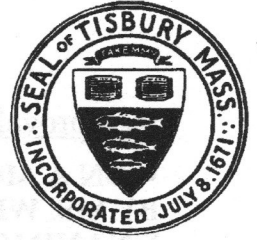




John Custer
Principal

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Sean Mulvey
Assistant Principal

**Tisbury School Committee/
Tisbury School Building Committee
7:00AM, Monday, June 19, 2017
Tisbury School Library**

1

TSBC Members Present: Chair Colleen McAndrews, Wiet Bacheller, Catherine Coogan, John Custer, Matt D'Andrea*, Leo DeSorcy, Sean DeBettencourt, Cheryl Doble, Jay Grande, Jeff Kristal by phone, Melinda Loberg, Reade Milne, Siobhan Mullin, Erika Mulvey, Sean Mulvey, Dan Seidman, Amy Tierney*,

TSC Members Present: Chair Amy Houghton, Colleen McAndrews,

Others:

Staff:

Whitney Burke, Catherine Coogan, John Custer, Erika Mulvey, Sean Mulvey, Sean DeBettencourt, Sarah Hall, Kate Harding, Natalie Krauthamer, Nicole Shirley, Lorraine Wells,

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

Residents – Wendy Andrews, John Guadagno, Akuyah Incus, Hyung S. Lee, Henry Stephenson,

Daedalus – Richard Marks, Christina Oppen Turowski2 – Libby Turowski, Peter Turowski

Press: Heather Hamacek – Vineyard Gazette, Madeleine Moore, MVTV - Dusko Stojic

Marni Lipke* – Recorder

* Late Arrivals or early departures.

The Tisbury School Building Committee (TSBC) was called to order at 7:00PM. Chair Colleen McAndrews stated for the record that:

- the meeting was being video and recorded by MVTV and by a member of the public;
- recorder Ms. Marni Lipke was not present; and
- Mr. Jeff Kristal was participating by phone due to geographical distance and therefore all votes would be by roll call.

(Recorder's note: Occasionally the discussion is re-grouped for clarity and brevity.)

- The final Schematic Design with detailed cost estimates would be submitted in November. At this point costs and grant share were set and experience showed they held steady throughout the remaining process.
- The Town then had 120 days to approve funding for the project, either with an April 2018 Annual Town Meeting or a Special Town Meeting vote. Failure at Town Meeting or the more common scenario of failure at the ballot would put the project into the MSBA "Failed Vote" process. The MSBA allowed 180 days to rethink and revote the project; however any further feasibility costs needed for this stage were the responsibility of the Town and the Town could possibly be left to pay for the entire project.

The TSBC debated a number of issues.

- The MSBA set certain standards, e.g. minimum classroom size based on 25 a student average. The FAS was most likely to challenge the Tisbury School class size (16-17 students) requiring two classrooms per grade. TSBC representatives, Daedalus and T2 would argue for this and possibly for slightly smaller classrooms to decrease square footage—the best cost reduction option. However, the MSBA was looking to fund the *right* size, taking into account learning habits of different ages, size of growing children, etc. A 2-3% reduction might be possible but not 5-10%.
- There was some dissatisfaction with the location of the new construction on the site:
 - lower grade than the road;
 - crowding the neighborhood residences;
 - siting only to allow use of the old building during construction;
 - unaesthetic/unsafe location of parking.

* Amy Tierney entered the meeting.

Designer Peter Turowski explained that even if the site were blank he was drawn to situate the building where it was currently proposed. There were adequate setbacks, complex grading, and lower roof lines near abutters. The current building was artificially raised, now untenable for American Disability Act (ADA) access. All this could be addressed in the next design phase.

- There was disagreement on the severity of the impact of displacing education during construction. The Planning Board requested a work-up of partial demolition of the current building during new construction (see documents on file).
- Options for renovation/addition design were clarified; the requirements to code, specific use of the old building, flexibility of steel (new construction) over masonry in current and future renovations.
- The project was designed with proper leaching wicks setbacks and there was a brief conversation on their placement, testing, watershed and depth (see below: Actions).
- Town Administrator Jay Grande stressed other Town infrastructure needing replacement or renovation: Town Hall, Police Station, Senior Center, Wastewater Treatment Facility, storm water drainage, Waterworks buildings, etc.
- It was clear that everyone wanted what was best for the students and the Town.
- The Base Repair option, which did not address educational needs, had not been officially eliminated.

