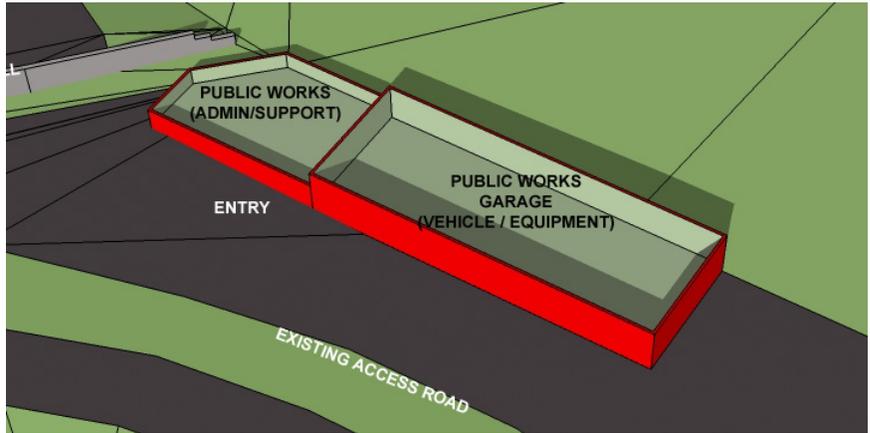


Options For Facility Improvements

Option 4: New Building on the Existing Site and Civic Site



Lower Level Floor Plan

Legend

-  *Public Works*
-  *Borough - Public*
-  *Borough - Private*
-  *Police*
-  *EMS*
-  *Civic Uses*

Options For Facility Improvements

Building Samples for Design Consideration

General

For the Borough of Brentwood, Architectural Innovations, LLC has produced this final draft of the comprehensive Feasibility/Facility and Conceptual Design Study; It will assess the existing conditions of the Borough Building and the Civic Center, explores creative options for other site locations, and evaluates the planned solutions for the potential improvements that will appropriately address the Borough's needs for all departments.

For this Study, our firm gathered the appropriate information to accurately analyze the existing building conditions, evaluated the planned capacity and functions, met with client representatives of the Steering Committee to evaluate the appropriate facility changes, prioritized infrastructure and systems improvements, explored creative options that offer alternative methods to accomplish the planning goals, and developed quantitative cost estimates of the various options and priorities.

The process to develop this Study involved in-depth discussions with the Steering Committee consisting of municipal officials, administrative staff, and police personnel. These appropriately scheduled meetings, discussions, and evaluations enabled us to develop effective building programs that thoroughly address any of the issues that can affect room layouts, space requirements, room adjacencies, square footages, building organization, equipment and utility needs, future expansions, phasing and overall costs. Initially, we presented multiple options to the Steering Committee for review, and collectively five (5) options were selected for further evaluation and conceptual design. For Brentwood Borough, we provided our professional assessments, evaluations, creativity, and reporting to produce this Study and conceptual design solutions that are in accordance with the Scope of Services requested by the Borough and that substantiate potentially planned Improvements for the Borough Building, Civic Center, and / or new facilities.

The following pages contain images of buildings evaluated by the team early in the design process to determine suitable aesthetics for the new buildings shown in the options.

Options For Facility Improvements

Building Samples for Design Consideration



Options For Facility Improvements

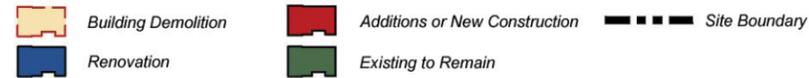
Building Samples for Design Consideration



Cost Analysis

Option 1A: Renovations to the Existing Municipal Building To Bring the Building Into Code Compliance

Legend



HARD COST (CONSTRUCTION)

- Abatement: Municipal Building
- Abatement: Artman Building
- Demolition: Municipal Building
- Demolition: Artman Building
- Site Construction: Municipal Building Lot
- Renovation: Municipal Building
- New Construction: Municipal Building
- New Construction: Public Works Building
- Change Orders (5% Renovation only)

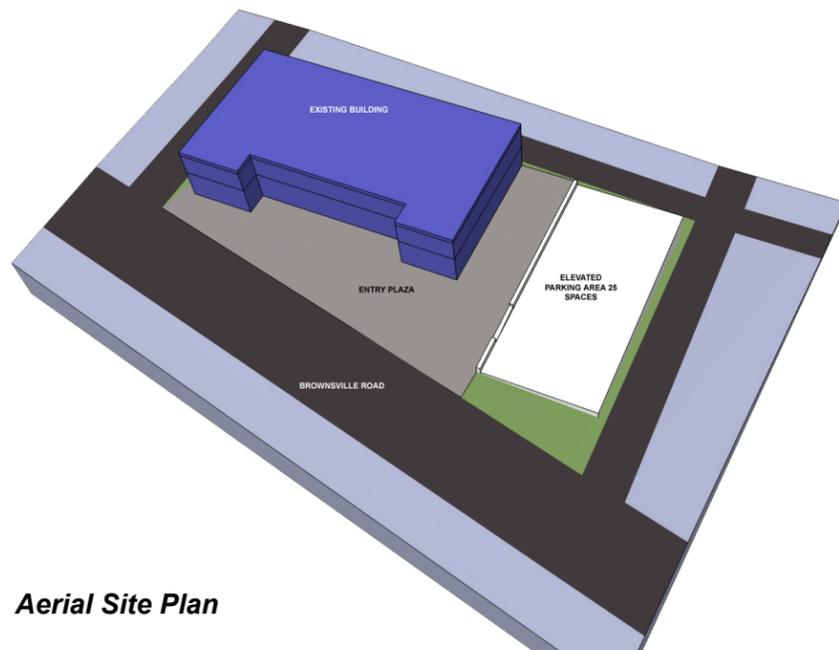
Option 1A	
Low Range	High Range
\$ 100,000.00	\$ 150,000.00
\$ 20,000.00	\$ 25,000.00
\$ 20,000.00	\$ 25,000.00
\$ 160,000.00	\$ 185,000.00
\$ 3,600,000.00	\$ 3,850,000.00
\$ 180,000.00	\$ 192,500.00
\$ 4,080,000.00	\$ 4,427,500.00

Total Construction Costs* **
 * 10% design contingency included in cost
 ** Costs assume spread footings.

PROPERTY AND RENTAL COST

- Purchase Price: Artman Building
- Purchase Price: Site Option 1
- Rent (30,000 SF @ 18 Months) and Fit-Out of Rental Property

\$ 180,000.00	\$ 200,000.00
\$ 320,000.00	\$ 350,000.00
\$ 810,000.00	\$ 1,125,000.00



Aerial Site Plan

SOFT COST

ARCHITECT FEES

- Architect Fees (6% Construction Cost)
- Architectural Reimbursables (3% of Arch Fee)
- FFE Design Fees

CONSTRUCTION MANAGEMENT FEES

- CM Fee (1% low and 2.5% high)
- CM Fee - Pre Construction (10% of CM Fee)

OWNER CONSULTANTS

- Pre Construction - Facility Study
- Abatement Study

OTHER ITEMS

- Building Permit/Review Fees
- Variance Submission Fee
- Surveys and Testing (.3%)
- Builders Risk Insurance (.10%)
- Legal, Accounting, Financial Advisor Fees (.3%)
- Bond Underwriter Fees (1%)
- Bond Rating, Printing, Legal Advising (.6%)
- Loan Interest During Construction (5%)
- Owner's Moving Costs (18,000 sf of temp. space)
- Furnishings, Fixtures & Equipment (FFE) 8%

Total Soft Costs

Soft Costs Percentage of Construction Cost

Soft Cost Contingency (1% soft costs total)

Total Final Cost

SQUARE FOOT COSTS (Includes Site)

Total Square Foot Costs - Hard Costs Only

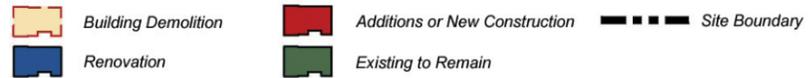
Total Square Foot Costs - Hard and Soft Costs

