



MSBA PDP SUBMISSION
**MARTHA'S VINEYARD
REGIONAL HIGH SCHOOL**

OAK BLUFFS, MASSACHUSETTS

OCTOBER 24, 2024





October 24, 2024

Massachusetts School Building Authority
(MSBA)
40 Broad Street, Fifth Floor
Boston, Massachusetts, 02109

Re: Martha's Vineyard Regional High School - Preliminary Design Program Submission

Dear MSBA:

Please accept the enclosed documents as constituting the Preliminary Design Program Report for the above referenced project. This submission was prepared by Tappe' Architects, in conjunction with CHA.

The Regional District has reviewed and approved the report for submission to the MSBA in accordance with Article 8.1.1.2 of the OPM contract. This approval is reflected in the Local Actions and Approvals letter included in this report. An executed copy of the Local Actions and Approvals letter will follow next week. A certified copy of the October 15th SBC meeting minutes will be forwarded after the SBC's next meeting is held to approve those minutes on November 16th.

We have reviewed these documents for conformance and completeness with the MSBA requirements for a Preliminary Design Program Report. In general, our review has found these documents to be in conformance with MSBA requirements.

Please note that this review does not address the technical quality or sufficiency of the design and, in accordance with Article 2.6 of the OPM contract, should not be construed as an assumption of the Designer's responsibilities or duties.

Best regards,

A handwritten signature in blue ink, appearing to read 'Michael T. Owen', is written over a horizontal line.

Michael T. Owen
Project Executive

Skipper Manter – School Building Committee Chair
Richard M Smith – Superintendent of Schools
Amanda Sawyer – CHA Project Team Leader

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INTRODUCTION

1.1

INTRODUCTION



INTRODUCTION

Overview

The feasibility study is being undertaken to analyze the best options for Martha's Vineyard and the Martha's Vineyard Regional High School to resolve issues around an aging high school facility that lacks adequate spaces to support the current and ongoing educational programs there.

Statement of Interest -

Identification of Facility Deficiencies

The Statement of Interest dated June 25, 2021, is attached to this PDP submission as an Appendix. The SOI identifies a number of deficiencies at the current Martha's Vineyard Regional High School (MVRHS). Issues noted as particular concerns are the physical condition of the school and inadequate instruction spaces.

The existing building is approximately 165,000 sf all on one level. The original portion of the school was built in 1959 comprising approximately 60,000 square feet. Two additions were added on, one built starting in 1979 and the other in 1995, adding 35,000 square feet and 70,000 square feet respectively. The SOI notes that the layout of the school makes for long travel distances across the school. The hallway that loops around the entire school is approximately one quarter of a mile long. There are major parts of the interior of the building that are obsolete and worn out as stated in the SOI. There are notable deficiencies in the structure itself including a building envelope that does not meet current code requirements, continued roof leaks, and outdated building systems - some that need specialized or custom parts if they break.

The SOI notes that the CTE programs do not meet recommended square footage requirements and any future expansion of CTE programs is hindered by the lack of space. There are associated CTE instructional spaces that do not meet ADA or MAAB standards and are inaccessible to someone with mobility constraints. General classrooms, science classrooms, art and music spaces are undersized and restrict . The cafeteria is also

undersize and inadequate. The District wants to incorporate more STEAM curriculum but the classroom spaces are ineffective for this goal. The shortfall in space has led to limitations to the curriculum offerings that can be provided by the District.

Summary of Process Undertaken

The study process to date has included an existing conditions analysis of the Martha's Vineyard Regional High School including walk-throughs and reviews by structural, mechanical, electrical and plumbing engineers as well as technology and the Architect. The site has also been analyzed by the Landscape Architect and Civil Engineer and testing at the building has been completed for hazardous materials (ACM). Geo-technical exploration has taken place and a geo-technical and geo-environmental report with preliminary recommendations has been completed. The traffic engineer has also made preliminary observations related to the existing conditions at the site and an existing condition traffic study is complete.

The Martha's Vineyard Regional High School has confirmed that there are no other available properties that could be used for a school located within Martha's Vineyard boundaries. Therefore, the District and School Building Committee has concluded that any project that is advanced out of the PDP phase will use the existing High School site.

