

**Tisbury School Building Committee
2019-2020
5:00PM, Tuesday, March 10, 2020
Tisbury Emergency Services Facility**

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

Others: Daedalus Projects – Richard Marks, Christina Oppen,
Amanda Sawyer, Tappé Architects – Chris Blessen,
Recorder –Marni Lipke,

Schools: John Custer – Principal, Melissa Ogden – Asst. Principal,
Matt D’Andrea – Superintendent, TSC - Michael Watts,
Mark Friedman – Business Manager,

Town: Sean deBettencourt, Meredith Goldthwaite, Rita Jeffers,
Jeff Kristal, Melinda Loberg - Selectmen,

Jay Grande – Town Administrator,
Dawn Bellante-Holland, Ben Robinson – Planning Bd.,
Jynell Kristal, Mary Ellen Larsen – FinCom.

Town Residents: Dawn Bellante-Holland, Dana Hodsdon, Paul Lazes,
Marie Laursen, Jim Osborn, Cindy Shupe Roy, Henry Stephenson,

Press: Rich Saltzberg – MV Times

* 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 5:04PM. *(Recorder’s note: discussions are summarized and grouped for clarity and brevity.)*

2. Attendance

Chair Rachel Orr stated that Mr. Peter Gearhart would be joining the meeting by phone at which point all votes would be roll call. Attendance was called.

3. Review and Possible Approval of Minutes

• **ON A MOTION DULY MADE BY MS. READE MILNE AND SECONDED BY MR. SEAN DEBETTENCOURT THE MINUTES OF THE FEBRUARY 10, 2020 MEETING WERE APPROVED PENDING CHANGES BY THE CHAIR; 8 AYES, 0 NAYS, ABSTENTIONS AS ABSENT.**

• **ON A MOTION DULY MADE BY MR. DEBETTENCOURT AND SECONDED BY MR. HAROLD CHAPDELAINE THE MINUTES OF THE FEBRUARY 18, 2020 MEETING WERE APPROVED PENDING CHANGES BY THE CHAIR; 7 AYES, 0 NAYS, 1 ABSTENTION—MS. MILNE due to partial absence.**

4. Discussion of Work Plan, Schedule and Expectations – See below p.5.

5. Existing Conditions Report – Status Update and Clarification (See documents on file.)

This phase of the report was complete, having:

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- added site maps,
 - resolved Natural Heritage issues,
 - addressed TSBC comments from February meetings,
 - edited for language/spelling, and
 - included historical record from the 1930 project—thanks to Ms. Orr and her daughter.
- As a living document, an encyclopedia of the school, it would continue to be updated especially since it was a restoration/renovation project, additional tests and findings would be added as appendixes.

- Discussion covered:
 - historical plans that contrasted with education through today's lens;
 - preferred document delivery a day before the meeting (see below: Actions),
 - inclusion of "White House" special education rooms in Space Needs Inventory;
 - member comments (see below: Actions).
- Town Administrator Jay Grande stated he was not comfortable paying invoices until tests were completed.

6. Acknowledgment and Discussion of Report Received from David Stephen, Education Consultant, Re: January 2020 Visioning Workshops (See documents on file.)

- * During this discussion Mr. Peter Gearhart entered the meeting by phone at 5:40PM.

This report was also completed. Tappé and Daedalus would continue to consult with School Administrators on the evolving Education Program and would report out at the next meeting. TSBC members noted that this same process had happened about three years ago. The next step was further staff input—although there was some confusion over whether this was visioning or feedback on current options (see below: #8).

- After this presentation to the TSBC, both the Visioning and the Existing Conditions Reports would be posted on the website.

7. Tappé Architects – Concept Options for the Renovation and Addition

(See documents on file & 2/10/20 Minutes p. 4-5 #6.)

- * During this discussion Principal John Custer left the meeting at ~6:15PM and Ms. Milne left the meeting at 6:23PM.

- The previous concept (Option #1) was reviewed and some additional issues noted.
- The design contained only one elevator to minimize high cost and high maintenance.
This meant additions would be single stories.
- Corridor learning spaces would be flexible/movable, like minor conversation nooks.
- Kindergarten (K) recess location was likely to be an acoustical problem for surrounding classrooms.
- Tappé allowed for sun and seasonal changes on windows and interior growing areas.
- Option #2 would be to demolish the gym along with the music and Spanish facilities and rebuild a regulation court gym, a cafeteria with kitchen, storage and locker rooms. This would present the previous problems of massing on Spring St., possibly overcome by breaking or arching the roofline. It would increase the total square footage but the

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cost would be countered by focusing new construction on a single addition—instead of two. It also resulted in a tighter “box” for better energy efficiency—on the other hand it provided less space for rooftop solar arrays. Many TSBC members liked this option but there was no consensus.

