



Design Review Committee  
PUBLIC BUILDINGS DEPARTMENT  
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**Ruthanne Fuller**  
Mayor

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Honorable City Council  
City of Newton  
1000 Commonwealth Avenue  
Newton Centre, MA 02459

11 May 2023

RE: Newton Center for Active Living – NewCAL, 345 Walnut Street, Newtonville

SUBJECT Section 5-54 DRC - Building Program and Bid Certification

Honorable City Council:

On Wednesday, May 10, 2023, the Design Review Committee, DRC, met remotely via zoom to discuss the 95% Construction Documents dated April 15, 2023, submitted to the DRC for comment by Bargmann, Hendrie + Architype Architects (BH+A) on behalf of the Public Buildings Department and Senior Services Department for the above referenced project. BH+A presented updated information in response to DRC comments regarding building envelope, roof, wall sections and details, landscape maintenance. Discussions included commissioning, final energy model, and documentation of Environmental Product Declaration.

During the review and discussion, the Committee highlighted the conditions that need to be met as part of the bidding and construction phases. Those conditions are as follows:

- NewCAL will work with PR&C to see that the proposed landscaping is properly maintained including additional support from private landscape contractor as required. Tree protection submittals and installation shall require approval from the Director of Urban Forestry.
- Existing granite to be salvaged and used for edging at planting beds adjacent to sidewalks.
- Review durability of proposed exterior lighting, and photometric requirements.
- Specifications shall require the Contractor to report embodied carbon of materials used via verified Environmental Product Declaration (EPD) conformant to the most current version of NSF PCR for each the following materials:

- Cast-in-Place Concrete Mixes, Pre-Cast Concrete, Glass Fiber Reinforced Concrete, Gypsum Cement Underlayment
- Structural Steel Framing, Steel Decking, Cold-Formed Steel Framing
- Laminated Wood
- Exterior Trim should not be wood, use composite materials similar to those used on other exterior elements. Evaluate use of PVC gutters and downspouts.
- Provide to DRC Commissioning Agent's review comments of 95% documents and advise as to how they were addressed.
- Provide to DRC final energy model and advise how final equipment and ERV selections meet target energy standards.
- Consider all options to maximize Photo Voltaic (PV) output. Identify locations for future PV and include infrastructure in documents.
- Finalize Air Vapor Barrier (AVB) and exterior details. Specifications shall include mockup panel, and pre-construction meeting emphasizing coordination of construction sequence between trades.
- Include air infiltration specifications for prefabricated cupola.
- Investigate alternate composite window manufactures as appropriate.
- Coordinate with City's IT department for compliance with requirements including cabling, network switches, and wireless access points.

Based on the review and discussion of the proposed design documents and with certification by the Public Buildings Department that the conditions listed above will be addressed, in accordance with Section 5-54 of the City Ordinances, the Design Review Committee unanimously certifies to the Commissioner of Public Buildings that, to the best of the Committee's belief and understanding, the documents produced by Bargmann, Hendrie + Architype Architects substantially meet the program for the Newton Center for Active Living, and recommends that the documents be prepared and bid in accordance with requirements of Chapter 149.

Sincerely,



Ellen Light, AIA, LEED AP BD+C



Thomas P. Gloria, Ph. D.

Design Review Committee, Co-Chairs

CC: Joshua R. Morse, Commissioner of Public Buildings  
Jonathan Yeo, Chief Operations Officer  
Maureen Lemieux, Chief Financial Officer  
Mignonne Murray, Director of Senior Services