From: Rachel Orr
Sent: Tuesday, October 29, 2019 12:17 PM
To: James Rogers; Michael Watts; Harold Chapdelaine; Peter Gearhart; John Custer; Rita Jeffers; Alice Robinson; Reade Milne
Cc: Marks, Richard; Opper, Christina
Subject: Fw: Modular idea for the school
Attachments: Tisbury.School.project.frog.2013.pdf

Hi all. Bear with me as I try to figure out the best way to handle correspondence. Given that I have received two pieces with attachments in the last 48 hours, it seemed best to me to go ahead and send them to everyone so you can review them at your convenience. Below is a letter to us and pdf attachment from Dan Seidman. I will have this listed under correspondence for our meeting Nov. 6. In another e-mail, I am also sending you a letter I received from Vineyard Power. It also will be on the Nov. 6 agenda under correspondence.

----- Forwarded Message -----
From: Dan Seidman
To: "tisburyschoolproject@gmail.com"
Cc: Rachel Orr
Sent: Monday, October 28, 2019, 9:18:10 AM EDT
Subject: Modular idea for the school

School Building and School Committee.

The school itself should be restored, as is, and not expanded. Would reconfigure the lower level for the kitchen, but otherwise, leave it alone.

The expansion is via the modular section.

This was done in 2013 and presented to the school committee at that time.

This could be done in two sections. The modular addition is constructed. The classes k - 5 would be held in the new modular addition.

Temporary classrooms or another method would be used to teach the 6 - 8 grades while the original school is renovated.

This should save a substantial amount of money.

The cost noted in the document does need to be revised, but still would be a great deal versus space built.

I would like to present this idea.

