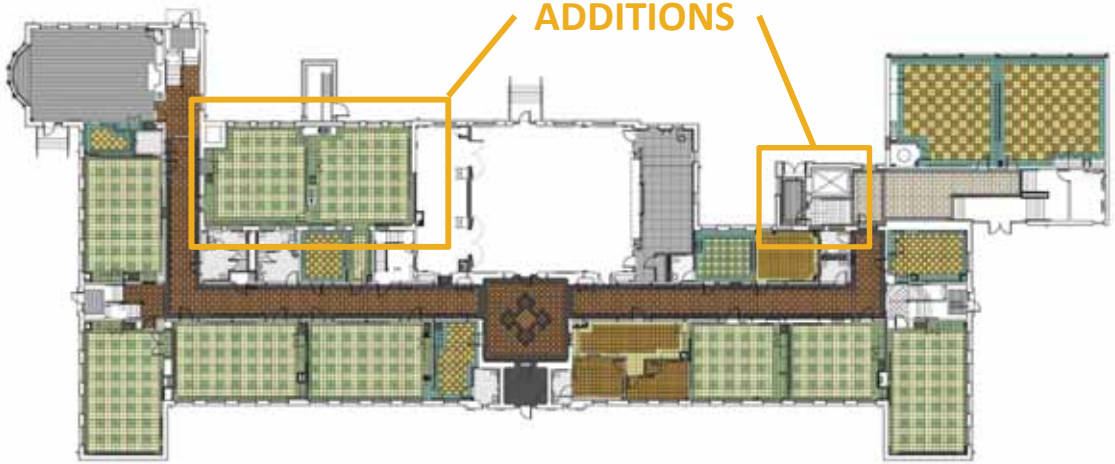
FUNCTION DIAGRAMS| HEALTH, CAFÉ, MUSIC & MEDIA RELATIONSHIPS



SCHOOL TOUR | K -5TH GRADE RENOVATION SCHOOL PROJECT

Carr Elementary School, Newton, MA

Architect: Turowski2 Architecture



SCHOOL TOUR | PRE-K - 5th Grade New Construction Project

Leroy Wood Elementary School, Fairhaven, MA

Architect: HMFH Architects, Inc.

FUTURE SCHOOL TOUR| PRE-K - 5th Grade New Construction Project

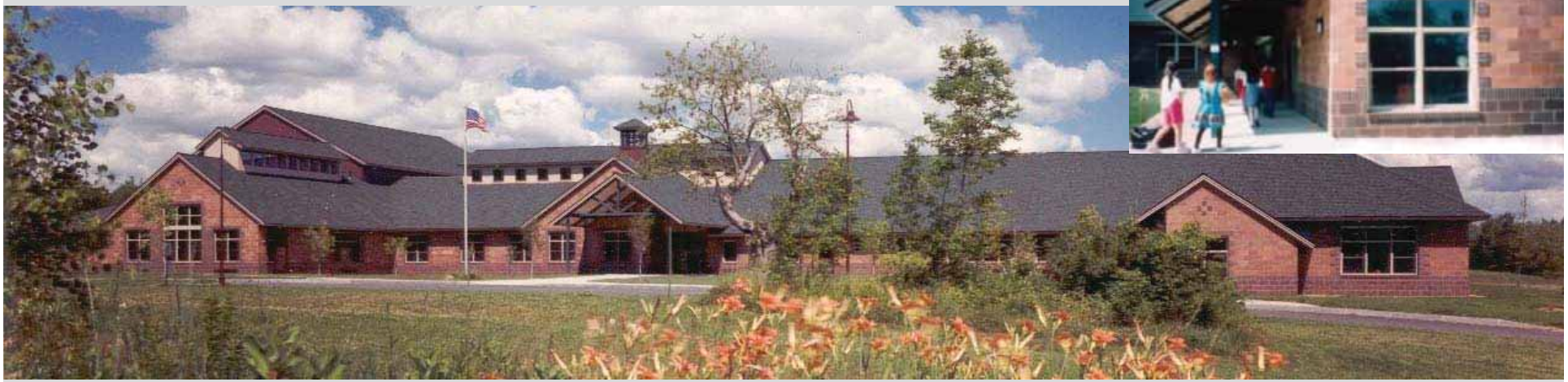
Williamstown Elementary School, Williamstown, Ma

Architect: Peter Turowski with Margo Jones Architects

FUTURE SCHOOL TOUR| PRE-K - 6th Grade New Construction Project

New Hingham Elementary School, Chesterfield, Ma

Architect: Peter Turowski with Margo Jones Architects



SCHOOL TOUR | PRE-K - 5th Grade New Construction Project

Hannigan Elementary School, New Bedford, MA

Architect: Turowski2 Architecture, Inc.

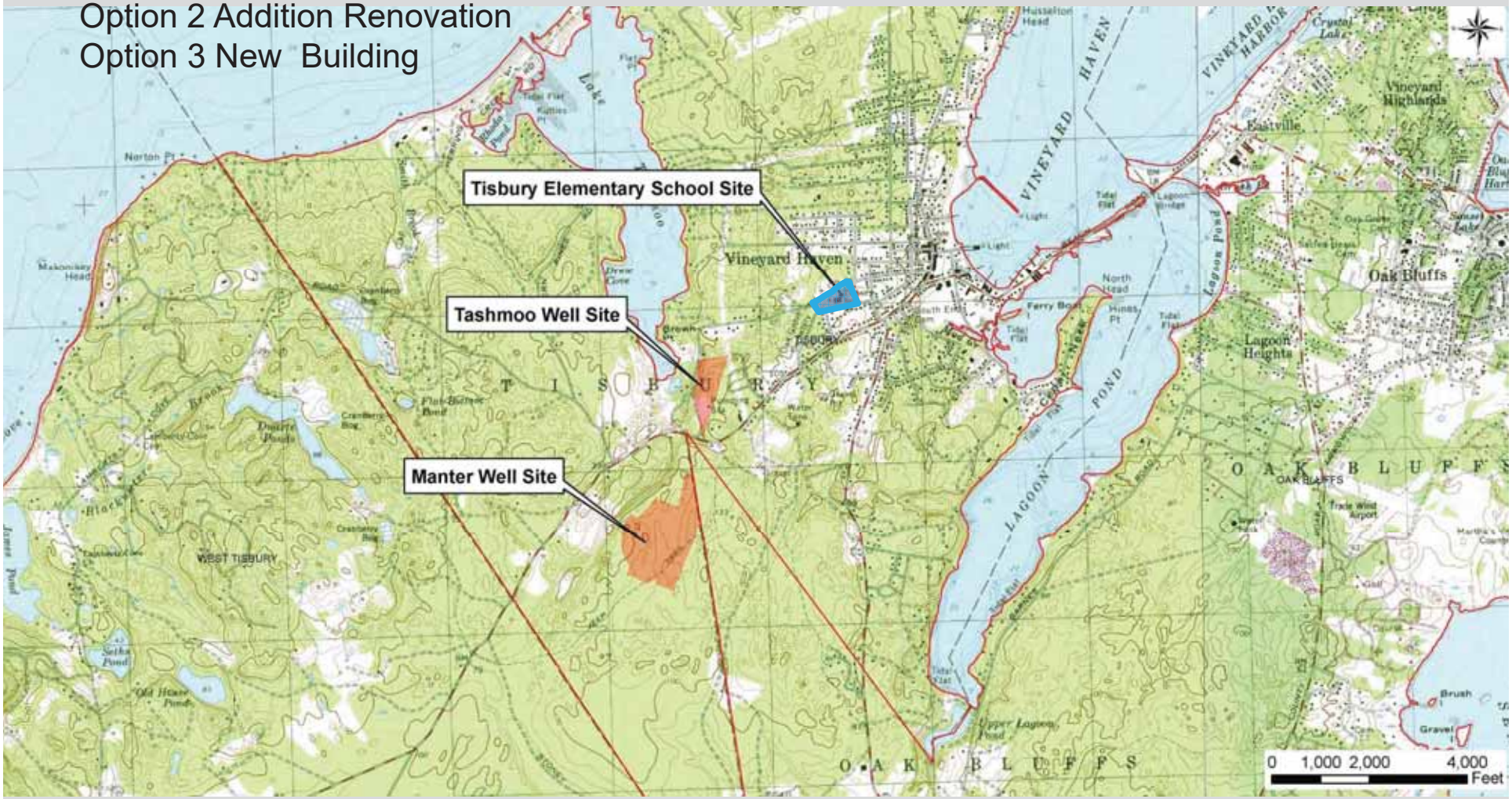
SPACE SUMMARY UDPATE| COMPARING EXISTING, PROPOSED AND MSBA STANDARDS

	EXISTING	NEW	MSBA
• Core Academic	15,998 SF	22,600SF	15,160 SF
• Special Education	2,582 SF	4,700SF	4,530 SF
• Art and Music	2,805 SF	3,425SF	3,125 SF
• Voc & Tech	1,657 SF	2,200 SF	3,200 SF
• Health and PE	5,972 SF	7,545 SF	8,345 SF
• Media Center	1,965 SF	2,316 SF	2,316 SF
• Dining and Food	1,570 SF	5,338 SF	5,738 SF
• Medical	253 SF	510 SF	510 SF
• Administration	1,402 SF	2,457 SF	2,526 SF
• Custodial	427 SF	1,844 SF	1,844 SF
• Other	388 SF	-	-
	35,019 NSF	52,935 NSF	47,294 NSF

5,641 NSF OVER MSBA

TISBURY LOCUS MAP| SITE LOCATION

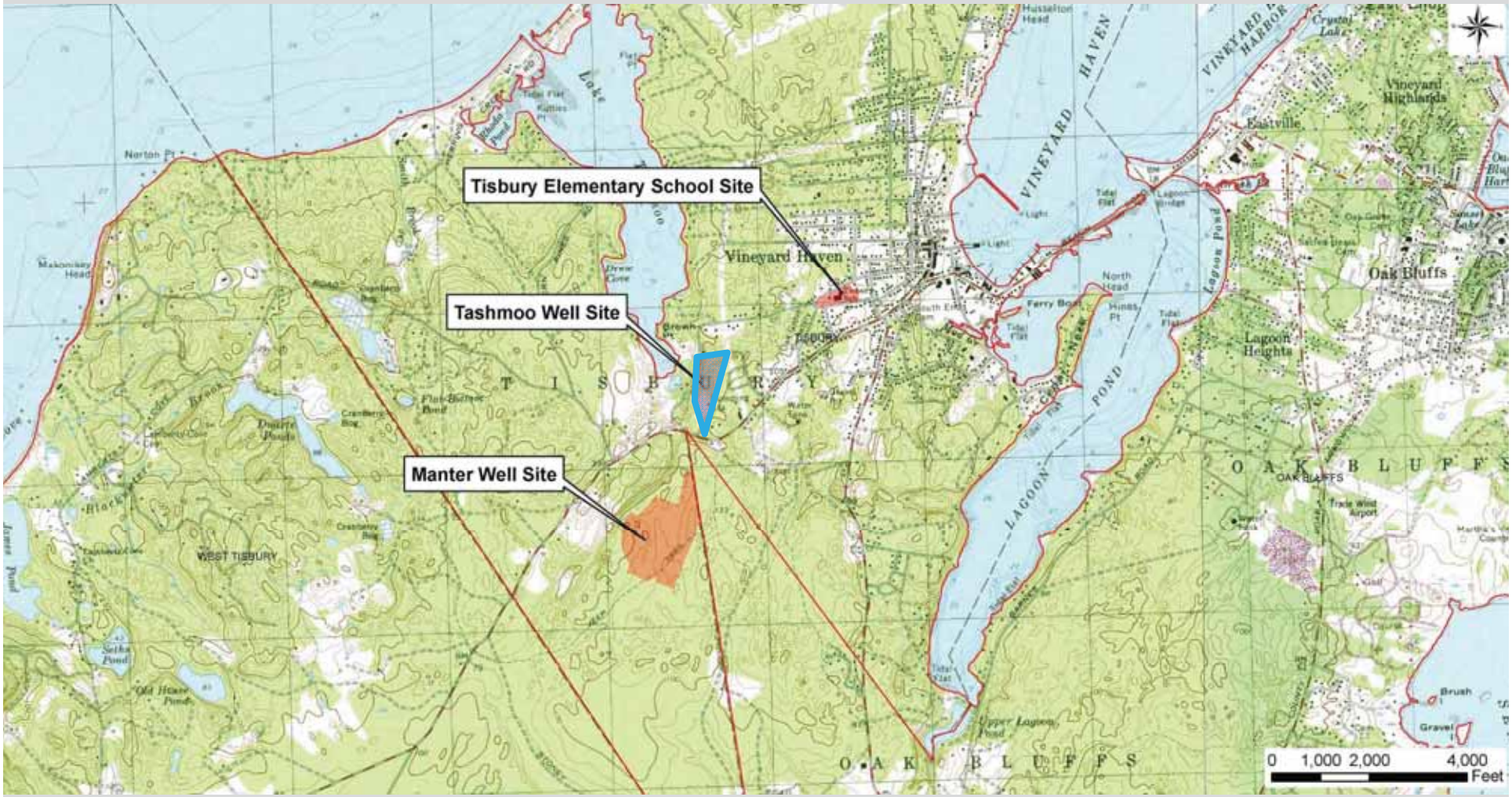
Option 1 Base Repair
Option 2 Addition Renovation
Option 3 New Building



TEST FIT ON TISBURY SCHOOL SITE| **OPTION 2 ADDITION-RENOVATION**

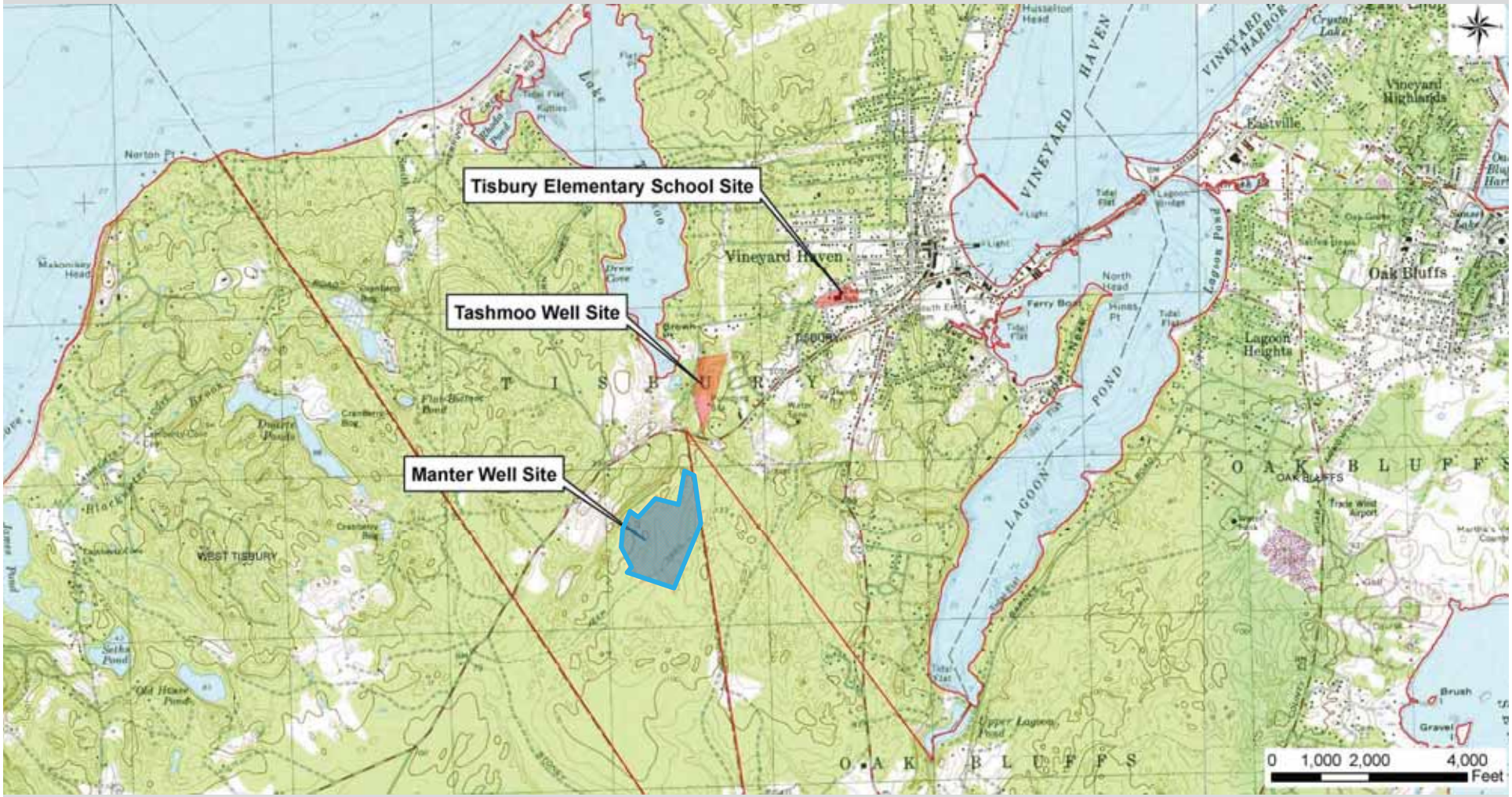
TEST FIT ON TISBURY SCHOOL SITE| **OPTION 3 TWO STORY NEW CONSTRUCTION**

TISBURY LOCUS MAP| SITE LOCATION



TEST FIT ON TASHMOO WELL SITE| **OPTION 4 THREE STORY NEW CONSTRUCTION**

TISBURY LOCUS MAP| SITE LOCATION



TEST FIT ON MANTER WELL SITE| **OPTION 5 2 STORY NEW CONSTRUCTION**

PRELIMINARY ESTIMATE | ALL OPTIONS

5 OPTIONS

Estimated Construction Cost:
$17 Million - $40 Million

Estimated Project Cost:
$21 Million - $50 Million

FUTURE SCHEDULE|

Annual Town Meeting
April 25th, 2017 – UPDATE ON STUDY

Preferred Design Submission
May 18th, 2017 – SELECT PREFERRED OPTION

MSBA Board Meeting
June 28th, 2017

Schematic Design Submission
November 9th, 2017

Fall Town Meeting
TBD

Town Presentation for:

Tisbury Elementary School

April 11, 2017

SCHEDULE OVERVIEW

Existing Condition Assessment
December 28th, 2016

Leadership Meeting
January 1st , 2017

Visioning Workshops
January 23rd & 24th 2017

Initial Faculty Meeting
February 1st, 2017

Preliminary Design Submission to MSBA
March 28th, 2017

COMPARISON OF EXISTING VS MSBA

	Existing	MSBA
Core Academic Spaces	15,998 SF (16 CR & 2 K)	15,160 SF (11CR & 1 K)
Special Education	2,582 SF	4,530 SF
Art and Music	2,805 SF	3,125 SF
Vocations & Technology	1,657 SF	3,200 SF
Health and Physical Ed	5,972 SF	8,345 SF
Media Center	1,965 SF	2,316 SF
Dining and Food Service	1,570 SF	5,738 SF
Medical	253 SF	510 SF
Administration	1,402 SF	2,526 SF
Custodial	427 SF	1,844 SF
Other	388 SF	0 SF
	35,019 NSF	47,294 NSF
	56,410 GSF	70,941 GSF
	(1.61 Grossing Factor)	(1.50 Grossing Factor)

EXISTING CONDITIONS | EXTERIOR

Majority of window seals have failed

Deteriorated sill conditions

Curtainwall seals have failed

Brick and cast stone conditions

Rusted lintel conditions

EXISTING CONDITIONS| LIGHTING

1938 Classroom Lighting: Pendant Mount Fluorescent Fixtures: Fair Condition

1997 Wing Classroom Lighting: 2'x4' Parabolic Fluorescent Fixtures: Fair Condition

Pole Light Fixture: Poor Condition

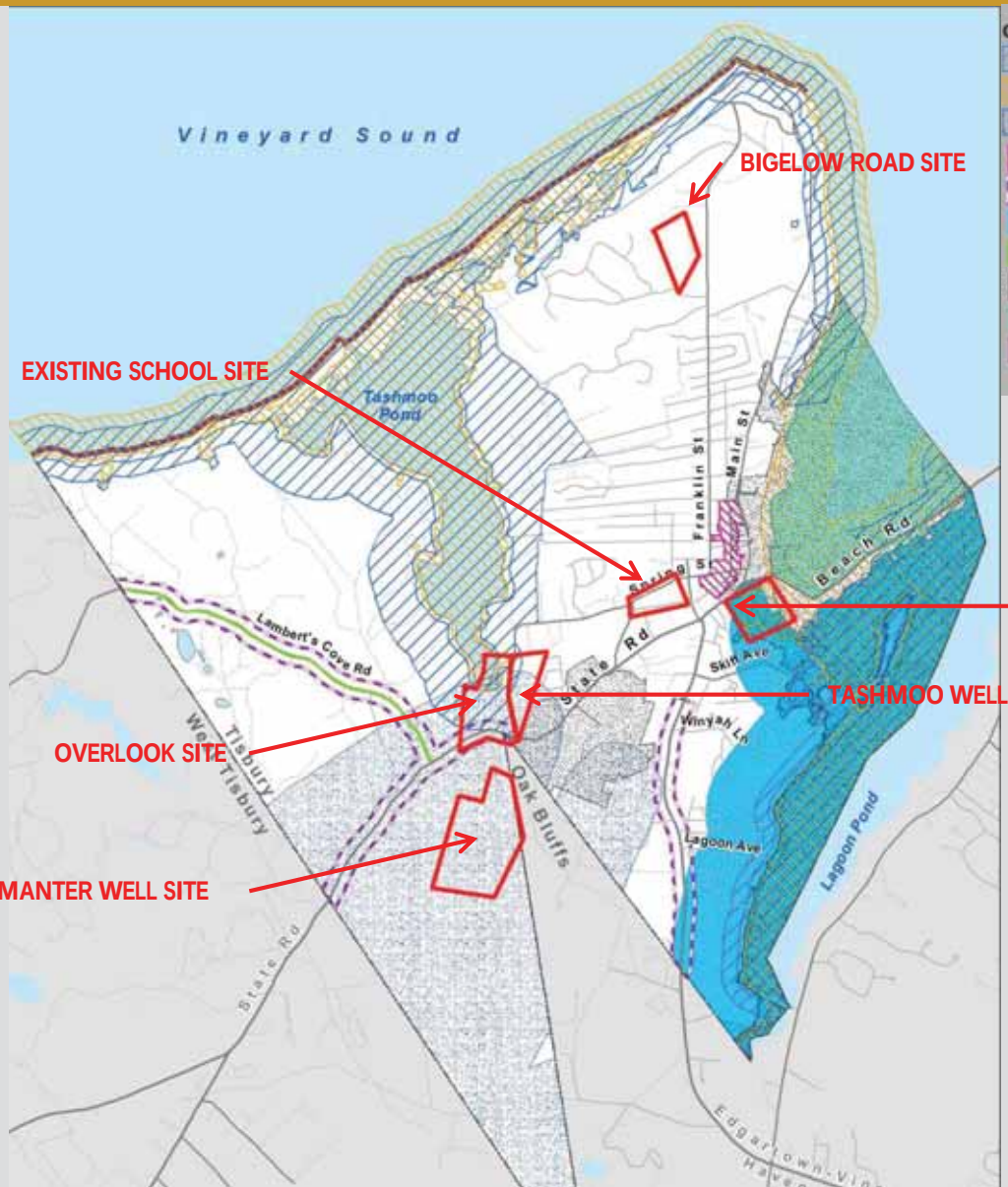
Exterior Sconces and Canopy Fixtures: Fair Condition

EXISTING CONDTIONS| FOOD SERVICES

- No separation of functions
- No splash between the hand sink and the prep sink
- Possible contamination point

- Old antiquated equipment is leaking oil, lacks the modern safety features and corrosion is visible.
- Only a few pieces worth salvaging

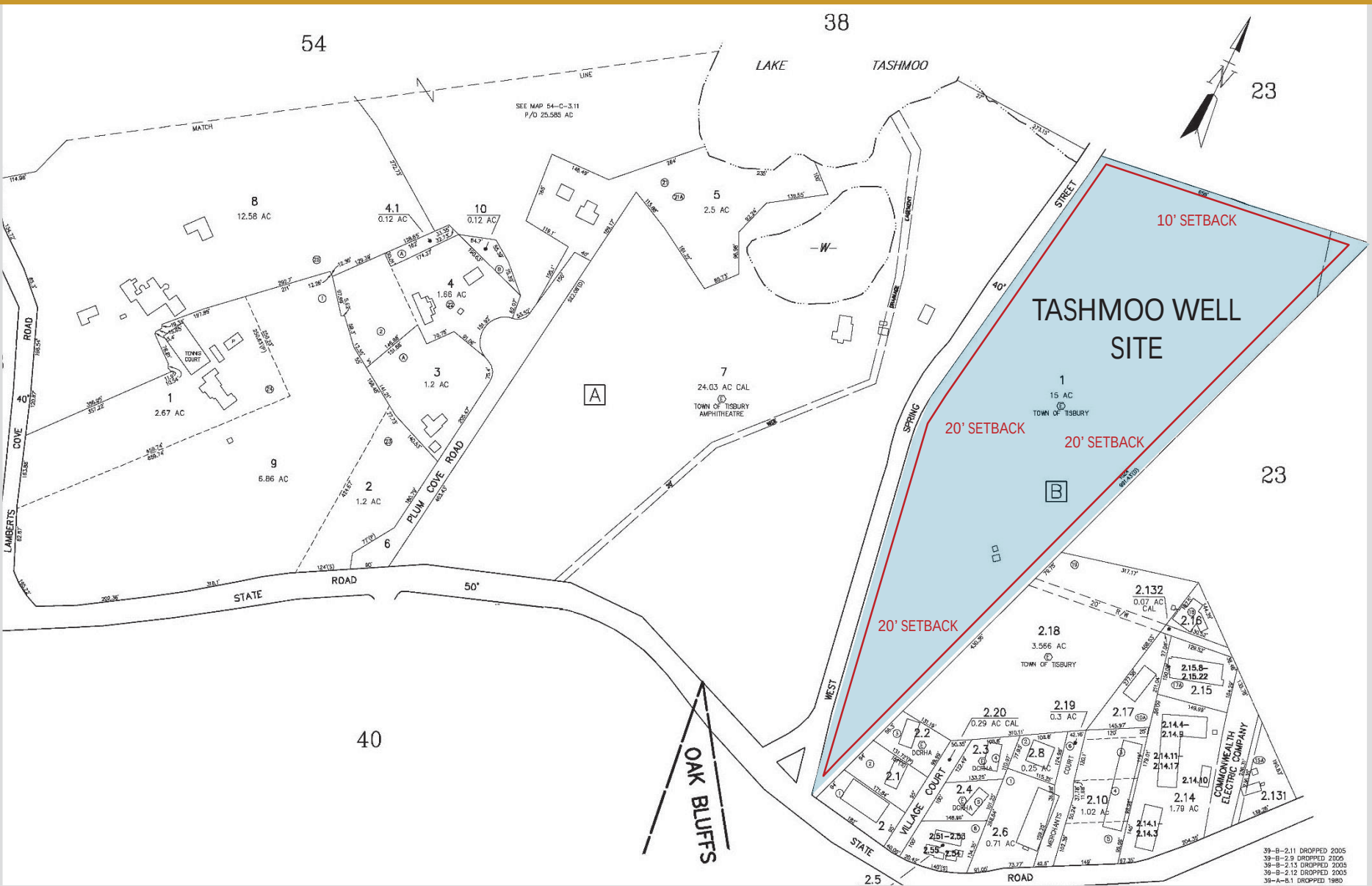
SITES EXPLORED BY STUDY



TISBURY HISTORIC INVENTORY

Figure X: MHC Historic Inventory
Tisbury Elementary School
Tisbury, Massachusetts

TASHMOO WELL SITE | Assessor Map



TASHMOO WELL SITE | PROS VS CONS

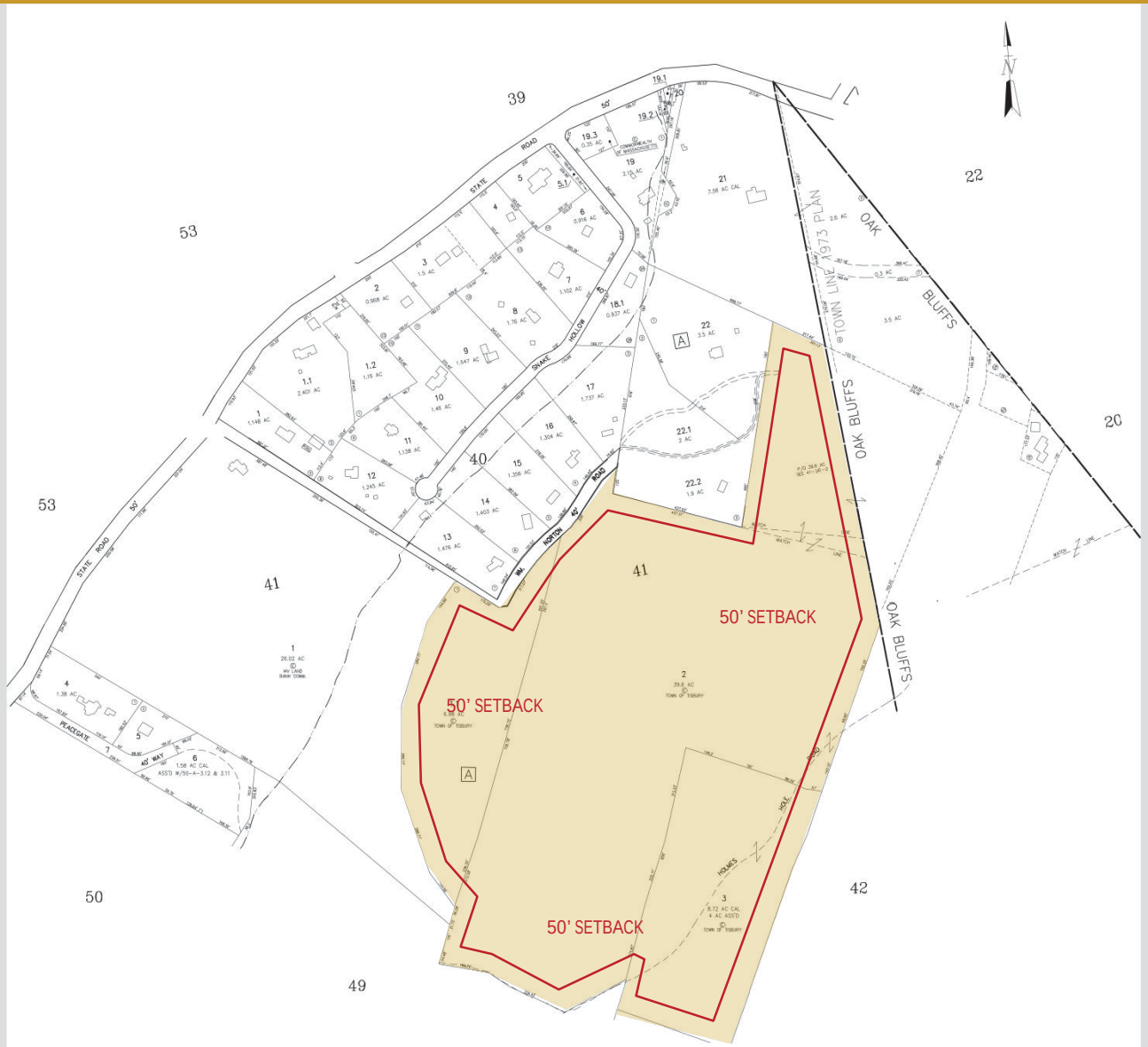
PROS

- Town Owned (Tisbury Water Works)
- Town Water Available
- Electrical Utilities Available
- Possible Town Sewer Extension
- Access off West Spring Street
- Overlook Site as a Educational Resource
- Closer to Community
- Possible Re-use of Existing School for Other Needs

CONS

- Well Protection Area (6 Months Permitting +/-)
- NHESP Possible Restrictions
- Water Department Jurisdiction
- Groundwater Protection District
- Tashmoo Pond Watershed Protection District
- Water Department has Investments in Site
- Archeological Survey Required

MANTER WELL SITE | Assessor Map



MANTER WELL SITE | NHESP & Wellhead Protection Maps

Figure X: Natural Heritage and Endangered Species Program
Tisbury Elementary School - Manter Well Site
Tisbury, Massachusetts

Figure X: DEP Wellhead Protection Area
Tisbury Elementary School - Manter Well Site
Tisbury, Massachusetts

MANTER WELL SITE | Contour Map & Pros vs. Cons

Figure X: Contours
Tisbury Elementary School - Manter Well Site
Tisbury, Massachusetts

