

MEETING
Tisbury School Building Committee
July 27, 2020 at 5:00 p.m.

Due to ongoing efforts to prevent the spread of Covid-19, this meeting will be held remotely via Zoom platform. The Public is welcome to attend and participate. See directions to access the meeting below.

Order of Business:

1. Call to Order
2. Attendance
3. Election of chair and update regarding committee appointments
4. Review and approval of minutes, 6-29-20 meeting
5. Update – Owner’s Project Manager and Tappé Architects
6. Update – Select Board, financing strategies
7. Discussion of correspondence received (Letters from Lazes, Francis, Behnke, Benjamin, Cosby, Robinson, Edey, Grande and any others received and distributed prior to meeting time)
8. Discussion, communication policy
9. Discussion, topics of future meetings, public outreach and workshops
10. Public comments/questions
11. Topics not reasonably anticipated by the chair within 48 hours of the meeting

Join Zoom Meeting

<https://zoom.us/j/96414948311?pwd=K1E0U1pWTHdOTDVSZTFBT2Z1cTZwZz09>

Meeting ID: 964 1494 8311

Passcode: 303486

One tap mobile

+13126266799,,96414948311# US (Chicago)

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Dial by your location

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+1 301 715 8592 US (Germantown)

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+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 964 1494 8311

From: Tisbury School Building Committee <tisburyschoolproject@gmail.com>
Sent: Saturday, June 27, 2020 11:32 AM
To: Harold Chapdelaine; John Custer; Sean DeBettencourt; Peter Gearhart; Rita Jeffers; Reade Milne; James Rogers; Michael Watts
Cc: Marni Lipke; Richard Marks; Chris Blessen; Matt Barnhart; Christina Opper
Subject: Fwd: Tisbury school

----- Forwarded message -----

From: David Behnke
Date: Tue, Jun 23, 2020 at 5:10 PM
Subject: Tisbury school
To: tisburyschoolproject@gmail.com

Just six words to consider.

Regionalization.

Regionalization.

Regionalization.

Regionalization.

Regionalization.

Regionalization.

Let me know if anything is unclear. NONE of our towns should have individual schools. It is fiscally insane.

Best, David

From: Tisbury School Building Committee <tisburyschoolproject@gmail.com>
Sent: Saturday, June 27, 2020 11:34 AM
To: Harold Chapdelaine; John Custer; Sean DeBettencourt; Peter Gearhart; Rita Jeffers; Reade Milne; James Rogers; Michael Watts
Cc: Marni Lipke; Richard Marks; Christina Opper; Chris Blessen; Matt Barnhart
Subject: Fwd: Question about the new school

----- Forwarded message -----

From: **Signe benjamin**
Date: Wed, Jun 24, 2020 at 9:11 AM
Subject: Question about the new school
To: <tisburyschoolproject@gmail.com>

Hello,

I have 2 questions-

- 1) has anyone on the committee looked at the temporary school structure we will need for our kids while the new school is being built? I am concerned about the (Added) cost of this, the wastefulness (what happens when we're done with it) and for how long our kids will be in the temporary structure.
- 2) have you been consulting with the climate task force at the MVC on the energy efficiency of this new building? I believe this should be a priority, and hope that there is funding out there for these important modifications

Thank you!!

Signe Benjamin, parent

From: Tisbury School Building Committee <tisburyschoolproject@gmail.com>
Sent: Saturday, June 27, 2020 11:36 AM
To: Harold Chapdelaine; John Custer; Sean DeBettencourt; Peter Gearhart; Rita Jeffers; Reade Milne; James Rogers; Michael Watts
Cc: Marni Lipke; Richard Marks; Chris Blessen; Christina Opper; Matt Barnhart
Subject: Fwd: TISBURY SCHOOL BUILDING PROJECT; Public Forum?

----- Forwarded message -----

From: **Angie Francis**
Date: Thu, Jun 25, 2020 at 2:03 PM
Subject: TISBURY SCHOOL BUILDING PROJECT; Public Forum?
To: <tisburyschoolproject@gmail.com>

To the Tisbury School Building Committee,
Thank you for continuing to push this project forward under such unusual circumstances; your efforts are greatly appreciated! I'm curious if and when there will be another opportunity for community input regarding the conceptual plans currently being considered? It would be great if a workshop could be set aside specifically for this purpose. Frankly, I'm disappointed with all three of the conceptual options. In my professional opinion, they lack a clear architectural idea. These additions will feel completely foreign when smacked ungracefully against the existing building. I'm worried that the juvenile nature of the renderings presented are an indicator of the quality of design work being offered by our Architect. I understand the Committee is moving toward a decision to proceed with Option 3. At this juncture, I would urge another round of conceptual development, before heading down a path that we can't easily step back from. My hope is that a more creative, elegant, and cost effective option may emerge. I look forward to seeing you all next Monday via Zoom and apologize for my recent absence. I have been following the project closely and appreciate the Zoom recordings to catch up on what you've been up to.
Thanks so much for your time and commitment to this project,
Angie Francis