Dan Seidman

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Tisbury School Extension

Preliminary Proposal

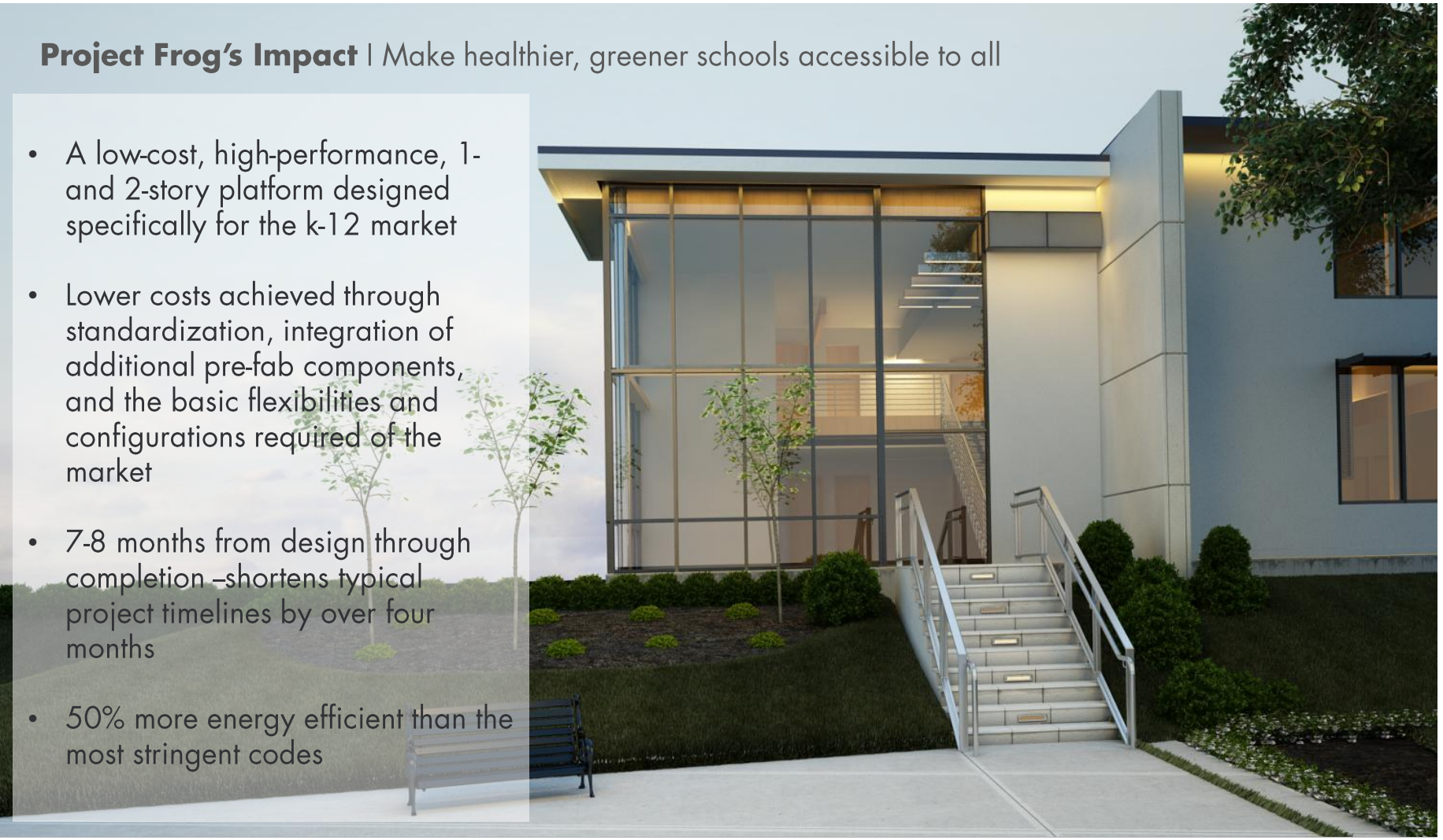
February 4, 2013


BRIDGE PAVILION

Impact Platform Overview

Project Frog's Impact I Make healthier, greener schools accessible to all

- A low-cost, high-performance, 1- and 2-story platform designed specifically for the k-12 market
- Lower costs achieved through standardization, integration of additional pre-fab components, and the basic flexibilities and configurations required of the market
- 7-8 months from design through completion –shortens typical project timelines by over four months
- 50% more energy efficient than the most stringent codes



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Project Frog's Impact | Interior Classroom

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Project Frog's Impact Platform | Standard High Performance Features

Metric	Description	Standard Modular	Project Frog
Ceiling height	Effective clear height	8′ – 9′	11′4″ 15′8″
Ceiling noise reduction coefficient	% of sound energy absorbed by a surface	0.50 – 0.70	0.95
Daylight autonomy	% of daytime hours when electric lighting not required	0 – 20%	75 – 85%
Window solar heat gain	% of solar radiation transmitted through glass	40%	27%
Energy Performance	Energy consumption relative to code (Title 24)	0 – 15% better	40 – 60% better
Classroom interior lighting	Type, efficiency and life of lighting	Florescent 10,000 hrs 70 – 90 lumen/watt	LED 40,000 hrs >100 lumen/watt
View Windows	% of classroom floor area with direct line of sight to view glazing	60 - 90%	100%
Natural Ventilation	Use of outside air for ventilation and cooling	Varies	100%

