April 30, 2021

Ms. Joan Malkin, Chair
Martha’s Vineyard Commission
PO Box 1447
Oak Bluffs, MA 02557

Re: MVRHS DRI #352 – Offers and Conditions

Dear Ms. Malkin & MV Commissioners;

On behalf of the Martha’s Vineyard Public Schools, I wanted to take this opportunity to thank you and the Commission members for your thoughtful consideration in review of the DRI application for renovated athletic fields at the Martha’s Vineyard Regional High School. This has been a thorough review, and we hope that you now understand the need for the improvements and the impact this project will have on a generation of MVRHS students to follow.

Over the last two weeks we have been working with MVC staff to compile a list of all offers and conditions for approval that have been discussed throughout the hearing and review process with the MVC. We believe the following conditions capture the discussions, and we remain available to review these with you at your convenience.

1. Funding & Warranties

1.1 All capital costs associated with Phase 1 of the Athletic Fields Master Plan, including the construction of Field #1, Field #2, the fieldhouse, grandstand, and other features, as approved herein, shall be covered by private donations prior to award of a construction contract. [See Dec. 12, 2020 Q&A (MVRHS response), question 1]

1.2 The replacement of the synthetic field as required at the end of its life, along with all subsequent replacements as required, shall be covered by private donations. [See Dec. 28, 2020 Q&A, question 14]
1.3 The final warranty specifications for the synthetic products, including any potential exclusions as they may relate to specific products, shall be submitted to the LUPC for review prior to the solicitation of bids. [See March 16, 2021 Q&A, question 8]

2. **Field Installation**

2.1 No additional synthetic fields, besides Field #1 as proposed, and its required replacement(s) at the end of life, shall be installed at MVRHS, unless otherwise approved by the MVC. [See Dec. 12, 2020 Q&A (MVRHS responses), question 6]

2.2 The limits of the synthetic turf system shall be located as shown on the Layout and Materials Plan, Sheet L-1, of the record drawings.

2.3 The synthetic field shall include an applied non-woven filter fabric backing with a mesh size no larger than 0.212 millimeters (Mirafi 140N filter fabric or approved equal) to help capture possible microplastics from stormwater infiltration through the turf carpet before entering the base stone drainage system.

2.4 The final construction plans for the natural grass field (Field #2) shall be reviewed by a third-party, qualified natural sports turf professional prior to the start of construction. The selection of the third-party qualified natural sports turf professional shall be mutually agreed upon by the MVC and Applicant.

3. **Field Management**

3.1 The final annual maintenance plan for the natural grass field (Field #2) shall be reviewed by a third-party, qualified natural sports turf professional prior to the start of construction. As part of the natural grass maintenance plan, a Nutrient Management Plan for Field #2 shall be developed by a practicing turfgrass agronomist and/or Certified Nutrient Planner. The selection of the third-party qualified natural sports turf professional shall be mutually agreed upon by the MVC and Applicant.

3.2 MVRHS shall employ a full-time, qualified sports turf manager (or managers), with training in both natural and synthetic turf management, to oversee and maintain the athletic campus and grounds on a year-round basis. The staff member (or members) shall be located on the Island and shall be assigned/employed prior to the first intended use of the new fields.

3.3 The sports turf manager or other qualified professional shall test the synthetic field at least once a year at various locations throughout the field to determine its G-Max (firmness) and HIC (Head Impact Criterion) ratings. Scores that exceed 125 for G-Max, or 1.2 meters for HIC, shall require immediate action by the applicant until the required ratings are attained. [See warranty information provided on July 28, 2020]

3.4 No biocides of any sort shall be applied to the natural or synthetic fields.

4. **Stormwater & Drainage**

4.1 The current design includes two ports for stormwater sampling of the synthetic field subsurface drainage system. Effluent monitoring at the two ports (including for nitrogen) shall be conducted on a regular basis, with results provided to the MVC. A final monitoring plan identifying the locations and designs for sample collection and analysis shall be submitted to the LUPC for
review prior to the start of construction. [See Oct. 16, 2020 HW final comments, 2B, and Dec. 12, 2020 Q&A, question 24]

