

**Tisbury School Committee  
Tisbury Board of Selectmen  
Tisbury School Building Committee  
5:00AM, Tuesday, September 10, 2019  
Katherine Cornell Theatre/Town Hall**

RECEIVED  
OCT - 3 2019  
J. Hillary Conklin  
Tisbury Town Clerk 1

**TSC Members Present:** Chair Amy Houghton, Colleen McAndrews, Janet Packer,

**BOS Members Present:** Chair Melinda Loberg, Jeff Kristal, Jim Rogers,

**TSBC Members Present:** Chair Rachel Orr, Harold Chapdelaine, John Custer, Rita Jeffers, Reade Milne, Jim Rogers, Michael Watts,

**Others:** 30-50 members of the public, taxpayers, residents, parents, Daedalus Projects – Joe Sullivan,

**Schools:** John Custer – Principal, Melissa Ogden – Asst. Principal; Matt D’Andrea – Superintendent, Richie Smith – Asst. Supt. Amy Tierney – Business Administrator, Rita Jeffers, Erika Mulvey, Sean Mulvey, Natalie Munn,

**Town:** Jay Grande – Town Administrator, John Schilling – Fire Chief, Jonathon Snyder – Finance Director, Police Chief Mark Saloio, Kirk Mettell – Facilities Director, Alex Kral – Admin. Asst., FinCom – Chair Mary Ellen Larsen, Larry Gomez, Laura Rose, Sarah York, Planning Board – Ben Robinson, Records – Alex Kral, Marni Lipke, Alice Robinson,

**Press:** MV Times – George Brennan, MVTV – Heidi Carter, Vineyard Gazette – Holly Pretsky,

\* Late Arrivals or early departures

The Tisbury School Committee (TSC), Board of Selectmen (BOS) and Tisbury School Building Committee (TSBC) meetings were called to order at 5:14PM. Selectmen Chair Melinda Loberg welcomed the large public participation.

*(Recorder’s note: discussions are summarized and re-grouped for clarity and brevity.)*

I. Report from Tisbury School Building Committee (TSBC)

Chair Rachel Orr reviewed the three responses to the Request For Quotation (RFQ) for an Owner’s Project Manager (OPM). The TSBC unanimously recommended Daedalus Projects, Inc., the previous Tisbury School project OPM, which met all the criteria including extensive experience with:

- large municipal projects;
- Martha's Vineyard and Tisbury issues;
- website and community relations;
- net zero energy construction.

Mr. Joe Sullivan was the designated Daedalus representative. He was also working on the Martha's Vineyard Regional High School (MVRHS) track project—expecting to spend 45% of his time on the Island and about 25-30% on this Tisbury School project.

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

The TSC was delighted the recommendation was unanimous. The Selectmen congratulated Mr. Sullivan on his award.

*• Mr. Jim Rogers moved to honor the recommendation of the Tisbury School Building Committee and authorize the Town Administrator to negotiate a contract with Daedalus Projects Inc. as Owner's Project Manager for the Tisbury School project; Mr. Jeff Kristal seconded; motion passed unanimously: 3 ayes, 0 nays, 0 abstentions.*

**• ON A MOTION DULY MADE BY MS. JANET PACKER AND SECONDED BY MR. MICHAEL WATTS THE TISBURY SCHOOL COMMITTEE UNANIMOUSLY ACCEPTED THE RECOMMENDATION OF THE TISBURY SCHOOL BUILDING COMMITTEE FOR DAEDALUS PROJECTS, INC. AS OWNERS PROJECT MANAGER: 3 AYES, 0 NAYS, 0 ABSTENTIONS.**

## III. Tisbury School Update

TSC Chair Amy Houghton and Principal John Custer expressed gratitude for the hard work and patience of all administrators, staff, parents and community; and reported on two successful days in the temporary configuration (kindergarten through fourth grades in the Tisbury School gymnasium wing and fifth through eighth grades at the MVRHS.

