

## **Meeting Minutes**

Community Facilities Building Committee

June 11, 2025 at 7:00pm – Trumbull Town Hall Council Chambers

Present Members: Lori Hayes-O'Brien, Chairman  
Dawn Cantafio, Vice Chairman  
Mike Buswell  
Ron Foligno  
Richard Croll  
Dean Fabrizio  
Kelly Mallozzi  
Matthew Sather  
David Galla  
Tony Silber

Absent Members: Christine El Eris

Also Present: Vicki A Tesoro, First Selectman  
Dan Schopick, Town Attorney  
Michele Jakab, Director of Human Services  
Ronnie Mogensen, Senior Center Coordinator  
Tom Arcari, QA&M Architects  
Gia Mentillo, Clerk

Residents: Linda Randal, 1114 Arganese Place  
Milton Chin, 15 Oxon Hill Road  
Richard White, 169 Church Hill Road  
Jerrold Gregory, 45 Plymouth Avenue  
Karen Bollert, 32 Fern Circle  
Elizabeth Wecker, 16 Edgewood Avenue

The Chairman called the meeting to order at 7:08p.m.

### **Pledge Allegiance**

### **Public Comment**

Linda Randall, 1114 Arganese Place, of the Trumbull Commission on Aging spoke in support of the original proposal for the senior/community center on the Grace Church Property, noting the ways in which this location is suitable for said center (i.e. mixed-use properties nearby and residential surrounds similar to existing senior center).

Milton Chin, 15 Oxon Hill Road, spoke in support of the original proposal for the senior/community center and objected to the Committee being required to compile alternative proposals for the facility. He questioned why republican members of the Town Council have stated requests made to this Committee to reduce facility costs are part of an overall goal to reduce Town spending yet the Hillcrest Middle School Building Committee and Aquatics Facilities Building Committee (overseeing Tashua Pool) have not been asked to provide alternative plans for reducing costs. He questioned why ample funding and the vast majority of tax payer dollars are spent on the Trumbull education system yet no one seems to be

interested in spending a small portion of those dollars on seniors who comprise more than 50% of tax payers and have supported the town for decades (see full comments attached).

Richard White, 169 Church Hill Road, voiced concern for the proposed project's impact to abutting neighbors and its ability to meet senior center needs. He raised questions regarding the original cost estimate provided for the facility and asked whether the proposed November referendum would account for 2026 based development costs and any escalated soft costs. He questioned if the two court gym presented in all three alternative facility designs would allow for a half court basketball game; whether option 7 would split the traffic for the facility to both sides of the building and increase the buffer distance to neighbors; if the proposed facility will be at grade; if any alternatives increase the noise impact to neighbors; and if any alternative designs would necessitate an additional 8-24 hearing with the Planning and Zoning Commission.

Jerrold Gregory, 45 Plymouth Avenue, stated the irony in stating the pledge of allegiance which states "justice for all" though there has been no justice for Trumbull seniors in the representation of the final proposal for the senior/community center. He stated the cost of the originally proposed center to be minimal compared to that of the educational system per year, noting the facility to be a one time cost of about 1.5% of the tax dollar compared to the 70% of tax dollars that go toward education. He stated not putting the original proposal forward, that meets the senior center needs, to be a poor choice, noting this would serve everyone in town well into the future. While some costs could be reduced in the original proposal, he stated that it is time to support the seniors who have supported this community for years.

Elizabeth Wecker, 16 Edgewood Avenue, requested results for the geological testing for the Grace Church property, questioned how the proposed facility is impacted by said results, and how those results impact facility cost. She inquired about the impact the facility would have on neighbors, what the community use would look like after senior center hours end, and questioned who makes decisions about community center programming. She stated these aspects need to be discussed with the community.

Karen Bollert, 32 Fern Circle, supported the comments made by Mr. Chin and Mr. Gregory and asked the Committee to consider the long term effects of the proposed facility which will be used for decades. She stated that needs change, towns grow, and alterations to the facility will not come easily in the future. She asked that the facility be constructed in a way that accommodates a growing town and follows the original proposal put forth by this Committee.

Public comment closed at 7:21p.m.

### **Approval of May 14, 2025 and May 19, 2025 Meeting Minutes**

The Chairman informed that the May 19, 2025 meeting minutes would be ready for the next Committee meeting and the vote of approval was tabled until said meeting.

Motion to approve the May 14, 2025 meeting minutes as amended was made by Ms. Cantafio and seconded by Mr. Foligno. The motion passed unanimously.

Mr. Croll asked that page eight of the May 14<sup>th</sup> minutes be updated to change \$80,000 square feet to 8,000 square feet and updated the date of adjournment from May 20<sup>th</sup> to May 14<sup>th</sup>. The Chairman asked that Nick Gross's emailed statement be attached to the meeting minutes.

The Chairman thanked Ms. Mentillo for her time clerking for the Committee, noting that this would be her last meeting. Joanne Orenstein will be taking over the role of clerk. She also thanked QA&M, Michele Jakab, and Ronnie Mogensen for their extensive work and collaboration on the senior/community center project.

### **Alternative Conceptual Plans**

Tom Arcari, QA&M Architecture of Farmington CT, shared alternative designs for the senior/community center on the Grace Church property, known as options 1, 6, and 7 as selected by the Committee in prior meetings (presentation attached). He informed that he has expanded on each option since the previous Committee meeting and attained feedback from the Director of Human Services, Michele Jakab, to ensure each design meets the needs for the facility. He stated that most of the reduction in square footage for each facility is the result of a reduced gym size and increased office efficiencies, noting all alternative options to be sufficient for serving the needs of the facility.

