

Tisbury School Building Committee – Design/Construction Phase
3:30PM, Tuesday, June 21, 2022
by Zoom Cloud Conference due to Covid-19 Restrictions

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TSBC Members Present: Chair – Mike Watts, John Custer, Sean DeBettencourt,
Rita Jeffers, Reade Milne, Jim Rogers*,
Absent: Connie Alexander, Sarah York,
Others: Anna Edey, Recorder – Marni Lipke,
CHA Projects – Aditya Modi, Michael Owen,
Tappé Architects – Chris Blessen, Toby Zaltsman,
WT Rich - Harvey Eskenas, Evan Moore, Jonathan Rich,
School: Prin. John Custer, Asst. Prin. Melissa Ogden, Sean DeBettencourt,
Rita Jeffers, Anne Williamson,
Town: Planning Bd. - Ben Robinson, Elaine Miller,
Press: Louisa Hufstader -Vineyard Gazette, Rich Saltzberg – MV Times
* 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 3:34PM. Chair Michael Watts noted that meetings might continue in remote protocol, for the convenience of the professional team.
(*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

• **ON A MOTION DULY MADE BY MR. SEAN DEBETTENCOURT AND SECONDED BY PRINCIPAL JOHN CUSTER THE MAY 16, 2022 MINUTES WERE UNANIMOUSLY APPROVED: 5 AYES, 0 NAYS, 0 ABSTENTIONS: MS. READE MILNE—AYE, PRIN. CUSTER—AYE, MS. RITA JEFFERS—AYE, MR. DEBETTENCOURT—AYE, MR. WATTS—AYE.**

4. TSBC Chairperson, Vice Chairperson Update

The Tisbury School Committee (TSC) discussed and reconfirmed its endorsement of Option #3, (windows and masonry alternately funded/delayed—see Minutes: 4/25/22 p.2-4 #5, & 4/28/22 p.1-3 #3) which allowed the project to move forward within existing appropriated funds to 100% Construction Drawings (CD) and solid bids for a Guaranteed Maximum Price (GMP) from the Construction Manager at Risk (CMR).

5. Architect's Update (See documents on file.)

* During this conversation Mr. Jim Rogers entered the meeting at 3:43PM.

- Bids were posted on Monday, June 6, 2022 commensurate with previously discussed Option #3 including bids for window replacement and masonry restoration unit pricing. Tappé Architects was answering bidder questions and issuing agendas while working on various items to insure everything discussed was captured in the 100% CD.
- Mr. Chris Blessen reviewed the continuing modifications and updates to ensure the design worked financially for the Town.
- The reduced and relocated administrative wing now fit into a “pocket” space of the original design with the nurse’s office also relocated.

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- Responding to the urgent need to reclaim lost educational space, the central stair was eliminated to make an additional classroom so the current West Williams St. main entrance would be sealed and non-functional, i.e. retained for historical facade purposes only—further action being under Town authority. There would be 2 reasonably sized windows and possibly a transom over the door but less daylight than in other classrooms.
- The TSBC thanked Mr. Blessen and Ms. Toby Zaltsman for their continuing creativity.

6. Owner's Project Manager (OPM) Update (See documents on file.)

- 100% CD were completed May 31, 2022, and as noted the project went out to bid (trade bids due June 30th and non-trade bids July 8th), with the goal of a GMP by late July.
- The Town had not yet awarded the Letter of Recommendation (LOR), and WT Rich fees for the temporary school modular work. Moving management meetings and planning continued.
- Chair Michael Watts stated for the record and for transparency that although the temporary school was originally separated from the Renovation/Addition it was found that a number of overlaps (utility lines, wastewater work, etc.) made it financially and constructively expeditious to roll them into one project.
- With the temporary campus as part of the Project and in order to keep within budget and at \$5,000,000 alternate/unfunded for the Value Engineered (VE) building just presented, strategic alternates included:
 - window replacement at unit pricing
 - masonry restoration at unit pricing,
 - site work hopefully with alternate funding,
 - furniture/equipment currently still undefined;
 - additional 4 months of modular rent and contingency for modular units which hopefully could be avoided by judicious work timing.

