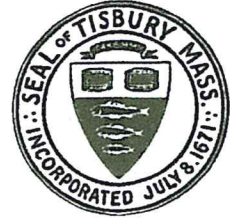




John Custer
Principal

The Tisbury School
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Sean Mulvey
Associate Principal

**Tisbury School Building Committee/Tisbury School Committee
Tisbury Board of Selectmen
5:00PM, Tuesday, December 14, 2017
Katherine Cornell Theatre**

1

- TSBC Members Present:** Chair Colleen McAndrews, Wiet Bacheller,
Harold Chapdelaine, Catherine Coogan, John Custer,
Matt D'Andrea, Sean DeBettencourt, Cheryl Doble,
Jay Grande, Melinda Loberg, Reade Milne, Erika Mulvey,
Sean Mulvey, Richie Smith, Amy Tierney,
- TSC Members Present:** Colleen McAndrews, Janet Packer,
- BOS Members Present:** Chair Larry Gomez, Melinda Loberg, Tristan Israel*,
- Town Staff:** Jonathon Snyder – Treasurer, Alexandra Kral – Admin. Asst.
- Others:** Members of the public
Daedalus – Richard Marks,
Turowski2 – Libby Turowski, Peter Turowski,
- Press:** MVTV – Evgeny Mishchenko,
Marni Lipke – Recorder

* Late Arrivals or early departures.

The Tisbury School Building Committee (TSBC), the Tisbury School Committee (TSC) and the Tisbury Board of Selectmen (BOS) meetings were called to order at 5:04PM.

III. Spring Street Parking Lot Memorandum of Understanding (MOU)

• ON A MOTION DULY MADE BY MS. JANET PACKER AND SECONDED BY MS. COLLEEN MCANDREWS THE TISBURY SCHOOL COMMITTEE UNANIMOUSLY APPROVED AND AUTHORIZED CHAIR AMY HOUGHTON TO SIGN THE MEMORANDUM OF UNDERSTANDING ON THE SPRING STREET UPPER PARKING LOT; 2 AYES, 0 NAYS, 0 ABSTENTIONS.

I. Review of Total Project Budget (See documents on file.)

- Mr. Peter Turowski of Turowski2 Architects (T2) gave a with a brief overview of the current status of the Project from T2's first visit in December 2016:
 - TSBC meetings, public forums, and other meetings;
 - the presentation of four choices of where to place a new building on the current site and the approval of a plan for the eastern end;

- development of the internal layouts with a first floor for pre-kindergarten to first grades and a separate secure section for the gym, locker rooms, and after hours use; a second floor for grades two through four with the media center, and the third floor for grades five through eight including a possible roof classroom.
- massing and exterior design modified with feedback to the style of a child's quintessential idea of a school, a model photovoltaic canopy at parent drop-off, sloped roofs and scaled dormers along West Williams St. in keeping with the neighborhood;
- first stage landscaping plans showed a lane for fire and safety access, back service area, open play/Town commons space, and separate play areas for lower grades.
 - Mr. Richard Marks of Owner's Project Manager (OPM) Daedalus Projects, Inc. presented the building costs, estimated by Daedalus/T2 and then reconciled to a third party estimator working for T2 (both estimates being within \$80,000 of each other).
 - The original design was considered too expensive and the architect/designer and OPM continued to reduce costs, which would continue until the January 3, 2018 submission to the MSBA and then beyond that through the entire design and construction phase. However the MSBA share of the project budget was locked down by the January 3, 2018 submission and February 14th vote, after which any overage would be entirely funded by the Town.
- Building square footage was reduced 6% from 81,000 to 76,300 with Massachusetts School Building Authority (MSBA) participation and without significantly compromising the educational plan.
- The total project was estimated at \$46,167,000 with the current Tisbury share at \$31,586,000, reduced from \$33,000,000 previously estimated, with the goal of reducing the Town share to \$30,000,000. The estimate was appropriately conservative and included demolition of the current building, moving the generator, hazardous material (hazmat) removal if needed, and furniture, computers, Island pricing (particularly high priced concrete), etc. The MSBA sometimes commented on estimates.
- The design/OPM team presented for discussion a series of cost saving options (through value engineering) some of them more recommended than others:
 - replacement of metal roof with high quality asphalt shingles (\$364,000);
 - using fiber cement rather than reinforced concrete on the upper level (\$681,000);
 - (added costs were listed for additional parking lot, rainwater collection, off-grid solar and Construction Manager at Risk (CM@Risk));
 - reduction of the Slab-On-Grade (SOG) from 5" to 4" and/or changing to fiber cement;
 - changing the gym and W. Williams classroom wing sloped roofs to flat roofs;
 - eliminating a number of features that could be considered fundraising opportunities: classroom furniture and pavers, bleachers, sheds, playground equipment and lighting, exterior tables and chairs, irrigation, etc.
 - other reductions included: eliminating exterior shades, reducing the front canopy, cutting roof screens for mechanical equipment, ceramic instead of porcelain tiles, replacing retractable glass doors with folding white board, cement not granite curbs, more traditional stage configuration, playground surface from rubber to wood fiber and underlining from sand to gravel, eliminate basketball court, reduce interior cameras, eliminate projection screens, reduce kitchen equipment, shift radiant panels to baseboard heat.