IV. Authorize Submission of Preferred Schematic to MSBA

• ON A MOTION DULY MADE BY MS. TIERNEY AND SECONDED BY MR. GRANDE THE TISBURY SCHOOL BUILDING COMMITTEE UNANIMOUSLY VOTED TO AUTHORIZE THE OWNER PROJECT MANAGER TO SUBMIT THE FEASIBILITY STUDY IN ACCORDANCE WITH THE VOTES TAKEN BY THIS COMMITTEE: 16 AYES, 0 NAYS, 0 ABSTENTIONS: MS. COOGAN—AYE, MR. DESORCY—AYE, MR. MULVEY—AYE, MS. MULVEY —AYE, MS. MULLIN—AYE, MS. BACHELLER—AYE, MS. TIERNEY—AYE, MS. MCANDREWS—AYE, MR. KRISTAL—AYE, MR. CUSTER—AYE, MR. DE BETTENCOURT—AYE, MS. MILNE—AYE, MR. SEIDMAN—AYE, MS. LOBERG—AYE, MS. DOBLE—AYE, MR. GRANDE—AYE.

• ON A MOTION DULY MADE BY MR. DE BETTENCOURT AND SECONDED BY MS. BACHELLER THE TISBURY SCHOOL BUILDING COMMITTEE UNANIMOUSLY AUTHORIZED THE CERTIFICATION OF THE MINUTES OF THIS JUNE 19, 2017 MEETING PENDING ANY AMENDMENT BY CHAIR MCANDREWS, DAEDALUS PROJECTS OR TUROWSKI 2: 16 AYES, 0 NAYS, 0 ABSTENTIONS: MS. COOGAN—AYE, MR. DESORCY—AYE, MR. MULVEY—AYE, MS. MULVEY —AYE, MS. MULLIN—AYE, MS. BACHELLER—AYE, MS. TIERNEY—AYE, MS. MCANDREWS—AYE, MR. KRISTAL—AYE, MR. CUSTER—AYE, MR. DE BETTENCOURT—AYE, MS. MILNE—AYE, MR. SEIDMAN—AYE, MS. LOBERG—AYE, MS. DOBLE—AYE, MR. GRANDE—AYE. (See below: Tasks.)
- Chair McAndrews stressed the importance of going forward together.

V. Review Schedule

- At this point no meetings were scheduled until September, but a summer meeting would be called if necessary. TSBC members were asked to be mindful of how they spoke of the project in the intervening three months, advocating for the best possible opportunity.
- To accommodate Mr. de Sorcy's schedule (see 6/7/17 Minutes p.3) the meeting time was changed to the second and fourth Mondays (see below Meetings/ Events).

VI. Other Updates

- MR. CUSTER AFFIRMED THAT WORK OUTLINED ON THE FOLLOWING INVOICES HAD BEEN PERFORMED:
- INVOICE 16-14-05 FROM TUROWSKI 2 DATED 6/12/17 FOR \$48,448; AND
- MV TIMES ADVERTISING INVOICE DATED 5/31/17 FOR \$1,531.

Adjournment

- ON A MOTION DULY MADE BY MS. MCANDREWS AND SECONDED BY MS. HOUGHTON THE TISBURY SCHOOL COMMITTEE MEETING UNANIMOUSLY ADJOURNED AT 8:47PM.
- ON A MOTION DULY MADE BY MR. SEIDMAN AND SECONDED BY MR. BETTENCOURT THE TISBURY SCHOOL BUILDING COMMITTEE MEETING UNANIMOUSLY ADJOURNED AT 8:47PM: 16 AYES, 0 NAYS, 0 ABSTENTIONS:

continued >

I. Approval of the TSBC Minutes of 6/7/17

• ON A MOTION DULY MADE BY PRINCIPAL JOHN CUSTER AND SECONDED BY MS. WIET BACHELLER THE MINUTES OF THE JUNE 7, 2017 MEETING WERE UNANIMOUSLY APPROVED; 13 AYES, 0 NAYS, 2 ABSTENTIONS DUE TO ABSENCE: MS. CATHERINE COOGAN—AYE, MR. LEO DESORCY—ABSTAIN, MR. SEAN MULVEY—AYE, MS. ERIKA MULVEY—AYE, MS. SIOBHAN MULLIN—AYE, MS. BACHELLER—AYE, MS. MCANDREWS—AYE, MR. KRISTAL—AYE, MR. CUSTER—AYE, MR. SEAN DE BETTENCOURT—AYE, MS. READE MILNE—AYE, MR. DAN SEIDMAN—ABSTAIN, MS. MELINDA LOBERG—AYE, MS. CHERYL DOBLE—AYE, MR. JAY GRANDE—AYE.

