

**Tisbury School Building Committee**  
**2019-2020**  
**5:00PM, Wednesday, January 13, 2020**  
**Tisbury Emergency Services Facility**

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**TSBC Members Present:** Chair Rachel Orr, Harold Chapdelaine, John Custer,  
Sean deBettencourt, Rita Jeffers, Reade Milne, Jim Rogers,  
Michael Watts,

**Others:** Anna Edey – Solviva Green Design, Paul Lazes,  
Daedalus Projects – Christina Oppen,  
Tappé - Matt Barnhart,

**Schools:** Records – Marni Lipke, Alice Robinson,  
John Custer – Principal, Melissa Ogden – Asst. Principal;  
Cate Bernard, Whitney Burke, Sean deBettencourt,  
Meredith Goldthwait, Rita Jeffers, Emily Levett,

**Parents:** Cate Bernard,

**Town:** Jay Grande – Town Administrator,

\* TSBC members late arrivals or early departures.

1. Call To Order

The Tisbury School Building Committee 2019-2020 (TSBC) meeting was called to order at 5:10PM. (*Recorder's note: discussions are summarized and grouped for clarity and brevity.*)

2. Attendance – See above.

3. Review and Possible Approval of Minutes 12/11/2019 and 12/17/2019 - Tabled

The TSBC discussed:

- how to differentiate the current iteration of the Committee, and
- identifying in what role an attendee was present (i.e. as a parent and/or teacher).
- **ON A MOTION DULY MADE BY MR. HAROLD CHAPDELAINE AND SECONDED BY MS. READE MILNE THE TISBURY SCHOOL BUILDING COMMITTEE UNANIMOUSLY (8 AYES, 0 NAYS, 0 ABSTENTIONS) DIRECTED THAT STARTING DECEMBER 4, 2019 THE MINUTES HEADER DENOTE THE TISBURY SCHOOL BUILDING COMMITTEE WITH 2019-2020 IN A SEPARATE LINE AND THE COMMITTEE BE REFERRED TO AS TSBC THROUGHOUT THE BODY OF THE MINUTES.**

5. Tappé Architects Report

Mr. Matt Barnhart described the recent and ongoing designer, structural and mechanical engineer visits to complete the existing conditions report and model, by the end of January.

- Aspects needing code updates included:
  - American Disabilities Act (ADA) accessibility (steps, stairs, ramps, sidewalks, etc.);
  - vestibules for building airflow and efficiency;
  - 1929 masonry—sealant repaired cracked / split bricks required mortar repair.
  - Insulation (R value);

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- structural connections to the roof.
- Windows and/or glazing replacement as well as rusting, sagging lintels.
- The exterior and interior were in fair to good condition:
- acoustic ceiling tiles (ACT);
- floors, (some buckled others recently replaced), gym floor good but not flush,
- roof (sections replaced in 2009 and 2014) with some wrinkle/folds needing attention;
- ceramic tiles – needing grout work.
- The following issues were raised.
- Some demolition work was needed to examine the wall, roof and connection cavities.
- Principal John Custer reported no roof leaks to the best of his knowledge however significant lintel/wall leaks and only one gym roof drain.
- Roofs needed to be able to handle solar panel loads and roof structure should mitigate future roof and heating/ventilation/air conditioning (HVAC) repairs.
- The ACTs could be eliminated to restore the natural light.
- Mini-splits were one of several HVAC concepts.

6. Discussion: Emergency Shelter Planning and Designation

(See 12/17/19 Minutes p.4 & documents on file & below: Actions.)

Tappé and Owner's Project Manager (OPM) Daedalus contacted the Board of Selectmen (BOS) on defining the emergency shelter component of the project. The Selectmen discussed it briefly and requested cost comparisons. Mr. Barnhart explained the levels and stringency of various emergency shelter designations such as:

- Storm shelter/safe rooms/best available refuge area for short duration refuge during extreme wind events (hurricanes or tornadoes);
- residential (16 people) or community life safety shelters (hurricanes, earthquakes, etc.);
- recovery shelters providing housing and services for residents with lost/damaged homes.

The type (code), risk category, duration and size of the shelter were critical factors in design, engineering and pricing. For example Federal Emergency Management Administration (FEMA) sponsored projects raised normal design and construction costs 5-32% or 5-10% of the entire project.

