Special Meeting Agenda
Farmington High School Building Committee Meeting
Wednesday, May 13, 2020
Online- Web Conference
6:30 PM

****PLEASE NOTE THE MEETING WILL BE HELD ONLINE****

To access the meeting:

Please click the link below to join the webinar:

https://us02web.zoom.us/j/85022272298

Telephone Call in Information:

Dial +1 312 626 6799

Webinar ID: 850 2227 2298

A. Call to Order.

B. Pledge of Allegiance.

C. Public Comment.

D. Minutes.
   1) To approve the attached April 29, 2020 minutes.

E. Correspondence.
   1) Correspondence Received 4/28/2020 – 5/11/2020

F. Reports.
   1) Chair Report.
   2) Communications Subcommittee Report.
   3) Neighborhood Communications Subcommittee Report.
   4) Architect Report.
   5) Owner's Representative Report.

G. New Business.
   1) To approve the attached invoice from TSKP Studio in the amount of $66,046.16.

H. Adjournment.

cc: Committee Members
Paula Ray, Town Clerk
Interested Parties

MOTION: Agenda Item D-1

To approve the attached April 29, 2020 minutes.

/Attachment

Meeting Minutes
Farmington High School Building Committee Meeting
Wednesday, April 29, 2020
Online- Web Conference
6:30 PM

Attendees:
Meg Guerrera, Chair
Garth Meehan
Chris Fagan
Johnny Carrier
Michael Smith
Sharon Mazzochi
Ellen Siuta
Beth Kintner
Kathy Greider, Superintendent
Tim Harris, Director of School Facilities
Scott Hurwitz, FHS Principal
Lisa Kapcinski, FHS Assistant Principal
Chris Cykley, Construction Solutions Group
Mark Garilli, Construction Solutions Group
Tai Soo Kim, TSKP Studio
Ryszard Szczypek, TSKP Studio
Michael Scott, TSKP Studio
Devon Aldave, Clerk of the Committee

A. Call to Order.
The meeting was called to order at 6:32 p.m.

B. Pledge of Allegiance.
The committee members recited the Pledge of Allegiance.

C. Public Comment.
Pierre Guertin, 12 Henley Commons, suggested the committee create a running update of items being discussed at each meeting on the committee website. Pierre has concerns with the estimated $6 million cost for the 900-Wing of the building. He stated that it would be helpful for the committee to release a cost/benefit analysis for the usage of that space for Central Office space versus leasing office space in another location. He stated that it may be troubling that there are proposed cost savings through reducing square footage of the facility rather than reducing costs of the 900-Wing. Pierre stated that he would prefer that the committee make the decision to demolish the 1928 Building and not wait to make the decision down the road.

John LaForest-Roys, 51 Tanglewood Road, asked the committee if it is possible to separate out the pre-work for the site around the neighborhood, specifically about the berm and sidewalk work. He asked if the committee is considering starting some of this work earlier than the rest of the project.

Jay Tulin, 39 Timberline Drive, provided public comment electronically. His comments are recorded with these minutes as Attachment A.

Bernard Greene, 48 Walnut Farms Drive, provided public comment electronically. His comments are recorded with these minutes as Attachment B.

D. Minutes.

1) To approve the attached April 1, 2020 minutes.

Upon a motion made and seconded (Mazzochi/Fagan) it was unanimously VOTED: to approve the April 1, 2020 minutes.

E. Correspondence.

1) No Correspondence Received 3/31/2020 – 4/27/2020

F. Reports.

1) Chair Report.

Meg Guerrera stated that the Town Planning and Zoning meeting held on April 20th was successful. The commission reviewed design and site work.

2) Communications Subcommittee Report.

Kathy Greider stated the subcommittee continues to meet. The subcommittee is producing videos and creating a side by side photo presentation to compare the current facility to other school facilities.

3) Neighborhood Communications Subcommittee Report.

Sharon Mazzochi stated that the Neighborhood Engagement meeting on April 9th was interrupted. This meeting has been rescheduled to tomorrow at 6:30 p.m. Abutting neighbors and residents in the Highlands were mailed meeting information. Sharon also posted about the meeting on the Highlands Facebook page.

4) Architect Report.

Ryszard Szczypek, Michael Scott, and Tai Soo Kim presented the Architect Report. Their presentation is recorded with these minutes as Attachment C.

After the presentation, committee members made comments and asked questions. Johnny Carrier stated that he would prefer the tennis courts be placed where the softball field is proposed. Sharon Mazzochi agreed with Johnny. Tim Harris stated that the lighting from the tennis courts could distract drivers on Route 4 if the courts remain where they are proposed. Committee members also sited parking concerns if the tennis courts are built where they are proposed.

Chris Fagan asked if universal design will look different post-pandemic. Ryszard stated that it is a possibility, but he is not sure what the full impact will be.

5) **Owner's Representative Report.**
Chris Cykley stated that CSG has been in constant contact with the State regarding the deadlines for the grant application. The deadlines have not changed. CSG had a conference call about updating the Ed Specs and will be finalizing those changes before the Board of Education meeting next week. Approval of the Board of Education minutes are needed for the grant submission.