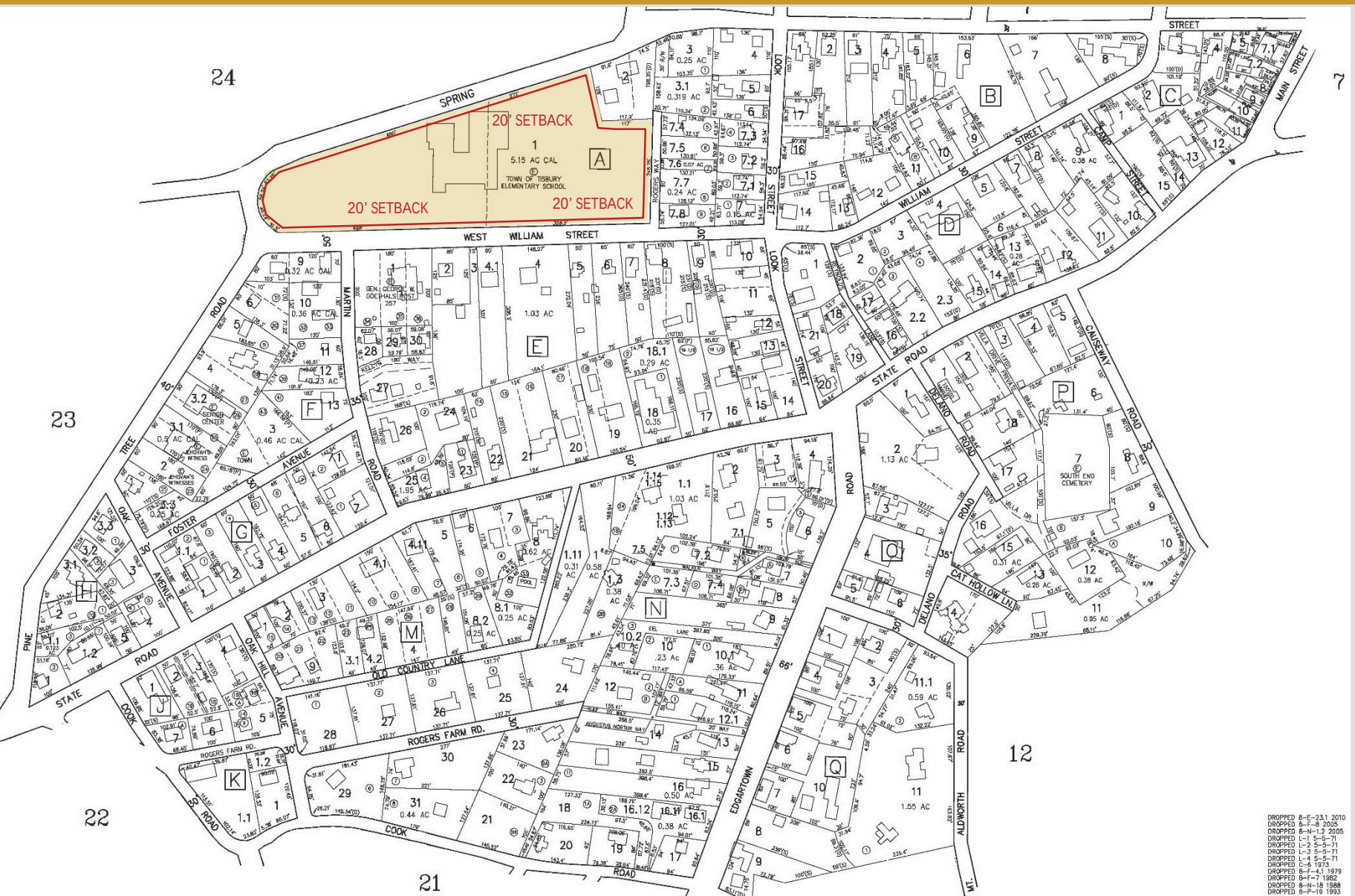
PROS

- Town Owned
- Town Water Available
- Electrical Utilities Available
- Adequate Lot Size
- Possible Re-use of Existing School for Other Needs

CONS

- Access thru Oak Bluffs.
- Well Protection Area (6 Months Permitting +/-)
- NHESP Possible Restrictions.
- Uncertain Sewer Connection
- Not Central to Village (South of State Road)
- Groundwater Protection District
- Tashmoo Pond Watershed Protection District
- Archeological Survey Required

EXISTING SCHOOL SITE | Assessor Map



EXISTING SCHOOL SITE | Contour Map & Pros vs. Cons

Figure X: Contours
Tisbury Elementary School
Tisbury, Massachusetts

PROS

- Current School Site
- Central to Served Population
- Familiar
- Simplified Permitting Process
- No Historic Restrictions
- Possible Restoration of Historic Building

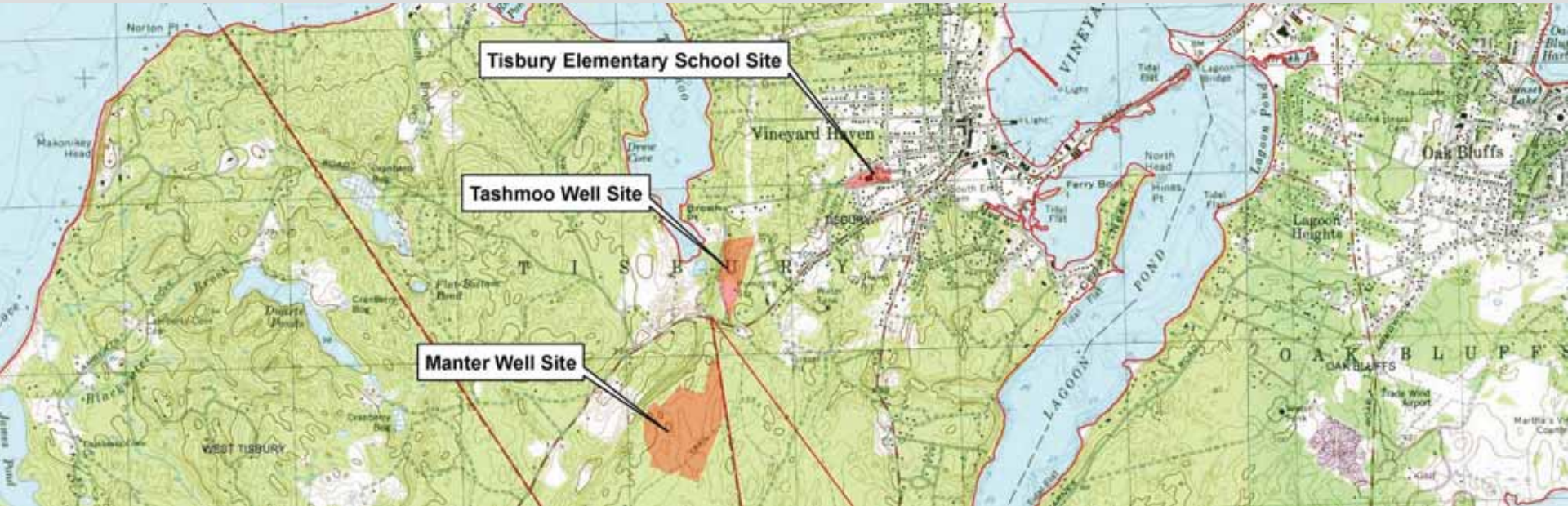
CONS

- Small Site Size
- Disruption of Education During Construction
- Possible Loss of Historic Fabric if Replaced with New Building
- Loss of Opportunity to Repurpose Building for Other Town Needs
- Existing WICKS Set Back Restrictions

SITES OVERVIEW

FINAL SITES SELECTED FOR FURTHER REVIEW DURING THE NEXT PROJECT PHASE

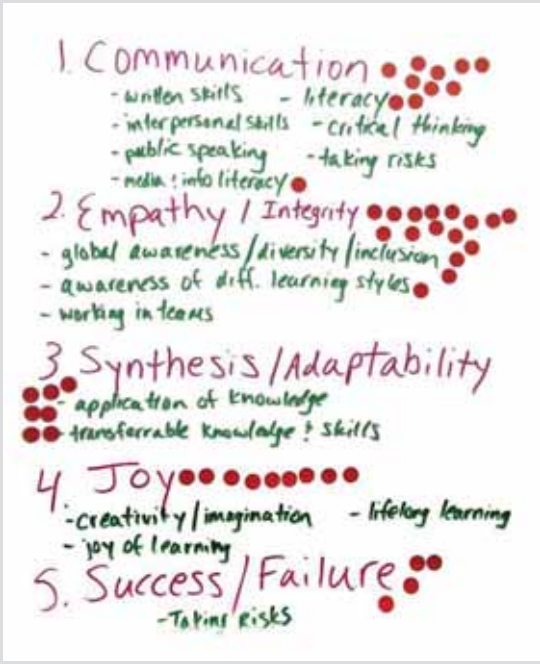
- **Tisbury Elementary School Site**
- **Tashmoo Well Site**
- **Manter Well Site**



PROGRAMMING | VISIONING SESSIONS

DAY 1: January 23rd

- Introduction & Workshop Goals
- 21st Century Schools & Learning Goals
- SCOG Analysis
- Present and Future Educational Priorities
- Design Patterns



PROGRAMMING | LEARNING GOALS

1. **Effective Communication** (82 Votes)
2. **Empathy and Integrity** (70 Votes)
3. **Curiosity and Creativity** (66 Votes)
4. **Joy and Play** (54 Votes)
5. **Problem Solving and Critical Thinking** (40 Votes)

6. **Disciplined Mind** (26 Votes)
7. **Adaptability and Agility** (24 Votes)
8. **Mastery of Core Content** (16 Votes)
9. **Citizenship and Ethics** (15 Votes)
10. **Communication as Resource** (8 Votes)
11. **5 C's** (8 Votes)

PROGRAMMING | DESIGN PATTERNS

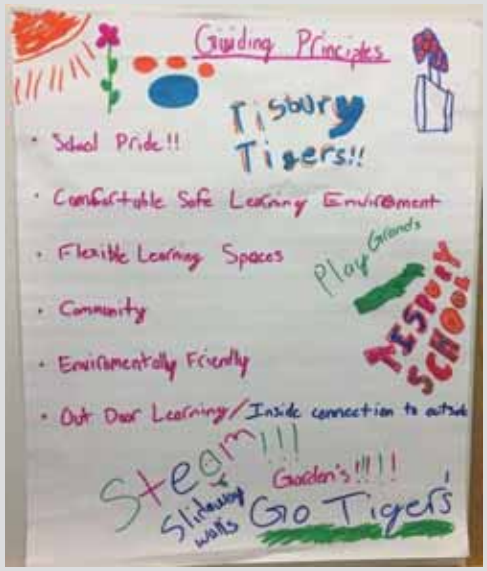
1. **Outdoor Learning Spaces** (45 Votes)
2. **Neighborhoods** (40 Votes)
3. **Distributed Resources** (27 Votes)
4. **Display and Exhibition** (28 Votes)
5. **Gathering Spaces and Hubs** (26 Votes)
6. **Garage Doors** (25 Votes)
7. **Natural Light** (25 Votes)
8. **Scalable Spaces** (16 Votes)
9. **Alternative/ Effective Storage** (16 Votes)
10. **Flex Spaces** (15 Votes)
11. **Agile Classroom** (13 Votes)
12. **Cafetorium** (11 Votes)
13. **Community Use Gym, Café, and Auditorium** (10 Votes)
13. **Sustainability** (10 Votes)
14. **Tisbury Triangle** (10 Votes)
15. **Any Hallway Workspace** (9 Votes)
16. **Blended Learning** (9 Votes)
18. **Welcoming /Gatekeeping** (9 Votes)
19. **Amphitheater** (8 Votes)
20. **Breakout Spaces** (8 Votes)
21. **Maker Spaces and Fab Labs** (7 Votes)
22. **Distributed Dining** (6 Votes)
23. **Teacher Work Areas** (6 Votes)
24. **Public Space Separate from Classroom Spaces** (6 Votes)
25. **Bench Cubbies** (6 Votes)
26. **Wayfinding** (6 Votes)



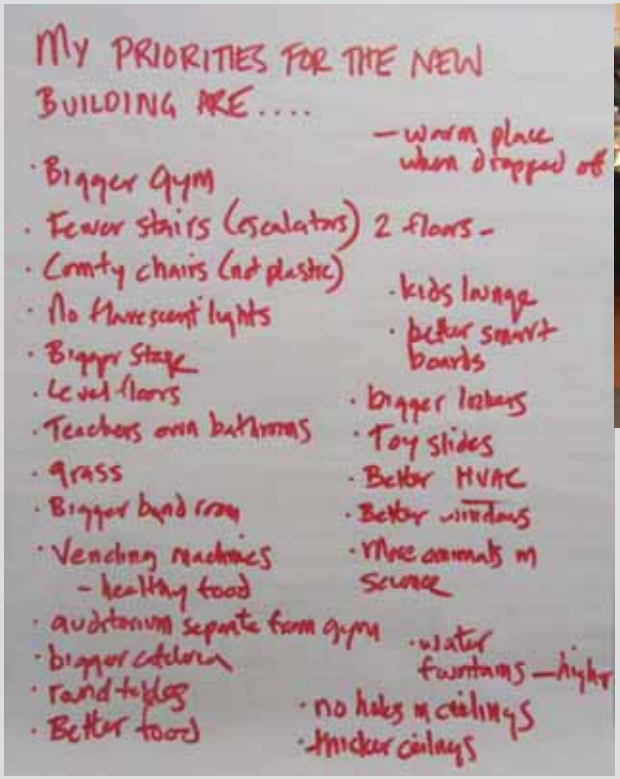

PROGRAMMING | VISIONING SESSIONS CONT. WITH STUDENTS

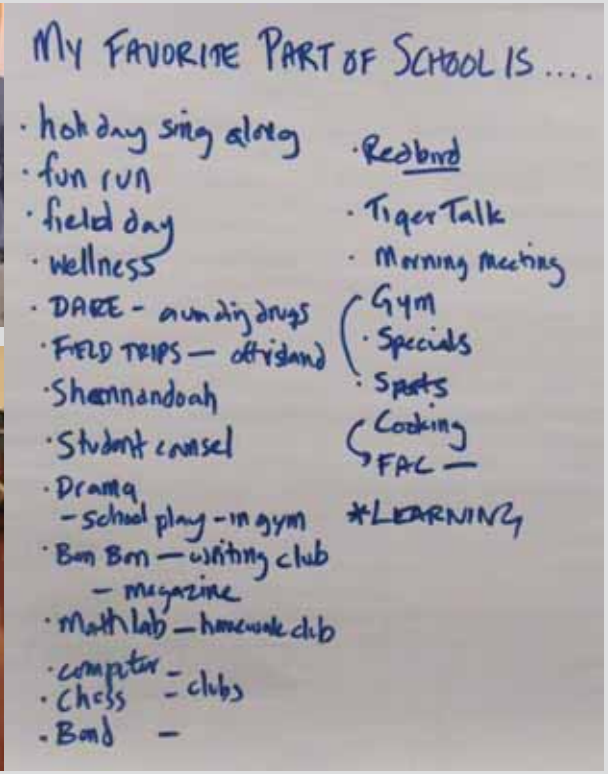
DAY 2: January 24th

- Workshop Goals
- Student Participation & Activities
- Guiding Principles of Design
- Blue Sky Ideas

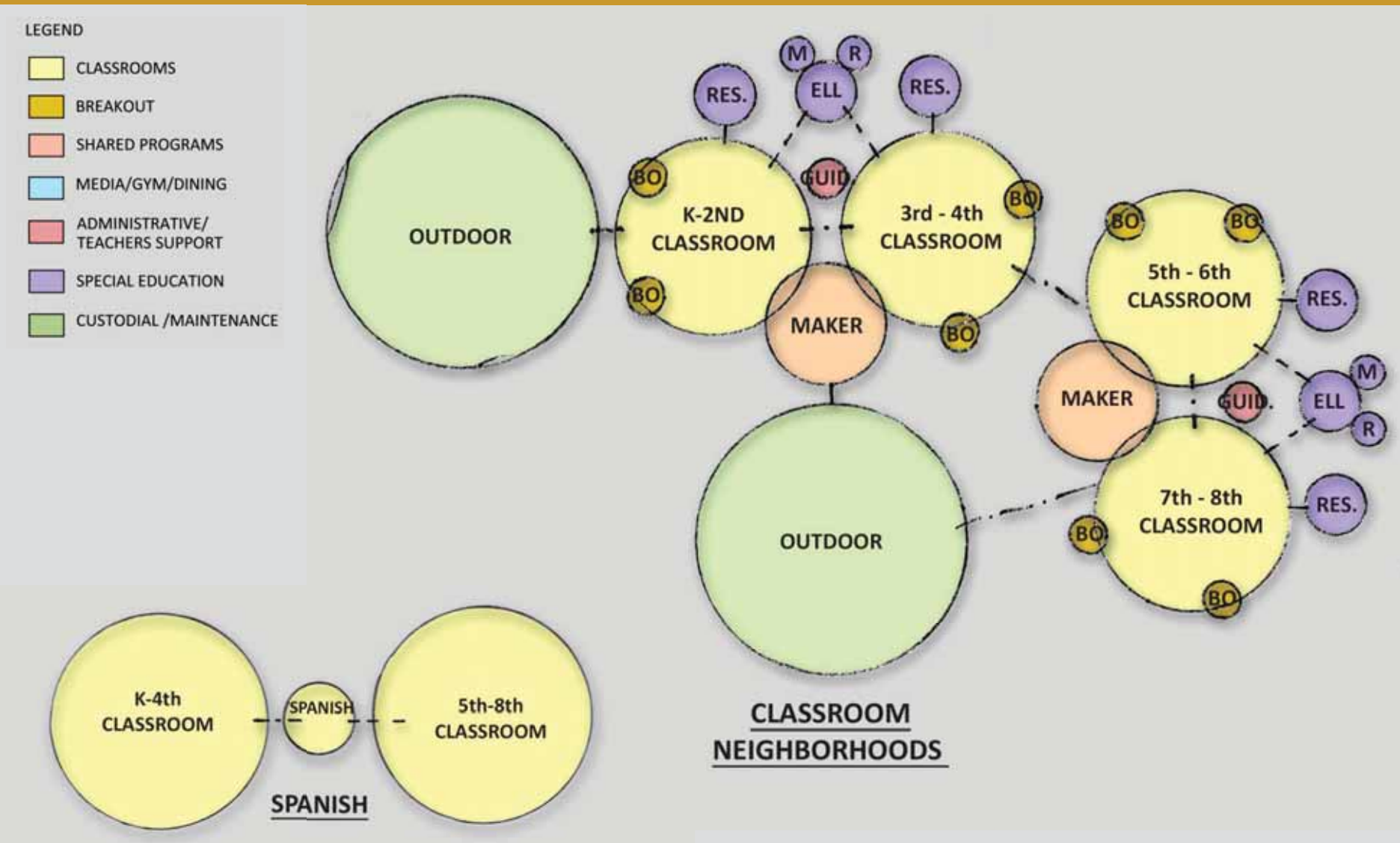


PROGRAMMING | STUDENT PRIORITIES & THOUGHTS





FACULTY MEETINGS| NEEDS AND ADJACENCIES



SPACE SUMMARY UDPATE | COMPARING EXISTING, NEW, & MSBA STANDARDS

	EXISTING	NEW	MSBA
• Core Academic	15,998 SF	22,600SF	15,160 SF
• Special Education	2,582 SF	4,700SF	4,530 SF
• Art and Music	2,805 SF	3,425SF	3,125 SF
• Voc & Tech	1,657 SF	2,200 SF	3,200 SF
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• Media Center	1,965 SF	2,316 SF	2,316 SF
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• Medical	253 SF	510 SF	510 SF
• Administration	1,402 SF	2,457 SF	2,526 SF
• Custodial	427 SF	1,844 SF	1,844 SF
• Other	388 SF	-	-
	35,019 NSF	52,935 NSF	47,294 NSF

5,641 NSF OVER MSBA

TEST FIT ON TISBURY SCHOOL SITE | ADDITION-RENOVATION

TEST FIT ON TISBURY SCHOOL SITE | 2-STORY NEW CONSTRUCTION

TEST FIT ON TASHMOO WELL SITE | 3-STORY NEW CONSTRUCTION

TEST FIT ON MANTER WELL SITE | 2-STORY NEW CONSTRUCTION

PRELIMINARY ESTIMATE | ALL OPTIONS

Estimated Construction Cost:
$17 Million - $40 Million

Estimated Project Cost:
$21 Million - $50 Million

FUTURE SCHEDULE

Annual Town Meeting
April 25th, 2017 – Update on Study

Preferred Design Submission
May 18th, 2017

MSBA Board Meeting
June 28th, 2017

Schematic Design Submission
November 9th, 2017

Fall Town Meeting
TBD

Building Committee Presentation for:

Tisbury Elementary School

April 12, 2017

AGENDA|

1. Community Workshop Report
2. Discussion of Options
    1. Base Repair
    2. Addition / Renovation
    3. New
    4. New Tashmoo
    5. New Manter
3. Infrastructure Meeting with Department Heads Report
4. PSR Schedule
5. Full Project Schedule

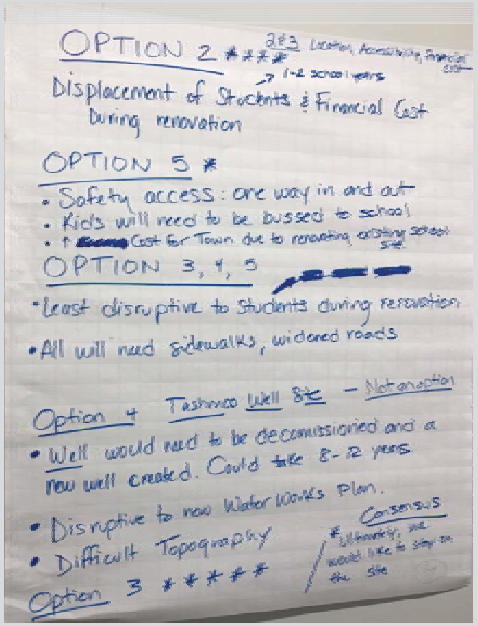
COMMUNITY FORUM| FORMAT AND ATTENDANCE

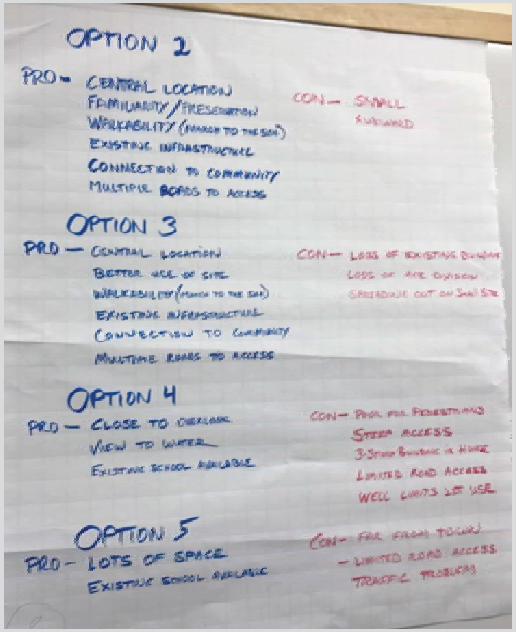
Monday April 3, 2017

TWO COMMUNITY FORUMS:

10:30 AM	7:00 PM
26 Attendees	39 Attendees
4 small groups	5 small groups

Examples of Reports Back to Larger Group:





COMMUNITY FORUM| ADDITION-RENOVATION OPTION 2

COMMON CONS

- Limited space for site amenities
- Disruption to students
- Multiple access points in relation to security
- Visibility of students in relation to security

COMMON CONS

- Awkward and divided site
- Unsafe, exposed
- Cost?

COMMUNITY FORUM| ADDITION-RENOVATION OPTION 2

COMMON PROS

- Central to Students, Downtown, Community
- Retains historic character
- Multiple access points in relation to traffic and circulation
- Walkable
- Visibility of students in relation to community connections

OTHER PROS

- Adjacency to EMS
- Familiarity

COMMUNITY FORUM| 2-STORY NEW CONSTRUCTION OPTION 3

COMMON CONS

- Limited space for site amenities
- Disruption of students to lesser degree than Option 2
- Loss of historic fabric
- Multiple access points in relation to security

OTHER CONS

- Too Big
- Loss of age segregation in play areas

COMMUNITY FORUM| 2-STORY NEW CONSTRUCTION OPTION 3

COMMON PROS

- Central to students, downtown, community
- Less disruption to students than Option 2
- Multiple access points in relation to traffic and circulation

OTHER PROS

- New building, flexibility for educational program
- Familiarity of site
- Walkable (walk to the sea)
- Better use of site than renovation options

COMMUNITY FORUM| 3-STORY NEW CONSTRUCTION TASHMOO SITE OPTION 4

COMMON CONS

- Limited space
- Change of town character
- Single access point
- Not walkable
- Conflicts with Water Dept.
- Steep access drive

OTHER CONS

- Location out of village
- Taking open space
- Too little gain for relocation
- 4 groups felt it should not be considered

COMMUNITY FORUM| 3-STORY NEW CONSTRUCTION TASHMOO SITE OPTION 4

COMMON PROS

- Retains historic value of existing school if re-used by town for other purposes

OTHER PROS

- Location closer to village than alternative
- Potential water views

COMMUNITY FORUMS| 2-STORY NEW CONSTRUCTION MANTER OPTION 5

COMMON CONS

- Requires transporation (not walkable)
- Change of town character – decentralization
- Traffic – single point of access
- Too far out of town

OTHER CONS

- Future concerns with well
- Developing virgin land
- Need for infrastructure improvement

COMMUNITY FORUMS| 2-STORY NEW CONSTRUCTION MANTER OPTION 5

COMMON PROS

- Many possibilities, most flexible building design
- More options for site amenities
- Retains historic fabric
- Peaceful environment

OTHER PROS

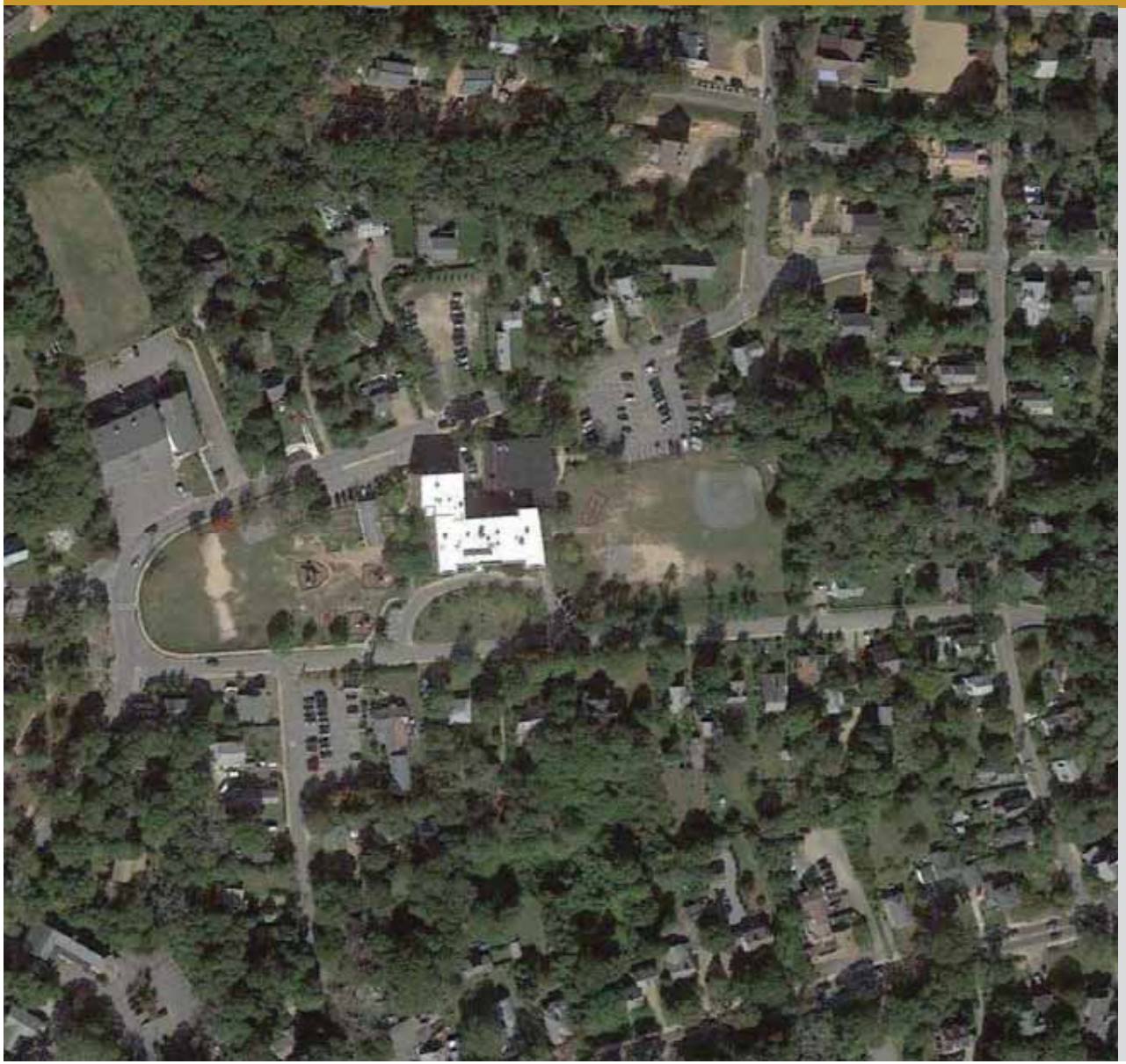
- Connections to nature for educational purposes
- Not disruptive to students during construction

COMMUNITY FORUMS| SUMMARY

GENERAL COMMENTS

- LEED Certification
- Explore Renewable Energy
  - Consider Flexibility of Site
- Consider long term maintenance
- Consider Tax Implication
- Consider Re-Uses for Existing School
- Only two groups voted on the options. These votes indicated a preference for a new building;
  Option 3 and 5
- Consider 3 Story New Option

TEST FIT ON TISBURY SCHOOL SITE | BASE REPAIR OPTION 1



PROBABLE COSTS

CONSTRUCTION COST:
$ 17,119,724

PROJECT COST:
$ 21,502,668

TOTAL COST/SF:
$ 397/SF

ESTIMATED GRANT:
$ 6,671,638

- ADA Upgrades
- Code Upgrades
- Envelope Upgrades
- Finish Upgrades
- System Upgrades