Mr. Arcari noted that the geotechnical examination of the Grace Church property was presented at the last Committee meeting and was quite favorable to the project, showing rock at about 10' below the surface and ground water at about 4' below the floor level. He informed that as long as the alternative options are not expanding on the size or usage of the facility that they would not require an additional 8-24 referral process, noting that all options presented this evening will be smaller than that which was originally proposed.

Mr. Arcari began by showing the original conceptual design provided for the facility in order to compare the alternative options to said design. He informed that alternative option 1 has reduced the size of the facility by about 12' from north to south, reduces the overall building footprint, and is easier to construct due to a lesser need for excavation. He reviewed the changes to the various spaces within the facility. Mr. Arcari noted that this version of the facility allows for additional parking along the south side of the building, increasing the overall upper level parking which has moved closer to Main Street. He informed that the overall parking count has not changed here but the room for expansion of the overflow parking area in the future has increased.

Mr. Arcari reviewed option 6 which is somewhat smaller than option 1 from north to south. The lower level has been reduced further in this iteration along with the required excavation. He reviewed the various changes to each building component. He informed that this option reducing the programming space as much as possible and meets programming needs by a tight margin. This option is somewhat more cost effective than option 1.

Mr. Arcari reviewed option 7 which provided for the most cost savings but slightly reduces the room for a buffer to neighboring property north to south. He noted that this option allows for a more comfortable configuration of the programming spaces than the prior options presented. He informed this iteration would not include basement space, adding that there is significant savings associated with this. Mr. Arcari stated that this option is a significant improvement in terms of parking configuration, site development, and cost savings, noting that this would be the plan he would recommend today if possible. He noted that this iteration also addresses Ms. Jakab's concerns for the location of the arts and crafts space which would be avoided significant amounts of natural light in this iteration.

Mr. Arcari informed that he has modified the “add, alternate” list for the project, stating that anything without a direct impact on programming has been removed from the overall cost estimate to this list. He discussed the various soft costs that are subject to change for the project based on town decisions. He informed that QA&M is working to engage three different cost estimators for this project (a construction management company, an independent cost estimator, and a traditional contractor). Attaining three estimates will allow QA&M to compile an overall, reconciled estimate that is more accurate than any one of said estimates is on its own. Mr. Arcari intends to receive these estimates by the end of next week. He informed that, thought cost savings may not be tremendous, they do have value.

Per Mr. Massaro’s inquiry, Ms. Jakab provided a breakdown of the use and needs for the proposed office spaces, reminding the Committee that the social services department would conduct their daily activities and meetings here. She confirmed the alternatives shared can accommodate the current needs of the center, noting that the original plan had more consideration for the future. Per Ms. Cantafio’s inquiry, Ms. Jakab stated she spoke to Mr. Arcari regarding the storage space for each area of the facility and was assured that adjustments could be made down the line if they appear to be inadequate. Mr. Aracari informed that the proposed designs for the facility would allow for some minor expansions in the future but would preclude significant expansions. He stated he felt the long term center needs could be met by that which has been proposed this evening based on the prior exercise conducted to identify the long term needs of the facility. He confirmed all alternatives would allow the facility to be used as a heating/cooling center for the Town. He clarified that the outdoor terrace shown in option 7 could be used by seniors but is being proposed primarily as an egress that could possible accommodate 4-5 tables with chairs. Ms. Jakab confirmed the alternatives provide adequate space for outdoor activities. Per Ms. Mallozzi’s inquiry, Ms. Jakab stated her preference for option 7, adding that her true preferred design is that which was originally proposed to the Town Council.

Per Mr. Silber’s inquiry, Mr. Aracari reviewed potential ways of incorporating additional storage space into the alternative designs. Mr. Arcari also confirmed that all proposed alternatives would meet the same needs as the original proposal with the exception of the gym space. He informed that while the original plan more comfortably meets those needs, his company has been instructed to reduce facility costs. Mr. Silber stated he felt the majority of the community to be in support of the original facility plan. Per Mr. Silber’s inquiry, Ms. Jakab informed that it would be preferable to have a larger gym space. She informed that while the alternatives may need the current center needs, they preclude the center from accommodating several other requests they’ve received from groups such as the men’s golf club for meeting space and other activities. She expressed the benefits the senior center is afforded by being able to attract diverse groups and interest in their facility.

Mr. Croll voiced support for advocating for a full-size gym for the facility if possible, adding that there are clear benefits to reducing the excavation and blasting associated with facility construction and avoiding ground water disturbance. Mr. Arcari confirmed that all three alternative options meet EMS needs. Mr. Arcari clarified that, when factoring in the grade of the property, there would be little to no view of neighboring properties from the proposed balcony areas. Mr. Croll and Mr. Arcari discussed ways in which additional height could be attained for the gym space in various proposed scenarios. Mr. Croll voiced support for utilizing building materials that would require low maintenance into the future,

Mr. Arcari noted this could be discussed more in depth in the future as facility designs become more detailed.

Per Mr. Foligno's inquiry, Mr. Arcari informed that the grade of the property and parking lots would maintain a downhill slope from back to front of the property. Mr. Arcari informed that if the building were pushed farther back on the property, that would create difficulties in access to the rear parking area given it would limit driveway space. The Committee discussed elongating the building from front to back and determined that would not likely be cost effective.

