

## Newton Center for Active Living (NewCAL) project

NewCAL Working Group Meeting					
Date: Tuesday, October 26, 2021					
Date: Zoom Meeting (online)					
Time: 9:30 AM					
<b>Attendees:</b>					
Working Group		Present	City Staff		Present
Susan Albright	<i>City Councilor</i>	<input checked="" type="checkbox"/>	Jonathan Yeo	<i>Chief Operating Officer</i>	<input checked="" type="checkbox"/>
Nicole Banks	<i>P&amp;R Commissioner</i>	<input type="checkbox"/>	Seth Bai	<i>Veteran's Services</i>	<input type="checkbox"/>
Sandra Butzel	<i>Community Member</i>	<input type="checkbox"/>	Devra Bailin	<i>Planning</i>	<input type="checkbox"/>
Jayne Colino	<i>Senior Services Dir.</i>	<input checked="" type="checkbox"/>	Amanda Berman	<i>Planning</i>	<input type="checkbox"/>
Jini Fairley	<i>ADA Coordinator</i>	<input type="checkbox"/>	Ellen Ishkanian	<i>Mayor's Office</i>	<input type="checkbox"/>
Bea Goldsmith	<i>Community Member</i>	<input checked="" type="checkbox"/>	Zachery LeMel	<i>Planning</i>	<input type="checkbox"/>
Barney Heath	<i>Planning Director</i>	<input type="checkbox"/>	Thomas Rooney	<i>Public Buildings</i>	<input type="checkbox"/>
Joan Belle Isle	<i>COA Chair</i>	<input checked="" type="checkbox"/>	Rachel Sherman	<i>City IT</i>	<input type="checkbox"/>
Maureen Lemieux	<i>Chief Financial Officer</i>	<input type="checkbox"/>	Linda Walsh	<i>Public Health</i>	<input type="checkbox"/>
Brooke Lipsitt	<i>Community Member</i>	<input checked="" type="checkbox"/>	Deb Youngblood	<i>Health/Human Services</i>	<input type="checkbox"/>
Norm Meltz	<i>COA Member</i>	<input checked="" type="checkbox"/>	<b>Consultants</b>		
Josh Morse	<i>Public Buildings Comm.</i>	<input checked="" type="checkbox"/>	Tom Murphy	NV5	<input checked="" type="checkbox"/>
Jack Neville	<i>P&amp;R Commission</i>	<input type="checkbox"/>	Melissa Gagnon	NV5	<input checked="" type="checkbox"/>
Richard Rasala	<i>Community Member</i>	<input checked="" type="checkbox"/>	Joel Bargmann	BH+A	<input checked="" type="checkbox"/>
Sue Rasala	<i>COA Member</i>	<input checked="" type="checkbox"/>	Jennifer Bentley	BH+A	<input type="checkbox"/>
John Rice	<i>Community Member</i>	<input checked="" type="checkbox"/>	Dan Chen	BH+A	<input checked="" type="checkbox"/>
Nancy Scammon	<i>P&amp;R Department</i>	<input checked="" type="checkbox"/>	Glen Daly	BH+A	<input type="checkbox"/>
Alex Valcarce	<i>Public Buildings</i>	<input checked="" type="checkbox"/>	Ruofeng You	BH+A	<input checked="" type="checkbox"/>

Josh Morse (Newton Public Buildings) opened up the online Zoom meeting at 9:30AM.

The intent of this meeting is to review feedback from meetings which recently took place with the Community, Design Review Committee, Commission on Disability and the Design Review Team. At the 10/21 Community meeting three items in particular were raised for discussion and review: Adding a second

elevator, relocating the fitness room from the 3<sup>rd</sup> floor to the 1<sup>st</sup> floor, with a lounge area adjacent and replacing the movable wall between the dining and multipurpose rooms with a permanent wall. Prior to the Council on Aging meeting this evening, consensus is needed with regard to the question of a second elevator as well as creating as creating 3<sup>rd</sup> floor lounge.

BH+A presented floor plans to address these items as well as additional refinements.

Third floor plan adjustments:

- A movable glass NanaWall was proposed between the fitness room and adjacent deck space.
- The main stair pulls out to the deck and now connects through the building, from the 1<sup>st</sup> to the 3<sup>rd</sup> floor. This creates more floor area on the 2<sup>nd</sup> floor and allows for natural borrowed light from the 2-story lobby to the art room.
- A 250SF lounge area with a glass wall, adjacent to the Fitness Room, projecting to to the deck.
- Circulation space is more generous.