PHASING REQUIRED

TEST FIT ON TISBURY SCHOOL SITE | ADDITION-RENOVATION OPTION 2

PROBABLE COSTS

CONSTRUCTION COST:
$ 39,771,397

PROJECT COST:
$ 49,953,560

TOTAL COST/SF:
$ 621/SF

ESTIMATED GRANT:
$ 15,499,103

PHASING REQUIRED

TEST FIT ON TISBURY SCHOOL SITE | 2-STORY NEW CONSTRUCTION OPTION 3

PROBABLE COSTS

CONSTRUCTION COST:
$ 40,677,692

PROJECT COST:
$ 50,489,076

TOTAL COST/SF:
$ 636/SF

ESTIMATED GRANT:
$ 15,478,906

PHASING REQUIRED

TEST FIT ON TASHMOO WELL SITE| 3-STORY NEW CONSTRUCTION OPTION 4

PROBABLE COSTS

CONSTRUCTION COST:
$ 39,372,435

PROJECT COST:
$ 48,868,993

COST/SF:
$ 615/SF

ESTIMATED GRANT:
$ 14,982,222

NO PHASING REQUIRED

S

TEST FIT ON MANTER WELL SITE| 2-STORY NEW CONSTRUCTION OPTION 5

PROBABLE COSTS

CONSTRUCTION COST:
$ 40,899,064

PROJECT COST:
$ 49,968,819

TOTAL COST/SF:
$ 629/SF

ESTIMATED GRANT:
$ 15,029,383

NO PHASING REQUIRED

PROBABLE COST COMPARISON | ALL OPTIONS

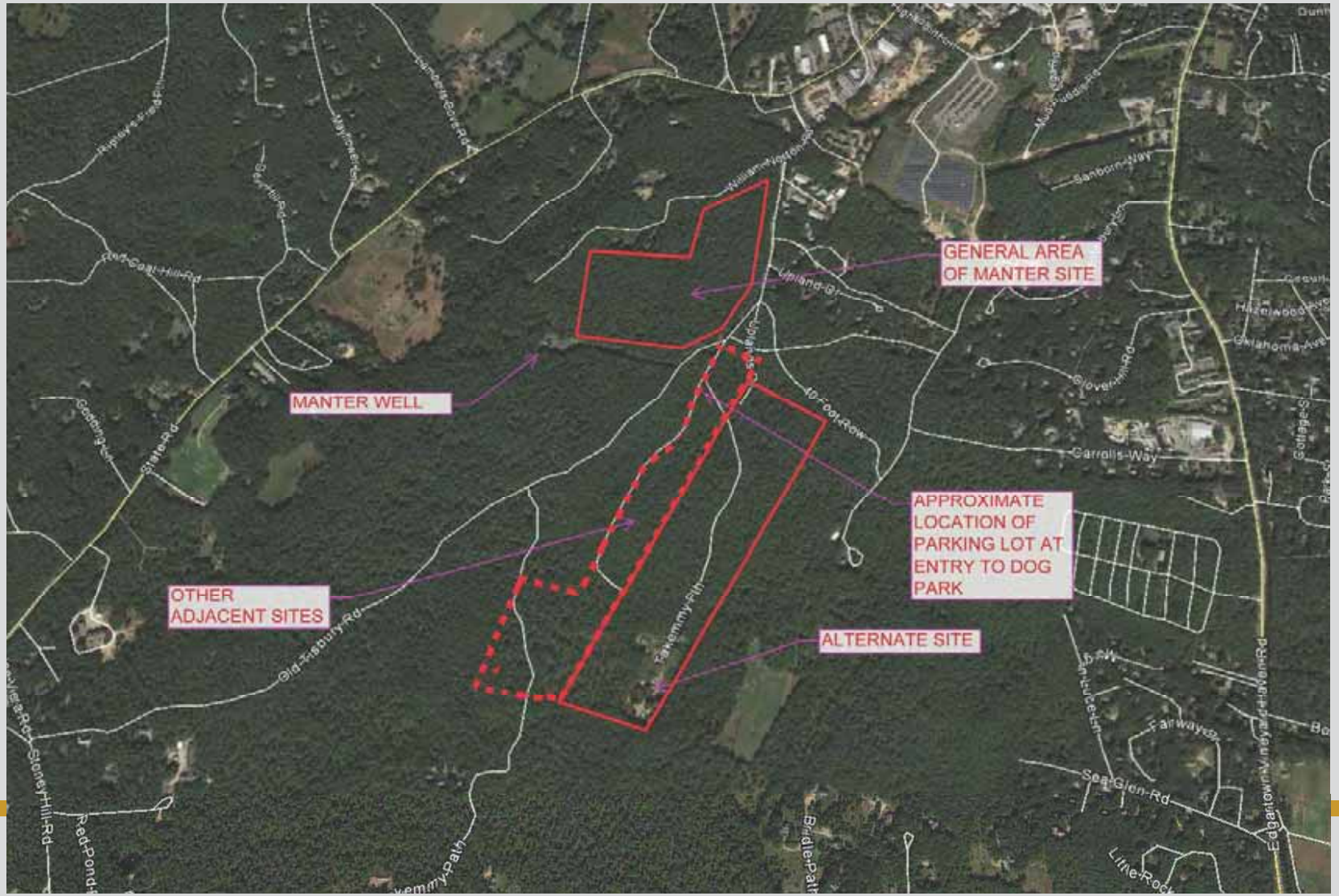
OPTION	CONSTRUCTION COST	PROJECT COST	TOTAL COST/SF	TISBURY SHARE
Option 1- Base Repair	$17,119,724	$21,502,668	$397/SF	$14,831,030
Option 2 – Add/Reno	$39,771,397	$49,953,560	$621/SF	$34,454,457
Option 3 – New 2-Story Tisbury	$40,677,692	$50,489,076	$636/SF	$35,010,170
Option 4 – New 3- Story Tashmoo	$39,372,435	$48,868,993	$615/SF	$33,886,771
Option 5 – New 2- Story Manter	$40,899,064	$49,968,819	$629/SF	$34,939,436

INFRASTRUCTURE DEPARTMENT HEAD MEETING

GENERAL COMMENTS

- Oak Bluffs will cooperate if Manter is elected site
- Discussion as to sewer availability to Manter
- Water Dept. confirms 400' protective radius to well
- Police: Manter location preferred in relation to response to/control of critical events
- DPW: Manter easier to maintain
- Finance: Not wide cost variance between options
- Discussed Alternate Site

ALTERNATIVE SITE



FEASIBILITY STUDY SCHEDULE

April 25th

- Town Meeting (7:00 PM)

April 26th

- Building Committee Meeting
  - Review Alternative Layouts

MAY 10th

- Building Committee Meeting
  - Review Alternative Costs
  - Vote on Preferred Schematic

MAY 18th

- Submit Preferred Schematic Report to MSBA

JUNE 28th

- MSBA Board Meeting

ALTERNATIVE FEASIBILITY STUDY SCHEDULE

JUNE 29th

- Submit Preferred Schematic Report to MSBA

SEPTEMBER 14th

- MSBA Board Meeting

THANK YOU

April 12, 2017

Town Meeting Presentation for:

Tisbury Elementary School Project

April 25, 2017

FEASIBILITY STUDY OVERVIEW | 20 Months

Partnership with the Massachusetts School Building Authority

- 2015 April — Statement of Interest submitted to MSBA
- 2016 May — MSBA invitation to Feasibility Study
- 2016 September — Owner's Project Manager Selected
- 2016 December — Architect Selected

Feasibility Study – Three Parts

- Preliminary Design Program
  - December 2016 through March 28, 2017
- Preferred Schematic Design
  - March 28, 2017 through June 29, 2017
- Schematic Design
  - August 23, 2017 through November 9, 2017

MSBA Review and Board Approval

- Project Scope and Budget
  - December 13, 2017

Study Objectives

Identify the most educationally appropriate, flexible, sustainable and cost effective solution

FEASIBILITY STUDY FIRST PHASE PRELIMINARY DESIGN |

- Existing Condition Assessment
- Educational Visioning
- Educational Planning and Programming
- Alternative Site Identification and Selection
- Preliminary Alternatives Identification and Selection

Preliminary Design Submission to MSBA

March 28th, 2017

EXISTING SPACE PROGRAM |

EXISTING NET ASSIGNABLE AREAS:

	Existing
Core Academic Spaces	15,998 SF
Special Education	2,582 SF
Art and Music	2,805 SF
Vocations & Technology	1,657 SF
Health and Physical Ed	5,972 SF
Media Center	1,965 SF
Dining and Food Service	1,570 SF
Medical	253 SF
Administration	1,402 SF
Custodial	427 SF
Other	388 SF
	35,019 NSF
	56,410 GSF

EXISTING CONDITIONS | Site

- Utilities
- Vegetation
- Parking
- Circulation
- Playfields
- Playgrounds
- Site Furnishings









EXISTING CONDITIONS | Exterior







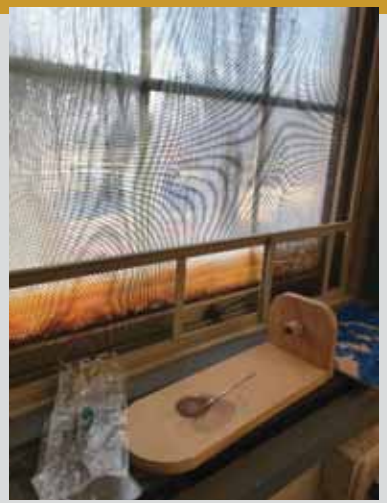







EXISTING CONDITIONS | Interior
















EXISTING CONDITIONS | Building Systems , Structure & MEP













EXISTING CONDITIONS | Crowding















EDUCATIONAL VISIONING | Format and Attendance

Monday and Tuesday January 23 and 24, 2017

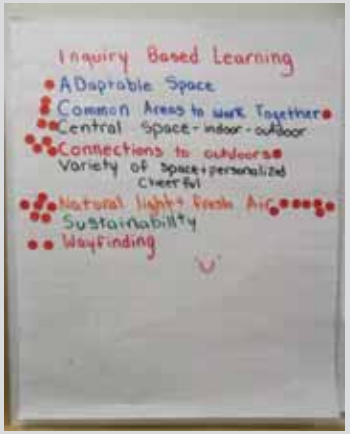
Full Day Visioning Sessions:

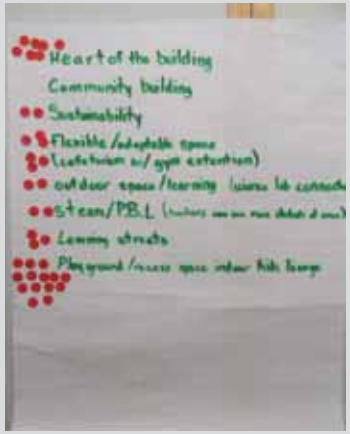
	January 23	January 24
	35 Attendees	40 Attendees
	6 small groups	6 small groups

- Strengths, Challenges, Opportunities and Goals
- Educational/Learning Priorities
- Design Patterns
- Guiding Principles

EDUCATIONAL VISIONING| Guiding Principles of Design

1. **Small School Feel, K-8 Pride**
2. **Outdoor Learning**
3. **Personal, Connection, and Ownership**
4. **Adaptable Spaces**
5. **Sustainability**
6. **Community Collaboration/Cooperation**





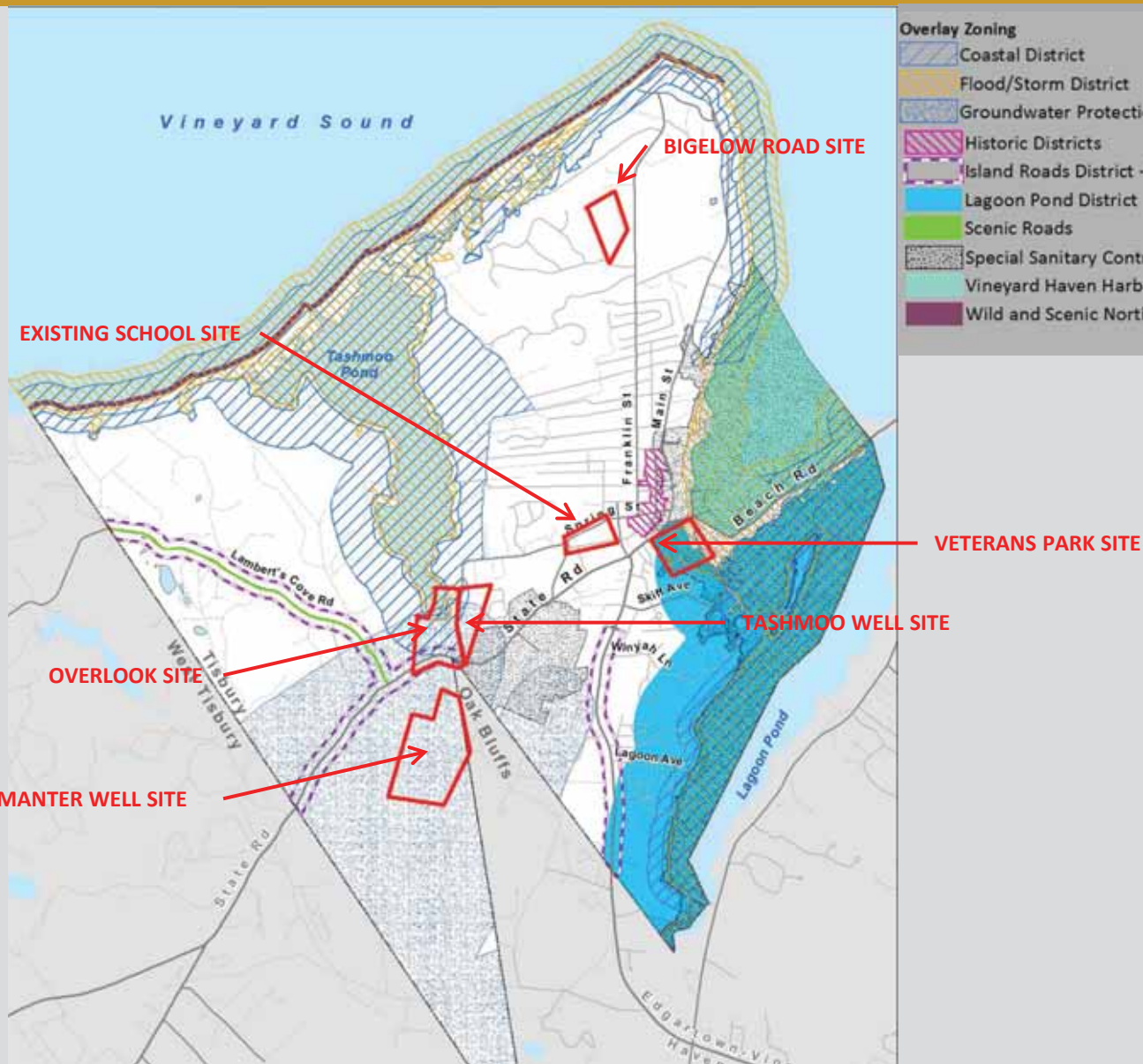
COMPARISON OF EXISTING TO PROPOSED

	Existing	Proposed
Core Academic Spaces	15,998 SF	22,600 SF
Special Education	2,582 SF	4,700 SF
Art and Music	2,805 SF	3,425 SF
Vocations & Technology	1,657 SF	2,200 SF
Health and Physical Ed	5,972 SF	7,545 SF
Media Center	1,965 SF	2,316 SF
Dining and Food Service	1,570 SF	5,338 SF
Medical	253 SF	510 SF
Administration	1,402 SF	2,457 SF
Custodial	427 SF	1,844 SF
Other	388 SF	0 SF
	35,019 NSF	52,935 NSF

6 SITES EXPLORED BY STUDY

REDUCED TO 3 BY PROCESS:

- **EXISTING SITE**
- **TASHMOO WELL SITE**
- **MANTER WELL SITE**



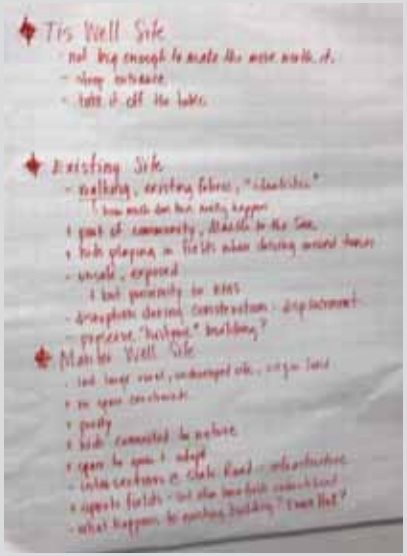
COMMUNITY FORUMS| Format and Attendance

Monday April 3, 2017

TWO COMMUNITY FORUMS:	**10:30 AM**	**7:00 PM**
	26 Attendees	**39 Attendees**
	4 small groups	**5 small groups**

3 SITE FURTHER REDUCED TO 2 SITES

- **Existing School Site**
- **Manter Well Site**



RENOVATION / ADDITION |

Probable Project Cost:
$49-51 Million

Preliminary Town Share:
$34-36 Million

- 3-Story Existing Building
- Phased/Occupied Renovation and New Construction
- Additional Construction Required to Enable School Operations During Construction

NEW CONSTRUCTION ON EXISTING SITE |

Probable Project Cost:
$50-52 Million

Preliminary Town Share:
$35-37 Million

- 2 -Story Building
- Phased/Occupied New Construction
- Additional Construction Required to Enable School Operations During Construction

NEW CONSTRUCTION ON MANTER SITE |

Probable Project Cost:
$49-51 Million

Preliminary Town Share:
$34-36 Million

- 2 - Story Building
- New Construction on Available Land at Manter Well Site
- No Phasing Required

IMPORTANT UPCOMING DATES |

Student Presentations
Friday - April 28, 2017 at Tisbury School

PTO Presentation / Discussion
Friday - April 28, 2017 at Tisbury School 7pm

Vision Council Meeting
Monday - May 1, 2017 at Senior Center 6pm

Building Committee Meetings
Wednesday - May 3, 2017
Wednesday - May 24, 2017

Community Forum
Mid May - Place and Time TBD

FUTURE SCHEDULE|

Preferred Design Submission
June 29, 2017

MSBA Board Meeting
August 23, 2017

Schematic Design Submission
November 9th, 2017

MSBA Board Approval
December 14, 2017

Town Meeting
2018 TBD

Project Completion
September 2020

BE INFORMED VIA WEBSITE:

www.tisbury-school-project.com

ASK A QUESTION VIA EMAIL:

tisburyschoolproject@gmail.com

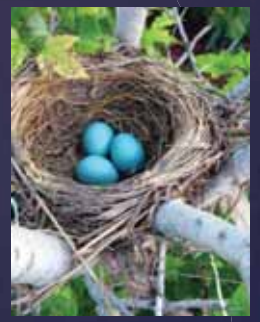
PARTICIPATE VIA SURVEY:

www.surveymonkey.com/r/ZKX5HH2

D E S I G N







DESIGN IS IN EVERYTHING AND EVERYWHERE!!

WHAT IS DESIGN?

Tisbury, MA | Tisbury School

WHO IS AN ARCHITECT?

An Architect DESIGNS all types of Buildings:

YOUR SCHOOL

- A HOME
- A GROCERY STORE
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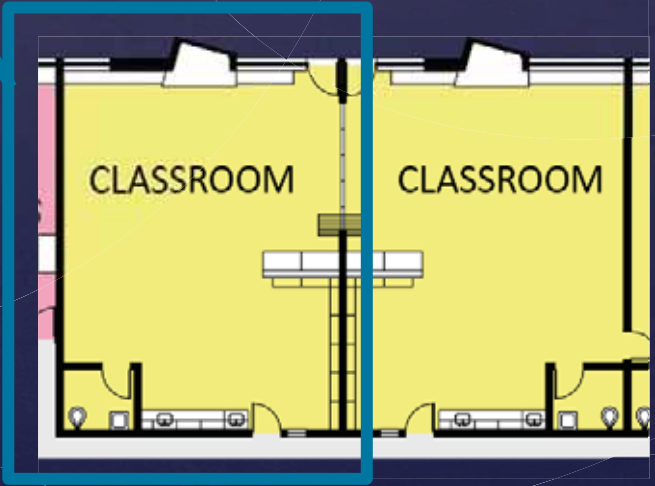
What is Building Design?



How a building is going to look and how a building will work.

Design Team

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To think of **Ideas** for the **Building.**

DESIGN GOALS FOR THE NEW TISBURY SCHOOL:

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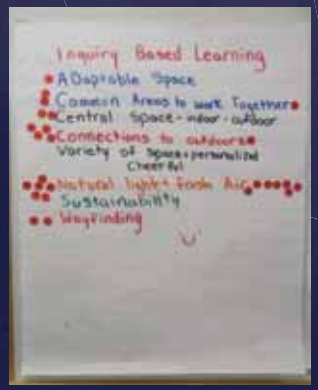

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- Structural Engineer
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- Plumbing Engineer
- Landscape Architect
- Consultants

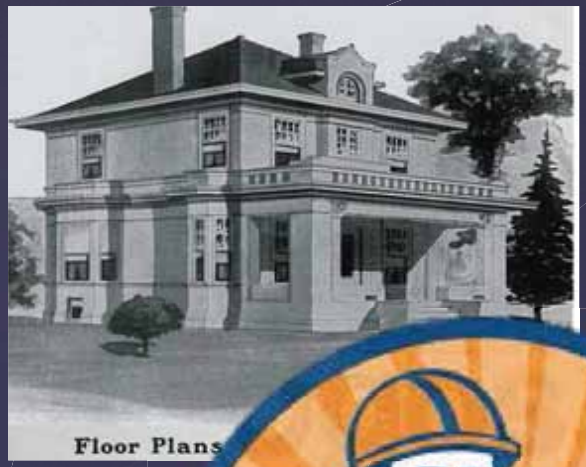
Instructions

Have you ever worked with Mom or Dad to build something with instructions? The Architect and Engineers make the instructions for building.

What is Next?

Once the **Instructions** are complete, the **Design Team** works with a **Contractor** to **Build** the Building.

Who is the Contractor?



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Steps to Construct a Building (A House)

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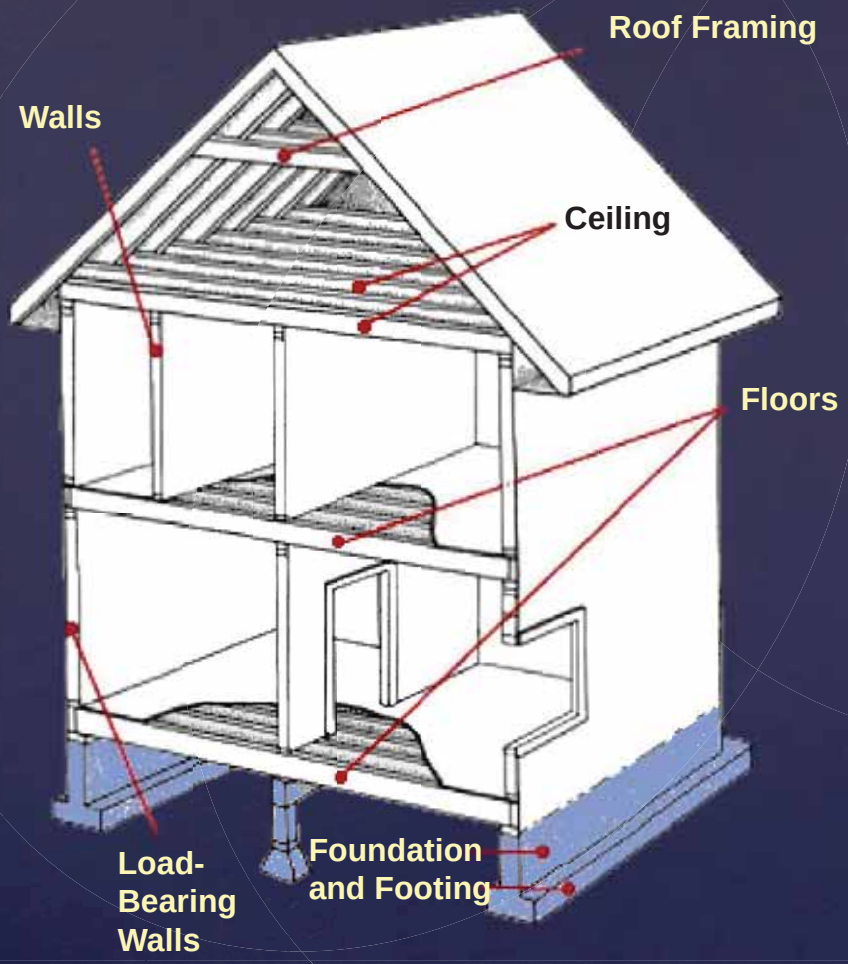
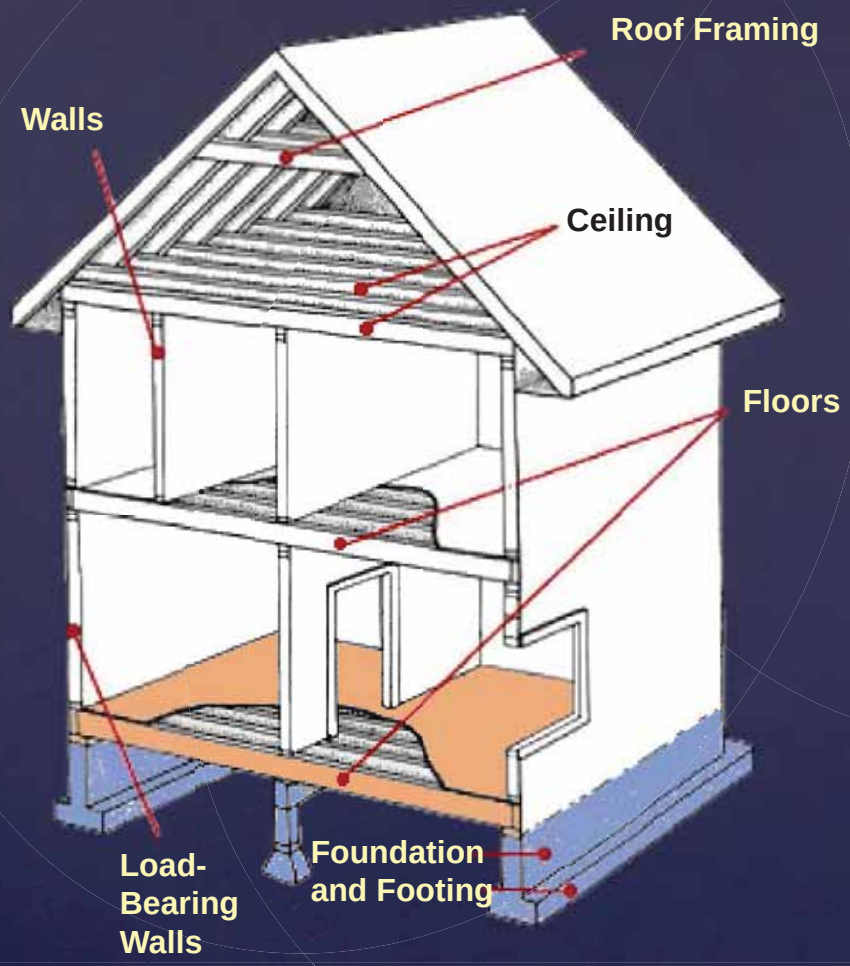


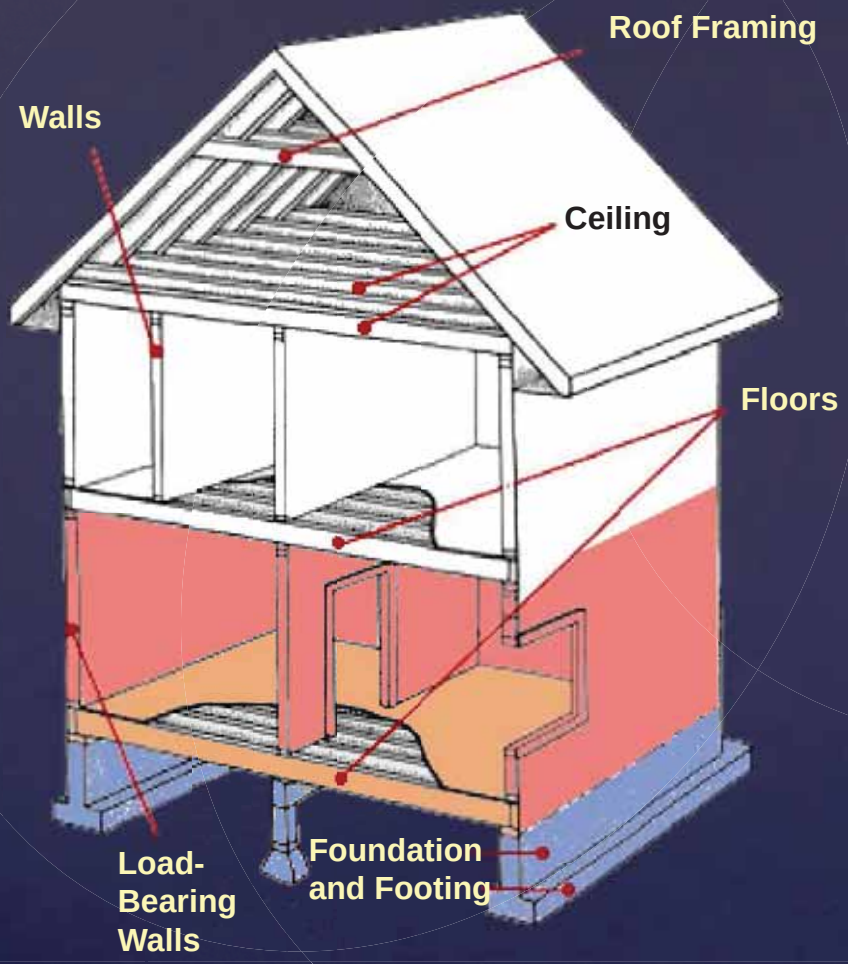
Steps to Construct a Building (A House)

1. Build the Foundation
2. Build the Floors



Steps to Construct a Building (A House)

1. Build the Foundation
2. Build the Floors
3. Build the Walls



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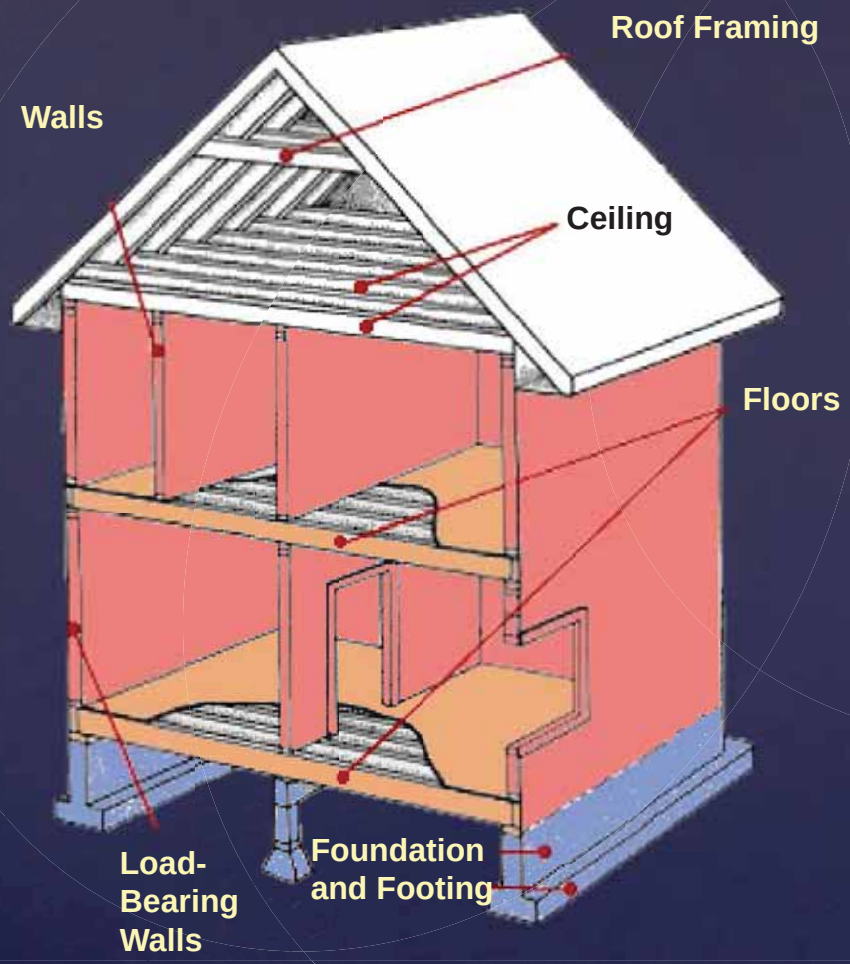

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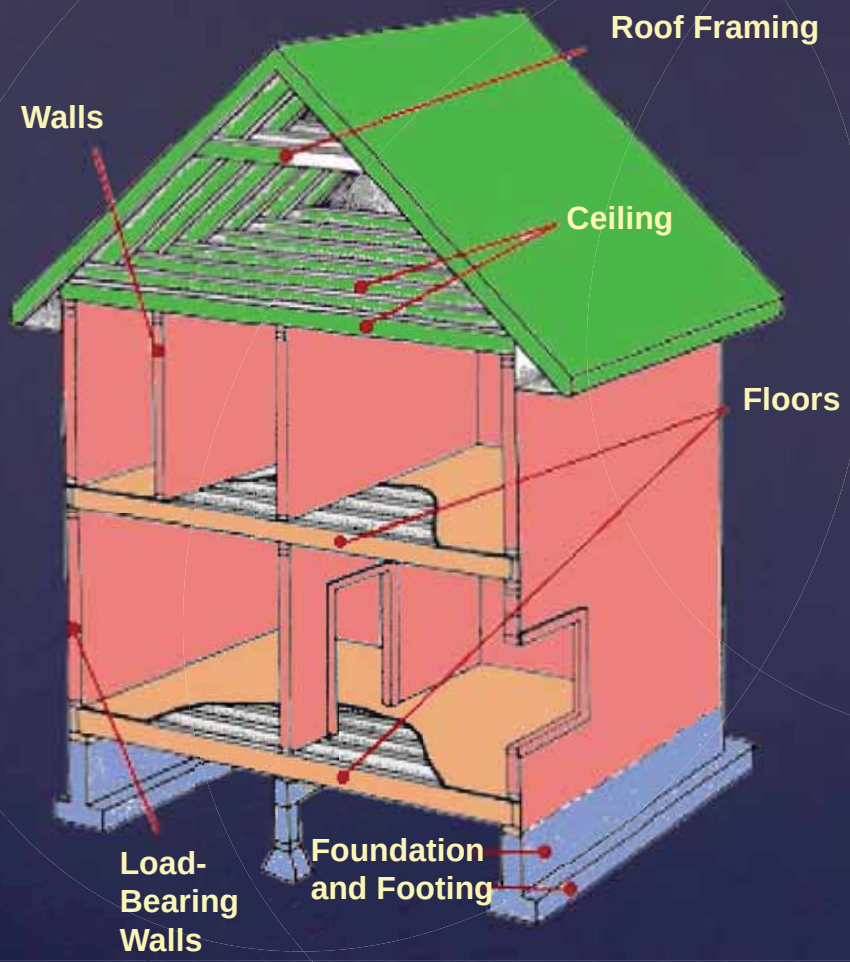

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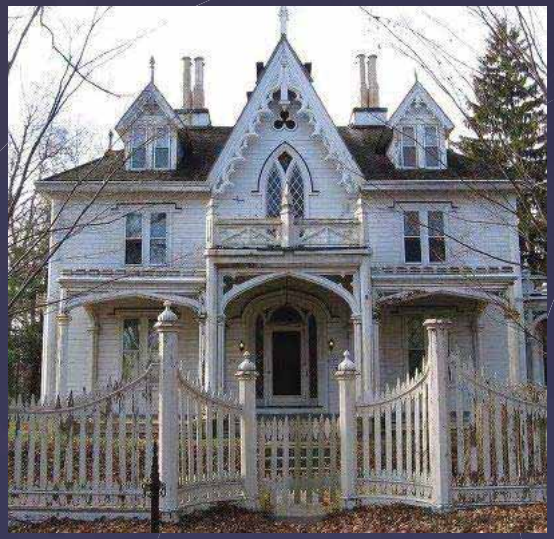
The Final House has a STYLE



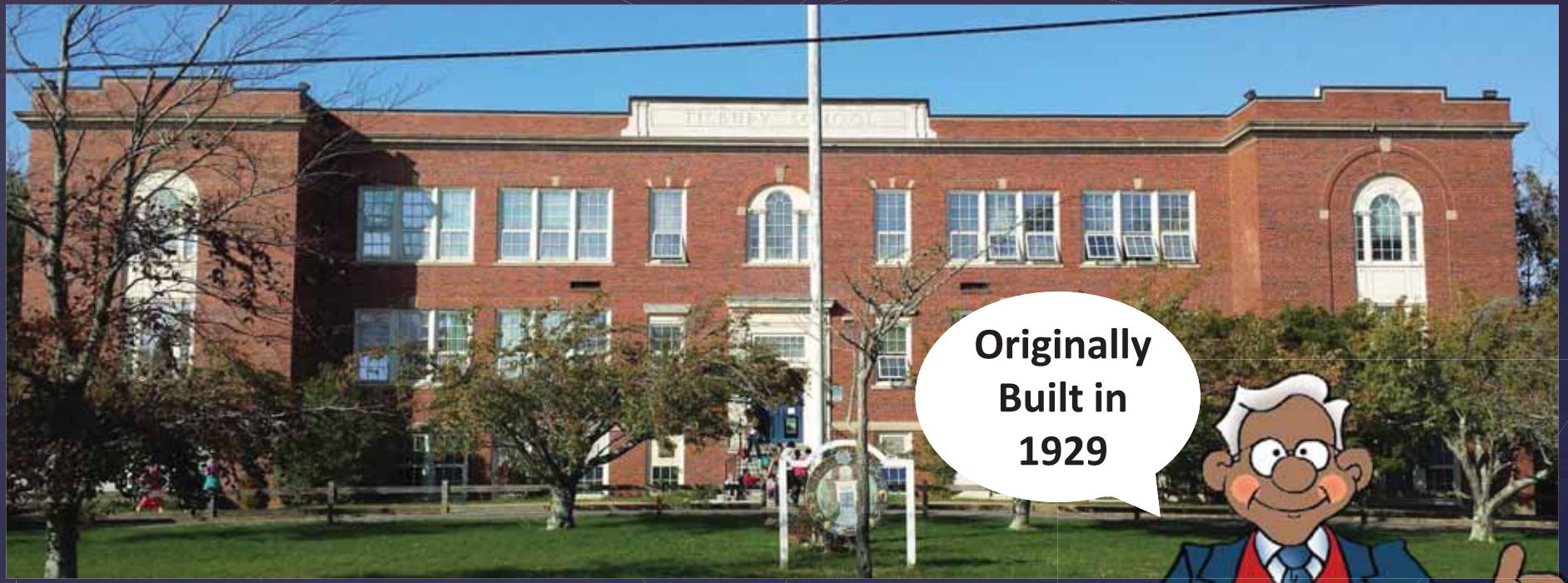
GOTHIC FARM HOUSE?