A kick-off meeting and three educational visioning sessions have taken place to discuss the goals for the project and how to develop a program and design that best supports the District's vision for the future of High School education on Martha's Vineyard. Participants in these sessions included educators and parents as well as District administrators. Summary notes of the visioning process are included in the PDP submission. Additionally, periodic discussions have been held with senior District administrators to support the development of the Educational Program, space template and proposed PDP options.

During the PDP process schemes have been developed by the Design Team for a renovation option, addition and renovation options and multiple approaches to a replacement school. The School Building Committee has discussed the merits of these approaches and reduced the number of options that will be advanced into the PSR phase to those that best support the goals of the District and the Town. All the options were reviewed by the Architect's estimator to develop order of magnitude conceptual cost budgets.

Date of Invitation to Conduct a Feasibility Study

An invitation to enter into a feasibility study was issued by the MSBA Board of Directors dated August 22, 2023. The Board Action Letter is attached to this PDP as an appendix.

Agreed Upon Design Enrollment

The proposed design enrollment for the High School is 805 Students. The Enrollment certificate dated May 11, 2023 is attached to this PDP as an appendix.

Capital Budget Statement Summary

The High School project feasibility phase is studying renovation, addition & renovation and new construction options. Based on early budgeting, the project cost for the High School project could range from \$197.3 to \$427 million, exclusive of MSBA reimbursement.

The MSBA summary table of cost order of magnitude options is enclosed. The project team also presented a cost range table to the SBC. The range covers many of the topics that the SBC will discuss in future phases such as sustainability goals, materials, construction delivery method, etc.

Project Participants and Updated Project Schedule

Inserted into this section of the PDP is a preliminary list of project participants as well as an updated schedule. The schedule indicates that the proposed MSBA Board Meeting for approval to proceed to Schematic Design will be June 25, 2025. The Board Meeting for Project Scope and Budget is anticipated to be approximately December 12, 2025 and the projected Island wide towns votes to approve borrowing for the project are projected for the spring of 2026. This would then potentially allow for a project construction start in June of 2027.

1.2

PROJECT DIRECTORY





Name	Title	Main Phone	Fax	Cell Phone	Email
Select Board - Each Chair					
Gary J Haley	Chair - Town of Aquinnah	617-281-4684			
James M Malkin	Chair - Town of Chilmark	508-645-2101			
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Barmakian Gail	Chair - Town of Oak Bluffs	508-693-3554 ext 115			gbarmakian@oakbluffsma.gov
Roy Cutrer	Chair - Town of Tisbury	508-696-4200			
Jessica Miller	Chair - Town of West Tisbury	508-696-0102			townadmin@westtisbury-ma.gov
Martha's Vineyard Regional High School Building Committee					
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Emma Green- Beach	Select Board Representative	508-693-3554			egreen-beach@oakbluffsma.gov
Skipper Manter	Select Board Representative	508-726-0789			skipper_manter@mvvps.org
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James Hagerty	Select Board Representative	508-627-6100			jhagerty@edgartown-ma.us
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Financial Committee					
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James Hagerty	Select Board Representative	508-627-6100			jhagerty@edgartown-ma.us
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Richie Smith	Non Voting member				
Working Group - Communication Outreach					
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Sally Rizzo	Representative, MV Educators Association	508-560-6053			sallyrizz@hotmail.com
Martha's Vineyard Regional High School Committee					
Jeffrey (Skipper Manter)	West Tisbury Select board and Finance Advisory board member				skipper_manter@mvvps.org
Roxanne Ackerman	Represents Town of Aquinnah.				roxanne.ackerman@mvvps.org
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40 Broad Street, Suite 500					
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Owner's Project Manager					
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Hazardous Material					
Universal Environmental Consultants		508-628-5486	508-628-5488		
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Framingham, MA 01702					
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350 Main Street Malden, MA 02148				
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Technology and A/V - Systems, Software and Support & Data & Communications				
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Pamela Perini Consulting	www.pamelaperiniconsulting.com	781-788-6674		
20 Freemont Terrace Waltham, MA 02452				
Pamela Perini	Principal And Owner	(781)-788-6674		pperini@pamelaperiniconsulting.com

