

Tisbury School Building Committee
2019-2020
5:00PM, Monday, June 22, 2020
by Zoom Cloud Conference

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

Others: Anna Edey, Paul Lazes, Daedalus Projects – Richard Marks, Christina Oppen, Tappé Architects – Chris Blessen,

Schools: TSC – Michael Watts, Principal – John Custer
Asst. Principal – Melissa Ogden, Julie Brand, Whitney Burke, Anna Cotton, Sean DeBettencourt, Meredith Goldthwait, Kate Harding, Rita Jeffers, Natalie Krauthammer, Emily Levett, Siobhan Mullin, Nevette Previd, Nicole Shirley, Esther Teves, Anne Williamson,

Town: Select Board – Jeff Kristal, Melinda Loberg, Jim Rogers, FinCom - Mary Ellen Larsen, Planning Bd. - Ben Robinson,

Press: Louisa Hufstader – Vineyard Gazette, Clare Lonergan – 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 5:12PM. Chair Rachel Orr reviewed the protocol for remote meetings. The meeting was being recorded and would be posted with all background documents on the Project website <http://www.tisbury-school-project.com>.

- The Chair fielded comments from many members requesting shorter, more frequent and focused meetings, consequently meetings would be weekly with times targeted at two hours—the last 15 minutes reserved for public comment.

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

2. Attendance - Attendance was called alphabetically.

3. Review and Possible Approval of Minutes, 6-8-20 Meeting – Tabled

4. Tappé Architects – Review of Revised Building Space/Functional Area Summaries

- The term “media” space might be confusing to the public, since it would also act as common areas and instructional spaces that added flexibility to the design.
- In response to a question on a detailed room by room discussion, Selectman Jim Rogers emphasized the role of the TSBC was to recommend a school in accordance with the Educational Plan, but not to micromanage wall spacing—which was the purview of the Administration.

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- Chart figures showed the existing building had 33,280 sq. ft. of instructional space; the goal was 44,000 sq. ft.

5. Owner's Project Manager (OPM) – Preliminary Cost Estimates, Concept A (1) and Concept C (3) (See documents on file & below: Actions.)

Mr. Richard Marks of Daedalus reviewed cost estimate methodology including the seven member team headed by Mr. Kevin Putney with 20-25 years of experience, taking into account pricing for: materials, engineering consultation/ summaries (including hazardous materials (hazmat) engineers), projected timeframe construction rates (usually larger non-Martha's Vineyard based firms), unit costs, and the "Island factor".

- Construction costs for Option 1 was \$38-41,000,000, at \$604 per sq. ft. and for Option 3 was \$42-45,000,000 at \$583 per sq. ft.

- Additional costs were: administration, OPM, design, furniture/equipment, and miscellaneous (utilities, permitting, moving, tests, inspections, temporary facility). These brought total project costs to \$51,000,000 for Concept 1 and \$55,000,000 for Concept 3.

- Town borrowing was usually by 20-30 year bond. Debt payments for the Emergency Services Building would come off the books shortly.

TSBC comments and questions covered several issues:

- Mr. Jim Rogers would make a motion at the next Select Board meeting for a third party consultant to team with the Town Finance Departments to quantify numbers and research how to remediate taxpayer burden. The TSBC expressed appreciation for his actions.

- In general the TSBC liked the detailed presentation of the estimate and was pleasantly surprised that difference between options was only 8%.

- This differential showed Option #3's additional 9,000 sq. ft. was significantly less than either options per sq. ft. cost. Pricing was similar to the previous project.

- The lower foundation/demolition/grading cost of Option 3 was counter-intuitive in that the more of a site covered by building the lower the cost. Excavation was not overly expensive.

- The estimates were high numbers including a 10% design contingency.

- Landscaping (including parking lot paving) could be separated for later implementation and maybe Community Preservation Act (CPA/CPC) funding.

- The project was solar/thermal ready but no photovoltaic or well equipment was included, allowing for separate installation and grant funding.

- Existing structure constraints would reduce space tightening savings

- \$1,500,000 in temporary facility expenses depended on the school being split for the roughly 15 month construction duration, with half of students/staff in another Island space (e.g. Martha's Vineyard Regional High School – MVRHS). A temporary facility for the entire school on one site would be \$2.5 – \$3,000,000.