SEASIDE COTTAGE?

MODERN HOUSE?

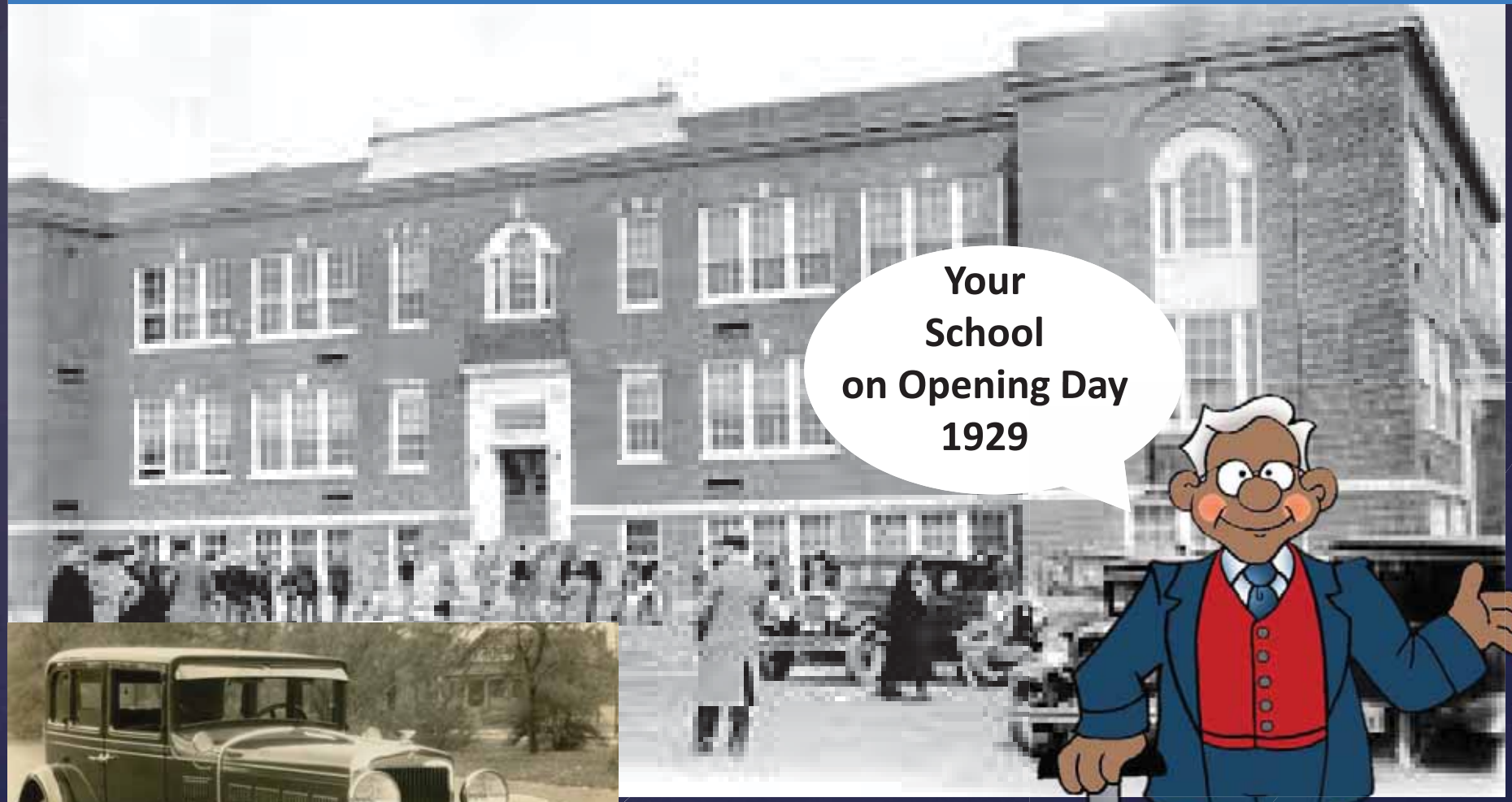
Schools have STYLES too

Your School- Tisbury School



LITTLE WHITE HOUSE, 2002

Tisbury School



Tisbury School : Exterior conditions



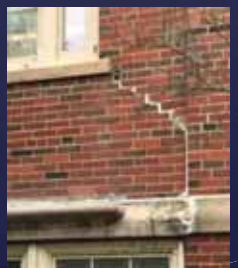













Inside Your School:


Cafeteria


Nurse


Library


Hallway


Gym

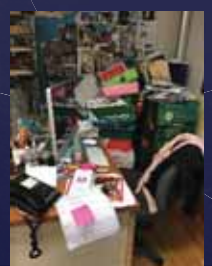
Tisbury School : Crowded Conditions












Tisbury School Options

OPTION NO. 1 REPAIR

There are
4 OPTIONS
for your future school.

Tisbury School Options

4. Build temporary modulars as needed.

OPTION NO. 2 RENOVATE AND ADDITION

Tisbury School Options

8. [illegible] of building.

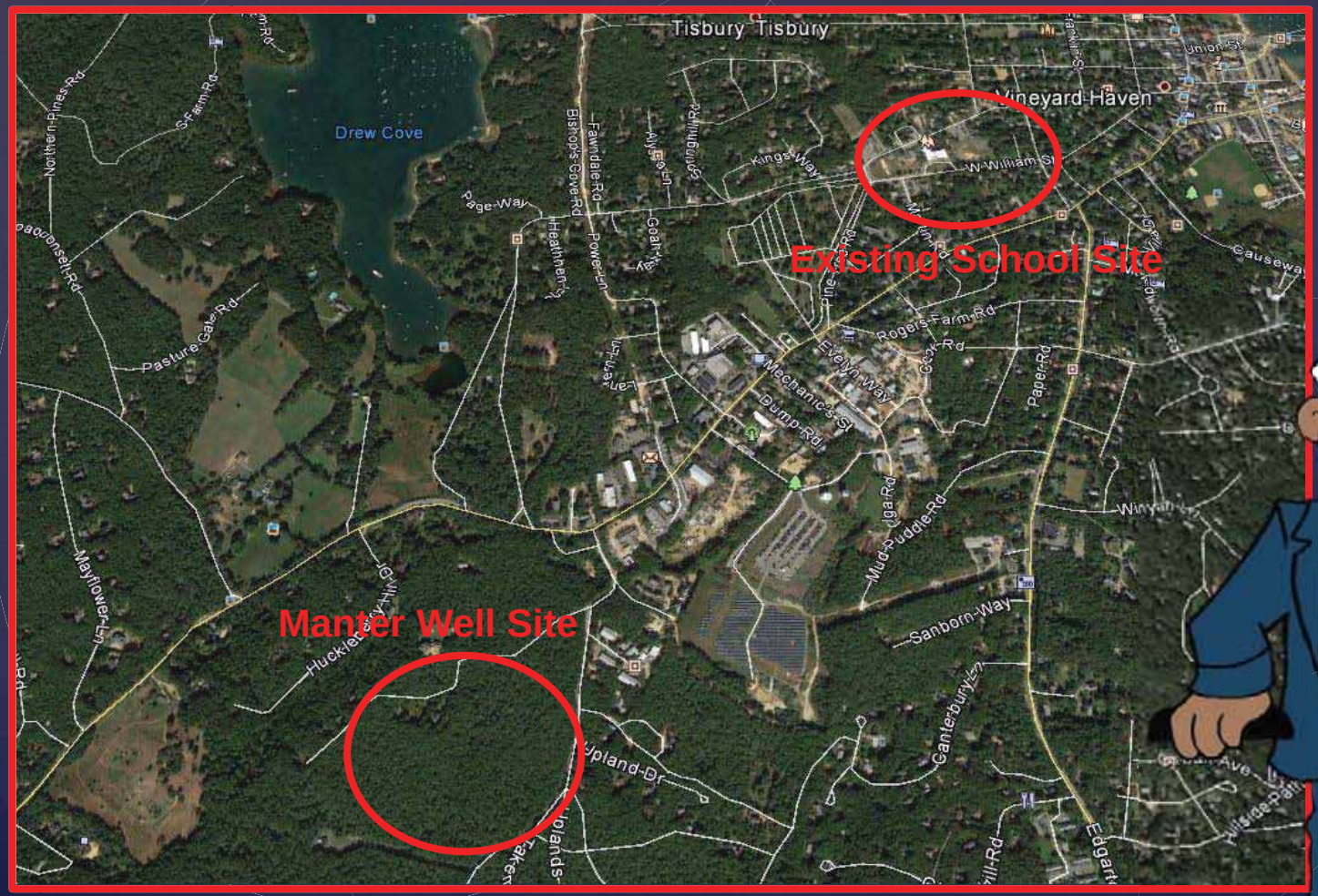
OPTION NO 3. NEW SCHOOL at the same location

Tisbury School Options

OPTION 4 NEW SCHOOL at a new location: Manter Well Site

Tisbury School Options

2 OPTIONS FOR LOCATIONS:



Tisbury School Ideas

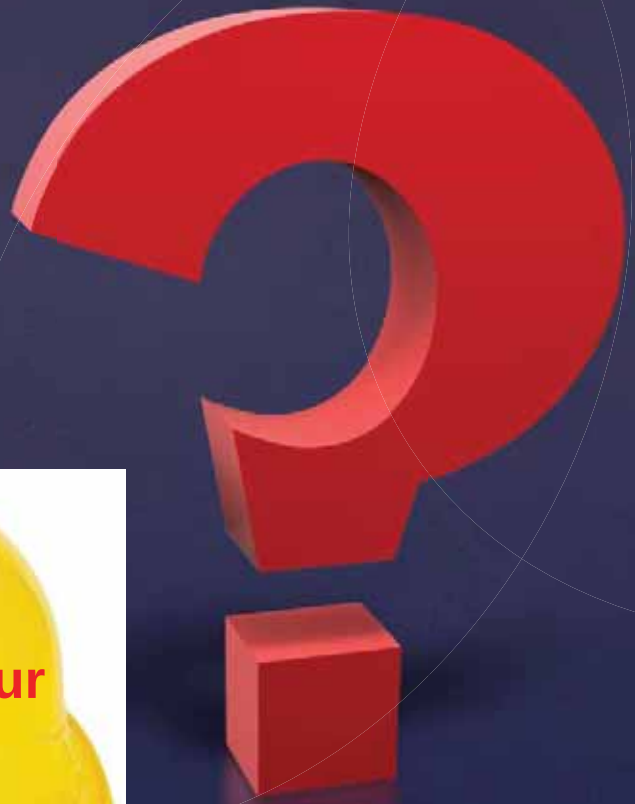
WHAT KIND OF SPACES WOULD YOU LIKE?

Tisbury School

What do you think your School should be in the future 1929-2020

FUTURE HOT ROD?

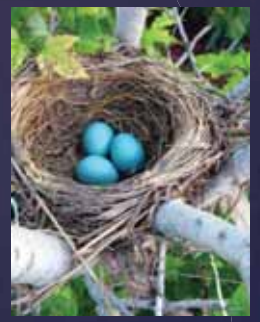
WHAT DO YOU THINK?



D E S I G N







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WHAT IS DESIGN?

Tisbury, MA | Tisbury School

Your thoughts are the architects of your **destiny.**

David O. McKay

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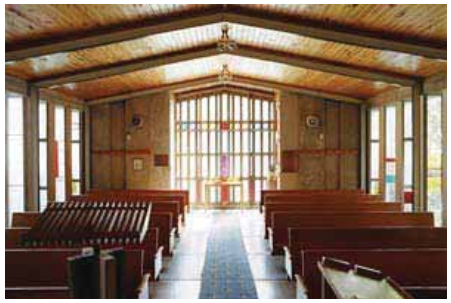

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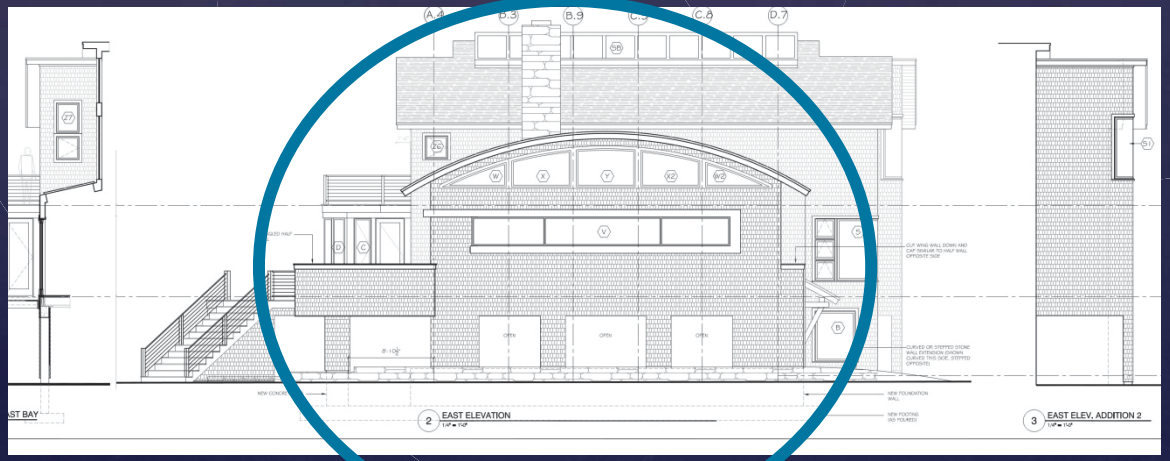

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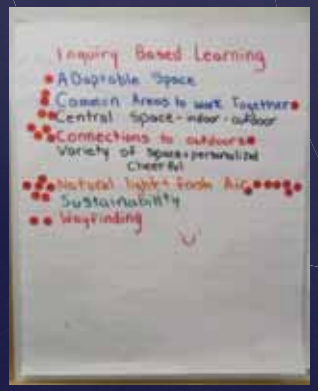

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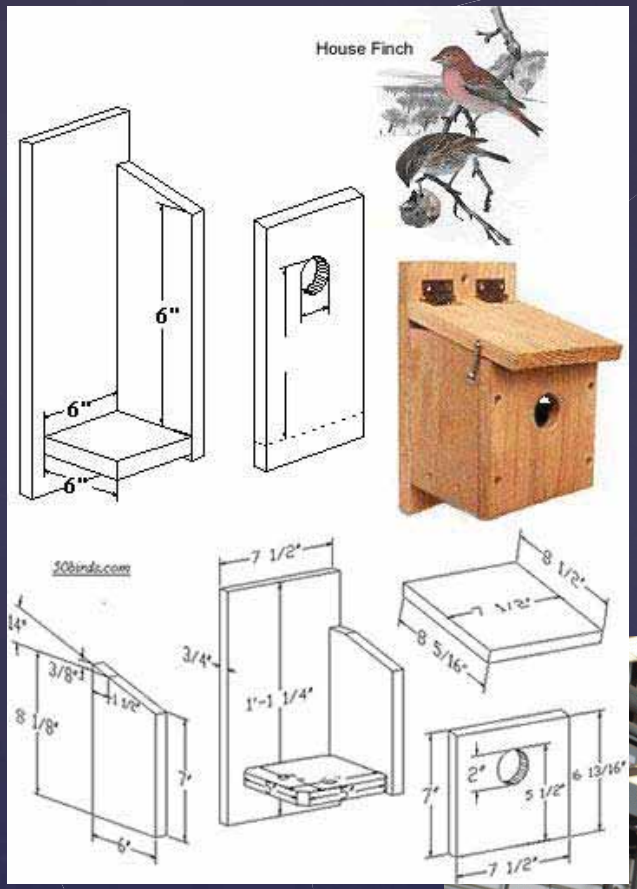

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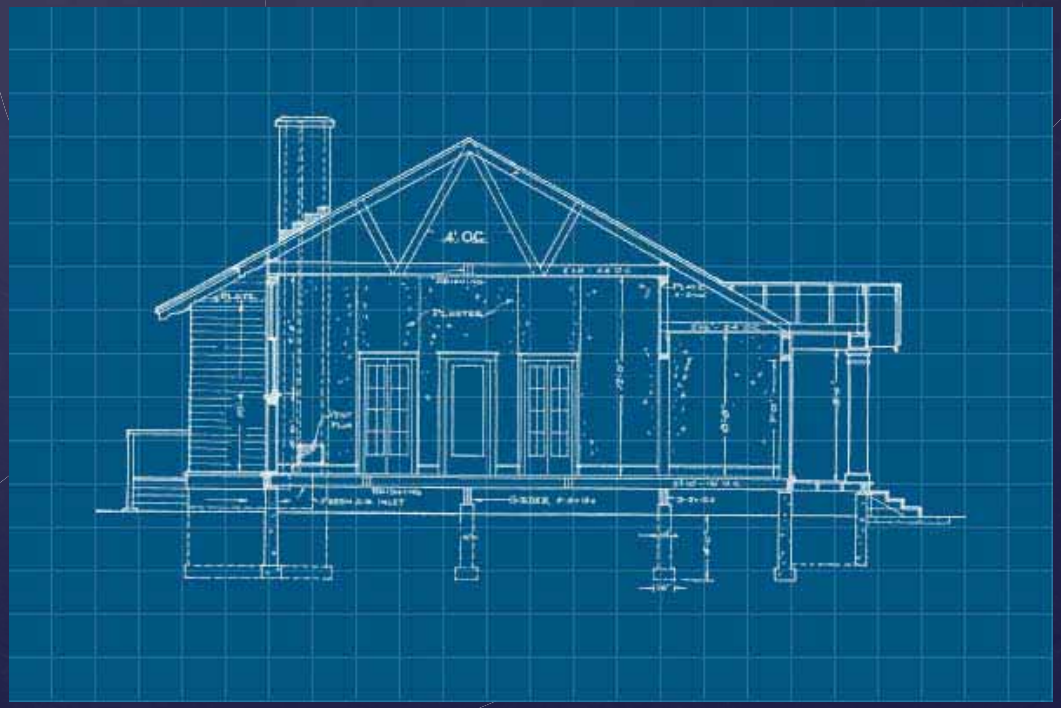

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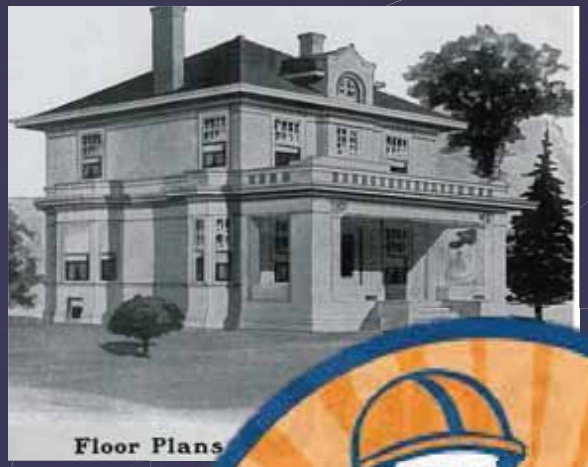

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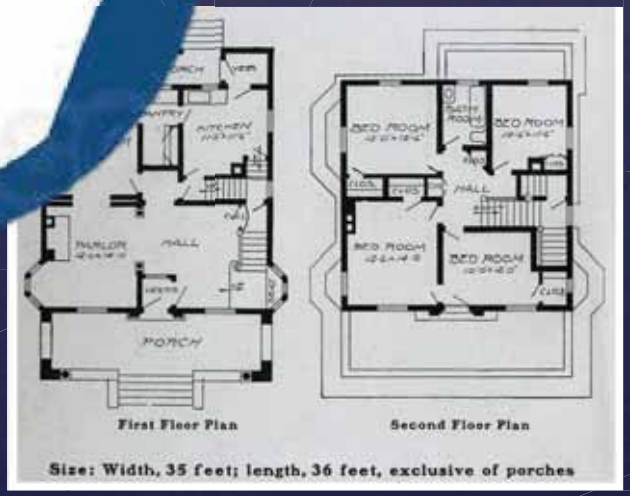

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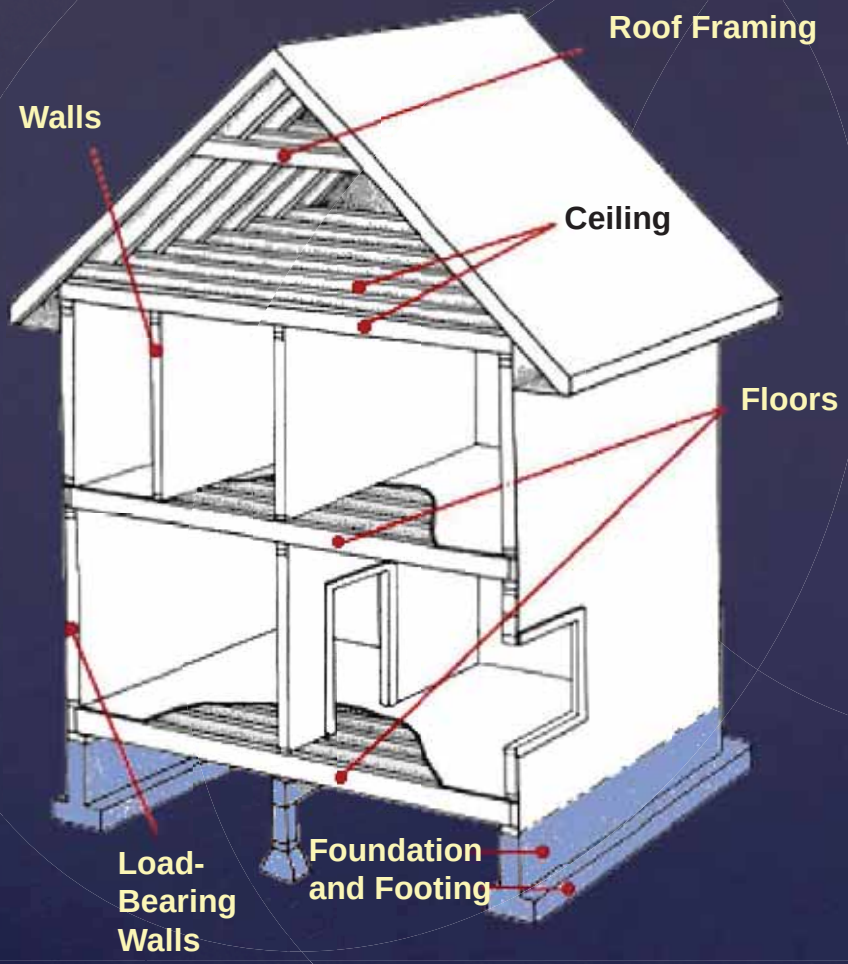

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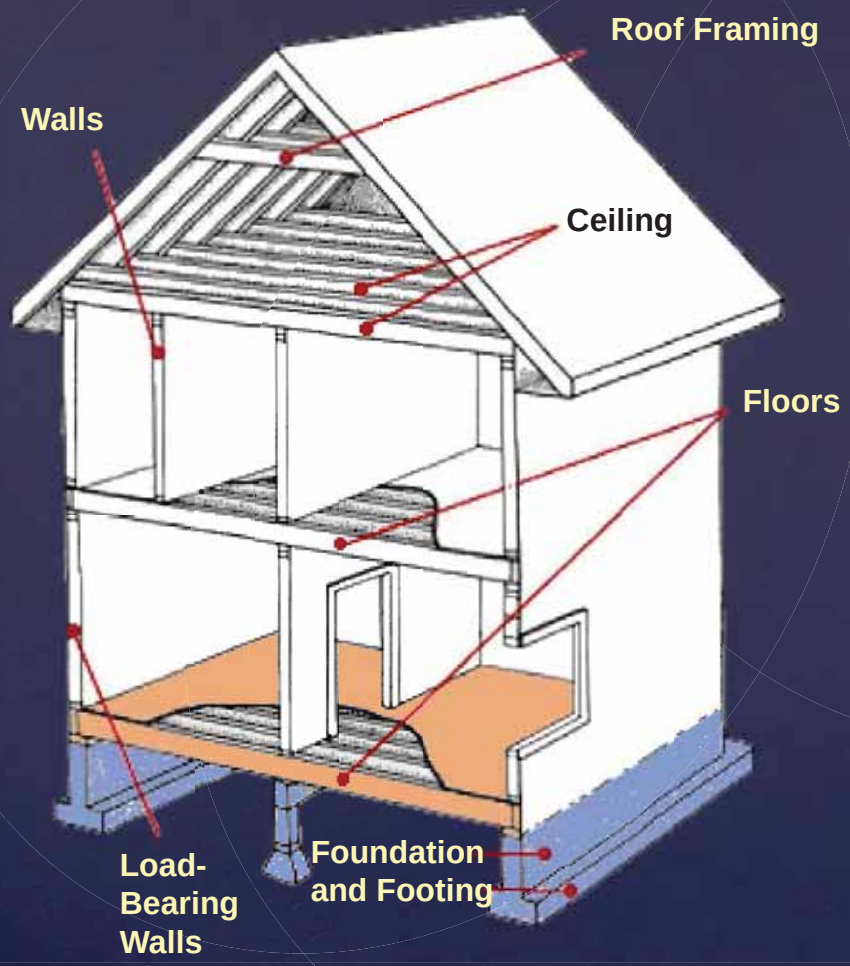

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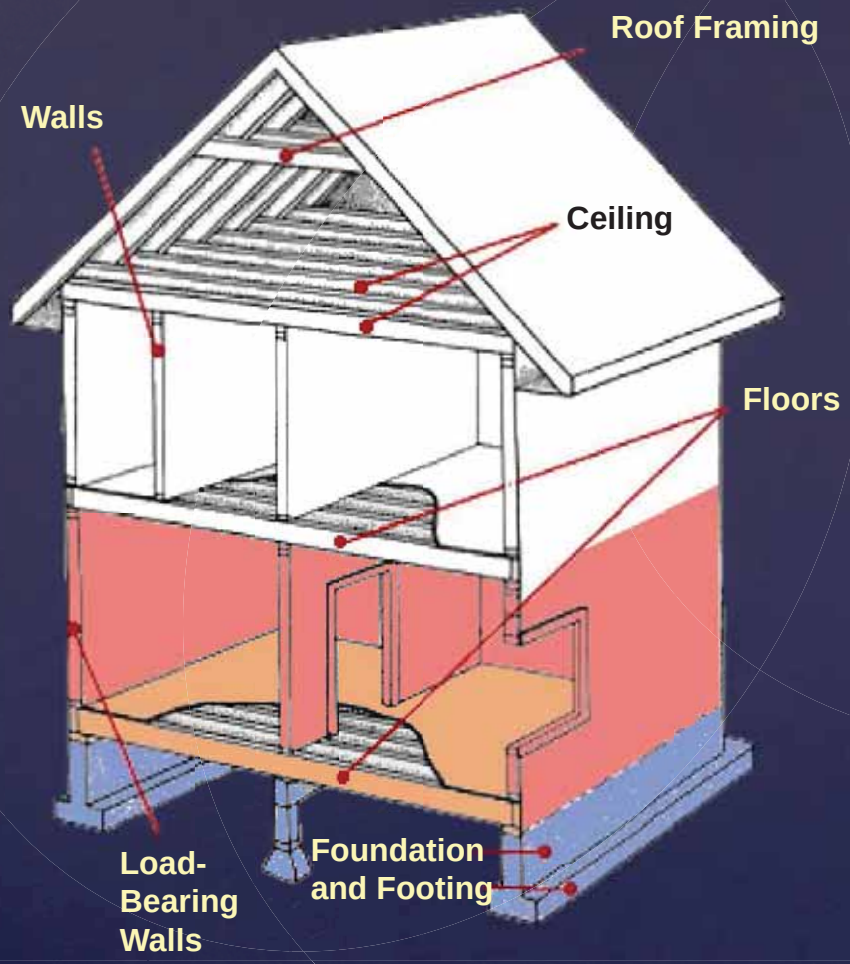