- The gym could be dropped anywhere from 3 to 8 ft. leaving some of it below grade to eliminate the internal ramps and drop the roof elevation. American Disabilities Act (ADA) access could be dug into the current hill as creative access to the parking lot.
- Option #2 allowed the community space to be separated from the school space and this additional security was an important factor in today's world.
- Playground space was equal in both options, as the gym in Option #1 only extended to the current “White House” location.
- It was suggested this option would be amenable to add-ons but Tappé warned against blocking windows and natural light.
- Computer rooms could have minimal windows as glare was a problem. Skylights were suggested for the stairs.
- Roof access would be through a ladder and hatch. There were objections to students looking out over roofs.
- There was a discussion on kitchen delivery trucks conflicting with student traffic.
- Landscaping would be consulted early to manage the challenging topography.
- The Historic Commission was interested in preserving more of the existing building, and considered the Spring St. side to already be compromised. The meeting debated the exterior views and entrances:
 - access to outdoor classrooms and ADA accessibility,
 - reconfiguring the main entrance to Spring St., and/or
 - keeping the Williams St. entrance/circular drive—whether functional or not.
- Planning Board member Mr. Ben Robinson suggested the current gym was adequate and funds could be saved for other parts of the project. Others protested there was not enough space for two classes, the heating/ventilation/air conditioning (HVAC) was hopeless and the back of the stage areas impossible.
 - A third option could combine #1 and #2, by keeping both additions but demolishing the current gym to more efficiently build a cafetorium and additional spaces.
 - There was some feeling that it was better to examine various options at this stage before prematurely locking in to one. (It was proposed that Town residents were less concerned about the project timeline.) Tappé noted that due to the complex design process, finished projects rarely resembled the rough “bubble” sketches. The TSBC suggested specified comparative lists for each option, i.e. sustainability pros and cons, historic preservation pros and cons, etc.
- See below: Actions.

8. Discussion: Process for Educator Feedback

(See above #6.)

Tappé/Daedalus planned a series of meetings with small staff groups, presenting all options and asking for feedback on both. There was likely to be a delta between

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community concerns and staff priorities; for example staff might be more interested in flow than sustainability. The TSBC thanked them for the open-ended protocol.

- Conversations with students and/or the public would follow.

9. Discussion: Coordination with Other Town Officials

The TSBC emphasized the School could encompass community resource components less expensively than stand-alone facilities. However, it was important to emphasize it was first and foremost an educational facility and none of the additional uses should be at the cost of the Education Program.

- A number of departments and organizations should be consulted to coordinate project plans and impacts as it moved into the schematic phase (see below: Actions).

- It was too early in the process for Historic Commission input.

- The Selectmen had not responded to the emergency shelter parameters request (see 1/13/20 Minutes p.2-3 #6). A new Emergency Management team had been appointed and the TSBC should also coordinate with Police, Red Cross, Fire, etc. The design would include an emergency space for a set number of people; if the Town wanted more space they should inform Tappé.

- **ON A MOTION DULY MADE BY MR. CHAPDELAINE AND SECONDED BY MR. MICHAEL WATTS THE TISBURY SCHOOL BUILDING COMMITTEE UNANIMOUSLY (7 AYES, 0 NAYS, 0 ABSTENTIONS) VOTED TO INSTRUCT TAPPÉ ARCHITECTS TO GO FORWARD WITH EMERGENCY SHELTER ACCOMMODATIONS WITH A STATEMENT OF SEPARATE COST DIFFERENTIAL; MR. JIM ROGERS—AYE, MS. RITA JEFFERS—AYE, MS. ORR—AYE, MR. CHAPDELAINE--AYE, MR. GEARHART—AYE, MR. DEBETTENCOURT—AYE, MR. WATTS—AYE.**

- The Planning Board could provide Complete Streets coordination, including extended sidewalk access. However Selectmen Jim Rogers reported the project was backlogged.

- The Energy Committee could help with sustainability issues (see below: Actions).

- Ms. Orr proposed a presentation to the Parent Teacher Organization (PTO).

10. Discussion: Community Input/ Allowing for Presentations

The TSBC considered public feedback and input. There was a general consensus that requested agenda presentations or protests should be channeled through the website or sent to the professional architects rather than prolonging TSBC packed meetings.

- The process had been fairly transparent, in terms of Town leadership (Selectmen, Planning Board, Finance Committee, etc.).

- Meetings were not televised because it was not in the budget.

- The TSBC suggested an April forum for further public input opportunity.

11. Discussion of Outreach Strategies Including Abutters (See documents on file.)

- The letter to the abutters would be sent out (see 2/18/20 Minutes p.4 Appendix B).

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- The Outreach Team had not yet met. Ms. Christina Oppen of Daedalus was working on contacting the Chamber of Commerce, Tisbury Business Association, WMVY, Tisbury Senior Center, etc.
- The Team was also looking for a bilingual parent to translate the website.

12. Discussion and Preparation, Report to the Town Meeting, March 31, 2020

Town Moderator Deborah Medders agreed to a five-minute report—there would be no discussion. It was suggested it be jointly presented by Mr. Rogers and Mr. Watts as the Selectmen and the Tisbury School Committee representatives to the TSBC. The matter could be taken up at the next meeting. The April forum could be announced as part of the report.