Angie Francis
Project Architect

A PO Box 1260 West Tisbury, MA 02575
O 508.693.4850 **W** www.southmountain.com

From: Rachel Orr
Sent: Tuesday, June 30, 2020 10:13 AM
To: Harold Chapdelaine; John Custer; Sean DeBettencourt; Peter Gearhart; Rita Jeffers; Reade Milne; James Rogers; Michael Watts
Cc: Marni Lipke; Marks, Richard; Opper, Christina; Christopher Blessen
Subject: [--EXTERNAL--]: Fw: TISBURY SCHOOL PROJECT; Follow-Up
Attachments: 20-06-29 TISBURY SCHOOL BUILDING PROJECT NOTES.pdf

----- Forwarded Message -----

From: Angie Francis
To: Rachel Orr; Reade Milne; tisburyschoolproject@gmail.com
Sent: Monday, June 29, 2020, 08:38:26 PM EDT
Subject: TISBURY SCHOOL PROJECT; Follow-Up

To the Tisbury School Building Committee,

Thanks for allowing me the time to speak tonight and express my desire to be involved. While I think I understand the enthusiasm for Option 3, in terms of the programmatic elements it provides and the desired spatial relationships that it satisfies, it presents several challenges. These are the questions I would ask, and suggestions I would make, if my colleagues were to pin this on the wall for a design review. I hope these ideas may be helpful as Chris moves into Schematic Design and begins to consider the project in greater detail.

By the way, for many years I worked as an Associate at a New England-based high-end residential architecture firm. An Architect friend once said to me, "Man, I hear it's awesome over there! It must be so liberating to work on projects that don't have a budget!" I laughed..."Are you kidding me?! EVERYONE has a budget, our projects just have bigger ones!" EVERY project should have a budget, it may be a relative scale, but a budget does exist. I guess it's going to be up to our Select People to determine what that may be for you endeavor.

Thanks again for continuing to move this project forward, maybe my children will benefit from the fruits of your labor,
Angie



Angie Francis
Project Architect

A PO Box 1260 West Tisbury, MA 02575
O 508.693.4850 **W** www.southmountain.com

TISBURY SCHOOL BUILDING PROJECT

A. FRANCIS JUNE 29, 2020

While I think I understand the enthusiasm for Option 3, in terms of the programmatic elements it provides and the desired spatial relationships that it satisfies, it presents several challenges. These are the questions I would ask, and suggestions I would make if my colleagues were to pin this on the wall for a design review. I hope these ideas may be helpful as Chris moves into Schematic Design and begins to consider the project in greater detail.

- A. Having the gym on a different level complicates its use and access. Band and Vocal rooms on the level above means that kids are dragging band instruments and equipment down stairs or an elevator every time there is a concert.
- B. It simply isn't functional that the bleachers don't face the stage.
- C. While having the gym lobby at a level near the parking lot is a great idea, it is a very grand gesture that will undoubtedly cause confusion about where visitors are supposed to enter. This is an element that may only get used occasionally, during a game, special event, or once a year at Town Meeting.
- D. The "actual" Main Entry to the building has been moved even further away from the main parking lot than it is currently. It seems like we're missing an opportunity to improve upon the existing situation.
- E. Staff & Visitors coming from the parking lot on the North side of Spring Street come across directly at a delivery and service area – again, a lost opportunity to improve upon an existing downfall.
- F. I heard many express a desire for the new school and/or addition to address Spring Street in a way that the existing school does not. This scheme may actually be more imposing by pushing the building, delivery, and service areas closer to the street. Is there even enough room between the building and the street for a truck to park to load/unload?
- G. There are several areas of lost natural light, including the kindergarten classrooms. These classrooms are going to be hemmed in by a proposed 6' tall wall and be adjacent to the delivery and service area, where noise and commotion may be of concern.
- H. I would eliminate the proposed "courtyard" between the existing school and the new west addition. The long-term maintaining of that space will be difficult, what will grow there? What will it look like over time?
- I. No view out from the Cafeteria, if so looking over receiving dock? How does the kitchen fit into this space?

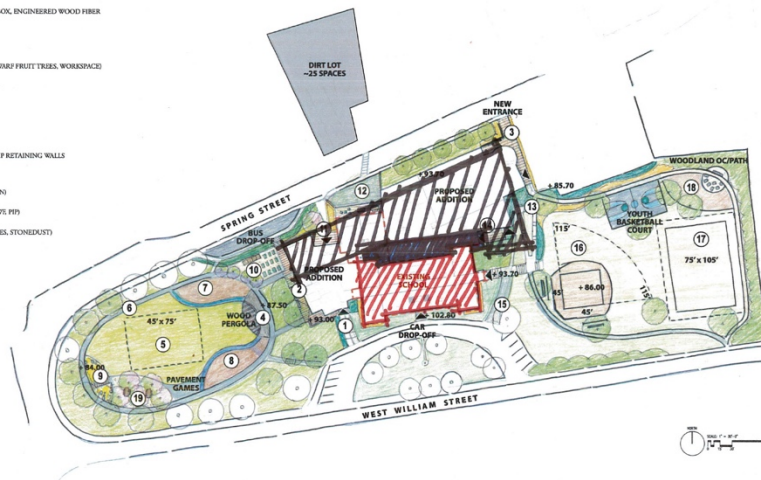
- J. The current renderings suggest an addition reminiscent of any suburban sprawl school in the country. I absolutely acknowledge that it is too early in the design process to really know what the building will look like. However, in the long run, I hope we can incorporate a more regionally appropriate architectural language.
- K. Will the new addition feel like an extension of the existing brick school? Or will it be a modern element juxtaposed to the historic one? Please examine the joints closely.
- L. I heard a strong desire for the school to achieve "Net-Zero" status. I'm disappointed that our \$55 million preliminary estimate only gets us to "net-zero ready".