Mark Garilli stated that CSG and TSKP Studio had a meeting with a site consultant and Russ Arnold, Town Engineer about Route 4. Work continues with TSKP Studio to review and compare to original cost estimates and put together a draft budget. After completing the draft budget, they will work with the committee on the formal presentation to Town Council.

Ellen Siuta asked if there are neighbors that will be impacted by the Route 4 construction. Michael stated that site of the work would be along the curb line near the Town Hall and Staples House.

G. New Business.

1) **To approve the attached invoice from Construction Solutions Group (CSG) in the amount of $10,569.00.**
Upon a motion made and seconded (Mazzochi/Smith) it was unanimously VOTED: to approve the attached invoice from Construction Solutions Group in the amount of $10,569.00.

2) **To approve the cost additions and reductions as presented by TSKP Studio.**
Kathy Greider asked if the FF&E and technology cost reduction is a general reduction or if there were targeted areas being reduced within those budgets. Ryszard stated that in-house staff reviewed the Ed Specs and looked at different categories of furniture including admin areas and class areas and reduced based on their review.

Mark stated that the softball fields were listed in the cost adds section on the motion but were listed as a reduction in the presentation. Michael Scott explained that there is not a softball field, so it is easier to track as an add alternate. Once a price for a softball field is identified, the committee can decide whether the field should be included as part of the base project or should be considered as a nice to have item.

Ellen Siuta inquired about the square footage reduction. Michael Scott explained that designated classrooms for special education within learning communities were moved to a suite of special educational space. This created efficiencies in the gross circulation around the building and allowed for a reduction of 2,000 square feet per floor.

Michael stated that there is no reduction to the overall classroom count or classroom sizes by this change.

Garth Meehan asked if parking will be sacrificed if the tennis courts are reworked to where the softball field is proposed. Michael Scott stated that the current scheme provides 590 parking spaces, compared to 525 current parking spaces. Currently there is no stipulated parking count in the Ed Specs. Michael does not believe that the site can accommodate 600 spaces if the tennis courts, softball field, baseball field and 1928 Building remain without significant grading work. TSKP Studio can provide pricing so that the committee can select between number of parking and a softball field versus number of parking and eight tennis courts.

Mark Garilli noted that the additional stone veneer for the exterior of the building is not included in the cost adds.

An amendment to the motion was proposed (Guerrera/Mazzochi): to include the stone veneer exterior to the list for considerations of cost adds/reductions as presented by TSKP Studio

Upon a motion made and seconded (Mazzochi/Carrier) it was unanimously VOTED: to approve the motion as amended.

3) **Review approach for providing cost information and recommendations to Town Council for the 1928 Building, Net Zero, Route 4, Universal Design.**
Upon a motion made and seconded (Siuta/Fagan) it was unanimously VOTED: to review approach for providing cost information and recommendations to Town Council for the 1928 Building, Net Zero, Route 4, and Universal Design.

Meg Guerrera stated that TSKP Studio provided a lot of info about the four items in the motion and gave opinions about what could be included and what they felt would be beyond the scope of our budget. Meg proposed that anything that falls outside of the project scope could still be included in the recommendation to Town Council but as separate line items. The committee could still provide cost info as separate line items so there is a clear understanding of cost associated with the items and how they exceed the given net cost range.

Ellen Siuta asked about the status of the community survey. She felt that the community may have thoughts around some of these items. Meg Guerrera stated that a survey is unlikely to happen given the current situation. Meg stated that the 1928 Building and Route 4 construction and perhaps other items could be questions on the ballot for the referendum, still enabling the community to have a say and make the decision.

Meg stated that the committee can give a recommendation for the project within the net project range and provide details around the 1928 Building, Net Zero, Route 4, and Universal Design as separate items for consideration, and provide the costs/benefits associated with each item. The committee agreed with this approach.

4) To discuss the next steps and timeline.

Meg Guerrera stated that the committee continues to follow the timeline for the time being, with a recommendation to the Town Council targeted for June. However, she stated that things are fluid given the current situation and that the committee should have more information regarding where the project stands within the next 2-3 weeks. She stated that the committee must make thoughtful decisions and take everything into consideration while continuing to work.

Michael Smith asked if the Town Council has communicated any messages about what they are hopeful for regarding the project. Chris Fagan stated that he would report what was discussed in this meeting to the Council.

Johnny Carrier stated that he is optimistic about return of good health but is concerned about the economic aspects of our current situation. He stated his concerns about holding a referendum in the fall. He agrees that the committee should wait a few more weeks before making a decision to postpone the referendum but wanted to inform the committee of his concerns.

Michael Smith stated that capital grants for construction-ready projects were included in the stimulus package during the Great Recession. He asked if the professional partners feel that capital grants like these may be included in the current recovery effort. Chris Cykley stated that there has been mention that municipalities should be reaching out for financial aid for the Town, through FEMA for example. However, in terms of additional reimbursement for capital projects, Chris felt that it is highly unlikely, but can't say for sure. Chris Fagan stated that the Town is exploring every opportunity for financial assistance during this time.