1.3

SCHEDULE



ID	Task/WBS Moc	Task Name	Duration	Start	Finish	Deadline	Timeline											
							2024	2025	2026	2027	2028							
							Qtr. 4	Qtr. 1	Qtr. 2	Qtr. 3	Qtr. 4	Qtr. 1	Qtr. 2	Qtr. 3	Qtr. 4			
1	1	OPM / Designer Selection	136 days	Tue 12/5/23	Tue 6/11/24	NA												
2	1.1	MSBA OPM Submission Approval				Tue 12/5/23												
3	1.2	District Approve OPM contract				Mon 12/18/23												
4	1.3	Develop draft Designer RFS	22 days	Thu 12/14/23	Fri 1/12/24	NA												
5	1.4	MSBA Designer RFS Approval	23 days	Mon 1/15/24	Wed 2/14/24	NA												
6	1.5	Advertise in CR Designer RFS-Deadline Thurs.				Wed 2/14/24												
7	1.6	Designer RFS Submission				Wed 3/13/24												
8	1.7	MSBA DSP Submittal Package				Fri 3/15/24												
9	1.8	Reference Check & Consultant Matrix	23 days	Wed 3/13/24	Fri 4/12/24	NA												
10	1.9	MSBA DSP Meeting & Shortlist Selection				Tue 4/9/24												
11	1.10	MSBA DSP Interview (if decided)				Tue 4/23/24												
12	1.11	Negotiate Design Fee & Contract	9 days	Tue 4/23/24	Fri 5/3/24	NA												
13	1.12	SBC Approve Contract				Mon 5/13/24												
14	1.13	MSBA Kickoff Meeting				Tue 6/11/24												
15	2	Preliminary Design Program - Options Development	101 days	Mon 5/13/24	Mon 9/30/24	NA												
16	2.1	Develop Work Plan	48 days	Mon 5/13/24	Wed 7/17/24	NA												
17	2.2	Develop Existing Conditions Analysis	101 days	Mon 5/13/24	Mon 9/30/24	NA												
18	2.2.1	Designer Subconsultants on Board	20 days	Mon 5/13/24	Fri 6/7/24	NA												
19	2.2.2	Hazmat Survey	26 days	Fri 7/26/24	Fri 8/30/24	NA												
20	2.2.3	Designer Team Survey of Existing Condition	14 days	Thu 6/13/24	Tue 7/2/24	NA												
21	2.2.4	Geotechnical Investigation	17 days	Thu 6/13/24	Fri 7/5/24	NA												
22	2.2.5	Survey Topo & Utilities	14 days	Tue 6/18/24	Fri 7/5/24	NA												
23	2.3	Develop Full List of Possible Options	78 days	Thu 6/13/24	Mon 9/30/24	NA												
24	2.4	Draft Education Plan	44 days	Wed 6/5/24	Mon 8/5/24	NA												
25	2.5	MSBA Educational Space Template	23 days	Thu 8/15/24	Mon 9/16/24	NA												
26	2.6	Community Forum #1 - listening sessions	2 days	Tue 7/16/24	Wed 7/17/24	NA												
27	3	Preliminary Design Program - Finalize Report	156 days	Wed 6/12/24	Wed 1/15/25	NA												
28	3.1	Educational Visioning Sessions	51 days	Wed 6/12/24	Wed 8/21/24	NA												
29	3.2	Finalize Educational Program and Template	45 days	Mon 8/5/24	Fri 10/4/24	NA												
30	3.3	Geotechnical Report, Survey & Utility Plans Phase 1 site Assessment	75 days	Mon 6/24/24	Fri 10/4/24	NA												
31	3.4	Finalize Design Options Shortlist	16 days	Mon 9/9/24	Mon 9/30/24	NA												
32	3.5	Conceptual Cost Estimate				Fri 10/4/24												
33	3.6	MVRHS SBC Approve Ed Plan				Tue 10/15/24												
34	3.7	MVRHS SBC Approve Submission of PDP				Tue 10/15/24												
35	3.8	Submit Preliminary Design Plan (PDP) to MSB				Thu 10/24/24												
36	3.9	Community Forum #2 - PDP Options	2 days	Wed 10/23/24	Thu 10/24/24	NA												

