



John Custer  
Principal

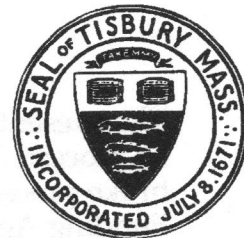
## The Tisbury School

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Sean Mulvey  
Associate Principal

### **Tisbury School Committee/Tisbury School Building Committee 5:00PM, Monday, February 12, 2018 Tisbury School Library**

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**TSBC Members Present:** Chair Colleen McAndrews, Wiet Bacheller,  
Harold Chapdelaine, John Custer, Sean DeBettencourt,  
Jay Grande, Jeff Kristal, Melinda Loberg, Reade Milne,  
Erika Mulvey, Sean Mulvey, Dan Seidman, Richie Smith,

**TSC Members Present:** Colleen McAndrews,

**Others:** Public – Anna Edey  
Daedalus – Richard Marks,  
Turowski2 – Libby Turowski, Peter Turowski,  
**Press:** MVTV – Evgeny Mishchenko,

\* Late Arrivals or early departures.

The Tisbury School Building Committee (TSBC) was called to order at 5:00PM. The meeting was being videotaped for MVTV and audiotaped for recorder Ms. Marni Lipke who was at a conflicting meeting. (*Recorder's note: discussions are summarized and re-grouped for clarity and brevity.*)

#### I. Approval of the Minutes of 1/22/2018

- **ON A MOTION DULY MADE BY PRIN. JOHN CUSTER AND SECONDED BY MS. WIET BACHELLER THE MINUTES OF THE JANUARY 22, 2018 MEETING WERE UNANIMOUSLY APPROVED; 12 AYES, 0 NAYS, 0 ABSTENTIONS.**

#### II. Owner's Project Manager (OPM) Report

##### B. Final Approved Massachusetts School Building Authority (MSBA) Budget

- OPM Mr. Richard Marks of Daedalus Projects, Turowski 2 (T2) and Chair Colleen McAndrews, Principal John Custer and other local officials by phone, attended a preliminary meeting on the MSBA review of the Schematic Design and draft budget (set before the construction procurement decision):
  - \$46.8 million total,
  - MSBA share \$15.1 million
  - Tisbury share 33.6 million.

The presentation was fairly complete, earning light MSBA comments—responses were in process. The team explained the construction procurement dilemma and the MSBA broke precedent and agreed for the first time to set the decision deadline at the Project Funding Agreement (PFA) signature – after Annual Town Meeting. However, it would be best to make the decision as soon as possible, preferably at this meeting.

- T2, Daedalus, the Tisbury School Committee (TSC), the Board of Selectmen and Wright Pierce WICK engineers met to discuss the implications and ramifications of sharing the site (see 1/3/18 TSC Minutes) and agreed to some changes.

- The foundation corner would be set 37 ft. from the center of the WICKs shifting the building 12-13 ft. towards Spring St.—bringing the gym wall mass closer to abutters, but still leaving room for a bus drop off and set back.

- The fire lane would be shifted 2-3 ft. to avoid a current WICK.

- Wright Peirce would consider shifting an underground space for sampling ports, valves and pumps to a shallow hatched ditch.

- T2 would consider a 6 ft. by 2-3 ft. outside-access-only utility closet to house the WICK electronic control panel.

- Three or four possible future WICKs would have minimal impact on the School.

#### A. Construction Procurement: Design, Bid, Build (DBB) or Construction Manager at Risk (CM@R)

(See Minutes: 9/25/17 p.3-4 #VI. & 11/27/17 p.1 #II & 1/22/18 p.1-4 #II.)

Previous discussion heavily favored the CM@R (\$1.8 million—MSBA share \$400,000) to provide an extra layer of oversight, higher quality, security, and a larger pool of bidders; however it was clear that in the intervening period, Mr. Marks and the majority of the TSBC had seriously considered Finance Committee (FinCom) and Selectmen pressure to reduce costs, as well a continuing a strong interest in the best chance for Town approval. Mr. Marks assured the Town that:

- the team could deliver a quality school with DBB;
- it would not change the Architect or OPM workload;
- it was a way to reduce cost without affecting the educational program.

The TSBC discussed a number of issues.

- The move to DBB would increase the importance of:
  - TSBC/Town representation during construction,
  - vigilance in spelling out contract terms,
  - monitoring the site for quality and cleanliness, and
  - attending daily or weekly construction team meetings.

The Architect/OPM team welcomed TSBC participation, which also gave added weight to Team enforcement.

- Selectmen Melinda Loberg suggested Tisbury augment Team oversight with a knowledgeable Town representative.

- The final construction contract (often over 1,000 p.) would specifically spell out site parameters, worker regulations and construction zone requirements.

- The TSBC was particularly concerned about safety in regards to the close proximity of the school to the construction site. Strong fencing and specific comprehensive signage would clearly separate school and construction zones. (Trees and WICKs would be fenced off with jersey barriers to avoid damage.)

- Conversely, the construction site was not a curiosity event and citizen interference could put workers and contractors at risk.

- Workers were focused, reasonably behaved and would be subject to Criminal Offenders Records Information (CORI) checks, but the site would, of course, be noisy. Hard hats would be numbered to facilitate worker identity and monitoring.

- Parking would be the biggest challenge, as current limited space would become unavailable and there would be an additional 40-50 contractor trucks.

- The playground would be demolished but there would be opportunity for informal outdoor play.

- This project was different from the previous Emergency Services Building, built before the change in procurement procedures, and without an OPM. FinCom Chair Jeff Kristal expressed confidence in the Daedalus/T2 Team.

