

**Tisbury School Construction Manager at Risk Selection Committee
(meeting jointly with Tisbury Select Board, Tisbury School Committee,
and Tisbury School Building Committee – Design/Construction Phase)**

Monday November 22, 2021, 5:00 pm

by Zoom Cloud Conference due to Covid-19 Restrictions

TSBC Members Present: Chair: Harold Chapdelaine, Connie Alexander, *John Custer,
Sean DeBettencourt, Rita Jeffers, Jim Rogers, Mike Watts, Sarah York

Tisbury School Committee: Chair: Amy Houghton, Jen Cutrer, *Mike Watts

Tisbury Selectboard: Chair: Jeff Crystal, Larry Gomez, Roy Cutrer

CMR Selection Committee:: Chair - John Custer, *Harold Chapdelaine, *Jen Cutrer,
Andrew Flake

Others: Alice Robinson – Recorder

CHA/Daedalus Projects –Aditya Modi, Christina Oppen, Amanda Sawyer

Tappe Architects – Chris Blessen

MV Public Schools Superintendent's Office: Richie Smith, Hope MacLeod,

Ruda Stone, Mark Friedman

Town of Tisbury – Jay Grande

Melissa Ogden, Jynell Kristal, Ben Robinson, Natelie Krauthamer,

Peter Gearhart

Press: Louisa Hufstader -Vineyard Gazette

Rich Saltzberg – Martha's Vineyard Times

*Some individuals are on more than one committee.

1. Call To Order & Virtual Meeting Reminders

Tisbury School Building Committee meeting was called to order at 5:03 PM by Mr. Chapdelaine.

Tisbury School Committee meeting was called to order at 5:03 PM by Ms Houghton.

Tisbury Selectboard meeting was called to order at 5:04 PM by Mr. Krystal.

CMR Selection Committee meeting was called to order at 5:04 PM by Mr. Custer.

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

2. Attendance - was called for all committees present.

Members Absent: Tisbury School Building Committee: Reade Milne

CMR Selection Committee: Siobhan Mullin

3. Construction Manager at Risk Selection Committee ranking presentation

Principal Custer opened the presentation by thanking the Owner's Project

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Manager's team and the Selection Committee members for their efforts during this process. Ms Sawyer and Ms Opper added comments about the selection committee's thoroughness in going through the process. They pointed out that the ranking process as a vehicle for the town's contract negotiation process.

Mr. Custer presented the Selection Committee's rankings of the qualified applicants for Construction Manager At Risk:

- #1. WT Rich Company
- #2. Commodore Builders
- #3. J & J Contractors and O & G Industries, a joint venture

Selection Committee members agreed that there were several factors that influenced their choice of WT Rich as their first choice, including, but not limited to: a 3-year post-construction support program; an impressive track record for school projects; a cultural fit for the town; their presentation was impressive as to their professional attention to and of understanding the town and the unique aspects and logistics of the project.

4. Tisbury School Building Committee vote to acknowledge the Construction Manager at Risk Selection Committee's ranking

- ON A MOTION DULY MADE BY JIM ROGERS AND SECONDED BY SEAN DEBETTENCOURT: **THE TISBURY SCHOOL BUILDING COMMITTEE ACKNOWLEDGES THE TISBURY SCHOOL CONSTRUCTION MANAGER AT RISK SELECTION COMMITTEE RANKING FOR THE PROPOSED CONSTRUCTION MANAGER AT RISK TEAMS FOR THE TISBURY SCHOOL BUILDING PROJECT: *8 AYES, 0 NAYS, 0 ABSTENTIONS:**
CONNIE ALEXANDER--AYE, JOHN CUSTER—AYE, *JEN CUTRER—AYE, SEAN DEBETTENCOURT—AYE, RITA JEFFERS—AYE, JIM ROGERS—AYE, MIKE WATTS—AYE, SARAH YORK—AYE, HAROLD CHAPDELAIN—AYE.

*MS CUTRER WAS INCLUDED IN THE VOTE ERRONEOUSLY, AS SHE IS NOT A MEMBER OF THE BUILDING COMMITTEE. THE VOTE COUNT REFLECTS THE CORRECTION.

5. Tisbury School Committee Review and Approve Invoices

The OPM and architect's invoices have not yet been received by the School Committee. Clarification of the steps the invoices should follow was made. The Financial Working Group

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of the Tisbury Building Committee should review the details of the invoices, present the invoices to the building committee for approval, then present the approved invoices to the school committee for final review and acceptance for payment. The School Committee will have a standing meeting agenda item for invoice approval.

6. Tisbury School Committee vote to accept the Construction Manager at Risk Selection Committee's ranking

- ON A MOTION DULY MADE BY AMY HOUGHTON AND SECONDED BY JEN CUTRER: **THE TISBURY SCHOOL COMMITTEE ACCEPTS THE RECOMMENDATION FOR THE CONSTRUCTION MANAGER AT RISK FROM THE SELECTION COMMITTEE AND RECOMMENDED BY THE BUILDING COMMITTEE FOR THE RANK ORDER: 3 AYES, 0 NAYS, 0 ABSTENTIONS:**
MS. CUTRER—AYE, MR. WATTS—AYE, MS. HOUGHTON—AYE.