Michael Smith asked if the committee will continue to approach cost estimation as if everything will remain the status quo. Ryszard stated that there are good opportunities to get good pricing if we were able to go out to bid immediately. However, he stated that the cost estimators do not feel that this opportunity will not last until this project is ready to go out to bid. Michael asked if the cost estimators have concerns around inflation. Ryszard stated that the cost estimators feel that it would be standard 4% annual inflation. Mark

Garilli stated that industry-wide, he has heard of bids coming in 10-20% lower than originally estimated. He stated that there are concerns around escalation costs for labor due to figuring out how crews can adhere to social distancing.

Johnny Carrier stated that he has also seen supply/labor issues. He felt that due to the uncertainty, that the committee should focus on what can be handled now.

Garth Meehan that the committee should let the community know that we are still doing our work. Meg Guerrera stated that the committee was gearing up to partner with Tall Timbers Marketing for communications support with the community, which was put on hold due to the COVID-19 situation. She stated that we hope to have more information within the next few weeks.

Michael Smith asked if Kathy Greider has participated in discussions regarding the continuation of distance learning in the fall and possibly beyond. Kathy stated that the situation will have implications moving forward and that some will require statutory changes. Michael asked at what point do Towns consider impact of space in future designs given the nature of the virus. Kathy stated that this will have implications for design work but is not sure of the scope of the changes. Ryszard stated that TSKP Studio has been exploring the same question. However, he stated it is still early on and it may be premature to make major changes at this point. Meg stated that TSKP Studio is our best resource for these types of questions and that these conversations could be discussed in future meetings.

H. Adjournment.

Upon a motion made and seconded (Siuta/Mazzochi) it was unanimously VOTED: to adjourn at 8:48 p.m.

Attachment A

From: Jay Tulin <jayspay55@hotmail.com>
Sent: Wednesday, April 29, 2020 9:33 PM
To: Devon Aldave
Subject: Re: Public Comment

Its okay Devon...I sent Meg an email just now. Basically, I wanted to let the committee know that on behalf of the Human Relations Commission I reached out to 2 potential accessibility consultants, Melissa Marshall who has assisted the Town in the past in this capacity and Valerie Fletcher of the Institute for Human Centered Design. I was gonna talk about how the Commissions mission includes advocacy on behalf of the entire community and that we drafted the letter recommending an accessibility consultant (which is already on record) based on the HRC supporting this recommendation and our belief that this has tremendous value for the entire community. I was gonna talk about how I received a scope of work and fee schedule from both of these potential consultants today and sent them to Meg in an email late this afternoon. Finally, I had seen the agenda so I was gonna just mention that I was encouraged that universal design was being discussed and just again mention that the HRC strongly urges the Committee to make a recommendation to the Town Council that includes an accessibility consultant that specializes in universal design. If you have any questions on how to incorporate these comments into the minutes let me know. Thanks again.

From: Bernard Greene <berniegreene602@gmail.com>
Sent: Wednesday, April 29, 2020 8:11 PM
To: Devon Aldave
Subject: Re: Public Comment

Hello Devon,

My interest in Net Zero Energy in design for new high school does not appear part of new high school building design priorities, however perhaps we can achieve other sustainable objectives as highlighted below regarding the electric school bus initiative from VW settlement since student transportation is a significant portion of the new school budget. I would be willing to lead this initiative for our town. See below for more details to incorporate into our plan if Net Zero is less viable, and this would be at no additional cost to the town. How can we proceed in this regard?

Address is 48 Walnut Farms Drive for your notes

Thank you
Bernie

Hi everyone,

Attached is a message from Alyssa Norwood at Sustainable CT about ways the Electric School Bus Toolkit Program could be earning points for your town.

Hello!

Kudos from Sustainable CT on your participation in the Electric School Bus Toolkit program. What an amazing opportunity, and thank you all for leading your communities in this important work. We've heard from your friends at LiveGreen that some of you are interested in earning points toward certification in your Sustainable CT application. As many of you, Sustainable CT certification requires that municipalities complete at least one action per category, among other requirements. There are several different actions under which your participation in the Electric School Bus Toolkit program could potentially receive credit. They are—

- **1.2.1 -** Have municipal elected official and/or staff members and/or commission members participate in a sustainable procurement training.
- **5.4.1 -** Sponsor or host a zero emission vehicle ZEV promotional event or education workshop with a community partner or third party.
- **7.3.1 -** Send commissioners from at least 4 different boards/commissions from your community to a training that is relevant to their commission

Details on the submission requirements specific to each action above are available on the Sustainable CT website (see hyperlinks to actions embedded above).

We encourage you to submit documentation of your participation in the Electric School Bus Toolkit program under the action where your application would most benefit from earning points. But remember, you can't get points for the same activity under different actions—no double-counting.

That being said, by all means, document additional progress you make under other actions, for example, if as a result of this training your municipality moves toward implementation or policy changes, you could be eligible for points under—

- **5.4.2 -** Replace at least 5% of non-emergency passenger vehicles with ZEVs.
- **6.6.1 -** Inventory the existing fleet, including the total quantity of vehicles (cars, carts, trucks, tractors, buses, construction equipment). Itemize the number of vehicles that have different fuel sources.
- **6.6.2 -** Complete and adopt a Municipal Fleet Improvement Strategy
- **10.1.1 -** Implement a sustainability action not listed on the Sustainable CT actions list. You may submit up to two innovation actions per certification cycle
- **10.2.1 -** Complete or support a fully implemented Community Match Fund project in your municipality that aligns directly with the objective of a Sustainable CT action

For questions specific to your application, please e-mail info@sustainablect.org. Thank you all for the incredible work you're doing in the Electric School Bus Toolkit Program! And looking forward to hearing more from all of you.