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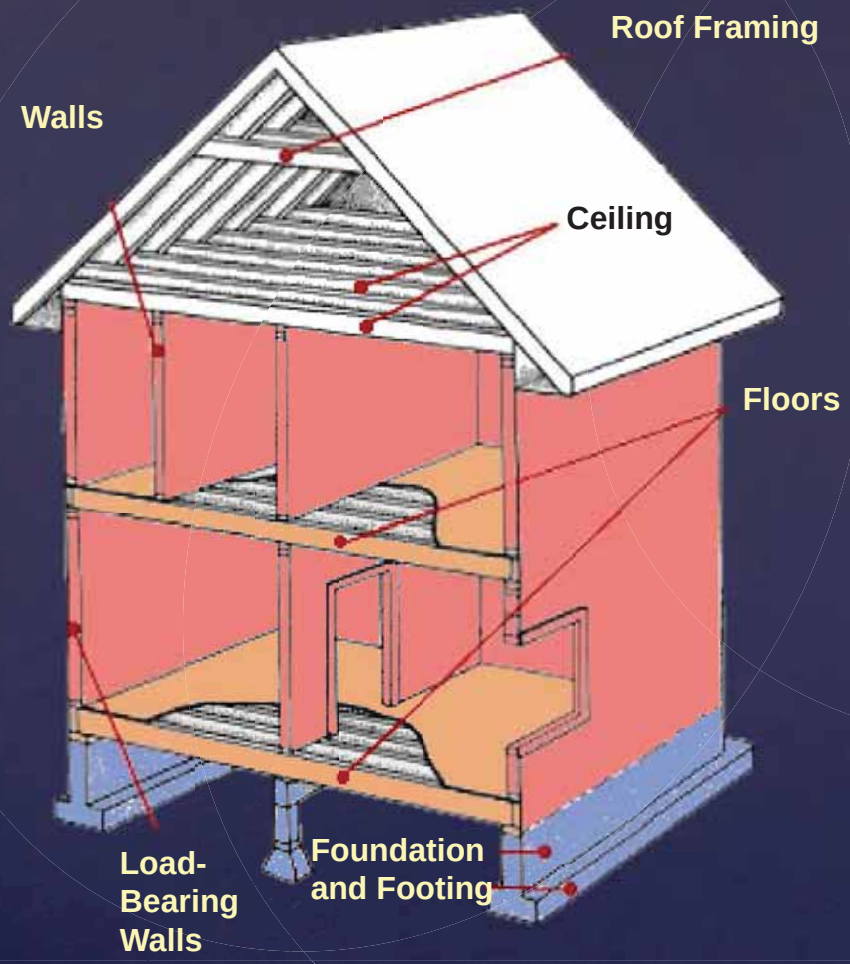

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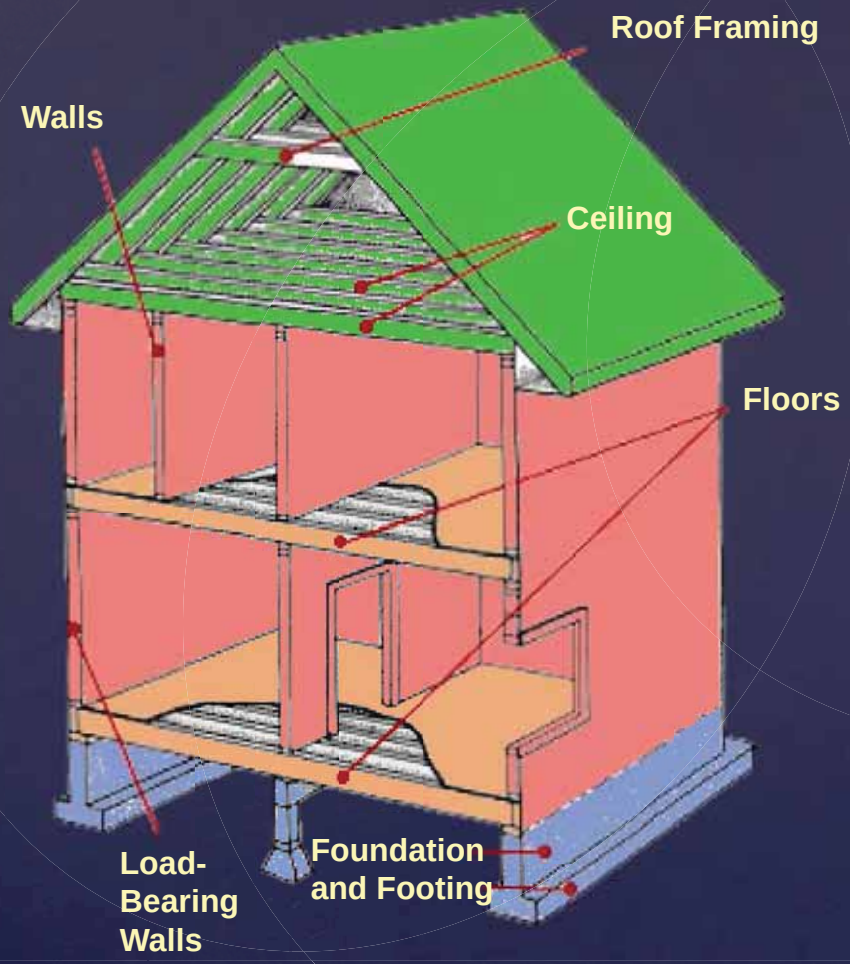

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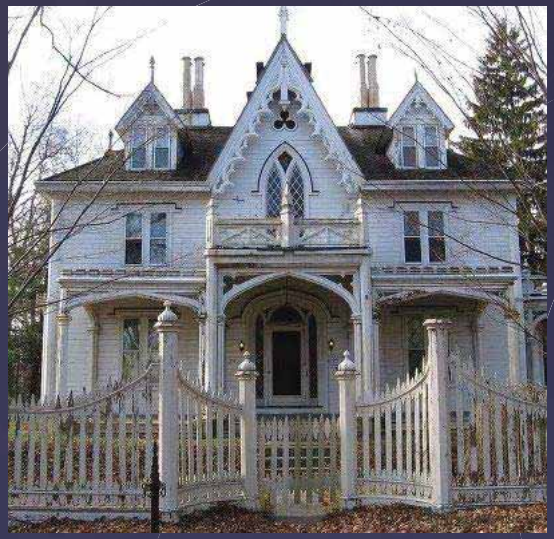

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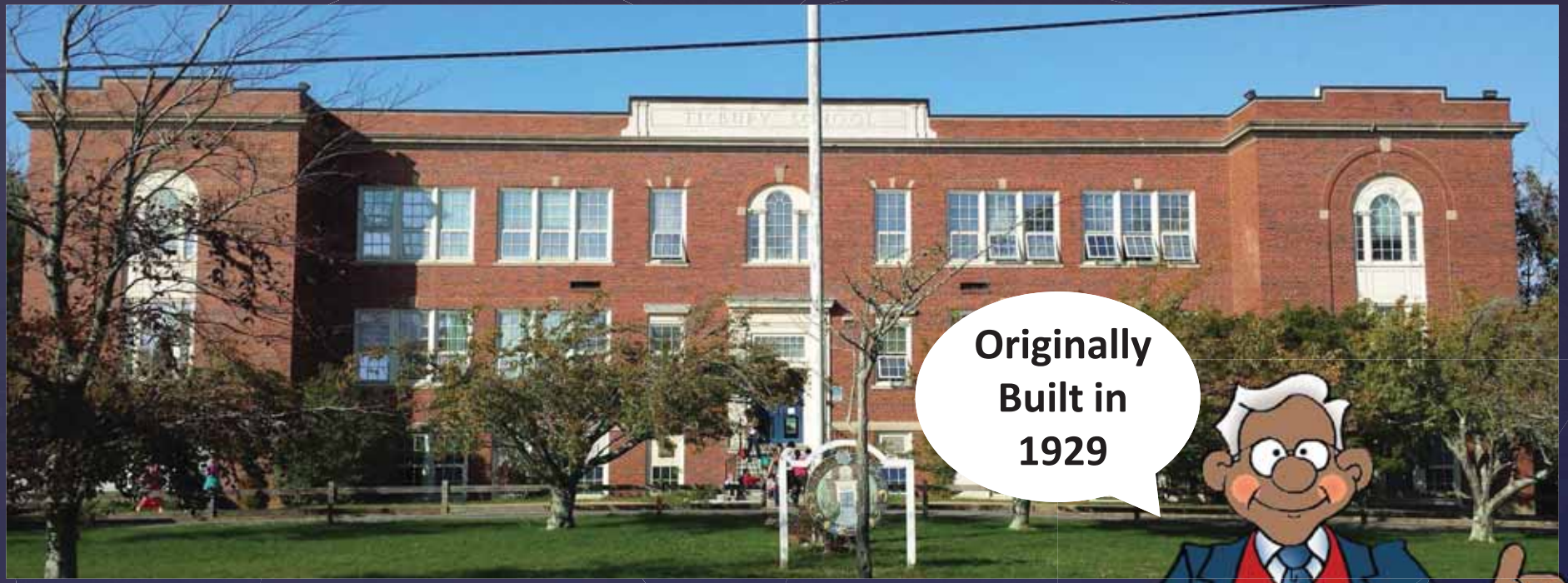

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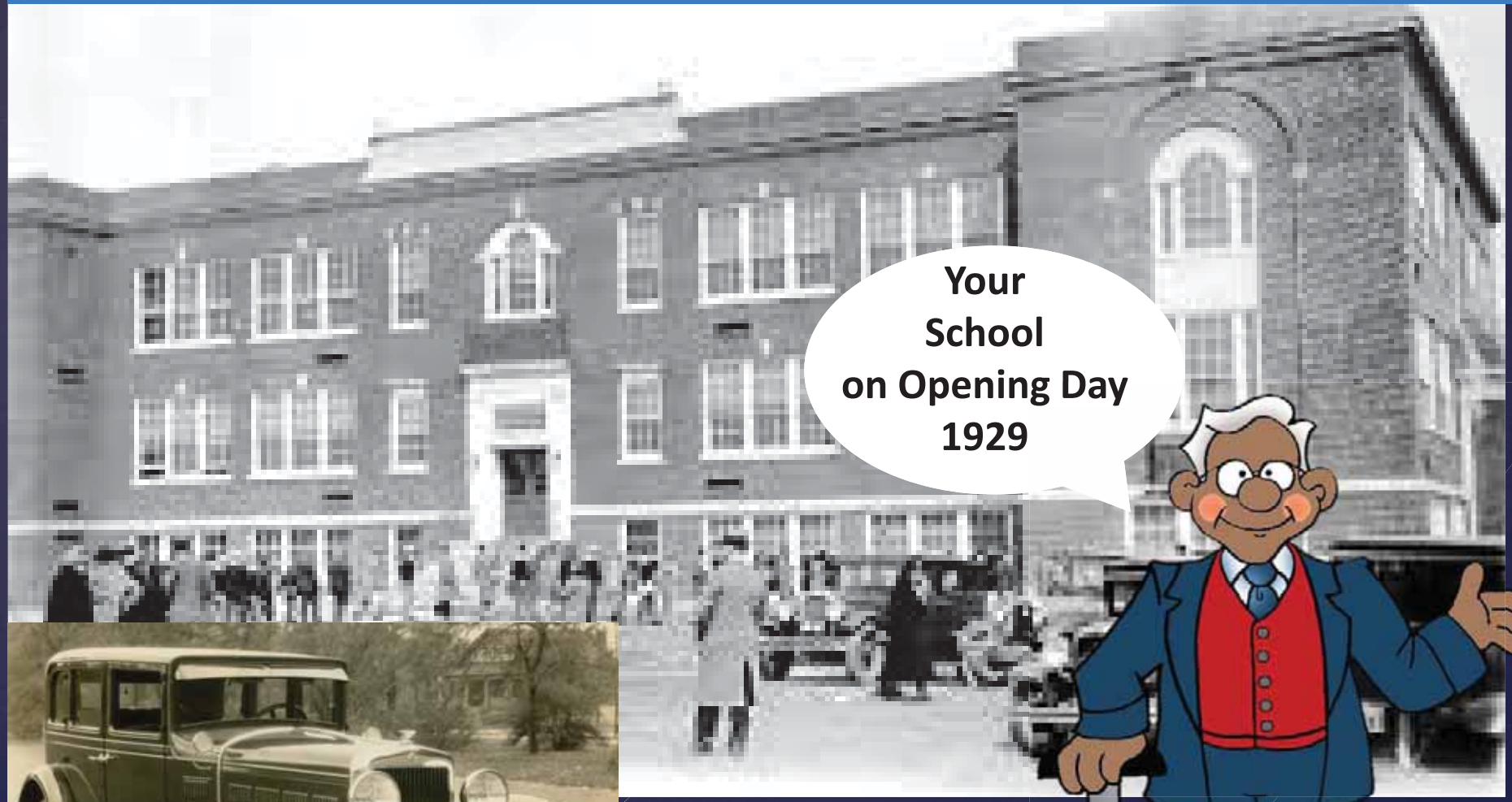


Tisbury School : Exterior conditions



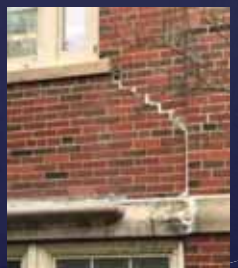













Tisbury School : Interior spaces


Cafeteria


Nurse


Library


Hallway


Gym

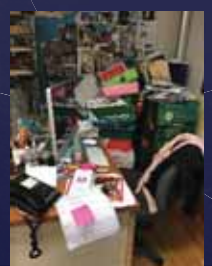
Tisbury School : Crowded Conditions









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Tisbury School Options

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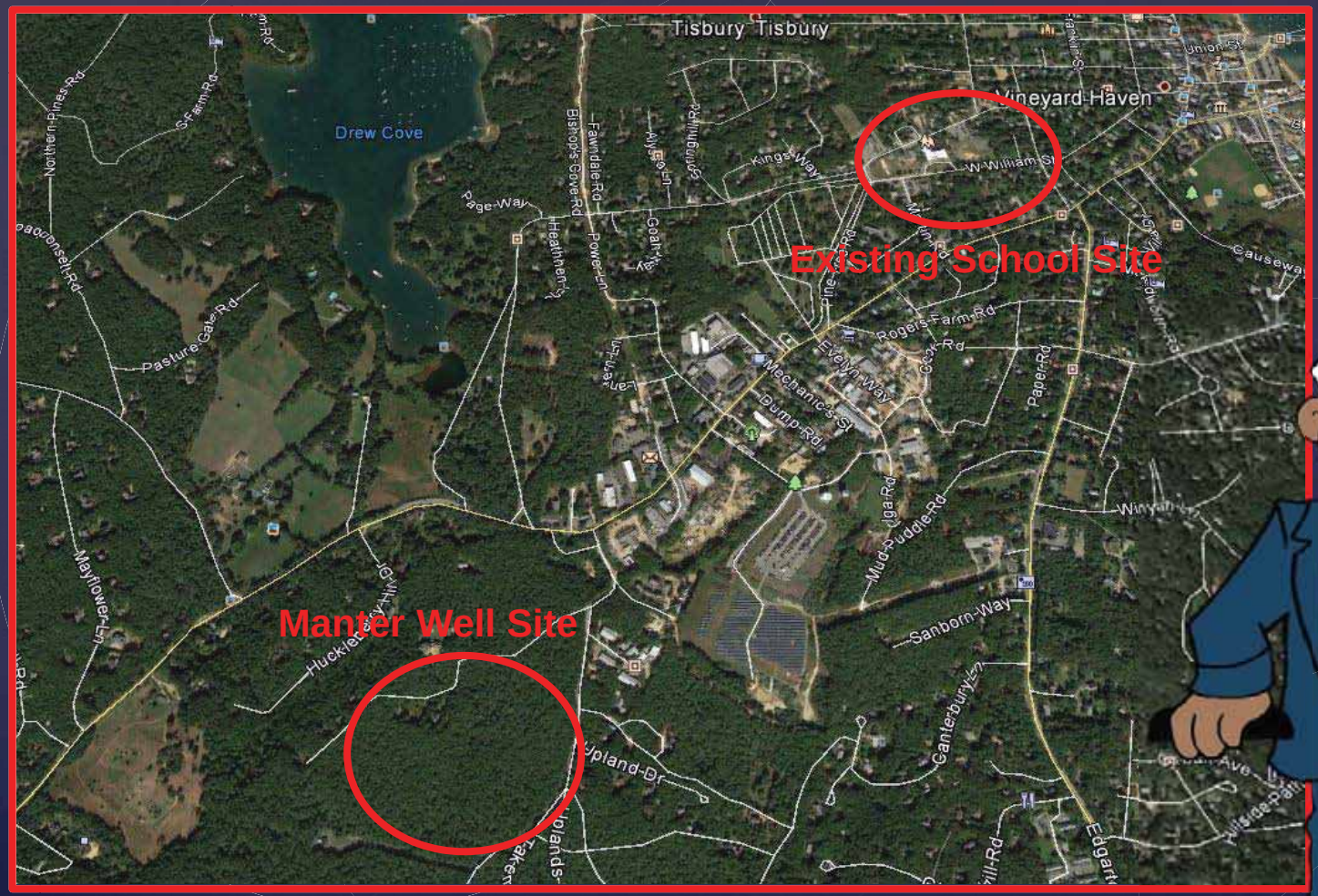
Tisbury School Options

2 OPTIONS FOR LOCATIONS:



Tisbury School Ideas

WHAT KIND OF SPACES WOULD YOU LIKE?

Tisbury School

What do you think your School should be in the future 1929-2020

FUTURE HOT ROD?

WHAT DO YOU THINK?

Building Committee Presentation for:

Tisbury Elementary School

MAY 3, 2017

AGENDA|

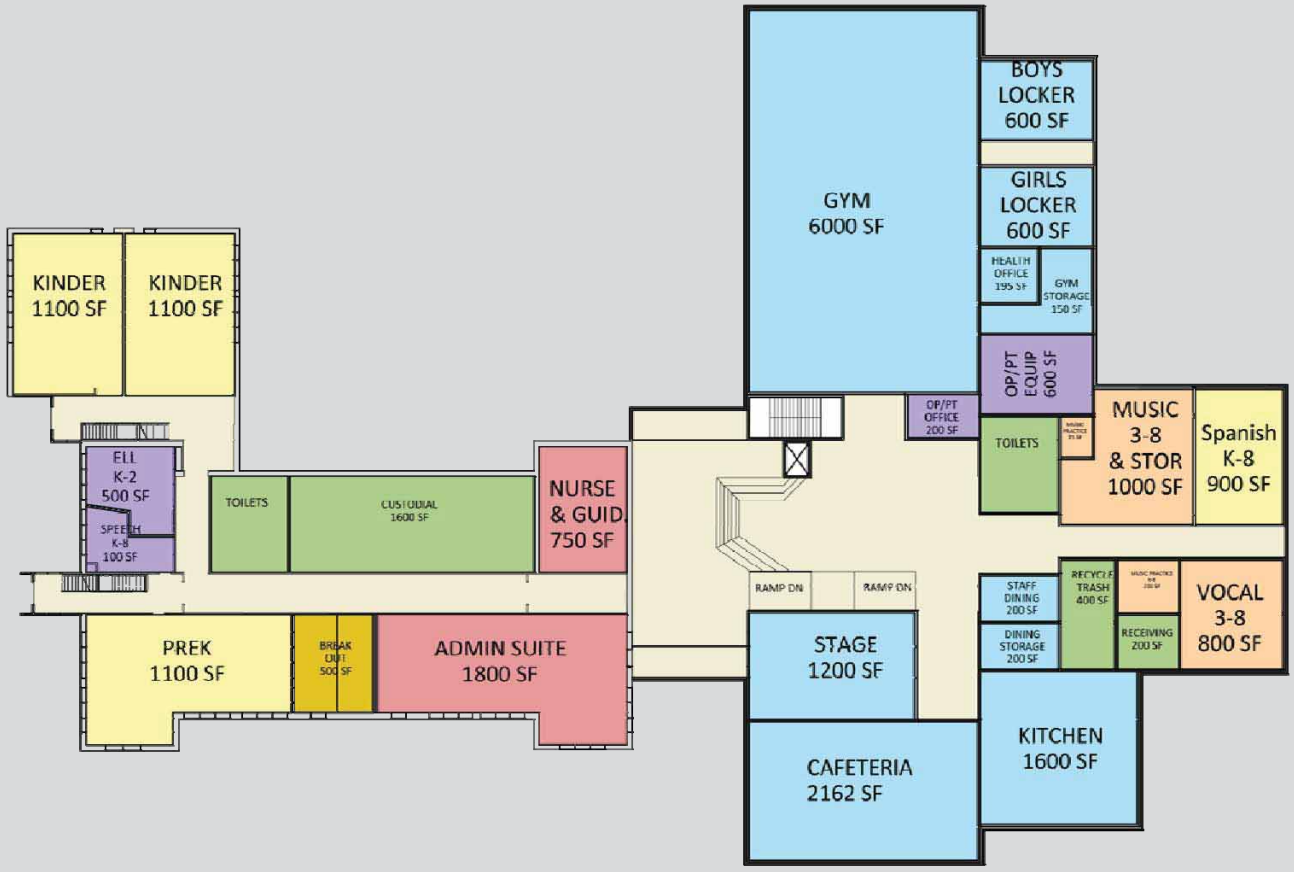
1. **Discussion of Options**
    1. **Addition / Renovation**
    2. **Review HVAC Options for the Addition/Renovation Option**
    3. **New 2-Story School on the Tisbury School Site**
    4. **New 3-Story School on the Tisbury School Site**
    5. **New 2-Story School on the Manter Well Site**
2. **Previous Event Schedule & Upcoming Events**

ADDITION-RENOVATION| SITE PLAN

ADDITION-RENOVATION | FLOOR PLANS

LEGEND

- CLASSROOMS
- BREAKOUT
- SHARED PROGRAMS
- MEDIA/GYM/DINING
- ADMINISTRATIVE/ TEACHERS SUPPORT
- SPECIAL EDUCATION
- CUSTODIAL /MAINTENANCE

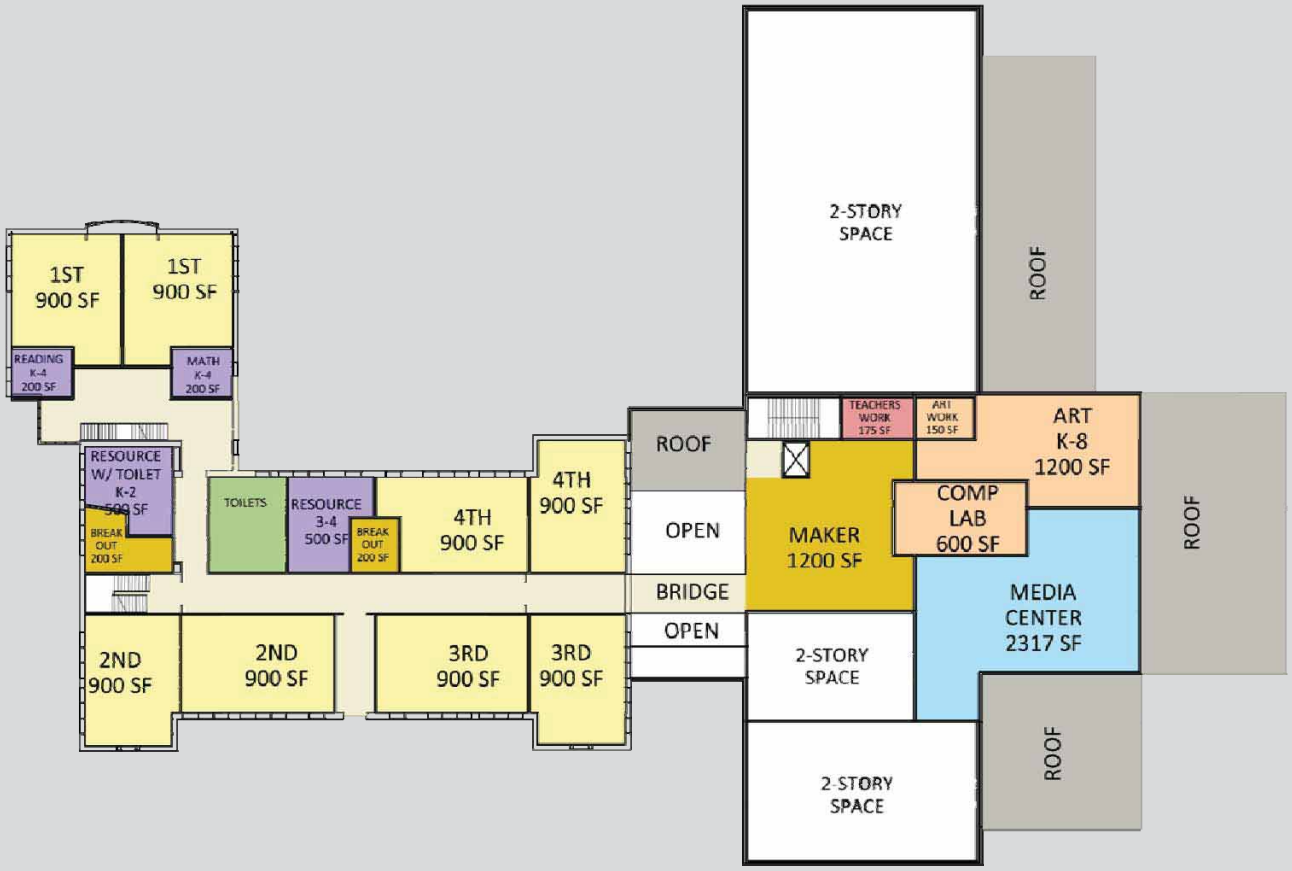


FIRST FLOOR PLAN

ADDITION-RENOVATION | FLOOR PLANS

LEGEND

- CLASSROOMS
- BREAKOUT
- SHARED PROGRAMS
- MEDIA/GYM/DINING
- ADMINISTRATIVE/ TEACHERS SUPPORT
- SPECIAL EDUCATION
- CUSTODIAL /MAINTENANCE

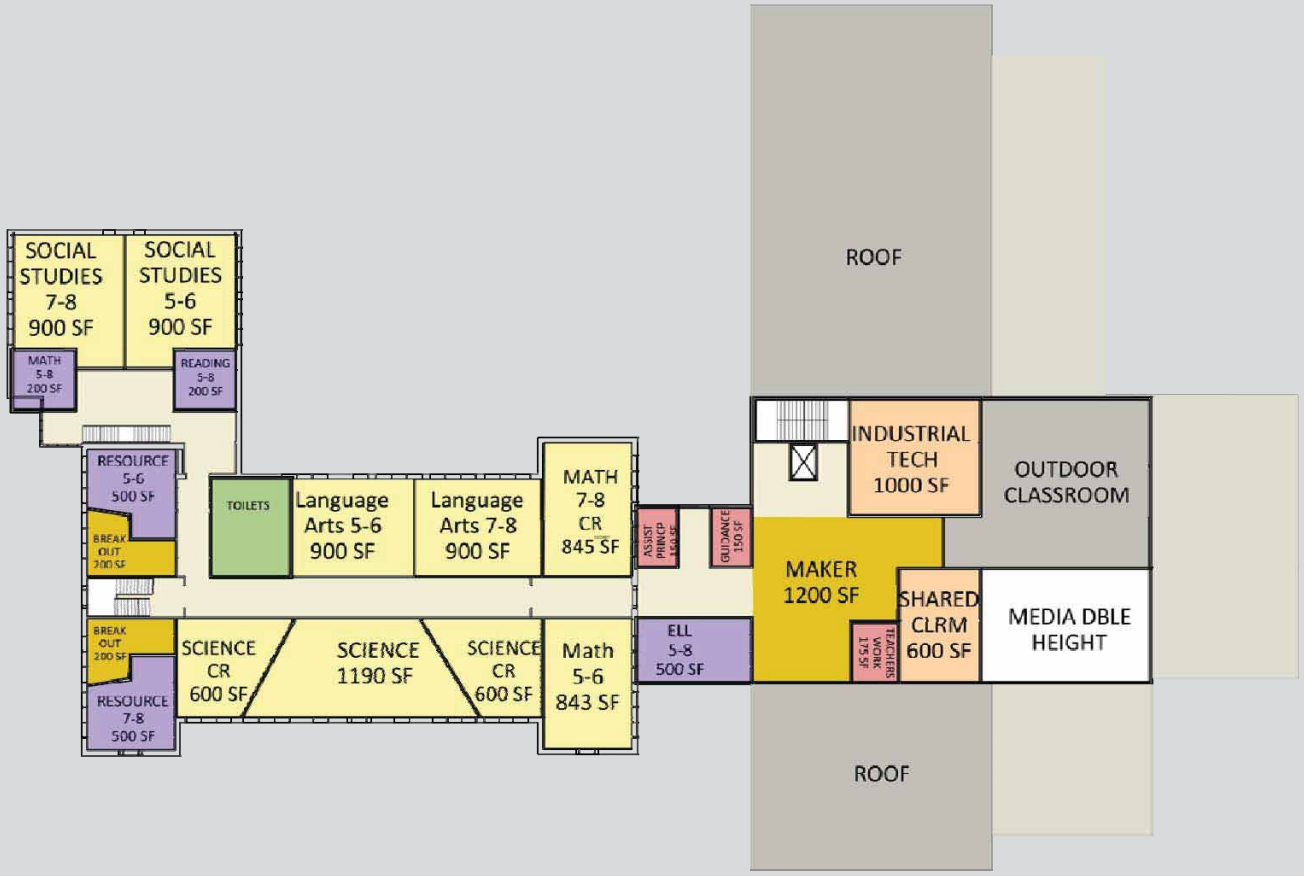


SECOND FLOOR PLAN

ADDITION-RENOVATION | FLOOR PLANS

LEGEND

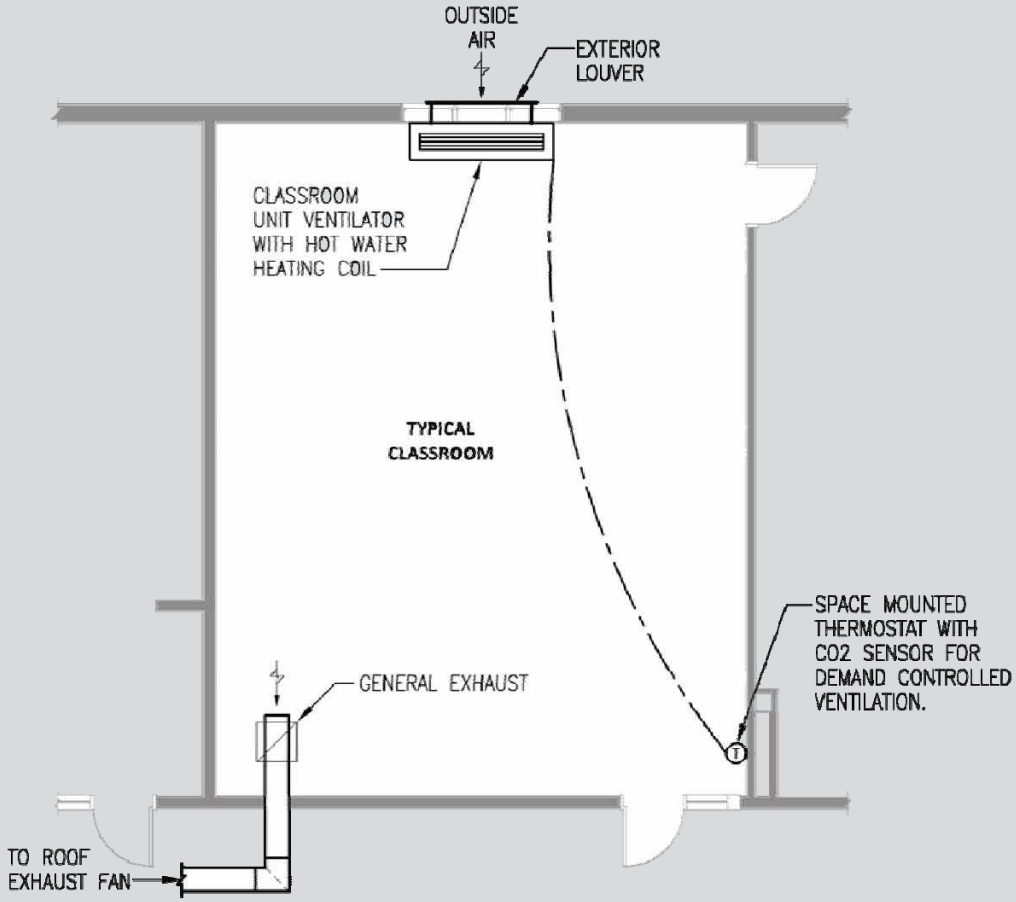
- CLASSROOMS
- BREAKOUT
- SHARED PROGRAMS
- MEDIA/GYM/DINING
- ADMINISTRATIVE/ TEACHERS SUPPORT
- SPECIAL EDUCATION
- CUSTODIAL /MAINTENANCE



THIRD FLOOR PLAN

ADDITION-RENOVATION| **MASSING**

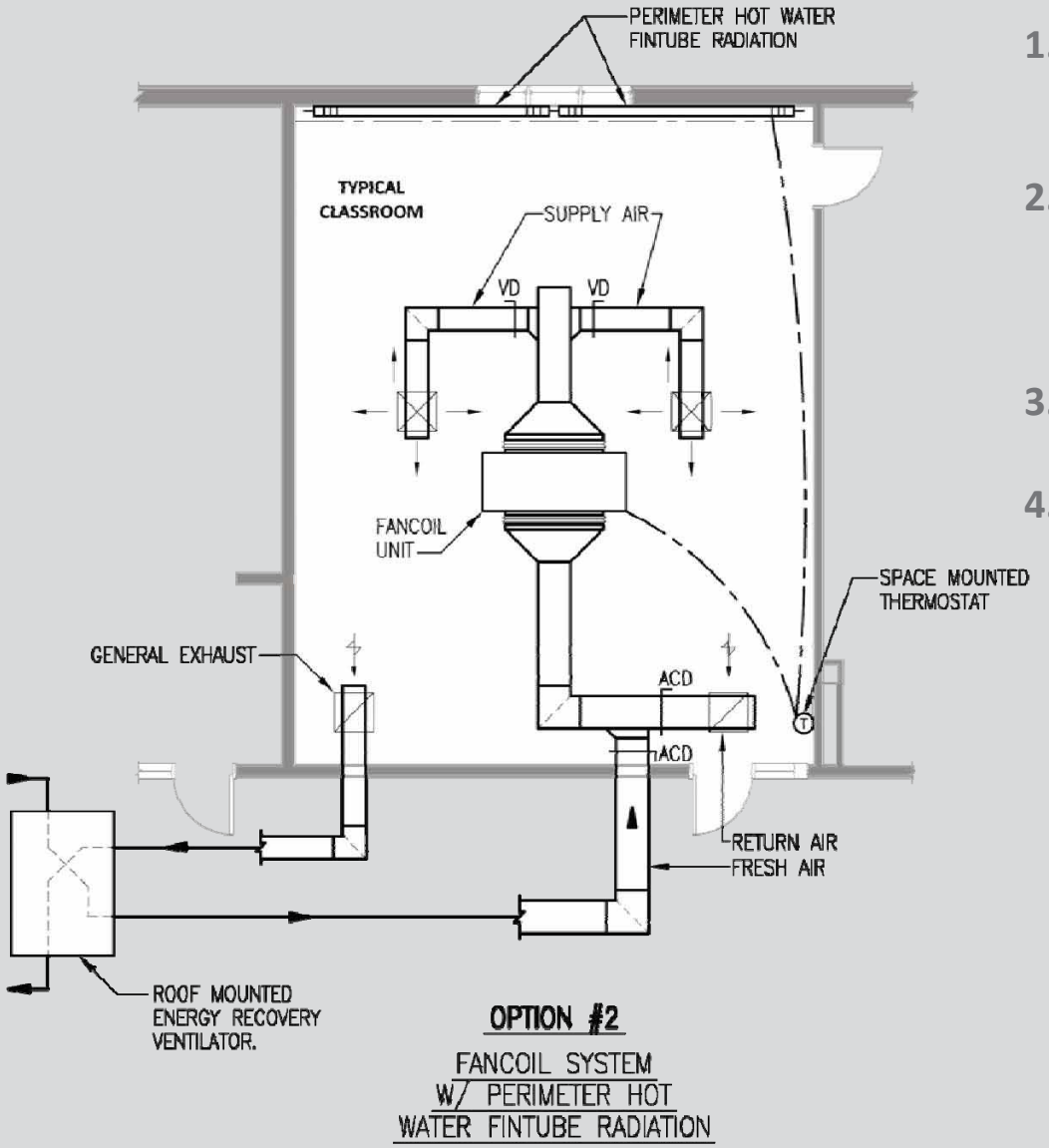
ADDITION-RENOVATION | HVAC UNIT VENTILATOR OPTION



OPTION #1
CLASSROOM UNIT VENTILATOR SYSTEM

1. Unit ventilator in each classroom
2. Modern units can be furnished with energy efficiency features such as CO2 based demand controlled ventilation (DCV) sequence and ECM motors.
3. Modern units utilize larger more efficient fans for quieter operation.
4. Unit ventilators reduce need for above ceiling supply and return ductwork but will still require a general exhaust system which is much smaller than traditional supply and return system.