Project: Charlton FS Schedule
Date: Fri 10/4/24

Task Split Milestone Summary

Project Summary Inactive Task Inactive Milestone Inactive Summary

Manual Task Duration-only Manual Summary Rollup Manual Summary

Start-only Finish-only External Tasks External Milestone

Deadline Progress Manual Progress

ID	Task/WBS Mo	Task Name	Duration	Start	Finish	Deadline	Timeline (2024-2028)											
							2024	2025	2026	2027	2028							
							Qtr. 4	Qtr. 1	Qtr. 2	Qtr. 3	Qtr. 4	Qtr. 1	Qtr. 2	Qtr. 3	Qtr. 4	Qtr. 1	Qtr. 2	
37	👉	3.10 MSBA review of PDP	37 days	Thu 10/24/24	Fri 12/13/24	NA												
38	👉	3.11 District Response to MSBA Review	23 days	Mon 12/16/24	Wed 1/15/25	NA												
39	👉	4 Preferred Schematic Report	174 days	Fri 10/25/24	Wed 6/25/25	NA												
40	👉	4.1 Further Define / Analyze Shortlist Options	83 days	Fri 10/25/24	Tue 2/18/25	NA												
41	👉	4.2 Detailed Cost Estimate	15 days	Mon 1/20/25	Fri 2/7/25	NA												
42	👉	4.3 Submit Shortlist options to SBC with cost estimates				Fri 2/7/25												
43	👉	4.4 SBC Meeting				Tue 2/18/25												
44	👉	4.5 District Operational/ Capital Budget Impacts	12 days	Wed 2/19/25	Thu 3/6/25	NA												
45	👉	4.6 LEED for School Scorecard	16 days	Wed 2/19/25	Wed 3/12/25	NA												
46	👉	4.7 Cash Flow - Schedule	7 days	Mon 2/10/25	Tue 2/18/25	NA												
47	👉	4.8 Public Input / Community Forum	2 days	Wed 2/12/25	Thu 2/13/25	NA												
48	👉	4.9 Community Forum #3 - PSR Options	2 days	Wed 2/12/25	Thu 3/13/25	NA												
49	👉	4.10 SBC Meeting Approval Preferred Schematic	1 day	Tue 3/18/25	Tue 3/18/25	NA												
50	👉	4.11 Support Votes from Select Board & School Co.23 days		Wed 3/19/25	Fri 4/18/25	NA												
51	👉	4.12 Submit Preferred Schematic Report to MSBA				Thu 5/1/25												
52	👉	4.13 MSBA Facilities Assessment Subcommittee Meeting				Wed 5/14/25												
53	👉	4.14 MSBA Board Approval	40 days	Thu 5/1/25	Wed 6/25/25	NA												
54	👉	4.15 MSBA Board of Directors Meeting				Wed 6/25/25												
55	👉	5 Schematic Design - Preferred Solution	152 days	Thu 5/15/25	Fri 12/12/25	NA												
56	👉	5.1 Schematic Design - Pricing Set	62 days	Thu 5/15/25	Fri 8/8/25	NA												
57	👉	5.2 Cost Estimates and Review Design	15 days	Mon 8/11/25	Fri 8/29/25	NA												
58	👉	5.3 Design & Cost Refinement	10 days	Mon 9/1/25	Fri 9/12/25	NA												
59	👉	5.4 Submit Email Confirmation of Budget and Schedule				Fri 9/12/25												
60	👉	5.5 Finalize SD - 100%	18 days	Mon 9/15/25	Wed 10/8/25	NA												
61	👉	5.6 Submit SD report to SBC				Fri 10/10/25												
62	👉	5.7 SBC Approval SD and Budget				Tue 10/21/25												
63	👉	5.8 Support Votes from Select Boards	27 days	Thu 9/11/25	Fri 10/17/25	NA												
64	👉	5.9 Submit Final SD report to MSBA				Thu 10/23/25												
65	👉	5.10 MSBA Scope and Budget Mtg				Wed 11/12/25												
66	👉	5.11 MSBA Staff Review and Comments	7 days	Thu 11/13/25	Fri 11/21/25	NA												
67	👉	5.12 District Incorporation of MSBA review	5 days	Mon 11/24/25	Fri 11/28/25	NA												
68	👉	5.13 DESE Approval	22 days	Thu 10/23/25	Fri 11/21/25	NA												
69	👉	5.14 MSBA Board Approval of Project Scope & Budget Agreement				Fri 12/12/25												
70	👉	6 Town Approval Process	135 days	Mon 1/12/26	Fri 7/17/26	NA												