- Any FEMA grant (requested by the Town with OPM assistance) would require the project to meet their criteria in full.
- To bring the current gym up to 'best available refuge area' code would require significant work in structural reinforcement, tying the masonry to the roof and the foundation. However, an ancillary space such as a locker room could be reinforced for less cost. A new gym built to code might be an easier more cost effective solution.
- The Oak Bluffs School (OBS) was the current Island community shelter however if roads were blocked residents would revert to the Tisbury School. Similarly, a prolonged ferry service interruption would result in the need for possibly 7-800 visitors housing.
- A safe room should be able to house all students and staff (~400 people).

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- The Tisbury Library and Senior Center provided heating/cooling shelters. Other regional shelters stocked about 200 cots for about 36 hr. events.
- Although the mission was to build a school this was the most efficient means of providing emergency shelter which was a responsibility to the community. A stand-alone shelter would be significantly more expensive. In addition there was a discussion on the importance of the school as a community space in the heart of the community.
- Other suggestions included:
  - The basement as a possible a shelter space.
  - universal internet failure as the real emergency, obstructing everything: orders, deliveries, food, utilities, supplies, etc.;
  - the Town could go its own way and not officially designate the space as a shelter.
- THERE WAS GENERAL CONSENSUS:
  - THAT THE SHELTER WOULD BE SECONDARY AND COULD NOT INVOLVE EDUCATION PLAN TRADES, AND
  - TO REQUEST PROJECT COST DIFFERENTIAL WITH AND WITHOUT SHELTER(S).
- **ON A MOTION DULY MADE BY MR. CHAPDELAINE AND SECONDED BY MS. MILNE THE TISBURY SCHOOL BUILDING COMMITTEE UNANIMOUSLY (8 AYES, 0 NAYS, 0 ABSTENTIONS) VOTED TO SEND A LETTER TO BOARD OF SELECTMEN REQUESTING THEY DEFINE THE NUMBER OF PEOPLE AND SHELTER DURATION THAT MAY NEED TO BE PROTECTED IN A GATHERING SPACE IN THE EVENT OF A CATASTROPHIC EVENT, AND TO MOVE FORWARD WITH TAPPÈ ARCHITECTS AFTER THAT INFORMATION IS AVAILABLE.**

4. Owner's Project Manager (OPM) Report

Ms. Christina Oppert reported on the meeting between Tappé, Daedalus, Educational Consultant Mr. David Stephens and Prin. Custer to coordinate the visioning forums. The forums would be similar to the one 3 years ago that solicited big picture "blue sky" suggestions. There would be two public sessions (see below: Meetings/Events) and a closed students only session (1:00-2:00PM on the same day).

- The Emergency Services Building and the Senior Center had been booked.
- Staff workshops on more pragmatic and technical needs would be scheduled later in the process.

7. Preparation for Forums to be Facilitated by David Stephen, Education Consultant to be held January 22, 2020 (See documents on file & below: Actions.)

- The TSBC explored its role in the Forums.
- It could post, host and record the forums, giving a welcoming speech.
- People were likely to be more relaxed and forthcoming outside of an officially posted and recorded meeting.

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- Mr. Stephens, Daedalus and Tappé could moderate.
- TSBC members could attend, even reaching quorum, if they did not participate in the discussion.
- Chair Rachel Orr was interested in welcoming everyone, wanted to know what was said at the quorums, and asked about attendance records. There would be an optional sign-in sheet. Mr. Stephens would submit a detailed report, usually within a month. Several spoke on trusting the professionals that had been hired so carefully. (Mr. Stephens was particularly commended as the consultant-of-choice for many architects.)
- Outreach/publicity was very important especially at this time of year. Posting would at least reach a large number of people. The draft flyer was briefly reviewed.
- IT WAS THE CONSENSUS OF THE TISBURY SCHOOL BUILDING COMMITTEE NOT TO POST THE FORUMS AND TO ENCOURAGE MEMBERS TO ATTEND AS AUDIENCE MEMBERS AS THEY WISHED.

