

Tisbury School Building Committee – Design/Construction Phase
3:30 PM, Monday, November 15, 2021
by Zoom Cloud Conference due to Covid-19 Restrictions

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

Others: Recorder – Alice Robinson
CHA/Daedalus Projects – Christina Oppen, Amanda Sawyer, Aditya Modi
Tappé Architects – Chris Blessen
Town of Tisbury – Jay Grande
Public: Melissa Ogden

* TSBC members late arrivals or early departures.

1. Call To Order & Virtual Meeting Reminders

Tisbury School Building Committee Design/Construction Phase (TSBC) meeting was called to order at 3:35 PM by Vice Chair Mr. Mike Watts.

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

2. Tisbury School Building Committee (TSBC) Attendance - was called with Owner's Project Manager (OPM) CHA/Daedalus Projects and Tappé Architects team.

TSBC members Absent: Harold Chapdelaine, Reade Milne

The Tisbury School Board accepted the resignation of Ms Sarah Watts at their November 9, 2021 meeting.

3. Review and Approval of Minutes

a. November 1, 2021

• ON A MOTION DULY MADE BY MR. JOHN CUSTER AND SECONDED BY MR. JIM ROGERS: **THE TISBURY SCHOOL BUILDING COMMITTEE – DESIGN/CONSTRUCTION PHASE MINUTES OF NOVEMBER 1, 2021 WERE APPROVED:** 6 AYES, 0 NAY, 1 ABSTENTION: MR. DEBETTENCOURT—AYE, MS. JEFFERS—AYE, MR. ROGERS—AYE, PRIN. CUSTER—AYE, MR. WATTS—AYE, MS. YORK—AYE, MS. ALEXANDER – ABSTAIN.

5. Architect Update

Mr. Chris Blessen of Tappé Architects reported that they continue to work through design process. Details of note:

17. Invitations will be going out to the working groups to start the meeting process for those groups.

18. The cost structure is in place to have Tappé's solar consultant prepare a 90% completion plan for the project. This ensures that infrastructure is in place during

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construction, even though purchasing and installing the solar array is not in the budget. It is helpful to the design team to have this information to make sure the design is robust enough for the future placement of solar technology, since the town has a strong focus on not-zero energy use for the school project.

19. Cost estimating for the entire project by both Tappe and CHA should be completed this week which will lead to a reconciliation process. Once reconciliation meeting takes place, the Building Committee will be included in any decisions to rectify discrepancies between the two estimates. This will require the committee to discuss the “nice to haves” vs “need to haves” of the design at this point. Details such as finishes and final purchases are not part of the discussion at this point.
20. Although the temporary school is not under the purview of this committee, an update was presented, similar to the one made this past week to the Tisbury School staff. The temporary school is to be placed on the East Playground. Plans include three buildings with 8 classrooms each and one building with 4 classrooms. All buildings have bathrooms, some storage & janitorial space. It is anticipated these spaces would be occupied beginning in March or April 2022, after the demolition of the existing gym/music wing of the school. Outdoor play areas, gym, music, cafeteria services, and logistics for other support services will be coordinated with school personnel, the School Committee and the Construction Manager.

6. Owner’s Project Manager (OPM) Update

a. Construction Manager at Risk (CMR) Procurement Update
(See below: Meetings/Events and Actions.)

The selection committee has been actively meeting and are in the process of reviewing the submissions from the three companies that responded to the request for proposals. The in-person interviews are scheduled for Friday, November 19, 2021, 9:00 AM to 1:00 PM at the Tisbury Emergency Services Building. MVTv will video tape the interviews for future broadcast. No public comment will be taken during this time. Following the interviews, the selection committee will meet in executive session to rank their choices. The results of this ranking will be presented at a joint Select Board, School Committee, Tisbury School Building Committee and CMR Selection Committee meeting, to be held on

Monday, November 22, 2021, at 5:00 PM via Zoom. The School Committee will be the host. After the recommendations are accepted by the School Committee and Select Board, Mr. Grande is usually designated as the contract negotiator, along with Town Counsel. The OPM has shared a standard contract as a template for the Town.

b. Commissioning (Cx) Services Inspector update.

Requests for proposals for the commissioning services inspector (or “agent”) will be published this Wednesday, November 17, 2021. Once the RFP's are received, the OPM will work with the town to select the agent and the town will negotiate a contract.

The agent will work with the architect and contractors to verify and test the mechanical, electrical and plumbing (MEP) systems during design and construction. Once construction is complete, the agent will test the systems to insure everything is working properly, train

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school staff on the use of the systems and will retest the systems approximately ten months after construction to verify that the systems are still working as expected.

7. Public Comments – Ms Ogden thanked the committee and team members for their continued efforts.

8. Other Topics Not Reasonably Anticipated by the Chair Within 48 Hours of the Meeting

Filling Ms Ward's vacated position and possible expansion of committee's membership was discussed.

9. Adjournment

• ON A MOTION DULY MADE BY MR. JOHN CUSTER AND SECONDED BY MR. SEAN DEBETTENCOURT: **THE TISBURY SCHOOL BUILDING COMMITTEE MEETING UNANIMOUSLY ADJOURNED AT 4:35 PM: 7 AYES, 0 NAYS, 0 ABSTENTIONS: PRIN. CUSTER—AYE, MR. DEBETTENCOURT—AYE, MS. JEFFERS—AYE, MR. ROGERS—AYE, MS. YORK—AYE, MS ALEXANDER—AYE, MR. WATTS—AYE.**

Appendix A: Meetings/Events:

- CMR Committee – 3:30 PM, Tuesday, November 16, 2021 by Zoom
- CMR Interviews – 9:00AM – 3:00PM, Friday, November 19, 2021 at the EMS Bldg.
- TSBC/TSB/TSC/CMR Com. - 5:00PM, Monday, November 22, 2021 by Zoom

Appendix B: Actions:

- Principal Custer – contact Superintendent's office for Zoom link for November 22 meeting and will share with TSBC/TSB/TSC/CMR Com.
- TSBC/TSB/TSC/CMR Com.–post 11/22/21 Meeting Agenda for each committee and remind members that a quorum of each committee will be required at that meeting.

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](http://www.tisbury.mvyps.org/click_on_Tisbury_School_Project_&_Official_archive_hard_copies_on_file_at_Tisbury_School))

- Agenda 11/15/21

Minutes respectfully submitted by Alice Robinson.

Alice Robinson – Recorder

Date

Harold Chapdelaine – TSBC Chair
Through Acting Chair – Michael Watts

Date

Accepted 4/25/22