

RE: Vineyard Wind building - MVC follow ups

Sarah Schweitzer <sschweitzer@vineyardwind.com>

Thu 7/7/2022 11:29 AM

To: Alex Elvin <elvin@mvcommission.org>;

Cc: Adam Turner <turner@mvcommission.org>; 'Pena, Carlos' <Carlos.Pena@foth.com>; Jack Arruda <Jarruda@vineyardwind.com>; Richard Andre <richard@vineyardpower.com>; samdunn@rcn.com <samdunn@rcn.com>; gsourati@souratigroup.com <gsourati@souratigroup.com>; 'Bryan Collins' <bcollins@souratigroup.com>;

Hi Alex,

Please find the request answer in green below. Look forward to discussing and answering any further questions. Please confirm that you have received this email.

1. List of proposed exterior building materials

Roof: Standing-seam galvanized metal, galvalume zinc grey is illustrated in the renderings and the intent for final color is to mimic the rendering.

Siding: Vertically installed ship-lap style siding, either composite or fiber-cement. Building to be painted, final color to mimic rendering. "Wave" pattern to be shingle-style texture, stained or painted.

Trim: Composite trim, painted. Final color to mimic rendering.

Windows: Clad windows with integral color finish. Final color to mimic rendering.

All finishes illustrated within the rendering are indicative of the intended finished product but are subject to minor revisions depending on material availability and design.

2. Confirmation that the square footages below are still accurate

The total occupiable building area is roughly 14,440 square feet, not 35,700 square feet. The square feet area in the table you shared below were not intended to be interpreted as cumulative. For example, the 'Main Floor Interior Area' includes both the marine support storage, support rooms, and canteen. To simplify this please see a correct table which totals the estimated usable interior area broken out per floor. Hopefully this is clear.

To reiterate, the proposed building consists of 11,100 SF of employee support, and storage spaces on the first level and an additional 3,340 SF of business offices on the upper level and for a total occupiable area of 14,440 SF (11,100 on the first floor plus the 3,340 on the second floor).

AREA	Approximate Square Footage
Footprint	11,200
Lower Floor Parking	11,100
First Floor Total area	11,100
-Marine Support Area	5,900
-Storage Areas/Support Areas	2,450
-Ready Room	1,250
-Meeting Room/Canteen	1,000
-Misc.	600
Second Floor total office area	3,340
Total occupiable floor area (First Floor +Second Floor)	14,440

3. Confirmation as to whether a pedestrian ramp is still proposed for the western side of the building

A pedestrian ramp is not proposed on the West side of the building. The building is accessed on the West side through a pedestrian walkway at grade which leads to either an exterior stairway or an elevator (wheelchair access)

at the primary public entrance.

4. Is it correct to say the facility will serve mainly to provide spare parts and additional/backup maintenance to the wind farm? If so, where is the main O&M facility?

That would not be an accurate statement. The proposed building at 69 Beach Road is the main O&M Facility for the Vineyard Wind 1 project and will serve as the central location for the primary maintenance activities of the 800 MW wind farm, the first in the United States. Storage of spare parts, maintenance equipment, consumables and other materials is just one function of the facility. It will be the hub for all the primary and back-office support of the O&M activities, e.g., maintenance planning, safety training, procurement, offshore technician readiness, coordination with regulatory authorities, invoice processing, inventory control, subcontractor coordination and planning, marshaling of offshore parts/testing kits to marine terminal, response strategy for unplanned maintenance events and any additional activities as they arise in the operation of a large offshore wind farm.

5. Will the driveway serve any other purpose than access, such as outdoor storage? If so, how will this affect emergency access?

Any use of the driveway that could potentially impact emergency access will not be allowed by the project.

Thanks,

Sarah Schweitzer (she/her)

O&M Engineer



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From: Alex Elvin <elvin@mvcommission.org>

Sent: Wednesday, July 6, 2022 6:29 PM

To: Sarah Schweitzer <sschweitzer@vineyardwind.com>

Cc: Adam Turner <turner@mvcommission.org>; 'Pena, Carlos' <Carlos.Pena@foth.com>; Jack Arruda <Jarruda@vineyardwind.com>; Richard Andre <richard@vineyardpower.com>; samdunn@rcn.com; gsourati@souratigroup.com; 'Bryan Collins' <bcollins@souratigroup.com>

Subject: Re: Vineyard Wind building - MVC follow ups

Hi Sarah,

If you can before noon tomorrow, can you please provide/answer the following?

1. List of proposed exterior building materials
2. Confirmation that the square footages below are still accurate
3. Confirmation as to whether a pedestrian ramp is still proposed for the western side of the building
4. Is it correct to say the facility will serve mainly to provide spare parts and additional/backup maintenance to the wind farm? If so, where is the main O&M facility?
5. Will the driveway serve any other purpose than access, such as outdoor storage? If so, how will this affect emergency access?

Thanks,

Alex

Footprint	11,200 ft ²
Lower floor parking	11,200 ft ²
Main floor interior	10,800 ft ²
Warehouse	5,900 ft ²
Support access	2,450 ft ²
Locker rooms	1,250 ft ²
Meeting room/canteen	1,200 ft ²
Upper floor office area	2,900 ft ²
<i>Total floor area</i>	<i>35,700</i>

Alex Elvin
Development of Regional Impact (DRI) Coordinator
Martha's Vineyard Commission
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(774) 563-5363

From: Sarah Schweitzer <sschweitzer@vineyardwind.com>

Sent: Wednesday, July 6, 2022 1:28 PM

To: Alex Elvin

Cc: Adam Turner; 'Pena, Carlos'; Jack Arruda; Richard Andre; samdunn@rcn.com; gsourati@souratigroup.com; 'Bryan Collins'

Subject: RE: Vineyard Wind building - MVC follow ups

Hi Alex,

Thanks! Just wanted to make sure.

