

Tisbury School Building Committee – Design/Construction Phase
4:30PM, Tuesday, February 22, 2022
by Zoom Cloud Conference due to Covid-19 Restrictions

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TSBC Members Present: Chair – Mike Watts, John Custer, Connie Alexander,
Sean DeBettencourt, Rita Jeffers, Reade Milne, Jim Rogers,
Sarah York,

Absent: None

Others: School - Prin. John Custer, Asst. Prin. Melissa Ogden,
PTO - Siobhan Mullin,

Town: Recorders – Marni Lipke, Alice Robinson,
Climate Com – Bill Straw, Melinda Loberg,
CHA Projects – Aditya Modi, Christina Opper, Michael Owen,
Amanda Sawyer,
Tappé Architects – Toby Zaltsman,
WT Rich - Harvey Eskenas, Evan Moore, Jonathan Rich, Brian Santos,

* TSBC members late arrivals or early departures.

1. Call To Order & Virtual Meeting Reminders

- The Tisbury School Building Committee Design/Construction Phase (TSBC) meeting was called to order at 4:34PM. (*Recorder's note: Discussions are summarized and grouped for clarity and brevity.*)

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

3. Review and Approval of Minutes

Ms. Marni Lipke and Ms. Alice Robinson would coordinate on past minutes. Chair Michael Watts apologized for any confusion over agenda and minutes posting and expected to get trained in Town website access shortly.

4. TSBC Chairperson, Vice Chairperson Update

- Tappé Architects team was working on kindergarten (K) rooms, one of which had too many windows. Other visual impact changes included the administrative wing and roof, divided or undivided lights, and the gym entrance (see below: Actions).
- The Tisbury Energy Committee had some lighting plans (see documents on file & below: Actions), and the TSBC would coordinate with them on other resources for energy efficiency.
- A joint TSBC, Tisbury Select Board (TSB), and Tisbury School Committee (TSC) meeting would focus on a high level overview of the Project status. This would be followed shortly by a public forum for residents and neighbors (see below: Meetings/ Events).
- Construction Manager at Risk (CMR) WT Rich and Tappé had marked the W. Williams St. property and were talking to the modular company on delivery timeframe. Fencing would be installed shortly. Completed Design Development drawings were targeted for late April 2022.

8. Working Groups Update

- The Landscape (Building & Grounds) had contacted the family of a former faculty member about moving or replacing the memorial dedicated tree. The Department of Public Works (DPW) would be consulted on any tree removal. The W. Williams / Spring St. path should be

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kept open during construction. A Parent Teacher Organization (PTO) representative would participate in the Group.

- The Exterior Group was discussing material options to be presented for feedback at the upcoming public forum.
- The Interior Group chose carpeting for the media center and administrative offices and LVT/VCT (durable vinyl/cork flooring) in corridors. They discussed making the media center fully open w/operable panels to save money and increase access, but close off space on one floor to allow space use flexibility.
- Mechanical Systems was looking at air source heat pumps which were very efficient in spreading heat throughout the building without cross ventilation. Mr. Bill Straw from the Climate Committee would participate in the Group. The following issues were discussed:
 - The current School generator was fairly new and would be relocated within the Project.
 - Solar backup battery technology had not yet reached sufficient effectiveness to warrant the expense and loss of space (see 2/18/21 Minutes p.2).
 - The roof would be designed and solar ready so as to avoid the problems that developed when solar panels were added to the Emergency Services building roof. In order to meet its net-zero goal the school parking lots would also have solar canopies. The actual solar panels were not yet funded.
 - Current regulations required high impact glazed windows for 140 mph winds.

6. Owner's Project Manager (OPM) Update

CHA Projects wrote a Request for Proposal (RFP) for testing which typically involved tests throughout construction on concrete for design, soil compactness, (the 2 most important) as well as steel for connections and masonry. The RFP went to 5 agencies and received 1 bid at unit price which was within line for the required tests—with adjustments for travel and getting samples off the Island. CHA checked with both the Attorney General and Inspector General Offices that procurement regulations were satisfied—in this case as under the \$50,000 limit. The bid was from Briggs Engineering which was also working with CHA on a project in Chilmark. Both CHA and Tappé worked with Briggs often in the past and attested they were a reputable firm of 20 years standing that knew the Island well.

• MS. CONNIE ALEXANDER MOVED TO RECOMMEND TO THE TISBURY SELECT BOARD AND THE TISBURY SCHOOL COMMITTEE THAT THEY ENGAGE BRIGGS ENGINEERING AND TESTING FOR THE SCHOOL BUILDING PROJECT; MR. JIM ROGERS SECONDED; MOTION PASSED UNANIMOUSLY: 8 AYES, 0 NAYS, 0 ABSTENTIONS: MS. ALEXANDER—AYE, PRIN. JOHN CUSTER—AYE, MR. SEAN DEBETTENCOURT—AYE, MS. RITA JEFFERS—AYE, MR. ROGERS—AYE, MS. SARAH YORK—AYE, MS. READE MILNE—AYE, MR. MICHAEL WATTS—AYE.

5. Architect's Update

For the first time in a couple months, Tappé, CHA Projects and WT Rich Company met with Tisbury School staff (see documents on file). The meeting went well with good questions and response. The team would report again at the March joint TSBC/TSB/TSC meeting.