ADDITION-RENOVATION | HVAC FANCOIL SYSTEM W/ PERIMETER FINTUBE RADIATION



1. Each classroom will have low profile fancoil unit above ceiling.
2. Outside air is introduced via ductwork connected to a rooftop energy recovery unit (ERV).
3. Unit can be furnished with ECM motor.
4. Heat loss will be offset with hot water fintube radiation.

NEW 2-STORY OPTION, TISBURY SITE| **SITE PLAN**

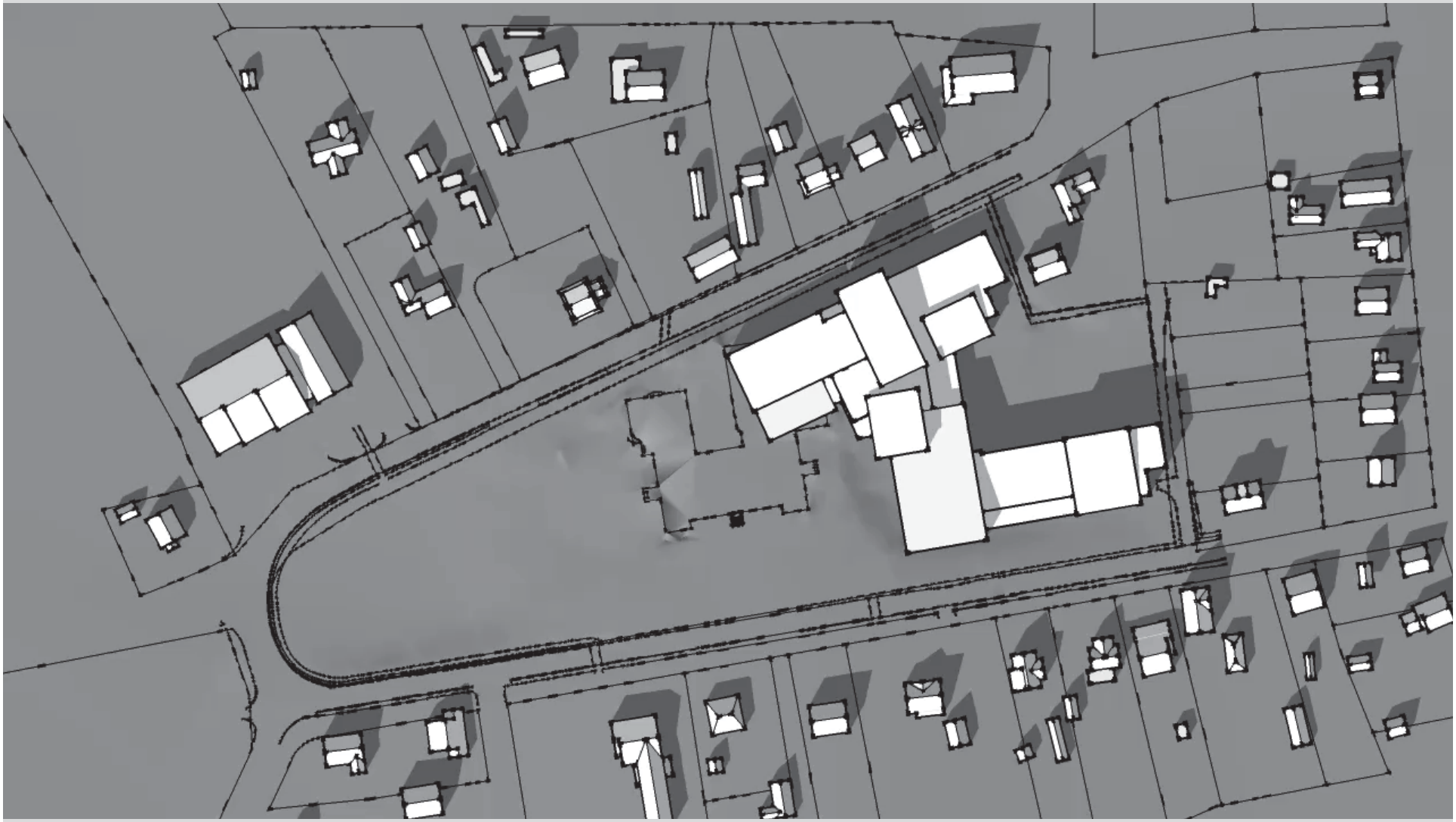
NEW 2-STORY OPTION, TISBURY SITE| FLOOR PLANS

FIRST FLOOR PLAN

NEW 2-STORY OPTION, TISBURY SITE | FLOOR PLANS

SECOND FLOOR PLAN

NEW 2-STORY OPTION, TISBURY SITE| MASSING

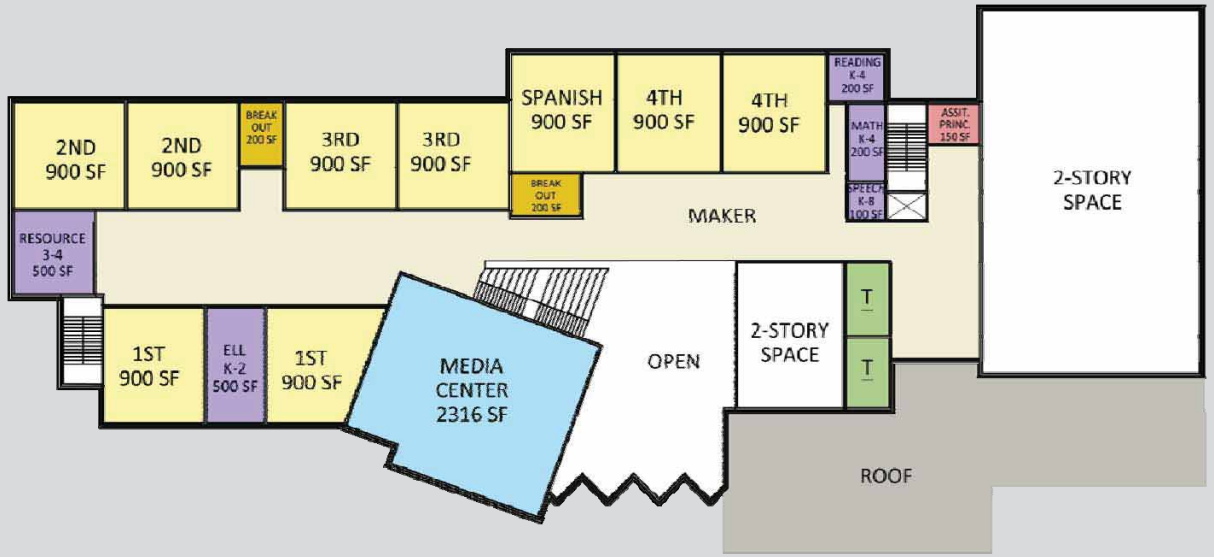


NEW 3-STORY OPTION, TISBURY SITE| **SITE PLAN**

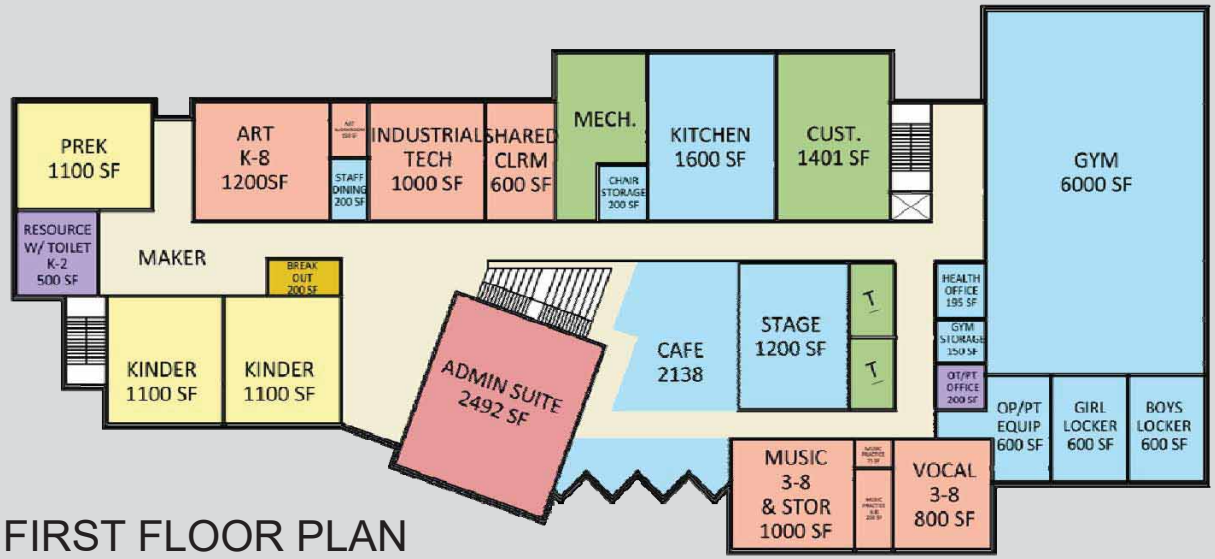
NEW 3-STORY OPTION, TISBURY SITE | FLOOR PLANS

LEGEND

- CLASSROOMS
- BREAKOUT
- SHARED PROGRAMS
- MEDIA/GYM/DINING
- ADMINISTRATIVE/ TEACHERS SUPPORT
- SPECIAL EDUCATION
- CUSTODIAL /MAINTENANCE

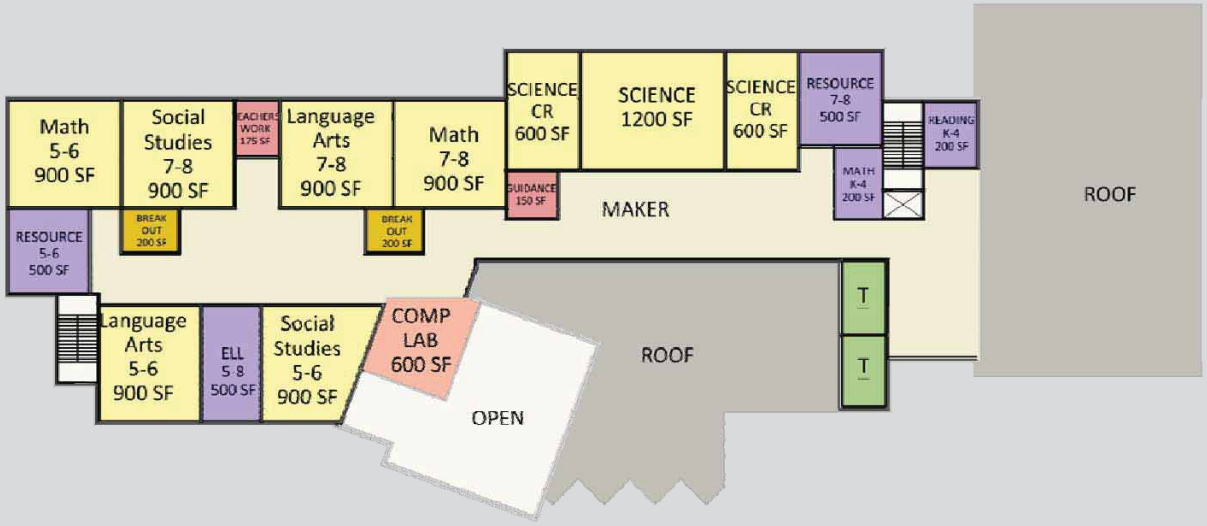


SECOND FLOOR PLAN



FIRST FLOOR PLAN

NEW 3-STORY OPTION, TISBURY SITE| **FLOOR PLANS**



THIRD FLOOR PLAN

LEGEND

- CLASSROOMS
- BREAKOUT
- SHARED PROGRAMS
- MEDIA/GYM/DINING
- ADMINISTRATIVE/ TEACHERS SUPPORT
- SPECIAL EDUCATION
- CUSTODIAL /MAINTENANCE

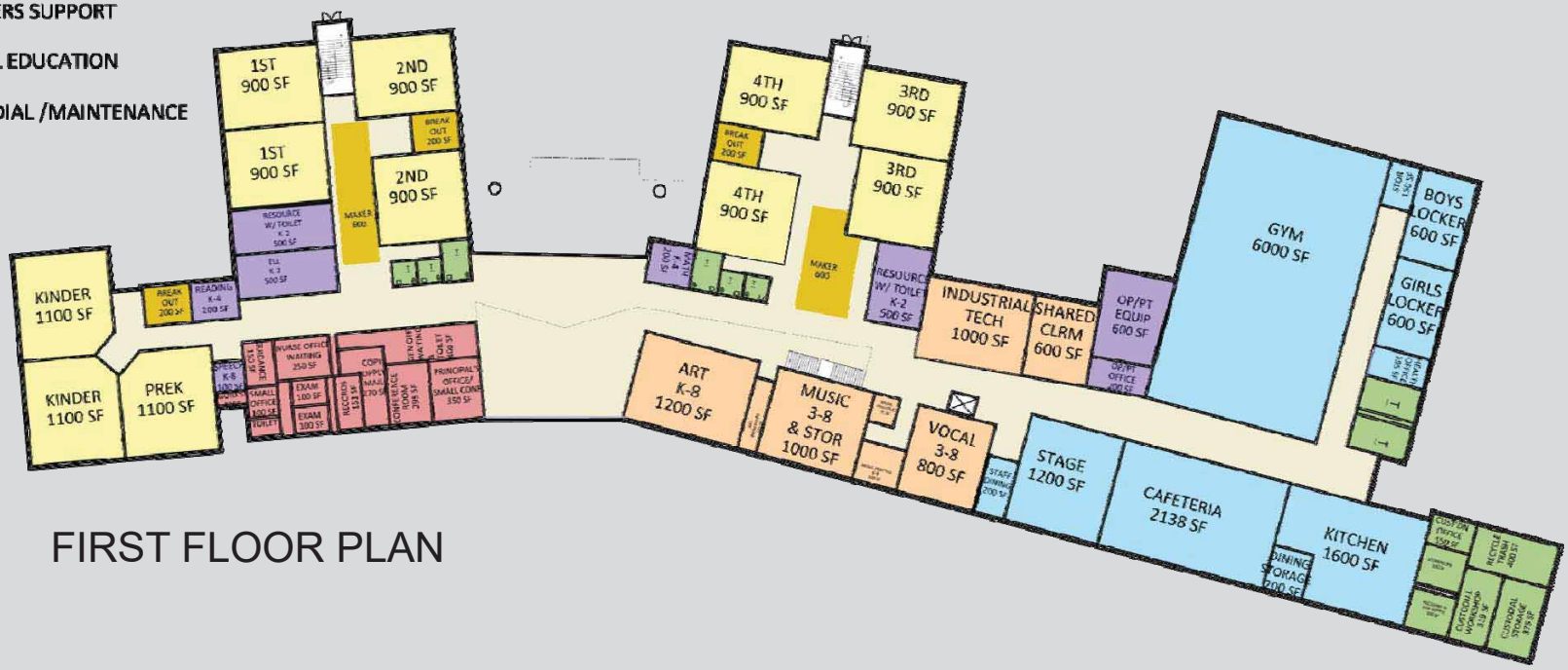
NEW 3-STORY OPTION, TISBURY SITE| **MASSING**

NEW 2-STORY OPTION, MANTER SITE| **SITE PLAN**

NEW 2-STORY OPTION, MANTER SITE| FLOOR PLANS

LEGEND

- CLASSROOMS
- BREAKOUT
- SHARED PROGRAMS
- MEDIA/GYM/DINING
- ADMINISTRATIVE/ TEACHERS SUPPORT
- SPECIAL EDUCATION
- CUSTODIAL /MAINTENANCE

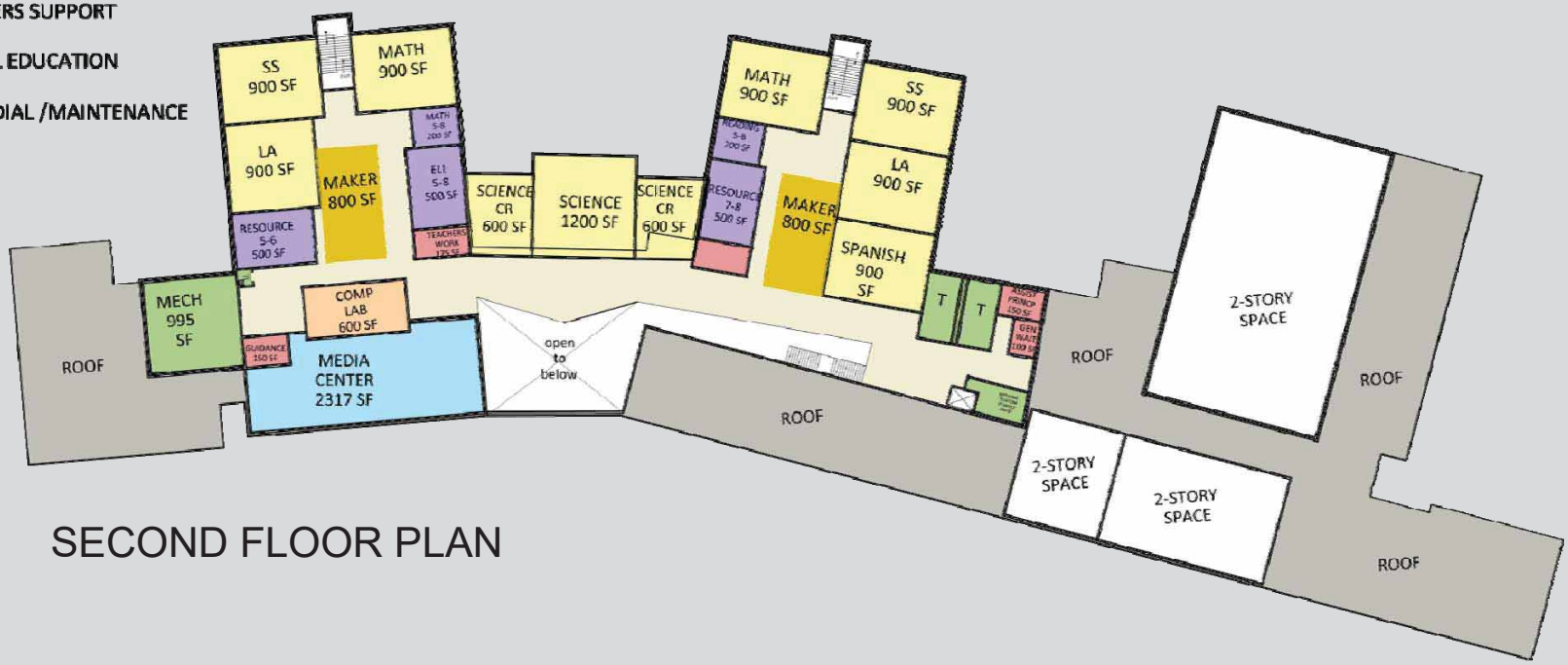


FIRST FLOOR PLAN

NEW 2-STORY OPTION, MANTER SITE| FLOOR PLANS

LEGEND

- CLASSROOMS
- BREAKOUT
- SHARED PROGRAMS
- MEDIA/GYM/DINING
- ADMINISTRATIVE/ TEACHERS SUPPORT
- SPECIAL EDUCATION
- CUSTODIAL /MAINTENANCE



SECOND FLOOR PLAN

NEW 2-STORY OPTION, MANTER SITE| MASSING

SCHEDULE

PREVIOUS EVENTS

APRIL 3RD
Community Forums

APRIL 10TH
Interdepartmental Meeting

APRIL 11TH
Selectmen's Meeting

APRIL 25th
Town Meeting

APRIL 28th
Student Presentations & PTO Meeting

MAY 1st
Vision Council Presentation

UPCOMING SCHEDULE

MAY 24TH TO CONFIRM
Building Committee Meeting

JUNE 7TH TO CONFIRM
Building Committee Meeting

JUNE 21ST TO CONFIRM
Building Committee Meeting

JUNE 29th
Submit Preferred Schematic Report to MSBA

AUGUST 23RD
MSBA Board Meeting

Building Committee Presentation for:

Tisbury Elementary School

MAY 10, 2017

AGENDA|

1. **Discussion of Options**
    1. **Addition / Renovation (Site, Phasing, Plans)**
    2. **New 2-Story School on the Tisbury School Site (Site, Phasing, Plans)**
    3. **New 3-Story School on the Tisbury School Site (Site, Phasing, Plans)**
    4. **New 2-Story School on the Manter Well Site (Site, Phasing, Plans)**
2. **Modular Units**
3. **Upcoming Events**

ADDITION-RENOVATION | SITE PLAN

	ADD/RENO ON TISBURY
Turf Play Area (SF)	65,037 SF
Hard Surface Play Area (SF)	3,522 SF
Structured Play Area (SF)	11,793 SF
TOTALS:	80,352 SF *
Parking Spaces	80
Parent Drop off (LF)	358

* 125,000 SF GOAL

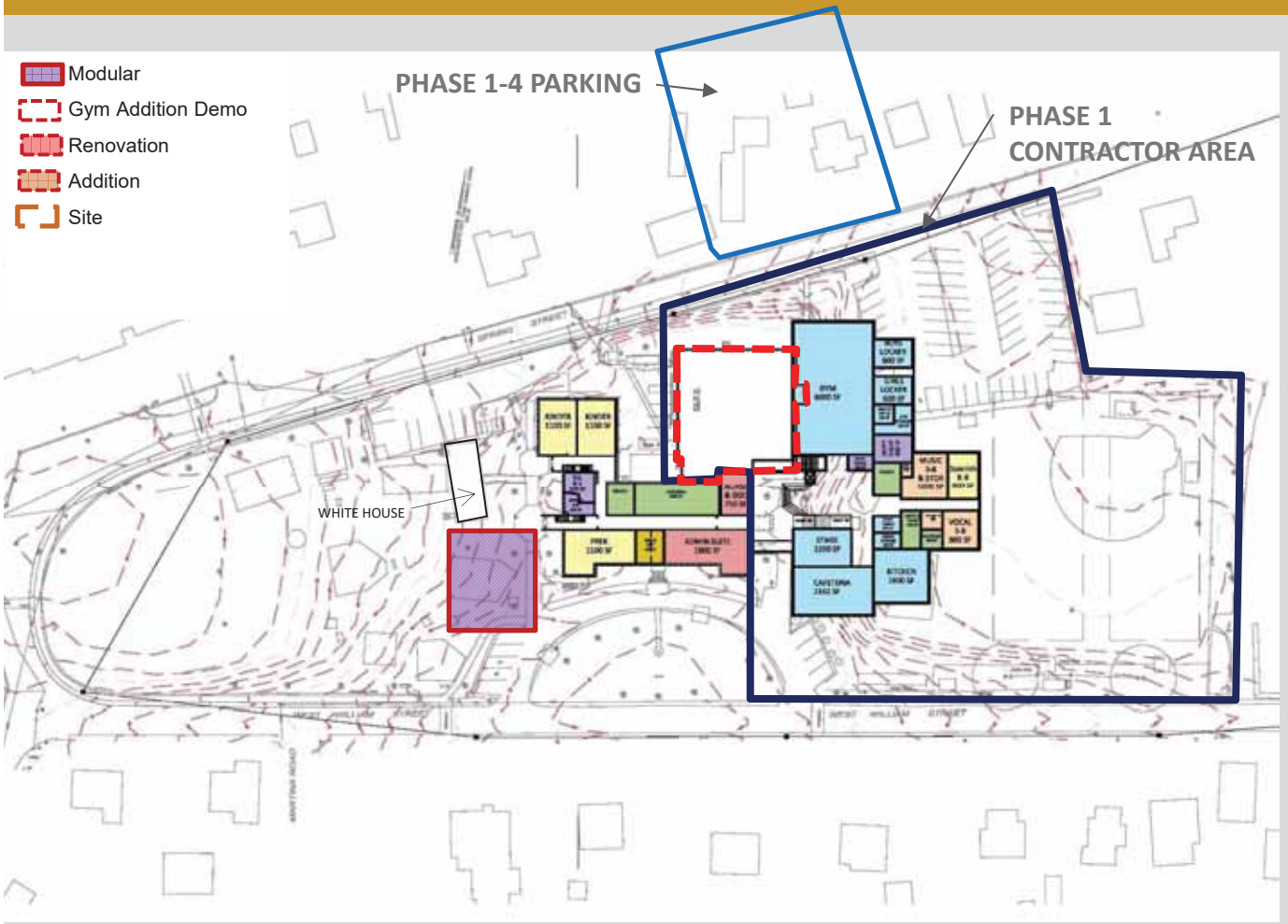
ADDITION-RENOVATION | PHASING

Existing Building to Remain: 80%

30-35% will be salvaged

Total Project Duration:
March 2019 – August 2021 (29 Months)

ADDITION-RENOVATION | PHASING



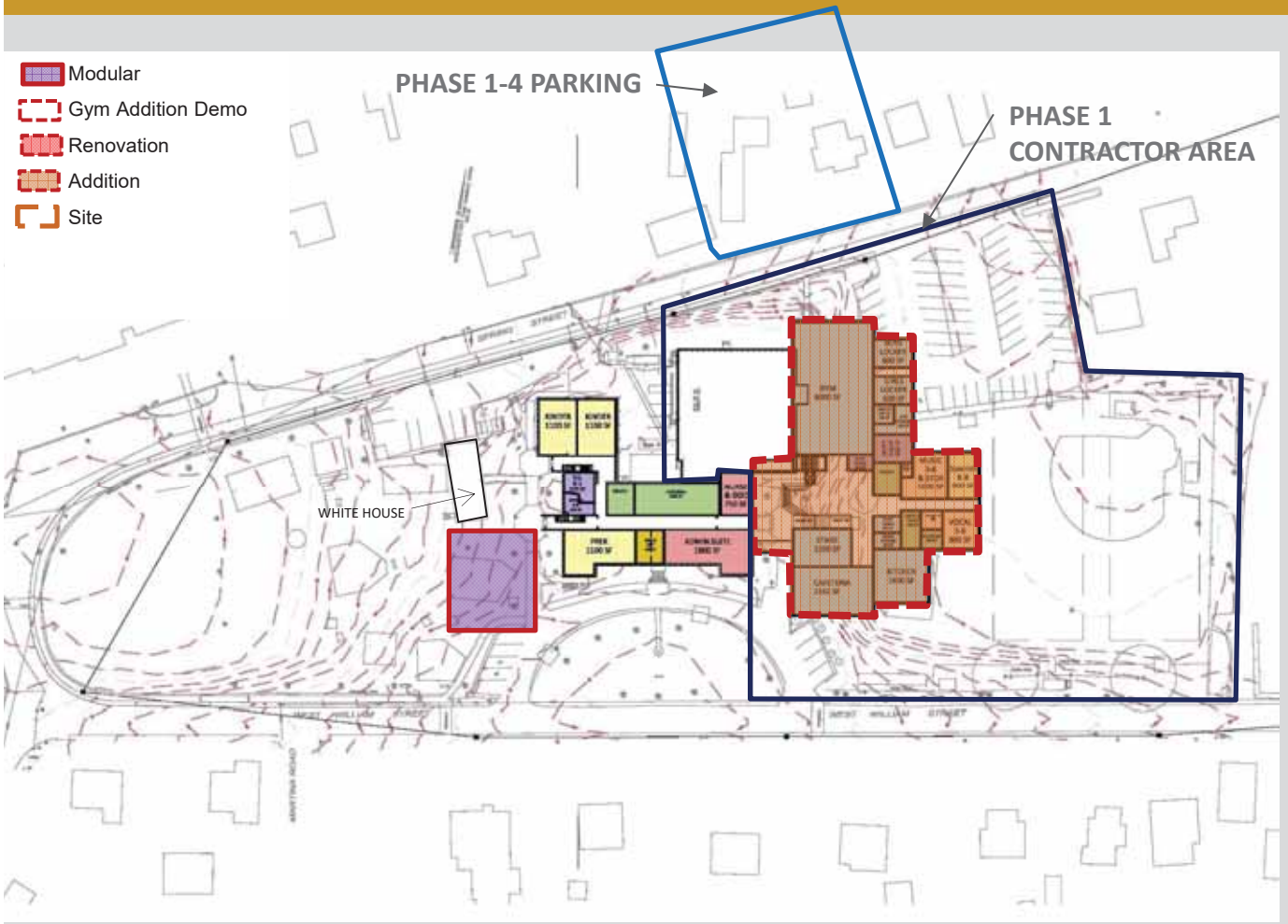
Phase 1 Modular Unit:

- Music and Spanish Classrooms
- Unit Size: 5,214 SF
- (4) 770 SF Classrooms w/ Restrooms

PHASE 1: Set Up Construction Area
Build Classroom Modular Unit
Demolish Existing Gym Addition
2 Months

Total Project Duration:
March 2019 – August 2021
(29 Months)