- Chair Amy Houghton called the Tisbury School Committee (TSC) meeting to order.

II. Update on Options Design and Cost (See documents on file.)

Turowski2 Architects (T2) presented the updates.

- Addition/Renovation: showed 80,000 sq. ft. of outdoor play area (structured, grass and paved); 80 parking spaces and 350 linear ft. for parent drop-off. The interior remained substantially the same as shown at previous meetings. The construction phase was estimated at 29 months with target completion in summer 2021—specific phasing available on request.

- A third party estimate came within 2-3% of the Owners Project Manager (OPM) Daedalus Projects estimate at about \$47,500,000 [Town share \$34-35,000,000, Massachusetts School Building Authority (MSBA) funding \$15,600,000). Modularity were projected at \$800,000 to \$1,000,000. The MSBA renovation bonus was limited, in that it only applied to the renovation part of the project.

- New construction showed 93,000 sq. ft. of play area, 95 parking spaces including the remote lot, and 300 linear ft. for drop off. Construction duration was projected at 25 months (later start) with target completion in summer 2021. The roofs were peaked to accommodate equipment and screen it from view.

- The estimates came to about \$45,000,000 [Town share ~\$33,100,000 (smaller building, greater efficiency, elimination of modular), MSBA share ~\$14,000,000].

III. Vote on Preferred Schematic

The somewhat complex MSBA process was outlined.

- The MSBA Board met every two months and required 7 weeks to review submissions. This meant that a delay of a day beyond a submission deadline would push a project back two months to the next MSBA Board meeting. The next Board meetings were:

August 23rd (submission deadline June 29th) for final approval December, 13th, and

October 25th (submission deadline August 28th) for final approval February 2018.

- An MSBA Feasibility Assessment Subcommittee (FAS) was formed for each project. The Board had a history of approving all FAS recommendations.

- The TSBC would vote a single option, hopefully by the June 29th submission date and the FAS would consider all aspects and vote a recommendation.

- Meanwhile the designer/architects and OPM would begin the more detailed design process on building location, educational programming, landscaping, etc.—within the chosen option there was considerable flexibility.

• **ON A MOTION DULY MADE BY MR. DE BETTENCOURT AND SECONDED BY MS. COOGAN THE TISBURY SCHOOL BUILDING COMMITTEE UNANIMOUSLY VOTED TO ELIMINATE THE BASE RENOVATION FROM CONSIDERATION; 16 AYES, 0 NAYS, 0 ABSTENTIONS: MS. COOGAN—AYE, MR. DESORCY—AYE, MR. MULVEY—AYE, MS. MULVEY —AYE, MS. MULLIN—AYE, MS. BACHELLER—AYE, MS. TIERNEY—AYE, MS. MCANDREWS—AYE, MR. KRISTAL—AYE, MR. CUSTER—AYE, MR. DE BETTENCOURT—AYE, MS. MILNE—AYE, MR. SEIDMAN—AYE, MS. LOBERG—AYE, MS. DOBLE—AYE, MR. GRANDE—AYE.**

• This had been a lengthy process including in the last year: 7 forums, 2 surveys and a large number of meetings with Daedalus, T2 and the TSBC participation, due diligence on 5 sites, a month's notice given on all TSBC votes and a month's delay of this Preferred Schematic vote. However, there had been feedback from two Town Boards on feeling rushed. Chair McAndrews requested that people contact the Chair on what further information was needed to make a decision.

- Deferral of the decision, pushing submission to the next MSBA Board meeting would:
 + require the TSBC to meet during the summer when quorums were difficult to get;
 + force a rush to vote at the April 2018 Town meeting; and
 + push completion to October 2021.

- In addition construction costs were inflating at 5% per year compounded, causing the project cost to increase ~\$393,000 for each two-month delay.