- Temporary classrooms were assigned, an RFP for electrical and sanitary connections advertised and Tisbury Water Works had been approached. Tappé's design fit within a less comprehensive permit and eliminated the need to include a sprinkler system, which greatly reduced the price.

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- (Local contractors were not Massachusetts Division of Capital Asset Management and Maintenance (DCAMM) Certified and so could not bid on this part of the project however the team was reaching out to locals for other aspects of the work. Local contractors would be hired at prevailing wage rather than local rates.)

- Tappé and CHA met with Principal John Custer about inventorying the school to gauge the depth and breadth of what was needed in terms of the move to the modulars. Other issues included physical education space and access to library materials.

- Public interest centered around the timeline and status of the temporary school. The TSBC was working to update its website and would include the conceptual presentation on location, configuration, transport, etc. that was shown at the staff meeting (see below: Actions). A newsletter was also planned.

- The 60% construction documents would be released this week after which both CHA and Tappé would start pricing estimate procedures. The 90% construction documents were expected at the end April.

- Other milestones were briefly outlined (see documents on file).

7. Construction Manager's (CMR) Update

The team from WT Rich thanked the Town for selecting them and expressed their excitement to be part of the Project. President and Project Executive Brian Santos would be involved throughout, and introduced his team (see 1/18/22 Minutes p. #7). Island housing had been secured.

- The team appreciated the meetings with Prin. Custer on safety logistics such as new drop-off/pickup location. During winter break they would investigate (in conjunction with the Tappé data) existing conditions (windows, doors, walls, etc.) for better detail.

- WT Rich was very experienced in working with heavily occupied buildings and recognized the importance of working hand-in-hand with the Administration, TSBC and Town.

- Good numbers were expected on a bid package in process for abatement demolition. The team would submit a letter of recommendation for the award. All trade contractors would be checked for pre-qualifications, references, bonding and insurance.

- The team was working closely with Tappé on the 60% drawings and estimates to avoid expensive change orders.

- Chair Watts attended the weekly operations meetings which were highly detailed and efficient and he thanked the team leaders Mr. Santos of WT Rich, Mr. Aditya Modi of Tappé and Mr. Michael Owen of CHA.

9. Public Comments

- PTO President Siobhan Mullin offered community participation in some of the working groups (see below: Actions).

- Ms. Alice Robinson commended the team for their accomplishments and behind the scenes progress. The School site was a heavily traveled and visible site that the Town's people watched with interest.

- A webcam was discussed in terms of public awareness, cost, security and confidentiality (i.e. parental permission required for any photographing or videoing of children), (see below: Actions).

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

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11. Adjournment

Chair Michael Watts thanked everyone for their attendance and attention.

• **ON A MOTION DULY MADE BY PRIN CUSTER AND SECONDED BY MS. ALEXANDER THE TISBURY SCHOOL BUILDING COMMITTEE MEETING UNANIMOUSLY ADJOURNED AT 5:37PM: 8 AYES, 0 NAYS, 0 ABSTENTIONS: MS. ALEXANDER—AYE, PRIN. CUSTER—AYE, MR. DEBETTENCOURT—AYE, MS. JEFFERS—AYE, MR. ROGERS—AYE, MS. YORK—AYE, MS. MILNE—AYE, MR. WATTS —AYE.**

Appendix A: Meetings/Events:

- TSBC/TSB/TSC - Monday, March 14, 2022
- TSC – Tuesday, March 15, 2022
- Public Forum – TBD Project Status and Exterior Committee Feedback
- TSBC - Monday, March 21, 2022
- TSBC - Monday, April 18, 2022
- TSBC - Monday, May 16, 2022
- TSBC -Monday, June 20, 2022

Appendix B: Actions:

- Mr. Watts / Ms. Jeffers:
 - Share correspondence from Tisbury Climate Committee
 - Post and / or email to TSBC temp school visuals / today's presentation to staff.
 - Put a link to the Project website on the Tisbury School website
 - Send working group list, with members & rules to PTO
- Mr. Watts
 - Climate Com Bill Straw as rep to Mechanical Systems Working Group
 - PTO rep for landscape design working group.
 - Keep path from W. Williams to Spring St.
- Committee protocol
 - inform Select Board of Briggs Engineering action.
 - vote to approve minutes and close CMR Selection Committee.
 - complete training in Town website postings.
- March Agenda
 - Minutes: 11/15/21 TSBC, 12/13/21 TSBC 1/18/22 TSBC 2/22/22 TSBC
11/19/21 TSBC / CMR & Exec. Sess. 11/22/21 TSBC / CMR / TSC / TSB
 - Kindergarten Window Redesign
 - Administrative Wing Redesign
 - Gym Entry Redesign
- Ms. Alexander - resend change question emails to Mr. Mike Owen / CHA.
- Ms. Ogden / Ms. Alexander - chase down weather cam.
- Ms. Lipke / Ms. Robinson
 - contact Ms. Sawyer re: documents and 1/18/22 recording
 - pursue invoice status.

continued >

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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 School)*

- Agenda 2/22/22
- Watts/Jeffers/Loberg emails re: Tisbury School Project (3 p.) 2/18/22
- Tisbury School, Tisbury, MA, School Building Committee Meeting, February 22, 2022 (3 p.)

Minutes respectfully submitted by Office On Call/Marni Lipke.

Marni Lipke – Recorder

Date

Michael Watts – TSBC Chair

Date

Approved as written 3/21/22