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Site Test Fits

Tisbury Site

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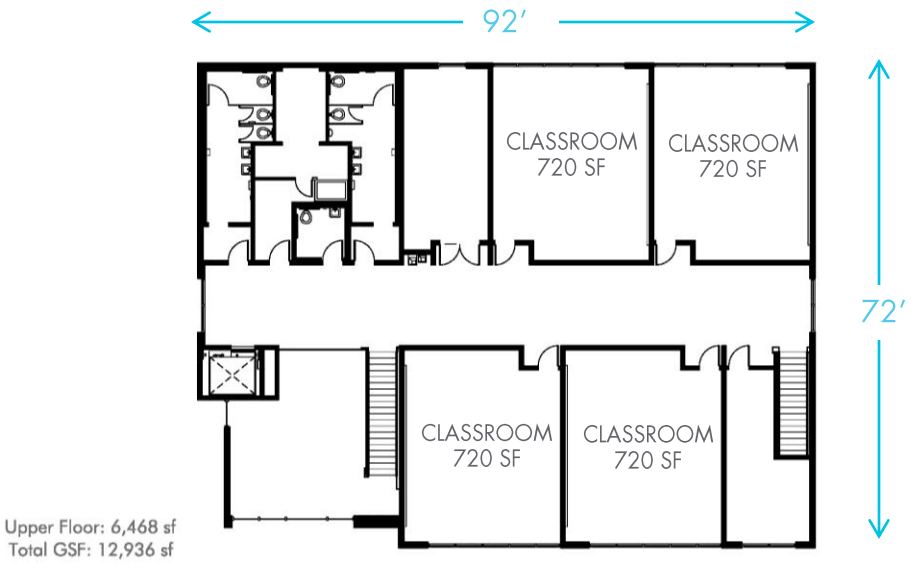
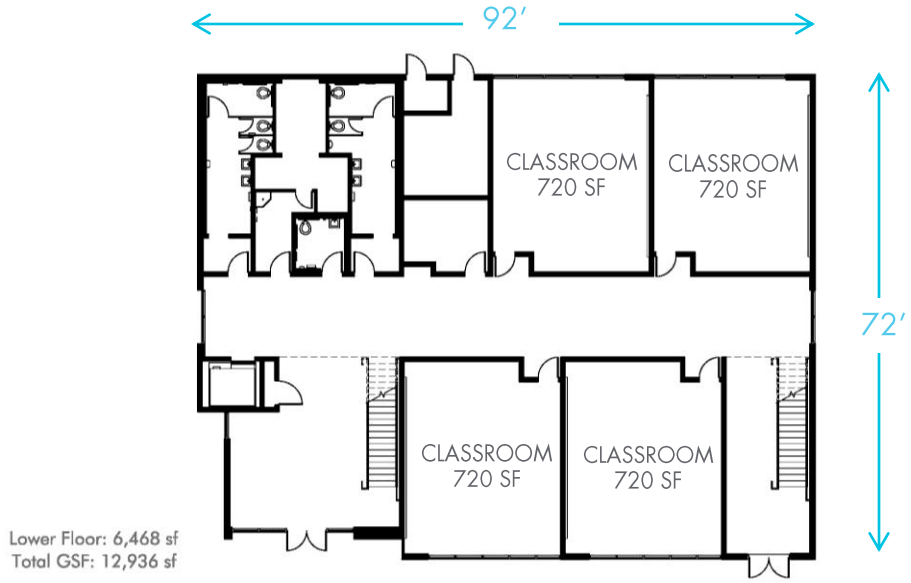
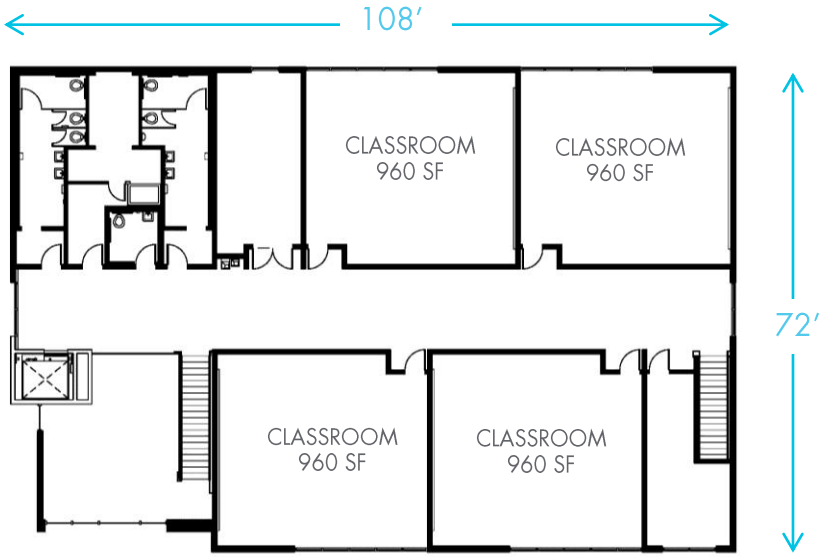
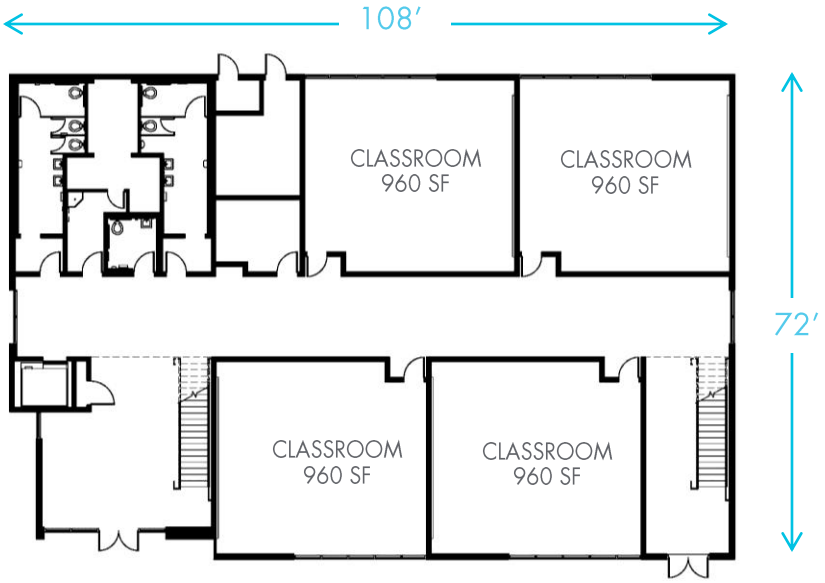




13,000 SF BLDG - 8 Classrooms (720 sf each)



Upper Floor: 7,623 sf
Total GSF: 15,246 sf



Lower Floor: 7,623 sf
Total GSF: 15,246 sf

15,000 SF BLDG – 8 Classrooms (960 sf each)

