

Newton Center for Active Living (NewCAL) project

NewCAL Working Group Meeting					
Date: Tuesday, March 15, 2022					
Date: Zoom Meeting (online)					
Time: 9:30 AM					
Attendees:					
Working Group		Present	City Staff		Present
Susan Albright	City Councilor	<input checked="" type="checkbox"/>	Seth Bai	Veteran's Services	<input type="checkbox"/>
Sandra Butzel	Community Member	<input type="checkbox"/>	Devra Bailin	Planning	<input type="checkbox"/>
Jayne Colino	Senior Services Dir.	<input checked="" type="checkbox"/>	Nicole Banks	P&R Commissioner	<input type="checkbox"/>
Jini Fairley	ADA Coordinator	<input checked="" type="checkbox"/>	Amanda Berman	Planning	<input type="checkbox"/>
Bea Goldsmith	Community Member	<input checked="" type="checkbox"/>	Barney Heath	Planning Director	<input type="checkbox"/>
Joan Belle-Isle	COA Chair	<input checked="" type="checkbox"/>	Ellen Ishkanian	Mayor's Office	<input type="checkbox"/>
Maureen Lemieux	Chief Financial Officer	<input type="checkbox"/>	Zachery LeMel	Planning	<input type="checkbox"/>
Brooke Lipsitt	Community Member	<input checked="" type="checkbox"/>	Jack Neville	P&R Commission	<input type="checkbox"/>
Norm Meltz	COA Member	<input checked="" type="checkbox"/>	Rachel Sherman	City IT	<input type="checkbox"/>
Josh Morse	Public Buildings Comm.	<input checked="" type="checkbox"/>	Linda Walsh	Public Health	<input type="checkbox"/>
Richard Rasala	Community Member	<input checked="" type="checkbox"/>	Consultants		
Sue Rasala	COA Member	<input checked="" type="checkbox"/>	Tom Murphy	NV5	<input type="checkbox"/>
Nancy Scammon	P&R Department	<input checked="" type="checkbox"/>	Melissa Gagnon	NV5	<input checked="" type="checkbox"/>
Alex Valcarce	Public Buildings	<input checked="" type="checkbox"/>	Frank Kennedy	NV5	<input type="checkbox"/>
Jonathan Yeo	Chief Operating Officer	<input type="checkbox"/>	Joel Bargmann	BH+A	<input checked="" type="checkbox"/>
			Dan Chen	BH+A	<input type="checkbox"/>
			Ruofeng You	BH+A	<input checked="" type="checkbox"/>
			Camile Wimpe	BH+A	<input checked="" type="checkbox"/>

Josh Morse opened the online Zoom meeting at 9:30AM.

The intent of this meeting is to review the presentation for the upcoming Community Update meeting on 3/17 as well as the Newton Historic Commission (NHC) Landmark nomination meeting on 3/24.

It was noted that the Commission on Disability (COD) voted last night to approve letter content which was prepared in favor of new construction. The content of the letter was approved at the meeting last month.

Dan Chen (BH+A) presented a DRAFT presentation in preparation for the upcoming 3/17 Community update meeting. As previously discussed, the focus of the presentation will be on energy modeling and energy conservation, relative to the current design, with particular focus on how the new building will meet greenhouse gas reduction goals. A brief update of the site plan and floor plans will also be presented. The presentation will be similar to the 12/15 DRC presentation.

It was noted that a net zero energy alternative is more stringent than the goals of the stretch code requirements which is the project baseline. Baseline requirements are likely similar to LEED Silver. A 60% energy use reduction is possible with net zero. It was noted that whereas the goal of net zero is based on passive house certification, some passive house standards will be incorporated.

Rendered elevations will be presented for all four (4) facades, with glazing surface area annotated as follows as part of the Glazing to Wall Analysis:

- North elevation: Roughly 1646 SF glazing. Curtain wall areas were calculated as the entire opening, including spandrel area, which provides for future flexibility to change materials.
- East elevation: Roughly 2168 SF of glazing
- South elevation: Roughly 1335 SF of glazing
- West elevation: Roughly 826 SF of glazing (almost entire façade is wall surface)

It was noted the total glazing area calculates to 5975 SF with a total wall/surface area of 16,568 SF resulting in a 26.5% ratio of glazing to wall/surface area which is less than the prescriptive path of 30%.

Wall section diagrams will be presented as part of the Wall and Roof Construction Analysis. It was noted there are currently two (2) types of walls being proposed, both of which are cavity wall construction, with light gauge framing and insulation within the cavity wall as well as continuous insulation on the exterior of the wall. Two (2) wall sections diagrams were presented: one cut through the gymnasium (conditioned), with walking track above and clerestory glazing (assumed to be an insulated glazing unit), with the parking garage (exterior) below and the other section cut through the roof deck with program space (conditioned) and multi-function room below. Assumptions will be presented as follows:

- Roof – R-Value 35, continuous insulation, assembly U-Value 0.029
- Wall (opaque panel) – Interior finish and vapor barrier, light gauge metal frame and batt insulation, spray foam, rigid insulation (continuous), strapping and exterior finish, assembly U-Value 0.065
- Window – Fiberglass and insulated glazing unit, assembly U-Value 0.36. Scenarios will be studied if glazing type changes to triple glazing.
- Wall (masonry) – Interior finish and vapor barrier, light gauge metal frame and batt insulation, spray foam, rigid insulation (continuous), strapping and exterior finish, assembly U-Value 0.065

- Curtain wall system – Assembly U-Value 0.36
- Floor Slab on Grade – R-10 continuous insulation (24”), F-Factor 0.54

The City noted the energy model is based on the following hours the new facility will be in operation:

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|-------------------------------|------------------|-----------|
| ▪ Baseline model | 8:00AM – 5:00PM | (Mon-Fri) |
| ▪ Anticipated operating model | 7:00AM – 10:00PM | (Mon-Fri) |
| | 8:00AM – 8:00PM | (Sat-Sun) |
| ▪ Existing hours | 9:00AM – 4:00PM | (Mon-Fri) |

The building will have heating and cooling zones. Temperature control will be studied to address the efficient heating/cooling of spaces during off hours. The current energy model is based on unoccupied area temperature setbacks to 60 degrees; adjustments can be made as project moves forward. It was noted that night setbacks are starting to go away as a lot of energy is consumed by lowering and raising the temperature.

It was noted that in the all-electric model, reference to “gas heating” should be changed to “space heating.”

An invite with an agenda for the community meeting will be sent to the DRC in the event any members are interested in attending.

The presentation should be at a high level and should focus on the following regarding energy and sustainability with the following points:

- Project goals, design elements showing how goals will be achieved, solar and how solar will be managed and embodied carbons (high level).

Items presented at this meeting will be presented to be reviewed in further detail at the next DRC meeting which is scheduled on 4/13/22.

Regarding the upcoming NHC landmark nomination meeting on 3/24 – it was noted that Josh Morse will open the meeting with a slide show, followed with presentations by Epsilon and BH+A.

In the event the existing building is landmarked it was noted that any future renovations or modifications will be required to be reviewed by the NHC. If the building were to be landmarked, the NewCAL project would be stopped, and the site selection process would need to entirely start over.