2. ALTERNATIVE FOR CONSIDERATION

Despite these challenges, if I squint my eyes at the plan, I see potential. Perhaps blasphemous....I wonder if there was any exploration of taking down the 90's post-modern addition along with the gym and allow the original school mass to stand on its own? This would free up a continuous swath of land to the north of the existing school for a single cohesive addition. A clear distinction between what's new and old could be established. The joint between the two could be the circulation spine and contain communal spaces. Perhaps you could experience the exterior of the existing North brick wall from the interior of this space, and the existing North windows become interior. The main entry could be at the east of that spine where the main parking is.....Less corners, less complicated joints. More cost effective construction; simply attaching a new school to the renovated one?

LEGEND (PROPOSED MATERIALS)

- ① MAIN ENTRANCE (CONCRETE UNIT PAVING)
- ② OUTDOOR TERRACE (UNIT PAVING, FIELDSTONE SEAT WALL)
- ③ GYM ENTRANCE (UNIT PAVING PLAZA, FIELDSTONE RETAINING WALL)
- ④ MULTI-USE STAGE (WOOD DECK)
- ⑤ US SOCCER FIELD (IRRIGATED SPORTS LAWN)
- ⑥ OUTDOOR TRACK (ASPHALT)
- ⑦ PRE-K/ K PLAY (WOOD STRUCTURE, SANDBOX, ENGINEERED WOOD FIBER)
- ⑧ K1-4 PLAY (WOOD STRUCTURE, FWE, FIP)
- ⑨ RAIN GARDEN (RAISED BOARD/WALK)
- ⑩ SCHOOL GARDENS (STONE/SLAT, SHED, FRUIT TREES, WORKSPACE)
- ⑪ BULL DOG OFF ENTRANCE (UNIT PAVING)
- ⑫ SERVICE AREA
- ⑬ ACCESSIBLE ENTRANCE (SLOPED RAMP)
- ⑭ OUTDOOR TERRACE
- ⑮ SERVICE DRIVE (ACCESSIBLE ENTRANCE, CIP RETAINING WALLS)
- ⑯ TEE-BALL
- ⑰ US SOCCER FIELD (IRRIGATED SPORTS LAWN)
- ⑱ K5-4 PLAY (CLIMBING ROPE STRUCTURE, FWE, FIP)
- ⑲ PICNIC GROVE (PICNIC TABLES, SHADE TREES, STONE/SLAT)



From: Tisbury School Building Committee <tisburyproject@gmail.com>
Sent: Tuesday, July 7, 2020 9:54 AM
To: Harold Chapdelaine; John Custer; Sean DeBettencourt; Peter Gearhart; Rita Jeffers; Reade Milne; James Rogers; Michael Watts; Richard Marks (Daedalus/CHA); Chris Blessen (Tappe); Christina Opper (Daedalus/CHA); Marni Lipke; Matt Barnhart (Tappe)
Subject: [--EXTERNAL--]: Fwd: Professional Estimator Questions
Attachments: School - Ptroposed Plan No. 4.plan; Plan of Proposal No. 4.pdf

This is one of several messages I found from Paul in our inbox. I am forwarding them all now.

----- Forwarded message -----

From: Paul Lazes <paullazes1@gmail.com>
Date: Thu, Jul 2, 2020 at 8:34 AM
Subject: Professional Estimator Questions
To: Tisbury School Building Committee <tisburyproject@gmail.com>, Ben Robinson <phraluang@yahoo.com>

Please take a look at the attached floor plans and massing.

Please provide estimates for the following :

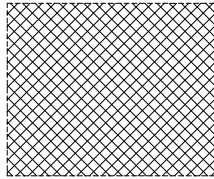
- Restoring the interior of the existing building and moving about 10% of the walls for new configurations
- Price for expanding the gym as indicated and taking over the showers, stage and music rooms
- Price per SF for building the Theatre using modular construction
- Price per SF for building the Cafeteria and a few classrooms above the gym.
- Price for Glass Greenhouse Towers
- Price for excavating in front of the existing entrance and enlarging the existing cafeteria to maximum size including removing 1 foot of the current sidewalk.

Any questions, please don't hesitate to contact me.