Per Mr. Galla's inquiry, Mr. Arcari informed that the terrace shown in option 7 could be used as a full patio area and the Committee raised several concerns with doing this. Per the Chairman's inquiry, Mr. Arcari confirmed that option 7 would pose the most possibilities for expanding the height of the gym.

Mr. Fabrizi stated he is a supporter of the original facility design, adding that option 7 is a quality alternative though future capabilities are not as expansive as those associated with the original design.

Mr. Buswell voiced his appreciation for the identification of add on options that would escalate facility cost in various ways, noting that he likes the reconfigurations proposed for the facility and their ability to create cost savings up to \$2 million in site work alone.

Per the Chairman's inquiry, Mr. Arcari clarified that the extent of the buffers to neighboring properties has not been reduced, only the proposed materials have changed. The Chairman stated that the alternative approach would still be aesthetically appealing.

Per Ms. Cantafio's inquiry, Mr. Arcari reviewed the various options for mechanical storage on site, noting that the roof well would not necessarily be more or less costly than any alternative.

The Chairman informed that the facility will be discussed at the July 7<sup>th</sup> Town Council committee meeting and the July 10<sup>th</sup> Town Council meeting and encouraged committee members to provide public comment at said meetings. She asked that Mr. Arcari share alternative site plans with Fire Marshal Megan Murphy for her input. Chairman Hayes-O'Brien clarified that no additional municipal approvals would be needed for the alternative options presented as those which were attained for the original proposal still apply. She stated she would reach out to town departments to garner a rough idea of operating and maintenance costs for the facility, noting those would be difficult to attain considering the broad conceptual nature of the alternative designs. She asked Mr. Buswell to lead the Committee on their charge to attain comparative facility data, noting the Committee could use additional input and direction from the Town Council on this charge. The Chairman noted she does still support the original facility plan though she does not feel that proposal will be approved and encouraged the Committee to move forward with alternative designs.

The Committee discussed the Town Council directive for them to attain information on the tax impact of the proposed facility. Ms. Mallozzi raised concern for this directive, noting that the Committee is not qualified to do this and questioning whether they were required to do so and if any other building committee has had to do so. Atty. Schopick informed that he did not know how the Committee could possibly attain realistic estimates for building maintenance costs without having more detailed design plans which would not be available until the Town Council directs the Committee to move forward in one direction or another and the town holds a referendum. He cautioned the Committee about not

addressing the various directives from the Council, noting that they could choose to deny project progression due to the lack of information provided. Atty. Schopick stated that the resolution/directive from the Town Council to be unclear and difficult to understand, adding that several of the requests made are not typically under the charge of a building committee. He clarified that the Committee can ask for clarification or amendments to the resolution or they could choose to ignore aspects all together. The Chairman stated that utilized roughly projected maintenance figures would be the best the Committee could do and they should move forward with acquiring and providing those estimates.

Ms. Mallozzi and the Chairman voiced concerns for the fact that there are no comparable facilities built in recent year (with recent construction and material costs) that would serve as adequate comparisons for that which is being proposed.

Atty. Schopick reminded the Committee to be careful about email correspondence and be sure to avoid conducting meetings via email.

First Selectman Tesoro stated that it is not possible to compile true maintenance costs for a facility that is in the conceptual design phase but the Committee can ask the public works department to conduct a rough estimate. She noted she would be happy to make this request on the Committee's behalf. She emphasized the fact that any estimates attained would be very conceptual and not something that the facility or Committee should be held to moving forward. She encouraged that said figures be presented to the Town Council with this disclaimer.

The Chairman informed that if she attains additional feedback from the Town Council prior to the next Committee meeting she would be sure to share said information for the Committee.

Mr. Buswell informed that the planning and economic director for New London is a Trumbull resident with an architectural and project management background who has expressed interest in helping this Committee. He asked whether the Committee could engage this individual as a consultant or perhaps add him as a Committee member, noting that they should take advantage of such an asset. The Chairman stated that adding another Committee member prior to the July 10<sup>th</sup> Town Council meeting would not be feasible and questioned the need for a consultant at this phase, noting that the Committee could consider engaging them in the future.

### **Next Steps**

The Chairman informed the Committee will meet next on June 25, 2025, noting they will have to have something to present to the Town Council subcommittee on July 7, 2025.

### **Adjournment**

A motion to adjourn was made by Ms. Cantafio and seconded by Mr. Croll. The motion passed unanimously. The June 11, 2025 meeting adjourned at 9:00p.m.

## Building Committee Meeting

Presented by Milton Chin

15 Oxen Hill Road

June 11, 2025

Town Republicans have caused this committee to look at cheaper ways to build the new Senior Center. These savvy folks read on the internet that New London's new facility only cost \$700/sq. ft. and said: "How come our Senior Center is 50% higher?" If the Republican's did their homework, they would have discovered the many reasons for this difference. But no, they shot from the hip, took out \$125k from the Town's kitty to develop lower cost design options. All options increase \$/sq. ft. No worries, in Town Republican's eyes, less are more and more is less. The redesign work continues despite the impossibility to achieve the \$700/sq. ft. goal.

In politics, the message changes to conform to the facts as they reveal themselves. Given this, I thought Town Republicans overarching goal was to reduce the overall spending in Trumbull. Last week I attended the Hillcrest School Project meeting to see if they had plans to lower the cost of the new school. Nope. I saw no plans or hints of cost savings in the \$142 mln project. At the Tashua swimming pool, the improvement projects are nearing completion with no signs of cost abatement. It seems that cost savings in Trumbull projects will only affect the Senior Center. Seniors need to know they are being targeted by Town Republicans. We are being asked to tighten our belt while the rest of Trumbull parties on.

