

**Tisbury School Building Committee
2019-2020
4:00PM, Monday, April 13, 2020
by Zoom Cloud Conference**

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

Others: Daedalus Projects – Richard Marks, Christina Oppen, Amanda Sawyer, Tappé Architects – Matt Barnhart, Chris Blessen, Warner Larson Landscape - Sameer Bhoite, Ti Johnson, David Warner, Recorder –Marni Lipke,

Schools: Matt D’Andrea – Superintendent, TSC – Amy Houghton, ~~Melinda Loberg~~, John Custer – Principal, Melissa Ogden – Asst. Principal, Sean deBettencourt, Kate Harding, Rita Jeffers, Natalie Krauthammer,

Town: Melinda Loberg - Selectman, Ben Robinson – Planning Bd.,
* TSBC members late arrivals or early departures.

1. Call To Order (See documents on file.)

The Tisbury School Building Committee 2019-2020 (TSBC) meeting was called to order at 4:08PM. Chair Rachel Orr explained the protocol for remote meetings as authorized by the Open Meeting Law Covid-19 Amendment. The public could join by call in or Zoom. The meeting was being recorded and would be posted on the website.

- (Recorder’s note: discussions are summarized and grouped for clarity and brevity.)

2. Attendance - Attendance was called.

4. Owner’s Project Manager’s (OPM’s) Report (See documents on file.)

* During this discussion Mr. Sean DeBettencourt entered the meeting at 4:13PM.

OPM Mr. Richard Marks presented an ‘aspirational’ schedule in two week increments between TSBC meetings:

- Updated plans with this meeting’s feedback would be sent out about April 21st and Tappé and Daedalus would solicit School staff/administration input.
- The next two weeks would further refine the design(s) and develop an engineering narrative.
- The goal was to develop cost estimates (possibly for both options) for a meeting just after Memorial Day.
- In the meantime as schools were not likely to reopen, masonry work (see 2/10/20 Minutes p.2 #4) could be scheduled as soon as the Island construction ban was lifted.

• There was general agreement that this was a normal schedule in an abnormal time that could be delayed due to various factors:

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- lack of in-person meetings to brainstorm design options;
- necessary abandonment of public forums;
- suggestion to meet more frequently;
- input from Cape Light Compact.

All agreed the schedule should proceed and adjustments made as necessary.

- Outreach had not met but was moving forward with previously outlined plans.

5. Tappé Architects Report, Including

a. Site Plan Concepts – Discussion with Personnel from Tappé and Warner Larson, Inc. Landscape Architects (See documents on file.)

Warner Larson was looking for commentary on the first landscape drafts for Options 1 and 2. They looked forward to working with the TSBC in person as they preferred a more hands-on style. Landscape design development could be simultaneous with building design development. The two drafts were reviewed. Warner Larson's aim was to capitalize on the natural beauty of Island. The lot was small and the existing building and steep topography presented particular challenges. Many features could be "mixed and matched" between the two Options. The busy traffic on the west end did not lend itself to natural landscaping as much as the east side. Both drafts did not expand parking, and made almost no changes to the Williams Street entrance but worked on transitioning to adjacent areas. Other elements included:

- outdoor learning spaces, courtyards, and school gardens,
- terraces to remediate the grade and as teaching/performance spaces;
- woodland paths to protect abutters, open space as well as private social nooks;
- a small softball (t-ball) diamond, a larger soccer field;
- accessible ways from parking to the building;
- painting lines to increase capacity of the lot across Spring St.
- The Warner Larson representatives found TSBC comments very helpful.
- The basketball court was heavily used and the community would appreciate a full or $\frac{3}{4}$ court. The t-ball diamond might be eliminated for a larger field or court.
- Principal John Custer advocated strongly for the separation of the kindergarten through fourth and fifth through eighth grade play spaces.
- Teachers hesitated over "private social" nooks as less visible to supervision.
- Additional drop-off parking was debated, as was: a covered drop-off place, traffic flow, and student waiting spaces. (Project Headway hours were staggered with regular school hours.)
- Staff questioned the kindergarten playground as too small for two classes and poorly placed, and also the usefulness of the courtyard locations.
- Members praised the terraced approach, the picnic tables, the woodland path, and the rain garden. Others felt the trees were beautiful but some space might be better used given the small lot.
- Public-use flow patterns were also important, for example the large meeting space should be easily accessible to community elders.

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b. Concept Options – Updates of Previously Presented Concepts: Massing Models (See documents on file & below: Actions.)

The two concepts had been updated and massing sketched out. Standout factors of each design were noted:

Option 1:

- courtyard to allow windows for the surrounding classroom(s),
- green and/or habitable roofs instead of barren roofscapes.
- visual precedent of historic building, possibly including traditional materials (e.g. cedar shingles) on the addition;
- cafeteria as a community meeting space closer to parking than the gym.

Option 2:

- sunken gym (interior and exterior ramps/stairs);
- two story addition with walls of windows for cafeteria and art rooms;
- administrative offices and emergency space box;
- green roofs;
- canopies (doubling for covered drop-off/pickup) to break the box scale.
- Some favored Option 2 and others Option 1; many felt that either would be acceptable provided flow, safety and programmatic spacing worked.
- The curved roof had advocates but there were also objections as to it as out of keeping with the Town aesthetic culture, and as less amenable to solar. Some members protested that solar panels would ruin the roof aesthetics.
- Both options satisfied the Tisbury Historical Commission and probable Martha's Vineyard Commission (MVC) historical guidelines.
- The TSBC discussed the Spring St. massing, nearness to the street and view.
- There was some tension over the timeline that pressured such an early move to set options versus the need to speak concretely about various designs.
- Zoning setbacks, topography and historic guidelines restricted addition locations and orientation.