DEMOLITION COSTS - CIVIC CENTER STORAGE BUILDING

Total Square Foot Costs - Hard Costs Only

Option 1A	
Low Range	High Range
\$ 244,800.00	\$ 244,800.00
\$ 7,344.00	\$ 7,344.00
\$ 5,000.00	\$ 7,000.00
\$ 40,800.00	\$ 110,687.50
\$ 4,080.00	\$ 11,068.75
\$ 27,900.00	\$ 27,900.00
\$ 12,900.00	\$ 12,900.00
\$ 10,000.00	\$ 12,000.00
\$ 750.00	\$ 1,500.00
\$ 12,240.00	\$ 13,282.50
\$ 4,080.00	\$ 4,427.50
\$ 12,240.00	\$ 13,282.50
\$ 40,800.00	\$ 44,275.00
\$ 24,480.00	\$ 26,565.00
\$ 204,000.00	\$ 221,375.00
\$ 35,000.00	\$ 70,000.00
\$ 326,400.00	\$ 354,200.00
\$ 1,012,814.00	\$ 1,182,607.75
25%	27%
\$ 10,128.14	\$ 11,826.08
\$ 6,412,942.14	\$ 7,296,933.83
\$ 128.89	\$ 139.87
\$ 202.60	\$ 230.52
\$ 22,000.00	\$ 27,000.00

Legend



HARD COST (CONSTRUCTION)

- Abatement: Municipal Building
- Abatement: Artman Building
- Demolition: Municipal Building
- Demolition: Artman Building
- Site Construction: Municipal Building Lot
- Renovation: Municipal Building
- New Construction: Municipal Building
- New Construction: Public Works Building
- Change Orders (5% Renovation only)

Total Construction Costs* **

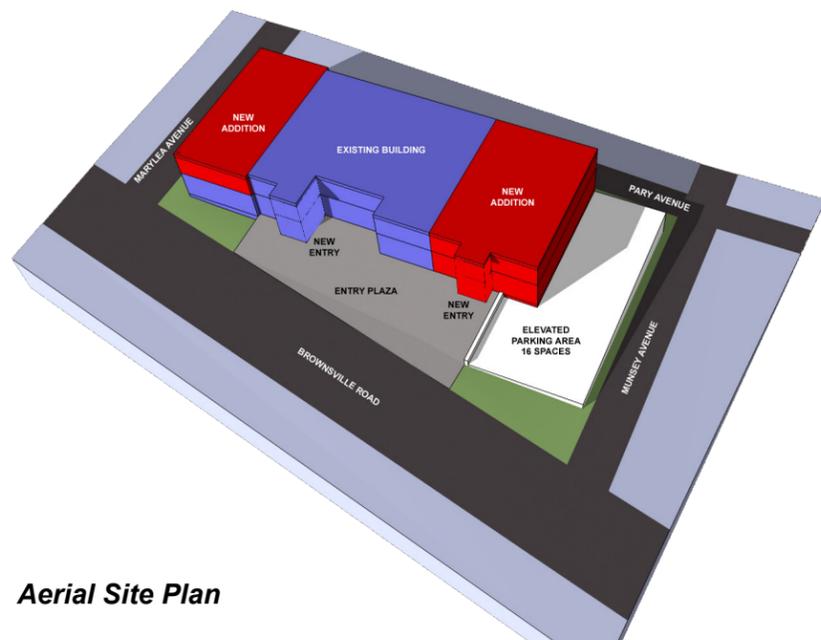
* 10% design contingency included in cost
 ** Costs assume spread footings.

PROPERTY AND RENTAL COST

- Purchase Price: Artman Building
- Purchase Price: Site Option 1
- Rent (30,000 SF @ 18 Months) and Fit-Out of Rental Property

Option 1B	
Low Range	High Range
\$ 100,000.00	\$ 150,000.00
\$ 20,000.00	\$ 25,000.00
\$ 100,000.00	\$ 150,000.00
\$ 20,000.00	\$ 25,000.00
\$ 160,000.00	\$ 185,000.00
\$ 3,600,000.00	\$ 3,850,000.00
\$ 3,400,000.00	\$ 3,600,000.00
\$ 180,000.00	\$ 192,500.00
\$ 7,580,000.00	\$ 8,177,500.00

\$ 180,000.00	\$ 200,000.00
\$ 320,000.00	\$ 350,000.00
\$ 810,000.00	\$ 1,125,000.00



Aerial Site Plan

Cost Analysis
Option 1B: Renovations and Additions
Existing Municipal Building

SOFT COST

ARCHITECT FEES

- Architect Fees (6% Construction Cost)
- Architectural Reimbursables (3% of Arch Fee)
- FFE Design Fees

CONSTRUCTION MANAGEMENT FEES

- CM Fee (1% low and 2.5% high)
- CM Fee - Pre Construction (10% of CM Fee)

OWNER CONSULTANTS

- Pre Construction - Facility Study
- Abatement Study

OTHER ITEMS

- Building Permit/Review Fees
- Variance Submission Fee
- Surveys and Testing (.3%)
- Builders Risk Insurance (.10%)
- Legal, Accounting, Financial Advisor Fees (.3%)
- Bond Underwriter Fees (1%)
- Bond Rating, Printing, Legal Advising (.6%)
- Loan Interest During Construction (5%)
- Owner's Moving Costs (18,000 sf of temp. space)
- Furnishings, Fixtures & Equipment (FFE) 8%

Total Soft Costs

Soft Costs Percentage of Construction Cost

Soft Cost Contingency (1% soft costs total)

Total Final Cost

SQUARE FOOT COSTS (Includes Site)

Total Square Foot Costs - Hard Costs Only

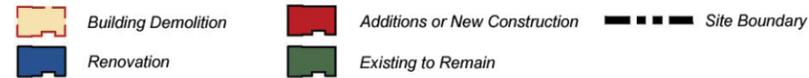
Total Square Foot Costs - Hard and Soft Costs

DEMOLITION COSTS - CIVIC CENTER STORAGE BUILDING

Total Square Foot Costs - Hard Costs Only

Option 1B	
Low Range	High Range
\$ 454,800.00	\$ 454,800.00
\$ 13,644.00	\$ 13,644.00
\$ 5,000.00	\$ 7,000.00
\$ 75,800.00	\$ 204,437.50
\$ 7,580.00	\$ 20,443.75
\$ 27,900.00	\$ 27,900.00
\$ 12,900.00	\$ 12,900.00
\$ 10,000.00	\$ 12,000.00
\$ 750.00	\$ 1,500.00
\$ 22,740.00	\$ 24,532.50
\$ 7,580.00	\$ 8,177.50
\$ 22,740.00	\$ 24,532.50
\$ 75,800.00	\$ 81,775.00
\$ 45,480.00	\$ 49,065.00
\$ 379,000.00	\$ 408,875.00
\$ 35,000.00	\$ 70,000.00
\$ 606,400.00	\$ 654,200.00
\$ 1,803,114.00	\$ 2,075,782.75
24%	25%
\$ 18,031.14	\$ 20,757.83
\$ 10,711,145.14	\$ 11,949,040.58
\$ 146.75	\$ 158.31
\$ 207.36	\$ 231.33
\$ 22,000.00	\$ 27,000.00

Legend



Cost Analysis
Option 2: New Building on the Existing Site
Adjacent to the Existing Municipal Building

HARD COST (CONSTRUCTION)

- Abatement: Municipal Building
- Abatement: Artman Building
- Demolition: Municipal Building
- Demolition: Artman Building
- Site Construction: Municipal Building Lot
- Renovation: Municipal Building
- New Construction: Municipal Building
- New Construction: Public Works Building
- Change Orders (5% Renovation only)