- Students in the Tisbury School were doing well although accommodations were challenging. MVRHS students were honoring the request not to intrude on the space set aside for the Tisbury School.

- Principal John Custer and Selectman Jeff Kristal emphasized the goal to re-unify the School as soon as possible. The TSC and Prin. Custer would keep parents informed. Parents and community were welcome to contact the school administrators with any questions and/or concerns.

## IV. Special Town Meeting (STM) Warrant Article

This was a wide-ranging discussion that covered a number of interlocking, controversial and complex issues. An October 15th STM was planned to finance two priorities.

1) Additional operational costs were needed for the Tisbury School temporary measures such as compensation to the MVRHS for space and additional water use. However, Tisbury Finance Director Jonathon Snyder in concert with Town Administrator Jay Grande had been in contact with the State Municipal Finance Oversight Board, which had identified the situation as probably eligible for 'emergency appropriations', allowing draws on other Town funds. This would substantially ease the STM timeline. Approval parameters were:

- Finance Committee/Selectmen authority (no STM/ATM required);
- application within 20 days of the emergency, with as much expense detail as possible;
- replenishment of drawn funds at a later date.
  - It was not known if the request could be repeated or was a one-time measure.

• Toward the end of the meeting: **ON A MOTION DULY MADE BY MR. WATTS AND SECONDED BY MS. PACKER THE TISBURY SCHOOL COMMITTEE**

**UNANIMOUSLY VOTED TO SUBMIT A REQUEST FOR EMERGENCY APPROPRIATION TO THE BOARD OF SELECTMEN ON TUESDAY, SEPTEMBER 17, 2019: 3 AYES, 0 NAYS, 0 ABSTENTIONS.**

• *Mr. Kristal moved to approve the emergency appropriation for the immediate budgetary needs of the Tisbury School as requested from the Tisbury School Committee subject Town Administrator approval; Mr. Rogers seconded; motion passed unanimously: 3 ayes, 0 nays, 0 abstentions.*

2) The Town needed to approve funding to secure safe temporary quarters for students as it debated the larger project. There were a number of parent comments and concerns about the School's "temporary" configuration in the immediate and short-term future, with a plea to consider the children over cost efficiency.

• At the last minute the Town added a review and recommendation for temporary school options to the OPM RFQ interview as the Town wanted to fast-track the process and save funds. Theoretically this work would be concurrent with the OPM contract negotiations with a goal of a signed contract before September 23<sup>rd</sup>.

• Mr. Sullivan reported many older schools had similar lead problems hence remediation was efficient and Dept. of Public Health (DPH) guidelines excellent. However, there were some complicating factors regarding the larger project.

- Lead had to be removed in any scenario for landfill disposal from either demolition or renovation-gutting, posing cost duplication issues in the short term decision on sealing (encapsulation) or removal.

- The choice to encapsulate and re-occupy the school carried further implications in that renovation of an occupied school was more difficult/expensive/protracted than renovation of an unoccupied school.

- Possible new school construction (see below) should be included when comparing lead remediation/encapsulation versus temporary modular quarters costs.

• Additionally Tisbury School Heating/Ventilation/Air Conditioning (HVAC) problems might have to be addressed with a temporary system.

• Modularity were available but cost and timeline (10-12 weeks minimum) depended on project size—e.g. only classrooms, plus cafeteria or gym, complete school, etc.

- Optimum location could not be determined before the larger project was set.

- Modularity now included security measures such as fencing.

• As an expert, Mr. Sullivan would review the situation and propose options to Prin. Custer and Superintendent Matt D'Andrea—who would make the final decision. Parents and community could send comments to the administration or the TSC.

• There were repeated questions on the legislative procedure to re-introduce a warrant article for a new school (as opposed to a renovation/addition) in terms of cost effectiveness and town choice—including anxiety over a town rejection of a renovation-addition project.