4.2 The renovated natural grass field (Field #2) shall include a subsurface drainage system and irrigation system. A final drainage and irrigation plan for Field #2 shall be submitted to the LUPC for review prior to the start of construction. [See Dec. 1, 2020 Q&A, question 15]

4.3 The current design includes rain gardens to naturally filter nitrogen from stormwater running off the paved surfaces. The final location and design of the rain gardens shall be as shown on sheets L-3, L-3.1 and L-3.2 dated 9/16/20 (Rev). A final set of construction documents, including rain garden details, shall be submitted to the LUPC for final review prior to construction. [See Dec. 12 Q&A, question 22]

4.4 The applicant shall investigate additional options for rainwater harvesting on-site, including options for collecting and storing runoff for non-potable use (e.g. storage tanks or cisterns), and report back to the LUPC prior to construction. [See HW final comments, 1B]

5. Human & Environmental Health

5.1 Two groundwater monitoring wells shall be installed prior to construction just north of Field #1 (one in the Lagoon Pond watershed and one in the Sengekontacket Pond watershed), as shown on Sheet L-1 dated Dec. 9, 2020. Annual inspection of the wells, along with sampling and analysis, shall be conducted by a third-party environmental engineering firm or Licensed Site Professional, following Massachusetts DEP standards in place at the time of sampling and testing. A copy of the current Mass DEP standards for testing of groundwater are attached hereto. The sampling and analysis reports shall be submitted to the MVC and Oak Bluffs Board of Health annually. [See Dec. 12, 2020 Q&A, question 10]

5.2 Prior to construction the applicant shall conduct baseline groundwater sampling and testing from the two (2) groundwater monitoring wells identified in condition 5.1, so that future risks to human health and groundwater quality can be assessed and measured over time. The baseline test results and analysis shall be submitted to the MVC prior to construction. [See Oct. 16, 2020 HW final comments, A1]

5.3 The synthetic field shall include an non-woven filter fabric with a mesh size no larger than 0.212 millimeters (Mirafi 140N filter fabric or approved equal) to help capture microplastics from the turf carpet. The filter fabric shall be located as shown on details #1 & #2 of sheet L-4 of the record plans. MSDS sheets for the Mirafi 140N non-woven filter fabric have been provided to the MVC and are part of the public record.

5.4 The synthetic field shall include a linear trench drain and infiltration system surrounding the field, with a mesh size no larger than 0.45 microns to help capture microplastics that may be shed from the synthetic turf field. Specifications and details for the trench drain shall be submitted to the LUPC for review prior to construction. [See HW report and Sept. 28, 2020 applicant response, item 2]

5.5 The applicant shall submit a Microplastic Reduction Action Plan to the LUPC for approval prior to the start of construction. The plan shall describe procedures for preventing and containing microplastic pollution associated with the synthetic field at all stages of its life, including construction, maintenance, disposal/recycling, and replacement.
5.6 The applicant shall submit a Heat Modification Policy that describes the procedures for monitoring temperatures on the synthetic field and adjusting playing schedules as necessary. The policy shall be submitted to the LUPC for review prior to the first intended use of the fields.

5.7 MVRHS shall develop a detailed long-term Plastic Use Reduction Plan to reduce the use of plastic and/or other synthetic materials in its operations and capital projects over time. The final plan shall be submitted to the LUPC for review within six months of the start of construction.

5.8 The proposed resilient track surface will minimize/reduce the use of SBR rubber to the maximum extent possible. SBR rubber may only be used in the fully encapsulated base mat layer. The base mat binding agents shall be plant based, and the wearing surface of the applied resilient track surfacing shall not contain any SBR rubber. A final product specification for the track surfacing material including end-of-life requirements, shall be submitted to the LUPC for review prior to construction. Approved track surfacing products include Rekortan G13 as manufactured by APT, or pre-approved equal.