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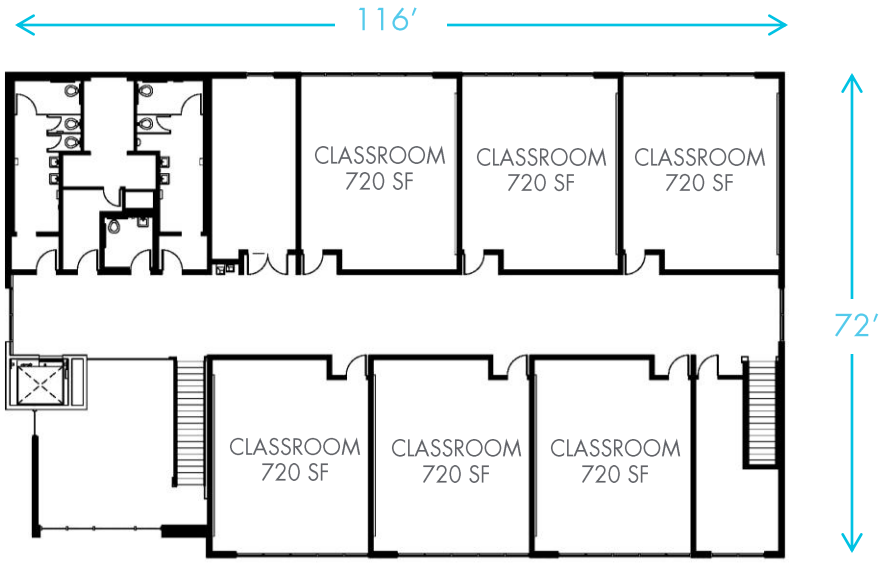
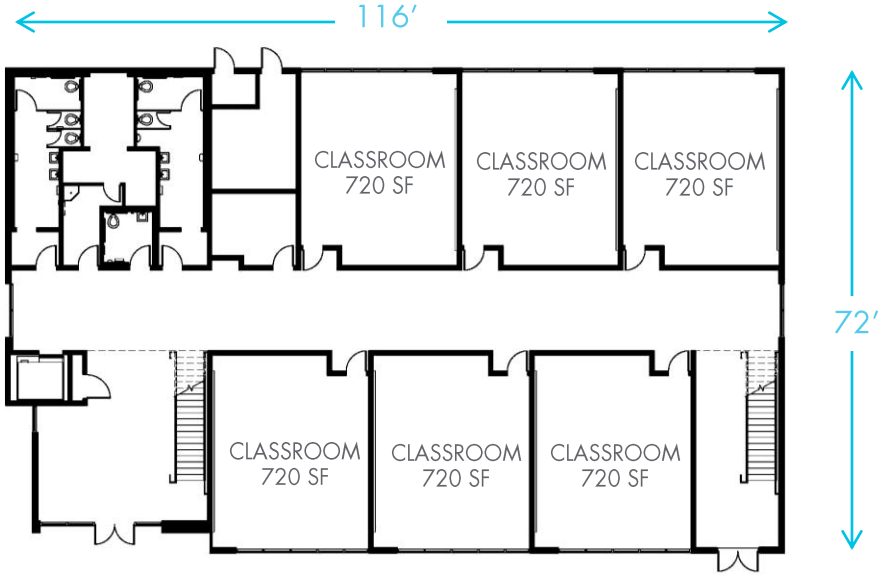


Upper Floor: 8,201 sf
Total GSF: 16,402 sf



Lower Floor: 8,201 sf
Total GSF: 16,402 sf

16,500 SF BLDG – 12 Classrooms (720 sf each)

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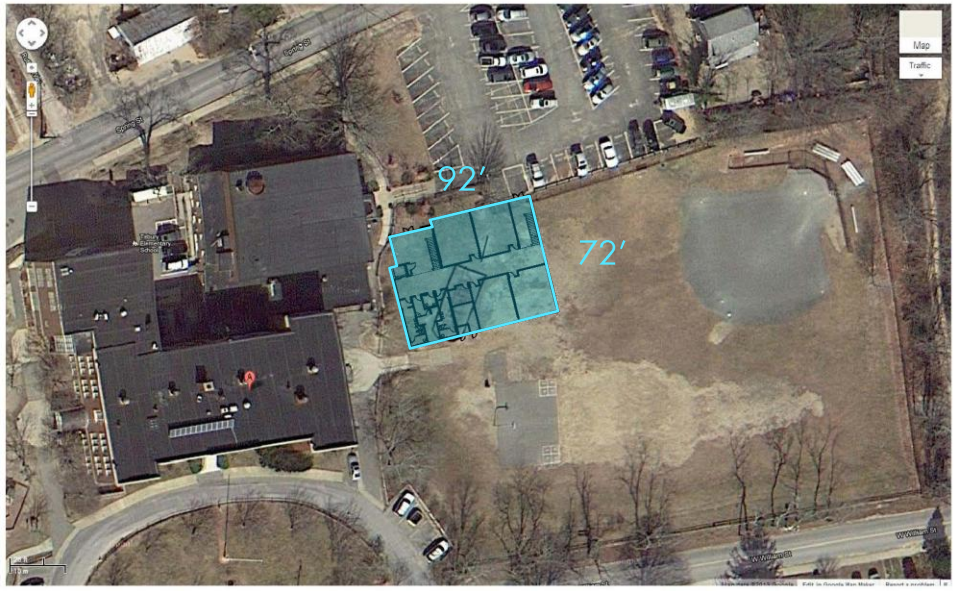
Site Option A