13. Grant Opportunities

- Mr. Richard Marks of Daedalus advised the Town not to rely on grants for substantial funding as they were competitive, fairly small in comparison to project cost, and often came with restrictions.
- The TSBC suggested contacting Cape Light Compact and the Cape and Vineyard Electric Cooperative (CVEC).

4. Discussion of Work Plan, Schedule and Expectations

* During this discussion Ms. Milne re-entered the meeting at 7:39PM.

Mr. Marks noted the team was making significant progress on two design options and hoped to move forward expeditiously but not too fast. However, he also reported indications that the Commonwealth Corona Virus state of emergency could overtake the process. Daedalus and Tappé could set up remote meetings. If life continued in a fairly normal manner it was hoped the conceptual design phase could be completed in six to eight weeks.

- Town staff was not available to perform the 22 internal and brick test cuts and subsequent repairs requested by the structural engineers. The tests were being rescheduled with results in April/May. The results were important but would not materially change designs.

14. School Committee (TSC) Report

The TSC was focusing on:

- how to remain safe as the Corona Virus encroached on the Island; and
- increasing the Fiscal Year 2021 (FY21) maintenance budget to keep School doors open by addressing: water intrusion, inspections, HVAC, etc.

15. Board of Selectmen (BOS) Report

The Selectmen were preparing for Town Meeting and had proposed articles to dedicate two new income streams to Town infrastructure needs: short term rental revenues and marijuana tax.

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16. Correspondence (See documents on file.)

The TSBC welcomed the Osborn Family input on building the school with community volunteers.

- TSBC construction expert members reluctantly advised on previous experience:
 - Massachusetts imposed heavy regulations and procurement methods on any use of public funds.
 - The construction trade was already so busy it would be very difficult to get volunteers for such a large project.
 - Unskilled and/or un-certified labor raised serious safety and liability problems.
- The TSBC acknowledged the power of community investment, suggesting help with building the temporary school. Mr. Marks suggested volunteer contributions or vocational school work on significant but ancillary tasks: playgrounds, sheds, canopies, garden spaces, etc.

17. Future Meetings

There was still no venue for the March 23rd meeting, which might have to be held through remote technology.

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

Ms. Orr would add "Interim School Accommodations" to the agenda, and suggested a good book on understanding the technology involved in updating older buildings.

Adjournment

• ON A MOTION DULY MADE BY MR. WATTS AND SECONDED BY MR. DEBETTENCOURT THE SCHOOL BUILDING COMMITTEE MEETING UNANIMOUSLY ADJOURNED AT 8:04PM: 8 AYES, 0 NAYS, 0 ABSTENTIONS: MR. DEBETTENCOURT—AYE, MR. WATTS—AYE, MR. CHAPDELAINE—AYE, MS. MILNE—AYE, MR. GEARHART—AYE, MS. ORR—AYE, MS. JEFFERS—AYE, MR. ROGERS—AYE.

Appendix A: Meetings/Events:

- ~~• TSBC – 5:00PM, Monday, March 23, 2020 – TBD~~
- ~~• BOS ATM Overview – Thursday, March 26, 2020 - KCT~~
- ~~• TSBC – 5:00PM, Monday, March 30, 2020 – TBD~~
- ~~• Special/Annual Town Meeting – 7:00PM, Tuesday, March 31, 2020~~

Appendix B: Actions

- Tappé/Daedalus – please send documents at least 24 hrs. before meetings.
- Tappé – add elevations/massing for 2 or 3 options before submitting to staff.
- Mr. Chapdelaine – draft a list of all necessary coordination groups w/ contact information for TSBC to review.
- Ms. Orr – contact the Energy Committee for the next meeting.

continued

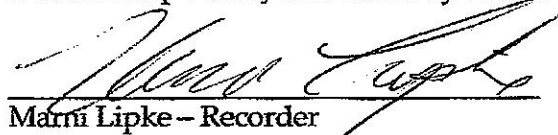
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Appendix C: Documents on File:

- Agenda 3/10/20
- Sign in Sheet (2 p.) 3/10/20
- Orr cover email re: 1929 Plans 3/9/20
- Report of Committee for New School Building (13 p.)
- Orr cover email re: Better Scan 3/11/20
- School Board Journal (6 p.)
- Stephenson memo re: Comments and Suggestions regarding the Recent School Plans (4 p.) 3/8/20
- Orr/Stephenson email re: Courtyard Sketches (3 p.) 3/10/20
- Tisbury School Community and Student Visioning Workshops Overview and Notes (30 p.)
- Tisbury Elementary School Draft Print (6 p.) 3/5/20
- Tisbury Elementary School Existing Conditions Report Tappé Architects (115 p. including cover) January 31, 2020, Revised March 6, 2020
- Watts letter re: abuffer inclusion 3/10/20
- Osborn email re: Funding 2/25/20

Minutes respectfully submitted by Office On Call/Marni Lipke.


Marni Lipke - Recorder

4/18/20
Date


Rachel Orr - TSBC Chair

4/18/2020
Date

Minutes approved as amended 4/6/20