

Newton Center for Active Living (NewCAL) project

NewCAL Working Group Meeting					
Date: Tuesday, August 30, 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 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"/>
Josh Morse	Public Buildings Comm.	<input checked="" type="checkbox"/>	Rachel Sherman	City IT	<input type="checkbox"/>
Richard Rasala	Community Member	<input checked="" type="checkbox"/>	Linda Walsh	Public Health	<input type="checkbox"/>
Sue Rasala	COA Member	<input checked="" type="checkbox"/>	Tom Rooney	Public Buildings	<input type="checkbox"/>
John Rice	Community Member	<input type="checkbox"/>	Consultants		
Nancy Scammon	P&R Department	<input checked="" type="checkbox"/>	Tom Murphy	NV5	<input type="checkbox"/>
Alex Valcarce	Public Buildings	<input checked="" type="checkbox"/>	Melissa Gagnon	NV5	<input checked="" type="checkbox"/>
Jonathan Yeo	Chief Operating Officer	<input type="checkbox"/>	Frank Kennedy	NV5	<input checked="" type="checkbox"/>
			Joel Bargmann	NV5	<input type="checkbox"/>
Additional Attendees			Dan Chen	BH+A	<input checked="" type="checkbox"/>
Norman Metz		<input checked="" type="checkbox"/>	Camile Wimpe	BH+A	<input type="checkbox"/>
			Catherine Brownell	BH+A	<input type="checkbox"/>
			Wendy Zhuo	BH+A	<input type="checkbox"/>
			Kim Yehwan	BH+A	<input checked="" type="checkbox"/>

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

The purpose of this meeting was to review updated plans and improvements developed to the floor plans and individual spaces, resulting from recent meetings with the Executive Group, Jane Colino and BH+A.

Dan Chen (BH+A) noted that BH+A is planning to use wood frame construction and the requirements associated with this type of construction will ripple through the interior wall layout. Just so the WG is cognizant, the designs are considerate of the wood frame structure.

BH+A Presentation. Highlights are noted as follows:

- a. Dan mentioned BH+A is planning to use wood frame construction and the requirements associated with this type of construction will ripple through the interior wall layout. Just so the WG is cognizant, the designs are considerate of the wood frame structure.
- b. No changes are being planned to the exterior layout and site plan since approval from the Site Plan Approval process. Entrances and the plan for solar panels remain as presented.
- c. Regarding the interior, Dan collected information from discussions over the past two weeks, including need for additional storage, which have been considered, reviewed, and implemented.
- d. Art Room – A kiln room has been added with the proper ventilation. Storage has been enlarged to be approximately 60SF. A sink with casework has been added.
- e. Gymnasium – In the last WG meeting, a suggestion was made for additional storage. BH+A presented a plan to adjust the storage and create two (2) new (approximately 70SF each) spaces at the back corners of the gym as extensions to the trash and medical spaces on the first floor below. With adjustments, the total gym storage includes: (2) 70SF spaces at the rear corners, one (1) 200SF space off the main corridor, across from the art room and one (1) 50SF space near the toilet rooms – totaling 390SF. This is an increase from 120SF previously shown.
- f. Stair – The stair along the west elevation was adjusted for the run to flip and end in the dining area at the ground floor, rather than in the kitchen. This change will allow for the stair to be more of a communicating stair.
- g. 2nd Floor Activity Rooms (south side) – Two (2) activity rooms were created, in lieu of one which was previously presented. Each room has a sink and storage closet. This change was made as part of the larger redesign of the senior services area with the thought that the two (2) smaller rooms could possibly be shared with senior services.
- h. Senior Services – Josh noted that the updates made to this program area will allow for as many as 17 staff to work in the space at a given time.
- i. Larger Activity Room (north side) – a sink was added to the larger of the two (2) activity rooms, facing north.
- j. West Elevation – Extensions for the two (2) new gym storage areas were shown as extending vertically from as one-story volumes previously shown.

Questions and Comments

1. **Second Floor Activity Rooms** (north facing). Suggestion was made for a **movable wall** between the two (2) north facing activity rooms, which would enable a 900SF space, for flexibility is a larger space is needed.

An additional question was asked: Should the wall be removed entirely? Josh asked for an opinion on this approach, as the design is advancing quickly at this point. In discussion, it was agreed that the spaces could remain separate, and in doing so, offers the designers more opportunity to adjust the hard walls in the art room. Alex offered that a movable wall partition may be a very good feature to have, providing flexibility. Comment was made concerning any such partition will need to have good acoustical properties. Josh offered to review the wall option with Jane.

2. Question was asked if the “**sheds**” are still in the plan?

The one-story high storage volumes (trash and medical storage) are still in the plan for the 1st floor, although are now proposed to be modified to two-stories high to accommodate additional gym storage.