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- There was significant concern on splitting the school for an entire year and further conversation was needed.
- Any phasing of the project to reduce temporary facility time would result in higher construction costs.
 - All components were stick built and no pre-engineered units were used. Pre-engineering was suggested for the Administrative/Shared Services addition. Examples of a recent flat-site pre-engineered school project were shown at considerable cost savings, however it was emphasized that:
 - the Tisbury site was not conducive to such construction;
 - savings were associated with standard units—any customization resulted in costing comparable to stick-built;
 - the low cost of the example shown, was based on obsolete procurement laws.
 - Cost saving on furniture and equipment was challenged because a component of the existing building problems was awkwardly sized, desks, chairs, etc. Furniture funds were a good fundraising opportunity.
 - Stair and elevator cost differentials were questioned.
 - Option 3 operating cost could be ~ \$20,000 more re: heating/cooling the larger space. Additional custodial staff might or might not be needed.
 - The majority of TSBC members favored Option 3 as having better: traffic flow, Education Plan fulfillment, 21st Century learning spaces, photovoltaic space, community access, historic preservation, and Spring St. massing.
 - MR. HAROLD CHAPDELAIN DULY MADE A MOTION TO ADOPT OPTION 3 AND WORK TO MAKE IT THE MOST EFFICIENT. Chair Rachel Orr responded this was not on the agenda and the motion was inappropriate. Chris Blessen of Tappé Architects spoke to the difficulties of such detailed estimates on two conceptual and therefore less-defined options. A decision was crucial in order to proceed with in-depth pricing and refinements.
 - The TSBC referred back to the failure of the former project and stressed the importance of Town leadership support, swift advocacy and public outreach.

6. Public Outreach and Inclusion

a. Communications Working Group

- The videographer had a successful tour on Wednesday, June 17th, getting good footage and interviews. Another visit was planned for mid-July. The Group noted the problems of filming an empty school.
- The TSBC statement was not included in the 2019 Annual Town Report (see 12/11/19 Minutes p.2 #7) nor was the TSBC listed as an appointed committee. Chair Orr was working with the Town Clerk to include an insert in the Report copies filed in the Town archive, public library, etc. Ms. Orr referred to how helpful the Building Committee historic reports had been (see 3/10/20 Minutes p.2).

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b. Websites (See below: Actions.)

The Group was working on TSBC meeting summaries and Frequently Asked Questions (FAQ). The website structure was improved for front and center visibility and accessibility of documents, meeting recordings, etc. The public requested that all three options be shown in a single document.

c. Possible Public Forums

Outreach during the Covid-19/Corona crisis continued to constrain public input gathering, as face-to-face gatherings were presently limited to 10 people and many residents found technology difficult to manage. The Committee debated next steps in terms of moving the project forward versus garnering public input.

- It was not only important but courteous to solicit neighborhood comment. Press coverage had been minimal and many citizens were unaware of the TSBC.
- Many residents would protest the TSBC choosing an option before wide public feedback and ideas.
- The public had already tasked the TSBC with a renovation/addition. Resident input was important but it was the purview of the TSBC to make the choice as more knowledgeable on teaching/learning nuances.
- A large majority of the TSBC was ready to vote to choose Option 3.
- As noted above, the question was how to effectively gather public input. There was still sufficient time for meaningful and focused public input on Option 3 before the fall Special Town Meeting (STM).
- There was tension between a member dissatisfaction with problems in Option 3 and being hampered by juggling information on too many, less-defined concepts.
- The issue and vote would be included on the next agenda

7. Public Comment/Questions

- Mr. Paul Lazes had many questions and proposed speaking directly to the Architects instead of taking up TSBC time. Committee members expressed reservations on the public asking questions without TSBC participation and cited the decision not to allow individual or small group TSBC members to speak privately to the Architects (see Minutes: 12/11/19 p.3 #8 & 12/17/19 p.2 #5).
 - It was agreed that Mr. Lazes put his questions in writing to be addressed at the June 29th meeting.
- Planning Board member Mr. Ben Robinson maintained TSBC members had not been examining the project in detail or thinking critically, and were looking through rose-colored glasses. He emphasized he wanted a successful project.
 - There was little room for change once a concept was chosen. Qualitative and quantitative comparisons should be submitted.
 - The cost should be weighed against the Education Plan for possible changes and cuts in the Education Plan.
 - The gym was adequate and should be considered for savings and additional construction options (see 3/10/20 Minutes p.3). There were serious daylight problems and filling in a courtyard was frowned upon by modern designers.

