
RE: Questions from Paul Lazes re: School Design Proposals

Christopher Blessen <cblessen@tappe.com>

Mon, Jun 29, 2020 at 8:07 PM

To: Tisbury School Building Committee <tisburyproject@gmail.com>, Richard Marks, Christina Opper, Harold Chapdelaine, John Custer, Sean DeBettencourt, Peter Gearhart, Rita Jeffers, Reade Milne, James Rogers, Michael Watts, Matthew Barnhart, Marni Lipke

Good Evening Tisbury Building Committee,

Here are my thoughts, below in red.



Christopher D Blessen, AIA, LEED AP | Principal

From: Tisbury School Building Committee [mailto:tisburyproject@gmail.com]

Sent: Tuesday, June 23, 2020 1:25 PM

To: Christopher Blessen ; Richard Marks ; Christina Opper ; Harold Chapdelaine ; John Custer ; Sean DeBettencourt ; Peter Gearhart ; Rita Jeffers ; Reade Milne ; James Rogers ; Micheal Watts ; Matthew Barnhart ; Marni Lipke

Subject: Fwd: Questions from Paul Lazes re: School Design Proposals

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

From: **Paul Lazes** <paullazes1@gmail.com>

Date: Tue, Jun 23, 2020 at 1:33 AM

Subject: Questions from Paul Lazes re: School Design Proposals

To: <tisburyproject@gmail.com>

Questions from Paul Lazes re: School Design Proposals

Can you please provide room sizes & square footage written on all rooms on Existing Condition Drawings and your two proposals so we can more easily assess what is sufficient and what isn't? It's too cumbersome to cross reference with the charts while having a discussion and analyzing the designs. **Sure. We will work on this.**

Can you please show in your proposals which walls are existing and are to remain vs. which walls are new construction so we can more easily assess the value of relocating walls? **This is a fairly specific request that I'd advise is a bit granular for the focus of**

choosing a concept to go with. The reality of the requirements of this school design project is that by the time we get down to studs, in order to update and upgrade all systems, the moving of those studs is a small fraction of the cost/negligible. The value is in fitting the program into the building in proportions that best suit education in the 21st century as it looks forward to future generations. We need to set up the school and town with as much flexibility as possible to last another 100 years.

What leads you to believe that a project for more than \$50M

would be accepted by the community when plans for a brand new building was estimated at \$ 34M to the Town and rejected ?

My understanding is that with walls you intend to leave where they are you want to strip everything back to the studs to insulate the walls for sound attenuation. Is this correct ? Are there any other reasons ? Sound attenuation is one benefit. The larger reason to go to studs is to clean up the building from hazardous materials, update all systems including wiring and HVAC. Sound attenuation in schools is a huge issue and the teachers reports as-is.

What is the thinking that lead you to eliminate entering the building from the existing location and move it to the side of the addition ? I'm not sure I follow, but the big reason for a new entrance is to allow for a more secure safe entry based on CPTED (Crime Prevention Through Environmental Design) best practices and good school planning. The current location enhances the entry sequence and safety and security protocols.

Is there any reason we can't enlarge the existing Gym by taking over all the adjacent rooms (showers, stage, music rooms) to enlarge it to approximately 8,000 SF Possibly, yes. But the gym, stage, music rooms are not all one building so it would be more challenging than just moving out that direction.

What is the cost of lowering the Gym vs. installing an elevator for those who need one ?

Is there any reason we can't build on top of the existing Gym to add the necessary square footage plus whatever addition would then be needed ? Yes, typically structures that were built in the 1930s are not sized for loading through the connections and shear weight to meet current codes of 2020. New structures for anything added to the top of the gym have to accommodate transfer to the ground. In short, we would essentially be building a floating addition above the existing gym with an independent or largely independent structure.