

Upon review of the RFP we have the following questions which will help us prepare and refine our proposal:

1. If rezoning and/or variances for the property are determined or anticipated, are we to include the efforts necessary to obtain those approvals during this phase in our proposal?

**Answer:** YSSC can do the leg work but may need help with presentation materials that would likely be developed as a part of the architect's scope of conceptual design work. The firm may have to put some additional dimensions on plan and elevation drawings to illustrate compliance with the zoning code. It might be necessary for architects to attend a meeting or two. You could budget for that or bill as a change order. Contractors/partner should familiarize themselves with provisions of local requirements such that informed judgment can be rendered & areas of variance identified such that high confidence of efficacy of designs. I.e., we have suggested 10,000 sqft on 22,500 sqft usable (45% coverage) — is that feasible?? We know that parking will be a significant challenge, but that the Village is willing to be flexible since there is no designated "Senior Center" compliance in the current code. We are hopeful that the E1 designation can be changed to an "R#" so that set-back requirements are greatly reduced.

2. Does Yellow Springs Senior Center have any internal schedule goals for finalizing the conceptual design, beginning fundraising, occupying the final structure we need to consider? Are there any specific community event or anticipated timelines we need to account for as we work toward your fundraising efforts and presentations to the community.

**Answer:** The YSSC Annual meeting is at the end of June, 2025. Ideally, we would like to have a fairly fully developed design concept, perhaps even with 3D modeling at that time. We expect to be approaching key donors during the first quarter of 2025, so having some early renderings as well as a general concept of the cost of construction will be helpful. We do not have a deadline for occupancy at this time, it will be guided by our fundraising goals. We are motivated to be moved in by 2027 if possible.

3. You discuss preparing three designs with estimates and renderings/models/presentation materials for each. Is the intent to present three distinctively different but developed layouts/aesthetics to the board or community, or is this a singular design with multiple levels of refinement throughout the process? If three unique designs, are the presentation materials for each to be suitable for presentation and selection by the public, or 3D concept drawings sufficient for the board to narrow the options and then refine one for a more detailed presentation to the public? Are presentation level models and publishable renderings expected for all three designs?

**Answer:** Three design concepts would be for early consideration and would not need to have full renderings or models. Concept drawings are sufficient and may be shared with donors and members as we aim towards one design which will then be refined. Options could be offered with associated costs that may enhance the functionality or aesthetics of the facility. If the Board needs to see a visual representation of the facility to evaluate, we suggest that the architect should expend the minimal effort that will allow the Board to make an informed decision. From this early design discussion one concept would move forward into the multiple stages of refinement. By the

conclusion of the conceptual design process we should have major known-unknowns resolved so we can move forward with reasonable confidence re: cost, schedule & product.

4. You discuss storm shelter(s) in your request. Is this shelter to be an ICC 500 – 2014 compliant construction (fully independent structure, restrooms), hardened construction within the facility or basement, or just designated interior windowless spaces? If ICC 500 compliant is this something the village is requesting or just a community service? If the intent is for the community to have access, do we need to design for after-hours access when the center is closed.

**Answer:** Designated windowless space is sufficient, it would be a community service. A partial basement might fulfill this need, with main floor bathrooms or other interior space, with hardened construction, accommodating those who cannot get to the basement. This would only be during our operating hours, or we could assign key holders if we choose to make it available at other times.

5. You discuss a warming/cooling center. Is this to accommodate overnight sleeping, or just offer an opportunity to gather in a conditioned space for a brief period?

**Answer:** Used during operating hours. Will not be planned to provide overnight or extensive stays.

6. You mention gathering geographic and environmental data in the scope of work. Are you anticipating that assistance with the procurement of topographic surveys, and soil borings will occur during this concept phase or during the later project development phase? If during this phase:

- a. Were ALTA surveys and Phase 1 Environmental Site Assessments completed during your purchase of the property? Will they be made available to the successful design team?

**Answer:** No surveys or site assessments have been done. The land was purchased “as is”. The Village has maps showing the location of buried utilities and are available. There is no anticipation that a topographic survey is necessary in the conceptual phase. The only reason to do soil borings in the concept phase would be to determine if the bedrock elevation would be an impediment to including a basement. We could assume that the rock elevation would allow a basement and if we decide that it is desirable, and the additional estimated cost is justified we can do soil borings at that to validate our assumption.

- b. You also mentioned the site was previously occupied by other structures and that previous foundations may still be present. Do you know if any records or information about the previous building(s) are readily available through the village or college?

**Answer:** We do know a bit about the buildings and tennis courts that occupied the land previously. We may be able to acquire documents from the college, or get information from our committee member Richard Zopf who has a long affiliation with both the College and the Village’s buildings. The village has a map of some of the underground infrastructure. I am attaching a screenshot from a meeting I had with Meg Leatherman, our Zoning Administrator. The Village requires that the

college will have to remove the utility lines which cross our property currently and provide services to the buildings to the south of our land.

- c. Are you readily aware of any historic significance to this parcel we need to consider when researching the property.

**Answer:** No. Ironically, many of our members and affiliates lived in the “Presidents” dorm which was there and torn down in the 90’s. People have expressed some sentimentality for the fun they had living there, so the location pleases them.