- Town Administrator Jay Grande referred to difficulties with previous projects over contractor side turnover (a function of Island isolation), which would be eliminated in the CM@R method that allowed the Town to pick the work group. However he also expressed faith in the OPM/Architect Team, with stronger local capacity and services as well as his own assistance as Chief Procurement Officer; and was therefore comfortable with choosing DBB.

- The entire project was guaranteed (parts & labor) for one year from substantial completion/Certificate of Occupancy (CO), however various components carried their own warranties (window seals – 20 yrs., roof 30-40 yrs. mechanicals 2 yrs., doors 10 yrs, elevator, etc.). The OPM and contractor stood behind the work and would advocate for the Town in some cases of failures beyond the warranty.

- DBB new building substantial completion target was February 2021, but as students will be in the old building, this could be delayed until June 2021 pending weather or other unpredictable events. The February date was preferable in view of the following phase to demolish the old building and grade and landscape the playing fields—which would be delayed a year by a June completion.

- The TSBC emphasized that if there were no cost differential the unanimous choice would be for CM@R and that:

- this was a serious concession of added value to be acknowledge as acceptable but not superior;

- it would eliminate having to sacrifice educational needs to pay for the CM@R quality.

- However it was noted that no matter how much the TSBC conceded there would always be taxpayers objecting to the cost.

- The MSBA had no preference between DBB and CM@R.

**MR. HAROLD CHAPDELAINE MOVED TO ADOPT THE DESIGN BID BUILD PROCESS FOR THE CONSTRUCTION CONTRACT METHODOLOGY FOR THE TISBURY SCHOOL PROJECT; MS. READE MILNE SECONDED; MOTION PASSED UNANIMOUSLY: 12 AYES (MS. LOBERG, MS. MCANDREWS, MR. KRISTAL, MR. CUSTER, MS. MILNE, MR. SEAN DE BETTENCOURT, MS. ERIKA MULVEY, MR. SEAN MULVEY, MS. BACHELLER, MR. GRANDE, MR. DAN SEIDMAN, MR. CHAPDELAINE), 0 NAYS, 0 ABSTENTIONS.**

### III. Committee Membership

Ms. Milne expressed discouragement that the TSBC sometimes struggled to reach quorum, especially as it had been criticized for too many school-oriented members and it was often community members who failed to attend meetings. She emphasized the long hours and heavy commitment of members, all of whom lead busy lives.

- Chair McAndrews stated that it was appropriate for TSBC membership to shift to more trade oriented members as the project moved into the construction phase.
- Mr. Marks responded that 12-15 members at each meeting was a very respectable turnout, and that Tisbury exhibited exceptional community participation in comparison with other towns and projects.

#### IV. Architect's Report

The physical model, energy model and easel renderings should be completed around the end of February.

#### V. Communications (See below: Actions.)

- The models and renderings would be placed at the Library, School, Town Hall, Senior Center, etc. (see below: Actions).
- Earlier in the meeting the TSBC viewed and applauded the video by High School students/Tisbury School alumnae Richie Barlett and Ben McMahon (see 5/9/17 Minutes p.2) which would also be posted on the web and shown around the Town.
- A brochure, Frequently Asked Questions (FAQs) form and TSBC answer "cheat sheet" were all in process.
- There would be presentations to the FinCom, Selectmen, Planning Bd., Martha's Vineyard Commission (MVC), Parent Teacher Organization (PTO), public, etc.
- TSBC members emphasized the importance of one-on-one and small group conversations.
- Mr. Chapdelaine asked the OPM to calculate the tax differential between the unsubstantiated \$25 million figure that was being rumored and the \$32.2 million actual, emphasizing the importance of presenting the voter choice as a \$17-\$25 tax bill difference instead of an entire \$50 million bill. As people made up numbers when information was not provided the sooner the campaign started the better it would be.
- Ms. McAndrews was meeting with the Town Administrator and Town Moderator to plan for any unusually large turn-out at Town Meeting.
- The TSBC expressed its hope that the construction warrant article would be sponsored and/or supported by the FinCom and the Selectmen.

#### Adjournment

- **ON A MOTION DULY MADE BY MR. KRISTAL AND SECONDED BY MR. MULVEY AND MS. BACHELLER THE TISBURY SCHOOL BUILDING COMMITTEE MEETING UNANIMOUSLY ADJOURNED AT 6:18PM.**

#### Appendix A: Meetings/Events (cont.):

- TSBC- 5:00PM, Monday, March 12, 2018 at the Tisbury School
- TSC/SAC - 8:30AM, Tuesday, March 13, 2018 at the Tisbury School
- PTO - 6:30PM, Tuesday, March 13, 2018 at the Tisbury School
- TSBC- 5:00PM, Monday, March 26, 2018 at the Tisbury School
- TSBC- (TBD) 5:00PM, Monday, April 9, 2018 at the Tisbury School
- Tisbury Annual Town Meeting - Tuesday, April 10, 2018
- Tisbury Town Ballot - Tuesday, April 24, 2018

continued

**Appendix B: Actions**

Ms. Bacheller – facilitate school renderings and brochures in empty storefronts.

Ms. McAndrews – email all presentation dates to TSBC.

Ms. McAndrews – contact League of Women Voters re: forum.

**Appendix C: Documents on File:**

- Agenda 2/12/18
- Sign In Sheet 2/12/18

Minutes respectfully submitted by Office On Call / Marni Lipke.

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Chair Colleen McAndrews

Minutes approved by TSBC 3/12/18