

Tisbury School Building Committee – Design/Construction Phase
3:30PM, Monday, July 25, 2022
by Zoom Cloud Conference due to Covid-19 Restrictions

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

Absent: Reade Milne,

Others: Anna Edey, Recorder – Marni Lipke,
CHA Projects – Aditya Modi, Michael Owen,
Tappé Architects – Chris Blessen, Toby Zaltsman,
WT Rich - Harvey Eskenas, Brian Santos,

School: Supt. Richie Smith, Prin. John Custer, Asst. Prin. Melissa Ogden,
Sean DeBettencourt, Rita Jeffers,

Town: Select Board – Roy Cutrer, TSC – Jen Cutrer, Mike Watts,
Town Administrator – Jay Grande, Pam Bennett,
Climate Com. - Melinda Loberg, Louise Clough, Kate Shands,
Planning Bd. - Ben Robinson, Elaine Miller,
FinCom – Nancy Gilfoy, Louise Clough,

Press: Natalie Aymond – MV Times, Louisa Hufstader -Vineyard Gazette,

* 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 3:33PM.

(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 PRINCIPAL JOHN CUSTER AND SECONDED BY MS. RITA JEFFERS THE JUNE 21, 2022 MINUTES WERE APPROVED: 4 AYES, 0 NAYS, 2 ABSTENTIONS: MS. JEFFERS—AYE, MS. SARAH YORK—AYE, PRIN. CUSTER—AYE, MR. SEAN DEBETTENCOURT—ABSTAIN, MS. CONNIE ALEXANDER—ABSTAIN** due to absence, **MR. MICHAEL WATTS—AYE.**

4. TSBC Chairperson, Vice Chairperson Update

Construction Manager at Risk (CMR) WT Rich continued to work actively on contractor bids for the Guaranteed Maximum Price (GMP), which was still being drafted.

- Project renderings, floor plans with heating/ventilation/air conditioning (HVAC) updates were being posted on the website.
- Ms. Jeffers was working on community coffee talks to answer taxpayer questions and report on the Project status.

5. Architect's Update - Nothing to report.

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

* During this conversation Mr. Jim Rogers entered the meeting at 3:45PM.

- The team was successfully managing the move that was now scheduled for the winter holiday break.

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- Thanks went to Edgartown School for storing the piano (moved by local vendor Carrolls).
- A 53 ft. trailer on the W. Williams St. site was established as “home-base” storage. The gymnasium and music room were moved. Bins were procured for teacher / classroom storage.
- The major focus was coordinating and finalizing bids for the GMP, working with the TSBC, Tisbury Select Board (TSB) and Tisbury School Committee (TSC)

7. Construction Manager’s Update (See documents on file.)

- In early procurement,
 - the site work for the modulares was executed by Lawrence Lynch;
 - Fortes Plumbing and the electrical contractor were sent Notice of Awards (NOAs) for the underground work and tie-ins;
 - Costello Dismantling (see 6/21/22 Minutes p.3) was given Notification to Commence the gym abatement and demolition.
- Bid procedure (re: Massachusetts General Law (MGL) Ch. 149) components were explained.
 - Mandated trade bids included: electrical, plumbing, HVAC, fire protection, masonry, miscellaneous metals, acoustic ceiling tiles (ACTs), elevators, etc. They were publicly posted and awarded—if 3 or more bids were received to the low bidder, if 2 or less were received negotiations were allowed. If no bids were received the item could be non-trade bid.
 - All other work was subject to non-trade bid regulations which had more award latitude including qualifications, reputation, and ability to do the work.
 - Once bids were received the CMR “descoped” each one, meeting with the bidder and reviewing documents carefully to insure all work was included so that when the low bid was awarded there were no gaps. This was a laborious process (especially with the current budget challenges) generally starting with larger priced items (cement, steel, etc.).
 - Areas of work that did not generate bids were scoped and estimated by the CMR—who was then held to those figures.
- The GMP was due August 8th, with a Draft to be presented this week. WT Rich had worked very hard to get real number so the Draft would be very close to the final GMP. The windows and masonry (from Option #3) could be included but broken out.
- A joint meeting of the TSB, TSC and TSBC was being considered. Town Administrator Jay Grande, reported that TSB authorized an application to the Department of Revenue (DOR), which required a good GMP Draft—hopefully for this Wednesday’s TSB meeting (see below: Meetings/Events). The Town was looking for supplemental funding and additional borrowing, with a possible Special Town Meeting (STM) projected for September 20, 2022. The STM warrant article placeholder should be the higher end of any estimate since articles could be amended down but not up.
- The modulares were stitched together on site. The next 60 days should see increased activity:
 - placement of the administration modular;
 - wiring, plumbing, water and sanitary contract awards, underground work and tie-ins;
 - 10 day notice to Department of Environmental Protection (DEP), and separation of the gym wing from the existing school (cutting electrical, fire protection, HVAC, etc.), barriers / fencing and site clearing;
 - required Eversource temporary transformer, to enhance Spring and W. Williams St. power lines;
 - team / Town Eversource grant application for 10 electric vehicle (EV) chargers on campus.