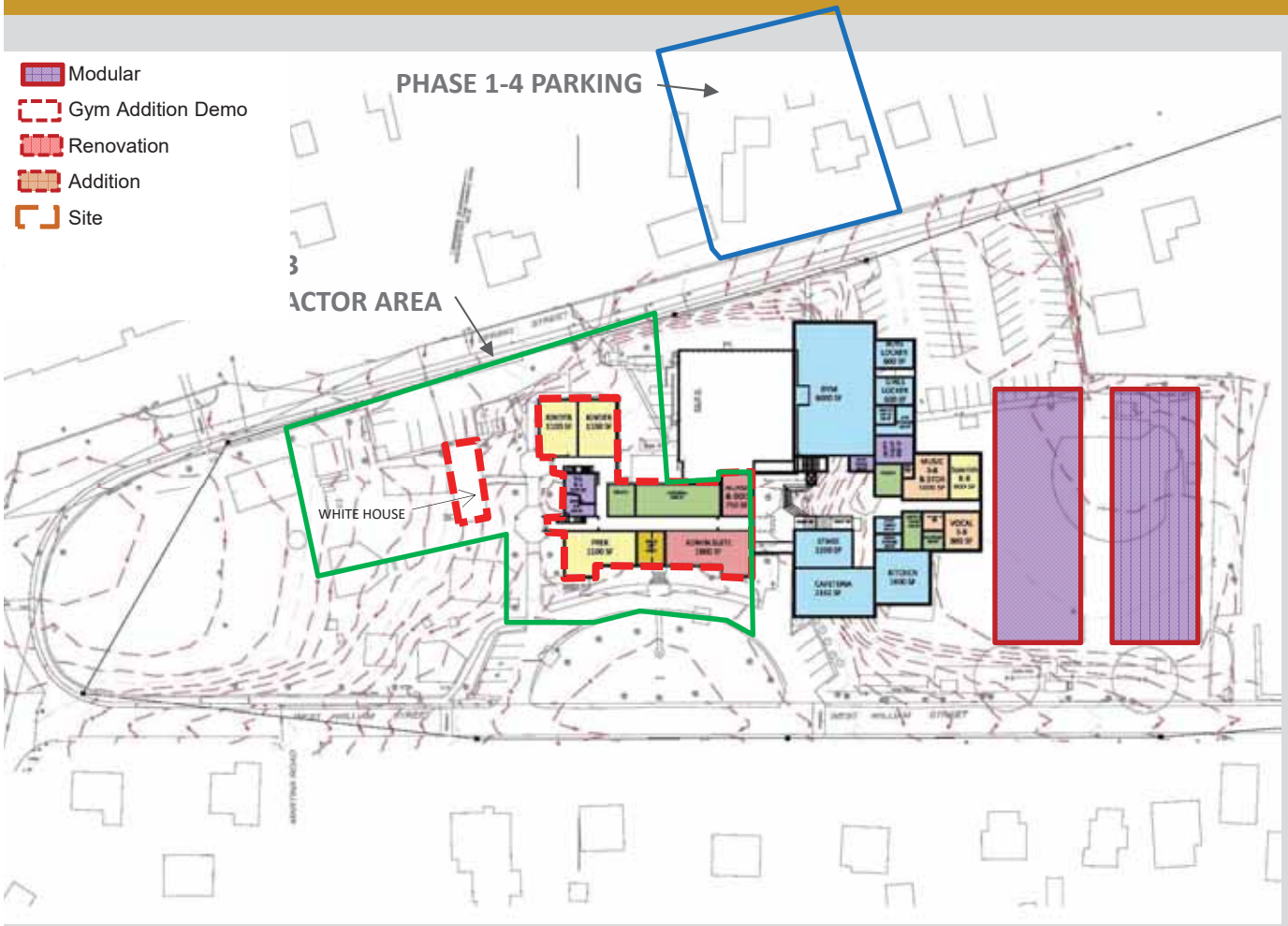
ADDITION-RENOVATION | PHASING



PHASE 2: Construct Addition
14 Months

Total Project Duration:
March 2019 – August 2021
(29 Months)

ADDITION-RENOVATION | PHASING



PHASE 3: Move staging to West side of existing building.
Build Modular Units & move school to Units and addition.
Demolish Interior of Existing to Remain Building and White House
2 Months (Summer 2020)

Phase 3

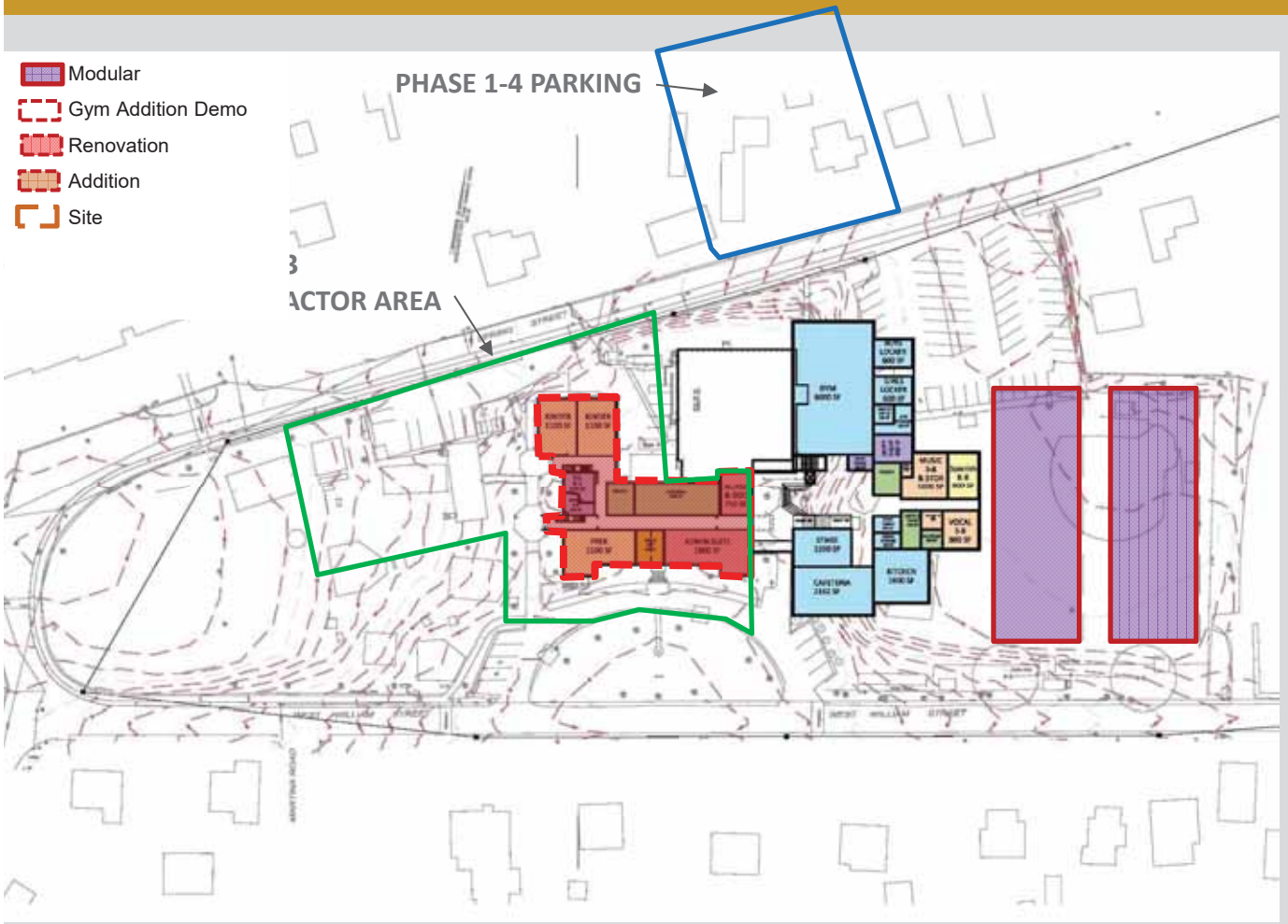
- Use of the new addition while renovation of existing is taking place
- Admin will be temporarily housed in addition until renovation is complete.

Modular Units:

- K-8 Classrooms, (2) Science Classrooms and (4) Classrooms for Special Education
- Each Unit is 12,920 SF
- Each Classroom is approx. 780 SF

Total Project Duration:
March 2019 – August 2021 (29 Months)

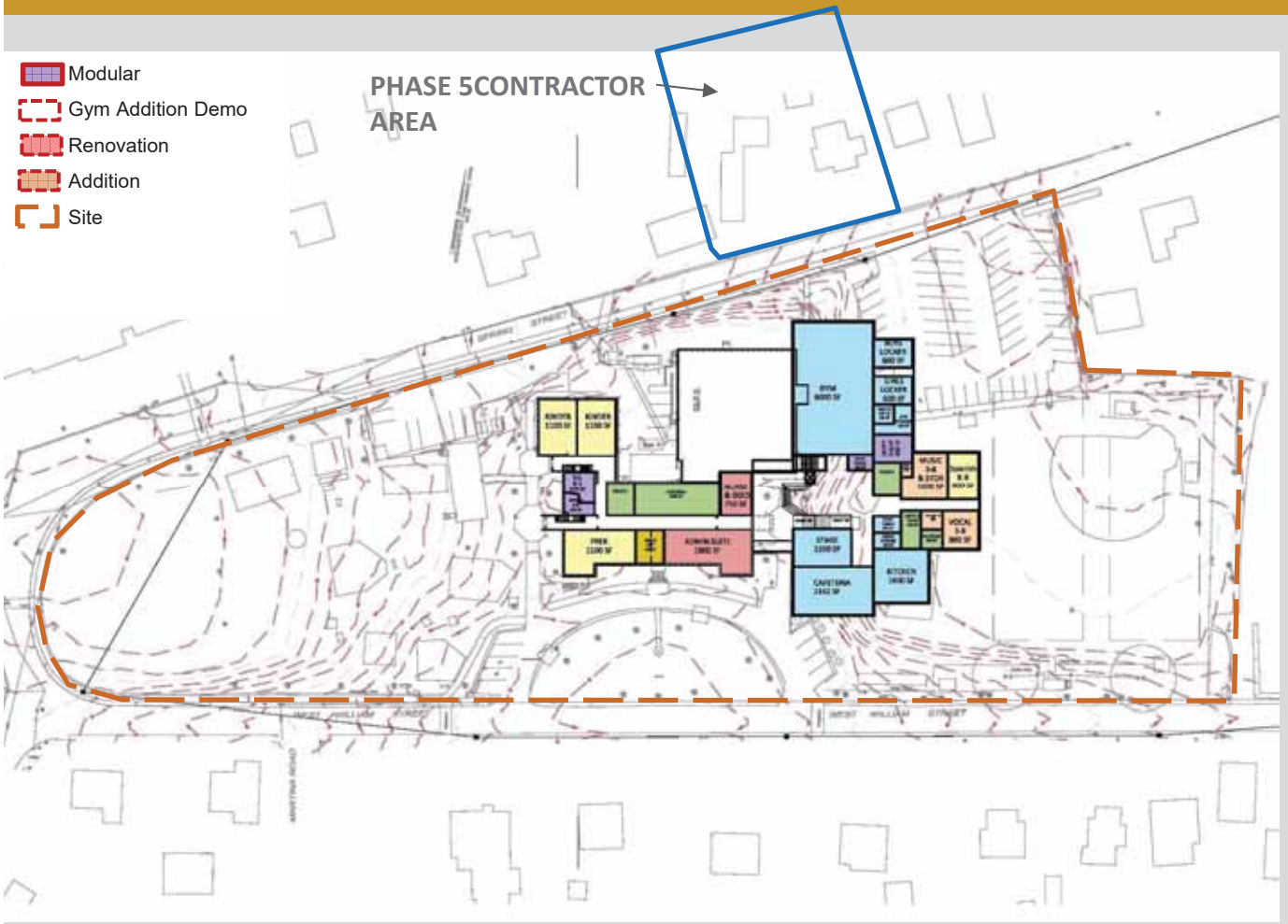
ADDITION-RENOVATION | PHASING



PHASE 4: Renovate Interior of Existing to Remain Building
9 Months

Total Project Duration:
March 2019 – August 2021
(29 Months)

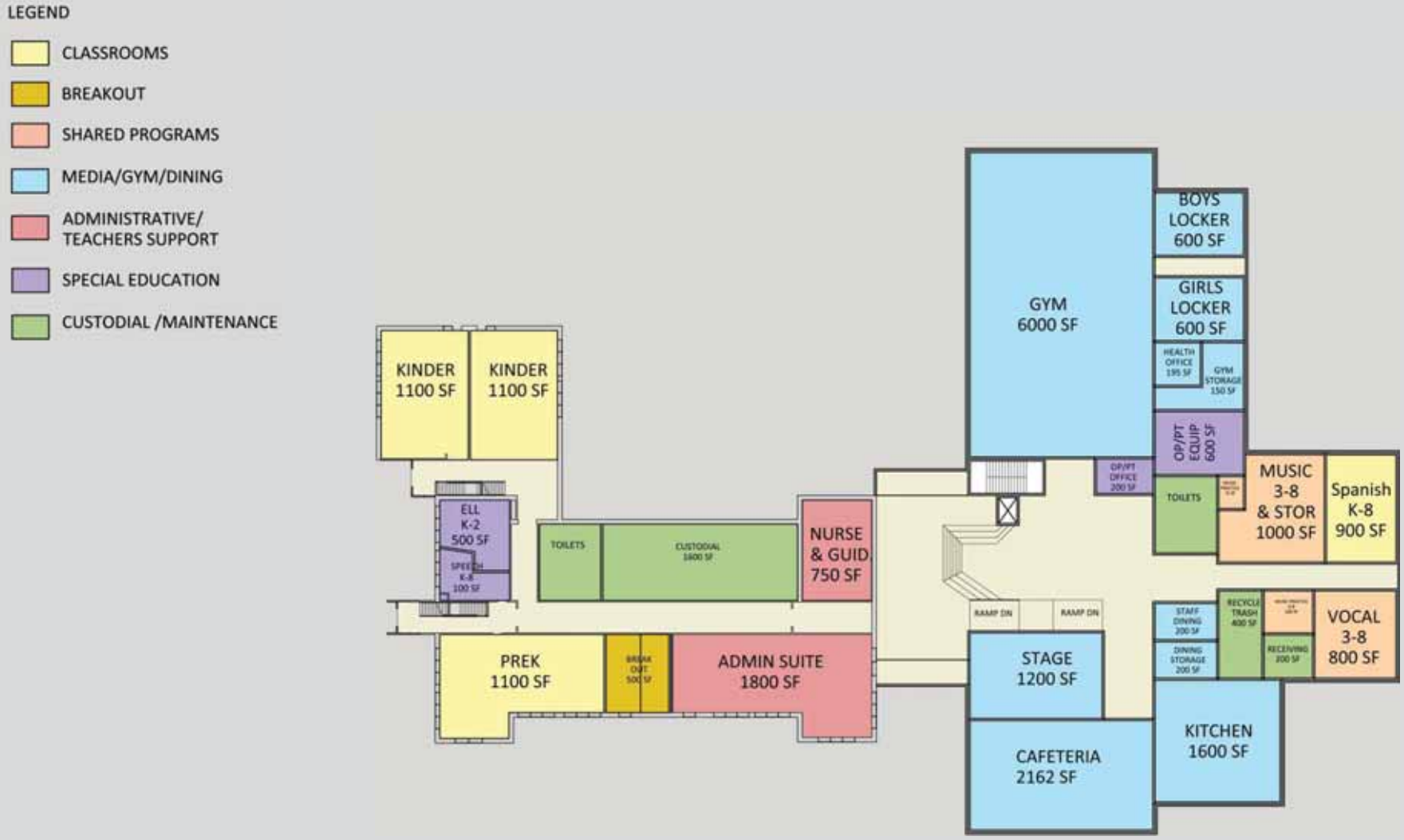
ADDITION-RENOVATION | PHASING



PHASE 5: Remove Modular Units, staging and finish site work
2 Months (Summer 2021)

Total Project Duration:
March 2019 – August 2021
(29 Months)

ADDITION-RENOVATION| **FLOOR PLANS**

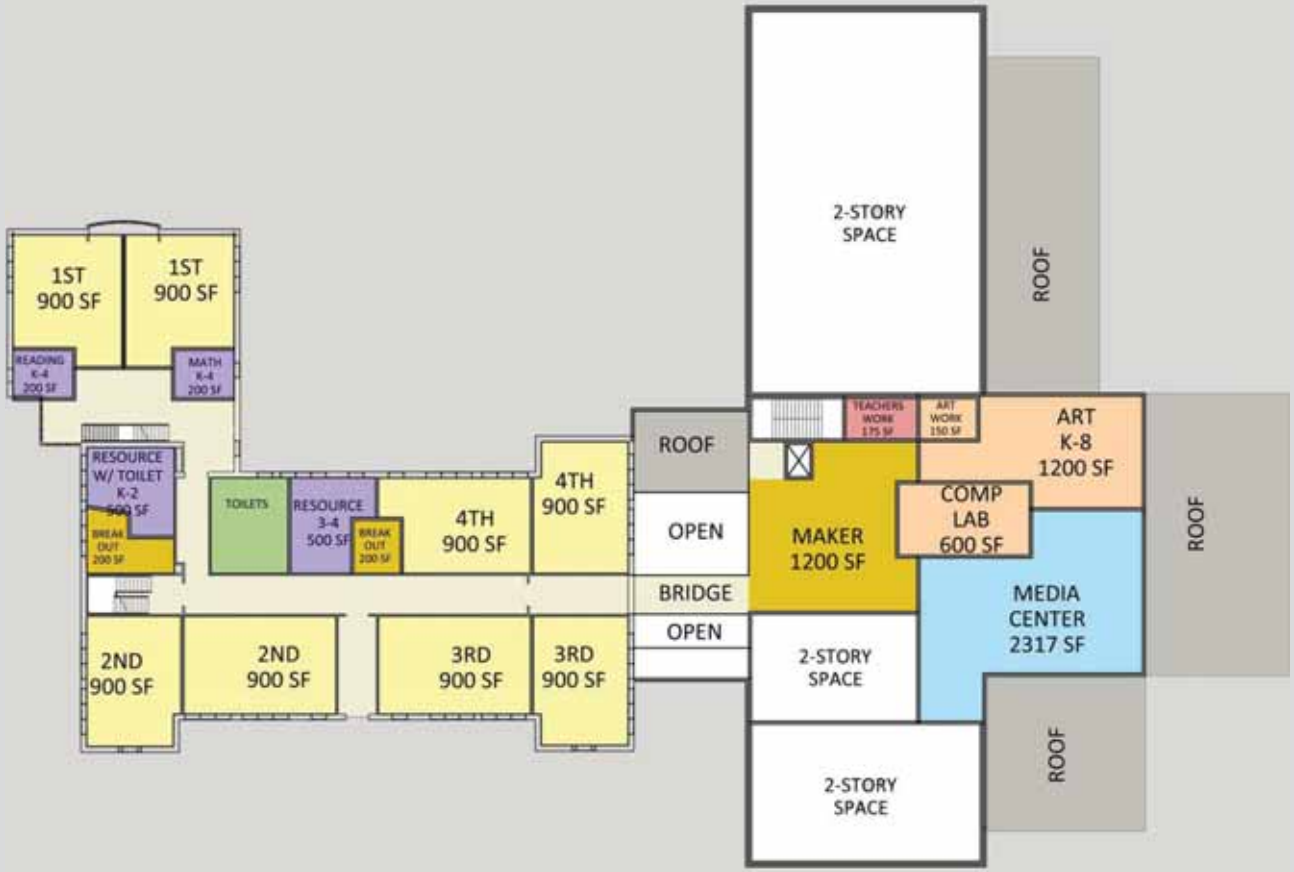


FIRST FLOOR PLAN

ADDITION-RENOVATION| **FLOOR PLANS**

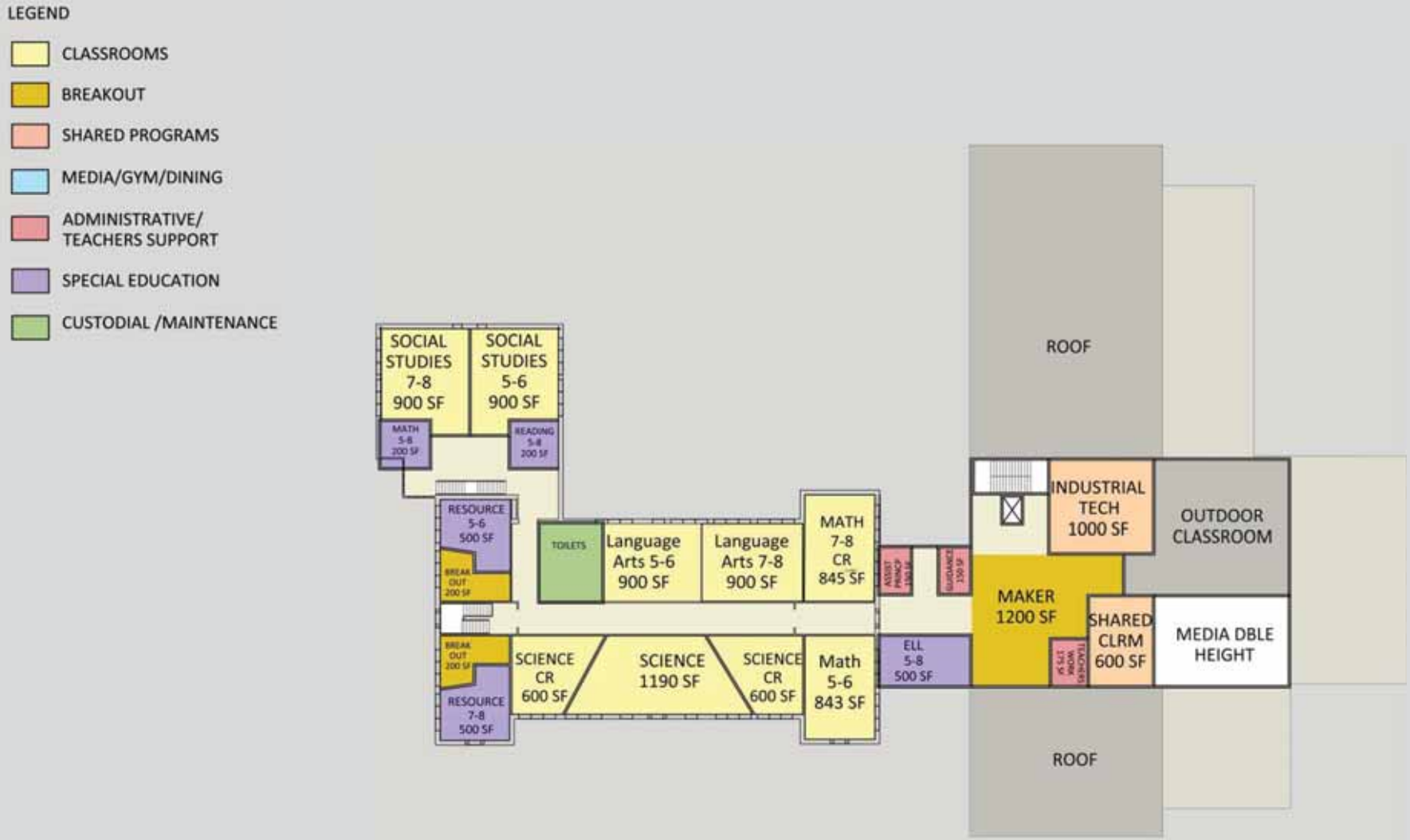
LEGEND

- CLASSROOMS
- BREAKOUT
- SHARED PROGRAMS
- MEDIA/GYM/DINING
- ADMINISTRATIVE/ TEACHERS SUPPORT
- SPECIAL EDUCATION
- CUSTODIAL /MAINTENANCE



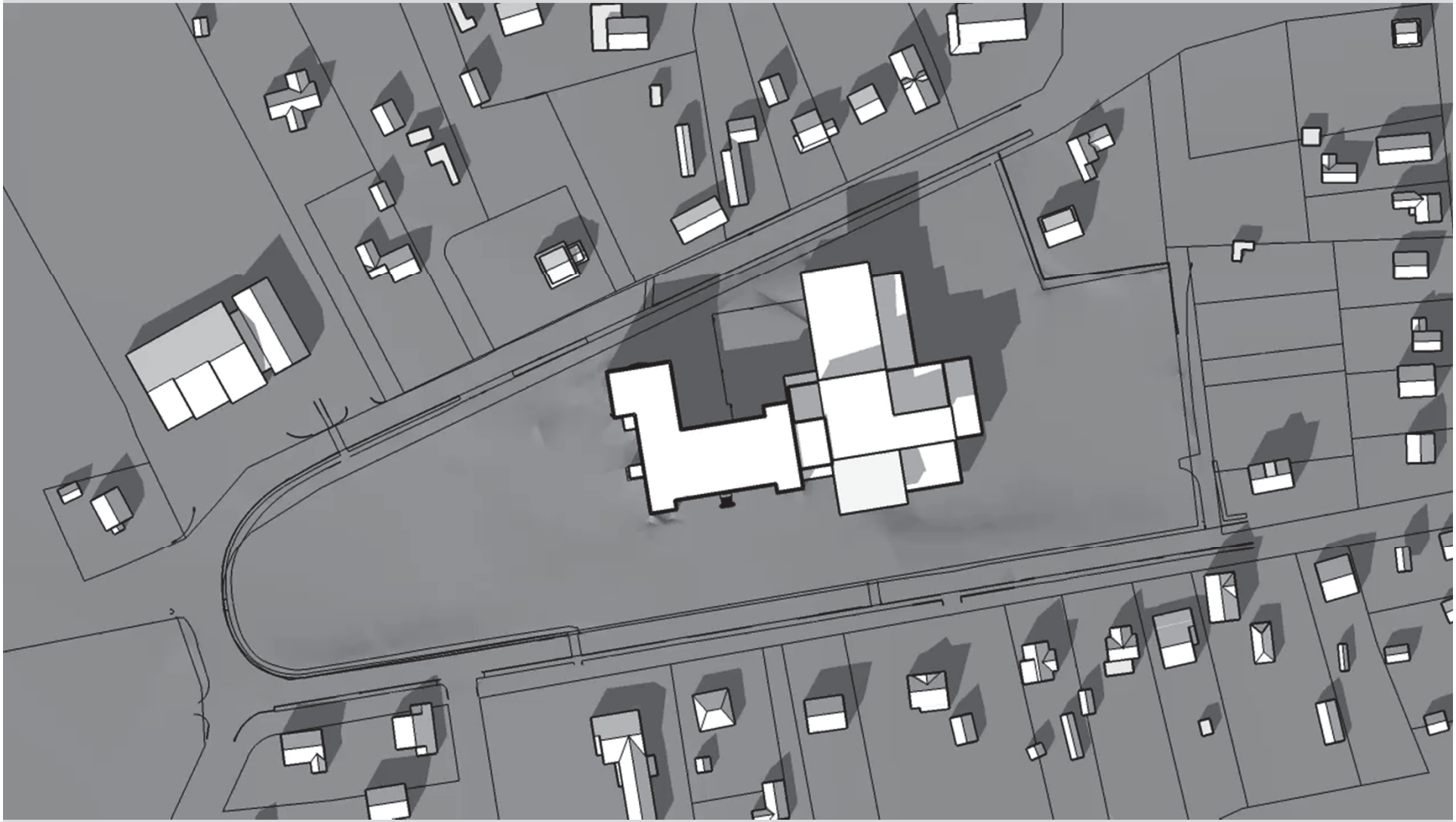
SECOND FLOOR PLAN

ADDITION-RENOVATION | FLOOR PLANS



THIRD FLOOR PLAN

ADDITION-RENOVATION| **MASSING**



NEW 2-STORY OPTION, TISBURY SITE| SITE PLAN

	NEW 2 STORY ON TISBURY
Turf Play Area (SF)	63,499 SF
Hard Surface Play Area (SF)	4,200 SF
Structured Play Area (SF)	12,613 SF
TOTAL	80,312 SF *
Parking Spaces	58
Parent Drop off (LF)	325

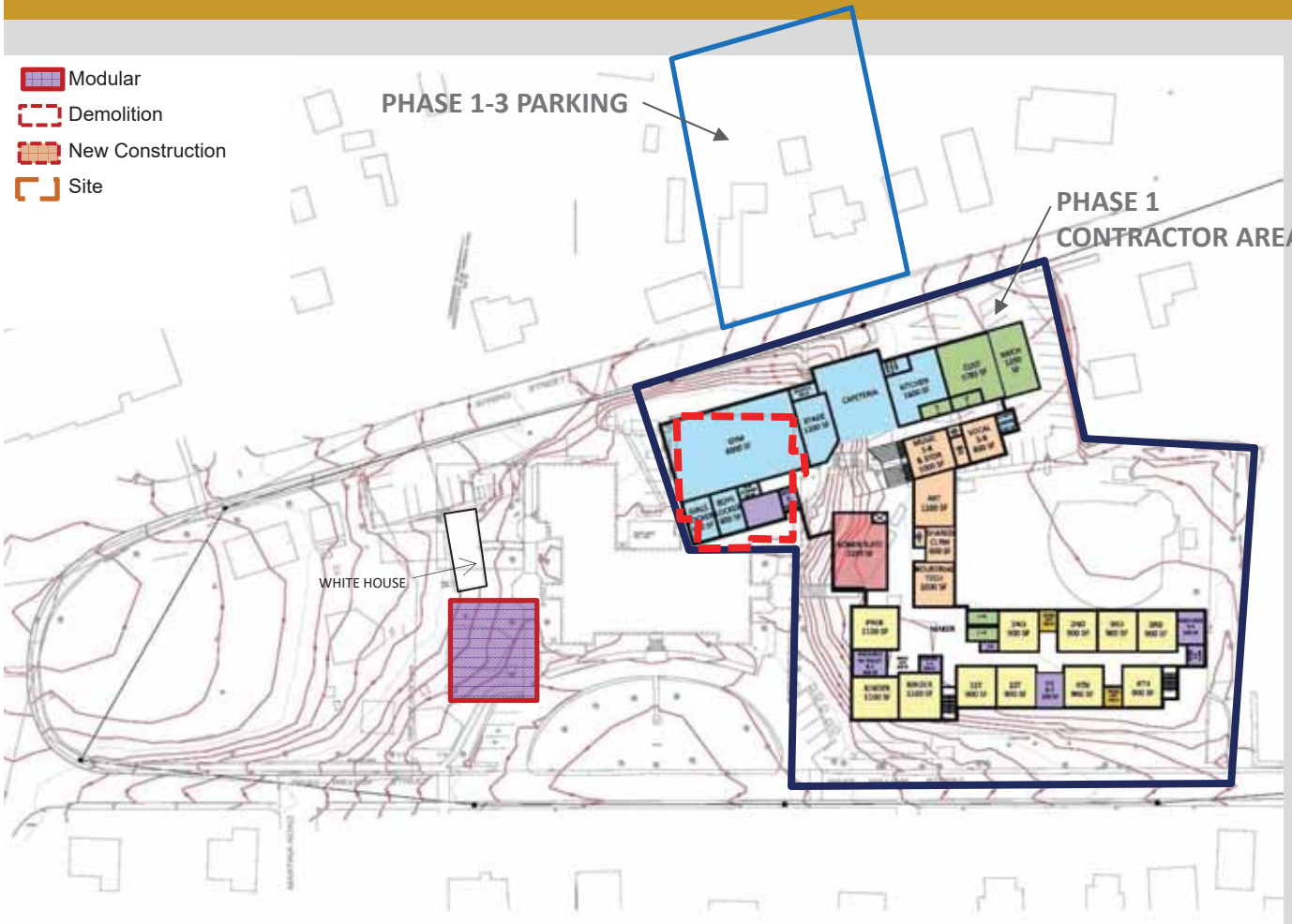
* 125,000 SF GOAL

NEW 2-STORY OPTION, TISBURY SITE | PHASING

- **1938 Gym Addition to be demolished prior to construction.**
- **1929 Existing Building & 1995 Addition to remain open while new school is built.**

Total Project Duration:
March 2019 – June 2021 (27 Months)