Total Construction Costs* **

* 10% design contingency included in cost

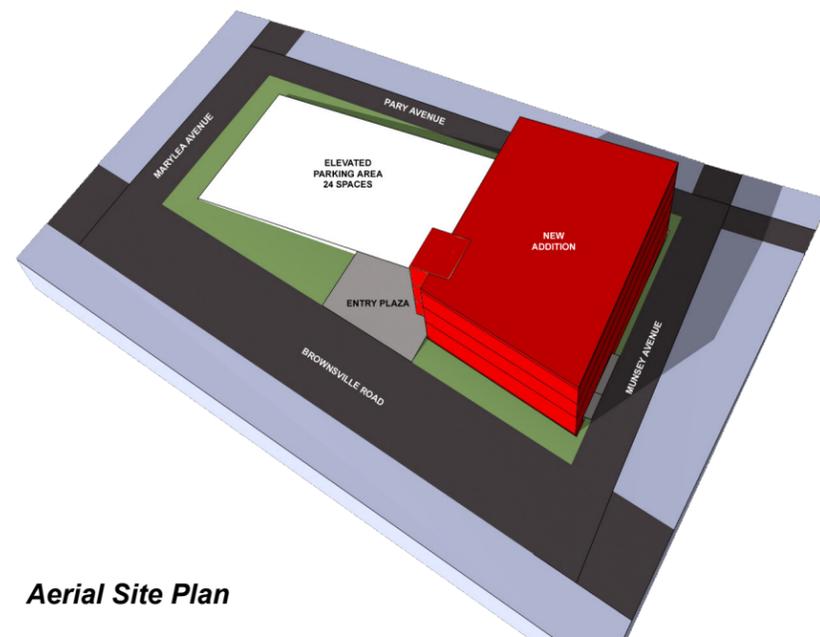
** Costs assume spread footings.

PROPERTY AND RENTAL COST

- Purchase Price: Artman Building
- Purchase Price: Site Option 1
- Rent (30,000 SF @ 18 Months) and Fit-Out of Rental Property

Option 2	
Low Range	High Range
\$ 75,000.00	\$ 112,000.00
\$ 15,000.00	\$ 20,000.00
\$ 100,000.00	\$ 150,000.00
\$ 20,000.00	\$ 25,000.00
\$ 320,000.00	\$ 370,000.00
\$ 8,550,000.00	\$ 8,800,000.00
\$ 9,080,000.00	\$ 9,477,000.00

\$ 180,000.00	\$ 200,000.00
\$ 320,000.00	\$ 350,000.00
\$ 810,000.00	\$ 1,125,000.00



Aerial Site Plan

SOFT COST

ARCHITECT FEES

- Architect Fees (6% Construction Cost)
- Architectural Reimbursables (3% of Arch Fee)
- FFE Design Fees

CONSTRUCTION MANAGEMENT FEES

- CM Fee (1% low and 2.5% high)
- CM Fee - Pre Construction (10% of CM Fee)

OWNER CONSULTANTS

- Pre Construction - Facility Study
- Abatement Study

OTHER ITEMS

- Building Permit/Review Fees
- Variance Submission Fee
- Surveys and Testing (.3%)
- Builders Risk Insurance (.10%)
- Legal, Accounting, Financial Advisor Fees (.3%)
- Bond Underwriter Fees (1%)
- Bond Rating, Printing, Legal Advising (.6%)
- Loan Interest During Construction (5%)
- Owner's Moving Costs (18,000 sf of temp. space)
- Furnishings, Fixtures & Equipment (FFE) 8%

Total Soft Costs

Soft Costs Percentage of Construction Cost

Soft Cost Contingency (1% soft costs total)

Total Final Cost

SQUARE FOOT COSTS (Includes Site)

Total Square Foot Costs - Hard Costs Only

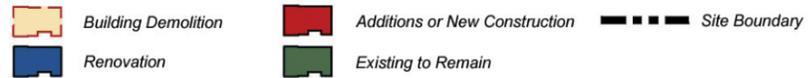
Total Square Foot Costs - Hard and Soft Costs

DEMOLITION COSTS - CIVIC CENTER STORAGE BUILDING

Total Square Foot Costs - Hard Costs Only

Option 2	
Low Range	High Range
\$ 544,800.00	\$ 544,800.00
\$ 16,344.00	\$ 16,344.00
\$ 5,000.00	\$ 7,000.00
\$ 90,800.00	\$ 236,925.00
\$ 9,080.00	\$ 23,692.50
\$ 27,900.00	\$ 27,900.00
\$ 12,900.00	\$ 12,900.00
\$ 10,000.00	\$ 12,000.00
\$ 750.00	\$ 1,500.00
\$ 27,240.00	\$ 28,431.00
\$ 9,080.00	\$ 9,477.00
\$ 27,240.00	\$ 28,431.00
\$ 90,800.00	\$ 94,770.00
\$ 54,480.00	\$ 56,862.00
\$ 454,000.00	\$ 473,850.00
\$ 35,000.00	\$ 70,000.00
\$ 726,400.00	\$ 758,160.00
\$ 2,141,814.00	\$ 2,403,042.50
24%	25%
\$ 21,418.14	\$ 24,030.43
\$ 12,553,232.14	\$ 13,579,072.93
\$ 181.60	\$ 189.54
\$ 251.06	\$ 271.58
\$ 22,000.00	\$ 27,000.00

Legend



HARD COST (CONSTRUCTION)

- Abatement: Municipal Building
- Abatement: Artman Building
- Demolition: Municipal Building
- Demolition: Artman Building
- Site Construction: Municipal Building Lot
- Renovation: Municipal Building
- New Construction: Municipal Building
- New Construction: Public Works Building
- Change Orders (5% Renovation only)

Total Construction Costs* **

* 10% design contingency included in cost
 ** Costs assume spread footings.

PROPERTY AND RENTAL COST

- Purchase Price: Artman Building
- Purchase Price: Site Option 1
- Rent (30,000 SF @ 18 Months) and Fit-Out of Rental Property

Option 3A	
Low Range	High Range
\$ 75,000.00	\$ 112,000.00
\$ 15,000.00	\$ 20,000.00
\$ 100,000.00	\$ 150,000.00
\$ 20,000.00	\$ 25,000.00
\$ 320,000.00	\$ 370,000.00
\$ 8,850,000.00	\$ 9,100,000.00
\$ 9,380,000.00	\$ 9,777,000.00

\$ 180,000.00	\$ 200,000.00
\$ 320,000.00	\$ 350,000.00
\$ 810,000.00	\$ 1,125,000.00



Aerial Site Plan

Cost Analysis

Option 3A: New Building on the Existing Site Entire Site

Option 3A	
Low Range	High Range

SOFT COST

ARCHITECT FEES

- Architect Fees (6% Construction Cost)
- Architectural Reimbursables (3% of Arch Fee)
- FFE Design Fees

CONSTRUCTION MANAGEMENT FEES

- CM Fee (1% low and 2.5% high)
- CM Fee - Pre Construction (10% of CM Fee)

OWNER CONSULTANTS

- Pre Construction - Facility Study
- Abatement Study

OTHER ITEMS

- Building Permit/Review Fees
- Variance Submission Fee
- Surveys and Testing (.3%)
- Builders Risk Insurance (.10%)
- Legal, Accounting, Financial Advisor Fees (.3%)
- Bond Underwriter Fees (1%)
- Bond Rating, Printing, Legal Advising (.6%)
- Loan Interest During Construction (5%)
- Owner's Moving Costs (18,000 sf of temp. space)
- Furnishings, Fixtures & Equipment (FFE) 8%

\$ 562,800.00	\$ 562,800.00
\$ 16,884.00	\$ 16,884.00
\$ 5,000.00	\$ 7,000.00

\$ 93,800.00	\$ 244,425.00
\$ 9,380.00	\$ 24,442.50

\$ 27,900.00	\$ 27,900.00
\$ 12,900.00	\$ 12,900.00

\$ 10,000.00	\$ 12,000.00
\$ 750.00	\$ 1,500.00
\$ 28,140.00	\$ 29,331.00
\$ 9,380.00	\$ 9,777.00
\$ 28,140.00	\$ 29,331.00
\$ 93,800.00	\$ 97,770.00
\$ 56,280.00	\$ 58,662.00
\$ 469,000.00	\$ 488,850.00
\$ 35,000.00	\$ 70,000.00
\$ 750,400.00	\$ 782,160.00

Total Soft Costs

Soft Costs Percentage of Construction Cost

Soft Cost Contingency (1% soft costs total)

\$ 2,209,554.00	\$ 2,475,732.50
24%	25%
\$ 22,095.54	\$ 24,757.33

Total Final Cost

\$ 12,921,649.54	\$ 13,952,489.83
------------------	------------------

SQUARE FOOT COSTS (Includes Site)

Total Square Foot Costs - Hard Costs Only

Total Square Foot Costs - Hard and Soft Costs

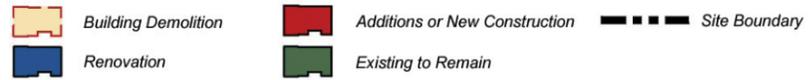
\$ 187.60	\$ 195.54
\$ 258.43	\$ 279.05

DEMOLITION COSTS - CIVIC CENTER STORAGE BUILDING

Total Square Foot Costs - Hard Costs Only

\$ 22,000.00	\$ 27,000.00
--------------	--------------

Legend



HARD COST (CONSTRUCTION)

- Abatement: Municipal Building
- Abatement: Artman Building
- Demolition: Municipal Building
- Demolition: Artman Building
- Site Construction: Municipal Building Lot
- Renovation: Municipal Building
- New Construction: Municipal Building
- New Construction: Public Works Building
- Change Orders (5% Renovation only)

Total Construction Costs* **

* 10% design contingency included in cost
 ** Costs assume spread footings.