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- The TSBC was looking at \$100,000s in grants when it needed millions, because the town did not have available funds for the estimated prices.
- Members took exception to being accused of not working critically on the project. Mr. Marks noted that the inadequate gym was a priority on all surveys since the beginning. The proposed renovation would be the smallest standard size gymnasium at 6,000 sq. ft.—reduced from the originally proposed 8,000 sq. ft. A qualitative/quantitative comparison would be very useful.
- Ms. Anna Edey expressed emphatic concern on the lack of open forums for the residents to bring ideas to the TSBC unfiltered by Tappé. She characterized the meetings as run by off-Islanders. She had put a great deal of thought and time on detailed plans and was sure the public could come up with something much simpler and less expensive.
- Mr. Marks and Mr. Rogers underscored Chair Rachel Orr’s authority over and facilitation of the meetings (which were sometimes painful in keeping with democratic process) as well as her strong advocacy for public input.
- TSBC members and the public were encouraged to send any and all questions through the TSBC website and email: tisburyproject@gmail.com.

8. Topics Not Reasonably Anticipated by the Chair Within 48 Hours of the Meeting- None

Adjournment

- **ON A MOTION DULY MADE BY MR. WATTS AND SECONDED BY PRIN. CUSTER THE TISBURY SCHOOL BUILDING COMMITTEE MEETING UNANIMOUSLY ADJOURNED AT 7:12PM: 9 AYES, 0 NAYS, 0 ABSTENTIONS: MR. CHAPDELAIN—AYE, PRIN. CUSTER—AYE, MR. DEBETTENCOURT—AYE, MR. GEARHART—AYE, MS. JEFFERS—AYE, MS. MILNE—ABSTAIN, MS. ORR—AYE, MR. ROGERS—AYE, MR. WATTS—AYE.**

Appendix A: Meetings/Events:

- TSBC – 5:00PM, Monday, June 29, 2020 – Zoom
- Tisbury Select Board – 4:00PM, Tuesday, June 30, 2020

Appendix B: Actions

- All – send any and all questions to Daedalus by June 24th.
- All – send Daedalus taxpayer questions on the project for FAQ, ASAP.
- Tappé/Daedalus – prepare written answers and distributed to all TSBC.
- Tappé/Daedalus – prepare solar pricing for next meeting.
- Tappé/Daedalus – prepare operating costs for next meeting.
- Tappé/Daedalus – consider pre-engineered admin/shared services rectangle.
- Tappé/Daedalus – submit qualitative & quantitative difference between 2 options.

continued >

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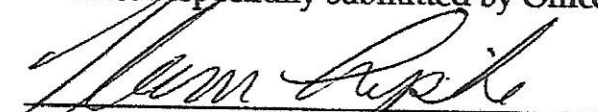
Appendix C: Documents on File: Available at:

<http://www.tisbury.mvyys.org/> click on Tisbury School Project

(Official archive hard copies on file at Tisbury Town Hall & Tisbury School):

- Agenda/Revised Agenda (2 p.) 6/8/20
- CHA Tisbury Elementary School Renovation & Addition 40 West Williams Street, Vineyard Haven, MA June 19, 2020 Concept Estimate (16 p.)
- Tisbury School, Total Project Budget Concept Comparison (2 p.) 6/18/20
- Dhruv/EDG letter re: Tisbury Elementary School, Vineyard Haven, Massachusetts Structural Investigation EDG Project Number – 2019-086 (10 p.) 6/19/20
- Tisbury School, Tisbury, MA, School Building Committee Meeting, June 22, 2020
- TSBC Virtual Meeting Reminders
- Tisbury School, Conceptual Design Estimate Comparison
- Tisbury School, Total Project Budget Concept Comparison
- Stay Informed, Town Resources
- Stay Informed Building Committee + Town Resources

Minutes respectfully submitted by Office On Call/Marni Lipke.


Marni Lipke – Recorder

7/6/20
Date


Rachel Orr – TSBC Chair

7/7/20
Date

Minutes approved as amended 6/29/20