- The process would include a Town Meeting vote since current funds were restricted by the April 2019 warrant to OPM, design and cost estimate of a renovation/addition. Such a measure could prolong the timeline, for example, the TSBC would have to re-advertise and bid the OPM RFQ to include new construction.
- There was debate over whether the matter should be on the imminent STM warrant or was beyond its scope.
- Mr. Sullivan reported his firm could project the approximate cost of demolition/new construction by escalating (inflation, Island factor, etc.) the previous Turowski Two Architects (T2) estimate.
- Selectmen Jim Rogers reported his goal for a STM with an estimate on renovation-addition sometime during the 2020 winter so the Town could vote on the project at the April 2020 Annual Town Meeting (ATM), however this was disputed by others who asked Mr. Sullivan for a probable timeline (within which cost estimates would become increasingly specific):
  - architect/designer procurement (minimum 4 weeks),
  - conceptual design (3 months),
  - design documents (3 months),
  - construction documents (3 months);
  - this includes a slight acceleration from previous T2 work but renovation required more critical information.
- Mr. Sullivan also responded to questions on project costs.
  - This project would be more expensive due to the loss of State (Massachusetts School Building Authority—MSBA) funds (Selectmen tasked the TSBC with finding alternate funding).
  - Renovations were usually more expensive than new construction due to unknown factors and complexity (e.g. occupied vs. unoccupied, re-housing costs, etc.) but he could not definitively predict the price either way.
- There was consensus that any project would adhere to the Education Plan.
- The renovation/addition project would include public relations, forums, websites and surveys. The TSBC emphasized their open meetings on the second and fourth Wednesdays of the month (see below: Meetings/Events), and welcomed comments, suggestions on educational environments, children’s or parent’s experience, etc.
- Scheduling was debated in terms of: information availability, deadlines, Committee meeting coordination and STM requirements (see below: Meetings/Events).
- Mr. Rogers expressed his sympathy for and appreciation of the Tisbury School parents, staff and administration in this difficult situation. Chair Melinda Loberg thanked everyone for participating in a good start to this “sausage making” process.

**• ON A MOTION DULY MADE BY MS. PACKER AND SECONDED BY MR. WATTS THE TISBURY SCHOOL COMMITTEE UNANIMOUSLY APPROVED WITH GREAT GRATITUDE A WITHDRAWAL OF \$9,000 FROM THE SCHOOL CHOICE FUND FOR FOUR (4) DAYS OF STUDENT CARE AT YMCA: 3 AYES, 0 NAYS, 0 ABSTENTIONS.**

Adjournment

Chair Melinda Loberg declared a 5 minute recess of the Board of Selectmen at 6:50PM after which the meeting would continue.

• ON A MOTION DULY MADE BY MS. PACKER AND SECONDED BY MR. WATTS THE TISBURY SCHOOL COMMITTEE MEETING UNANIMOUSLY ADJOURNED AT 6:50PM.

• ON A MOTION DULY MADE AND SECONDED THE TISBURY SCHOOL BUILDING COMMITTEE MEETING UNANIMOUSLY ADJOURNED AT 6:50PM.

**Appendix A: Meetings/Events:**

- **FinCom (TFC)/BOS/TSC – 6:30PM, Wednesday, September 18, 2019 - EMS Bldg.**
- **TSBC - 5:00PM, Wednesday, September 25, 2019 - EMS Bldg.**
- Special Town Meeting – Tuesday, October 15, 2019


**Appendix B: Actions**

TSC/School Administration – draft itemized cost invoice for emergency appropriation.  
Mr. Snyder – submit emergency appropriation application.

**Appendix C: Documents on File:**

- Agenda 9/10/19

Minutes respectfully submitted by Office On Call/Marni Lipke.

  
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 Marni Lipke – Recorder 10/2/19  
Date

  
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 Rachel Orr – TSBC Chair 10/2/2019  
Date

Minutes approved by TSBC 10/02/19