Site Option B

13,000 SF BLDG

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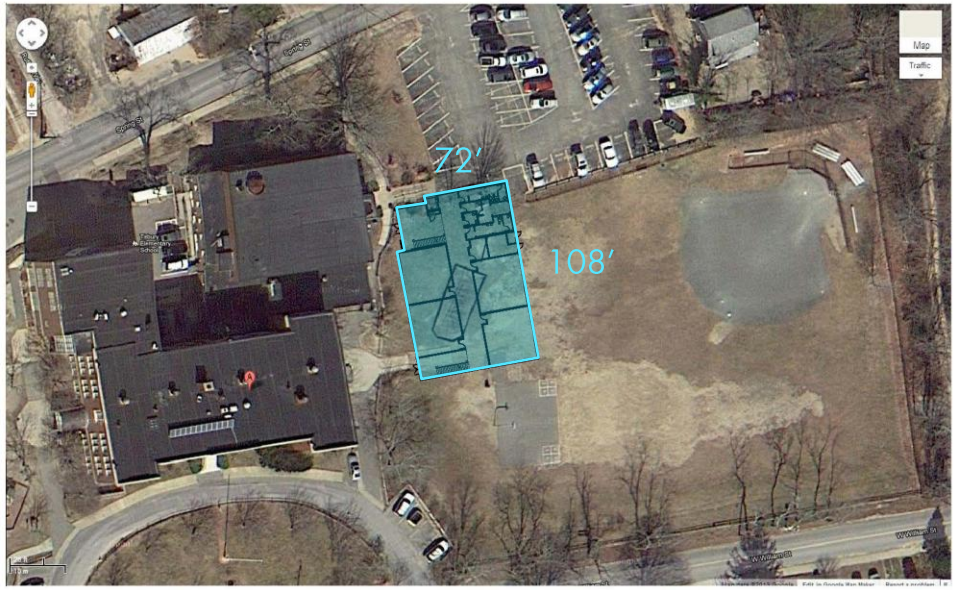
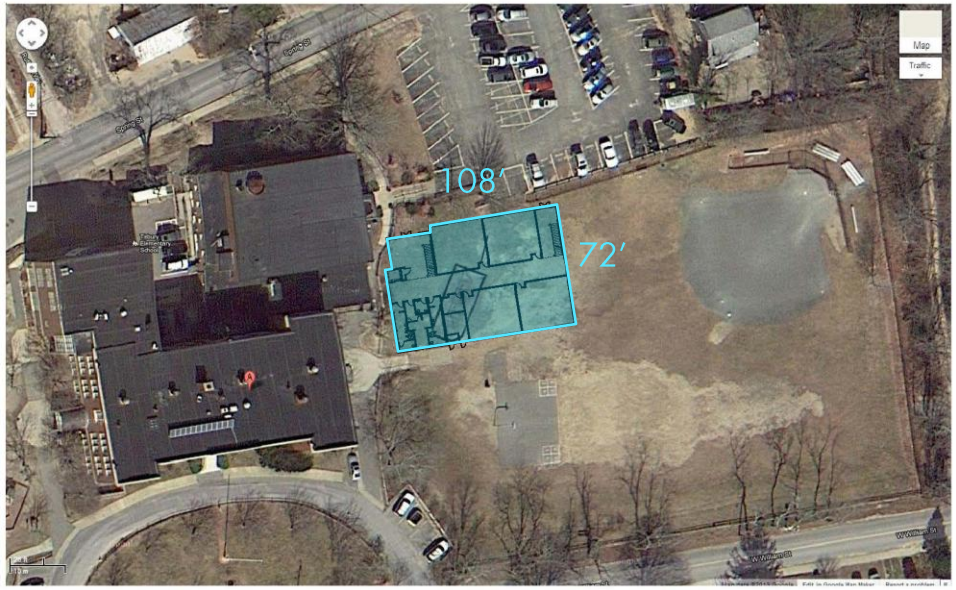


