

Tisbury School Building Committee
2019-2020
7:00PM, Monday, October 5, 2020
by Zoom Cloud Conference due to Covid-19 Restrictions

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

Others: SB, Anna Edey, Lindsey Famaris, Recorder – Marni Lipke,
Melinda Loberg,
Daedalus Projects – Richard Marks, Christina Opper,
Amanda Sawyer,
Tappé Architects – Chris Blessen,

Schools: Sean DeBettencourt, Meredith Goldthwait, Rita Jeffers,
Meredith Goldthwait, Melissa Ogden, Maria Metters,
Anne Williamson, TSC – Michael Watts, PTO – Siobhan Mullin,

Town: Selectman – Larry Gomez, Jeff Kristal, Jim Rogers,
Town Administrator – Jay Grande, Planning Bd. - Ben Robinson,
FinCom – Mary Ellen Larsen, Sarah York,

Press: MV Times – Rich Saltzberg,
* TSBC members late arrivals or early departures.

1. Call To Order & Virtual Meeting Reminders

- The Tisbury School Building Committee 2019-2020 (TSBC) meeting was called to order at 7:02PM.
- (*Recorder's note: Discussions are summarized and grouped for clarity and brevity.*)
- Chair Harold Chapdelaine reviewed the protocol for remote meetings occasioned by the pandemic. The meeting was being recorded for posting, along with all background documents, on the Project website <http://www.tisbury-school-project.com>. All participants were welcome. In order to facilitate the technology he asked that:
 - microphones be muted to reduce background noise,
 - participants raise hands either by Zoom option or on video;
 - non-TSBC members turn off their video so members could be more easily identified.

2. Tisbury School Building Committee (TSBC) Attendance - was called.

3. Review and Possible Approval of Minutes from the September 21, 2020 Meeting

There were extensive revisions and questions about the minutes and action was tabled pending Recorder Ms. Marni Lipke's input.

4. TSBC Discussion to Create Best Practice for Members' Use of Video During Meetings

As the public face of the Committee, and as a courtesy while meeting in a challenging platform, it was agreed that members would do their best to keep video on at all times. Some outages were to preserve bandwidth or to attend to off-camera business during long days in Zoom.

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5. Acknowledgment of Receipt of Public Correspondence (See documents on file.)

In light of previous conversations on design phases and to clearly define them publicly, Mr. Chapdelaine researched many architectural contracts.

- Schematic design was the initial process that moved from an idea to a workable and realistic concept, encompassing two very important factors through a collaborative process between the client and professionals: the scale of work that satisfied an envisioned end result, in this case the Education Plan and Space Needs Assessment; and the relationship between parts of the project, i.e. outlining the spaces of the final structure and how they related to each other as they satisfied the Education Plan and Space Needs Assessment.

- Design development included details, types of materials, interiors, equipment, finishing and aesthetics.

Mr. Chris Blessen and the Tappé team had fulfilled the contract for schematic design and been very patient in affording the TSBC wide latitude to move beyond it. Further details should be considered in design development pending a vote to fund the project. (See documents on file & below: Actions.)

a. Email from Parent Teacher Organization (PTO) re: Community Preservation Committee (CPC) funds

The PTO and Tisbury School Committee (TSC) requested TSBC support in their joint application for \$300,000 in CPC funds for playground improvements that would reduce the overall cost of the school project. Two previous awards totaling \$200,000 had not been spent due to various complications: the August 2019 lead issue, the Covid-19 pandemic and the continuing school project; so it was hoped the money could be banked beyond the three year CPC limit. They also requested permission to use the current landscape schematic to show as a potential outline. If this project did not go through, funds could be spent on ameliorating current deficiencies and on future playground design. The PTO assured the CPC that they were coordinating with many stakeholders including the TSBC. Mr. Blessen attested that the landscape schematic was a proposal only, and could be submitted to the CPC.

• ON A MOTION DULY MADE BY MR. JIM ROGERS AND SECONDED BY MR. SEAN DEBETTENCOURT THE TISBURY SCHOOL BUILDING COMMITTEE UNANIMOUSLY ENDORSED THE APPLICATION FOR PLAYGROUND IMPROVEMENTS AND SUPPORTED BANKING OF FUNDS FOR THE PROJECT DUE TO COMPLEX PROBLEMS FACING THE SCHOOL: 8 AYES, 0 NAYS, 0 ABSTENTIONS: MR. DEBETTENCOURT—AYE, MR. PETER GEARHART—AYE, MS. RITA JEFFERS—AYE, MS. READE MILNE—AYE, MS. RACHEL ORR—AYE, MR. ROGERS—AYE, MR. MICHAEL WATTS—AYE, MR. CHAPDELAINÉ—AYE.

• Two substantial emails from Ms. Anna Edey showed concepts that deviated considerably from Option 3 and consequently were judged to be beyond the scope of current TSBC consideration. Mr. Chapdelaine referred to Town Counsel's letter regarding the Tappé and Daedalus contracts (see below: Actions).

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6. Progress/Scheduling Updates on Upcoming Presentations and Public Meetings

a. Joint Meeting with Select Board, Finance Committee (FinCom) and School Committee (TSC) (See below: Meetings/Events.)