Cheers,
Alyssa

Sustainable CT
Local Actions. Statewide Impact.

Attachment C

Building Committee Update

Farmington High School

TSKP STUDIO ARCHITECTURE | PLANNING | INTERIORS

April 29, 2020

Update for today

A. Design Update

B. 1928 Building

C. Universal Design

D. Net Zero

E. Route 4 Improvements

F. Cost Savings – Cost Adds

A. Design Updates

Main Entrance

Main Entrance - Alternate

View Between Buildings

View Between Buildings - Alternate

View Between Buildings - Alternate

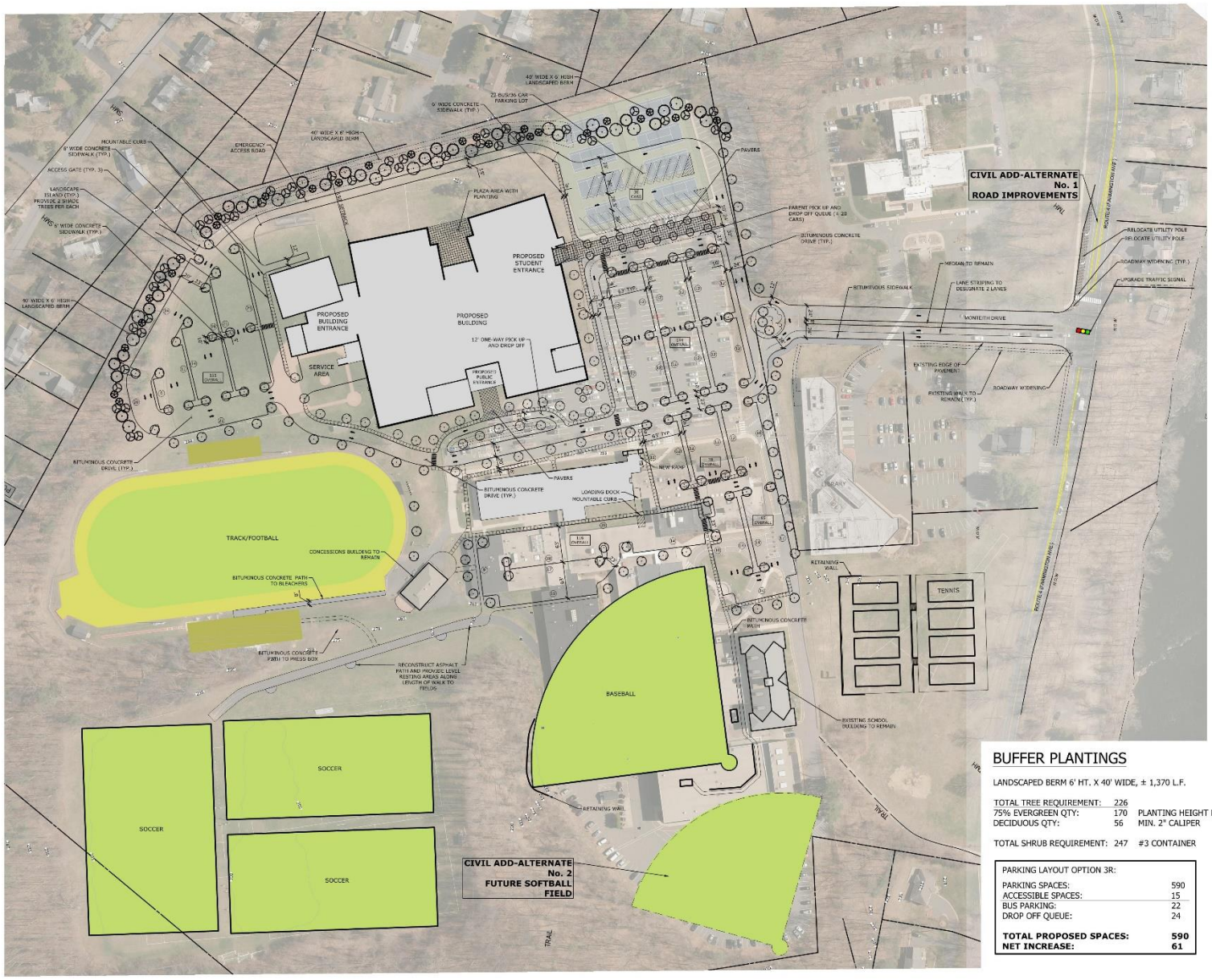
View Along East Property Line

View Along East Property Line - Alternate

View Along East Property Line - Alternate

View Along East Property Line - Alternate

Updated Site Plan



BUFFER PLANTINGS

LANDSCAPED BERM 6' HT. X 40' WIDE, ± 1,370 L.F.