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- Gym demolition would start the first week of September and continue while school was in session.
- Fall 2022 recess would be on the west playground as it had been during the spring. Gym classes would be outside as weather permitted. School scheduling would have to be flexible over the next couple years.

8. Public Comments

- Planning Board Chair Ben Robinson thanked the team for posting drawings and specs.
- He requested an environmental analysis of the project, cautioning about Value Engineering (VE) changes that increased the use of plastics and vinyl because of concerns they caused autism and endangered the health & safety of building users (see documents on file: chat references & below: Actions). The team assured the TSBC, that building materials were all certified by the Massachusetts School Building Authority (MSBA).
- The TSBC was reminded that in the current era of school shootings, security and document confidentiality were an issue.
- Planning Board member Elaine Miller requested the GMP draft include the whole picture with options that could be separated so as to insure the Town was not buying short.
- Ms. York asked about changes to VE decisions.
- The bids were based on the current rendering which focused on the important Education Plan while constantly looking for cost savings. Any additions such as higher grade materials would be billed as change-orders or added after the project.
- Mr. Robinson again cautioned about quality lost in cost savings (see 4/28/22 Minutes p.3). OPM Mr. Michael Owen of CHA Projects protested this was inappropriate, maintaining neither quality, nor structural integrity nor systems had been compromised. Mr. Grande emphasized the project as a full scope 50-70 year education focused institution. The Town and team engineered, planned and designed for accurate pricing. Although higher than hoped, no other option was available because it would involve even more costly delays as well as duplications of a third undertaking of a much needed project—and this second iteration was overwhelmingly endorsed by Town vote.
- School staff:
 - were excited by the progress;
 - very comfortable with Option #3;
 - apprehensive about demolition during school and scheduling during the project;
 - agreed to watch VE changes carefully.
- Superintendent Richie Smith commended the commitment of the staff, TSBC and Town in the massive project before them.
- Chair Michael Watts thanked the public for their attendance and good questions.

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 MS. YORK THE TISBURY SCHOOL BUILDING COMMITTEE MEETING UNANIMOUSLY ADJOURNED AT 4:28PM: 7 AYES, 0 NAYS, 0 ABSTENTIONS: MS. YORK—AYE, MS. JEFFERS—AYE, MR. ROGERS—AYE MR. DEBETTENCOURT—AYE,, MS. ALEXANDER—AYE, PRIN. CUSTER—AYE, MR. WATTS—AYE.**

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Appendix A: Meetings/Events:

- TSB – 4:00, Wednesday, July 27, 2022 - Zoom
- TSBC – 3:30PM, Monday, August, 2022 - TBD
- Proposed STM – September 20, 2022
- State Election/Tisbury Ballot – November 12, 2022

Appendix B: Actions:

- Prin. Custer – send thank you note to Edgartown School.
- Mr. Watts/Mr. Blessen – review vinyl/plastic use and concerns.
- 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 7/25/22
- Tisbury School, Tisbury, MA, School Building Committee Meeting, July 25, 2022 (7 p.)
- Grande letter re: Status of Tisbury School Project (2 p.) 7/18/22
- Chat:

Ben Robinson to Everyone (4:12 PM)

<https://www.bostonglobe.com/2022/05/02/metro/inside-growing-mission-reduce-toxic-chemicals-schools-homes-offices/?event=event12>

<https://www.scientificamerican.com/article/link-between-autism-and-vinyl>

Melinda Loberg to Everyone (4:14 PM)

Do I understand that extra funds will be before the town in September and that those items that have been set aside for now will only be included in the project if the town votes that funding? Where does that leave those items?

Minutes respectfully submitted by Office On Call/Marni Lipke.

Marni Lipke – Recorder

Date

Michael Watts – TSBC Chair

Date

Accepted 8/22/22