6. Recycling & Disposal

6.1 All components of the synthetic field that must be replaced at the end of life shall be recycled in the nearest certified synthetic turf recycling facility or facilities at the time. The applicant shall provide the appropriate chain-of-custody documentation of the entire recycling process, including the location of the recycling facility or facilities, and the total cost of shipping and recycling, to the MVC. This condition shall apply to each successive replacement of the synthetic field in perpetuity. [See Dec. 1, 2020 Q&A, question 17]

6.2 The entire cost of shipping and recycling shall be covered by the synthetic field manufacturer. This condition shall apply to each successive replacement of the synthetic field in perpetuity. [See Dec. 1, 2020 Q&A, question 17]

7. Traffic & Circulation

7.1 A final traffic and pedestrian circulation plan, including the proposed pedestrian corridor along Sanderson Ave., and the traffic crossing plan for Edgartown Vineyard Haven Road, shall be submitted to the LUPC for review prior to construction.

8. Landscape & Lighting

8.1 The final landscape plan containing the rain garden and native plant details suggested by Horsley Witten, including sheets L-3 and L-3.1 dated 10.14.20 (Rev), shall be included in the final bid documents. A complete and updated set of plans shall be submitted to the LUPC for review prior to construction. [See Oct. 16, 2020 HW final comments]

8.2 All athletic field and site lighting proposed as part of phase one shall comply with International Dark Sky Association standards. The proposed sports lighting for Field #1 shall comply with Community Friendly Sports Lighting Program guidelines and International Dark Sky Association standards. [See Oct. 16, 2020 applicant response to HW report]

8.3 All exterior lighting, except as needed for security, shall be turned off between the hours of 9PM and dawn Monday through Thursday, and 10PM and dawn Friday through Sunday. [See Nov. 13, 2020 Q&A, question 16] MVRHS shall notify the MVC should they expect to have an event that exceed these times, including Relay for Life and similar community events.
9. **Energy**

9.1 All buildings shall be constructed using all-electric design.

9.2 The proposed fieldhouse will include rooftop solar panels.

9.3 Within two years of substantial completion, the applicant shall provide a plan and location for electric charging stations for future electric buses, with details to be submitted to the LUPC for review.

9.4 The proposed sports lighting shall use LED lighting technology and shall include a 25-year warranty and maintenance plan to be provided by the manufacturer. Copies of the sports lighting product submittal, including final warranty, shall be submitted to the LUPC prior to construction.

10. **Phasing**

10.1 The proposed fieldhouse shall not be constructed until it can be serviced by an approved wastewater connection, as confirmed in writing by the Oak Bluffs Board of Health and Wastewater Department. Final plans for the fieldhouse, including the wastewater connection and other features, shall be submitted to the MVC prior to construction. [See Dec. 28, 2020 Q&A, question 19]

10.2 A final construction schedule and construction management plan shall be submitted to the LUPC for review prior to the start of any construction activity on the site.

10.3 Within two years of substantial completion, the applicant shall return to the MVC with a plan to upgrade and maintain the remaining natural grass fields at MVRHS, including removal and potential recycling/repurposing of the former track.

11. **Educational opportunities**

11.1 MVRHS shall utilize the rainwater sampling ports, rain gardens, monitoring wells, and other relevant site features to enrich its science curriculums as appropriate. Upon completion of the project, and after the first full school year, MVRHS shall provide a report to the MVC outlining how this has been accomplished and how it will continue going forward. [See Dec. 12, 2020 Q&A, question 22]

11.2 MVRHS shall utilize the proposed natural grass maintenance program, including regenerative landscaping practices, as a possible resource for the Horticulture Program for, in line with the frameworks and guidelines of Massachusetts Chapter 74 College, Career, Vocational, Technical Education. Upon completion of the project, and after the first full school year, MVRHS shall provide a report to the MVC outlining how this has been accomplished and how it will continue going forward. [See Feb. 12, 2021 Q&A, question 7]

12. **Modifications**

12.1 Any proposed modifications to DRI 352-M4, as approved herein, including any modification to the proposed synthetic turf materials and infiltration system, and including any modification resulting in any change of use or change in intensity of use, shall be referred to the MVC for prior review and approval.
12.2 Any replacement of the synthetic field shall return to the MVC for review and approval.

Thank you for your time and consideration. Please let us know if anything further is required to complete your review.

Sincerely,

Kimberly Kirk  
MVRHS School Committee Chair

Richard Smith  
Assistant Superintendent, MVPS