PROPERTY AND RENTAL COST

- Purchase Price: Artman Building
- Purchase Price: Site Option 1
- Rent (30,000 SF @ 18 Months) and Fit-Out of Rental Property

Option 3B	
Low Range	High Range
\$ 75,000.00	\$ 112,000.00
\$ 15,000.00	\$ 20,000.00
\$ 100,000.00	\$ 150,000.00
\$ 20,000.00	\$ 25,000.00
\$ 320,000.00	\$ 370,000.00
\$ 8,850,000.00	\$ 9,100,000.00
\$ 9,380,000.00	\$ 9,777,000.00

\$ 180,000.00	\$ 200,000.00
\$ 320,000.00	\$ 350,000.00
\$ 810,000.00	\$ 1,125,000.00



Aerial Site Plan

Cost Analysis

**Option 3B: New Building on the Existing Site
 Three Quarters of the Site**

SOFT COST

ARCHITECT FEES

- Architect Fees (6% Construction Cost)
- Architectural Reimbursables (3% of Arch Fee)
- FFE Design Fees

CONSTRUCTION MANAGEMENT FEES

- CM Fee (1% low and 2.5% high)
- CM Fee - Pre Construction (10% of CM Fee)

OWNER CONSULTANTS

- Pre Construction - Facility Study
- Abatement Study

OTHER ITEMS

- Building Permit/Review Fees
- Variance Submission Fee
- Surveys and Testing (.3%)
- Builders Risk Insurance (.10%)
- Legal, Accounting, Financial Advisor Fees (.3%)
- Bond Underwriter Fees (1%)
- Bond Rating, Printing, Legal Advising (.6%)
- Loan Interest During Construction (5%)
- Owner's Moving Costs (18,000 sf of temp. space)
- Furnishings, Fixtures & Equipment (FFE) 8%

Total Soft Costs

Soft Costs Percentage of Construction Cost

Soft Cost Contingency (1% soft costs total)

Total Final Cost

SQUARE FOOT COSTS (Includes Site)

Total Square Foot Costs - Hard Costs Only

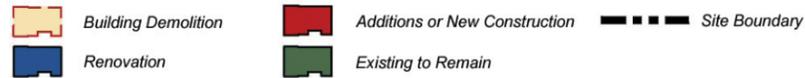
Total Square Foot Costs - Hard and Soft Costs

DEMOLITION COSTS - CIVIC CENTER STORAGE BUILDING

Total Square Foot Costs - Hard Costs Only

Option 3B	
Low Range	High Range
\$ 562,800.00	\$ 562,800.00
\$ 16,884.00	\$ 16,884.00
\$ 5,000.00	\$ 7,000.00
\$ 93,800.00	\$ 244,425.00
\$ 9,380.00	\$ 24,442.50
\$ 27,900.00	\$ 27,900.00
\$ 12,900.00	\$ 12,900.00
\$ 10,000.00	\$ 12,000.00
\$ 750.00	\$ 1,500.00
\$ 28,140.00	\$ 29,331.00
\$ 9,380.00	\$ 9,777.00
\$ 28,140.00	\$ 29,331.00
\$ 93,800.00	\$ 97,770.00
\$ 56,280.00	\$ 58,662.00
\$ 469,000.00	\$ 488,850.00
\$ 35,000.00	\$ 70,000.00
\$ 750,400.00	\$ 782,160.00
\$ 2,209,554.00	\$ 2,475,732.50
24%	25%
\$ 22,095.54	\$ 24,757.33
\$ 12,921,649.54	\$ 13,952,489.83
\$ 187.60	\$ 195.54
\$ 258.43	\$ 279.05
\$ 22,000.00	\$ 27,000.00

Legend



HARD COST (CONSTRUCTION)

- Abatement: Municipal Building
- Abatement: Artman Building
- Demolition: Municipal Building
- Demolition: Artman Building
- Demolition and Abatement: Civic Center Storage Building
- Site Construction: Municipal Building Lot
- New Construction: Municipal Building
- New Construction: Public Works Building and Site
- Change Orders (5% Renovation only)

Total Construction Costs* **

* 10% design contingency included in cost

** Costs assume spread footings.

PROPERTY AND RENTAL COST

- Purchase Price: Artman Building
- Purchase Price: Site Option 1
- Rent (30,000 SF @ 18 Months) and Fit-Out of Rental Property

Option 4	
Low Range	High Range

\$ 75,000.00	\$ 150,000.00
\$ 15,000.00	\$ 25,000.00
\$ 100,000.00	\$ 150,000.00
\$ 20,000.00	\$ 25,000.00
\$ 15,000.00	\$ 18,000.00
\$ 320,000.00	\$ 370,000.00
\$ 6,800,000.00	\$ 7,125,000.00
\$ 3,400,000.00	\$ 3,600,000.00

\$ 10,745,000.00	\$ 11,463,000.00
------------------	------------------

\$ 180,000.00	\$ 200,000.00
\$ 320,000.00	\$ 350,000.00
\$ 810,000.00	\$ 1,125,000.00

SOFT COST

ARCHITECT FEES

- Architect Fees (6% Construction Cost)
- Architectural Reimbursables (3% of Arch Fee)
- FFE Design Fees

CONSTRUCTION MANAGEMENT FEES

- CM Fee (1% low and 2.5% high)
- CM Fee - Pre Construction (10% of CM Fee)

OWNER CONSULTANTS

- Pre Construction - Facility Study
- Abatement Study

OTHER ITEMS

- Building Permit/Review Fees
- Variance Submission Fee
- Surveys and Testing (.3%)
- Builders Risk Insurance (.10%)
- Legal, Accounting, Financial Advisor Fees (.3%)
- Bond Underwriter Fees (1%)
- Bond Rating, Printing, Legal Advising (.6%)
- Loan Interest During Construction (5%)
- Owner's Moving Costs (18,000 sf of temp. space)
- Furnishings, Fixtures & Equipment (FFE) 8%

Total Soft Costs

Soft Costs Percentage of Construction Cost

Soft Cost Contingency (1% soft costs total)

Total Final Cost

SQUARE FOOT COSTS (Includes Site)

Total Square Foot Costs - Hard Costs Only

Total Square Foot Costs - Hard and Soft Costs

DEMOLITION COSTS - CIVIC CENTER STORAGE BUILDING

Total Square Foot Costs - Hard Costs Only

Option 4	
Low Range	High Range

\$ 644,700.00	\$ 644,700.00
\$ 19,341.00	\$ 19,341.00
\$ 5,000.00	\$ 7,000.00

\$ 107,450.00	\$ 286,575.00
\$ 10,745.00	\$ 28,657.50

\$ 27,900.00	\$ 27,900.00
\$ 12,900.00	\$ 12,900.00

\$ 10,000.00	\$ 12,000.00
\$ 750.00	\$ 1,500.00
\$ 32,235.00	\$ 34,389.00
\$ 10,745.00	\$ 11,463.00
\$ 32,235.00	\$ 34,389.00
\$ 107,450.00	\$ 114,630.00
\$ 64,470.00	\$ 68,778.00
\$ 537,250.00	\$ 573,150.00
\$ 35,000.00	\$ 70,000.00
\$ 859,600.00	\$ 917,040.00