Sarah Schweitzer (she/her)

O&M Engineer



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From: Alex Elvin <elvin@mvcommission.org>
Sent: Wednesday, July 6, 2022 1:26 PM
To: Sarah Schweitzer <sschweitzer@vineyardwind.com>
Cc: Adam Turner <turner@mvcommission.org>; 'Pena, Carlos' <Carlos.Pena@foth.com>; Jack Arruda <Jarruda@vineyardwind.com>; Richard Andre <richard@vineyardpower.com>; samdunn@rcn.com; gsourati@souratigroup.com; 'Bryan Collins' <bcollins@souratigroup.com>
Subject: Re: Vineyard Wind building - MVC follow ups

Hi Sarah,

Sorry for the delay. We received the documents and responses and are going through them now.

Thanks,

Alex

Alex Elvin
Development of Regional Impact (DRI) Coordinator
Martha's Vineyard Commission
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From: Sarah Schweitzer <sschweitzer@vineyardwind.com>
Sent: Tuesday, July 5, 2022 10:09 AM
To: Alex Elvin
Cc: Adam Turner; 'Pena, Carlos'; Jack Arruda; Richard Andre; samdunn@rcn.com; gsourati@souratigroup.com; 'Bryan Collins'
Subject: FW: Vineyard Wind building - MVC follow ups

Hi Alex,

I hope you had a great holiday weekend. I wanted to quickly follow up today to confirm you received the below email and attachments from Friday afternoon in preparation for the 2nd O&M Building hearing this upcoming Thursday evening (DRI 81-M3). Let me know if you have any questions.

Thanks,
Sarah Schweitzer

From: Sarah Schweitzer
Sent: Friday, July 1, 2022 12:26 PM
To: Alex Elvin <elvin@mvcommission.org>; Richard Andre <richard@vineyardpower.com>; samdunn@rcn.com; Jack Arruda

<Jarruda@vineyardwind.com>

Cc: gsourati@souratigroup.com; 'Bryan Collins' <bcollins@souratigroup.com>

Subject: RE: Vineyard Wind building - MVC follow ups

Hi Alex,

Please see the project's responses below on your original email in green. Additionally, based on your questions and the feedback we received from the first hearing, we wanted to share the attached supplemental information for the public record and to circulate to commission members. The modifications include:

- Updated elevation views, renderings, and floors plans to accommodate a step back on the West Elevation to break up the dormer ('Plan of Proposed Development_06292022')
- A memo addressing zoning, building code and environmental matters including a plan showing the firetruck maneuvering the property ('MVC Memo_07012022')
- In response to commissioners questions regarding typical sizing of an offshore wind operations and maintenance facility, please see the attached slides showing some existing operations and maintenance facilities currently operating in Europe. The Vineyard Wind 1 building size has been minimized to the extent possible in order to effectively serve as a central operations hub in order to carry out the operations and maintenance requirements. ('Operating O&M facilities')
- A letter addressing the shared-use path discussion ('Letter to MVC regarding public-access')
- An updated and reduced PowerPoint ('MVC MTG 2 PWPT_EXT')

Happy to answer any questions in advance of Thursday! Have a great Fourth of July weekend.

Sarah Schweitzer (she/her)

O&M Engineer



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From: Alex Elvin <elvin@mvcommission.org>

Sent: Wednesday, June 29, 2022 7:45 PM

To: Sarah Schweitzer <sschweitzer@vineyardwind.com>; Richard Andre <richard@vineyardpower.com>; samdunn@rcn.com; Jack Arruda <Jarruda@vineyardwind.com>

Subject: Vineyard Wind building - MVC follow ups

Hi Sarah,

To follow up on questions raised at the MVC meeting on June 16, can you please provide the following:

1. Space analysis comparing the originally proposed building at the Tisbury Marine Terminal to the currently proposed building, including information about why the current proposal is larger.

It is not relevant to compare the current building proposal to the previously proposed building at the Tisbury Marine Terminal as that space was not sufficient alone. The footprint was not the result of the space required but a result of site constraints (zoning/setbacks) and would have needed to be supplemented with a second location that had not been determined at that time. In order to best analyze the typical sizing of an offshore wind operations and maintenance facility, please see the attached PDF showing some existing operations and maintenance facilities currently operating in Europe. The Vineyard Wind 1 building size has

been minimized to the extent possible in order to effectively serve as a central operations hub in order to carry out the operations and maintenance requirements. ('Operating O&M facilities').

2. Statement explaining why the proposed access road was relocated.

The proposed access road has remained in the location proposed origioannly as we are utilizing the existing curb cut. Can you clarify what you mean?

3. Statement regarding the shared-use path discussion, and whether there would be space for such a path east of the proposed access road.

Please see 'Letter to MVC regarding public-access' attached.

4. Confirmation from the town that a sewer permit has been applied for.

Confirmed, the sewer permit has been applied for. Please 'MVC Memo_07012022.

Please note than any new material would need to be received at least 48 hours prior the hearing, which is scheduled for July 7.

Let me know if you have any questions.

Thanks,

Alex

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