Site Option A



Site Option B

15,000 SF BLDG

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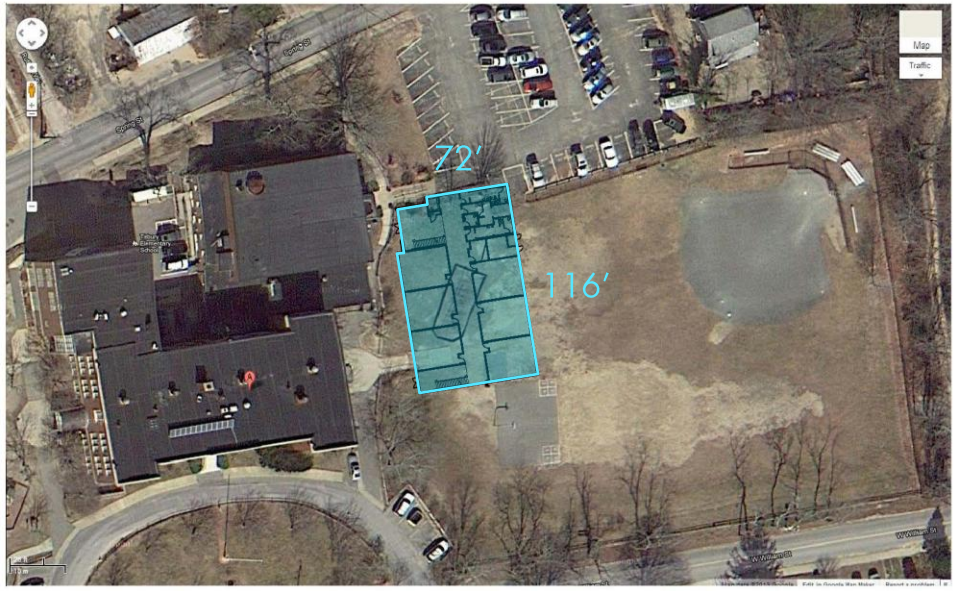
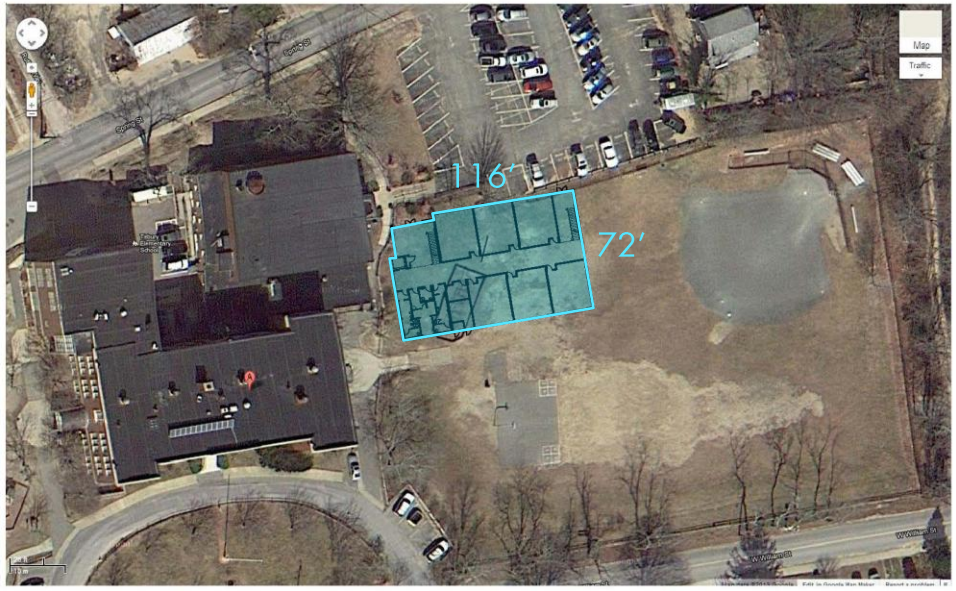


Site Option A



Site Option B

16,500 SF BLDG

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Tisbury School Extension | Conceptual Rendering