TOTAL TREE REQUIREMENT:	226	
75% EVERGREEN QTY:	170	PLANTING HEIGHT MIN. 6'
DECIDUOUS QTY:	56	MIN. 2" CALIPER
TOTAL SHRUB REQUIREMENT:	247	#3 CONTAINER

PARKING LAYOUT OPTION 3R:	
PARKING SPACES:	590
ACCESSIBLE SPACES:	15
BUS PARKING:	22
DROP OFF QUEUE:	24
TOTAL PROPOSED SPACES:	**590**
NET INCREASE:	**61**

tskpstudio.com

TSKP STUDIO

One Hartford Square West
146 Wyllys Street, Bldg 1-203
Hartford, CT 06106
860.547.9970

ARCHITECTURE | PLANNING | INTERIORS

MILONE & MACBROOM
99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
WWW.MMINC.COM

FARMINGTON HIGH SCHOOL

Farmington, CT

NEW CONSTRUCTION PRICING DOCUMENTS

KEY PLAN

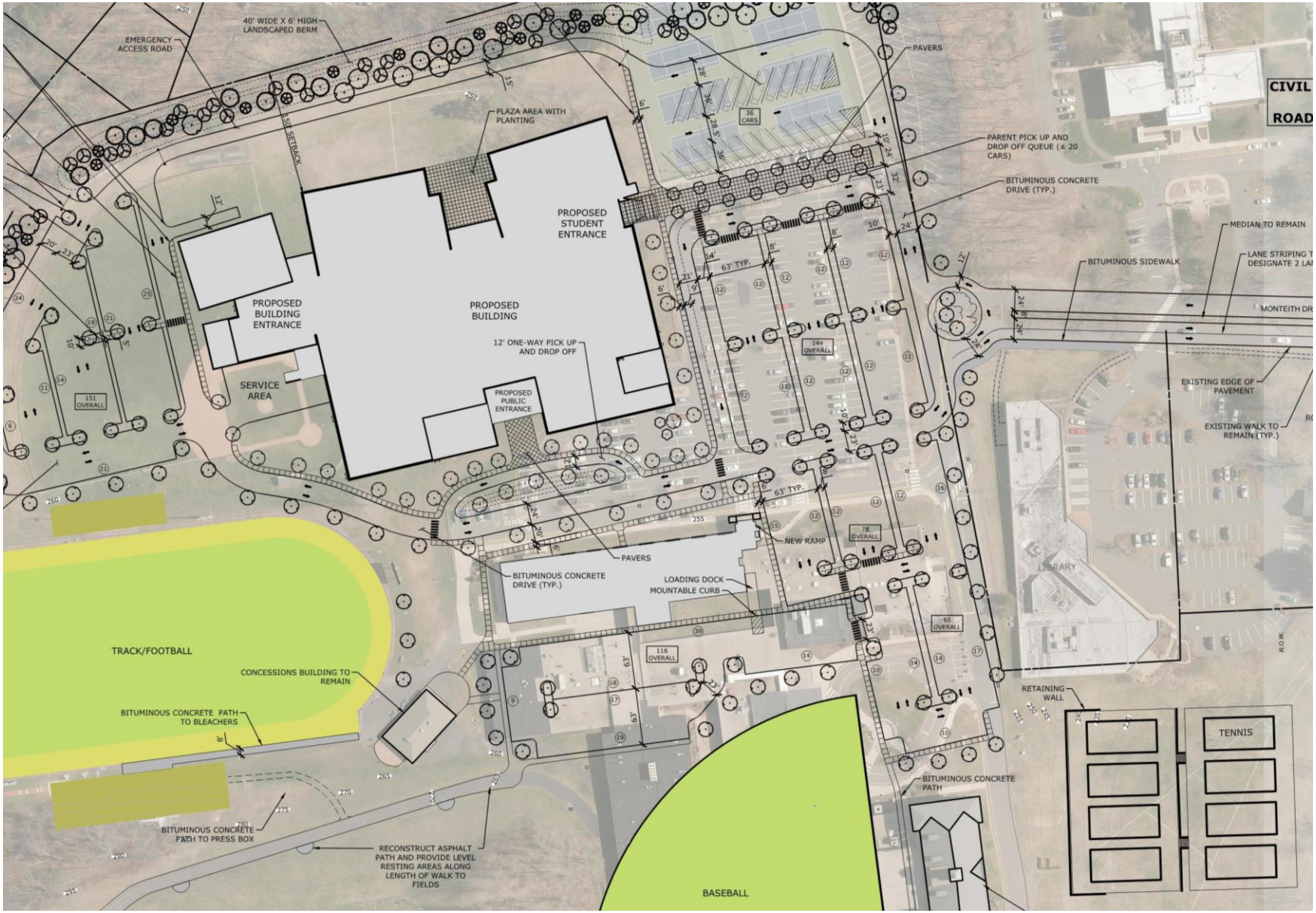
DRAWING TITLE

CONCEPTUAL SITE PLAN

STATE PROJ. NO.	-
PROJ. NO	3190FA190/101
SCALE	1" = 60'
DATE	15 April 2020
DRAWN BY	BRB
APPROVED BY	MJD

SP-3R

Updated Site Plan



B. 1928 Building

B. 1928 Building

SCOPES					
Removal		Mothball		Repurpose	
1	Abate building	1	Rework parcel property lines	1	Items 1 through 7 from Mothball
2	Demolish building	2	Demolish 2 story music spaces on north elevation	2	New boiler in existing basement
3	Potentially rebuild cupola as a landscape feature.	3	Demolish 1 story loading space along west elevation	3	Update remaining physical plant, A/C throughout; Remove abandoned service lines
