

■ *Memorandum*

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| Attention: | The Town of East Hampton Board | Date: | January 11, 2023 |
| To: | Kathee Burke-Gonzalez | Project: | East Hampton Senior Center |
| Tel #: | | | |
| Re: | Update on Design and Next Steps | Issued By: | R2 Architecture |

Remarks:

Overall:

R2 Architecture virtually attended a Town Board work session on Tuesday, January 10th, 2023 to present in more detail, two schemes for the future East Hampton Senior Center: Linear and Windmill. Three (3) Town Board members had additional questions. This memorandum serves to address these questions so that the preferred design can be selected by the Town Board.

Questions Raised:

1. Peter Van Scoyoc on the cost of the building / long term maintenance and roof top solar suitability for the different schemes.
2. Sylvia Overby raised questions on the overall costs and parking configuration.
3. Cate Rogers raised questions on the solar suitability, parking configuration, suitability for septic systems and thoughts about a net zero building.

R2 Responses to Questions Raised

1. **Cost:** R2 noted that at this Schematic Design (SD) stage, the cost is an order of magnitude based on square footage. There are no significant cost differences between the Linear and Windmill schemes.
2. **Solar:** R2 noted that all schemes will need about 13,000 SF of solar panels. Solar can be supported in either scheme with possible locations on the roof or within the parking lot. For next steps, R2 has both Atelier 10 (A10) as a specific sustainability consultant on this project and Kohler Ronan (KR) as our Mechanical, Electrical, Plumber and Fire Protection (MEP+FP) engineers to augment the R2 team in developing a solar response for further development of schematic design.
3. **Net Zero:** R2 with A10 and KR will recommend a Net Zero response exploring the various means and methods to attain the Net Zero goal.in for further development of schematic design.
4. **Parking:** The parking shows as a placeholder two variations for the amount of space needed for 120 cars for each scheme to show surface coverage. Current parking will be adjusted in the future phases in coordination with our traffic engineer to optimize its location to the building. Questions about parking along

the “pole” section of the site can be studied to avoid backing up clashes. The pole is 83’-0” in width and would need to be 64’-0” to meet Town standards.

5. **Septic:** The team will design a code compliant septic system that will be the same septic system for either the Linear or the Windmill scheme.

Next Steps:

1. This summation memo would be read into the record for the next Board meeting as R2’s recommendation for the Town Board to select a preferred design.
2. R2 will work with the engineering and specialty consultants to develop the plans taking into consideration the various questions raised by Board members and develop the design into a buildable solution.
3. R2 will coordinate with an arborist and clearing contractor on the necessary services required to clear access to the site to obtain geotechnical tests and borings.
4. R2 will advise the Town of East Hampton when there is sufficient design development to have a future meeting. after more specific input from the engineering and specialty consultants. This is anticipated to be within 6 to 8 weeks.