

ECAC Meeting Minutes August 8 2022

Present ECAC Attendees: Tom McGurk, Sarah Henry, Pete Motel, Alessandra Nicolas

Absent ECAC Members: Kristan Burgess, Bob Winters, Hal Ward

Township Staff: David Fiorenza, Gene Briggs

Present Board of Supervisors Liaison: Erik Unger

Presenting: Matt Heckendorn; Arielle Ricciutti; and Patrick Brophy of Heckendorn, Shiles Architects

Called Meeting To Order- Tom McGurk

Consideration of June 13, 2022 Minutes- Approved

Regular Business

Township Space Project:

Overview of Project Progression, Findings from MEP and Civil Engineering Surveys, Review of Historical and Architectural Vernacular Precedents Package, Update on Floor Plan Progression and General Building Massing, Review LEED/WELL Goals and other Impactful Considerations –

HSA presented Easttown Township Schematic Design deck dated August 8, 2022

The board reviewed Phase C approval and noted sustainability review sessions with LEED and WELL goals incorporated, including vegetated roof and solar panels. Input has been sought from BOS, Historical Commission, Planning Commission as well as administration. Board noted interest in cost/ROI and benefits related to maintenance and impact on the construction. Also noted was the importance of respecting the request from the deed heirs to the O'Dell family to design a building that is “environmentally sensitive and an improvement to the community”. With respect to sustainability, Easttown has been a proactive township in the past in regard to sustainable systems and this has paid off in energy consumption costs.

Schematic Design phase will involve evaluating budget, sustainability goals, and will result in a percent contingency between 5-10%, and also a separate construction escalation line item.

Expect to present initial schematic to BOS at Open House in October and final package expected in November. Historical Commission has weighed in on materials and other aspects of the plan.

Historical and architectural vernacular precedents were established based on actual historic references provided from the Historical society, as well as the previous façade of the original carriage house prior to renovation. The goal is to both fit in with the neighborhood and fit in with the historical reference points of the site, particularly relevance to Hilltop House.

Reconciling plans with existing site conditions will involve evaluating location of utilities and water, as well as geothermal system foundations. Technology will enable less expensive options, potentially with a hybrid system going forward. Next steps will be establishing realistic

phasing, big picture scope of work and construction boundaries for assuming police and administration could remain in place vs relocating during construction.

The team will be exploring options to add a mother's room/dual purpose restorative room, which could be leveraged across both administrative and police facilities.

Design process has determined that greater capacity and AV needs compare appropriately to recent construction comparisons to adjacent township builds, relative to population ratios and also relative to experience use cases with existing space and overflow facilities.

Board also discussed potential education opportunities to inform the public about rain gardens and geothermal heating and other conservation efforts surrounding this project.

Conclusion