NEW 2-STORY OPTION, TISBURY SITE | PHASING



Phase 1

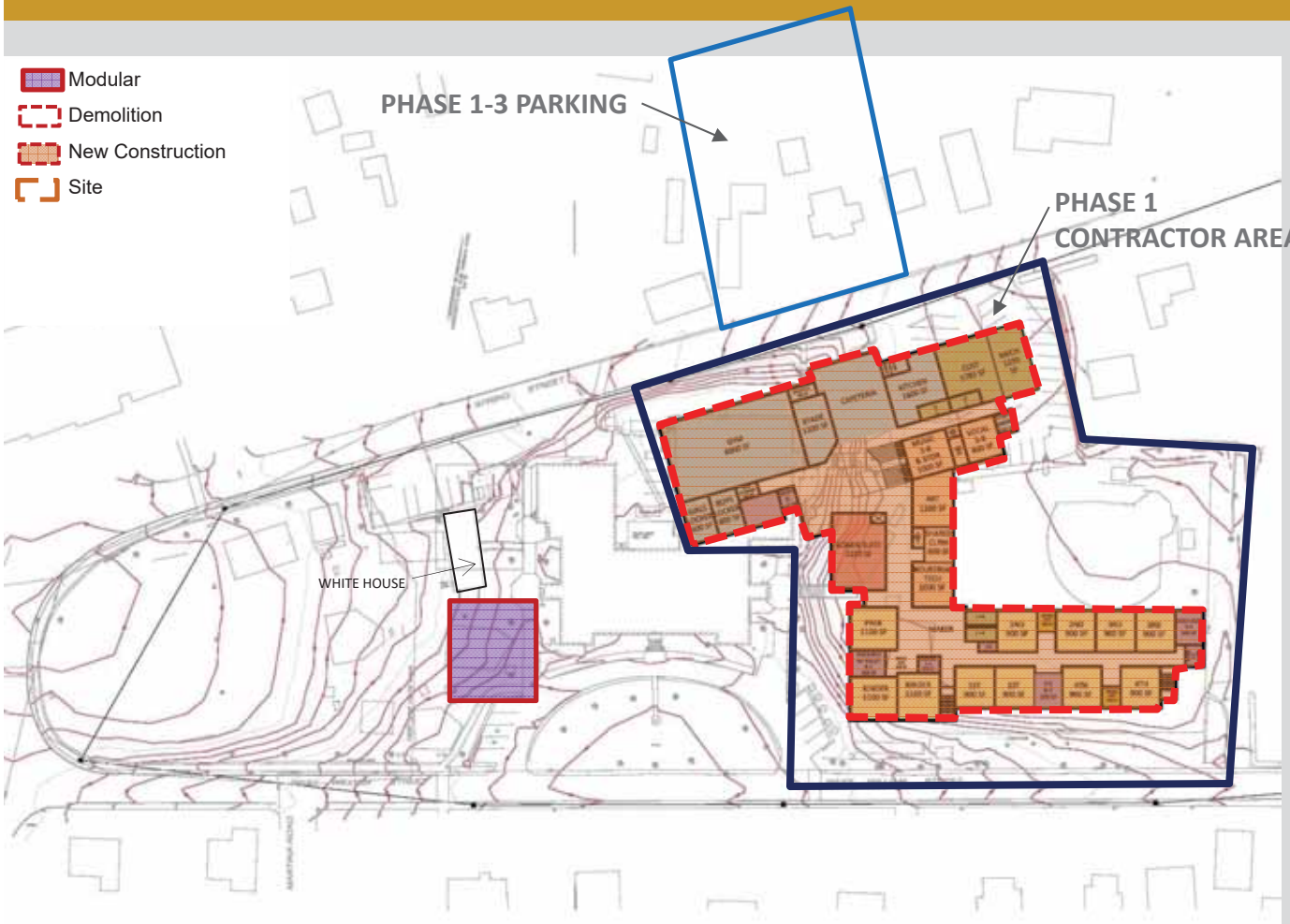
Modular Unit:

- Music and Spanish Classrooms
- Unit Size: 5,214 SF
- (4) 770 SF Classrooms w/ Restrooms

PHASE 1: Set Up Construction Staging and Fencing
Build Modular Unit
Demolish Existing Gym Addition
2 Months

Total Project Duration:
March 2019 – June 2021
(27 Months)

NEW 2-STORY OPTION, TISBURY SITE | PHASING



PHASE 2: Construct New Building
18 Months

Total Project Duration:
March 2019 – June 2021
(27 Months)

NEW 2-STORY OPTION, TISBURY SITE | PHASING

PHASE 3: Demolish Existing Building and White House, Set Up Staging Area and Remove Modular Unit

4 Months

Total Project Duration:

March 2019 – June 2021 (27 Months)

NEW 2-STORY OPTION, TISBURY SITE | PHASING

PHASE 4: Finish Site Work and Remove Staging
3 Months

Total Project Duration:
March 2019 – June 2021
(27 Months)

NEW 2-STORY OPTION, TISBURY SITE| **FLOOR PLANS**

FIRST FLOOR PLAN

NEW 2-STORY OPTION, TISBURY SITE| **FLOOR PLANS**

SECOND FLOOR PLAN

NEW 2-STORY OPTION, TISBURY SITE| MASSING

NEW 3-STORY OPTION, TISBURY SITE| SITE PLAN

	NEW 3 STORY ON TISBURY
Turf Play Area (SF)	73,205 SF
Hard Surface Play Area (SF)	4,200 SF
Structured Play Area (SF)	16,113 SF
TOTAL	93,518 SF *
Parking Spaces	70
Parent Drop off (LF)	297

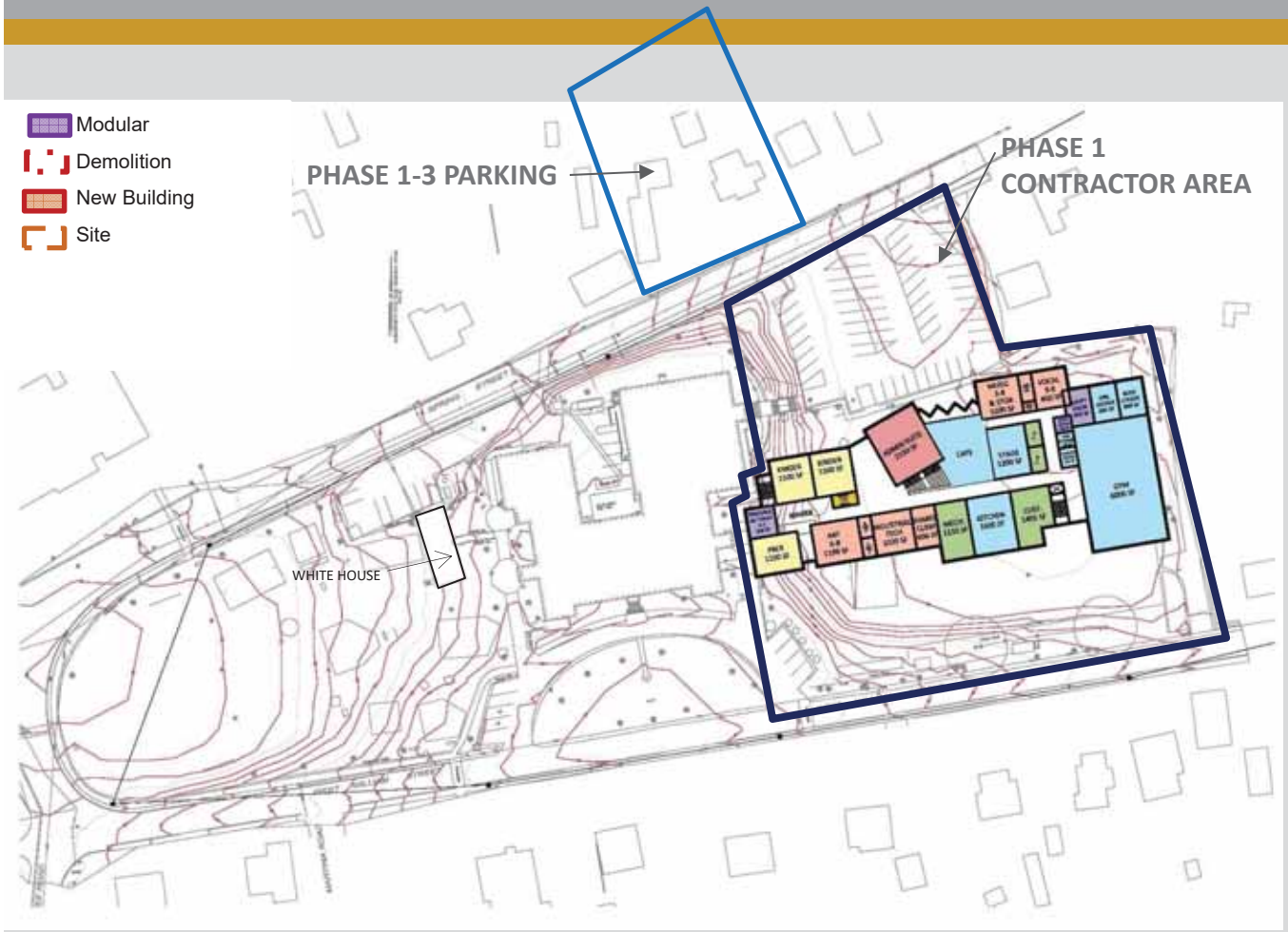
* 125,000 SF GOAL

NEW 3-STORY OPTION, TISBURY SITE | PHASING

Modular Units:
None Required

Total Project Duration:
July 2019 – Aug. 2021
(26 Months)

NEW 3-STORY OPTION, TISBURY SITE | PHASING

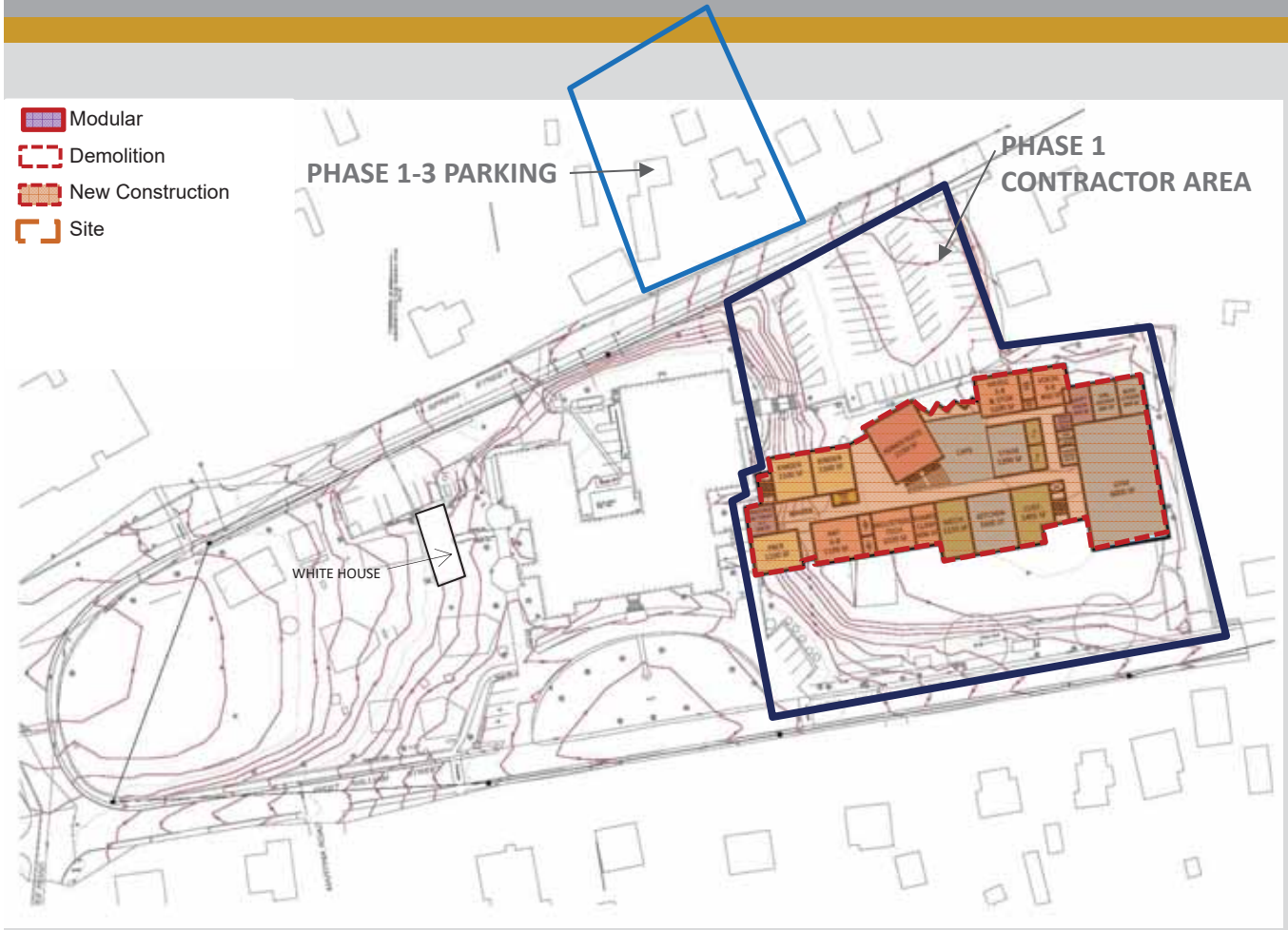


Modular Units:
None Required

PHASE 1: Set Up Construction Staging and Fencing
1 Month

Total Project Duration:
July 2019 – Aug. 2021
(26 Months)

NEW 3-STORY OPTION, TISBURY SITE | PHASING

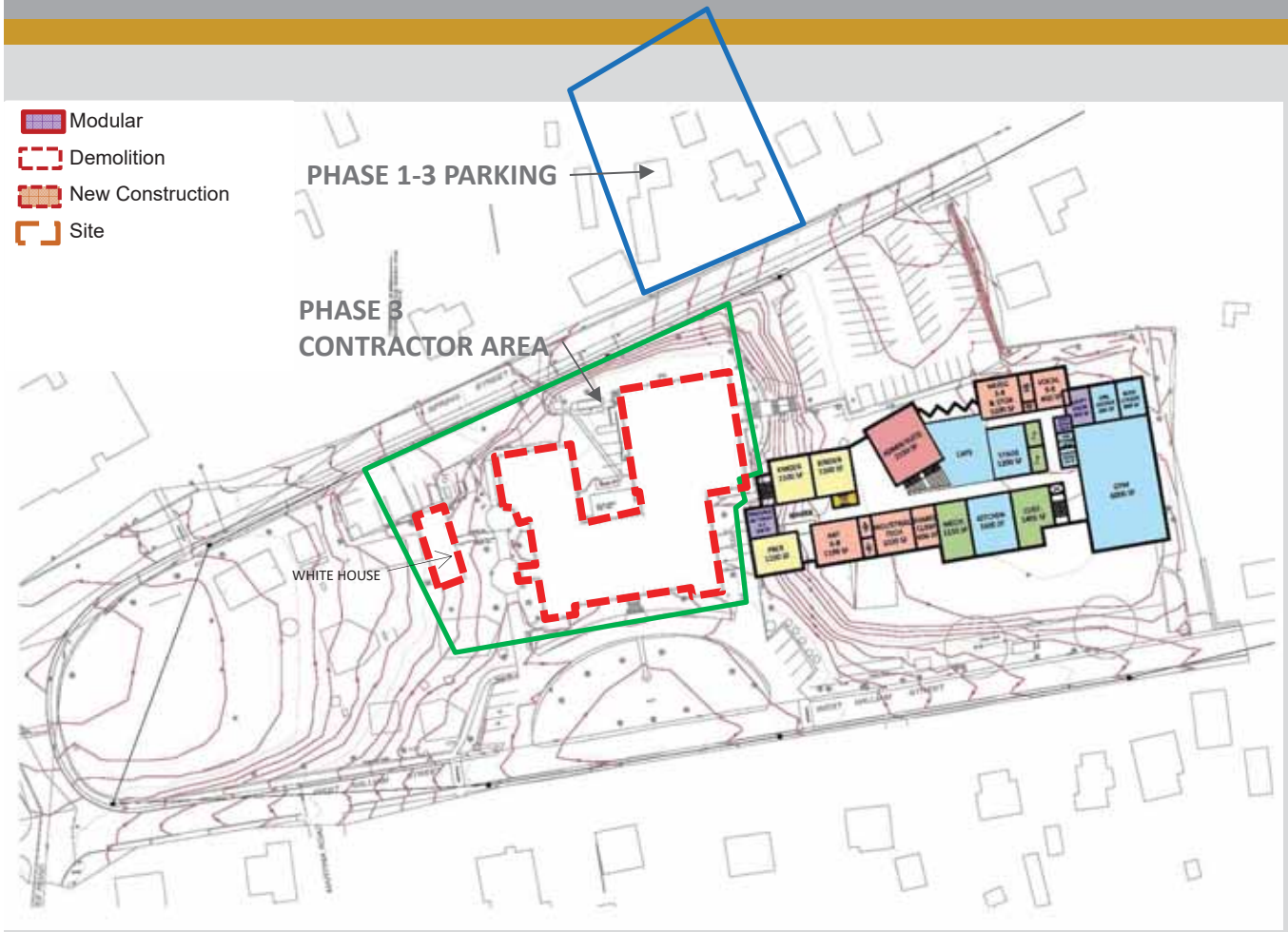


Modular Units:
None Required

PHASE 2: Construct New Building March 2019
18 Months

Total Project Duration:
July 2019 – Aug. 2021
(26 Months)

NEW 3-STORY OPTION, TISBURY SITE | PHASING

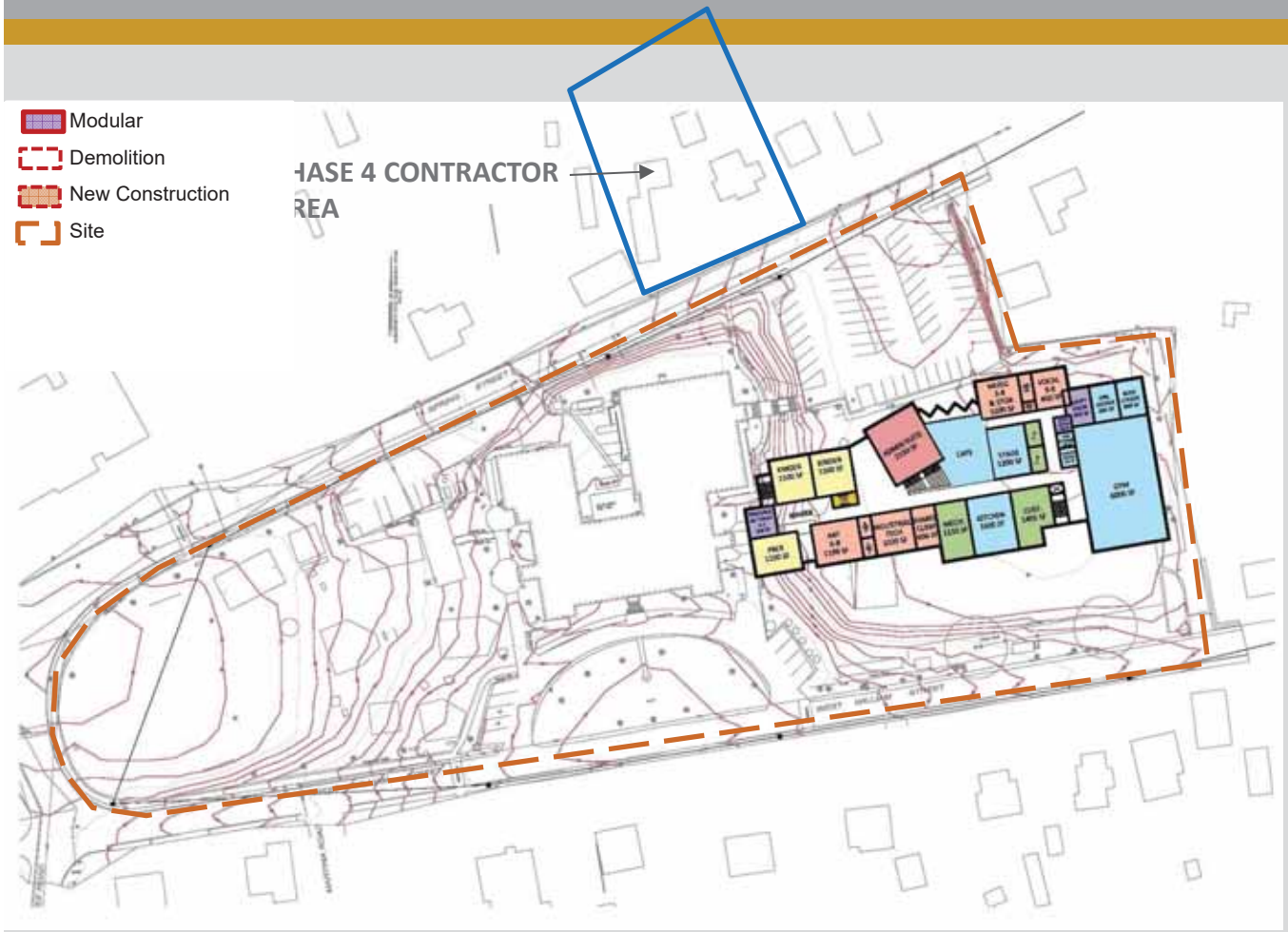


Modular Units:
None Required

PHASE 3: Demolish Existing Building and White House
3 Months

Total Project Duration:
July 2019 – Aug. 2021
(26 Months)

NEW 3-STORY OPTION, TISBURY SITE | PHASING



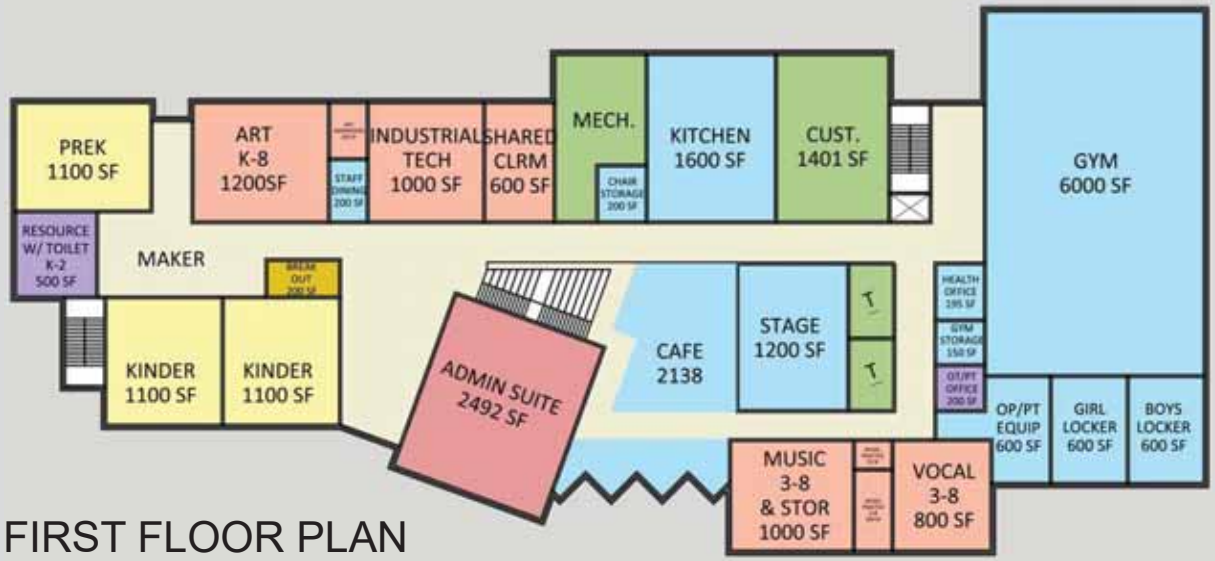
Modular Units:
None Required

PHASE 4: Finish Site Work and Remove Staging
3 Months

Total Project Duration:
July 2019 – Aug. 2021
(25 Months)

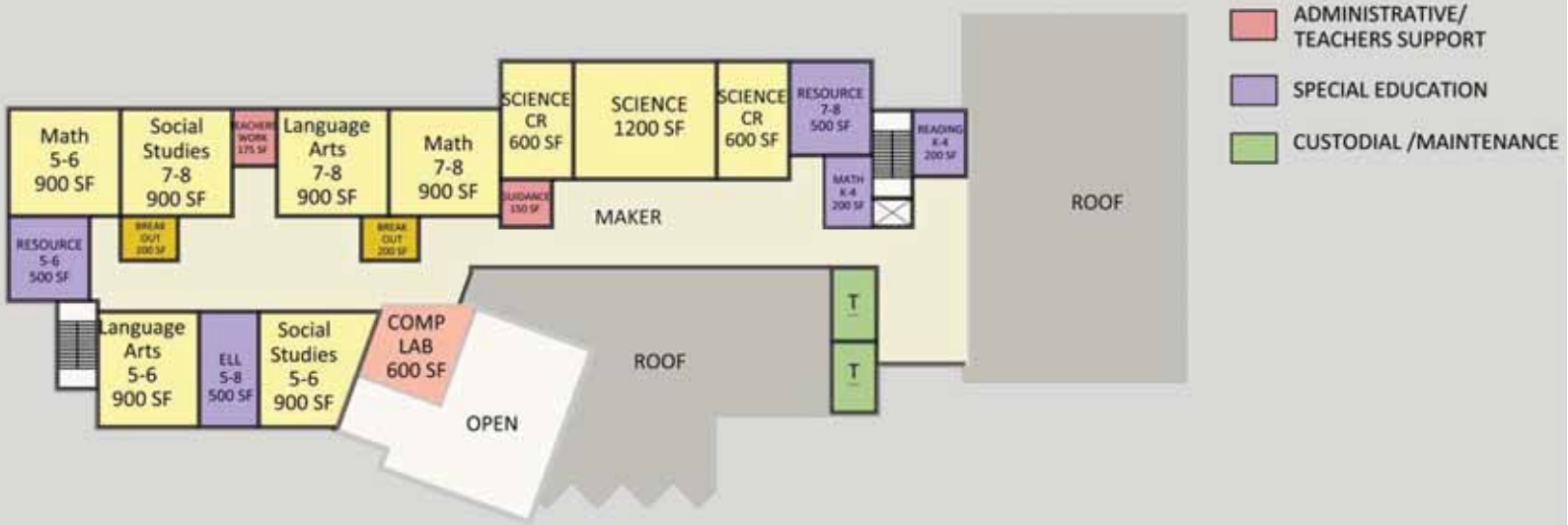
NEW 3-STORY OPTION, TISBURY SITE| **FLOOR PLANS**

SECOND FLOOR PLAN



FIRST FLOOR PLAN

NEW 3-STORY OPTION, TISBURY SITE| **FLOOR PLANS**



THIRD FLOOR PLAN

NEW 3-STORY OPTION, TISBURY SITE | MASSING

NEW 2-STORY OPTION, MANTER SITE | SITE PLAN

	NEW 2 STORY ON MANTER
Turf Play Area (SF)	111,000 SF
Hard Surface Play Area (SF)	4,200 SF
Structured Play Area (SF)	8,720 SF
TOTAL	123,920 SF *
Parking Spaces	70
Parent Drop off (LF)	295

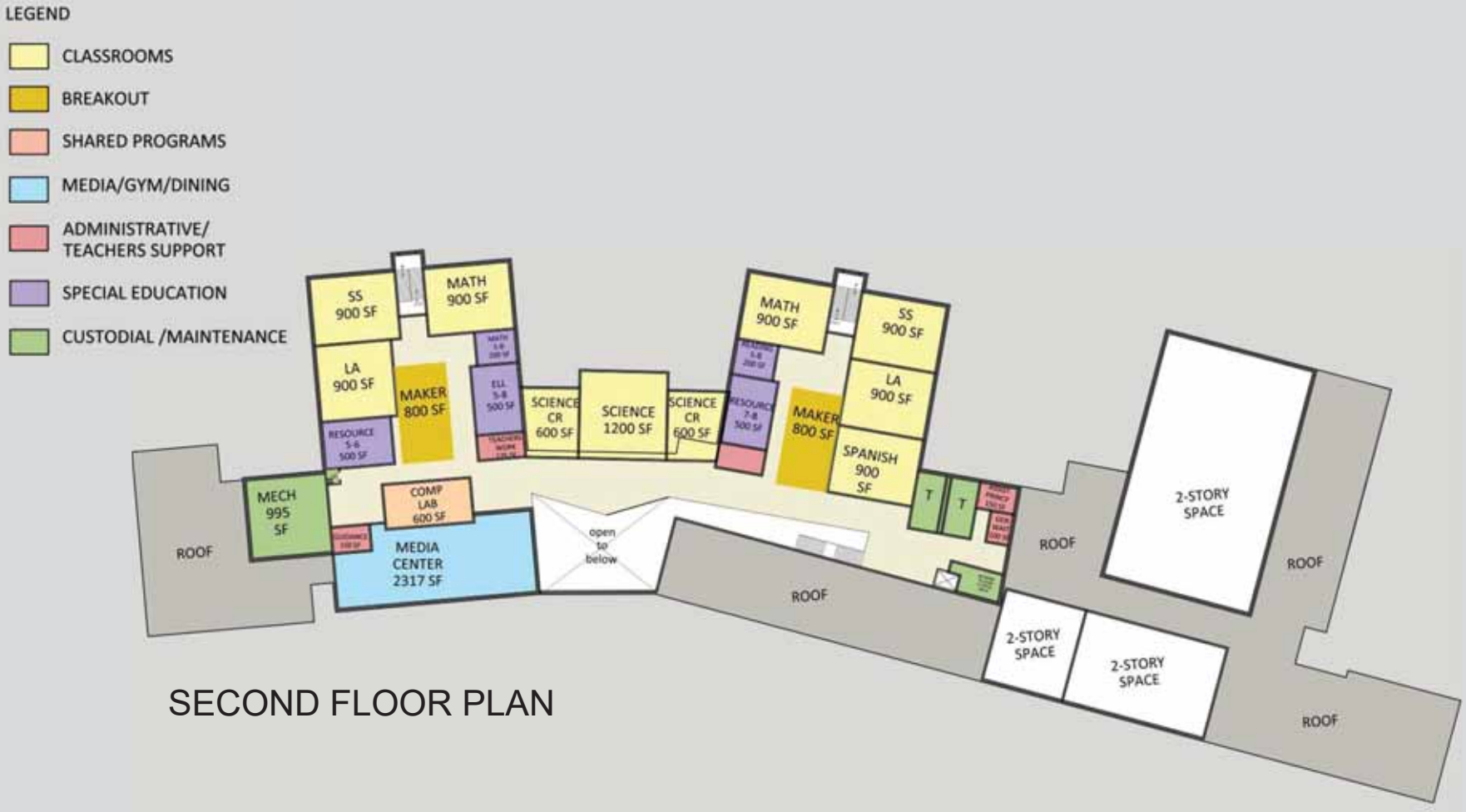
* 125,000 SF GOAL

Total Project Duration:
March 2019 – Sept. 2020 (18 Months)

NEW 2-STORY OPTION, MANTER SITE| **FLOOR PLANS**

FIRST FLOOR PLAN

NEW 2-STORY OPTION, MANTER SITE| **FLOOR PLANS**



SECOND FLOOR PLAN

NEW 2-STORY OPTION, MANTER SITE| **MASSING**

PHASING COMPARISON|

	PHASE 1 (MONTHS)	PHASE 2 (MONTHS)	PHASE 3 (MONTHS)	PHASE 4 (MONTHS)	PHASE 5 (MONTHS)	TOTAL (MONTHS)
ADDITION/ RENOVATION	2	14	2	9	2	**29**
	Mar. 2019– April 2019	May 2019 – July 2020	Aug 2020 – Sept. 2020	Oct. 2020 – June 2021	July 2021 – Aug. 2021	Occupancy Aug. 2021
NEW 2-STORY ON TISBURY	2	18	4	3	N/A	**27**
	Mar. 2019– April 2019	May 2019 – Nov. 2020	Dec. 2020 – Mar. 2021	Apr. 2021 – June 2021	N/A	Occupancy June 2021
NEW 3-STORY ON TISBURY	1	18	3	3		**25**
	July 2019	Aug. 2019 – Feb 2021	Mar. 2021 – May 2021	June 2021 – Aug. 2021		Occupancy Aug. 2021
NEW 2-STORY ON MANTER	NO PHASING REQUIRED (18 MONTHS)					**18**
	March 2019 – September 2020					Occupancy Sept. 2020

SITE AREAS |

	EXISTING	ADD/RENO ON TISBURY	NEW 2 STORY ON TISBURY	NEW 3 STORY ON TISBURY	NEW 2 STORY ON MANTER
Turf Play Area (SF)	93,224 SF	65,037 SF	63,499 SF	73,205 SF	111,000 SF
Hard Surface Play Area (SF)	3,366 SF	3,522 SF	4,200 SF	4,200 SF	4,200 SF
Structured Play Area (SF)	6,075 SF	11,793 SF	12,613 SF	16,113 SF	8,720 SF
TOTAL	102,665 SF *	80,352 SF *	80,312 SF *	93,518 SF *	123,920 SF *
Parking Spaces	71	80	58	70	70
Parent Dropoff (LF)	165	358	325	297	295

* 125,000 SF GOAL

Modular Units| **Leominster School**

UPCOMING SCHEDULE

MAY 24TH	**Public Forum**
JUNE 7TH	**Building Committee Meeting**
JUNE 21ST	**Building Committee Meeting**
JUNE 29th	**Submit Preferred Schematic Report to MSBA**
AUGUST 23RD	**MSBA Board Meeting**