\$ 2,517,771.00	\$ 2,864,412.50
-----------------	-----------------

23%	25%
-----	-----

\$ 25,177.71	\$ 28,644.13
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\$ 14,597,948.71	\$ 16,031,056.63
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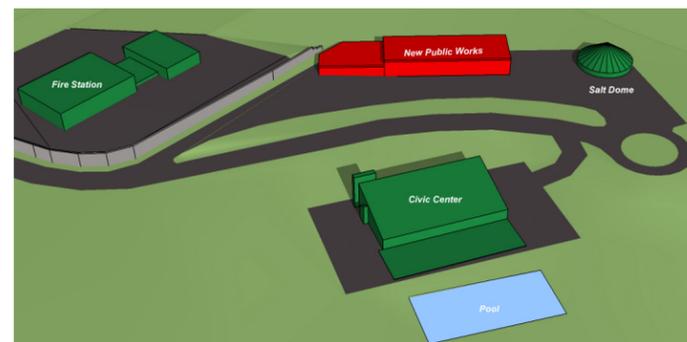
\$ 210.69	\$ 224.76
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\$ 286.23	\$ 314.33
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\$ 22,000.00	\$ 27,000.00
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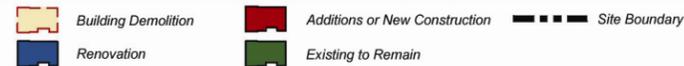


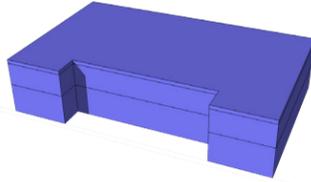
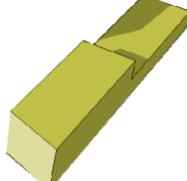
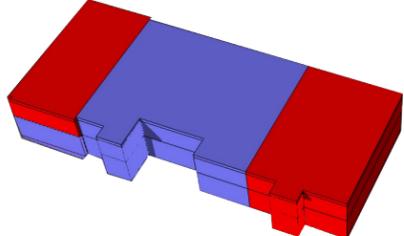
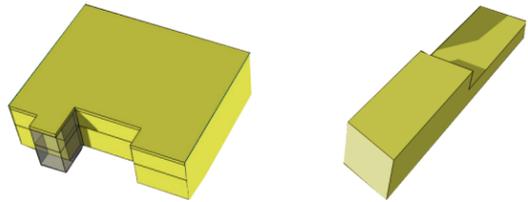
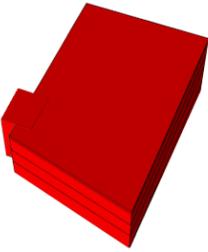
Aerial Site Plan - Municipal Building Site



Aerial Site Plan - Civic Center Site

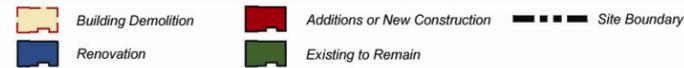
Legend



Option	Description	Size and Cost Comparison	Building(s) Demolition	New or Renovated Building(s)										
1A	<p>Renovations to the Existing Municipal Building to Bring the Building Into Code Compliance</p> <p>The existing Municipal building will be renovated only for code compliance and safety issues. The existing Civic Center will have to remain. The Artman building still should be purchased for additional parking. 1A does not meet the program needs.</p>	<p>Size: 31,654 SF Renovations to the Existing Municipal Building</p> <table border="1"> <tr> <th>Low Range</th> <th>High Range</th> </tr> <tr> <td>Total Hard Costs \$ 4,080,000.00</td> <td>\$ 4,427,500.00</td> </tr> <tr> <td>Total Property Costs \$ 1,310,000.00</td> <td>\$ 1,675,000.00</td> </tr> <tr> <td>Total Soft Costs \$ 1,022,942.14</td> <td>\$ 1,194,433.83</td> </tr> <tr> <td>Total Final Cost \$ 6,412,942.14</td> <td>\$ 7,296,933.83</td> </tr> </table>	Low Range	High Range	Total Hard Costs \$ 4,080,000.00	\$ 4,427,500.00	Total Property Costs \$ 1,310,000.00	\$ 1,675,000.00	Total Soft Costs \$ 1,022,942.14	\$ 1,194,433.83	Total Final Cost \$ 6,412,942.14	\$ 7,296,933.83		 Existing Municipal Building
Low Range	High Range													
Total Hard Costs \$ 4,080,000.00	\$ 4,427,500.00													
Total Property Costs \$ 1,310,000.00	\$ 1,675,000.00													
Total Soft Costs \$ 1,022,942.14	\$ 1,194,433.83													
Total Final Cost \$ 6,412,942.14	\$ 7,296,933.83													
1B	<p>Renovations and Additions Existing Municipal Building</p> <p>The existing Municipal building will be renovated and additions added to accomplish the building owners' needs. The Artman building shall be demolished. The new facility footprint will maximize site constraints in order to provide adequate parking. 1B is the baseline for consideration.</p>	<p>Size: 31,654 SF Renovations to the Existing Municipal Building 20,000 SF New Addition to the Existing Municipal Building</p> <table border="1"> <tr> <th>Low Range</th> <th>High Range</th> </tr> <tr> <td>Total Hard Costs \$ 7,580,000.00</td> <td>\$ 8,177,500.00</td> </tr> <tr> <td>Total Property Costs \$ 1,310,000.00</td> <td>\$ 1,675,000.00</td> </tr> <tr> <td>Total Soft Costs \$ 1,821,145.14</td> <td>\$ 2,096,540.58</td> </tr> <tr> <td>Total Final Cost \$ 10,711,145.14</td> <td>\$ 11,949,040.58</td> </tr> </table>	Low Range	High Range	Total Hard Costs \$ 7,580,000.00	\$ 8,177,500.00	Total Property Costs \$ 1,310,000.00	\$ 1,675,000.00	Total Soft Costs \$ 1,821,145.14	\$ 2,096,540.58	Total Final Cost \$ 10,711,145.14	\$ 11,949,040.58	 Existing Artman Building	 Existing Municipal Building with Additions
Low Range	High Range													
Total Hard Costs \$ 7,580,000.00	\$ 8,177,500.00													
Total Property Costs \$ 1,310,000.00	\$ 1,675,000.00													
Total Soft Costs \$ 1,821,145.14	\$ 2,096,540.58													
Total Final Cost \$ 10,711,145.14	\$ 11,949,040.58													
2	<p>New Building on the Existing Site Adjacent to the Existing Municipal Building</p> <p>The existing Municipal building and adjacent building shall be demolished. The new facility footprint will maximize site constraints in order to provide adequate parking. The new building would be constructed first and then the existing municipal building would be demolished.</p>	<p>Size: 50,000 SF New Municipal Building</p> <table border="1"> <tr> <th>Low Range</th> <th>High Range</th> </tr> <tr> <td>Total Hard Costs \$ 9,080,000.00</td> <td>\$ 9,477,000.00</td> </tr> <tr> <td>Total Property Costs \$ 1,310,000.00</td> <td>\$ 1,675,000.00</td> </tr> <tr> <td>Total Soft Costs \$ 2,163,232.14</td> <td>\$ 2,427,072.93</td> </tr> <tr> <td>Total Final Cost \$ 12,553,232.14</td> <td>\$ 13,579,072.93</td> </tr> </table>	Low Range	High Range	Total Hard Costs \$ 9,080,000.00	\$ 9,477,000.00	Total Property Costs \$ 1,310,000.00	\$ 1,675,000.00	Total Soft Costs \$ 2,163,232.14	\$ 2,427,072.93	Total Final Cost \$ 12,553,232.14	\$ 13,579,072.93	 Existing Municipal Building Existing Artman Building	 New Municipal Building
Low Range	High Range													
Total Hard Costs \$ 9,080,000.00	\$ 9,477,000.00													
Total Property Costs \$ 1,310,000.00	\$ 1,675,000.00													
Total Soft Costs \$ 2,163,232.14	\$ 2,427,072.93													
Total Final Cost \$ 12,553,232.14	\$ 13,579,072.93													

Note 1 - Costs associated with unforeseen conditions for renovation projects are not included.
 Note 2 - Costs associated with unforeseen conditions for new construction are not included.
 Note 3 - Costs assume spread footings and not foundations and grade beams.