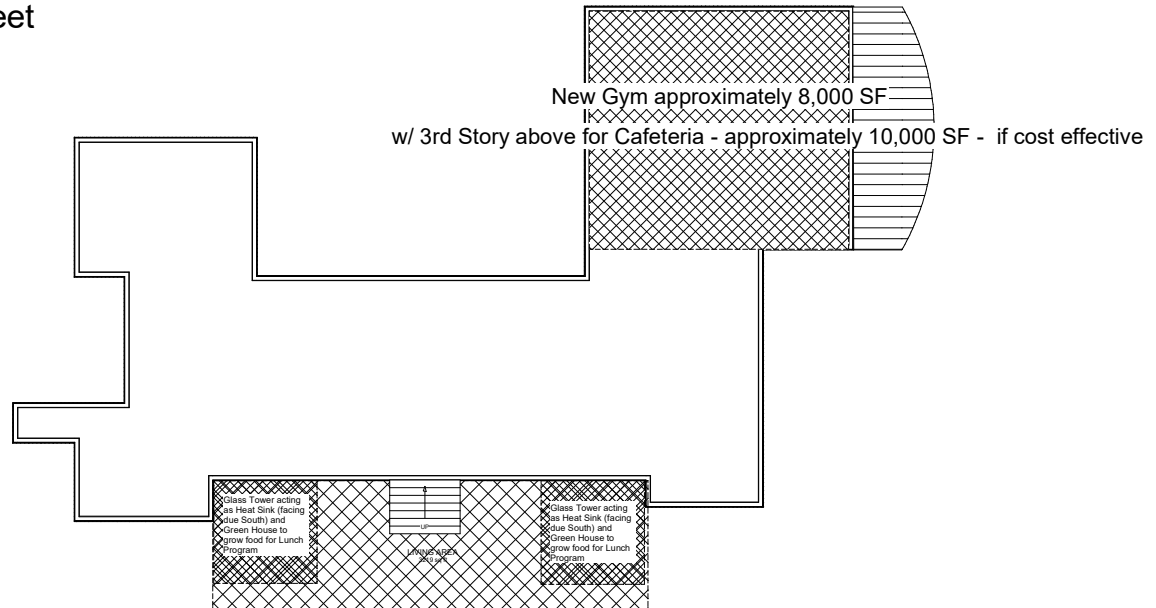
Thank you.

Paul Lazes

Spring Street



New Theater which can be used by the public when School is not in Session. About the size as the Vineyard Playhouse.



Existing Cafeteria Extended Forward toward driveway with Glass walls to bring in Light and Heat

Proposal No. 4 for Tisbury Elementary School

June 28, 2020

From: Tisbury School Building Committee <tisburyschoolproject@gmail.com>
Sent: Tuesday, July 7, 2020 9:55 AM
To: Harold Chapdelaine; John Custer; Sean DeBettencourt; Peter Gearhart; Rita Jeffers; Reade Milne; James Rogers; Michael Watts; Richard Marks (Daedalus/CHA); Chris Blessen (Tappe); Christina Opper (Daedalus/CHA); Marni Lipke
Subject: [--EXTERNAL--]: Fwd: School Massing
Attachments: IMG_3072.jpg

----- Forwarded message -----

From: **Paul Lazes** <paullazes1@gmail.com>
Date: Thu, Jul 2, 2020 at 8:33 AM
Subject: Fwd: School Massing
To: Tisbury School Building Committee <tisburyschoolproject@gmail.com>, Ben Robinson <phraluang@yahoo.com>