I have lived in Trumbull for 32 years and can tell you the character of the town has not changed much if any. Focused spending on schools brings in the parents whose values form the foundation of our City. On the other side of the equation are the citizens who pay for the schools. If you do the math, Trumbull Seniors bear a disproportionate share of the cost burden. Close to 50% of the taxpayers are Seniors. The majority of this group no longer has children in Trumbull Schools.

Why then are Seniors being treated like a red headed stepchild by Town Republicans? It is like Town Republicans saying to Seniors: "We will cut the Senior Center to what we think you deserve even though you pay for most everything in our town." The young parents in Trumbull should also hear this message. Is this how you want to treat those who pay for your children's schooling? In Trumbull, the pact between the generations, one the benefactor, the other the consumer, can be shattered if the heavy-handed Republicans have their way. As an example: In business, Bud Light beer was once a major brand in the US. But it took only one small marketing message mis-step to kill the brand. For a few dollars on your tax bill, Trumbull parents give the Seniors what they deserve and ensure the Go Fund Me school program.

Seniors know they are close to the end of the Merry-Go-Round ride and we want to pull the ring when it comes around. We want the shiny gold ring, not the ring clumsily crafted by Town Republicans.

Thank you.



**QA+M**  
architecture

Quisenberry Arcari Malik

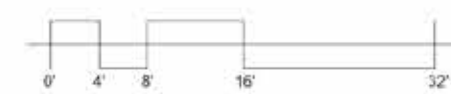
Proposed New

# Senior / Community Center Grace Church Property

Community Center + Senior  
Center Specialists