Daedalus and Tappé committed to having pricing by Thursday, October 15th, for a TSBC meeting preliminary to the joint meeting. (Pricing was trending downward due to the slightly smaller building and simpler land use.)

b. Updates on Possible Locations (Indoors and Outdoors) for Community Presentations

- Mr. Richard Marks of Daedalus Projects reported that the Martha's Vineyard Film Center was now offering its indoor facility at \$500, for up to 60 people at social distancing, Mondays or Tuesdays with high quality audio visual equipment, including: a large screen, 4 wireless microphones, appropriate staff, and cleaning.
- The Tisbury School gym was operating as a first grade classroom and so was off-limits to public use. The Emergency Services building conference room was limited to 19 people at social distancing and use of the parking bay spaces might involve some public safety issues. The Katherine Cornell Theatre was being used as Town Hall administrative offices. The Martha's Vineyard Museum had been canceling events. Tents involved costs and were increasingly problematic as the weather turned to late fall and winter.
- Massachusetts Department of Public Health (DPH) now allowed indoor gatherings greater than 25 people. Forums on the previous project proposal were attended by about 30 people.
- The energy workshop had been delayed by other priorities (see below: Actions).
- In-person meetings could be simultaneously zoomed and hopefully recorded for broadcast on MVTV. There would be daytime and evening sessions.
- Forums should be attended by representatives from the Select Board, Finance Committee and TSC.
- Lack of TSBC finances remained a problem. Tents, the Film Center, MVTV, 3 dimensional models, etc. all involved costs. The Town appreciated the Daedalus offer to pick up the MV Film Center cost under their contract at two forums in one day about 2 to 3 weeks before the Town Meeting.
- The Select Board was working on timing and planning a venue for a town meeting, balancing: TSBC process, adequate time for public advocacy, and the timeline accounting for national elections, winter holidays and weather.
- In addition the Select Board continued to work on possible funding sources as well as the bonding rates. They felt good three-dimensional models, public advocacy, and drawings as well as solid pricing were necessary precursors to scheduling.
- The TSBC emphasized including temporary facilities/school during the construction phase since the gut-renovation precluded use of the current building. School Administration advised that the High School was not an option, making a full modular school for 300 students necessary. Daedalus estimated a price of \$3-4,000,000 for temporarily housing 300 students for 18 months to 2 years—funds that could not be used for permanent project elements. Trailer modulars were an expensive option with limited availability.

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7. Public Comments

Martha's Vineyard Times reporter Mr. Richard Saltzberg asked two questions.

- Would the temporary school/trailers accommodate conditions for the Covid-19 pandemic? There was a general hope that by the time they were needed the pandemic would have subsided.
- Had the Existing Conditions Report been updated, including a further radon test in the lowest part of the building? Mr. Blessen stated that there had been no revisions since early in the year but that an update would be part of the final schematic design. Mr. Watts confirmed that all radon test had been below the cutoff (see below: Actions).

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

Adjournment

• ON A MOTION DULY MADE BY MR. ROGERS AND SECONDED BY MR. DEBETTENCOURT THE TISBURY SCHOOL BUILDING COMMITTEE MEETING UNANIMOUSLY ADJOURNED AT 8:24PM: 8 AYES, 0 NAYS, 0 ABSTENTIONS: MR. DEBETTENCOURT—AYE, MR. GEARHART—AYE, MS. JEFFERS—AYE, MS. MILNE—AYE, MS. ORR—AYE, MR. ROGERS—AYE, MR. WATTS—AYE, MR. CHAPDELAINE—AYE.

Appendix A: Meetings/Events:

- TSBC – 5:00-PM, Monday, October 19, 2020 – Zoom
- TSBC/TSC/SB/FinCom/PTO – 5:30PM, Tuesday, October 20, 2020 – Zoom

Appendix B: Actions

Tappé/Daedalus – resolve:

- send TSBC pricing by Friday 10/16/20
- revive energy workshop.

Mr. Chapdelaine/Daedalus – email Tappé design contracts to TSBC.

Mr. Chapdelaine – contact Mr. Grande re:

- Town Counsel re: public comments on design concepts.
- funds for 3 dimensional model or computer generated walk-thru, public forum venues, MVTV, etc.

Ms. Mullin – contact Select Board re: letter of support for CPC.

Mr. Watts – check on ground level radon tests and send to Mr. Saltzberg.

Mr. Chapdelaine – include temporary school estimate/options in joint meeting agenda

Appendix C: Documents on File: Available at:

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

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

- Agenda 10/5/20
- MVTimes editorial: Rush To Judgment 10/1/20

continued

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Appendix C: Documents on File (cont.):

- Chapdelaine/Edey emails re: Some of My Recommendations 10/4/20 (10 p.)
- Request for Qualifications for Designer Services for the Revitalization of the Tisbury School (12 p.)
- Blessen cover letter re: Revitalization of the Tisbury School 11/25/19
- Agreement, Town of Tisbury, Massachusetts, Contract for Designer Services (18 p.)
- Attachment A Massachusetts School Building Authority (25 p.)
- Attachment B Agreement, Town of____, MA Contract for Designer Services (17 p.)
- Attachment C Commonwealth of Massachusetts, Standard Designer Application Form for Municipalities and Public Agencies no within DSB Jurisdiction (Updated July 2016) School Building Authority (7 p.)
- Attachment D Declaration Form (2 p.)
- Attachment E existing plans (4 p.)
- Chapdelaine email re: Tisbury School Tisbury School Playground 9/28/20
- Chapdelaine email re: Playground - Earthscape (5 p.) 9/30/20
- Warner Larsen Tisbury Elementary School, Vineyard Haven, Site Plan September 21, 2020

Minutes respectfully submitted by Office On Call/Marni Lipke.

Marni Lipke – Recorder

Date

Harold Chapdelaine – TSBC Chair

Date

Minutes approved 10/19/20