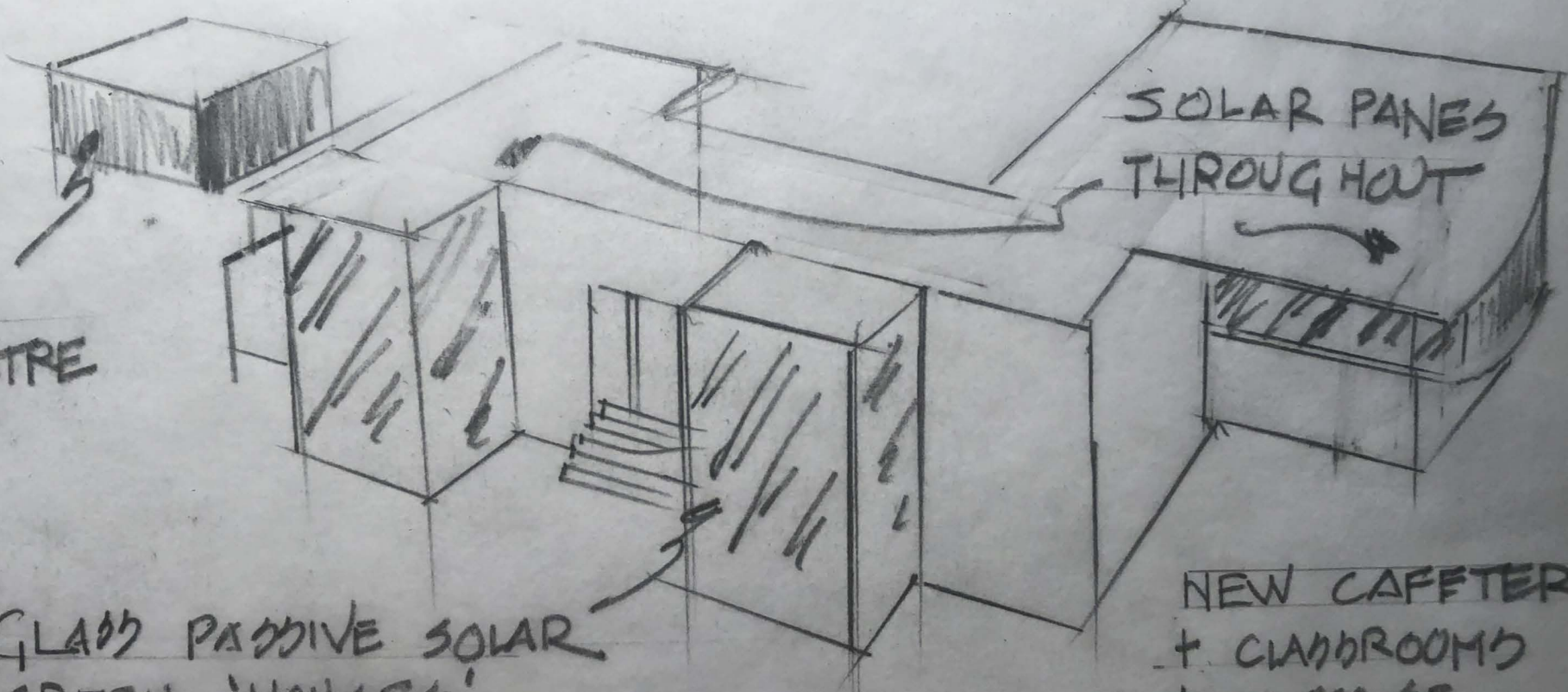
NEW
THEATRE

SOLAR PANES
THROUGHOUT

GLASS PASSIVE SOLAR
GREEN 'HOUSES'
GLASS TOWERS

NEW CAFEETERIA
+ CLASSROOMS
± 10,000 SF

PROPOSAL NO 4 MASSING



From: Tisbury School Building Committee <tisburyschoolproject@gmail.com>
Sent: Tuesday, July 7, 2020 9:56 AM
To: Harold Chapdelaine; John Custer; Sean DeBettencourt; Peter Gearhart; Rita Jeffers; Reade Milne; James Rogers; Michael Watts; Richard Marks (Daedalus/CHA); Chris Blessen (Tappe); Christina Opper (Daedalus/CHA); Marni Lipke
Subject: [--EXTERNAL--]: Fwd: Estimator

----- Forwarded message -----

From: **Paul Lazes** <paulazes1@gmail.com>
Date: Thu, Jul 2, 2020 at 8:36 AM
Subject: Estimator
To: Tisbury School Building Committee <tisburyschoolproject@gmail.com>

Please let me know by when to expect your answers. If possible, before Monday which is our next meeting.

Many thanks,

P

From: Tisbury School Building Committee <tisburyproject@gmail.com>
Sent: Tuesday, July 7, 2020 9:57 AM
To: Harold Chapdelaine; John Custer; Sean DeBettencourt; Peter Gearhart; Rita Jeffers; Reade Milne; James Rogers; Michael Watts; Richard Marks (Daedalus/CHA); Chris Blessen (Tappe); Christina Opper (Daedalus/CHA); Marni Lipke
Subject: [--EXTERNAL--]: Fwd: Public school survey

----- Forwarded message -----

From: **Paul Lazes** <paulazes1@gmail.com>
Date: Thu, Jul 2, 2020 at 8:58 AM
Subject: Public school survey
To: Tisbury School Building Committee <tisburyproject@gmail.com>

I would like to request the Building Committee release a survey to determine why people voted down the design for a brand new Elementary School at last years Town Meeting i.e. as follows:

If you voted against the demolition of the existing school followed by building a new school, please indicate if it was because of the

- (1) cost to the town
- (2) the demolition of an historic building
- (3) both 1 & 2

Please let me know how you would like to proceed.

Thank you,

Paul Lazes

From: Tisbury School Building Committee <tisburyschoolproject@gmail.com>
Sent: Monday, July 13, 2020 12:29 PM
To: Harold Chapdelaine; John Custer; Sean DeBettencourt; Peter Gearhart; Rita Jeffers; Reade Milne; James Rogers; Michael Watts; Richard Marks (Daedalus/CHA); Christina Opper (Daedalus/CHA); Chris Blessen (Tappe); Matt Barnhart (Tappe); Marni Lipke
Subject: [--EXTERNAL--]: Fwd: Please post latest TSBC meeting

----- Forwarded message -----

From: **Anna Edey** <solvivagreen@gmail.com>
Date: Wed, Jul 8, 2020 at 7:50 PM
Subject: Please post latest TSBC meeting
To: Tisbury School Building Project <tisburyschoolproject@gmail.com>

Please post the latest full videos of the meetings of the TSBC.
Thank you.