MS HOUGHTON MADE THE MOTION BECAUSE MS CUTRER SAT ON THE SELECTION COMMITTEE AND MR. WATTS IS ON THE BUILDING COMMITTEE.

7. Tisbury School Committee vote to recommend that the Select Board begin contract negotiations

- ON A MOTION DULY MADE BY JEN CUTRER AND SECONDED BY MIKE WATTS: **THE TISBURY SCHOOL COMMITTEE RECOMMENDS THAT THE TISBURY SELECT BOARD BEGIN CONTRACT NEGOTIATIONS WITH WT RICH COMPANY TO BE THE POSITION OF CONSTRUCTION MANAGER AT RISK: 3 AYES, 0 NAYS, 0 ABSTENTIONS:**
MS. CUTRER—AYE, MR. WATTS—AYE, MS. HOUGHTON—AYE.

- ON A MOTION DULY MADE BY JEN CUTRER AND SECONDED BY MIKE WATTS THE PREVIOUS MOTION WAS AMENDED TO INCLUDE:
ENABLE THE SELECT BOARD SHOULD CONTINUE THROUGH THE RANKED ORDER IF NEGOTIATIONS WITH THE FIRST RANKED COMPANY DO NOT WORK OUT: 3 AYES, 0 NAYS, 0 ABSTENTIONS:
MS. CUTRER—AYE, MR. WATTS—AYE, MS. HOUGHTON—AYE.

8. Select Board vote to begin contract negotiations for Construction Manager at Risk

- ON A MOTION DULY MADE BY LARRY GOMEZ AND SECONDED BY ROY CUTRER: **THE TISBURY SELECT BOARD VOTES TO BEGIN CONTRACT**

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NEGOTIATIONS FOR THE POSITION OF CONSTRUCTION MANAGER AT RISK: 3 AYES, 0 NAYS, 0 ABSTENTIONS:

MR. CUTRER—AYE, MR. GOMEZ—AYE, MR. KRYSTAL—AYE.

Mr. Gomez and Ms Houghton acknowledged the teamwork and efforts of the committees to move the project forward.

9. Adjournment

• ON A MOTION DULY MADE BY JEN CUTRER AND SECONDED BY MIKE WATTS: **THE TISBURY SCHOOL COMMITTEE MEETING UNANIMOUSLY ADJOURNED AT 5:30 PM: 3 AYES, 0 NAYS, 0 ABSTENTIONS:** MS. CUTRER—AYE, MR. WATTS—AYE, MS. HOUGHTON—AYE.

• ON A MOTION DULY MADE BY LARRY GOMEZ AND SECONDED BY ROY CUTRER: **THE TISBURY SELECT BOARD MEETING UNANIMOUSLY ADJOURNED AT 5:30 PM: 3 AYES, 0 NAYS, 0 ABSTENTIONS:** MR. CUTRER—AYE, MR. GOMEZ—AYE, MR. KRYSTAL—AYE.

• ON A MOTION DULY MADE BY JOHN CUSTER AND SECONDED BY SEAN DEBETTENCOURT: **THE TISBURY SCHOOL BUILDING COMMITTEE MEETING UNANIMOUSLY ADJOURNED AT 5:32 PM: 8 AYES, 0 NAYS, 0 ABSTENTIONS:** CONNIE ALEXANDER--AYE, JOHN CUSTER—AYE, SEAN DEBETTENCOURT—AYE, RITA JEFFERS—AYE, JIM ROGERS—AYE, SARAH YORK—AYE, MIKE WATTS—AYE, HAROLD CHAPDELAIN—AYE.

• ON A MOTION DULY MADE BY HAROLD CHAPDELAIN AND SECONDED BY JEN CURTER: **THE TISBURY SCHOOL CONSTRUCTION MANAGER AT RISK SELECTION COMMITTEE UNANIMOUSLY ADJOURNED AT 5:32 PM: 4 AYES, 0 NAYS, 0 ABSTENTIONS:** ANDREW FLAKE--AYE, JEN CUTRER – AYE, HAROLD CHAPDELAIN—AYE, JOHN CUSTER—AYE.

Appendix A: Meetings/Events: NONE

Appendix B: Actions:

- Select Board begins contract negotiations for Contractor At Risk as soon as possible.

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Appendix C: Documents on File: (Available at: <http://www.tisbury.mvyyps.org>/click on Tisbury School Project & Official archive hard copies on file at Tisbury School)

- Agenda 11/22/21

Minutes respectfully submitted by Alice Robinson.

Alice Robinson – Recorder

Date

John Custer – Chair

Date

Accepted 4/25/22