

**Tisbury School Building Committee  
2019-2020  
5:00PM, Wednesday, February 10, 2020  
Tisbury School – ‘White House’**

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**TSBC Members Present:** Chair Rachel Orr, Harold Chapdelaine, John Custer, Sean deBettencourt, Peter Gearhart by phone, Rita Jeffers, Reade Milne, Jim Rogers, Michael Watts,

**Others:** Cate Bernard, Jennifer Cutrer, Roy Cutrer, Anna Edey, Angie Francis, Steve Kelly, Colleen McAndrews, Alice Robinson, Ben Robinson, Henry Stephenson, Sonya Stevens, Daedalus Projects – Christina Opper, Richard Marks

**Schools:** TSC - Amy Houghton, Janet Packer, Michael Watts, John Custer – Principal, Matt D’Andrea – Superintendent, Cate Bernard, Liz Bradley, Vanessa Forrester, Rita Jeffers, Sean Mulvey – MVRHS, Sean deBettencourt, Siobhan Mullin – PTO,

**Students including:** Aeneus Forrester, Avery Mulvey, Nyoka Walters, Lulu White,

**Parents:** Cate Bernard, Vanessa Forrester, Sean Mulvey, Susie White,

**Town:** Melinda Loberg - Selectman, Jay Grande – Town Administrator, Ben Robinson – Planning Bd., Sarah York – FinCom.

**Press:** Rich Saltzberg – MV Times

\* TSBC members late arrivals or early departures.

**1. Call To Order**

The Tisbury School Building Committee 2019-2020 (TSBC) meeting was called to order at 5:03PM. (*Recorder’s note: discussions are summarized and grouped for clarity and brevity.*)

**2. Attendance**

Chair Rachel Orr stated that Mr. Peter Gearhart was joining the meeting by phone and consequently all votes would be roll call. Attendance was called.

**3. Review and Possible Approval of Minutes 12/11/2019 and 12/17/2019 and 1/13/20**

• **ON A MOTION DULY MADE BY MR. HAROLD CHAPDELAIN AND SECONDED BY MR. JIM ROGERS THE MINUTES OF THE JANUARY 13, 2020 MEETING WERE APPROVED AS CORRECTED; 8 AYES, 0 NAYS, 1 ABSTENTION (due to absence): MR. MICHAEL WATTS—AYE, MS. RITA JEFFERS—AYE, MR. SEAN DEBETTENCOURT—AYE, MS. ORR—AYE, MR. GEARHART—ABSTAIN, MS. READE MILNE—AYE, MR. ROGERS—AYE, MR. CHAPDELAIN—AYE, PRINCIPAL JOHN CUSTER—AYE.**

• **ON A MOTION DULY MADE BY PRIN. CUSTER AND SECONDED BY MS. MILNE THE MINUTES OF THE DECEMBER 11, 2019 AND DECEMBER 17, 2019 MEETINGS WERE APPROVED AS WRITTEN; 8 AYES, 0 NAYS, 1 ABSTENTION**

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(due to absence): MR. WATTS—AYE, MS. JEFFERS—AYE, MR. DEBETTENCOURT—AYE, MS. ORR—AYE, MR. GEARHART—ABSTAIN, MS. MILNE—AYE, MR. ROGERS—AYE, MR. CHAPDELAINE—AYE, MR. CUSTER—AYE.

5. Report from David Stephens, Education Consultant re: Visioning Workshops

The Visioning Workshop for students, produced excellent results. Many students had attended multiple schools and so brought a range of perspectives. Mr. David Stephens' Visioning Report would include a summary, but some students were present tonight to reprise their feedback:

- Small groups sometimes met in hallways, so meeting spaces with flexible/movable furniture would be helpful, as would windows from classrooms into hallways.
  - Floors were uneven, including in the gym.
  - Students could hear noise, chairs, events, etc. from classrooms above and below.
  - Bathrooms had no privacy, partitions were not sufficient, they were not developmentally appropriate, and had hiding nooks that students found problematic.
  - They would like a separate space in the cafeteria for students sensitive to too much noise and/or food allergies.
  - It would be great to see the results of solar roof panels in the classroom, and incorporate gardens with rainwater (or gray water) capture.
  - They loved the idea of a balcony in the school.
  - The gym was too small, first row audience feet protruded into the play. There was a suggestion to separate the basketball court from the stage.
- The TSBC thanked and commended the students.

4. Existing Conditions Report of 1/31/20

(See documents on file.)

The report covered architectural structure, hazardous materials (hazmat), and systems (plumbing, heating/ventilation/air conditions (HVAC), fire protection, electrical, etc.). Information was updated from the previous report in conversations and visits by civil engineers. The Report was a living document that would be updated as the project progressed. For example, masonry experts would test brick core samples for moisture, as well as perform other "destructive" investigations (i.e. internal core samplings).