Second floor plan adjustments:

- Art rooms and classrooms were flipped. Art rooms overlook Walnut Street which allows rooms to be larger and include storage space.
- Generous lobby space leading to gymnasium, with bench seating and possible storage cubbies below.

First floor plan adjustments:

- Corner of reception area was rounded which opens up lobby area and increases visibility to both front and rear entrances.
- Lobby space is more generous.

Additional points were noted:

- More than 9,000 SF is proposed for active programming for fitness, dance and gatherings: 1570SF and 1380SF on 1<sup>st</sup> floor (dining and multipurpose), 6500SF on 2<sup>nd</sup> floor (gymnasium) and 1680SF on 3<sup>rd</sup> floor (fitness).
- There was discussion about removing room labels from future presentations. It was decided that room labels will remain in presentations for accountability of programming and for better understanding the building use.
- Proposed art room location faces east, rather than north which may be preferable.
- The smaller classroom is 280SF which can accommodate 12 participants.
- Acoustic properties will be decent when movable wall is closed between two multi-use rooms on the 1<sup>st</sup> floor, allowing for two programs to happen simultaneously as well as program set up to happen on one side while a program is in progress on the other side.

- Storage availability and accessibility at the gymnasium. Storage on both sides helps with set up and close down of events on the two different sides.
- Wood flooring may be considered in the dining/multipurpose rooms, gymnasium and fitness room.

The objective is to build a flexible, programmable space designed for changing needs.

A suggestion was made to enclose 750 SF of deck space, adjacent to fitness center, to create a lounge comparable in size to the 1<sup>st</sup> floor lounge. Also, the middle deck area should be covered and the northern deck area should be uncovered.

Concern was noted about potential impact of a 3<sup>rd</sup> floor lounge on roof top garden space.

Concern was noted about toilet room access when the building is segregated for off hours use? Compartmentalization may not be necessary as interior doors will be lockable.

Viability of a second elevator was discussed. BH+A noted the following:

- A second elevator would be more of a convenience than a necessity.
- Traction elevators are very dependable and typically require maintenance once/year which can be done off hours.
- A second elevator would increase cost and would take up valuable SF.
- Passenger capacity would be 15-20.

A suggestion was made to have a second elevator at the back of the building, with direct gym access.

Additional components for consideration are life cycle cost analysis, SF impact embodied carbon (increase of concrete and steel).

After deliberation, the Working Group reached consensus on the following items:

- *Move administrative programming from the 1<sup>st</sup> floor to the 3<sup>rd</sup> floor and move fitness downstairs. The consensus is that this is absolutely not a good idea.*
- *Add a 3<sup>rd</sup> floor lounge adjacent to the fitness center. There was consensus that this is a good idea, similar to the concept BH+A presented today.*
- *Add a second elevator. Based on recommendation by BH+A, there was consensus to proceed with one elevator. In the event the elevator is non-operational there would need to be a way to safely evacuate occupants also upper floor programming would need to be rescheduled.*

With regard to the consensus reached to proceed with one elevator, the following information will need to be available as part of the presentation to the Council on Aging this evening:

- Date from elevator consultant noting that one elevator will support proposed program
- Steps necessary to evacuate occupants

- In the event of a power outage, the elevator will be on an emergency generator
- Explain give and take with regard to impact a second elevator would have to SF and ground floor programming
- Almost all programs on the 2<sup>nd</sup> and 3<sup>rd</sup> floors would have the ability to mobilize and relocate to the 1<sup>st</sup> floor in the event the elevator is down for maintenance.

Although never used, the current senior center has an Evacutrac.

The City noted on an average, an elevator is down for maintenance one day every 18 months, at each of the three new elementary schools.

A question was also asked if there is space for a LULA (limited use lift access).

**Upcoming Meetings** (all online with remote participation via Zoom):

- 11/09/21                      Working Group Meeting – 9:30AM
- 11/10/21                      Design Review Committee Meeting – 6:00PM
- 11/18/21                      Community Update Meeting – 6:30PM
- 11/23/21                      Working Group Meeting – 9:30AM

NV5 shall coordinate with the City of Newton in distributing Zoom info for all meetings noted.