Submit Shortlist options to SBC with cost estimates

SBC Meeting

Submit Preferred Schematic Report to MSBA

MSBA Facilities Assessment Subcommittee Meeting

MSBA Board of Directors Meeting

Submit Email Confirmation of Budget and Schedule

Submit SD report to SBC

SBC Approval SD and Budget

Submit Final SD report to MSBA

MSBA Scope and Budget Mtg

MSBA Board Approval of Project Scope & Budget Agreement

Start-only

Finish-only

External Tasks

External Milestone

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Task

Split

Milestone

Summary

Inactive Task

Inactive Milestone

Inactive Summary

Deadline

Progress

Manual Progress

ID	Task/WBS Mo	Task Name	Duration	Start	Finish	Deadline	2027															
							Qtr. 1	Qtr. 2	Qtr. 3	Qtr. 4	Qtr. 1	Qtr. 2	Qtr. 3	Qtr. 4	Qtr. 1	Qtr. 2	Qtr. 3	Qtr. 4				
71	6.1	Community Outreach	79 days	Mon 1/12/26	Thu 4/30/26	NA																
72	6.2	Special Town Meetings (place holder date)	42 days	Mon 5/4/26	Tue 6/30/26	NA																
73	6.3	Ballot Voting (place holder date) (District votes no later than 120 days after MSBA??)	55 days	Mon 5/4/26	Fri 7/17/26	NA																
74	7	Design Development	152 days	Mon 7/20/26	Tue 2/16/27	NA																
75	7.1	Design Development	90 days	Mon 7/20/26	Fri 11/20/26	NA																
76	7.2	Cost Estimate and Review of DD	20 days	Fri 11/20/26	Thu 12/17/26	NA																
77	7.3	Permitting & Approval process	56 days	Fri 11/20/26	Fri 2/5/27	NA																
78	7.4	Submit DD to MSBA				Fri 12/18/26																
79	7.5	MSBA Staff Review - DD Submission	20 days	Fri 12/18/26	Thu 1/14/27	NA																
80	7.6	District Incorporation of MSBA Review and Comments	10 days	Thu 1/14/27	Wed 1/27/27	NA																
81	7.7	SBC Approval to Proceed	1 day	Tue 2/16/27	Tue 2/16/27	NA																
82	8	Construction Documents phase	281 days	Fri 11/20/26	Fri 12/17/27	NA																
83	8.1	60% Construction Document Design	86 days	Fri 11/20/26	Fri 3/19/27	NA																
84	8.2	Cost Estimate and Review of 60% CD	15 days	Mon 3/22/27	Fri 4/9/27	NA																
85	8.3	Permitting & Approval process	136 days	Mon 3/22/27	Mon 9/27/27	NA																
86	8.4	SBC Approval to Proceed				Tue 4/20/27																
87	8.5	Prepare Ch 149 s 44M Life Cycle Analysis	15 days	Mon 4/12/27	Fri 4/30/27	NA																
88	8.6	60% CD Design Scope Adjustments	6 days	Mon 4/12/27	Mon 4/19/27	NA																
89	8.7	Submit 60% CD to MSBA				Fri 4/23/27																
90	8.8	Early Release Package				Fri 4/23/27																
91	8.9	MSBA Review of 60% CD	15 days	Mon 4/26/27	Fri 5/14/27	NA																
92	8.10	District Incorporation of MSBA Review and Comments	10 days	Mon 5/17/27	Fri 5/28/27	NA																
93	8.11	90% Construction Document Design	67 days	Fri 3/19/27	Mon 6/21/27	NA																
94	8.12	Cost Estimate and Drawing Review of 90% CD	10 days	Mon 6/21/27	Fri 7/2/27	NA																
95	8.13	Submit 90% CD to MSBA				Fri 7/2/27																
96	8.14	MSBA Review of 90% CD	10 days	Fri 7/2/27	Thu 7/15/27	NA																
97	8.15	District Incorporation of MSBA Review and Comments	4 days	Thu 7/15/27	Tue 7/20/27	NA																
98	8.16	SBC Approval to Proceed				Tue 7/20/27																
99	8.17	Issue Final Bid Packages				Thu 7/15/27																
100	8.18	Submit 100% CD to MSBA				Fri 7/23/27																
101	9	Prequal and Bidding Phase	300 days	Mon 7/13/26	Fri 9/3/27	NA																
102	9.1	CM-at-Risk Approval from OIG	35 days	Mon 7/13/26	Fri 8/28/26	NA																
103	9.2	CM-at-Risk Prequal	25 days	Mon 8/31/26	Fri 10/2/26	NA																
104	9.3	CM-at-Risk RFP process	20 days	Mon 10/5/26	Fri 10/30/26	NA																