Building Committee Meeting  
Trumbull, Connecticut | June 11, 2025

ORIGINAL DESIGN



Lower-Level Floor Plan

ORIGINAL DESIGN

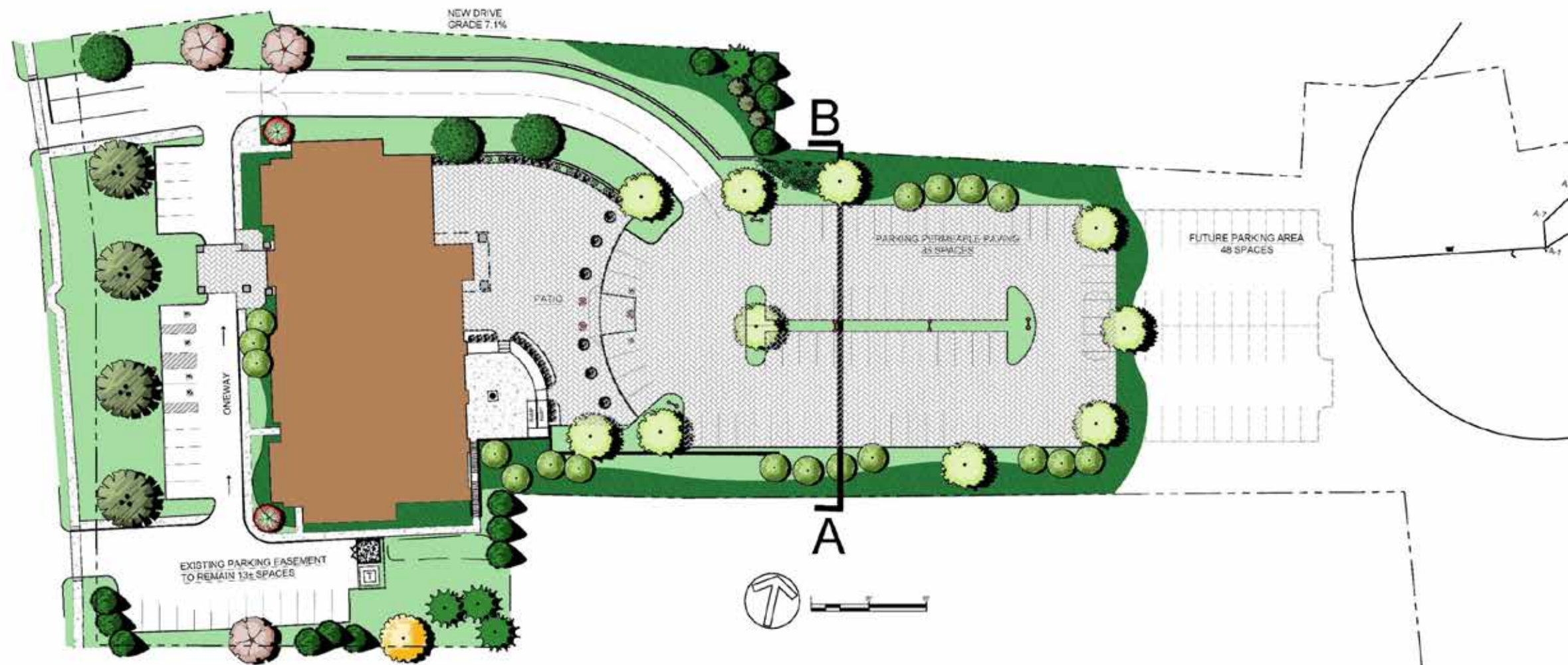


# Upper-Level Floor Plan

Trumbull - Senior/Community Center



# ORIGINAL DESIGN



PLANT SCHEDULE			
SYMBOL	CODE	SCIENTIFIC / COMMON NAME	HEIGHT
	AS1	ACER SACCHARUM / SUGAR MAPLE	30-40 FT
	Q1	QUERCUS / OAK	25-35 FT
	S1	SYRINGA / LILAC	25-35 FT
	L1	LIGUSTRUM / PRIVET	8-12 FT
	P1	PLATANUS / SYPHOREA	7-10 FT
	Q2	QUERCUS / OAK	30-40 FT
	P2	PRUNELLA / SPICEBUSH	10-15 FT
	P3	PRUNELLA / SPICEBUSH	10-15 FT
	P4	PRUNELLA / SPICEBUSH	10-15 FT
	P5	PRUNELLA / SPICEBUSH	10-15 FT
	P6	PRUNELLA / SPICEBUSH	10-15 FT
	P7	PRUNELLA / SPICEBUSH	10-15 FT
	P8	PRUNELLA / SPICEBUSH	10-15 FT
	P9	PRUNELLA / SPICEBUSH	10-15 FT
	P10	PRUNELLA / SPICEBUSH	10-15 FT
	P11	PRUNELLA / SPICEBUSH	10-15 FT
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	P47	PRUNELLA / SPICEBUSH	10-15 FT
	P48	PRUNELLA / SPICEBUSH	10-15 FT
	P49	PRUNELLA / SPICEBUSH	10-15 FT
	P50	PRUNELLA / SPICEBUSH	10-15 FT



1 SCHEMATIC PARKING SECTION A-B  
NOT TO SCALE



# OPTION 1



<b>OPTION 1</b>	
LOWER LEVEL:	10,200 SF
UPPER LEVEL:	16,960 SF
<b>TOTAL SF:</b>	<b>27,160 SF</b>

## Upper-Level Floor Plan

Trumbull - Senior/Community Center

# OPTION 1

Reduce  
Size  
Reduce  
Excavation  
Reduce  
Basement  
Remove  
gym  
submersion



OPTION 1	
LOWER LEVEL:	10,200 SF
UPPER LEVEL:	16,960 SF
<b>TOTAL SF:</b>	<b>27,160 SF</b>

## Lower-Level Floor Plan



# OPTION 1



## Site Plan

Trumbull - Senior/Community Center



# OPTION 6



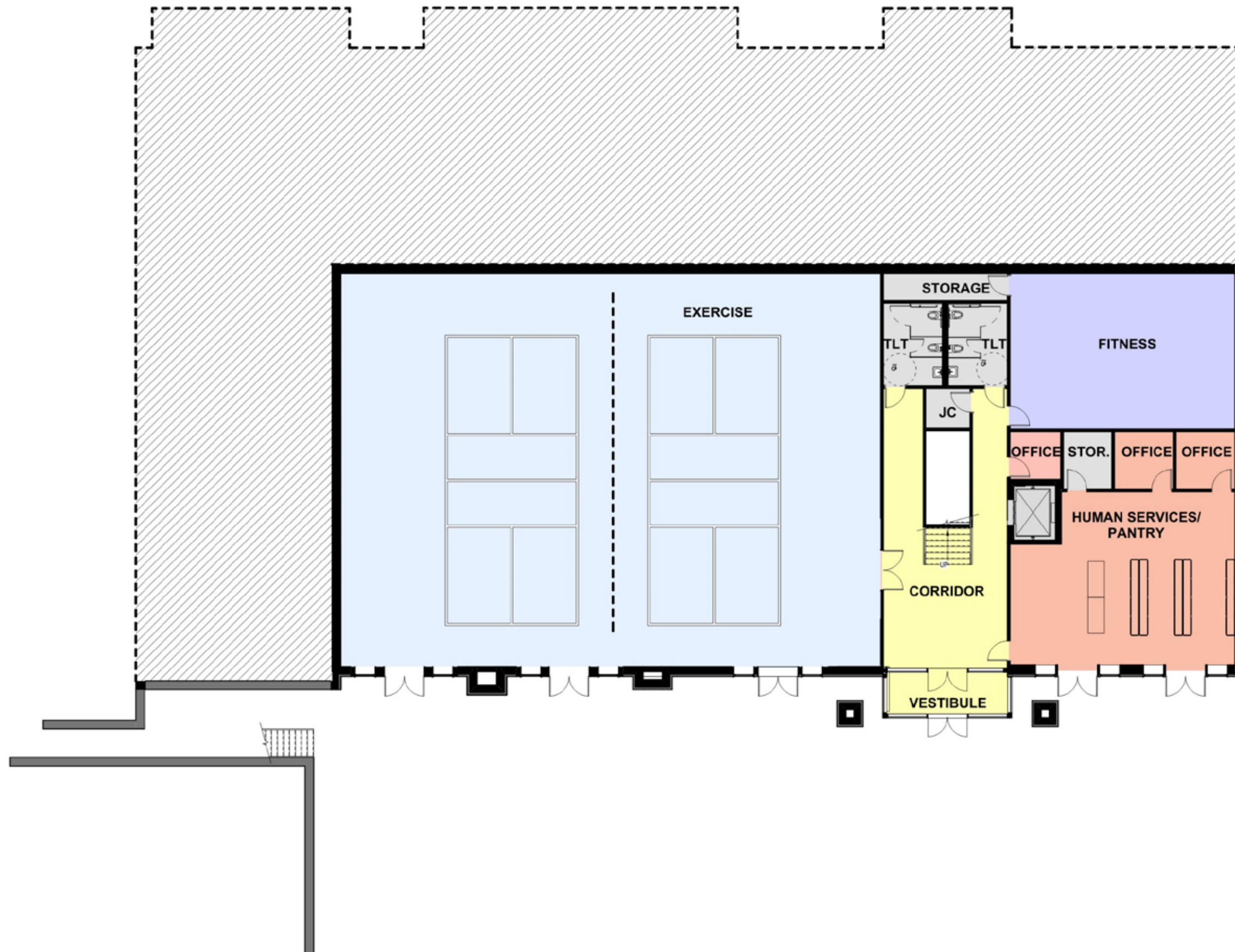
<b>OPTION 6</b>	
LOWER LEVEL:	8,890 SF
UPPER LEVEL:	16,950 SF
<b>TOTAL SF:</b>	<b>25,840 SF</b>