The TSBC and architects discussed internal configuration and flow in terms of student movements:

- arrival and departure,
- access to play areas,
- classrooms by grade level, and
- commonly used spaces (media center, library, cafeteria, art, language, music, gym, toilets, etc.).
- Security was an important issue. New school buildings commonly used an entrance 'lobby' for security and gathering efficiency, however the Tisbury site plan precluded common bus and parent drop-off. As the designs became more detailed fire chiefs and building inspectors would be consulted.
- Such safety/security considerations prompted suggestions to clearly separate public spaces. For example designing one student entrance on Spring St. concentrating arrivals near administrative offices and public space, thus consolidating the remainder of the building as educational space.

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- This draft largely maintained existing corridors. As a major renovation was required, it was very important to staff that flow and configuration problems of the existing building be solved.
- Kindergarten and Project Headway rooms were larger than other classrooms, presenting challenges on fitting them into the existing building—e.g moving walls. Other classrooms were fairly uniform and interchangeable.
- The Cafeteria would accommodate more students, using booths and tables.

6. Future Meetings – Time/Dates and Agenda Items (See below: Actions.)

- After some conversation, TSBC agreed that meetings at two week intervals allowed time to prepare and consider materials. In the interim small group conversations could be helpful. The public was welcome to contact the TSBC through email or the website.
- The TSBC and Tappé emphasized the vital nature of staff input.

3. Review and Possible Approval of Minutes

- **ON A MOTION DULY MADE BY MR. HAROLD CHAPDELAINE AND SECONDED BY MR. MICHAEL WATTS THE MINUTES OF THE MARCH 10, 2020 MEETING WERE APPROVED AS AMENDED; 9 AYES, 0 NAYS, 0 ABSTENTIONS: MS. ORR—AYE, MR. CHAPDELAINE—AYE, MR. JIM ROGERS—AYE, PRIN. JOHN CUSTER—AYE, MR. WATTS—AYE, MR. PETER GEARHART—AYE, MS. RITA JEFFERS—AYE, MS. READE MILNE—AYE, MR. DEBETTENCOURT—AYE.**

It was important that Minutes be posted on the website in a timely manner.

7. Topics Not Reasonably Anticipated by the Chair Within 48 Hours of the Meeting - None

Adjournment

- **ON A MOTION DULY MADE BY MR. ROGERS AND SECONDED BY MS. MILNE THE TISBURY SCHOOL BUILDING COMMITTEE MEETING UNANIMOUSLY ADJOURNED AT 6:50PM: 9 AYES, 0 NAYS, 0 ABSTENTIONS: MS. JEFFERS—AYE, MR. GEARHART—AYE, MR. CHAPDELAINE—AYE, MS. ORR—AYE, MS. MILNE—AYE, MR. ROGERS—AYE, MR. WATTS—AYE, MR. DEBETTENCOURT—AYE, MR. CUSTER—AYE.**

Appendix A: Meetings/Events:

- TSC – 8:30AM, Tuesday, April 14, 2020 - Zoom
- TSBC – 4:00PM, Wednesday, April 29, 2020 – TBD
- TSBC – 5:00PM, Monday, May 11, 2020 – TBD
- TSC – 8:30AM, Tuesday, May 12, 2020 - TBD
- TSBC – 5:00PM, Tuesday, May 26, 2020 – TBD
- Special/Annual Town Meeting – TBD

continued

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Appendix B: Actions

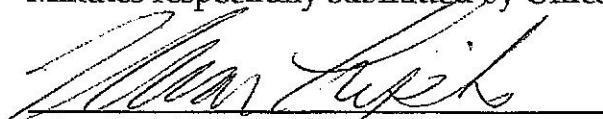
Tappé/Daedalus – contact Cape Light Compact.
Tappé/Daedalus/Prin. Custer – organize staff input on both options.
- send staff meeting recording(s) to TSBC.
Prin. Custer/Mr. Watts – meet with Warner Larson on programmatic issues.
Prin. Custer – research number of parent drop-off/pickup.
Tappé – present more accurate massing sketches for clearer visions of options.
All – email comments individually to Mr. Blessen and Mr. Barnhart.
Ms. Orr – include Mr. Blessen in small group comment sessions.

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 Town Hall & Tisbury School):

- Agenda 4/13/20
- Virtual Public Meeting Tips – Tisbury School Building Committee (2 p.)
- Tisbury School, Tisbury, MA, School Building Committee Meeting, April 13, 2020
- TSBC Virtual Meeting Reminders -
- Tisbury School, OPM Update - Schedule
- Option 1 (2 p.)
- Option 2 (2 p.)
- Tisbury School Renovation – Concept A Warner Larson 4/10/20
- Tisbury School Renovation – Concept B Warner Larson 4/10/20
- Potential Entry Sequence Diagram – (Tisbury Concepts Diagrams) (8 p.)
3/5/20
- Stay Informed Building Committee + Town Resources

Minutes respectfully submitted by Office On Call / Marni Lipke.


Marni Lipke – Recorder

4/29/30
Date


Rachel Orr – TSBC Chair

4/29/20
Date

Minutes approved as amended for typos 4/29/20