

**Tisbury School Building Committee – Design/Construction Phase
in Joint Meeting with Tisbury Select Board and
Tisbury School Committee
5:30PM, Tuesday, March 16, 2022
by Zoom Cloud Conference due to Covid-19 Restrictions**

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TSBC Members Present: Chair – Mike Watts, Sean DeBettencourt, Rita Jeffers, Jim Rogers, Sarah York*,
Absent: Connie Alexander, John Custer, Reade Milne,
TSC: Chair: Amy Houghton, Jen Cutrer, Mike Watts
TSB: Chair: Jeff Crystal, Roy Cutrer
Others: Melinda Loberg, Melinda Maveety, Rachel Orr, Sarah Ward, Nancy Weaver, Recorder – Marni Lipke, CHA Projects – Aditya Modi, Christina Oppen, Michael Owen, Amanda Sawyer, Tappé Architects – Chris Blessen, Toby Zaltsman, WT Rich - Harvey Eskenas, Evan Moore,
Schools: Superintendent Matt D’Andrea, Asst. Prin. Melissa Ogden, Sue Adamo, Julie Brand, Emily Crossland, Natalie Krauthammer, John Mode, PTO - Siobhan Mullin,
Town: Town Administrator – Jay Grande, Treasurer – Jon Snyder, Finance Committee – Jynell Kristal, Wastewater – Jaren Meader,
Press: Louisa Hufstader -Vineyard Gazette, Rich Saltzberg – MV Times
* TSBC members late arrivals or early departures.

1. Call To Order & Virtual Meeting Reminders

- The Tisbury Select Board (SB) was called to order at 5:30PM.
- The Tisbury School Committee (TSC) was called to order at 5:30PM.
- The Tisbury School Building Committee Design/Construction Phase (TSBC) meeting was called to order at 5:33PM. TSBC Chair Michael Watts reviewed the protocol for remote meetings occasioned by the pandemic and welcomed all participants.
(*Recorder’s note: Discussions are summarized and grouped for clarity and brevity.*)

2. Attendance - was called.

3. Tisbury School Construction Project Review Presentation (See documents on file.)

- The TSBC had been meeting. Outreach and internet postings were in process.
- Mr. Mike Owen’s of Owners Project Manager (OPM) Daedalus/CHA gave a quick look-back overview;
 - wrap up design development drawings/phase by Tappé Architects in December 2021,
 - procurement of the temporary school module being finalized for fall of 2022, and
 - procurement of the Construction Manager at Risk (CMR).
- Mr. Chris Blessen of Tappé Architects presented the current design status.
 - Working with CMR WT Rich the Construction Documents based on the design development drawings solidified construction details to make it buildable—with minor structural changes to fit plumbing, mechanical systems, lighting plans, existing building foundation issues, etc.
 - Active TSBC Working Groups gave direction and reviewed options: Mechanical & Lighting

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(including light fixtures, Climate Committee consultation, etc.), Safety & Security Systems, Exterior & Landscaping.

- Floor by floor layouts were essentially unchanged. It was found that the stage ceiling did not have to be 2 stories high so an unfinished storage space was now included—the building was “light” on storage space.

- The public and Town were invited to the next TSBC meeting (see below: Meetings/Events) to give feedback on exterior issues: roof lines, exterior materials, etc.

- Mr. Harvey Eskenas and Mr. Evan Moore, of CMR WT Rich Company explained the project timeline and neighborhood impact.

- WT Rich, CHA and Tappé were in the middle of cost estimates on 60% construction drawings, which would then be reconciled and sent to the Town for review.

- The 100% construction (i.e. bid) documents (including value engineering exercises) would be done around early May and then vetted and sent out to trade bidders (masonry, electrical, etc.) and non-trade (drywall, etc.). Once the high priority bids were in (hopefully in June) the Guaranteed Maximum Price (GMP) could be established and sent for approval Town.

- 55 West Williams St. was leveled and construction management trailers were in transit. Temporary fencing, screening, power and water were expected next week.

- A demolition/abatement contractor was being procured for later this spring or early summer when the gym would be separated, covered and demolished.

- Exploratory work was done in the 1929 building for further demolition and construction details (lintel rusting, scabbed framing but nothing unusual for the building’s age and stage).

