



**Architects and
Change Agents for
Creative Learning
Communities**

Minneapolis Studio

4937 Morgan Ave. South
Minneapolis, MN 55419, USA
Contact: Randall Fielding
randy@fieldingnair.com
Tel: 612 925 6897
Mobile: 612 735 1221
Fax: 612 922 6631

Tampa Studio

16605 Windsor Park Drive
Lutz, FL 33549, USA
Contact: Prakash Nair
prakash@fieldingnair.com
Tel: 917 406 3120
Fax: 813 909 2509

Washington Studio

2035 2nd Street NW
Suite G109
Washington, DC 20001 USA
Contact: Isaac Williams
isaac@fieldingnair.com
Tel: 917 664 6322

Los Angeles Studio

1936 N. Orchid Avenue
Los Angeles, CA 90068 USA
Contact: Mariana Bector
mariana@fieldingnair.com
Tel: 310 365 3184

Rhode Island Studio

259 Water Street
Warren, RI 02885 USA
Contact: Jay Litman
jay@fieldingnair.com
Mobile: 401 474 0780

India Studio

#580, 9th A Main, 1st Stage
Indiranagar
Bangalore 560 038, India
Contact: Bipin Bhadrn
bipin@fieldingnair.com
Tel: +91 80 4126 1433
Mobile: +91 98472 47457

Australia Studio

28 Queen St.,
Coburg VIC 3058, Australia
Contact: Annalise Gehling
annalise@fieldingnair.com
Mobile: +61 414 488 571

Websites

FieldingNair.com
DesignShare.com
GoodSchoolDesign.com

October 2, 2015

Kevin McGrath, Library Director
Martha's Vineyard Regional High School Library
100 Edgartown-Vineyard Haven Road
Oak Bluffs, MA 02557

**Re: Preliminary Estimate for the conversion of the Existing Library into a
21st Century Global Learning Commons**

Dear Mr. McGrath:

The following preliminary estimate is for the conversion of your existing library at the Marth's Vineyard Regional High School into a Global Learning Commons and the renovation of the contiguous exterior courtyard into a more active learning space. The courtyard can then be used to expand and enhance the educational environment that will be offered by the new GLC. We are presenting these as two separate estimates since they are both independent facilities and might be constructed under different funding scenarios and in different time frames.

Our costing information has come from several different sources. Construction unit costs for renovation and build-out were derived from our recent work elsewhere in Massachusetts and New York State. Unit costs for furnishings and technology come from our database of many projects around the country.

This estimate also takes into consideration that this is a project for a public school district in Massachusetts and has very specific requirements for construction, labor rates, etc.

The Renovation/Build-out costs include demolition, new partitions, minor structural alterations, new ceilings, lighting, interior finishes, doors, windows, etc. We have also factored in allowances for educational technology, furnishings, library shelving and custom casework.

Finally, please be aware that this is only a preliminary estimate because we have not gone beyond early schematic design at this stage of the project.

Project #1 - Transform the Library into a Global Learning Commons

Construction: Renovation and Build-out (Lower Level).....\$ 952,000
○ 6,800 SF @ \$140/SF

Construction: Renovation and Build-out (New Mezzanine Level)\$ 335,000
○ 1,860 SF @ \$180/SF

Fixtures and Furnishings\$ 315,730

- Library Furnishings\$ 155,880
- Custom Casework
 - Fire Pit.....\$ 25,000
 - Peer-to-Peer Table.....\$ 9,500
 - Heritage Center Casework.....\$ 48,000
- Library Shelving\$ 42,000
- Built-in Specialties.....\$ 35,350

Educational Technology Budget.....	\$ 90,000
o Infrastructure – 8,660 SF @ \$8/SF	\$ 35,000
o 5-Short Throw Epson Light Brite Units	\$ 25,000
o Allowance for OLED Screens Panels.....	\$ 30,000
<u>Project #1 Sub-Total</u>	<u>\$ 1,692,730</u>
<u>Estimate Contingency @ 15%</u>	<u>\$ 253,910</u>
Total: Project #1.....	\$ 1,946,640

Project #2- Redesign the Outside Courtyard

Construction: Renovation of the Courtyard	\$ 440,000
o 12,300 SF @ \$15/SF	\$ 184,500
➤ Demolition, grading, landscape, paving	
o Raised Terrace.....	\$ 55,000
o Amphitheater and Weather Tent	\$ 75,000
o Greenhouse: 700 SF	\$ 90,000
o Fountain	\$ 35,500
<u>Project #2 Sub-Total</u>	<u>\$ 440,000</u>
<u>Estimate Contingency @ 15%</u>	<u>\$ 66,000</u>
Total: Project #2	\$ 506,000

Combined Total of Probable Project Costs \$ 2,452,640

Please contact me if you have any questions or need additional information. I am ready to review this material with you, line by line.

Sincerely,



Jay Litman, AIA, NCARB
Principal, Fielding Nair International