Anna Edey
774-563-0898

From: Tisbury School Building Committee <tisburyproject@gmail.com>
Sent: Monday, July 13, 2020 12:27 PM
To: Harold Chapdelaine; John Custer; Sean DeBettencourt; Peter Gearhart; Rita Jeffers; Reade Milne; James Rogers; Michael Watts; Marni Lipke; Richard Marks (Daedalus/CHA); Christina Opper (Daedalus/CHA); Chris Blessen (Tappe); Matt Barnhart (Tappe)
Subject: [--EXTERNAL--]: Fwd: Existing Gym can be expanded in place.

----- Forwarded message -----

From: **Paul Lazes** <paulazes1@gmail.com>
Date: Mon, Jul 13, 2020 at 10:49 AM
Subject: Existing Gym can be expanded in place.
To: Tisbury School Building Committee <tisburyproject@gmail.com>, Rachel Orr, [Dan Seidman](#), [Ben Robinson](#)

Good morning -

At 10 am, this morning, I met with Kent Healy who is a terrific engineer. John Custer was present. We looked at the structure of the Gym and whether or not expanding in two directions (taking over the locker rooms and showers in one direction and including the stage and even the current music rooms) is viable. Kent indicated that the current structure can be extended in both directions which will result in a large savings vs. demolishing the existing gym and replacing it or lowering it. An unnecessary new structure is an unnecessary expense. Building on an angle adds to the cost.

I believe this option - as well as others throughout the building - need to be seriously evaluated and cost estimated. \$ 55 Mil is way more than the town is willing to pay for renovating and adding to the school. And if there are monies available to offset that number, those monies will be available for a design of less cost as well.

I am making a formal request to present my designs for the renovation and extension of the school.

Please let me know when this might be possible.

Thank you very much.

Sincerely,

Paul Lazes

From: Tisbury School Building Committee <tisburyschoolproject@gmail.com>
Sent: Thursday, July 16, 2020 5:32 PM
To: Harold Chapdelaine; John Custer; Sean DeBettencourt; Peter Gearhart; Rita Jeffers; Reade Milne; James Rogers; Michael Watts; Richard Marks (Daedalus/CHA); Chris Blessen (Tappe); Christina Opper (Daedalus/CHA); Marni Lipke
Subject: [--EXTERNAL--]: Fwd: Unanswered Questions

Please see the below from Paul Lazes.

----- Forwarded message -----

From: Paul Lazes <paulazes1@gmail.com>
Date: Wed, Jul 15, 2020 at 7:28 AM
Subject: Unanswered Questions
To: Tisbury School Building Committee <tisburyschoolproject@gmail.com>, Rachel Orr <rachelforr@yahoo.com>, Dan Seidman <dseidman@sprynet.com>, Ben Robinson <phraluang@yahoo.com>

On July 3, Mr. Rogers is quoted in the Vineyard Gazette as saying "We can't have the public submitting designs because that's against the law for public buildings". **Please be good enough to present this law in writing for reference.**

June 23 - 3 weeks ago - I submitted "Questions. . .re: School Design Project" and have not received an answer

July 2 - 2 weeks ago - I sent an email " Professional Estimator Questions" and have not received an answer.
I sent an email "Public School Survey" and have not received an answer.

July 13 2 days ago I sent "Existing Gym can be expanded in place". Please respond.

Please inform me as to how long it will be until the above are answered and addressed ?

Thank you.

Paul Lazes

From: Tisbury School Building Committee <tisburyschoolproject@gmail.com>
Sent: Thursday, July 16, 2020 5:33 PM
To: Harold Chapdelaine; John Custer; Sean DeBettencourt; Peter Gearhart; Rita Jeffers; Reade Milne; James Rogers; Michael Watts; Richard Marks (Daedalus/CHA); Chris Blessen (Tappe); Christina Opper (Daedalus/CHA); Marni Lipke
Subject: [--EXTERNAL--]: Fwd: Question about the right person to contact RE: School project

----- Forwarded message -----

From: **Kelsey Cosby** <kelsey@campjabberwocky.org>
Date: Thu, Jul 16, 2020 at 10:06 AM
Subject: Question about the right person to contact RE: School project
To: <tisburyschoolproject@gmail.com>

Hello!

My name is Kelsey and I am Director of Outreach at Camp Jabberwocky and also a Tisbury resident. I am writing because I was present at the town meeting where we approved funding for playground updates for the Tisbury School, and I would love to be in touch with whomever is in charge of planning those updates!

My main reason for asking is just to see how possible it would be to have a few adaptations to the playground to make it accessible to kids and adults with disabilities to use! There are a few universal design pieces of equipment that are fun for kids of all abilities, and it would make a huge difference in the experiences of children.

I don't know what the current plans are, but incorporating any universal design would be incredible.

Thank you for any help you may be able to offer!

