Tisbury School Building Committee
2019-2020
4:00PM, Monday, May 11, 2020
by Zoom Cloud Conference

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 Opper, Amanda Sawyer,
Tappé Architects – Chris Blessen, Matt Barnhart,
Schools: TSC – Janet Packer, Michael Watts, Principal – John Custer Whitney Burke, Shannon Carbon, Catherine Coogan, Meredith Goldthwaite, Emily Levett, Jane Taylor, Anne Williamson,
Town: Select Board - Melinda Loberg, Jeff Kristal, Jim Rogers, FinCom – Jynell Kristal, Planning Bd - Ben Robinson,
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 4:04PM. Chair Rachel Orr reviewed the protocol for remote meetings. All votes would be roll call. The public could join by chat, call-in or Zoom. The meeting was being recorded and would be posted with all background documents on the Project website http://www.tisbury-school-project.com
- *(Recorder's note: discussions are summarized and grouped for clarity and brevity.)*

2. Attendance - Attendance was called alphabetically.

3. Existing Conditions – Update on Brick Analysis

The masonry testers sent samples from the front and back of the School to Simpson Gumpertz and Heger (SGH) lab for analysis. The samples would then be sent to the Hazardous Materials (HazMat) consultants.
- The bricks were in good condition.
- It was discovered that the first floor also included a layer of 12 in. concrete blocks inside the bricks with black waterproofing mastic on the inside. No fibrous matter was detected, signaling a lack of asbestos.
- The report (added to the Existing Conditions report as an appendix) would also include testing site information.
• The Covid-19 closure would allow time and school staff to assist with repairing other "destructive" investigations, such as internal core samplings.

At the end of the meeting, Martha's Vineyard Times report Mr. Richard Saltzburg asked a number of questions.
- Bricks from the chimney and old incinerator would also be tested.
- The Hazmat consultants would include lead oxide and possibly PCBs—which were not on the marketed until 1930.
- Radon testing of the boiler room and the grounds was also planned.

4. Discussion Teacher Feedback (See documents on file & below: Actions.)

Staff feedback meetings went well, with a lot of information on Options 1 and 2 available to participants—although Concept 3 resolved many of their comments. Space allocation was still a priority.
- The Report would be included in the project binder as would ongoing consultations with staff on responses to their questions, and more technical considerations (classroom storage, size, etc.) later in the process.
- Landscaping site plans would be requested and vetted once the conceptual options were more decided, to avoid the time and cost of multiple plans for options not chosen.
- Staff questions on the temporary campus during construction were noted.

5. Concept 3 (See documents on file & below: Actions.)

a. Committee Discussion

Mr. Chris Blessen of Tappé Architects reviewed this iteration based on Mr. Harold Chapdelaine's sketches (see 4/29/20 Minutes documents on file & 5/4/20 Minutes p.2).
• A lower level (at elevation 86 ft.) would be 8.5 ft. below the first floor (essentially a fourth story), which presented code challenges that Tappé engineers felt could be overcome. It would separate the public space (gym/stage, entrance, lobby, public restrooms, emergency storage, etc.) and the mechanical rooms from the rest of the school. However it would require a stair and elevator to access the first floor. This was the smallest possible gym (6,500 sq. ft.) that could accommodate a regulation basketball court.
• The plans for the remaining three stories included many unifying features.
- Connections between floors through open or windowed balconies or views, would also increase natural or indirect natural lighting. It would also help people see where they came from and were going to.
- As further reference, some spaces would be located in the same place on all floors—e.g. Special Education (SpEd) and English Language Learners (ELL) classrooms, and also toilets/restrooms.
- Centrally located media/common areas were flexible spaces for 21st Century education and might feature tiered libraries (i.e. first floor books kindergarten (K) through 2nd grade, second floor for 3rd through 5th grade books, 3rd floor for 6th through 8th grade books).