Legend



Option	Description	Size and Cost Comparison	Building(s) Demolition	New or Renovated Building(s)										
3A	<p>New Building on the Existing Site Entire Site</p> <p>The existing Municipal building and adjacent building shall be demolished first and then the new municipal building will be constructed. The new facility footprint will maximize site constraints in order to provide adequate parking. 3A is the preferred option.</p>	<p>Size: 50,000 SF New Municipal Building</p> <table border="1"> <tr> <td>Low Range</td> <td>High Range</td> </tr> <tr> <td>Total Hard Costs \$ 9,380,000.00</td> <td>\$ 9,777,000.00</td> </tr> <tr> <td>Total Property Costs \$ 1,310,000.00</td> <td>\$ 1,675,000.00</td> </tr> <tr> <td>Total Soft Costs \$ 2,231,649.54</td> <td>\$ 2,500,489.83</td> </tr> <tr> <td>Total Final Cost \$ 12,921,649.54</td> <td>\$ 13,952,489.83</td> </tr> </table>	Low Range	High Range	Total Hard Costs \$ 9,380,000.00	\$ 9,777,000.00	Total Property Costs \$ 1,310,000.00	\$ 1,675,000.00	Total Soft Costs \$ 2,231,649.54	\$ 2,500,489.83	Total Final Cost \$ 12,921,649.54	\$ 13,952,489.83	<p>Existing Municipal Building Existing Artman Building</p>	<p>New Municipal Building</p>
Low Range	High Range													
Total Hard Costs \$ 9,380,000.00	\$ 9,777,000.00													
Total Property Costs \$ 1,310,000.00	\$ 1,675,000.00													
Total Soft Costs \$ 2,231,649.54	\$ 2,500,489.83													
Total Final Cost \$ 12,921,649.54	\$ 13,952,489.83													
3B	<p>New Building on the Existing Site Three Quarters of the Site</p> <p>The existing Municipal building and adjacent building shall be demolished first and then the new municipal building will be constructed. The new facility footprint will maximize site constraints in order to provide adequate parking.</p>	<p>Size: 50,000 SF New Municipal Building</p> <table border="1"> <tr> <td>Low Range</td> <td>High Range</td> </tr> <tr> <td>Total Hard Costs \$ 9,380,000.00</td> <td>\$ 9,777,000.00</td> </tr> <tr> <td>Total Property Costs \$ 1,310,000.00</td> <td>\$ 1,675,000.00</td> </tr> <tr> <td>Total Soft Costs \$ 2,231,649.54</td> <td>\$ 2,500,489.83</td> </tr> <tr> <td>Total Final Cost \$ 12,921,649.54</td> <td>\$ 13,952,489.83</td> </tr> </table>	Low Range	High Range	Total Hard Costs \$ 9,380,000.00	\$ 9,777,000.00	Total Property Costs \$ 1,310,000.00	\$ 1,675,000.00	Total Soft Costs \$ 2,231,649.54	\$ 2,500,489.83	Total Final Cost \$ 12,921,649.54	\$ 13,952,489.83	<p>Existing Municipal Building Existing Artman Building</p>	<p>New Municipal Building</p>
Low Range	High Range													
Total Hard Costs \$ 9,380,000.00	\$ 9,777,000.00													
Total Property Costs \$ 1,310,000.00	\$ 1,675,000.00													
Total Soft Costs \$ 2,231,649.54	\$ 2,500,489.83													
Total Final Cost \$ 12,921,649.54	\$ 13,952,489.83													
4	<p>New Building on the Existing Site and Civic Site</p> <p>The existing Municipal building and adjacent building shall be demolished. The new facility footprint will maximize site constraints in order to provide adequate parking. The new building would be constructed first and then the existing municipal building would be demolished. A new public works building will need to be constructed.</p>	<p>Size: 40,000 SF New Municipal Building 11,000 SF New Public Works Bldg.</p> <table border="1"> <tr> <td>Low Range</td> <td>High Range</td> </tr> <tr> <td>Total Hard Costs \$ 10,745,000.00</td> <td>\$ 11,463,000.00</td> </tr> <tr> <td>Total Property Costs \$ 1,310,000.00</td> <td>\$ 1,675,000.00</td> </tr> <tr> <td>Total Soft Costs \$ 2,542,948.71</td> <td>\$ 2,893,056.63</td> </tr> <tr> <td>Total Final Cost \$ 14,597,948.71</td> <td>\$ 16,031,056.63</td> </tr> </table>	Low Range	High Range	Total Hard Costs \$ 10,745,000.00	\$ 11,463,000.00	Total Property Costs \$ 1,310,000.00	\$ 1,675,000.00	Total Soft Costs \$ 2,542,948.71	\$ 2,893,056.63	Total Final Cost \$ 14,597,948.71	\$ 16,031,056.63	<p>Existing Municipal Building Existing Artman Building</p>	<p>New Municipal Building New Public Works Building</p>
Low Range	High Range													
Total Hard Costs \$ 10,745,000.00	\$ 11,463,000.00													
Total Property Costs \$ 1,310,000.00	\$ 1,675,000.00													
Total Soft Costs \$ 2,542,948.71	\$ 2,893,056.63													
Total Final Cost \$ 14,597,948.71	\$ 16,031,056.63													

Note 1 - Costs associated with unforeseen conditions for renovation projects are not included.
 Note 2 - Costs associated with unforeseen conditions for new construction are not included.
 Note 3 - Costs assume spread footings and not foundations and grade

Documentation of Authors' Credentials

**Architectural Innovations
Mission and Vision Statement**



Our Mission

We will work in partnership with each client to design and build lasting structures that exceed every industry standard for workmanship. Our core values—honesty, integrity and respect for each partner in the process—will guide our every step. And all employees will work in an environment that nurtures and rewards a consistent commitment to excellence.

Our Vision

Our vision—our future will see science and art come together in structures that are built to last, are technologically advanced, and contribute aesthetically and environmentally to the landscape.

Documentation of Authors' Credentials

Architectural Innovations Firm Profile

Introduction

Architectural Innovations, LLC, is a Certified Woman Business Enterprise (WBE) employing both men and women, offering architectural services, planning services and consulting services to educational, religious, municipal, governmental, commercial and multi-unit housing clients in the Pennsylvania region.

Firm Owner

Ms. Jan Brimmeier, AIA, NCARB, is the Founder of Architectural Innovations, LLC and serves as the President and sole owner of the firm.

Point of Contact

Ms. Jan Brimmeier, AIA, NCARB, President / Owner, and / or **Joseph S. Spagnuolo**, Director of Architecture will serve as your point of contact and help lead your design team.

Team

Architectural Innovations was founded by Jan Brimmeier, AIA, who has been a practicing architect for more than twenty-five years. Ms. Brimmeier leads a professional staff that brings more than 300 collective years of experience in architectural design, planning, and consulting services. Architectural Innovations has two educational consultants on staff; former Superintendents, who collectively bring over 85 years of experience to the team.

Location

Architectural Innovations is located in Pittsburgh, Pennsylvania at the following address:

Architectural Innovations, LLC
1003 McKnight Park Drive
Pittsburgh, PA 15237
412.364.4966 phone
412.364.4965 fax

Registrations / Certifications

Architectural Innovations, is registered in the state of Pennsylvania and is a Certified Woman Business Enterprise (WBE).

Jan Brimmeier, AIA is a registered architect in the Commonwealth of Pennsylvania. Ms. Brimmeier currently holds her NCARB certification that will allow her to become registered in any state.