## Upper-Level Floor Plan



# OPTION 6

- Reduce Size
- Reduce Width
- Keep 2 courts
- Eliminate Excavation



## Lower-Level Floor Plan



# OPTION 6





OPTION 7  
Relocate  
Multifunction  
Classroom



OPTION 7	
LOWER LEVEL:	9,070 SF
UPPER LEVEL:	18,200 SF
<b>TOTAL SF:</b>	<b>27,270 SF</b>

Upper-Level Floor Plan

# OPTION 7

- Reduce Size
- Reduce Length
- Eliminate Basement
- Reduce Excavation

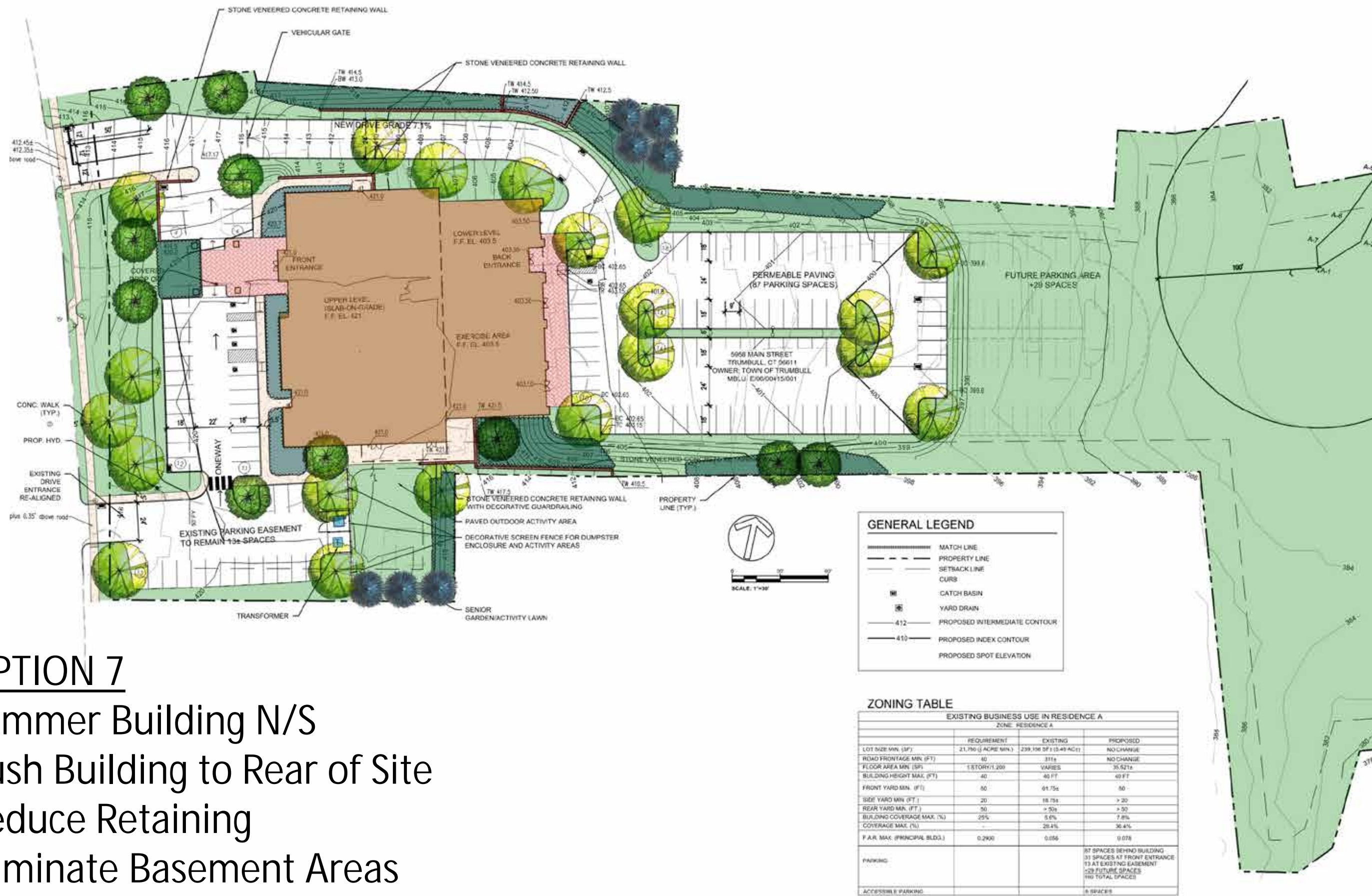


<b>OPTION 7</b>	
LOWER LEVEL:	9,070 SF
UPPER LEVEL:	18,200 SF
<b>TOTAL SF:</b>	<b>27,270 SF</b>



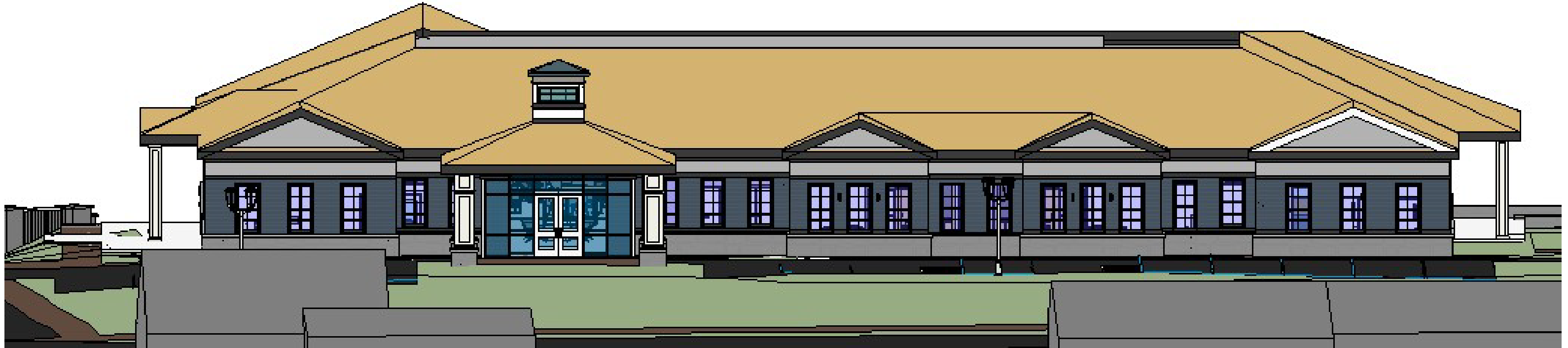
## Lower-Level Floor Plan

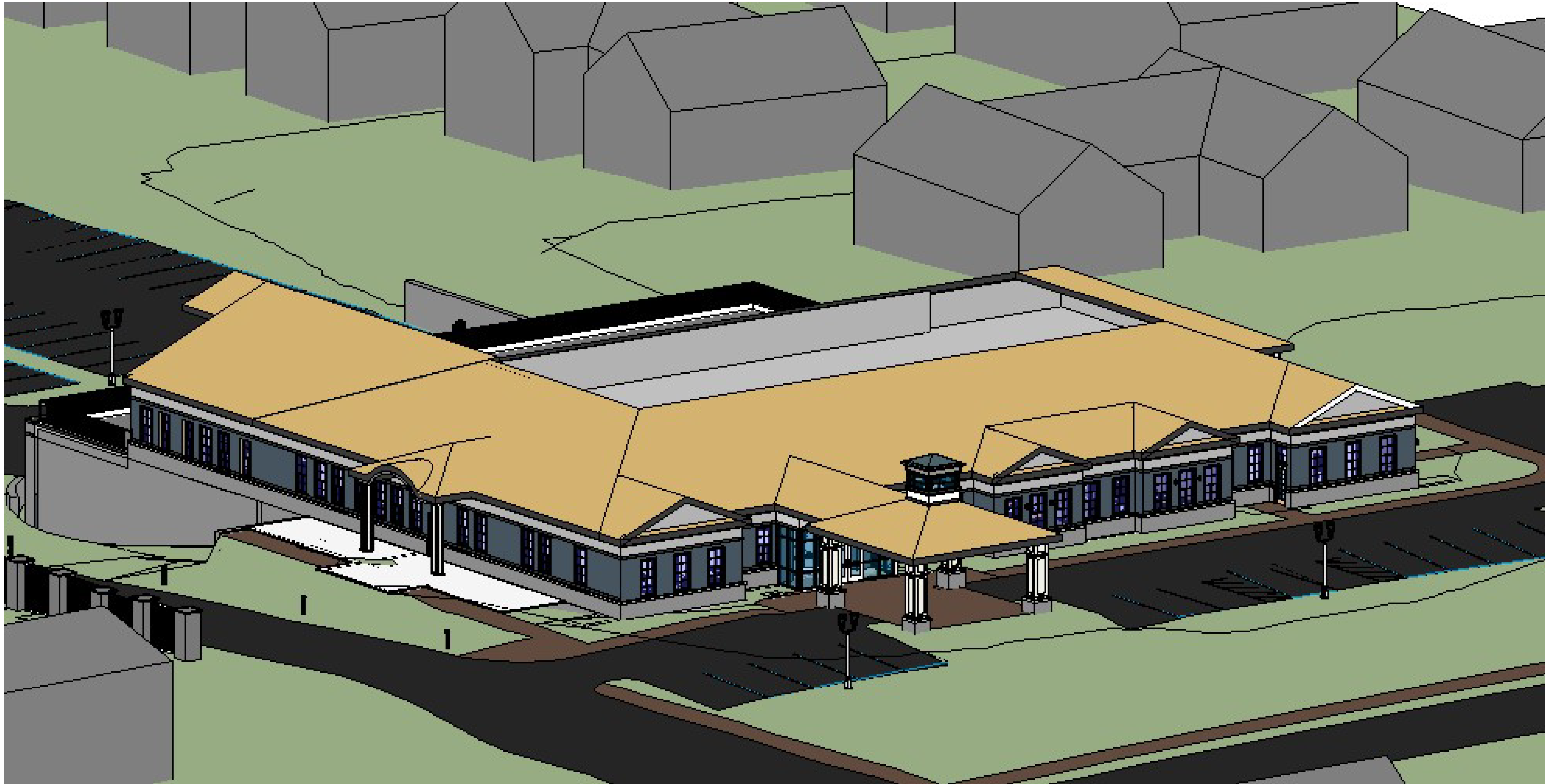




## OPTION 7

Slimmer Building N/S  
 Push Building to Rear of Site  
 Reduce Retaining  
 Eliminate Basement Areas  
 Balance Cut/Fill Areas