- In response to current traffic flow problems the configuration was changed from the current central corridor to having at least two paths to get from one place to another.
- The largest change was construction of a central stairway/elevator at the Williams St. entrance making it a staffed entrance and/or emergency exit (possibly American Disabilities Act (ADA) accessible)--eliminating the "dummy" facade. The side stairs could be eliminated so the resulting second and third floor areas could be small group breakout spaces—the first floor was required egress.
- This design presented 19-20,000 sq. ft. available for solar arrays.

• On the first floor the cafeteria with booths and tables would double as a small group gathering space when not serving meals, and would also have pass through "corridors" (possibly marked by floor material changes) to increase traffic flow flexibility.

- Industrial/Tech would have direct access to a loading dock
- The Kindergarten would remain in its current location and room size, with its outdoor reading/playground space separated by a garden wall from the more industrial drop-off.
- Administration and the nurses quarters were located near the main security entrance. Project Headway was also in this area.
- As requested, vocal and band room ceilings were two stories (standard for new music spaces), but posing restrictions on second floor planning.

• The second floor would house teacher workrooms/copier centers as well as the Information/Technology (IT) office/equipment—which would minimize cables and often functioned better in central locations.

- The art room would take advantage of the excellent light.
- There was a connecting view or windows onto the cafeteria space.
- Fifth grade was concentrated in one area signal the shift to middle school.

• Similarly on the third floor, 6th grade single classroom instruction was slightly separate but had easy access to the science rooms, while 7th and 8th grades had subject oriented class spaces.

- The Health/Wellness room was also on this floor in response to feedback regarding subject matter not appropriate for primary grade students.

• The TSBC was excited by the design, complimentary of the creativity and commended Mr. Blessen for developing the rough sketch so skillfully.

- Members appreciated:
- the functional Williams St. entrance—also historically valuable,
- accessibility and separation of the gym/public space,
- the commons/media centers as educationally intriguing,
- inventive traffic flow solutions.

• The lower level challenges were: being beneath other structures, 7.5 ft. ceilings for changing and storage rooms, and a non-standard raised stage with an adjacent ramp entrance to the exterior.

• The cafeteria workers requested a vegetable garden.
• There was a suggestion to flip foreign language, health, unified arts, teacher workspace and the IT office.
• There was a code question on enclosures of the side stairs that connected the top floors—Tappé was committed to complete compliance.
• Several rooms had no natural light. It was difficult to put additions on two and a half sides of the building without compromising some aspects but this could be solved, skylights or other borrowed or indirect methods.
- The interior courtyard provided natural light to the SpEd and ELL classrooms.
- Old ventilation or incinerator chimneys might be reconstructed as windowed light columns.
• The design should be flexible enough to accommodate an additional program if needed.
• The TSBC discussed various scenarios on the music ceilings, what restrictions were involved, if 1.5 stories was feasible, etc.
• The previous computer room was replaced by the commons/media areas that were amenable to group computer work.
• The TSBC asked about the whether the lower floor/sunken gym would involve additional landscaping issues and costs.
• Massing, elevations and shade analysis were requested—and were the next logical step.

• The design would be further modified in response to feedback and sent to the estimators and engineers for cost and perspective. As a low and high price Daedalus and Tappé recommended pricing Option 1 and 3 (with 2 as a middle ground).

b. Public Comments/Questions

Ms. Anne Williamson was also appreciative and excited by the design.

6. Discussion, Public Inclusion and Outreach (See below: Actions.)

• The TSBC was concerned about unknown or low public understanding about its work. There had been no responses to the letter to the abutters (see 3/10/20 Minutes p.4 #11). The TSBC discussed a specific forum for the neighborhood after Option 3 massing and elevations were developed. The forum could be virtual, or small group site tours with social distancing and handouts, or as a presentation in the tent set up for the Annual Town Meeting.
• Concept 3 was and would be posted on the Project and Town websites.
• Agendas were forwarded to the School Parent Teacher Organization (PTO).