• The Chair requested a straw poll on whether TSBC members were ready to vote on the decision. The poll was unanimous that all were ready: MS. COOGAN—AYE, MR. DESORCY—AYE, MR. MULVEY—AYE, MS. MULVEY —AYE, MS. MULLIN—AYE, MS. BACHELLER—AYE, MS. TIERNEY—AYE, MS. MCANDREWS—AYE, MR. KRISTAL—AYE, MR. CUSTER—AYE, MR. DE BETTENCOURT—AYE, MS. MILNE—AYE, MR. SEIDMAN—AYE, MS. LOBERG—AYE, MS. DOBLE—AYE, MR. GRANDE—AYE.

• There were two public comments:

- one confirming that design aspects were not set at this phase; and
 - one advocating for a delay to insure Town support.

• **A MOTION DULY MADE BY MS. MULVEY AND SECONDED BY MR. DE BETTENCOURT TO SUPPORT THE EDUCATIONAL NEEDS OF THE STUDENTS AND RESPECT THE WISHES OF THE STAFF TO BUILD A THREE STORY NEW CONSTRUCTION ON THE CURRENT SITE WAS MODIFIED BY REQUEST.**

• **ON A MOTION DULY MADE BY MS. MULVEY AND SECONDED BY MR. DE BETTENCOURT THE TISBURY SCHOOL BUILDING COMMITTEE VOTED TO BUILD A NEW THREE-STORY SCHOOL AT THE CURRENT SITE; 11 AYES, 5 NAYS, 0 ABSTENTIONS: MS. COOGAN—AYE, MR. DESORCY—AYE, MR. MULVEY—AYE, MS. MULVEY—AYE, MS. MULLIN—AYE, MS. BACHELLER—AYE, MS. TIERNEY—NAY, MS. MCANDREWS—AYE, MR. KRISTAL—AYE, MR. CUSTER—AYE, MR. DE BETTENCOURT—AYE, MS. MILNE—AYE, MR. SEIDMAN—NAY, MS. LOBERG—NAY, MS. DOBLE—NAY, MR. GRANDE—NAY.** Selectman Melinda Loberg qualified her vote as based on a previous Board of Selectmen vote rather than current information.

MS. COOGAN—AYE, MR. DESORCY—AYE, MR. MULVEY—AYE, MS. MULVEY—AYE, MS. MULLIN—AYE, MS. BACHELLER—AYE, MS. TIERNEY—AYE, MS. MCANDREWS—AYE, MR. KRISTAL—AYE, MR. CUSTER—AYE, MR. DEBETTENCOURT—AYE, MS. MILNE—AYE, MR. SEIDMAN—AYE, MS. LOBERG—AYE, MS. DOBLE—AYE, MR. GRANDE—AYE.

Appendix A: Meetings/Events:

- **TSBC – (TBD) 5:00PM, 2nd & 4th Wednesdays, at the Tisbury School**
- **AISC Meeting - 4:00PM, Monday, June 26, 2017 at the MVRHS**
- **MVRHSC - 5:00PM, Monday, June 26, 2017 at the MVRHS**
- **Tisbury FinCom - 6:30PM, Second Wednesday at the Tisbury EMS**

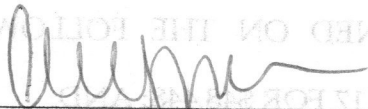
Appendix B: Actions

- T2/Daedalus – contact Wright Pierce re: leaching wicks.
- Ms. McAndrews – send out new meeting dates.
- All – be mindful on speaking about the project during the summer months.
- Ms. Lipke – complete Minutes by June 26th

Appendix C: Documents on File:

- Agenda 6/19/17
- Sign In Sheet 6/19/17
- Building Committee Presentation for: Tisbury Elementary School June 19, 2017 (30 p.)
- Planning Board letter re: Renovation vs. Construction of a New Building (2 p.) 6/19/17
- Turowski letter re: Tisbury School (2 p.) 6/15/17
- Dhruv/EDG letter re: Tisbury Elementary School, Tisbury Massachusetts, EDG Project Number: 2016-097 (2 p.) 6/14/17

Minutes respectfully submitted by Office On Call/Marni Lipke.



Chair Colleen McAndrews

Minutes provisionally approved by TSBC 6/19/17 and by Designer, Chair and OPM 6/26/17