		4	New masonry cavity walls along demolished elevations	4	Demolition of areaway and chimney
		5	Rework incoming services for stand alone service	5	New HVAC units in attic
		6	Removal of non-essential site utilities	6	Restoration of masonry facade: replace cast stone, replace/repoint brick, new parge coating at ground level
		7	Removal and capping of services feeding other wings	7	Window replacement
		8	New waterproof membrane over exposed basement areas	8	New shingle roof
		9	Operations will be minimal heat, light, data, ventilation	9	Rebuild cupola
				10	Abate interior spaces
				11	New finishes throughout: carpet, tile, paint, ceiling tile
				12	Update light fixtures to LED.

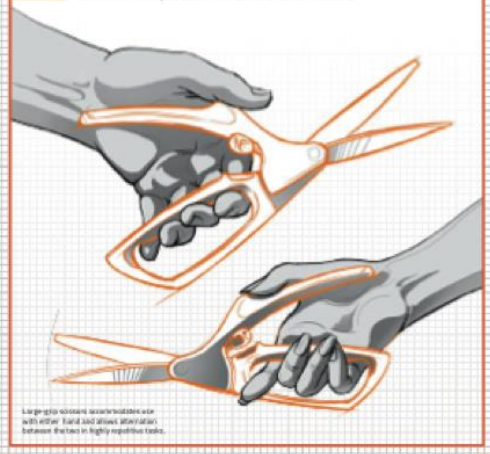
C. Universal Design

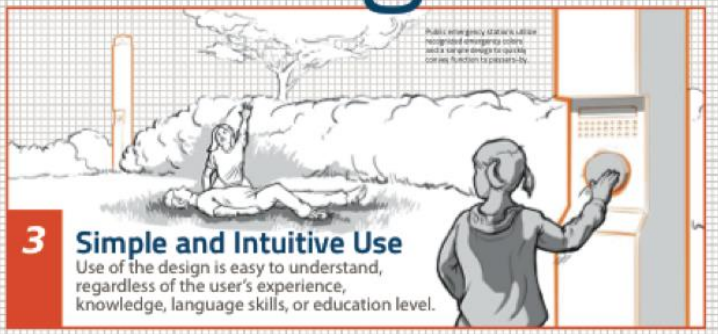
The Principles of Universal Design

The design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design.

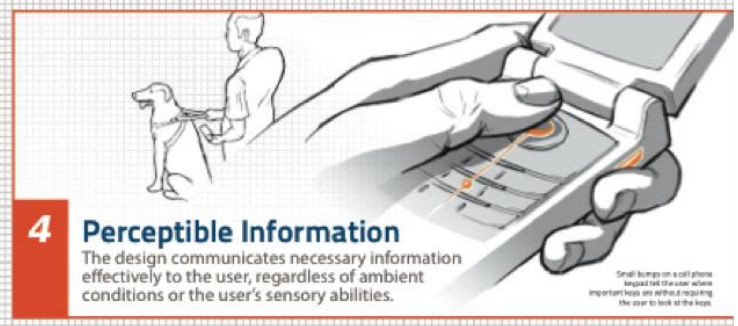
1 Equitable Use
The design is useful and marketable to people with diverse abilities.

2 Flexibility in Use
The design accommodates a wide range of individual preferences and abilities.

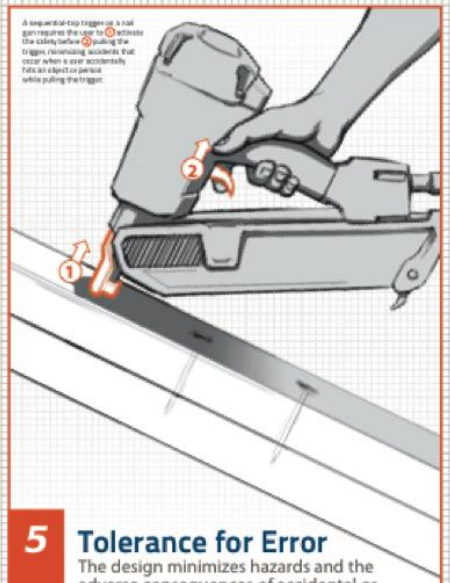




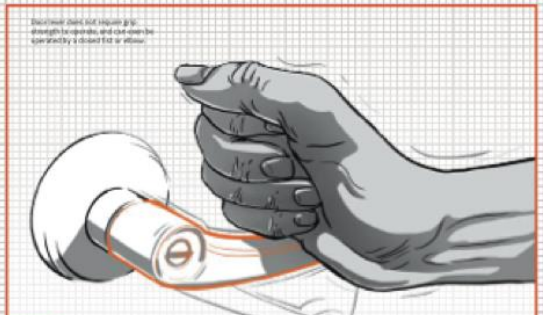
3 Simple and Intuitive Use
Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or education level.