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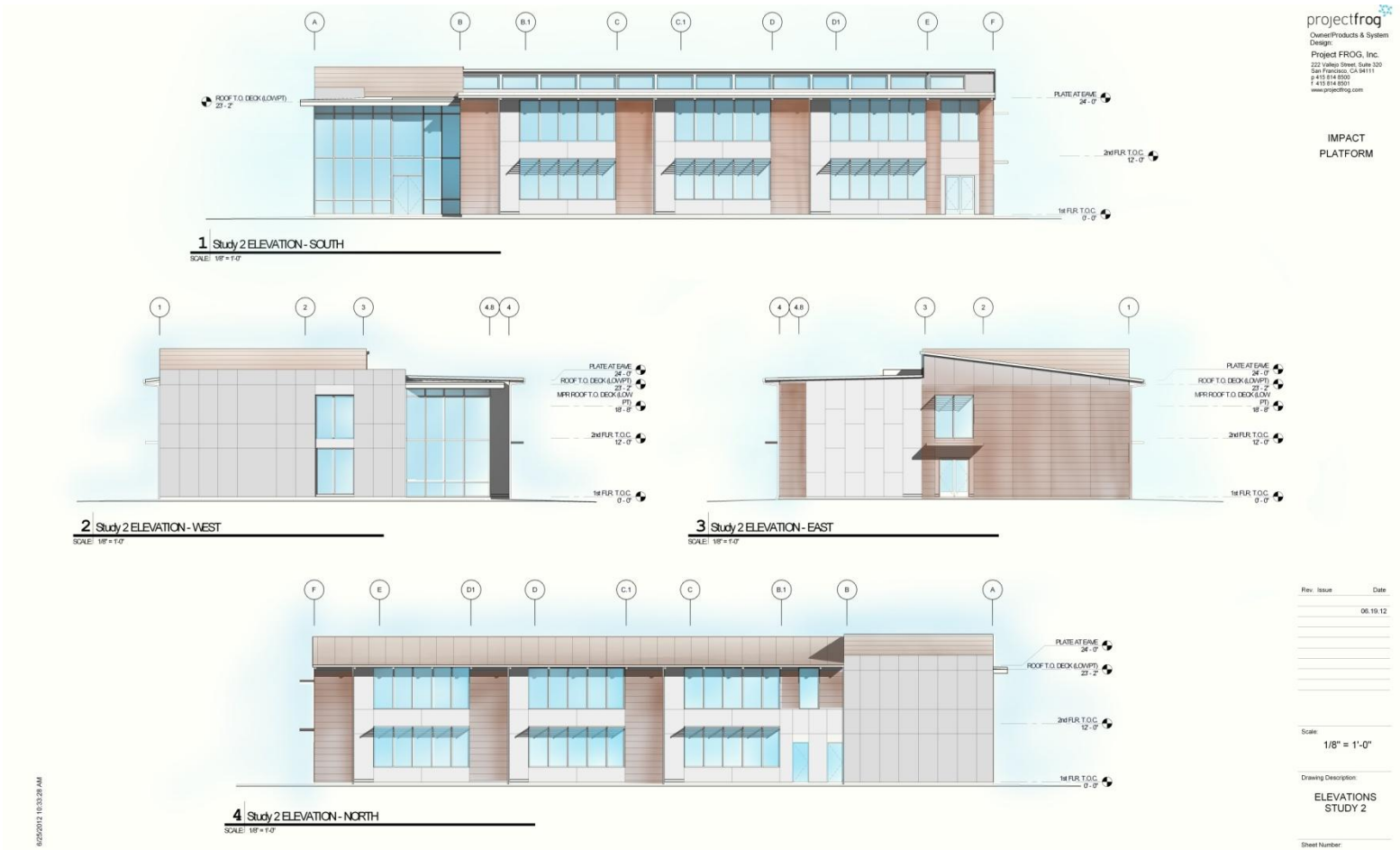
Impact

Rendering showing optional brick finish

Tisbury School Extension | Conceptual Exterior Elevation



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Impact

Cost and Schedule

Preliminary Cost Summary | Impact at 15,000 sf in Martha's Vineyard

Building Summary	Gross Square Feet	Cost per Sf.	Total Amount
Frog Building Kit & Install	15,000 gsf	$140	$2,100,000
General Contractor	15,000 gsf	$160	$2,400,000
Total Construction	**15,000 gsf**	**$300**	**$4,500,000**
Balance of Soft Costs	6-8%		$270,000 - $360,000

Estimated Frog Kit and In-Field construction cost for a 15,000 sf. Two story Double Loaded Classroom Building in Martha's Vineyard. Frog will seek additional input from local GC's once the design intent and project needs are made clear.

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Scope of Work Summary | Impact Inclusions & Exclusions

Frog Kit

- Frog Kit Panels; Exterior solids walls w/ insulation, Panelized Glazing & Integrated sunshades, Floor and roof decking, beams & columns, interior partition framing
- Standing seam insulated roofing panels
- All fasteners required for Frog Kit
- HVAC equipment & prefabrication
- Lighting Controls, LED Light Fixtures & Lamps
- In wall electrical devices & wiring
- Coordination drawings for Architect of Record and Structural Engineering of Building
- Shipping to jobsite

General Contracting Services (On-Site Work)

- Perimeter footing and grade beam foundation system with slab on grade.
- Concrete topping slab at 2 story options
- Installation of Frog Kit
- Rough carpentry, Cabinetry and millwork
- Exterior waterproofing and cladding
- Membrane roofing system at flat roofs ,gutters and downspouts
- Doors & Finish Hardware, Louvers & Vents
- Exterior cladding, Caulking and sealants/waterproofing
- Gypsumboard ceiling and wall finishes as required, Interior painting, Batt insulation at interior non-load bearing partitions
- Flooring & bases, Acoustical ceilings
- Elevator & Stairs at 2 story options
- Fire Sprinklers
- HVAC: Installation of prefabricated equipment skids, line set piping from censor(s) to fan coils and ventilation systems.
- Electrical: F&I panels, install lighting, final connection of pre-wired and installed devices in wall panels, F&I electrical panels and main feeders.