ID	Task/WBS Moi	Task Name	Duration	Start	Finish	Deadline	Timeline															
							2024	2025	2026	2027	2028	Qtr.1	Qtr.2	Qtr.3	Qtr.4	Qtr.1	Qtr.2	Qtr.3	Qtr.4	Qtr.1	Qtr.2	Qtr.3
105	9.4	CM-at-Risk interview and On boarding	15 days	Mon 11/2/26	Fri 11/20/26	NA																
106	9.5	CM-at-Risk on Board				Fri 11/20/26																
107	9.6	Subcontractor Pre-Qualification Process	46 days	Mon 4/19/27	Mon 6/21/27	NA																
108	9.7	Produce list of Approved GC & Subcontractor	5 days	Mon 6/21/27	Fri 6/25/27	NA																
109	9.8	Subcontractor Bidding	26 days	Wed 7/28/27	Wed 9/1/27	NA																
110	10	Construction	721 days	Fri 4/23/27	Fri 1/25/30	NA																
111	10.1	Submittals, Long lead times & Early Packages	36 days	Fri 4/23/27	Fri 6/11/27	NA																
112	10.2	Early Packages Construction	75 days	Mon 6/14/27	Fri 9/24/27	NA																
113	10.3	Mobilize and Break Ground	580 days	Mon 9/13/27	Fri 11/30/29	NA																
114	10.4	Construction Phase				Mon 6/14/27																
115	10.5	Substantial Completion				Fri 11/30/29																
116	10.6	Install FFE & Tech Equipment	30 days	Mon 11/26/29	Fri 1/4/30	NA																
117	10.7	Move in Date (Building Available)				Fri 1/25/30																
118	11	Closeout	555 days	Mon 3/12/29	Fri 4/25/31	NA																
119	11.1	50% DCAMM Contractor Evaluations	5 days	Mon 3/12/29	Fri 3/16/29	NA																
120	11.2	100% DCAMM Contractor Evaluation	6 days	Mon 12/3/29	Mon 12/10/29	NA																
121	11.3	Commissioning Consultant 10 Month Inspecti				Mon 10/7/30																
122	11.4	Final Commissioning Report Submittal to MSF				Fri 10/11/30																
123	11.5	Commissioning Certificate of Completion submittal to MSBA				Fri 10/18/30																
124	11.6	Project Closeout - Project Team	66 days	Mon 12/3/29	Mon 3/4/30	NA																
125	11.7	GC final Requisition Payment Request				Fri 3/29/30																
126	11.8	Final Reimbursement Request to MSBA				Thu 4/25/30																
127	11.9	MSBA Project Closeout (12 months after final invoices)				Fri 4/25/31																

CM-at-Risk on Board

Mobilize and Break Ground

Project: Charlton FS Schedule
Date: Fri 10/4/24

Task Split Milestone Summary

Task Summary Inactive Task Inactive Milestone Inactive Summary

Manual Task Duration-only Manual Summary Rollup Manual Summary

Start-only Finish-only External Tasks External Milestone

Deadline Progress Manual Progress

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