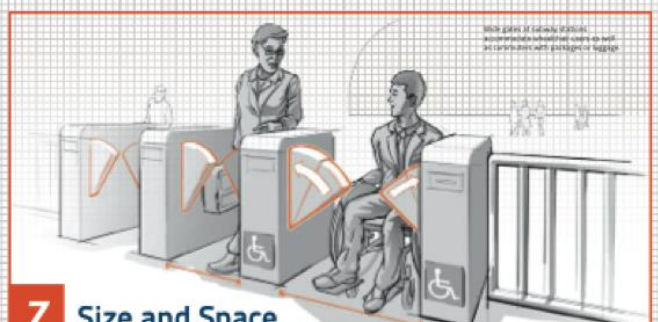
4 Perceptible Information
The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.



5 Tolerance for Error
The design minimizes hazards and the adverse consequences of accidental or unintended actions.



6 Low Physical Effort
The design can be used efficiently and comfortably and with a minimum of fatigue.



7 Size and Space for Approach and Use
Appropriate size and space is provided for approach, reach, manipulation, and use regardless of user's body size, posture, or mobility.

Center for Universal Design at NC State | Web: design.ncsu.edu/cud | E-mail: cud@ncsu.edu

C. Universal Design

1. Meeting ANSI, ADA, and State Standards - This will clear all current NEASC citations
2. Meeting Farmington's Universal Design Ordinance (Article IV, §28)
3. Wide corridors (targeting 10 feet width at a minimum)
4. No exposed columns or pilasters
5. Main circulation is direct line of sight and 20 feet width minimum
6. Third party consultant post-referendum?
7. Emerging initiatives?

D. Net Zero

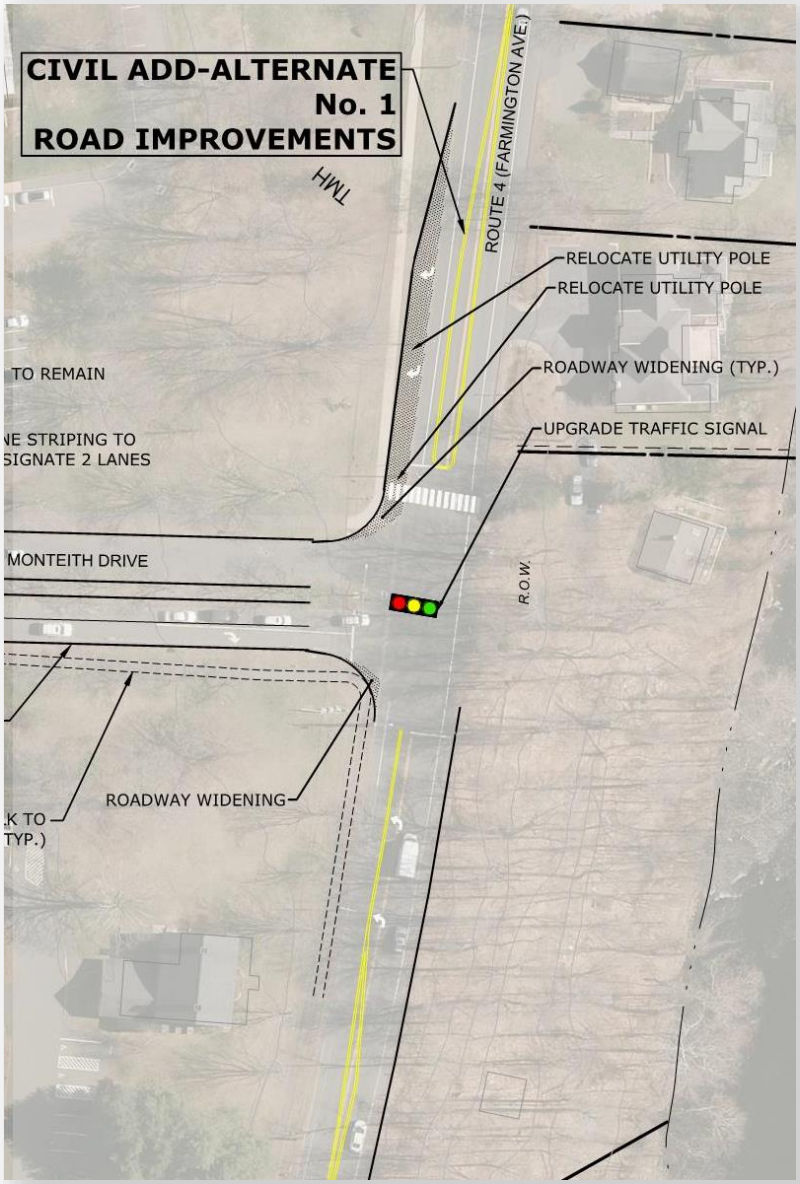
D. Net Zero

1. Connecticut High Performance Design
2. Building massing or orientation limited by site constraints
3. PV array as add alternate
4. Geothermal Plant and distribution as alternate
5. Consider all electric food service equipment (no fossil fuels)

E. Route 4 Improvements

E. Route 4 Improvements

1. Add alternate to be priced
2. Not eligible for OSCGR funding



F. Potential Cost Reductions

F. Cost Savings

1. Reduce gross square footage
2. Remove green roof
3. FFE/IT savings?

F. Cost Adds

1. Architectural
   a) Costs to 1928 building in excess of abatement and demolition cost.
   b) Demountable partition between gymnasia
   c) Stone veneer in select locations
   d) No fossil fuels in Food Service spaces

2. Mechanical - Geothermal field and central plant

3. Electrical - PV array

4. Fire Protection - Fire pump

5. Site work
   a) Route 4/Monteith improvements
   b) Softball field

The End

Subject: Members

From: Squarespace <no-reply@squarespace.info>
Date: April 30, 2020 at 7:50:37 PM EDT
To: Kathryn Krajewski <Krajewskik@farmington-ct.org>
Subject: Form Submission - New Form - Members
Reply-To: mutans@aol.com

Name: Alan Coykendall

Email Address: mutans@aol.com

Subject: Members

Message: All efforts to find on this iPad a list of committee members have failed!
Could you create a link to the composition of this important group?