Not Included

- Site work, landscaping & utilities
- Landscaping & Civil Engineering Fees
- Furniture, Fixtures & Equipment
- 6% of Soft Costs for Site Adapt and custom TI and engineering, etc.
- Restroom Modules & Plumbing Systems

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* Subject to confirmation during product prototyping

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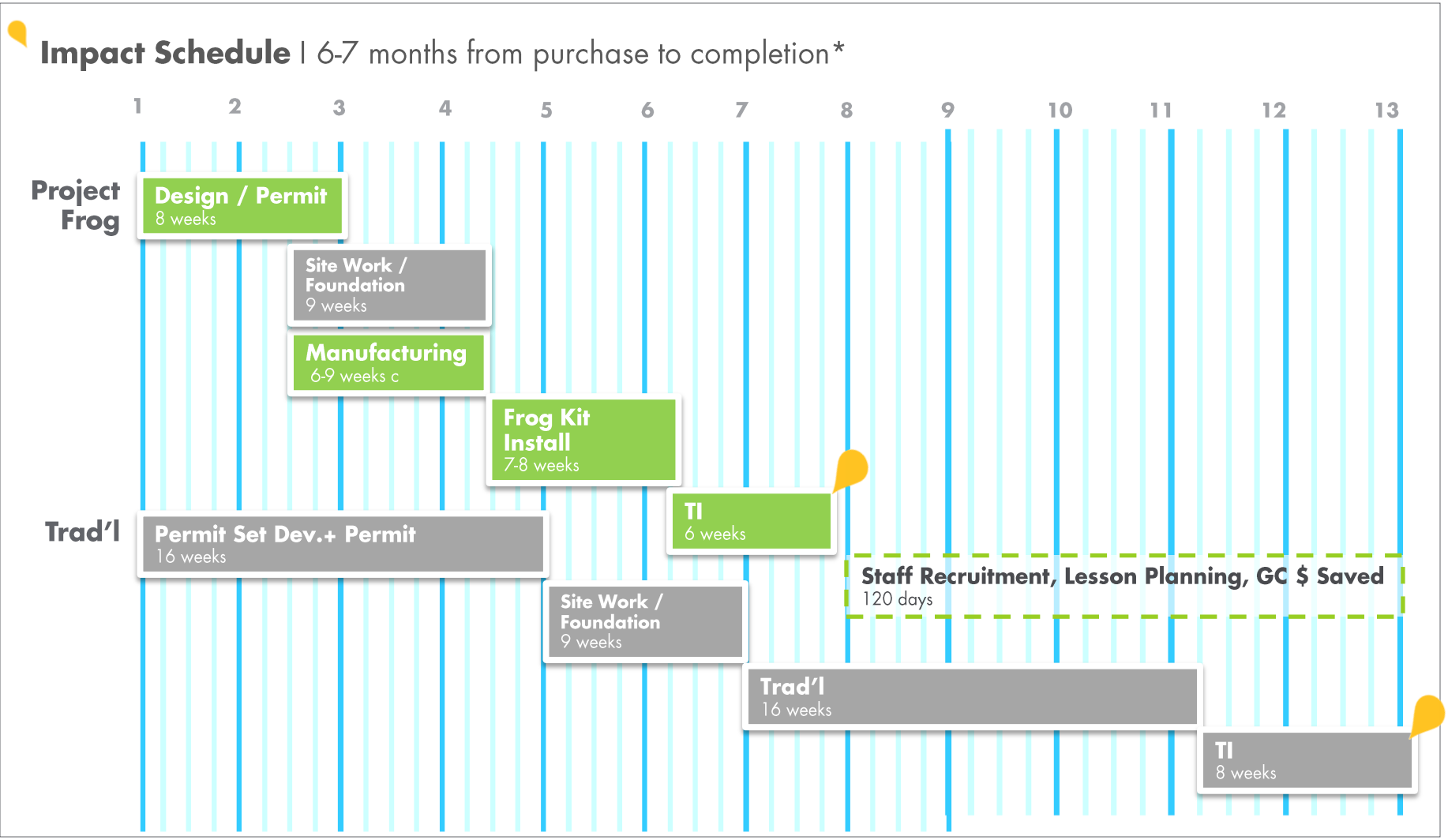
Impact Schedule | 6-7 months from purchase to completion*



*Schedule reflects 10,000 square foot school

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Thank you!