

**Tisbury School Building Committee 2019-2021**  
**4:30PM, Thursday, February 18, 2021**  
**by Zoom Cloud Conference due to Covid-19 Restrictions**

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

**Others:** Recorder – Marni Lipke,  
Daedalus Projects – Christina Opper, Amanda Sawyer,  
Tappé Architects – Chris Blessen,

**Town:** Town Administrator – Jay Grande,  
Select Board – Jeff Kristal, Jim Rogers,

**MVPS:** Prin. John Custer, Asst. Prin. - Melissa Ogden, Sean DeBettencourt,  
Rita Jeffers,

**Press:** MV Times – Rich Saltzberg,

\* TSBC members late arrivals or early departures.

1. Call To Order & Virtual Meeting Reminders

- The Tisbury School Building Committee 2019-2021 (TSBC) meeting was called to order at 4:34PM.

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

- TSBC Chair Harold Chapdelaine reviewed the protocol for remote meetings occasioned by the pandemic. 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 to preserve bandwidth.

The meeting was being recorded for posting, along with all background documents, on the Project website <http://www.tisbury-school-project.com>.

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

- Later in the meeting, Mr. Chapdelaine formally acknowledged the retirement of Owner's Project Manager (OPM) Daedalus Projects, Inc. Richard Marks. Ms. Christina Opper and Ms. Amanda Sawyer were fully versed in the Project and would be interim managers with the TSBC full confidence until a Daedalus principal was assigned.

3. Follow Up on Planning Board Meeting – Tabled.

4. Follow Up on Energy Committee Meeting (See below: Tasks.)

\* During this discussion Mr. Michael Watts entered the meeting at 4:37PM and Mr. Jim Rogers entered the meeting at 4:56PM.

The joint meeting was very informative (see 3:00PM 2/18/21 Minutes). The TSBC discussed the following issues and actions:

- The timing, responsibility and purview of letters of intent/interest to Cape and Vineyard Electric Collaborative (CVEC) and Vineyard Power/Vineyard Wind.

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- The separation of the solar from the project and the importance of solar installation as simultaneous with the construction phase.
- The Building was being designed for energy efficiency (tight envelope, fenestration, insulations, currently sustainable systems, solar ready roof) so that over a 12 month span a site meter would show zero consumption, but this could not be achieved without site-based renewable energy harvest. It could be finessed in indirect methods such as purchasing energy credits, however this would leave the School with ongoing substantial electric bills.
- Postponement or separation would waste the building design and roof design component specifically intended to capitalize on solar energy.
- The solar (and maybe other project aspects) might come under the current Municipal Vineyard Preparedness (MVP) funding round.
- Net zero was in the TSBC mission statement and as such should be emphasized in the recommendation to the Select Board. In addition it was an important educational tool.
- Warrant language should allow Select Board and Tisbury School Committee latitude for bonding and alternate funding.

5. Write to Select Board and School Committee

a. Recommendation of TSBC Inclusive of SD Site Plan, SD Renovation Addition, Solar and 53m Budget (See documents on file.)

The TSBC reviewed the draft and made a number of edits:

- The Net Zero paragraph was moved to a more prominent position.
- A discussion on further savings focused on the current realistic project budget and retaining reasonable expectations. Reductions should not compromise the Education Plan requirements or adversely effect the long term quality of building or its maintenance. “...refinement, including responsible ongoing value management and budget analysis seeking responsible cost savings”.
- The Construction Manager at Risk (CMR) was recommended “...for this project”.
- Daedalus strongly recommended that the Town begin the CMR procurement process immediately along with contracts for OPM Daedalus Projects, Inc. and Designer Tappé Architects—including language that contracts were contingent on voter approval of the Project. This was because CMR procurement involved not only regular bid timeline but a 45 day Inspector General’s Office application. Immediate procurement would:
  - allow the Project to start directly after the vote;
  - take advantage of the current favorable construction and bond markets;
  - enlist CMR assistance/ coordination with the temporary school set up.
- The Town Procurement Officer would oversee the process with TSBC guidance.
- The move was part of what residents were requesting in an overall plan including the temporary school.
- The recommendation should strongly recommend the Select Board start the CMR procurement process within 30 days.