3. **Gym Storage.** Concern was raised that there still may not be enough storage for the gym. Dan pointed out the (4) areas for storage within the gym and answered the question of how these storage areas compare to the gymnasiums in other communities. Richard noted the Hyde Center gym has 670SF of storage. Dan confirmed the NewCAL is presently less than that of the Hyde Center.
 - a. Question was asked if the newly presented two 2nd story “shed” areas could be combined into one, long storage room, extending from one end of the gym to the other. Additional conversation took place noting concern about the look from the exterior.
 - b. Josh offered information re: gymnasium storage at Angier, Zervas and Cabot and noted there is more storage proposed at NewCAL. These school gyms have 175SF to 200SF of storage space with gyms the same size as NewCAL. It was suggested to study equipment and other items to be stored prior to committing to more space than needed, which would be costly.
 - c. Alex offered the gym will feature many built-ins which would eliminate some large bases for poles for volleyball, badminton, etc. as well as many wall-mounted ball racks.
4. **Art Room Storage.** A question was asked if there was adequate storage for this space, and whether anyone has connected with the program coordinator for feedback; Josh/Alex will connect with the program coordinator. Dan noted the kiln room is 50SF with an additional 60SF planned for storage. Alex made comparisons to school art rooms. Josh offered configuration of art rooms generally involves a wraparound system of casework which provides abundant storage $\frac{3}{4}$ of way around the room. Alex suggested meeting with Jane about all these pieces that need to be considered.

5. **General Storage.** In addition to gymnasium and art storage here was concern expressed and discussion about whether there is adequate space for general storage.
 - a. Space for outdoor furniture in the off-season will need to be considered.
 - b. The fitness room will also be used as a dance studio. Storage space will be needed for bars.
6. **First Floor Open Lounge.** The modified open design results in very little wall space. The question was asked whether noise be problematic with such a large volume and will the openness/visibility to the restrooms be an issue for those that come and go frequently?
 - a. One thought was to review and consider treating the area with furniture to visually sub-divide the space, with the pieces on wheels or casters to enable flexibility.
 - b. Another was to add a more defined opening to the restroom area.
7. **First Floor Open Offices.** Dan noted a first pass was taken for furniture for workstations for shared spaces. More conversations and definition will be forthcoming. Josh offered that these spaces could potentially accommodate many different City uses and users. Discussion included the need for private meeting rooms for consultation, including income tax sessions. Josh offered several options as well as having a conversation with Jane on the issue.
8. **Custodial Closets.** Locations were reviewed on each floor. Each will have a floor-based slop sink.
9. **Maker Space.** This possible program area was discussed, including a member's review of the Watertown Public Library's plethora of specialty equipment such as digital printers, hand tools and other amenities. Josh offered that this could be another topic to review with Jane and perhaps the NewCAL facility would want to be less hand tool equipped than the Watertown example. A point was made to also understand what the Newton Library presently offers, and if NewCAL was to incorporate a maker space, the design should be made to be complimentary, not a duplication.
10. **Dining Space.** The following points were discussed:
 - a. A question was asked whether the stage will be fixed and if there will be stairs and a ramp. The stage will be fixed and there will be a ramp. It was noted that the stage should be flexible for other uses as well. Dan offered that the stage elevation will be 18".
 - b. A question was asked about the capacity of the room. Dan offered that two different furnishing plans have been laid out: dining at round tables and concert seating.
 - c. Storage room doors should be enlarged to either double swing or folding doors.
 - d. A point was made whether windows should exist behind the stage. Responses included the idea of providing window treatments, and another was to consider the look and impact to the exterior façade if windows were to be removed.

11. **Stained Glass Windows.** Josh offered that he has reached out to two contacts in the City to review and offer guidance as to where the relocated stained-glass panels should be placed in the new building. Discussion continued to generally agree that placement in the new building does not need to be representative of where they were in the past. Josh plans to meet with these contacts within the next couple of weeks. The possibility and merits of placing both panels in the same space was discussed. Josh will bring what he learns back to the Working Group at the next meeting.
12. **Slope at Low Roofs at West Elevation.** The slope of the extended volumes was discussed. It was suggested the slope of these two volumes may want to be like the hip roof, to look intentional. The potential for snow to gather from roof to pathway behind building will be considered. The slope will continue to be studied. Josh suggested rainwater could potentially be captured off the small roofs for rain barrels.
13. **FF&E List of Items.** Josh asked for BH+A to provide a rough draft or an example of an FF&E list from a similar project. Dan agreed.

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

- 08/30/22 Historic Elements Review Meeting – 3:00PM
- 09/09/22 Accessibility Review Meeting – 10:00AM
- 09/13/22 Working Group Meeting – 9:30AM
- 09/15/22 Community Update Meeting – 6:30PM

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