Sincerely,
Kelsey

--
Director of Outreach | Camp Jabberwocky
617-633-0703
www.campjabberwocky.org

From: Tisbury School Building Committee <tisburyschoolproject@gmail.com>
Sent: Tuesday, July 21, 2020 5:51 PM
To: Harold Chapdelaine; John Custer; Sean DeBettencourt; Peter Gearhart; Rita Jeffers; Reade Milne; James Rogers; Michael Watts; Richard Marks (Daedalus/CHA); Chris Blessen (Tappe); Christina Opper (Daedalus/CHA); Marni Lipke; Matt Barnhart (Tappe)
Subject: [--EXTERNAL--]: Fwd: Pending Questions

----- Forwarded message -----

From: **Paul Lazes** <paulazes1@gmail.com>
Date: Mon, Jul 20, 2020 at 5:35 PM
Subject: Pending Questions
To: Rachel Orr <rachelforr@yahoo.com>, Tisbury School Building Committee <tisburyschoolproject@gmail.com>, Dan Seidman <dseidman@sprynet.com>

Beginning with questions sent June 23 and ^{several} thereafter, there are questions still not answered. Rachel has confirmed all were received.

All questions posed are to assist in a possible path forward to a less expensive total cost while accomplishing the stated educational objectives.

Your help in accomplishing this goal would be greatly appreciated.

Please respond by August 1.

Thank you.

Sincerely,

Paul Lazes

From: Tisbury School Building Committee <tisburyschoolproject@gmail.com>
Sent: Tuesday, July 21, 2020 5:54 PM
To: Harold Chapdelaine; John Custer; Sean DeBettencourt; Peter Gearhart; Rita Jeffers; Reade Milne; James Rogers; Michael Watts; Richard Marks (Daedalus/CHA); Chris Blessen (Tappe); Christina Opper (Daedalus/CHA); Marni Lipke; Matt Barnhart (Tappe)
Subject: [--EXTERNAL--]: Fwd: Concept Design Vote

----- Forwarded message -----

From: **ben robinson** <phraluang@yahoo.com>
Date: Tue, Jul 21, 2020 at 4:12 PM
Subject: Concept Design Vote
To: <tisburyschoolproject@gmail.com>

To the Tisbury School Building Committee,

I am hoping the committee will discuss reconsidering the move from the concept phase into the schematic phase at your next meeting.

As I am sure you all are aware, this vote has a contractual component, and significantly limits what can change within the voted upon concept.

It is unwise to move forward with a concept that has so many obvious design flaws, and those should certainly be resolved in the concept phase before advancing to the schematic phase.

Some of these flaws broadly speaking are:

- Natural Light

The media/commons spaces, cafeteria and foreign language room lack natural lighting and a visual connection to the outside

- Significant Interior Changes

These result in additional costs for a low return, changes to stairwells and interior walls, locations of bathrooms all add cost without showing enough added benefit

- Scale

The addition in relation to the existing building is poorly organized to preserve the elegant simplicity of the existing building and seems to only add to the visual clutter of the Spring St. side

- Cafeteria Space

This space is awkwardly located in the newly formed circulation space and crowds the kindergarten and courtyard access to the buildings services

- Gym Space

As you undoubtedly have already heard from me on this, I will try to state it again succinctly.

This is an effort towards understanding fiscal tradeoffs and cost ramifications of including a new gym in the concept proposal, with all its associated ancillary spaces, locker rooms etc.

If there is any effort or willingness by the committee to reign in the overall cost of the project this would be the first item to evaluate.

It also sets up much of the addition, since it also represents the largest amount of square footage being added, and removed. And, in my mind, does not fit into the primary educational needs, as it is currently adequate for the basic needs of physical education, and can be adjusted in ways to alleviate the perceived deficiencies.

- Cost

This is perhaps the most critical issue in regard to a successful project for our town.

We cannot afford to have another design voted down and then head back to the drawing board, we also cannot afford for the the Town to take on such a heavy cost burden, especially when we have other significant spending projects in the near future and while we face uncertain economic times.

This should give everyone on the committee tremendous pause as to what kind of financial state we leave our town regarding this project.

We should not put such an ask to the voters, it is a lose-lose proposition if this is the plan we move forward with.

I politely ask that the committee rescind their vote to move into schematic design, and continue with concept explorations that will deliver a more financially rational and ultimately successful project.

Our school facility should represent the best we can provide for our current and future students, and sometimes that also means accepting the realities of our small town with limited resources.

It also is a moment to teach an learn a lesson about how we should strive to live on this island and this planet.

For far too long we have trended towards an overlay wasteful and consumptive society, and this behavior is literally killing the habitability of our world.

I know this project is slated to move significantly towards being net-zero and without fossil fuels, both necessary directions, but we must also consider resource extraction and materials, not just how healthy they are for the end user, but how healthy they are for the entire supply chain, and how much we are using overall.

Education of future generations must embody these critical lessons, so we can strive for a more just and equitable and safe world. It is a tall order to place on any committee, yet here we are, in the year 2020, grappling with these existential questions.

I have always wanted a successful project, one we can all be proud of, and one that does not force our fixed income long time town residents to face unaffordable tax burdens, we owe them much and we should consider them so.