- The current estimate included half the value of the total savings of these options.
- The Committees and Selectmen raised a number of issues.
- The building would be solar ready but the MSBA did not reimburse for solar, which was usually installed and financed by third party businesses for tax credits.
- Commercial grade asphalt shingles had a similar life span to metal roofs. Similarly wood fiber had a similar life span to rubber playground surfaces.
- Modern flat roofs were greatly improved and better for snow weight than sloped roofs that often had drifting problems. A flat roof would also facilitate an outdoor classroom. Design elements could reduce the flat visual impact. Historic Commission Chair Mr. Harold Chapdelaine strongly urged the W. Williams classroom roof remain sloped.
- The use of folding white boards was more educationally useful than retractable glass panels and met the same acoustic standards as walls.
- Some of the proposed cost-saving options could be included later (e.g. pavers or exterior shades) others would be final decisions (e.g. SOG changes, and flat roofs).
- The Selectmen and TSBC confirmed that the final locked-down budget was the end of January with the official MSBA vote on February 14, 2018 and that they were voting only to submit the final schematic design—not the final budget. In addition the design would continue to be fluid within the budget including the various suggested options. The TSBC would likely meet twice in January (see below: Meetings/Events) and the team would report any significant changes.
- Selectman Tristan Israel was not in favor of the project due to:
 - taxes too high for young families, teachers, and elderly to live in the Town;
 - the most expensive school on the Vineyard;
 - other capital projects (a new Town Hall, a large High School renovation/replacement);
- Mr. Marks appreciated his opinion and noted that the project had been reduced 8% from the original estimate with options for a further 5-6% reduction, and cited a recent project that came in \$2,000,000 under budget. The team and the TSBC were working hard to balance taxpayer resources with educational need.
- Materials were chosen with maintenance and life cycle costs in mind; for example durable, low maintenance brick, and two over two instead of 8 or 8 glass windows saving 180 days of window washing expense.
- The CM@Risk was significantly more expensive than Design, Bid, Build (DBB) however there were strong Town personnel and TSBC opinions on the matter (see 11/27/17 Minutes p.1 #II) that would be discussed and decided by the TSBC
- The project would be presented to Town residents for further input.

II. Approve Owners Project Manager to Submit Schematic Design Submission to Massachusetts School Building Authority (MSBA)

The submission required the approval of the TSC, the TSBC and the BOS, and signatures of the Chief Executive Officer of the Town (BOS Chair), the TSBC Chair, the TSC Chair and the Superintendent of Schools.

• Ms. Melinda Loberg moved that the Tisbury Board of Selectmen authorize the Owner's Project Manager to submit the schematic design to the Massachusetts School Building Authority on January 3, 2018; Mr. Israel seconded (to move the action along); motion passed: 2 ayes, 1 nay—Mr. Israel, 0 abstentions.

• ON A MOTION DULY MADE BY MR. CHAPDELAIN AND SECONDED BY MS. AMY TIERNEY THE TISBURY SCHOOL BUILDING COMMITTEE UNANIMOUSLY AUTHORIZED THE OWNER'S PROJECT MANAGER TO SUBMIT THE SCHEMATIC DESIGN TO THE MASSACHUSETTS SCHOOL BUILDING AUTHORITY ON JANUARY 3, 2018; 13 AYES, 0 NAYS, 0 ABSTENTIONS.

• ON A MOTION DULY MADE BY MS. PACKER AND SECONDED BY MS. MCANDREWS THE TISBURY SCHOOL COMMITTEE UNANIMOUSLY AUTHORIZED THE OWNER'S PROJECT MANAGER TO SUBMIT THE SCHEMATIC DESIGN TO THE MASSACHUSETTS SCHOOL BUILDING AUTHORITY ON JANUARY 3, 2018; 2 AYES, 0 NAYS, 0 ABSTENTIONS.

Adjournment

• ON A MOTION DULY MADE BY PRIN. CUSTER AND SECONDED BY MS. AMY TIERNEY THE TISBURY SCHOOL BUILDING COMMITTEE MEETING UNANIMOUSLY ADJOURNED AT 6:15PM.

• ON A MOTION DULY MADE BY MS. PACKER AND SECONDED BY MS. MCANDREWS THE TISBURY SCHOOL COMMITTEE MEETING UNANIMOUSLY ADJOURNED AT 6:15PM.

• *Chair Larry Gomez adjourned the Board of Selectmen meeting at 6:15PM to be reconvened shortly.*

Appendix A: Meetings/Events:

- MSBA Schematic Design Cost/Budget Submission – December 22, 2017
- MSBA Schematic Design Submission – January 3, 2018
- TSBC – TBD 5:00PM, Monday, January 8, 2017 at the Tisbury School
- TSBC - 5:00PM, Monday, January 22, 2017 at the Tisbury School
- MSBA Board Meeting – Wednesday, February 14, 2018
- Tisbury Annual Town Meeting – Tuesday, April 10, 2018
- Tisbury Town Ballot – Tuesday, April 24, 2018

Appendix B: Actions - None

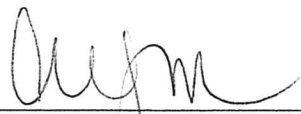
T2/Daedulus – report any significant changes.

Appendix C: Documents on File:

- Agenda 12/14/17
- Sign In Sheet 12/14/17
- Milne/Loberg emails re: TSC, TSBC Meeting Notice for 12/14/17 (2 p.) 12/8-13/17
- Total Project Budget Tisbury School New Building School Building Committee Reviewed on 12/14/17
- Building Committee and Board of Selectmen Meeting: Tisbury Elementary School December 14, 2017 (41 p.)

Minutes respectfully submitted by Office On Call/Marni Lipke.

continued



Chair Colleen McAndrews

Minutes provisionally approved as amended by Designer, Chair and OPM 12/17-18/17

Minutes approved by TSBC 1/8/18

Minutes approved by TSC 1/9/18