

**Tisbury Finance and Advisory Committee,  
in Joint Meeting with  
Tisbury School Building Committee 2019-2020  
6:30PM, Wednesday, November 18, 2020  
by Zoom Cloud Conference due to Covid-19 Restrictions**

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**Present:** Chair Nancy Gilfoy, Jynell Kristal, Mary Ellen Larsen\*,  
Kelly Metell\*, Allan Rogers, Laura Rose, Lesley Segal, Sarah York,  
**TSBC** Chair Harold Chapdelaine, John Custer, Sean DeBettencourt,  
Peter Gearhart, Rita Jeffers, Reade Milne, Rachel Orr,  
Jim Rogers, Michael Watts  
**Others:** Dennis Lassige, Recorder – Marni Lipke,  
Daedalus Projects – Christina Opper, Kevin Putney,  
Amanda Sawyer,  
Tappé Architects – Chris Blessen,  
**Schools:** Meredith Goldthwait, Sean DeBettencourt, Rita Jeffers,  
Michael Watts,  
**Town:** Select Bd. - Chair Jeff Kristal, Jim Rogers,  
Town Administrator – Jay Grande, Treasurer – Jonathan Snyder,  
**Press:** MV Times – George Brennan,

\* TSBC members late arrivals or early departures.

1. Call Meeting To Order & School Building Committee (TSBC) Attendance

- The Tisbury Finance and Advisory Committee (FinCom) was called to order at 6:32PM and attendance was called.
  - The Tisbury School Building Committee 2019-2020 (TSBC) meeting was called to order at 6:33PM. Zoom protocol was reviewed and attendance called.
- (*Recorder's note: Discussions are summarized and grouped for clarity and brevity.*)

2. Discussion with Representatives of Tisbury School Building Committee (TSBC) about Total Project Budget for Tisbury School & Discussion: Tisbury Finance and Advisory Committee (FinCom) Questions about the Tisbury School Project and Review of Schematic Design Phase Cost Estimates as Needed (See documents on file & 11/4/20 Minutes p.1-2.)

Daedalus estimator Kevin Putney was introduced. Chair Nancy Gilfoy commended the TSBC for not only their due diligence, great job on the School project, and the impressive presentation impressive.

- The existing School was 56,410 sq. ft. including the temporary “white house” building; the new renovation/addition would be 74,398 sq. ft. without, it was emphasized, diminishing either playground or parking space.
- Since square footage was directly related to price the TSBC worked hard through Option 3 to make efficient use of the available space. The size of the gym shell (but not the gym) was reduced, as was the stage, music rooms and cafeteria—which still accommodated the school in 3 sittings (a big improvement on the current 5 sittings which was restricting school day scheduling). The health classroom was moved from a

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fairly pricey roof space into the building. The classrooms were based on the Education Plan and space needs with only 2 sections per class and of course, art, music, industrial arts, language, etc. spaces, but no extra room in case of an enrollment bubble.

- Four small-group remediation/breakout classrooms per floor were appropriately sized for Special Education (SpEd), reading, math, speech/ language, English language learners (ELL), etc., located close to their attendant grades for more seamless inclusion.

- Despite the difficulties of working within the interior core of the 1929 building, each floor also showed a small u-shaped media room/library also close to classrooms, and also available as “flex” space with nano-walls to allow further small group breakout space. Flexibility was an increasing necessity in the current and post pandemic world.

- The stairs at each end of the building, although sturdy no longer fit fire and school safety standards and consequently would have to be enclosed (a difficult costly job). Also staff feedback showed the stairs were a bottleneck that impeded internal traffic flow when students moved around the building. The new central stair freed up the internal flow, created a symmetry with the around the historic Williams St. entry, and the side stair space could be utilized for breakout rooms and the Principal’s Office.

- Recycling of various building materials was more complex and expensive than it sounded. For example preserving the gym paneling would require hiring hand labor to disassemble it. There was an opportunity if someone in Town or on the Island wanted materials. On the other hand commercial construction companies usually recycled 90% of all demolition through separation and re-constitution.

- Given an April Annual Town Meeting (ATM) approval, the project would move into the next phase of design and bid documents. Construction would begin in the fall of 2021, with the delivery of a finished school in September 2023 or January 2024.

- A Construction Manager at Risk (CMR) was included in the current estimate adding about 3-4% to the project price, over a traditional “hard or lowest” bid process. The CMR form of procurement hired a General Contractor early in the process to work alongside the design and Owner’s Project Manager (OPM) team. A CMR was strongly recommended for renovation/additions (as opposed to new construction) since such projects presented substantial unknown obstacles and factors. The early involvement of a construction manager greatly reduced later problems, minimizing large change-orders, anticipating labor problems, etc. In addition it would allow the project to move faster since quality bid documents took 10-12 months whereas a CMR would start early and be able to build in increments, for example starting demolition while other design/bid documents were in process, saving about 6-12 months of inflation. A hard/low bid would require the preparation of final documents, and the bid process before construction could begin.