Thanks you for the consideration,
Ben Robinson

Ben Robinson
508.246.0021

From: John Grande, Town Administrator
To: Rachel Orr
Cc: Chris Blessen (Tappe); James Rogers; Michael Watts; Richard Marks (Daedalus/CHA)
Sent: Wednesday, July 22, 2020, 02:59:20 PM EDT
Subject: Tisbury School Building Renovation and Addition Project

Hello Rachael

The action proposed at the Tisbury School Building Committee on June 22nd was held over until June 29th concerning approval of concepts with alternatives prepared by Tappe . At the June 29th meeting individuals participating in the zoom meeting introduced another concept and made a request for future presentation and some further review. My main concern following this meeting is that the Committee was being drawn into some other quasi process which did not reflect the designer selection law and related laws and the decisions the Committee has made to date as to the development of the design. I sought the opinion of our Town Attorney (see attached legal guidance). Please share with the Committee members.

Sincerely,

Jay

Sent from [Mail](#) for Windows 10

John "Jay" W. Grande, Town Administrator

Town of Tisbury
51 Spring Street, P O Box 1239
Vineyard Haven, MA 02568

(O) 08-696-4203

(C) -563-8624



The Leader in Public Sector Law

T: 617.556.0007 F: 617.654.1735

101 Arch Street, 12th Floor, Boston, MA 02110

By Electronic Mail

To: John Grande, Town Administrator

From: David J. Doneski

Re: Tisbury School Project, Project Development and Design Process

Date: July 17, 2020

You have advised me of a situation in which individuals have been presenting and pursuing alternative project approach and/or design scenarios with the Tisbury School Building Committee for the ongoing Tisbury School project. In that regard, you have informed me that the School Building Committee has been tasked with developing a design proposal that reflects, as a guiding principle, a renovation of the Tisbury Elementary School building. This memorandum follows our discussion on the implications of the situation described.

As the estimated cost of such a renovation project exceeds the statutory threshold of 1.5 million dollars, the Town was first required to engage the services of an owner's project manager (OPM) through a qualifications-based process. G. L. c. 149, § 44A1/2. That process was undertaken and the Town has contracted with Daedalus Projects Incorporated for OPM services. The design of a project of this size requires selection of a project architect pursuant to the designer selection procedure specified in G.L. c. 7C, § 54. After selection of an OPM, the Town conducted a designer selection process and has contracted with Tappe Architects, Inc. as project architect. A part of both the OPM procurement and the designer selection process is an evaluation of the 'project team' that each proposing firm would assign to the project, to help ensure that the range and depth of experience of the OPM, and design and engineering professionals, who will work on the project meet the applicable state licensure criteria and are suitable for and compatible with the Town's needs and project approach, including the criteria outlined in the procurement solicitations.

Town Counsel reviewed both the OPM services contract with Daedalus and the design services contract with Tappe prior to the Town entering into agreements for those services. As both the OPM and project architect have been selected and are under contract with the Town for the respective services to be provided, it is those professionals who are legally and professionally responsible for delivery of those services for the project. Equally important, the Town has responsibilities under each of the contracts to cooperate with Daedalus and Tappe in the

exchange of information, evaluation of design and construction options, and general administration of the project. To the extent that other persons or entities who are not under contract with the Town pursuant to the statutorily required procedures, and whose qualifications and licensure (if any), are inserted into the design development and project implementation process, there could be questions of project intent and interference with contractual relationships. Specifically, there is a risk that the OPM and project architect could perceive, and actually experience, such participation by others as impairing their ability to perform their contract services and earn their fees in the manner reasonably anticipated at the times their contracts were signed. The consequences of such a situation could affect both the progress and success of the project and the Town's financial position under the contracts. There is a possibility of delay, project coordination complications, and associated liability and cost to the Town. Accordingly, I would caution the Town and the School Building Committee against deviating from the project process that has been established and which is reflected in legally binding agreements.

726390/TISB/0132

From: Tisbury School Building Committee <tisburyschoolproject@gmail.com>
Sent: Sunday, July 26, 2020 12:01 PM
To: Harold Chapdelaine; John Custer; Sean DeBettencourt; Peter Gearhart; Rita Jeffers; Reade Milne; James Rogers; Michael Watts; Richard Marks (Daedalus/CHA); Chris Blessen (Tappe); Christina Opper (Daedalus/CHA); Marni Lipke
Subject: [--EXTERNAL--]: Fwd: please post the 6/29 TSBC meeting

----- Forwarded message -----

From: **Tisbury School Building Committee** <tisburyschoolproject@gmail.com>
Date: Sun, Jul 26, 2020 at 11:59 AM
Subject: Re: please post the 6/29 TSBC meeting
To: Anna Edey <solvivagreen@gmail.com>

Hi Anna,

The zoom recording of the June 29 meeting is on the project website: www.tisbury-school-project.com. Minutes of that meeting are on the agenda for approval at tomorrow's meeting, July 27th. I assume these are what you are looking for but let me know if it is not.

Rachel Orr
TSBC Chair

On Thu, Jul 23, 2020 at 1:42 PM Anna Edey <solvivagreen@gmail.com> wrote:
Please post the June 29 meeting of the TSBC.
This is my second request - it must be posted because it was a public meeting.

Thank you -
- Anna Edey