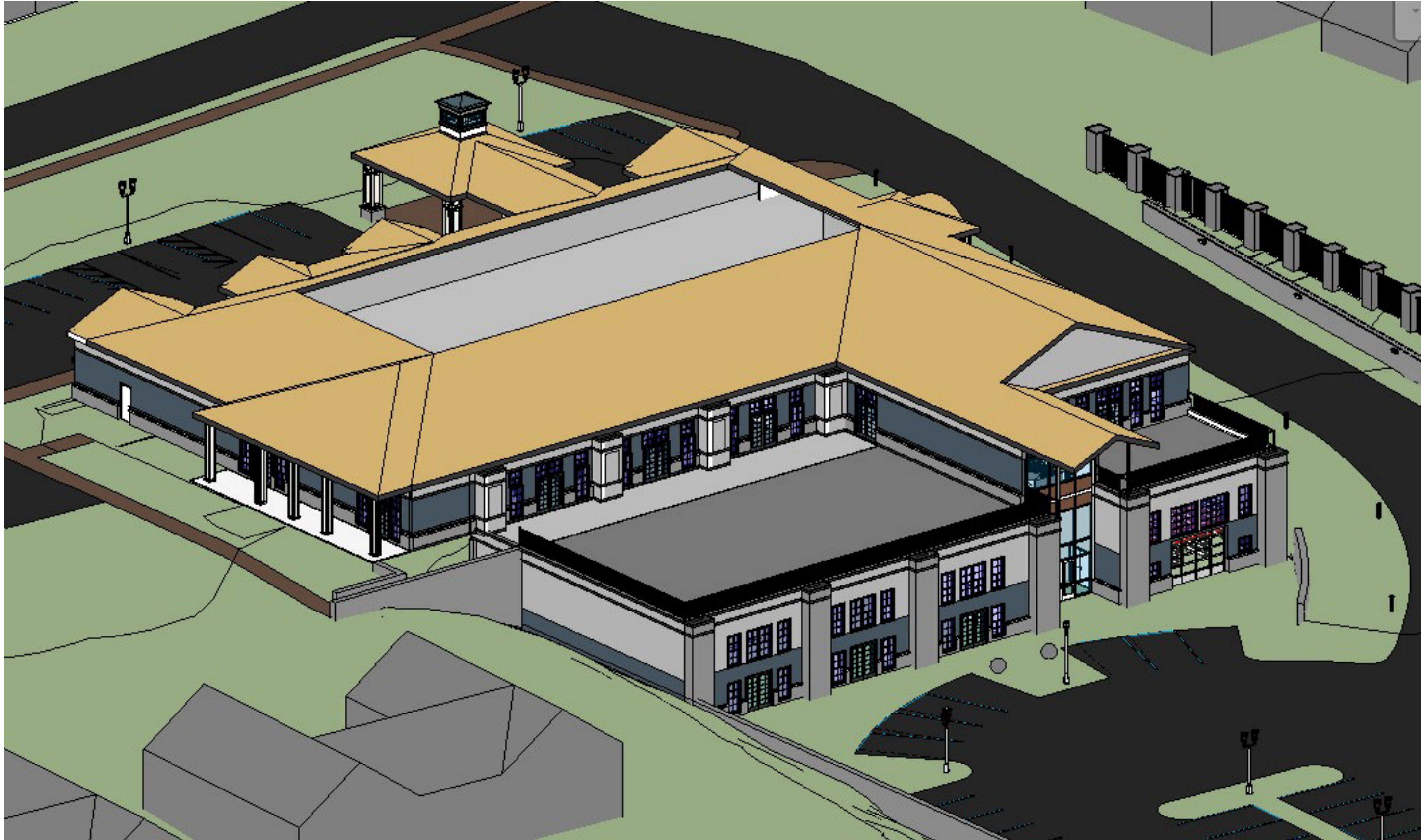




# Exterior Massing

Trumbull - Senior/Community Center





## Exterior Massing

Trumbull - Senior/Community Center



## Additional V/E Options

## Potential Savings

### Hard Costs

Eliminate Cupola / Clarestory	\$ 75,000.00
Eliminate Port-Cochere	\$ 135,000.00
Manual Partitions vs. Automatic Partitions	\$ 320,000.00
Poured Gym Flooring vs. Wood Flooring	\$ 30,000.00
Reduce Storefront/Curtainwall – use exterior wall system	\$ 125,000.00
Remove Stone from rear façade – use siding	\$ 50,000.00
Remove Kitchen Equipment	In FF & E
Eliminate Stage Platform & Ramp	\$ 25,000.00
Remove wood slat / acoustic ceilings vs SATC	\$ 150,000.00
Use asphalt paving vs pervious paving	\$ 100,000.00
Reduce buffer design	\$ 75,000.00

### Soft Costs

Clerk of the Works in lieu of Owner's Representative	\$ 450,000.00
Remove Furniture, Furnishings & Equipment	\$ 350,000.00
Deliver Project as General Contractor vs. CM (estimate)	\$ 500,000.00