Security / Clearances

Due to today's security issues, Architectural Innovations assures all of its clients that the appropriate security and criminal background checks are in place for all their current employees. Proofs of the following clearances are on file at the office of Architectural Innovations:

- Pennsylvania Child Abuse History Clearance
- Pennsylvania State Police PATCH - Criminal Record Check

Recognition

Architectural Innovations was recently named by the Pittsburgh Business Times as one of the region's Top 100 Fastest Growing Companies and also named as one of the Top 100 Best Places to Work. Our firm is currently a finalist for the Pittsburgh Technology Council's 2011 Design, Art and Technology (DATA) Awards for our design of the new Penn Hills Senior High School. For her business leadership, Ms. Jan Brimmeier received the 2010 Women in Business Award and the 2010 Diamond Award.



Documentation of Authors' Credentials

Architectural Innovations Services

■ Services

From the pre-design phase to the post construction phase, Architectural Innovations' multi-discipline approach enables you to rely on just "one source" for many services throughout the entire architectural design process:

- Facility Study or "First Look" Phase
- Programming Phase
- Schematic Design Phase
- Design Development Phase
- Construction Document Phase
- Bid and Award Phase
- Construction Administration Phase
- Post Construction Phase

Together with the Architectural Innovations' staff, and our reputable consultants, we provide a strong team that includes the best professionals in the industry. Architectural Innovations provides "complete architectural planning and consulting services" for the private and public sectors, including educational, religious, governmental, municipal, commercial, industrial, residential and multi-unit housing buildings. Architectural Innovations' project work consists of new construction, renovations and additions.

Our Services Include:

Architecture/Engineering

- Facilities Needs Assessment and Evaluation
- New Building Design
- Renovations and / or Additions
- Site Analysis, Selection, Planning
- Structural, Mechanical, Electrical and Plumbing Engineering Services
- Project Management
- Construction Administration
- Construction Management
- Programming and Space Planning
- Interior Design, (Furniture, Fixtures and Equipment)
- Telecommunications
- PlanCon Assistance
- LEED Design and Engineering Services
- Signage
- Design Build
- Security Systems Design

Planning

- Master Planning
- Facility Studies
- Strategic Planning

Architectural Visualization

- 3-D Modeling and Animation Rendering
- Digital Photography Enhancement

Graphic and Media

- Corporate Identity – Logo Design
- Print and Web Site Design and Printed Materials
- CD-ROM – DVD Presentation Materials
- Capital Campaign Materials

Specialty Services / Consulting

- LEED Expertise Consulting
- Proposal Development
- Educational Facility Design Consulting for School Districts Planning a Major Construction Project
- Student Work Program in conjunction with Educational Facility Design
- Grant Writing Assistance



Documentation of Authors' Credentials

Architectural Innovations Technology

■ **Technology**

Architectural Innovations, LLC uses the latest generation of hardware and software that surpasses the maximum standards for quality, efficiency and excellence.

Computer resources are used by all team members for project design and drafting (CAD), project scheduling and monitoring, cost control, engineering design support, specifications and presentations; as well as various management and accounting programs, financial planning, and word processing programs.

- *Total Computer Aided Drafting (CAD) and design*
- *Computer generated rendering for photo quality images*
- *Compatible software programs easily translated to other systems for sharing*
- *Audio and visual presentation systems for meetings with impact*
- *Project scheduling software for easy monitoring of project milestones and accounting*
- *Architectural visualization*
- *Graphics and media*
- *Signage*

Documentation of Authors' Credentials

Architectural Innovations Firm's Architectural License and WBE Certification

DISPLAY THIS CERTIFICATE PROMINENTLY • NOTIFY AGENCY WITHIN 10 DAYS OF ANY CHANGE

Commonwealth of Pennsylvania
Department of State
Bureau of Professional and Occupational Affairs
PO Box 2649 Harrisburg PA 17105-2649

08 0570053

License Type
Architecture Firm

License Status
Active

Initial License Date
12/13/2004

Expiration Date
06/30/2011

ARCHITECTURAL INNOVATIONS LLC
1003 MCKNIGHT PARK DRIVE
PITTSBURGH PA 15237

License Number
AX010191

Basil L. Morala
Commissioner of Professional and Occupational Affairs

John P. ...
Signature

ALTERATION OF THIS DOCUMENT IS A CRIMINAL OFFENSE UNDER 18 P.S. 4911



pennsylvania
DEPARTMENT OF GENERAL SERVICES

Be it hereby known

Architectural Innovations LLC

A

Woman Business Enterprise

Is recognized as a certified business enterprise owned and controlled in accordance with the criteria established by Executive Order No. 2004-6 and 4 Pennsylvania Code, Section 68.204.

ISSUE DATE: 3/31/2011

EXPIRATION DATE: 12/31/2012

Kathryn Waters-Perez

Kathryn Waters-Perez, Director
Bureau of Minority and Women
Business Opportunities



Jan Brimmeier, AIA, NCARB President / Owner

As the President / Owner of Architectural Innovations, Ms. Brimmeier monitors the overall operations of the firm. Her responsibilities include client advocacy, project design, fee development, contract management, project process conformance, quality control procedures, staff assignments and scheduling. She provides leadership and direction pertaining to all business, staff and financial operations as well as client satisfaction and employee development.

Note: The below listing indicates prior experience with firms previous to Architectural Innovations, LLC, except those projects identified with an asterisk.

CREDENTIALS

25 Years of Experience

Registered Architect in the Commonwealth of Pennsylvania

Certified by The National Council of Architectural Registration Board, NCARB

Member of The American Institute of Architects, AIA Pittsburgh Chapter

The Pennsylvania State University
Bachelor of Architecture, 1985
Bachelor of Science in Architecture, 1984

Foreign Study Program - Darmstadt University Darmstadt, West Germany

Pre-College Art Classes - 4 Scholarships

Pennsylvania Governor's School - Scholarship

Community Design Center of Pittsburgh, Renovation Information Network

National Associate for Female Executives NAFF

Sitting for LEED Registration

Awards

Recipient of 2010 Pittsburgh Business Times - Women in Business Award

Recipient of 2010 Pittsburgh Business Times - Diamond Award

DA = Design Architect
PA = Project Architect
PM = Project Manager
PC = Project Coordinator
CA = Construction Admin.

EXPERIENCE

■ EDUCATIONAL STRUCTURES

*North Catholic High School, Pittsburgh, PA

North Catholic High School - \$26M /New

*Elizabeth Forward School District, Elizabeth, PA - PlanCon

Facility Study / Programming for the High School - \$55M /New or Renovation/Addition

*Beaver Area School District, Beaver, PA - PlanCon

College Square Elementary School - \$8M /Renovation/Addition

*Scotland School for Veteran's Children, Scotland, PA - DGS

Student Center and Misc. Buildings - \$7M /Renovation

*Gateway School District, Monroeville, PA

Moss Side Elementary School - \$3.5M /PlanCon/Renovation/Addition

*Penn Hills School District, Pittsburgh, PA - PlanCon

Facility Study / Programming District-wide

Penn Hills High School - \$70M /New

Dible Elementary School - \$45M /New

Linton Middle School & District Administration Building - \$2M /New

Roberts Administration Building Demolition

*South Allegheny School District, Pittsburgh, PA - PlanCon

District-wide Facility Study

*North Allegheny School District, Pittsburgh, PA

District-wide Facility Study

*Washington School District, Washington, PA

District-wide Facility Study

Oakland Catholic High School, Pittsburgh, PA

Oakland Catholic High School - \$16M /Addition /Renovation - PM, DA

Licking County Joint Vocational School, Newark, Ohio

Licking County Joint Vocational School - \$40M /Addition and Renovation - DA Administration Building