7. Construction Manager's Update

- Construction Manager at Risk (CMR) WT Rich was working steadily on the procurement process narrowing the scope and bids, soliciting local participation, ascertaining how many bids were in the market, where the weaknesses might be and talking up the project for good participation. (If participation was not favorable the budget might have to be expanded.) The CMR was aware of other large public projects on the Island and had been reaching out to them, including local contractors some of whom were not pre-qualified.
- Lawrence Lynch would put in the underground connections to the temporary campus mechanical/engineering/plumbing (MEP), and paving. Fortes Plumbing was likely to be contracted for above ground work.
 - As part of the effort to save money, the professional team was meeting with Eversource on a single infrastructure package straight up Spring St. that would encompass both permanent power to the site and temporary power to the modulares, however this depended on which Eversource area would support the power draw. Spring St. traffic disruption was likely to be not more than 3 separate days. Jurisdictional authorities and Prin. Custer would be notified as soon as schedules were set. (It was hoped the package would include the parking lot electric charging stations—possibly grant funded.)
 - All trailers were on site after their long trip from Georgia, and were being 'stitched' together, with the exception of the Administrative modular which would be placed after underground work was completed.

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- Change Order 2 for demolition/abatement was executed by Tisbury and the Notice of Award (NOA) to Costello Dismantling was being issued this week. Cost deductions from the recent VE changes presented above would be incorporated into the GMP.
- Once the abatement date was established (after the conclusion of summer school), Costello Dismantling will give the mandated 10 day Notice of Abatement to the Department of Environmental Protection (DEP).
- Because the gym was the most appropriate Town Meeting location, its demolition schedule posed a conundrum for the Special Town Meeting (STM), which must be held within Town boundaries. Delaying demolition added substantial cost and delays to the project, such as professional team costs and availability. Alternate locations were being considered.
- To save on modular lease costs the professional team was also considering a staged return to the renovated building as areas were completed.
- Given the bid schedule and other issues, an early July TSBC meeting was being planned.

8. Public Comments

- In response to Martha's Vineyard Times reporter Mr. Rich Saltzberg, it was noted that a WT Rich/Eversource meeting would decide utility location but electrical lines were expected to be on poles until they went underground under the parking lot and at the site.
- Ms. Anna Edey inquired about budget detailing, and objected to poor public postings of meeting agendas, minutes, other information. She also asked about conversations/actions between the Town Administrator on the demolition schedule.
- The budget would be published by line item according to national standards.
- Meeting agendas were now posted on the school and Town websites.
- The gym demolition schedule was still in flux with a decision deadline of August 5th.

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 UNANIMOUSLY ADJOURNED AT 4:28PM: 6 AYES, 0 NAYS, 0 ABSTENTIONS: MS. JEFFERS—AYE, MS. MILNE—AYE, MR. DEBETTENCOURT—AYE, MR. ROGERS—AYE, PRIN. CUSTER—AYE, MR. WATTS—AYE.**

Appendix A: Meetings/Events:

- **TSBC – 3:30PM, Monday, July, 2022 TBD**
- **State Election/Tisbury Ballot – November 12, 2022**

Appendix B: Actions:

- TSBC members – remember to avoid “Reply All” when responding to emails or texts.

Appendix C: Documents on File:

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

(Schematics are not released to the public domain for security reasons.)

- Agenda 6/21/22

continued

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Appendix C: Documents on File (cont.):

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

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- Tisbury School, Tisbury, MA, School Building Committee Meeting, June 21, 2022 (11 p.)
- Tisbury School *southern rendering*

Minutes respectfully submitted by Office On Call/Marni Lipke.

Marni Lipke – Recorder

Date

Michael Watts – TSBC Chair

Date

Accepted 7/25/22