- The overarching sentiment was that the existing building needed a great deal of work and would have to be reduced to studs/structural framing. The roof needed to be rebuilt to current code (also required for floors). Windows had failed (even the newer models) and lintels would have to be replaced. Bricks seemed to be in reasonable shape but mortar was not. Lack of accessibility was also a major issue. Consequently, it was important to emphasize that the project could not be a light renovation.
- Seismic Code triggers would be researched and monitored, as it might be possible to exempt the original part of the building.
- The Massachusetts School Building Authority (MSBA) had rigorously researched cost effective educational construction, so its standards were a good starting point.

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- The grounds included a possible endangered species and historic battleground, both of which had regulation investigations attached.

A number of issues were discussed.

- Identical replacements for the windows (particularly the two arched windows on West Williams St.) could be custom made but at three times normal cost.

- The current gymnasium was built with steel beams to support a second story. In Tappé's previous experience with about 10 other such situations, current building regulations had negated second story development.

- Staging construction to keep all students in the school was impossible. Some students could remain in the newer / gym section, in which case the School would be split again, displacing a portion of students / staff to another location. This scenario would lengthen construction time to about 3 years (with increased costs).

- The alternative was to construct a temporary campus (with costs attached).

- Roof reinforcement to support solar panels could be tempered by installing ground or canopy panels in adjacent Town property.

- The TSBC commended the plan for:

- clarity of conclusion,

- including accessibility issues throughout the campus,

- incorporating learning opportunities throughout the grounds.

- The comprehensiveness of the required renovation meant the project would not cost the hoped for \$20,000,000. At this point there was no solid figure, the important point being to educate voters step by step through the entire process. An unlimited expensive project could result in a failed vote, another School Building Committee, and further delays, while construction costs escalated 6-8% per year. Comments included:

- Taxpayers were concerned about the impact on their tax bill, not project cost. Grant funding, reducing other Town expenses, etc. might be an important component.

- This year's budget was very basic, however, the Town still had to operate.

- It was a disservice to set a figure and design a building, rather than designing a building that set the figure.

- The difficulty was the ballot vote, not the Annual Town Meeting (ATM) vote.

- The Committee was saving a building instead of building a school. Money spent on custom windows reduced money available for the Education Plan. Was the Education Plan being made to fit the building or was the Town constructing a building to fit the Education Plan.

- The original building was constructed on the heels of the depression to serve the community for 100 years and the Town could do do the same again.

- This was the second set of experts that confirmed the need for removal or gut renovation.

- There was unanimity that the project should be done right, the question was if the community could afford it.

- The TSBC should thoroughly research each project aspect for quality and cost effectiveness, even if it entailed extending the Design contract and timeframe.

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- Mr. Chapdelaine would be attending a historical conference and would inquire about the School, but historical designation carried costly regulation components.
- The Parent Teacher Organization (PTO) was improving the playground and planned to coordinate with a TSBC representative on the playground oversight committee.

6. Tappé Architects:

a. Bubble Diagrams

- Using the Education Plan as a spacial road map, Tappé took a classroom inventory by average enrollment, positing the standard number of sq. ft. needed per child—which included the possibility of population bubbles, developmental differences, and play areas. Most deficiencies were found to be in Special Education, the gym and the kitchen. The projected classroom and administrative space needs were then “bulked up” with the accompanying infrastructure elements (walls, hallways, storage, etc.).
- Adjusting spaces (take the excess from this area and apply it to that) required moving walls and hence carried expenses.

b. Concept Options for the Addition

- Tappé presented a preliminary option plan that met every demand so far.
- The deficient rooms behind the gym (Spanish, Music, etc.) would be demolished and the location used for an addition with administrative space, a secure vestibule, and emergency shelter.
- The current gym would be re-purposed as a cafetorium with a kitchen and servery.
- Intentional hallway learning spaces were incorporated.
- The Shared Services classroom would have a separate entrance and play yard.
- Special education spaces would be distributed throughout the building in keeping with Department of Elementary and Secondary Education (DESE) integration goals. Four small dedicated resource rooms were needed.
- To be sensitive to neighbors, another addition housing the gym would break the usual three-story gym “box” elevation to provide a second story roof garden and outdoor green learning space.
- Regulations encouraged stylistically separating additions from older structures so campus history could be clearly seen.
- This preliminary option was a linear building that would entail some long walks from one class or activity to another. There was only one elevator (elevators were expensive).
- School buildings now employed noise insulation and auditory specialists between all divisions, walls, floors, and ceilings.
- Too much and not enough natural lighting was an ongoing debate.
- Adding square footage was the primary reason for increased costs. The TSBC discussed two components that would increase square footage.
- Additional community space within the School or multi-purpose rooms were an expense that defaulted onto the Project budget so any decision should involve other Town Boards: Selectmen, Finance Committee (FinCom), Planning Board, etc. As an important community asset in constant demand, this option included school conference

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rooms and spaces like the cafetorium that could serve the community outside school hours without expanding square footage.