(Sent via *FHS building project*)

Subject: Feedback for Town of Farmington, CT

From: "Town of Farmington, CT" <webmaster@farmington-ct.org>
Date: May 6, 2020 at 8:13:09 PM EDT
To: webmaster <webmaster@farmington-ct.org>
Subject: Feedback for Town of Farmington, CT
Reply-To: "Ed Gelardi" <ewg101@yahoo.com>

You have received this feedback from Ed Gelardi < ewg101@yahoo.com > for the following page:

https://www.farmington-ct.org/government/town-council

I was informed today by listening to WTIC radio that proposed building of a new Farmington High School will be done without a public referendum on the issue. The Town Council will pass a budget with no public vote. IS this a true statement or did I misunderstand something. Please advise at your earliest convenience. Regards, Ed Gelardi

Subject: Accessibility Consultant/Universal Design

From: Squarespace <no-reply@squarespace.info>
Date: May 4, 2020 at 10:13:56 AM EDT
To: Kathryn Krajewski <Krajewskik@farmington-ct.org>
Subject: Form Submission - New Form - Accessibility Consultant/Universal Design
Reply-To: jayspay55@hotmail.com

Name: Jay Tulin

Email Address: jayspay55@hotmail.com

Subject: Accessibility Consultant/Universal Design

Message: The HRC recently submitted scope of work and fee schedules for the committee's consideration of 2 potential consultants. Melissa Marshall has assisted the Town in the past on other projects and Valerie Fletcher, Executive Director of the Institute for Human Centered Design , has extensive experience with school systems. It was very encouraging that the Committee has opted to move forward with TSKP Studio "pricing out" this option for possible inclusion with the final presentation to the Town Council in June. We also recognize that TSKP seems to support the concept of , as they called it, a "third party" consultant and that they have a previous working relationship with KAM. Ultimately, the recommendation by the Human Relations Commission is for the committee to consider and move forward with someone to monitor the concepts of universal design as this very important project moves forward. It is our hope that TSKP will consider the proposals we forwarded to Meg. If you have any further questions feel free to contact us. Thanks.

(Sent via *FHS building project*)

Subject: FHS Building Committee

From: Squarespace <no-reply@squarespace.info>
Date: April 28, 2020 at 3:05:31 PM EDT
To: Kathryn Krajewski <Krajewskik@farmington-ct.org>
Subject: Form Submission - New Form - FHS Building Committee
Reply-To: ctlouise@hotmail.com

Name: Louise Schmidt

Email Address: ctlouise@hotmail.com

Subject: FHS Building Committee

Message: What is the current status of the high school building vote in the midst of the virus? And will the state reimbursement portion, around $25 Million or so, still be available to the town? Thank you.

(Sent via *FHS building project*)

MOTION: Agenda Item G-1

To approve the attached invoice from TSKP Studio in the amount of $66,046.16.

NOTE: This invoice is for architectural services provided through April 30, 2020 for Part II- Schematic Design.

TSKP STUDIO ARCHITECTURE | PLANNING | INTERIORS

Agenda Item G-1

May 1, 2020

Kathryn Krajewski, Assistant Town Manager
Town of Farmington
1 Monteith Drive
Farmington, CT 06032

PROJECT: High School Phase II: Schematic Design

PROJECT NO: 190701
INVOICE NO: 3

PROJECT SUMMARY

Fee for Architectural Design Services for Phase I & Phase II is based on a lump sum of $250,000, plus reimbursables.

Service or Phase	Contract Amount	Billed to Date	Paid to Date
PHASE I: CONCEPTUAL DESIGN			
Option 1 - Maintain	$ 35,000.00	$ 35,000.00 (100%)	$ 35,000.00
Option 2 - Renovate	$ 40,000.00	$ 40,000.00 (100%)	$ 40,000.00
Option 3 – New, Existing Site	$ 45,000.00	$ 45,000.00 (100%)	$ 45,000.00
PHASE II: SCHEMATIC DESIGN	$130,000.00	$ 65,000.00 (50%)	$ 0.00
TOTALS	**$250,000.00**	**$185,000.00**	**$120,000.00**
Reimbursable Items		$ 1,046.16	$ 0.00

PROFESSIONAL SERVICES

Fee for Architectural Services for the period ending April 30, 2020.

PHASE II: SCHEMATIC DESIGN:
$130,000 x 50% = $65,000.00

REIMBURSABLE ITEMS:
Printing of Presentation Reports $ 1,046.16

AMOUNT DUE THIS INVOICE **$66,046.16**

Ryszard Szczypek, AIA
Principal

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