- Ms. Rita Jeffers expressed her gratitude and relief on the Selectmen endorsement of the Education Plan that signaled its collaboration on this project.
- Mr. Chapdelaine spoke extensively about cost issues and how price (as well as the Education Plan) defined project scope. Of the people he interviewed on the previous failed vote 50 said \$32,000,000 was too high a cost and about 10 resented the lack of broad town planning on construction projects (Town Hall, police station, wastewater, etc.). Neither the Selectmen nor the Tisbury School Committee (TSC) had given directions on any rough amounts for the project. He strongly requested some benchmarks as guidance for effective design and project scope, so the TSBC would not be forced late in the process to make difficult, harmful decisions.
- Selectmen Jim Rogers responded that the issue was the impact on tax bills rather than the price. Baseline cost estimates would be presented according to the May or June timeline at which point the Selectmen would be responsible (and were continually working on) funding and advocacy.
- Ms. Oppen and Mr. Barnhart stressed that it was too early to talk price and cited the previous process where false numbers and old estimates muddled the issue. Tappé included Value Engineering (VE) throughout the process.
- Prin. Custer affirmed that adequate space was necessary to deliver the Education Program to students.

8. Discussion of Meeting Schedule and Venue (See below: Meetings/Events.)

- The Tappé existing conditions report would not be available by January 27th.
- Chair Orr informed the TSBC that she was having great difficulty booking meeting space, although it was more available on weekends for forums.

Ongoing Matters which May Be Discussed

9. Website and Public Outreach – Update and Discussion – Nothing to report

10. Grant Opportunities – Nothing to report.

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11. School Committee (TSC) Report - The TSC was deep in budget discussions.

12. Board of Selectmen (BOS) Report

The Selectmen were looking at a \$100,000,000 private re-investment in downtown Vineyard Haven.

13. Review of Correspondence - None

14. Upcoming Agenda Items – See below: Actions.

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

- Earlier in the meeting Ms. Anna Edey requested direction on submitting a proposal for the project that would not receive a polite dismissal (see below: Actions).

Adjournment

• **ON A MOTION DULY MADE BY MS. MILNE AND SECONDED BY MR. SEAN DEBETTENCOURT THE TISBURY SCHOOL BUILDING COMMITTEE MEETING UNANIMOUSLY ADJOURNED AT 7:27PM: 8 AYES, 0 NAYS 0 ABSTENTIONS.**

**Appendix A: Meetings/Events:**

- TSC – 8:30AM, Tuesday, January 14, 2020 - Tisbury School

- Visioning Public Forums – Wednesday, January 22, 2020

10:00AM-12:00N – EMS Building, 6:00-8:00PM – Senior Center

- TSBC– 5:00PM, Monday, February 10, 2020 - TBD

- TSC – 8:30AM, Tuesday, February 11, 2020 at the Tisbury School

- Special/ Annual Town Meeting – 7:00PM, Tuesday, March 31, 2020

**Appendix B: Actions**

Ms. Orr – send notice of forum to Town Clerk.

Ms. Orr – contact Town re: posting forums on Town website.

Ms. Milne – contact Town Column re: forum announcement.

All TSBC members – post flyers on bulletin boards and town locations.

Mr. Custer – contact Supt. D’Andrea re: putting forums on School calendar.

Ms. Opper – contact Ms. Alice Robinson re: flyer translation.

Mr. Grande - find an experienced emergency person and ask about shelter issues.

Mr. Chapdelaine – write letter to Selectmen re: emergency shelter capacity.

Ms. Orr – contact EMS Building or Tisbury School re: 2/10/20 meeting space.

Ms. Orr – invite Vineyard Power to TSBC meeting.

Ms. Lipke – revise heading format & update email contact list.

continued >

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**Appendix C: Documents on File:**

- Agenda 1/13/20
- Sign in Sheet 1/13/20
- January 13, 2020, Tisbury Elementary School, Tappé Architects (5 p.)
- Tisbury School Project 20/20 Vision for 2020 flyer draft

Minutes respectfully submitted by Office On Call/Marni Lipke.

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Marni Lipke – Recorder

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Date

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Rachel Orr – TSBC Chair

\_\_\_\_\_  
Date

Minutes approved as amended by the Tisbury School Building Committee 2019 2/10/20