- Every Martha's Vineyard Public School (MVPS) except Tisbury hosted one or two Shared Services programs. The Owners Project Manager (OPM) and Tappé spoke with the Superintendent on the need to include a Shared Services Project Headway classroom and suggested a survey of other MVPS space to minimize Tisbury cost. However, there were currently 3 Project Headway classes, one of which was housed at Grace Church for lack of MVPS space.
- Shared Services also involved extra cafeteria, custodial and other expenses. There was some sentiment to allow other towns to continue to shoulder the 'burden'.
- The Shared Services programs allowed students to attend their home school and not be bused to another, as well as benefiting the entire student and staff population.

#### 7. Discussion of Outreach Strategies

- ATM was an important opportunity to report on Project progress (see below: Actions) with the goal of helping voters pause and vote rationally. The Town needed time to process and debate the project before it was presented with a decision.
- Ms. Orr explored how to publicize Project status and issues, including members talking to non-parent citizens, seniors, summer residents, etc.
- The feedback on the website was for a more stable, accessible site with explanations as short bulleted items.
- The Committee discussed the previous TSBC and the determining factor of the last minute Town leader opposition letter in the press. Both Building Committees had proceeded thoughtfully.
- TSBC 2019 had the backing of the Selectmen (see below: Actions). Ms. Sarah York was the FinCom liaison to the TSBC.
- Current press coverage was somewhat problematic.
- The Existing Conditions report should be publicized before the Building Space Summary and Option.
- The Outreach Subcommittee was working hard to connect with the English Language Learner/English as a Second Language (ELL/ESL) community.

8. Correspondence – See documents on file.

Ongoing Matters which May Be Discussed

9. Grant Opportunities – Nothing to report.

10. School Committee (TSC) Report -

11. Board of Selectmen (BOS) Report

The Tisbury School Committee (TSC) and Selectmen had met on the Project from time-to-time. Mr. Rogers testified he kept the Selectmen informed about TSBC progress.

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12. Upcoming Agenda Items – See below: Actions.

The next meeting would focus on sustainability starting with a tour of the campus.

13. Topics Not Reasonably Anticipated by the Chair Within 48 Hours of the Meeting

Mr. Richard Saltzberg of the Martha's Vineyard Times asked about oil tank inspections, previous incinerators at the school, asbestos testing of bricks and soil sampling. In accordance with State regulation the soil around the oil tank would be tested and testing expanded if so indicated.

Adjournment

Chair Rachel Orr thanked everyone for their attendance and perseverance.

• **ON A MOTION DULY MADE BY MS. MILNE AND SECONDED BY MR. DEBETTENCOURT THE SCHOOL BUILDING COMMITTEE MEETING UNANIMOUSLY ADJOURNED AT 7:54PM: MR. CUSTER—AYE, MR. CHAPDELAINE—AYE, MR. ROGERS—AYE, MS. MILNE—AYE, MS. ORR—AYE, MR. DEBETTENCOURT—AYE, MS. JEFFERS—AYE, MS. WATTS—AYE, MR. GEARHART—AYE.**

**Appendix A: Meetings/Events:**

- TSC – 8:30AM, Tuesday, February 11, 2020 - Tisbury School
- TSBC – 6:00PM, Tuesday, February 18, 2020 – Tisbury School
- Special/ Annual Town Meeting – 7:00PM, Tuesday, March 31, 2020

**Appendix B: Actions**

Ms. Opper/Tappé – watermark Existing Conditions Report “Draft”

Ms. Opper/Tappé/Ms. Orr – draft Executive Summary Existing Condition Report as a ATM/STM handout.

Ms. Orr – Agenda Item: What is the TSBC’s ATM Presentation Message

Tappé – Music room should be large enough for All Island Band practices.

All TSBC members – reach out to a non-parent friend about the project.

All TSBC members – Masonry references are available at the Library.

Mr. Custer – educate the TSBC on Shared Services.

Ms. Opper/Outreach Subcommittee – stabilize website, post background documents, clearly labeled.

Ms. Opper/Outreach Subcommittee – ask all abutters if they want agendas emailed.

Mr. Grande – place 5 minute TSBC report on all Selectmen agendas.

**continued >**

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**Appendix C: Documents on File:**

- Agenda 2/10/20
- Sign in Sheet (2 p.) 2/10/20
- Orr email re: Feb. meeting dates 1/29/20
- Stephenson letter re: Some considerations concerning the new school renovations (3 p.) 2/3/20
- Imagine This Addition for Our Tisbury School by Anna Edey (5 p.)
- Tisbury Elementary School Existing Conditions Draft Report Tappé Architects (104 p.) 1/31/20
- Tisbury School Building Space Summary Draft Tappé Architects (3 p.) 2/10/20
- Tisbury Elementary School, Draft Tappé Architects (3 p.) 2/10/20

Minutes respectfully submitted by Office On Call/Marni Lipke.

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Marni Lipke – Recorder

\_\_\_\_\_  
Date

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Rachel Orr – TSBC Chair

\_\_\_\_\_  
Date

Minutes approved as amended by the Tisbury School Building Committee 2019 Chair 3/10/20