7. Review and Possible Approval of Minutes

• ON A MOTION DULY MADE BY MR. MICHAEL WATTS AND SECONDED BY PRINCIPAL JOHN CUSTER THE MINUTES OF THE APRIL 29, 2020 MEETING WERE APPROVED AS AMENDED FOR SPELLING:

MOTION PASSED: 8 AYES, 0 NAYS, 1 ABSTENTION: MR. HAROLD CHAPDELAINE—AYE, PRIN. CUSTER—AYE, MR. SEAN DEBETTENCOURT—AYE, MR. PETER GEARHART—AYE, MS. RITA JEFFERS—AYE, MS. READE MILNE—ABSTAIN, MS. ORR—AYE, MR. JIM ROGERS—AYE, MR. WATTS—AYE.

• ON A MOTION DULY MADE BY MR. WATTS AND SECONDED BY MS. JEFFERS THE MINUTES OF THE MAY 4, 2020 MEETING WERE APPROVED AS AMENDED FOR ATTENDANCE: MOTION PASSED: 8 AYES, 0 NAYS, 1 ABSTENTION: MR. CHAPDELAINE—AYE, PRIN. CUSTER—AYE, MR. DEBETTENCOURT—AYE, MR. GEARHART—AYE, MS. JEFFERS—AYE, MS. MILNE—ABSTAIN, MS. ORR—AYE, MR. ROGERS—AYE, MR. WATTS —AYE.

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

Adjournment

• ON A MOTION DULY MADE BY MR. WATTS AND SECONDED BY MR. DEBETTENCOURT THE TISBURY SCHOOL BUILDING COMMITTEE MEETING UNANIMOUSLY ADJOURNED AT 5:56PM: 7 AYES, 0 NAYS, 0 ABSTENTIONS: MR. DEBETTENCOURT—AYE, MR. GEARHART—AYE, MS. JEFFERS—AYE, MS. MILNE—ABSTAIN, MS. ORR—AYE, MR. ROGERS—AYE, MR. WATTS—AYE.

Appendix A: Meetings/Events:
• TSBC – 4:00PM, Tuesday, May 26, 2020 – Zoom
• TSC – 8:30AM, Tuesday, June 2, 2020 – Zoom
• Special/Annual Town Meeting – 1:00PM, Saturday, June 13, 2020

Appendix B: Actions
Mr. Chapdelaine/Ms. Milne – research and suggest Brazilian contacts.
Mr. Watts – send TSC space information as soon as possible.
Tappé/Daedalus – document why decisions were made.
Tappé/Daedalus – can be available for staff meetings and questions.
Mr. DeBettencourt/Ms. Jeffers – ask staff re: Health class location, teacher workrooms, computer room/commons/media,
All – send community outreach suggestions to Mr. DeBettencourt, Mr. Watts or Ms. Opper.
Tappé –
- kitchen garden
- chart existing flow and evolving changes (for public explanation),

continued

Appendix B: Actions (cont.)

Tappé –
- public entrance to lower level more connected to changing rooms?
- attendant additional landscaping costs for lower level,
- staff input on libraries/commons/media space,
- show options for music room, 2nd floor restrictions, 1 ½ story ceiling, etc.
- introduce natural light into all rooms (borrowed, indirect, etc.),
- consider student fun/mischief re: balconies,

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 (2 p.) 5/11/20
- Orr/Blessen emails re: Tisbury – Option 3 – First Draft 5/9/20
- Tisbury ES – Option 3 – First Draft (4 p.)
- Tisbury School, Tisbury, MA, School Building Committee Meeting, May 11, 2020
- TSBC Virtual Meeting Reminders
- Brick sample photo,
- Tisbury School Vineyard Haven, MA Martha's Vineyard Public Schools Staff Questions and Feedback
- Stay Informed Town Resources
- Stay Informed Building Committee + Town Resources

Minutes respectfully submitted by Office On Call/Marni Lipke.

Marni Lipke – Recorder — Date: 5/30/20

Rachel Orr – TSBC Chair — Date: 5/30/20

Minutes approved as amended for a typo 5/26/20