- About \$2,500,000 for a temporary school was included in the estimate under ‘Miscellaneous costs’ (so actual construction was ~ \$51,000,000), however the \$2.5 million was a low estimate, an entire temporary modular school could run up to \$5,000,000. A number of Town staff were working on alternate locations and options including:

- detaching temporary school cost into a short-term bond;
- a Veterans Field site with the Educomp Building for additional space;

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- the old Martha's Vineyard Community Services (MVCS) early education building after the MVCS move to the new facility;
- help and support from a CMR.
- Landscaping/outdoor learning space was also separated out, for alternate funding. The Community Preservation Act (CPA/CPC) had already dedicated some funds to this and more were expected. There was a site plan draft which had not yet been formally adopted.
- The estimate also did not include solar funding (425kw at \$1,600,000) and the TSBC would work with the Energy Committee and Town on other ways to develop it.
- Two estimates were created by independent teams with long-experienced specialists in school architecture, engineering, mechanicals, etc. The estimates were then reconciled, although in this case they were less the 2% apart—a good outcome. Both estimators were experienced in Island projects and had consequently included the “Island factor”. A CMR would be able to engage more local contractors, although some aspects (steel, masonry, concrete, etc.) required larger firms.
- Several contingency pools (e.g. design, pricing, construction) were built into the Project budget to avoid having to return to for additional Town funding. The CMR was also useful in limiting “scope creep” when owners might ask for additional work or changes.
- The Select Board and financial staff were working with a finance consultant on ways to minimize taxpayer burden through alternatives like those described above, as well as strategies like bond phasing. The Town was hoping to bond for \$50,000,000 (about \$600 per year on a median valued home).
- At present the School had a 300kw generator in good condition, so the plan was to re-connect the present model, although the site location was not yet set.
- The previous failed new school design was quite close to the septic leaching field Wicks, which allowed the incorporation of a small control room in the design. A similar room was possible here (see below: Actions).
- After the original shock, general contractors became conscious and careful on Covid protocols (masks, hand-washing stations, etc.) to avoid employee illness and delays—and these small expenses were taken into account. A CMR could sequence the job so that workers/sub-contractors could avoid being in the same place at the same time.
- Although construction prices might have risen on the Island, in general Daedalus was finding this an advantageous time to bid as quality companies were hungry to fill backlogs in the uncertain market.
- The TSBC could recommend CMR procurement over a hard/low bid but final authority rested with the Select Board/Town, who signed and executed the contract. TSBC Chair Harold Chapdelaine, an expert on historic renovations, very strongly advised the CMR, on his experience that large renovation projects success was highly dependent on constant management from start to finish.
- If the Town failed to approve the project it would face the following:
  - having to start all over again with another Committee, bid, design, etc.
  - paying for a third schematic design process;
  - substantial upkeep on the current building (including lead issues which were only encapsulated, not remediated);

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- further delay of the project including the missed opportunity for current low financing, probable construction inflation, etc.

The TSBC was proud of coming together as a diverse group to fulfill their mission of a renovation/addition that fit the Education and space needs.

- Next steps were to discuss and approve a site plan and bring the project before the taxpayers. There had been a plan to use the Martha's Vineyard Film Center however current restrictions on indoor gatherings brought that into question. Continual access zooming and short video presentations, including 3-dimensional tours on a separate user friendly page were being developed for a momentum up to Town Meeting.
- The FinCom thanked the TSBC for all their dedication responsiveness and work, which they hoped would end with a ribbon cutting. The TSBC thanked the FinCom for their attention and excellent questions.

Adjournment

**• ON A MOTION DULY MADE BY MR. JIM ROGERS AND SECONDED BY MS. READE MILNE THE TISBURY SCHOOL BUILDING COMMITTEE MEETING UNANIMOUSLY ADJOURNED AT 8:08PM: 9 AYES, 0 NAYS, 0 ABSTENTIONS: PRIN. JOHN CUSTER—AYE, MR. SEAN DEBETTENCOURT—AYE, MR. PETER GEARHART—AYE, MS. MILNE—AYE, MS. ORR—AYE, MR. ROGERS—AYE, MR. MICHAEL WATTS—AYE, MR. HAROLD CHAPDELAINE—AYE.**

**Appendix A: Meetings/Events: TBD**

**Appendix B: Actions**

Harold/Chris Blessen – contact Wastewater Dept. re: Wick control room.

**Appendix C: Documents on File:**

- Agenda 11/18/20
- Gilfoy/Chapdelaine email re: One More Question 11/13/20
- Revised Draft Questions for TSBC

Minutes respectfully submitted by Office On Call/Marni Lipke.

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Marni Lipke – Recorder

\_\_\_\_\_  
Date

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Harold Chapdelaine – TSBC Chair

\_\_\_\_\_  
Date

Minutes approved by the TSBC as amended 12/14/20