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• **ON A MOTION DULY MADE BY MR. ROGERS AND SECONDED BY PRINCIPAL JOHN CUSTER THE TISBURY SCHOOL BUILDING COMMITTEE UNANIMOUSLY APPROVED THE RECOMMENDATION AS DISCUSSED AND AMENDED TO BE SUBMITTED WITHIN 48 HOURS TO THE TISBURY SELECT BOARD AND THE TISBURY SCHOOL COMMITTEE: 8 AYES, 0 NAYS, 0 ABSTENTIONS: PRIN. CUSTER—AYE, MR. SEAN DEBETTENCOURT—AYE, MR. PETER GEARHART—AYE, MS. RACHEL ORR—AYE, MR. ROGERS—AYE, MR. WATTS—AYE, MR. CHAPDELAINÉ—AYE.**

- This recommendation was the culmination of 2 years work including dealing with a global pandemic—fulfilling the TSBC mission to bring a renovation/addition net zero project that fulfilled the Education Plan to the Tisbury voters.
- Questions on the next phase of a School Building Committee. included:
  - how many meetings and tasks remained in this phase,
  - appointment by the TSB and TSC,
  - the scope of the next phase,
  - continuity and how much membership overlap a new committee should include,
  - adding or substituting members with construction or other expertise, non-resident taxpayers, Town administration, etc.
  - or declaring working groups on project aspects.

**6. Outreach and Communications Update and Discussion**

The Communications Group was planning outreach in a number of venues, that were not official meetings:

- small and larger venues (such as St. Augustines Church, MV Museum, etc.) as Island covid rates dropped;
- small coffee shop or outdoor conversations;
- Zoom meetings to answer Frequently Asked Questions (FAQs) such as: why didn't the Town apply for Massachusetts School Building Authority (MSBA) funds? or Why was the Project so expensive?
- Library speaker group series;
- mini-presentations with other Town departments: Fire, Emergency Medical Service (EMS), Police, etc.
- TSBC members informal zooms with residents, friends, residents, neighbors where Daedalus and Tappé could answer questions.

**7. Update from Select Board** – See above.

**8. Public Comments** – None

**9. Other Topics Not Reasonably Anticipated by the Chair Within 48 Hours of the Meeting** – None

**10. Adjournment**

• **ON A MOTION DULY MADE BY PRIN. CUSTER AND SECONDED BY MR. DEBETTENCOURT THE TISBURY SCHOOL BUILDING COMMITTEE MEETING**

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**UNANIMOUSLY ADJOURNED AT 5:58PM: 8 AYES, 0 NAYS, 0 ABSTENTIONS:  
PRIN. CUSTER—AYE, MR. DEBETTENCOURT—AYE, MR. GEARHART—AYE,  
MS. JEFFERS, MS. ORR—AYE, MR. ROGERS—AYE, MR. WATTS—AYE, MR.  
CHAPDELAINÉ—AYE.**

**Appendix A: Meetings/Events:**

- TSB/TSC – 5:00PM, Tuesday, February 23, 2021 – Zoom
- TSBC/VH Bus. Assoc. Workshop - 10:30AM, Wednesday, March 3, 2021
- TSC – 4:00PM, Tuesday, March 9, 2021 – Zoom
- TSC/TSB – 5:00PM, Tuesday, March 9, 2021 – Zoom
- TSBC/PTO – 6:30PM, Thursday, March 18, 2020 – Zoom

**Appendix B: Actions:**

Ms. Orr - research SMART Program & Municipal Vineyard Preparedness (MVP) funds.  
Mr. Chapdelaine – pursue CVEC/Vineyard Power/Wind letters of interest.  
All – send Frequently Asked Questions (FAQ) to Mr. Chapdelaine and Ms. Opper.  
Agenda – TSBC Next Phase.

**Appendix C: Documents<http://www.tisbury.mvyps.org> on File: Available at:  
/ click on Tisbury School Project**

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

- Agenda 2/18/21
- Chapdelaine email re: Reflections on Last Night’s Meeting 1/26/21
- Chapdelaine email re: Next TSBC Meeting and Energy Committee Meeting Date 2/5/21
- Chapdelaine email re: Import TSBC Project Change ! 2/5/21
- Chapdelaine cover email re: DRAFT Recommendation to the Select Board, School Committee and Voters 2/17/21
- Chapdelaine Draft Recommendations to the Select Board – School Committee and Voters of the Town of Tisbury
- Chapdelaine cover email re: TSBC Recommendation to the Select Board and School Committee 2/19/21
- Tisbury School Building Committee letter re: Approved Recommendations of February 18, 2021 (2 p.) 2/19/21

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

Approved as amended by the TSBC 4/5/21