Aurora City Schools, Aurora, Ohio

Leighton Elementary School - \$10M /New - PM, DA

Aurora High School - \$2.5M /Addition - PM, DA

Aurora High School Stadium Concessions - \$250,000 /New - PM, DA

West Mifflin Area School District, West Mifflin, PA - PlanCon

West Mifflin Area High School - \$35M /Addition and Renovation - PM, DA

West Mifflin Athletic Complex - \$9M /New - PM, DA

Clearfield Area School District, Clearfield, PA - PlanCon

Clearfield Elementary School - \$8M /New - DA

Goshen Elementary School - \$2.5M /Addition and Renovation - DA

Hazleton Area School District, Hazleton, PA - PlanCon

District wide Feasibility Study and Master Plan - PM

Five Elementary Schools /New

Two Elementary Schools /Addition and Renovation

One Career Center /Addition and Renovation

Hazleton Elementary School - \$5.5M /Addition and Renovation - DA

Drums Elementary Middle School - \$9M /New - DA

West Hazleton Elementary Middle School - \$10M /Addition and Renovation - DA

Hazleton Elementary Middle School - \$10M /Addition and Renovation - DA

Heights Terrace Elementary Middle School - \$8M /Addition and Renovation - DA

Hazleton Career Center - \$14.5M /Addition and Renovation

Freeland Elementary Middle School - \$8M /Addition and Renovation

Valley Elementary Middle School - \$5.5M /Addition and Renovation



Documentation of Authors' Credentials

Architectural Innovations Team Resumes

■ EDUCATIONAL STRUCTURES (continued)

Duquesne City School District, Duquesne, PA - PlanCon

Duquesne Educational Center - \$11M /Addition and Renovation – DA

Ringgold School District, Monongahela, PA - PlanCon

Ringgold Senior High School /Addition – DA, PA, PM

Ringgold Senior H.S. Stadium Locker Facility /Addition and Renovation – PA, PM

Fox Chapel Area School District, Pittsburgh, PA

Fairview Elementary School /Addition and Renovation – DA, PA

Fox Chapel Country Day School /Addition and Renovation – DA, PA

Riverview School District, Oakmont, PA

Tenth Street Elementary Auditorium /Renovation – DA, PA, Assisted PM

Brentwood School District, Brentwood, PA

Brentwood Educational Center /Addition and Renovation – DA

City Jeannette School District, Jeannette, PA

Jeannette Elementary Middle School /New - DA

Jeannette High School /Addition and Renovation - DA

Jeannette Athletic Complex /Addition and Renovation - DA

State College Area School District, State College, PA - PlanCon

Elementary School Feasibility Study and Master Plan - PM

Three Elementary Schools /New

Eight Elementary Schools /Addition and Renovation

■ COLLEGE / UNIVERSITY STRUCTURES

***Slippery Rock University, Slippery Rock, PA - DGS**

Vincent Science Building - \$13.8M / Renovation

***Edinboro University, Edinboro, PA - DGS**

Cooper Hall Science Building - \$20M /Additions and Renovations - Joint Venture

Thiel College

■ RECREATIONAL STRUCTURES

***Pittsburgh Penguin Arena / HOK, Pittsburgh, PA**

Interior Space Design - \$248M /New Construction - WBE

***Double "K" Equestrian Center, Somerset, PA**

Riding Arena and Ancillary Buildings - \$4M /New

***Plum Senior Community Center, Pittsburgh, PA**

Facility Study / Programming - \$1.5M

West Mifflin Area School District, West Mifflin, PA - PlanCon

West Mifflin Athletic Complex - \$9M / New – PM, DA

Ringgold School District, Monongahela, PA - PlanCon

Ringgold Senior High School Stadium Locker Facility /Addition and Renovation – PA, PM

Aurora City Schools, Aurora, Ohio

Aurora High School Stadium Concessions - \$250,000 /New – PM, DA

City Jeannette School District, Jeannette, PA

Jeannette Athletic Complex /Addition and Renovation - DA

■ GOVERNMENT / MUNICIPAL STRUCTURES

***Monroeville Municipal Authority, Monroeville, PA**

Administrative and Maintenance Complex – \$8.2M /New – PM, DA

***Pennsylvania Turnpike Commission, Harrisburg, PA**

Uniontown to Brownsville – Ramp Plazas - \$7.5M /New – PM, DA

Treose Maintenance Facility - \$3M / New

***Clairton Public Library, Clairton, PA**

ADA upgrades - \$50,000 /Renovation

***Pennsylvania Game Commission, PA**

North-West Regional Office Building - \$2.1M /New

***Pennsylvania State Police, Washington, PA**

Maintenance Building and Garage - \$4.8M /New - PM

***Brentwood Borough, Brentwood, PA**

Facility Study of Brentwood Borough Municipal Building

***PENNDOT, Mifflin, PA**

Mifflin County Maintenance Facility - \$10M / New

Fox Chapel Borough Building, Fox Chapel, PA - DA

Mon Yough Human Services, Inc., McKeesport, PA - DA PA





Joseph S. Spagnuolo, AIA Director of Architecture

As the Director of Architecture, Mr. Spagnuolo provides guidance for the planning aspects of all projects. He is responsible for the general management of our diverse team of professionals through all phases of project development, including planning, scheduling and budgeting throughout the design and construction process. He also assists with community consensus building and client presentations.

Note: The below listing indicates prior experience with firms previous to Architectural Innovations, LLC, except those projects identified with an asterisk.

CREDENTIALS

30 Years of Experience

Registered Architect in the Commonwealth of Pennsylvania

Member of The American Institute of Architects, AIA Pittsburgh Chapter

Carnegie Mellon University
Bachelor of Architecture, 1980

Professional Liability Education Program - DPIC Insurance

Construction Specifications Institute - CDT Certification

EXPERIENCE

■ EDUCATIONAL STRUCTURES

*North Catholic High School, Pittsburgh, PA

North Catholic High School – \$26M /New

*Elizabeth Forward School District, Elizabeth, PA - PlanCon

Facility Study Programming for the High School - \$55M /New or Renovation /Addition

*Beaver Area School District, Beaver, PA - PlanCon

College Square Elementary School - \$8M /PlanCon /Renovation /Addition

*Scotland School for Veteran's Children, Scotland, PA - DGS

Student Center and Misc. Buildings - \$7M /Renovation

*Gateway School District, Monroeville, PA - PlanCon

Moss Side Elementary School - \$3.5M /Renovation /Addition

*Penn Hills School District, Pittsburgh, PA - PlanCon

Facility Study /Programming District-wide

*South Allegheny School District, Pittsburgh, PA - PlanCon

District-wide Facility Study

*North Allegheny School District, Pittsburgh, PA

District-wide Facility Study

*Washington School District, Washington, PA

District-wide Facility Study

Shenango Area School District, New Castle, PA - PlanCon

Shenango Senior High School – \$12M /Renovation/Addition - PA
Track / Field Events Field - \$1.2M /New - PA

Neshannock School District, New Castle, PA - PlanCon

Neshannock Junior / Senior High School - \$21M /Renovation /Addition - PA
Neshannock Stadium Bleachers /Track - \$2M /New - PA
Neshannock Bus Garage Roof - \$850,000 /Renovation - PA

Hopewell Area School District, Aliquippa, PA - PlanCon

Hopewell Senior High School - \$22M /Renovation /Addition - PA
Hopewell Junior High School - \$18M /Renovation /Addition - CA
Margaret Ross Elementary School - \$9M /Renovation/Addition - CA

Union Area School District, New Castle, PA - PlanCon

Union Area Middle / High School - \$16M /Renovation/Addition - PA
Girls' Varsity Softball Field - \$900,000 /Renovation - PA
Union Stadium Facility - \$1.5M /Renovation /Addition - PA

DuBois Area School District, DuBois, PA - PlanCon

DuBois Area Middle / High School - \$35M /New - PA
DuBois District Administration Office - \$1M /Renovation - PA

Laurel School District, New Castle, PA - PlanCon

Laurel Elementary School - \$13M /Renovation /Addition - PA
Laurel Stadium Facility - \$2.5M /New - PA

Quaker Valley School District, Sewickley, PA

Quaker Valley Tennis Courts - \$1.5M /New - PA

Wilmington Area School District, New Wilmington, PA

Wilmington Stadium Facility - \$2M /New - PA

Deer Lakes School District, Russellton, PA

Deer Lakes Field / Track Facility - \$95 /New - PA

■ COLLEGE / UNIVERSITY STRUCTURES

*Slippery Rock University, Slippery Rock, PA - DGS

Vincent Science Building - \$13.8M /Renovation

*Edinboro University, Edinboro, PA - DGS

Cooper Hall Science Building - \$20M /Additions and Renovations - Joint Venture

DA = Design Architect
PA = Project Architect
PM = Project Manager
PC = Project Coordinator
CA = Construction Admin.
GCPM = General Contractor
Project Manager