- Temporary school location preparations and procurement would start at the same time. The school would be 4 separate structures, each with underground electrical, power, sanitary and water hook ups in coordination with Town departments.

- WT Rich was working with the Town on traffic issues: cutting in the new West Williams St. student drop-off, delivery truck blackouts, etc.

- By fall the move into the temporary school would be complete and the full construction area would be active and separated by fencing with multiple gates from the temporary school.

- Foundation and construction work would start once the existing School was vacated in July. Construction was estimated to take ~ 18 months after which students and staff would move into the newly renovated School (target date March 2024) while WT Rich completed landscaping, deconstructed the modulars, demobilized fencing, etc.

4. Public Comments

- Town Finance Director Jonathon Snyder raised the issue of the wastewater wicks (see 2/8/17 TSC Minutes p. 3 #D, & 11/18/20 TSBC Minutes p.3). Tappé, WT Rich and CHA had walked the area while planning the temporary student drop-off and the wicks would be preserved and fenced/protected.

- Mr. Rich Saltzberg of the MV Times asked for further elaboration on new School storage capacity and on the abatement phase.

- Mr. Blessen explained that modern school projects tried to squeeze as much programming into their space as possible, so storage was diverted to other strategies. This building had more classroom specific storage space, reducing centralized storage need, but supplemented with centralized storage fit into other areas and in the administrative wing.

- Mr. Eskenas reported on asbestos area identification, isolation and remediation by a certified abatement contractor and an independent industrial hygienist. The asbestos would be

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contained and shipped to an authorized disposal facility. The hygienist would monitor the cleaned site and air before construction continued. The Hazardous Material Report determined the bid. Typical asbestos locations were pipe wrap/insulation, tile glue, etc.

- Ms. Rachel Orr asked if the gym would be demolished before all the bids were in, in other words would the Town have enough money before the project started. Once the GMP was established and accepted it could not be changed so an ideal GMP was as close to real time as possible. Most likely all subcontractors would not be awarded. TSBC Chair Michael Watts agreed this was an excellent question and the process would be closely monitored.

- In response to another question from Mr. Saltzberg, Mr Eskenas reported the temporary school modulares would be barged over (as too large for the Steamship Authority ferries) and brought through the streets as oversized loads.

5. Adjournment

- Mr. Watts again urged everyone to attend the next TSBC meeting and hoped to post all presentations on the Project website.

- *Mr. Roy Cutrer moved and Mr. Jeff Kristal seconded a motion to adjourn at 6:15PM, which passed unanimously: Mr. Cutrer –aye, Mr. Kristal –aye.*

- **ON A MOTION DULY MADE BY MS. JEN CUTRER AND SECONDED BY MR. WATTS THE TISBURY SCHOOL COMMITTEE MEETING UNANIMOUSLY ADJOURNED AT 6:15PM: MS. CUTRER—AYE, MR. WATTS—AYE, MS. HOUGHTON—AYE.**

- **ON A MOTION DULY MADE BY MR. JIM ROGERS AND SECONDED BY MR. SEAN DEBETTENCOURT THE TISBURY SCHOOL BUILDING COMMITTEE MEETING UNANIMOUSLY ADJOURNED AT 6:16PM: 4 AYES, 0 NAYS, 0 ABSTENTIONS: MR. DEBETTENCOURT—AYE, MR. ROGERS—AYE, MS. RITA JEFFERS, MR. WATTS—AYE.**

Appendix A: Meetings/Events:

- TSBC - 3:30PM, Monday, March 21, 2022 - Project Status and Exterior Feedback

- STM/ ATM – 7:00PM, April 12, 2022 – Tisbury School Gym

- TSBC - Monday, April 5, 2022

- TSBC - Monday, May 16, 2022

- TSBC -Monday, June 20, 2022

Appendix B: Actions: - None

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 School)

- Agenda (2 p.) 3/16/22

- Tisbury School, Joint Committee Meeting, March 16, 2022 (16 p.)

Minutes respectfully submitted by Office On Call/Marni Lipke.

Marni Lipke – Recorder

Date

Amy Houghton – TSC Chair

Date

Minutes approved 4/5/22